LAND AT STOKE FARM
BATTISFORD

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY
AND PRELIMINARY RISK ASSESSMENT

September 2022
Report No. P0306/R01 Issue 1

Prepared for:

Mr and Mrs Upson

Prepared by:

Sue Slaven

DOCUMENT INFORMATION AND CONTROL SHEET

Report No.	Title	
P0306/R01	**Land at Stoke Farm, Battisford** **Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment**	
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Issue History

Issue	Status	Date	Report Author	Signature
1	Final	27 September 2022	Sue Slaven MIEnvSc CEnv SiLC SiLC SPECIALIST IN LAND CONDITION Sue Slaven Reg No. BL101	

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 and Mrs D Upson
The Site	Land at Stoke Farm, Battisford
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 eastern sector of the site had been occupied by agricultural buildings until sometime between 1958 and 1975 when the site was redeveloped with adjoining buildings. The site has been in operation for processing of apples since 1995.
Development Proposals	It is proposed to redevelop the site to a residential land use, comprising the demolition of the existing buildings, the erection of two houses, together with private gardens and garages.
Geo-environmental Setting	**Topography:** The site and surrounding area were relatively flat. **Geology:** The superficial deposits underlying the site comprise Lowestoft Formation (chalky till). The bedrock geology consists of the Red Crag Formation (sand). **Hydrogeology:** The superficial deposits are classified as a Secondary aquifer and the Red Crag as a Principal aquifer. The site lies within groundwater Source Protection Zone 3 (Total Catchment) and the nearest groundwater abstraction licence is at Charles Hall, 535m to the east, for general farming and domestic use. **Hydrology:** The nearest surface watercourse to the site is a stream 120m to the west.
Phase 1 Preliminary Risk Assessment	Based on the history and walkover survey of the site and immediate vicinity, no significant sources of contamination have been identified. Thus, as there are no sources, no pathways can be established and receptors will remain unaffected.
Recommendations	No intrusive investigation is considered necessary at this time. It is recommended that a watching brief for visual and olfactory signs of contamination is kept during groundworks, and if identified, work should stop and a risk assessment be carried out.
This summary forms part of the Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment report prepared by Sue Slaven and presents 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.	

Land at Stoke Farm, Battisford
Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment

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Land at Stoke Farm, Battisford
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 and Mrs D Upson to carry out a preliminary investigation (also recognised as a Phase 1 Geo-environmental Desk Study) for the site known as Land at Stoke Farm, Battisford ("the site"). 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 be submitted to Babergh and Mid Suffolk Councils.

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 significant risk to identified receptors. For a significant 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. These include:

- Babergh & Mid Suffolk District Councils. Contaminated Land Advice Note 1 – Guidance notes for developments on land which is potentially contaminated or where the proposed end use is sensitive (Version 2015/11).
- Babergh & Mid Suffolk District Councils. Contaminated Land Advice Note 2 – Technical Guidance for Investigating, Assessing and Remediating Land Contamination (Version 2015/11).
- 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.
- Essex Contaminated Land Consortium. Land affected by Contamination - Technical Guidance for Applicants and Developers. 30 September 2014, 3rd Edition.
- HCA. National Planning Policy Framework.
- Part IIA of the Environmental Protection Act, 1990.

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.

1.4 Development Proposals

1.4.1 It is understood that the site is to be redeveloped to a residential land use, comprising two houses, together with private gardens and garages, following demolition of the existing buildings. The proposed development is shown on Figure 1.

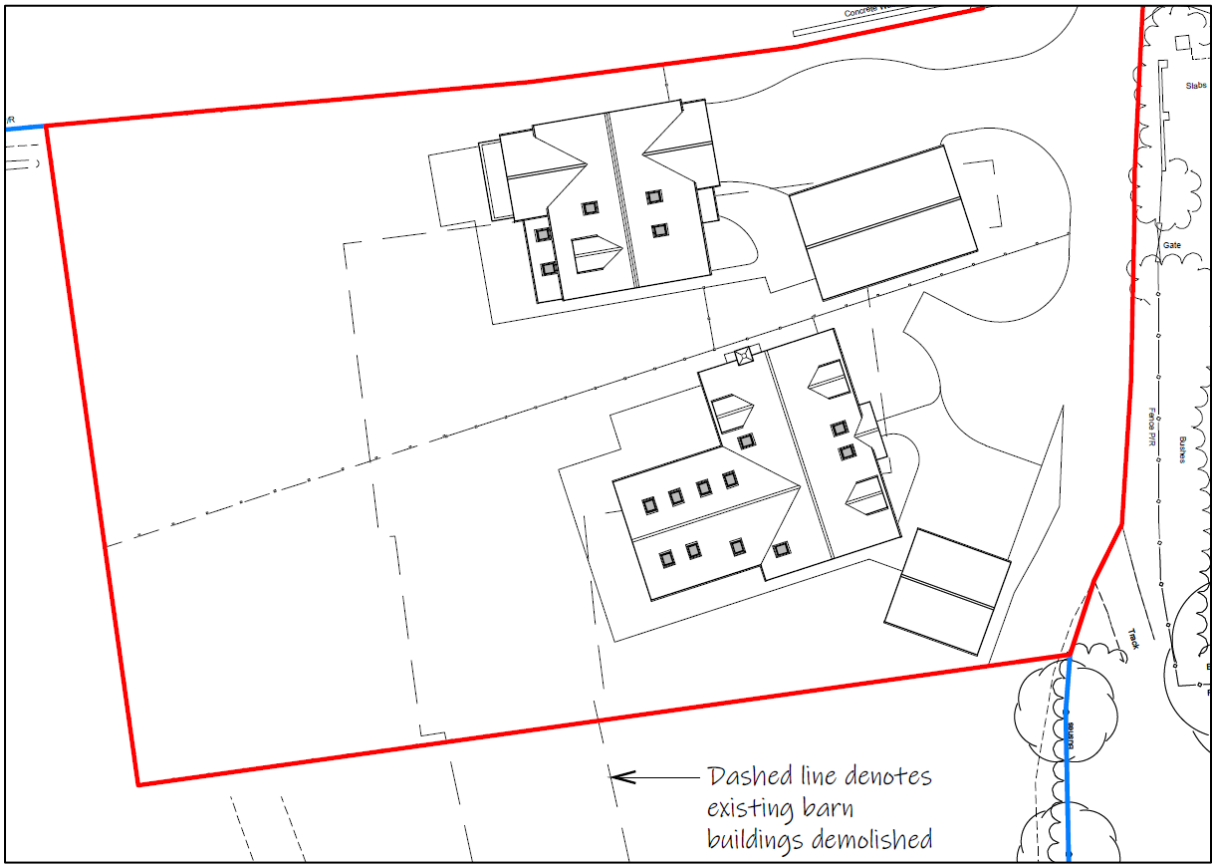


Figure 1 Proposed Site Development (not to scale)

2. SITE LOCATION AND DESCRIPTION

2.1 Site Location

2.1.1 The site location is indicated on Figure 2 and a brief description of the site is presented in Table 1.

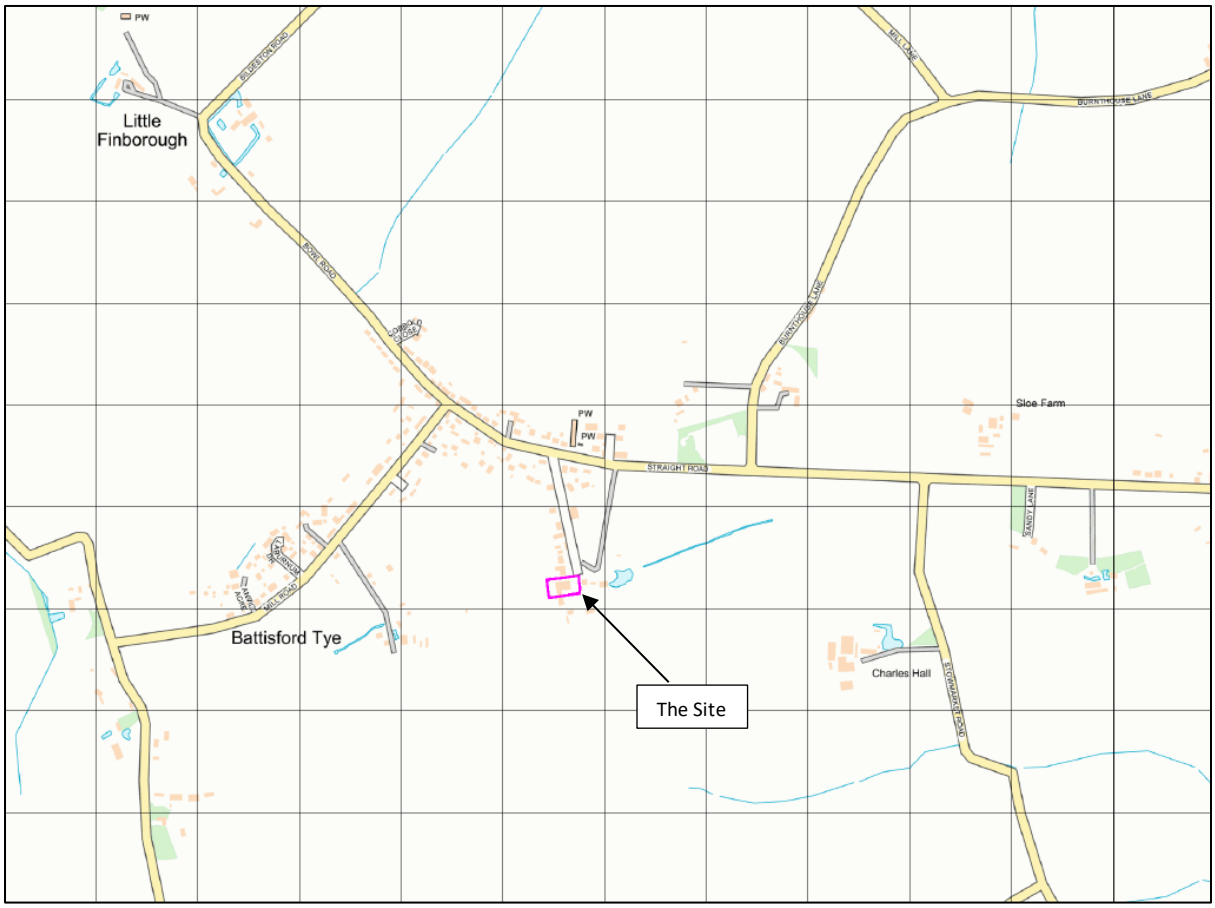


Figure 2 Site Location (not to scale)

Table 1 Summary of the Site and its Environs

Site Address	Stoke Farm, Stoke Farm Drive, Straight Road, Battisford, IP14 2NA
Location	The site is situated in the south-eastern part of the village of Battisford in a predominantly agricultural area. The town of Needham Market is located approximately 5.6km to the east of the site.
Grid Reference	602720, 253840
Site Area	0.22ha approximately

2.2 Site Description

2.2.1 A site visit was undertaken on 26 September 2022 by Sue Slaven. The site was accessed from Stoke Farm Drive, which was a single-track gravel lane orientated north - south, that led off Straight Road further to the north. The site was in use for the processing of apples into juice from the orchards that surrounded the site,.

