



The Coal
Authority

Resolving the **impacts** of mining



Enviro All-in-One

Non-Residential Search Report

**TOR Y GRAIG FARM, TOR Y GRAIG FARM, TY LLWYD, BRYNCOCH, NEATH
PORT TALBOT, SA10 7DX**

Thank you for placing your order with the Coal Authority Mining Reports team.

Please find enclosed the Coal Authority's Non-Residential CON29M and Groundsure Screening Report.

The icon below summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the report location. A fuller explanation of the condition and its potential to result in ground movement are given in the Coal Authority section of this report.



Coal mining

Yes

If you need any further assistance, please do not hesitate to contact our experts on 0345 762 6848 quoting the Coal Authority reference number.

Coal Authority ref: 51002947989001

Your ref:

Date: 2 March 2022

For any coal mining related issues please contact the Coal Authority:

0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

ALISON WHITE
1 BRYN CATWG
CADOXTON
NEATH PORT TALBOT
SA10 8BG

Our reference:	51002947989001
Your reference:	
Date of your enquiry:	27 February 2022
Date we received your enquiry:	27 February 2022
Date of issue:	02 March 2022

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - On Coalfield

**TOR Y GRAIG FARM, TOR Y GRAIG FARM, TY LLWYD, BRYNCOCH, NEATH PORT TALBOT,
SA10 7DX**

This report is based on and limited to the records held by, the Coal Authority, at the time we answer the search.

Coal mining

See comments below

Information from the Coal Authority

Underground coal mining

Past

The property is in a surface area that could be affected by underground mining in 4 seams of coal at 50m to 430m depth, and last worked in 1923.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

Present

The property is not within a surface area that could be affected by present underground mining.

Future

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods. The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Working facilities orders

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Additional Remarks

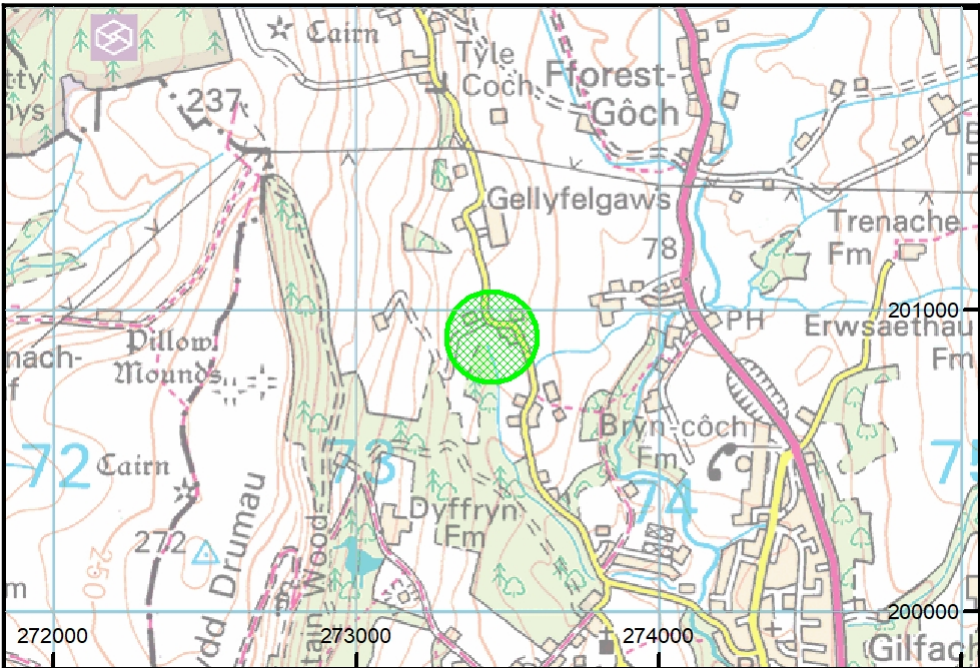
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Location map



