

LAND AT, COVERIDGE FIELDS, WHEATHILL, BRIDGNORTH, SHROPSHIRE, WV16 6QT

## Professional opinion



### Contaminated Land

**Low:**  
**Acceptable Risk**

page 6



### Flood Risk

**High**

page 8

Consultant's guidance and recommendations inside.



### Farm specific considerations

**Identified**

page 12



### Ground Stability

**Identified**

page 8



### Radon

**Identified**

page 8



### Energy

**Identified**

page 9



### Transportation

**Not identified**



### Planning Constraints

**Identified**

page 11



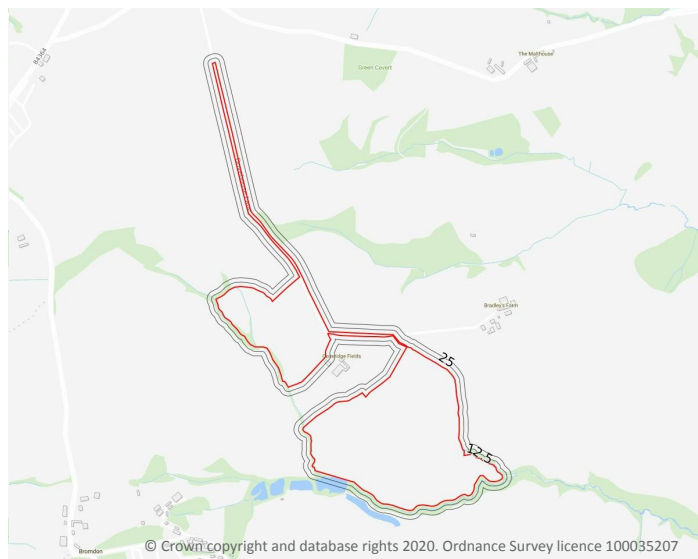
### Planning Applications

**10**

page 11

**Written by:** L Speller BSc (Hons) FGS

**Reviewed by:** A Shadwell MSc PIEMA



## 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**

## Overview of findings and recommendations

These relate to additional issues that are mentioned in Section B8 of the Law Society Conveyancing Handbook (25th ed.) associated with agricultural land transactions. The notifications below are limited to on-site issues only. Please see detailed guidance and recommendations later in this section.

 <b>Current rights of way</b> Identified	 <b>Abstraction licences</b> Not identified
 <b>Historical rights of way</b> Identified	 <b>Discharge consents</b> Not identified
 <b>Open access land</b> Not identified	 <b>Timber felling licences</b> Not identified
 <b>Waste licences and exemptions</b> Not identified	 <b>Stewardship schemes</b> Identified
 <b>Coal, other mining &amp; infilling</b> Identified	 <b>Agricultural land classification</b> Identified
 <b>Natural ground subsidence</b> Not identified	 <b>Nitrate Vulnerable Zone</b> Not identified
 <b>Environmental designations</b> Not identified	 <b>Underground gas pipeline</b> Not identified
 <b>Visual / cultural designations</b> Identified	 <b>Electricity lines and cables</b> Not identified

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 43**.



## Contaminated Land

No recommendations are considered necessary for the property.



## Agricultural features

### Current rights of way

One or more public rights of way have been identified to cross the property. These rights of way have been identified from extracts of local authority plans and contemporary Ordnance Survey maps, and it is advised that the status of any such route is checked against the County Council/Unitary Authority's Definitive Map of the area as this information could have changed since the data was supplied. The relevant authority should also be able to provide advice on any associated obligations for a landowner.

### Historical rights of way

A pre-1949 potential public right of way has been identified on the property. Under Part II of the Countryside and Rights of Way Act 2000, historical footpaths and other rights of way which came into existence before 1949, but have not been recorded on the local authority's definitive map by 1 January 2026, may be extinguished. A number of projects are underway to identify and record these rights of way. Further information and guidance should be obtained from the Rights of Way team at the relevant local authority. Further information may be found at <https://www.gov.uk/guidance/public-rights-of-way-local-authority-responsibilities>.

### Tanks

It is common for either underground storage tanks (USTs) and/or above ground storage tanks (ASTs) to be present within an agricultural premises/farm yard for the storage of heating oil, diesel fuel or petrol. As there is not a reliable database pinpointing the locations of all USTs and ASTs across the UK, further investigation to identify the presence of any tanks on site would be advised.

### Environmental stewardship schemes

The property has been identified to hold one or more Environmental Stewardship Scheme agreements. Environmental Stewardship offers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Details of the scheme(s) identified are noted as follows, and further details can be obtained from the land owner or Natural England:

- Scheme Type: Entry Level Stewardship. Reference: AG00471797
- Scheme Type: Entry Level plus Higher Level Stewardship. Reference: AG00340788
- Scheme Type: Entry Level plus Higher Level Stewardship. Reference: AG00423189

### Agricultural land classifications

The site contains areas which have been assessed under an Agricultural Land Classification Scheme. The scheme grades land according to its potential to support agriculture, with Grade 1 being the highest quality and Grade 5 being the poorest quality. A full breakdown of all the classifications present on site and their meanings can be found in the Agricultural Features section. See **page 41** for details.





## Flood Risk

An area of the study site has been assessed to be at risk of flooding. For further details of the flood risk assessment for the site, please see the flooding summary and detailed data section. Specific advice and assessment of practical ways to mitigate flood risk on farmland can be found on the NFU website at <https://www.nfuonline.com/cross-sector/environment/water/flooding/>



## Radon

The property is in an area where elevated radon levels are detected in 1-3% 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
- No 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
- Radon is only considered to be an issue when it has the opportunity to accumulate in buildings. A purchaser may wish to check the radon map on **page 32** to check the location of radon affected areas. If the radon affected areas are located on open farmland, then radon will be able to freely dissipate and no further action needs to be taken.

## Other considerations

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



## Ground stability

The property is indicated to lie within an area that could be affected by infilled land. 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





## Energy

### Wind

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



## Planning constraints

### Areas of Outstanding Natural Beauty

The site is noted to lie within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Considerable help is offered to farmers and landowners in AONBs, to encourage landscape conservation and enhancement. Advice and grants can save hedgerows, flower meadows and woodland, and discourage the draining and ploughing up of pasture.

Grants for safeguarding traditional farmed landscapes within a number of AONBs are also available through schemes run by the Department for the Environment, Food and Rural Affairs (DEFRA) and the Welsh Office. These grant schemes reduce the financial pressures on farmers, which in the past, have led them to remove traditional landscape features in the interests of greater efficiency.



## 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 and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data. Please see **page 17** for details of the identified issues.

<b>Past Land Use</b>	<b>Low</b>
<b>Waste and Landfill</b>	<b>Low</b>
<b>Current and Recent Industrial</b>	<b>Low</b>

## Current land use

### Current farm activities

The study site comprises two plots of multiple arable fields demarcated by hedgerows, linked by an access road which leads to the far north. Two footpaths cross the site from east to west, one in the north and another in the south. Additionally, a stream is located in the south east and a further stream is noted in the north west.

No working farm buildings have been identified at the property, and it has been presumed that all agricultural chemicals and fuels are stored off site.

### Telegraph/electricity poles

If there is/are a number of telegraph/electricity poles identified across the site, please keep in mind that features such as these may cause an obstruction to large scale cultivation of that area.

### Topography

The site rises from approximately 220m AOD in the south of the site rising gently to 330m AOD in the north.

### Crop Map of England

The following types of crop/land cover have been identified within the site boundary between late spring and summer of 2018:

Grass, Heathland and Bracken, Non-vegetated or sparsely-vegetated Land, Spring Oats, Trees and scrub, short woody plants, hedgerows, Winter Barley, Winter Wheat.

This data is taken from the Crop Map of England (CROME) provided by the Rural Payments Agency under Open Government Licence, © Crown copyright 2018.

### Surrounding area

**North:** Open land.

**South:** A stream with open land beyond.

**East:** Open land with a farmyard to the centre east.

**West:** A stream with open land beyond.



## Historical land use

### On-site

No potentially contaminative land uses have been identified at the study site.

### Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

## 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.

## Site setting and overall environmental sensitivity

The site is situated on bedrock layers of the St Maughans Formation. Groundwater mapping indicates the bedrock layers to be classified as a Secondary A aquifer.

A potable abstraction licence has been identified 19m to the south.

Several surface water features have been identified on and in close proximity to the site.

