3. Landfill and Other Waste Sites Map

Site Outline

250
500
Search Buffers (m)

EA/NRW Active Landfill

EA/NRW Historic Landfill

BGS / DoE Survey Landfill

Historic and Planned Waste Sites

EA/NRW Licensed Waste Site

Local Authority/Historical Mapping Landfill Records

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

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4. Current Land Use Map

Site Outline

Search Buffers (m)
250
500

Current Industrial Sites

Petrol & Fuel Sites

Electricity Transmission Cables

Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 2

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	45	NW	Tank	591343 240744	CO10	Tanks (Generic)	Industrial Features
2	241	N	Pump	591374 240951	CO10	Water Pumping Stations	Industrial Features

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LOFT-XSV	LOWESTOFT FORMATION	SAND AND GRAVEL

5.3 Bedrock and Solid Geology

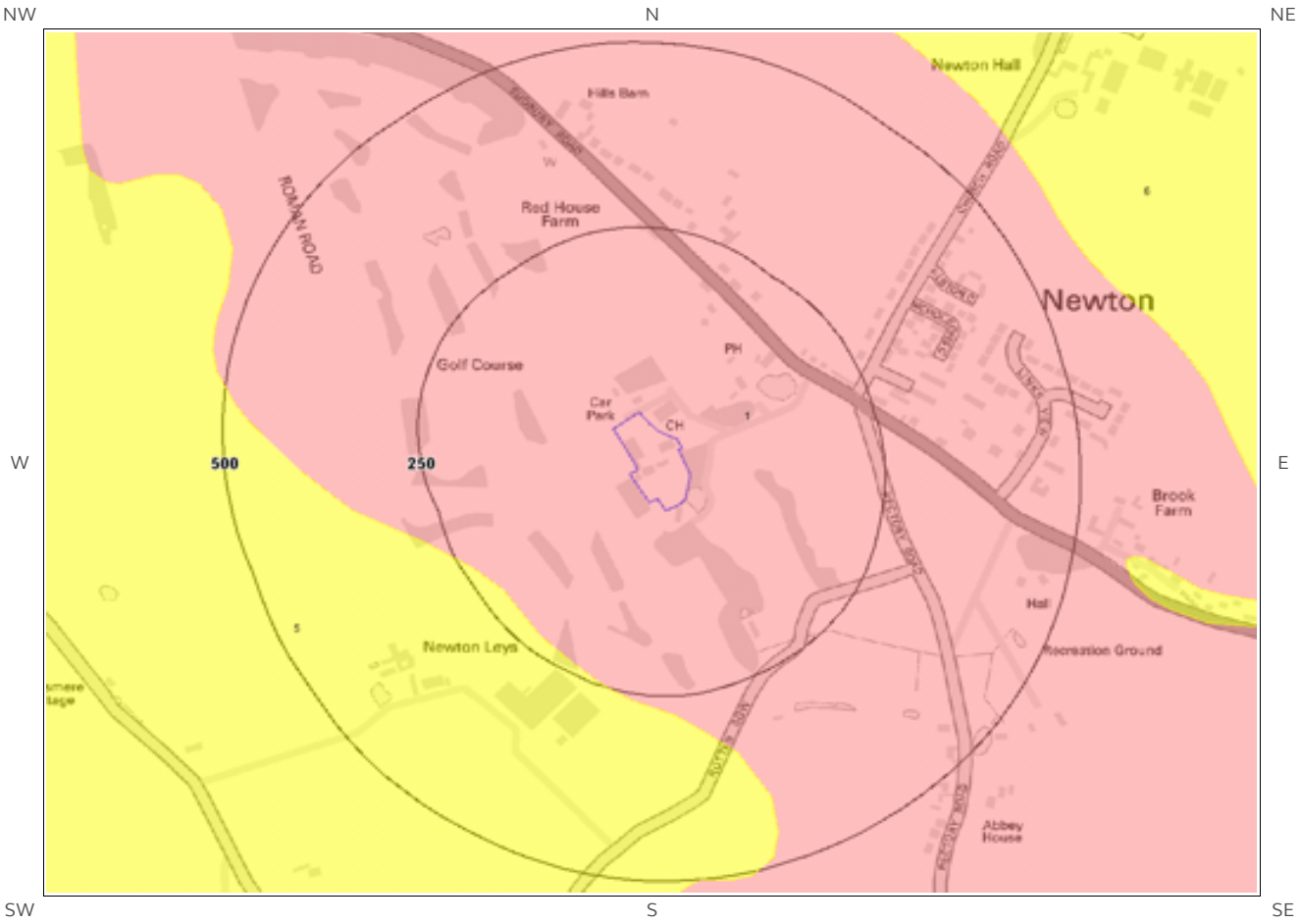
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LC-XCZS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

