THE OLD GARAGE
HARTEST

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY
AND PRELIMINARY RISK ASSESSMENT

April 2021
Report No. P0157/R01 Issue 1

Prepared for:

Mr T Davey

Prepared by:

Sue Slaven

DOCUMENT INFORMATION AND CONTROL SHEET

Report No.	Title	
P0157/R01	**The Old Garage, Hartest** **Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment**	
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Issue History

Issue	Status	Date	Report Author	Signature
1	Final	9 April 2021	Sue Slaven MIEnvSc CEnv SiLC	

DISCLAIMER
This report should be read with the Service Constraints, Report Limitations & Planning Requirements set out in Appendix A.

EXECUTIVE SUMMARY

Item	Description
Client	Mr T Davey
The Site	The Old Garage, 1 The Green, Hartest, IP29 4DH
Report Objectives	This report presents the findings of a desk-based study and site walkover survey with regards to potential ground contamination from historical and/or current uses of the site and surrounding area. A preliminary risk assessment has been carried out relating to ground conditions in respect of the proposed redevelopment of the site to a residential land use.
Land Use History	The site remained undeveloped until 1977 when a depot comprising one building in the south-eastern sector was developed. The site was formerly occupied by the Hartest Garage, which included maintenance and repair of motor vehicles and dispensing fuel.
Development Proposals	The site is to be redeveloped to a residential land use comprising a single dwelling on the footprint of the existing building and private garden.
Geo-environmental Setting	**Topography:** The site was generally level. There was a steep bank down to the river on the north-eastern boundary and to a woodland on the north-western boundary. The surrounding area was gently undulating. **Geology:** Superficial deposits underlying the site comprised River Terrace Deposits (sand and gravel). The bedrock geology comprised Chalk. **Hydrogeology:** The superficial deposits are classified as a Secondary aquifer and the Chalk as a Principal aquifer. The site lies within groundwater Source Protection Zone 3 – Total Catchment. The nearest groundwater abstraction licence was 1.3km to the north-east of the site for general farming and domestic. **Hydrology:** The nearest surface watercourse is immediately to the north-east of the site. However, the site is within Flood Zone 1 (low probability).
Phase 1 Preliminary Risk Assessment	Based on the history and walkover survey of the site and immediate vicinity, it is possible that ground contamination is present as a result of the site's former usage as a workshop for the maintenance and repair of motor vehicles, and for dispensing fuel. The receptors of concern are future site occupiers and controlled waters (ground and surface water). A risk assessment was carried out, which established a Medium to High risk and thus, an intrusive ground investigation would be required to quantify the risk to identified receptors.
Recommendations	A Phase 2 ground investigation is recommended to be carried out upon clearance of buildings and hardstanding. This would involve exploratory holes to describe the ground conditions, the collection and subsequent testing of soil and an assessment of geo-environmental issues. It is possible that underground storage tanks present, which might require removal.
This summary forms part of a Preliminary Risk Assessment (Ground Condition) report prepared by Sue Slaven and contains an overview of the key findings and conclusions. This summary should not be treated as an independent document and should be read as part of the complete report.	

The Old Garage, Hartest
Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment

CONTENTS

FIGURES

APPENDICES

The Old Garage, Hartest
Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment

1. INTRODUCTION

1.1 Background Information

1.1.1 Sue Slaven was commissioned by Mr T Davey to carry out a preliminary investigation (also recognised as a Phase 1 Geo-environmental Desk Study) for the site known as the Old Garage, Hartest. The purpose of the report is to provide information for the site with regards to the potential for ground contamination to be present. This is achieved using published information and by carrying out a walkover survey in relation to the proposed redevelopment of the site to a residential land use. It is understood that the report is to be submitted in support of a planning application to West Suffolk Council.

1.1.2 The Desk Study comprises the first stage (i.e. Phase 1) of a geo-environmental assessment of a given site. The aim of the Desk Study is to identify potentially contaminative activities that may have occurred on-site and/or in the surrounding area and whether these pose a risk to identified receptors. For a risk to exist, three elements must be present in order to create a potential pollutant linkage (PPL), as follows:

- Source / Contaminant: activity / hazardous substance that has the potential to cause adverse impact.
- Receptor: target that may be affected by contamination, e.g. humans, property, land, controlled waters, flora and fauna.
- Pathway: a viable route whereby a hazardous substance may come into contact with the receptor.

1.2 Objectives of the Investigation

1.2.1 The objectives of this geo-environmental assessment are:

- To carry out a review of the geo-environmental setting of the site and surrounding area and assess the likelihood of ground contamination to exist.
- Prepare a preliminary risk assessment that assesses the presence of PPLs and whether further action is required.
- Produce a report for use by the Client.

1.2.2 In order to achieve these objectives, the following scope of works is proposed:

- A desk-based review of available information to include the history of the site and surrounding area.
- An interpretation of available geo-environmental data.
- Review any previous ground investigations reports prepared for the site.
- A walkover survey of the site and its environs.

- Develop a preliminary conceptual site model detailing all PPLs.
- Provide recommendations for a Phase 2 Ground Investigation, if required, based on the findings, to ensure that the site is suitable for use and/or proposed use.

1.2.3 The findings and conclusions of the risk assessment and recommendations have assumed that the site is to be redeveloped to a residential land use. However, if there is a subsequent change in land use, the risk assessments and conclusions presented in this report should be reviewed to determine whether they remain applicable.

1.2.4 This report has been devised to generally comply with the relevant principles and requirements of a range of guidance with regards to potentially contaminated land, including:

- BS 10175. Investigation of potentially contaminated sites - Code of practice.
- BS 5930. Code of practice for ground investigations.
- Defra. Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance.
- Environment Agency. Land Contamination: Risk Management. October 2020.
- Environment Agency. Report GPLC1 - Guiding Principles for Land Contamination.
- Environment Agency. The Environment Agency's approach to groundwater protection.
- HCA. National Planning Policy Framework.
- Part IIA of the Environmental Protection Act, 1990.
- West Suffolk Council. Contaminated Land Advice Note 2 – Technical Guidance for Investigating, Assessing and Remediating Land Contamination. Version 1.3. September 2014.

1.3 Report Limitations and Constraints

1.3.1 Sue Slaven's service constraints and report limitations are presented in Appendix A and a description of the environmental risk assessment methodology and terminology is presented in Appendix B. In preparation of this report, it is assumed that any information provided to Sue Slaven by the client or its representatives in connection with the commission is accurate, complete and not misleading. However, the accuracy or validity of this information cannot be guaranteed. This also consists of publicly available information including that which may be present on the Internet.

1.3.2 This report does not include specific investigation / identification for the presence of potential Asbestos Containing Materials (ACMs), Japanese Knotweed or defects within any structures that may be present on-site. However, it may be noted that these could be present on-site, as detailed within this report. Specialist contractors should then be commissioned to make assessments of these aspects, if required.

1.3.3 It should be noted that there were no consultations with the Local Authority or the Environment Agency by Sue Slaven at the time of writing this report. However, consultation with Suffolk County Council was carried out with regards to the potential presence of fuel storage tanks (a response is awaited).

1.4 Development Proposals

1.4.1 It is proposed to redevelop the site to a residential land use, comprising a detached dwelling, together with car parking and a private garden, as indicated on Figure 1. The existing workshop building is to be demolished and the residential property is to be erected within its footprint.

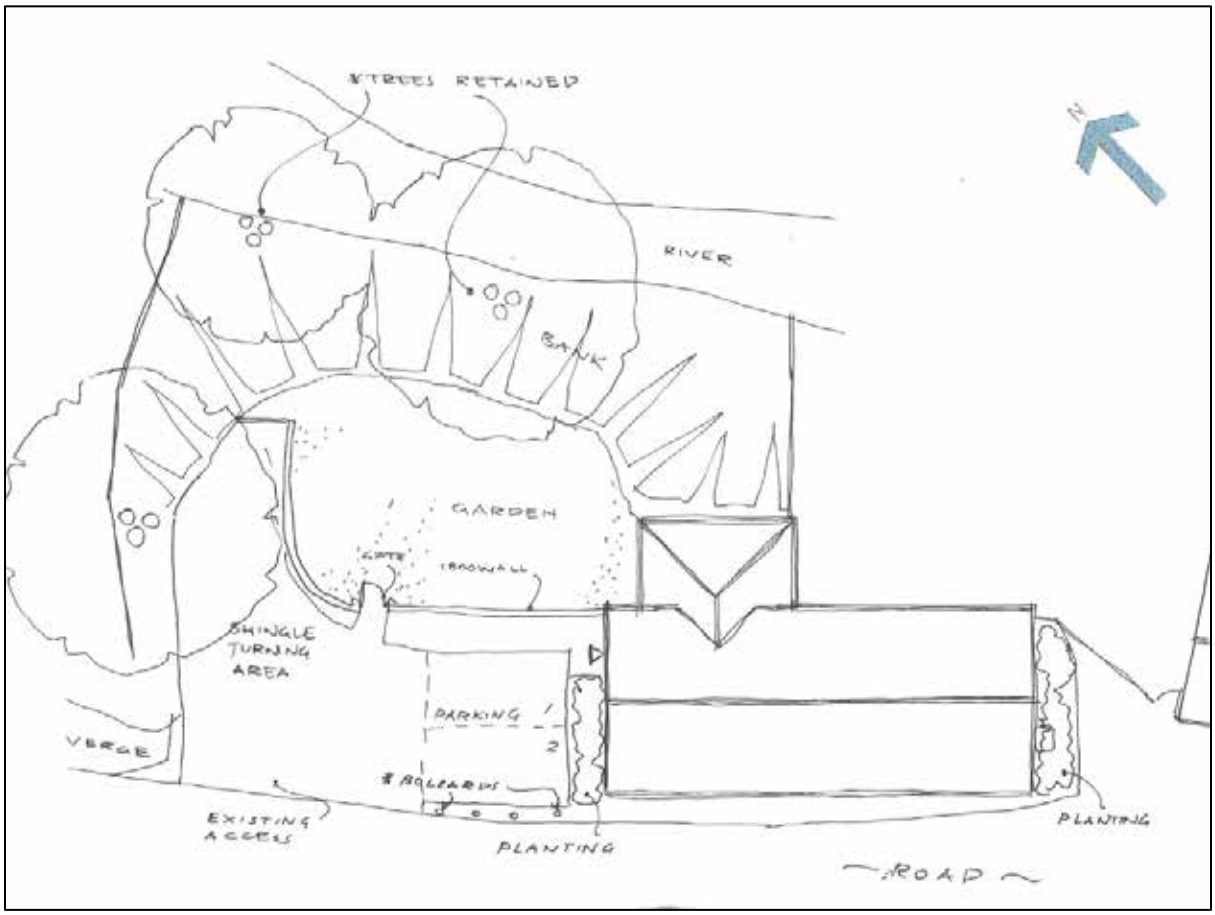


Figure 1 **Indicative Proposed Site Layout Plan**

2. SITE LOCATION AND DESCRIPTION

2.1 Site Location

2.1.1 The site location is indicated on Figure 1 and a brief description of the site is presented in Table 1.

Figure 2 **Site Location (not to scale)**

Table 1 **Summary of the Site and its Environs**

Location	The site is located in the northern part of the village of Hartest in a predominantly agricultural area. Hartest is located 11.4km to the north west of Sudbury and 11.35km to the south of Bury St Edmunds.
Grid Reference	583360, 252610
Post Code	IP29 4DH
Site Area	0.05ha

2.2 Site Description

2.2.1 A site visit was undertaken on 9 April 2021 by Sue Slaven. The site was roughly square-shaped and could be accessed from The Green, on the south-western boundary. A building / workshop was situated in the south-eastern sector of the site constructed of corrugated sheeting, with wooden double doors at either end. The double doors on the north-western side of the building had been sealed and vehicular entrance to the workshop was on the south-

eastern side. Two extensions had also been added: a small square shaped building on the north-western elevation, which was used as the office and stores; and a rectangular shaped building on the north-eastern side that was use for storage and welfare facilities. The main building was in use as a workshop and may include an inspection pit.

2.2.2 Alongside the south-western edge of the site in-between the workshop building and the road was an area of disturbed ground with hardstanding at the southern end and a vapour recovery pipe extending vertically. Halfway towards the north-western end was a broken manhole cover that may have contained pipework for fuel dispensing pumps that were known to exist alongside the building.

2.2.3 The north-western sector of the site may have been used for parking cars, with an uneven surface. Ground cover comprised a mixture of gravel, tarmac hardstanding and bare ground. An old fuel storage tank was present, sitting on the surface and its former location was unknown. A ramp led from the north-western sector down to the sealed double doors. At the base of the doors and alongside the building were piles of car parts, including tyres, axles, etc. It was not known whether a Klargester was located in the eastern corner of car parking area, although a manhole cover existed.

2.2.4 The north-easternmost sector of the site was a vegetated steep bank that was almost vertical with a drop to the river below. A drainage pipe was observed to be extruding from the bank that may continue beneath the site. The northernmost sector was also a steep vegetated bank, although not as long, to a woodland.

2.2.5 To the north-east of the site was a river, with woodland beyond and to the north-west was woodland and a road, the B1066. To the south-east were the residential properties of the village of Hartest and to the south-west was the road, beyond which was Place Farm.

2.2.6 No signs of visual or olfactory signs of contamination were noted either on site or in the surrounding area. The presence of underground fuel tanks could not be ascertained and although there was a fuel storage tank present on-site, its former location could not be assessed. A selection of photographs is included within Appendix C.

3. HISTORY OF THE SITE AND IMMEDIATE VICINITY

3.1 General

3.1.1 A summary of the historical development of the site and immediate vicinity is presented below, which has been based on historical Ordnance Survey (OS) maps obtained from Envirocheck®, a selection of which are included in Appendix D. The age and general activity/land use can often be determined from the layout of structures depicted on historical OS maps, however, specific elements of site operations may not be determined from these maps. Only off-site features present within a radius of 250m of the site are considered relevant.

3.2 Historical Maps

1885 (1:2,500)

3.2.1 The site formed a square-shaped plot of land with the south-eastern sector part of neighbouring land. The site was located in the northern part of the village with residential properties, a church and a farmyard 75m to the south-west. A road was located immediately to the south-west of the site and a river immediately to the north-east. A Smithy was also present in the village at a distance of 120m to the south-east.