Approximate position of property

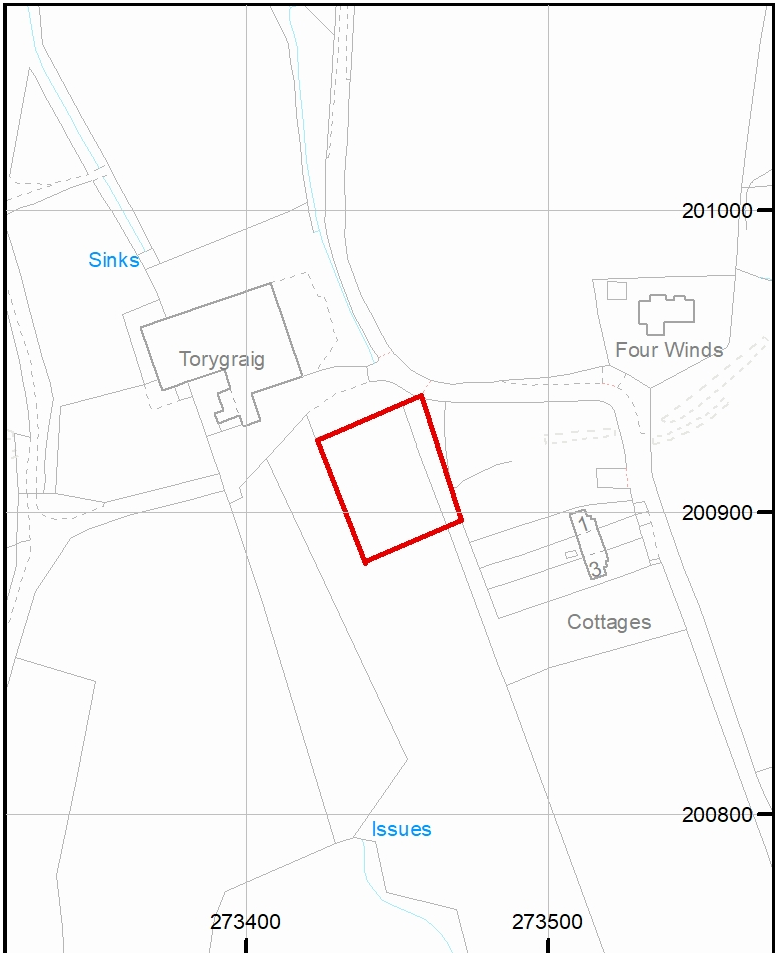


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



TOR Y GRAIG FARM TOR Y GRAIG FARM, TY LLWYD, BRYNCOCH, NEATH PORT TALBOT, SA10 7DX

Professional opinion



Contaminated Land

**Moderate:
Acceptable Risk**

page 5



Flooding

Negligible

page 6

Consultant's guidance and recommendations inside.



Ground Stability

Identified

page 6



Radon

Identified

page 6



Energy

Identified

page 7



Planning Constraints

Identified

page 9



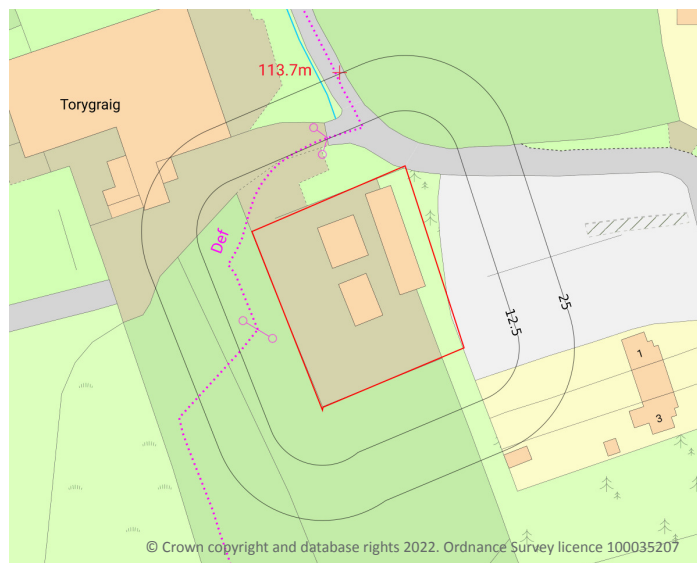
Transportation

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

Castell-nedd Port Talbot - Neath Port Talbot County
Borough:
<http://www.neath-porttalbot.gov.uk>
contactus@npt.gov.uk
01639 68 68 68

Natural Resources Wales
Customer Care Centre
enquiries@naturalresourceswales.gov.uk
0300 065 3000

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 36**.



Contaminated Land

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical land uses adjacent to the site. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

If you require further advice with regards to this, please contact our customer services team on 08444 159 000 or e-mail at info@groundsure.com.



Flooding

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.



Screening

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Ground stability

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

Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

Next steps for consideration:

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.



Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.



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info@groundsure.com
08444 159 000

Date: 2 March 2022

Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- 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
- Basic 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 and planning constraints.

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

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 was completed using a detailed risk assessment designed by qualified Environmental Consultants.

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

Past Land Use

Moderate

Waste and Landfill

Low

Current and Recent Industrial

Low-Moderate

Current and proposed land use

Current land use

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

Proposed land use

Groundsure has assumed that the property will remain in its current use.

Historical land use

On-site

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

Surrounding area

Potentially contaminative historical land uses of moderate concern 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 properties in proximity, the underlying aquifers, surface water features in proximity.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Environmental summary



Flooding

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 36**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Low
Surface Water Flooding	Negligible
FloodScore™ insurance rating	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 24** for details of the identified issues.

Natural Ground Stability	Negligible-Very 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. The percentage of homes estimated to be affected by radon in your local area is between 3% and 5%.

Please see **page 26** for details of the identified issues.

In a radon
affected area



Screening

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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 27** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

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



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.

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

HS2 Route	Not identified
HS2 Safeguarding	Not identified
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



Screening

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Planning summary



Planning constraints

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

Please see **page 33** for details of the identified issues.

Environmental Protected Areas **Identified**

Visual and Cultural Protected Areas **Not identified**



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

Date: 2 March 2022

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.



Screening

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Ref: 51002947989001
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Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved

