

Search Details

Prepared for: Richard George & Jenkins Limited
Matter: DCB8494
Client address: Old Bank Chambers, 22 High Street, Newtown, Powys, SY16 2NT

Property:
Brynderw, Kerry Road, Newtown, Powys

Local Authority:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned: 16/04/2026	Property type: Residential
------------------------------	-------------------------------

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.



Brynderw, Kerry Road, Newtown, Powys



Reference:
ITK0000114384599

Grid reference:
311632 291333

Your reference:
ITK0000114384599

Date:
16 April 2026

Consultant's guidance and recommendations inside.



Customer Support

info@groundsure.com

Professional opinion

Key results

✔ No significant environmental risks have been identified

Please review all report content, as relevance may vary depending on a client's specific circumstances.



Contaminated land

Passed

Page 2 →

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.



Flooding

Negligible

Page 3 →

No flood risks of significant concern have been identified at the site.



Other results

Review recommendations



Ground stability

Identified

Page 5 →



Radon

Identified

Page 14 →



Planning constraints

Not identified

Page 16 →



Planning applications

Identified

Page 16 →



Energy

Identified

Page 25 →



Transportation

Identified

Page 34 →

ClimateIndex™

Page 8

Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion.**

A

5 years

Negligible

A

30 years

Negligible

Rating key

A

B

C

D

E

F

Negligible risk

High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency.**



Contaminated land liability ?

Passed

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

Past land use

Passed

Waste and landfill

Passed

Current/recent land use

Passed

Contaminated land consultant assessment

✔ Written by a Groundsure consultant

The property has passed Groundsure's Contaminated Land Liability assessment.

Next steps

Contaminated land liability

None required.



Flooding ?

Negligible

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

Section links

[Building assessment](#) →

Risk to site

- River and coastal flooding
- Surface water flooding
- Groundwater flooding
- Past flooding
- Flood storage areas

Very Low

Negligible

Low

Not identified

Not identified

Risk to building(s)

Very Low

Negligible

Low

Not identified

Not identified

FloodScore™ insurance rating

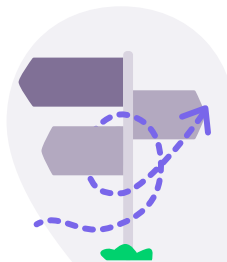
Compiled by Ambiental, a leading flood risk analysis company. [Click here](#) for details.

Very Low

Next steps

Flooding

None required.



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 37](#) →



Flooding

Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

[Back to section summary](#) →

[Building assessment](#) →



Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiantal Risk Analytics. In Scotland, Ambiantal Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Detached House 311633, 291329	Negligible	Very Low	Negligible	Low	No	No



Ground stability ?

Identified

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

Section links

Natural



Non-natural



Natural ground stability

Moderate-High



Non-natural ground stability

Identified



Next steps

Ground stability

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

- 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

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

Natural ground stability ?

Moderate-High

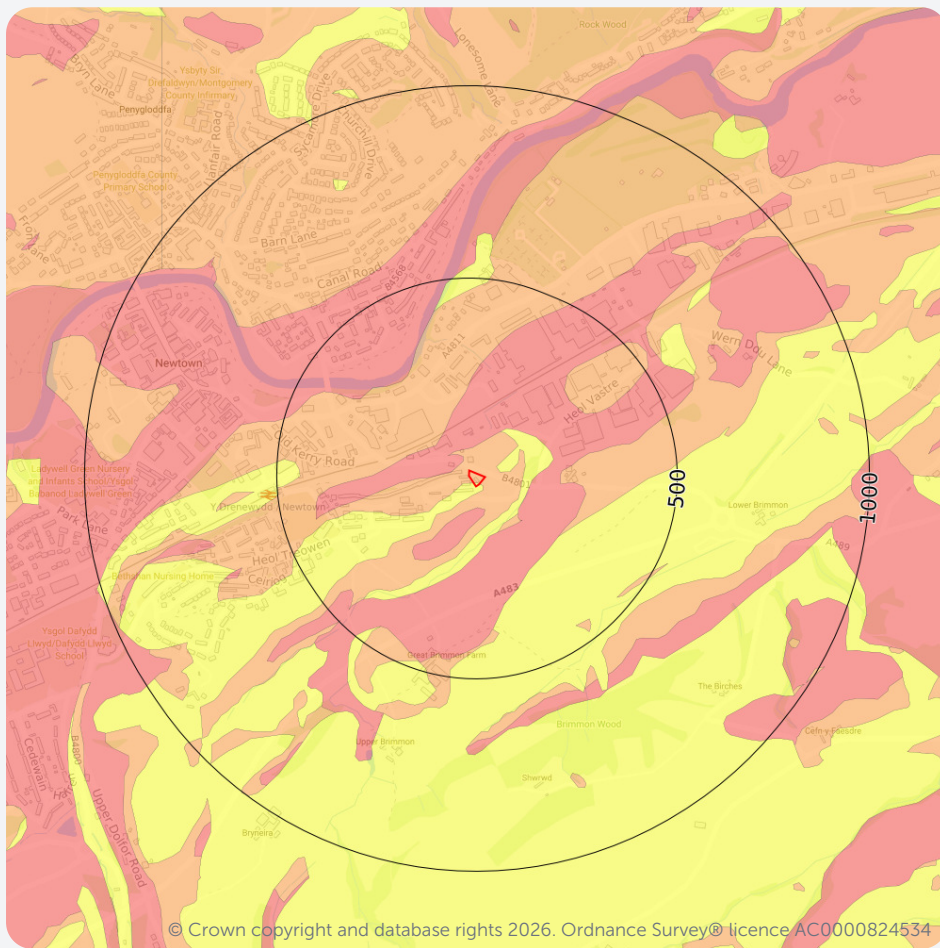
The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#) →



— Site Outline

Search buffers in metres (m)

■ Moderate - high

■ Low

■ Negligible - very low

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

Natural ground stability

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.

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.



Ground stability

Non-natural ground stability ?

Identified

The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#) →

Non-coal mining areas

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



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks → Flooding →
Ground stability → Transition risks (EPC) →

Physical risks

Negligible



Transition risks



Advice available



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.



