

LAND LYING TO THE SOUTH EAST OF FINEDON ROAD, WELLINGBOROUGH

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

page 5



Flood Risk

Negligible

page 6

Consultant's guidance and recommendations inside.



Ground Stability

Identified

page 6



Radon

Identified

page 6



Energy

Identified

page 7



Planning Constraints

Not identified



Transportation

Identified

page 8

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

Site plan



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

Useful contacts

Borough Council of Wellingborough :
<http://www.wellingborough.gov.uk/>
generalenquiries@wellingborough.gov.uk
01933 229 777

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

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 28**.



Contaminated Land

None required.



Flood 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.



Ground stability



The property is indicated to lie within an area that could be affected by natural ground subsidence. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of subsidence
- have a structural survey conducted by a Structural Surveyor to clarify whether or not the property is being affected by any of the risks presented in this report
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees

Radon

The property is in an area where elevated radon levels are detected in 30-100% of properties. Key recommended next steps:

- if the property is a new build, you can check compliance on radon protection with the developer
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- Full radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- See <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> for further information

Other considerations

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

Energy

Wind

Existing or proposed wind installations have been identified within 5km. Next steps for consideration:

- 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

Screening

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Solar

Existing or proposed solar installations have been identified within 5km of the property. Next steps for consideration:

- 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

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 2** for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant.

Please see **page 13** for details of the identified issues.

Past Land Use

Waste and Landfill

Current and Recent Industrial

Low-Moderate

Low

Low-Moderate

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used for retail purposes.

Proposed land use

Groundsure has been advised that the property will continue to be used for retail purposes.

Historical land use

On-site

A potentially contaminative historical and current land use of minor concern has been identified at the study site.

Surrounding area

Potentially contaminative historical and current land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of nearby dwellings with gardens and the underlying Secondary A aquifer.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Environmental summary



Flood Risk

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 **page 33**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Negligible
FloodScore™	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 22** for details of the identified issues.

Natural Ground Stability	Moderate-High
Non-Natural Ground Stability	Not identified



Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is greater than 30%.

Please see **page 23** for details of the identified issues.

In a radon
affected area



Energy summary



Oil and Gas

No historical, active or planned wells or extraction areas (such as fracking sites) 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 **page 2** for further advice. Additionally, see **page 24** for details of the identified issues.

Planned Multiple Wind Turbines

Not identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing 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

Not identified
Not identified
Not identified



Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



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.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 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 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	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.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified



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Planning summary



Planning constraints

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.

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



Groundsure
LOCATION INTELLIGENCE

Contact us with any questions at:
info@groundsure.com
08444 159 000

Date: 7 January 2020

Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.



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Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2020. All Rights Reserved