1904 (1:2,500)

3.2.2 The site and surrounding area remained unchanged.

1926 (1:2,500)

3.2.3 The site was located within one plot of land that extended further to the east of the southern sector. The surrounding area remained unchanged.

1959 (1:10,560

3.2.4 The site and surrounding area remained unchanged.

1977 (1:2,500)

3.2.5 The site was developed as a Depot with a building in the south-eastern sector and an area of hardstanding in the northern sector. The farmyard to the west had increased in size with additional buildings. There was a Works located approximately 135m to the north-west of the site, with a large nursery beyond.

1993 (1:2,500)

3.2.6 The site remained unchanged. The Works to the north-west had been redeveloped to a residential land use and the nursery was no longer present.

2000 (1:10,000)

3.2.7 The site and surrounding area remained unchanged.

3.3 Planning and Other Constraints

3.3.1 A review of the West Suffolk Council's planning website was carried out with regards to planning applications relating to the site and surrounding area, using "IP29 4DH" as the search term. However, no records were found.

3.4 Previous Investigations

3.4.1 It is understood that the site has not been subject to ground investigation.

4. ENVIRONMENTAL SETTING

4.1 General

4.1.1 A summary of the environmental background information (geology, hydrology, hydrogeology and sites of ecological interest) is presented below. The information has been obtained from publicly available information and an Envirocheck® report within a 250m radius of the site, which is included as Appendix E of this report. This information, together with other information included within this report, represent the base data used to formulate the conceptual site model.

4.2 Geology

4.2.1 The geological appraisal has been compiled using the following references:

- BGS Website – 8 April 2021 (http://mapapps.bgs.ac.uk/geologyofbritain/)
- Envirocheck Report

4.2.2 The records indicate that superficial deposits underlying the site are River Terrace Deposits, which comprise sand and gravel. The bedrock geology consists of the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation and Culver Chalk Formation (undifferentiated).

4.2.3 There was one record of a borehole in the vicinity of the site. This was located within The Green, 115m to the south-east of the site and was drilled prior to 1959, as a record dated September 1959 indicated that a hand pump was removed and the well was sealed with concrete slab. Ground conditions were described as Boulder Clay to a depth of 12.2m.

4.2.4 The site is not situated in an area where radon protective measures are necessary in the construction of new buildings.

4.3 Hydrogeology

4.3.1 The hydrogeological appraisal has been compiled using the following references:

- Envirocheck Report
- MAGIC Website – 8 April 2021 (http://www.magic.gov.uk/MagicMap.aspx)

4.3.2 The superficial deposits are classified as a Secondary aquifer and the bedrock geology is classified as a Principal aquifer. The site is located within groundwater Source Protection Zone

3 – Total Catchment. The nearest groundwater abstraction licence was held at Kewgardens, 1.3km to the north-east of the site, for general farming and domestic purposes.

4.4 Hydrology

4.4.1 The hydrological appraisal has been compiled using the following references:

- Envirocheck Report
- Historical Maps
- https://flood-map-for-planning.service.gov.uk/

4.4.2 The nearest surface watercourse to the site is the river on the north-eastern boundary, which flows generally in a north to south direction towards the River Glem. There were no records of discharge consents to surface water and the site is situated within Flood Zone 1, which indicates that there is a low probability of flooding.

4.5 Ecology / Archaeology

4.5.1 The ecological and archaeological appraisals have been compiled using the following references:

- Envirocheck Report
- MAGIC Website – 8 April 2021 (http://www.magic.gov.uk/MagicMap.aspx)

4.5.2 There are no sites of ecological significance (e.g. Ramsar, Special Protection Area, a Site of Special Scientific Interest, Special Area of Conservation) within a radius of 250m of the site. There are, however, a number of Grade 2 Listed buildings located within the village to the south and west of the site, including "Isbury" immediately to the south-east.

5. POTENTIALLY CONTAMINATIVE USES OF THE SITE AND ITS ENVIRONS

5.1 General

5.1.1 Reviews of the Envirocheck report, historical maps and the MAGIC website, as above, were carried out with regards of industrial processes within 250m of the site, together with observations made during the walkover survey.

5.2 Waste

5.2.1 There are no records of historical and operational landfill sites, waste management or waste treatment sites within 250m of the site.

5.3 Statutory Authorisations

5.3.1 There are no records of sites subject to Local Authority Pollution Prevent Control (LAPPC), Control of Major Accident Sites (COMAH) or Explosives Sites within a 250m radius of the site. There were also no records of sites subject to Notification of Installations Handling Hazardous Substances (NIHHS), Registered Radioactive Substances or Hazardous Substances Consent.

5.4 Other Possible Contaminative Uses

Quarrying

5.4.1 There are no records of quarries or mineral sites within 250m of the site.

Fuel Sites

5.4.2 There are no petrol stations within 250m of the site. However, it is understood that the site dispensed fuel through at least three pumps located adjacent to the workshop building. Detailed information with regards to the pumps, pipework and tanks has been requested from Suffolk County Council and a response is awaited.

Contemporary Trade Directory

5.4.3 There were no records of active trades within a 250m radius of the site.

Unexploded Ordnance

5.4.4 According to the Zetica Bomb Risk Map for Suffolk, there is a negligible risk of unexploded ordnance in the area.

6. HAZARD ASSESSMENT & PRELIMINARY CONCEPTUAL SITE MODEL

6.1 Background

6.1.1 The hazard identification is based on the assumption that the site is to be redeveloped to a residential land use, including car parking and a private garden. As described in Appendix B, current Government policy involves a 'suitable for use' approach to the control and treatment of contaminated land in which remedial action is only required where:

- the contamination poses unacceptable, actual or potential risk to health or the environment; and
- there are appropriate and cost-effective means available to do so, considering the actual or intended end-use of the site.

6.1.2 If the land is being used only for certain purposes, the number of pathways by which the identified receptors might be exposed to will be limited, so that less extensive and costly

remediation measures would be needed to reduce the risk to below a given level than would be the case for all types of actual or potential use. The land would then be 'suitable for use'.

6.1.3 When assessing the potential hazards and liabilities relating to land contamination, the following issues must be addressed:

- Does the site present a threat to the public or occupiers in its current state?
- Will the contaminants present a hazard to site operatives, or the surrounding environment, during redevelopment?
- Will there be a threat to end-users of the site? and
- Is there a potential for future liabilities due to off-site migration of contaminants?

6.2 Potential Sources of Contamination

6.2.1 For the purpose of this assessment, the potential contaminants of concern have been considered according to whether they are likely to have originated from on-site or off-site sources.

Potential On-site Sources of Contamination

6.2.2 The site was developed by 1977 as a Depot and was formerly occupied by a workshop for the maintenance and repair of motor vehicles, which also dispensed fuel from three pumps alongside the building. Thus, potential sources of contamination are considered to include:

- Metals including arsenic, barium, cadmium, chromium, copper, lead, iron, mercury, nickel and zinc present in car parts;
- Hydrocarbons including lubricating oils and fuel; and
- Solvents present in cleaners, degreasers, thinners, fillers, adhesives, paints and strippers.
- Asbestos within the buildings.
- Made Ground – possible metals and hydrocarbons, together with ground gas/vapour if organic substances are present in sufficient quantities.
- Petroleum hydrocarbons as a result of spillage or leakages from underground storage tanks and associated pipework, and petroleum additives such as lead.

Potential Off-site Sources of Contamination

6.2.3 No potential off-site sources of contamination have been identified as part of this desk-based assessment or site walkover survey.

6.3 Potential Receptors of Contamination

6.3.1 For any given site, potential receptors can include: current and future site users / occupiers, construction workers, neighbouring land, on-site buildings / hardstanding / underground services, controlled waters (ground and surface), flora and fauna. These receptors

incorporate those normally required by the Local Authority to be considered in their planning conditions relating to land contamination.

6.3.2 For this site, however, the receptors are considered to be as follows:

On-site

- Future site occupiers (i.e. construction workers, residents)
- Buildings and underground services
- Plants
- Groundwater (Secondary aquifer overlying a Principal aquifer)

Off-site

- Residential properties to the south-east and west
- Users of the roads
- The river immediately to the north-east

6.3.3 The preliminary assessment of risks undertaken for the development considers potential risks to receptors identified above. It should be noted that not all possible contaminant linkages may be formed between sources and receptors.

6.4 Identification of Pathways

6.4.1 If contaminants are present in the ground, there are a number of potential pathways that enable human receptors to come into contact or be exposed to them. The most direct pathways, considered under UK legislation, can be summarised as follows:

- *Ingestion* of outdoor soil, indoor dust, home grown vegetables or of soil attached to home grown vegetables.
- *Dermal Contact* with outdoor soil and/or indoor dust.
- *Inhalation* of outdoor/indoor dust, outdoor/indoor soil vapour.

6.4.2 In addition to direct exposure pathways principally affecting human health, there are a number of physical transport mechanisms / pathways that may also exist at any given site, including:

- *Downward and lateral movement* of contaminants in soil either by gravity or through being 'leached' by percolating rainwater to controlled waters.
- *Lateral migration* of contaminants dissolved in groundwater.
- *Volatilisation* of contaminants from groundwater or unsaturated soils into buildings or outdoor air.
- *Migration of ground gas* (carbon dioxide and methane) into buildings or confined spaces.
- *Direct seepage / ingress or leaching* of contaminants from soil into subsurface drains or water supply pipework.
- *Direct contact* with buildings and hardstanding.
- Potential *phytotoxic effects* on sensitive landscaping plants and uptake by fauna.

Human Health

6.4.3 The site is to be redeveloped to a residential land-use, including a private garden. Thus, potential pathways are possible such as long term soil/dust inhalation/ingestion, dermal contact and ingestion of soil attached to home-grown vegetables.

6.4.4 During the redevelopment of any site, contact with contaminants by groundworkers will typically be short-term. Potential risks are repeated contact with contaminated ground containing substances that are skin irritants and may cause dermatitis. Therefore, with respect to site operatives, it would be prudent to exercise good hygiene practices, e.g. the use of gloves, the avoidance of any eating and smoking on-site, and the provision of washing facilities. Assuming good site practices are followed, groundworks should be considered a low risk.

Ground Gas

6.4.5 There is the potential for ground gas (carbon dioxide and methane) to enter future permanent buildings if the site is located within 250m of a landfill site or infilled ground and ground conditions allow for the migration of ground gas. It is considered that ground gas could be generated if sufficient organic materials were present in the ground.

Pathways to Controlled Waters

6.4.6 The site is underlain by Secondary aquifer, overlying a Principal aquifer and a river is located immediately to the north-east. Thus, controlled waters are considered to be sensitive to the potential presence of on-site ground contamination.

Other Pathways

6.4.7 Other potential pathways that are possibly less significant to the site although still require consideration are: potential phytotoxic effects on sensitive landscaping plants; chemical attack on foundations and services and permeation of contaminants through domestic water pipes.

6.5 Preliminary Conceptual Site Model and Hazard Assessment

6.5.1 As part of a Preliminary Risk Assessment, a Preliminary Conceptual Site Model (PCSM) is formed, which assists with identifying potential contaminant linkages (source – pathway – receptor) using information obtained during the desk study. The preliminary hazard assessment is a qualitative assessment of the risks posed by each viable pollution link identified, as summarised in Appendix B. The hazard assessment leads to a recommended subsequent activity that could be:

- Action Required (AR) in the short term to break existing contaminant-pathway-receptor (CPR) link,

- Site Investigation Required (SIR) with objectives for risk estimation, or
- No Action Required (NAR) at this stage.

6.5.2 The source-pathway-receptor linkages that are applicable to the site and the hazard assessment are summarised in Table 2.

Table 2 Preliminary Conceptual Site Model and Hazard Assessment

Hazard Identification			Hazard Assessment			
Contaminant	**Pathway(s)**	**Receptor(s)**	**Probability**	**Consequence**	**Risk**	**Hazard Assessment**
Contaminated soil (metals and hydrocarbons) on-site as a result of vehicle repair/maintenance workshops. Asbestos may have been used within the building fabric. Ground gas / vapours may be present if sufficient organic material is present in the ground.	Soil / dust ingestion, soil / dust inhalation, ingestion of soil attached to home grown vegetables, dermal contact.	Future site occupiers	Medium	Medium	Medium	SIR - The full extent or magnitude of potential contamination in the ground is unknown. Therefore, it is recommended that a site investigation is undertaken to quantify the potential risk..
	Direct contact with soils; ingestion of soils and/or dust; inhalation of dust	Construction workers	Low / Unlikely	Mild	Low	AR - With respect to groundworkers, provided health and safety practices are followed during groundworks, there is a low risk to human health.
	Direct contact with soils / uptake by plants	Plants	Negligible	Low	Very low risk	NAR – Vegetation on-site, including trees, appeared to be healthy during the site walkover survey. No die-back was observed.
	Via service pipes	Future site occupiers	Low / Unlikely	Medium	Medium / Low	NAR - It is recommended that underground services are placed in trenches of “clean” material and that the correct pipe material is used for potable water supplies.
	Direct contact	Buildings and underground services	Low	Mild	Low	SIR – Although no damage was observed to the buildings on-site during the walkover survey, ground cover could not be assessed within the building.

Hazard Identification			Hazard Assessment			
Contaminant	**Pathway(s)**	**Receptor(s)**	**Probability**	**Consequence**	**Risk**	**Hazard Assessment**
	Migration through ground	Groundwater River to north-east	Medium	Medium	Medium	SIR - The full extent or magnitude of potential contamination in the ground is unknown. Therefore, it is recommended that a site investigation is undertaken to quantify the potential risk.
	Migration through ground and accumulation within building.	Future site Occupiers	Low	Severe	High	SIR - The full extent or magnitude of potential contamination in the ground is unknown. Therefore, it is recommended that a site investigation is undertaken to quantify the potential risk.

6.5.3 From Table 2, a risk ranking of Medium to High gas been established principally with regards to future site occupiers and controlled waters. Thus, an intrusive ground investigation would be required to quantify the risk to identified risks.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

7.1.1 A preliminary risk assessment has been carried out based on the contaminant – pathway - receptor model. A preliminary conceptual site model has been produced to set out the characteristic ground conditions and elements of the surrounding environment and assisted with identifying potential sources of contamination, potential receptors to ground contamination and whether there are potential pathways between them.