ClimateIndex™

Physical risks ?

Negligible

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →

[Ground stability](#) → [Transition risks \(EPC\)](#) →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

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

A

5 years

Negligible

A

30 years

Negligible

Rating key



Negligible risk → High risk

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



ClimateIndex™

Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

[Back to section summary](#) →

- [Physical risks](#) → [Flooding](#) →
- [Ground stability](#) → [Transition risks \(EPC\)](#) →

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

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

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

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations [↗](#).

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

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™

Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →
[Ground stability](#) → [Transition risks \(EPC\)](#) →

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

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

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

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations [↗](#).

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey



ClimateIndex™

Transition risks (EPC) ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

[Back to section summary](#) →

[Physical risks](#) → [Flooding](#) →
[Ground stability](#) → [Transition risks \(EPC\)](#) →

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

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

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

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

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals (presented in the Government's consultation on [Improving the energy performance of privately rented homes in England and Wales](#) ↗) are summarised below.



1st April 2020

Future proposal - 2028

Future proposal - 2030

All rented properties to be E of above

Cost cap for improvements:
£3,500

Proposal for higher standard of energy efficiency for new tenancies

Cost cap for improvements:
£15,000

Proposal for higher standard of energy efficiency for all tenancies

Cost cap for improvements:
£15,000

Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.



Radon ?

Identified

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 1% and 3%.

Section links

Radon →

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.

- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderdomestic>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>

Radon ?

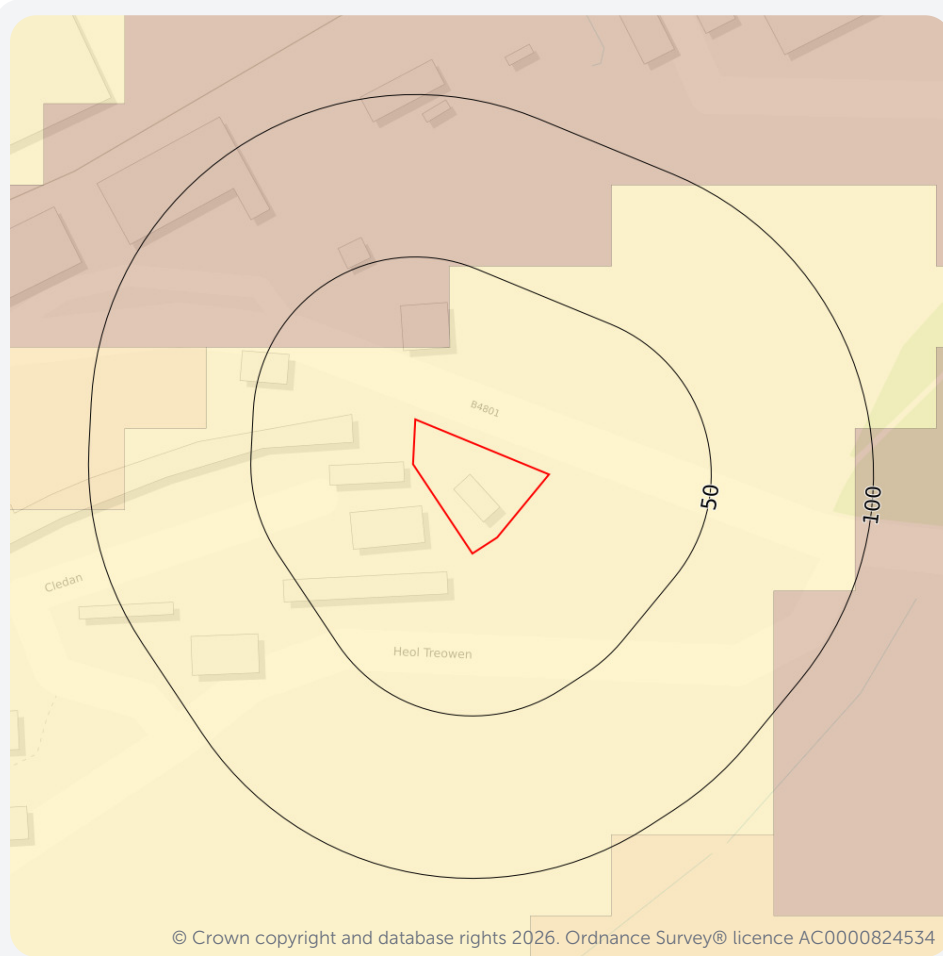
Identified

The property lies within a radon affected area.

Section links

[Back to section summary](#) →

[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%

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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.

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.

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



Planning ?

Identified

Planning applications have been identified at or in proximity of the property. No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Section links

Planning applications →

Planning applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 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.

2	Home improvement	searched to 250m →
0	Small residential	searched to 250m
0	Medium residential	searched to 500m
1	Large residential	searched to 750m →
47	Mixed and commercial	searched to 750m →

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 [Click here](#) ↗.

Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental designations

Not identified

Visual and cultural designations

Not identified

Next steps

Planning constraints

None required.

Planning

Planning applications ?