Potentially vulnerable receptors have been identified including site users, the aforementioned surface water features and the underlying aquifers. In addition, the study area has been identified to lie within an Area of Outstanding Natural Beauty. For further details please refer to the Planning Constraints section of this report. Groundsure considers that the property has a high environmental sensitivity.

## Conclusion

There is no working farmyard on site and no areas associated with a significant contaminative risk have been identified at the site. No significant areas of infilling are noted to be associated with the property.

Groundsure has not identified a potential Source-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 Contaminated Land assessment methodology contained within this report.



## Environmental summary



### Flood Risk

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is high.

Please see **page 28** for details of the identified issues.

River and Coastal Flooding  
Groundwater Flooding  
Surface Water Flooding

Very Low  
Negligible

Highly  
Significant

FloodScore™

Very High

Past Flooding

Not identified

Flood Storage Areas

Not identified



### Ground stability

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

Please see **page 30** for details of the identified issues.

Natural Ground Stability

Low

Non-Natural Ground Stability

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 between 1% and 3%.

Please see **page 32** 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 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 **page 2** for further advice. Additionally, see **page 33** for details of the identified issues.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Identified**

**Proposed Solar Farms**

**Not identified**

**Existing Solar Farms**

**Not 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



### 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.

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



### Crossrail

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

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



### Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

<b>Active Railways and Tunnels</b>	<b>Not identified</b>
<b>Historical Railways and Tunnels</b>	<b>Not identified</b>
<b>Railway and Tube Stations</b>	<b>Not identified</b>
<b>Underground</b>	<b>Not identified</b>



## Planning summary



### 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.

1

#### **Large Developments**

searched to 750m

Please see **page 36** for details of the proposed developments.

5

#### **Small Developments**

searched to 500m

Please see **page 37** for details of the proposed developments.

4

#### **House extensions or new builds**

searched to 125m

Please see **page 37** 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.



### Planning constraints

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

Please see **page 39** for details of the identified issues.

**Environmental Protected Areas** **Identified**  
**Visual and Cultural Protected Areas** **Identified**



### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

**Mobile phone masts**

**Not identified**



## Agricultural features summary



### Agricultural Land Classification

Land within the property has been assigned a value under the Agricultural Land Classification Scheme.

**Highest Classification**  
**Lowest Classification**

**Grade 3**  
**Grade 3**



### Open Access Land

No Open Access Land has been identified at the property. This includes land designated under the Countryside and Rights of Way Act 2000 or previous legislation but does not include ordinary footpaths, which have been assessed separately within this report.

**Conclusive Open Country**  
**Dedicated Land**  
**Section 15 Land**  
**Conclusive Registered**  
**Common Land**

**Not identified**  
**Not identified**  
**Not identified**  
**Not identified**



### Timber felling licences

No timber felling licences granted by the Forestry Commission have been identified on site. Please note this data is only currently available in England.

**Single Tree**  
**Clear Fell (Conditional)**  
**Clear Fell (Unconditional)**  
**Selective fell/thin**  
**(Conditional)**  
**Selective fell/thin**  
**(Unconditional)**

**Not identified**  
**Not identified**  
**Not identified**  
**Not identified**  
**Not identified**



## 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](mailto: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.

## Hedgerows

The Hedgerow Regulations (1997) protect countryside hedgerows. You could get a fine up to £5,000 if you break the rules for removing them, or in serious cases referred to the Crown Court unlimited fines may be applied. The main criteria for a hedgerow being protected are length, location and importance. If you need to remove a hedgerow on your land you should discuss the proposal with the Local Planning Authority first. Further information on the criteria for protection can be found here

<https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>.

## Tree Protection Orders

Tree Protection Orders protect specific trees, groups of trees or woodlands in the interests of amenity. It is prohibited to undertake cutting down, topping, lopping, uprooting, root cutting, wilful damage or wilful destruction of protected trees without the Local Planning Authority's written consent. Groundsure recommend that you ascertain what, if any, trees on the property are covered by Tree Protection Orders if any such works are anticipated.

## Riparian Ownership

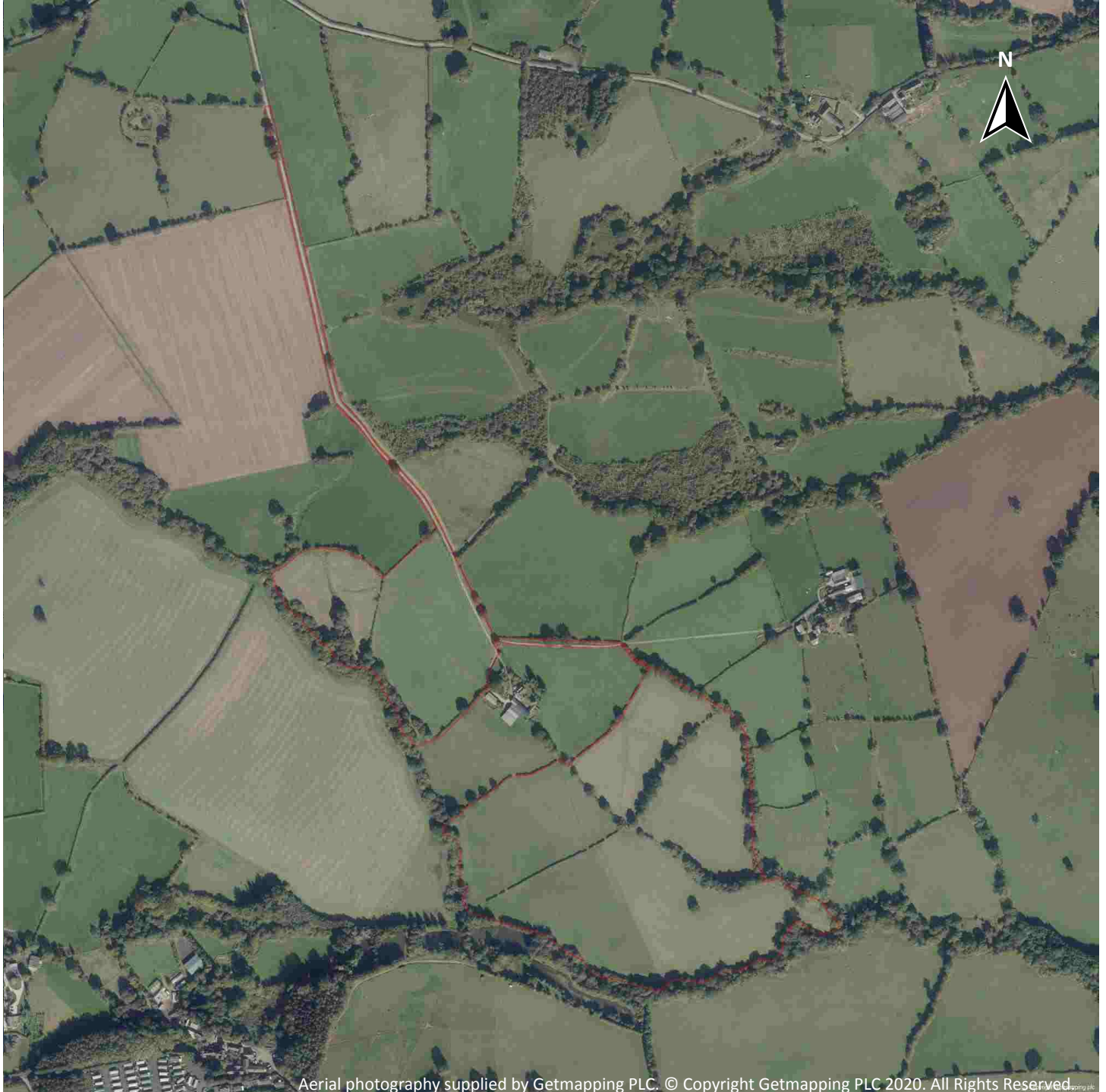
If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.

