JPC Environmental Services
(A Division of J P Chick & Partners Ltd)
Consulting Civil & Structural Engineers

Haynes, Creeting Hills Farm

STAGE I/ TIER I
Geo-Environmental Desk Study Report

Report: IE22/052/SITI
03/08/2022
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EXECUTIVE SUMMARY

Site Name & Address:	Haynes, Creeting Hills Farm
Client:	David Haynes
Local Planning Authority:	Mid Suffolk Council
Historical Site Use:	Gravel pits and Creeting Concrete Works
Present Site Use:	Stables
Proposed Site Use:	Conversion, partial demolition and alternation of the existing stable blocks to provide a single residential unit with associated garden and off-street parking
Date of most recent investigation:	Wednesday 27th July 2022- site walkover survey

Objectives:

- To develop an understanding of the site's history and environmental context;
- To determine the potential existence of any significant pollutant linkages which might represent a potential risk to construction workers, future occupants of the site or controlled waters; and
- To undertake a Stage I Preliminary 'Contaminated Land' investigation in accordance with LCRM and guidance contained in the NHBC Publication 66: 2008.

Source:

- Our desk-based research and walkover survey identified the following potential sources of contamination:
  - On-site: stables with possible asbestos containing material roofing, oil/ fuel tanks, Made Ground and possible infilled ground associated with the historic gravel pit; and
  - Off-site (within 250m): Unspecified pit, gravel pit, cuttings, unspecified ground workings, unspecified tank, historic landfills including Sally Woods Landfill, List 2 Dangerous Substances, pollutant incident, Broom Hill Sand Pit, ponds, and Creeting Concrete Works.

Pathway:

- Based on the BGS online mapping, the site is likely to be underlain superficial deposits of the Kesgrave Catchment Subgroup (sand and gravel), overlying bedrock geology of the Chillesford Church Sand Member (sand);
- Surface soils have an intermediate leaching potential with an infiltration rate of >70%, with the Kesgrave Catchment Subgroup having a very high to high permeability and the Chillesford Church Sand Member having a high permeability;
- Hydrological reviews indicate there are no surface water features within 250m of the site; and
- The site is located within Flood Zone 1, with the highest risk on site for surface water flooding as negligible. The highest risk from groundwater flooding is moderate, with the highest risk within 50m also noted as moderate.

Receptor:

- The superficial deposits are classified as a Secondary A Aquifer with the underlying bedrock geology designated as a Principal Aquifer. The vulnerability of the superficial aquifer is identified as high risk and the bedrock aquifer as low risk.
- We consider the potential on-site sources of contamination to represent a moderate to high risk to human health and a moderate risk to groundwater.

- The potential risk from ground gas migrating onto the site, and affecting the proposed development is moderate.

Recommendations:

Based on the information obtained and reviewed as part of this preliminary assessment, JPC Environmental Services would advise the following:

The potential risk from ground gas migrating onto the site, and affecting the proposed development is moderate.

- We would recommend that a Stage I/ Tier II Ground Investigation is undertaken across the site. this would likely comprise drilling shallow boreholes to a depth of 5.00mbgl, installing at least three combined ground gas and groundwater monitoring wells. The monitoring wells should be monitored post-investigation six times over a period of two months. Soil samples should be retrieved across the site at various depths for off-site laboratory testing for a typical range of contaminants including CLEA metals, PAHs, TPH-CWG, BTEX and MTBE and asbestos ID; and
- Although not related to the condition of the on-site soils, we would recommend undertaking a HSG264 pre-demolition/ major refurbishment asbestos survey on the existing buildings. All identified asbestos containing materials should then be removed, by a suitably experienced contractor, prior to the conversion of the buildings.

1 INTRODUCTION

1.1 Brief

1.1.1 JPC Environmental Services were appointed by Acorus Rural Property Services Ltd on behalf of their client, David Haynes, to undertake a Stage I/ Tier I Geo-Environmental Desk Study Report for 'Haynes, Creeting Hills Farm' (hereafter referred to as 'the site').

1.1.2 The investigation was carried out broadly in accordance with the following guidance:

- Environment Agency (April 2021): *Land Contamination Risk Management (LCRM);*
- Department for Environment, Food and Rural Affairs (2012): *Contaminated Land Statutory Guidance, Environmental Protection Act 1990: Part IIA*;
- Ministry of Housing, Communities and Local Government. (July 2021): *National Planning and Policy Framework*; and
- BS10175:2011 +A2:2017 "Investigation of Potentially Contaminated Sites – Code of Practice".

1.1.3 This report shall be for the private and confidential use of David Haynes for whom it was undertaken. It should not be reproduced in whole or in part, or relied upon by a third party for any use without the express written authority of JPC Environmental Services.

1.1.4 In producing this report, we have exercised all the reasonable skill, care and diligence to be expected of an appropriately qualified and competent consultant, experienced in carrying out equivalent services for developments of a similar size, value, purpose, scope and complexity.

1.2 Scope

1.2.1 The main elements of the investigation were as follows:

- The review of historical and regulatory information relating to the site to gain an understanding of the site's history, local environment and potential ground conditions;
- Undertake a walkover survey of the site and surrounding area to identify the presence and types of commercial activities within the locality and seek evidence of potential sources of on or off-site contamination;
- The formulation of a "Conceptual Site Model" to explore and evaluate the existence and potential impact of any plausible pollutant linkages;
- To utilise the resulting information to undertake a 'Stage I' human and environmental risk assessment; and
- If appropriate, make recommendations on the extent of any intrusive investigations which may be required to fully establish the condition of the site.

1.3 Sources of Information

1.3.1 As part of the desk-based research, JPC Environmental Services consulted the following sources of information: -

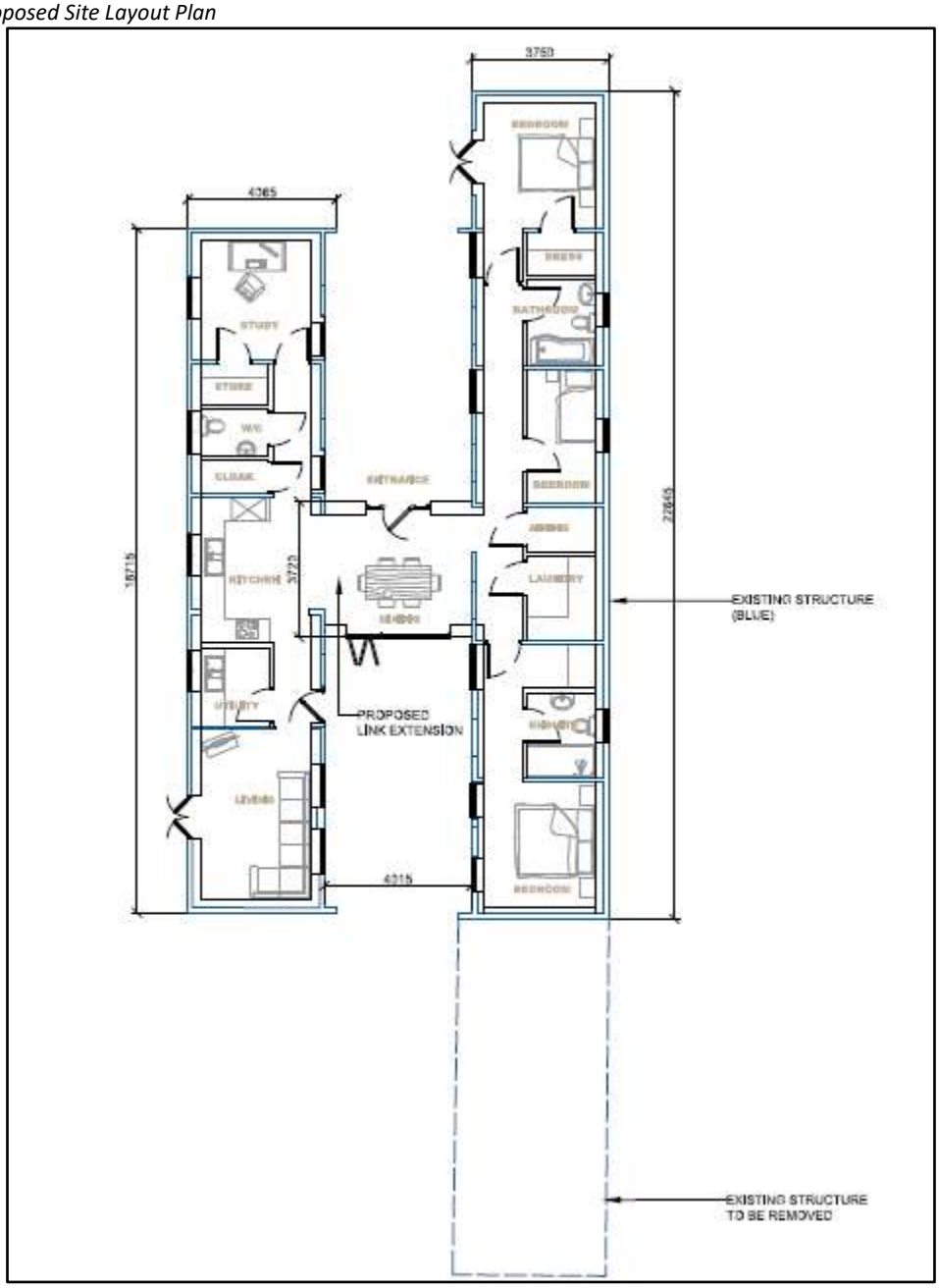
- GroundSure Report – produced by GroundSure Ltd;
- British Geological Survey (BGS) mapping and online referencing;

- Environment Agency landfill mapping – online;
- BR 211 Radon: Guidance on Protective Measures for New Dwellings, 2007 Edition;
- Magic Map Website – magic.defra.gov.uk;
- Mid Suffolk Council Planning Portal; and
- Google Earth (aerial photography).

1.4 Development Proposal

1.4.1 We understand development proposals comprise the conversion, partial demolition and alternation of the existing stable blocks to provide a single residential unit with associated garden and off-street parking. An extract of the proposed site layout plan is shown in **Figure 1** below and the full version is included within **Appendix A**.

Figure 1: Proposed Site Layout Plan



2 DESK STUDY

2.1 Location

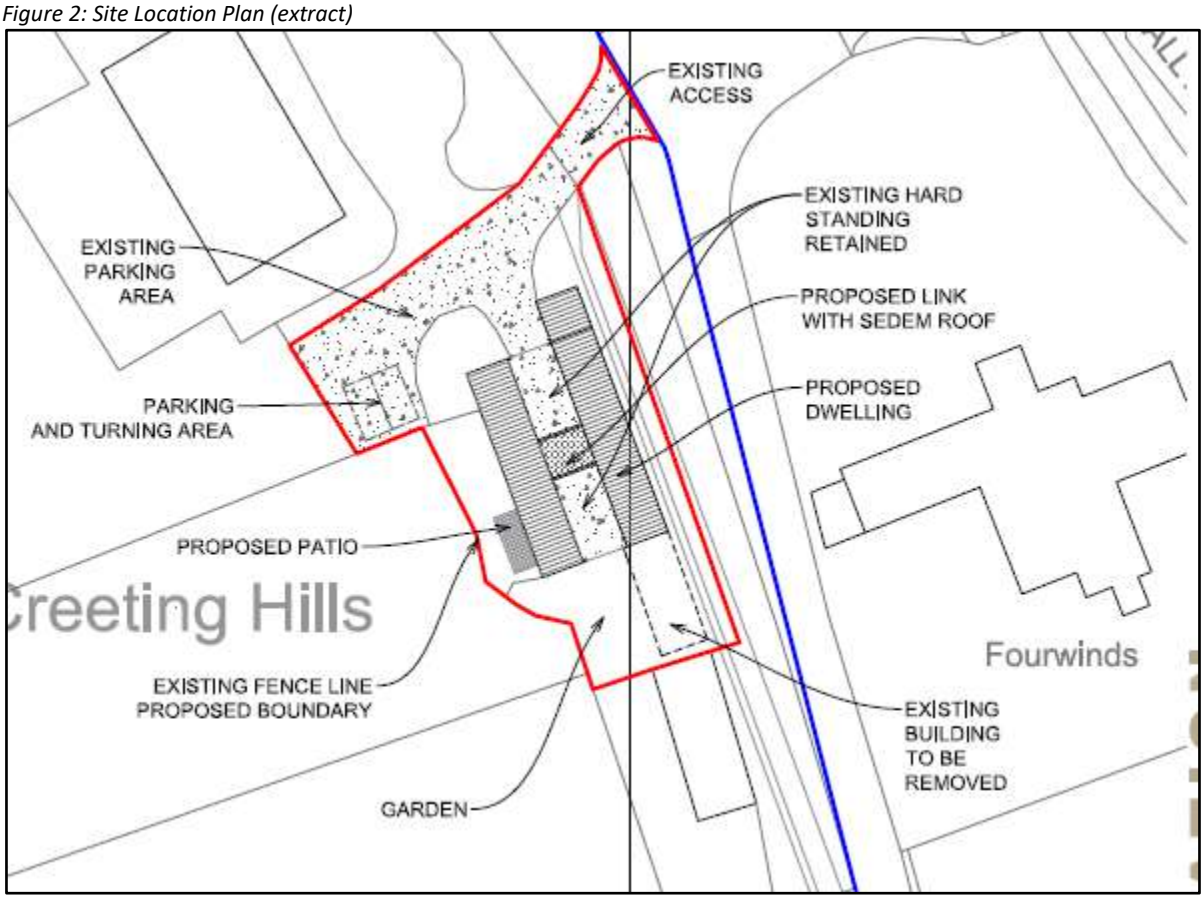
Table 1: Site Location

Location	Haynes, Creeting Hills Farm, Ipswich, Suffolk IP6 8PZ
Grid Reference	609693 255658
Area	0.09ha
Access	Accessed off All Saints Road to the north.
Topography	The site slopes down from All Saints Road to the south from an elevation of approximately 47mAOD to 45mAOD.

2.2 Site Description (Walkover Survey)

2.2.1 The site walkover was conducted on the 27th July 2022 by Adam Steele on behalf of JPC Environmental Services. An extract of the site location plan is shown in **Figure 2** below outlining the site area. The full location plan is included within **Appendix B**.

Figure 2: Site Location Plan (extract)



2.2.2 Site photographs taken during the site walkover are included within **Appendix C**.

2.2.3 The site was accessed via a gravel driveway in the northern corner of the site, off All Saints Road. Creeting Hills Farm, plus its associated driveway and garden, are immediately to the north-west and north, with another residential property to the east, on the eastern side of All Saints Road. To the south is a manège to the west are various paddocks.

2.2.4 The site boundaries were clearly demarcated as the edge of both stable blocks form the east and west boundaries. The northern boundary was open and loosely intersected the current driveway of Creeting Hills Farm. The southern boundary was open.

2.2.5 The site mainly comprised two concrete block built single storey stable units orientated parallel to each other and the road to the east. The blocks are divided into a series of small stables, either being used for animals or for the storage of feed and riding equipment. All stable doors were constructed of wood planking with metal hinges. The roof of both structures was constructed from a cementitious material due to the age of the construction which could be an asbestos containing material (ACM. Towards the southern limits of the stable block the roof had been repaired with corrugated metal sheeting. Concrete hardstanding was present between both stable blocks, which extends south-east beyond the development area.

2.2.6 Limited soft landscaping was noted on the outside of both stable blocks. The block to the south-west (the smaller of the two) had a raised earth bund along its western boundary. Miscellaneous materials in rubble sacks, timber, garden waste and manure were noted here. Two oil tanks were also present against this building. One appeared to be an plastic internally bunded oil tank on a concrete pad and the other was older, metal and appeared to be a fuel tank for associated machinery. No spills or leaks were noted at either, but localised spills could occur at any time during use from the metal container due to the 'DIY' storage of the fuel pump.

2.3 Site History

2.3.1 The site history is summarised below and determined from the GroundSure historical mapping and presented in **Table 2** below. The full GroundSure report is provided within **Appendix D**.

Table 2: Historic Mapping

Map Edition (Date, Scale)	The Site	Surrounding Area
1883-1884 1884 1884-1888 (1:2,500) (1:10,560)	The site comprises an open plot of land, with a field boundary intersecting the centre orientated north-east to south-west.	A road abuts the eastern boundary orientated north-west to south-east. This links into a junction 10m north-east with roads extending beyond 250m to the north-west, west, north-east, and south-east. Houses are clustered 80m north and 240m north-east. A sand pit is 230m north-west. A possible pit is 40m north. A pond is 240m north-east.
1903 1903-1905 (1:2,500) (1:10,560)	No significant change has occurred.	A small pond is present in the pit 40m north. Pits are 100-230m north.
1927-1928* (1:10,560)	Unable to determine any significant change due to incomplete mapping.	Unable to determine any significant change due to incomplete mapping.
1938* (1:10,560)	Unable to determine any significant change due to incomplete mapping.	Unable to determine any significant change due to incomplete mapping.
1953-1958 (1:10,560)	Parts of a larger sand pit on Broom Hill extend onto the site in the north.	Pits are 100-250m south and south-east.
1968 1969 1969* (1:2,500) (1:10,560)	No significant change has occurred.	The pits to the south and west have become one large pit. Conveyors a tank and associated buildings are present. Earthworks are present 90-240m north. A refuse tip is 200-240m south-east.
1971 1971-1976* 1977* (1:2,500) (1:10,000)	The site now forms an open plot of land on Broom Hill.	The pits to the south and west are no longer present due to the construction of the A14 100m south-west. Large earth embankments denoting the road cutting into the landscape are present on both sides.
1985-1987 (1:2,500)	No significant change has occurred.	A refuse tip is 70-100m south-east. The pit to the north is now disused.
1994-1995 (1:2,500)	No significant change has occurred.	No significant change has occurred.
2001 2003 (1:1,250) (1:10,000)	Two long buildings have been constructed on site which are likely to be the present stables.	Both refuse tips and the disused pit have been infilled. Creeting Hills Farm house is 10m north-west.
2010 (1:10,000)	No significant change has occurred.	No significant change has occurred.
2022	No significant change has occurred.	No significant change has occurred.

Map Edition (Date, Scale)	The Site	Surrounding Area
(1:10,000)		

*Incomplete mapping

2.4 Geology

2.4.1 To determine the nature of the underlying geology, we have consulted the 1:50,000 scale geological maps compiled by British Geological Survey (BGS). Based on these maps, the site is likely to be underlain by superficial deposits of the Kesgrave Catchment Subgroup (sand and gravel). superficial deposits are underlain by bedrock geology of the Chillesford Church Sand Member (sand).

2.4.2 Worked Ground is recorded 167m north-west of the site. The Lowestoft Formation (diamicton or sand and gravel) is 104m north-east and 124m north-east of the site. Solid geology of the Newhaven Chalk Formation (chalk) outcrops 107m south-west.

2.4.3 A review of the BGS database also identified a borehole previously drilled 120m north-west of the site. The log for borehole [TM05NE186] is reproduced in **Table 3** below.

Table 3: BGS Borehole Log (TM05NE186)

Geological Classification (BGS)	Description	Thickness (ft)	Depth (ftbgl)
n/a	Topsoil	1.00	1.00
Kesgrave Catchment Subgroup	Gravel	26.00	27.00
n/a	Mottled silt	7.00	34.00
Chillesford Church Sand Member (sand)	Yellow sand	14.00	48.00
	Red-brown sand	20.00	68.00
	Large flints	2.00	70.00
Newhaven Chalk Formation	Chalk	92.00	162.00
Groundwater was encountered at a depth of 83.00ft.			

2.4.4 The risks posed by potential geological hazards, associated with natural ground subsidence, are noted in **Table 4** below.

Table 4: Natural Ground Subsidence Events

Geological Hazard	Distance (m)	Hazard Rating
Shrink-swell clays	On site	Negligible
Running sands	On site	Negligible
	48m south-west	Low
Compressible deposits	On site	Negligible
Collapsible deposits	On site	Very low
Landslides	On site	Very low
Ground dissolution of soluble rocks	On site	Very low

2.5 Hydrogeology and Hydrology

2.5.1 The hydrogeological designations and classifications for superficial deposits and bedrock geology, both underlying the site and within 250m, were obtained with reference to the Environment Agency website and GroundSure Report and are outlined in **Table 5** below.

Table 5: Hydrogeology

Geological Strata	Distance (m)	Designation	Groundwater Vulnerability
Superficial Aquifer	On site	Secondary A Aquifer – very high to high permeability with intergranular flow type	High
	104m north-east	n/a	n/a
	216m south-west	n/a	n/a
Bedrock Geology	On site	Principal Aquifer – high permeability with intergranular flow type	Low

2.5.2 In terms of groundwater vulnerability, the Environment Agency divides significant groundwater catchments into three Source Protection Zones (SPZ's) based on the potential risk associated with the migration of contaminants. In this case, the site is located within SPZ 3 (total catchment). Groundwater underlying the site is associated with the catchment of the Waveney and East Suffolk Chalk and Crag (water body ID (GB40501G400600) which has an overall and chemical rating of poor.

2.5.3 Very significant soluble rocks are likely to be present with a high possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, especially in adverse conditions such as concentrated surface or subsurface water flow.

2.5.4 The surface soil leaching class for the site is considered intermediate with an infiltration rate of >70%.

2.5.5 In respect of the local hydrology, there are no recorded features associated with the Water Network (OS MasterMap) within 250m of the site.

2.5.6 The site is located within Flood Zone 1, with the highest risk on site for surface water flooding as negligible. The highest risk from groundwater flooding is moderate, with the highest risk within 50m also noted as moderate. There have been no recorded historical flooding events within 250m of the site.

2.5.7 Information on groundwater, surface water and potable abstractions within 250m of the site are outlined in

2.5.8 **Table** *6* below.

Table 6: Abstractions

Abstraction	Distance (m)	Related to
Groundwater	240m south-west	Status: historical (2 records). Name: J Breheny Contractors Ltd and Breheny Civil Engineering Limited. Licence No.: 7/35/08/*G/0124 and 7/35/08/*G/0124.
Surface Water	n/a	None recorded within 250m of the site.
Potable Water		

2.6 Industrial Land Use, Waste and Landfill

2.6.1 Records for industrial land uses, waste and landfills on site and within 250m of the site are presented below in **Table 7.**

Table 7: Potentially Contaminative Sources

Source	Distance (m)	Related to
Industrial Land Use		
Current Industrial Land Use	n/a	None recorded within 250m of the site.
Historical Industrial Land Use	On site	Gravel pits.
	22-38m north-east and south-east	Unspecified pit (5 records).
	78-91m north, south-west and south-east	Unspecified pit, gravel pit and cuttings (5 records).
	107-180m south, north-west and south-east	Unspecified pits, gravel pit, unspecified ground workings and sand pit (9 records).
	236-244m south-east and south	Unspecified pit and gravel pit (4 records).
Historical Tanks	154m south-west	Unspecified tank.
Historical Energy Features Historical Petrol Stations	n/a	None recorded within 250m of the site.
Historical Garages		

Source	Distance (m)	Related to
Waste and Landfill		
Active or Recent Landfill	72m north	Operator: Huggins Frank K. Type: A05 – landfill taking non-biodegradable wastes. Status: closure.
	231m south-east	Operator: J Breheny Contractors Ltd. Type: A05 – landfill taking non-biodegradable wastes. Status: closure.
Historical Landfills	23m south-east	Site: Creeting Hills. Operator: Breheny Contractors Ltd. Surrendered 10/02/2004.
	40-213m south-east, south-west and south	Refuse heap (6 records).
Historical Waste Sites	n/a	None recorded within 250m of the site.
Licenced Waste Sites	107m north	Sally Woods Lane Landfill.
Waste Exemptions	n/a	None recorded within 250m of the site.

2.7 Licenced Activities, Permits and Incidents

2.7.1 Records for licenced activities, permits and incidents on site and within 250m of the site are presented below in**Table 8.**

Table 8: Licenced Activities, Permits and Incidents

Activity	Distance (m)	Related to
Historical Licenced Industrial Activities (IPC)	n/a	None recorded within 250m of the site.
Licenced Industrial Activities (Part A(1))		
Licenced Pollutant Release (Part A(2)/B)		
Radioactive Substance Authorisations		
Licenced Discharges to Controlled Waters		
Pollutant Release to Surface Waters (Red List)		
Pollutant Release to Public Sewer		
List 2 Dangerous Substances	232m south-west	J Breheny Contractors Limited. Status: not active. Authorised substances: pH.
Pollution Incidents	249m south-east	12/05/2001. Pollutant not identified.

Activity	Distance (m)	Related to
		No impact.

2.8 Radon

2.8.1 The site is in a lower probability Radon affected area. Therefore, as fewer than 1% of homes are above the action level for Radon, no radon protection measures are necessary in the construction of new buildings or residential dwellings.

2.9 Mineral Workings and Potentially Infilled Land

2.9.1 Records for mineral workings and potentially infilled land on site and within 250m of the site are presented below in **Table 9.**

Table 9: Mineral Working and Potentially Infilled Land

Feature	Distance (m)	Related to
Natural Cavities	n/a	None recorded within 250m of the site.
BritPits	210m north-west	Broom Hill Sand Pit. Status: ceased.
Surface Ground Workings	On site	Gravel pits.
	22-91m north-east, south-east, north and south-west	Unspecified pit, gravel pit and cuttings (10 records).
	107-180m south, north-west and south-east	Unspecified pits, gravel pit, unspecified ground workings and sand pit (9 records).
	231-244m south and south-east	Pond, unspecified pit and gravel pit (6 records).
Underground Workings	n/a	None recorded within 250m of the site.
Historical Mineral Planning Areas	On site	Creeting Concrete Works (2 records). Status: valid.
	52m south	Hillside. Status: valid.
	59m south-west	Creeting Concrete Works. Status: valid.
	134m south	Hillside. Status valid.
Non-coal Mining	n/a	None recorded within 250m of the site.
Mining Cavities		
Johnson Poole and Bloomer Mining Areas		

Feature	Distance (m)	Related to
Coal Mining		
Brine Areas		
Gypsum Areas		
Tin Mining		
Clay Mining		

2.10 Railway Infrastructure and Projects

2.10.1 Records for railway infrastructure and projects on site and within 250m of the site are presented below in **Table 10**.

Table 10: Railway Infrastructure and Projects

Feature	Distance (m)	Related to
Underground Railways (London)	n/a	None recorded within 250m of the site.
Underground Railways (Non-London)		
Railway Tunnels		
Historical Railway and Tunnel Features		
Active Railways		

2.11 Designations

2.11.1 Records for environmental, cultural and agricultural designations on site and within 250m of the site are presented below in **Table 11**.

Table 11: Environmental, Cultural and Agricultural Designations

Designations	Distance (m)	Related to
Environmental	On site	River Gipping Nitrate Vulnerable Zone (NVZ).
	On site	Sandlings and Chelmsford NVZ.
	On site	SSSI Impact Risk Zone (2 records).
	48-223m north and south	Creeting St. Mary Pits Site of Special Scientific Interest (SSSI) (3 records).
Visual and Cultural	n/a	None recorded within 250m of the site.
Agricultural	On site	Grade 3 – good to moderate quality agricultural land.
	106m west	Grade 4 – poor quality agricultural land.
	159m south-east	Grade 3a – good quality agricultural land.

2.12 Planning Portal

2.12.1 A search was made on Mid Suffolk Council's planning portal. This was done to further explore the evolution of the site and any available information related to nearby sites. The search identified four applications relating to the IP6 8PZ postcode. Of these applications, two relate to the redevelopment of this site. Application DC/21/04555 was for the change of use of land and erection of one detached dwelling and double garage, including new vehicular access, which was refused. The other, application 0786/91/ was for the erection of a detached dwelling and detached garage/ office (to accommodate livery yard owner) with septic tank drainage which was withdrawn.

2.12.2 Within application DC/21/04555 a Land Contamination Report in the form of a GroundSure Homebuyers Report was submitted for the site. The report identified action required for contaminated land liability and a moderate to high flood risk, with further guidance proposed for ground stability and planning constraints.

3 CONCEPTUAL SITE MODEL

3.1 Introduction

3.1.1 The "conceptual site model" is a simplified representation of the ground conditions that exist on site, which is subsequently used to assess the potential risk to human and environmental receptors. According to the Land Contamination Risk Management (LCRM) guidance, "*A conceptual site model is a representation of the characteristics of the site. It shows the possible relationships between contaminants, pathways and receptors".*

3.1.2 Although the model is formulated during the initial phase of the investigation it is subject to change, as new information comes to light, and our understanding of the site improves. It is central to the risk assessment process and therefore must consider all potential relationships and interactions.

3.1.3 There are four key aspects to the model, these are:

Table 12: Conceptual Site Model Key Aspects

Source(s)	These can include current or historic activities taking place either on or adjacent to the site, which may have had a negative impact on surface or sub-surface soils, or groundwater.
Pathway(s)	This is the route by which contaminants travel / migrate between their source and any available receptor.
Receptor(s)	These are varied and can include human or non-human organisms and eco-systems; controlled waters such as groundwater or surface water bodies; and structures or individual construction materials.
Pollutant linkage(s)	These exist where all three of the previous elements are present, indicating that the "link" between an identified source and a potential receptor via a pathway.

3.2 Potential Sources of Contamination

3.2.1 Records for potential sources of contamination on site and within 250m of the site are presented below in **Table 13**.

Table 13: Summary of Potential Sources of Contamination

On-Site	Description
Current Land Use and Activities	Stables.
Historical Land Use and Activities	Gravel pits and Creeting Concrete Works.
Off-Site	**Description**
Current Land Use and Activities	None.
Historical Land Use and Activities	Unspecified pit, gravel pit, cuttings, unspecified ground workings, unspecified tank, historic landfills including Sally Woods Landfill, List 2

	Dangerous Substances, pollutant incident, Broom Hill Sand Pit, ponds, and Creeting Concrete Works.

3.3 Potential Contaminant Pathways

Table 14: Identified Potential Pathways

Pathway
Inhalation - Potential inhalation of contaminants in dust/ fibrous form.
Ingestion - Future site users could ingest small quantities of soil derived dust originating from soft landscaped areas or disturbed ground.
Dermal absorption - Contaminants present within surface or sub-surface soils/ fill material can enter the human body through the skin or via open wounds.
Buried services - If elevated levels of petroleum hydrocarbons are present within surface/ subsurface soils, then 'plastic' drinking water pipe can become compromised.
Migration/ Leaching - Potential for migration of contaminants through soil/ groundwater.

3.4 Potential Contaminant Receptors

Table 15: Identified Potential Receptors

Receptor
Future site users - Future site users could be affected by contaminants in the soil, entering the mains water system or ground gas entering the building.
Construction workers - Workers involved with future site clearance and preparatory work will be exposed to contaminants present within on-site soil, should they exist.
Buildings and Infrastructure - Modern construction techniques can cause accumulations of gas, if gas is able to accumulate within new, or converted, buildings there is potential for an explosion.
Buried services - Plastic drinking water pipes are vulnerable to petroleum hydrocarbons.
On-site soil - Particularly close to the surface, may have been impacted by historic activities.

3.5 Plausible Pollutant Linkages

3.5.1 Using the 'source – pathway – receptor' tables above, potential pollutant linkages are identified. An assessment of the likely significance of each linkage is then considered, which would include; the possible extent and mobility of the source; the sensitivity of the receptor and the type of migration/ exposure pathways.

3.5.2 An assessment of the probability and the magnitude of potential risk is presented below to give a valuation of each potential pollutant linkage identified and their significance.

3.5.3 This assessment is undertaken based on the current proposal for the site at the time of issuing this report, which is to comprise the conversion, partial demolition and alternation of the existing stable blocks to provide a single residential unit with associated garden and off-street parking.

3.5.4 This qualitative risk assessment has been undertaken in accordance with CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001).

3.5.5 The level of potential risk ascribed to each linkage is based on the following criteria:

Table 16: Risk Classification

Risk Classification	Description
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
High risk	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
Moderate risk	It is possible that without appropriate remedial action harm could arise to a designated receptor, but it is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard but is likely that, at worst, this harm if realised would normally be mild.
Negligible risk	The presence of an identified hazard does not give rise to the potential to cause significant harm to a designated receptor.