Capture Date: 14/04/2020

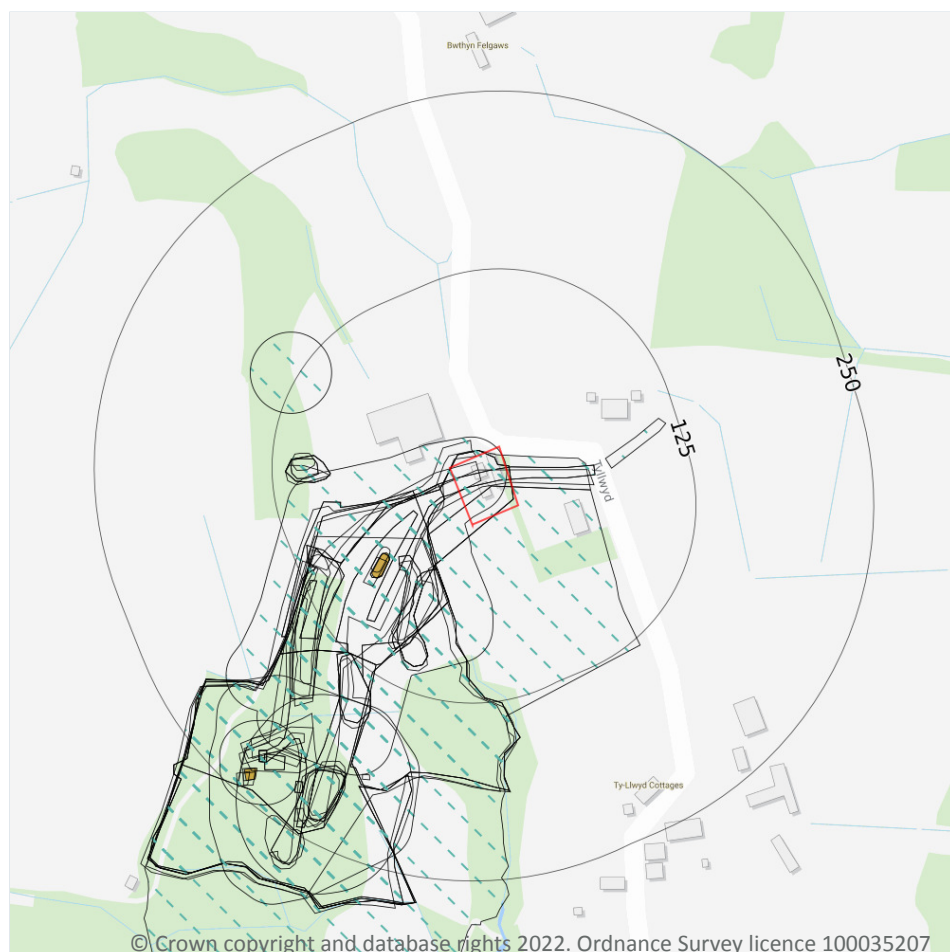
Site Area: 0.16ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	11	11	50
Former tanks	0	0	2
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
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 tanks

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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
0	on site	Railway Sidings	1914
0	on site	Railway Sidings	1914
0	on site	Railway Sidings	1914
0	on site	Fire Brick Works	1914
0	on site	Fire Brick Works	1921

Screening

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Distance	Direction	Use	Date
0	on site	Railway Sidings	1921
0	on site	Colliery	1921
0	on site	Unspecified Disused Mine	1964
0	on site	Unspecified Mine	1966
0	on site	Unspecified Mine	1980
0	on site	Unspecified Disused Mine	1992
12 m	W	Fire Brick Works	1914
12 m	W	Fire Brick Works	1914
30 m	W	Colliery	1938
30 m	W	Colliery	1938
36 m	SW	Colliery	1948
40 m	SW	Refuse Heap	1914
40 m	SW	Refuse Heap	1914
41 m	SW	Refuse Heap	1914
49 m	SW	Unspecified Ground Workings	1938
49 m	SW	Unspecified Ground Workings	1938
50 m	SW	Refuse Heap	1921
50 m	SW	Unspecified Ground Workings	1948
61 m	W	Unspecified Tanks	1914
63 m	W	Unspecified Tanks	1914
63 m	W	Unspecified Tanks	1914
65 m	SW	Unspecified Tanks	1921
69 m	E	Unspecified Ground Workings	1964
84 m	W	Unspecified Disused Level	1966
84 m	W	Unspecified Disused Level	1980
84 m	W	Unspecified Disused Level	1992
84 m	W	Unspecified Pit	1921
88 m	SW	Unspecified Heap	1948

Screening

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Distance	Direction	Use	Date
93 m	W	Old Coal Level	1914
93 m	W	Old Coal Level	1914
95 m	W	Old Coal Level	1914
97 m	W	Refuse Heap	1938
97 m	W	Refuse Heap	1938
99 m	W	Refuse Heap	1948
102 m	NW	Old Coal Level	1921
105 m	W	Refuse Heap	1914
108 m	W	Refuse Heap	1921
119 m	SW	Colliery	1914
119 m	SW	Colliery	1914
124 m	SW	Refuse Heap	1938
124 m	SW	Refuse Heap	1938
128 m	SW	Refuse Heap	1948
145 m	SW	Colliery	1914
147 m	SW	Old Coal Pit	1921
174 m	SW	Railway Sidings	1948
181 m	SW	Railway Sidings	1938
188 m	SW	Unspecified Slant	1964
190 m	S	Old Coal Pit	1897
191 m	SW	Old Coal Pit	1914
194 m	SW	Unspecified Slant	1921
194 m	SW	Unspecified Old Pit	1938
194 m	SW	Unspecified Old Pit	1938
196 m	SW	Unspecified Old Pit	1948
198 m	SW	Refuse Heap	1914
198 m	SW	Refuse Heap	1914
199 m	SW	Unspecified Old Pit	1964

Screening

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Distance	Direction	Use	Date
209 m	SW	Unspecified Slant	1938
209 m	SW	Unspecified Slant	1938
214 m	SW	Unspecified Slant	1914
214 m	SW	Unspecified Slant	1914
216 m	SW	Old Coal Pit	1914
216 m	SW	Old Coal Pit	1914
229 m	SW	Unspecified Tank	1938
231 m	SW	Unspecified Tank	1948
232 m	SW	Unspecified Ground Workings	1948
233 m	SW	Unspecified Tank	1964
246 m	SW	Refuse Heap	1914

