

## Search Details

Prepared for: Hanratty & Co  
Matter: 11421/CS  
Client address: The Eagles, 31 Short Bridge Street, Newtown, SY16 2LN

Property:  
4 Park Street, Newtown, SY16 1EE

**Local Authority:**  
Groundsure  
Sovereign House, Church Street, Brighton, BN1 1UJ

Date Returned: 08/06/2023	Property type: Residential
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4, Park Street, Newtown, SY16 1EE

## Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



 **Contaminated Land Liability**  
**Passed**

 **Flooding**  
**Negligible**

## Further guidance

 **Ground Stability**  
**Identified** [page 7 >](#)

 **Radon**  
**Identified** [page 7 >](#)

 **Energy**  
**Identified** [page 10 >](#)

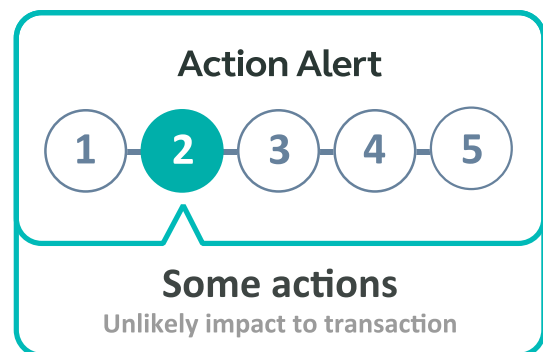
 **Transportation**  
**Identified** [page 18 >](#)

 **Planning Constraints**  
**Identified** [page 20 >](#)

 **Planning Applications**  
**116** [page 20 >](#)

## Next steps indicator

Based on time, costs and complexity of proposed next steps relating to all sections of the report.



## ClimateIndex™

ClimateIndex™ projects changes in physical and transition risks from:



Flooding



Ground stability



Coastal erosion

**5 years**



No risk predicted

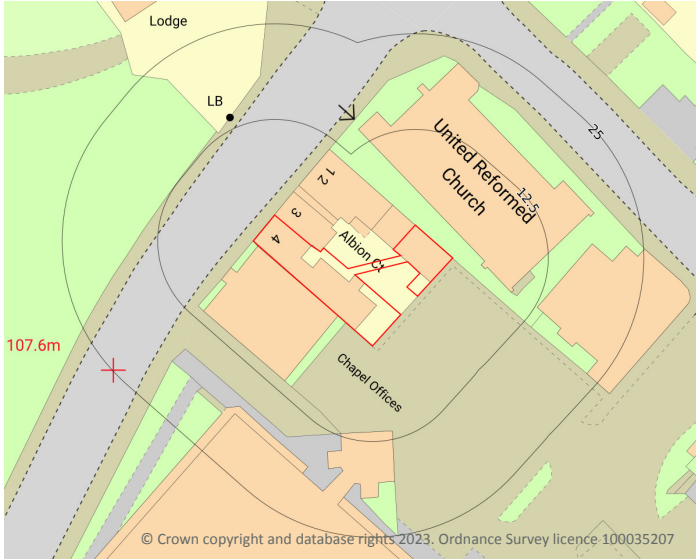
**30 years**



No risk predicted

Please refer to [page 5 >](#) for details and guidance

## Site Plan



## Useful contacts

Powys County Council:  
<http://www.powys.gov.uk> ↗  
[customer@powys.gov.uk](mailto:customer@powys.gov.uk) ↗  
01597 827460

Natural Resources Wales  
Customer Care Centre  
[enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk) ↗  
0300 065 3000

## Action Alert

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### 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 39](#) >.



### Ground stability

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



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Grid ref: 310807 291447

**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
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report

 **Radon**

The property is in an area where elevated radon levels are expected to be found in 10-30% of properties.

**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
- full radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/> ↗ for further information



## Other considerations

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

### Energy

#### Wind

Existing or proposed wind installations have been identified within 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

### Planning constraints

#### Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area.

##### Next steps for consideration:

- seek further guidance from the local planning department on any likely restrictions if considering any property development



## ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

**5 years**



**No risk predicted**

**30 years**



**No risk predicted**

### ClimateIndex™

*These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.*

Surface water flooding

Negligible

Negligible

River flooding

Negligible

Negligible

Coastal flooding

Negligible

Negligible

Ground instability

Negligible

Negligible

Coastal erosion - defended

Negligible

Negligible

Coastal erosion - undefended

Negligible

Negligible

Coastal erosion - complex cliffs

Negligible

Negligible



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**In 30 years time your property has a ClimateIndex™ rating of A:** At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

See [page 37](#) > for further details.



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## Environmental summary



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 the Action Alert on [page 2 >](#) for further advice.



### Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

**Contaminated Land Liability** **Passed**

**Past Land Use** **Passed**

**Waste and Landfill** **Passed**

**Current and Recent Industrial** **Passed**



### Flooding

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

**River and Coastal Flooding** **Very Low**

**Groundwater Flooding** **Low**

**Surface Water Flooding** **Negligible**

**Past Flooding** **Not identified**

**Flood Storage Areas** **Not identified**

Further explanation of flood risk assessment can be seen in the Flood information on [page 42 >](#).

**FloodScore™ insurance rating**

**Very Low**

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see [page 42 >](#)



### Ground stability

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

**Natural Ground Stability** **Moderate-High**

**Non-Natural Ground Stability** **Not identified**

Please see [page 8 >](#) for details of the identified issues.



### 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 10% and 30%.

**In a radon affected area**

Please see [page 9 >](#) for details of the identified issues.



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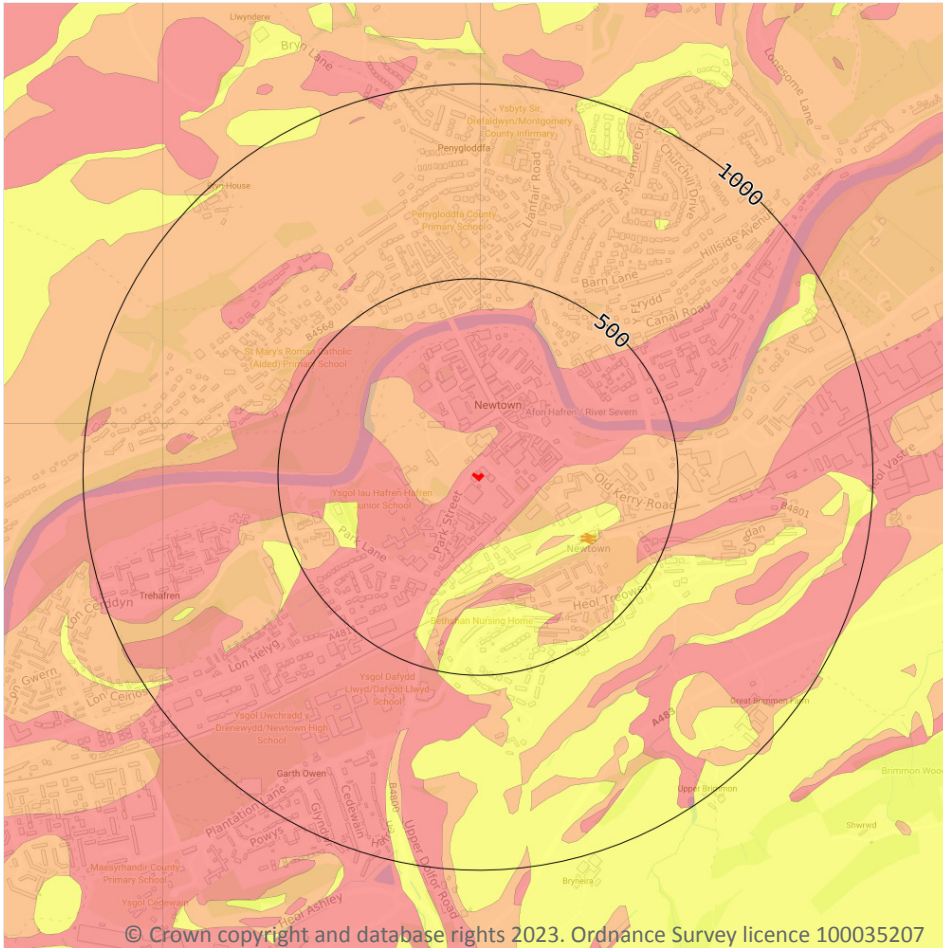
Ref: IT-40394668