3.5.6 The following potential pollutant linkages have been identified and are outlined within **Table 17** below:

Table 17: Risk Assessment

Assessment	Comments	Risk Characterisation
Source		
Potential for on-site pollutants	The earliest available historic mapping (1883-1884) shows the site as an open plot of land. Parts of a larger sand pit extend on to the site in the north during the 1950s remaining in place until the 1970s where it appears to have been infilled or reprofiled. No development occurred until the 2000s when the current stable buildings and hardstanding are now present.	Moderate
Pathway		
Potential for pollutants to migrate on-site	Superficial deposits are the Kesgrave Catchment Subgroup (sand and gravel) bedrock geology of the Chillesford Church Sand Member (sand). The Kesgrave Catchment Subgroup is designated a Secondary A Aquifer with very high to high permeability and the Chillesford Church Sand Member is designated a Principal Aquifer with high permeability. Both formations have an intergranular flow type allowing for increased migration on to site.	High
Potential for pollutants to migrate off-site	Superficial deposits are the Kesgrave Catchment Subgroup (sand and gravel) bedrock geology of the	High

Assessment	Comments	Risk Characterisation
	Chillesford Church Sand Member (sand). The Kesgrave Catchment Subgroup is designated a Secondary A Aquifer with very high to high permeability and the Chillesford Church Sand Member is designated a Principal Aquifer with high permeability. The local topography also slopes downwards away from the site to the south-west, further increasing migration off-site. Both formations have an intergranular flow type allowing for increased migration off-site.	
Receptor		
Environmental risk to human health	The proposed development will lead to an increase in the number of people occupying the site. potential sources of contamination have been identified during the site walkover and review of the GroundSure data. These include possible ACM roofing materials on the stables, oil/ fuel tanks, Made Ground and possible infilled ground associated with the historic gravel pit. A Stage I / Tier II Ground Investigation is recommended to inform on the environmental risk to human health for the proposed development.	Moderate to high
Environmental risk to controlled waters	The site is located within Source Protection Zone 3 (total catchment). Superficial deposits classed as a Secondary A Aquifer with very high to high permeability and the bedrock geology is a Principal Aquifer with high permeability. Made Ground, possible infilled ground and the oil/ fuel tanks may provide a potential source of contamination for controlled waters. A Ground investigation recommended to clarify risk.	Moderate
Environmental risk to Biota	Landscaping is expected on site which may impact the existing vegetation along the site boundaries.	Low
Hazards to buildings – excluding ground gas	The desk study and site walkover identified potential sources of contamination which could be a hazard to buildings.	Low to moderate
Litigation		
Environmental litigation (Part IIA)	Part IIA only applies to land with chemical contamination, where the contaminants pose an unacceptable risk to human health or the wider environment. The desk-based study has identified possible sources of contamination however, the level of contamination is unlikely to class as a Part IIA.	Low

Assessment	Comments	Risk Characterisation
Owner liability	Potential liability issues identified associated with the possible ACM roofing materials on the stables, oil/ fuel tanks, Made Ground and possible infilled ground associated with the historic gravel pit. A Ground Investigation is therefore recommended.	Moderate to high
Development Implications		
Potential for soil remediation	Soil remediation may be required due to the potential for contaminants. A Ground Investigation is recommended to clarify this risk.	Moderate
Potential for groundwater remediation	The underlying bedrock geology is A Secondary A Aquifer overlying a Principal Aquifer. Although groundwater remediation is unlikely, a Ground Investigation will clarify this risk.	Low to moderate
Potential for gas protection measures	Potential sources of contamination have been identified due to the presence of Made Ground and possibly infilled ground. A Ground Investigation will clarify this risk.	Moderate
Special requirements for water supply pipes	Specialist pipework is unlikely to be required.	Low
Potential limitations on foundation design	Concrete selection may be affected by potential for chemical attack. Ground investigation required to clarify potential risks and to ascertain underlying soil strength for foundation design.	Moderate
Risk of encountering materials classed as hazardous waste	Made Ground and possible infilled ground have been identified but it is unlikely to be classed as hazardous waste.	Low

4 CONCLUSIONS AND RECOMMENDATIONS

4.1.1 Based on the information obtained and reviewed as part of this preliminary assessment, JPC Environmental Services would advise the following:

- We would recommend that a Stage I / Tier II Ground Investigation is undertaken across the site. This would likely comprise drilling shallow boreholes to a depth of 5.00mbgl, installing at least three combined ground gas and groundwater monitoring wells. The monitoring wells should be monitored post-investigation six times over a period of two months. Soil samples should be retrieved across the site at various depths for off-site laboratory testing for a typical range of contaminants including CLEA metals, PAHs, TPH-CWG, BTEX and MTBE and asbestos ID.

- Although not related to the condition of the on-site soils, we would recommend undertaking HSG264 pre-demolition/ major refurbishment asbestos survey on the existing building. All identified asbestos containing materials (ACMs) should then be removed, by a suitably experienced contractor, prior to the conversion of the building.

5 REFERENCES

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LQM/CIEH. 2015. The LQM/CIEH S4ULs for Human Health Risk Assessment, Land Quality Press, Nottingham.

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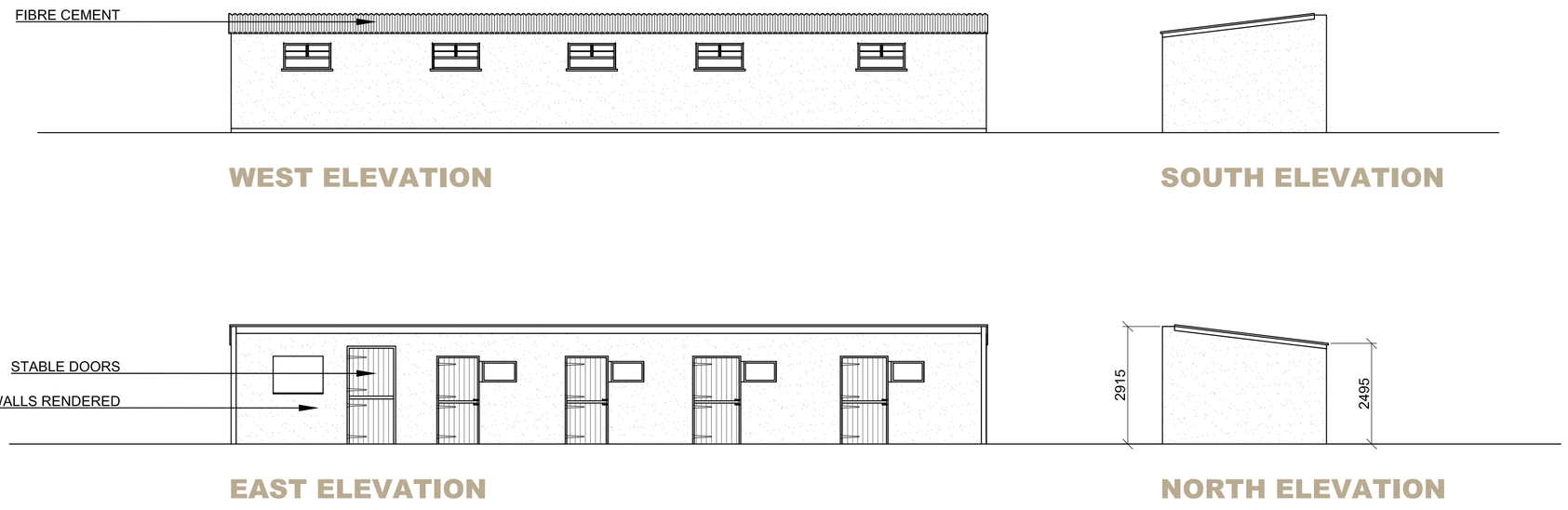
Statutory Instruments: 2012: Environmental Protection, England. Contaminated Land (England) (Amendment) Regulations 2012 No. 263 coming into force 6th April 2012.

Statutory Instruments: 2012: Health and Safety. The Control of Asbestos Regulations 2012. No. 262 coming into force 6th April 2012.

Water Regulations Advisory Scheme. 2002. Information and Guidance Note No. 9-04-03.

Appendix A – Architect's Layout Plan



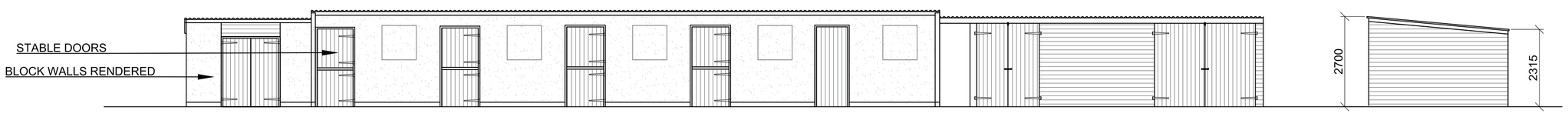
WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

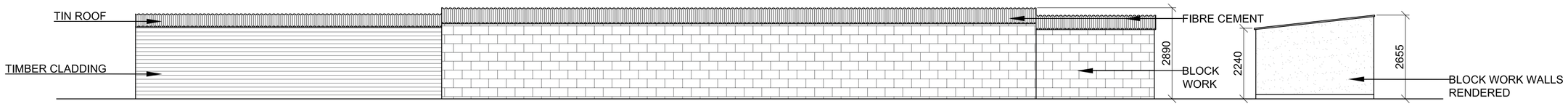
NORTH ELEVATION

BUILDING 1



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

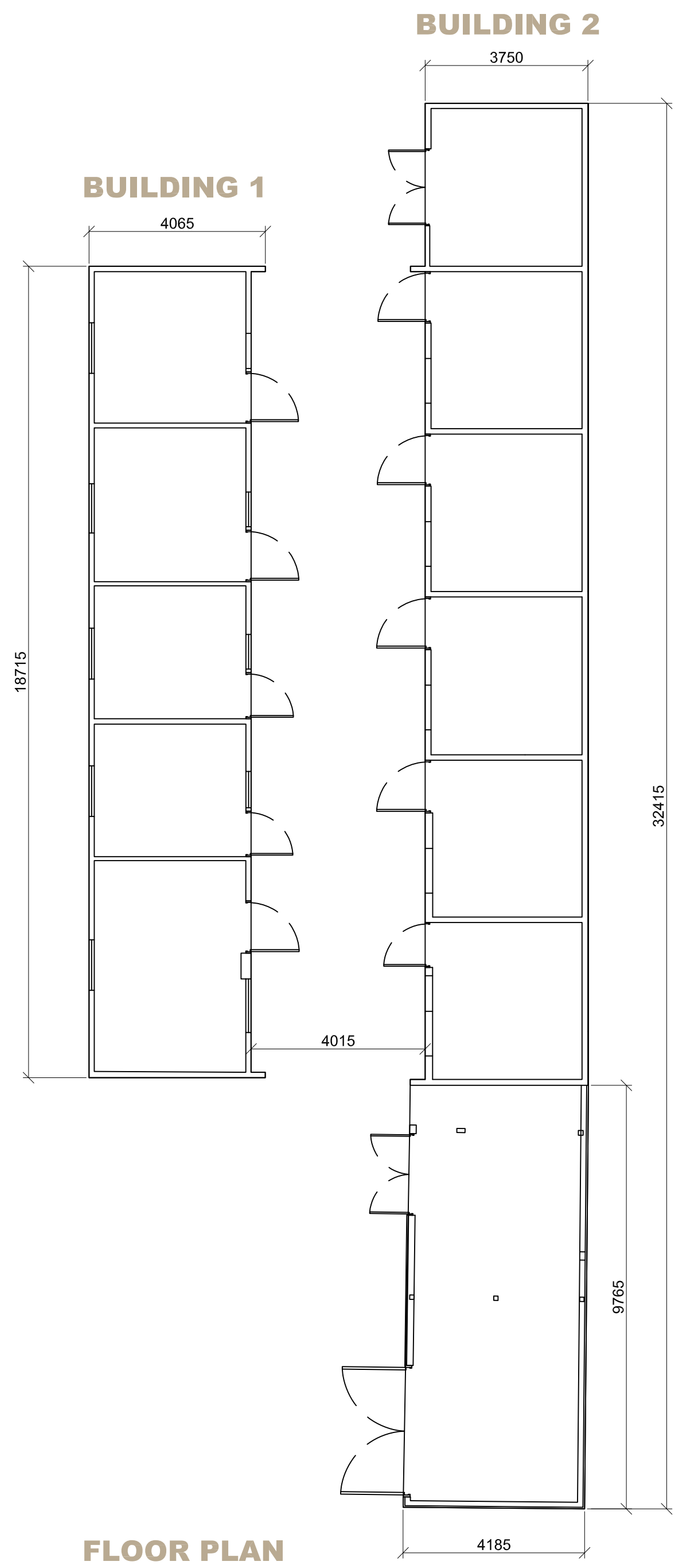
BUILDING 2

FLOOR PLAN & ELEVATIONS

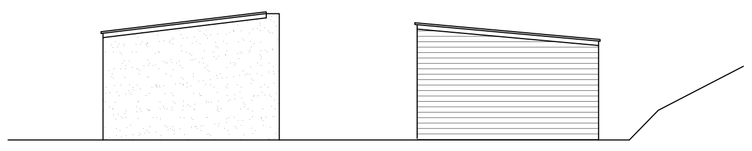
Scale 1:100

NOTES:
1. Use written dimensions only. All dimensions to be checked on site and any discrepancies reported to ACORUS immediately. If in doubt ask.
2. Where relevant, significant hazards have been identified on the drawing. Hazards which should be obvious to a competent contractor or unforeseeable have not been identified.
3. This drawing is confidential and remains the exclusive property of ACORUS.
4. Ordnance Survey Paper Map Copying Licence Number: 100039456.

1:100
0 5 m 10 m 15 m 20 m



FLOOR PLAN



SITE ELEVATION SOUTH VIEW

SURVEY

Rev	Date	Description	Dwn	Chk
Rev.	Date.	Amendment.	Drawn	Checked

PROJECT
HAYNES
CREETING HILLS FARM
IP6 8PZ

TITLE
EXISTING BUILDINGS
PLAN & ELEVATIONS

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN @A1	02/22	EB	HD

JOB NO.	DRAWING NO.	REVISION
HCH/HD22/038	100_01	

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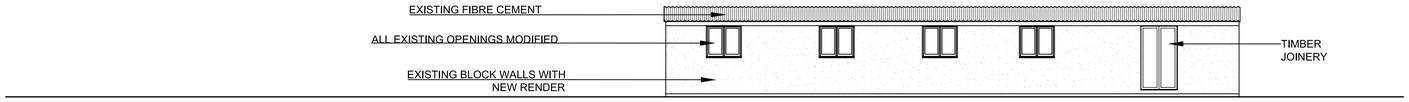
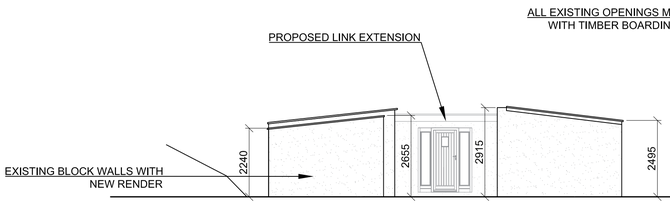
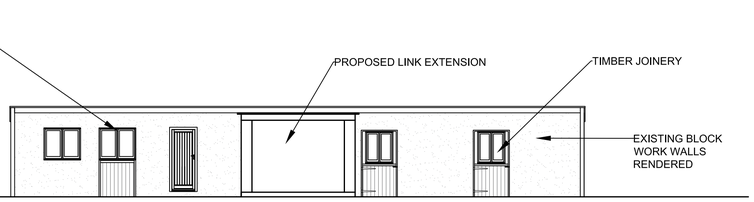


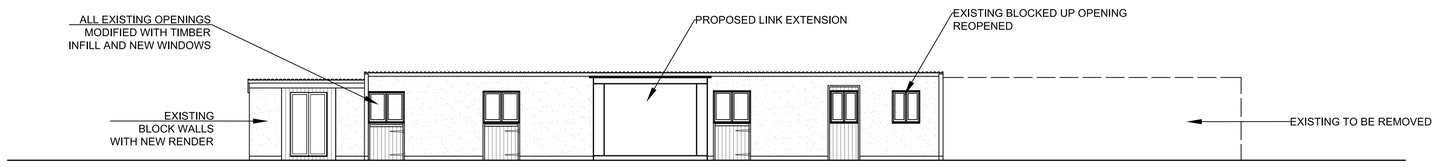
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION - INTERNAL



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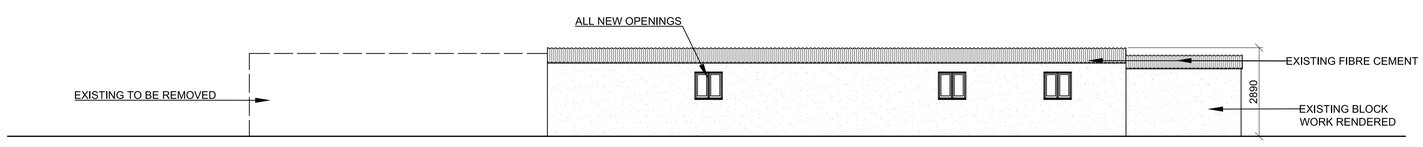
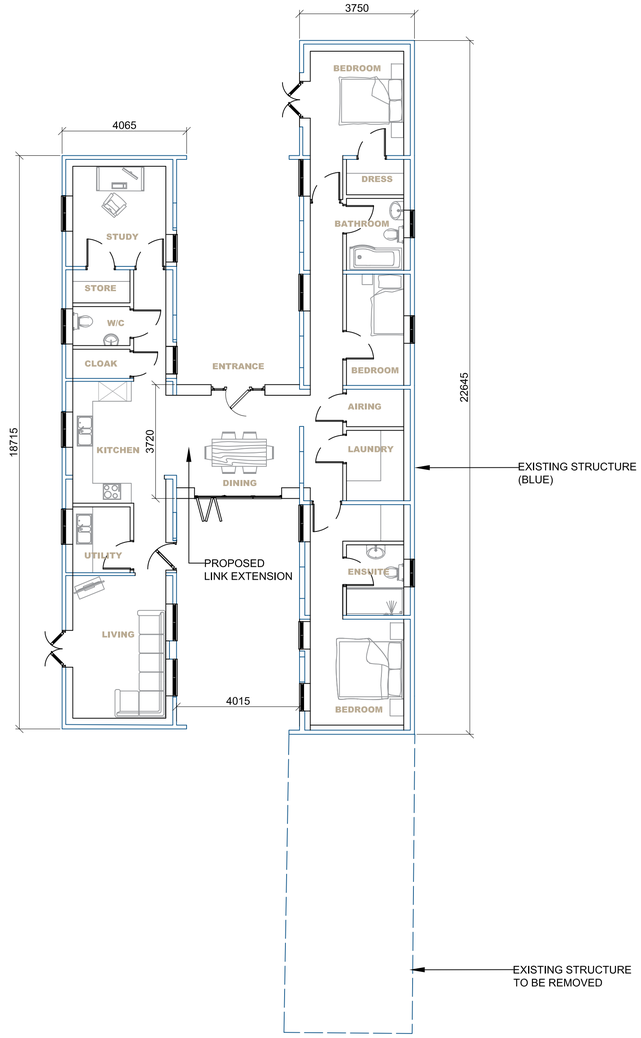
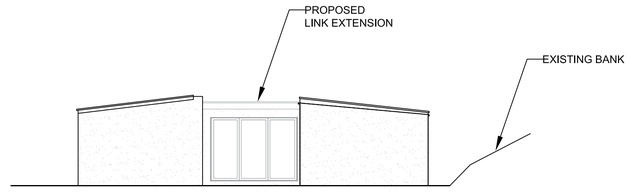


EAST ELEVATION



FLOOR PLAN



SOUTH ELEVATION

FLOOR PLAN & ELEVATIONS

Scale 1:100

NOTES:
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1:100
0 5 m 10 m 15 m 20 m

N W E S

Rev	Date	Description	Dwn	Chk
Rev.	Date.	Amendment.	Drawn	Checked

PROJECT
HAYNES
CREETING HILLS FARM
IP6 8PZ

TITLE
PROPOSED DWELLING
PLAN & ELEVATIONS

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN @A1	02/22	EB	HD

JOB NO.	DRAWING NO.	REVISION
HCH/HD22/038	100_02	

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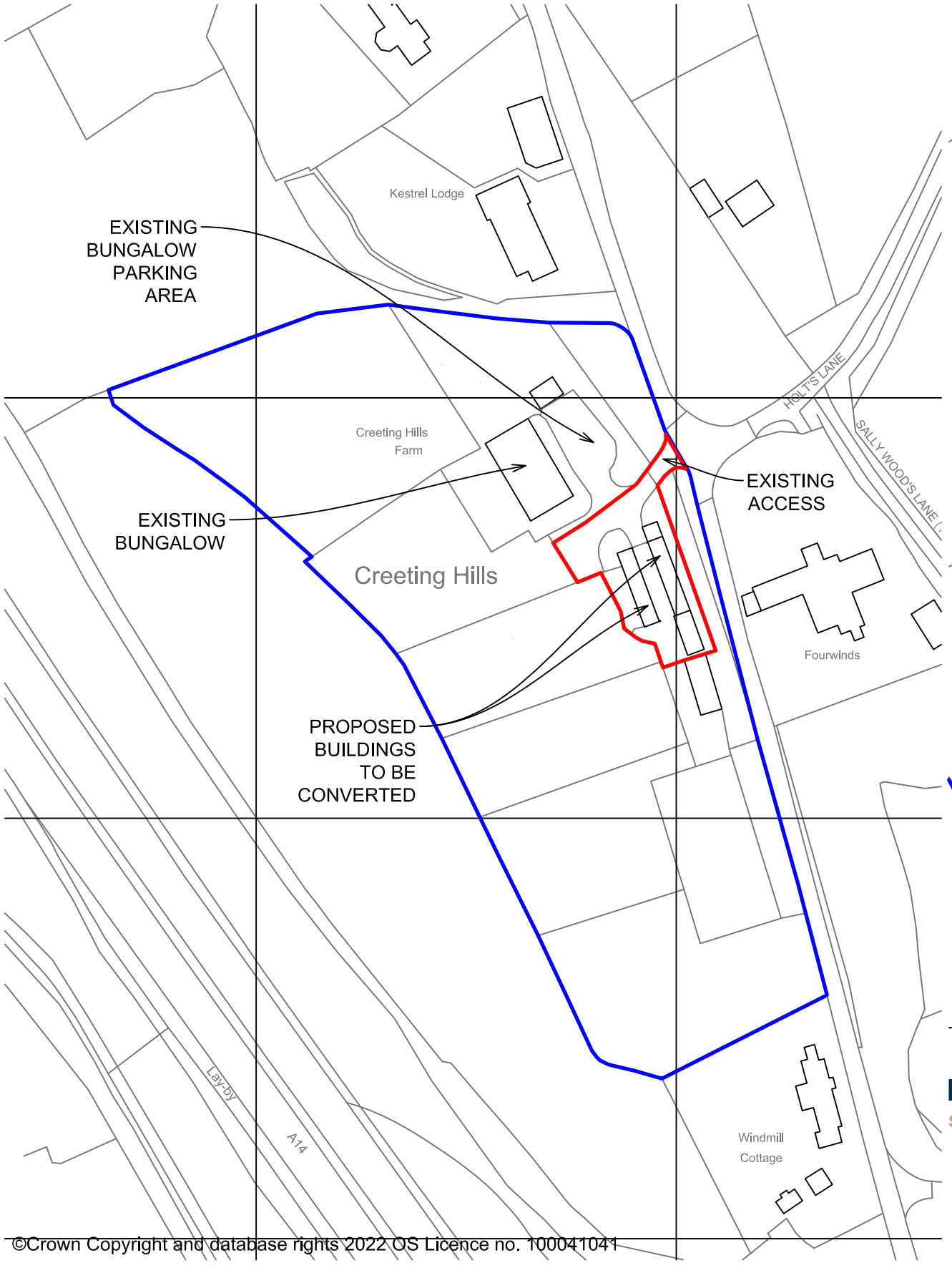
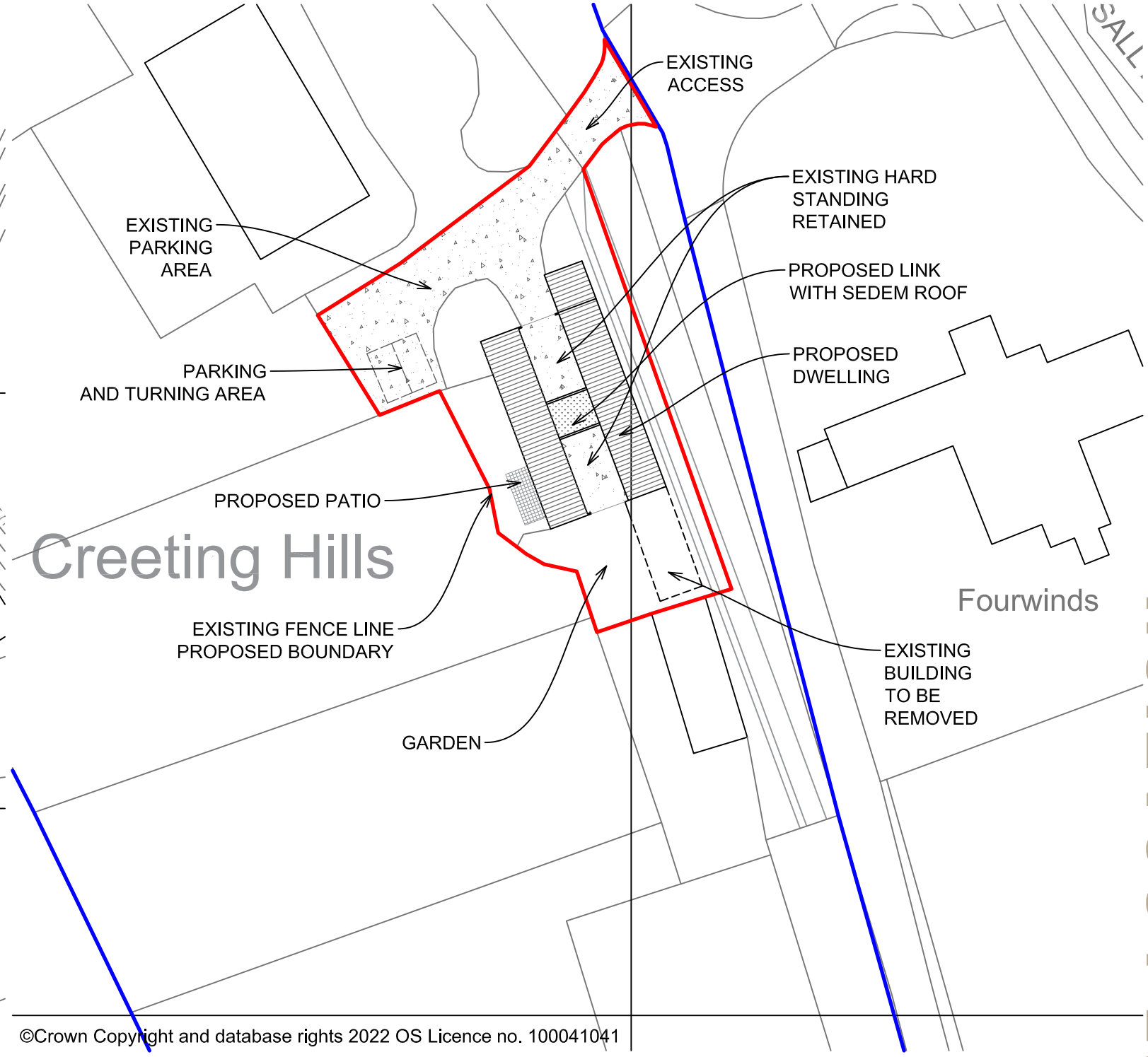
PLANNING

Appendix B – Site Location Plan



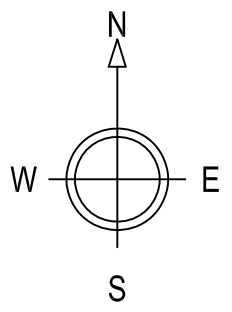
LOCATION PLAN

Scale 1:1250



BLOCK PLAN

Scale 1:500



1:1250

0 50 m 100 m 150 m 200 m

0 10 m 50 m 80 m

1:500

NOTES:
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4. Ordnance Survey Paper Map Copying Licence Number: 100039456.

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Rev	Date	Description	Dwn	Chk
Rev.	Date.	Amendment.	Drawn.	Checked.

PROJECT
HAYNES
CREETING HILLS FARM
IP6 8PZ

TITLE
PROPOSED DWELLING
SITE LOCATION & BLOCK PLAN

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN @A3	02/22	EB	HD

JOB NO.	DRAWING NO.	REVISION
HCH/HD22/038	100_03	

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SITE LOCATION

Appendix C – Site Photographs

Figure 1: View along All Saints Road to the south-east.

Figure 2: View along All Saints Road to the north-west.

Figure 3: View of access to the site.

Figure 4: View of self-bunded oil tank.

Figure 5: View of fuel container for vehicles.

Figure 6: View of various timbers stored on site.

Figure 7: View through the site.

Figure 8: Possible ACM roofing material.

Figure 9: Various materials stockpiled on site.

Appendix D – GroundSure Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Order Details

Date: 25/07/2022

Your ref: IE22-052

Our Ref: GS-8927824

Site Details

Location: 609693 255658

Area: 0.09 ha

Authority: Mid Suffolk District Council

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	1	4	15	10	-
15	1.2	Historical tanks	0	0	1	0	-
15	1.3	Historical energy features	0	0	0	0	-
15	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
17	2.1	Historical industrial land uses	1	5	18	11	-
19	2.2	Historical tanks	0	0	1	0	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	2	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	1	5	1	-
23	3.4	Historical landfill (EA/NRW records)	0	1	5	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	5	1	-
26	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
27	4.1	Recent industrial land uses	0	0	0	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-

28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	**4.17**	**List 2 Dangerous Substances**	0	0	1	0	-
31	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	1	0	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
32	**5.1**	**Superficial aquifer**	Identified (within 500m)				
34	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
36	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
37	**5.4**	**Groundwater vulnerability- soluble rock risk**	Identified (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38	**5.6**	**Groundwater abstractions**	0	0	2	0	25
44	**5.7**	**Surface water abstractions**	0	0	0	0	4
45	**5.8**	**Potable abstractions**	0	0	0	0	2
46	**5.9**	**Source Protection Zones**	1	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
47	6.1	Water Network (OS MasterMap)	0	0	0	-	-

47	6.2	Surface water features	0	0	0	-	-
48	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
48	**6.4**	**WFD Surface water bodies**	0	0	0	-	-
49	**6.5**	**WFD Groundwater bodies**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
50	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
50	7.2	Historical Flood Events	0	0	0	-	-
50	7.3	Flood Defences	0	0	0	-	-
51	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52	7.6	Flood Zone 2	None (within 50m)				
52	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
53	**8.1**	**Surface water flooding**	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
55	**9.1**	**Groundwater flooding**	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
56	**10.1**	**Sites of Special Scientific Interest (SSSI)**	0	1	2	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58	**10.6**	**Local Nature Reserves (LNR)**	0	0	0	0	2
58	10.7	Designated Ancient Woodland	0	0	0	0	0
58	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0

59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60	**10.16**	**Nitrate Vulnerable Zones**	2	0	0	2	0
61	**10.17**	**SSSI Impact Risk Zones**	2	-	-	-	-
62	**10.18**	**SSSI Units**	0	1	3	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64	11.4	Listed Buildings	0	0	0	-	-
65	11.5	Conservation Areas	0	0	0	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
65	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
66	**12.1**	**Agricultural Land Classification**	Grade 3a (within 250m)				
67	12.2	Open Access Land	0	0	0	-	-
67	**12.3**	**Tree Felling Licences**	0	0	5	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	**12.5**	**Countryside Stewardship Schemes**	0	1	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
69	**13.1**	**Priority Habitat Inventory**	0	0	5	-	-
70	**13.2**	**Habitat Networks**	1	0	1	-	-
70	13.3	Open Mosaic Habitat	0	0	0	-	-
70	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
71	**14.1**	**10k Availability**	Identified (within 500m)				
72	**14.2**	**Artificial and made ground (10k)**	0	0	5	6	-
74	**14.3**	**Superficial geology (10k)**	1	0	3	7	-

75	14.4	Landslip (10k)	0	0	0	0	-
76	14.5	Bedrock geology (10k)	1	0	1	3	-
77	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
78	15.1	50k Availability	Identified (within 500m)				
79	15.2	Artificial and made ground (50k)	0	0	1	2	-
80	15.3	Artificial ground permeability (50k)	0	0	-	-	-
81	15.4	Superficial geology (50k)	1	0	3	6	-
82	15.5	Superficial permeability (50k)	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83	15.8	Bedrock geology (50k)	1	0	1	1	-
84	15.9	Bedrock permeability (50k)	Identified (within 50m)				
84	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
85	16.1	BGS Boreholes	0	0	8	-	-
Page	Section	Natural ground subsidence					
87	17.1	Shrink swell clays	Negligible (within 50m)				
88	17.2	Running sands	Low (within 50m)				
90	17.3	Compressible deposits	Negligible (within 50m)				
91	17.4	Collapsible deposits	Very low (within 50m)				
92	17.5	Landslides	Very low (within 50m)				
93	17.6	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
94	18.1	Natural cavities	0	0	0	1	-
95	18.2	BritPits	0	0	1	2	-
96	18.3	Surface ground workings	1	5	20	-	-
97	18.4	Underground workings	0	0	0	0	0
97	18.5	Historical Mineral Planning Areas	2	0	3	2	-

