# Groundsure Review with Full InfoTrac Planning (0 - 15 ha)



### **Search Details**

Prepared for: Wollens

Matter: EDW3348/0001

Client address: Carlton House, 30 The Terrace, Devon, Torquay, TQ1 1BS

Property:

Unit C2, Mercury Business Park, Bradninch, Exeter, EX5 4BL

#### **Local Authority:**

Groundsure

Nile House, Nile Street, Brighton, BN1 1HW

Date Returned: 29/07/2024

Property type: Commercial

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Unit C2, Mercury Business Park, Bradninch, Exeter, EX5 4BL

## **Professional opinion**



#### **Contaminated Land**

Low-Moderate: Acceptable Risk

page 9 >



## **Flooding**

Negligible

page 24 >

Consultant's guidance and recommendations inside.



## **Operational Environmental Risk**

**Low-Moderate** 

page 12 >



## **Ground Stability**

Not identified



#### Radon

**Passed** 



#### **Energy**

Identified

page 28 >



#### **Transportation**

Identified

page 36 >



### **Planning Constraints**

Identified

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#### **Planning Applications**

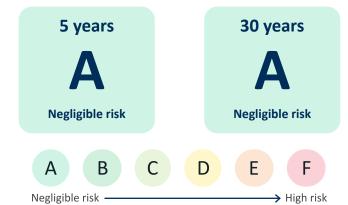
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page 40 >

# **○**ClimateIndex™

#### **Physical risks**

ClimateIndex<sup>™</sup> projects changes in physical risks from **flooding, ground stability** and **coastal erosion**. Please see **page 6** > for details and guidance.



#### **Transition risks**

ClimateIndex<sup>™</sup> covers transition risks including energy efficiency. Please see page 7 > for details.

## **Contaminated land liability**

#### **Banking security**

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

#### Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

#### **Environmental liability**

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely





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info@groundsure.com 

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Ref: IT-61359368 Your ref: IT-61359368 Grid ref: 299957 102344 Date: 29 July 2024







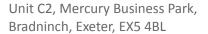
Written by: N Koenig MSc GradIEMA Reviewed by: C Butler MSc PIEMA



### **Useful contacts**

Mid Devon District Council: http://www.middevon.gov.uk/ ↗ customerservices@middevon.gov.uk 7 01884 255 255

**Environment Agency National Customer** Contact Centre (NCCC): enquiries@environment-agency.gov.uk 7 03708 506 506





## Recent aerial photograph





Contact us with any questions at:

info@groundsure.com ↗

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Capture Date: 16/06/2022

Site Area: 0.04ha



## Review

## **Overview of findings and recommendations**



### **Contaminated Land**

Low-Moderate risk

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com

More information on page 9 >



## **Flooding**

Negligible risk

#### National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on page 24 >

### Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.

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**Energy** 

**Identified** 

Wind



Ref: IT-61359368 Contact us with any questions at: Your ref: IT-61359368 Grid ref: 299957 102344



## Review

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

#### Solar

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

More information on page 28 >



**Identified** 

#### **Railways**

consider visiting the property at different times of day and night in order to gauge relative noise and vibration levels that may result from normal operations. It may also be prudent to check the operational hours for the relevant line(s) and check whether structural surveys at the property have considered the potential for vibration from trains to have resulted in property damage

More information on page 36 >



## ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

#### ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™ are positioned first** in the list(s) below. Any risks that have not been identified at the site have been omitted.





#### Rating key



The ClimateIndex $^{\text{TM}}$  (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

## ClimateIndex™ guidance and next steps

Even though there are no further actions necessary at this time, the following links will help provide you with further information about the climate change risks dealt with in this report.

- Click here 

   ¬ for more information on climate change risks, our methodology and limitations
- See the <u>.GOV website</u> 

  for updates on the governments policy on reaching Net Zero by 2050



#### Let's talk about climate

For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our <u>ClimateIndex™ clauses</u> *¬* here for actionable guidance on risks associated with climate change





#### ClimateIndex™ transition risks

### **Energy Performance**

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

## (!)

#### We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found here ↗;
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2
  months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's
  Find an energy certificate 
   ¬ service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

#### Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. Click here  $\nearrow$  for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green



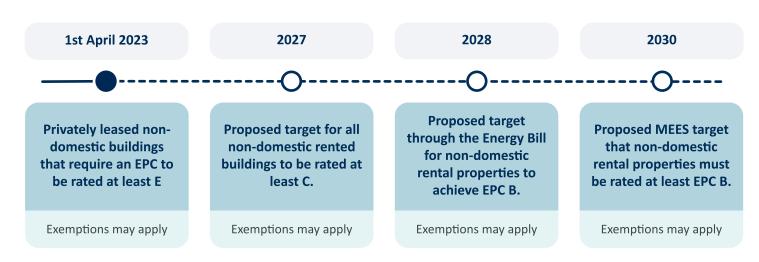




## **Review**

leases can be found here  $\nearrow$ .

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:



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info@groundsure.com ↗

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## Review



## **Contaminated land liability**

### **Low-Moderate risk**

#### **Summary**

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data. Past Land Use Low
Waste and Landfill Low
Current and Recent Industrial Low-Moderate
Operational environmental Low-Moderate
risk

### **Next steps**

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com

#### Jump to

Consultant's Assessment >

Past land use >

Current and recent industrial >

Superficial hydrogeology >

Bedrock hydrogeology >

Hydrology >

Skip to next section: Flooding >

You can find our methodology and list of limitations on page 50 >

#### Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property. Please see page 4 > for further advice.