7.1.2 From the site history, review of historical maps and site walkover survey, the identified potential sources of contaminants are:

- Metals including arsenic, barium, cadmium, chromium, copper, lead, iron, mercury, nickel and zinc.
- Hydrocarbons including lubricating oils and fuel.
- Solvents.
- Asbestos.
- Made Ground – Metals/hydrocarbons and possibly ground gas/vapours.

7.1.3 Given the history of the site, it is possible that contaminants of varying quantities are present in the ground. The principal receptors have been identified as future site occupiers and controlled waters. A hazard assessment was subsequently carried out and a risk ranking of medium to high was established.

7.1.4 Any potential risk to groundworkers can be mitigated provided that appropriate precautions are taken in accordance with guidance from the Health & Safety Executive. However, groundworkers should be made aware of the potential hazards present, the importance of personal hygiene and washing and changing procedures and should undergo induction training before commencing groundworks.

7.2 Recommendations for Ground Investigation Works

7.2.1 In order to make a quantitative assessment of the potential risks and thus, the design of any required remedial measures, it is recommended that an intrusive investigation is undertaken across the site, upon clearance of buildings and hardstanding. The investigation should be carried out in accordance with BS 10175 with a suitably qualified engineer supervising all works.

7.2.2 The specific objectives for the intrusive investigation are as follows:

- To assess the extent and composition of Made Ground at locations across the site;
- To obtain sufficient information about the depth and nature of superficial deposits and perched groundwater (if present); and
- To confirm whether there are any contaminants of concern present within the ground.

7.2.3 The intrusive investigation can be achieved through the excavation of exploratory holes comprising trial pits using a conventional back-hoe excavator, or probe holes using dynamic sampling if space is limited. These techniques will provide information on the nature and vertical stratification of the ground conditions. Current best practice recommends that samples be collected throughout the soil profile and particularly at any significant change within the ground.

7.2.4 Soil samples should be tested for a range of typical contamination indicators including metals (such as lead and copper), inorganic (such as arsenic, sulphate) and organic substances (such as PAHs and petroleum hydrocarbons) in the first instance. Chemical testing should be carried out in accordance with the Environment Agency's MCERTS for Soil Scheme.

7.2.5 A comprehensive interpretative report should be provided, that will include a description of the methodology, a review of ground conditions encountered, an assessment of the chemical testing results, and a Generic Quantitative Risk Assessment. If required, recommendations for further work will also be given.

Removal of USTs

7.2.6 If tanks are present within the site, they and any associated pipework will require removal off-site by specialist contractors to be disposed of at an appropriately licensed facility. The person responsible for the USTs is required to ensure appropriate disposal of the tank and associated pipework, and to maintain appropriate waste transfer and disposal documentation for inclusion within a report.

7.2.7 Ideally, the tank should be removed and placed directly onto a trailer for off-site disposal. However, if it is to be stored temporarily on-site, it should be placed on a clean flat surface, free of sharp objects and shored by wooden blocks to prevent rolling. A visual inspection should be carried out upon its removal for signs of damage and photographs taken. It is recommended that the removal is witnessed by a geoenvironmental consultant.

7.2.8 Upon removal of the tanks, pipework, bunds and hardstanding, the underlying ground should be inspected for any signs of contamination. If contamination is noted, the impacted soils should also be removed and disposed of off-site. Sampling of soils remaining in the resulting void will be required to ensure that all contaminated material has been removed. The number of samples will depend upon the size of the excavation, however, a minimum frequency of one sample per 25m^2 from the side walls and one sample per 50m^2 from the base area is proposed. The depth of the excavation should be measured and a photographic record maintained.

7.2.9 Validation samples will be submitted to an accredited laboratory for analysis of petroleum hydrocarbons. The chemical testing data will then be compared with relevant guideline values applicable for a residential end-use with plant uptake, as a worst case scenario. An adequate degree of clean up shall be assumed if the soil remaining on-site complies with the following:

- soils remaining on-site do not contain the determinands listed above at concentrations in excess of the relevant threshold trigger values with regards to human health and are not considered to present a risk to other receptors; and/or
- a detailed assessment of the chemical testing data shows that the risk is deemed to be acceptable to potential receptors, including future site occupiers and groundwater.

7.3 Recommendations for Works during Development

7.3.1 It is recommended that all deleterious material present on-site and encountered during groundworks be removed from site, together with any impacted soils beneath. All materials for off-site disposal should be removed to an appropriately licensed waste management facility: disposal being carried out in compliance with S.34 of the EPA, "Duty of Care".

7.3.2 A watching brief for visual and olfactory signs of contamination is recommended during groundworks. It is recommended that construction workers are made aware of visual and olfactory signs of contamination through training such as Toolbox Talks. If suspected contaminated soils, such as asbestos, significant ashy soils (e.g. as a result of bonfires),

unusual, brightly coloured or significantly oily or odorous material are encountered, the following procedures are to be adhered to:

1. All site works at the position of the suspected contamination will stop.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:
    - re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or
    - treatment of material on site to meet compliance targets so it can be re-used; or
    - removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

7.3.3 It is recommended that the contractor provide evidence to demonstrate that if material is to be imported to be used in proposed garden areas and/or landscaped areas, it is uncontaminated and suitable for its purpose. Evidence should include its chemical suitability, source and storage prior to delivery at site, together with a clear chain of custody.

7.4 Health & Safety

7.4.1 As outlined within the HSE publication "Successful Health and Safety Management – HSG65", this report can be used to inform the contractor's development of safe systems of work and the information used as an input to the safety management system. The contents of this report may be used to supplement the contents of the Health and Safety File as required under the Construction Design and Management (CDM) Regulations 2015.

APPENDICES

Appendix A

Service Constraints, Report Limitations and Planning Requirements

Service Constraints, Report Limitations and Planning Requirements

This consultancy contract, report and the site investigation (together comprise the "Services") were compiled and carried out by Sue Slaven for the Client as named on the front of this report (the "Client") on the basis of a defined programme and scope of works and the terms of a contract between Sue Slaven and the Client. The Services were performed by Sue Slaven with all reasonable skill and care ordinarily exercised by a reasonable environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by Sue Slaven taking into account the limits of the scope of works required by the client, the prevailing site conditions, the timescale involved and resources, including financial and manpower resources, agreed between Sue Slaven and the client. Sue Slaven cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outwith the agreed scope of works.

Other than that expressly contained in the above paragraph, Sue Slaven provides no other representation or warranty whether express or implied, in relation to the Services. Unless otherwise agreed, this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes, as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of Sue Slaven. If a third party relies on this report, it does so wholly at its own and sole risk and Sue Slaven disclaims any liability to such parties.

It is Sue Slaven's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site, change, this report may no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Sue Slaven's review and advice shall be at the client's sole and own risk.

The information contained in this report is protected by disclosure under Part 3 of the Environmental Information Regulations 2004 pursuant to the provisions of Regulation 12(5) without the consent in writing of Sue Slaven.

The report was prepared in the month stated on the front of the report and should be read in light of any subsequent changes in legislation, statutory requirements and industry practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Sue Slaven. In the absence of such written advice, reliance on the report in the future shall be at the client's own and sole risk. Should Sue Slaven be requested to review the report in the future, Sue Slaven shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Sue Slaven and the client.

The observations and conclusions described in this report are based solely upon the Services that were provided pursuant to the agreement between the client and Sue Slaven. Sue Slaven has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report. Sue Slaven is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Sue Slaven did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, radon gas or other radioactive or hazardous materials (including plants).

The Services are based upon Sue Slaven's observations of existing physical conditions at the site, together with Sue Slaven's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Sue Slaven has no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified. No responsibility can be accepted for errors within third party items presented in this report. Furthermore, Sue Slaven was not authorised and did not attempt to independently verify the accuracy or completeness of

information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. Sue Slaven is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Sue Slaven and including the doing of any independent investigation of the information provided to Sue Slaven, save as otherwise provided in the terms of the contract between the client and Sue Slaven.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site.

Planning Requirements

This report has been prepared and authorised by Sue Slaven who is competent as defined in the National Planning Policy Framework (NPPF, 2012).

Appendix B
Environmental Risk Assessment
Methodology & Terminology

ENVIRONMENTAL RISK ASSESSMENT METHODOLOGY & TERMINOLOGY

LEGISLATION OVERVIEW

This report includes hazard identification and environmental risk assessment in line with the risk-based methods referred to in relevant UK legislation and guidance. Government environmental policy is based upon a "suitable for use approach," which is relevant to both the current use of land and also to any proposed future use. The contaminated land regime is the statutory regime for remediation of contaminated land that causes an unacceptable level of risk and is set out in Part 2A of the Environmental Protection Act 1990 ("EPA 1990"). The main objective of introducing the Part IIA regime is to provide an improved system for the identification and remediation of land where contamination is causing unacceptable risks to human health or the wider environment given the current use and circumstances of the land. Part IIA provides a statutory definition of contaminated land under Section 78A(2) as:

"any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on, or under the land, that: (a) Significant harm is being caused or there is a significant possibility of such harm being caused; or (b) Pollution of controlled waters is being, or is likely to be, caused."

In order to assist in establishing if there is a "*significant possibility of significant harm*", there must be a "*contaminant linkage"* for harm to exist. That means there must be a source(s) of contamination, sensitive receptors present and a connection or pathway between the two. This combination of contaminant-pathway-receptor is termed a "contaminant linkage or CPR linkage."

In the planning process, guidance is provided by National Planning Policy Framework (NPPF, March 2012) which requires that a site which has been developed shall not be capable of being determined "contaminated land" under Part IIA. In practice, Planning Authorities require sites being developed to have a lower level of risk post-development than the higher level of risk that is required in order to determine a site as being contaminated in accordance with Part IIA. This is to ensure that there is a suitable zone of safety below the level for Part IIA determination and prevent recently developed sites becoming reclassified as contaminated land if there are future legislative or technical changes (e.g. a substance is subsequently found to be more toxic than previously assessed which increases its hazard).

The criteria for assessing concentrations of contaminants and hence determining whether a site represents a hazard are based on a range of techniques, models and guidance. Within this context, it is relevant to note that Government objectives are:

(a) to identify and remove unacceptable risks to human health and the environment;
(b) to seek to bring damaged land back into beneficial use;
(c) to seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable.

These three objectives underlie the "suitable for use" approach to risk management and remediation of contaminated land. The "suitable for use" approach focuses on the risks caused by land contamination. The approach recognises that the risks presented by any given level of contamination will vary greatly according to the use of the land and a wide range of other factors, such as the underlying geology of the site. Risks are therefore assessed on a site-specific basis.

The "suitable for use" approach then consists of three elements:

(a) *ensuring that land is suitable for its current use* - in other words, identifying any land where contamination is causing unacceptable risks to human health and the environment, assessed on the basis of the current use and circumstances of the land, and returning such land to a condition where such risks no longer arise ("remediating" the land); the contaminated land regime provides the regulatory mechanisms to achieve this;

(b) *ensuring that land is made suitable for any new use, as planning permission is given for that new use* - in other words, assessing the potential risks from contamination, on the basis of the proposed future use and circumstances, before permission is given for the development and, where necessary to avoid unacceptable risks to human health and the environment, remediating the land before the new use commences; this is the role of the town and country planning and building control regimes; and

(c) *limiting requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought* - in other words, recognising that the risks from contaminated land can be satisfactorily assessed only in the context of specific uses of the land (whether current or proposed), and that any attempt to guess what might be needed at some time in the future for other uses is likely to result either in premature work (thereby running the risk of distorting social, economic and environmental priorities) or in unnecessary work (thereby wasting resources).

The mere presence of contaminants does not therefore necessarily warrant action, and consideration must be given to the scale of risk involved for the use that the site has, and will have in the future.

PRELIMINARY RISK ASSESSMENT

The work presented in this report has been carried out in general accordance with recognised best practice as detailed in guidance documents such as in Environment Agency's Land Contamination: Risk Management documents (draft 2019), and BS 10175. The particular rationale behind the risk assessments presented is given in this appendix.

Current practice recommends that the determination of potential liabilities that could arise from land contamination be carried out using the process of risk assessment, whereby "risk" is defined as:

"(a) The probability, or frequency, or occurrence of a defined hazard; and
(b) The magnitude (including the seriousness) of the consequences."

The UK's approach to the assessment of environmental risk is set out in by the Department of the Environment Transport and the Regions (2000) publication "A Guide to Risk Assessment and Risk Management for Environmental Protection" (also called Greenleaves II). This established an iterative, systematic staged process which comprised:

(a) Hazard identification;
(b) Hazard assessment;
(c) Risk estimation;
(d) Risk evaluation;
(e) Risk assessment;

At each stage during the development process, the above steps are repeated as more detailed information becomes available for the site.

For an environmental risk to be present, all three of the following elements must be present:

- Source/Contaminant: hazardous substance that has the potential to cause adverse impacts;
- Receptor: target that may be affected by contamination: examples include human occupants/users of site, water resources (rivers or groundwater), or structures;
- Pathway: a viable route whereby a hazardous substance may come into contact with the receptor.

The absence of one or more of each component (contaminant, pathway, receptor) would prevent a contaminant linkage being established and thus, no significant environmental risk.

The identification of potential contaminant linkages is based on a Conceptual Model of the site, which is subject to continual refinement as additional data become available. As part of a Preliminary Risk Assessment (Desk

Study and site walkover) a Preliminary Conceptual Site Model (PCSM) is formed. Based on the PCSM, potential contaminant linkages can be assessed. If the PCSM and hazard assessment indicate that a contaminant linkage is not of significance, then no further assessment or action is required for this linkage. For each significant and potential linkage, a risk assessment is carried out. The linkages which potentially pose significant risks may require a variety of responses ranging from immediate remedial action or risk management or, more commonly, further investigation and risk assessment. This next stage is termed a Phase 2 Ground Investigation and should provide additional data to allow refinement of the Conceptual Site Model and assess the level of risk from each contaminant linkage.

Definition of Risk Assessment Terminology

The criteria used for risk assessment are broadly based on those presented in DETR's "A Guide to Risk Assessment and Risk Management for Environmental Protection" (2000). The severity of the risk is classified according to the criteria in Table B.1 below:

Table B.1 Severity/Consequence of Risk

Severe	Acute risks to human health. Catastrophic damage to buildings/property (e.g. by explosion). Direct pollution of sensitive water receptors or serious pollution of other controlled water (watercourses or groundwater) bodies.
Medium	Harm to human health from long-term exposure. Slight pollution of sensitive controlled waters (surface waters or aquifers) or pollution of other water bodies. Significant effects on sensitive ecosystems or species.
Mild	No significant harm to human health in either short or long term. No pollution of sensitive controlled waters, no more than slight pollution of non-sensitive waters. Significant damage to buildings or structures. Requirement for protective equipment during site works to mitigate health effects.
Negligible	Damage to non-sensitive ecosystems or species. Minor damage to buildings or structures. No harm or pollution of water.