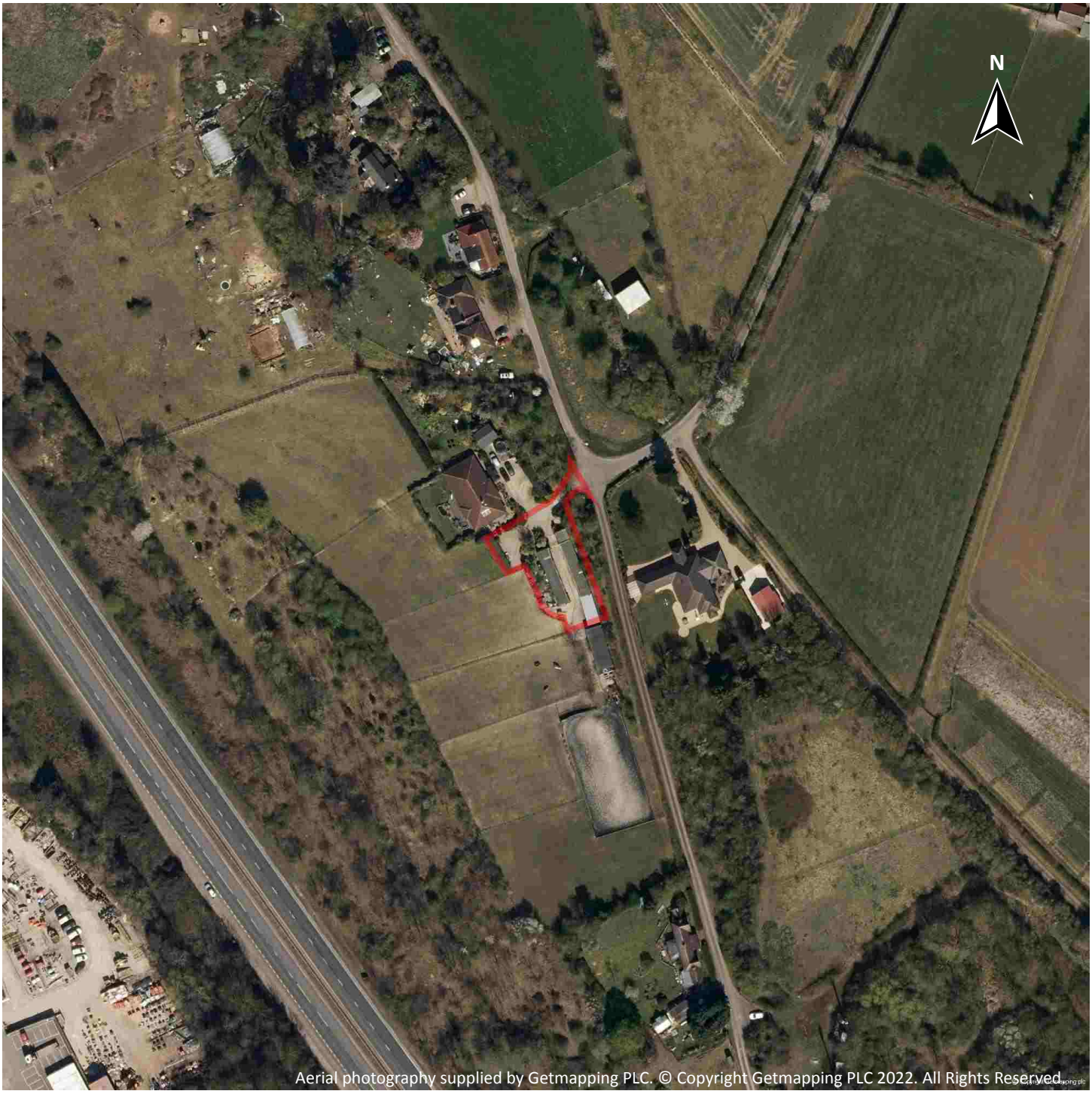
98	**18.6**	**Non-coal mining**	0	0	0	3	6
99	18.7	Mining cavities	0	0	0	0	0
99	18.8	JPB mining areas	None (within 0m)				
99	18.9	Coal mining	None (within 0m)				
100	18.10	Brine areas	None (within 0m)				
100	18.11	Gypsum areas	None (within 0m)				
100	18.12	Tin mining	None (within 0m)				
100	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
101	**19.1**	**Radon**	Less than 1% (within 0m)				

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
102	**20.1**	**BGS Estimated Background Soil Chemistry**	2	1	-	-	-
102	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
102	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
103	21.1	Underground railways (London)	0	0	0	-	-
103	21.2	Underground railways (Non-London)	0	0	0	-	-
103	21.3	Railway tunnels	0	0	0	-	-
103	21.4	Historical railway and tunnel features	0	0	0	-	-
103	21.5	Royal Mail tunnels	0	0	0	-	-
104	21.6	Historical railways	0	0	0	-	-
104	21.7	Railways	0	0	0	-	-
104	21.8	Crossrail 1	0	0	0	0	-
104	21.9	Crossrail 2	0	0	0	0	-
104	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 05/04/2020

Site Area: 0.09ha

Recent site history - 2017 aerial photograph

Capture Date: 19/06/2017

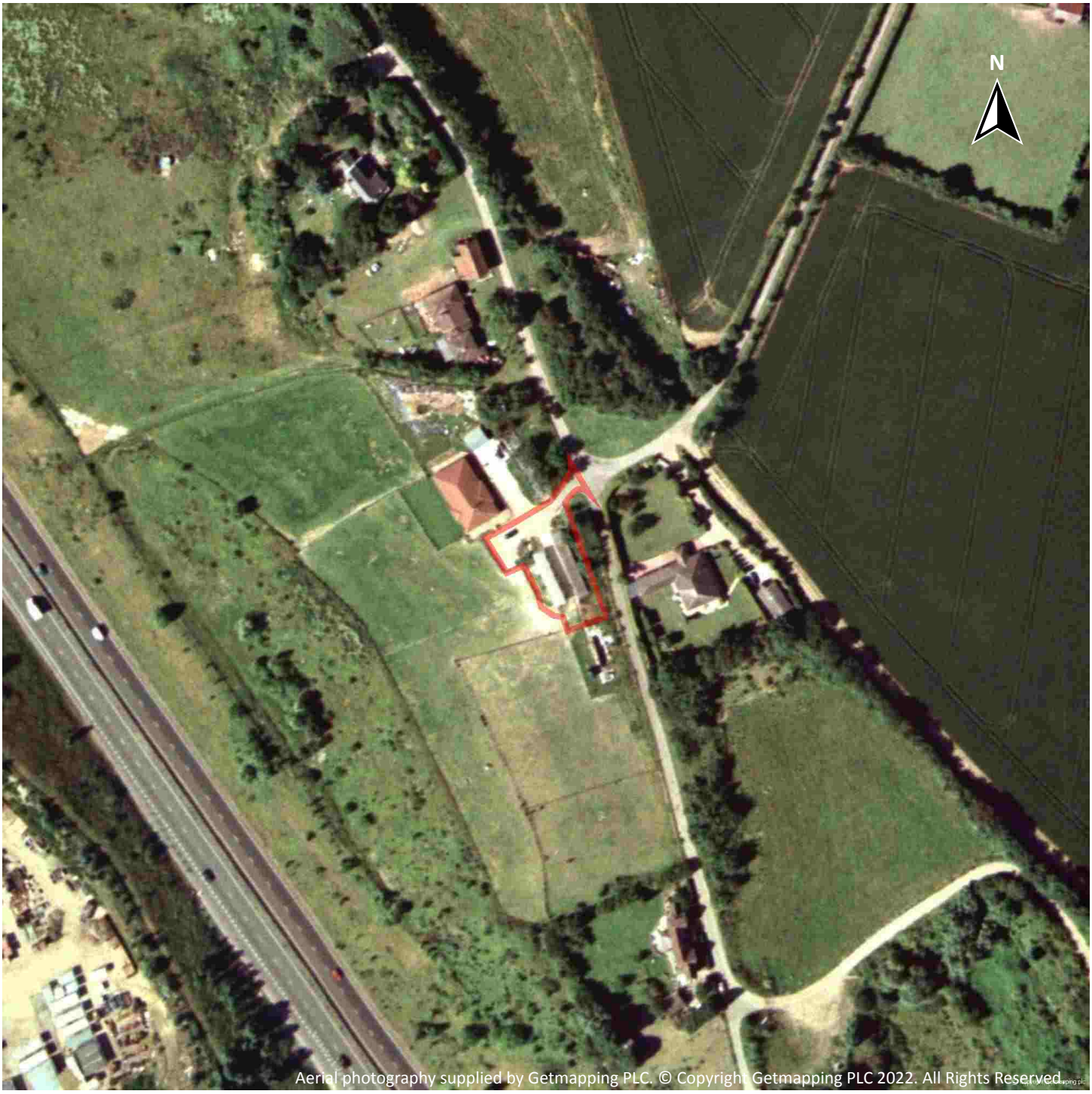
Site Area: 0.09ha

Recent site history - 2014 aerial photograph

Capture Date: 15/05/2014

Site Area: 0.09ha

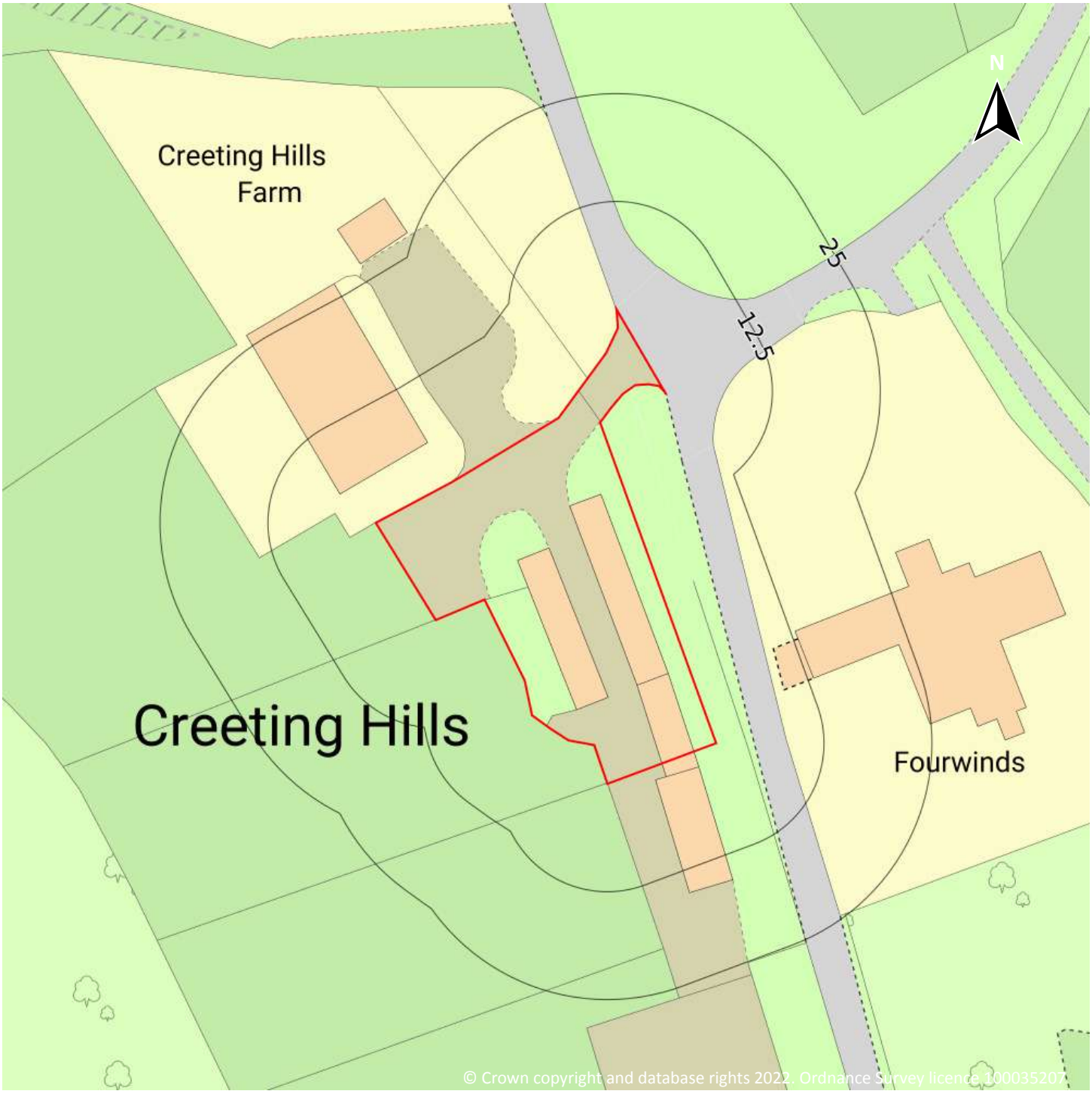
Recent site history - 1999 aerial photograph



Capture Date: 25/06/1999

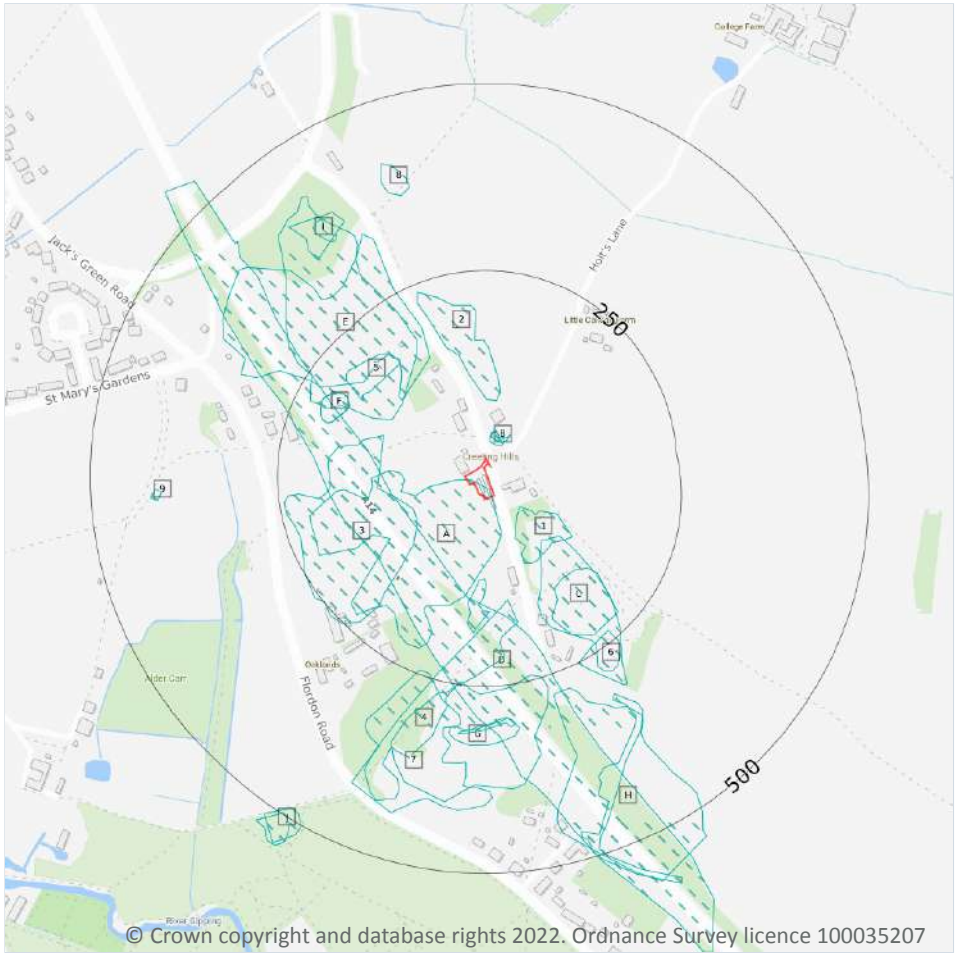
Site Area: 0.09ha

OS MasterMap site plan



Site Area: 0.09ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

1.1 Historical industrial land uses

Records within 500m	30

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Gravel Pits**	**1957**	**2321091**

ID	Location	Land use	Dates present	Group ID
B	22m NE	Unspecified Pit	1957	2338271
B	27m NE	Unspecified Pit	1884	2333759
B	27m NE	Unspecified Pit	1905	2339326
1	38m SE	Unspecified Pit	1969 - 1976	2333814
2	78m N	Unspecified Pit	1969 - 1976	2343130
3	81m SW	Gravel Pit	1969	2324153
C	88m SE	Unspecified Pit	1957	2344491
D	91m SW	Cuttings	1976	2318716
D	107m S	Unspecified Pits	1957	2317149
E	123m NW	Gravel Pit	1957	2334476
E	131m NW	Gravel Pit	1969	2342594
4	138m S	Gravel Pit	1957	2328549
C	143m SE	Unspecified Ground Workings	1969 - 1976	2335294
5	169m NW	Unspecified Ground Workings	1905	2317990
F	180m NW	Unspecified Pit	1905	2316508
F	180m NW	Sand Pit	1884	2322166
6	236m SE	Unspecified Pit	1969 - 1976	2330035
G	243m S	Gravel Pit	1969	2339858
7	244m S	Gravel Pit	1976	2328730
H	276m S	Gravel Pit	1957	2324193
G	293m S	Gravel Pit	1905	2332431
G	294m S	Unspecified Ground Workings	1957	2317991
H	310m SE	Unspecified Ground Workings	1969	2317992
I	346m NW	Unspecified Pit	1905	2316507
I	352m NW	Sand Pit	1884	2322165
8	368m N	Unspecified Pit	1969	2316506
9	406m W	Pumping Station	1976	2323200
J	487m SW	Unspecified Pit	1969 - 1976	2335091

ID	Location	Land use	Dates present	Group ID
J	498m SW	Unspecified Quarry	1957	2317777

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	1

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	154m SW	Unspecified Tank	1967	415523

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

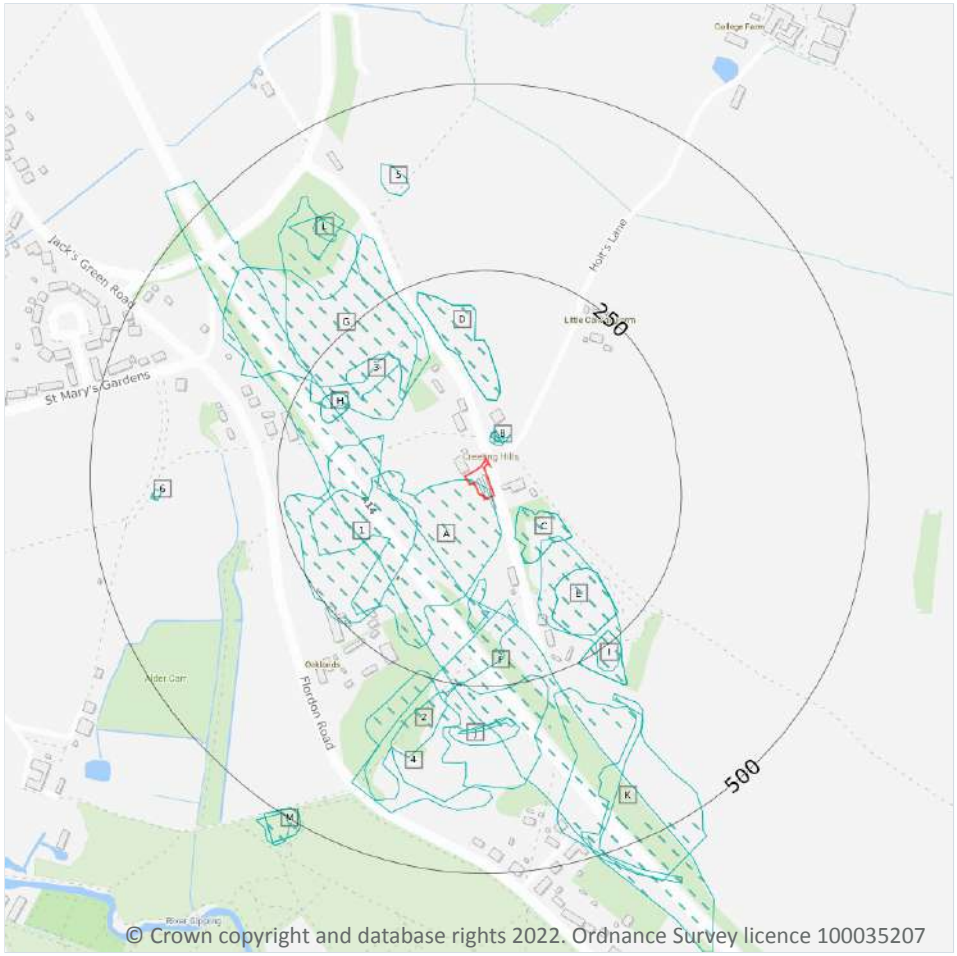
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

2.1 Historical industrial land uses

Records within 500m	35

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Gravel Pits**	**1957**	**2321091**
B	22m NE	Unspecified Pit	1957	2338271
B	27m NE	Unspecified Pit	1905	2339326

ID	Location	Land Use	Date	Group ID
B	27m NE	Unspecified Pit	1884	2333759
C	38m SE	Unspecified Pit	1976	2333814
C	38m SE	Unspecified Pit	1969	2333814
D	78m N	Unspecified Pit	1976	2343130
D	78m N	Unspecified Pit	1969	2343130
1	81m SW	Gravel Pit	1969	2324153
E	88m SE	Unspecified Pit	1957	2344491
F	91m SW	Cuttings	1976	2318716
F	107m S	Unspecified Pits	1957	2317149
G	123m NW	Gravel Pit	1957	2334476
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4	244m S	Gravel Pit	1976	2328730
K	276m S	Gravel Pit	1957	2324193
J	293m S	Gravel Pit	1905	2332431
J	294m S	Unspecified Ground Workings	1957	2317991
K	310m SE	Unspecified Ground Workings	1969	2317992
L	346m NW	Unspecified Pit	1905	2316507
L	352m NW	Sand Pit	1884	2322165
5	368m N	Unspecified Pit	1969	2316506

ID	Location	Land Use	Date	Group ID
6	406m W	Pumping Station	1976	2323200
M	487m SW	Unspecified Pit	1976	2335091
M	487m SW	Unspecified Pit	1969	2335091
M	498m SW	Unspecified Quarry	1957	2317777

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**1**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
A	154m SW	Unspecified Tank	1967	415523

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**0**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**0**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

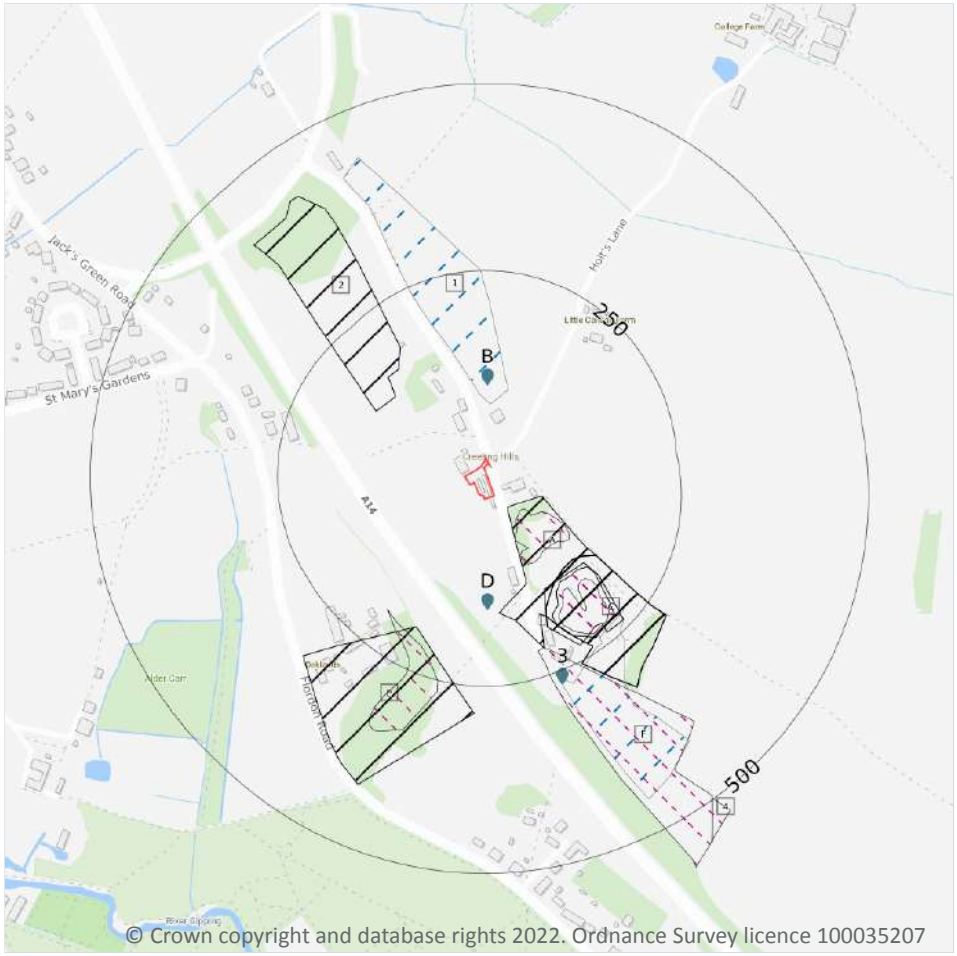
2.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Active or recent landfill

Historical landfill (EA/NRW)

Historical landfill (LA/OS)

Licensed waste sites

3.1 Active or recent landfill

Records within 500m	2

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on **page 21**

ID	Location	Details	
1	72m N	Operator: Huggins Frank K Site Address: Land/ Premises At, Sally Woods Lane, Creeting St Mary, Suffolk, IP6 6PT	WML Number: 70698 EPR Reference: HUG001 Landfill type: A05: Landfill taking Non-Biodegradeable Wastes Status: Closure IPPC Reference: - EPR Number: EA/EPR/HP3595NX/A001

ID	Location	Details	
F	231m SE	Operator: J Breheny Contractors Ltd Site Address: Land/ Premises At, Sallywoods Lane, Creeting St Mary, Needham Market, Suffolk, IP6 8NH	WML Number: 70724 EPR Reference: BRE002 Landfill type: A05: Landfill taking Non-Biodegradeable Wastes Status: Closure IPPC Reference: - EPR Number: EA/EPR/CP3795NU/A001

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	**0**

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	**7**

Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on **page 21**

ID	Location	Site address	Source	Data type
A	40m SE	Refuse Tip	1984 mapping	Polygon
C	145m SE	Refuse Tip	1967 mapping	Polygon
C	145m SE	Refuse Tip	1984 mapping	Polygon
C	157m SE	Refuse Tip	1978 mapping	Polygon
E	196m SW	Refuse Tip	1984 mapping	Polygon
F	213m S	Refuse Tip	1984 mapping	Polygon
4	498m SE	Refuse Tip	1987 mapping	Polygon

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	6

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on **page 21**

ID	Location	Details		
A	23m SE	Site Address: Creeting Hills, Creeting Hills, Creeting St Mary Licence Holder Address: Flordon Road, Creeting St Mary, Ipswich	Waste Licence: Yes Site Reference: SFK/LS/034/01 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: AZ1/L/BRE001 Licence Issue: 28/07/1989 Licence Surrender: 10/02/2004	Operator: Breheny Contractors Limited Licence Holder: Breheny Limited First Recorded 28/07/1989 Last Recorded: -
C	134m SE	Site Address: Off Sally Wood's Lane, Creeting St Mary Licence Holder Address: -	Waste Licence: Yes Site Reference: 907/01/13/09 Waste Type: Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 19/03/1987 Licence Surrender: 07/02/1992	Operator: ICI Paints Division Licence Holder: - First Recorded 31/12/1961 Last Recorded: 06/02/1992
C	134m SE	Site Address: Creeting Pits, Creeting Pits, Flordon Road, Creeting St Mary Licence Holder Address: Needham Market	Waste Licence: Yes Site Reference: 907/01/13/25 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 15/06/1987 Licence Surrender: -	Operator: Breheny Contractors Limited Licence Holder: Breheny Contractors Limited First Recorded 15/06/1987 Last Recorded: 31/12/1989
2	140m NW	Site Address: Creeting Hills, Creeting Hills, Creeting St Mary Licence Holder Address: -	Waste Licence: - Site Reference: SFK/LS/034, MS10 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: J Breheny Contractors Limited Licence Holder: - First Recorded 31/12/1989 Last Recorded: -
C	141m SE	Site Address: Sally Woods Lane, Creeting St Mary Licence Holder Address: -	Waste Licence: - Site Reference: FSMS 17 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: ICI Licence Holder: - First Recorded 31/12/1982 Last Recorded: 31/12/1992

ID	Location	Details		
E	193m SW	Site Address: Creeting Pits, Creeting Pits, Flordon Road, Creeting St Mary Licence Holder Address: Needham Market	Waste Licence: Yes Site Reference: 907/01/13/25, FSMS 2 Waste Type: Inert, Industrial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 15/06/1987 Licence Surrender: -	Operator: Breheny Contractors Limited Licence Holder: Breheny Contractors Limited First Recorded 15/06/1987 Last Recorded: 31/12/1990

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	**6**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on **page 21**

ID	Location	Details		
B	107m N	Site Name: Sally Woods Lane Landfill Site Address: Sally Woods Lane, Creeting St Mary, Suffolk Correspondence Address: Kestrel Lodge, Creeting St Mary, Suffolk, IP6 8PT	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HUG001 EPR reference: - Operator: Huggins F K Waste Management licence No: 70698 Annual Tonnage: 0	Issue Date: 22/11/1993 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	107m N	Site Name: Sally Woods Lane Landfill Site Address: Sally Woods Lane, Creeting St Mary, Suffolk, IP6 8PU Correspondence Address: Florodon Road, Creeting St Mary, Suffolk, IP6 8NH	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HUG001 EPR reference: - Operator: Huggins F K Waste Management licence No: 70698 Annual Tonnage: 0	Issue Date: 22/11/1993 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	107m N	Site Name: Sally Woods Lane Landfill Site Address: Land/ Premises At, Sally Woods Lane, Creeting St Mary, Suffolk, IP6 6PT Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HUG001 EPR reference: EA/EPR/HP3595NX/A001 Operator: Huggins Frank K Waste Management licence No: 70698 Annual Tonnage: 4999	Issue Date: 22/11/1993 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
D	137m S	Site Name: Breheny Contractors Site Address: Creeting Hills, Creeting St Mary, Needham Market, Suffol Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRE001 EPR reference: EA/EPR/HP3895NC/S002 Operator: Breheny Contractors Ltd Waste Management licence No: 70699 Annual Tonnage: 150000	Issue Date: 28/07/1989 Effective Date: - Modified: - Surrendered Date: Feb 10 2004 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
D	137m S	Site Name: Breheny Contractors Site Address: Creeting Hills, Creeting St Mary, Needham Market, Suffol Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRE001 EPR reference: EA/EPR/HP3895NC/S002 Operator: Breheny Contractors Ltd Waste Management licence No: 70699 Annual Tonnage: 150000	Issue Date: 28/07/1989 Effective Date: - Modified: - Surrendered Date: Feb 10 2004 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered

ID	Location	Details		
3	258m S	Site Name: Creeting Hills Site Address: Land/ Premises At, Sallywoods Lane, Creeting St Mary, Needham Market, Suffolk, IP6 8NH Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRE002 EPR reference: EA/EPR/CP3795NU/A001 Operator: J Breheny Contractors Ltd Waste Management licence No: 70724 Annual Tonnage: 5000	Issue Date: 18/10/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure

This data is sourced from the Environment Agency and Natural Resources Wales.

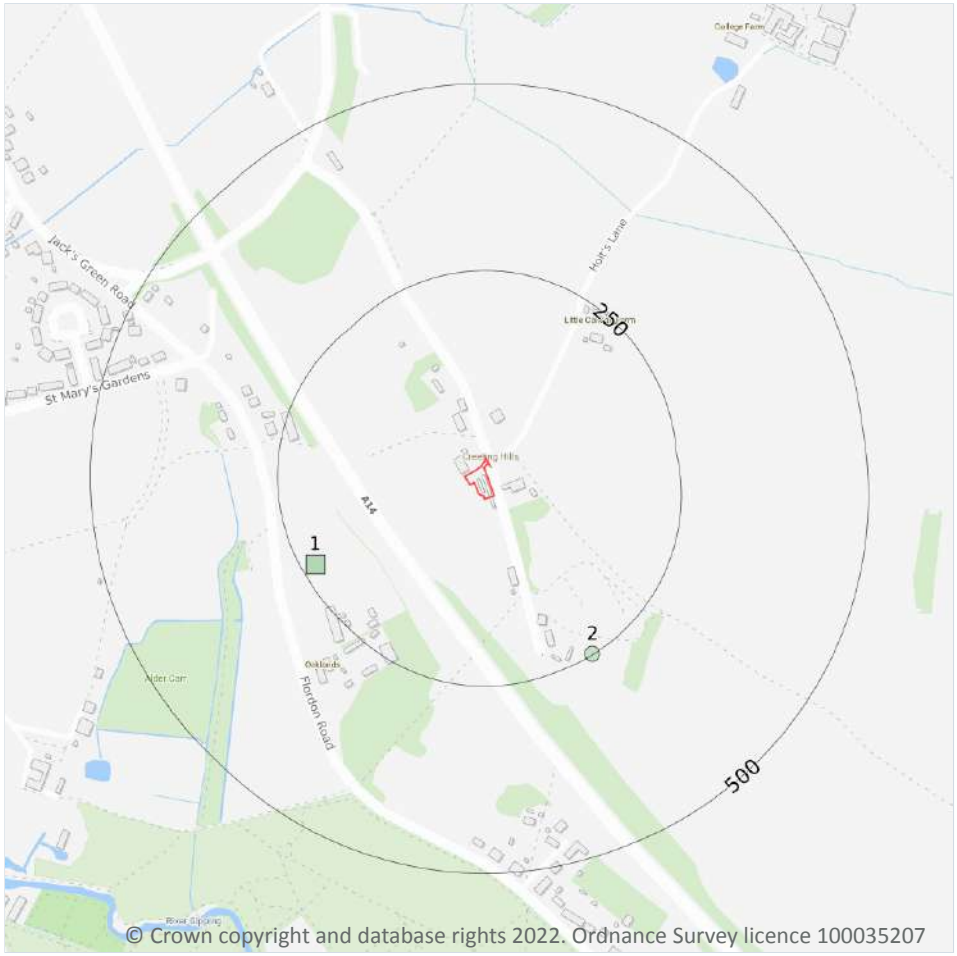
3.7 Waste exemptions

Records within 500m	**0**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



Site Outline

Search buffers in metres (m)

List 2 Dangerous Substances

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	1

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Name	Status	Receiving Water	Authorised Substances
1	232m SW	J Breheny Contractors Limited	Not Active	Na	pH

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Details	
2	249m SE	Incident Date: 12/05/2001 Incident Identification: 7423 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

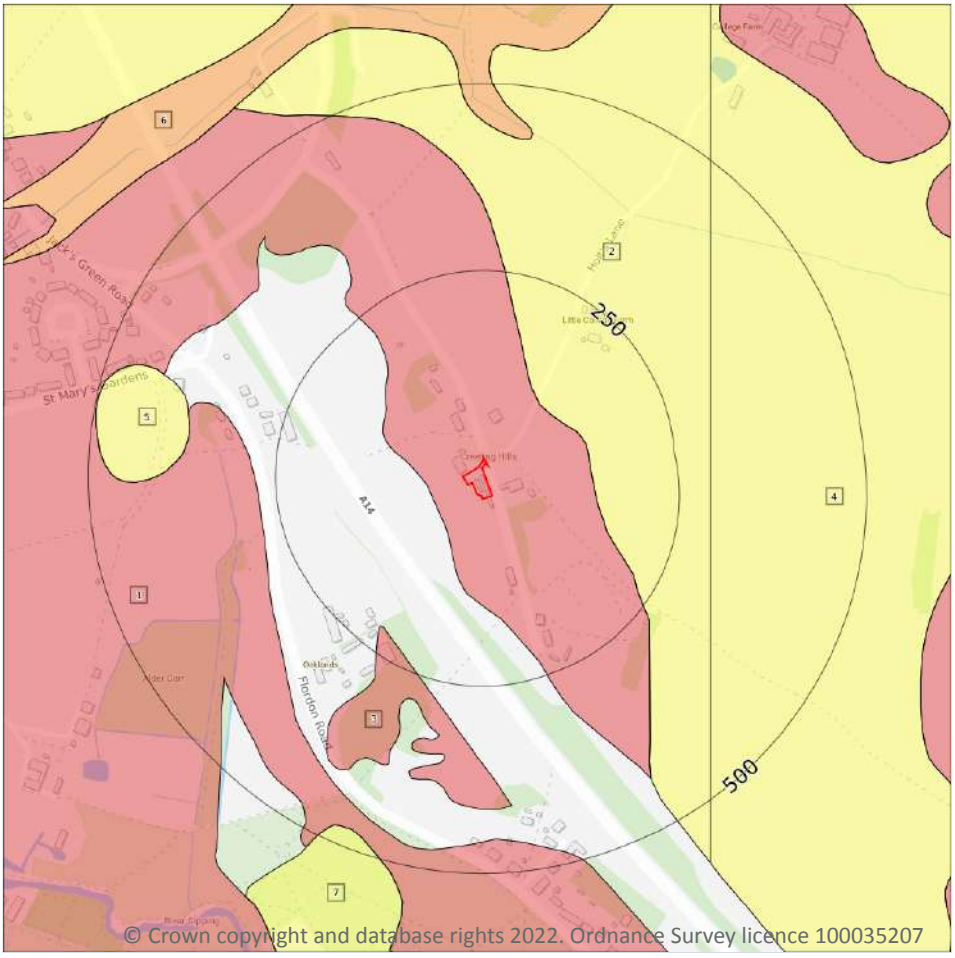
4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m **7**

Aquifer status of groundwater held within superficial geology.