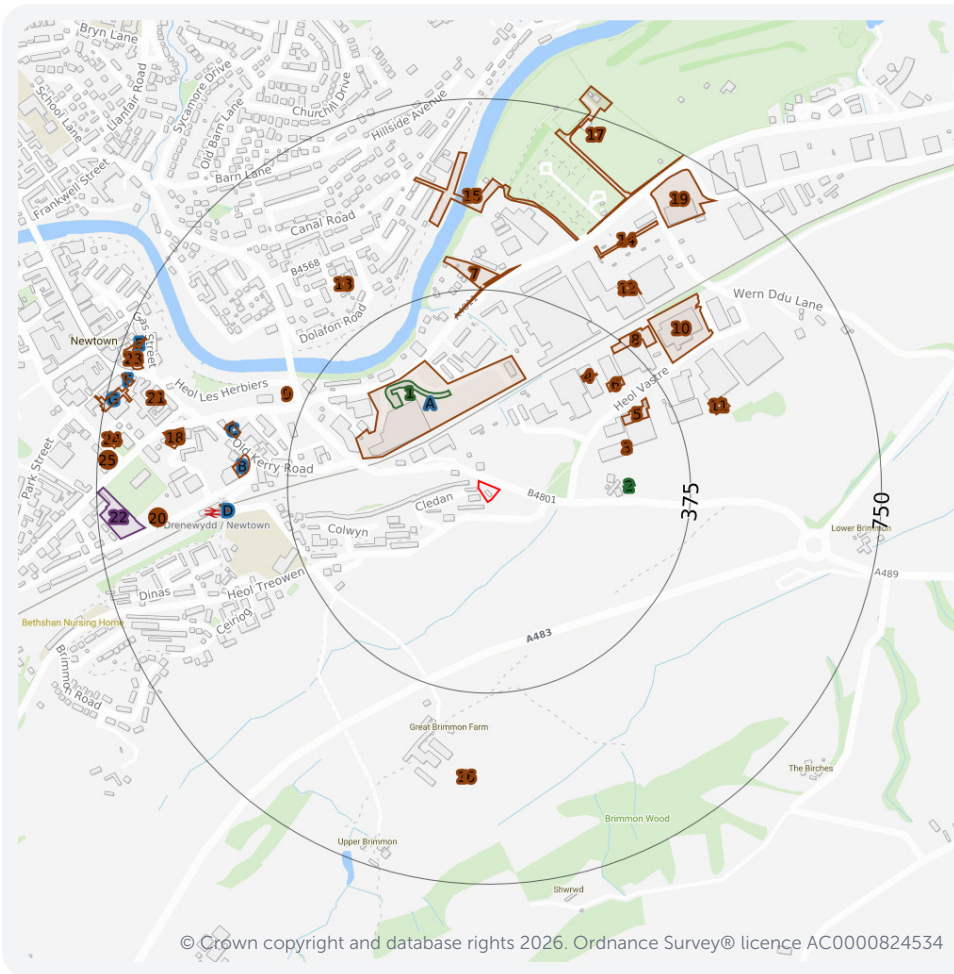
Identified

Planning applications have been identified at or in proximity of the property.

Section links

[Back to section summary](#) →

[Planning applications](#) →



- Site Outline
- Search buffers in metres (m)
- Grouped applications
- Home improvement applications
- Home improvement applications (polygon)
- Small residential applications
- Small residential applications (polygon)
- Medium residential applications
- Medium residential applications (polygon)
- Large residential applications
- Large residential applications (polygon)
- Mixed and commercial applications
- Mixed and commercial applications (polygon)

Home improvement applications searched to 250m

2 home improvement planning applications within 250m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.



ID	Details	Description	Online record
ID: 1 Distance: 177 m Direction: NW	Application reference: 25/1018/FUL Application date: 11/08/2025 Council: Powys	Address: Tesco Stores Ltd Pool Road Newtown Powys SY16 1DJ Project: Retaining Wall and Landscape Works Last known status: Approved Decision date: 14/10/2025	Link
ID: 2 Distance: 243 m Direction: E	Application reference: 23/1907/HH Application date: 21/12/2023 Council: Powys	Address: Wood Green Llanllwchaiarn Newtown SY16 4EE Project: Two Storey Extension (Alterations) Last known status: Approved Decision date: 14/06/2024	Link

The data is sourced from Serac Tech

Large residential applications searched to 750m

1 large residential developments within 750m from the property have been submitted for planning permission during the last seven years. Large residential developments are considered to be residential builds of over 10 dwellings. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 22 Distance: 659 m Direction: W	Application reference: 21/1961/FUL Application date: 03/11/2021 Council: Powys	Address: Land At Former Travis Perkins Site New Road Newtown Powys Project: 38 Flats & Terraced Dwellings (New Development) Last known status: Approved Decision date: 21/02/2022	Link

The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

47 mixed and commercial developments within 750m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: A Distance: 132 m Direction: NW	Application reference: 20/1464/FUL Application date: 15/09/2020 Council: Powys	Address: Tesco Stores Ltd Pool Road Newtown Powys SY16 1DJ Project: EV Charging & Flag Pole Installation Last known status: Approved Decision date: 17/12/2020	Link
ID: A Distance: 178 m Direction: NW	Application reference: 22/2044/FUL Application date: 12/01/2023 Council: Powys	Address: Tesco Stores Ltd Pool Road Newtown Powys SY16 1DJ Project: Timpson Pod Installation Last known status: Approved Decision date: 10/03/2023	Link



ID	Details	Description	Online record
ID: 3 Distance: 257 m Direction: E	Application reference: 25/0816/FUL Application date: 05/06/2025 Council: Powys	Address: Vastre Industrial Estate, Unit 8 Heol Vastre Newtown SY16 1DZ Project: Factory/Workshop (Change of Use) Last known status: Approved Decision date: 12/11/2025	Link
ID: 4 Distance: 268 m Direction: NE	Application reference: 25/1305/FUL Application date: 24/09/2025 Council: Powys	Address: Vastre Industrial Estate, Unit 12 Heol Vastre Newtown SY16 1DZ Project: Community Leisure Facility with Swimming Pool Last known status: Approved Decision date: 25/11/2025	Link
ID: 5 Distance: 276 m Direction: NE	Application reference: 21/0090/FUL Application date: 13/01/2021 Council: Powys	Address: Unit D- Vastre Industrial Estate Heol Vastre Y Drenewydd Powys SY16 1DZ Project: Change of Use to Storage/Light Industrial/Office Last known status: Approved Decision date: 22/04/2021	Link
ID: 6 Distance: 290 m Direction: NE	Application reference: 24/0356/FUL Application date: 22/03/2024 Council: Powys	Address: Unit 18 Vastre Industrial Estate Heol Vastre Newtown Powys SY16 1DZ Project: MOT Testing Station & Garage (Change of Use) Last known status: Approved Decision date: 03/10/2024	Link
ID: 7 Distance: 326 m Direction: N	Application reference: 22/1151/FUL Application date: 03/08/2022 Council: Powys	Address: Mount Severn Pool Road Newtown SY16 1DW Project: Funeral Parlour (Change of Use/Alterations) Last known status: Approved Decision date: 25/10/2022	Link
ID: 8 Distance: 349 m Direction: NE	Application reference: 25/1454/FUL Application date: 20/10/2025 Council: Powys	Address: Polycy Ltd, Unit F Vastre Industrial Estate Heol Vastre Newtown Powys SY16 1DZ Project: Processing/Manufacturing Plant Last known status: Approved Decision date: 07/04/2026	Link
ID: 9 Distance: 409 m Direction: NW	Application reference: 23/1615/FUL Application date: 08/11/2023 Council: Powys	Address: McDonald's Restaurant Cambrian Way Newtown SY16 1DG Project: EV Charging Stations Installation & Alterations Last known status: Approved Decision date: 10/01/2024	Link
ID: 10 Distance: 421 m Direction: NE	Application reference: 21/0164/FUL Application date: 10/02/2021 Council: Powys	Address: Vastre Industrial Estate, Unit E Heol Vastre Newtown SY16 1DZ Project: Perimeter Fence Installation Last known status: Approved Decision date: 29/04/2021	Link