### **Current and proposed land use**

#### **Current land use**

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

The site plan has been drawn to comprise two units in the west approximately 13m apart. The remainder of







## **Review**

the site is occupied by hardstanding used for access and parking. In addition, recent aerial photography shows the site to be undergoing redevelopment, however, Groundsure has assumed that this has since been completed.

#### **Proposed land use**

Groundsure has been advised that the property will be used for commercial purposes.

#### **Site location**

The site lies within a commercial area.

#### Surrounding area

North: Warehouse/light industrial units.

**South:** Warehouse/light industrial units.

East: An access road and warehouse/light industrial units.

West: Open land.

#### Historical land use

#### On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1887** The site comprised a plot of open land.
- **1887 2006** (Aerial Photography) A review of the all the available historical mapping and subsequent aerial photography for the area revealed no significant changes to the site layout.
- 2010 (Aerial Photography) The site was part of a quadbike track.
- 2010 2018 (Aerial Photography) No significant changes were identified.
- 2020 (Aerial Photography) The site was undergoing development.
- 2022 (Aerial Photography) The site formed part of a business park.
- **2024** (Aerial Photography) The site was redeveloped into its current layout.

#### Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

 2022 - Present - (Aerial Photography) - The aforementioned business park extended off site to the north, east and south.

### **Environmental permits and register entries**

No Environmental Permits of concern have been identified on site or in proximity to the property. No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.





## Review

### Site setting and overall environmental sensitivity

The site is situated on the underlying geology comprising superficial deposits of head underlain by bedrock layers of the Crackington Formation. Groundwater mapping indicates the superficial deposits and bedrock layers to be classified as a Secondary A aquifer.

Potentially vulnerable receptors have been identified including site users and the underlying aquifer. Groundsure considers that the property has a moderate environmental sensitivity.

### Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Low-Moderate ongoing operational environmental risk.

As the site currently appears to be in a potentially contaminative use, a prudent purchaser may wish to consider operational issues further to quantify any liabilities under the Environmental Damage Regulations. If you require an assessment of operational risk at the property, please contact Groundsure for further advice.

#### Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

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## **Contaminated land data summary**



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	6
Former tanks	0	0	2
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Active or recent licensed waste sites		-	
Current and recent industrial	On-Site	0-50m	50-250m
Current and recent industrial	On-Site	0-50m	50-250m
Current and recent industrial  Recent industrial land uses	On-Site	0-50m	50-250m
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations	On-Site 0	0-50m 1	50-250m 3
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations  Historical licensed industrial activities	On-Site 0 0	0-50m 1 0	50-250m 3 0
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations  Historical licensed industrial activities  Current or recent licensed industrial activities	On-Site 0 0 0 0	0-50m 1 0 0	50-250m 3 0 0
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations  Historical licensed industrial activities  Current or recent licensed industrial activities  Local Authority licensed pollutant release	On-Site  0  0  0  0	0-50m 1 0 0 0	50-250m 3 0 0 0
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations  Historical licensed industrial activities  Current or recent licensed industrial activities  Local Authority licensed pollutant release  Pollutant release to surface waters	On-Site  0  0  0  0  0  0	0-50m  1  0  0  0  0	50-250m 3 0 0 0 0
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations  Historical licensed industrial activities  Current or recent licensed industrial activities  Local Authority licensed pollutant release  Pollutant release to surface waters  Pollutant release to public sewer	On-Site  0  0  0  0  0  0  0	0-50m  1  0  0  0  0  0  0	50-250m 3 0 0 0 0 0 0
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations  Historical licensed industrial activities  Current or recent licensed industrial activities  Local Authority licensed pollutant release  Pollutant release to surface waters  Pollutant release to public sewer  Dangerous industrial substances (D.S.I. List 1)	On-Site  0  0  0  0  0  0  0  0	0-50m  1  0  0  0  0  0  0  0	50-250m 3 0 0 0 0 0 0 0
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations  Historical licensed industrial activities  Current or recent licensed industrial activities  Local Authority licensed pollutant release  Pollutant release to surface waters  Pollutant release to public sewer  Dangerous industrial substances (D.S.I. List 1)  Dangerous industrial substances (D.S.I. List 2)	On-Site  0  0  0  0  0  0  0  0  0  0  0	0-50m  1  0  0  0  0  0  0  0  0	50-250m 3 0 0 0 0 0 0 0 0 0
Current and recent industrial  Recent industrial land uses  Current or recent petrol stations  Historical licensed industrial activities  Current or recent licensed industrial activities  Local Authority licensed pollutant release  Pollutant release to surface waters  Pollutant release to public sewer  Dangerous industrial substances (D.S.I. List 1)  Dangerous or explosive sites	On-Site  0  0  0  0  0  0  0  0  0  0  0  0	0-50m  1  0  0  0  0  0  0  0  0  0  0	50-250m  3 0 0 0 0 0 0 0 0 0 0 0

Contact us with any questions at:

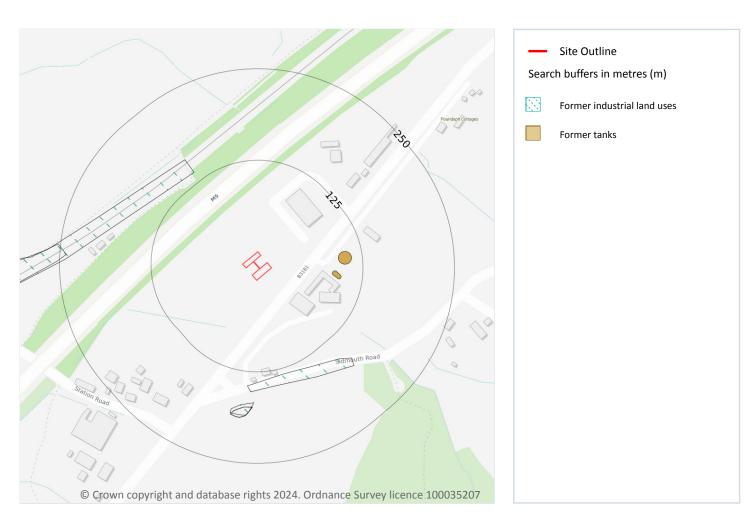
 $\underline{info@groundsure.com} \nearrow$ 