The probability of the risk occurring is classified according to criteria given in Table B.2 below:

Table B.2: Probability of Risk Occurring

High likelihood	Contaminant linkage may be present, and risk is almost certain to occur in the long term, or there is evidence of harm to the receptor.
Medium/Reasonably Foreseeable	Contaminant linkage may be present, and it is probable that the risk will occur over the long term.
Low/Unlikely	Contaminant linkage may be present and there is a possibility of the risk occurring, although there is no certainty that it will do so.
Negligible/ Not credible	Contaminant linkage may be present but the circumstances under which harm would occur are improbable.

An overall evaluation of the level of risk is gained from a comparison of the severity and probability, as shown in Table B.3 below:

Table B.3: Comparison of Severity and Probability

		Severity			
		Severe	**Medium**	**Mild**	**Negligible**
Probability	**High likelihood**	Very High Risk	High Risk	Medium/Low Risk	Low Risk
	Medium/Reasonably Foreseeable	High Risk	Medium Risk	Low Risk	Near Zero

	Low/Unlikely	High/Medium Risk	Medium/Low Risk	Low Risk	Near Zero
	Negligible/ Not credible	Medium/Low Risk	Low Risk	Low Risk	Near Zero

The various risk rankings provide guidance for recommended actions, whether this is:

AR - Action Required, remediation or mitigation or site investigation works required
SIR - Site Investigation Required, further assessment is required.
NAR - No Action Required.

A description of the evaluated risk is as follows:

Table B.4 Description of the Classified Risks and Likely Action Required

Evaluated Risk	Recommended Actions
Very High Risk	AR: There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	AR: Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the long term.
Moderate Risk	SI: It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	NAR: It is possible that harm could arise to a designated receptor from an identified hazard, but there is a low likelihood of this hazard occurring and if realised, harm would at worst normally be mild.
Near Zero	NAR: There is a negligible possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

Appendix C

Site Photographs

Photograph 1: The site from the other side of the B1066, looking towards the east.

Photograph 2: The workshop building in the south-eastern sector and the main double doors.

Photograph 3: The main double doors allowing vehicular access into the workshop.

Photograph 4: The south-western perimeter of the site, where fuel dispensing pumps were situated.

Photograph 5: The south-western perimeter of the site, where fuel dispensing pumps were situated, with pipework visible through the broken manhole cover in the centre of the photograph.

Photograph 6: The "office" extension on the north-western elevation.

Photograph 7: The north-western elevation of the workshop, the office on the right, a ramp and double doors in the centre and another extension on the left.

Photograph 8: The north-eastern sector of the car parking area with an empty fuel storage tank present.

Photograph 9: The empty fuel storage tank present.

Photograph 10: The ramp down to the double doors on the north-western side of the workshop, which were sealed.

Photograph 11: The area behind the workshop building with a steep slope to the river.

Photograph 12: The steep, almost vertical, bank down to the river on the north-eastern boundary.

Photograph 13: The steep bank on the north-western boundary to an area of woodland.

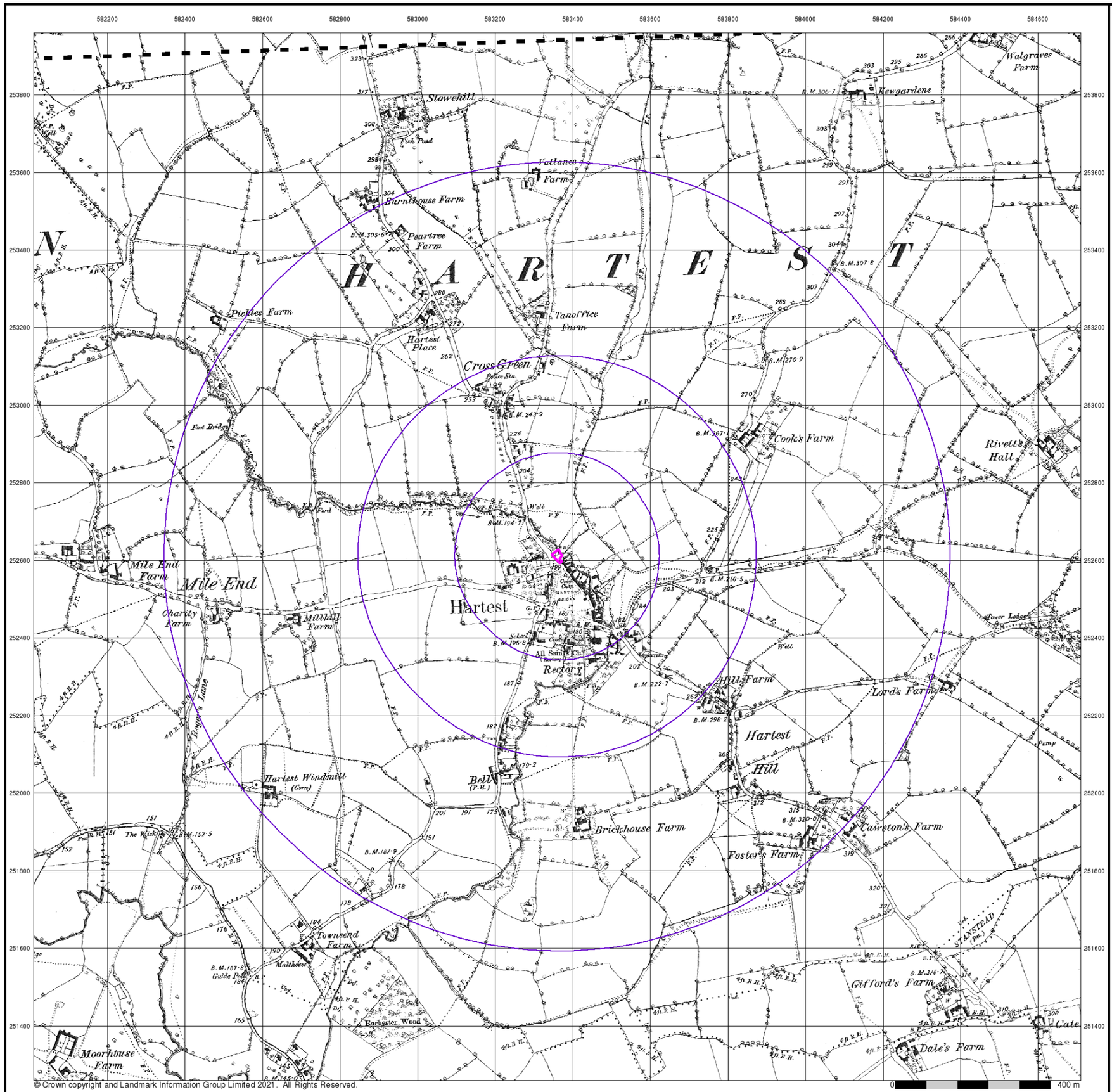
Photograph 14: The car parking area in the north-western part of the site.

Photograph 15: The ground cover across the car parking area in the north-western part of the site.

Photograph 16: The north-western boundary to an area of woodland and bare ground in the northern part of the site.

Appendix D

Historical Maps



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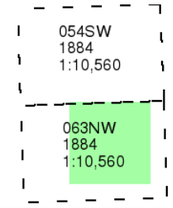
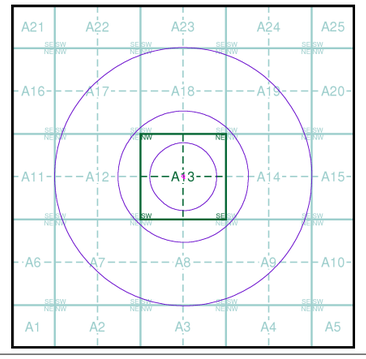
Map Name(s) and Date(s)



Historical Map - Slice A



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Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details

1, The Green, Hartest, BURY ST. EDMUNDS, IP29 4DH

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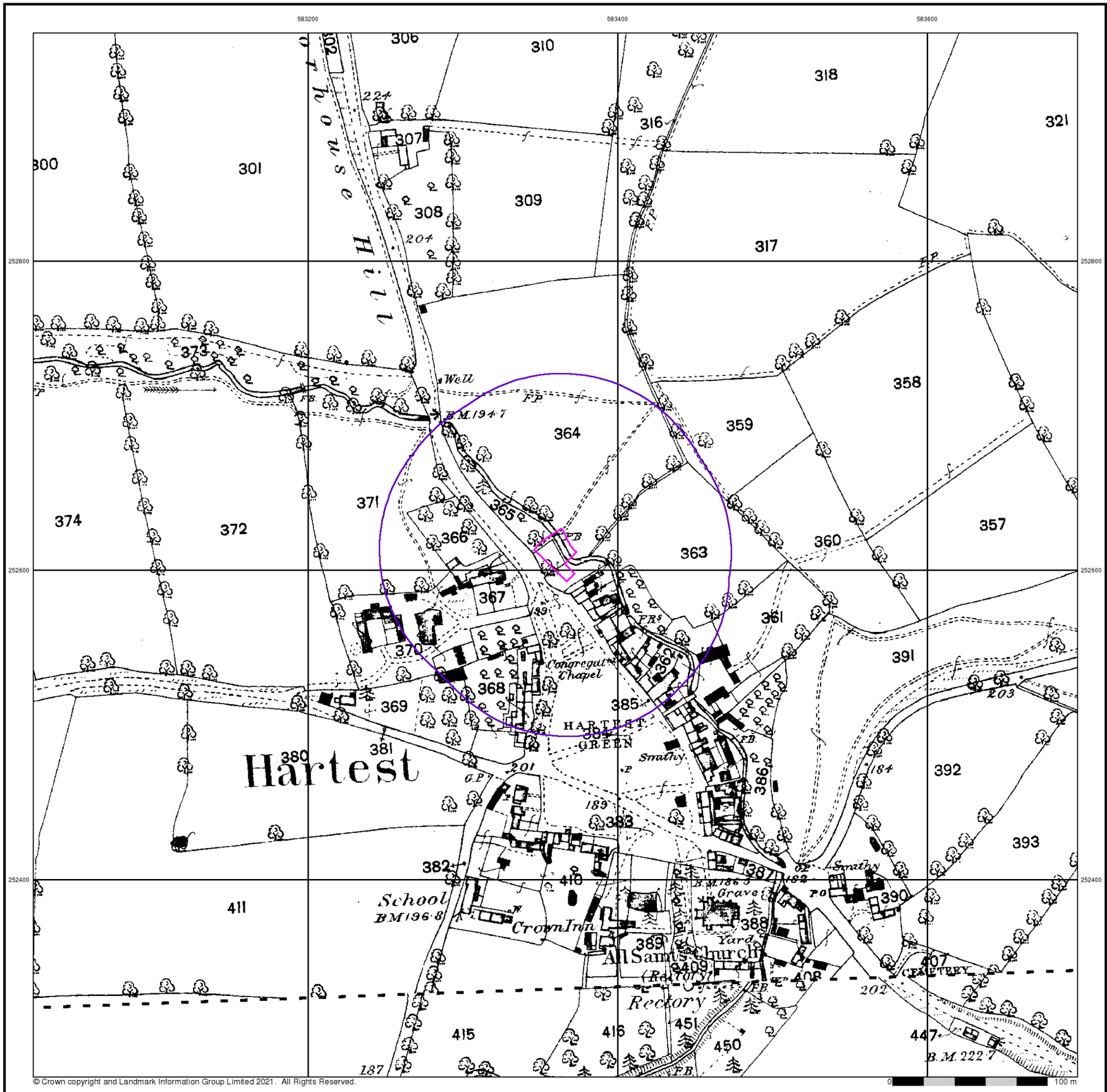

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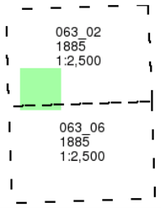
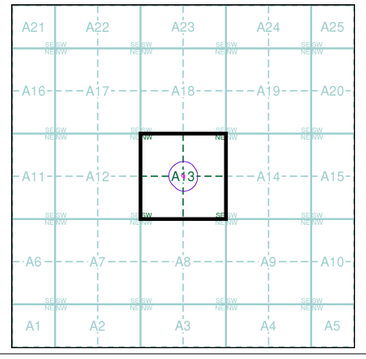