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**Ground stability / Natural ground subsidence**



— Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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**Natural ground subsidence**

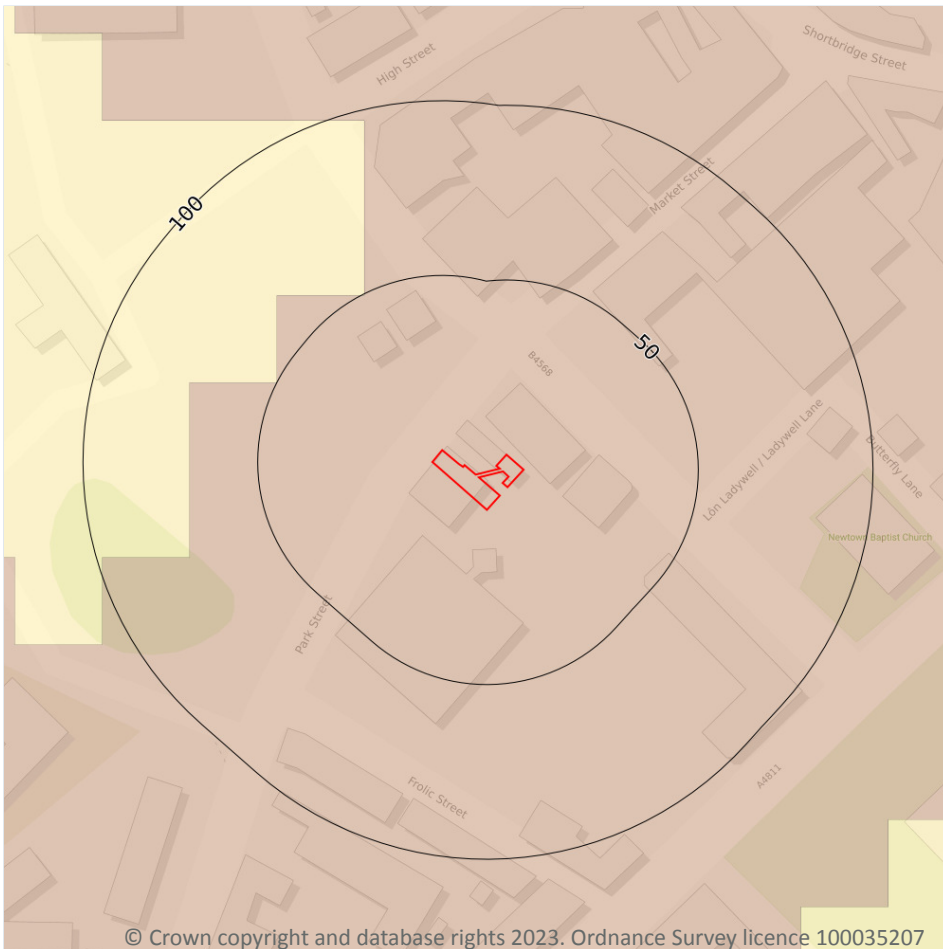
The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims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

Please see the Action Alert on [page 2](#) > for further advice.

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



## Radon



— Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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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 UK Health Security Agency (UKHSA) 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.

Please see the Action Alert on [page 2](#) for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.

## 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 the Action Alert on [page 2](#) > for further advice. Additionally, see [page 11](#) > 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**

**Not identified**

**Energy Infrastructure**

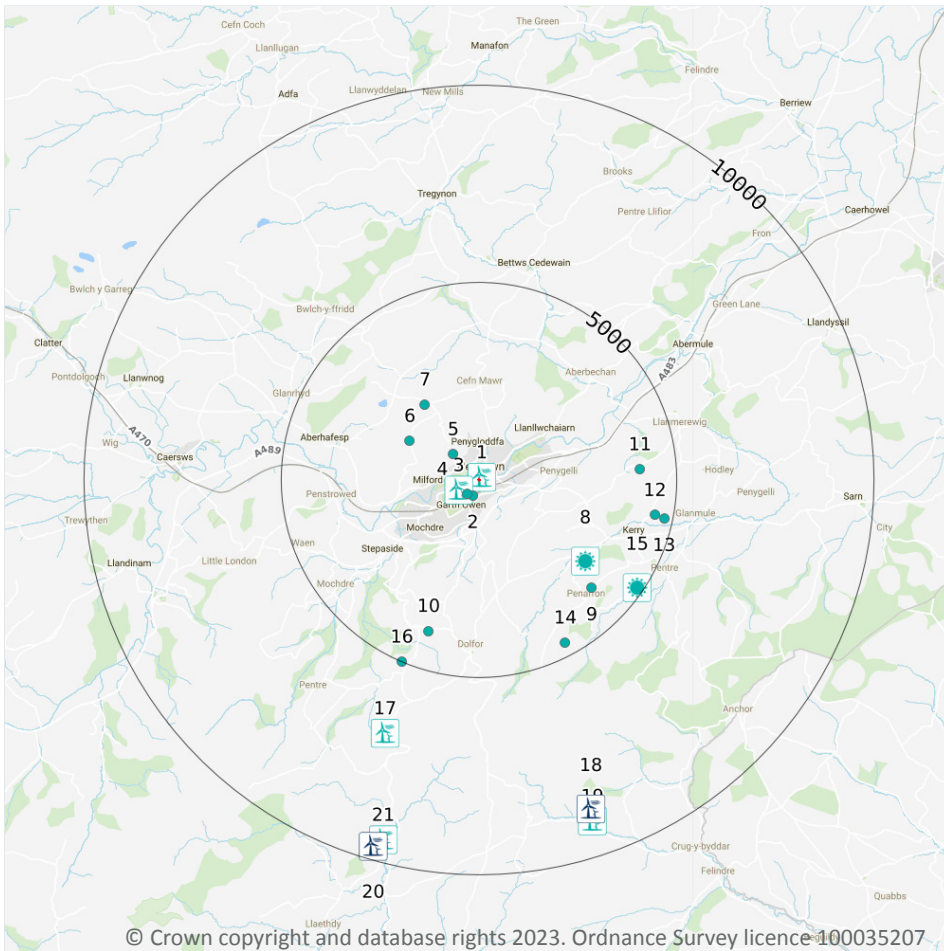
**Not identified**

**Projects**

**Not identified**



## 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	
18	8-9 km	S	Site Name: Bryn Garw, Bryn Garw, Felindre, Knighton, Powys, Mid Wales, LD7 1YT Operator Developer: Landowner or private owner Status of Project: Under construction	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.1MW Total project capacity: 0.2 Approximate Grid Reference: 313645, 283107



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ID	Distance	Direction	Details	
20	9-10 km	S	Site Name: Esgairdraenllwyn, Llaithddu, Llandrindod Wells, Powys, Mid Wales, LD1 6YS Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.05MW Total project capacity: 0.1 Approximate Grid Reference: 308126, 282161

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	
1	87 m	NE	Site Name: Garn Fach South Of, Newtown, SY16 Planning Application Reference: 20/0065/SC Type of Project: Wind Farm	Application Date: 2020-01-10 Planning Stage: Pre-Planning Project Details: Scheme comprises scoping direction in respect of regulation 33 of the town and country planning (environmental impact assessment(wales) regulations 2017 in relation to wind farm of up to 22 turbines, generating up to 110 megawatts, tip height of up to 150 meters. Approximate Grid Reference: 310879, 291515
3	554 m	S	Site Name: Dolfor Road, Cwmgwyn & Medwalleth Common, Dolfor, Newtown, Powys, SY16 Planning Application Reference: P/2012/0040 Type of Project: 9 Wind Turbines	Application Date: 2012-01-27 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction and operate 9 wind turbines, with a maximum tip height of 126m together with ancillary development comprising substation, anemometer mast, new and upgraded access tracks and temporary construction compound. Approximate Grid Reference: 310678, 290901