2.2.2 The site consisted of a brick-built barn of double height with a brick single-storey lean-to on the northern and western sides. It is possible that the barn and the lean-to buildings comprised asbestos sheeting roofs, gutters and drainpipes. These were adjoined by another

building to the south of the western end, which was of metal sheeting with brick lower walls. All these buildings comprised concrete floors. A small brick building was to the east of the barn, which also had a concrete floor, and was in use for processing the apples. A separate wooden portable building was located to the east of the barn.

2.2.3 The ground cover to the east of the buildings comprised concrete hardstanding with grass surrounding the wooden portable building. Beyond the concrete was unmade ground. To the front of the buildings, i.e. to the south and east, were several items that related to the apple processing business, together with building materials. This included stacked empty wooden crates, wooden crates full of apples, large rolls of insulation materials, wooden pallets, IBC containers, small machinery for processing apples, stacks of plastic sheeting and small empty drums.

2.2.4 To the rear of the buildings, i.e. to the west, was an area of grass and part of a track that led to caravans and small buildings further to the west of the site, which were in use for pottery operations. On the grass area, to the rear of the buildings, were piles of logs and cut down trees, piles of soil (gravelly clay), logs within metal crates, pile of waste wood, a crate of wooden planks, metal fencing and/or gates, pallets, pile of recovered broken concrete slabs, a dilapidated wooden shed and windows and doors. It is understood that these have been stored within this area whilst development of a site for residential use was taking place at the northern end of Stoke Farm Road.

2.2.5 A brick building was situated adjacent to the metal sheeted building, which comprised metal doors on the eastern side and possibly asbestos sheeting roof, together with gutters and drainpipes that may also contain asbestos. This was the former vehicle repair workshop, which remained in use as a general workshop. The ground to the east of this building was covered in concrete hardstanding for the most part, together with bare ground, upon which were wooden crates of glass bottles, small crates of roofing tiles, tyres, pallets of bricks, wooden pallets, plastic domestic oil tanks (not connected), concrete blocks etc. To the rear of the adjoining building was piles of wooden pallets, plastic crates, IBC containers, a domestic oil tank etc. These were stockpiled materials as part of the development of the site to the north.

2.2.6 Further south of the site was a series of shipping containers, two buildings (one of which was in use as part of the pottery workshop), a skip full of rubbish etc, with an apple orchard beyond. To the east of the site were residential properties, including a bungalow and Stoke Farmhouse, and residential development was occurring on the land to the north, on the opposite side of a ditch and a row of trees. To the west was the apple orchard and an area of grass with a track leading to the pottery workshops.

2.2.7 There were no significant signs of visual or olfactory contamination either on site or in the surrounding area. 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 defined 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 was occupied by four separate buildings as part of Stoke Farm that continued to the east. A track led from the road to the north, in-between two of the buildings towards the south-west and then continued southwards. Farmland surrounded the site, with the village 200m to the north.

1904 (1:2,500)

3.2.2 It is possible that one of the buildings had been demolished. There was an orchard to the south-west of the site and two ponds immediately to the south-east and south.

1958 (1:10,560)

3.2.3 The site remained unchanged. The ponds were no longer present and there were small buildings to the 20m – 30m to the north and south of the site.

1975 (1:2,500)

3.2.4 The site had been redeveloped with one large barn and adjoining buildings to the north and west. There were a series of buildings immediately to the north of the site and the farm buildings to the east had been demolished, with Stoke Farmhouse and two outbuildings remaining at a distance of 25m. Residential buildings had been erected immediately to the east and south-east of the site, a small field was immediately to the south and an orchard was to the south-west and further to the south.

2000 (1:10,000)

3.2.5 Additional buildings have been erected immediately to the south of the large barn on-site. The surrounding area remained unchanged.

3.3 Other Historical Information

3.3.1 It is understood that the processing of apples, including storing, pressing and bottling, on-site commenced in 1995. The building immediately adjoining the on-site buildings to the south was operated as a vehicle repair workshop that ceased operations in 2019.

3.4 Planning History

3.4.1 A review of Mid Suffolk Council's planning website was carried out with regards to planning applications relating to the site and surrounding area, using "IP14 2NA" as the search term. There were 11 records dating back to June 1991. Four records related to the residential development of the area immediately to the north of the site, one record related to the amendment/extension of an existing property to the north. Three records related to Stoke Farm, in the near vicinity of the site, and were for the erection of an agricultural building, three pottery kilns for recreational use and the use of land to the west of the site for a caravan / campsite. The workshop immediately to the south of the site was the subject of two planning applications submitted in 1991 and 2000 by P Wilson Motors and were for the erection of a covered area to serve as a loading bay and the conversion of an agricultural building to light industrial use.

3.4.2 The site received planning approval for the conversion of the barn and lean-to to a residential use in May 2019.

3.4 Previous Investigations

3.4.1 It is understood that the site has not been subject to previous 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 that which is publicly available and an Envirocheck® report, which is included as Appendix E of this report. This information, together with the 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 – 26 September 2022 ((https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/)
- Envirocheck Report

4.2.2 The records indicate that superficial deposits underlying the site comprise the Lowestoft Formation, which forms an extensive sheet of chalky till, together with sands and gravels, silts and clays. The till is characterised by its chalk and flint content. The bedrock geology consists of the Red Crag Formation, which is described as coarse-grained, poorly sorted, cross-bedded shelly sands. There are two records of boreholes having been drilled in the vicinity, as follows:

- A borehole was drilled in 1935 to a depth of 112m at Nayland Farm, located 330m to the south-west of the site. Ground conditions were recorded as Drift overlying Upper Chalk.
- A borehole was drilled in 1894 to a depth of 35.7m at Battisford Tye, 425m to the north-west of the site. The borehole was used as a public well, supplying 28 houses and became disused in 1960. Ground conditions were described as Boulder Clay to the depth of the borehole.

4.2.3 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 – 26 September 2022 (http://www.magic.gov.uk/MagicMap.aspx)

4.3.2 The superficial deposits are classified as a Secondary aquifer and the bedrock geology as a Principal aquifer. The site is located within groundwater Source Protection Zone 3 (Total Catchment) and the nearest groundwater abstraction licence is from a borehole located at Charles Hall, 535m to the east, for general farming and domestic use. There was a borehole located 40m at Stoke Farm in use for spray irrigation, however, the licence has been revoked.

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 water course is a stream located 120m to the west of the site. The site is located within Flood Zone 1, which has a low probability of flooding. A drainage ditch was located on the northern boundary of the site, although this was dry at the time of the walkover survey. There are no records of discharge consents within a 250m radius of the site.

4.5 Ecology / Archaeology

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

- Envirocheck Report
- MAGIC Website – 26 September 2022 (http://www.magic.gov.uk/MagicMap.aspx)

4.5.2 There are no statutory 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 also no archaeological features within 250m. There is one Grade 2 listed building within 250m of the site, which is Stoke Farmhouse located 40m to the 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 were no records of historical and operational landfill sites or waste treatment and waste management facilities 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 mineral sites or quarries within 250m of the site.

Fuel Sites

5.4.2 There were no operational or obsolete petrol stations within 250m of the site.

Contemporary Trade Directory

5.4.3 There are no records of active trades within a 250m radius of the site, although the site was in use for the processing of apples.

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 use, comprising two houses, private gardens and garages. 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 has been occupied by farm buildings within the eastern sector since at least 1885, when these were demolished and the site redeveloped with three adjoining buildings sometime between 1958 and 1975. Another adjoining building was subsequently erected by 2000. The site has been in use for the processing of apples since 1995 with the buildings being used for the storing, pressing and bottling of apples. Ground cover across the site comprised concrete hardstanding, which is understood to be of a significant thickness within the building to withhold the weight of apples. Thus, sources of contamination can be considered to be Made Ground as a result of former farm buildings in the eastern sector. However, the redevelopment proposals indicate that this area is to be covered with hardstanding forming the houses, driveways and garages, which would indicate that the present hardstanding is to be removed, which should include any Made Ground encountered beneath. In addition, there were no signs of contamination either on the concrete hardstanding either inside or outside the buildings. The present buildings are likely to comprise asbestos containing materials within the roofs, gutters and drainpipes, however, if it understood that a specialist contractor has been commissioned to remove this material.

Potential Off-site Sources of Contamination

6.2.3 Potential sources of off-site contamination can be identified as the following:

- Ponds formerly located immediately to the south-east and south. These were present in 1904, although no longer shown on the 1958 map indicating infilling. However, as this occurred more than 60 years, it is unlikely that significant contamination will remain. In addition, there were no signs during the walkover survey.
- Former farm buildings to the east of the site that were present in 1885, although these were demolished by 1975 and the area redeveloped to residential.
- Vehicle repair / service workshop immediately to the south of the site, adjoining the existing buildings, that was in operation in the years between 2000 and 2019. The area was covered in concrete hardstanding, which would act as a barrier to any contamination reaching the underlying ground and there were no signs of contamination on the ground.

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

- Current and future site occupiers (i.e. orchard workers, construction workers, residents).

- Buildings and underground services.
- Groundwater (Secondary aquifer overlying Principal aquifer).

Off-site

- Residents to the north and east.
- Orchard workers to the south.
- Orchard to the south-west.
- Users of the area to the west.

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 developed to a residential use with private gardens, thus potential pathways are possible such as long-term soil/dust inhalation/ingestion and dermal contact. However, no significant sources of contamination were identified and thus, the presence of ground contamination is considered to be unlikely.

6.4.4 During the redevelopment of any site, contact with contaminants by groundworkers will typically be short-term. However, no significant sources of contamination were identified and thus, the presence of ground contamination is considered to be unlikely. Furthermore, assuming good site practices are followed, there is a negligible 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. However, no significant sources of ground gas have been identified.

Pathways to Controlled Waters

6.4.6 The site is underlain by a Secondary aquifer, which overlies a Principal aquifer and there are no surface watercourses within the near vicinity. Thus, groundwater is considered to be sensitive to the potential presence of ground contamination. However, no sources of on-site contamination have been identified.

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. However, as there are no sources of on-site contamination, these pathways cannot be established.