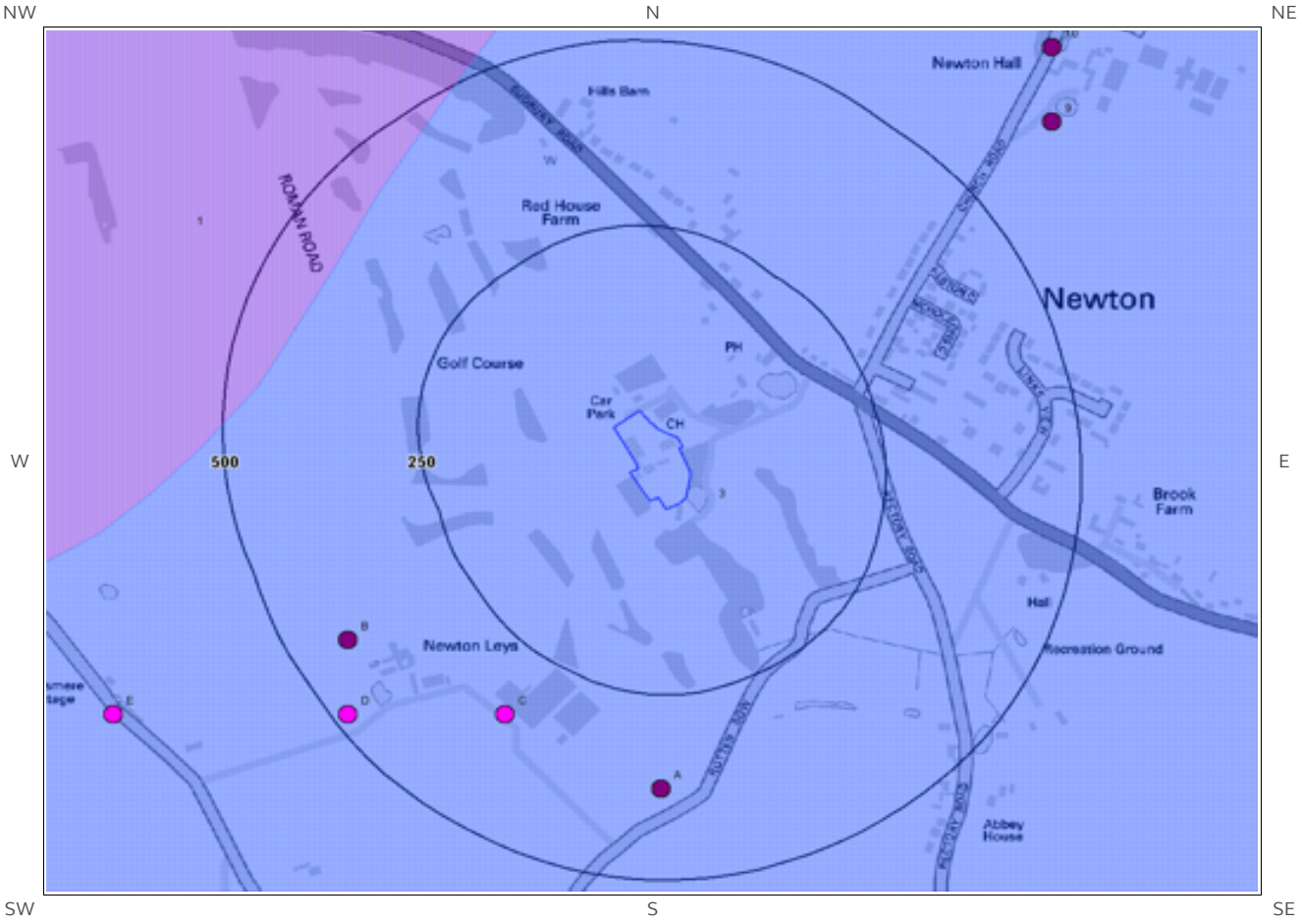
Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