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

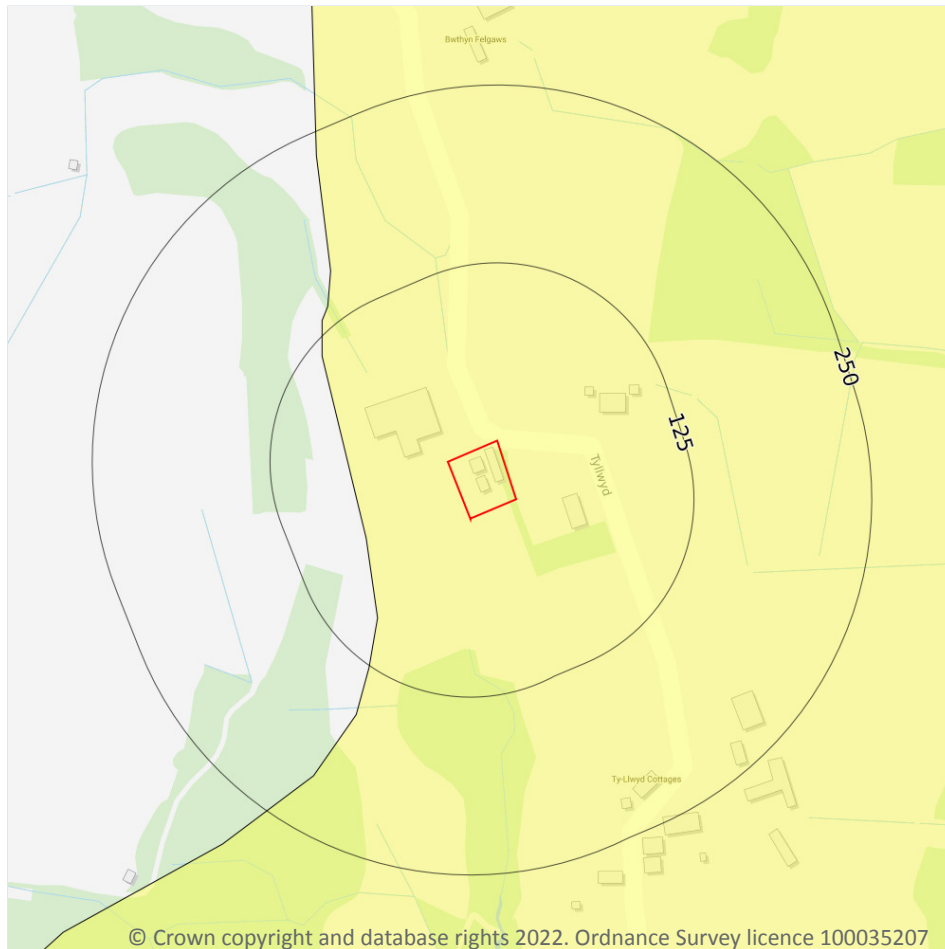
These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become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

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

Distance	Direction	Use	Date
62 m	W	Tanks	1918
228 m	SW	Unspecified Tank	1935

This data is sourced from Ordnance Survey/Groundsure.

Superficial hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

Aquifers within superficial geology

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

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

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

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

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

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

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

Screening

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Grid ref: 273447 200911

Distance	Direction	Designation
0	on site	Secondary Undifferentiated

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

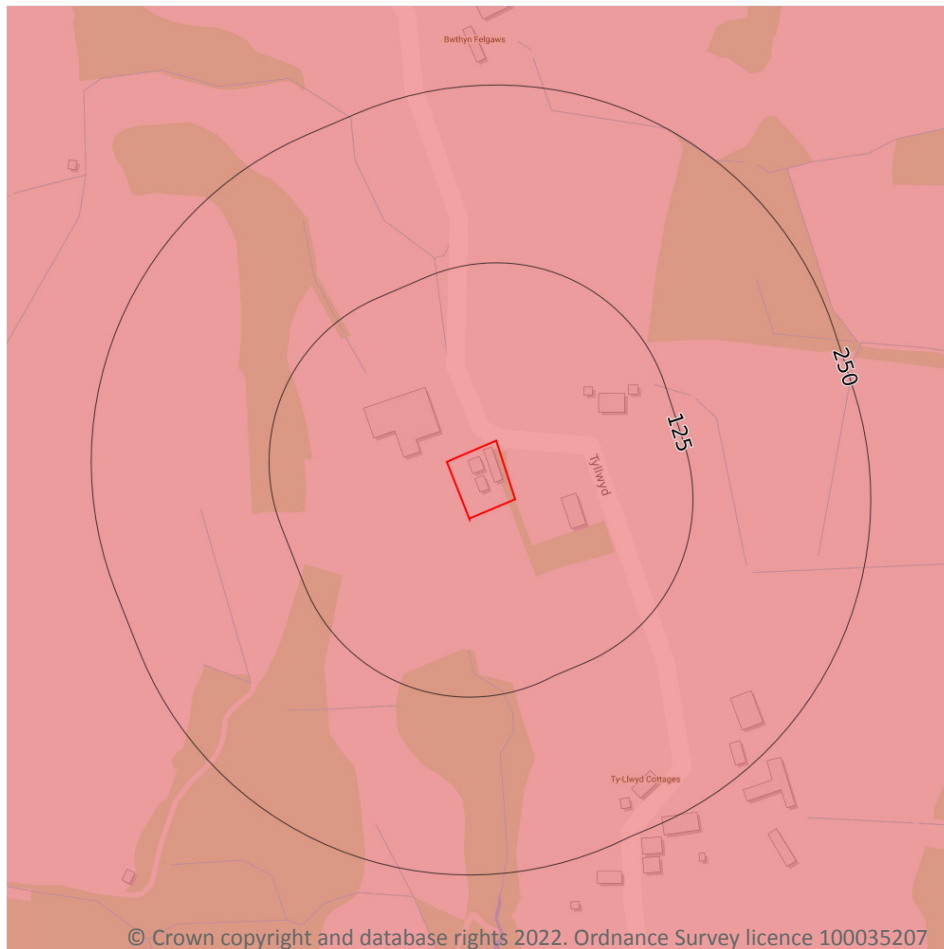
Superficial geology

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

Description	BGS LEX Code	Rock Type
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological 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.