Historical Map - Segment A13



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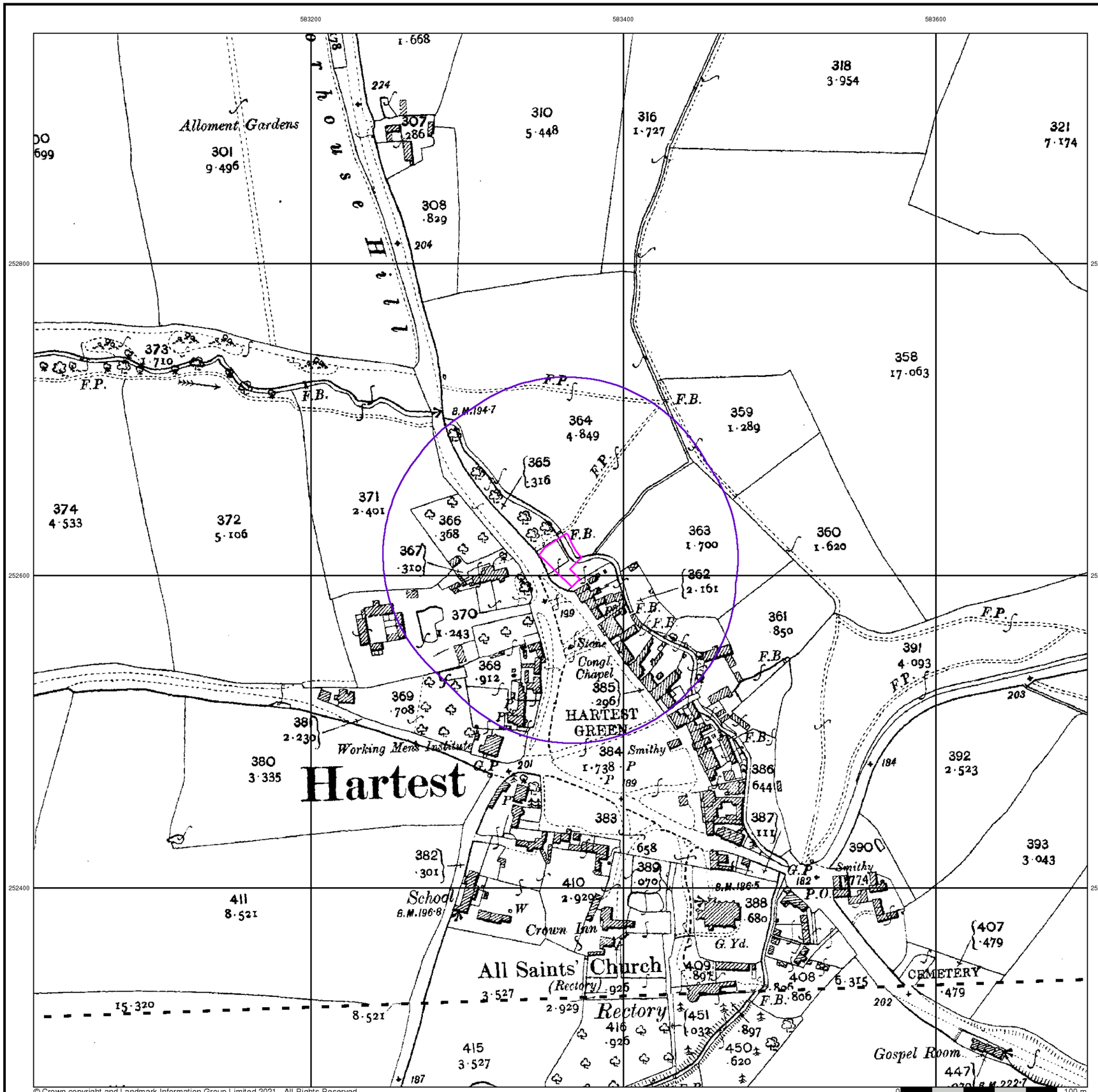

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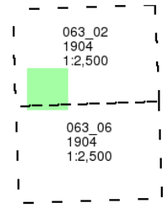
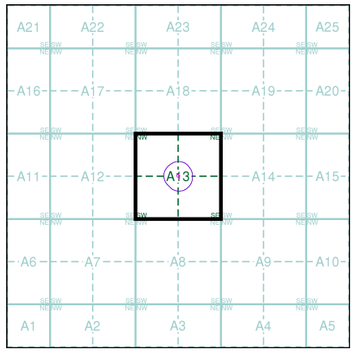


Historical Map - Segment A13



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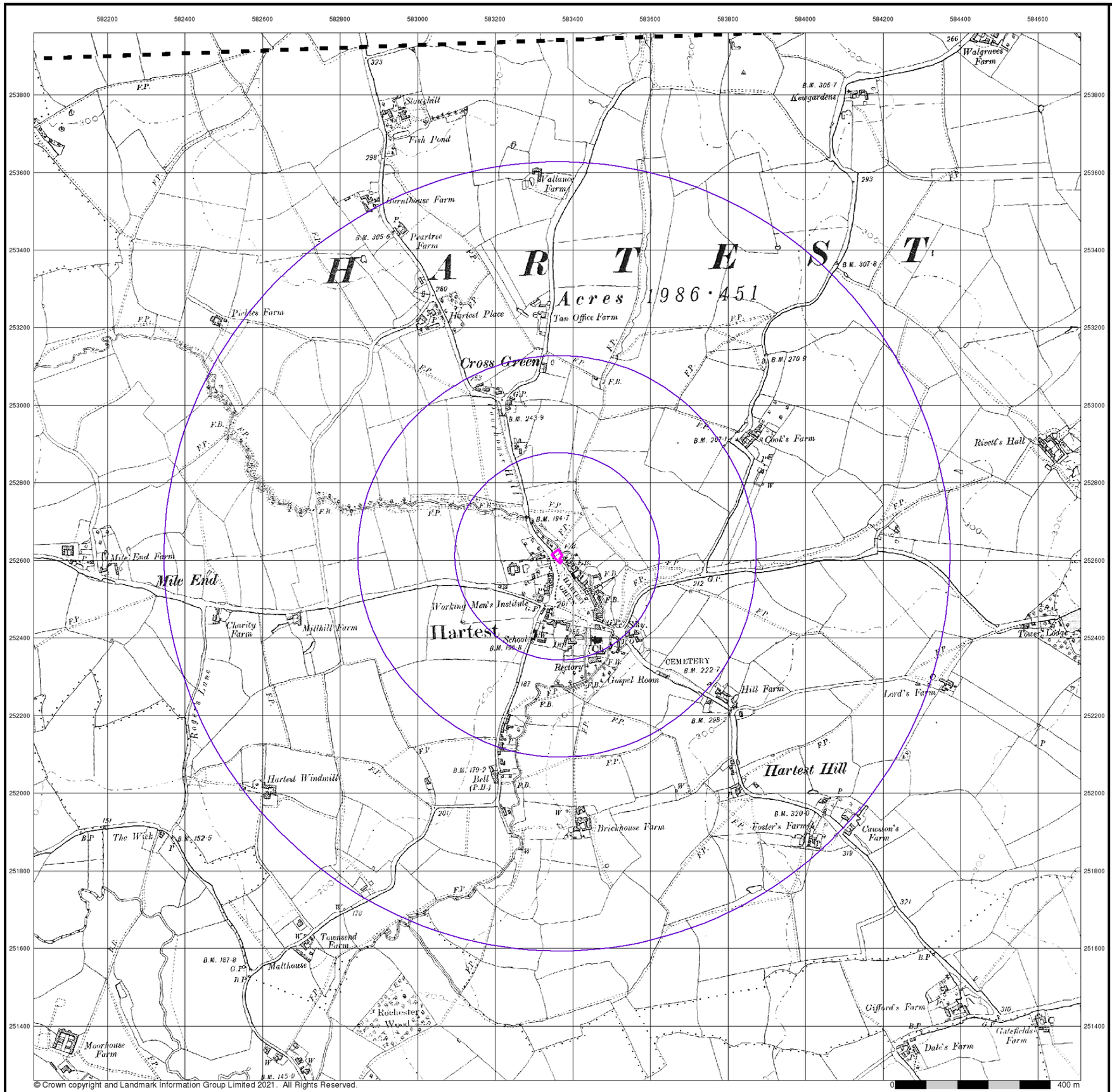

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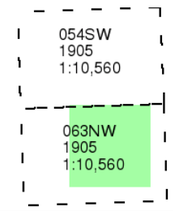
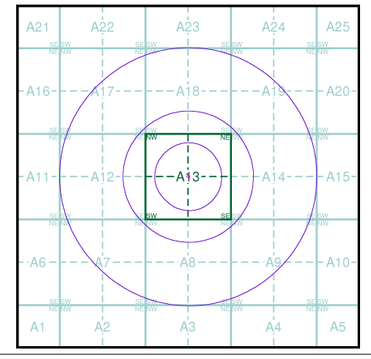
Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	276313213_1_1
Customer Ref:	P0157
National Grid Reference:	583360, 252610
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details

1, The Green, Hartest, BURY ST. EDMUNDS, IP29 4DH

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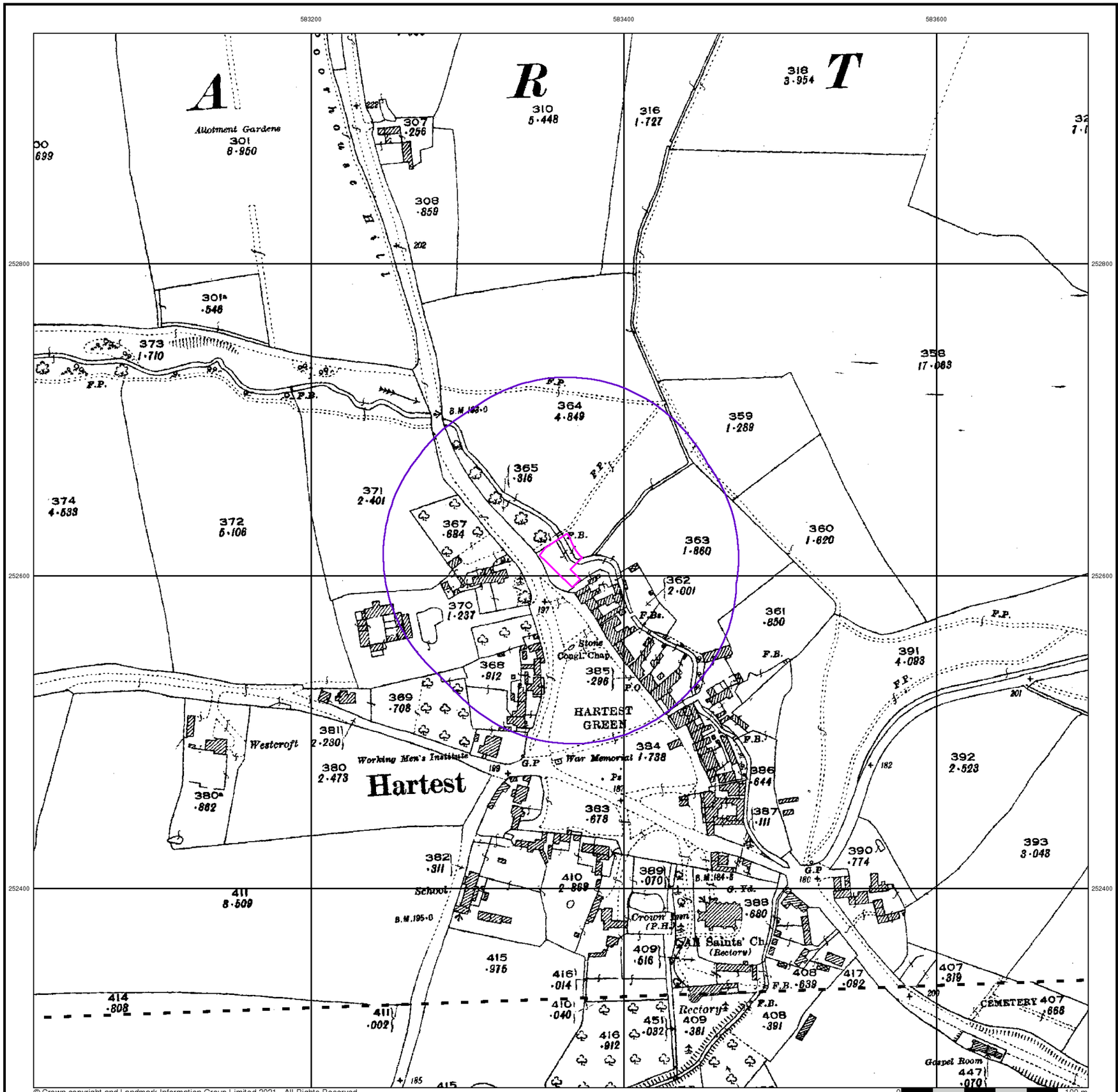

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Suffolk

Published 1926

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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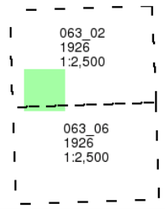
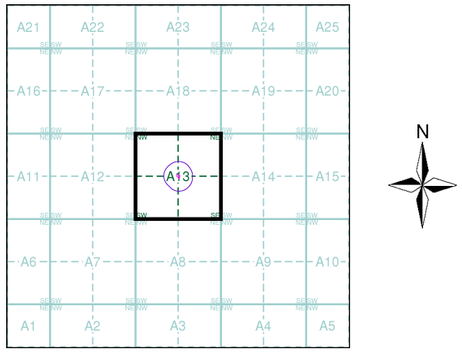


Historical Map - Segment A13



Order Details

Order Number:	276313213_1_1
Customer Ref:	P0157
National Grid Reference:	583360, 252610
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	100

Site Details

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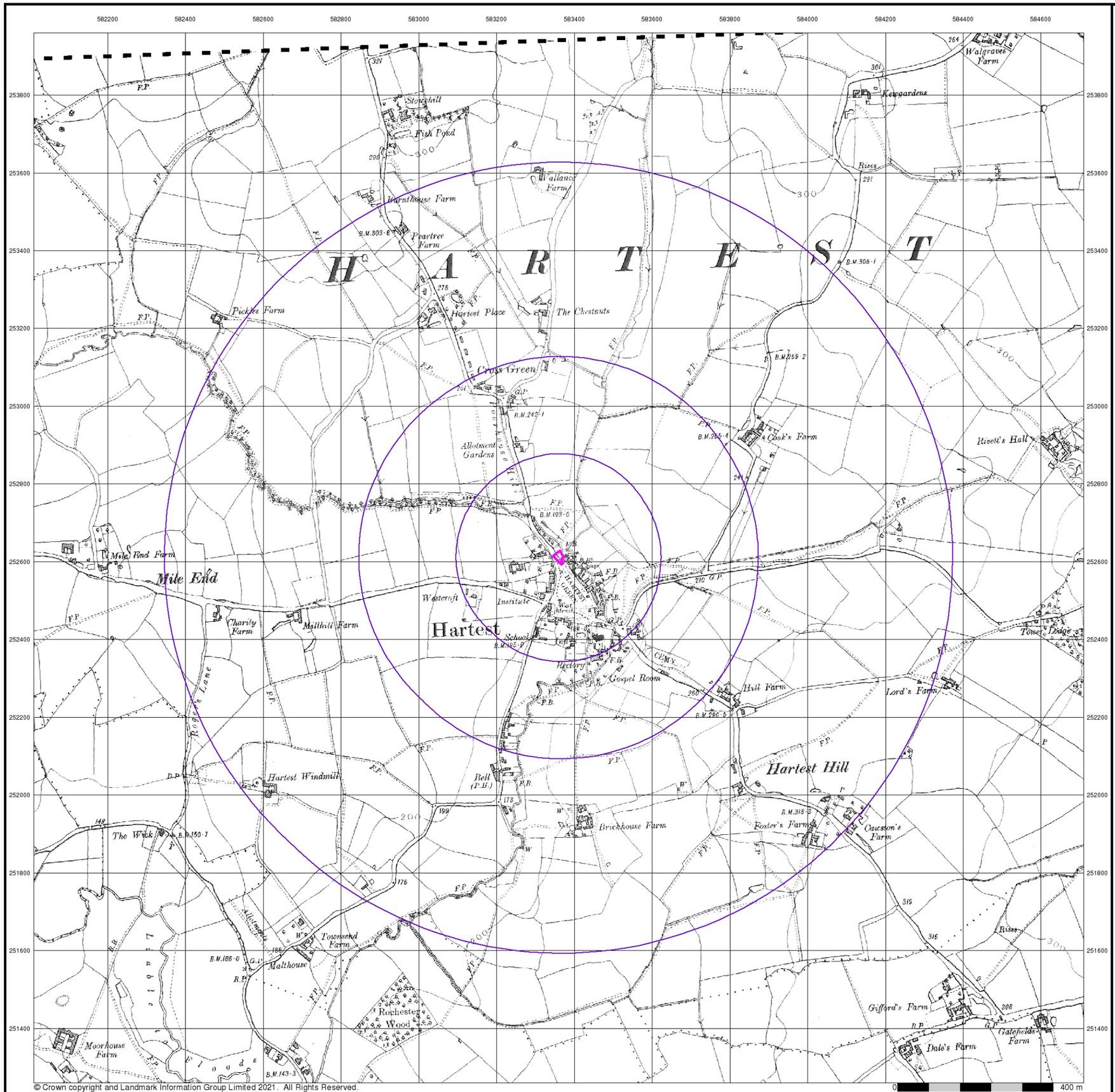