6b. Aquifer Within Bedrock Geology and Abstraction Licences



Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Groundwater Abstraction Licence

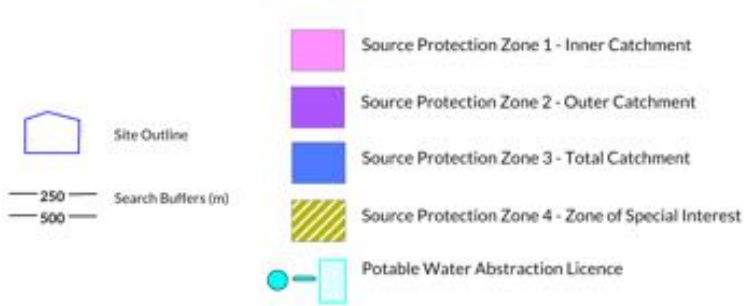
Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



6d. Hydrogeology – Source Protection Zones within confined aquifer

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2C - Outer Catchment within Confined Aquifer

Source Protection Zone 3C - Total Catchment within Confined Aquifer

Potable Water Abstraction Licence

Site Outline

250
500
Search Buffers (m)

6e. Hydrology – Watercourse Network and River Quality

Site Outline

250
500
Search Buffers (m)

Tidal River
Inland River
Underground or Elevated Tidal River
Underground or Elevated Inland River
Foreshore
General Quality Assessment: Chemistry

Canal
Underground or Elevated Canal
Lock or Flight of Locks
Lake, Reservoir, or Marsh
Drain or Transfer
General Quality Assessment: Biology

6.Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	220	SW	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
3	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	417	NW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site — Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details	
5A	377	S	591400 240200	Status: Historical Licence No: 8/36/16/*G/0006 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON LEYS, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 136500 Max Daily Volume (m^3): 1300 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1985 Version End Date:
6A	377	S	591400 240200	Status: Historical Licence No: 8/36/16/*G/0006 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON LEYS, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 136500 Max Daily Volume (m^3): 1300 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1985 Version End Date:
7B	426	SW	591000 240400	Status: Historical Licence No: 8/36/16/*G/0006 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON LEYS, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 136500 Max Daily Volume (m^3): 1300 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1985 Version End Date:
8B	426	SW	591000 240400	Status: Historical Licence No: 8/36/16/*G/0006 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON LEYS, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 136500 Max Daily Volume (m^3): 1300 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1985 Version End Date:
9	641	NE	591900 241100	Status: Historical Licence No: 8/36/16/*G/0004 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON HALL, NEWTON. Data Type: Point Name: OLIVER (FARMS) LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1966 Version End Date:
10	711	NE	591900 241200	Status: Historical Licence No: 8/36/16/*G/0005 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON HALL, NEWTON. Data Type: Point Name: OLIVER (FARMS) LTD	Annual Volume (m^3): 4546 Max Daily Volume (m^3): 18 Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1966 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	743	SW	591100 239900	Status: Historical Licence No: 8/36/16/*G/0006 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON LEYS, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 136500 Max Daily Volume (m^3): 1300 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1985 Version End Date:
Not shown	743	SW	591100 239900	Status: Historical Licence No: 8/36/16/*G/0006 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON LEYS, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 136500 Max Daily Volume (m^3): 1300 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1985 Version End Date:
Not shown	861	W	590500 240500	Status: Historical Licence No: 8/36/16/*G/0006 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON LEYS, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 136500 Max Daily Volume (m^3): 1300 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1985 Version End Date:
Not shown	861	W	590500 240500	Status: Historical Licence No: 8/36/16/*G/0006 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON LEYS, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 136500 Max Daily Volume (m^3): 1300 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1985 Version End Date:
Not shown	1236	SW	590800 239500	Status: Historical Licence No: 8/36/15/*G/0027 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: GREYS HALL, GT. CORNARD. Data Type: Point Name: DEEKS	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/02/1996 Version End Date:
Not shown	1460	NW	590200 241600	Status: Active Licence No: 8/36/16/*G/0015 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEWTON ROAD, CHILTON Data Type: Point Name: The Garden Centre Group Holdings Ltd	Annual Volume (m^3): 10000 Max Daily Volume (m^3): 55 Original Application No: - Original Start Date: 28/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2014 Version End Date:
Not shown	1460	NW	590200 241600	Status: Historical Licence No: 8/36/16/*G/0015 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NEWTON ROAD, CHILTON Data Type: Point Name: WYEVALE GARDEN CENTRES PLC	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 125 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 30/08/2002 Version End Date:
Not shown	1695	SE	592400 239200	Status: Historical Licence No: 8/36/15/*G/0028 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: EAST FARM, ASSINGTON. Data Type: Point Name: MILNER	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1982 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site — Identified