Capture Date: 06/09/2018

Site Area: 0.07ha

Contaminated Land summary

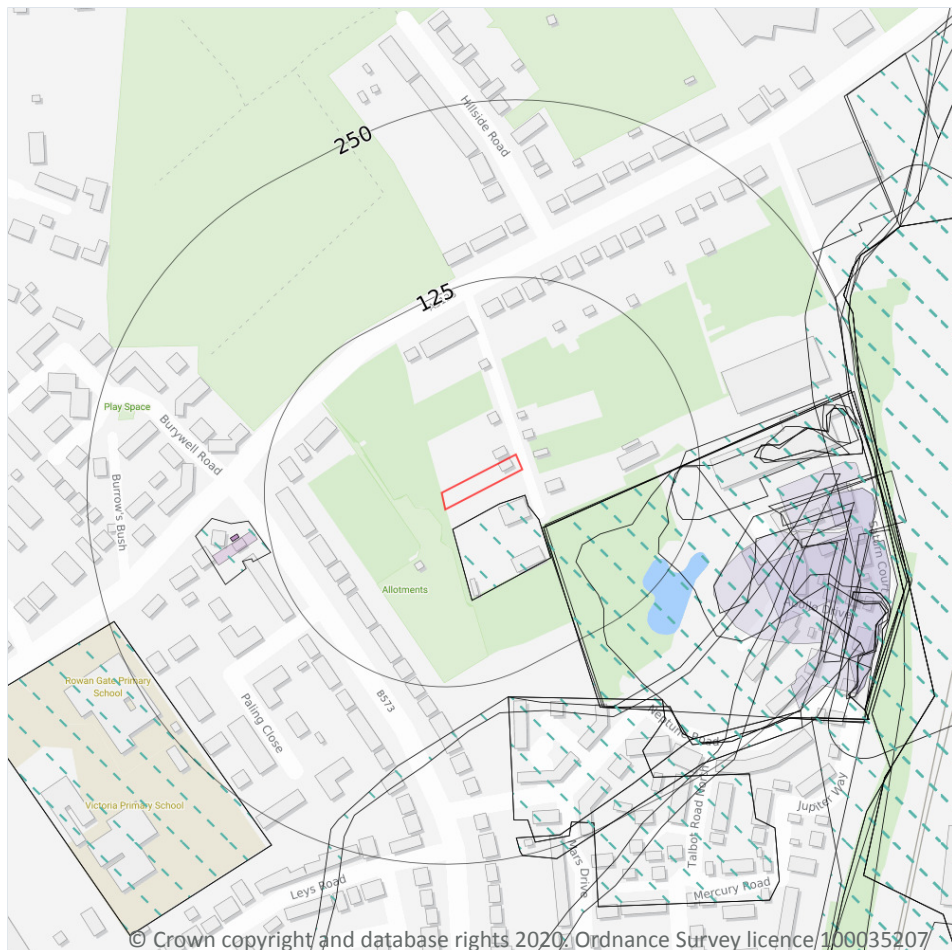


Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	6	28
Former tanks	0	0	0
Former energy features	0	0	5
Former petrol stations	0	0	0
Former garages	0	0	2
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former 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	4
Active or recent licensed waste sites	0	1	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	9
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

Contaminated Land



Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former energy features
- Former garages

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 2** for further advice.

Distance	Direction	Use	Date
14 m	SE	Unspecified Depot	1980
14 m	SE	Unspecified Depot	1988
42 m	SE	Brick Works	1938
43 m	SE	Unspecified Works	1957

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Distance	Direction	Use	Date
43 m	SE	Brick Works	1950
43 m	SE	Brick Works	1950
68 m	SE	Unspecified Pit	1957
105 m	E	Unspecified Pit	1938
106 m	E	Unspecified Works	1988
127 m	W	Electric Substation	1950
139 m	S	Tramway Sidings	1884
139 m	S	Unspecified Warehouse	1980
139 m	S	Unspecified Warehouse	1988
158 m	SE	Tramway Sidings	1938
164 m	E	Unspecified Ground Workings	1950
164 m	E	Unspecified Ground Workings	1950
168 m	E	Unspecified Pit	1957
176 m	E	Railway Sidings	1957
184 m	E	Railway Sidings	1950
211 m	E	Locomotive Department	1957
211 m	SE	Unspecified Heap	1957
214 m	E	Unspecified Heap	1957
224 m	SE	Iron Stone Quarry	1938
236 m	SW	Infectious Diseases Hospital	1899
236 m	SW	Isolation Hospital	1938
238 m	E	Locomotive Department	1950
244 m	E	Railway Sidings	1899
245 m	E	Mineral Railway Sidings	1938
246 m	E	Railway Sidings	1884
246 m	E	Locomotive Department	1884
246 m	E	Locomotive Department	1899
246 m	E	Locomotive Department	1938



Distance	Direction	Use	Date
249 m	E	Unspecified Ground Workings	1950
249 m	E	Unspecified Ground Workings	1950

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
134 m	W	Electricity Substation	1990
146 m	W	Electricity Substation	1994
146 m	W	Electricity Substation	1994
146 m	W	Electricity Substation	1996
146 m	W	Electricity Substation	1996

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
157 m	SE	Vehicle Breakers Yard	1966
165 m	E	Vehicle Breakers Yard	1970

This data is sourced from Ordnance Survey/Groundsure.

An aerial map of a residential area in Walsley, West Yorkshire. The map shows a network of roads including Millside Road, Burwell Road, Palling Close, Leys Road, Neptune Road, Talbot Road North, Mercury Road, and Jupiter Way. A red rectangle highlights a specific plot of land. Two concentric circles are drawn around a central point marked with a blue dot and the number '1'. The inner circle has a radius of 125 meters, and the outer circle has a radius of 250 meters. Other features include a green area labeled 'Allotments', a blue pond, and an orange-shaded area labeled 'Apollon Drive'. The map is overlaid with a grid of streets and green spaces. The copyright notice at the bottom reads: '© Crown copyright and database rights 2020. Ordnance Survey licence 100035207'.