ID	Distance	Direction	Details	
17	6-7 km	S	Site Name: Land at Bancyfelyn (South West of Cwmyrhiwdre), Dolfor, Newtown, Powys, SY16 4BW Planning Application Reference: P/2011/0919 Type of Project: 2 Wind Turbines	Application Date: 2011-08-03 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 2 x 50kw wind turbines (24.6m hub height / 34.2 full blade height). Approximate Grid Reference: 308427, 285026
19	8-9 km	S	Site Name: Bryn Garw, Felindre, Powys, Knighton, Powys, LD7 1YT Planning Application Reference: P/2013/1111 Type of Project: 2 Wind Turbines	Application Date: 2013-12-02 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises full: installation of two wind turbines (hub height 29.3m; 39.6m to blade tip height) and associated equipment cabinets (Turbine 1 - 313645/283110) (Turbine 2 - 313855/283095) Approximate Grid Reference: 313854, 283095
21	9-10 km	S	Site Name: Esgairdraenllwyn, Llaithddu, Llandrindod Wells, Powys, LD1 6YS Planning Application Reference: P/2011/0723 Type of Project: 2 Wind Turbines	Application Date: 2011-08-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 monopole wind turbines. Approximate Grid Reference: 308277, 282080

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.



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ID	Distance	Direction	Details	
2	431 m	S	Site Name: Dolfor Road, Powys, Newtown, Powys, SY16 1JD Planning Application Reference: SO/2013/0088 Type of Project: Wind Turbine	Application Date: 2013-11-26 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a 20kW wind turbine with a 20.58 meter hub height and maximum tip height of 27.13 meters (E:311182 / N:285163) Approximate Grid Reference: 310651, 291038
4	787 m	SW	Site Name: Genau Hafod Dolfor 4a Garth Owen, Newtown, Powys, SY16 1JQ Planning Application Reference: P/2011/1358 Type of Project: Wind Turbine	Application Date: 2011-11-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 24.76m high 55kw wind turbine. Approximate Grid Reference: 310503, 290714
5	912 m	NW	Site Name: Bryn Lane, Powys, Newtown, Powys, SY16 3LZ Planning Application Reference: P/2013/1093 Type of Project: Wind Turbine	Application Date: 2013-12-18 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises full: installation of a single 100kw wind turbine height to hub 22.6 metres and height to blade tip 34.4 metres, formation of hard standing, new access track and all other associated Approximate Grid Reference: 310156, 292104
6	2-3 km	NW	Site Name: Green Lane Cottage Beehive Lane, Newtown, Powys, SY16 3NA Planning Application Reference: P/2008/0726 Type of Project: Wind Turbine	Application Date: 2008-05-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 309055, 292439
7	2-3 km	NW	Site Name: Aberhafesp, Powys, Newtown, Powys, SY16 3LX Planning Application Reference: P/2013/1071 Type of Project: Wind Turbine	Application Date: 2013-12-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises Installation of a 10kW wind turbine with a hub height of 15 metres and max blade tip height 22.379 metres and associated works at grid ref: 309341, 293161 Approximate Grid Reference: 309439, 293362



ID	Distance	Direction	Details	
9	3-4 km	SE	Site Name: Kerry, Powys, Newtown, Powys, SY16 4PW Planning Application Reference: P/2013/1033 Type of Project: Wind Turbine	Application Date: 2013-11-12 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 5kw wind turbine and associated works (hub height 18.74 metres, max blade tip height 21.487 metres). Approximate Grid Reference: 313666, 288714
10	4-5 km	S	Site Name: Garreg, Dolfor, Newtown, Powys, SY16 4BL Planning Application Reference: P/2012/0824 Type of Project: Wind Turbine	Application Date: 2012-07-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 15KW micro generation wind turbine with hub height of 20m and maximum height to tip of 26m with control box and associated works (E:309456, W: 287420). Approximate Grid Reference: 309532, 287623
11	4-5 km	E	Site Name: Brynmawr Bungalow, Kerry, Newtown, Powys, SY16 4NQ Planning Application Reference: P/2010/1005 Type of Project: Wind Turbine	Application Date: 2010-08-26 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 15 metre high domestic wind turbine (partly retrospective). Approximate Grid Reference: 314889, 291721
12	4-5 km	E	Site Name: Cloddia Farm, Kerry, Newtown, Powys, SY16 4DY Planning Application Reference: P/2012/0711 Type of Project: Wind Turbine	Application Date: 2012-06-20 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of a single 50 Kw wind turbine with hub height of 36m and maximum height to tip of 45m (E:315266, W: 290560). Approximate Grid Reference: 315266, 290560
13	4-5 km	E	Site Name: Kerry, Powys, Newtown, Powys, SY16 4DY Planning Application Reference: P/2013/0160 Type of Project: Wind Turbine	Application Date: 2013-02-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises full: construction of a single 50kw wind turbine (34.5m to blade tip). Approximate Grid Reference: 315266, 290560





ID	Distance	Direction	Details	
14	4-5 km	SE	Site Name: Caebettin, Kerry, Newtown, Powys, SY16 4PN Planning Application Reference: P/2012/1039 Type of Project: Wind Turbine	Application Date: 2012-08-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 5kw micro generation wind turbine with hub height of 18.7m and all associated works (E:312997, N: 2873328). Approximate Grid Reference: 312997, 287328
16	4-5 km	SW	Site Name: Bryn David Fach, Dolfor, Newtown, Powys, SY16 4AH Planning Application Reference: P/2010/1221 Type of Project: Wind Turbine	Application Date: 2010-11-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 15 metre high 5kw domestic wind turbine. Approximate Grid Reference: 308852, 286844

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	
8	3-4 km	SE	Brynaran Ceri Y Drenewydd, Powys, SY16 4DW	Applicant name: Mr I Twaddle Application Status: Pending Consideration Application Date: 12/02/2019 Application Number: 19/0249/FUL	Installation of a 4.14kw ground mounted solar array
15	4-5 km	SE	Bryn Llywarch Farm Kerry Newtown Powys SY16 4PA	Applicant name: - Application Status: - Application Date: 02/12/2013 Application Number: SO/2013/0089	Screening Opinion under EIA Regulations 1999 for the installation of 15MW PV solar array farm



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



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



### Crossrail

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

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

Additionally, see [page 19 >](#) for details of the identified issues.

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



**Transportation / Railways and Underground**



**Site Outline**

Search buffers in metres (m)

- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels

**Historical railway infrastructure**

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

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

Distance	Direction	Feature	Year
221 m	SE	Railway Sidings	1982



## 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.

**16**

#### Large Developments

searched to 750m

Please see [page 21](#) > for details of the proposed developments.**88**

#### Small Developments

searched to 500m

Please see [page 23](#) > for details of the proposed developments.**12**

#### House extensions or new builds

searched to 250m

Please see [page 33](#) > for details of the proposed developments.

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 44](#) >.



### Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see [page 35](#) > for details of the identified issues.