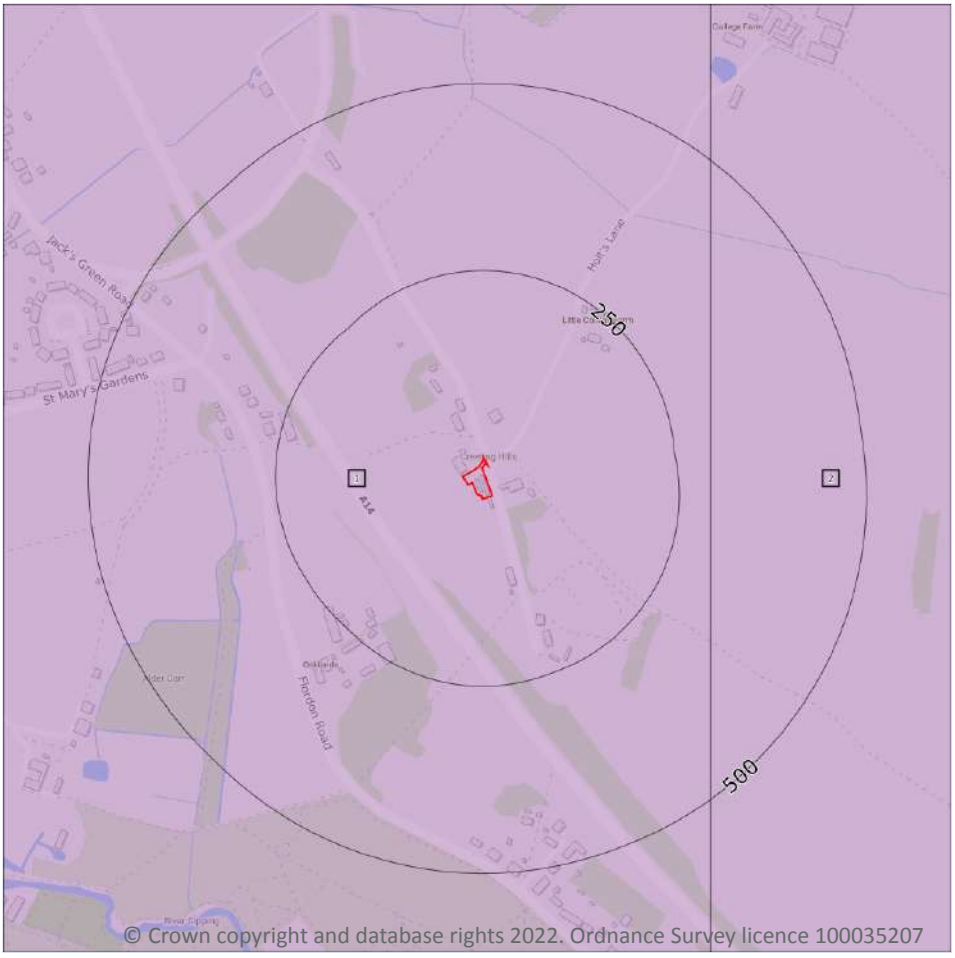
Features are displayed on the Hydrogeology map on **page 32**

ID	Location	Designation	Description
1	**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**
2	104m NE	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

ID	Location	Designation	Description
3	216m SW	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
4	291m E	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
5	370m W	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	428m N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
7	475m S	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

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	2

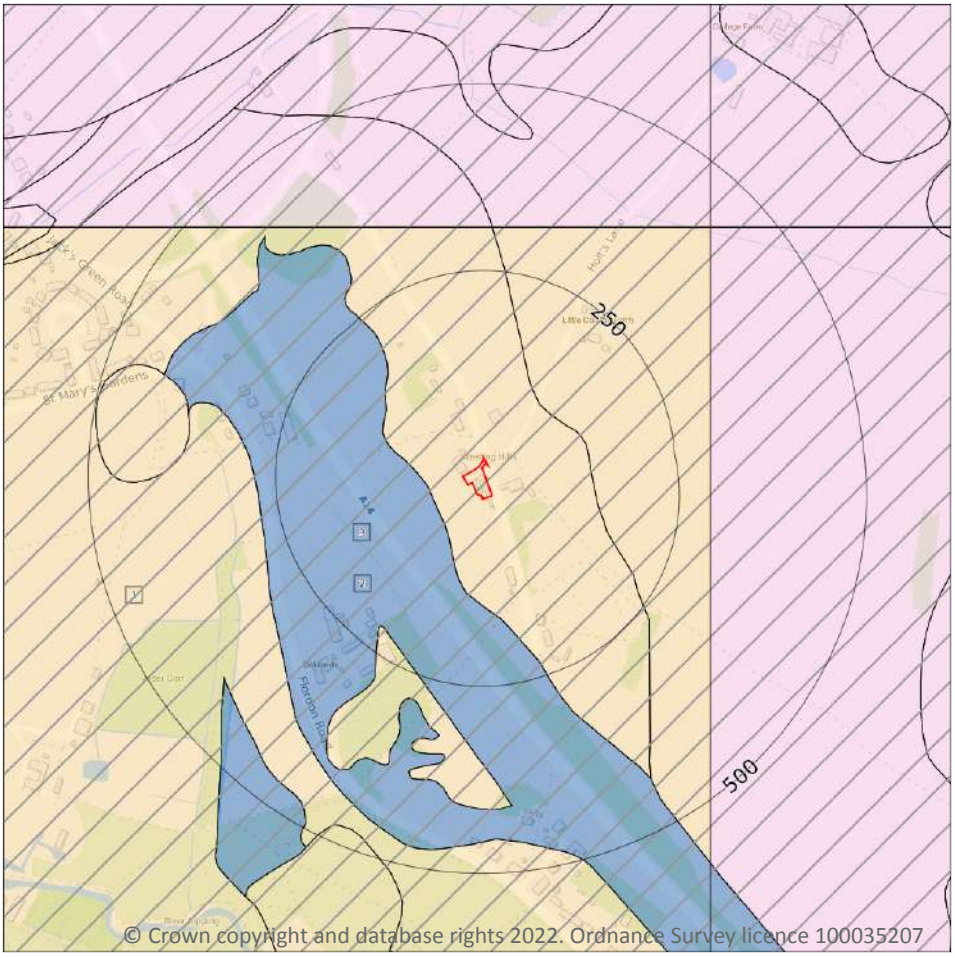
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 34**

ID	Location	Designation	Description
1	**On site**	**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**
2	291m E	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

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 36**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: <300mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures**
3	48m SW	Summary Classification: Principal bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**1**

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	**Very significant soluble rocks are likely to be present with a high possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, especially in adverse conditions such as concentrated surface or subsurface water flow.**	**1.0%**

This data is sourced from the British Geological Survey and the Environment Agency.

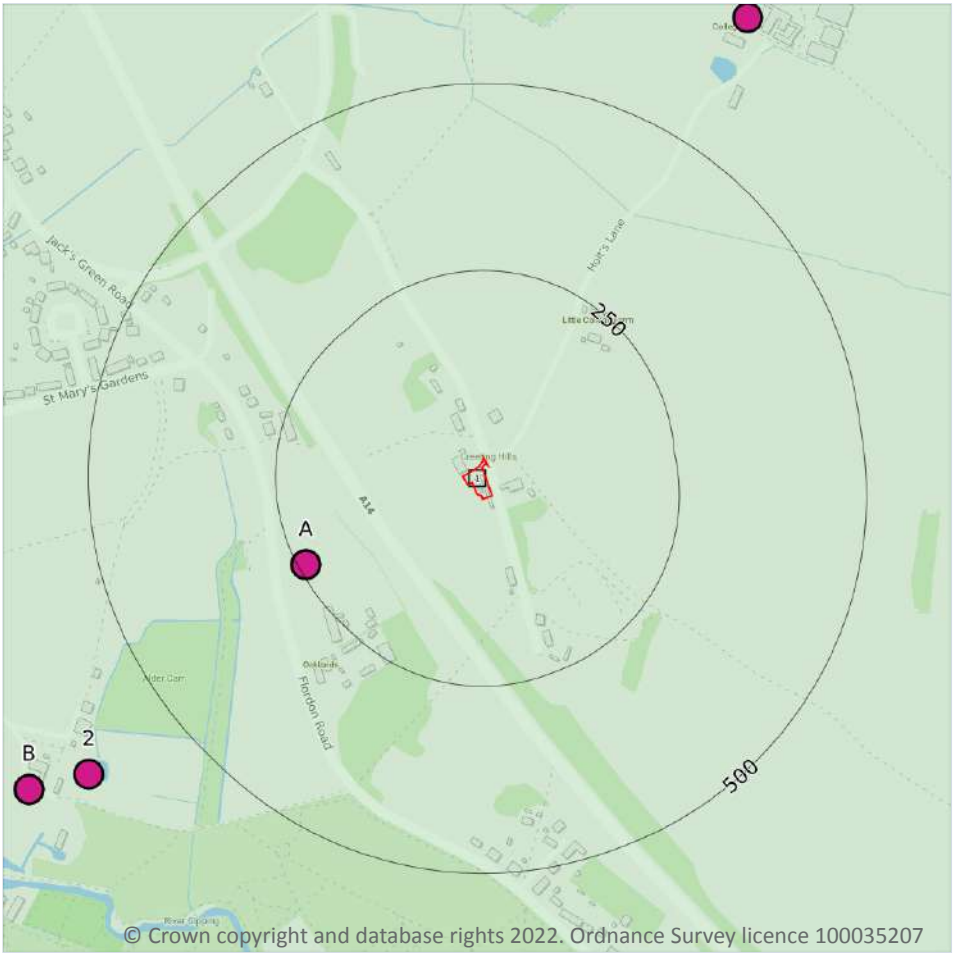
5.5 Groundwater vulnerability- local information

Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	27

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 38**

ID	Location	Details	
A	240m SW	Status: Historical Licence No: 7/35/08/*G/0124 Details: Mineral Washing Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE NR BROOM HILL,CREET.ST M. Data Type: Point Name: J BREHENY CONTRACTORS LTD Easting: 609460 Northing: 255550	Annual Volume (m^3): 36364 Max Daily Volume (m^3): 118 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/06/1990 Version End Date: -
A	240m SW	Status: Historical Licence No: 7/35/08/*G/0124 Details: Mineral Washing Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE NR BROOM HILL, CREETING ST MARY Data Type: Point Name: Breheny Civil Engineering Limited Easting: 609460 Northing: 255550	Annual Volume (m^3): 36364 Max Daily Volume (m^3): 118 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/01/2017 Version End Date: -
2	636m SW	Status: Active Licence No: 7/35/08/*G/0176 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: SEEP RES AT ALDER CARR FM Data Type: Point Name: HARDINGHAM Easting: 609170 Northing: 255270	Annual Volume (m^3): 5,000 Max Daily Volume (m^3): 153.20 Original Application No: - Original Start Date: 01/05/1971 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1991 Version End Date: -
3	685m NE	Status: Historical Licence No: 7/35/08/*G/0018 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT CREETING COLLEGE FM Data Type: Point Name: GREY Easting: 610050 Northing: 256280	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/05/1971 Version End Date: -
B	713m SW	Status: Historical Licence No: 7/35/08/*G/0176 Details: Spray Irrigation - Storage Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT HOUGHTON PARK FM,C S M Data Type: Point Name: HARDINGHAM Easting: 609090 Northing: 255250	Annual Volume (m^3): 5000 Max Daily Volume (m^3): 153.2 Original Application No: - Original Start Date: 01/05/1971 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1991 Version End Date: -

ID	Location	Details	
B	713m SW	Status: Active Licence No: 7/35/08/*G/0176 Details: Spray Irrigation - Storage Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT HOUGHTON PARK FARM, CREETING ST MARY Data Type: Point Name: HARDINGHAM Easting: 609090 Northing: 255250	Annual Volume (m^3): 5,000 Max Daily Volume (m^3): 153.20 Original Application No: - Original Start Date: 01/05/1971 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1991 Version End Date: -
-	859m S	Status: Historical Licence No: 7/35/08/*G/0207 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELLPOINT AT MILL MEADOWS Data Type: Point Name: MID-SUFFOLK DISTRICT COUNCIL Easting: 609500 Northing: 254800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/05/1994 Expiry Date: - Issue No: 101 Version Start Date: 23/03/2001 Version End Date: -
-	999m NW	Status: Historical Licence No: 7/35/08/*G/0149 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT WATERING FM,CREET ST M Data Type: Point Name: JARDINE Easting: 608880 Northing: 256280	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1987 Version End Date: -
-	1013m SW	Status: Historical Licence No: 7/35/08/*G/0221 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT VAN DEN BERGH FOODS LTD, NEEDHAM MARKET Data Type: Point Name: VAN DEN BERGH FOODS LTD Easting: 609000 Northing: 254900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: 31-Dec-14 Issue No: 1 Version Start Date: 17/11/1999 Version End Date: -
-	1013m SW	Status: Historical Licence No: 7/35/08/*G/0221 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEEDHAM MARKET Data Type: Point Name: UNILEVER BESTFOODS UK LTD Easting: 609000 Northing: 254900	Annual Volume (m^3): 68190 Max Daily Volume (m^3): 364 Original Application No: - Original Start Date: - Expiry Date: 31/12/2014 Issue No: 2 Version Start Date: 01/07/2003 Version End Date: -

ID	Location	Details	
-	1073m NW	Status: Historical Licence No: 7/35/08/*G/0149 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT WATERING FM,CREET ST M Data Type: Point Name: JARDINE Easting: 608850 Northing: 256360	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1987 Version End Date: -
-	1263m N	Status: Historical Licence No: 7/35/08/*G/0149 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL OFF CHURCH LANE,C ST MARY Data Type: Point Name: JARDINE Easting: 609240 Northing: 256870	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1987 Version End Date: -
-	1434m SE	Status: Historical Licence No: 7/35/08/*G/0045 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT RIVERSIDE FM,CREETING Data Type: Point Name: BIDDLE Easting: 610410 Northing: 254390	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: 01/02/1966 Version End Date: -
-	1490m S	Status: Historical Licence No: 7/35/08/*G/0125 Details: Mineral Washing Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEEDHAM CHALKS, NEEDHAM MARKET Data Type: Point Name: NEEDHAM CHALKS LTD Easting: 609300 Northing: 254200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 101 Version Start Date: 17/11/1999 Version End Date: -
-	1490m S	Status: Historical Licence No: 7/35/08/*G/0125 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT NEEDHAM CHALKS, NEEDHAM MARKET Data Type: Point Name: NEEDHAM CHALKS LTD Easting: 609300 Northing: 254200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 101 Version Start Date: 17/11/1999 Version End Date: -

ID	Location	Details	
-	1531m NW	Status: Historical Licence No: 7/35/08/*G/0149 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT GROVE FM,CREETING ST P Data Type: Point Name: JARDINE Easting: 608530 Northing: 256690	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1987 Version End Date: -
-	1531m NW	Status: Historical Licence No: 7/35/08/*G/0149 Details: Water Bottling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT GROVE FM,CREETING ST P Data Type: Point Name: JARDINE Easting: 608530 Northing: 256690	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 101 Version Start Date: 17/10/2002 Version End Date: -
-	1531m NW	Status: Active Licence No: 7/35/08/*G/0149 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT GROVE FM, CREETING ST PETER Data Type: Point Name: Poundfield Products Limited Easting: 608530 Northing: 256690	Annual Volume (m^3): 24,900 Max Daily Volume (m^3): 150 Original Application No: NPS/WR/028531 Original Start Date: 01/03/1967 Expiry Date: - Issue No: 103 Version Start Date: 18/05/2018 Version End Date: -
-	1531m NW	Status: Active Licence No: 7/35/08/*G/0149 Details: Water Bottling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT GROVE FM, CREETING ST PETER Data Type: Point Name: Poundfield Products Limited Easting: 608530 Northing: 256690	Annual Volume (m^3): 24,900 Max Daily Volume (m^3): 150 Original Application No: NPS/WR/028531 Original Start Date: 01/03/1967 Expiry Date: - Issue No: 103 Version Start Date: 18/05/2018 Version End Date: -
-	1565m S	Status: Historical Licence No: 7/35/08/*G/0125 Details: Mineral Washing Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LAGOON AT NEEDHAM CHALKS Data Type: Point Name: NEEDHAM CHALKS LTD Easting: 609400 Northing: 254100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 02/10/2000 Version End Date: -

ID	Location	Details	
-	1565m S	Status: Historical Licence No: 7/35/08/*G/0125 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LAGOON AT NEEDHAM CHALKS Data Type: Point Name: NEEDHAM CHALKS LTD Easting: 609400 Northing: 254100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 02/10/2000 Version End Date: -
-	1565m S	Status: Historical Licence No: 7/35/08/*G/0125 Details: Mineral Washing Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LAGOON AT NEEDHAM CHALKS Data Type: Point Name: NEEDHAM CHALKS LTD Easting: 609400 Northing: 254100	Annual Volume (m^3): 136300 Max Daily Volume (m^3): 454 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 02/10/2000 Version End Date: -
-	1565m S	Status: Historical Licence No: 7/35/08/*G/0125 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LAGOON AT NEEDHAM CHALKS Data Type: Point Name: NEEDHAM CHALKS LTD Easting: 609400 Northing: 254100	Annual Volume (m^3): 136300 Max Daily Volume (m^3): 454 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 102 Version Start Date: 02/10/2000 Version End Date: -
-	1565m S	Status: Historical Licence No: 7/35/08/*G/0125 Details: Mineral Washing Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LAGOON AT NEEDHAM MARKET Data Type: Point Name: Needham Chalks (Ham) Limited Easting: 609400 Northing: 254100	Annual Volume (m^3): 136300 Max Daily Volume (m^3): 454 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 103 Version Start Date: 27/11/2014 Version End Date: -
-	1565m S	Status: Historical Licence No: 7/35/08/*G/0125 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: LAGOON AT NEEDHAM MARKET Data Type: Point Name: Needham Chalks (Ham) Limited Easting: 609400 Northing: 254100	Annual Volume (m^3): 136300 Max Daily Volume (m^3): 454 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 103 Version Start Date: 27/11/2014 Version End Date: -

ID	Location	Details	
-	1586m SW	Status: Historical Licence No: 7/35/08/*G/0226 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE IN QUINTON ROAD, NEEDHAM MARKET Data Type: Point Name: NEEDHAM MARKET FOOTBALL CLUB Easting: 608450 Northing: 254650	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: 30/09/2014 Issue No: 1 Version Start Date: 13/06/2002 Version End Date: -
-	1647m SE	Status: Historical Licence No: 7/35/08/*G/0177 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT BRIDGE PLACE FM,CODD'M Data Type: Point Name: FROST Easting: 611060 Northing: 254700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/05/1971 Expiry Date: - Issue No: 100 Version Start Date: 01/05/1971 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	**4**

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 38**

ID	Location	Details	
-	937m W	Status: Historical Licence No: 7/35/08/*S/0148 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R GIPPING AT BADLEY Data Type: Line Name: FAYERS Easting: 608120 Northing: 256490	Annual Volume (m^3): 13600 Max Daily Volume (m^3): 273 Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 102 Version Start Date: 10/01/2007 Version End Date: -

ID	Location	Details	
-	947m S	Status: Historical Licence No: 7/35/08/*S/0202 Details: Make-Up Or Top Up Water Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R GIPPING AT NEEDHAM MARKET Data Type: Point Name: MID-SUFFOLK DISTRICT COUNCIL Easting: 609500 Northing: 254710	Annual Volume (m^3): 8200 Max Daily Volume (m^3): 350 Original Application No: - Original Start Date: 01/03/1990 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1990 Version End Date: -
-	1265m NW	Status: Historical Licence No: 7/35/08/*S/0149 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R JORDAN,THE FENS,C ST M/ST P Data Type: Line Name: JARDINE Easting: 609100 Northing: 257060	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1987 Version End Date: -
-	1275m NW	Status: Historical Licence No: 7/35/08/*S/0149 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R GIPPING U/S OF RAVEN'S BR Data Type: Line Name: JARDINE Easting: 608540 Northing: 256260	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/10/1987 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	**2**

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 38**

ID	Location	Details	
-	1531m NW	Status: Historical Licence No: 7/35/08/*G/0149 Details: Water Bottling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT GROVE FM,CREETING ST P Data Type: Point Name: JARDINE Easting: 608530 Northing: 256690	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1967 Expiry Date: - Issue No: 101 Version Start Date: 17/10/2002 Version End Date: -
-	1531m NW	Status: Active Licence No: 7/35/08/*G/0149 Details: Water Bottling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT GROVE FM, CREETING ST PETER Data Type: Point Name: Poundfield Products Limited Easting: 608530 Northing: 256690	Annual Volume (m^3): 24,900 Max Daily Volume (m^3): 150 Original Application No: NPS/WR/028531 Original Start Date: 01/03/1967 Expiry Date: - Issue No: 103 Version Start Date: 18/05/2018 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	**1**

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

Features are displayed on the Abstractions and Source Protection Zones map on **page 38**

ID	Location	Type	Description
1	**On site**	**3**	**Total catchment**

This data is sourced from the Environment Agency and Natural Resources Wales.

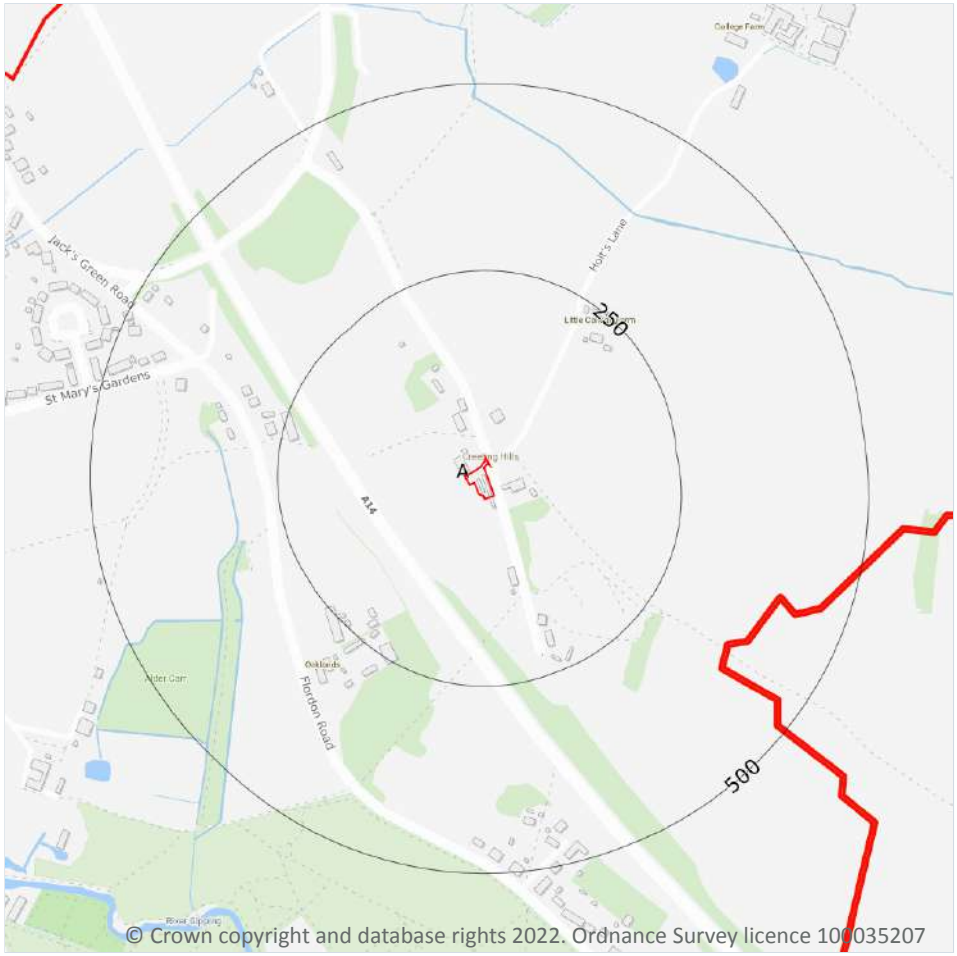
5.10 Source Protection Zones (confined aquifer)

Records within 500m	**0**

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 47**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Gipping (d/s Stowmarket)**	**GB105035046280**	**Gipping**	**Suffolk East**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 47**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	650m SW	River	Gipping (d/s Stowmarket)	GB105035046280	Poor	Fail	Poor	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 47**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Waveney and East Suffolk Chalk & Crag**	**GB40501G400600**	**Poor**	**Poor**	**Poor**	**2019**

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

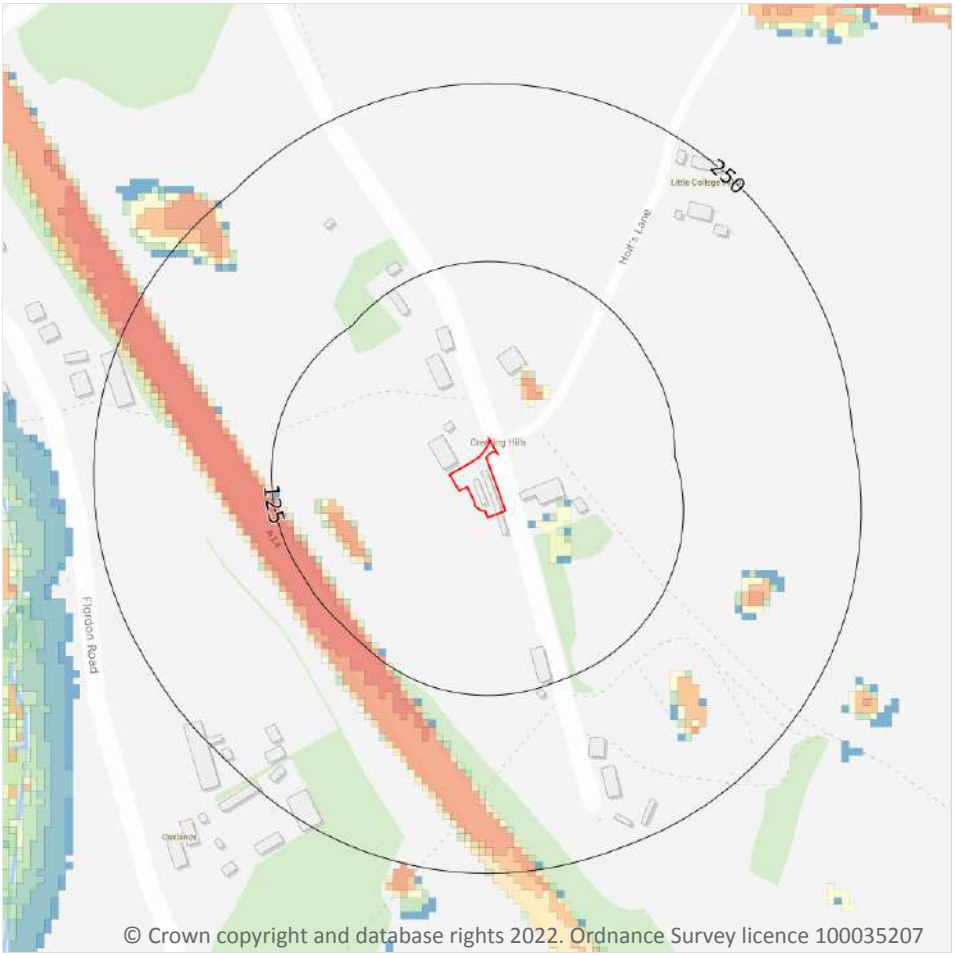
7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 53**

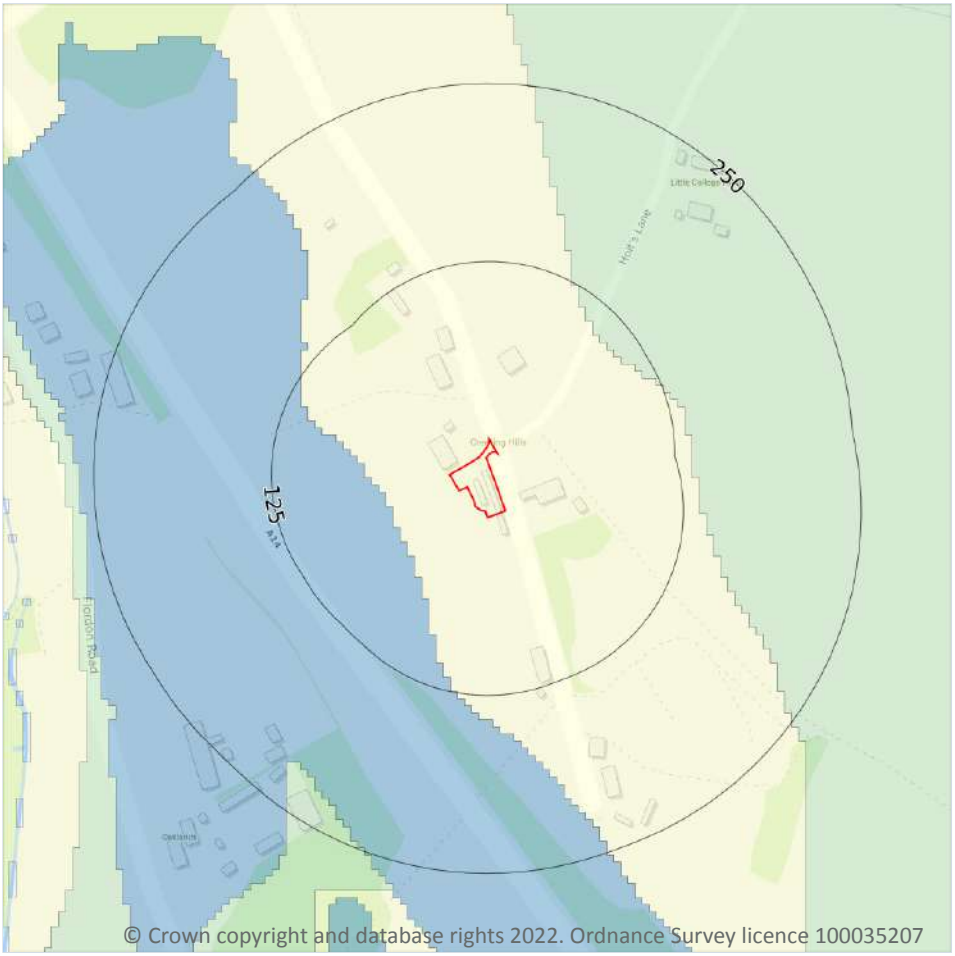
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