16)

Distance	Direction	Details		
189 m	SE	Type of Site: Breaker's Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1973
210 m	E	Type of Site: Breaker's Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1977

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Active or recent licensed waste sites

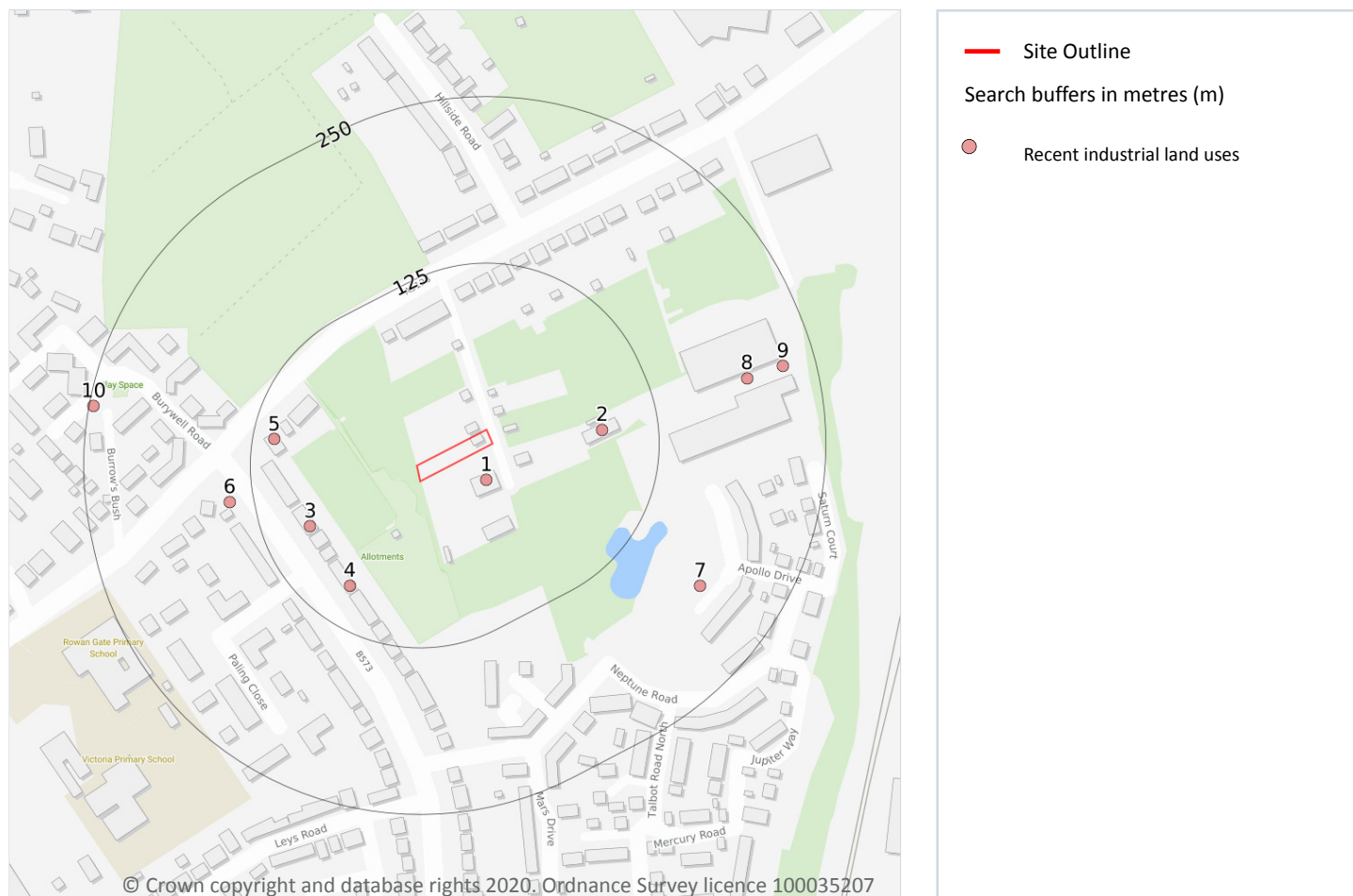
These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	30 m	W	Johnson Mr R, Plot 5, Finedon Road, Wellingborough, Northants, NN8 4RT	Metal Recycling Site (mixed MRS's)	Small	Surrendered