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## Contaminated land / Past land use





#### Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
133 m	S	Cuttings	1887
139 m	NW	Railway Sidings	1958
167 m	S	Unspecified Pit	1958
173 m	S	Old Marl Pit	1887
173 m	S	Old Marl Pit	1906

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## **Review**

Distance	Direction	Use	Date
241 m	W	Railway Sidings	1906

This data is sourced from Ordnance Survey/Groundsure.

#### Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see <u>page 4</u> > for further advice.

Distance	Direction	Use	Date
83 m	Е	Unspecified Tanks	1994
92 m	Е	Unspecified Tank	1994

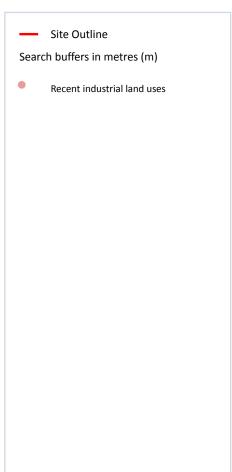
This data is sourced from Ordnance Survey/Groundsure.



## Contaminated land / Current and recent industrial







#### **Recent industrial land uses**

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see page 4 > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	28 m	N	Mercury Business Park - Devon, EX5	Business Parks and Industrial Estates	Industrial Features
2	96 m	NE	Elite Blinds & Tracks Ltd - Unit A6 Mercury Business Park, -, Bradninch, Devon, EX5 4BL	Curtains and Blinds	Consumer Products



# **Review**

ID	Distance	Direction	Company / Address	Activity	Category
4	158 m	N	Mast - Devon, EX5	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.





## Superficial hydrogeology





### Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

**Unknown** - These are rock layers where it has not been possible to classify the water storage potential.







## **Review**

Distance	Direction	Designation
0	on site	Secondary A
24 m	E	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

#### Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
HEAD	HEAD-XSWCV	SAND WITH CLAY AND GRAVEL

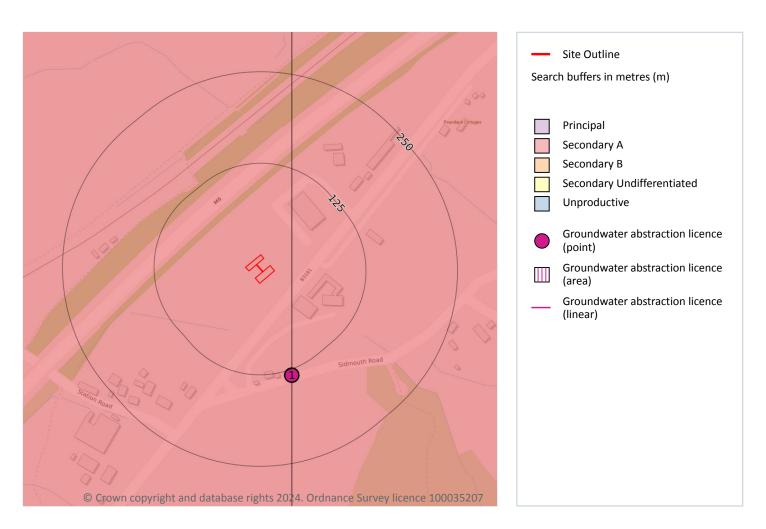
This data is sourced from British Geological Survey.





## **Bedrock hydrogeology**





### Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.





## Review

Distance	Direction	Designation
0	on site	Secondary A
24 m	E	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

#### **Groundwater abstraction licences**

These are records of licences for groundwater abstractions from the aquifers in the area. Abstractions of groundwater can be for uses such as an industrial process that requires large amounts of water, irrigation and drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

ID	Distance	Direction	Details	
1	133 m	S	Licence No: 14/45/002/0432 Licence status: Historical Use of groundwater: General use relating to Secondary Category (Medium Loss) Direct source: Ground Water - Fresh Abstraction point: POUNDAPIT FARM - TAPPED SPRING Data type: Point	Annual volume (m³): - Max daily volume (m³): - Original application No: 242 Original start date: 10/06/1966 Version start date: 16/06/1997

This data is sourced from the Environment Agency/Natural Resources Wales.

#### **Bedrock geology**

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

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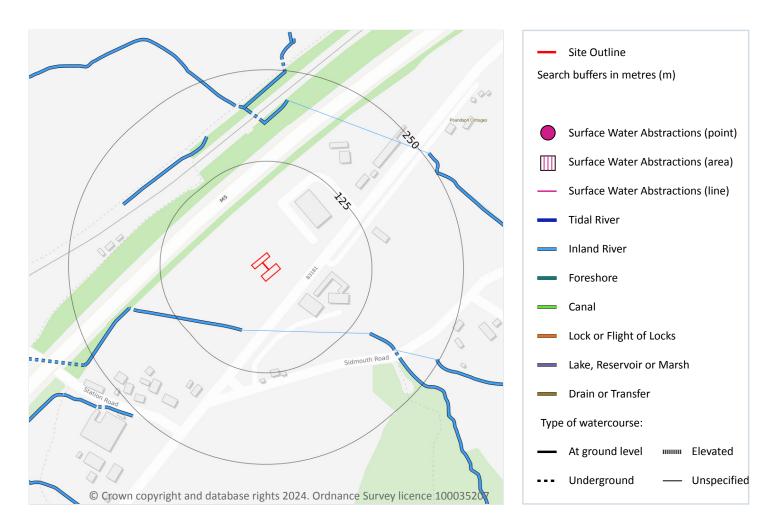
Description	BGS LEX Code	Rock Type
CRACKINGTON FORMATION	CKF-MDSA	MUDSTONE AND SANDSTONE, INTERBEDDED
This data is sourced from British G	Geological Survey.	





