



Development Site Screening Report

Hinderclay, Suffolk

31 May 2022

Report prepared for:
Roberts Molloy Associates

Report Reference:
296297616

Client Reference:
HAH_LDS

National Grid Reference
602770 277130

Report Summary

1. Land Use

Have any of the following local plan designation classifications been identified at the site?

Housing and Community	No	Transport Infrastructure	No
Business and Economy	No	Heritage and Open Environment	No
Resources and Waste	No	Other Sites and Boundaries	Yes

2. Planning

How many planning applications have been identified at the site in the past 6 months? 0

Have any applications within 25m of my site been refused in the last 12 months? No

3. Ownership

How many registered titles are within the site boundary? 7

4. Development Constraints

Have any features been identified to suggest the below constraints require further consideration?

Land Contamination	No	Radon	No
Flood	No	Ecological Areas	No
Ground Stability	Yes	Heritage Sites	No

5. Local Information

How many schools have been identified within 1km of my site? 0

How many surgeries or hospitals have been identified within 1km of my site? 0

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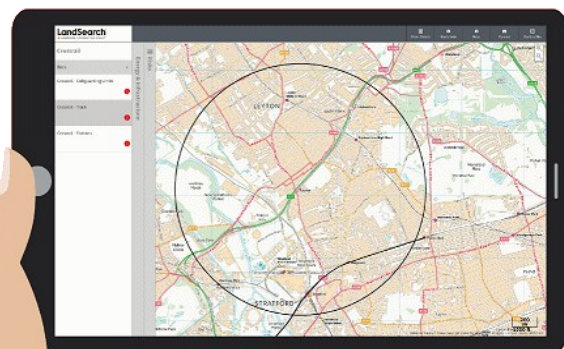
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Explore full findings online with our unique online viewer

Here at Landmark, having undertaken extensive research, we have designed LandSearch; developed to provide you with a review of the site risks and local neighbourhood. All of this data is simple to view, easy to understand and accessible via our new and unique online viewer. Now you can fully understand information and risks that may impact on your development, or indeed its value and saleability, at the touch of a button.



Wherever you see this icon, more information is available online. Just click on it to open your interactive map.

Section 1a: Aerial Map



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Section 1b: Land Use Designations

Summary of Development Plans in your Area

The tables below provide an overview of the development plan documents that are relevant to your area. The documents within the first table have been considered to produce the report. We have also outlined additional documents in the following table that we have not considered. You may wish to investigate these independently.

Which Development Plans have we Searched?

We capture plans at 'deposit' stage (when a draft plan is submitted for approval) and again when formally adopted. The following documents within the surrounding area have been captured by us. We will report information taken from maps within these documents if policies and designations are found within the site boundary.

Plan Name	Local Authority	Plan Status	Date
Stowmarket Town Area Action Plan	Mid Suffolk District Council	Adopted	21 Feb 2013
Mid Suffolk Local Plan	Mid Suffolk District Council	Adopted	30 Sep 1998
Core Strategy	Mid Suffolk District Council	Adopted	4 Sep 2008

Each development plan will also contain detailed explanations of various policies and proposals for the area, some of which are likely to be unmapped and so will not be included in this report.

Other Documents in your Area

Alongside the main development plans we summarise there may be other documents that have been published that may also be relevant to your area. This may also include plans that are still being prepared, or that have very recently been published, and therefore have not yet been considered by us. A neighbourhood plan may also be in preparation in your area which you may wish to research separately.

If a document appears on this list it does not necessarily mean that the site is directly affected by the plan, but that the site is considered to be within the area the document covers. These could be documents such as area wide strategic plans or guidance statements. You may wish to research these documents independently.

