
Campions Solicitors Search Alert

Energy and Infrastructure (Fracking):

The energy risk alert returns any positive result within 5km of the following:

- An existing off shore oil, gas, shale gas or coal bed methane well that may have been active since the year 2000 (DECC);
- A planning application relating to onshore hydrocarbon (oil, gas, shale gas or coal bed methane) exploration and/or development (Merit);
- An existing wind farm (present on the UK Wind Energy Database) (UKWED);
- A planning application relating to a multi-turbine wind installation (Glenigan);
- An existing power station (DECC);
- A nationally significant infrastructure Project relating to energy generation or transmission (Planning Inspectorate);
- A record on DECCs RESTATS planning database relating to a solar installation with an installed/proposed capacity >1MW (DECC)

Flooding (Fluvial)

This search alert uses data from the Environmental Agency to identify the risk from river and tidal flooding within 250m of a point or polygon outline.

Flooding (Pluvial)

This search is based upon JBA postcode data and indicates possible surface water/pluvial flooding risks. The alert automatically applies a 25m buffer around the point or polygon boundary. If this buffer falls within a postcode that has an associated risk then the alert will flag.

Radon

This search alert is based on the 1km Radon Atlas which was compiled by the Health Protection Agency (HPA) and the British Geological Survey (BGS). The Atlas identifies the highest risk in each 1km grid square. A 50m buffer has been applied to the point or the polygon outline. If this buffer falls within an area at risk the alert will flag.

HS2 and Crossrail

This search alert data comes from HS2 Ltd and the Crossrail data has been sourced and digitised by GroundSure. HS2 is searched to 5000m of the point or polygon boundary and Crossrail is searched to 500m of the network. If either returns a positive result the alert is flagged.

Ground Stability

This alert is a combination of data provided by different data sources. If one of the following is identified within 75m the 'Ground Stability' alert is flagged:

- Natural Ground Subsidence (BGS) (split into six GeoSure hazards that have individual ratings of C,D and E);

- Shallow Mining (BGS) if the risk is between Low-Moderate and High;
- Historical Underground Workings (GroundSure – identified from 10k historic mapping). This database includes over 200,000 features such as shafts, mine pits and tunnels;
- Historical Surface Ground Workings (GroundSure - identified from 10k historic mapping). Features include engine pits, heaps and collieries. Such features may have implications with regard to the potential for subsidence and ground instability;
- Historical Mining Features (GroundSure - identified from 10k historic mapping). These are derived from GroundSure's Historical Land Use Database and includes features indicative of mining such as shafts, entrances, adits and levels;
- Infilled Land (GroundSure - identified from 10k historic mapping);
- Britpits (BGS) data of active and inactive mines, pits and quarries;
- Natural Cavities (PBA) such as sinkholes and caves. Most are formed by the dissolution of soluble rock, others are formed by slope instability;
- Mining Cavities (PBA) mine workings to extract stone, metal etc have left old degraded mines which may lead to ground movement. The database identifies mining features where cavities could form;
- Historic Landfill (Environmental Agency);
- Active Landfill (Environmental Agency);
- BGS Landfill Sites;
- Other Landfill Sites (digitised by GroundSure)- information is taken from databases unique to GroundSure compiled from 1:2500 and 1:1250 scale mapping.

Coal Mining

This search alert uses data provided by the Coal Authority on areas that could be affected by coal mining. These are provided as polygons. A 25m buffer is automatically placed around the centre point/polygon. If the property or the buffer falls within one of these polygons the alert will flag.

Tin Mining

This search alert uses data provided by Cornwall Consultants, based on postcode sector. It identifies areas based on postcodes that could have been or are affected by tin mining. A 25m buffer is automatically placed around the centre point/polygon.

China Clay Area

This search alert uses data provided by Kaolin and Ball Clay Association based on postcode sector. It identifies areas based on postcode that could be affected by clay mining. A 25m buffer is automatically applied around the centre point/polygon.

CAMPIONSSOLICITORS
& ESTATE AGENTS

www.campionssolicitors.co.uk