# Agricultural

LAND AT, COVERIDGE FIELDS,  
WHEATHILL, BRIDGNORTH,  
SHROPSHIRE, WV16 6QT

Ref: Index-6831573  
Your ref: MA:SAD03769.0008  
Grid ref: 360681 281143

## Recent aerial photograph



Capture Date: 25/09/2018

Site Area: 20.17ha



## Contaminated Land summary



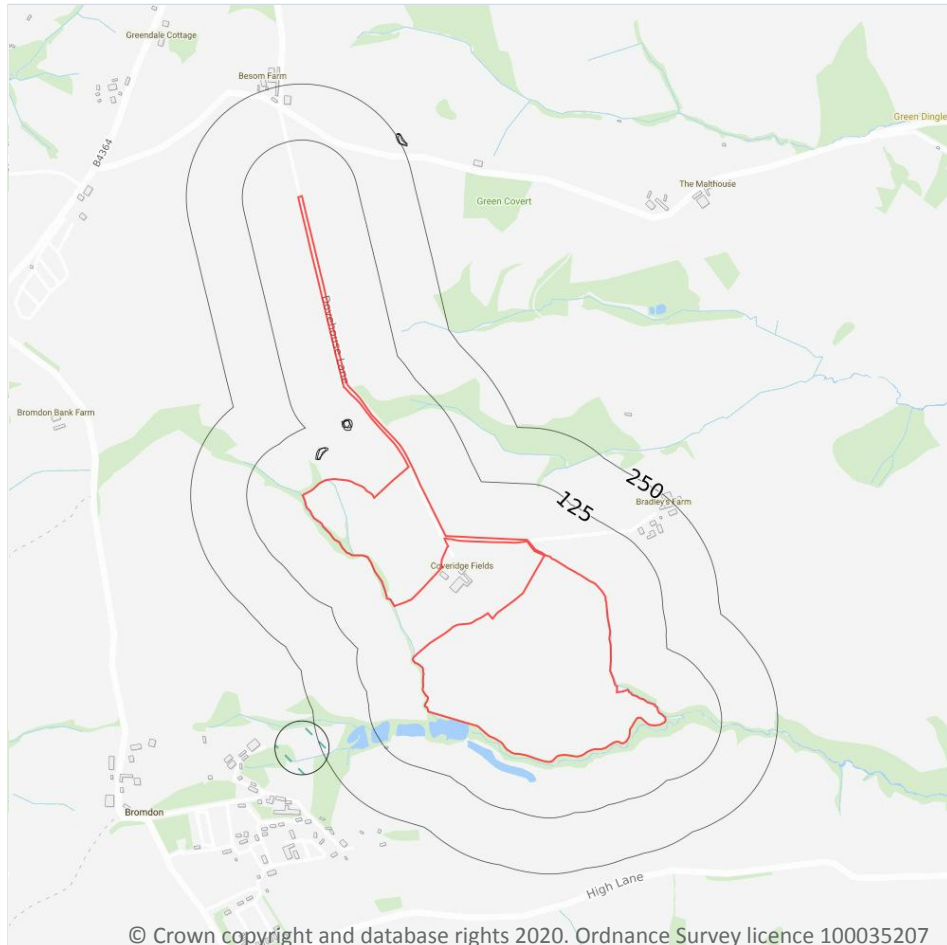
Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	5	3
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former 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
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	0
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 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
39 m	SW	Unspecified Old Quarries	1903
43 m	SW	Unspecified Old Quarries	1949
44 m	SW	Unspecified Quarries	1883
48 m	N	Unspecified Old Quarries	1903

# Agricultural

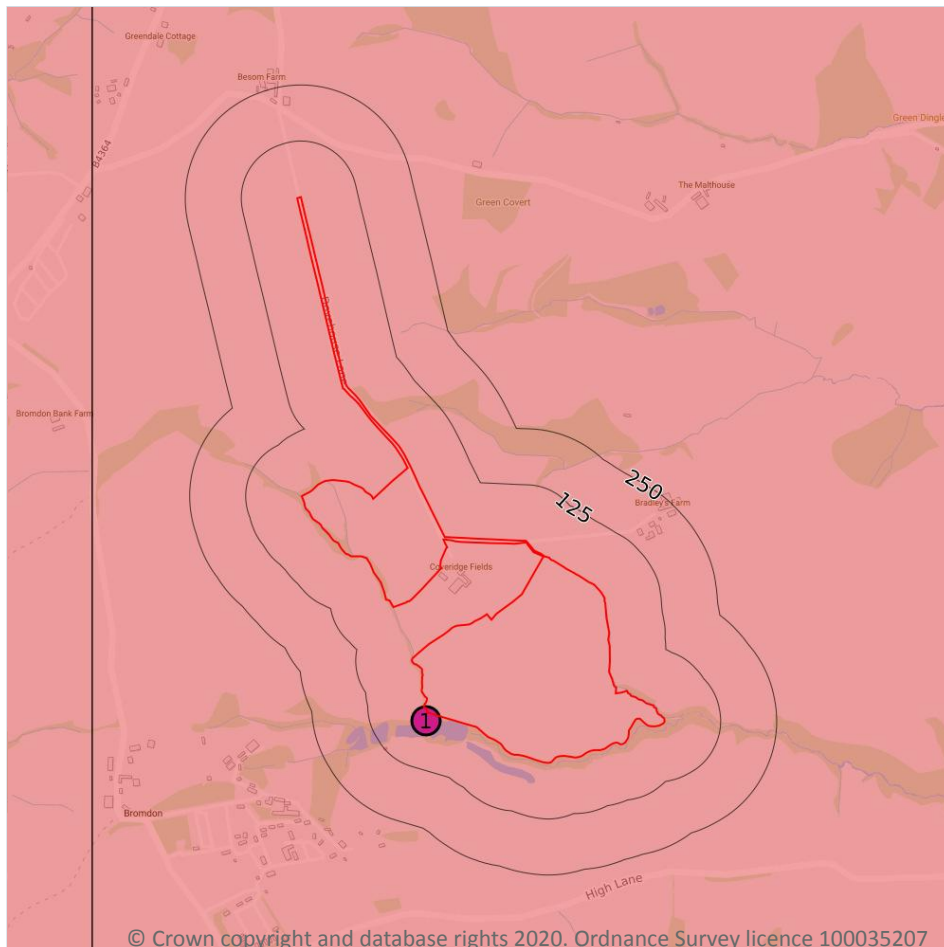
LAND AT, COVERIDGE FIELDS,  
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Ref: Index-6831573  
Your ref: MA:SAD03769.0008  
Grid ref: 360681 281143

Distance	Direction	Use	Date
49 m	N	Unspecified Old Quarries	1949
229 m	W	Sewage Works	1977
247 m	NE	Unspecified Old Quarries	1949
248 m	NE	Unspecified Quarries	1883

This data is sourced from Ordnance Survey/Groundsure.

## 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.

Distance	Direction	Designation
0	on site	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	19 m	S	Licence No: MD/054/0009/135 Licence status: Active Use of groundwater: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct source: Groundwater Midlands Region Abstraction point: SANDSTONE AT BROMDON CARAVAN PARK Data type: Point	Annual volume (m³): 10,950 Max daily volume (m³): 30 Original application No: NPS/WR/032416 Original start date: 29/01/2020 Version start date: 29/01/2020

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

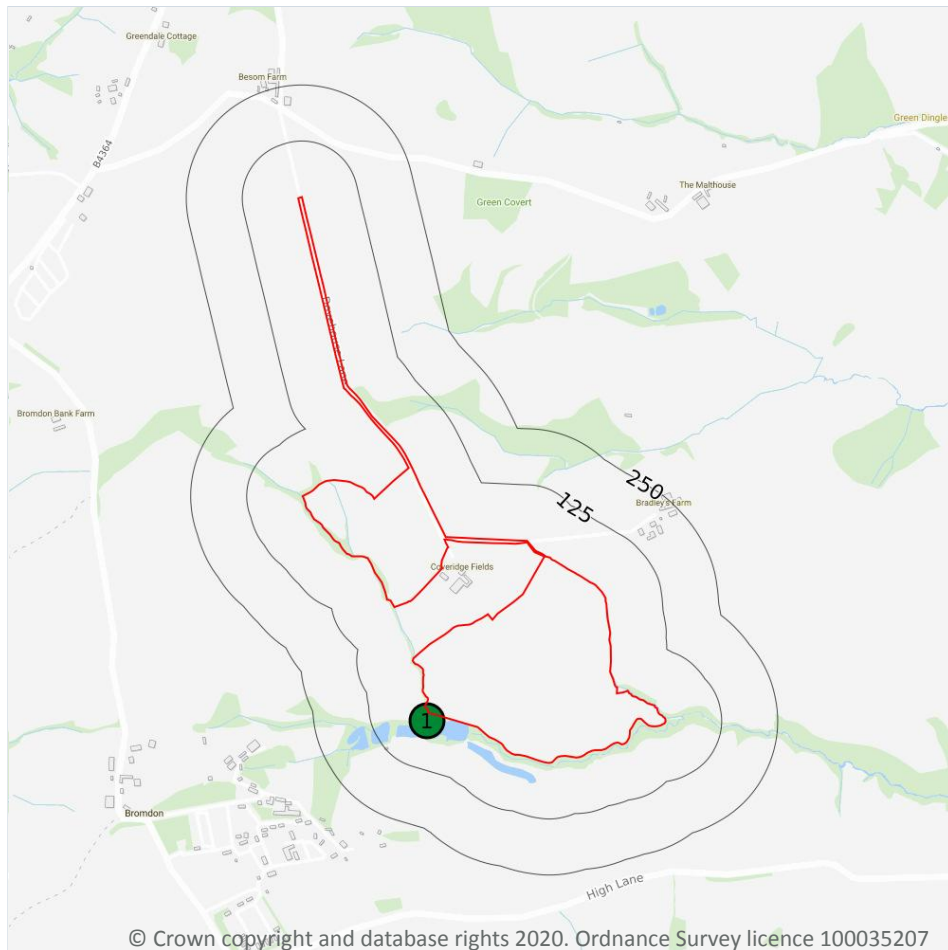
## Bedrock geology

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.