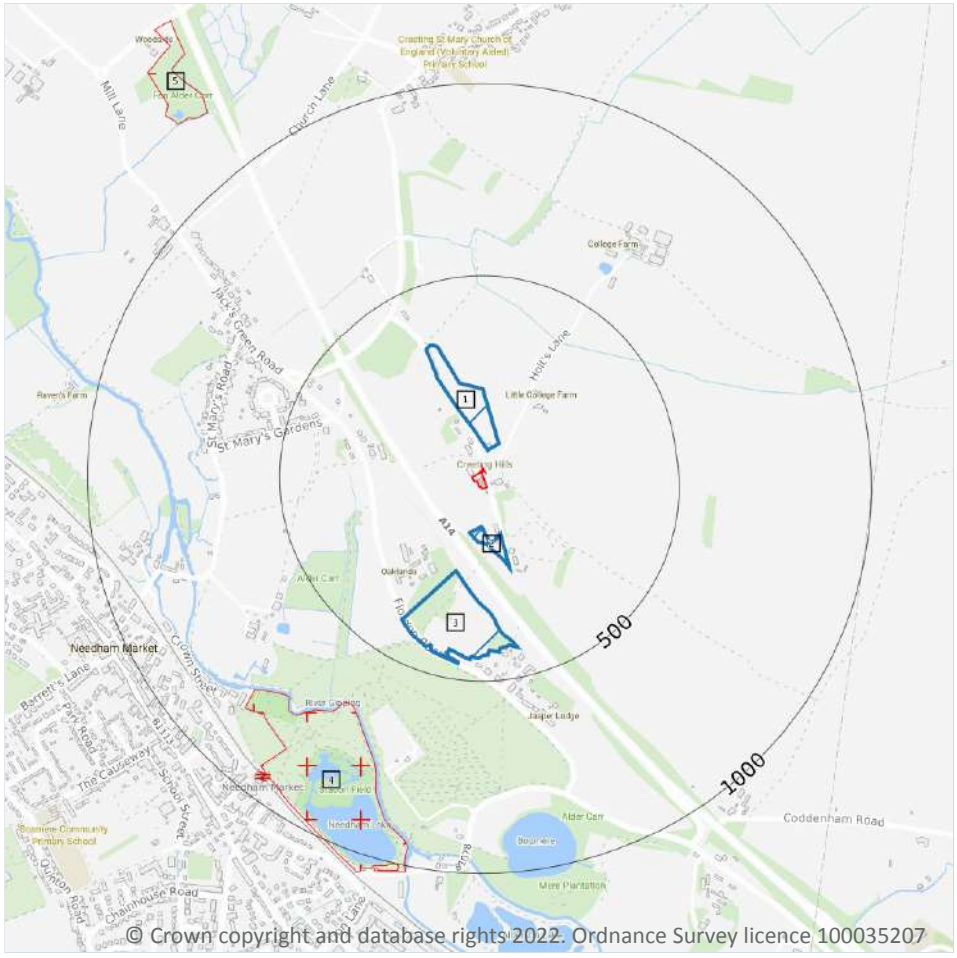
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 55**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	3

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on **page 56**

ID	Location	Name	Data source
1	48m N	Creeting St. Mary Pits	Natural England

ID	Location	Name	Data source
2	99m S	Creeting St. Mary Pits	Natural England
3	223m S	Creeting St. Mary Pits	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	2

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 56**

ID	Location	Name	Data source
4	654m SW	Needham Lake	Natural England
5	1169m NW	Fen Alder Carr	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

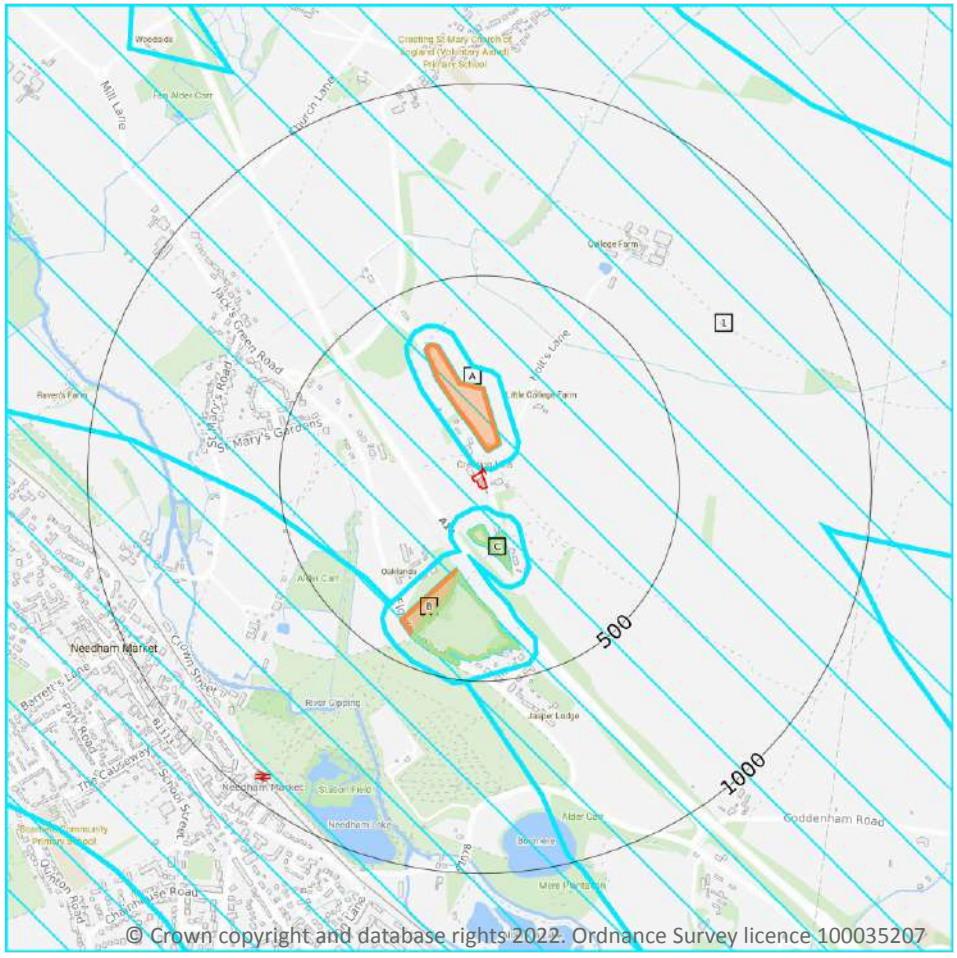
Records within 2000m	4

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	**River Gipping NVZ**	**Surface Water**	**416**	**Existing**
On site	**Sandlings and Chelmsford**	**Groundwater**	**78**	**Existing**
290m N	River Gipping NVZ	Surface Water	416	Existing
290m N	Sandlings and Chelmsford	Groundwater	78	Existing

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

Not recorded

Favourable

Unfavourable - Recovering

Unfavourable - No change

Unfavourable - Declining

Partially destroyed

Destroyed

10.17 SSSI Impact Risk Zones

Records on site	2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 61**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.**

ID	Location	Type of developments requiring consultation
A	**On site**	**All applications - All planning applications - except householder applications.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**4**

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on **page 61**

ID: A
Location: 48m N
SSSI name: Creeting St. Mary Pits
Unit name: Sally Woods Lane Landfill Site
Broad habitat: Earth Heritage
Condition: Partially destroyed
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Quaternary of East Anglia	Partially destroyed	09/12/2011

ID: C
Location: 99m S
SSSI name: Creeting St. Mary Pits
Unit name: Creeting Hills Farm
Broad habitat: Earth Heritage
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Quaternary of East Anglia	Favourable	01/12/2011

ID: B
Location: 223m S
SSSI name: Creeting St. Mary Pits
Unit name: Oak Hill
Broad habitat: Earth Heritage
Condition: Partially destroyed
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Quaternary of East Anglia	Partially destroyed	09/12/2011

ID: B
Location: 231m S
SSSI name: Creeting St. Mary Pits
Unit name: Creeting Hill/grey Tiles
Broad habitat: Earth Heritage
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Quaternary of East Anglia	Favourable	01/12/2011

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

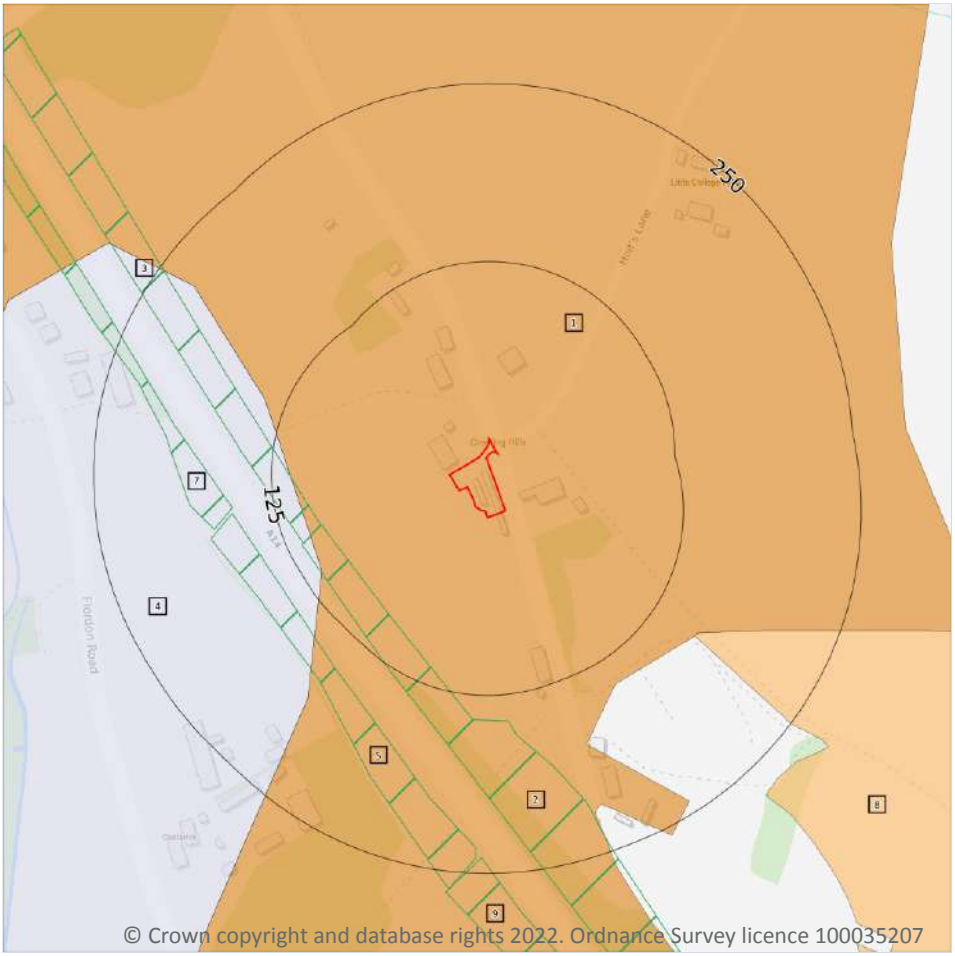
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	3

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 66**

ID	Location	Classification	Description
1	On site	Grade 3	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**

ID	Location	Classification	Description
4	106m W	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
8	159m SE	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	5

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

Features are displayed on the Agricultural designations map on **page 66**

ID	Location	Description	Reference	Application date
2	92m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
3	97m W	Selective Fell/Thin (Unconditional)	018/366/15-16	-
5	142m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
7	154m W	Selective Fell/Thin (Unconditional)	018/366/15-16	-
9	239m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

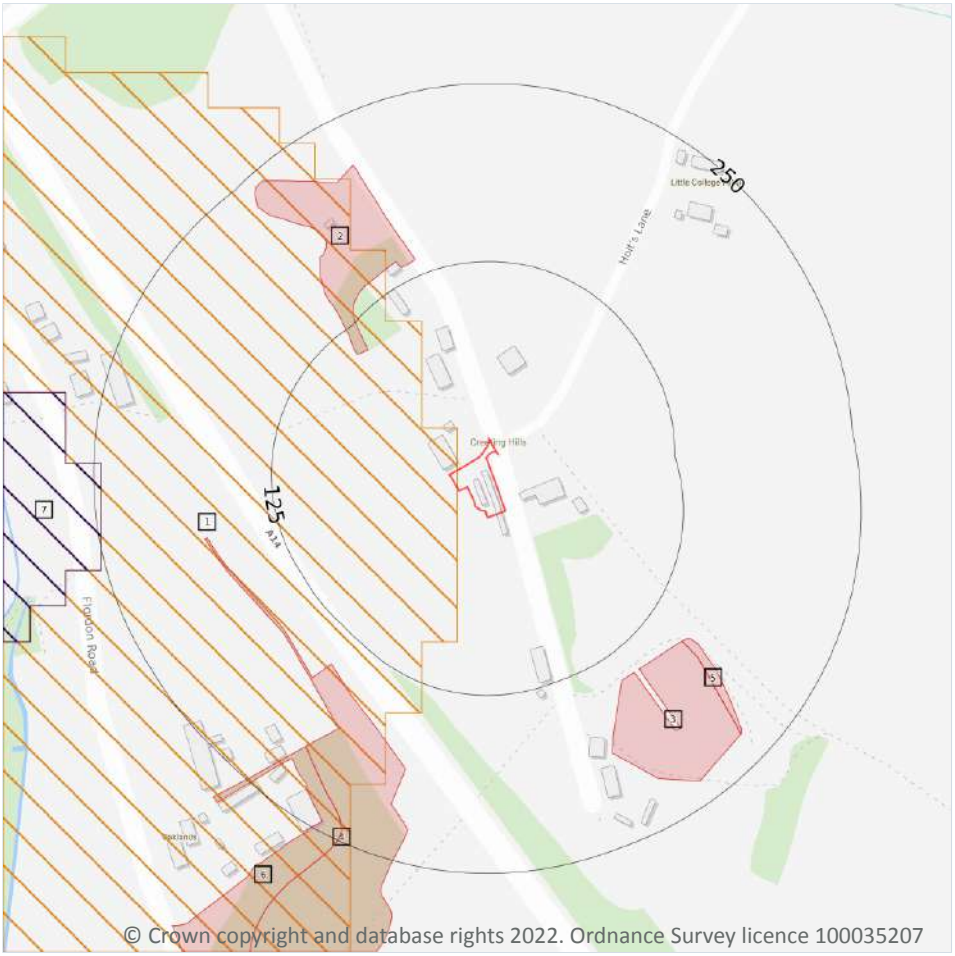
Records within 250m	1

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
38m NE	1053548	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks
Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	5

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 69**

ID	Location	Main Habitat	Other habitats
2	104m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	145m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	150m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	154m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
6	205m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	**2**

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

Features are displayed on the Habitat designations map on **page 69**

ID	Location	Type	Habitat
1	**On site**	**Network Enhancement Zone 1**	**Not specified**
7	245m W	Primary Habitat	Lowland meadows

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	**0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

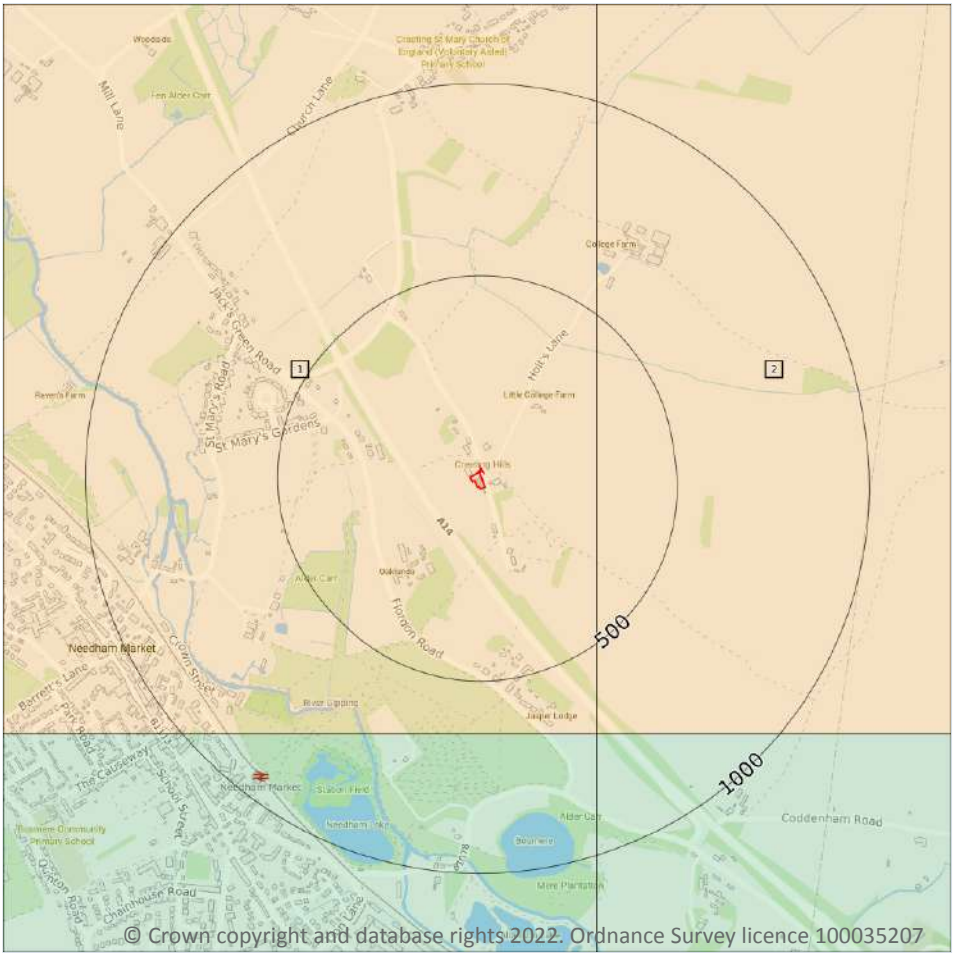
13.4 Limestone Pavement Orders

Records within 250m	**0**

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	2

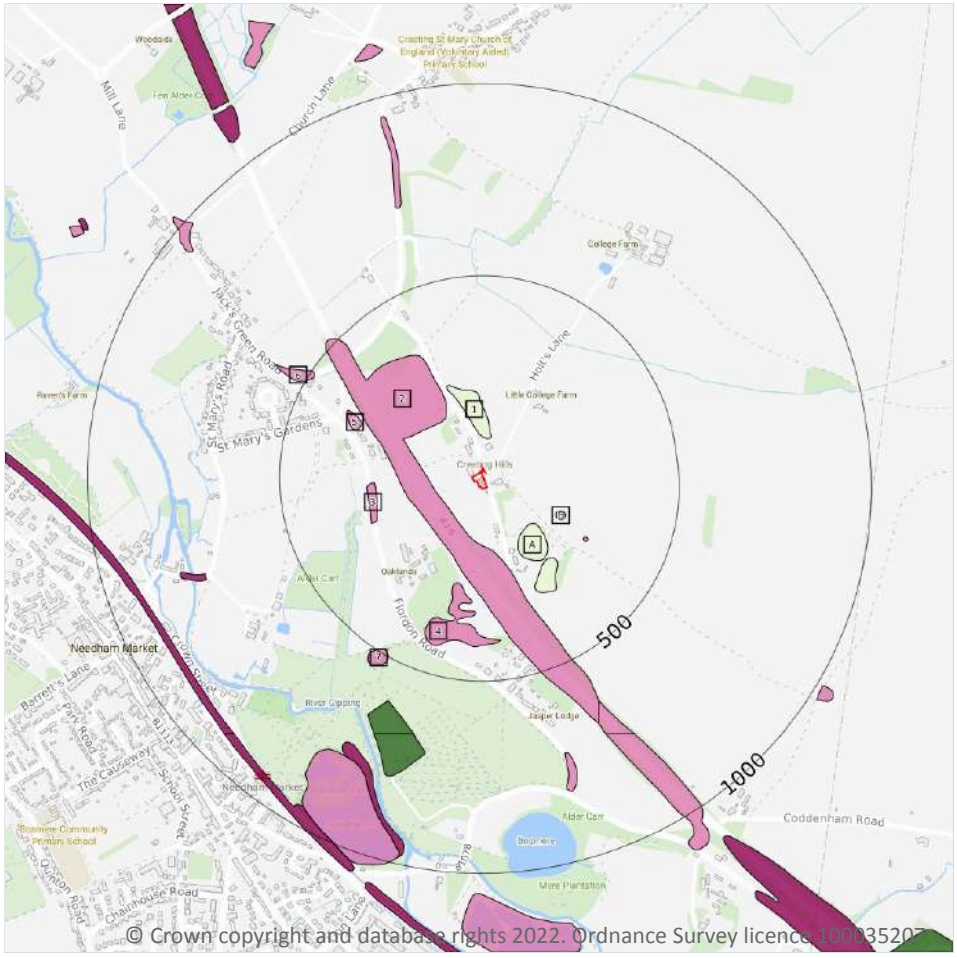
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 71**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Partial**	**Partial**	**No coverage**	**TM05NE**
2	291m E	Full	Partial	Partial	No coverage	TM15NW

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	11

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

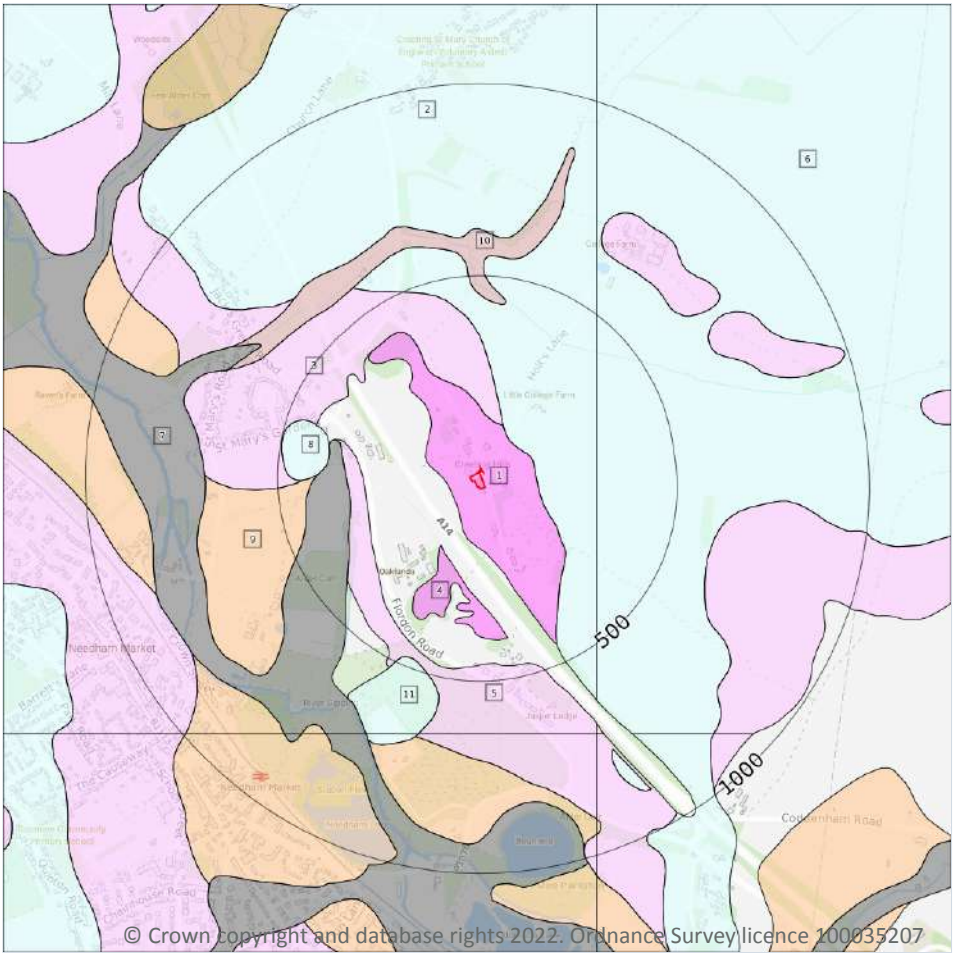
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 72**

ID	Location	LEX Code	Description	Rock description
1	77m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	95m SW	WGR-VOID	Worked Ground (Undivided)	Void
A	146m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
B	193m E	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
A	244m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	252m W	WGR-VOID	Worked Ground (Undivided)	Void
4	252m S	WGR-VOID	Worked Ground (Undivided)	Void
B	284m SE	WGR-VOID	Worked Ground (Undivided)	Void
5	318m NW	WGR-VOID	Worked Ground (Undivided)	Void
6	486m NW	WGR-VOID	Worked Ground (Undivided)	Void
7	488m SW	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m **11**

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 74**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**KGCA-XSV**	**Kesgrave Catchment Subgroup - Sand And Gravel**	**Sand And Gravel**
2	104m NE	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
3	124m NE	GFDU-XSV	Glaciofluvial Deposits - Sand And Gravel	Sand And Gravel
4	178m SW	KGCA-XSV	Kesgrave Catchment Subgroup - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	274m W	GFDU-XSV	Glaciofluvial Deposits - Sand And Gravel	Sand And Gravel
6	291m E	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
7	315m W	ALV-CZ	Alluvium - Silty Clay	Clay, Silty
8	370m W	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
9	396m W	RTDU-XSV	River Terrace Deposits (undifferentiated) - Sand And Gravel	Sand And Gravel
10	428m N	HEAD-DMTN	Head - Diamicton	Diamicton
11	475m S	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

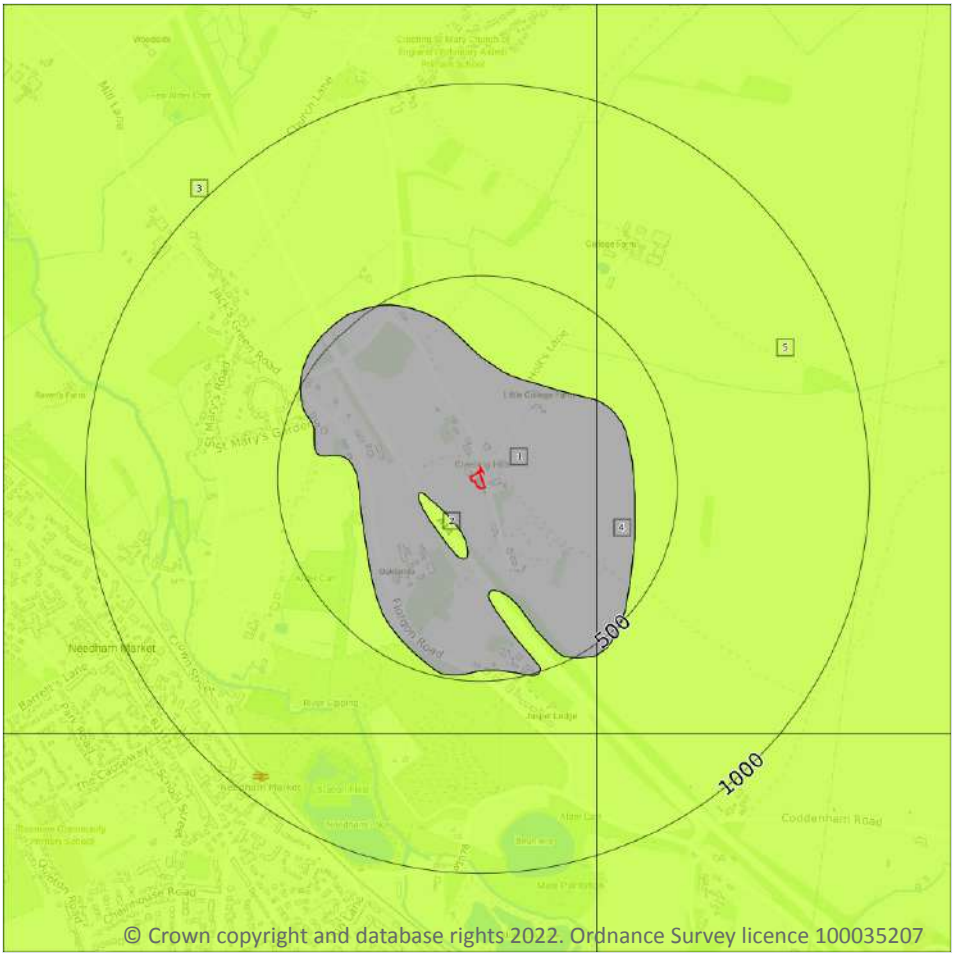
14.4 Landslip (10k)

Records within 500m	**0**

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **5**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 76**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CFB-SANDU**	**Chillesford Church Sand Member - Sand**	**Antian/Bramertonian Age**
2	107m SW	NCK-CHLK	Newhaven Chalk Formation - Chalk	Campanian Age - Santonian Age
3	253m N	NCK-CHLK	Newhaven Chalk Formation - Chalk	Campanian Age - Santonian Age
4	291m E	CFB-SANDU	Chillesford Church Sand Member - Sand	Antian/Bramertonian Age

ID	Location	LEX Code	Description	Rock age
5	350m NE	NCK-CHLK	Newhaven Chalk Formation - Chalk	Campanian Age - Santonian Age

This data is sourced from the British Geological Survey.

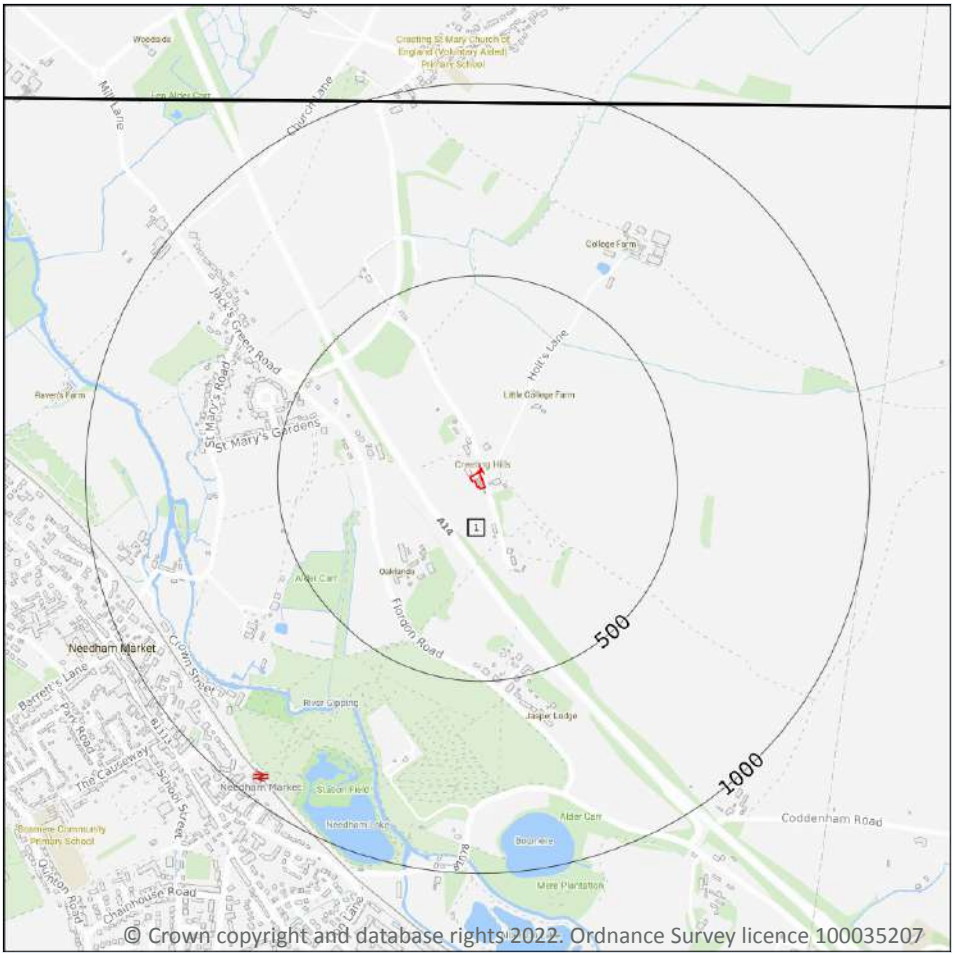
14.6 Bedrock faults and other linear features (10k)

Records within 500m	**0**

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

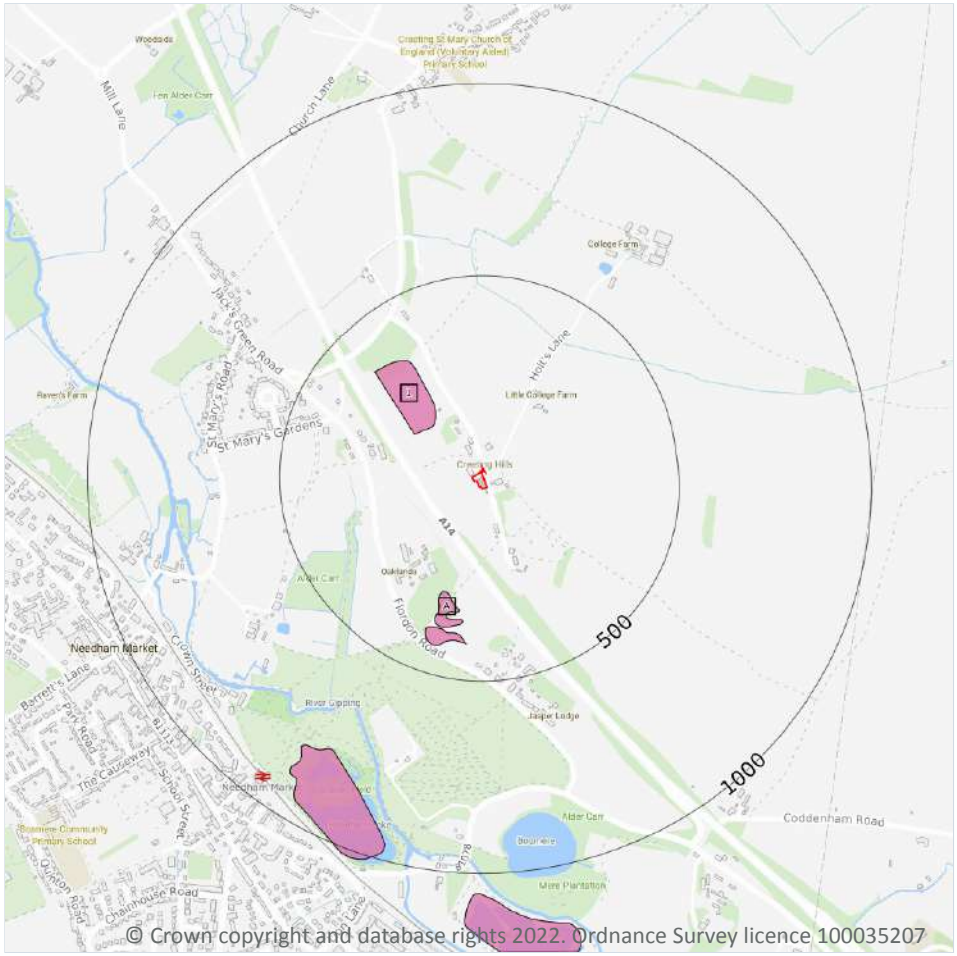
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 78**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW207_ipswich_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



15.2 Artificial and made ground (50k)

Records within 500m	3

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 79**

ID	Location	LEX Code	Description	Rock description
1	167m NW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
A	283m S	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
A	379m S	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.