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Suffolk

Published 1927

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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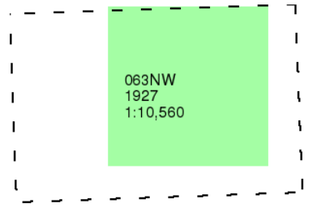
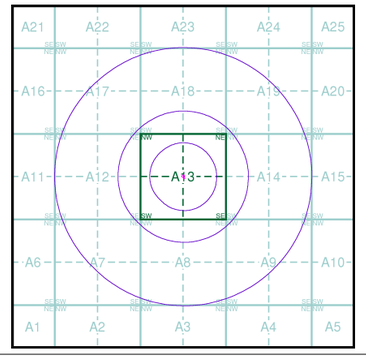


Historical Map - Slice A



Order Details

Order Number:	276313213_1_1
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Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details

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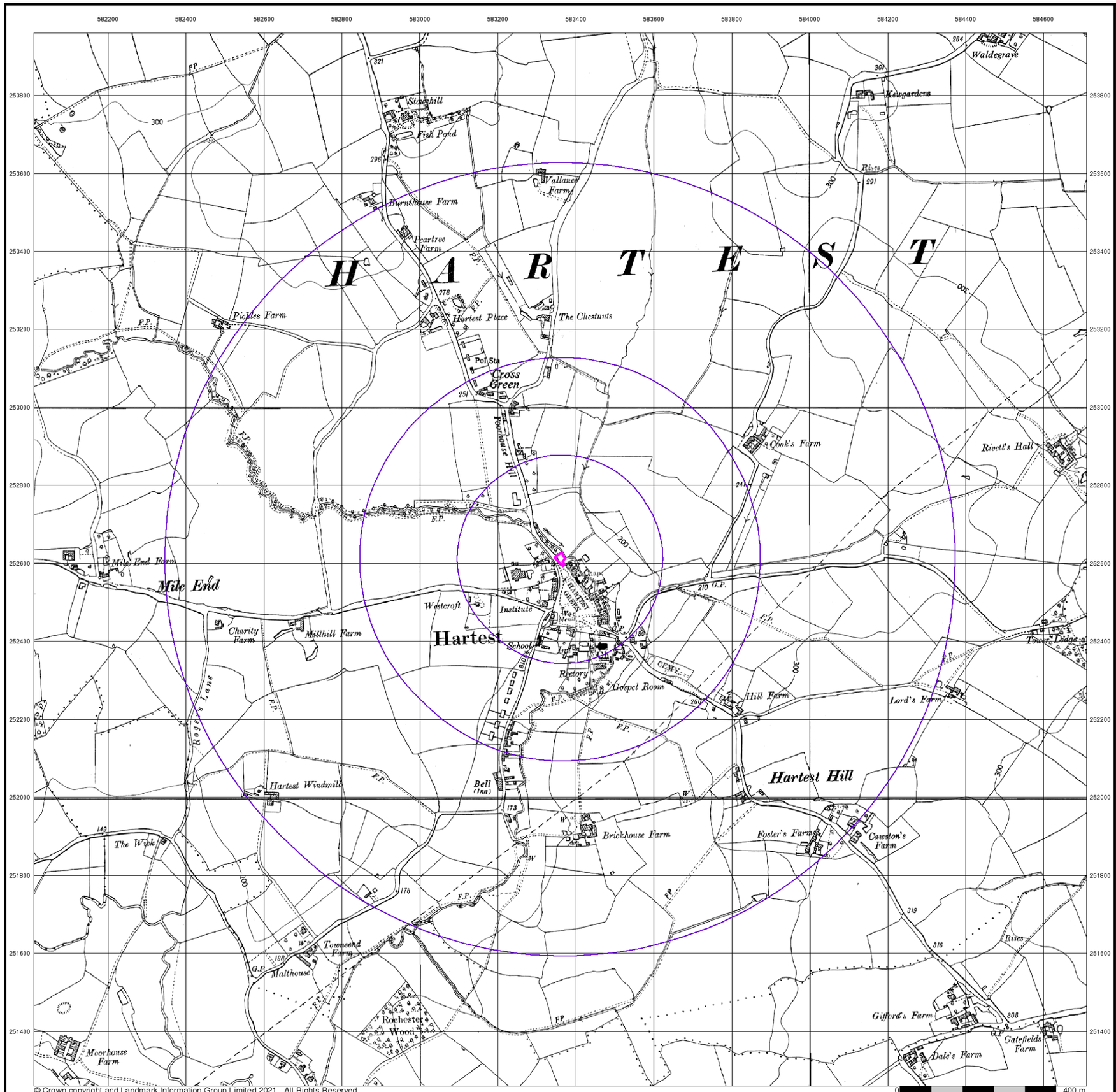

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Ordnance Survey Plan

Published 1959

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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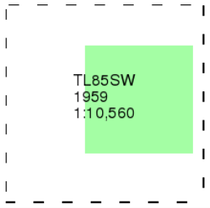
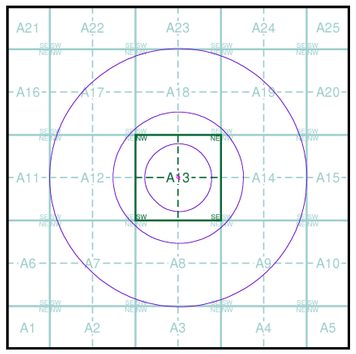


Historical Map - Slice A



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Order Number:	276313213_1_1
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Site Area (Ha):	0.05
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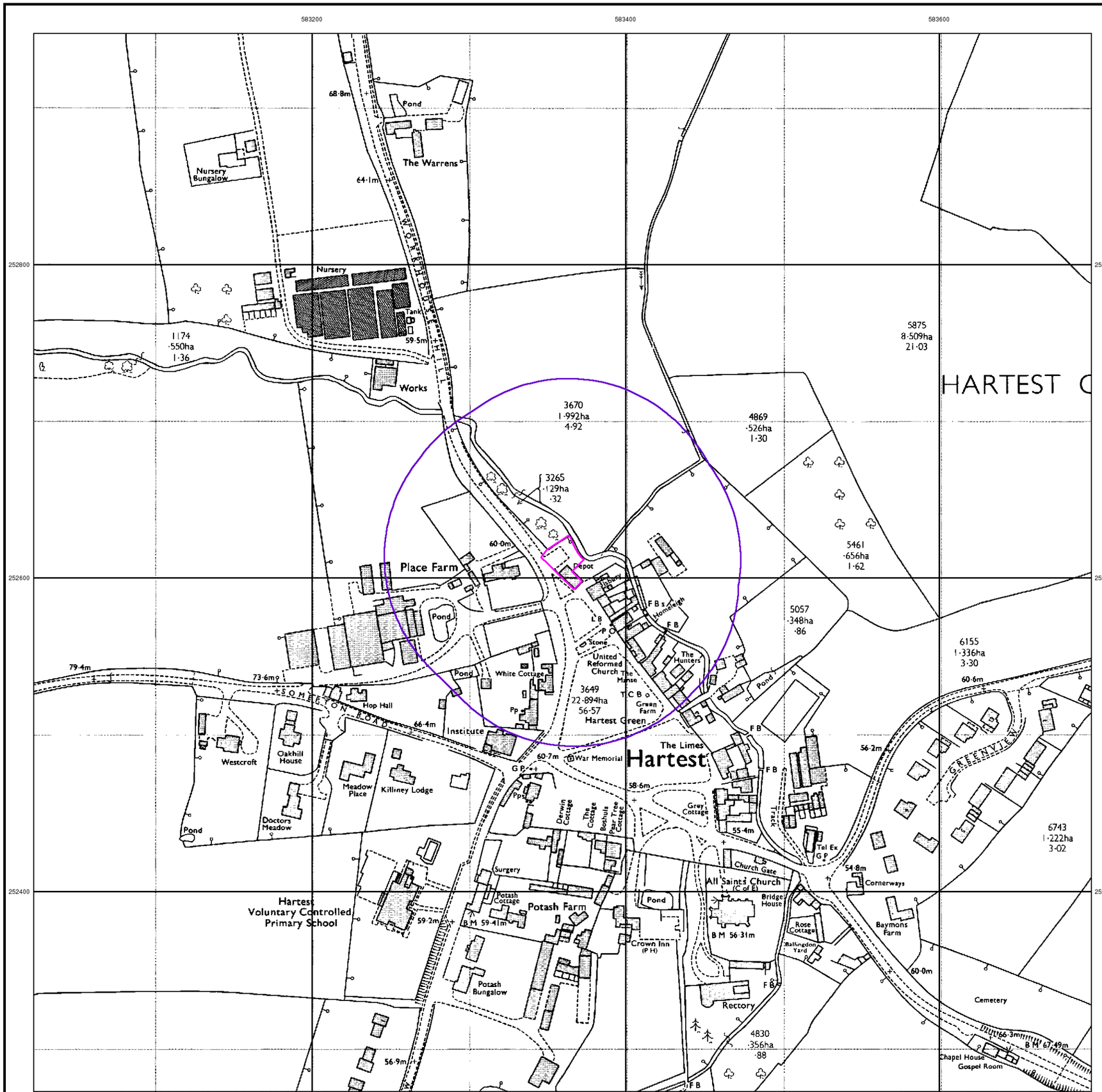

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Ordnance Survey Plan

Published 1977

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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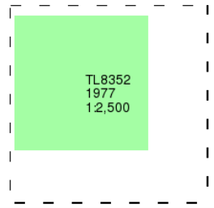
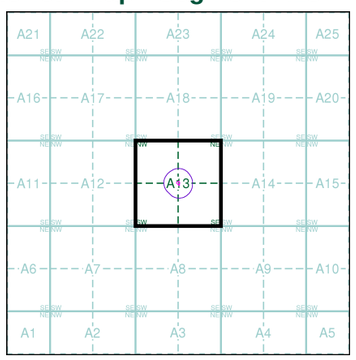


Historical Map - Segment A13



Order Details

Order Number:	276313213_1_1
Customer Ref:	P0157
National Grid Reference:	583360, 252610
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	100

Site Details

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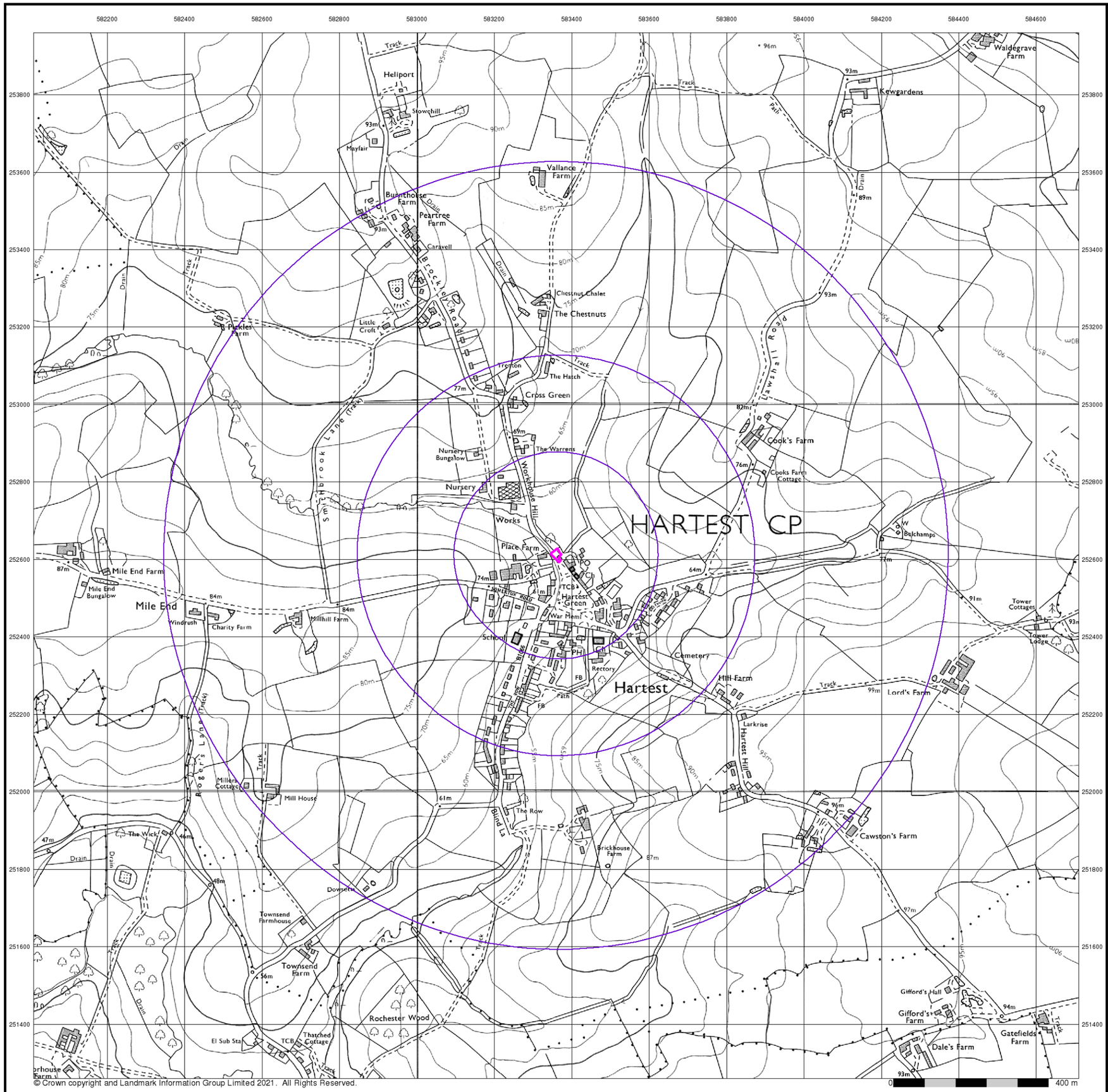