Description	BGS LEX Code	Rock Type
ST MAUGHANS FORMATION	SMG-ARSD	ARGILLACEOUS ROCKS AND [SUBEQUAL/SUBORDINATE] SANDSTONE, INTERBEDDED

This data is sourced from British Geological Survey.

## Source Protection Zones and drinking water abstractions



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1  
Inner catchment
- Source Protection Zone 2  
Outer catchment
- Source Protection Zone 3  
Total catchment
- Source Protection Zone 4  
Zone of Special Interest
- Source Protection Zone 1c  
Inner catchment - confined aquifer
- Source Protection Zone 2c  
Outer catchment - confined aquifer
- Source Protection Zone 3c  
Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences  
Polygon features
- Drinking water abstraction licences  
Linear features

### Drinking water abstraction licences

These are records of licences for groundwater abstractions for drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

ID	Distance	Direction	Details	
1	19 m	S	Licence No: MD/054/0009/135 Licence status: Active Use of water: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct source: Groundwater Midlands Region Abstraction point: SANDSTONE AT BROMDON CARAVAN PARK	Data type: Point Annual volume (m3): 10,950 Max daily volume (m3): 30 Original start date: 29/01/2020 Version start date: 29/01/2020

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Your ref: MA:SAD03769.0008  
Grid ref: 360681 281143

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

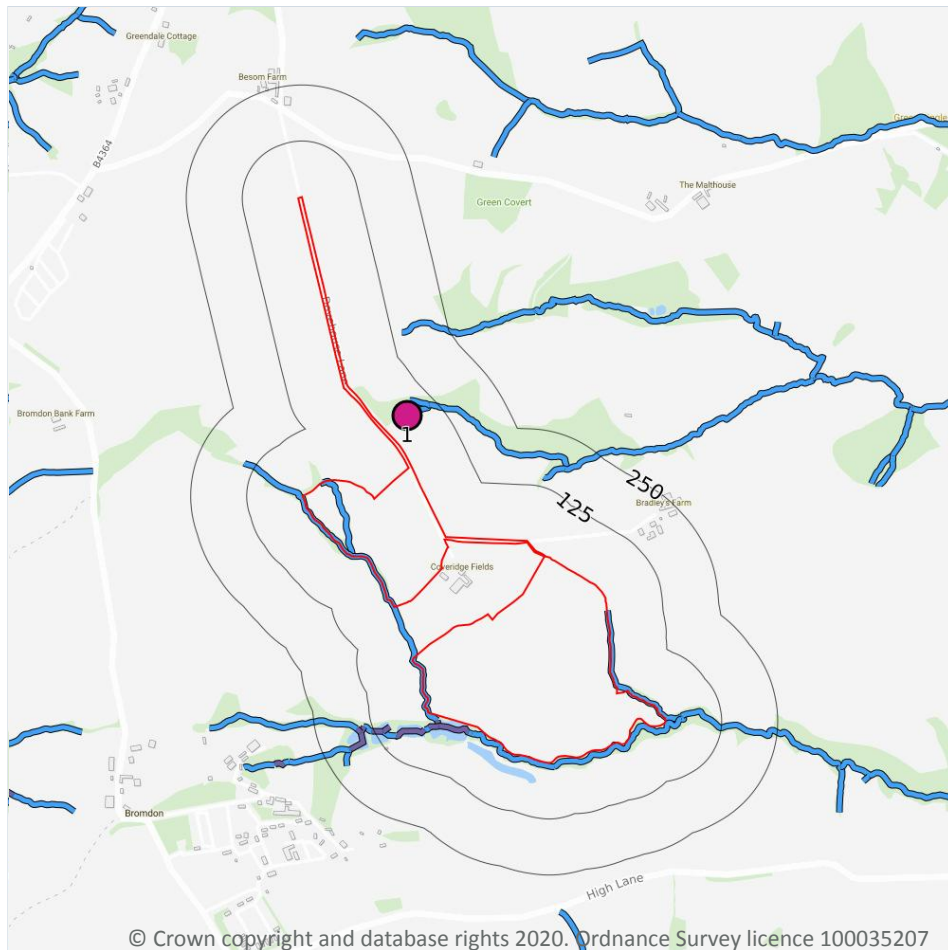


**Groundsure**  
LOCATION INTELLIGENCE

Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com)  
08444 159 000

Date: 7 July 2020

## Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
  - At ground level      - - - Elevated
  - - - Underground      — Unspecified

### 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
0	on site	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)
0	on site	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)



Distance	Direction	Details
0	on site	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)
1 m	E	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)
3 m	S	Name: Batch Brook 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)
5 m	S	Name: Batch Brook 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)
5 m	SW	Name: Batch Brook 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)
11 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
11 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
17 m	S	Name: Batch Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
23 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
32 m	S	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)



Distance	Direction	Details
37 m	E	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)
38 m	E	Name: Batch Brook 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)
39 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
83 m	NE	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)
86 m	NE	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)
88 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)
90 m	SW	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
108 m	SW	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
110 m	NE	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)
131 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)

Distance	Direction	Details
142 m	W	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
146 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)
147 m	E	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)
154 m	W	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
154 m	W	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
159 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)
181 m	NE	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)
191 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)
193 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)
193 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)

This data is sourced from Ordnance Survey.

## Surface water abstractions

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

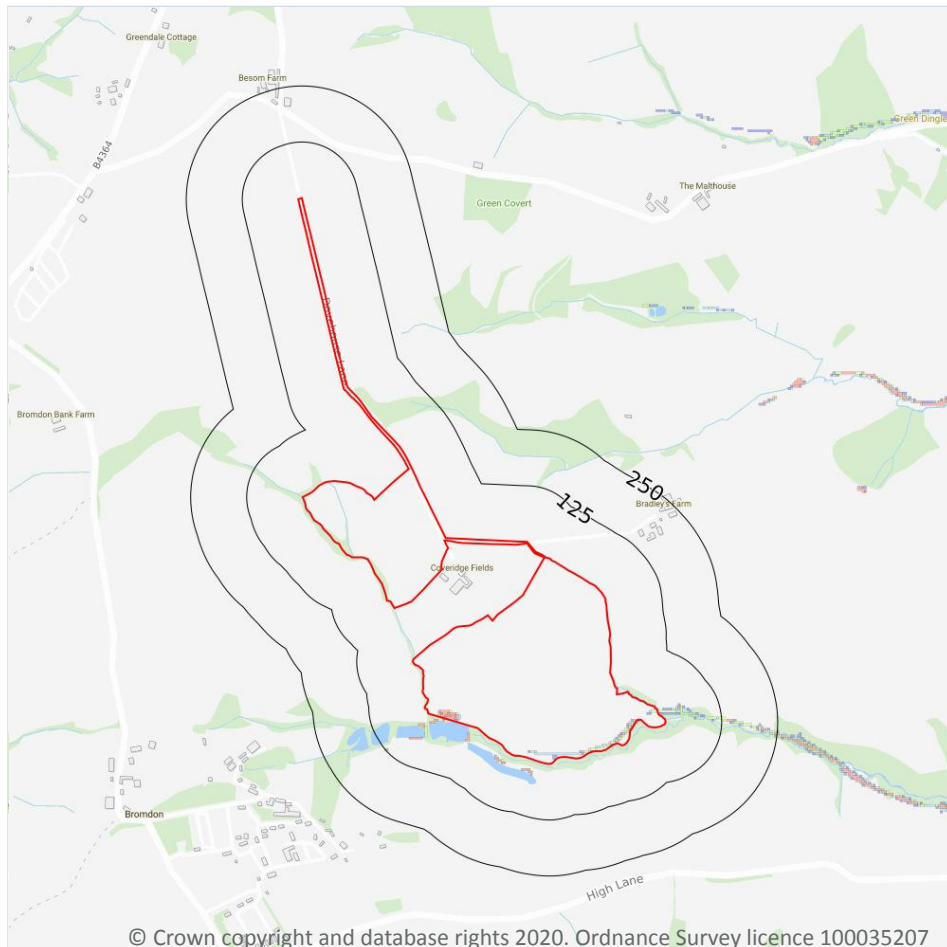
ID	Distance	Direction	Details	
1	58 m	NE	Licence No: 18/54/09/0128 Licence status: Historical Use of water: General Farming & Domestic Direct source: Surface Water Midlands Region Abstraction point: WHEATHILL,BRIDGNORTH - SPRING Data type: Point	Annual volume (m3): - Max daily volume (m3): - Original start date: 29/12/1966 Expiry Date: - Version start date: 09/11/1973 Version end date: -