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. However, as no significant sources of contamination have been identified, pathways cannot be established and identified receptors will remain unaffected.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 Environmental Risk Assessment

7.1.1 A preliminary risk assessment has been carried out based on the contaminant – pathway - receptor model. However, following an assessment of the history of the site and surrounding area, a review of available information and walkover survey, no significant on- or off-site

sources of contamination have been identified. Therefore, pathways cannot be established and identified receptors will remain unaffected.

7.2 Recommendations for Further Investigative Works

7.2.1 No intrusive investigation works are considered necessary at this stage.

7.3 Recommendations for Works during Development

7.3.1 It is recommended that any deleterious material encountered during groundworks is removed from site, together with 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 fires), 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.

7.4 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 remains the property of Sue Slaven until payment of the relevant invoice has been received in full. 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: Stoke Farm Drive from the site entrance, looking north.

Photograph 2: The site from the entrance in the north-eastern corner.

Photograph 3: The northern sector of the site with the lean-to of the large barn and a row of trees on the boundary.

Photograph 4: The adjoining lean-to to north of the large barn, a small brick building in use for pressing apples and a small portable wooden building in the north-east of the site.

Photograph 5: Inside the small building located to the east of the large barn.

Photograph 6: The area to the east of the large barn, which is on the left.

Photograph 7: The large barn. (The rolls of insulation material were being stored on-site for the development taking place further to the north).

Photograph 8: Inside the large barn.

Photograph 9: The "middle" barn.

Photograph 10: Inside the green metal sheeting building.

Photograph 11: The workshop building adjoining the buildings on-site.

Photograph 12: The area to the front of the workshop building, immediately south of the site. The cabin on the left was in use for pottery.

Photograph 13: The track that leads to the west of the site.

Photograph 14: The area to the rear / west of the buildings, which was covered in grass and in use for the storage of building materials and materials arising from the development of land to the north.

Photograph 15: The area to the rear / west of the buildings, which was covered in grass and in use for the storage of building materials and materials arising from the development of land to the north.

Photograph 16: Piles of logs, pallets, soil etc. to the rear of the buildings, i.e. within the western sector of the site.

Photograph 17: Piles of logs, pallets, soil etc. to the rear of the buildings, i.e. within the western sector of the site.

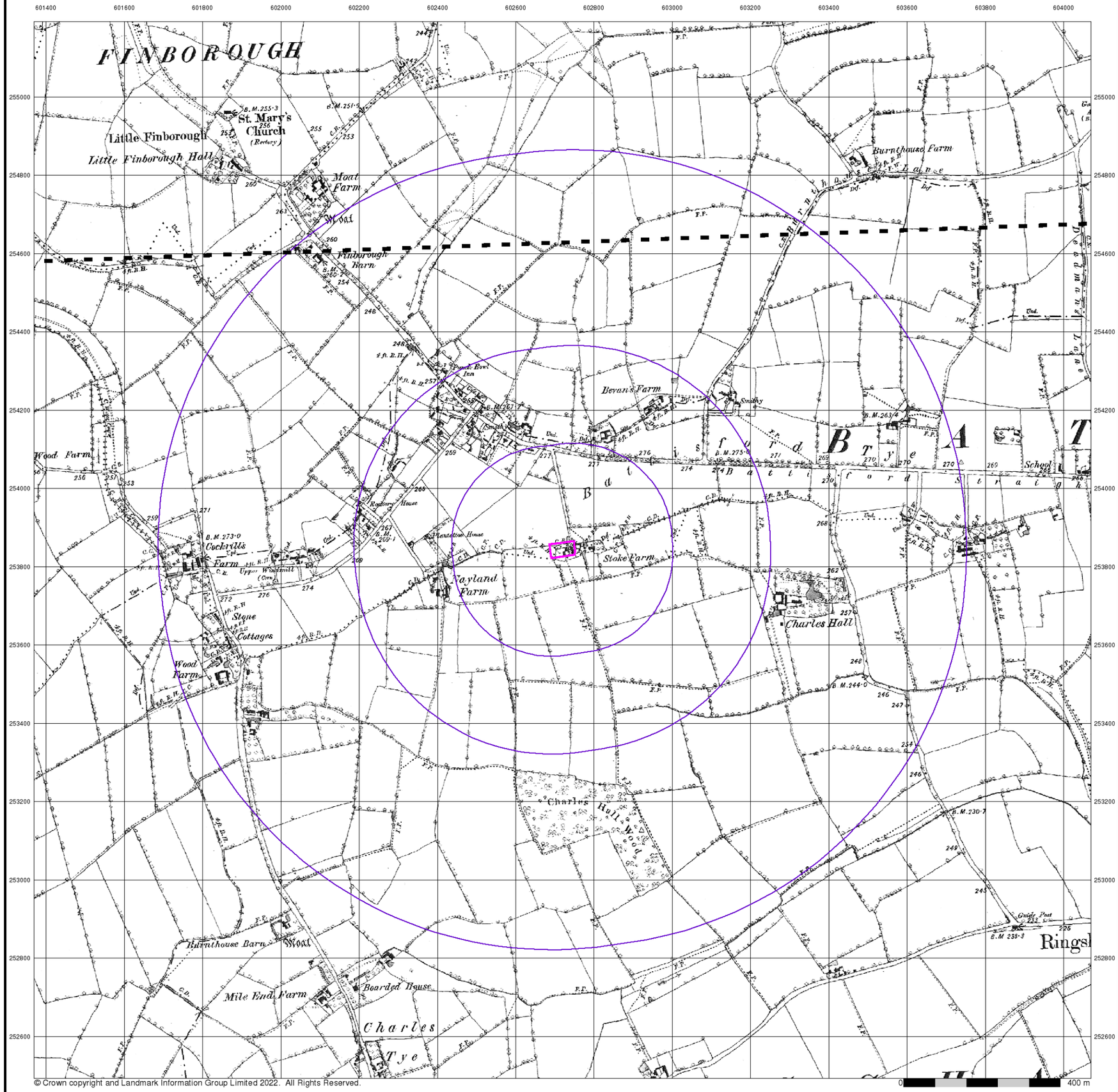
Photograph 18: The area to the rear of the buildings, i.e. the western sector of the site.

Photograph 19: The orchard to the south-west of the site.

Photograph 20: The area to the west of the site. The caravans etc were in use for pottery.

Appendix D

Historical Maps



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Published 1884

Source map scale - 1:10,560

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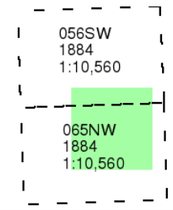
Map Name(s) and Date(s)



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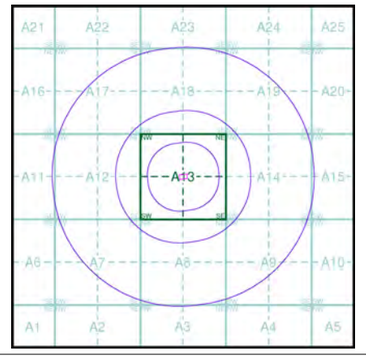

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Customer Ref:	P0306
National Grid Reference:	602720, 253840
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

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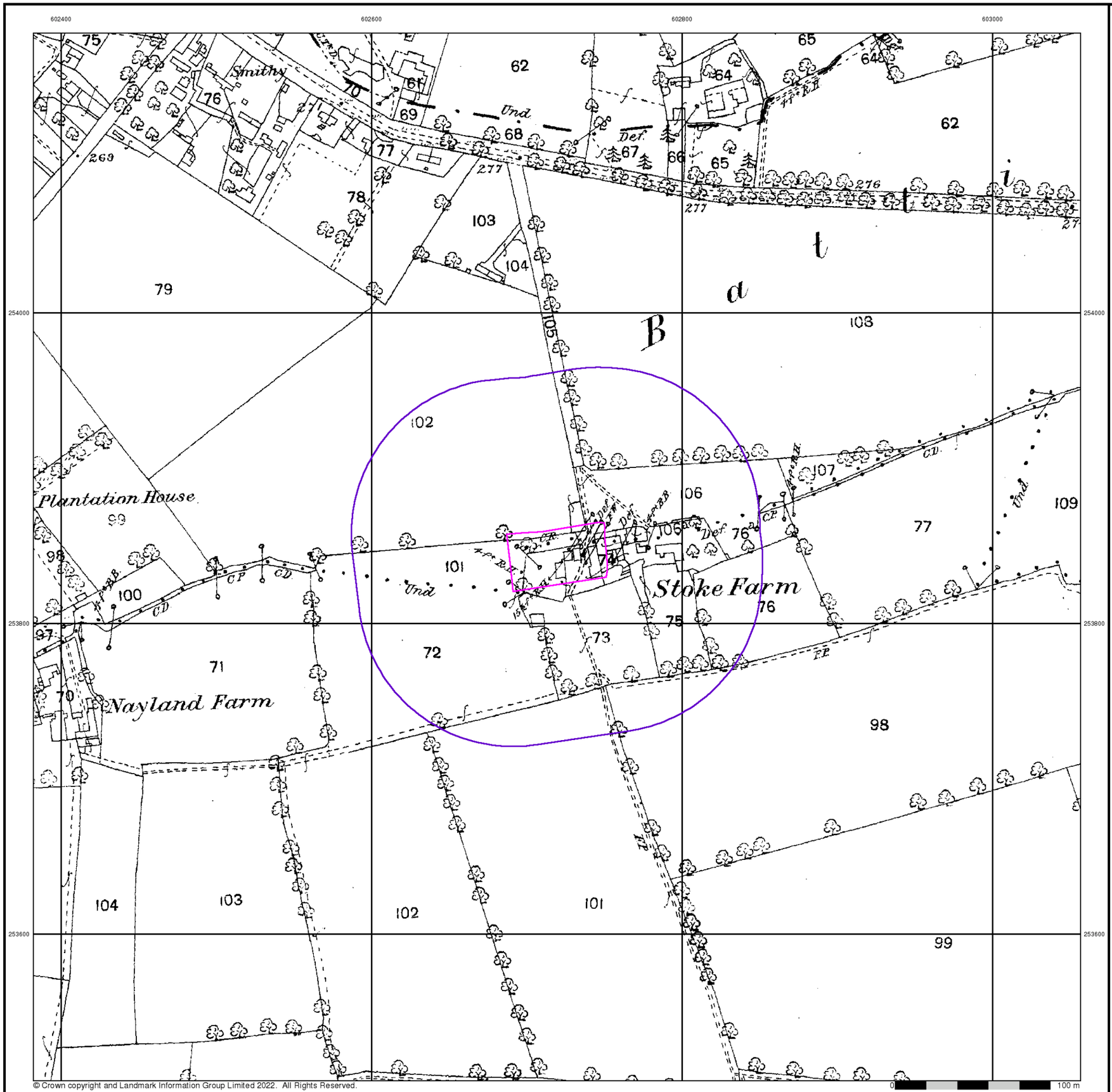