ID	Details	Description	Online record
ID: 11 Distance: 443 m Direction: E	Application reference: 22/2061/FUL Application date: 09/01/2023 Council: Powys	Address: Vastre Industrial Estate, Unit A Heol Vastre Newtown SY16 1DZ Project: Factory Extension Last known status: Approved Decision date: 27/04/2023	Link
ID: 12 Distance: 450 m Direction: NE	Application reference: 20/0214/FUL Application date: 11/02/2020 Council: Powys	Address: Morrison Supermarket Pool Road Newtown Powys SY16 3AH Project: Home Shopping Pod Extension in Customer Car Park Last known status: Approved Decision date: 19/05/2020	Link
ID: B Distance: 451 m Direction: W	Application reference: 19/1432/LBC Application date: 07/10/2019 Council: Powys	Address: The Royal Welsh Warehouse, Vacant Areas Old Kerry Road Newtown SY16 1BH Project: Space Subdivision (Moveable Partition) Last known status: Approved Decision date: 29/11/2019	Link
ID: B Distance: 451 m Direction: W	Application reference: 19/1431/FUL Application date: 07/10/2019 Council: Powys	Address: The Royal Welsh Warehouse, Vacant Areas Old Kerry Road Newtown SY16 1BH Project: Assembly & Leisure (Change of Use) Last known status: Approved Decision date: 29/11/2019	Link
ID: B Distance: 457 m Direction: W	Application reference: 19/1907/LBC Application date: 31/12/2019 Council: Powys	Address: Second Floor The Royal Welsh Warehouse Old Kerry Road Newtown SY16 1BH Project: Auditorium Development (Internal Alterations) Last known status: Approved Decision date: 13/03/2020	Link
ID: B Distance: 457 m Direction: W	Application reference: 19/1906/FUL Application date: 31/12/2019 Council: Powys	Address: Second Floor The Royal Welsh Warehouse Old Kerry Road Newtown SY16 1BH Project: Assembly and Leisure Space Conversion Last known status: Approved Decision date: 24/02/2020	Link
ID: 13 Distance: 458 m Direction: NW	Application reference: 20/0228/FUL Application date: 07/02/2020 Council: Powys	Address: Store Rear Of Ivycroft Lower Canal Road Newtown Powys SY16 2HY Project: Grocery Store (Change of Use) Last known status: Approved Decision date: 29/06/2020	Link
ID: C Distance: 476 m Direction: W	Application reference: 24/1523/FUL Application date: 21/10/2024 Council: Powys	Address: Queens Court Old Kerry Road Newtown SY16 1BL Project: Access & Parking Development Last known status: Approved Decision date: 27/02/2025	Link



ID	Details	Description	Online record
ID: C Distance: 477 m Direction: W	Application reference: 24/0664/HH Application date: 22/05/2024 Council: Powys	Address: Queens Court Old Kerry Road Newtown SY16 1BL Project: Parking Spaces Development Last known status: Refused Decision date: 19/09/2024	Link
ID: D Distance: 480 m Direction: W	Application reference: 24/0752/LBC Application date: 24/05/2024 Council: Powys	Address: Newtown Railway Station Newtown SY16 1BP Project: CCTV Installation (Listed Building Consent) Last known status: Approved Decision date: 27/11/2024	Link
ID: D Distance: 482 m Direction: W	Application reference: 23/0201/LBC Application date: 07/02/2023 Council: Powys	Address: Newtown Railway Station Newtown SY16 1BP Project: Access for All Footbridge Installation Last known status: Approved Decision date: 23/06/2023	Link
ID: D Distance: 493 m Direction: W	Application reference: 20/0640/LBC Application date: 23/04/2020 Council: Powys	Address: Newtown Railway Station Newtown SY16 1BP Project: Ticket Vending Machines Installation Last known status: Approved Decision date: 07/09/2020	Link
ID: D Distance: 493 m Direction: W	Application reference: 25/1336/LBC Application date: 01/10/2025 Council: Powys	Address: Newtown Railway Station Newtown Powys SY16 1BP Project: Digital Display Screen Last known status: Approved Decision date: 17/12/2025	Link
ID: 14 Distance: 496 m Direction: NE	Application reference: 26/0022/FUL Application date: 07/01/2026 Council: Powys	Address: Morrison Supermarket Pool Road Newtown Powys SY16 3AH Project: Retail Pod Last known status: Approved Decision date: 13/03/2026	Link
ID: 15 Distance: 506 m Direction: N	Application reference: 21/2356/FUL Application date: 14/01/2022 Council: Powys	Address: Site Accessed On West Side Of River Severn Via Lower Canal Road And East Side Of River Severn Via Pool Road Newtown Powys Project: Bridge for Foot/Cycle Route over River Severn Last known status: Approved Decision date: 10/03/2022	Link
ID: 16 Distance: 527 m Direction: S	Application reference: 25/1587/AGR Application date: 07/11/2025 Council: Powys	Address: Great Brimmon Farm Newtown SY16 3AE Project: Silage Store (New Construction) Last known status: Approved Decision date: 20/11/2025	Link
ID: D Distance: 527 m Direction: W	Application reference: 25/0065/FUL Application date: 16/01/2025 Council: Powys	Address: Newtown Railway Station Newtown SY16 1BP Project: Community Workspace (Change of Use) Last known status: Approved Decision date: 17/02/2025	Link