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



### Telecoms

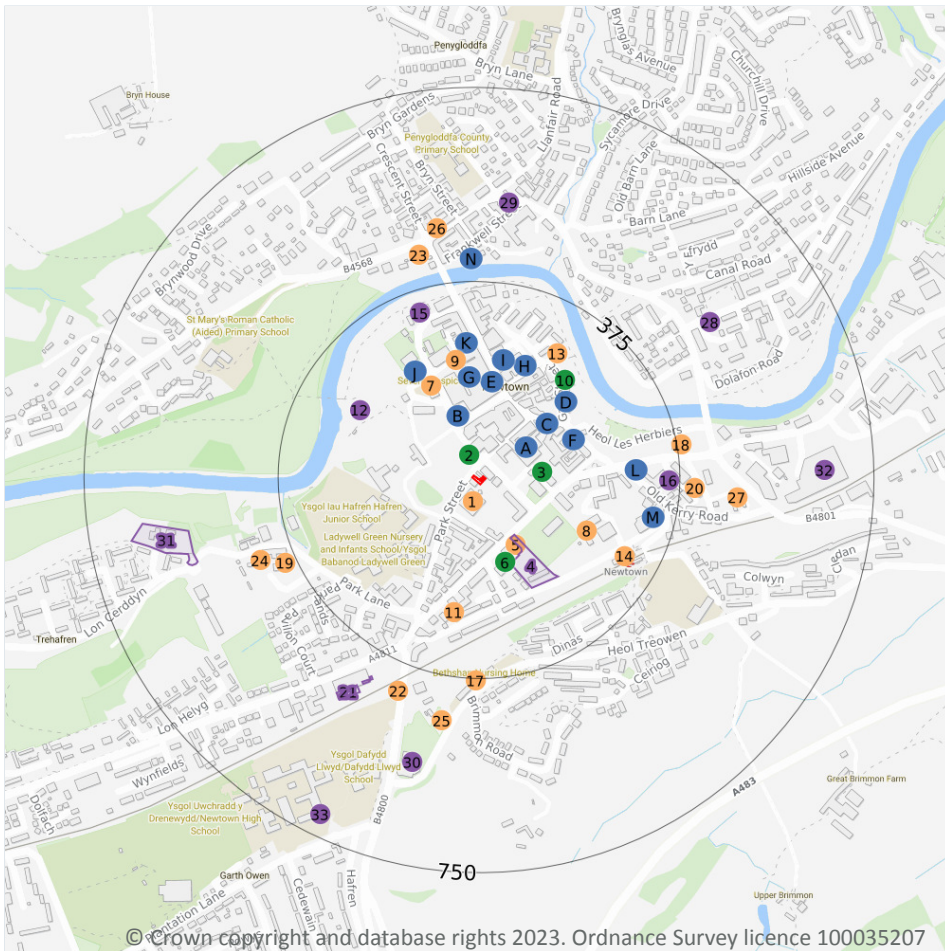
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

**Mobile phone masts****Not identified**[Back to Summary](#)

Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com) ↗  
01273 257 755

Ref: IT-40394668  
Your ref: IT-40394668  
Grid ref: 310807 291447

**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
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

**Large projects searched to 750m**

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

ID	Details	Description	Online record
ID: A Distance: 97 m Direction: NE	Application reference: 20/0053/FUL Application date: 31/01/2020 Council: Powys Accuracy: Proximity	Address: Ladywell Shopping Centre, New Church Street, Newtown, Powys, SY16 1AF Project: Offices & Cafe/Pub (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a> ↗

ID	Details	Description	Online record
ID: A Distance: 106 m Direction: NE	Application reference: 18/0571/FUL Application date: 11/10/2018 Council: Powys Accuracy: Proximity	Address: Supermarket And Premises, New Church Street, Ladywell Shopping Centre, Newtown, Powys, SY16 1AF Project: Office (Conversion/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 4 Distance: 117 m Direction: SE	Application reference: 21/1961/FUL Application date: 03/11/2021 Council: Powys Accuracy: Exact	Address: Travis Perkins Site, New Road, Newtown, Powys, SY16 1AS Project: 32 Flats & 8 Houses Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: F Distance: 183 m Direction: NE	Application reference: P/2016/0797 Application date: 28/07/2016 Council: Powys Accuracy: Proximity	Address: Land to the north of A489, West of Mochdre Brook, Newtown, Powys, SY16 Project: 30 Houses Last known status:	<a href="#">Link ↗</a>
ID: J Distance: 230 m Direction: NW	Application reference: P/2016/0466 Application date: 10/05/2016 Council: Powys Accuracy: Proximity	Address: Newtown Bowling Club, Back Lane, Newtown, Powys, SY16 2NH Project: 24 Flats Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 12 Distance: 254 m Direction: NW	Application reference: 19/1059/FUL Application date: 12/07/2019 Council: Powys Accuracy: Proximity	Address: Former Radio Hafren Building, Wesley Street, Newtown, Powys, SY16 2NW Project: Community Building Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 15 Distance: 330 m Direction: N	Application reference: P/2013/0891 Application date: 02/09/2013 Council: Powys Accuracy: Proximity	Address: Former Newtown Magistrates Cou, Back Lane, & TA Building, Newtown, Powys, SY16 2NH Project: 23 Flats (New/Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: M Distance: 331 m Direction: E	Application reference: P/2018/0040 Application date: 24/01/2018 Council: Powys Accuracy: Proximity	Address: The Royal Welsh Warehouse, Old Kerry Road, Newtown, Powys, SY16 1BH Project: Biomass Heating Plant Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 16 Distance: 352 m Direction: E	Application reference: P/2015/0161 Application date: 13/02/2015 Council: Powys Accuracy: Proximity	Address: Site of former Co-Op Building, 1 - 4 Pool Road, Newtown, Powys, SY16 1DD Project: Restaurant/Takeaway Building Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 21 Distance: 426 m Direction: SW	Application reference: 22/1414/FUL Application date: 19/08/2022 Council: Powys Accuracy: Exact	Address: Lidl Supermarket, Llanidloes Road, Llanllwchaiarn, Newtown, Powys, SY16 1ET Project: Supermarket (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 28 Distance: 527 m Direction: NE	Application reference: P/2016/1167 Application date: 09/12/2016 Council: Powys Accuracy: Proximity	Address: Former Timber Wharf, Lower Canal Road, Newtown, Powys, SY16 2JJ Project: 18 Flats & 12 Houses Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: 29 Distance: 531 m Direction: N	Application reference: P/2013/1185 Application date: 26/11/2013 Council: Powys Accuracy: Proximity	Address: Severnside Yard, Commercial Street, Newtown, Powys, SY16 2DE Project: 48 Extra Care Flats Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 30 Distance: 553 m Direction: S	Application reference: P/2013/0791 Application date: 05/08/2013 Council: Powys Accuracy: Proximity	Address: Hope Community Church, Dolfor Road, Newtown, Powys, SY16 1JD Project: Church Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 31 Distance: 555 m Direction: W	Application reference: 22/0422/FUL Application date: 11/03/2022 Council: Powys Accuracy: Exact	Address: Former Robert Owen House, Park Lane, Newtown, Powys, SY16 1EN Project: 32 Flats Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 32 Distance: 654 m Direction: E	Application reference: P/2017/0541 Application date: 22/05/2017 Council: Powys Accuracy: Proximity	Address: Tesco Stores, Pool Road, Cattle Market, Tesco Supertore Car Park, Newtown, Powys, SY16 1DJ Project: Restaurant/Retail Unit Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 33 Distance: 709 m Direction: SW	Application reference: P/2013/1138 Application date: 11/11/2013 Council: Powys Accuracy: Proximity	Address: Land at Newtown High School, Dolfor Road, Newtown, Powys, SY16 1JE Project: School Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>

## Small projects searched to 500m

88 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: 38 m Direction: S	Application reference: 21/0189/FUL Application date: 05/03/2021 Council: Powys Accuracy: Proximity	Address: Ladywell House, Park Street, Newtown, Powys, SY16 1JB Project: Air Conditioning Unit Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 66 m Direction: NE	Application reference: P/2013/0969 Application date: 07/10/2013 Council: Powys Accuracy: Proximity	Address: Pheasant Inn, 14 Market Street, Newtown, Powys, SY16 2PQ Project: Public House (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 85 m Direction: NE	Application reference: P/2015/0232 Application date: 03/03/2015 Council: Powys Accuracy: Proximity	Address: 11 - 12 Market Street, Newtown, Powys, SY16 2PQ Project: Office (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>