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details	
19C	343	SW	591200 240300	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: LEYS FARM 6, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
20C	343	SW	591200 240300	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: TRIB OF R. STOUR AT LEYS FARM, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 18200 Max Daily Volume (m^3): 546 Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
21D	482	SW	591000 240300	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: TRIB OF R. STOUR AT LEYS FARM, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 18200 Max Daily Volume (m^3): 546 Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
22D	482	SW	591000 240300	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: LEYS FARM 5, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
23E	737	SW	590700 240300	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: LEYS FARM 4, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
24E	737	SW	590700 240300	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: TRIB OF R. STOUR AT LEYS FARM, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 18200 Max Daily Volume (m^3): 546 Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
Not shown	844	W	590500 240600	Status: Historical Licence No: 8/36/15/*S/0084	Annual Volume (m^3): - Max Daily Volume (m^3): -

ID	Distance (m)	Direction	NGR	Details	
				Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: LEYS FARM 3, NEWTON Data Type: Point Name: PETER WHELDON LTD	Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
Not shown	844	W	590500 240600	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: TRIB OF R. STOUR AT LEYS FARM, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 18200 Max Daily Volume (m^3): 546 Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
Not shown	861	W	590500 240500	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: LEYS FARM 2, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
Not shown	861	W	590500 240500	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: TRIB OF R. STOUR AT LEYS FARM, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 18200 Max Daily Volume (m^3): 546 Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
Not shown	1143	W	590200 240600	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: TRIB OF R. STOUR AT LEYS FARM, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): 18200 Max Daily Volume (m^3): 546 Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:
Not shown	1143	W	590200 240600	Status: Historical Licence No: 8/36/15/*S/0084 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: LEYS FARM 1, NEWTON Data Type: Point Name: PETER WHELDON LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Application No: - Original Start Date: 01/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1978 Version End Date:

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site — None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site — Identified

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (6c):

ID	Distance (m)	Direction	Zone	Description
2	0	On Site	3	Total catchment
1	329	SW	2	Outer catchment

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site — None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site — Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site — None identified

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	223 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
2	223 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
3	223 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
25	223 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
26	223 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
27	223 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
4	236 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
28	236 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				conditions) Average Width in Watercourse Section (m): Not Provided
5	238 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
29	238 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
6	348 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
30	348 SW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
7	362 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
8	362 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
31	362 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
32	362 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
9	394 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
33	394 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
10	401 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
34	401 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
11	443 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
12	443 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	443 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
36	443 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	445 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	445 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
14	446 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	446 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	493 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
16	493 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	493 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	493 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

6.11 Surface Water Features

Surface water features within 250m of the study site | Identified

The following surface water records are not represented on mapping:

Distance (m)	Direction
124	NE
223	SE
229	SE
238	SE
247	SE

7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)

Site Outline

100
250
Search Buffers (m)

Zone 2 Floodplain

Zone 3 Floodplain

Flood Defences

Area used for Flood Storage

Area Benefiting from Flood Defences

7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map

Site Outline

100
250
Search Buffers (m)

RoFRaS Rating

Very Low

Low

Medium

High

7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m — None identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m — None identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite — Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Flood Defences within 250m of the study site — None identified

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site — None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site	None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site: Identified

Clearwater Flooding or Superficial Deposits Flooding	Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