ID	Details	Description	Online record
ID: 17 Distance: 536 m Direction: N	Application reference: 24/1479/FUL Application date: 08/01/2025 Council: Powys	Address: Sports Facility Building At Recreation Ground Pool Road Newtown SY16 3AF Project: Multi-Use Sports Facility Development Last known status: Validated Decision date: Not supplied	Link
ID: 18 Distance: 585 m Direction: W	Application reference: 24/0824/CLE Application date: 07/06/2024 Council: Powys	Address: Nythfa And Ty Y Pobl New Road Newtown Powys SY16 1BD Project: 15 Residential Flats (Lawful Development Certificate) Last known status: Approved Decision date: 17/07/2024	Link
ID: 19 Distance: 612 m Direction: NE	Application reference: 20/0187/FUL Application date: 03/02/2020 Council: Powys	Address: Land At Pool Road (Former Ford Garage Site) Newtown Powys SY16 3AH Project: Food Store Development (Demolition & Construction) Last known status: Approved Decision date: 04/08/2020	Link
ID: 20 Distance: 633 m Direction: W	Application reference: 25395 Application date: 12/12/2025 Council: Limerick I	Address: Newtown,, Bruff,, Co. Limerick. Project: Residential Development Last known status: Validated Decision date: Not supplied	Link
ID: 21 Distance: 647 m Direction: W	Application reference: 21/2307/FUL Application date: 10/01/2022 Council: Powys	Address: Newtown Post Office Shortbridge Street Newtown Powys SY16 1AB Project: Royal Mail Delivery Office (Single Storey Side Extension) Last known status: Approved Decision date: 19/05/2022	Link
ID: E Distance: 670 m Direction: W	Application reference: 23/0960/CAC Application date: 15/06/2023 Council: Powys	Address: Former Motorworld Site Gas Street Newtown Powys SY16 2AD Project: Building Demolition Last known status: Approved Decision date: 10/08/2023	Link
ID: E Distance: 670 m Direction: W	Application reference: 22/1403/CAC Application date: 17/08/2022 Council: Powys	Address: Former Motorworld Site Gas Street Newtown SY16 2AB Project: Demolition of Existing Building Last known status: Withdrawn Decision date: 17/03/2023	Link
ID: E Distance: 680 m Direction: NW	Application reference: 26/0305/FUL Application date: 26/03/2026 Council: Powys	Address: The Modik Building 13 Gas Street Newtown Powys SY16 2AD Project: Office (Conversion/Alterations) Last known status: Validated Decision date: Not supplied	Link
ID: F Distance: 688 m Direction: W	Application reference: 21/1620/FUL Application date: 16/09/2021 Council: Powys	Address: Unit 3 Severnside Centre 26 - 27 Shortbridge Street Newtown Powys SY16 2LR Project: Thai Restaurant & Takeaway (Change of Use) Last known status: Refused Decision date: 26/01/2022	Link



ID	Details	Description	Online record
ID: F Distance: 690 m Direction: W	Application reference: 23/1039/FUL Application date: 17/08/2023 Council: Powys	Address: Unit 6 Severnside Centre 26 - 27 Shortbridge Street Newtown Powys SY16 2LR Project: Office Conversion & First Floor Addition Last known status: Approved Decision date: 17/10/2023	Link
ID: 23 Distance: 695 m Direction: W	Application reference: 19/1755/LBC Application date: 20/11/2019 Council: Powys	Address: Rose Mount The Bank Newtown SY16 2AB Project: Office Building (New Construction) Last known status: Withdrawn Decision date: 29/06/2020	Link
ID: G Distance: 700 m Direction: W	Application reference: 20/0053/FUL Application date: 31/01/2020 Council: Powys	Address: Ladywell Shopping Centre New Church Street Newtown SY16 1AF Project: Shopping Centre Redevelopment with Office and Cafe Conversion Last known status: Approved Decision date: 24/04/2020	Link
ID: F Distance: 703 m Direction: W	Application reference: 23/0103/FUL Application date: 01/02/2023 Council: Powys	Address: 28 Shortbridge Street Newtown SY16 2LN Project: Shop Frontage Alterations & Partial Residential Change of Use Last known status: Approved Decision date: 09/06/2023	Link
ID: E Distance: 704 m Direction: NW	Application reference: 22/0623/FUL Application date: 08/04/2022 Council: Powys	Address: 14 The Bank Newtown SY16 2AB Project: Residential Conversion Last known status: Approved Decision date: 30/05/2022	Link
ID: F Distance: 704 m Direction: W	Application reference: 19/1312/FUL Application date: 15/08/2019 Council: Powys	Address: 31 Shortbridge Street Newtown Powys SY16 2LN Project: Office Accommodation (Alterations) Last known status: Approved Decision date: 31/10/2019	Link
ID: E Distance: 709 m Direction: NW	Application reference: 19/0889/CAC Application date: 26/06/2019 Council: Powys	Address: Sunlea The Bank Newtown Powys SY16 2AA Project: Outbuilding Demolition Last known status: Withdrawn Decision date: 28/08/2019	Link
ID: 24 Distance: 712 m Direction: W	Application reference: 19/1738/FUL Application date: 01/11/2019 Council: Powys	Address: Ladywell Shopping Centre New Church Street Newtown Powys SY16 1AF Project: Car Park Development Last known status: Approved Decision date: 17/12/2019	Link
ID: 25 Distance: 731 m Direction: W	Application reference: 24/1328/FUL Application date: 12/09/2024 Council: Powys	Address: St Davids House New Church Street Newtown SY16 1RB Project: Doctors Surgery (Change of Use) Last known status: Approved Decision date: 10/12/2024	Link



ID	Details	Description	Online record
ID: G Distance: 739 m Direction: W	Application reference: 23/0919/FUL Application date: 16/06/2023 Council: Powys	Address: Units 2 & 3 Ladywell Shopping Centre New Church Street Newtown SY16 1AF Project: Office Conversion Last known status: Approved Decision date: 11/08/2023	Link
ID: G Distance: 743 m Direction: W	Application reference: 21/1316/FUL Application date: 29/07/2021 Council: Powys	Address: 7A Market Street Newtown Powys SY16 2PQ Project: Shop Storage Area (Change of Use) Last known status: Approved Decision date: 18/10/2021	Link

The data is sourced from Serac Tech



Energy ?