ID	Details	Description	Online record
ID: A Distance: 89 m Direction: NE	Application reference: P/2016/0821 Application date: 01/08/2016 Council: Powys Accuracy: Proximity	Address: Shop and premises (Rutter's F, 31 Market Street, Newtown, Powys, SY16 2PG Project: Shop (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 96 m Direction: NE	Application reference: P/2014/0256 Application date: 07/03/2014 Council: Powys Accuracy: Proximity	Address: Basement and groundfloor, 9 Market Street, Newtown, Powys, SY16 2PQ Project: Cafe (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 97 m Direction: NE	Application reference: 19/1738/FUL Application date: 01/11/2019 Council: Powys Accuracy: Proximity	Address: Ladywell Shopping Centre, New Church Street, Newtown, Powys, SY16 1AF Project: Car Park Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 97 m Direction: NE	Application reference: 19/0407/FUL Application date: 13/03/2019 Council: Powys Accuracy: Proximity	Address: Ladywell Shopping Centre, New Church Street, Newtown, Powys, SY16 1AF Project: Car Park Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: A Distance: 104 m Direction: NE	Application reference: 21/1316/FUL Application date: 29/07/2021 Council: Powys Accuracy: Proximity	Address: 7A Market Street, Newtown, Powys, SY16 2PQ Project: Shop Storage Area (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 118 m Direction: NE	Application reference: 22/0870/FUL Application date: 01/06/2022 Council: Powys Accuracy: Proximity	Address: 31 Market Street, Newtown, Powys, SY16 2PG Project: 5 Residential Units (Conversion/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 118 m Direction: NE	Application reference: 22/0871/LBC Application date: 01/06/2022 Council: Powys Accuracy: Proximity	Address: 31 Market Street, Newtown, Powys, SY16 2PG Project: 5 Houses (Conversion/Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: A Distance: 118 m Direction: NE	Application reference: 21/1722/FUL Application date: 11/10/2021 Council: Powys Accuracy: Proximity	Address: 31 Market Street, Newtown, Powys, SY16 2PG Project: 6 Residential Units (Conversion/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 118 m Direction: NE	Application reference: 21/1723/LBC Application date: 11/10/2021 Council: Powys Accuracy: Proximity	Address: 31 Market Street, Newtown, Powys, SY16 2PG Project: 6 Residential Units & 1 Shop (Conversion/Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: A Distance: 118 m Direction: NE	Application reference: 21/1141/FUL Application date: 30/06/2021 Council: Powys Accuracy: Proximity	Address: Rear & Upper Floors Of, 31 Market Street, Newtown, Powys, SY16 2PG Project: 8 Residential Units (Conversion/Alterations) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: A Distance: 118 m Direction: NE	Application reference: 21/1142/LBC Application date: 30/06/2021 Council: Powys Accuracy: Proximity	Address: Rear And Upper Floors Of, 31 Market Street, Newtown, Powys, SY16 2PG Project: 7 Flats (Conversion/Alterations) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: B Distance: 119 m Direction: N	Application reference: 23/0657/FUL Application date: 26/04/2023 Council: Powys Accuracy: Proximity	Address: Merchants House, 17 High Street, Newtown, Powys, SY16 2NR Project: 4 Flats (Conversion/Alteration) Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: B Distance: 122 m Direction: N	Application reference: P/2017/1356 Application date: 17/11/2017 Council: Powys Accuracy: Proximity	Address: 18 High Street, Newtown, Powys, SY16 2NP Project: House & Take Away (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 126 m Direction: N	Application reference: P/2016/0800 Application date: 02/08/2016 Council: Powys Accuracy: Proximity	Address: Buck Inn, 19 High Street, Newtown, Powys, SY16 2NP Project: Public House (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 126 m Direction: N	Application reference: P/2016/0799 Application date: 27/07/2016 Council: Powys Accuracy: Proximity	Address: Buck Inn, 19 High Street, Newtown, Powys, SY16 2NP Project: Public House (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 5 Distance: 135 m Direction: SE	Application reference: 22/1906/FUL Application date: 10/11/2022 Council: Powys Accuracy: Proximity	Address: New Road, Newtown, Powys, SY16 1AS Project: 8 Flats Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: C Distance: 137 m Direction: NE	Application reference: 22/1157/FUL Application date: 08/07/2022 Council: Powys Accuracy: Proximity	Address: Workshops, 26 - 27 Short Bridge Street, Workshops Lying To The South E, Newtown, Powys, SY16 1AA Project: 5 Workshops Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 138 m Direction: N	Application reference: P/2017/0563 Application date: 01/06/2017 Council: Powys Accuracy: Proximity	Address: The Angel, 4 High Street, Kerry, Newtown, Powys, SY16 4NP Project: Public House (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: C Distance: 145 m Direction: NE	Application reference: 21/1620/FUL Application date: 16/09/2021 Council: Powys Accuracy: Proximity	Address: Unit 3, Severnside Centre, 26 - 27 Short Bridge Street, Newtown, Powys, SY16 1AA Project: Restaurant & Takeaway (Conversion) Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: D Distance: 147 m Direction: NE	Application reference: P/2015/0861 Application date: 28/08/2015 Council: Powys Accuracy: Proximity	Address: The Charity Shop, 38 Short Bridge Street, Newtown, Powys, SY16 2LR Project: Takeaway (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: C Distance: 151 m Direction: NE	Application reference: 20/0919/FUL Application date: 16/06/2020 Council: Powys Accuracy: Proximity	Address: Robert Hanratty & Co, 31 Short Bridge Street, Newtown, Powys, SY16 2LN Project: Offices (Alterations) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: C Distance: 151 m Direction: NE	Application reference: 19/1312/FUL Application date: 15/08/2019 Council: Powys Accuracy: Proximity	Address: 30 Short Bridge Street, Newtown, Powys, SY16 2LN Project: Office (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 151 m Direction: N	Application reference: 19/1000/FUL Application date: 25/06/2019 Council: Powys Accuracy: Proximity	Address: 23 High Street, Newtown, Powys, SY16 2PN Project: Shopfront (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: C Distance: 157 m Direction: NE	Application reference: 23/0103/FUL Application date: 01/02/2023 Council: Powys Accuracy: Proximity	Address: 28 Short Bridge Street, Newtown, Powys, SY16 2LN Project: Residential Unit/Shop Front (Conversion/Alteration) Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: E Distance: 163 m Direction: N	Application reference: P/2015/0551 Application date: 04/06/2015 Council: Powys Accuracy: Proximity	Address: 25 High Street, Newtown, Powys, SY16 2NP Project: Shopfront Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 166 m Direction: N	Application reference: 21/0609/FUL Application date: 31/03/2021 Council: Powys Accuracy: Proximity	Address: HSBC, The Cross, Broad Street, Newtown, Powys, SY16 2LX Project: CCTV Cameras Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 171 m Direction: NE	Application reference: P/2016/0352 Application date: 04/04/2016 Council: Powys Accuracy: Proximity	Address: Parkers Cafe, 1 - 2 Short Bridge Street, Newtown, Powys, SY16 2LW Project: Bed & Breakfast Accommodation (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: F Distance: 174 m Direction: NE	Application reference: 21/2307/FUL Application date: 10/01/2022 Council: Powys Accuracy: Proximity	Address: Newtown Royal Mail Delivery Of, Short Bridge Street, Newtown, Powys, SY16 1AG Project: Office (Extension/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: D Distance: 176 m Direction: N	Application reference: 22/1339/LBC Application date: 05/08/2022 Council: Powys Accuracy: Proximity	Address: Cross Buildings, The Cross/Broad Street, Newtown, Powys, SY16 2AJ Project: Bank (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: D Distance: 176 m Direction: N	Application reference: 22/1338/FUL Application date: 09/08/2022 Council: Powys Accuracy: Proximity	Address: Cross Buildings, The Cross/Broad Street, Newtown, Powys, SY16 2AJ Project: Bank (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 181 m Direction: N	Application reference: P/2014/0136 Application date: 31/01/2014 Council: Powys Accuracy: Proximity	Address: 3 - 4 Broad Street, Newtown, Powys, SY16 2LU Project: Air Conditioning Units Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 181 m Direction: N	Application reference: P/2013/0936 Application date: 19/09/2013 Council: Powys Accuracy: Proximity	Address: 3 - 4 Broad Street, Newtown, Powys, SY16 2LU Project: Financial Services (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 181 m Direction: N	Application reference: P/2013/0609 Application date: 11/06/2013 Council: Powys Accuracy: Proximity	Address: Formally Seconds Ahead, 3-4 Broad Street, Newtown, Powys, SY16 2LU Project: Cafe (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: F Distance: 181 m Direction: E	Application reference: 18/0910/FUL Application date: 09/11/2018 Council: Powys Accuracy: Proximity	Address: Heddfan Care Home, 68 New Road, Clifton Terrace, Newtown, Powys, SY16 1BG Project: 4 Flats (Conversion/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 183 m Direction: N	Application reference: 21/1126/FUL Application date: 29/06/2021 Council: Powys Accuracy: Proximity	Address: 3 - 4 Broad Street, Newtown, Powys, SY16 2LU Project: Shopfront Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 190 m Direction: NE	Application reference: 21/0120/FUL Application date: 04/02/2021 Council: Powys Accuracy: Proximity	Address: Rosemount, The Bank, Newtown, Powys, SY16 2AB Project: Multiple Occupancy (Conversion) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: D Distance: 190 m Direction: NE	Application reference: 21/0121/LBC Application date: 04/02/2021 Council: Powys Accuracy: Proximity	Address: Rosemount, The Bank, Newtown, Powys, SY16 2AB Project: Multiple Occupancy (Conversion) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: D Distance: 190 m Direction: NE	Application reference: 19/1754/FUL Application date: 19/11/2019 Council: Powys Accuracy: Proximity	Address: Rosemount, The Bank, Newtown, Powys, SY16 2AB Project: Residential Unit & Office (New/Conversion) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: D Distance: 190 m Direction: NE	Application reference: 19/1755/LBC Application date: 20/11/2019 Council: Powys Accuracy: Proximity	Address: Rosemount, The Bank, Newtown, Powys, SY16 2AB Project: Residential Unit/Office (New/Conversion) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: G Distance: 190 m Direction: N	Application reference: P/2014/1226 Application date: 02/12/2014 Council: Powys Accuracy: Proximity	Address: Unit 4, Bear Lanes Shopping Centre, Broad Street, Newtown, Powys, SY16 2QZ Project: Employment Agency (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: F Distance: 191 m Direction: E	Application reference: P/2014/0015 Application date: 03/01/2014 Council: Powys Accuracy: Proximity	Address: 15 Short Bridge Street, Newtown, Powys, SY16 1AA Project: Restaurant (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 7 Distance: 192 m Direction: NW	Application reference: P/2015/0372 Application date: 23/04/2015 Council: Powys Accuracy: Proximity	Address: Former Tourist Information Cen, Back Lane, Newtown, Powys, SY16 2NH Project: Hospice (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 201 m Direction: NE	Application reference: 19/0888/FUL Application date: 26/06/2019 Council: Powys Accuracy: Proximity	Address: Sunlea, The Bank, Newtown, Powys, SY16 2AA Project: 4 Flats Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 201 m Direction: NE	Application reference: 19/1492/LBC Application date: 12/09/2019 Council: Powys Accuracy: Proximity	Address: Sunlea, The Bank, Newtown, Powys, SY16 2AA Project: 4 Flats Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: D Distance: 201 m Direction: NE	Application reference: 19/0889/CAC Application date: 26/06/2019 Council: Powys Accuracy: Proximity	Address: Sunlea, The Bank, Newtown, Powys, SY16 2AA Project: Demolition Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: D Distance: 213 m Direction: NE	Application reference: 22/1403/CAC Application date: 17/08/2022 Council: Powys Accuracy: Proximity	Address: Former Motorworld Site, Gas Street, Newtown, Powys, SY16 2AB Project: Demolition Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: D Distance: 213 m Direction: NE	Application reference: 22/1033/FUL Application date: 14/07/2022 Council: Powys Accuracy: Proximity	Address: Former Motorworld Site, Gas Street, Newtown, Powys, SY16 2AB Project: 7 Flats & 1 Shop Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: H Distance: 218 m Direction: NE	Application reference: P/2014/1285 Application date: 18/12/2014 Council: Powys Accuracy: Proximity	Address: 13 Severn Street, Newtown, Powys, SY16 2AQ Project: Office (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 8 Distance: 219 m Direction: SE	Application reference: P/2017/0361 Application date: 10/04/2017 Council: Powys Accuracy: Proximity	Address: The Old College, Station Road, Newtown, Powys, SY16 1BE Project: Community Centre (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 9 Distance: 224 m Direction: N	Application reference: P/2014/0144 Application date: 06/02/2014 Council: Powys Accuracy: Proximity	Address: Enzos 4 in 1, Wesley Place, Newtown, Powys, SY16 2NW Project: 6 Residential Units (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: H Distance: 227 m Direction: N	Application reference: 19/0338/FUL Application date: 28/02/2019 Council: Powys Accuracy: Proximity	Address: 8 Severn Street, Newtown, Powys, SY16 2AQ Project: Professional Services Unit (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: I Distance: 227 m Direction: N	Application reference: 18/0634/FUL Application date: 06/09/2018 Council: Powys Accuracy: Proximity	Address: 48 Broad Street, Newtown, Powys, SY16 2AU Project: Air Conditioning Unit Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: I Distance: 227 m Direction: N	Application reference: P/2016/0302 Application date: 16/03/2016 Council: Powys Accuracy: Proximity	Address: 48 Broad Street, Newtown, Powys, SY16 2AU Project: Retail Unit (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 11 Distance: 253 m Direction: S	Application reference: P/2014/0398 Application date: 11/04/2014 Council: Powys Accuracy: Proximity	Address: Plas Canol, New Road, Newtown, Powys, SY16 1AS Project: Multiple Occupancy (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: K Distance: 256 m Direction: N	Application reference: 20/0752/FUL Application date: 15/05/2020 Council: Powys Accuracy: Proximity	Address: Store 21, 12 - 13 Broad Street, Newtown, Powys, SY16 2NA Project: Pub/Cafe (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: J Distance: 259 m Direction: NW	Application reference: P/2016/0961 Application date: 16/09/2016 Council: Powys Accuracy: Proximity	Address: R/o Bowling Club The Cunnings, Back Lane, Newtown, Powys, SY16 2NH Project: Storage (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: 13 Distance: 275 m Direction: NE	Application reference: P/2017/0972 Application date: 06/09/2017 Council: Powys Accuracy: Proximity	Address: 5 Severn Square, Newtown, Powys, SY16 2AG Project: Office (Conversion) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: K Distance: 277 m Direction: N	Application reference: 19/0094/LBC Application date: 17/01/2019 Council: Powys Accuracy: Proximity	Address: 16 Broad Street, Newtown, Powys, SY16 2NA Project: Restaurant (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: K Distance: 277 m Direction: N	Application reference: 19/0093/FUL Application date: 22/01/2019 Council: Powys Accuracy: Proximity	Address: 16 Broad Street, Newtown, Powys, SY16 2NA Project: Restaurant (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: K Distance: 288 m Direction: N	Application reference: P/2013/0592 Application date: 12/06/2013 Council: Powys Accuracy: Proximity	Address: 19 Broad Street, Newtown, Powys, SY16 2NA Project: Restaurant & Flat (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: L Distance: 289 m Direction: E	Application reference: P/2017/1225 Application date: 19/10/2017 Council: Powys Accuracy: Proximity	Address: Queens Head, Pool Road, Newtown, Powys, SY16 1DG Project: Pub (Extension/Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: L Distance: 289 m Direction: E	Application reference: P/2017/1221 Application date: 19/10/2017 Council: Powys Accuracy: Proximity	Address: Queens Head, Pool Road, Newtown, Powys, SY16 3AL Project: Pub (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 14 Distance: 307 m Direction: SE	Application reference: 23/0201/LBC Application date: 07/02/2023 Council: Powys Accuracy: Proximity	Address: Newtown Railway Station, Old Kerry Road, Newtown, Powys, SY16 1BP Project: Footbridge Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: M Distance: 315 m Direction: E	Application reference: P/2016/0725 Application date: 06/07/2016 Council: Powys Accuracy: Proximity	Address: 42 - 43 Old Kerry Road, Newtown, Powys, SY16 1BH Project: 3 Residential Units (Conversion/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: M Distance: 324 m Direction: E	Application reference: P/2013/1232 Application date: 18/12/2013 Council: Powys Accuracy: Proximity	Address: Part of second floor Royal Wel, Old Kerry Road, Newtown, Powys, SY16 1BH Project: Place Of Workshop (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: M Distance: 328 m Direction: E	Application reference: P/2018/0041 Application date: 24/01/2018 Council: Powys Accuracy: Proximity	Address: The Royal Welsh Warehouse, Old Kerry Road, Newtown, Powys, SY16 1BH Project: Biomass Heating Plant Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: M Distance: 330 m Direction: E	Application reference: P/2014/1251 Application date: 15/12/2014 Council: Powys Accuracy: Proximity	Address: Former Somerfield Store, Old Kerry Road, Ffordd Croesawdy, Newtown, Powys, SY16 1BH Project: Storage & Distribution (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: M Distance: 331 m Direction: E	Application reference: 19/1907/LBC Application date: 31/12/2019 Council: Powys Accuracy: Proximity	Address: The Royal Welsh Warehouse, Old Kerry Road, Newtown, Powys, SY16 1BH Project: Leisure Centre (Conversion) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: M Distance: 331 m Direction: E	Application reference: 19/1906/FUL Application date: 31/12/2019 Council: Powys Accuracy: Proximity	Address: The Royal Welsh Warehouse, Old Kerry Road, Newtown, Powys, SY16 1BH Project: Leisure Centre (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: M Distance: 331 m Direction: E	Application reference: 19/1431/FUL Application date: 07/10/2019 Council: Powys Accuracy: Proximity	Address: The Royal Welsh Warehouse, Old Kerry Road, Newtown, Powys, SY16 1BH Project: Leisure Centre (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 17 Distance: 380 m Direction: S	Application reference: P/2013/1249 Application date: 17/12/2013 Council: Powys Accuracy: Proximity	Address: Treowen Community Hall, Heol Treowen, Newtown, Powys, SY16 1JA Project: Community Hall (Extension/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 18 Distance: 382 m Direction: E	Application reference: P/2018/0215 Application date: 20/02/2018 Council: Powys Accuracy: Proximity	Address: McDonald's Restaurant, Cambrian Way, Newtown, Powys, SY16 1DG Project: Restaurant (Extension/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 19 Distance: 399 m Direction: SW	Application reference: 22/0022/FUL Application date: 14/02/2022 Council: Powys Accuracy: Proximity	Address: Police Station, Park Lane, Newtown, Powys, SY16 1EN Project: Police Station (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 20 Distance: 404 m Direction: E	Application reference: 21/2119/FUL Application date: 13/12/2021 Council: Powys Accuracy: Proximity	Address: 1 Stone Street, Newtown, Powys, SY16 1DB Project: General Industrial (Extension/Alterations) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: N Distance: 418 m Direction: N	Application reference: 18/0370/FUL Application date: 03/09/2018 Council: Powys Accuracy: Proximity	Address: Bodafon, Frankwell Street, Newtown, Powys, SY16 2BU Project: Luxury House Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: N Distance: 418 m Direction: N	Application reference: 18/00011/CAC Application date: 03/09/2018 Council: Powys Accuracy: Proximity	Address: Bodafon, Frankwell Street, Newtown, Powys, SY16 2BU Project: Demolition Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>