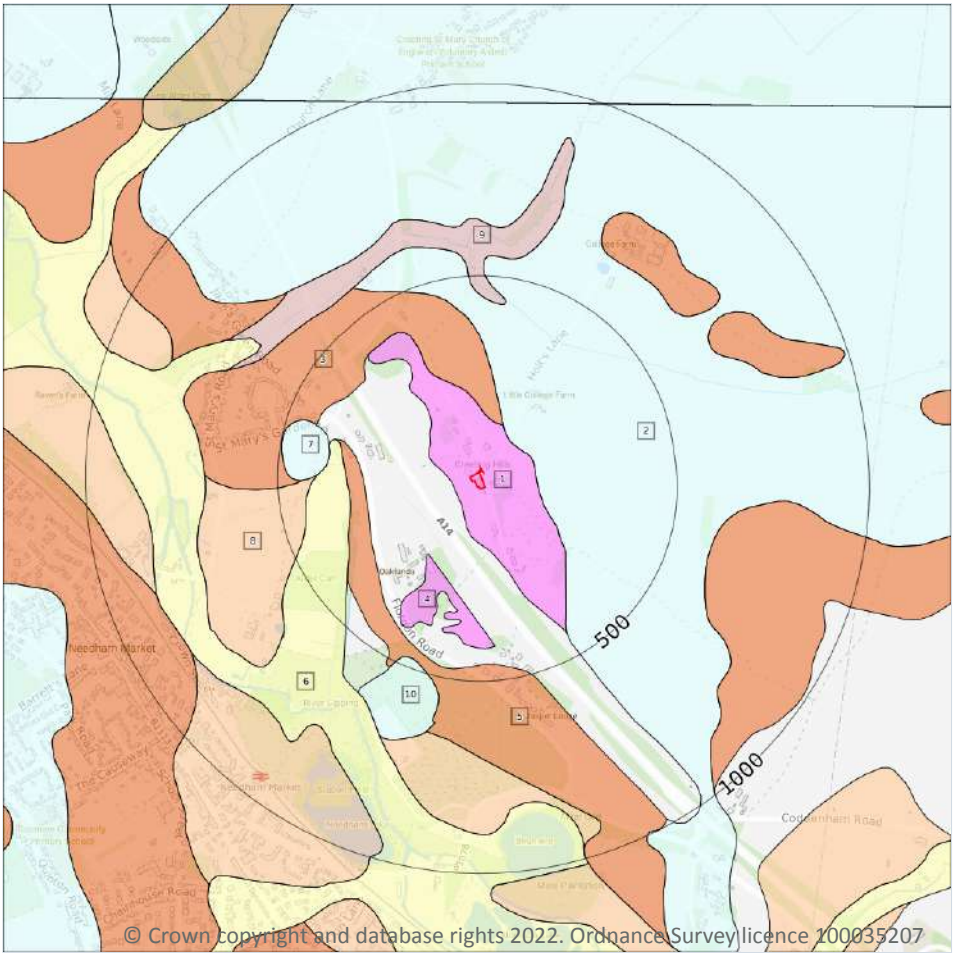
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m **10**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 81**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**KGCA-XSV**	**KESGRAVE CATCHMENT SUBGROUP**	**SAND AND GRAVEL**
2	104m NE	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON
3	124m NE	LOFT-XSV	LOWESTOFT FORMATION	SAND AND GRAVEL
4	216m SW	KGCA-XSV	KESGRAVE CATCHMENT SUBGROUP	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
5	274m W	LOFT-XSV	LOWESTOFT FORMATION	SAND AND GRAVEL
6	315m W	ALV-XCZ	ALLUVIUM	CLAY AND SILT
7	370m W	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON
8	397m W	RTDU-XSV	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL
9	428m N	HEAD-DMTN	HEAD	DIAMICTON
10	475m S	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m **1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m **0**

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

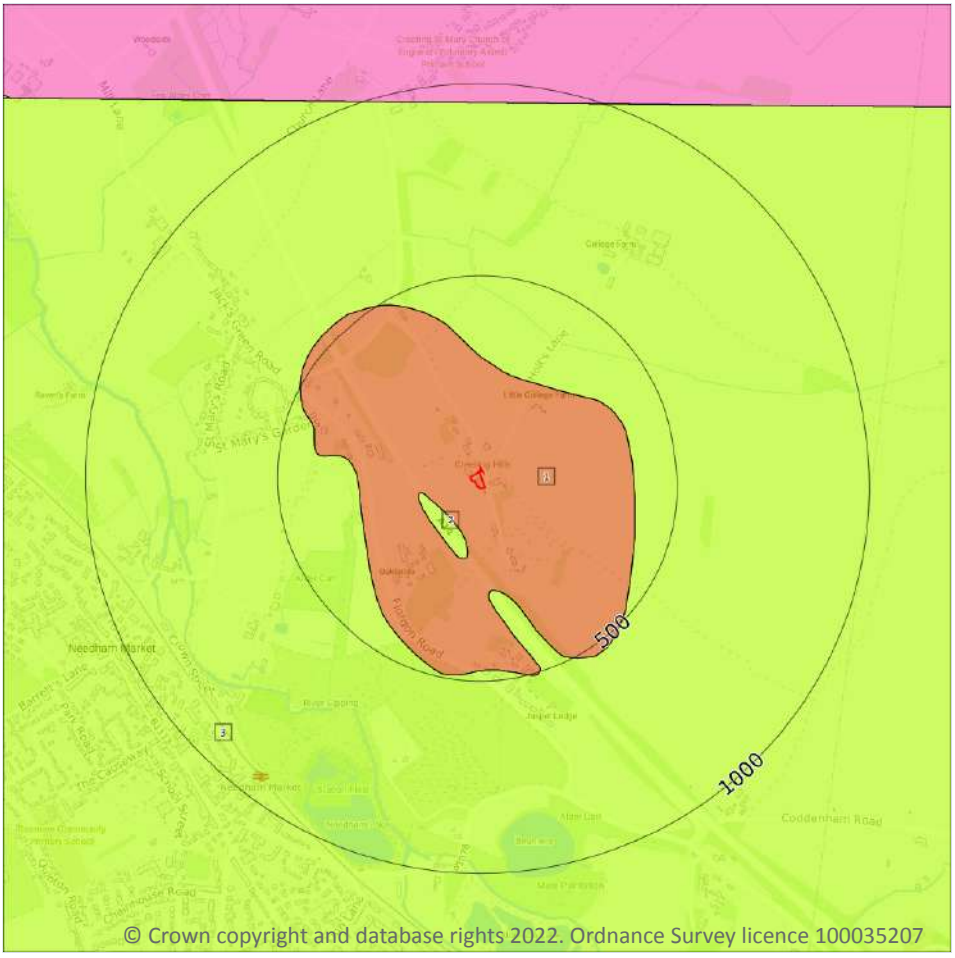
15.7 Landslip permeability (50k)

Records within 50m **0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m **3**

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CFB-S**	**CHILLESFORD CHURCH SAND MEMBER - SAND**	**ANTIAN/BRAMERTONIAN**
2	107m SW	NCK-CHLK	NEWHAVEN CHALK FORMATION - CHALK	SANTONIAN
3	253m N	NCK-CHLK	NEWHAVEN CHALK FORMATION - CHALK	SANTONIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**High**	**High**

This data is sourced from the British Geological Survey.

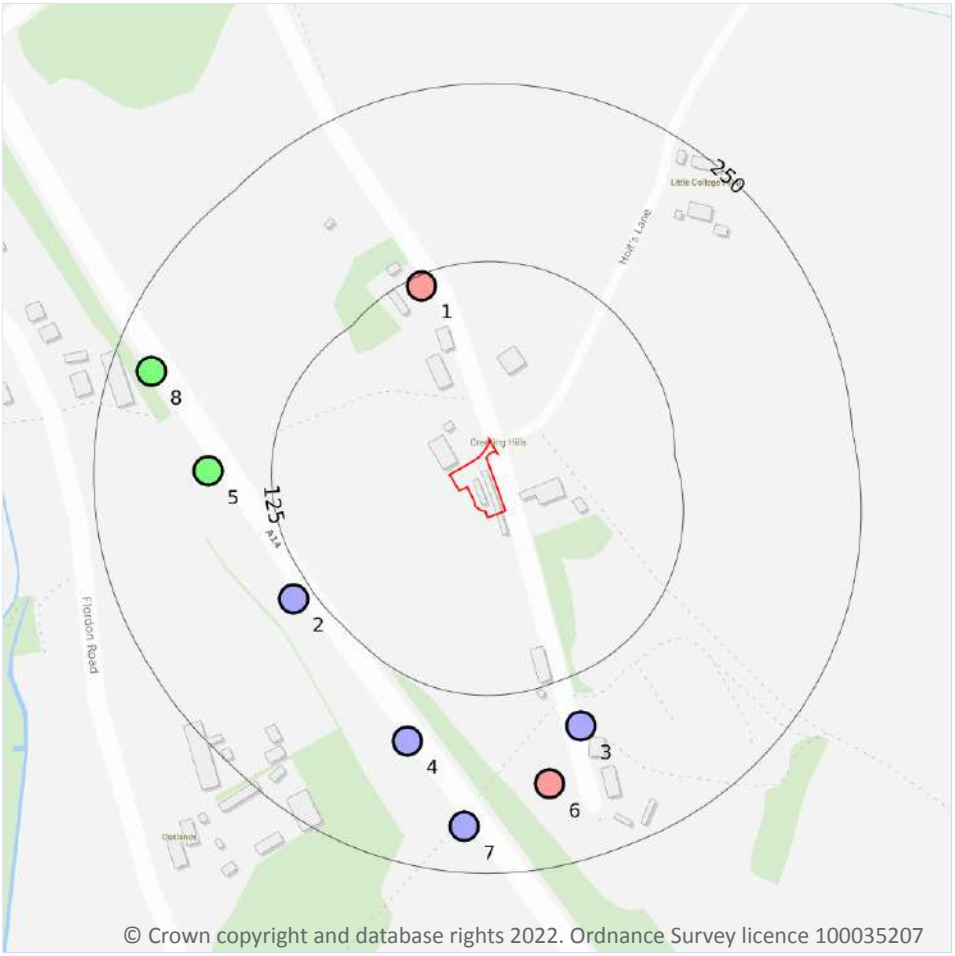
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	8

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

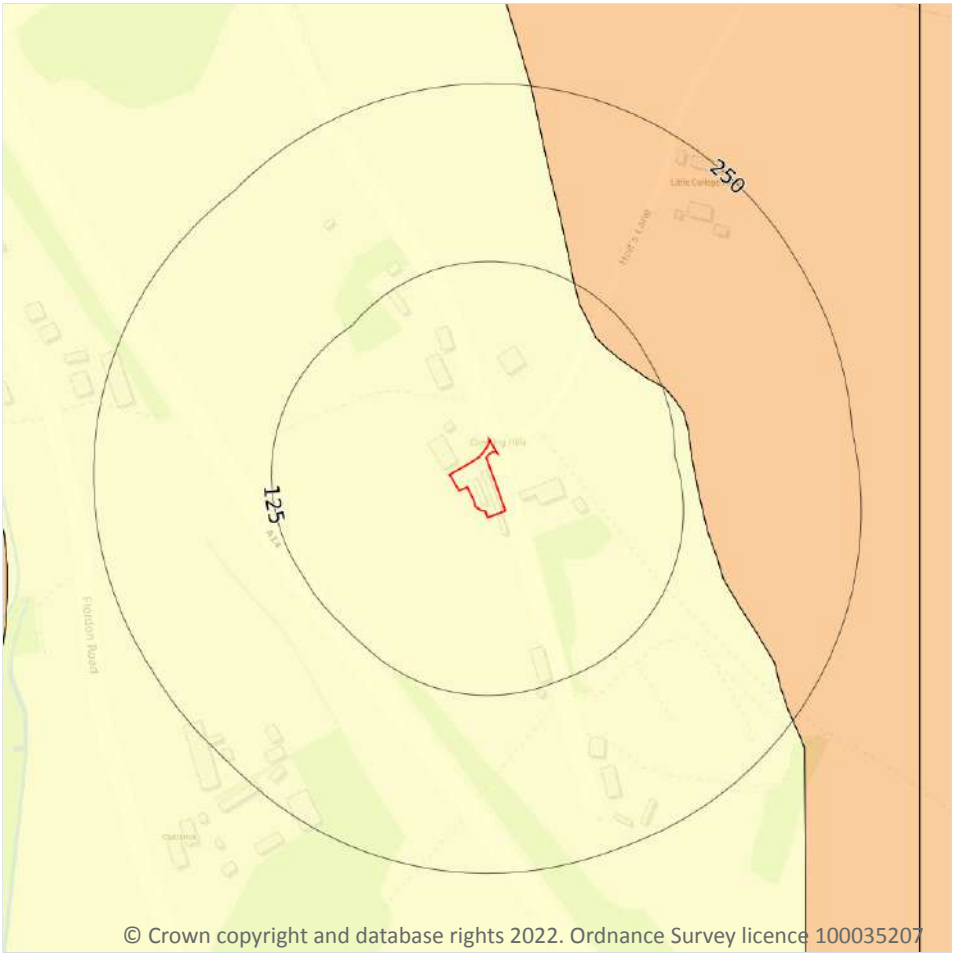
Features are displayed on the Boreholes map on **page 85**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	118m NW	609650 255800	THE WHITE HOUSE	49.37	N	559071
2	139m SW	609560 255580	PROPOSED NE BY-PASS U80	7.6	N	558981
3	160m S	609762 255491	SUF 0128 SALLY WOODS LANE IPSWICH 1	6.0	N	20193304

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	167m S	609640 255480	PROPOSED NE BY-PASS U81	6.4	N	558982
5	170m W	609500 255670	PROPOSED NE BY-PASS U79	18.3	N	558980
6	192m S	609740 255450	CREETING PIT	60.96	N	559070
7	218m S	609680 255420	PROPOSED NE BY-PASS U82	3.3	N	558983
8	222m W	609460 255740	PROPOSED NE BY-PASS U78	18.3	N	558979

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

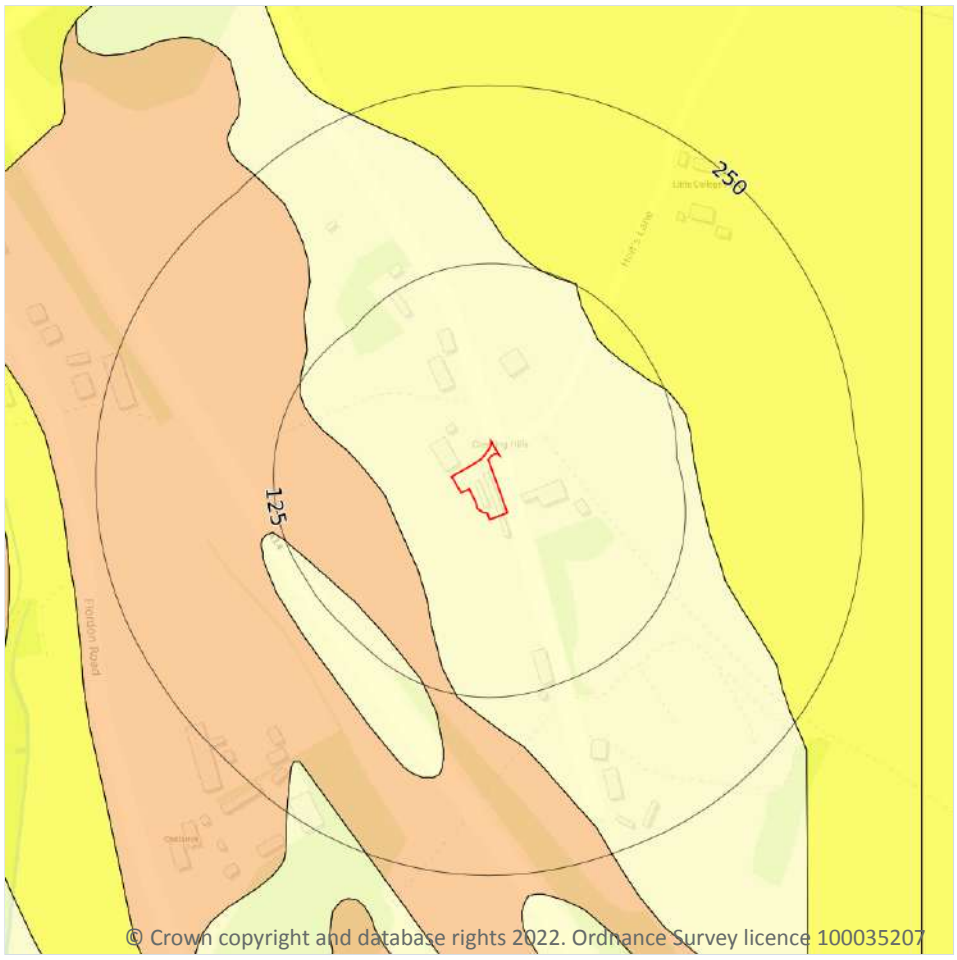
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 87**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

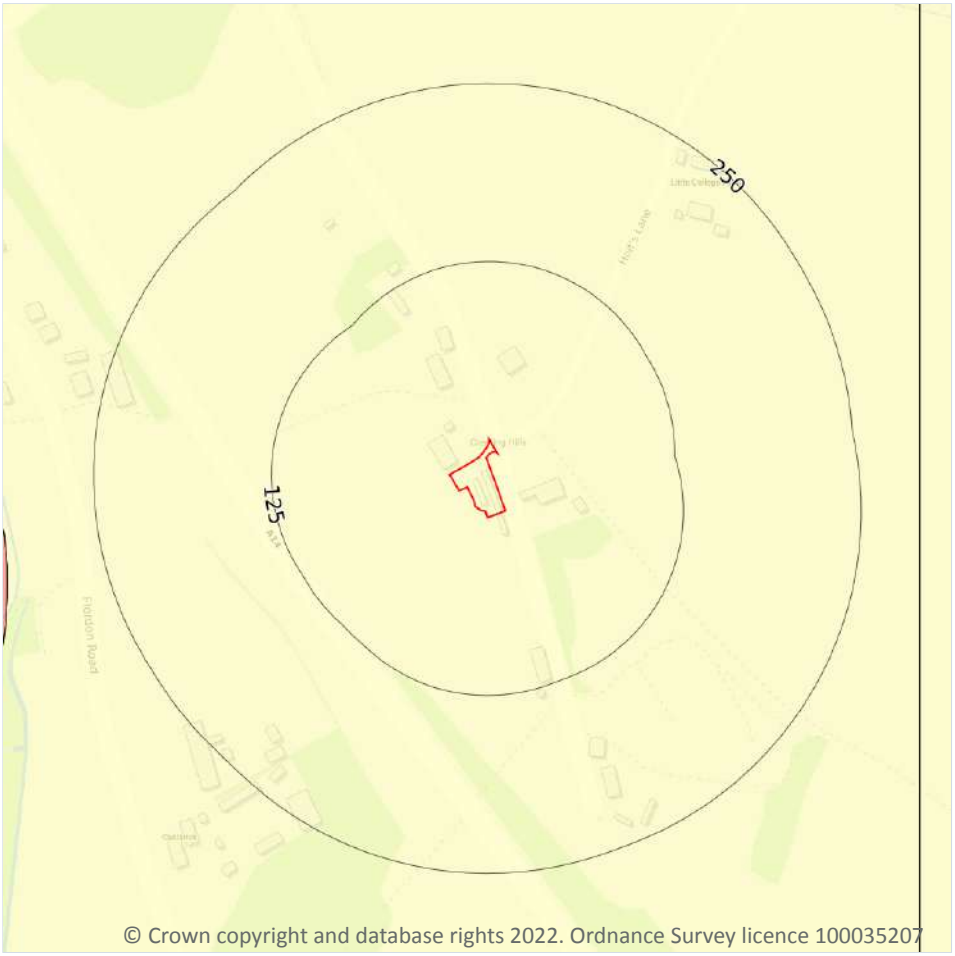
Features are displayed on the Natural ground subsidence - Running sands map on **page 88**

Location	Hazard rating	Details
On site	**Negligible**	**Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.**

Location	Hazard rating	Details
48m SW	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

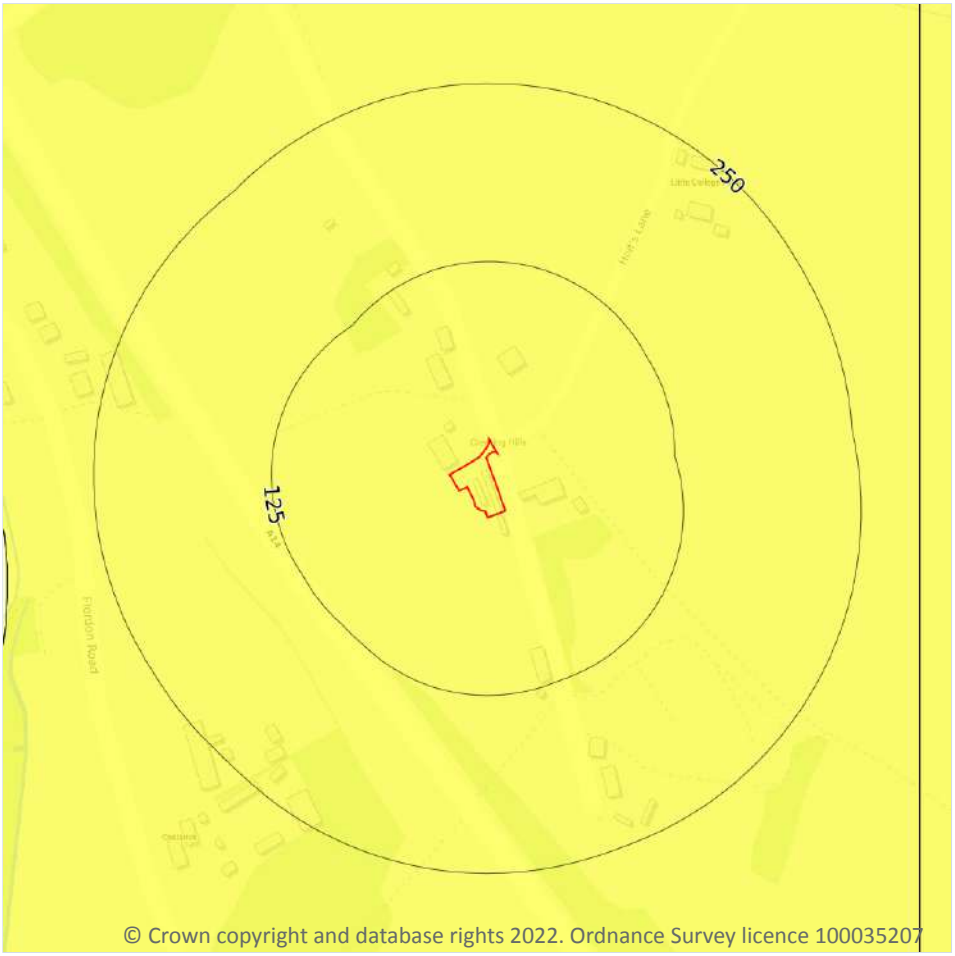
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 90**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

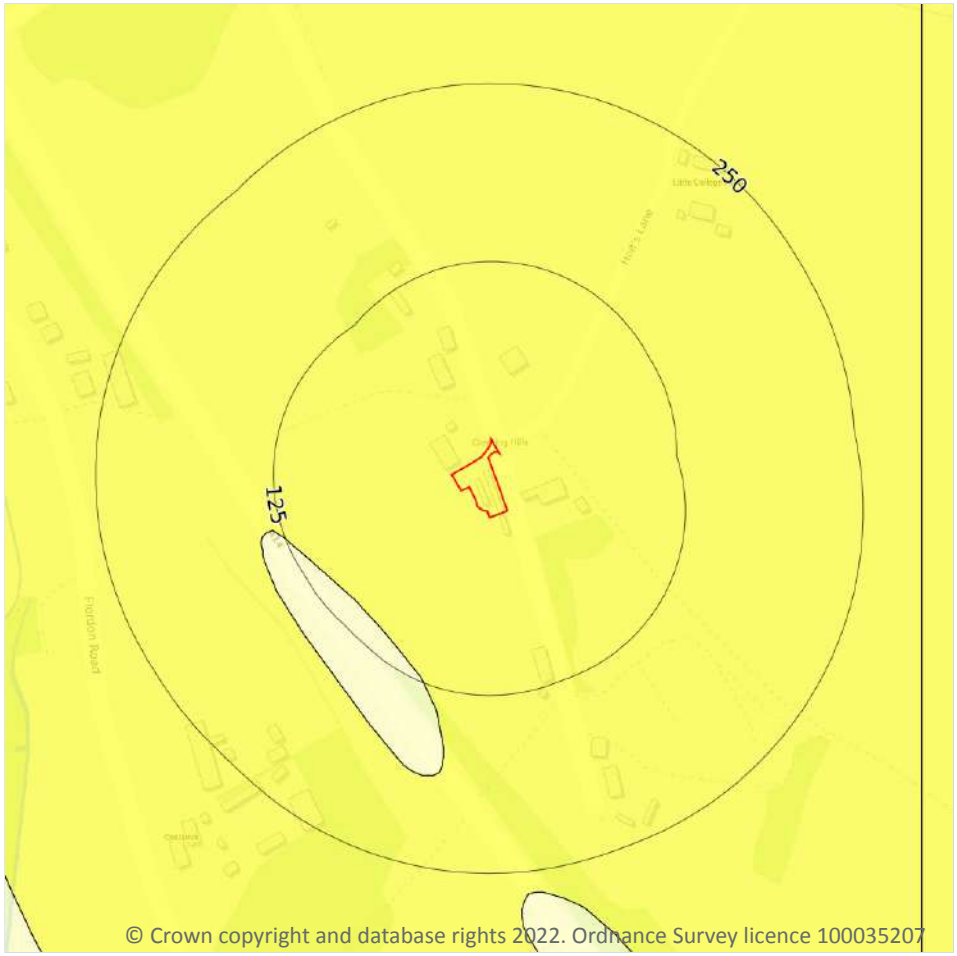
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 91**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

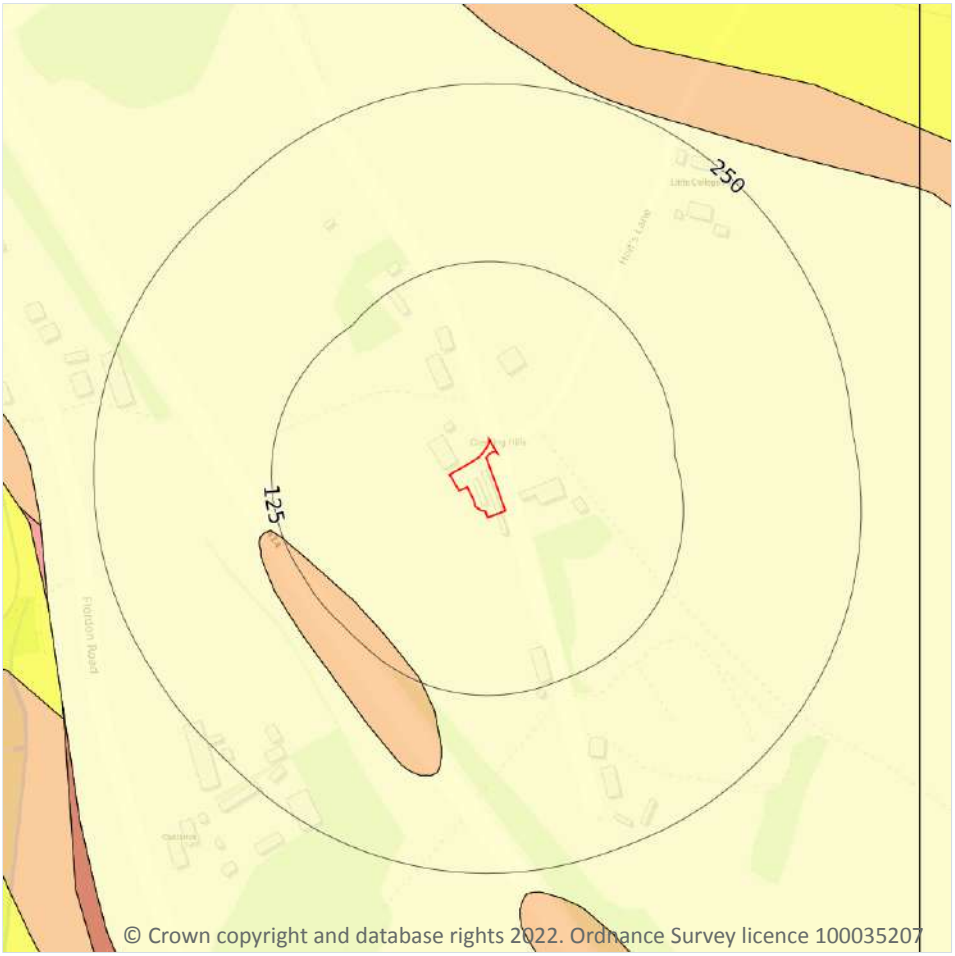
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 92**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

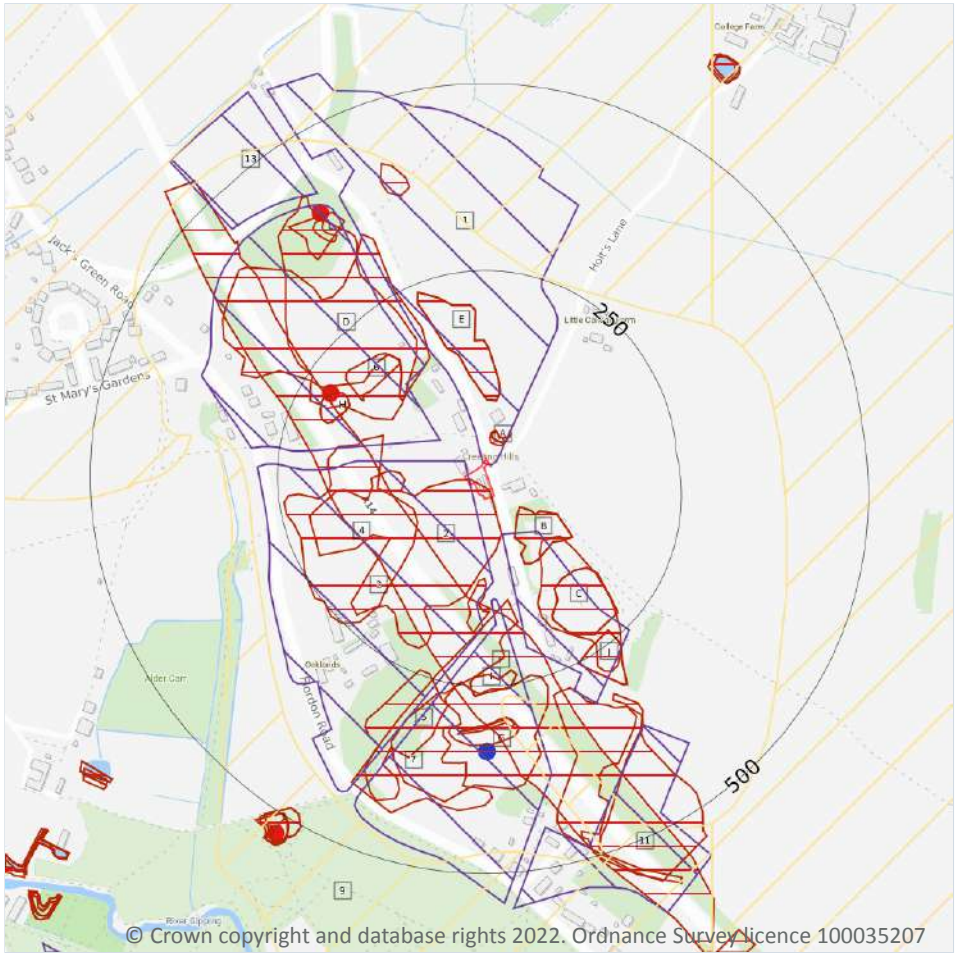
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 93**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



Site Outline

Search buffers in metres (m)

Natural cavities (Area)

Natural cavities (Point)

BritPits

Surface ground workings

Underground workings

Historical Mineral Planning Areas

Mining Cavities

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m	1

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Details	Source
G	337m S	Type: Solution Pipe x 1 Superficial Geology: Glacial Sand Bedrock Geology: Chalk Group	Simple Bibliography: - Full Bibliography: DALTON, W.H., The geology of the country around Aldborough, Fransingham, Orford and Woodbridge., HMSO, London., 1886; British Geological Survey Memoir (Sheets 190+191) Confidentiality: Data source can be revealed, data can be used freely

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	**3**

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Details	Description
H	210m NW	Name: Broom Hill Sand Pit Address: Creeting St Mary, IPSWICH, Suffolk Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
G	306m S	Name: Creeting Hill Gravel Pit Address: Creeting St Mary, IPSWICH, Suffolk Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
L	394m NW	Name: Sparrow Hall Sand Pit Address: Creeting St Mary, IPSWICH, Suffolk Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	26