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Published 1885

Source map scale - 1:2,500

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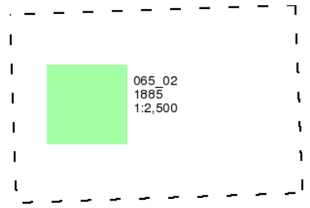
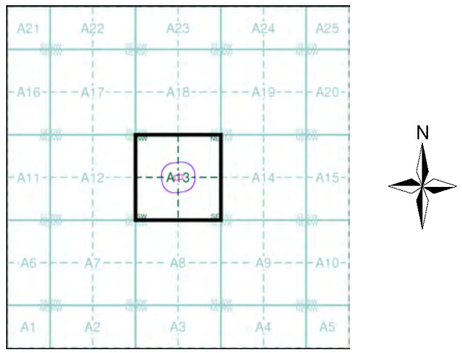


Historical Map - Segment A13



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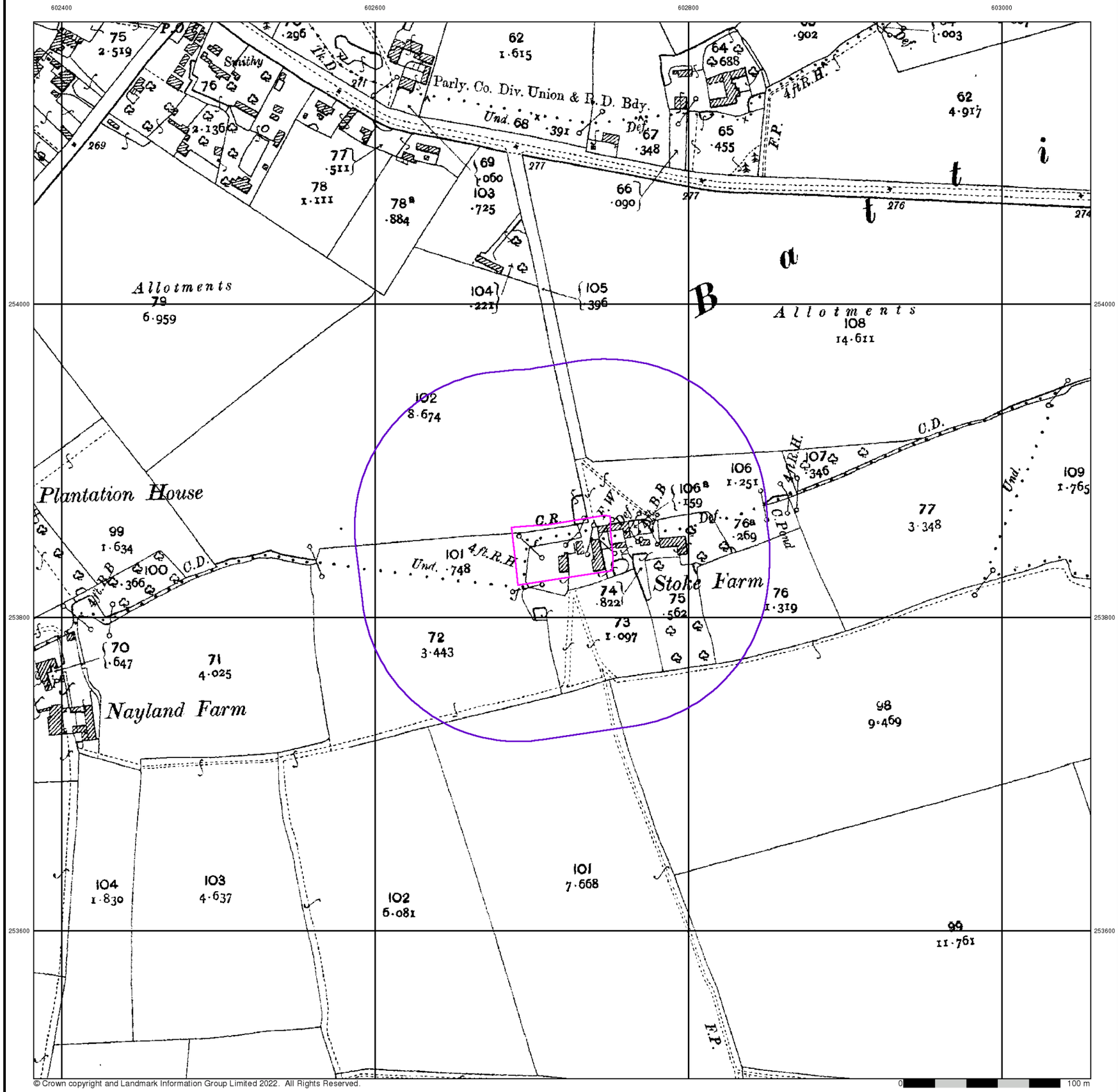

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Published 1904

Source map scale - 1:2,500

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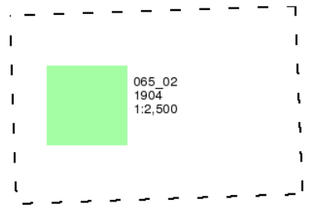
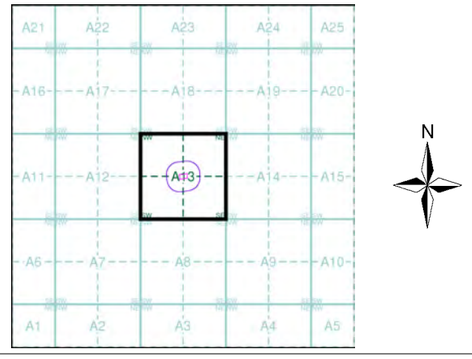


Historical Map - Segment A13



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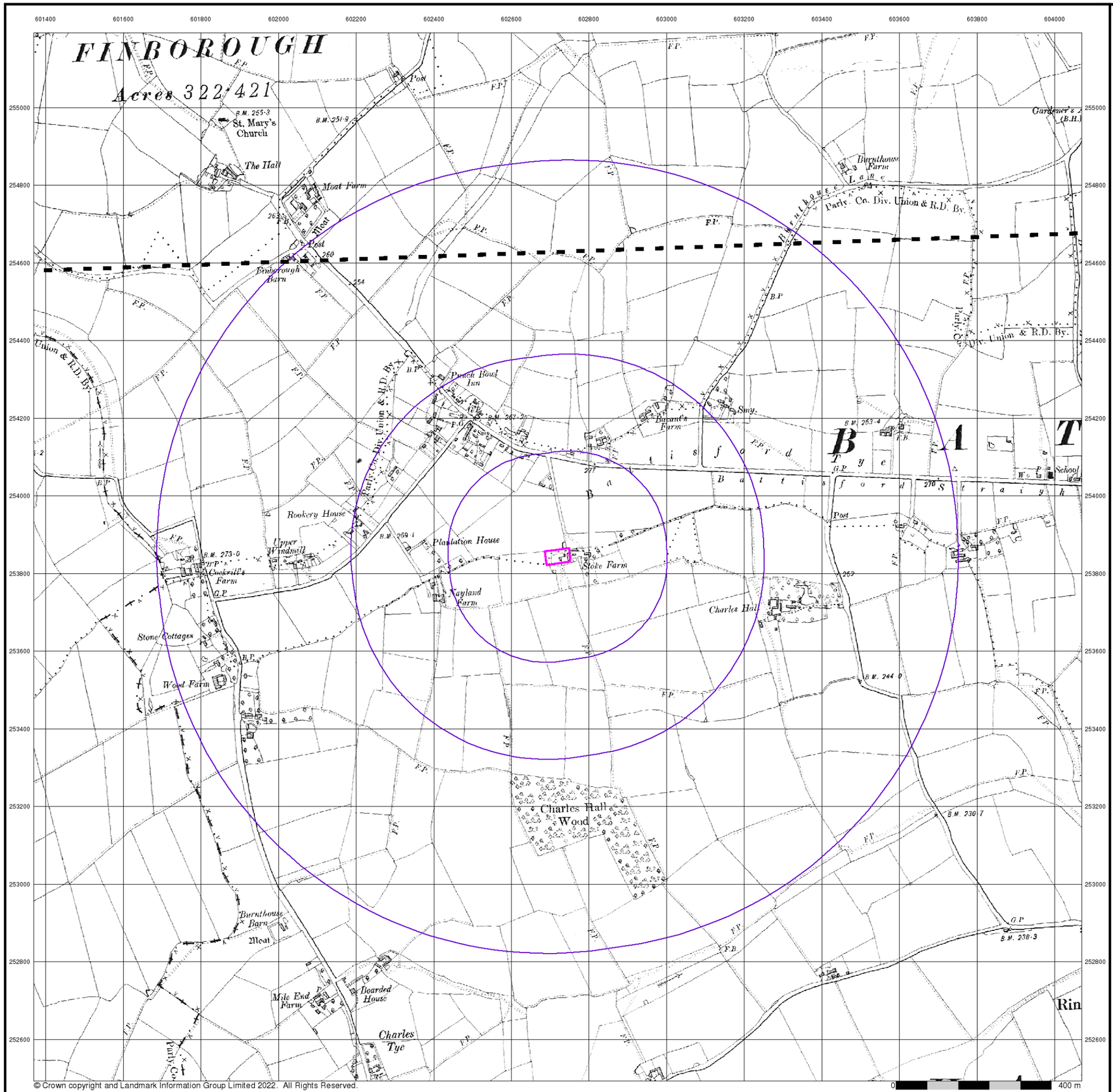

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Published 1905

Source map scale - 1:10,560

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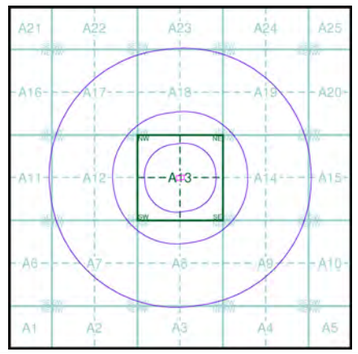
Map Name(s) and Date(s)