Plan Name	Local Authority	Plan Status	Date
Mid Suffolk - Joint Local Plan	Mid Suffolk District Council	Under Preparation	Not Supplied
Mid Suffolk - Statement of Community Involvement	Mid Suffolk District Council	Adopted	2020
Mid Suffolk - Local Development Scheme	Mid Suffolk District Council	Adopted	2020
Mid Suffolk - Core Strategy Focused Review	Mid Suffolk District Council	Adopted	2012
Mid Suffolk - Local Plan, First Alteration	Mid Suffolk District Council	Adopted	2006
Suffolk - Waste Core Strategy	Suffolk County Council	Adopted	2011
Suffolk - Statement of Community Involvement	Suffolk County Council	Adopted	2015
Suffolk - Minerals Site Specific Allocations	Suffolk County Council	Adopted	2009

Plan Name	Local Authority	Plan Status	Date
Suffolk - Minerals & Waste Development Scheme	Suffolk County Council	Adopted	2018
Suffolk - Minerals Core Strategy	Suffolk County Council	Adopted	2008
Suffolk - Minerals and Waste Local Plan	Suffolk County Council	Adopted	2020

Where can you Find these Plans?

The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Mid Suffolk District Council	https://www.midsuffolk.gov.uk/planning/planning-policy/

Summary of Designations on Site

The tables below provides information about the policies and designations within the site boundary, separated by plan. To see these designations on a map, and for further details please see the LandSearch viewer.



Recent Plans with Designations Identified on Site

We have not identified any designations from recent plans within the site boundary. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans.

Older Plans with Designations Identified on Site

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations within the site boundary.

Plan	Mid Suffolk Local Plan (30 Sep 1998) Adopted		
Classification	Description	Policy Detail	Source Map
Boundaries	Inset Boundary	No associated policies	Inset 44 - Hinderclay
Boundaries	Settlement Boundary	No associated policies	Inset 44 - Hinderclay

Section 2a: Residential Planning Applications within 1km



The table below outlines the number of residential planning applications identified within the set buffers within the past 7 years, according to application type. For further details of the applications, please see the LandSearch viewer.

Application Type	On Site	1-50m	51-250m	251-500m	501-1000m
Alterations and Minor New Builds	0	0	9	11	19
New Build: Up to 10 Dwellings	0	0	0	1	0
New Build: 10 to 50 Dwellings	0	0	0	0	0
New Build: Over 50 Dwellings	0	0	0	0	0
Unclassified	0	0	0	0	0

Section 2b: Non-Residential Planning Applications within 1km



The table below outlines the number of non-residential planning applications identified within the set buffers within the past 7 years, according to application type. For further details of the applications, please see the LandSearch viewer.

Application Type	On Site	1-50m	51-250m	251-500m	501-1000m
Small	0	0	0	0	6
Medium	0	0	1	2	1
Large	0	0	0	0	0
Unclassified	0	0	0	0	0

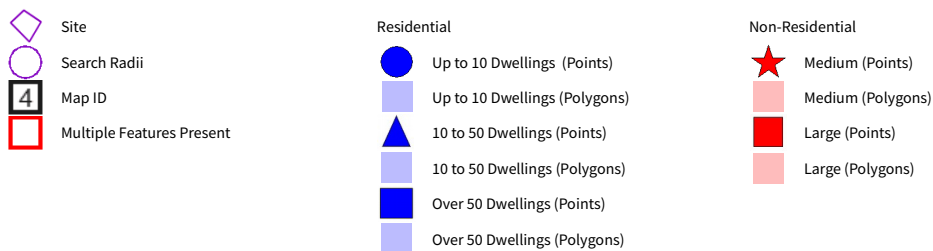
Planning Applications

Section 2c: Planning Application Map

The map below shows the location of new build residential developments and medium to large non-residential developments, identified from planning applications logged within 250m in the past 7 years. Details of these applications are listed in the tables that follow.



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Please note, some planning applications are represented as polygons as opposed to points, where coverage is available.

Planning Applications

Section 2d: Planning Application Details

We endeavour to display decisions for all planning applications submitted after February 2016. If the planning application was submitted before that time and if we do not hold the decision, we recommend searching the Local Authority planning website using the link below and the application reference.

Local Authority	Link
Mid Suffolk District Council	https://planning.baberghmidsuffolk.gov.uk/online-applications/

Non-Residential Planning Applications – Medium (within 250m)

The records below relate to medium non-residential applications within the past 7 years, for example, offices, retail units and leisure facilities. These applications generally have a total floor area between 250m² and 1500m².