Screening

TOR Y GRAIG FARM TOR Y GRAIG
FARM, TY LLWYD, BRYNCOCH, NEATH
PORT TALBOT, SA10 7DX

Ref: 51002947989001
Your ref: -
Grid ref: 273447 200911

Distance	Direction	Designation
0	on site	Secondary A

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
GROVESEND FORMATION	GDB-MDSS	MUDSTONE, SILTSTONE AND SANDSTONE

This data is sourced from British Geological Survey.

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



Distance	Direction	Details
64 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
64 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
64 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
85 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
92 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
119 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)
135 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)
136 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)
141 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
167 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)

Screening

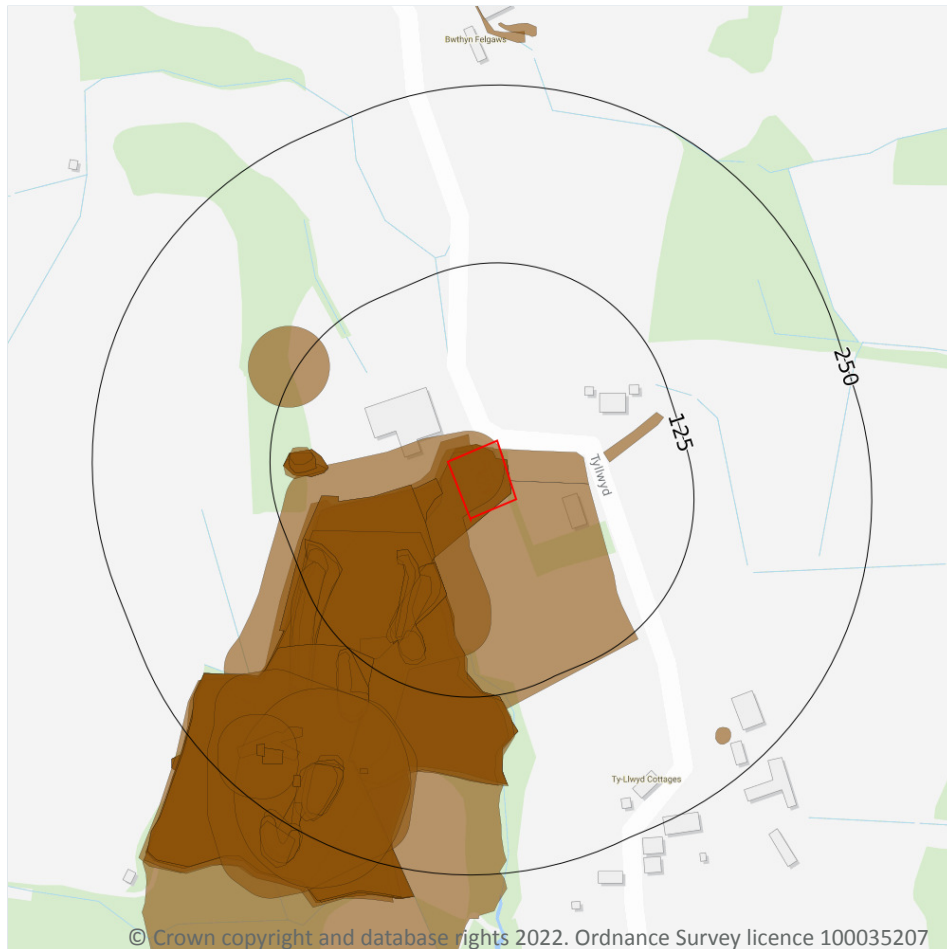
TOR Y GRAIG FARM TOR Y GRAIG
FARM, TY LLWYD, BRYNCOCH, NEATH
PORT TALBOT, SA10 7DX

Ref: 51002947989001
Your ref: -
Grid ref: 273447 200911

Distance	Direction	Details
169 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)
172 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)
185 m	SW	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)
192 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)
209 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)
217 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)
224 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
233 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)

This data is sourced from Ordnance Survey.