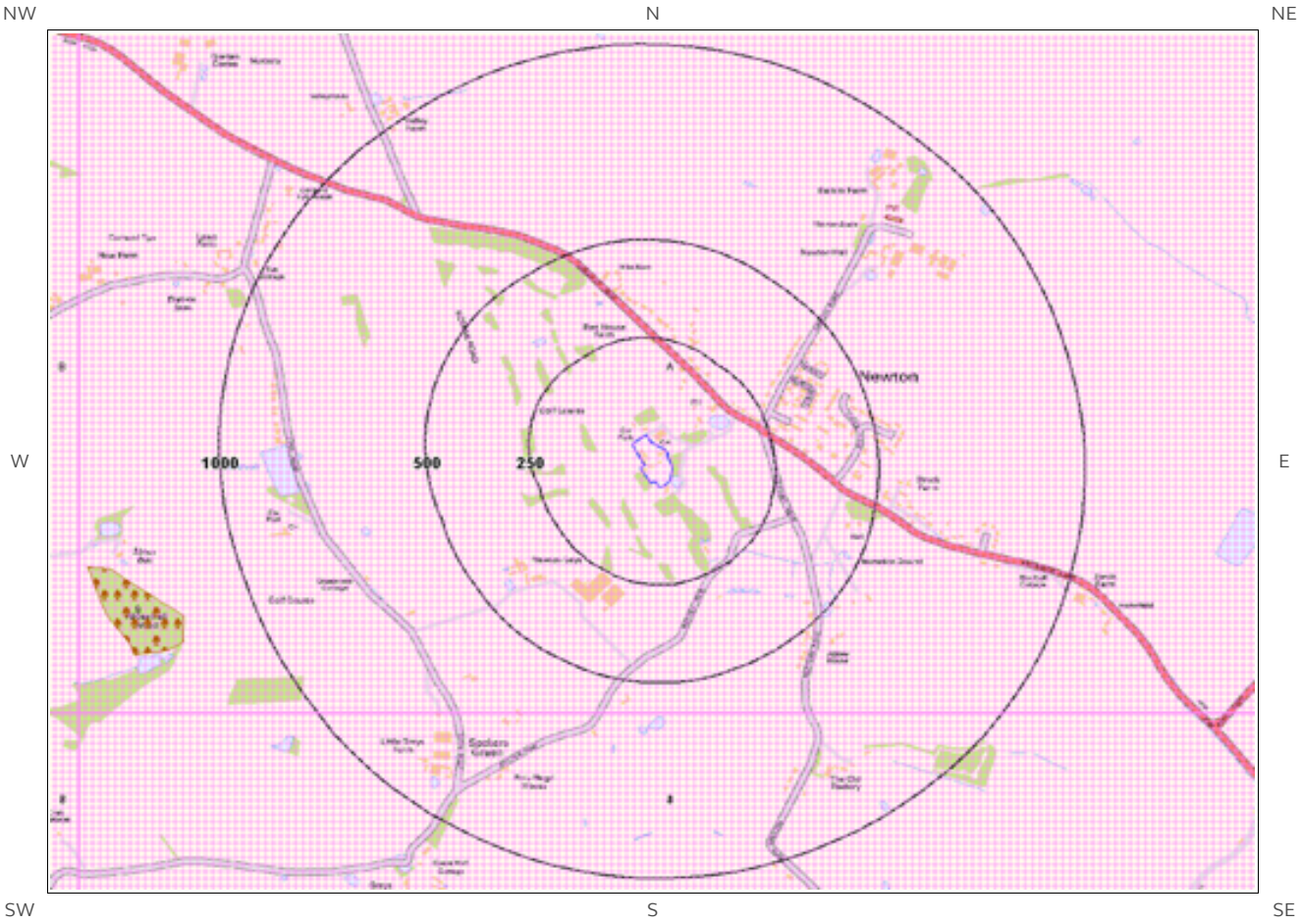
7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result	Moderate

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



Site Outline

100
250
Search Buffers (m)

AONB
National Park
SSSI
Special Protection Areas
Nitrate Vulnerable Zones
Green Belt
Environmentally Sensitive Areas
Special Areas of Conservation
World Heritage Sites
Nitrate Sensitive Areas
Ancient Woodland
National Nature Reserve
Local Nature Reserves
Ramsar Sites

8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site	Identified

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

4

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
9	1169	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1203	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1687	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1746	S	UNKNOWN	Ancient and Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