## **Hydrology**





### **Water courses from Ordnance Survey**

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
68 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
74 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)





**Groundsure** 

# **Review**

Distance	Direction	Details
77 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
151 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
169 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
169 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
169 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
171 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
177 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
177 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
180 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
191 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)

# **Review**

Distance	Direction	Details
191 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
195 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
201 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
201 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
202 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
205 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
205 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
207 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
247 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
249 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.





## **Review**



## **Flooding**

## Negligible risk

### **Summary**

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on <u>page 50</u> >.

River and Coastal Flooding

Groundwater Flooding

Surface Water Flooding

FloodScore™ insurance rating

Past Flooding

Very Low

Not ident

Flood Storage Areas

NPPF Flood Risk Assessment
required if site redeveloped?

Negligible
Very Low
Not identified
Not identified
See overview

### **Next steps**

#### **National Planning Policy Framework (NPPF)**

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

#### Jump to

Flood risk (5 and 30 years) >

Skip to next section: Environmental >

You can find our methodology and list of limitations on page 50 >



### Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations 

↗.

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Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.





## Review



## **Environmental**



## **Ground stability**

No significant concerns have been identified as a result of the ground stability searches. No action required.

**Natural Ground Stability** 

**Negligible-Very** 

low

**Non-Natural Ground Stability** 

Not identified



### Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area

#### Jump to

Natural ground instability (5 and 30 Years) >

Skip to next section: Energy >

You can find our methodology and list of limitations on page 50 >

## Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Rainfall scenario	High rainfall		Average rainfa	all	Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years



# **Review**

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
Likelihood of increased risk	Highly	Highly	Highly	Highly	Highly	Highly
	unlikely	unlikely	unlikely	unlikely	unlikely	unlikely

This data is sourced from the British Geological Survey



## Review



## **Energy**

### **Identified**



### Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas
Oil and gas wells

Not identified
Not identified



## Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see <u>page 4</u> > for further advice. Additionally, see page 30 > for details of the identified issues.

Planned Multiple Wind Identified Turbines

Planned Single Wind Turbines Identified
Existing Wind Turbines Not identified
Proposed Solar Farms Identified



## **Energy**

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations Energy Infrastructure Projects

**Existing Solar Farms** 

Not identified Not identified Not identified

**Identified** 

## **Next steps**

#### Wind

Existing or proposed wind installations have been identified within 10km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

#### Solar

Existing or proposed solar installations have been identified within 5km of the property.

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Ref: IT-61359368 Your ref: IT-61359368 Grid ref: 299957 102344

28



## **Review**

Jump to

Wind and solar >

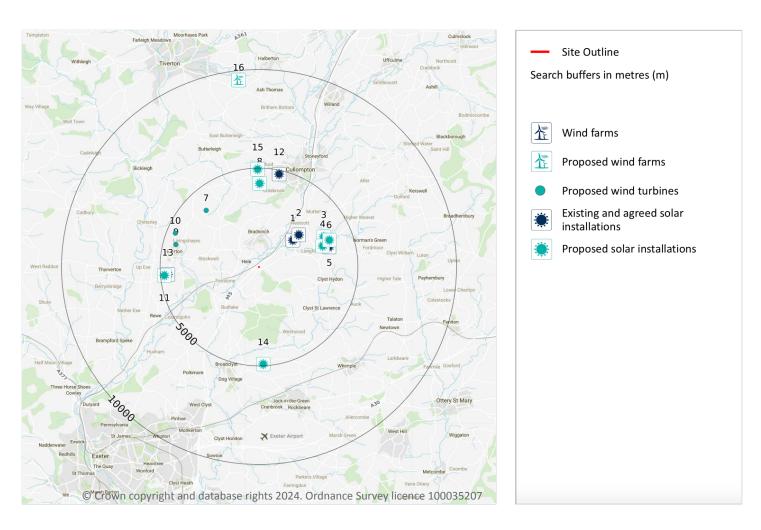
**Skip to next section: Transport** >

You can find our methodology and list of limitations on page 50 >



## Energy / Wind and solar





#### **Proposed wind farms**

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



## Review

ID	Distance	Direction	Details	
16	9-10 km	N	Site Name: Manley Farm, Halberton, Tiverton, Mid Devon, Devon, EX16 4NJ Planning Application Reference: 07/02165/MFUL Type of Project: 8 Residential Units/3 Wind Turbines	Application Date: 2007-11-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises conversion of barns into 8 residential units; construction of 1 residential unit and 3 wind turbines (17.5 metres high). Approximate Grid Reference: 298919, 111830

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

#### **Proposed wind turbines**

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
7	3-4 km	NW	Site Name: Chapelhaies Farm Old Butterleigh Road, Silverton, Exeter, Devon, EX5 4LT Planning Application Reference: 10/01902/FULL Type of Project: Wind Turbine	Application Date: 2011-03-03 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 50kw wind turbine of 34.2 metres height to top of blade above ground level with ancillary development (including trenching and access track). Approximate Grid Reference: 297268, 105212