Ground stability / Non-natural ground subsidence



— Site Outline
Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

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

Infilled land

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

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

Screening

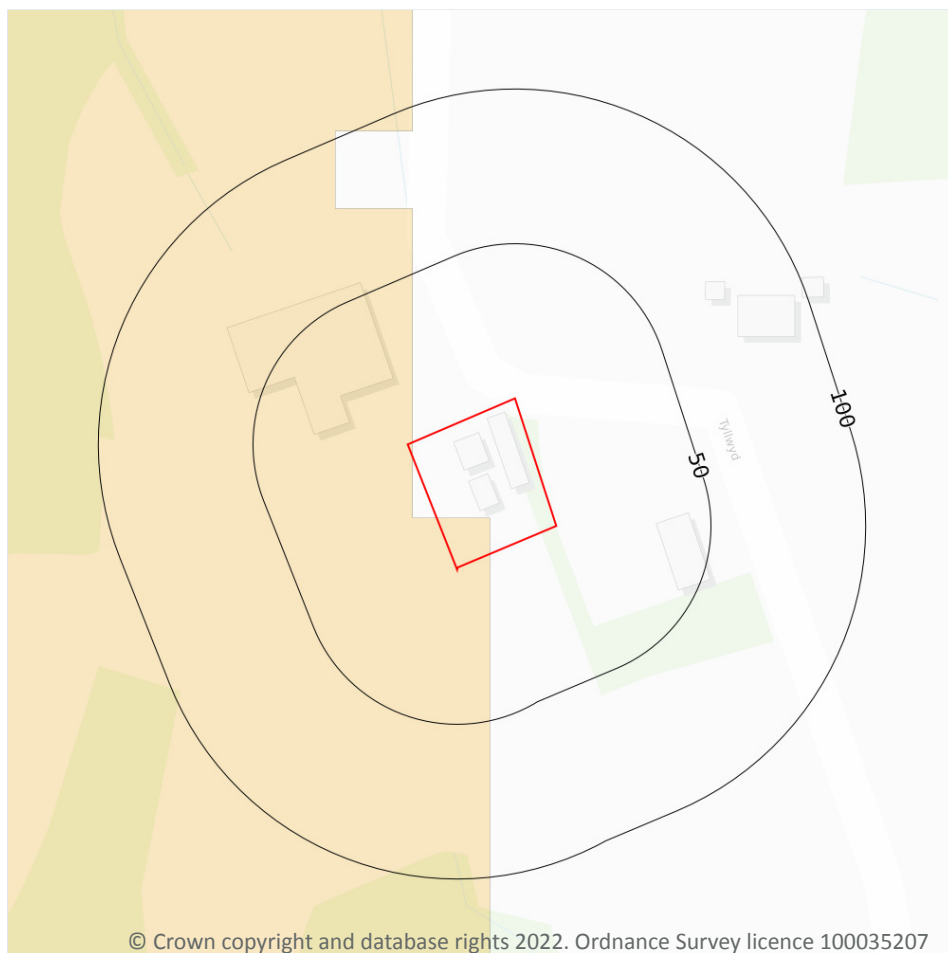
TOR Y GRAIG FARM TOR Y GRAIG
FARM, TY LLWYD, BRYNCOCH, NEATH
PORT TALBOT, SA10 7DX

Ref: 51002947989001
Your ref: -
Grid ref: 273447 200911

Distance	Direction	Use	Date
0	on site	Fire Brick Works	1921
0	on site	Colliery	1921
0	on site	Unspecified Mine	1980
0	on site	Unspecified Disused Mine	1992
0	on site	Unspecified Mine	1966
0	on site	Unspecified Disused Mine	1964
0	on site	Fire Brick Works	1914
12 m	W	Fire Brick Works	1914
12 m	W	Fire Brick Works	1914

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 there is an increased risk that properties will contain elevated levels of radon.

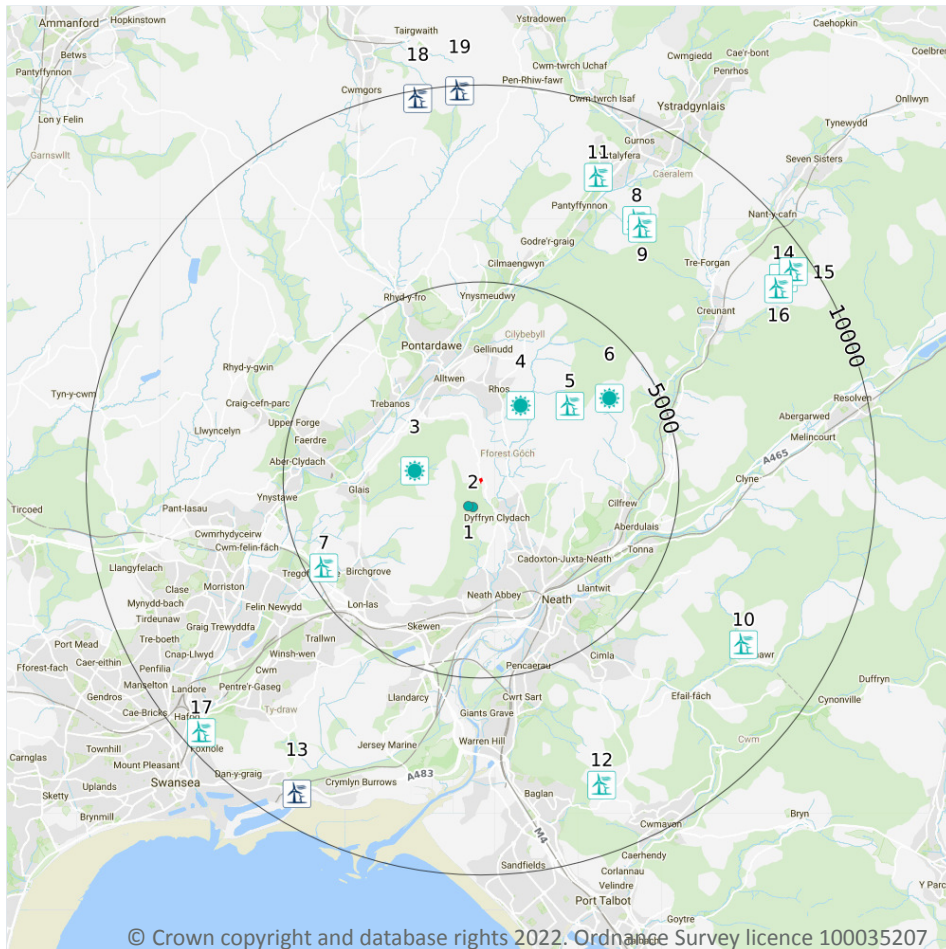
In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org.

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.