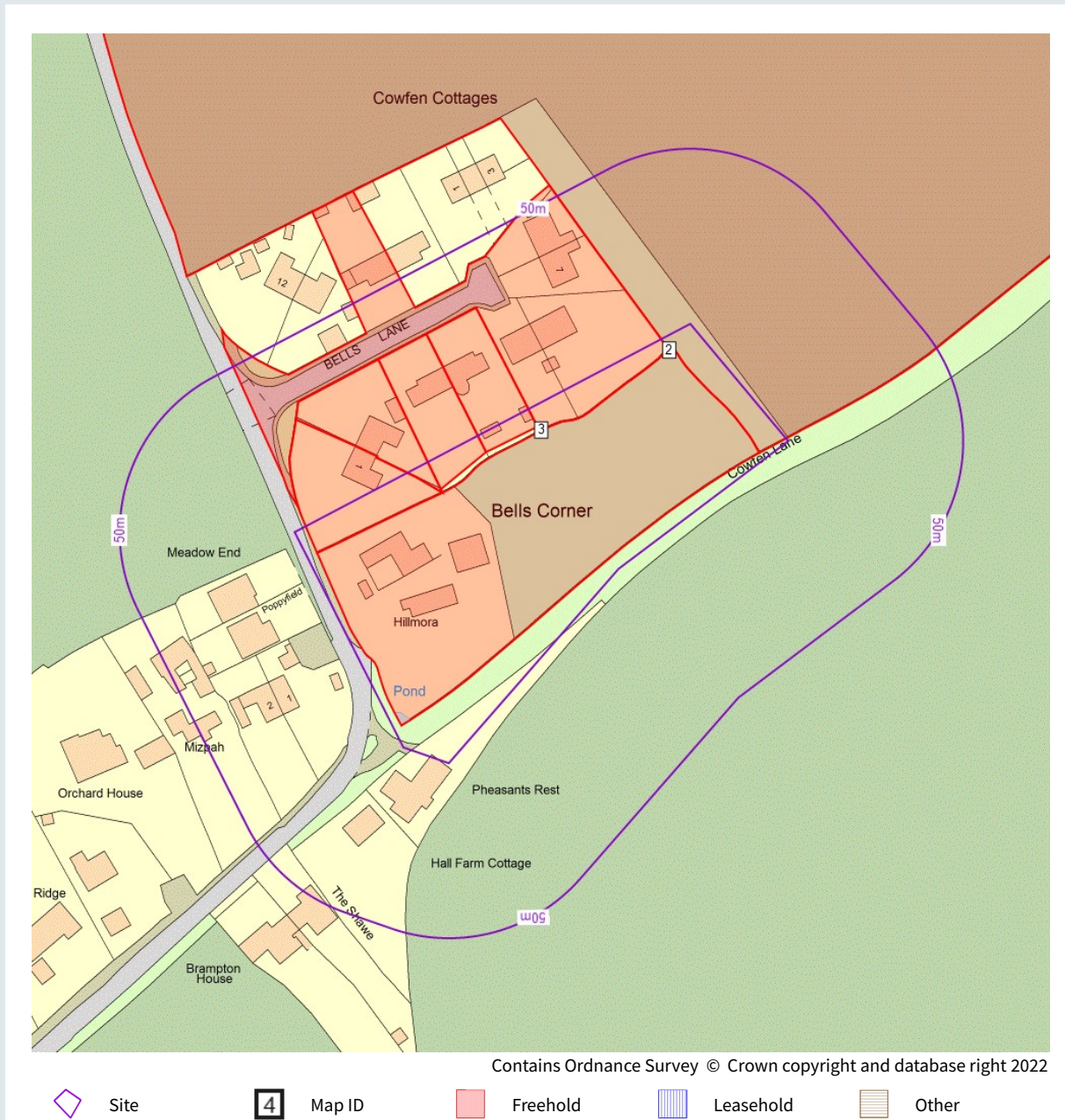
ID	Application Ref	Date	Description	Decision
1	DC/18/04044	11 Sep 2018	St Marys Church/Shed/Wc/Access	Application granted

For further details of the features identified above, or to view features identified between 250m-1km, please see the LandSearch viewer.