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

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 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	22 m	SE	Jedi Racing Cars Ltd - Nettlebush Finedon Road, Wellingborough, Northamptonshire, NN8 4NY	Motorsport Services	Sport and Entertainment Support Services
2	83 m	E	Fairway Plant Services Ltd - Unit 6 Midland Business Units, Finedon Road, Wellingborough, Northamptonshire, NN8 4AD	Construction and Tool Hire	Hire Services

Screening

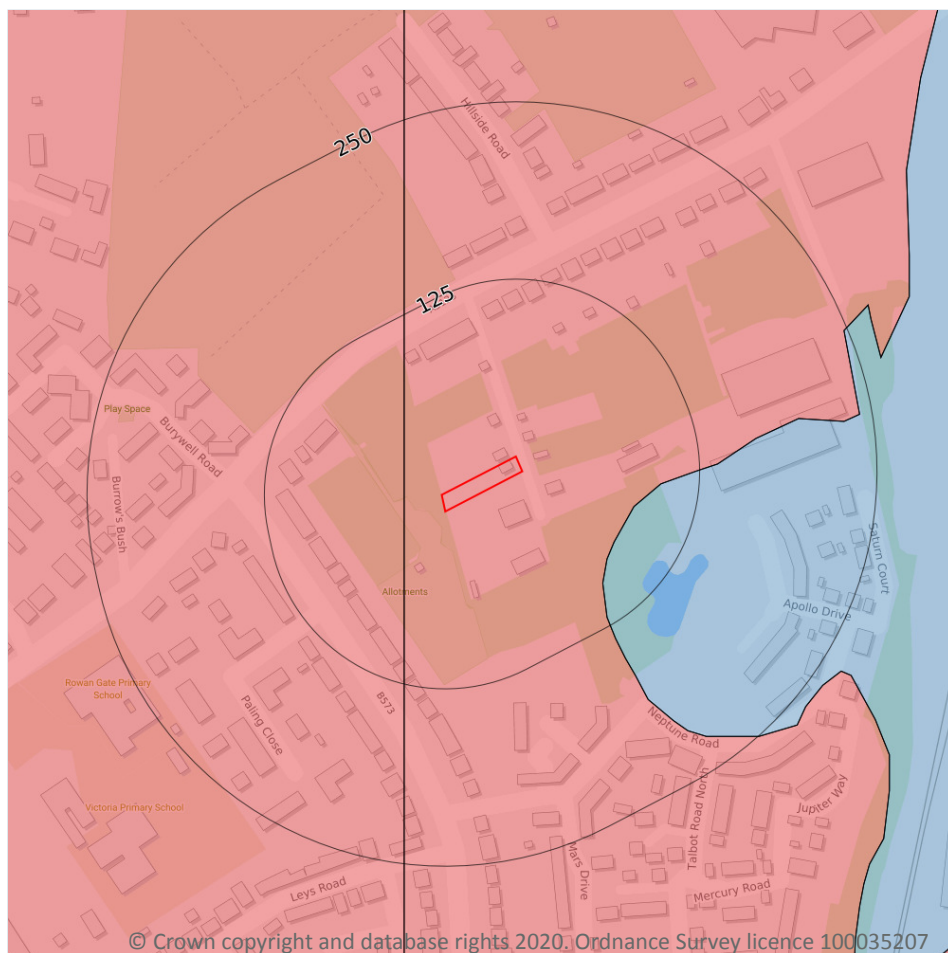
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ID	Distance	Direction	Company / Address	Activity	Category
3	89 m	W	A T Print - 11, Eastfield Road, Wellingborough, Northamptonshire, NN8 1QX	Published Goods	Industrial Products
4	94 m	SW	Housewives Choice Repairs - 21, Eastfield Road, Wellingborough, Northamptonshire, NN8 1QX	Electrical Equipment Repair and Servicing	Repair and Servicing
5	109 m	W	Rimcity Ltd - 1, Eastfield Road, Wellingborough, Northamptonshire, NN8 1QX	Vehicle Parts and Accessories	Motoring
6	143 m	W	Electricity Sub Station - Northamptonshire, NN8	Electrical Features	Infrastructure and Facilities
7	189 m	SE	Industrial Estate - Northamptonshire, NN8	Business Parks and Industrial Estates	Industrial Features
8	197 m	E	Midland Business Units - Northamptonshire, NN8	Business Parks and Industrial Estates	Industrial Features
9	225 m	E	Electricity Sub Station - Northamptonshire, NN8	Electrical Features	Infrastructure and Facilities
10	247 m	W	Electricity Sub Station - Northamptonshire, NN8	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Bedrock hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

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.