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

## Flood Risk



### Surface water flood risk



— Site Outline  
Search buffers in metres (m)

#### Surface water flood risk

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

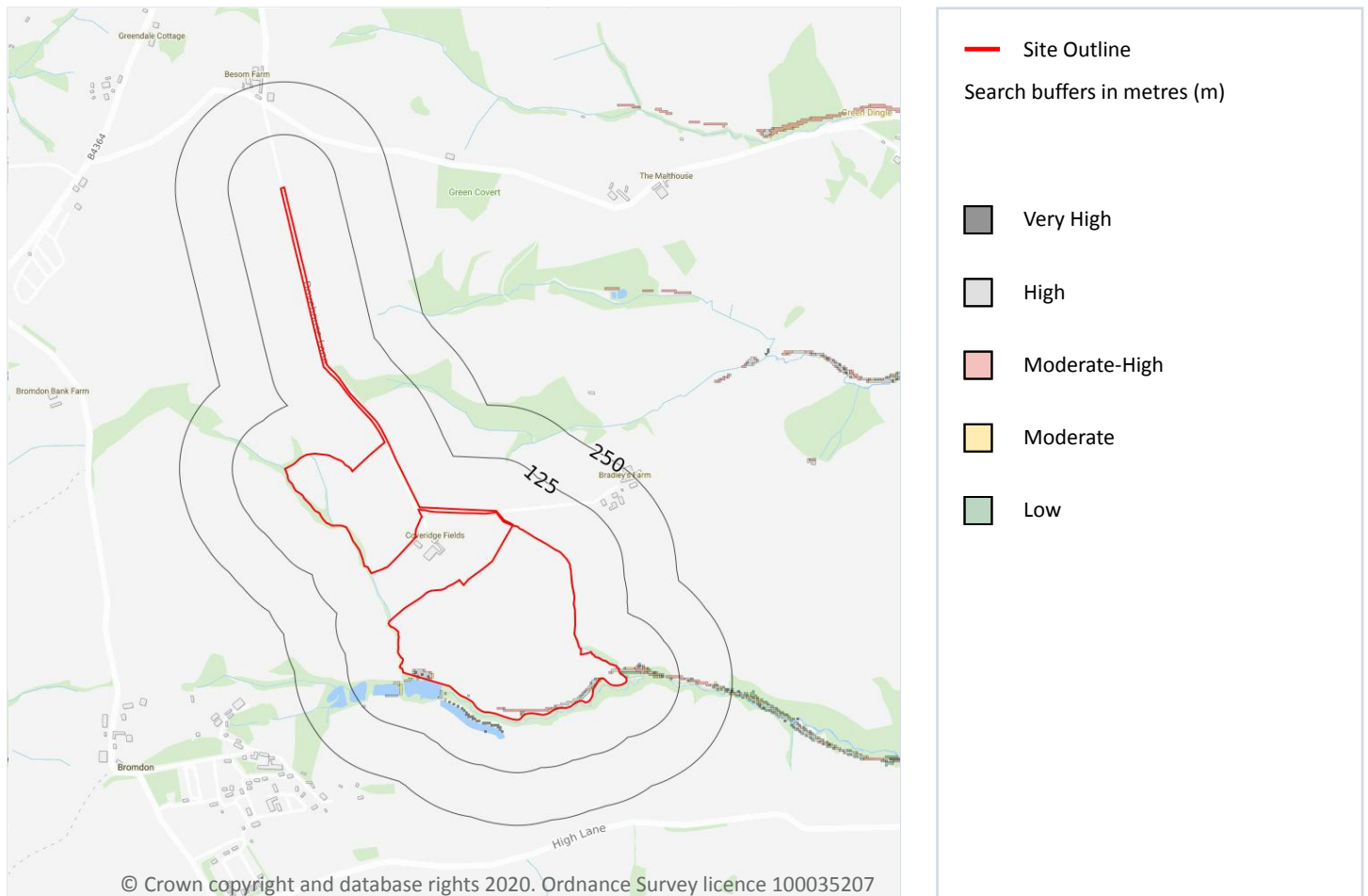
#### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Highly Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.

## Ambiental FloodScore™



The property has been rated as having a Very High level of flood hazard.

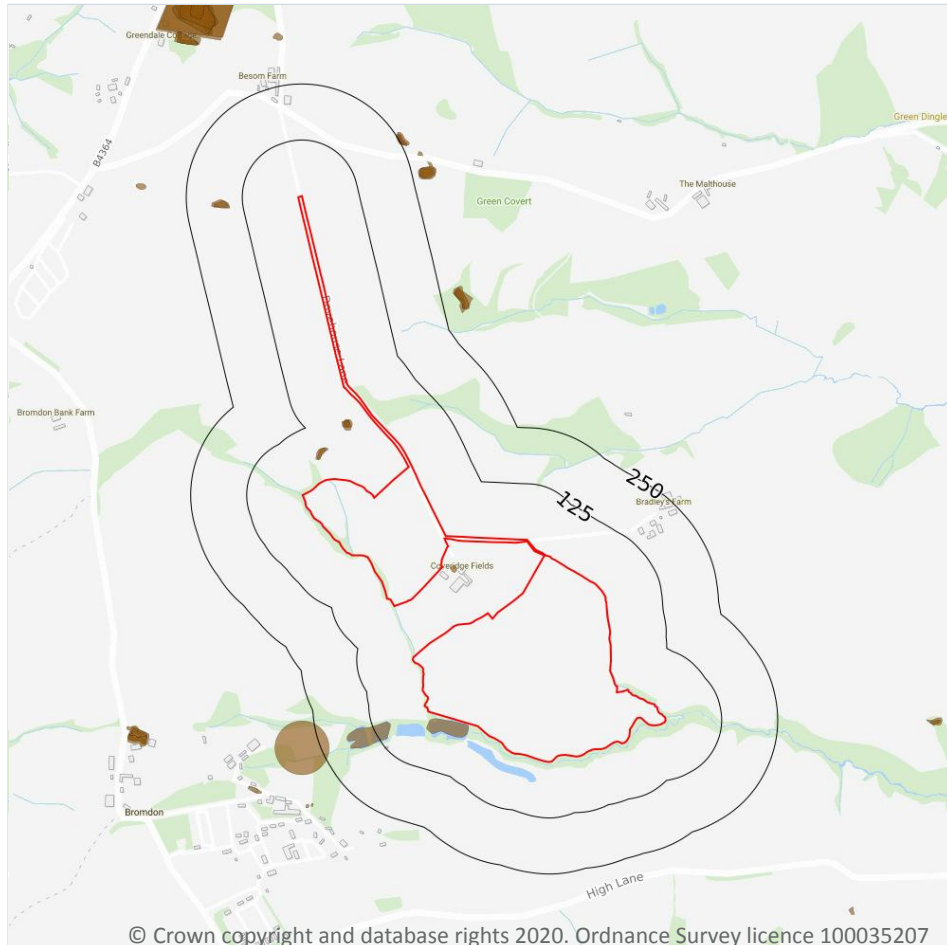
Ambiental's FloodScore™ rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

## Ground stability



### Non-natural ground subsidence



— Site Outline  
Search buffers in metres (m)

Infilled Land

Mining hazards:

Highly likely

Likely

Unlikely

#### Infilled land

Maps suggest the property is located near a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled with various materials, and this can cause structural problems. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