Identified

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

Section links

Wind and solar →

Oil and gas

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

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

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

Planned multiple wind turbines

Identified →

Planned single wind turbines

Identified →

Existing wind turbines

Identified →

Proposed solar farms

Identified →

Existing solar farms

Not identified

Energy Infrastructure

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

Next steps

Wind

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

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



Next steps continued

Solar

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

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

Energy Wind and solar ?

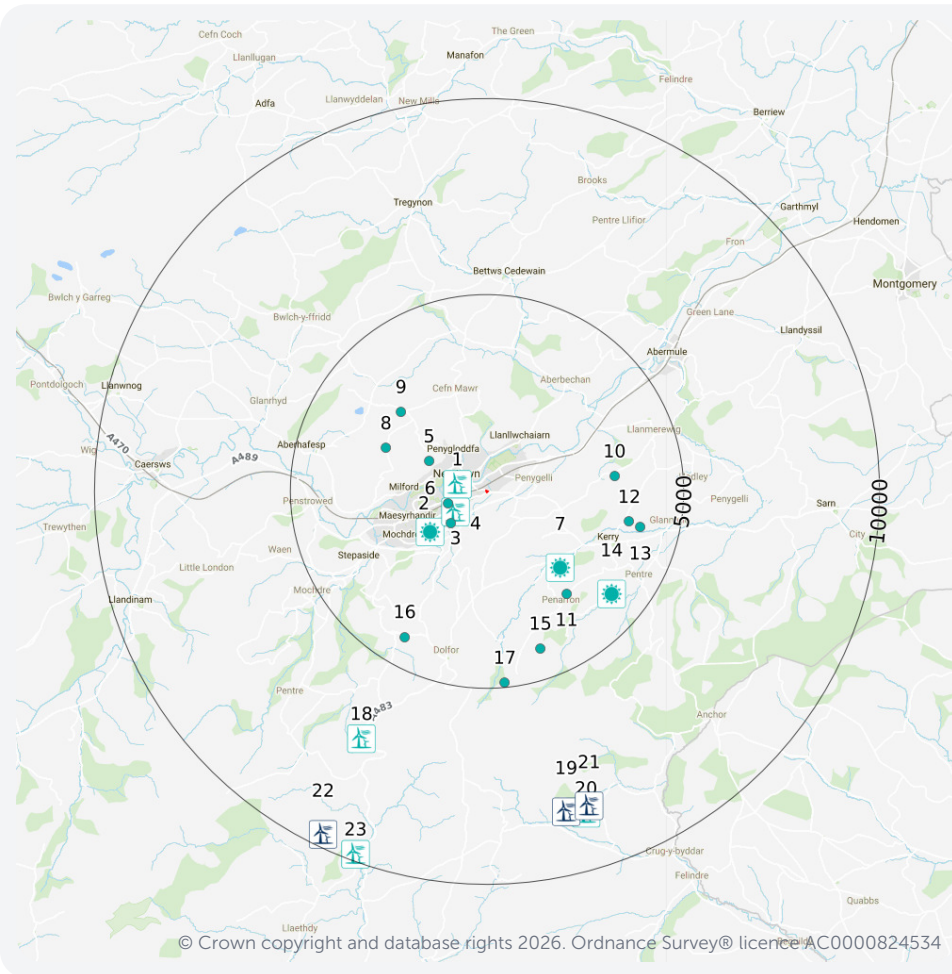
Identified

The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

[Back to section summary](#) →

[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

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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
19	8-9 km	S	<p>Site Name: Bryn Garw T1, Bryn Garw, Felindre, Knighton, Powys, Mid Wales, LD7 1YT</p> <p>Operator Developer: Landowner or private owner</p> <p>Status of Project: Operational</p> <p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 0.1MW</p> <p>Total project capacity: 0.1</p> <p>Approximate Grid Reference: 313655, 283163</p>
21	8-9 km	S	<p>Site Name: Bryn Garw T2, Bryn Garw, Felindre, Knighton, Powys, Mid Wales, LD7 1YT</p> <p>Operator Developer: Landowner or private owner</p> <p>Status of Project: Consented</p> <p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 0.1MW</p> <p>Total project capacity: 0.1</p> <p>Approximate Grid Reference: 313855, 283092</p>
22	9-10 km	SW	<p>Site Name: Esgairdraenllwyn, Llaithddu, Llandrindod Wells, Powys, Mid Wales, LD1 6YS</p> <p>Operator Developer: Landowner or private owner</p> <p>Status of Project: Operational</p> <p>Type of project: Onshore</p> <p>Number of Turbines: 2</p> <p>Turbine Capacity: 0.05MW</p> <p>Total project capacity: 0.1</p> <p>Approximate Grid Reference: 307449, 282586</p>

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	753 m	W	<p>Site Name: Garn Fach South Of, Newtown, Powys, SY16</p> <p>Planning Application Reference: 20/0065/SC</p> <p>Type of Project: Wind Farm</p> <p>Application Date: 2020-01-10</p> <p>Planning Stage: Pre-Planning</p> <p>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.</p> <p>Approximate Grid Reference: 310879, 291515</p>