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Land Use	Year of mapping	Mapping scale
2	**On site**	**Gravel Pits**	**1957**	**1:10560**
A	22m NE	Unspecified Pit	1957	1:10560
A	27m NE	Unspecified Pit	1905	1:10560
A	27m NE	Unspecified Pit	1884	1:10560
B	38m SE	Unspecified Pit	1976	1:10000
B	38m SE	Unspecified Pit	1969	1:10560
E	78m N	Unspecified Pit	1976	1:10000
E	78m N	Unspecified Pit	1969	1:10560
4	81m SW	Gravel Pit	1969	1:10560
C	88m SE	Unspecified Pit	1957	1:10560
F	91m SW	Cuttings	1976	1:10000
F	107m S	Unspecified Pits	1957	1:10560
D	123m NW	Gravel Pit	1957	1:10560
D	131m NW	Gravel Pit	1969	1:10560
5	138m S	Gravel Pit	1957	1:10560
C	143m SE	Unspecified Ground Workings	1976	1:10000
C	143m SE	Unspecified Ground Workings	1969	1:10560
6	169m NW	Unspecified Ground Workings	1905	1:10560
H	180m NW	Unspecified Pit	1905	1:10560
H	180m NW	Sand Pit	1884	1:10560
I	231m S	Pond	1957	1:10560
I	231m S	Pond	1969	1:10560
J	236m SE	Unspecified Pit	1976	1:10000

ID	Location	Land Use	Year of mapping	Mapping scale
J	236m SE	Unspecified Pit	1969	1:10560
G	243m S	Gravel Pit	1969	1:10560
7	244m S	Gravel Pit	1976	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	**0**

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	**7**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
1	**On site**	**Creeting Concrete Works**	**Sand and gravel, silica**	**Surface mineral working**	**Valid**	**Not available**
3	**On site**	**Creeting Concrete Works**	**Sand and gravel, silica**	**Surface mineral working**	**Valid**	**Not available**
C	52m S	Hillside	Sand and gravel	Surface mineral working	Valid	Not available
D	59m NW	Creeting Concrete Works	Sand and gravel, silica	Surface mineral working	Valid	Not available
G	134m S	Hillside	Sand and gravel	Surface mineral working	Valid	03/55
11	366m SE	Hillside	Sand and gravel	Surface mineral working	Application	Not available

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
13	418m NW	Creeting Concrete Works	Sand and gravel, silica	Surface mineral working	Valid	Not available

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	**9**

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Name	Commodity	Class	Likelihood
8	253m N	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
9	265m S	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
10	350m NE	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	637m S	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	655m S	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	705m SE	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

ID	Location	Name	Commodity	Class	Likelihood
-	855m SW	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	949m S	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	994m SW	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

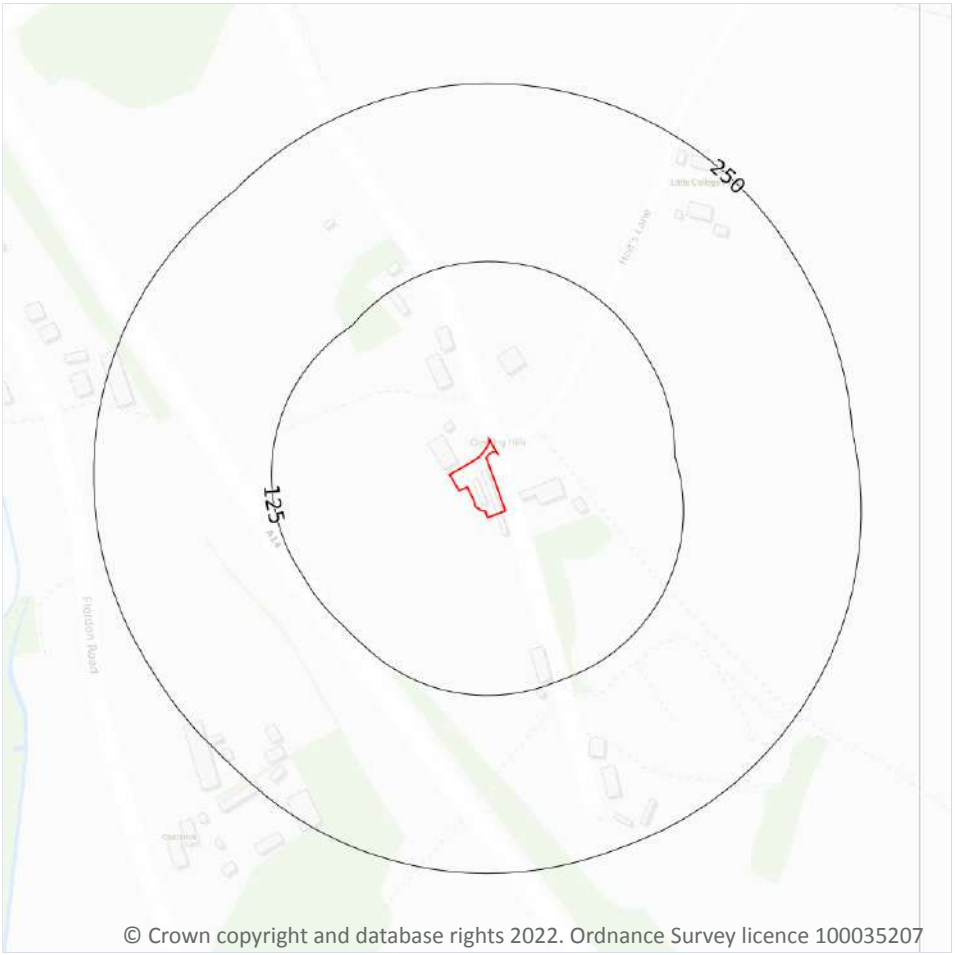
18.13 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

19.1 Radon

Records on site	1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 101**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None****

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**20 - 40 mg/kg**	**15 mg/kg**
48m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

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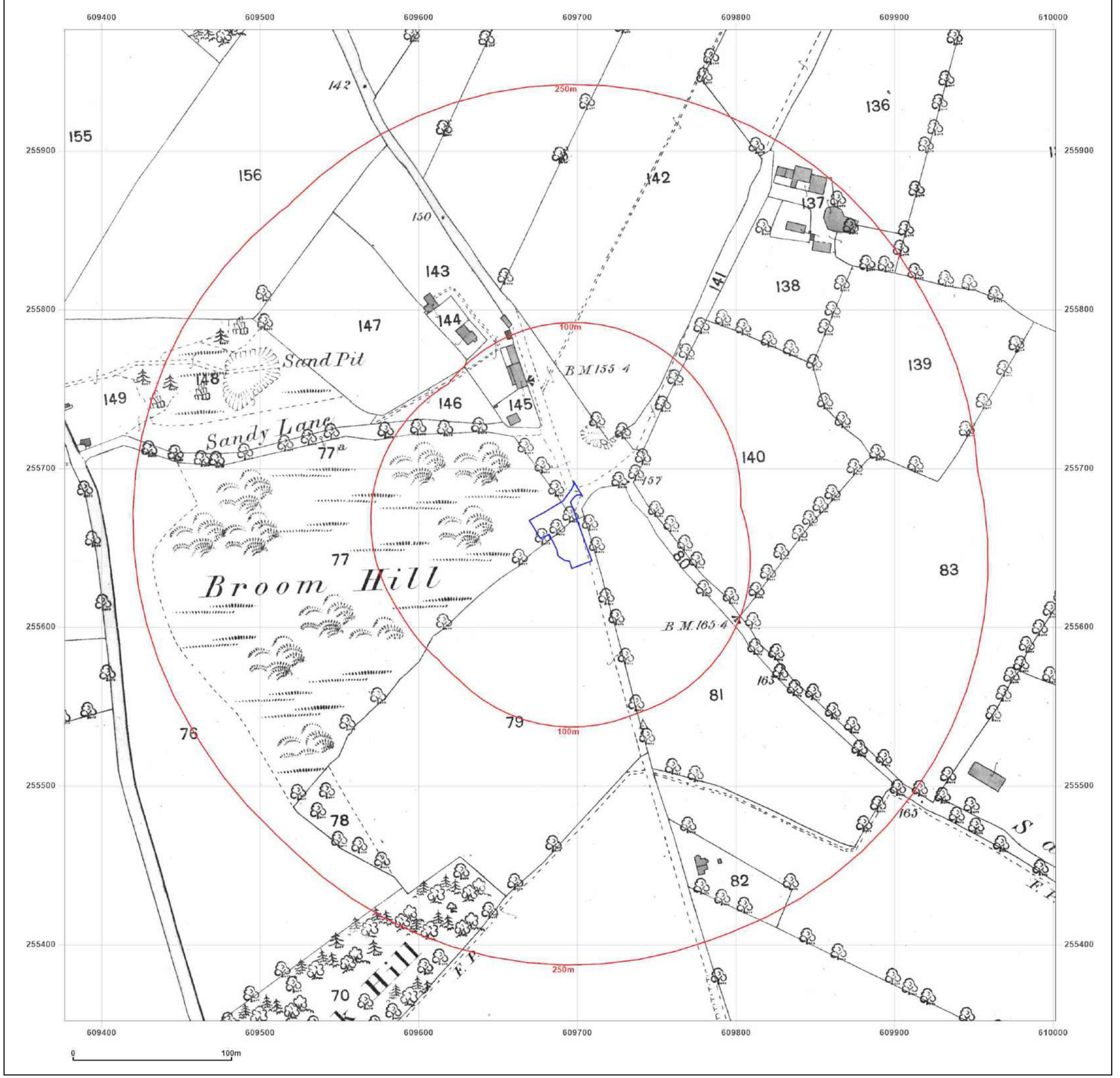

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Site Details:

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: County Series

Map date: **1884**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1884
Revised 1884
Edition N/A
Copyright N/A
Levelled N/A

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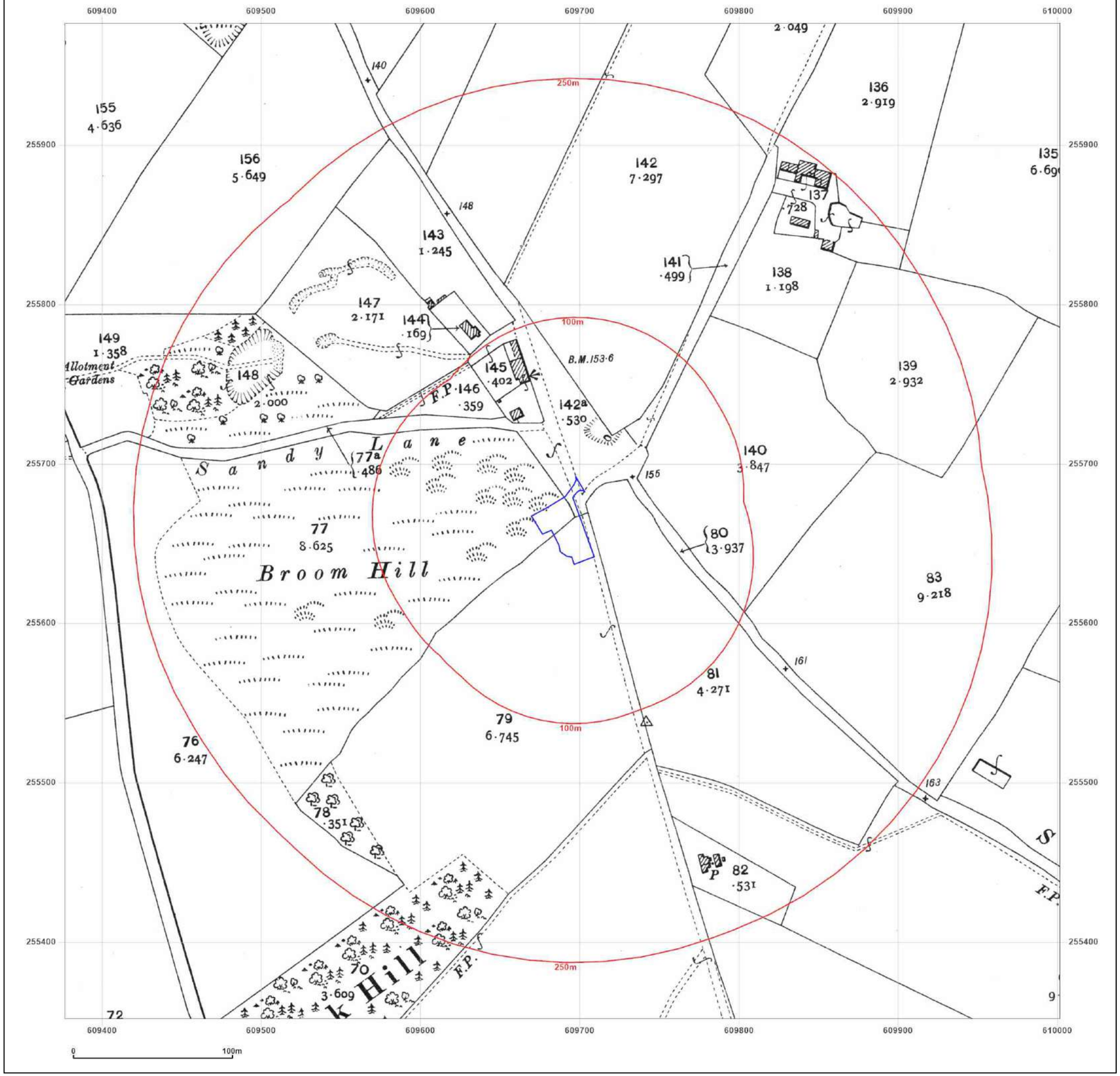

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Site Details:

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: County Series

Map date: **1903**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Levelled N/A

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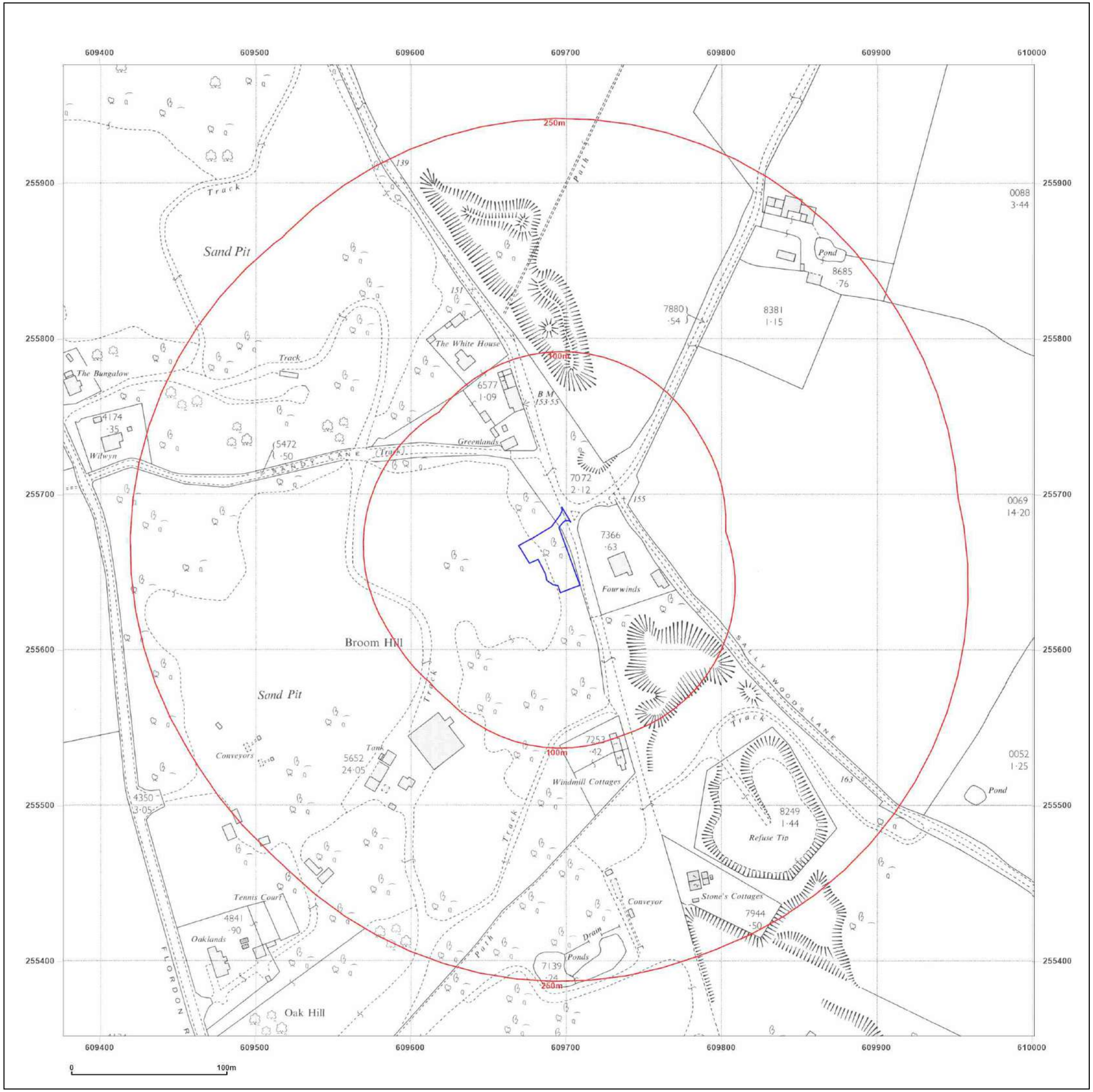

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **1968**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1967
Edition N/A
Copyright 1968
Levelled 1955

Surveyed 1967
Revised 1967
Edition N/A
Copyright 1968
Levelled 1954

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **1971**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled 1971

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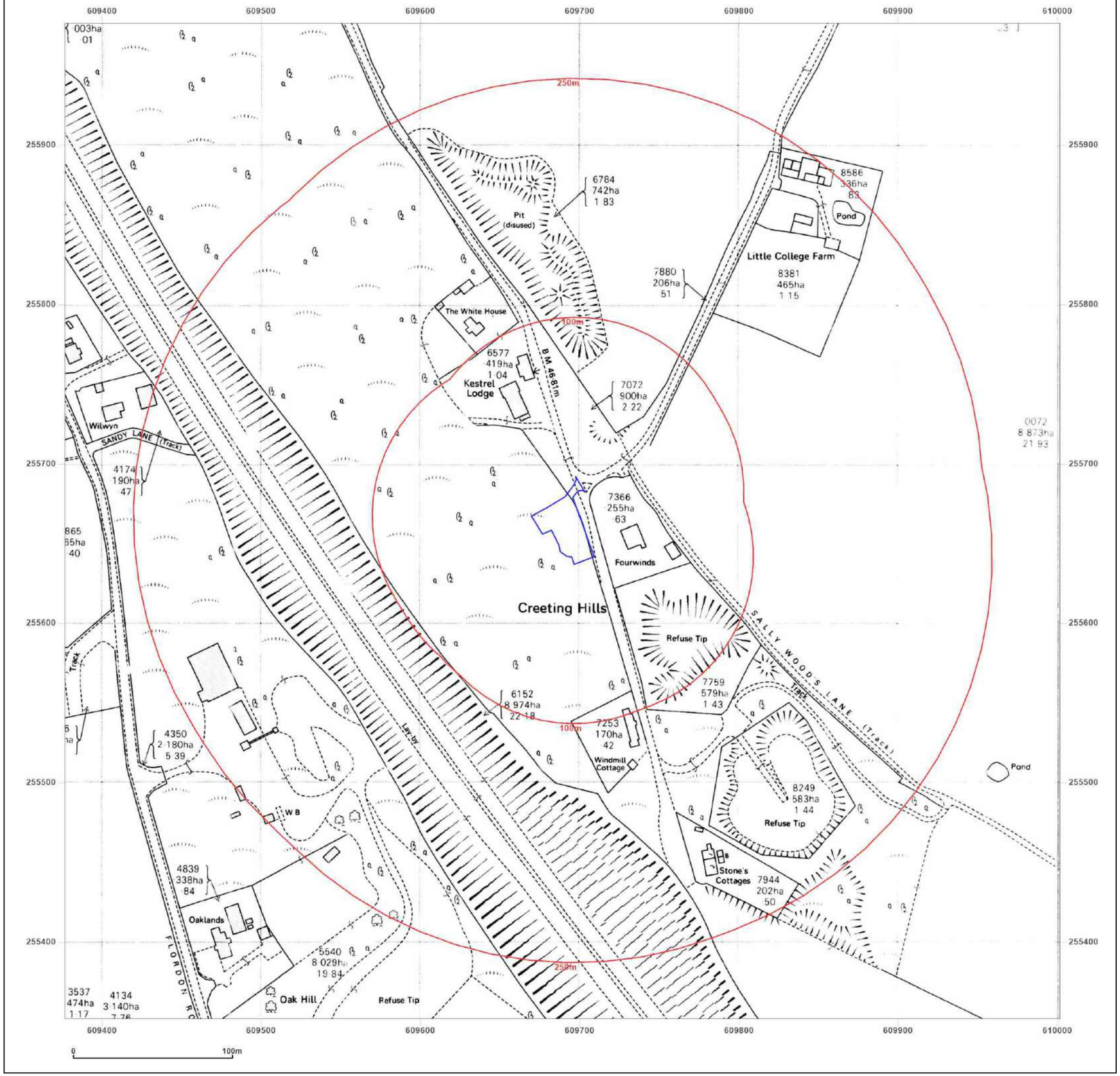

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Site Details:

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **1985-1987**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A	Surveyed 1971
Revised N/A	Revised 1987
Edition N/A	Edition N/A
Copyright N/A	Copyright 1987
Levelled N/A	Levelled 1971

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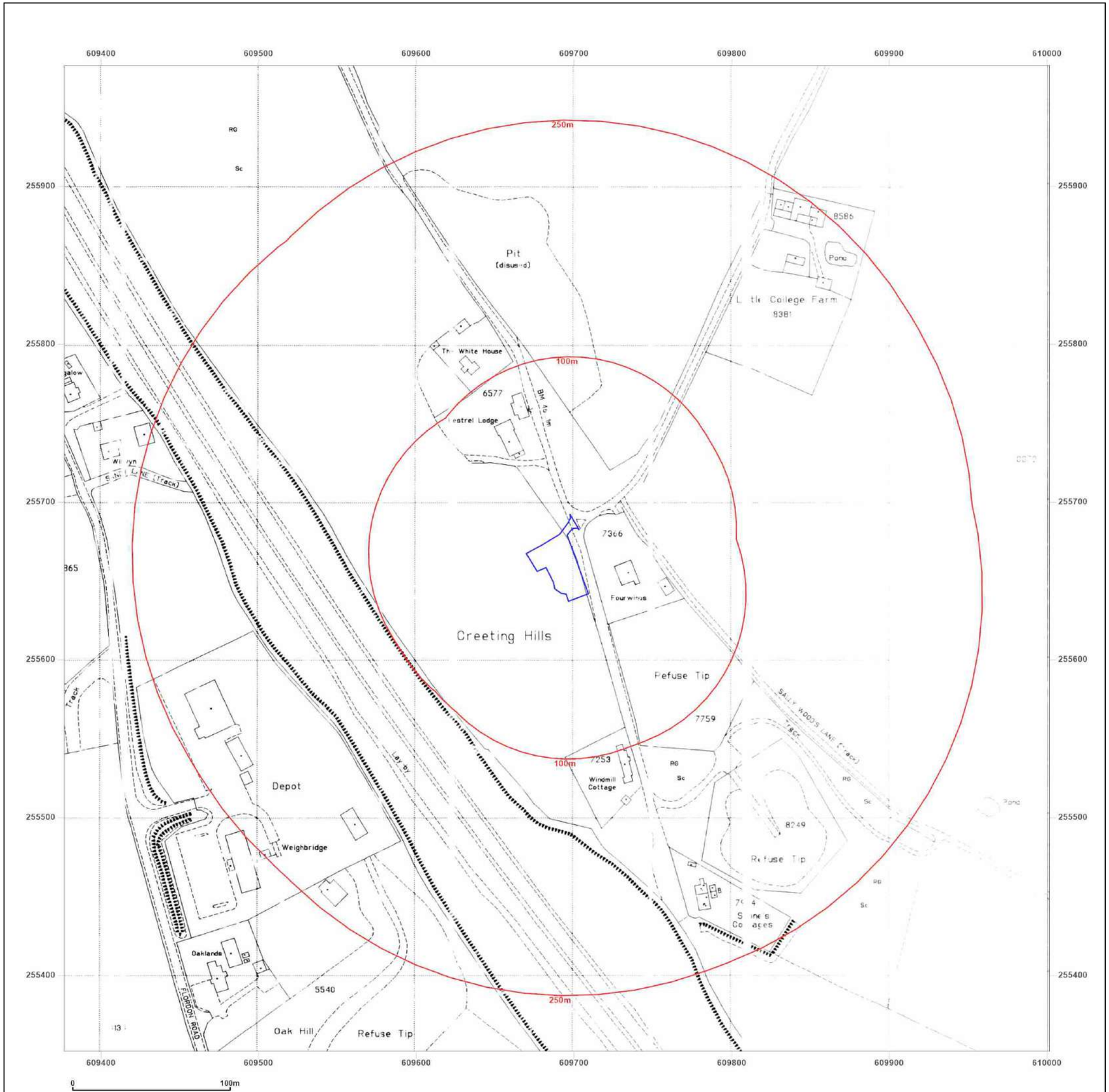

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A	Surveyed 1994
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright 1995	Copyright 1994
Levelled N/A	Levelled N/A

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: County Series

Map date: **1883-1884**

Scale: 1:10,560

Printed at: 1:10,560

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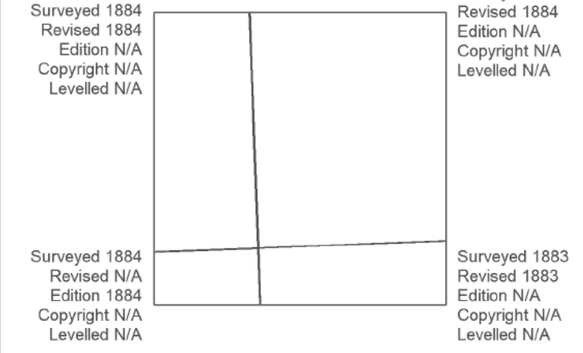

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Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: County Series

Map date: **1884-1888**

Scale: 1:10,560

Printed at: 1:10,560

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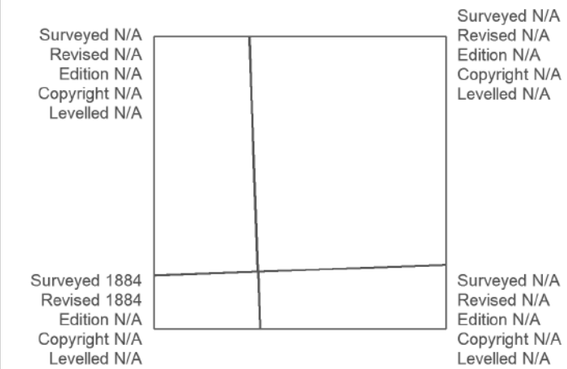

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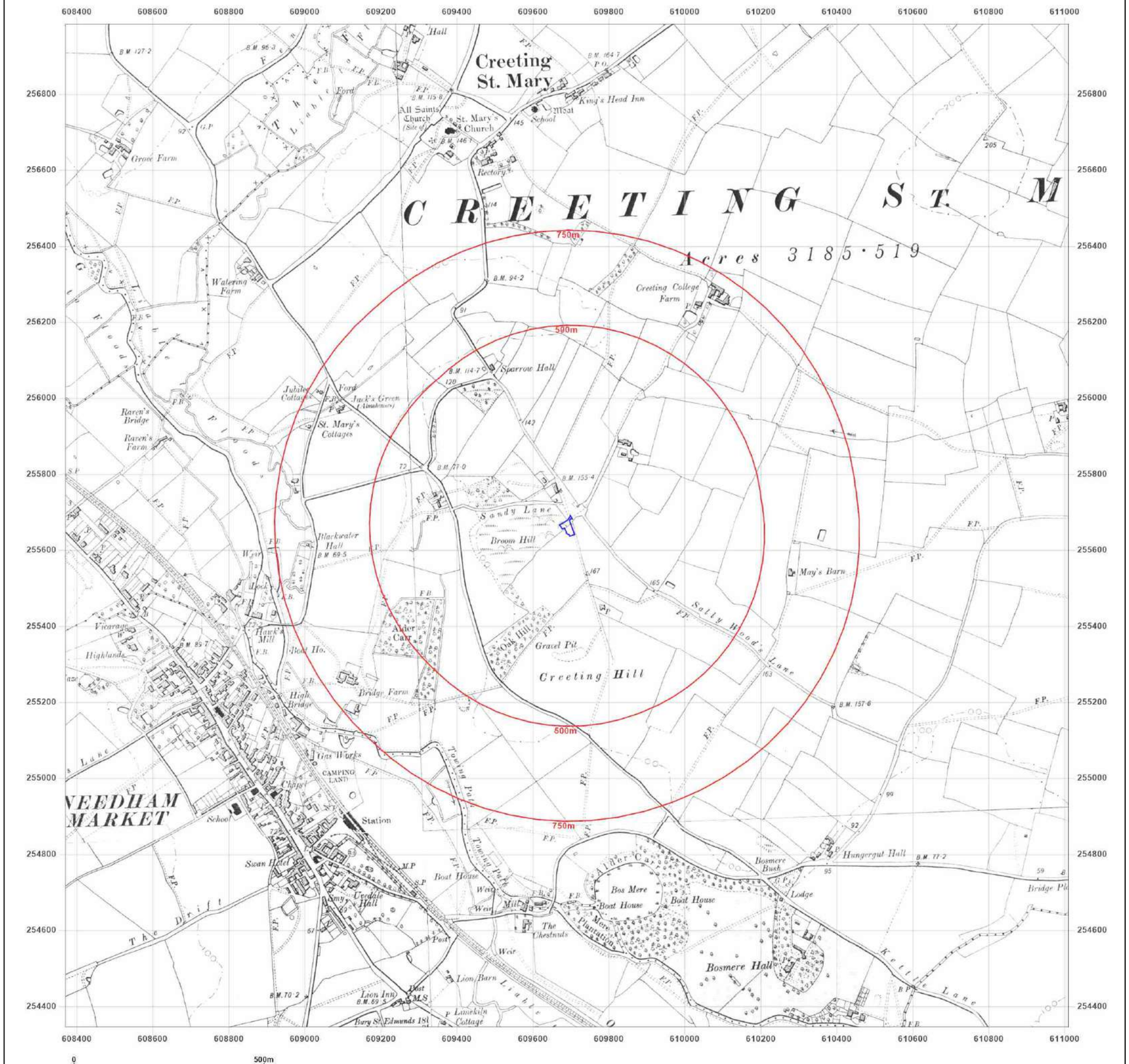

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: County Series

Map date: **1903-1905**

Scale: 1:10,560

Printed at: 1:10,560

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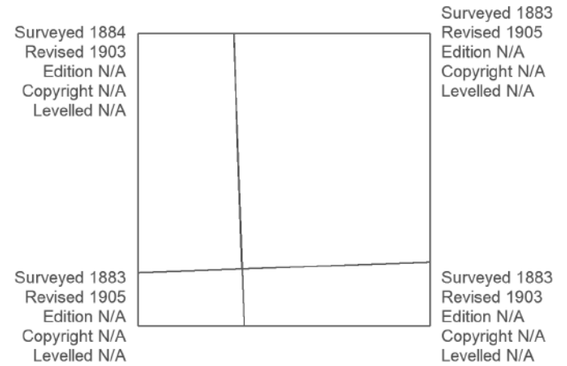

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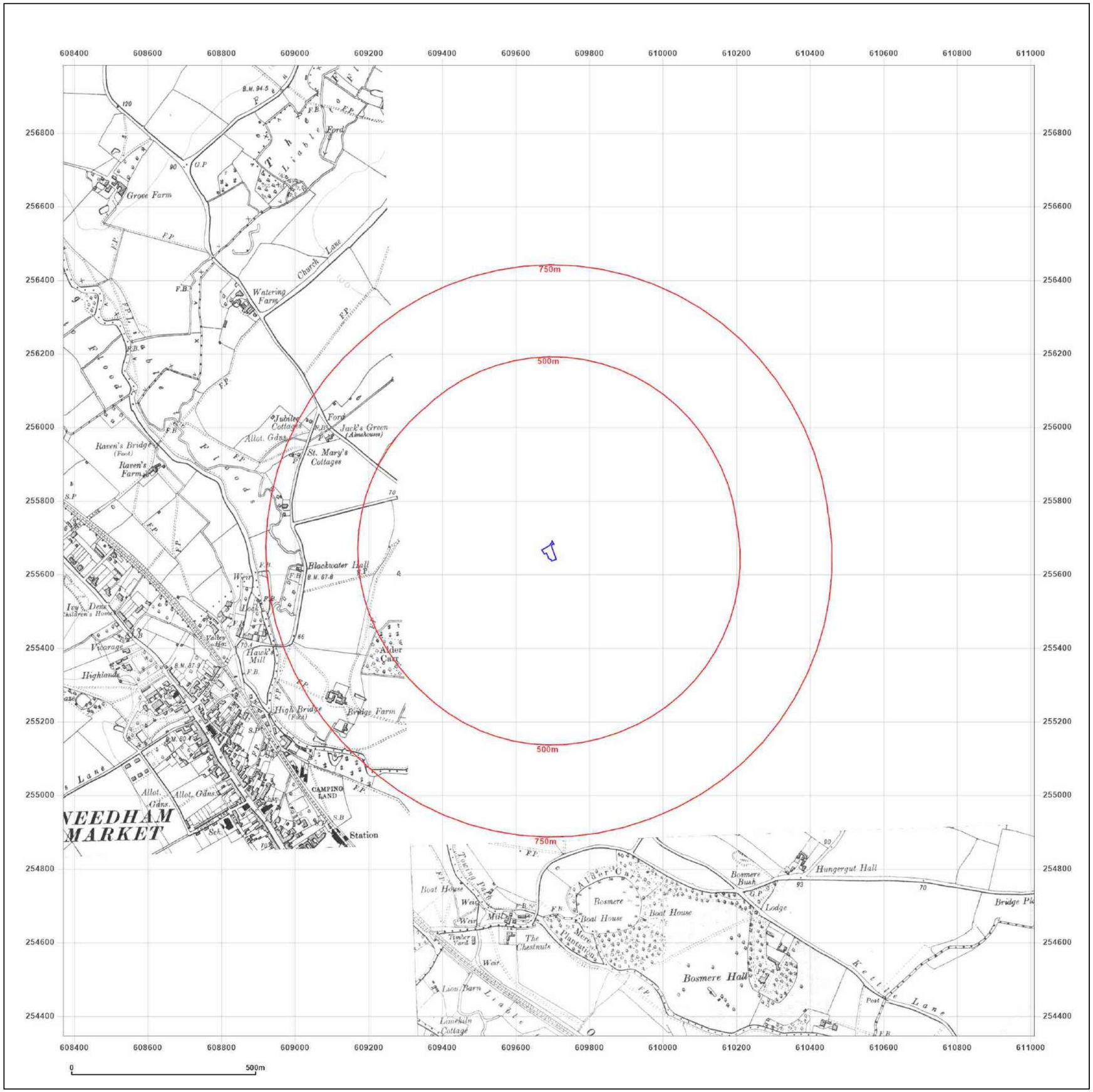