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Distance	Direction	Designation
0	on site	Secondary A
27 m	W	Secondary A
81 m	SE	Unproductive

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

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.

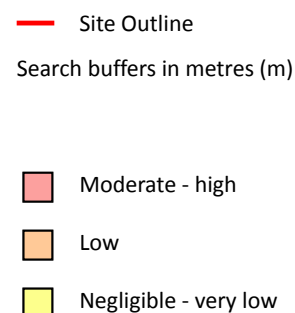
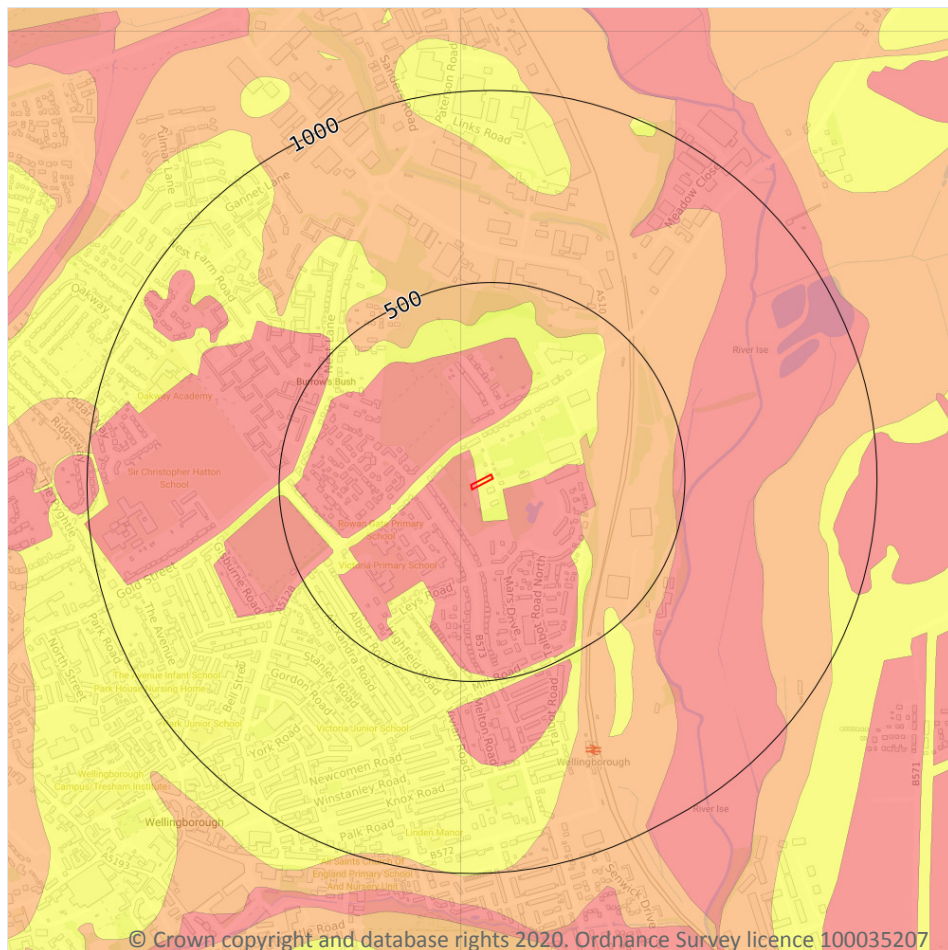
Description	BGS LEX Code	Rock Type
NORTHAMPTON SAND FORMATION	NS-FE00L	IRONSTONE, OOIDAL

This data is sourced from British Geological Survey.