ID	Distance	Direction	Details
3	1-2 km	SW	<p>Site Name: Dolfor Road, Cwmgwyn & Medwalleth Common, Newtown, Dolfor, Powys, SY16</p> <p>Planning Application Reference: P/2012/0040</p> <p>Type of Project: 9 Wind Turbines</p> <p>Application Date: 2012-01-27</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>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.</p> <p>Approximate Grid Reference: 310678, 290901</p>
18	7-8 km	SW	<p>Site Name: Land at Bancyfelyn (South West of Cwmyrhiwdre), Dolfor, Newtown, Powys, SY16 4BW</p> <p>Planning Application Reference: P/2011/0919</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2011-08-03</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of 2 x 50kw wind turbines (24.6m hub height / 34.2 full blade height).</p> <p>Approximate Grid Reference: 308427, 285026</p>
20	8-9 km	S	<p>Site Name: Bryn Garw, Felindre, Knighton, Powys, Powys, LD7 1YT</p> <p>Planning Application Reference: P/2013/1111</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2013-12-02</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>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)</p> <p>Approximate Grid Reference: 313854, 283095</p>
23	9-10 km	S	<p>Site Name: Esgairdraenllwyn, Llaithddu, Llandrindod Wells, Powys, LD1 6YS</p> <p>Planning Application Reference: P/2011/0723</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2011-08-15</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 2 monopole wind turbines.</p> <p>Approximate Grid Reference: 308277, 282080</p>

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

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



Proposed wind turbines

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

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

ID	Distance	Direction	Details
2	1-2 km	W	<p>Site Name: Land near Dolfor B4355, Dolfor Road, Newtown, Powys, Powys, SY16 1JD</p> <p>Planning Application Reference: SO/2013/0088</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2013-11-26</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>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)</p> <p>Approximate Grid Reference: 310651, 291038</p>
4	1-2 km	SW	<p>Site Name: Genau Hafod Dolfor 4a Garth Owen, Newtown, Powys, SY16 1JQ</p> <p>Planning Application Reference: P/2011/1358</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2011-11-16</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a 24.76m high 55kw wind turbine.</p> <p>Approximate Grid Reference: 310503, 290714</p>
5	1-2 km	NW	<p>Site Name: Land at The Bryn, Bryn Lane, Newtown, Powys, Powys, SY16 3LZ</p> <p>Planning Application Reference: P/2013/1093</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2013-12-18</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>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</p> <p>Approximate Grid Reference: 310156, 292104</p>
8	2-3 km	NW	<p>Site Name: Green Lane Cottage Beehive Lane, Newtown, Powys, SY16 3NA</p> <p>Planning Application Reference: P/2008/0726</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2008-05-01</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of a wind turbine.</p> <p>Approximate Grid Reference: 309055, 292439</p>
9	2-3 km	NW	<p>Site Name: Land at Bedw Gwilym, Aberhafesp, Newtown, Powys, Powys, SY16 3LX</p> <p>Planning Application Reference: P/2013/1071</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2013-12-16</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>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</p> <p>Approximate Grid Reference: 309439, 293362</p>



ID	Distance	Direction	Details
10	3-4 km	E	<p>Site Name: Brynmawr Bungalow, Kerry, Newtown, Powys, SY16 4NQ Planning Application Reference: P/2010/1005 Type of Project: Wind Turbine</p> <p>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</p>
11	3-4 km	SE	<p>Site Name: Land at Lower Penarron Kerry, Kerry, Newtown, Powys, Powys, SY16 4PW Planning Application Reference: P/2013/1033 Type of Project: Wind Turbine</p> <p>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</p>
12	3-4 km	E	<p>Site Name: Cloddia Farm, Kerry, Newtown, Powys, SY16 4DY Planning Application Reference: P/2012/0711 Type of Project: Wind Turbine</p> <p>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</p>
13	3-4 km	E	<p>Site Name: Cloddia, Kerry, Newtown, Powys, Powys, SY16 4DY Planning Application Reference: P/2013/0160 Type of Project: Wind Turbine</p> <p>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</p>
15	4-5 km	S	<p>Site Name: Caebettin, Kerry, Newtown, Powys, SY16 4PN Planning Application Reference: P/2012/1039 Type of Project: Wind Turbine</p> <p>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</p>



ID	Distance	Direction	Details	
16	4-5 km	SW	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
17	4-5 km	S	Site Name: Lower Ceulannau, Dolfor, Newtown, Powys, SY16 4AX Planning Application Reference: P/2010/1083 Type of Project: Wind Turbine	Application Date: 2010-09-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 15m high domestic micro wind-turbine (17.7m to blade tip). Approximate Grid Reference: 312087, 286457

This information is derived from planning data supplied by Serac Tech and 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	
6	1-2 km	SW	Land North Of Unit 81 Heol Ashley, Mochdre Industrial Estate, Newtown, SY16 4JA	Applicant name: Messers Morrish Application Status: Full Application Application Date: 10/01/2024 Application Number: 23/1917/FUL	Construction of an industrial unit (Class B1, B2 & B8), erection of ground mounted solar array, new access road and all associated works



ID	Distance	Direction	Address	Details
7	2-3 km	SE	Brynaran Ceri Y Drenewydd, Powys, SY16 4DW	<p>Applicant name: Mr I Twaddle</p> <p>Application Status: Pending Consideration</p> <p>Application Date: 12/02/2019</p> <p>Application Number: 19/0249/FUL</p> <p>Installation of a 4.14kw ground mounted solar array</p>
14	4-5 km	SE	Bryn Llywarch Farm Kerry Newtown Powys SY16 4PA	<p>Applicant name: -</p> <p>Application Status: -</p> <p>Application Date: 02/12/2013</p> <p>Application Number: SO/2013/0089</p> <p>Screening Opinion under EIA Regulations 1999 for the installation of 15MW PV solar array farm</p>

This data is sourced from Serac Tech and Glenigan.



Transportation ?

Identified

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

Section links

Other railways →

HS2

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

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

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

Crossrail

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

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

Other railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels. The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active railways and tunnels	Identified →
Historical railways and tunnels	Not identified
Railway and tube stations	Not identified
Underground	Not identified



Next steps

Railways

The property lies within 250m of an active railway.

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

Transportation

Other railways ?