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: County Series

Map date: **1927-1928**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1884
Revised 1928
Edition 1928
Copyright N/A
Levelled N/A

Surveyed 1883
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

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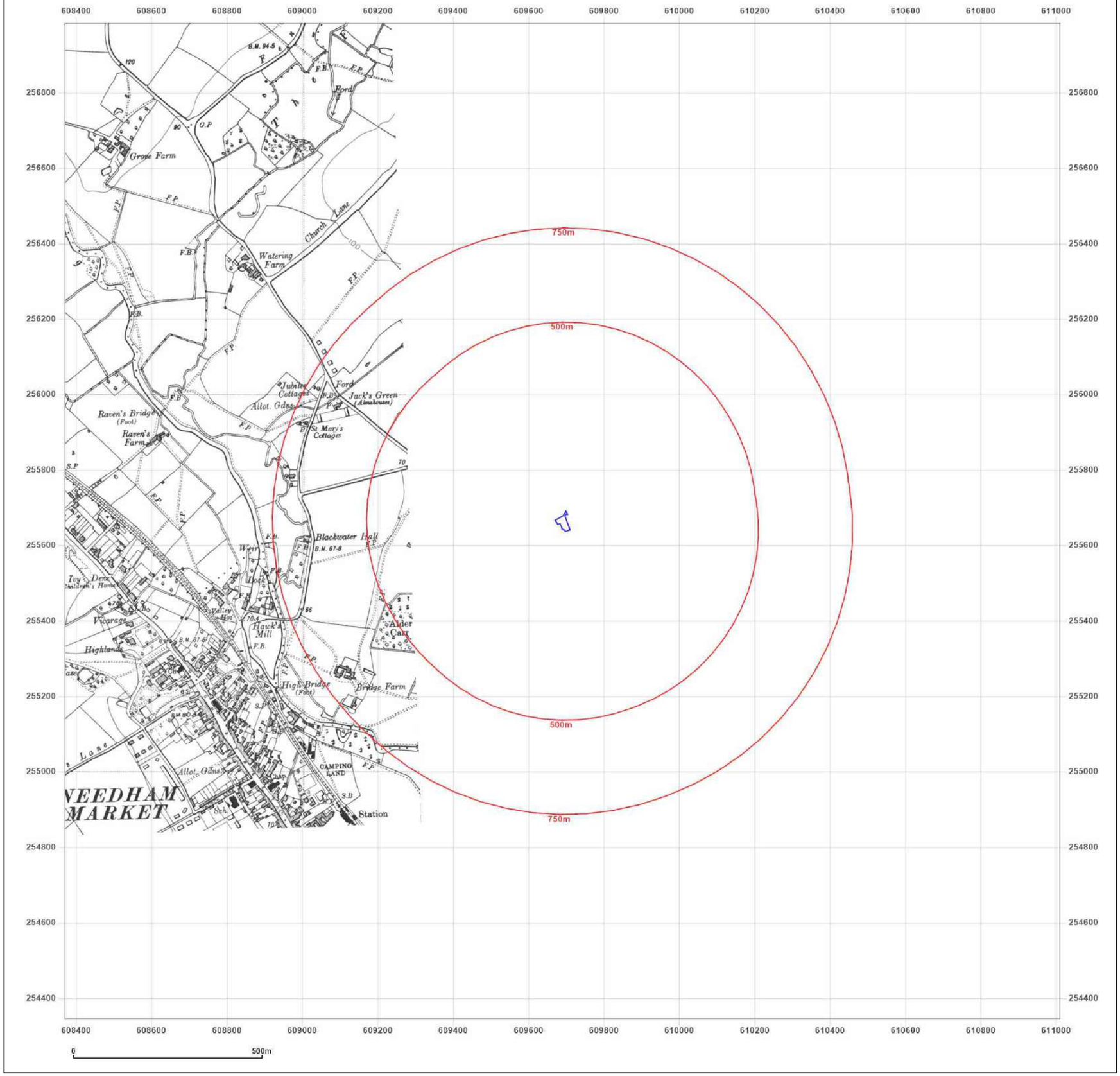

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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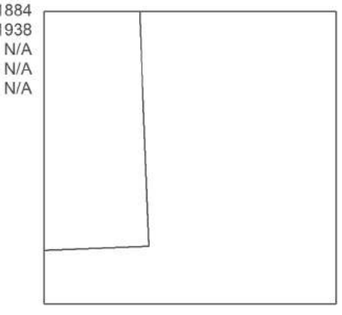
Surveyed 1884
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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Production date: 25 July 2022

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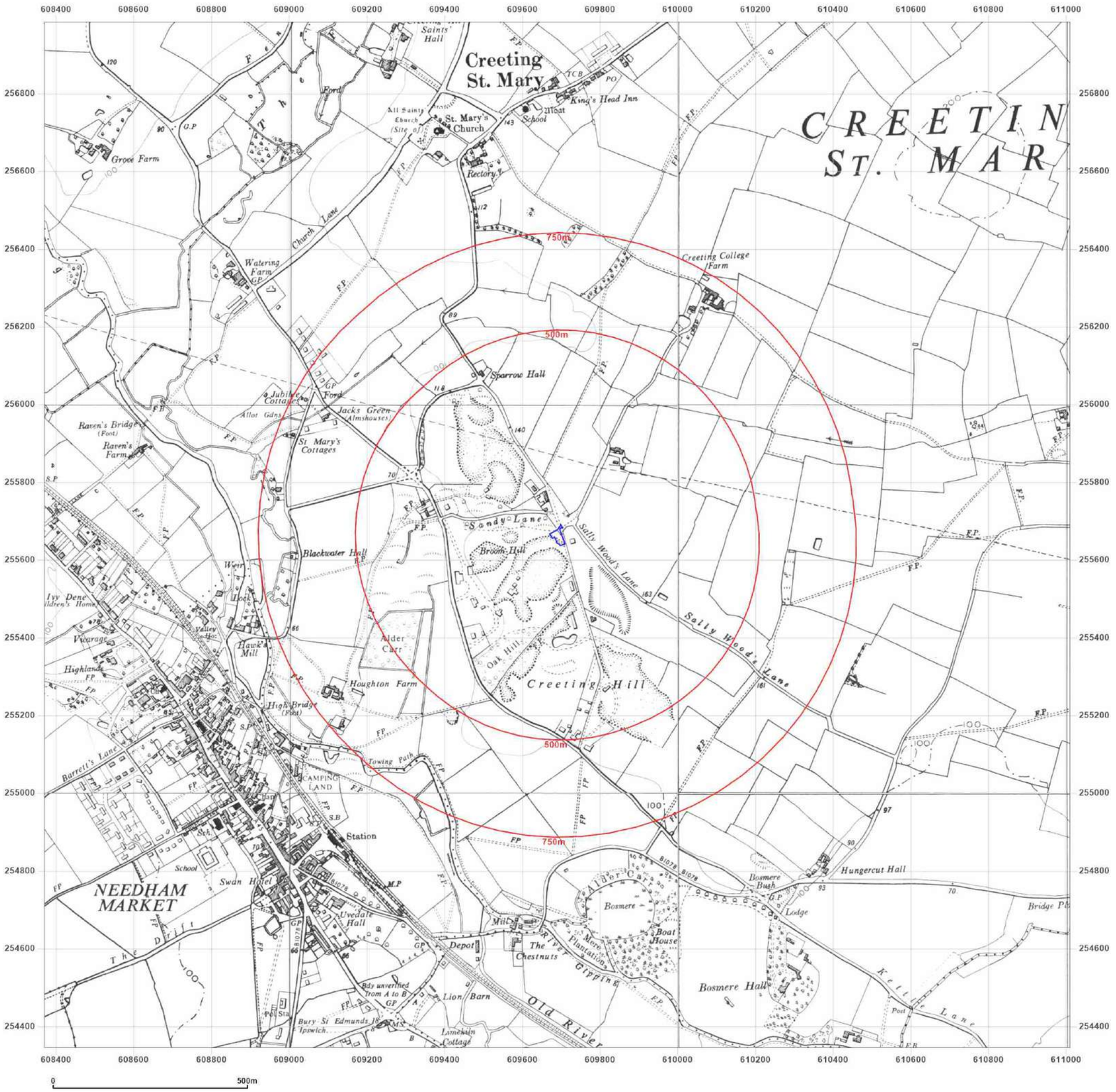

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: Provisional
Map date: **1953-1958**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed N/A Revised 1957 Edition 1958 Copyright N/A Levelled N/A	Surveyed 1953 Revised 1953 Edition N/A Copyright N/A Levelled N/A
Surveyed 1953 Revised 1953 Edition N/A Copyright N/A Levelled N/A	Surveyed 1953 Revised 1953 Edition N/A Copyright N/A Levelled N/A

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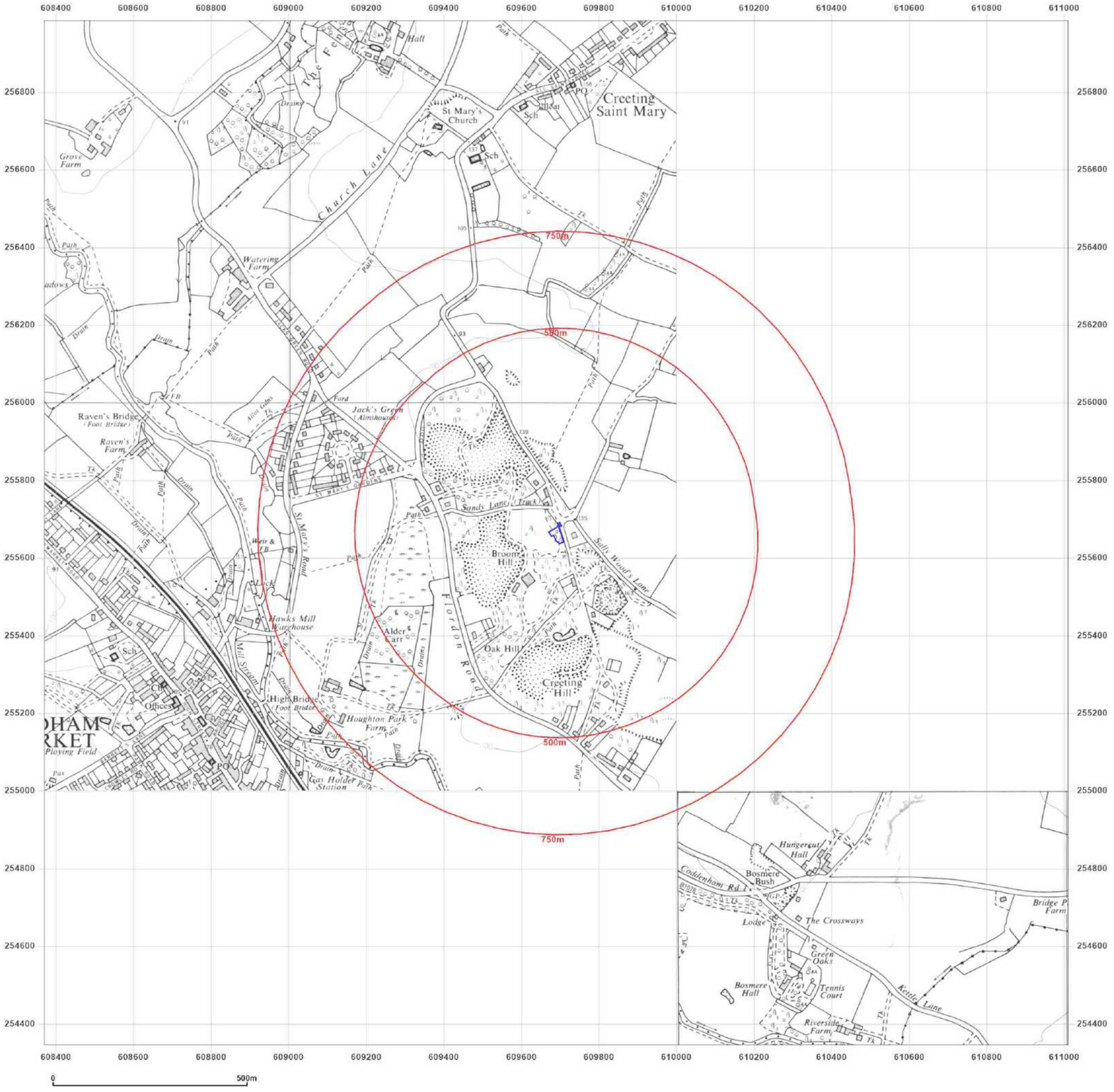

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: Provisional
Map date: **1969**
Scale: 1:10,560
Printed at: 1:10,560

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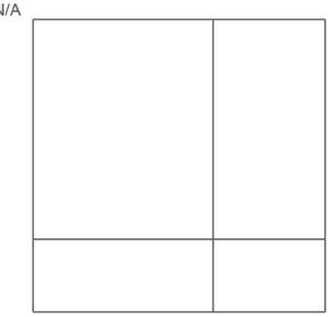
Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A

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Map legend available at:
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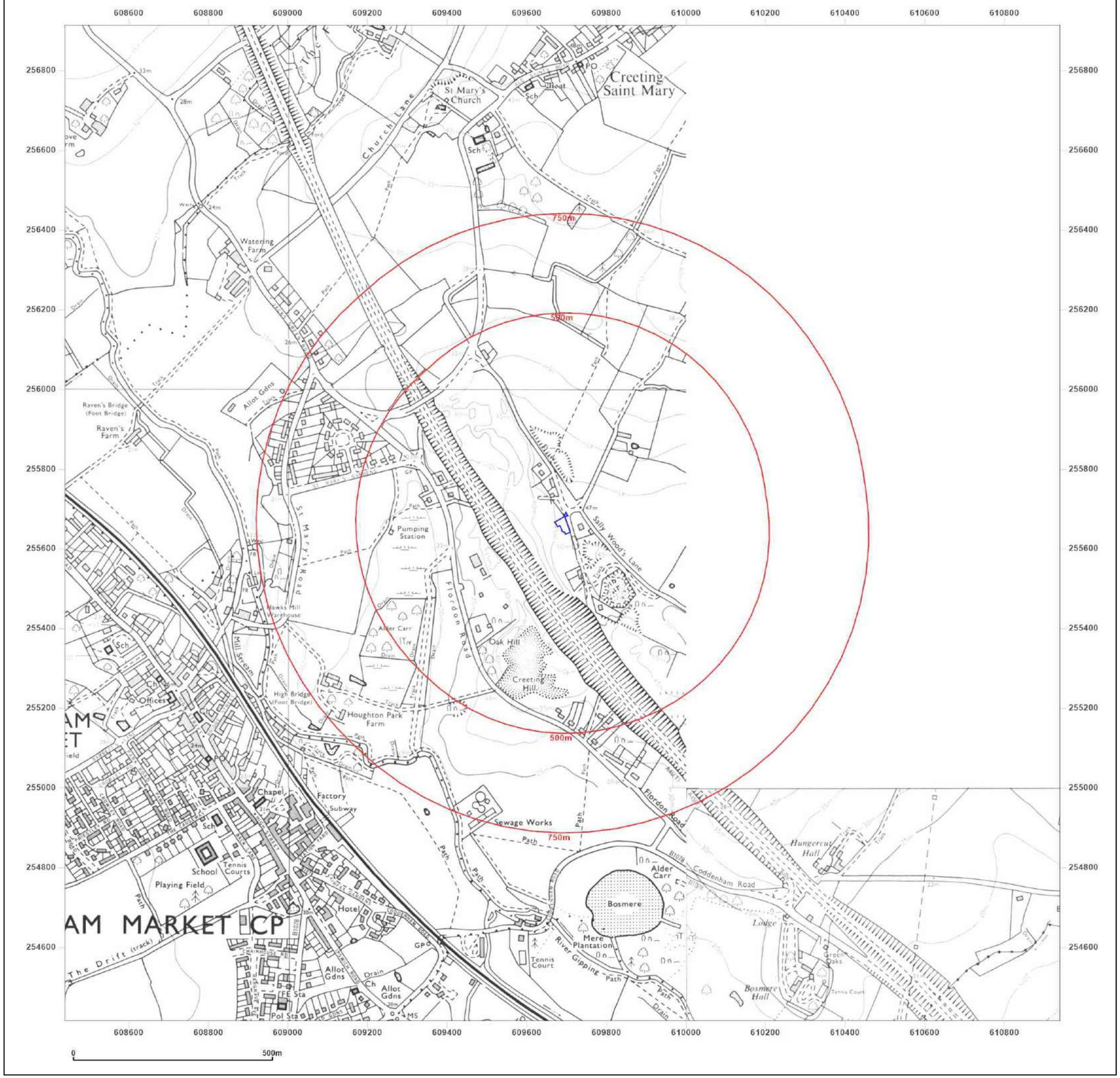

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **1971-1976**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1974
Revised 1976
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1971
Revised 1971
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1973
Revised 1976
Edition N/A
Copyright N/A
Levelled N/A

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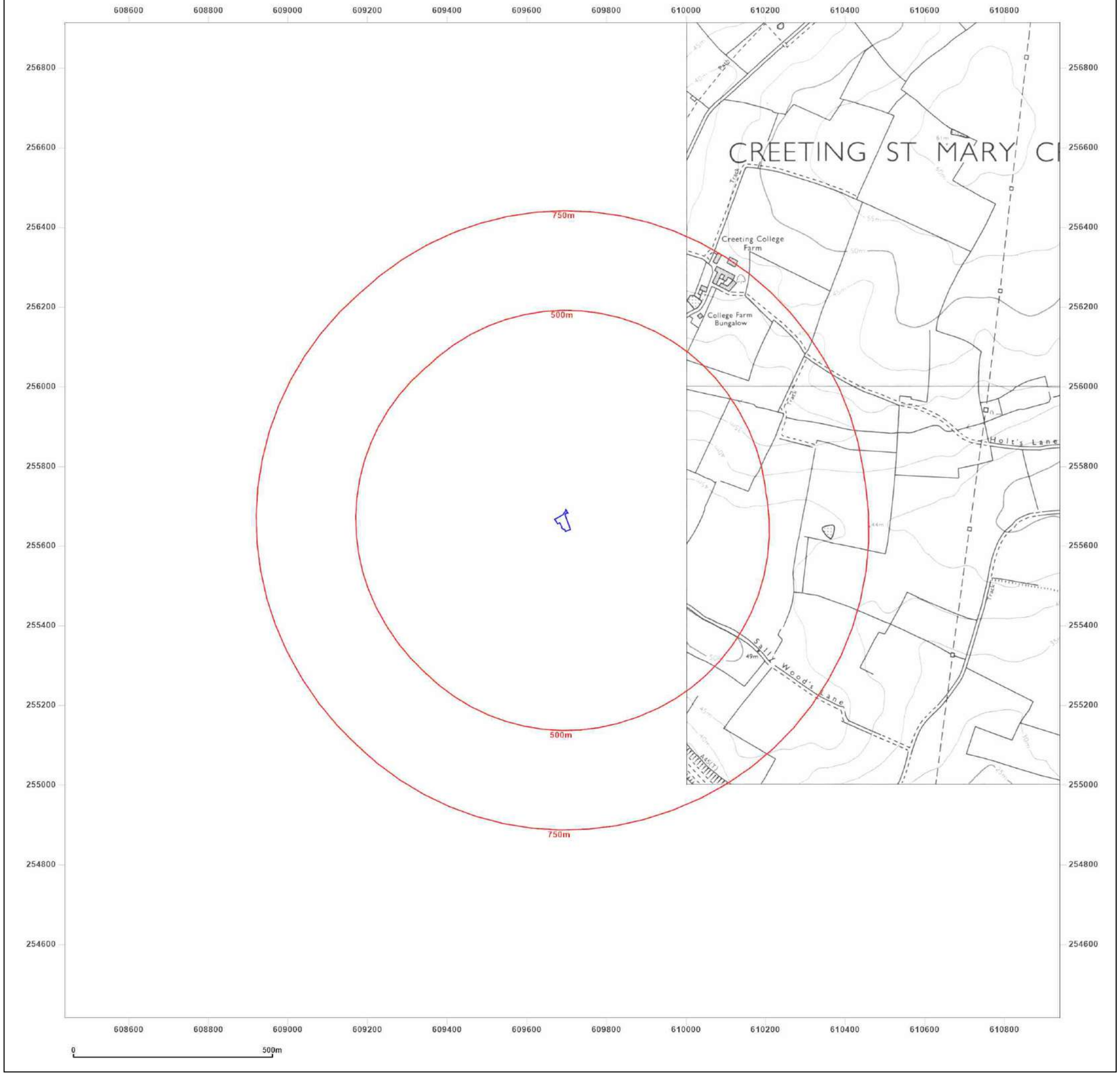

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **1977**

Scale: 1:10,000

Printed at: 1:10,000

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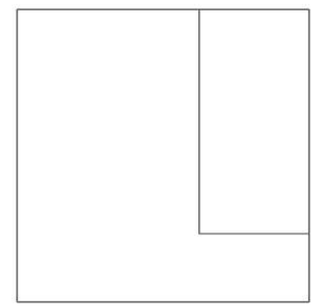
Surveyed 1974
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A



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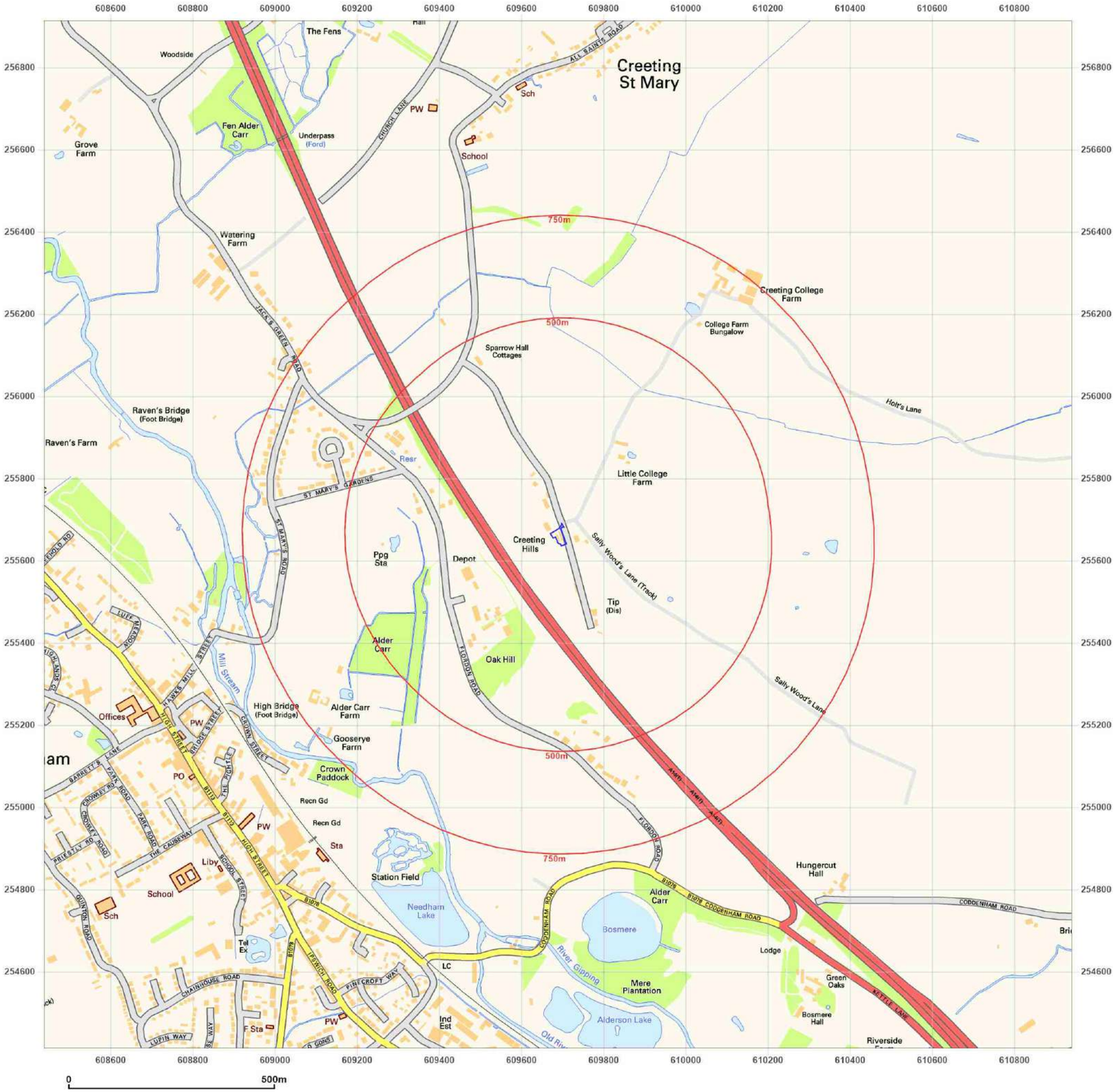

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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Production date: 25 July 2022

Map legend available at:
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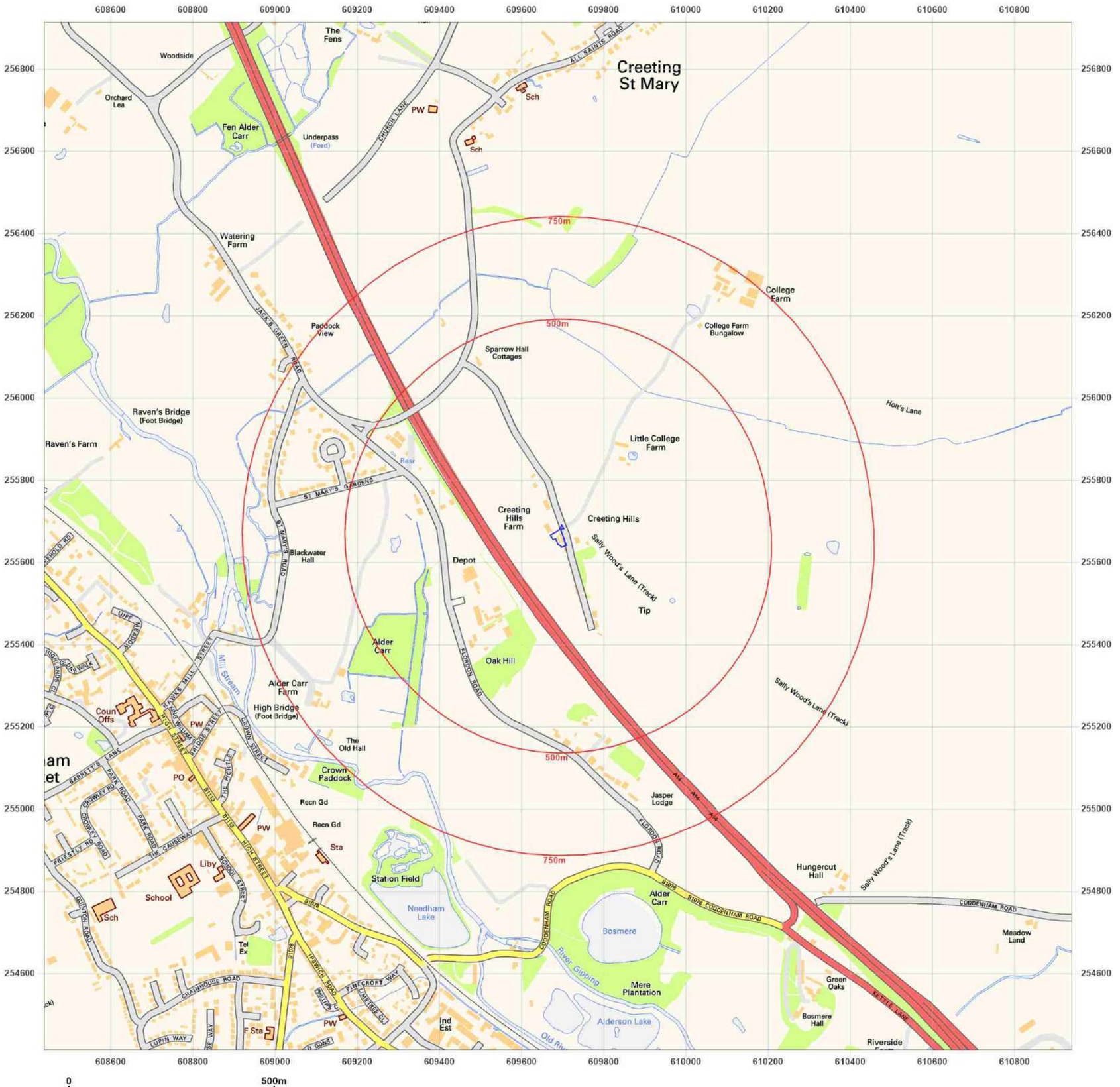

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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Production date: 25 July 2022

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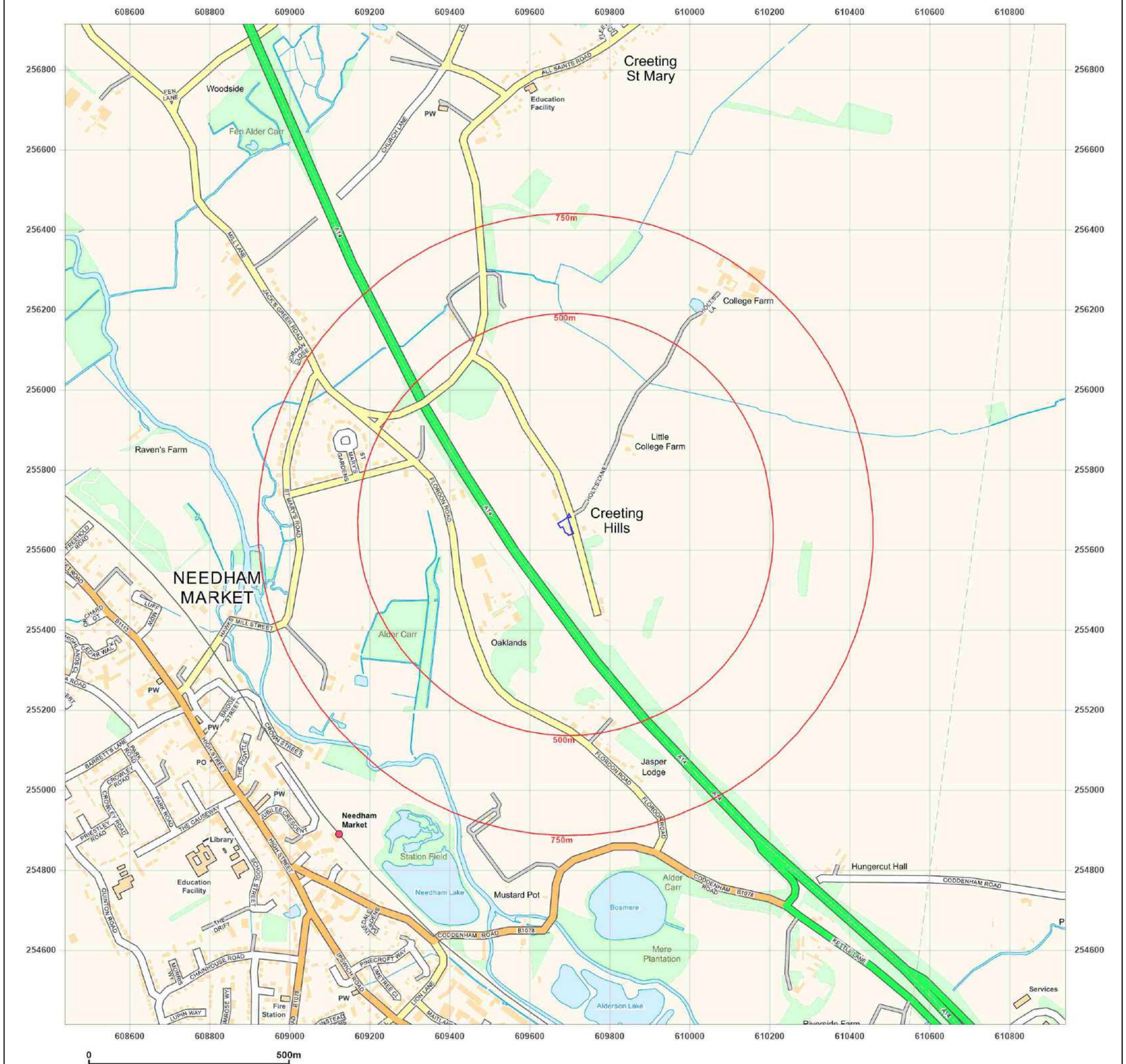

Groundsure INSIGHTS

Site Details:

HAYNES, CREETING HILLS FARM, CREETING HILLS, CREETING ST MARY, IP6 8PZ

Client Ref: IE22-052
Report Ref: GS-8927823
Grid Ref: 609689, 255664

Map Name: National Grid

Map date: **2022**

Scale: 1:10,000

Printed at: 1:10,000

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Production date: 25 July 2022

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