Ownership

Section 3a: Land Registry Titles Map

The map below displays the title polygons identified on site. Where ownership details are available, these have been listed in the table that follows with corresponding map IDs. If any areas within the site boundary appear blank and are not displaying a Land Registry title, this may indicate the land is unregistered.



Section 3b: Title Details and Ownership Details

How many freehold titles have been identified within the site boundary?	7
How many leasehold titles have been identified within the site boundary?	0
How many other titles have been identified within the site boundary?	0

Ownership Details

The table below provides further details of the Land Registry titles present on site where ownership details have been identified. Please note that where the owner is a private individual, ownership details are not available and these titles have been listed in the tables that follow.

ID	Title Number	Leasehold/Freehold	Ownership Name and Address	Company Registration Number of Owner
2	SK96150	Absolute Freehold Title	GREEN LABEL POULTRY LIMITED, Loomswood Farm, Hasketon, Woodbridge IP13 6JW	08891923
3	SK306914	Absolute Freehold Title	MID SUFFOLK DISTRICT COUNCIL, Council Office, 131 High Street, Needham Market, Ipswich IP6 8DL	Not Supplied

Where more than one address has been supplied for the owner, we have only listed one. Please refer to the LandSearch Viewer for further address details.



Additional Titles

The tables below list additional titles that have been identified within the site boundary where no ownership details have been provided.

Freehold

SK309983	SK52270	SK309983	SK52935
SK71932		SK71932	

Section 4a: Land Contamination



For further details of the features found below, or to view features identified outside of the search buffers, please see the LandSearch viewer.

Have any contemporary potentially contaminative land uses been identified at the site or within 100m?	No
Have any historical potentially contaminative land uses been identified at the site or within 100m?	No
Have any contemporary landfill records been identified at the site or within 250m?	No
Have any historical landfill records been identified at the site or within 250m?	No

Section 4b: Flood



The table below outlines flood hazards identified within the site boundary. We have reported the worst case scenario identified at the site. For further details of all flood risks present, please see the LandSearch viewer.

Type	Hazard Details
River and Coastal*	The site does not lie within the relevant agency defined Flood Zone. According to the Risk of Flooding from Rivers and Sea dataset provided by the relevant agency, the site is not at risk of river or coastal flooding.
Surface Water*	According to the relevant agency, a low risk of surface water flooding has been identified on site.
Groundwater	According to GeoSmart Information Ltd, a negligible risk of ground water flooding has been identified on site.
Historic Events*	The relevant agency data has not revealed any historic flood events on site.

*Data within this section has been provided by the Environment Agency if the site is located in England, or Natural Resources Wales if located in Wales.

Section 4c: Slope



The table below identifies the minimum and maximum site elevations, derived from Ordnance Survey Terrain 5 mapping. To view the topography map, please see the LandSearch viewer.

Minimum elevation on site	40.66m above sea level
Maximum elevation on site	43.56m above sea level

Section 4d: Ground Stability



For further details of the features identified below, or to view features identified outside of the search buffers, please see the LandSearch viewer.

Naturally Occurring Instability

Have any naturally occurring features been identified at the site that may affect ground stability? Yes

Risk of naturally occurring instability caused by the nature and formation of the ground:

Low Potential for Swelling and Shrinking Clay

Very Low Potential for Collapsibility

Very Low Potential for Landslide

Very Low Potential for Running Sand

Salt Mining

Is the property within an area where Salt Mining may cause ground instability? No

Mining Activity

Have any areas of past mining activity been identified at the site that may affect ground stability? Yes

Filled Ground

Have any landfill or filled ground records been identified at the site? No

Section 4e: Radon



To see the coverage of identified radon affected areas, please see the LandSearch viewer.