## Review

ID	Distance	Direction	Details	
9	4-5 km	W	Site Name: NGR 295467 103878 Old Butterleigh Road, Aishe Barton, Exeter, Silverton, Devon, EX5 4JE Planning Application Reference: 08/02008/FULL Type of Project: Wind Turbine	Application Date: 2008-11-18 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a wind turbine with a steel monopole tower, 15 metres and three-bladed turbine head, radius 4.80 metres. Approximate Grid Reference: 295745, 103485
10	4-5 km	W	Site Name: Aishe Barton Old Butterleigh Road, Silverton, Exeter, Devon, EX5 4HF Planning Application Reference: 09/00670/FULL Type of Project: Wind Turbine	Application Date: 2009-05-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine with a steel monopole tower, 15 metres, and three-bladed turbine head, radius 4.80 metres (revised scheme). Approximate Grid Reference: 295706, 104059

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

#### **Existing and agreed solar installations**

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
1	2-3 km	NE	Winham Farm, Land at NGR 301672 103703 (Land West of Winham Farm) Westcott	Contractor: Hive Energy LPA Name: Mid Devon District Council Capacity (MW): 5	Application Date: 07/04/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 01/12/2015
2	2-3 km	NE	Winham Farm, Winham Farm, Westcott, Cullompton, EX15 1SA	Contractor: Hive Energy LPA Name: Mid Devon District Council Capacity (MW): 5	Application Date: 14/11/2013 Pre Consent Status: Revised Post Consent Status: Revised Date Commenced: -

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## Review

ID	Distance	Direction	Address	Details	
6	3-4 km	Е	Langford Solar Farm, Land at NGR 303437 103555 East, Langford Mill and Tye Farm, Cullompton, Devon, EX15 1RE	Contractor: JBM Solar Projects LPA Name: Mid Devon District Council Capacity (MW): 49.900001525878906	Application Date: 10/10/2019 Pre Consent Status: Planning Permission Refused Post Consent Status: Application Refused Date Commenced: -
12	4-5 km	N	Kia Ora Farm, Knowle Lane, Cullompton, Devon, EX15 1PZ	Contractor: Lightsource Renewable Energy LPA Name: Mid Devon District Council Capacity (MW): 1.7999999523162842	Application Date: 19/09/2012 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 21/03/2013
13	4-5 km	W	Stumpy Cross, Dunsmore Farm, Babylon Lane, Exeter, Devon, EX5	Contractor: juwi Renewable Energies LPA Name: Mid Devon District Council Capacity (MW): 4.5	Application Date: 05/09/2014 Pre Consent Status: Appeal Refused Post Consent Status: Appeal Refused Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

#### **Proposed solar installations**

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
3	3-4 km	NE	Mutterton, Devon, EX15 1SD	Applicant name: Mr Simon Chamberlayne Pegasus Group Application Status: Awaiting decision Application Date: 29/11/2018 Application Number: 18/01950/SCR	Request for Screening Opinion in respect of a proposed solar farm and battery storage facility



# **Review**

15	D	<b>5</b> 1		D 1 11	
ID	Distance	Direction	Address	Details	
4	3-4 km	E	Land at NGR 303437 103555 East of Langford Mill and Tye Farm Langford Devon	Applicant name: Mr Mcallister Mcallister Jbm Solar Projects 2 Ltd Application Status: Awaiting decision Application Date: 10/10/2019 Application Number: 19/01679/MFUL	Construction of ground- mounted solar PV panels to generate up to 49.9MW (Site Area 60.78ha) and battery storage facility together with all associated works, equipment and necessary infrastructure
5	3-4 km	E	Land East of Langford Mill & Tye Farm, Langford, Devon	Applicant name: Mr Mcallister Jbm Solar Projects 2 Ltd Application Status: Major Planning Application Application Date: 14/08/2023 Application Number: 23/01251/MFUL	Variation of conditions 3, 16, 22 and 23 and removal of condition 18 of planning permission 19/01679/MFUL (Construction of ground-mounted solar PV panels to generate up to 49.9MW (Site Area 60.78ha) and battery storage facility together with all associated works, equipment and necessary infrastructure) to allow amendments to internal roads, access to southern parcel, battery stations, layout of solar PV arrays and fencelines, redesign of sub station area, removal of proposed gantry and replacement with point of contact mast and addition of 4 (temporary) construction compounds
8	4-5 km	N	Lightsource S P V 67 Ltd. Solar Farm at Grid Reference 299988 106585, Knowle, Cullompton, Devon	Applicant name: Huygens Energy Ltd Application Status: Non- Material Amendments Application Date: 18/03/2015 Application Number: 12/01350/MFUL/NMA	Installation and operation of solar farm to generate 1.8 megawatts, associated infrastructure, including PV panels, mounting, frames, inverters, transformers and fence - Non Material Amendment for various changes to layout
11	4-5 km	W	Land and Building at NGR 295155 101916 Stumpy Cross Silverton Devon	Applicant name: Ms Line, Juwi Renewable Energies Ltd Application Status: Major Planning Application Application Date: 05/09/2014 Application Number: 14/01501/MFUL	Installation of a ground- mounted photovoltaic solar farm to generate 4.45MW of power (site area 8.08ha) with access track, fencing, 3 inverter/transformer cabins and substation



# **Review**

ID	Distance	Direction	Address	Details	
14	4-5 km	S	Solar Farm West Of Burrowton Cottage, Broadclyst, EX5 3DA	Applicant name: Burrowton Farm Solar Park Limited Application Status: Awaiting decision Application Date: 25/10/2019 Application Number: 19/2356/VAR	Proposed solar farm comprising the erection of solar arrays, equipment housing, fencing and ancillary equipment. Continued use of land for grazing (without complying with condition 3 of planning permission 14/1452/VAR to extend operational lifespan of solar farm to 40 years from date of first electricity generation)
15	4-5 km	N	Land at The Barton, Ponsford Ponds, Knowle, Cullompton, Devon	Applicant name: Mr D Reed Application Status: Full Planning Application Application Date: 04/01/2023 Application Number: 22/02205/FULL	Erection of 1 additional holiday lodge and provision of on-site 20kW photovoltaic panels

The data is sourced from public registers of planning information and is updated every two weeks.