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

Distance	Direction	Use	Date
4 m	S	Pond	1977
19 m	E	Pond	1903

# Agricultural

LAND AT, COVERIDGE FIELDS,  
WHEATHILL, BRIDGNORTH,  
SHROPSHIRE, WV16 6QT

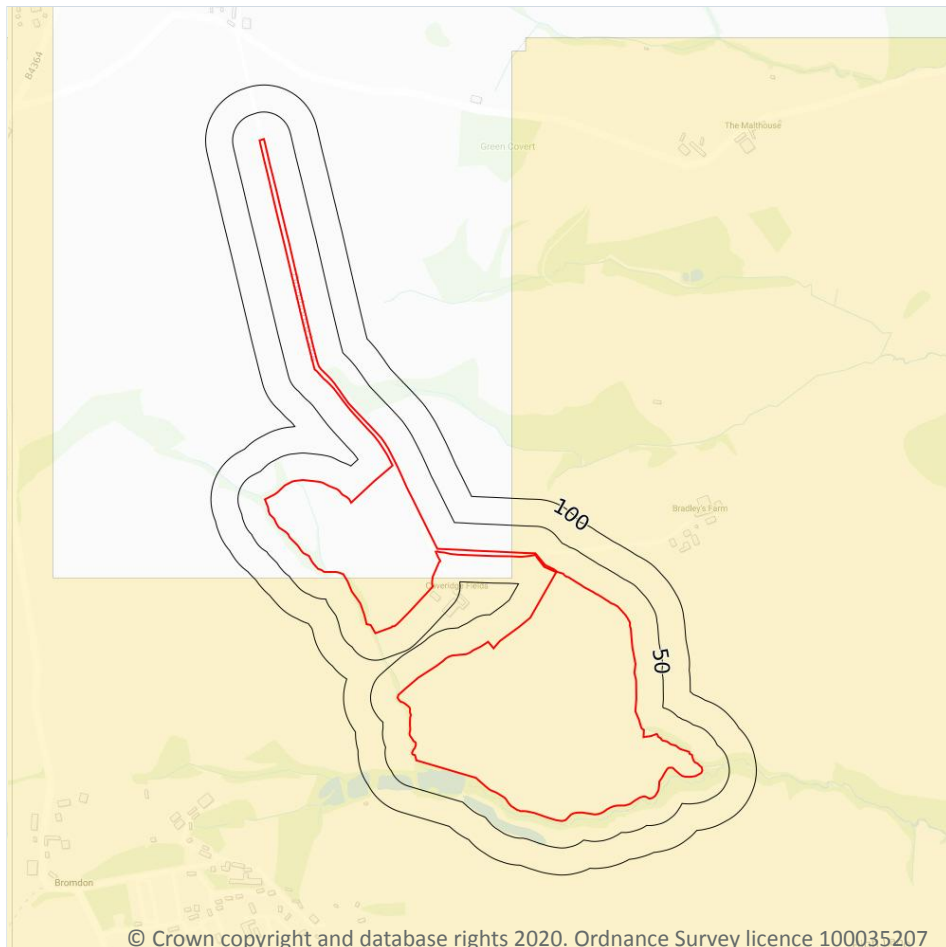
Ref: Index-6831573  
Your ref: MA:SAD03769.0008  
Grid ref: 360681 281143

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.





## 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](http://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.

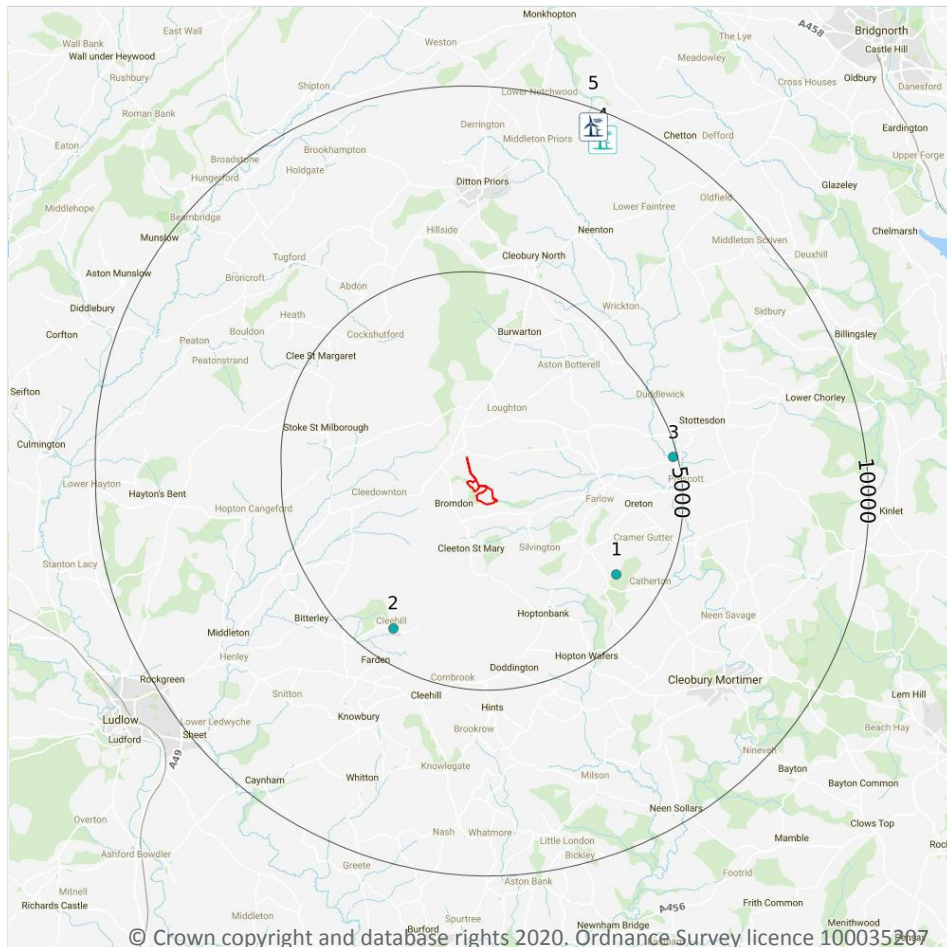
This data is sourced from the British Geological Survey/Public Health England.



## 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

### Wind farms

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

ID	Distance	Direction	Details	
5	9-10 km	NE	Site Name: Sydnall Farm, Middleton Priors, Bridgnorth, West Midlands Operator Developer: Hallmark Power Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.225MW Total project capacity: 0.45 Approximate Grid Reference: 364202, 290426

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

## 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.

ID	Distance	Direction	Details	
4	9-10 km	NE	Site Name: Land north of Sidnall Farm, Middleton Priors, Lightwood, Shropshire, Bridgnorth, Shropshire, WV16 6UN Planning Application Reference: 13/03126/FUL Type of Project: 2 Wind Turbines	Application Date: 2013-07-23 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 2 wind turbines (45m overall height), associated infrastructure and access track. Approximate Grid Reference: 364118, 290437

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.

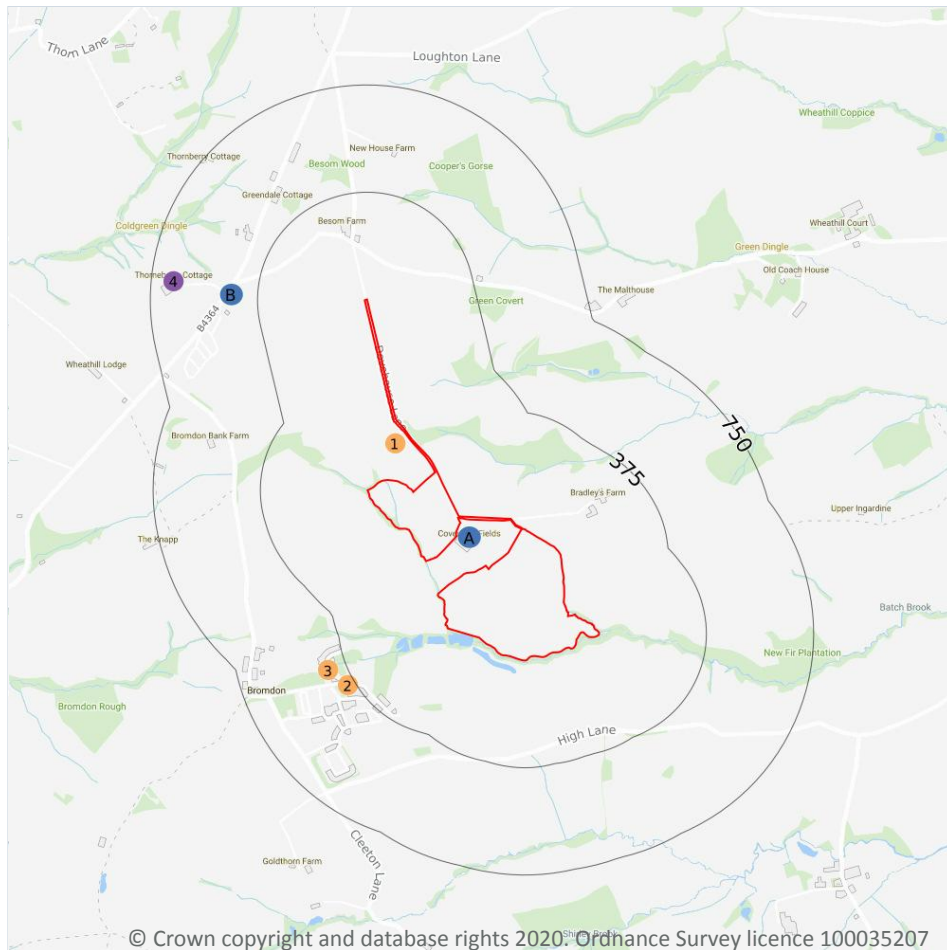
Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have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