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Ordnance Survey Plan

Published 1984

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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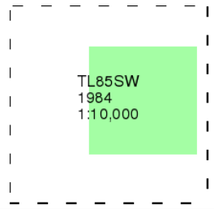
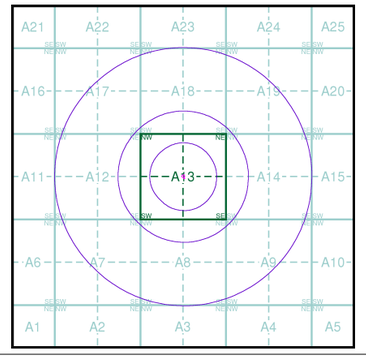


Historical Map - Slice A



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Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

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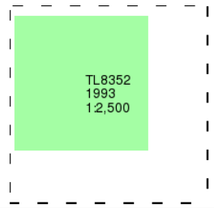
Large-Scale National Grid Data

Published 1993

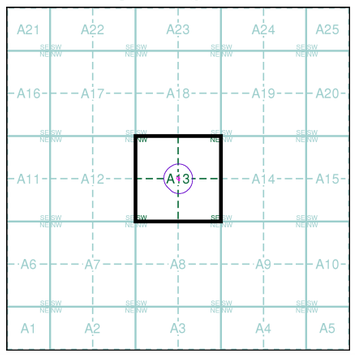
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	276313213_1_1
Customer Ref:	P0157
National Grid Reference:	583360, 252610
Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	100

Site Details

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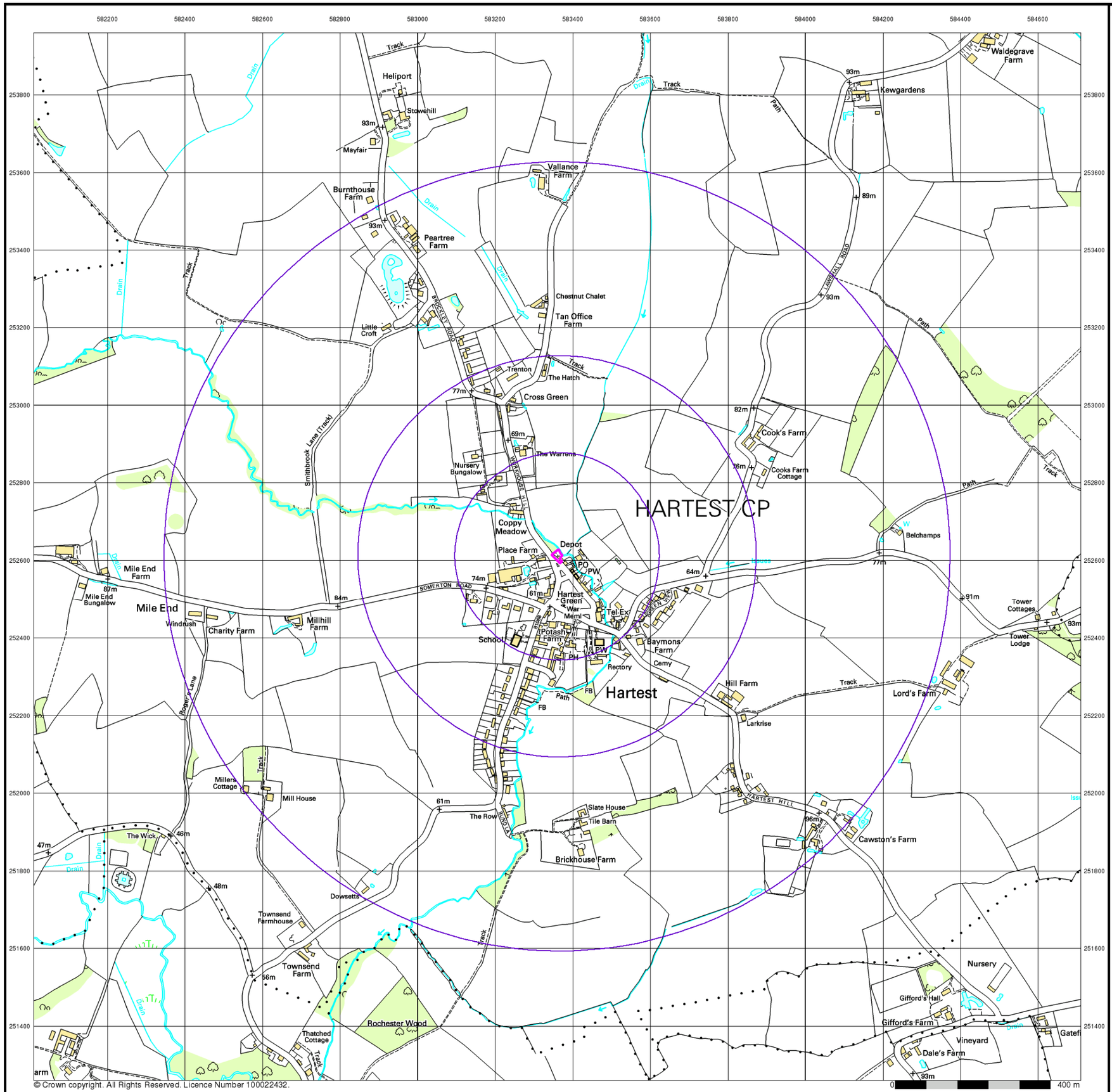

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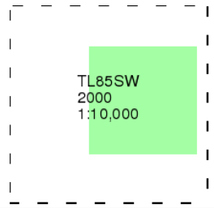
10k Raster Mapping

Published 2000

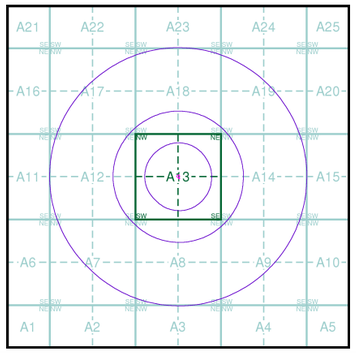
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



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Order Number:	276313213_1_1
Customer Ref:	P0157
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Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details

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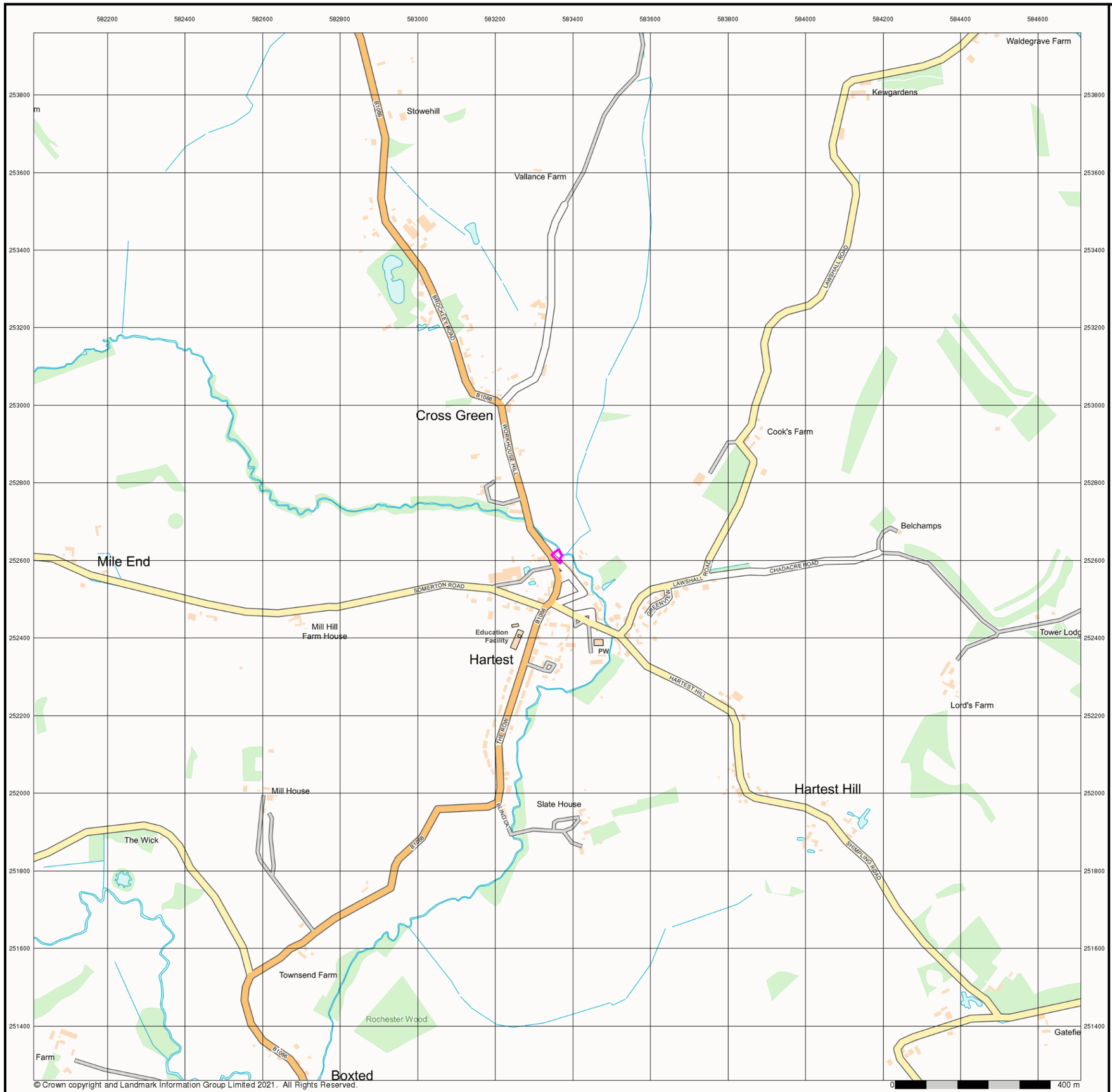

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Street View

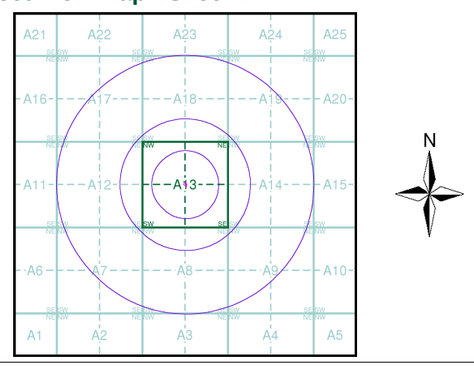
Published 2021

Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)

Street View Map - Slice A



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Slice:	A
Site Area (Ha):	0.05
Search Buffer (m):	1000

Site Details

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Appendix E

Envirocheck Report

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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
276313213_1_1

Customer Reference:
P0157

National Grid Reference:
583360, 252610

Slice:
A

Site Area (Ha):
0.05

Search Buffer (m):
1000

Site Details:

1, The Green
Hartest
BURY ST. EDMUNDS
IP29 4DH

Client Details:

Mrs S Slaven
Sue Slaven
33 Windmill Close
Great Cornard
SUDBURY
Suffolk
CO10 0FL

Prepared For:

Mr T Davey

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Contents

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.
In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

Report Version v53.0

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		1	4	3
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 3	Yes			
Pollution Incidents to Controlled Waters	pg 3		1		
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 4				(*6)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 5	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk	pg 5	1	n/a	n/a	n/a
Bedrock Aquifer Designations	pg 5	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 5	Yes	n/a	n/a	n/a
Source Protection Zones	pg 5	1			
Extreme Flooding from Rivers or Sea without Defences	pg 5		Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 5		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 6		11	5	14

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 10	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 11	Yes	n/a	n/a	n/a
BGS Recorded Mineral Sites					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain	pg 11	Yes		n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 11	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 11		Yes	n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 11	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 11	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 11	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 12	1		1	
Fuel Station Entries					
Gas Pipelines					
Underground Electrical Cables					
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 13	2			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (W)	0	1	583362 252610
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	0	1	583350 252610
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	28	1	583400 252600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	166	1	583450 252450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	277	1	583500 252350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	301	1	583300 252300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (S)	305	1	583450 252300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	316	1	583250 252300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	343	1	583362 252250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	345	1	583400 252250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	363	1	583250 252250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (SW)	382	1	583200 252250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	394	1	583350 252200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (S)	444	1	583350 252150
1	**Discharge Consents** Operator: Hartest Parochial Church Council Property Type: CHURCH/MONASTERY/ABBEY/RELIGIOUS RETREAT/ASSOCIATION HQ Location: Hartest Parish Church, The Green, Hartest, Bury St. Edmunds, Ip29 4dh Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Eprlb3393ez Permit Version: 1 Effective Date: 22nd January 2019 Issued Date: 22nd January 2019 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Land/Soakaway Receiving Water: Groundwater **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SE (S)	228	2	583454 252382