## **Review**



## **Transport**

### **Identified**



### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
<b>HS2 Stations</b>	Not identified
<b>HS2 Depots</b>	Not identified
HS2 Noise	Not assessed
<b>HS2</b> Visual impact	Not assessed



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 2 Route	Not identified
<b>Crossrail 2 Stations</b>	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



### **Other Railways**

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Please see <u>page 4</u> > for further advice. Additionally, see <u>page 38</u> > for details of the identified issues.

Active Railways and Tunnels Historical Railways and Tunnels Railway and Tube Stations

Railway and Tube Stations Not identified Underground Not identified

**Identified** 

**Identified** 



## **Review**

#### **Next steps**

#### Railways

The property lies within 250m of an active railway.

• consider visiting the property at different times of day and night in order to gauge relative noise and vibration levels that may result from normal operations. It may also be prudent to check the operational hours for the relevant line(s) and check whether structural surveys at the property have considered the potential for vibration from trains to have resulted in property damage

#### Jump to

Railways and Underground >

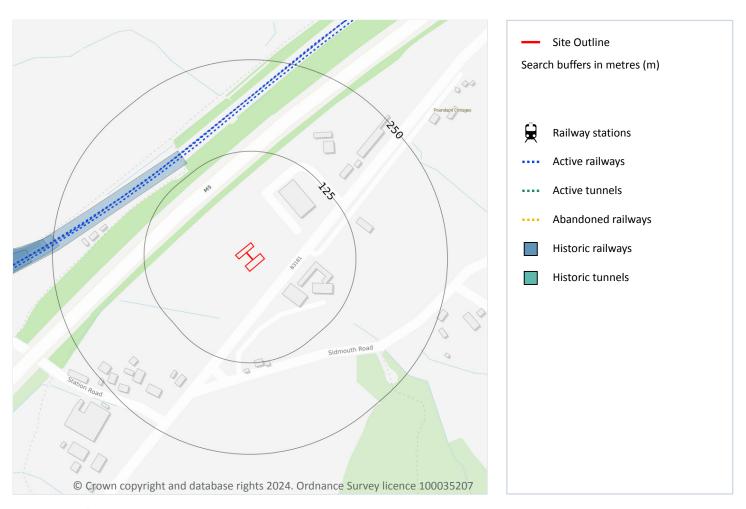
Skip to next section: Planning constraints >

You can find our methodology and list of limitations on page 50 >



### **Transportation** / Railways and Underground





### Active railways

The property is within 150 metres of an active railway line. Noise from railways varies significantly depending on the condition of the track, the conditions of the trains using the track and the speed of travel.

Groundsure suggests that you visit the property at different times of day in order to gauge the relative noise levels at and around the property. Defra noise maps may also offer an indication of general noise levels in the area, though cannot be used to assess the levels within an individual property. In the future, if you consider the property to be affected by railway noise from passenger trains, Network Rail may be able to assist in investigating this.

#### Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.



Distance	Direction	Feature	Year
139 m	NW	Railway Sidings	1958



## Review



## **Planning**

### Identified



### **Planning Applications**

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

**Large Developments** 10 searched to 750m

Please see page 41 > for details of the proposed developments.

**Small Developments** 

Please see page 43 > for details of the proposed

searched to 500m

developments.

12

House extensions or new builds searched to 250m

Please see page 44 > for details of the proposed

developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 50 >.



5

### **Planning constraints**

Protected areas have been identified within 250 metres of the property.

Please see page 46 > for details of the identified issues.

**Environmental Protected Areas Identified Visual and Cultural Protected** Not identified

**Areas** 

#### Jump to

Planning applications >

Planning constraints >

You can find our methodology and list of limitations on page 50 >

Contact us with any questions at: Ref: IT-61359368 Your ref: IT-61359368 01273 257 755 Grid ref: 299957 102344

## **Review**

## **Planning Applications**





### Large projects searched to 750m

10 large developments within 750m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

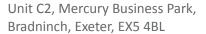
ID	Details	Description	Online record
ID: 4 Distance: 201 m Direction: E	Application reference: 21/01384/FULL Application date: 13/07/2021 Council: Mid Devon Accuracy: Proximity	Address: Higher Poundapitt, Road From Poundapitt Farm To W, Bradninch, Exeter, Devon, EX5 4LB Project: Dairy Building Last known status: The application for detail approval has been refused.	<u>Link</u> ⊅