ID	Distance	Direction	Details	
1	3-4 km	SE	<p>Site Name: 35 Catherton Common, Hopton Wafers, South Shropshire, Kidderminster, Hereford &amp; Worcester, DY14 0JJ</p> <p>Planning Application Reference: 1/08/20333/F</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2008-01-28</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of a 10m domestic wind turbine.</p> <p>Approximate Grid Reference: 364491, 278744</p>
2	4-5 km	SW	<p>Site Name: The Incline Cottage, Bedlam, Clee Hill, Ludlow, Shropshire, SY8 3PW</p> <p>Planning Application Reference: 09/00834/FUL</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2009-06-03</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of extensions, porch and dormer window installation of solar panels in association with construction of freestanding 2.5 kw wind turbine.</p> <p>Approximate Grid Reference: 358474, 277294</p>
3	4-5 km	E	<p>Site Name: Stottesdon, Bridgnorth, Kidderminster, Hereford &amp; Worcester, DY14 8TL</p> <p>Planning Application Reference: APP/FUL/07/0870</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2007-10-16</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of a wind turbine.</p> <p>Approximate Grid Reference: 366024, 281893</p>

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.

## Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Small Project planning application
- House Extension planning application

## Large projects searched to 750m

1 large development within 750m from the property has 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: 673 m Direction: NW	Application reference: 16/02030/FUL Application date: 17/05/2016 Council: Shropshire Accuracy: Exact	Address: The Wood Farm, Wheathill, Bridgnorth, Shropshire, WV16 6QU Project: Poultry Building Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## Small projects searched to 500m

5 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: 53 m Direction: NW	Application reference: 13/01748/COU Application date: 08/05/2013 Council: Shropshire Accuracy: Proximity	Address: Land And Buildings South Of, Three Horseshoes Inn, Wheathill, Bridgnorth, Shropshire, WV16 6QT Project: Warden Unit & Storage/Leisure Facility Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 2 Distance: 404 m Direction: SW	Application reference: 12/03733/AGR Application date: 04/09/2012 Council: Shropshire Accuracy: Exact	Address: Lower Bromdon Farm, Bromdon, Wheathill, Bridgnorth, Bridgnorth, Shropshire, WV16 6QT Project: Agricultural Building Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 3 Distance: 442 m Direction: SW	Application reference: 11/03528/AGR Application date: 05/08/2011 Council: Shropshire Accuracy: Proximity	Address: Bradleys Farm, Dovehouse Lane, Wheathill, Bridgnorth, Shropshire, WV16 6QT Project: Agricultural Building Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: B Distance: 470 m Direction: NW	Application reference: 15/04281/FUL Application date: 02/10/2015 Council: Shropshire Accuracy: Exact	Address: Wheathill Touring Park, Wheathill, Bridgnorth, Shropshire, WV16 6QT Project: Caravan Pitches (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: B Distance: 470 m Direction: NW	Application reference: 12/02881/FUL Application date: 10/07/2012 Council: Shropshire Accuracy: Exact	Address: Three Horseshoes Inn, Wheathill, Bridgnorth, Shropshire, WV16 6QT Project: Storage Shed Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## House extensions and small new builds searched to 125m

4 house extensions and small new builds within 125m from the property have been submitted for planning permission during the last ten years.

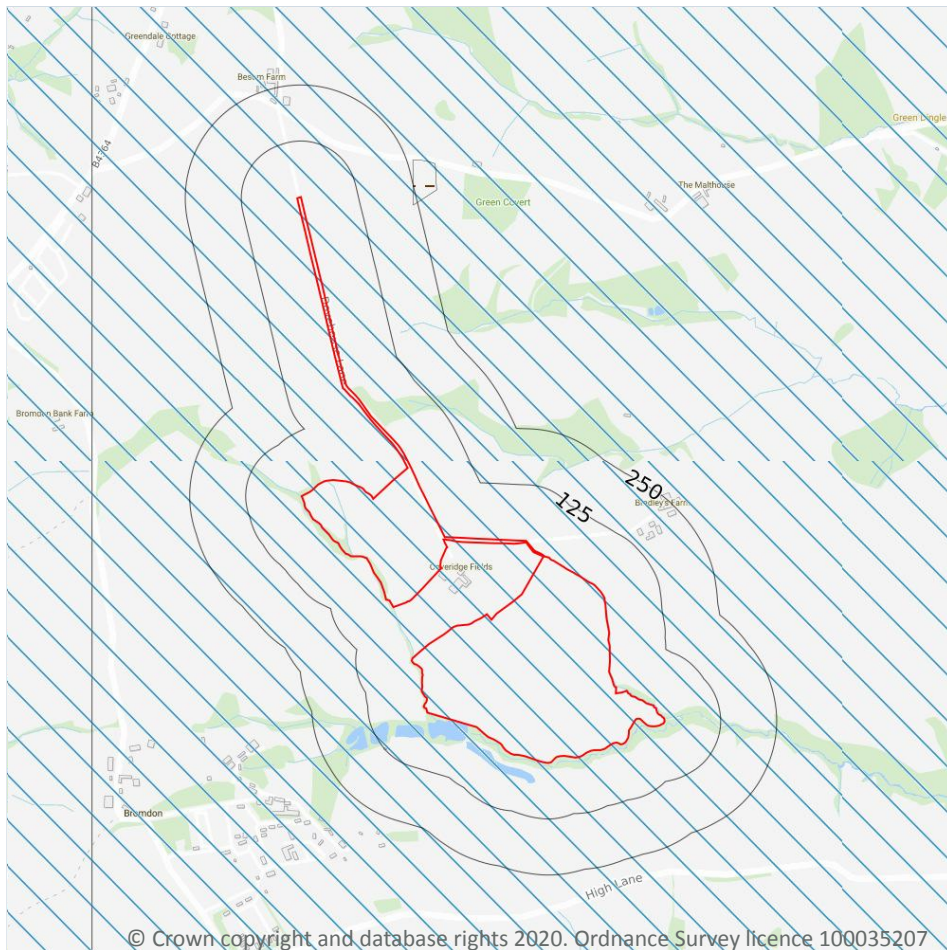
ID	Details	Description	Online record
ID: A Distance: 44 m Direction: NW	Application reference: 20/02448/FUL Application date: 26/06/2020 Council: Shropshire Accuracy: Exact	Address: Barn Conversion At Coveridge F, Wheathill, Bridgnorth, Shropshire, West Midlands, WV16 6QT Project: House (Conversion) Last known status: An application has been submitted for detailed approval.	<a href="#">Link</a>



ID	Details	Description	Online record
ID: A Distance: 44 m Direction: NW	Application reference: 20/02386/FUL Application date: 18/06/2020 Council: Shropshire Accuracy: Exact	Address: Coveridge Fields Farm, Dovehouse Lane, Bromdon, Bridgnorth, Shropshire, West Midlands, WV16 6QT Project: Flats (Conversion) Last known status: An application has been submitted for detailed approval.	<a href="#">Link</a>
ID: A Distance: 44 m Direction: NW	Application reference: 18/05299/FUL Application date: 21/11/2018 Council: Shropshire Accuracy: Exact	Address: Proposed Barn Conversion West, Wheathill, Bridgnorth, Shropshire, West Midlands, WV16 6QT Project: Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 44 m Direction: NW	Application reference: 18/05296/FUL Application date: 21/11/2018 Council: Shropshire Accuracy: Exact	Address: Malthouse Farm, Bromdon, Bridgnorth, Shropshire, West Midlands, WV16 6QT Project: Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>



