056SW
1905
1:10,560

065NW
1905
1:10,560

Historical Map - Slice A



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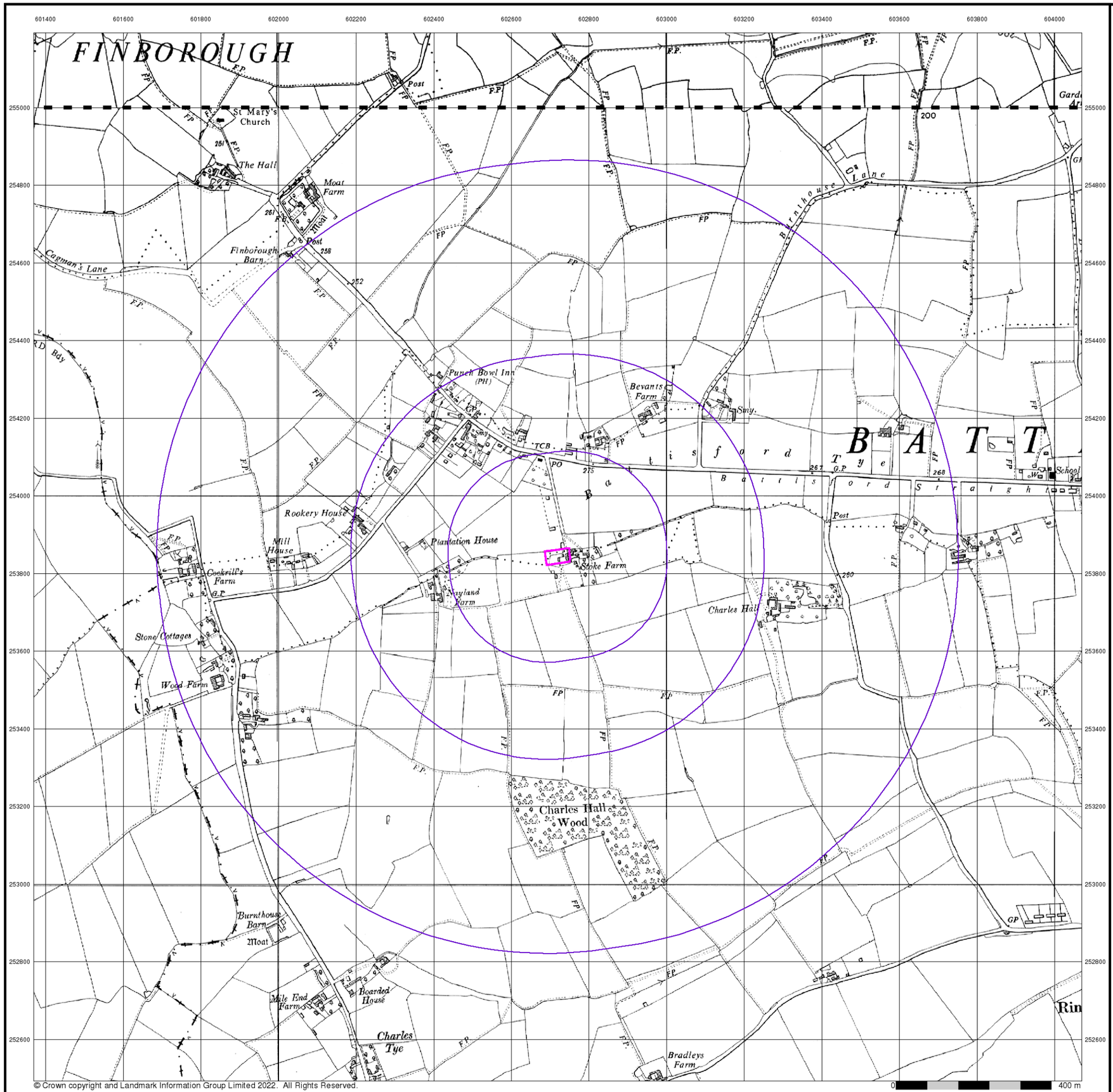

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Ordnance Survey Plan

Published 1958

Source map scale - 1:10,000

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Map Name(s) and Date(s)

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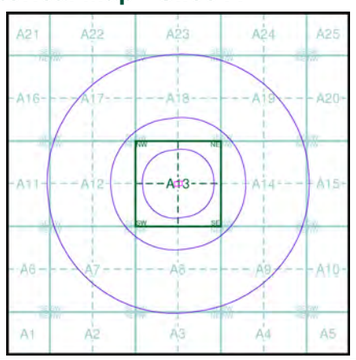
1958
1:10,560

TM05SW
1958
1:10,560

Historical Map - Slice A



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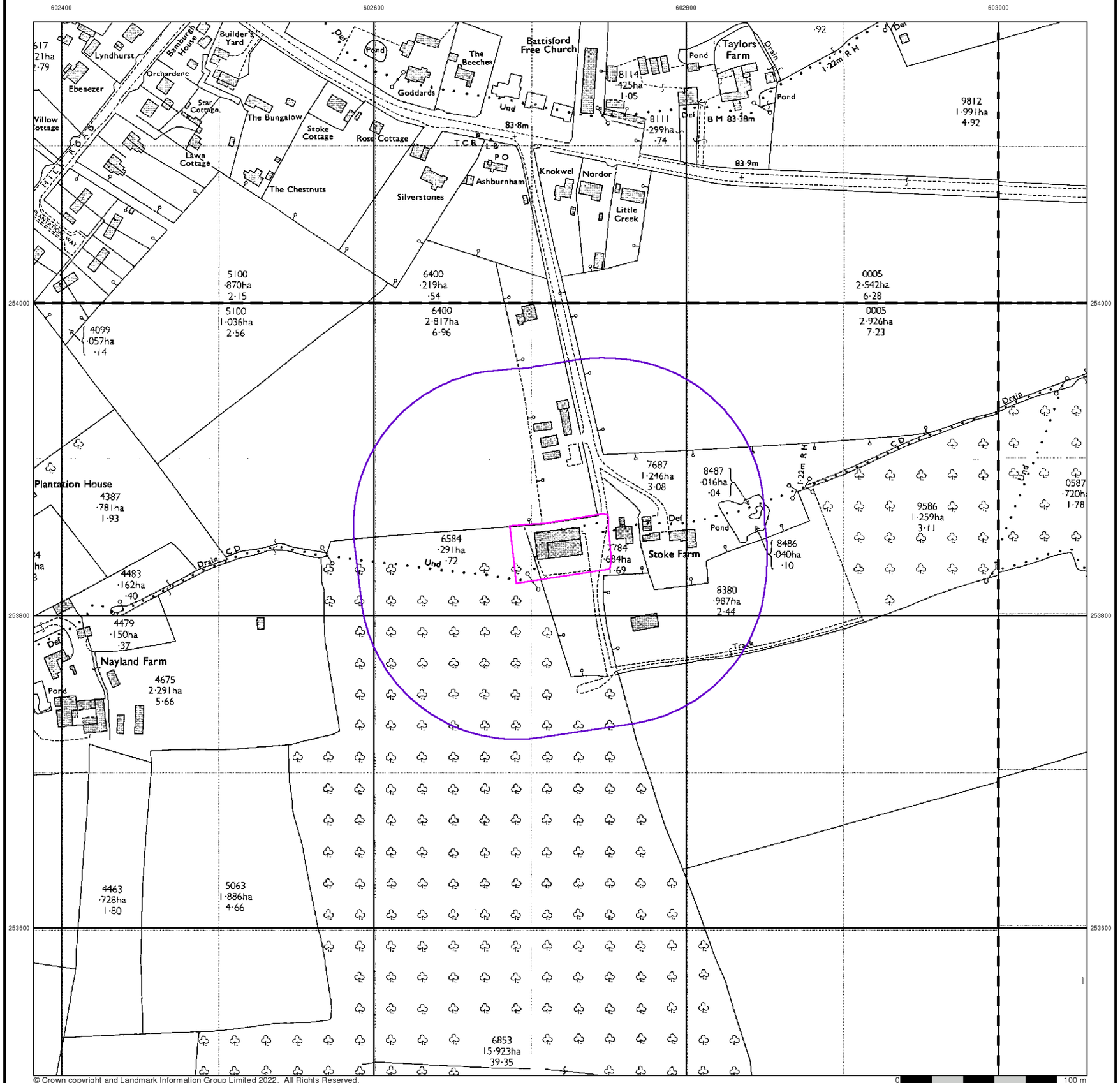

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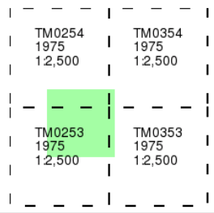
Ordnance Survey Plan

Published 1975

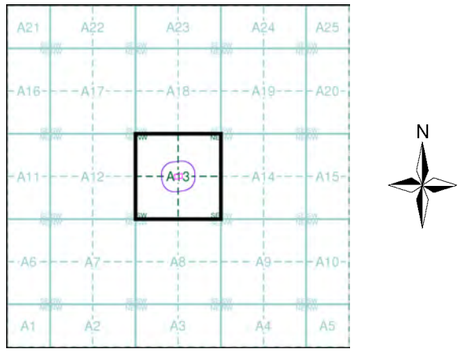
Source map scale - 1:2,500

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.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	301704551_1_1
Customer Ref:	P0306
National Grid Reference:	602720, 253840
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	100

Site Details

Barn at Stoke Farm, Stoke Farm Drive, Battisford, Stowmarket, IP14 2NA

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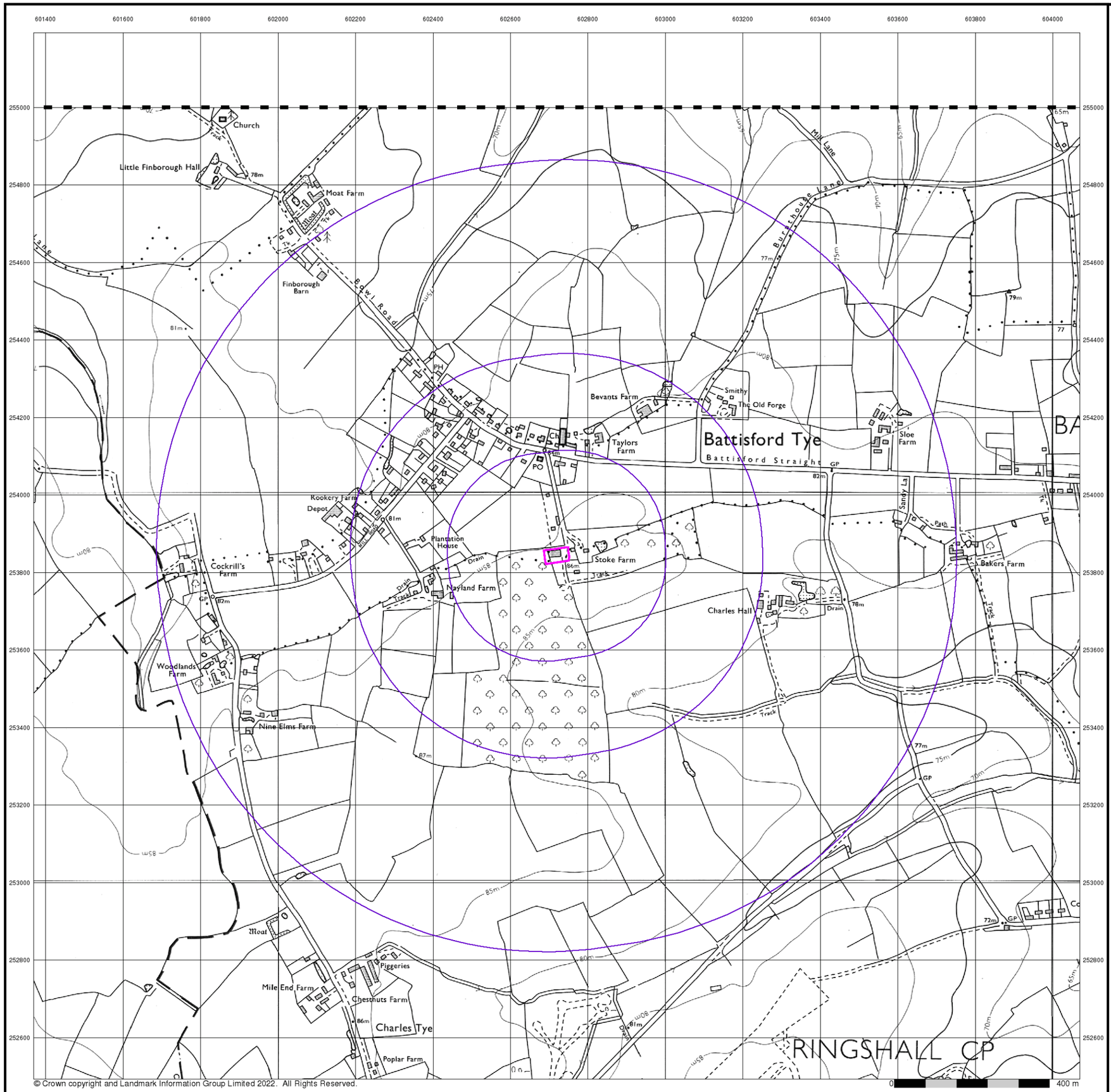