ID	Details	Description	Online record
ID: N Distance: 418 m Direction: N	Application reference: P/2018/0145 Application date: 24/01/2018 Council: Powys Accuracy: Proximity	Address: Bodafon, Frankwell Street, Newtown, Powys, SY16 2BU Project: Luxury House Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: N Distance: 418 m Direction: N	Application reference: P/2017/0303 Application date: 27/03/2017 Council: Powys Accuracy: Proximity	Address: Bodafon, Frankwell Street, Newtown, Powys, SY16 2BU Project: Demolition Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: 22 Distance: 430 m Direction: S	Application reference: SO/2013/0088 Application date: 26/11/2013 Council: Powys Accuracy: Proximity	Address: Land near Dolfor B4355, Dolfor Road, Newtown, Powys, SY16 1JD Project: Wind Turbine Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: N Distance: 433 m Direction: N	Application reference: P/2015/0453 Application date: 07/05/2015 Council: Powys Accuracy: Proximity	Address: Severnside, Frankwell Street, Newtown, Powys, SY16 2BS Project: 3 Houses (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 23 Distance: 438 m Direction: N	Application reference: P/2014/0281 Application date: 13/03/2014 Council: Powys Accuracy: Proximity	Address: Crescent Presbyterian, Long Bridge Street, Newtown, Powys, SY16 2DY Project: Church (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 24 Distance: 441 m Direction: W	Application reference: P/2014/0168 Application date: 19/02/2014 Council: Powys Accuracy: Proximity	Address: Combined Cadet Centre Air Trai, Park Lane, Newtown, Powys, SY16 1EN Project: Training Centre (Extension/Refurbishment) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 25 Distance: 463 m Direction: S	Application reference: 18/0327/FUL Application date: 21/08/2018 Council: Powys Accuracy: Proximity	Address: Epworth Heol Treowen, Newtown, Powys, SY16 1NL Project: Offices (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 26 Distance: 482 m Direction: N	Application reference: P/2014/0043 Application date: 03/02/2014 Council: Powys Accuracy: Proximity	Address: 2 Commercial Street, Newtown, Powys, SY16 2BL Project: 3 Residential Units (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 27 Distance: 486 m Direction: E	Application reference: 19/0428/OUT Application date: 15/03/2019 Council: Powys Accuracy: Proximity	Address: Land Adjacent To The Rectory, Old Kerry Road, Newtown, Powys, SY16 1BP Project: 4 Residential Units Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>