Ground stability



Natural ground subsidence



Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see **page 2** for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Radon



- Site Outline
- Search buffers in metres (m)
- Greater than 30%
 - Between 10% and 30%
 - Between 5% and 10%
 - Between 3% and 5%
 - Between 1% and 3%
 - Less than 1%

The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org. Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

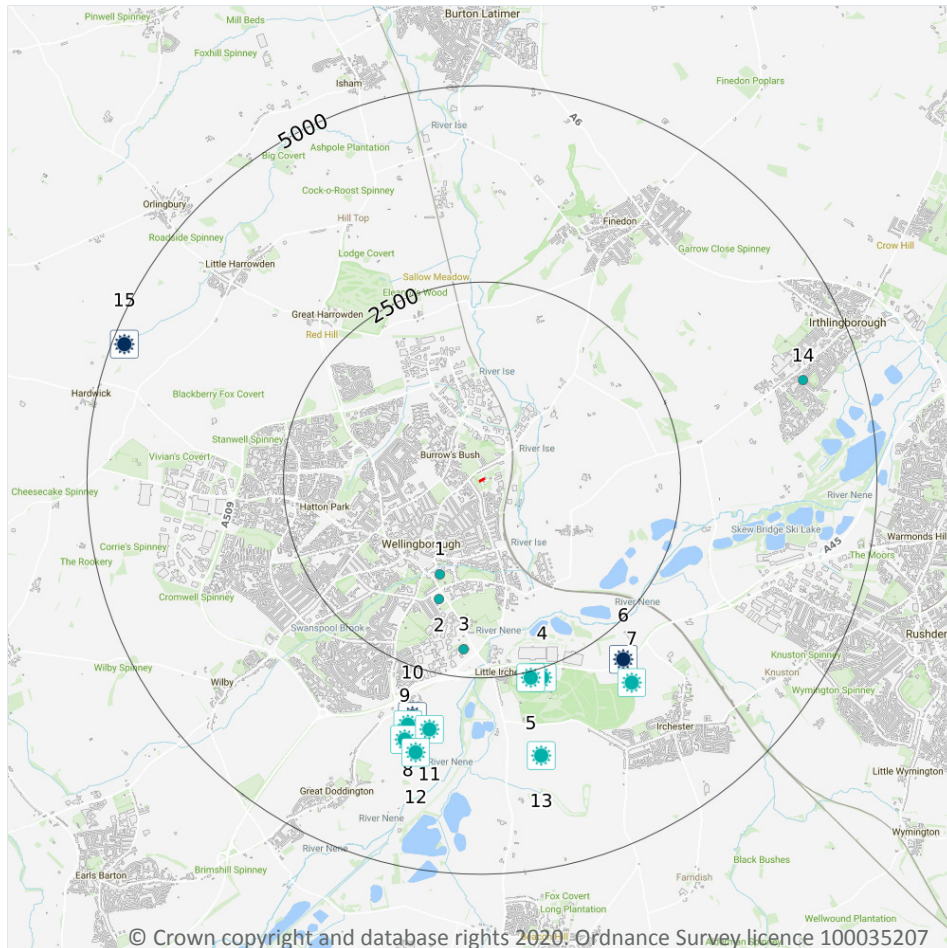
Please see **page 2** for further advice.

This data is sourced from the British Geological Survey/Public Health England.

Energy



Wind and solar



— Site Outline
Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind

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	
1	1-2 km	SW	Site Name: 1 Castle Lane, Wellingborough, Wellingborough, Northamptonshire, NN8 1LB Planning Application Reference: WP/2006/0340 Type of Project: Wind Turbine	Application Date: 2006-06-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises proposed wind turbine attached to house. Approximate Grid Reference: 489521, 267630
2	1-2 km	S	Site Name: London Road, Wellingborough, Wellingborough, Northamptonshire, NN8 2DQ Planning Application Reference: WP/2007/0406 Type of Project: Wind Turbine	Application Date: 2007-08-02 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of roof top wind turbine. Approximate Grid Reference: 489507, 267306
3	2-3 km	S	Site Name: Tesco Stores Limited 27 - 35 Whitworth Way, Wellingborough, Northamptonshire, NN8 2EF Planning Application Reference: WP/2009/0019 Type of Project: Wind Turbine	Application Date: 2009-01-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of one micro wind turbine and associated works for a period of 15 years. Approximate Grid Reference: 489825, 266672
14	4-5 km	E	Site Name: 44 Allen Road, Irthlingborough, East Northamptonshire, Wellingborough, Northamptonshire, NN9 5QY Planning Application Reference: 06/02328/FUL Type of Project: Wind Turbine	Application Date: 2007-01-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a mini wind turbine. Approximate Grid Reference: 494142, 270092

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.