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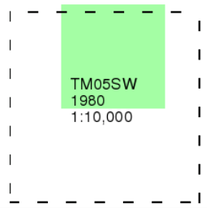
Ordnance Survey Plan

Published 1980

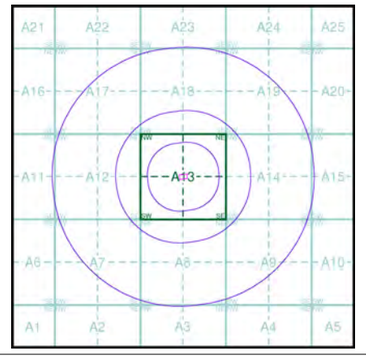
Source map scale - 1:10,000

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.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	301704551_1_1
Customer Ref:	P0306
National Grid Reference:	602720, 253840
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

Barn at Stoke Farm, Stoke Farm Drive, Battisford, Stowmarket, IP14 2NA

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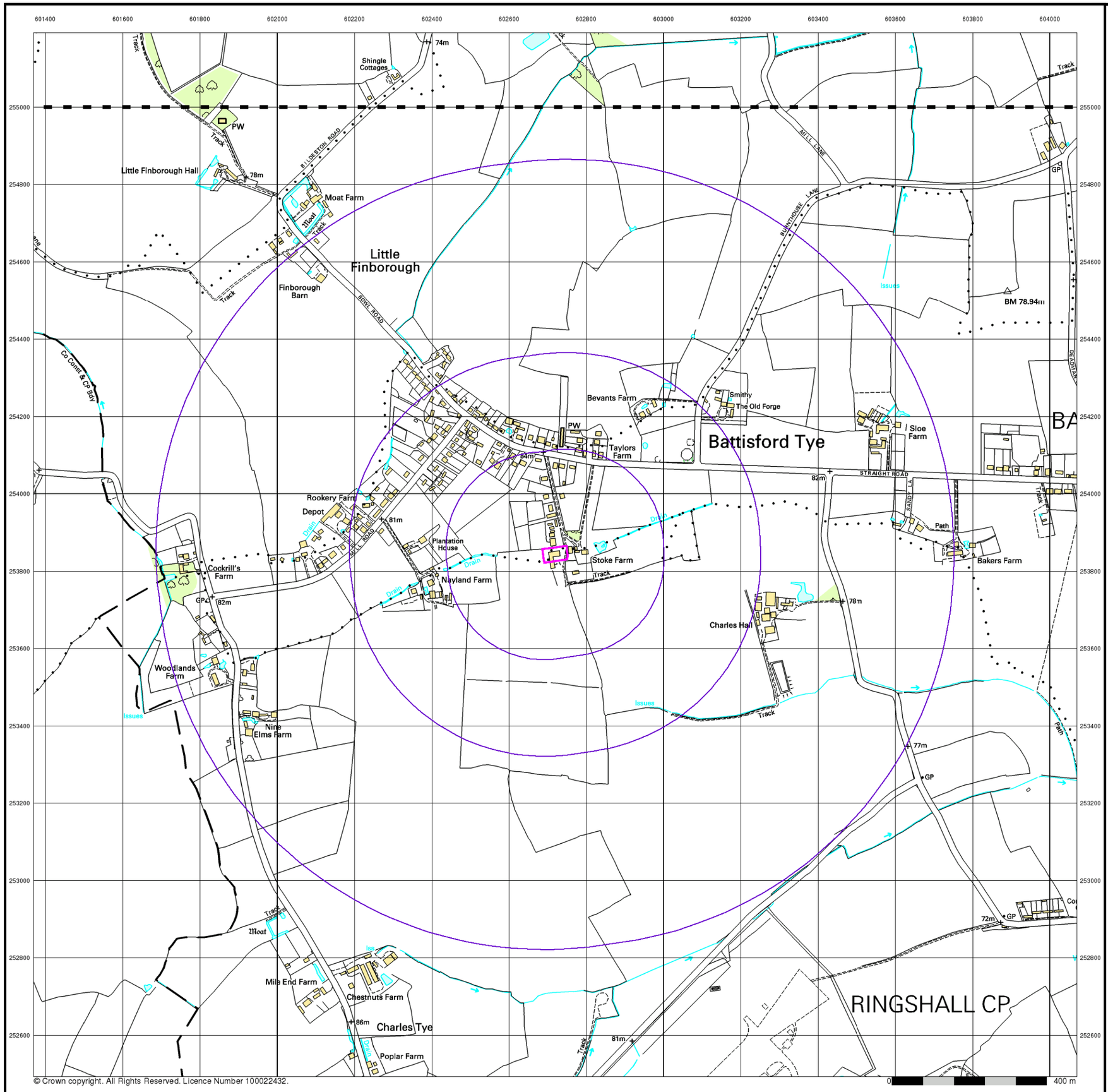

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10k Raster Mapping

Published 2000

Source map scale - 1:10,000

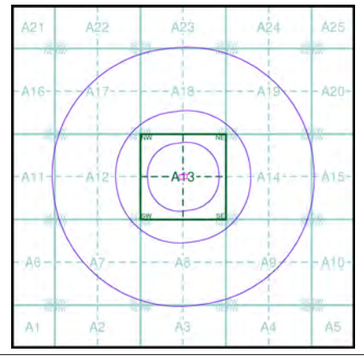
The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks 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)

TM05NW
2000
1:10,000

TM05SW
2000
1:10,000

Historical Map - Slice A



Order Details

Order Number:	301704551_1_1
Customer Ref:	P0306
National Grid Reference:	602720, 253840
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

Barn at Stoke Farm, Stoke Farm Drive, Battisford, Stowmarket, IP14 2NA

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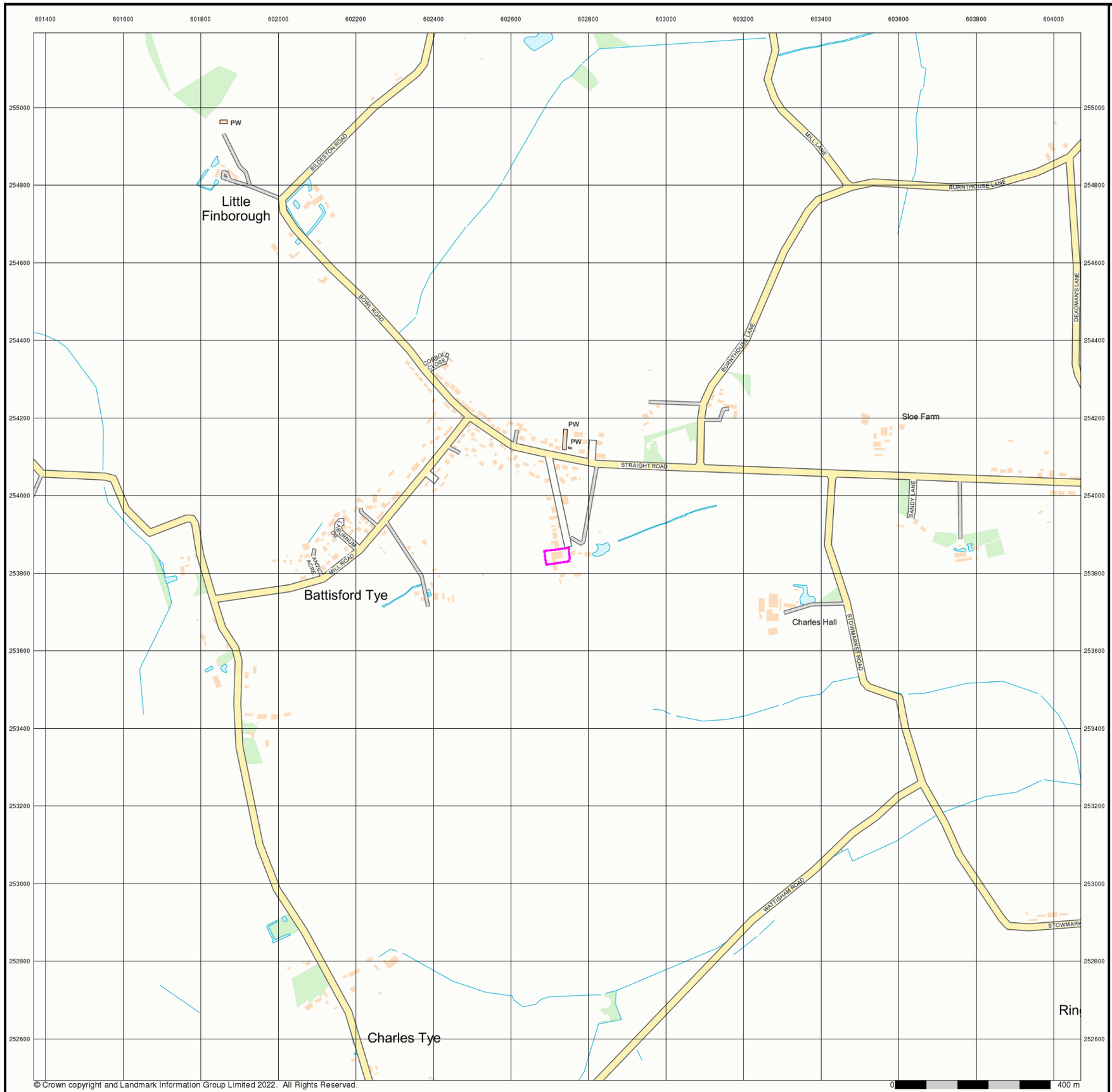
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Street View