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 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	
13	9-10 km	SW	Site Name: Swansea Bay Wastewater Treatment Works (Resubmission), Fabian Way, South Wales Operator Developer: Welsh Water / Dwr Cymru Cyf Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.9MW Total project capacity: 0.9 Approximate Grid Reference: 268774, 192946

ID	Distance	Direction	Details	
18	9-10 km	N	Site Name: Pen y Waun Farm, Pen-Y- Waun Farm, Rhyd Y Fro, Pontardawe, South Wales, SA8 4TA Operator Developer: Cleaneearth Energy Status of Project: Development	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 2.5MW Total project capacity: 2.5 Approximate Grid Reference: 271841, 210594
19	9-10 km	N	Site Name: Mynydd y Gwrhyd (Resubmission), Pontardawe, South Wales Operator Developer: Awel Aman Tawe (AAT) Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 2.35MW Total project capacity: 4.7 Approximate Grid Reference: 272903, 210790

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	
5	2-3 km	NE	Site Name: Mynydd Marchywel Between Rhos, Cilfrew, Neath, SA10 8 Planning Application Reference: P2012/0999 Type of Project: 5 Wind Turbines	Application Date: 2012-12-06 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of 5 wind turbines with a max blade tip height of 126.5m, control building, electricity sub station, transformers crane hard standings, 82m anemometry mast, improvements to access off A474, new bridge, upgrading of on site tracks and construction of new on site access tracks, underground electricity cables, temporary construction compounds and two temporary 82m anemometry mast. Approximate Grid Reference: 275705, 202788

Screening

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Ref: 51002947989001
Your ref: -
Grid ref: 273447 200911

ID	Distance	Direction	Details	
7	4-5 km	SW	Site Name: Mynydd Marchywel between Rhos, and Cilfrew Neath, Swansea, West Glamorgan, SA8 Planning Application Reference: 2012/1656 Type of Project: 5 Wind Turbines	Application Date: 2012-12-14 Planning Stage: - Project Details: Scheme comprises construction of 5 wind turbines with a max blade tip height of 126.5m, control building, electricity sub station, transformers crane hard standings, 82m anemometry mast, improvements to access off A474, new bridge, upgrading of on site t Approximate Grid Reference: 269457, 198681
8	7-8 km	NE	Site Name: Varteg Hill Land South of, Neath, SA9 Planning Application Reference: P/2015/0803 Type of Project: 4 Wind Turbines	Application Date: 2015-09-17 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction and improvement of access track and improvement to the junction access point to serve wind farm comprising four wind turbines (with tip height up to 115m), internal access tracks, substation building, associated infrastructure. Approximate Grid Reference: 277400, 207500
9	7-8 km	NE	Site Name: Varteg Wind Farm, Land South Of, Ystalyfera, Swansea, CH7 Planning Application Reference: P2015/0859 Type of Project: 4 Wind Turbines	Application Date: 2015-09-17 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of 4 wind turbines with a max. height to tip of 115m and associated works, access tracks, substation and ancillary equipment. The associated works include sewer systems, landscaping, infrastructure, enabling works and access roads. Approximate Grid Reference: 277400, 207500
10	7-8 km	SE	Site Name: Margam Wind Energy Cluster, Tonmawr, Neath & Port Talbot, Port Talbot, West Glamorgan, SA12 9TA Planning Application Reference: 02/538 Type of Project: Wind Farm	Application Date: 2002-03-30 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 11 wind turbines with a hub height of 49 metres - 75 metres to tip of propeller. Approximate Grid Reference: 280113, 196730
11	8-9 km	N	Site Name: Fstralyfera, Brecon Beacons National Park, Neath, West Glamorgan, SA9 2NL Planning Application Reference: 07/01475/FRI Type of Project: Wind Farm	Application Date: 2007-11-22 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of wind farm. Approximate Grid Reference: 276426, 208595

Screening

TOR Y GRAIG FARM TOR Y GRAIG
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Ref: 51002947989001
Your ref: -
Grid ref: 273447 200911

ID	Distance	Direction	Details	
12	8-9 km	S	Site Name: Pant Howell Ddu Farm Neath, Port Talbot, SA12 9YA Planning Application Reference: P2015/0561 Type of Project: 2 Wind Turbine	Application Date: 2015-08-07 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises installation of 2 wind turbines with a maximum tip height of 62.28m together with ancillary development. Approximate Grid Reference: 276510, 193165
14	9-10 km	NE	Site Name: Forestry East of Crynant, South of, Seven Sisters, Neath & Port Talbot, Neath, West Glamorgan Planning Application Reference: P2008/0024 Type of Project: 14 Wind Turbines	Application Date: 2008-01-17 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises wind energy development comprising 14 turbines with a maximum height to blade tip of 125m, access tracks, cable trenches, substation, anemometer mast, crane hardstanding, temporar Approximate Grid Reference: 281124, 206038
15	9-10 km	NE	Site Name: Forestry East of Crynant, South of Seven Sisters, Dulais, Neath & Port Talbot, Neath, West Glamorgan, SA10 Planning Application Reference: P2008/0024 Type of Project: Wind Farm	Application Date: 2008-01-17 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 20MW, 14 turbine wind farm with a blade tip of 125m. Includes provision of access tracks, cable trenches, substation, anemometer mast, crane hardstanding and tempo Approximate Grid Reference: 281354, 205887
16	9-10 km	NE	Site Name: Rheola Forest, Neath Valley, Neath, West Glamorgan, SA11 Planning Application Reference: P2009/1053 Type of Project: Wind Farm	Application Date: 2009-11-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: The proposed development is in the Rheola Forest in the Neath valley, south Wales. The Welsh Assembly Government identified this area as a strategic search area suitable for wind energy development. The proposal is on land owned by the Forestry Commissio Approximate Grid Reference: 281396, 206006
17	9-10 km	SW	Site Name: Swansea, SA1 Planning Application Reference: 2008/1781 Type of Project: Wind Farm	Application Date: 2008-08-26 Planning Stage: Detail Plans Refused Project Details: Scheme comprises 27 wind turbines with a generating capacity of 81MW. Includes substation and control building, monitoring mast, electrical cables, new access tracks and widening existing tracks. Approximate Grid Reference: 266350, 194500