Does the site lie within a radon affected area? No

What level of radon protection measures are required? None

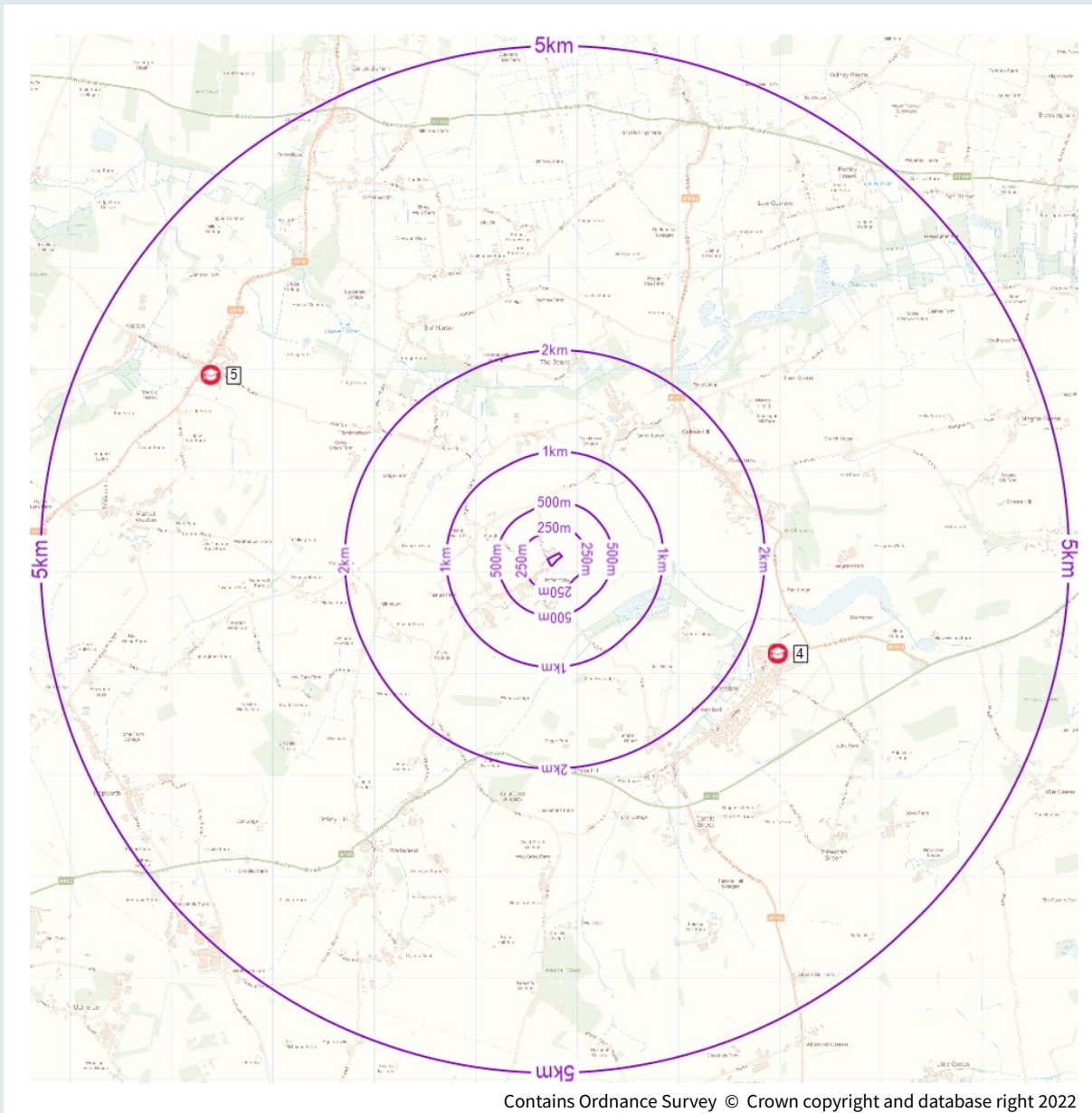
Section 4f: Ecological Areas















Are any designated ecological areas identified within 1km of the site? No

Section 4g: Heritage

Are any designated heritage features identified within 25m of the site? No

Section 5a: Education and Transport Map



- | | | |
|---|--|--|
|  Site |  Motorway |  Transport Links |
|  Search Radii |  Primary Road |  Primary Education |
|  Map ID |  Main (A) Road |  Secondary Education |
|  Multiple Features Present |  Secondary (B) Road |  Further Education |
| |  Minor Road |  Other Schools / Education Centres |

Section 5a: Education and Transport

Transport Links

The table below provides further details of transport within 5km of the site. To view these in more detail, please see the LandSearch viewer.