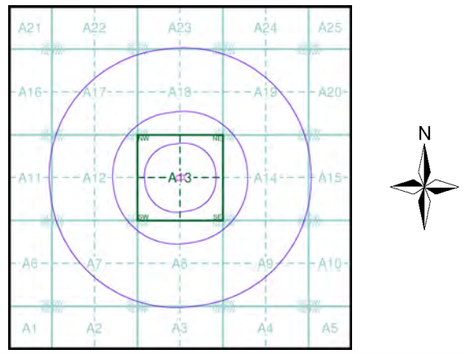
Published 2022

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



Order Details

Order Number:	301704551_1_1
Customer Ref:	P0306
National Grid Reference:	602720, 253840
Slice:	A
Site Area (Ha):	0.23
Search Buffer (m):	1000

Site Details

Barn at Stoke Farm, Stoke Farm Drive, Battisford, Stowmarket, IP14 2NA

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Appendix E

Envirocheck Report

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
301704551_1_1

Customer Reference:
P0306

National Grid Reference:
602720, 253840

Slice:
A

Site Area (Ha):
0.23

Search Buffer (m):
1000

Site Details:

Barn at Stoke Farm
Stoke Farm Drive
Battisford
Stowmarket
IP14 2NA

Client Details:

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

Prepared For:

Mr & Mrs D Upson

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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.

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Scottish Natural Heritage Copyright

Ove Arup Copyright Notice

Stantec Copyright Notice

Radon Potential dataset Copyright Notice

Natural Resources Wales Copyright Notice

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			n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			3	11
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 4		Yes		
Pollution Incidents to Controlled Waters	pg 4			1	2
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 5				1
Water Abstractions	pg 5		1		5 (*4)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 7	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Source Protection Zones	pg 7	1			
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				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 8		2	3	9

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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		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				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				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 11	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		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	4
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			1
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 (SE)	0	1	602720 253844
1	**Discharge Consents** Operator: Mr & Mrs R Norman Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Bevants Farm Burnt House Lane, Combs, Stowmarket, Suffolk, Ip14 2ne Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf02980 Permit Version: 2 Effective Date: 22nd June 1994 Issued Date: 22nd June 1994 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary River Tas **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	372	2	602910 254200
1	**Discharge Consents** Operator: Mr & Mrs R Norman Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Bevants Farm Burnt House Lane, Combs, Stowmarket, Suffolk, Ip14 2ne Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf02980 Permit Version: 1 Effective Date: 5th June 1990 Issued Date: 5th June 1990 Revocation Date: 21st June 1994 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Not Supplied **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A18SE (NE)	372	2	602910 254200
2	**Discharge Consents** Operator: Mr B R Norman Property Type: Domestic Property (Single) Location: Bevants Farm House Burnt House Lane, Combs, Stowmarket, Suffolk, Ip14 2ne Authority: Environment Agency, Anglian Region Catchment Area: River Gipping / River Jordan Reference: Npswqd001171 Permit Version: 1 Effective Date: 29th April 2008 Issued Date: 29th April 2008 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Of River Gipping **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	A18SE (NE)	435	2	602960 254245
3	**Discharge Consents** Operator: Crofton New Homes & Developments Ltd Property Type: Domestic Property (Multiple) Location: Bowl Road, Battisford Tye, Suffolk Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prenf01358 Permit Version: 1 Effective Date: 2nd August 1989 Issued Date: 2nd August 1989 Revocation Date: 10th February 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Combs Beck **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A18SW (NW)	528	2	602400 254300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	**Discharge Consents** Operator: Mr D J Coleman Property Type: Domestic Property (Multiple) Location: Between Elmcroft & Dormer Cottage, Great Bricett, Suffolk Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf02147 Permit Version: 2 Effective Date: 27th January 1992 Issued Date: 27th January 1992 Revocation Date: 8th August 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib Of River Gipping **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	831	2	603450 253380
4	**Discharge Consents** Operator: Mr D J Coleman Property Type: Domestic Property (Multiple) Location: Between Elmcroft & Dormer Cottage, Great Bricett, Suffolk Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prenf02147 Permit Version: 1 Effective Date: 24th January 1990 Issued Date: 24th January 1990 Revocation Date: 26th January 1992 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Unnamed Trib River Gipping **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A9NE (SE)	831	2	603450 253380
5	**Discharge Consents** Operator: Mr R D Tricker Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Nine Elms Farmhouse Bildeston Road, Ringshall, Stowmarket, Suffolk, Ip14 2ly Authority: Environment Agency, Anglian Region Catchment Area: River Gipping / River Jordan Reference: Prenf15866 Permit Version: 1 Effective Date: 18th July 2003 Issued Date: 18th July 2003 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Of The River Gipping **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	A7NW (SW)	834	2	601940 253460
5	**Discharge Consents** Operator: Mr T Kerridge Property Type: Domestic Property (Single) Location: Land Adjacent To Nine Elms Farm, Bildeston Road, Ringshall, Suffolk, Ip14 2ly Authority: Environment Agency, Anglian Region Catchment Area: River Gipping / River Jordan Reference: Prenf20948 Permit Version: 1 Effective Date: 2nd November 2007 Issued Date: 2nd November 2007 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Of Rattlesden River **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	A7NW (SW)	876	2	601900 253446

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	**Discharge Consents** Operator: Mr C J Brown & Ms K Tomlinson Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Fursey Cottage Sandy Lane, Straight Rd, Battisford, Suffolk, Ip14 2hs Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prenf11061 Permit Version: 1 Effective Date: 26th August 1997 Issued Date: 26th August 1997 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary River Gipping **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A14NE (E)	911	2	603660 253900
6	**Discharge Consents** Operator: J Phillips Property Type: Undefined Or Other Location: Fursey Cottage Sandy Lane, Straight Rd, Battisford, Suffolk Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf11061 Permit Version: 1 Effective Date: 26th August 1997 Issued Date: 26th August 1997 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Tributary River Gipping **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14NE (E)	911	2	603660 253900
7	**Discharge Consents** Operator: Loose Hall Farm Ltd Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Cockrills Farm Nr Combs, Stowmarket, Suffolk, Ip14 2lu Authority: Environment Agency, Anglian Region Catchment Area: Not Given Reference: Prenf04360 Permit Version: 2 Effective Date: 17th January 1992 Issued Date: 17th January 1992 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib Rattlesden River **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	973	2	601720 253750
7	**Discharge Consents** Operator: Mr & Mrs D Morley Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Cockrills Farm Nr Combs, Stowmarket, Suffolk, Ip14 2lu Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prenf04360 Permit Version: 1 Effective Date: 10th July 1991 Issued Date: 10th July 1991 Revocation Date: 16th January 1992 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib Rattlesden River **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A12SW (W)	973	2	601720 253750

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Discharge Consents** Operator: Mr D J Morley Property Type: Domestic Property (Single) Location: The Homestead Cockrill Farm, Combs, Stowmarket, Suffolk, Ip14 2lu Authority: Environment Agency, Anglian Region Catchment Area: River Gipping / River Jordan Reference: Prenf04116 Permit Version: 2 Effective Date: 16th January 1992 Issued Date: 16th January 1992 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib Finborough Watercourse **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A11SE (W)	999	2	601700 253700
8	**Discharge Consents** Operator: Mr & Mrs D Morley Property Type: Domestic Property (Single) Location: The Homestead Cockrill Farm, Combs, Stowmarket, Suffolk, Ip14 2lu Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Prenf04116 Permit Version: 1 Effective Date: 14th January 1991 Issued Date: 14th January 1991 Revocation Date: 15th January 1992 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib Of The Finsborough Waterc **Status:** **Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A11SE (W)	999	2	601700 253700
	Nearest Surface Water Feature	A13NE (E)	68	-	602819 253850
9	**Pollution Incidents to Controlled Waters** Property Type: Domestic/Residential Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Miscellaneous - Fire water / Foam Note: River Bat Tributary Incident Date: 13th April 1998 Incident Reference: 3120 Catchment Area: Not Given Receiving Water: Potential River Cause of Incident: Fire Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	285	2	603000 254000
10	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Unknown Note: Rattlesden; Combs Beck Incident Date: 14th July 1992 Incident Reference: 1465 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12NE (W)	589	2	602100 253900
11	**Pollution Incidents to Controlled Waters** Property Type: Military Establishments/MOD Property Location: Ipswich District Authority: Environment Agency, Anglian Region Pollutant: Oils - Other Oil Note: River Gipping Somersham W/C Incident Date: 3rd February 1994 Incident Reference: 1897 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Inadequate Design/Capacity Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SE (S)	867	2	603000 253000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	**Substantiated Pollution Incident Register** Authority: Environment Agency - Anglian Region, Central Area Incident Date: 9th March 2006 Incident Reference: 382594 Water Impact: Category 2 - Significant Incident Air Impact: Category 4 - No Impact Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Organic Chemicals/Products: Other Organic Chemical Or Product	A7NW (SW)	941	2	601885 253336
13	**Water Abstractions** Operator: Battista Zavalloni Licence Number: 7/35/08/*g/180 Permit Version: Not Supplied Location: Bore At Stoke Farm, Battisford, RINGSHALL Authority: Environment Agency, Anglian Region Abstraction: Spray Irrigation Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 23 Yearly Rate (m3): 568000 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	A13NW (W)	38	2	602650 253850
14	**Water Abstractions** Operator: L Chaplin & Sons Licence Number: 7/35/08/*G/0201 Permit Version: 101 Location: Bore At Charles Hall Ringshall 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: 2nd July 1999 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SW (E)	535	2	603270 253700
14	**Water Abstractions** Operator: L Chaplin & Sons Licence Number: 7/35/08/*G/0201 Permit Version: 101 Location: Bore At Charles Hall Ringshall Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Storage 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 March Authorised End: 31 October Permit Start Date: 2nd July 1999 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SW (E)	535	2	603270 253700
14	**Water Abstractions** Operator: L Chaplin & Sons Licence Number: 7/35/08/*G/0201 Permit Version: 100 Location: Bore At Charles Hall Ringshall 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: 2nd April 1993 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SW (E)	535	2	603270 253700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	**Water Abstractions** Operator: L Chaplin & Sons Licence Number: 7/35/08/*G/0201 Permit Version: 100 Location: Bore At Charles Hall Ringshall Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Storage 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 March Authorised End: 31 October Permit Start Date: 2nd April 1993 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SW (E)	536	2	603270 253695
14	**Water Abstractions** Operator: L Chaplin & Sons Licence Number: 7/35/08/*g/201 Permit Version: Not Supplied Location: Bore, Charles Hall, RINGSHALL, Suffolk Authority: Environment Agency, Anglian Region Abstraction: Unspecified Abstraction Type: Not Supplied Source: Unknown Daily Rate (m3): 7 Yearly Rate (m3): 45000 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	A14SW (E)	541	2	603275 253695
	Water Abstractions Operator: J E Knock & Partners Licence Number: An/035/0008/004 Permit Version: 2 Location: Trib River Gipping Manor Farm Battisford Point A Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Manor Farm, Battisford, Stowmarket, Suffolk Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 25th May 2012 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A20SE (E)	1628	2	604288 254397
	Water Abstractions Operator: J E Knock & Partners Licence Number: An/035/0008/010 Permit Version: 2 Location: Trib River Gipping Manor Farm Battisford Point A Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Manor Farm, Battisford, Stowmarket, Suffolk Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 7th December 2016 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A20SE (E)	1744	2	604405 254413