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	
2	715 m	SW	Site Name: Access To Dyffryn Farm, Dyffryn, Neath, SA10 7BJ Planning Application Reference: P2015/0187 Type of Project: Wind Turbine	Application Date: 2015-04-23 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises installation of a wind turbine (77 metres to tip) together with the construction of an associated infrastructure including access track and meter house. Approximate Grid Reference: 273133, 200237
1	715 m	SW	Site Name: Dyffryn Farm, Dyffryn, Neath & Port Talbot, Neath, West Glamorgan, SA10 7BJ Planning Application Reference: 2015/1088 Type of Project: Wind Turbine	Application Date: 2015-05-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a wind turbine (77m to tip) together with construction of an associated infrastructure including access track and meter house (referral from Neath Port Talbot County B Approximate Grid Reference: 273133, 200237

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.

Proposed solar installations

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

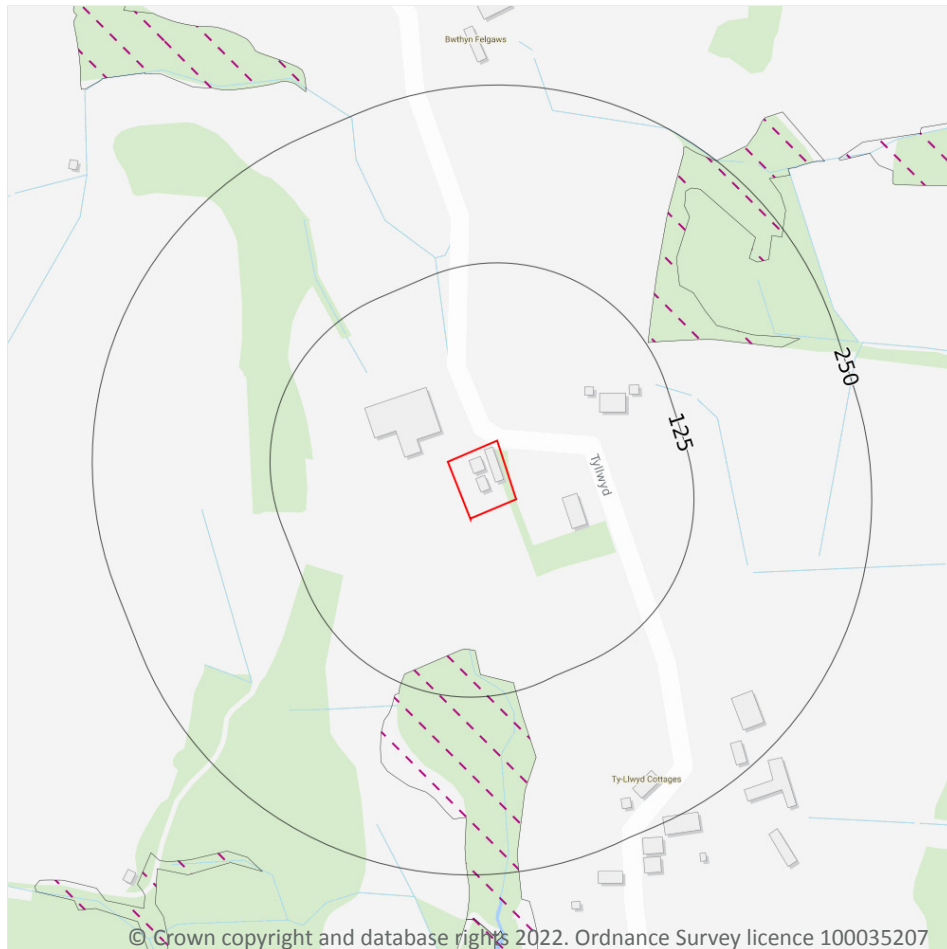
Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please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

ID	Distance	Direction	Address	Details
3	1-2 km	W	Craig Y Perchych Glais, Swansea, SA7 9HP	Applicant name: James Cook Application Status: Neighbouring Authority Consultation Application Date: 26/07/2021 Application Number: 2021/2007/LPA
4	2-3 km	NE	TY' N Y CWM LANE, RHOS PONTARDAWE, SWANSEA, NEATH PORT TALBOT, SA8 3EY	Applicant name: MATTHEW GILLOTT Application Status: Screening Opinion Application Date: 09/04/2014 Application Number: P2014/0348
6	3-4 km	NE	Tirlan Farm Lane From C182 To Tirlan Farm, Crynant, Neath, Neath Port Talbot, SA10 8NG	Applicant name: Nassim Esfahani Application Status: - Application Date: 14/02/2014 Application Number: P2014/0143

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



Planning constraints



- 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)

Designated Ancient Woodland

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

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
91 m	S	Unknown	Ancient Semi Natural Woodland
126 m	NE	Unknown	Ancient Semi Natural Woodland

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

Datasets searched

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

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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	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	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified

Screening

TOR Y GRAIG FARM TOR Y GRAIG
FARM, TY LLWYD, BRYNCOCH, NEATH
PORT TALBOT, SA10 7DX

Ref: 51002947989001
Your ref: -
Grid ref: 273447 200911

Flooding

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

Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining 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
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

Wind and solar

Existing and agreed solar installations	Not identified
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Proposed solar installations Identified

Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

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 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 and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

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 and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

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 the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). 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.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

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

Ambiantal 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.

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. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). 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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