Bus Stops

	On Site	1-250m	251-500m	501-1000m	1-2km	2-5km
Bus Stops	0	0	2	2	8	59

Education

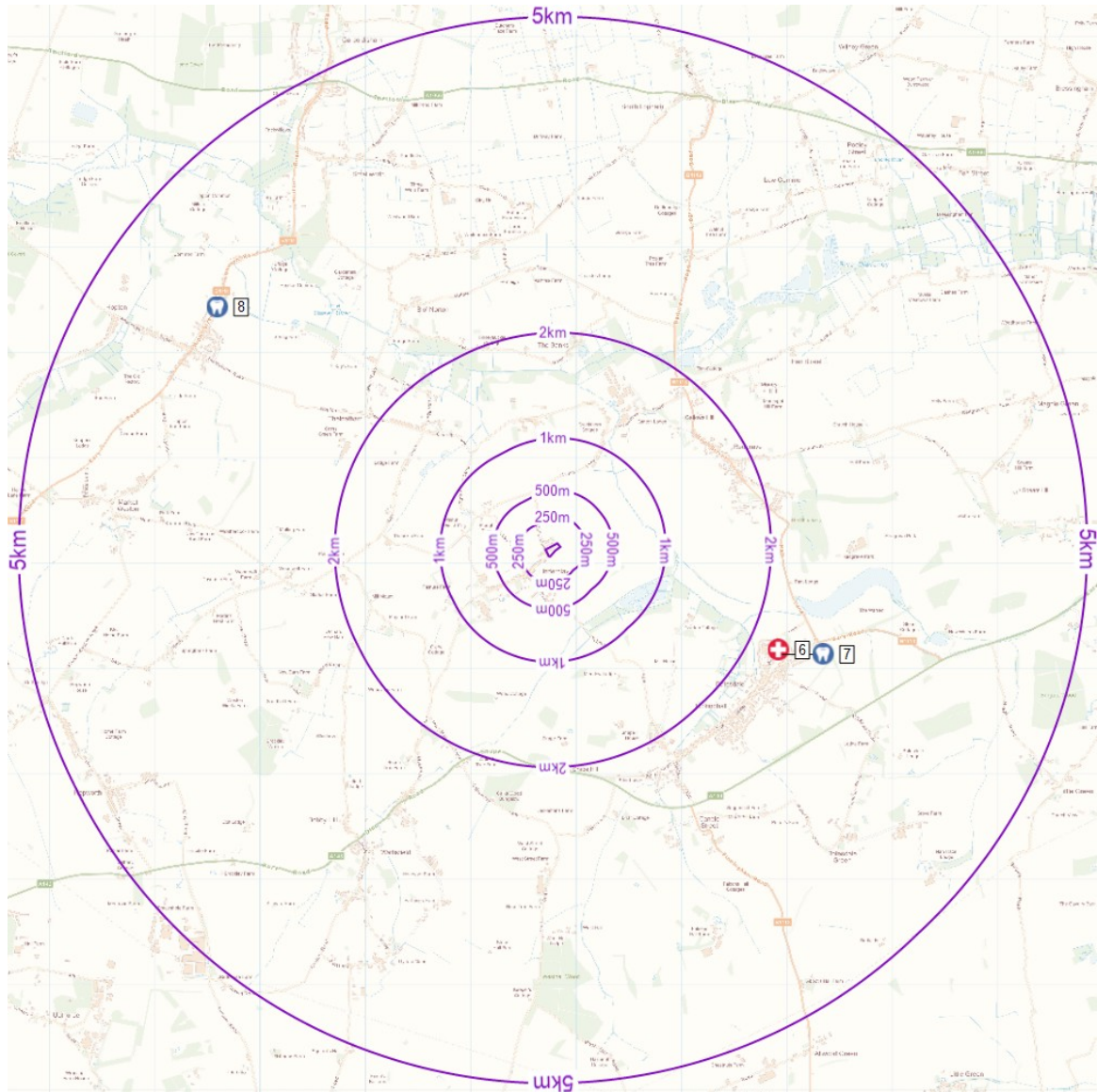
The table below provides further details of schools within 5km of the site. To view these in more detail, please see the LandSearch viewer.