## Planning Constraints



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### Site Outline

### Search buffers in metres (m)

-  Listed buildings
-  Certificates of immunity from listing
-  Conservation areas
-  National Parks
-  Areas of Outstanding Natural Beauty
-  Registered parks and gardens
-  Scheduled Monuments
-  World Heritage Sites
-  Internationally important wetland sites (Ramsar Sites)
-  Sites of Special Scientific Interest
-  Designated Ancient Woodland
-  Green Belt
-  Local Nature Reserves
-  Special Areas of Conservation
-  National Nature Reserves
-  Special Protection Areas (for birds)

## Environmental Designations

### Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
240 m	E	Green Farm Quarry	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>

## Visual and Cultural Designations

### Areas of Outstanding Natural Beauty

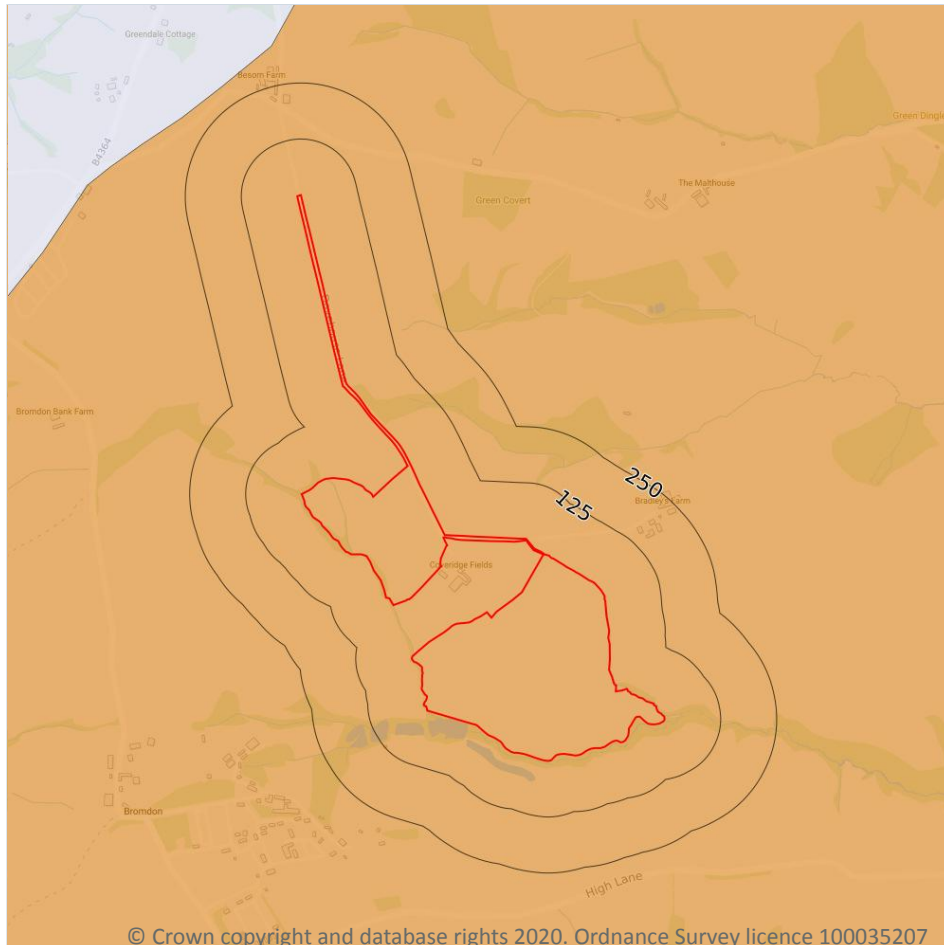
Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside in England and Wales. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

Distance	Direction	AONB/NSA Name	Data Source
0	on site	Shropshire Hills	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management>



## Agricultural Features



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Timber felling licences
- Open Access land

### Agricultural land classifications

Agricultural land is classified into five grades and two subgrades. Grade one is best quality and grade five is poorest quality. A number of consistent criteria used for assessment which include climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). National planning policy defines the Best and Most Versatile agricultural land as land within grades 1, 2 and 3a. This is good to excellent quality land which can best deliver the food and non-food crops for the future.

Distance	Direction	Details
0 m	on site	<p>Classification: Grade 3</p> <p>Description: Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.</p>

# Agricultural

LAND AT, COVERIDGE FIELDS,  
WHEATHILL, BRIDGNORTH,  
SHROPSHIRE, WV16 6QT

Ref: Index-6831573  
Your ref: MA:SAD03769.0008  
Grid ref: 360681 281143

This data has been sourced from Natural England under the Open Government Licence v3.0  
<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



**Groundsure**  
LOCATION INTELLIGENCE

Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com)  
08444 159 000

Date: 7 July 2020

## 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.

### Agricultural Features

Abstraction licences	Not identified
----------------------	----------------

Discharge consents	Not identified
--------------------	----------------

Countryside stewardship schemes	Not identified
---------------------------------	----------------

<b>Environmental stewardship schemes</b>	<b>Identified</b>
--	-------------------

Nitrate Vulnerable Zone	Not identified
-------------------------	----------------

<b>Agricultural land classifications</b>	<b>Identified</b>
--	-------------------

Open access land	Not identified
------------------	----------------

Timber felling licences	Not identified
-------------------------	----------------

### Contaminated Land

<b>Former industrial land use (1:10,560 and 1:10,000 scale)</b>	<b>Identified</b>
---	-------------------

Former tanks	Not 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	Not identified
-----------------------------	----------------

Current or recent petrol stations	Not identified
-----------------------------------	----------------

### Contaminated Land

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
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Dangerous industrial substances (D.S.I. List 1)	Not identified
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Dangerous industrial substances (D.S.I. List 2)	Not identified
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Pollution incidents	Not identified
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### Superficial hydrogeology

Aquifers within superficial geology	Not identified
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Superficial geology	Not identified
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### Bedrock hydrogeology

<b>Aquifers within bedrock geology</b>	<b>Identified</b>
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<b>Groundwater abstraction licences</b>	<b>Identified</b>
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<b>Bedrock geology</b>	<b>Identified</b>
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### Source Protection Zones and drinking water abstractions

Source Protection Zones	Not identified
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## Source Protection Zones and drinking water abstractions

Source Protection Zones in confined aquifer Not identified

**Drinking water abstraction licences Identified**

## Hydrology

**Water courses from Ordnance Survey Identified**

**Surface water abstractions Identified**

## Flood Risk

Risk of flooding from rivers and the sea Not identified

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 Identified**

Groundwater flooding Not identified

## Ground stability

Natural ground subsidence Not identified

Natural geological cavities Not identified

Coal mining Not identified

Non-coal mining Not identified

Mining cavities Not identified

**Infilled land Identified**

## Radon

**Radon Identified**

## Oil and Gas

Oil or gas drilling well Not identified

## Oil and Gas

Proposed oil or gas drilling well Not identified

Licensed blocks Not identified

Potential future exploration areas Not identified

## Wind and solar

**Wind farms Identified**

**Proposed wind farms Identified**

**Proposed wind turbines Identified**

Existing and agreed solar installations Not identified

Proposed solar installations Not identified

## 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

## 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

Crossrail 1 route Not identified

## Transportation

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 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not 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 constraints

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
<b>Areas of Outstanding Natural Beauty</b>	<b>Identified</b>
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

<b>Large projects searched to 750m</b>	<b>Identified</b>
<b>Small projects searched to 500m</b>	<b>Identified</b>
<b>House extensions and small new builds searched to 125m</b>	<b>Identified</b>
Mobile phone masts	Not identified
Mobile phone masts planning records	Not identified

## Planning constraints

<b>Sites of Special Scientific Interest</b>	<b>Identified</b>
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	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.

## Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The location of applications are represented in this report as single points and are derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. This single point may not represent the nearest border of the development and may fall outside of the development boundary. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development and how this may impact the subject property.

Groundsure have incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure have distilled these into three core categories. These categories are large urban, urban and rural and the following search distances apply:

- Large urban: 250m for large projects, 50m for small projects and house extensions
- Urban: 500m for large projects, 250m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 125m for house extensions

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure have excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report also excludes information on Lawful Development Certificates, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

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## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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