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ID	Details	Description	Online record
ID: 6 Distance: 251 m Direction: SW	Application reference: 20/2411/FUL Application date: 13/11/2020 Council: East Devon Accuracy: Exact	Address: The Antique Village, Hele, Exeter, Devon, EX5 4PW Project: Industrial Building Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: D Distance: 269 m Direction: NE	Application reference: 19/01808/MARM Application date: 21/10/2019 Council: Mid Devon Accuracy: Proximity	Address: Quad World, Bradninch, Exeter, Devon, EX5 4LB Project: 6 Business Buildings Last known status: Approval has been granted for reserved matters.	<u>Link</u> ⊅
ID: D Distance: 269 m Direction: NE	Application reference: 18/00299/MOUT Application date: 26/02/2018 Council: Mid Devon Accuracy: Proximity	Address: Quad World, Bradninch, Exeter, Devon, EX5 4LB Project: 6 Business Buildings Last known status: Approval has been granted for reserved matters.	<u>Link</u> ⊅
ID: D Distance: 269 m Direction: NE	Application reference: 19/00384/MFUL Application date: 03/04/2019 Council: Mid Devon Accuracy: Proximity	Address: Quad World, Road From Poundapitt Farm To, Bradninch, Weaver Bridge, Exeter, Devon, EX5 4LB Project: Storage Last known status: The application for detail approval has been refused.	<u>Link</u> ⊅
ID: 8 Distance: 400 m Direction: W	Application reference: 21/00029/SCR Application date: 18/12/2020 Council: Mid Devon Accuracy: Exact	Address: Land at NGR 299434 102348, Station Road, Devon Valley Mill/Hele Square, Exeter, Devon, EX5 4PL Project: Flood Resilience Scheme Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: F Distance: 416 m Direction: W	Application reference: 22/00012/FULL Application date: 15/12/2021 Council: Mid Devon Accuracy: Exact	Address: Land at NGR 299434 102348, Station Road, Devon Valley Mill/Hele Square, Exeter, Devon, EX5 4PL Project: Flood Resilience Scheme Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: 9 Distance: 417 m Direction: W	Application reference: 22/1382/FUL Application date: 31/10/2022 Council: East Devon Accuracy: Exact	Address: Unit 1, Station Yard, Road From Hele Factory Bridge, Hele, Exeter, Devon, EX5 4PL Project: 3 Industrial Units Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: F Distance: 505 m Direction: W	Application reference: NA Application date: 15/12/2021 Council: Mid Devon Accuracy: Proximity	Address: Land at NGR 299434 102348, Station Road, Devon Valley Mill/Hele Square, Exeter, Devon, EX5 4PL Project: Flood Resilience Scheme Last known status: Detailed plans have been granted.	N/A
ID: F Distance: 505 m Direction: W	Application reference: 18/00709/FULL Application date: 11/05/2018 Council: Mid Devon Accuracy: Proximity	Address: Land at NGR 299434 102348, Station Road, Devon Valley Mill/Hele Square, Exeter, Devon, EX5 4PL Project: Flood Resilience Scheme Last known status: Detailed plans have been granted.	<u>Link</u> ⊅





## Review

### Small projects searched to 500m

12 small developments within 500m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 59 m Direction: NE	Application reference: 23/00103/FULL Application date: 15/02/2023 Council: Mid Devon Accuracy: Proximity	Address: F5, Supercars Southwest Ltd, Mercury Business Park, Bradninch, Exeter, Devon, EX5 4BL Project: Storage & Retail Unit (Conversion) Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: A Distance: 77 m Direction: E	Application reference: 16/00101/MFUL Application date: 26/01/2016 Council: Mid Devon Accuracy: Proximity	Address: Land at NGR 301873 104192, Land Opposite The Merry Harrie, Bradninch, Exeter, Devon, EX5 4LB Project: Children's Adventure Trail Facility Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: B Distance: 90 m Direction: SE	Application reference: 23/01525/FULL Application date: 01/11/2023 Council: Mid Devon Accuracy: Proximity	Address: Poundapit, Bradninch, Exeter, Devon, EX5 4LB Project: Access Road Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: C Distance: 94 m Direction: W	Application reference: 21/01926/MFUL Application date: 13/12/2021 Council: Mid Devon Accuracy: Proximity	Address: Land at NGR 299893 102333, Hele, Exeter, Devon, EX5 4PW Project: Landscape Bund Works Last known status: An application has been submitted for detailed approval.	<u>Link</u> ⊅
ID: C Distance: 94 m Direction: W	Application reference: 21/01926/FULL Application date: 13/12/2021 Council: Mid Devon Accuracy: Proximity	Address: Land Associated With The Arlin, Hillside House, Hele, Exeter, Devon, EX5 4PW Project: Landscaping Works Last known status: An application has been submitted for detailed approval.	<u>Link</u> ⊅
ID: 3 Distance: 190 m Direction: SE	Application reference: 21/0112/AGR Application date: 14/01/2021 Council: East Devon Accuracy: Proximity	Address: Whitedown Copse, Killerton Estate, Exeter, Devon, EX5 4LA Project: Forestry Tracks Last known status: Planning approval is not required.	<u>Link</u> ⊅
ID: D Distance: 269 m Direction: NE	Application reference: 15/01879/FULL Application date: 28/11/2015 Council: Mid Devon Accuracy: Proximity	Address: Land at NGR 299987 102415(Adj, Bradninch, Exeter, Devon, EX5 4LB Project: Light industrial (Conversion/Alterations) Last known status: The application for detail approval has been withdrawn.	<u>Link</u> ⊅
ID: 7 Distance: 293 m Direction: E	Application reference: 17/01353/FULL Application date: 06/09/2017 Council: Mid Devon Accuracy: Proximity	Address: Land & Buildings at NGR 300563, Pottshayes Farm, Bradninch, Exeter, Devon, EX5 4LA Project: Silage Pit (Alterations) Last known status: Detailed plans have been granted.	<u>Link</u> ⊅