Solar

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	
6	2-3 km	SE	Little Irchester, Higham Road Solar Farm, Land Opposite, 7- 11 Higham Road, Irchester, Wellingborough, Northamptonshire, NN29 7EZ	Contractor: NESF (formerly Lark Energy) LPA Name: Wellingborough Borough Council Capacity (MW): 4.6	Application Date: 01/04/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2016
10	3-4 km	S	Wellingborough Solar Farm, Great Doddington, Wellingborough, Northamptonshire, NN29 7TU	Contractor: Lark Energy LPA Name: Wellingborough Borough Council Capacity (MW): 8.5	Application Date: 22/07/2013 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2014
15	4-5 km	W	Stonebrig Lane, Land At Stonebrig Lane Hardwick Road Little Harrowden Wellingborough Northamptonshire	Contractor: JBM Solutions Limited LPA Name: Wellingborough Borough Council Capacity (MW): 18.8	Application Date: 04/06/2014 Pre Consent Status: Planning Permission Refused Post Consent Status: Application 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
4	2-3 km	S	Land Opposite To Claudius Way, Higham Road, Irchester, Wellingborough, Northamptonshire	Applicant name: Lark Energy Application Status: EIA Screening Option Application Date: 03/11/2014 Application Number: WP/14/00733/SCR

ID	Distance	Direction	Address	Details
5	2-3 km	S	Land Opposite 7 To 11 Claudius Way, Higham Road, Irchester, Wellingborough, Northamptonshire	Applicant name: Lark Energy & Mr Adrian Lewis Application Status: Full Planning Permission Application Date: 31/03/2015 Application Number: WP/15/00200/FUL
7	3-4 km	SE	Land Opposite Chester House Higham Road Irchester Wellingborough Northamptonshire,	Applicant name: Whitworth Brothers Application Status: EIA Screening Option Application Date: 20/06/2019 Application Number: WP/19/00375/SCR
8	3-4 km	S	Land off The Ridge, , Great Doddington, Wellingborough, Northamptonshire, NN29 7TE	Applicant name: Mr Robert Shaw Application Status: Screening Opinion Request Application Date: 13/03/2013 Application Number: SCR/2013/0001
9	3-4 km	S	Land off The Ridge, , Great Doddington, Wellingborough, Northamptonshire, NN29 7TU	Applicant name: Mr Mike Lee Application Status: Full Planning Permission Major Application Date: 22/07/2013 Application Number: WP/2013/0372
11	3-4 km	S	Land off The Ridge, Great Doddington, Wellingborough, Northamptonshire	Applicant name: Mr Mike Lee Application Status: Non Material Amendment Application Date: 16/01/2014 Application Number: WP/2013/0682
12	3-4 km	S	Land At Grove Farm, 30 Goodens Lane, Great Doddington, Wellingborough, Northamptonshire, NN29 7TY	Applicant name: Stephen C Macleod Application Status: Awaiting decision Application Date: 19/07/2019 Application Number: WP/19/00443/SCR
13	3-4 km	S	Land To The South Of B570, Gipsy Lane, Irchester, Wellingborough, Northamptonshire, NN29 7UF	Applicant name: - Application Status: Awaiting decision Application Date: 29/03/2019 Application Number: WP/19/00202/SCR

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

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	Not identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	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	Not identified
Superficial geology	Not identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Not identified
Surface water abstractions	Not identified
Flood Risk	
Risk of flooding from rivers and the sea	Not identified

Flood Risk

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Ground stability

Natural ground subsidence	Identified
Natural geological cavities	Not identified
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

Radon

Radon	Identified
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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	Not identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified

Wind and solar

Proposed solar installations	Identified
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Energy Infrastructure

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

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
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not 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

Contaminated Land assessment methodology

Environmental risk framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990.

Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or their advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the Local Authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate to High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

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

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in



England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.



Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
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Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. 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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Your ref: ME ROBERTS
Grid ref: 490056 268827

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