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: J E Knock & Partners Licence Number: An/035/0008/010 Permit Version: 1 Location: Trib River Gipping Manor Farm Battisford Point A Authority: Environment Agency, Anglian Region Abstraction: General Agriculture: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Manor Farm, Battisford, Stowmarket, Suffolk Authorised Start: 01 November Authorised End: 31 March Permit Start Date: 1st April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A20SE (E)	1744	2	604405 254413
	Water Abstractions Operator: C I Woods Licence Number: 7/35/08/*g/075 Permit Version: Not Supplied Location: Bore, Hill Farm, GREAT FINBOROUGH Authority: Environment Agency, Anglian Region Abstraction: Agriculture (General) Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 1 Yearly Rate (m3): 18200 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	A21NE (NW)	1987	2	601500 255450
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: 40-70% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: Low	A13NE (SE)	0	3	602720 253844
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NE (SE)	0	3	602720 253844
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NE (SE)	0	3	602720 253844
15	**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 (SE)	0	2	602720 253844
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flood Defences None				
16	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 142.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A13SW (W)	121	4	602568 253839
17	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 269.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A13NE (E)	129	4	602877 253882
18	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 111.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A12SE (W)	330	4	602366 253768
19	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1318.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A8NE (SE)	438	4	602966 253448
20	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 83.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A12NE (NW)	456	4	602286 254074
21	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 29.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A12NE (W)	578	4	602114 253929
22	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 33.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A12NE (W)	592	4	602097 253905
23	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1276.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A17SE (NW)	692	4	602357 254466
24	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 33.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A19SE (NE)	898	4	603581 254204

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 23.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A12SW (W)	951	4	601739 253789
26	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 358.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A12SW (W)	969	4	601727 253726
27	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 60.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A12SW (W)	974	4	601716 253783
28	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 11.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A12SW (W)	974	4	601716 253783
29	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1165.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Gipping Primacy: 1	A11SE (W)	995	4	601692 253835

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Suffolk County Council - Has supplied landfill data		0	5	602720 253844
	Local Authority Landfill Coverage Name: Mid Suffolk District Council - Has supplied landfill data		0	6	602720 253844
	Local Authority Landfill Coverage Name: Babergh District Council - Has supplied landfill data		982	7	601708 253780

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Neogene To Quaternary Rocks (Undifferentiated)	A13NE (SE)	0	1	602720 253844
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	602720 253844
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	602720 253844
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	602720 253844
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	602720 253844
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	602720 253844
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (SE)	0	1	602720 253844
	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 (SE)	0	1	602720 253844
	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 (SE)	0	1	602720 253844

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	**Contemporary Trade Directory Entries** Name: P W Motor Services Location: Unit 2 Stoke Farm,Stoke Farm Drive, Battisford, Stowmarket, Suffolk, IP14 2NA Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	0	-	602721 253842
31	**Contemporary Trade Directory Entries** Name: C H Location: Star Cottage, Mill Road, Battisford, STOWMARKET, Suffolk, IP14 2LJ Classification: Air Compressors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	329	-	602485 254117
32	**Contemporary Trade Directory Entries** Name: Energy Exchange Gb Location: Garden Cottage, Mill Road, Battisford, Stowmarket, Suffolk, IP14 2LT Classification: Electricity Companies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	502	-	602188 253906
32	**Contemporary Trade Directory Entries** Name: The Energy Exchange Gb Ltd Location: Garden Cottage, Mill Road, Battisford, Stowmarket, Suffolk, IP14 2LT Classification: Electricity Companies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	502	-	602188 253906
33	**Contemporary Trade Directory Entries** Name: R D W Services Location: Unit 1, Rookery Place, Mill Road, Battisford, Stowmarket, Suffolk, IP14 2LT Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	568	-	602125 253938
34	**Contemporary Trade Directory Entries** Name: The Miracle Beer Co Ltd Location: Miracle Beer Co Ltd, Needham Road, Stowmarket, IP14 2LF Classification: Brewers' Equipment & Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	983	-	601867 254399

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
35	**Nitrate Vulnerable Zones** Name: Sandlings And Chelmsford Description: Groundwater Source: Environment Agency, Head Office	A13NE (SE)	0	3	602720 253844
36	**Nitrate Vulnerable Zones** Name: River Gipping Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NE (SE)	0	3	602720 253844
37	**Nitrate Vulnerable Zones** Name: Lower Stour Nvz Description: Surface Water Source: Environment Agency, Head Office	A12SW (W)	862	3	601889 253507

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Babergh District Council - Environmental Services	January 2020	Annual Rolling Update
Mid Suffolk District Council - Environmental Health Department	January 2020	Annual Rolling Update
Environment Agency - Head Office	June 2020	Annually
Discharge Consents		
Environment Agency - Anglian Region	July 22	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - Anglian Region	March 2013	
Integrated Pollution Controls		
Environment Agency - Anglian Region	January 2009	
Integrated Pollution Prevention And Control		
Environment Agency - Anglian Region	July 2022	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Babergh District Council - Environmental Services	June 2014	Variable
Mid Suffolk District Council - Environmental Health Department	June 2014	Variable
Local Authority Pollution Prevention and Controls		
Mid Suffolk District Council - Environmental Health Department	June 2014	Annual Rolling Update
Babergh District Council - Environmental Services	June 2014	Not Applicable
Local Authority Pollution Prevention and Control Enforcements		
Babergh District Council - Environmental Services	June 2014	Variable
Mid Suffolk District Council - Environmental Health Department	June 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	June 2022	
Pollution Incidents to Controlled Waters		
Environment Agency - Anglian Region	September 1999	
Prosecutions Relating to Authorised Processes		
Environment Agency - Anglian Region	July 2015	
Prosecutions Relating to Controlled Waters		
Environment Agency - Anglian Region	March 2013	
Registered Radioactive Substances		
Environment Agency - Anglian Region	June 2016	As notified
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register		
Environment Agency - Anglian Region - Central Area	July 2022	Quarterly
Environment Agency - Anglian Region - Eastern Area	July 2022	Quarterly
Water Abstractions		
Environment Agency - Anglian Region	July 2022	Quarterly
Water Industry Act Referrals		
Environment Agency - Anglian Region	October 2017	
Groundwater Vulnerability Map		
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

Agency & Hydrological	Version	Update Cycle
Source Protection Zones		
Environment Agency - Head Office	July 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences		
Environment Agency - Head Office	August 2022	Quarterly
Flooding from Rivers or Sea without Defences		
Environment Agency - Head Office	August 2022	Quarterly
Areas Benefiting from Flood Defences		
Environment Agency - Head Office	August 2022	Quarterly
Flood Water Storage Areas		
Environment Agency - Head Office	August 2022	Quarterly
Flood Defences		
Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines		
Ordnance Survey	July 2022	Quarterly
BGS Groundwater Flooding Susceptibility		
British Geological Survey - National Geoscience Information Service	May 2013	As notified
Waste	**Version**	**Update Cycle**
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites		
Environment Agency - Head Office	April 2022	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - Anglian Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - Anglian Region - Eastern Area	April 2022	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - Anglian Region - Eastern Area	April 2022	Quarterly
Local Authority Landfill Coverage		
Babergh District Council - Environmental Services	February 2003	Not Applicable
Mid Suffolk District Council - Environmental Health Department	February 2003	Not Applicable
Suffolk County Council	February 2003	Not Applicable
Local Authority Recorded Landfill Sites		
Babergh District Council - Environmental Services	October 2018	
Mid Suffolk District Council - Environmental Health Department	October 2018	
Suffolk County Council	October 2018	
Registered Landfill Sites		
Environment Agency - Anglian Region - Eastern Area	March 2006	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - Anglian Region - Eastern Area	April 2018	
Registered Waste Treatment or Disposal Sites		
Environment Agency - Anglian Region - Eastern Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements		
Suffolk County Council - Environment and Transport	February 2006	Annual Rolling Update
Babergh District Council - Planning Department	February 2016	Variable
Mid Suffolk District Council - Planning Department	February 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
Mid Suffolk District Council - Planning Department	February 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology		
British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Recorded Mineral Sites		
British Geological Survey - National Geoscience Information Service	May 2022	Bi-Annually
CBSCB Compensation District		
Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	
Cheshire Brine Subsidence Compensation Board (CBSCB)	November 2020	As notified
Coal Mining Affected Areas		
The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability		
Ove Arup & Partners	June 1998	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	As notified
Potential for Compressible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
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	July 2022	Quarterly
Fuel Station Entries		
Catalist Ltd - Experian	August 2022	Quarterly
Gas Pipelines		
National Grid	October 2021	Bi-Annually
Underground Electrical Cables		
National Grid	May 2021	Bi-Annually
Sensitive Land Use	**Version**	**Update Cycle**
Ancient Woodland		
Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt		
Babergh District Council - Planning Department	July 2022	Quarterly
Mid Suffolk District Council - Planning Department	July 2022	Quarterly
Areas of Unadopted Green Belt		
Babergh District Council - Planning Department	July 2022	Quarterly
Mid Suffolk District Council - Planning Department	July 2022	Quarterly
Areas of Outstanding Natural Beauty		
Natural England	August 2022	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	February 2018	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	
Environment Agency - Head Office	June 2017	Bi-Annually
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	**Mid Suffolk District Council - Environmental Health Department** Council Offices, 131 High Street, Needham Market, Ipswich, Suffolk, IP6 8DL	Telephone: 01473 826622 Email: customer.services@baberghmidsuffolk.gov.uk Website: www.midsuffolk.gov.uk
7	**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
8	**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.