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	**Discharge Consents** Operator: David Pask Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Chestnut Chalet Pilgrims Lane, Cross Green, Hartest, Ip29 4ed Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf10992 Permit Version: 1 Effective Date: 30th June 1997 Issued Date: 30th June 1997 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary River Glem **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	305	2	583500 252900
3	**Discharge Consents** Operator: Sidney John & Sheila Bernadette Gill Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Springbank & Proposed New Dwelling Lawshall Road, Hartest, Bury St Edmunds, Suffolk, Ip29 4dr Authority: Environment Agency, Anglian Region Catchment Area: River Glem (Stansfield) Reference: Prenf20210 Permit Version: 1 Effective Date: 9th October 2006 Issued Date: 9th October 2006 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Ditch Trib Of River Glem **Status:** **New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A13SE (E)	312	2	583675 252525
3	**Discharge Consents** Operator: Mr & Mrs S Ray Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Springbank & Proposed New Dwelling Lawshall Road, Hartest, Bury St Edmunds, Suffolk, Ip29 4dr Authority: Environment Agency, Anglian Region Catchment Area: River Glem (Stansfield) Reference: Prenf20210 Permit Version: 1 Effective Date: 9th October 2006 Issued Date: 9th October 2006 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Ditch Trib Of River Glem **Status:** **New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A13SE (E)	312	2	583675 252525
4	**Discharge Consents** Operator: D M Boreham Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Boxbridge House Mile Farm, Brockley, Bury St Edmunds, Suffolk, Ip29 4ah Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf10503 Permit Version: 1 Effective Date: 20th August 1996 Issued Date: 20th August 1996 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Chad Brook **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12SE (SW)	495	2	582900 252400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	**Discharge Consents** Operator: D.B. Irvine Property Type: Domestic Property (Single) Location: Vallance Farm Hartest, Bury St Edmunds, Suffolk, Ip29 4ed Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prenf01158 Permit Version: 2 Effective Date: 23rd March 1992 Issued Date: 23rd March 1992 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib Of River Glem **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	953	2	583380 253580
5	**Discharge Consents** Operator: D.B. Irvine Property Type: Domestic Property (Single) Location: Vallance Farm Hartest, Bury St Edmunds, Suffolk, Ip29 4ed Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prenf01158 Permit Version: 1 Effective Date: 31st August 1989 Issued Date: 31st August 1989 Revocation Date: 22nd March 1992 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib River Glem **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	953	2	583380 253580
6	**Discharge Consents** Operator: Mr David Thomas Brittain Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Dowsett'S Cottage, Hartest, Bury St Edmunds, Suffolk, Ip29 4jn Authority: Environment Agency, Anglian Region Catchment Area: River Glem (Stansfield) Reference: Prenf13904 Permit Version: 1 Effective Date: 14th December 2001 Issued Date: 24th January 2002 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Of River Glem **Status: New Consent, by Application (Water Resources Act 1991, Section 88)** Positional Accuracy: Located by supplier to within 10m	A7SE (SW)	986	2	582910 251720
	Nearest Surface Water Feature	A13NE (NE)	0	-	583370 252615
7	**Pollution Incidents to Controlled Waters** Property Type: Sewerage: Other Location: Kelvedon District Authority: Environment Agency, Anglian Region Pollutant: Other Sewage Note: River Glem Tributary Incident Date: 10th August 1994 Incident Reference: 2129 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Wrong Connection Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	235	2	583500 252400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: J & S Howell Licence Number: 8/36/13/*G/0021 Permit Version: 100 Location: Borehole At Kewgardens, Hartes Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 1998 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24SE (NE)	1302	2	584100 253700
	Water Abstractions Operator: J & S Howell Licence Number: 8/36/13/*G/0021 Permit Version: 100 Location: Borehole At Kewgardens, Hartes Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 1998 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24SE (NE)	1302	2	584100 253700
	Water Abstractions Operator: E. Hayes-Bishop Esq., Licence Number: 8/36/13/*g/002 Permit Version: Not Supplied Location: Kewgardens, HARTEST Authority: Environment Agency, Anglian Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 1 Yearly Rate (m3): 5000 Details: E chalk; Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24SE (NE)	1302	2	584100 253700
	Water Abstractions Operator: Jro & Sh Howell Licence Number: 8/36/13/*g/021 Permit Version: Not Supplied Location: Borehole, Kewgardens, HARTES Authority: Environment Agency, Anglian Region Abstraction: Unspecified Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 1 Yearly Rate (m3): 11000 Details: E chalk; Status: Perpetuity Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24SE (NE)	1305	2	584105 253700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: 21st Century Farms Ltd Licence Number: 8/36/13/*G/0007 Permit Version: 101 Location: Bore At Chadacre Agric Institute Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 15th November 2010 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(E)	1727	2	585100 252600
	Water Abstractions Operator: Chadacre Farms Ltd Licence Number: 8/36/13/*G/0007 Permit Version: 100 Location: Bore At Chadacre Agric Institu Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: E chalk; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st November 1990 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1727	2	585100 252600
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Intermediate Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: 40-70% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Low	A13NE (W)	0	3	583362 252610
	Groundwater Vulnerability - Soluble Rock Risk Classification: Significant Risk - Problems Unlikely	A13NE (W)	0	3	583362 252610
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NE (W)	0	3	583362 252610
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NE (W)	0	3	583362 252610
8	**Source Protection Zones** Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13NE (W)	0	2	583362 252610
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	7	2	583375 252625
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	7	2	583370 252630
	Areas Benefiting from Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flood Water Storage Areas None				
	Flood Defences None				
9	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 134.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13NE (NE)	2	4	583371 252617
10	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 123.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13NE (E)	13	4	583386 252615
11	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 507.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13NE (E)	13	4	583385 252616
12	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 4.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13NW (NW)	101	4	583293 252701
13	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 2.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13NW (NW)	101	4	583293 252701
14	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 11.1 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13NW (NW)	103	4	583289 252700
15	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 3.5 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13SE (SE)	106	4	583450 252527
16	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 54.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13SE (SE)	109	4	583451 252524

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1473.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13NW (NW)	113	4	583280 252706
18	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 152.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13SE (SE)	161	4	583484 252483
19	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 279.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13SE (SE)	161	4	583484 252483
20	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13SE (SE)	282	4	583496 252342
21	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1092.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A13SE (SE)	283	4	583495 252341
22	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 107.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A14SW (E)	378	4	583749 252574
23	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 254.2 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18SE (N)	461	4	583489 253071
24	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 778.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18SE (N)	461	4	583489 253071
25	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 32.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18SW (N)	601	4	583285 253223

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18SW (N)	625	4	583259 253243
27	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 173.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18SW (N)	643	4	583253 253260
28	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 10.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18NW (N)	808	4	583164 253410
29	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 14.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18NW (N)	816	4	583156 253416
30	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 23.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18NW (N)	828	4	583143 253425
31	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 7.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18NW (N)	828	4	583143 253425
32	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 40.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18NW (N)	829	4	583149 253428
33	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 197.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A18NW (N)	846	4	583124 253438
34	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1152.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A8SE (S)	982	4	583639 251650

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
35	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 28.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A9SW (SE)	988	4	583863 251739
36	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 10.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A9NE (SE)	990	4	584117 251946
37	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 8.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A9SW (SE)	992	4	583890 251750
38	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 13.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1	A9NE (SE)	1000	4	584126 251942

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Babergh District Council - Has supplied landfill data		0	6	583362 252610
	Local Authority Landfill Coverage Name: Suffolk County Council - Has supplied landfill data		0	5	583362 252610

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: White Chalk Subgroup	A13NE (W)	0	1	583362 252610
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	77	1	583444 252570
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	167	1	583182 252643
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	248	1	583556 252433
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	26	1	583386 252642
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	29	1	583324 252594
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	227	1	583128 252552
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (W)	0	1	583362 252610

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
39	**Contemporary Trade Directory Entries** Name: Hartest Garage Ltd Location: The Green, Hartest, Bury St. Edmunds, Suffolk, IP29 4DH Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	0	-	583364 252604
40	**Contemporary Trade Directory Entries** Name: Master Herbalist Location: The Warrens, Hartest, Bury St. Edmunds, Suffolk, IP29 4EB Classification: Toiletries **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	261	-	583267 252870

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
41	**Nitrate Vulnerable Zones** Name: Sandlings And Chelmsford Description: Groundwater Source: Environment Agency, Head Office	A13NE (W)	0	3	583362 252610
42	**Nitrate Vulnerable Zones** Name: Lower Stour Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NE (W)	0	3	583362 252610

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Babergh District Council - Environmental Services	January 2020	Annual Rolling Update
Braintree District Council - Environmental Health Department	January 2020	Annual Rolling Update
Environment Agency - Head Office	June 2020	Annually
St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services	March 2014	Annual Rolling Update
West Suffolk Council	March 2014	Annual Rolling Update
Discharge Consents		
Environment Agency - Anglian Region	January 2021	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - Anglian Region	March 2013	Annual Rolling Update
Integrated Pollution Controls		
Environment Agency - Anglian Region	October 2008	Variable
Integrated Pollution Prevention And Control		
Environment Agency - Anglian Region	January 2021	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Braintree District Council - Environmental Health Department	August 2014	Variable
St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services	August 2015	Variable
West Suffolk Council	August 2015	Variable
Babergh District Council - Environmental Services	June 2014	Variable
Local Authority Pollution Prevention and Controls		
Braintree District Council - Environmental Health Department	August 2014	Not Applicable
St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services	August 2015	Annual Rolling Update
West Suffolk Council	August 2015	Annual Rolling Update
Babergh District Council - Environmental Services	June 2014	Not Applicable
Local Authority Pollution Prevention and Control Enforcements		
Braintree District Council - Environmental Health Department	August 2014	Variable
St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services	August 2015	Variable
Babergh District Council - Environmental Services	June 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	January 2021	
Pollution Incidents to Controlled Waters		
Environment Agency - Anglian Region	September 1999	Not Applicable
Prosecutions Relating to Authorised Processes		
Environment Agency - Anglian Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters		
Environment Agency - Anglian Region	March 2013	Annual Rolling Update
Registered Radioactive Substances		
Environment Agency - Anglian Region	June 2016	
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register		
Environment Agency - Anglian Region - Central Area	January 2021	Quarterly
Environment Agency - Anglian Region - Eastern Area	January 2021	Quarterly
Water Abstractions		
Environment Agency - Anglian Region	January 2021	Quarterly

Data Currency

Agency & Hydrological	Version	Update Cycle
Water Industry Act Referrals Environment Agency - Anglian Region	October 2017	Quarterly
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	October 2019	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	March 2021	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	March 2021	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	March 2021	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	March 2021	Quarterly
Flood Defences Environment Agency - Head Office	March 2021	Quarterly
OS Water Network Lines Ordnance Survey	September 2020	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites		
Environment Agency - Head Office	October 2019	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - Anglian Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - Anglian Region - Central Area	January 2021	Quarterly
Environment Agency - Anglian Region - Eastern Area	January 2021	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - Anglian Region - Central Area	January 2021	Quarterly
Environment Agency - Anglian Region - Eastern Area	January 2021	Quarterly
Local Authority Landfill Coverage		
Babergh District Council - Environmental Services	May 2000	Not Applicable
Braintree District Council	May 2000	Not Applicable
Essex County Council	May 2000	Not Applicable
St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services	May 2000	Not Applicable
Suffolk County Council	May 2000	Not Applicable
West Suffolk Council	May 2000	Not Applicable
Local Authority Recorded Landfill Sites		
West Suffolk Council	April 2006	Not Applicable
Babergh District Council - Environmental Services	May 2000	Not Applicable
Braintree District Council	May 2000	Not Applicable
St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services	May 2000	Not Applicable
Suffolk County Council	May 2000	Not Applicable
Essex County Council	November 2004	Not Applicable
Registered Landfill Sites		
Environment Agency - Anglian Region - Central Area	March 2003	Not Applicable
Environment Agency - Anglian Region - Eastern Area	March 2003	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - Anglian Region - Central Area	March 2003	Not Applicable
Environment Agency - Anglian Region - Eastern Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites		
Environment Agency - Anglian Region - Central Area	March 2003	Not Applicable
Environment Agency - Anglian Region - Eastern Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Suffolk County Council - Environment and Transport	February 2006	Annual Rolling Update
Babergh District Council - Planning Department	February 2016	Variable
Braintree District Council	February 2016	Variable
Essex County Council	February 2016	Variable
St Edmundsbury Borough Council (now part of West Suffolk Council) - Planning Department	June 2016	Variable
West Suffolk Council	June 2016	Variable
Planning Hazardous Substance Consents		
Suffolk County Council - Environment and Transport	February 2006	Annual Rolling Update
Babergh District Council - Planning Department	February 2016	Variable
Braintree District Council	February 2016	Variable
Essex County Council	February 2016	Variable
St Edmundsbury Borough Council (now part of West Suffolk Council) - Planning Department	February 2016	Variable
West Suffolk Council	February 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology		
British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Recorded Mineral Sites		
British Geological Survey - National Geoscience Information Service	November 2020	Bi-Annually
CBSCB Compensation District		
Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas		
The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability		
Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain		
British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	April 2020	Annually
Potential for Compressible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas		
British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures		
British Geological Survey - National Geoscience Information Service	July 2011	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries		
Thomson Directories	January 2021	Quarterly
Fuel Station Entries		
Catalist Ltd - Experian	February 2021	Quarterly
Gas Pipelines		
National Grid	January 2021	
Underground Electrical Cables		
National Grid	April 2021	
Sensitive Land Use	**Version**	**Update Cycle**
Ancient Woodland		
Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt		
Babergh District Council - Planning Department	June 2020	As notified
Braintree District Council	June 2020	As notified
St Edmundsbury Borough Council (now part of West Suffolk Council)	June 2020	As notified
West Suffolk Council	June 2020	As notified
Areas of Unadopted Green Belt		
Babergh District Council - Planning Department	June 2020	As notified
Braintree District Council	June 2020	As notified
St Edmundsbury Borough Council (now part of West Suffolk Council)	June 2020	As notified
West Suffolk Council	June 2020	As notified
Areas of Outstanding Natural Beauty		
Natural England	January 2021	Bi-Annually
Environmentally Sensitive Areas		
Natural England	January 2017	
Forest Parks		
Forestry Commission	April 1997	Not Applicable
Local Nature Reserves		
Natural England	February 2021	Bi-Annually
Marine Nature Reserves		
Natural England	July 2019	Bi-Annually
National Nature Reserves		
Natural England	January 2021	Bi-Annually
National Parks		
Natural England	April 2017	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones		
Environment Agency - Head Office	December 2017	Bi-Annually
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites		
Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest		
Natural England	February 2021	Bi-Annually
Special Areas of Conservation		
Natural England	July 2020	Bi-Annually
Special Protection Areas		
Natural England	February 2021	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	**Suffolk County Council** St Edmund House, County Hall, Ipswich, Suffolk, IP4 1LZ	Telephone: 01473 583000 Fax: 01473 230240 Website: www.suffolkcc.gov.uk
6	**Babergh District Council - Environmental Services** Council Offices, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ	Telephone: 01473 825880 Fax: 01473 825738 Website: www.babergh.gov.uk
7	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.