Primary Education

ID	Name and Postcode	School Type	Inspection Result	Inspection Date
4	St Botolph's Church of England Voluntary Controlled Primary School, IP22 1DW	Voluntary controlled school	Good	October 2012
5	Hopton Church of England Voluntary Controlled Primary School, IP22 2QY	Voluntary controlled school	Good	December 2018

Section 5b: Healthcare Map



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- | | |
|---|--|
|  Site |  Hospital |
|  Search Radii |  Doctors |
|  Map ID |  Dentists |
|  Multiple Features Present | |

Section 5b: Healthcare

The tables below provides further details of healthcare facilities within 5km of the site. To view these in more detail, please see the LandSearch viewer.



Doctors

ID	Name	Distance	Bearing
6	Botesdale Health Centre	2.3km	SE

Dentists

ID	Name	Distance	Bearing
7	Botesdale Dental Practice	2.3km	SE
8	Hopton Dental Surgery	3.9km	NW

Section 5c: Amenities

The table below provides the location and distance to nearest key facilities to the site. To view additional locations in the surrounding area, please see the LandSearch viewer.



Local Amenity	Address	Distance	Bearing
Cash Machine	Cash Machine (Cardtronics), The Street, Rickinghall, Diss, IP22 1DY	2.2km	SE
Convenience and General Stores	The Redgrave Community Shop, Redgrave Cottage, The Street, Redgrave, Diss, IP22 1RW	1.8km	E
PayPoint	The Co-operative, The Street, Rickinghall, Diss, IP22 1DY	2.2km	SE
Playgrounds	Play Area, IP22	2.1km	E
Post Box	Letter Box, The Street, IP22	443m	SW
Post Office	Post Office (Botesdale Mobile Service), Parkview Chapel, The Street, Botesdale, Diss, Suffolk, IP22 1BX	2.4km	SE
Supermarkets	The Co-operative, The Street, Rickinghall, Diss, IP22 1DX	2.2km	SE

Section 6a: Housing Information

Council Tax

The table below shows you the Council Tax Bands for your Local Authority. You can visit <https://www.gov.uk/government/organisations/valuation-office-agency> to establish the council tax band of a property.

Local Authority	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Mid Suffolk District Council	£1257	£1466	£1885	£1885	£2304	£2723	£3142	£3770

Useful Contacts and Next Steps

Please see below the contact details of all those referred to within this report. For all other queries please contact:

Landmark Information Group

Imperium
Imperium Way
Reading
RG2 0TD

If you require any assistance please contact our customer services team on:

0330 036 6611

or by email at:
customerservice@promap.co.uk

Name	Address	Contact Details
Mid Suffolk District Council, Planning Department	Council Offices 131 High Street Needham Market Ipswich Suffolk IP6 8DL	T:01449 724612 E: planningadmin@baberghmidsuffolk.gov.uk W: www.midsuffolk.gov.uk
Babergh District Council, Planning Department	Council Offices Corks Lane Hadleigh Ipswich Suffolk IP7 6SJ	T:01473 822801 W: www.babergh.gov.uk

Preparing for Development

If you already own this site and intend to pursue this development opportunity, we recommend early engagement to quantify and manage the identified land constraints. We can help you to quantify, refine and reduce these constraints to give you a clearer understanding of the development viability and build these into your overall development plan.

If you are yet to acquire this land, we recommend undertaking appropriate Environmental Due Diligence (EDD) to ensure you are fully aware of any land-related liabilities and development constraints. This should include an independent evaluation of existing environmental information on file, and completing supplementary reports and services to ensure you are fully informed prior to acquisition.

Our in house consultancy team, Argyll Environmental, has extensive experience in advising clients on environmental risks at development sites. Part of this experience involves close interaction with regulatory authorities throughout the development cycle, which has allowed us to gain acute understanding of the approach regulators take to development sign off and approvals. This allows us to offer pragmatic advice and consultancy services to ensure your proposals are approved by regulatory authorities.

For further advice, or if you would like assistance with the next steps of your development, please contact our consultancy team on 0845 458 5250 or info@argyllenviro.com where one of our experts will be happy to help.

Useful Information

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Important Consumer Protection Information

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Tel: 0330 036 6611

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0330 036 6611

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306

Email: admin@tpos.co.uk

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