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

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

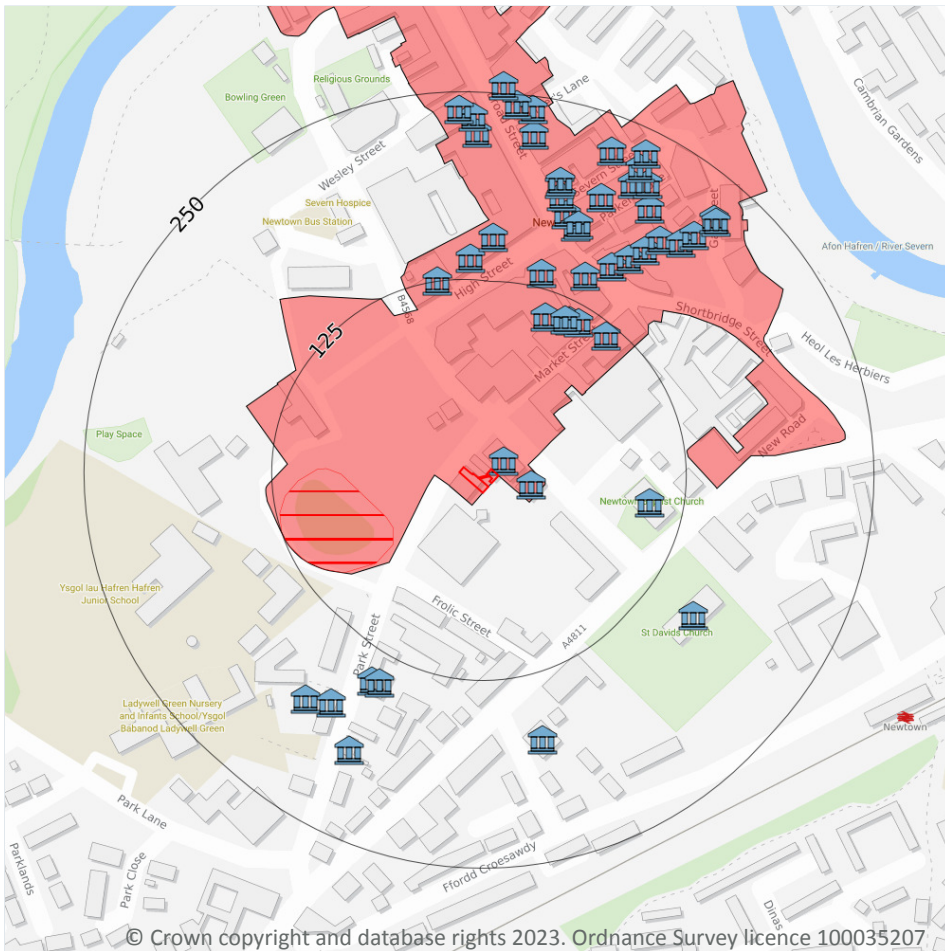
ID	Details	Description	Online record
ID: 2 Distance: 39 m Direction: NW	Application reference: 23/0589/HH Application date: 14/04/2023 Council: Powys Accuracy: Exact	Address: The Lodge, Park Street, Newtown, Powys, Wales, SY16 1EE Project: House (Extension) Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: 3 Distance: 108 m Direction: E	Application reference: P/2013/1221 Application date: 05/12/2013 Council: Powys Accuracy: Exact	Address: Unit at, Butterfly Lane, Newtown, Powys, Wales, SY16 1AQ Project: House (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 6 Distance: 159 m Direction: S	Application reference: P/2016/0084 Application date: 29/01/2016 Council: Powys Accuracy: Exact	Address: Croesawdy, New Road, Newtown, Powys, Wales, SY16 1AS Project: Garage Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 177 m Direction: NE	Application reference: 20/1406/LBC Application date: 07/10/2020 Council: Powys Accuracy: Exact	Address: The Bank, Newtown, Powys, Wales, SY16 2AB Project: Flats (Conversion) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: F Distance: 186 m Direction: E	Application reference: P/2013/0738 Application date: 17/07/2013 Council: Powys Accuracy: Exact	Address: 13 Short Bridge Street, Newtown, Powys, Wales, SY16 1AA Project: Maisonette (Conv) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: H Distance: 204 m Direction: NE	Application reference: 19/0339/LBC Application date: 28/02/2019 Council: Powys Accuracy: Exact	Address: 8 Severn Street, Newtown, Powys, Wales, SY16 2AQ Project: House (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: G Distance: 209 m Direction: N	Application reference: P/2016/0312 Application date: 30/03/2016 Council: Powys Accuracy: Exact	Address: 3 William Hill Broad Street, Newtown, Powys, Wales, SY16 2LU Project: House Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 213 m Direction: NE	Application reference: 22/0623/FUL Application date: 08/04/2022 Council: Powys Accuracy: Exact	Address: Bank Cottage, The Bank, Newtown, Powys, Wales, SY16 2AB Project: Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: D Distance: 213 m Direction: NE	Application reference: 20/1801/LBC Application date: 10/11/2020 Council: Powys Accuracy: Exact	Address: Bank Cottage, The Bank, Newtown, Powys, Wales, SY16 2AB Project: House (Conversion) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: D Distance: 213 m Direction: NE	Application reference: 20/1800/FUL Application date: 10/11/2020 Council: Powys Accuracy: Exact	Address: Bank Cottage, The Bank, Newtown, Powys, Wales, SY16 2AB Project: Flats (Conversion) Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: I Distance: 223 m Direction: N	Application reference: P/2013/1044 Application date: 18/10/2013 Council: Powys Accuracy: Exact	Address: First And Second Floors, 49 Broad Street, Newtown, Powys, Wales, SY16 2AU Project: Maisonette (Conv) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 10 Distance: 243 m Direction: NE	Application reference: P/2017/0023 Application date: 20/01/2017 Council: Powys Accuracy: Exact	Address: Ground Floor, 9 Gas Street, Newtown, Powys, Wales, SY16 2AD Project: Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



**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)

**Conservation Areas**

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	NEWTOWN - CENTRE	POWYS

This data is sourced from Historic England and Local Authorities. For more information please see [cadw.gov.wales/historicenvironment/help-advice-and-grants/makingchanges/conservation/?lang=en](https://cadw.gov.wales/historicenvironment/help-advice-and-grants/makingchanges/conservation/?lang=en)

## Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
10 m	NE	United Reformed Church, Prominently Sited On The Corner Of Park Street With New Church Street.	II	8157	09/05/1988
22 m	E	Church Schoolroom, Including Perimeter Railings, Prominently Sited On The Corner Of Park Street With New Church Street.	II	8158	09/05/1988

This data was sourced from Historic Wales. For more information please see <https://historicwales.gov.uk/> ↗



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

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 2.6 0.9-2.3°C	2055	Negligible	Negligible	Negligible	Negligible

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 4.5 1.7-3.2°C	2055	Negligible	Negligible	Negligible	Negligible

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 8.5 3.2-5.4°C	2055	Negligible	Negligible	Negligible	Negligible

This data is sourced from Ambiental Risk Analytics.

## Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely



This data is sourced from the British Geological Survey.



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Grid ref: 310807 291447

## 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		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	<b>Flooding</b>	
Former petrol stations	Not identified	Risk of flooding from rivers and the sea	Not identified
Former garages	Not identified	Flood storage areas: part of floodplain	Not identified
Former military land	Not identified	Historical flood areas	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Areas benefiting from flood defences	Not identified
Waste site no longer in use	Not identified	Flood defences	Not identified
Active or recent landfill	Not identified	Proposed flood defences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Surface water flood risk	Not identified
Active or recent licensed waste sites	Not identified	Groundwater flooding	Not identified
Recent industrial land uses	Not identified	<b>Natural ground subsidence</b>	
Current or recent petrol stations	Not identified	<b>Natural ground subsidence</b>	<b>Identified</b>
Hazardous substance storage/usage	Not identified	Natural geological cavities	Not identified
Sites designated as Contaminated Land	Not identified	<b>Non-natural ground subsidence</b>	
Historical licensed industrial activities	Not identified	Coal mining	Not identified
Current or recent licensed industrial activities	Not identified	Non-coal mining	Not identified
Local Authority licensed pollutant release	Not identified	Mining cavities	Not identified
Pollutant release to surface waters	Not identified	Infilled land	Not identified
Pollutant release to public sewer	Not identified	<b>Radon</b>	
Dangerous industrial substances (D.S.I. List 1)	Not identified	<b>Radon</b>	<b>Identified</b>





## 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**

Existing and agreed solar installations Not identified

**Proposed solar installations** **Identified**

## Energy

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

## Transportation

HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified

## Transportation

Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified

## Historical railway infrastructure

**Identified**

Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

## Planning

**Large projects searched to 750m** **Identified**

**Small projects searched to 500m** **Identified**

**House extensions and small new builds searched to 250m** **Identified**

Mobile phone masts	Not identified
Mobile phone masts planning records	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



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## Planning constraints

Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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<b>Conservation Areas</b>	<b>Identified</b>
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<b>Listed Buildings</b>	<b>Identified</b>
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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## Climate change

<b>Flood risk (5 and 30 Years)</b>	<b>Identified</b>
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<b>Natural ground instability (5 and 30 Years)</b>	<b>Identified</b>
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## Coastal Erosion

Complex cliffs	Not identified
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Projections with intervention measures in place	Not identified
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Projections with no active intervention	Not identified
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## Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

### Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

### Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

## 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

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. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. 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



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01273 257 755

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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.

### Ambiental FloodScore™ insurance rating

The property has been rated as **Very Low** risk.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>) ↗.

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

**Very High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate-High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Low** indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Very Low** indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

## Planning data limitations

The planning applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of



applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. 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, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has 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 has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

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 are 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 has 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 does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, 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.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.



## Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

## 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, whereas 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:

[www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf](http://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf) ↗

## ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) ↗ have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.



Band	Description	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

*Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.*





## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com) ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

### The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

### Complaints Advice

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

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

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

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

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com)

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: [www.groundsure.com/terms-and-conditions-april-2023/](http://www.groundsure.com/terms-and-conditions-april-2023/) ↗

## Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see [www.groundsure.com/remediation](http://www.groundsure.com/remediation) ↗ for full details.

## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Homebuyers report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](http://www.groundsure.com/sources-reference) ↗.



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