8

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
1A	0	On Site	Existing	DEFRA
2A	0	On Site	Existing	DEFRA
3	577	S	Existing	DEFRA
4	577	S	Existing	DEFRA
5B	1340	W	Existing	DEFRA
6B	1340	W	Existing	DEFRA
7	1498	SW	Existing	DEFRA
8	1498	SW	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure Geo Insight, available from our website. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell*[*] hazard rating identified on the study site — Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site — Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site — Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site — Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site — Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand*[*] hazard rating identified on the study site — Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing
ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site — None identified

Database searched and no data found.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary — None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site — None identified
Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:
Web:**www.bgs.ac.uk**
BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: **www.environment-agency.gov.uk**
Email: enquiries@environment-agency.gov.uk

Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email:**enquiries@phe.gov.uk**
Main switchboard**: 020 7654 8000**

The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: Babergh District Council
Phone: 01473 826 622
Web: http://www.babergh.gov.uk
Address: Corks Lane, Hadleigh, Suffolk, IP7 6SJ

Gemapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444

Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

https://www.groundsure.com/terms-and-conditions-may25-2018

Appendix E – Site Photographs

Provided by the architect

Photograph 1 – One of the main buildings.

Photograph 2 – Another one of the main buildings.

Photograph 3 – Main barn and one of the outbuildings.

Photograph 4 – Various outbuildings and barn beyond.

Photograph 5 – Two of the outbuildings with southern lawn beyond.

Photograph 6 – Various outbuildings.

Photograph 7 – Area of gravel with heating oil tank.

Photograph 8 – Northern lawn.

Appendix F – Local Authority Response

Andrew Cartwright

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 28 November 2018 10:04
To: Andrew Cartwright
Subject: Request for Environmental Information

Dear Andrew

EP Reference : 251361
Request for Environmental Information
Natural Health Centre, Fairways, The Green, Newton, SUDBURY, Suffolk, CO10 0QN.

Further to your e-mail of November 2018 please find below the information that you requested for the search site. I have answered your queries on behalf of the Council's Environmental Protection Team.

The search site is within 110 metres of an area of land which our records denote as a former quarry between the 1880s and the 1960s. Our records do not indicate whether the quarry has since been filled.

I suggest that you contact the Environment Agency (area office: general contact number 08708 506506) for any information that it may hold regarding other issues in the vicinity.

This reply is given on the distinct understanding that the Council does not warrant the accuracy of any of the replies and on the basis that neither the Council nor any Officer, servant or agent of the Council is legally responsible, either in contract or tort, for any inaccuracies, errors or omissions herein contained whether arising from inadvertence or negligence or from any other cause whatsoever.

Should you have any other queries please do not hesitate to contact me.

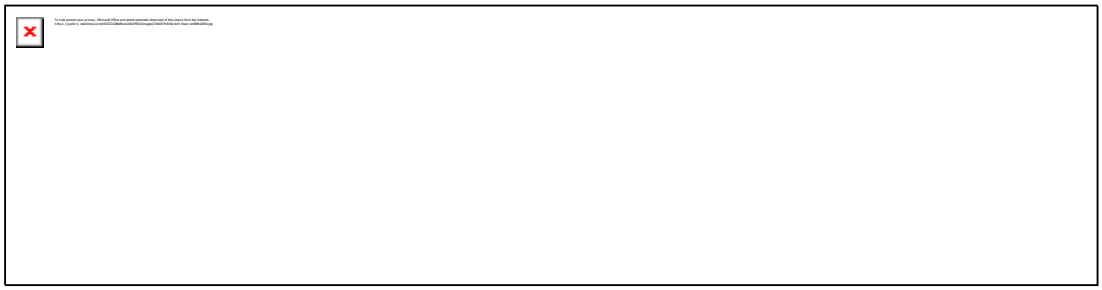
Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 07769 566988 / 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



Appendix G - Site Walkover Photographs

Photograph 1 – Area of miscellaneous items.

Photograph 2 – Large oil tank.

Photograph 3 – Main residence.

Photograph 4 – Smaller oil tank.

Photograph 5 – Southern garden area.

Photograph 6 – Bonfire area.

Photograph 7 – Outbuilding.

Photograph 8 – Demolition arisings, including suspected asbestos.

Photograph 9 – Secondary brick building.

Photograph 10 – Southern lawn.