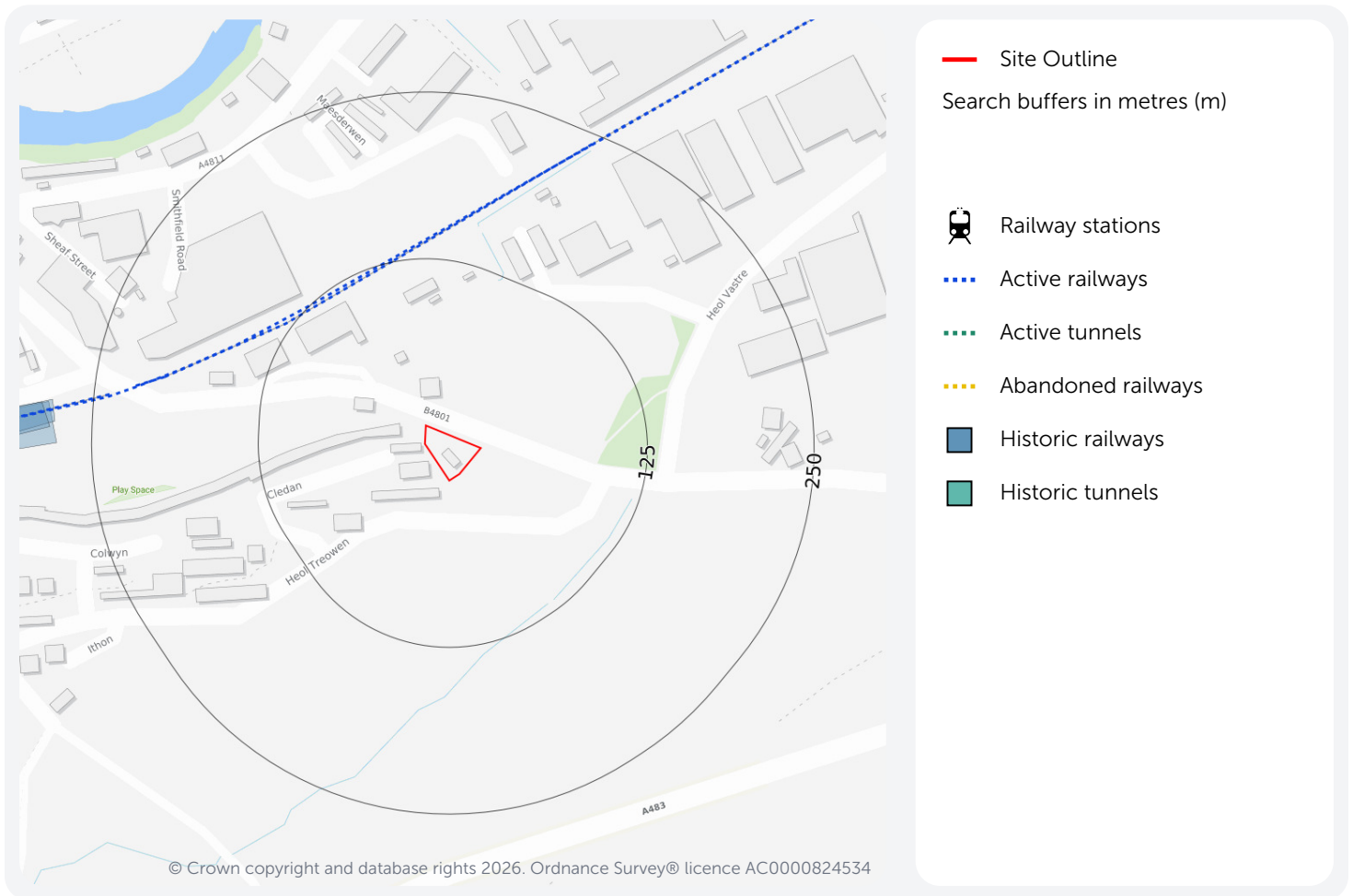
Identified

The data summarised in this section relates to the location 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.

Section links

[Back to section summary](#) →

[Other railways](#) →



Active railways

The property is within 118 metres of an active railway line. Noise from railways varies significantly depending on the condition of the track, the conditions of the trains using the track and the speed of travel.

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



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	Pollution incidents	Not identified
Former tanks	Not identified	Flooding	
Former energy features	Not identified	Risk of flooding from rivers and the sea	Not identified
Former petrol stations	Not identified	Flood storage areas: part of floodplain	Not identified
Former garages	Not identified	Historical flood areas	Not identified
Former military land	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Flood defences	Not identified
Waste site no longer in use	Not identified	Surface water flood risk	Not identified
Active or recent landfill	Not identified	Groundwater flooding	Not identified
Former landfill (from Environment Agency Records)	Not identified	Natural ground subsidence	
Active or recent licensed waste sites	Not identified	Natural ground subsidence	Identified
Recent industrial land uses	Not identified	Natural geological cavities	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Non-natural ground subsidence	
Current or recent petrol stations	Not identified	Coal mining	Not identified
Hazardous substance storage/usage	Not identified	Non-coal mining areas	Identified
Sites designated as Contaminated Land	Not identified	Non-coal mining	Not identified
Historical licensed industrial activities	Not identified	Mining cavities	Not identified
Current or recent licensed industrial activities	Not identified	Infilled land	Not identified
Local Authority licensed pollutant release	Not identified	Cheshire Brine	Not identified
Pollutant release to surface waters	Not identified	Climate change	
Pollutant release to public sewer	Not identified	Flood risk (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 1)	Not identified	Ground stability (5 and 30 Years)	Identified
Dangerous industrial substances (D.S.I. List 2)	Not identified	Complex cliffs	Not identified



Climate change

Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Radon

Radon	Identified
-------	------------

Planning Applications

Home improvement applications searched to 250m	Identified
Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Not identified
Large residential applications searched to 750m	Identified
Mixed and commercial applications searched to 750m	Identified

Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified

Planning constraints

Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Oil and gas

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar

Wind farms	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



Transportation

HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified



Methodologies and limitations

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

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

Complaints Advice

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

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

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

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

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms & Conditions can be viewed here: www.groundsure.com/terms-conditions-april-2026/

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 for full details.