## **Review**

ID	Details	Description	Online record
ID: E Distance: 298 m Direction: SW	Application reference: 19/1263/COU Application date: 11/06/2019 Council: East Devon Accuracy: Proximity	Address: Fagins Antiques, Hele, Exeter, Devon, EX5 4PW Project: Restaurant/Cafe (Conversion) Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: E Distance: 298 m Direction: SW	Application reference: 19/1263/FUL Application date: 11/06/2019 Council: East Devon Accuracy: Proximity	Address: Fagins Antiques, Hele, Exeter, Devon, EX5 4PW Project: Cafe (Conversion) Last known status: An application has been submitted for detailed approval.	<u>Link</u> ⊅
ID: G Distance: 473 m Direction: W	Application reference: 21/1298/LBC Application date: 29/09/2021 Council: East Devon Accuracy: Proximity	Address: Station Yard, Station Road, Hele, Exeter, Devon, EX5 4PL Project: Light Industrial & Storage (Extension) Last known status: The application for detail approval has been withdrawn.	<u>Link</u> ⊅
ID: G Distance: 473 m Direction: W	Application reference: 21/1297/FUL Application date: 29/09/2021 Council: East Devon Accuracy: Proximity	Address: Station Yard, Station Road, Hele, Exeter, Devon, EX5 4PL Project: Demolition Last known status: The application for detail approval has been withdrawn.	<u>Link</u> ⊅

### House extensions and small new builds searched to 250m

5 house extensions and small new builds within 250m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: A Distance: 75 m Direction: E	Application reference: 22/01814/HOUSE Application date: 21/09/2022 Council: Mid Devon Accuracy: Exact	Address: Yarlington Mill, Road From Poundapitt Farm To W, Bradninch, Exeter, Devon, South West, EX5 4LB Project: Garage Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: A Distance: 75 m Direction: E	Application reference: 20/00383/FULL Application date: 01/07/2020 Council: Mid Devon Accuracy: Exact	Address: The Old Pound House, Road From Poundapitt Farm To W, Bradninch, Exeter, Devon, South West, EX5 4LB Project: House (Conversion) Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: B Distance: 91 m Direction: SE	Application reference: 22/00491/PNCOU Application date: 08/03/2022 Council: Mid Devon Accuracy: Exact	Address: Poundapitt Farm, Road From Poundapitt Farm To W, Bradninch, Exeter, Devon, South West, EX5 4LB Project: House (Conversion) Last known status: Planning approval is not required.	Link 7

Contact us with any questions at:

 $\underline{info@groundsure.com} \nearrow$ 

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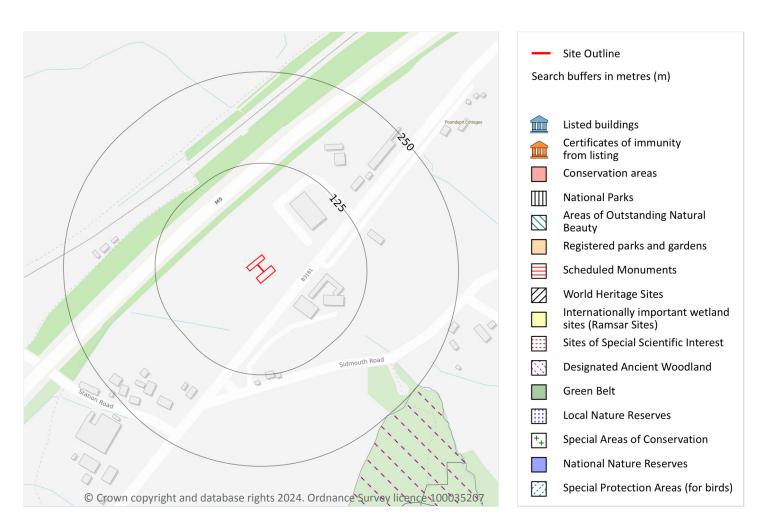
ID	Details	Description	Online record
ID: 2 Distance: 143 m Direction: E	Application reference: 22/02085/FULL Application date: 04/11/2022 Council: Mid Devon Accuracy: Exact	Address: Poundapitt Farm, Road from Poundapitt Farm to, Bradninch, Exeter, Devon, South West, EX5 4LB Project: 2 Houses Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: 5 Distance: 212 m Direction: SW	Application reference: 21/2685/FUL Application date: 15/10/2021 Council: East Devon Accuracy: Exact	Address: The Coach House, Hele, Exeter, Devon, South West, EX5 4PW Project: House (Alterations) Last known status: Detailed plans have been granted.	<u>Link</u> ⊅





## **Planning constraints**





#### **Designated Ancient Woodland**

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
250 m	SE	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-

Contact us with any questions at:

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### **Datasets searched**

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Identified
Bedrock geology	Identified
Source Protection Zones and drinking abstractions	g water
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
	Not identified  Not identified
aquifer	
aquifer  Drinking water abstraction licences	
aquifer  Drinking water abstraction licences  Hydrology	Not identified
aquifer  Drinking water abstraction licences  Hydrology  Water courses from Ordnance Survey	Not identified  Identified



Flooding	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Climate change	
Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified
Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Radon	
Radon	Not identified
Coastal Erosion	
Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified

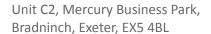




Transportation	
Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified
Planning	
Large projects searched to 750m	Identified
Small projects searched to 500m	Identified
House extensions and small new builds searched to 250m	Identified
Planning constraints	
Sites of Special Scientific Interest	Not identified

Planning constraints	
Local Nature Reserves	Not identified
Designated Ancient Woodland	Identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified





## Review

## **Methodologies and limitations**

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations 7.

### **Data providers**

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Review report. To find out who they are and their areas of expertise see <a href="www.groundsure.com/sources-reference">www.groundsure.com/sources-reference</a> <a href="https://www.groundsure.com/sources-reference">www.groundsure.com/sources-reference</a> <a href="https://www.groundsure.com/sources-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-reference-ref

### **Conveyancing Information Executive and our terms & conditions**

#### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

#### **Complaints Advice**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

#### Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ✓ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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