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GEOSPHERE ENVIRONMENTAL

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SITE: 59 Ditton Green, Woodditton, CB8 9SQ

DATE: 14/08/2023



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Executive Summary

| | |
|--|---|
| Introduction | <p>Geosphere Environmental Ltd was commissioned by Perpetua In Perpetuum Ltd. on behalf of the Client, Stemma Land and New Homes, to undertake a Phase 1 Desk Study and Preliminary Risk Assessment for a proposed residential development at 59 Ditton Green, Woodditton, CB8 9SQ.</p> <p>It was understood that the site is to be developed into 2no. residential dwellings with private garden areas.</p> |
| Site Location | <p>The subject site was situated at 59 Ditton Green, Woodditton and may be located by National Grid Reference (NGR) TL 65810 58080.</p> |
| Site Description | <p>The site is generally flat and level with a brick-built bungalow in the northern section, surrounded by grass / vegetation (locally very overgrown vegetation, in particular on the "long" side extending to the south.) An above-ground heating oil storage tank is located to the west of the bungalow (the supply pipe connecting it to the building was severed; no significant evidence of heating oil leaks / spills was noted at the tank).</p> |
| History | <p>The earliest historical map dated 1885 showed the site occupied by approximately four terraced buildings arranged north to south roughly bisecting the bulk of the site. An additional smaller building was detailed at the western edge of the site. By the 1981 map edition these original structures are replaced by the extant bungalow structure.</p> |
| Additional Data | <p>It is understood that the Client has undertaken a ground investigation of the site for structural / foundation design purposes, comprising geotechnical factual data only. The Client has provided photographs that indicate the condition of the site prior to the site walkover. In addition, the Client will provide information regarding their actions to empty the heating oil tank. These are considered in context within the report conclusions below.</p> |
| Preliminary Conceptual Site Model and Conclusions | <p>The likely presence of Made Ground onsite (as a result of previous land use / redevelopment) cannot be fully discounted, nor can the presence of hydrocarbon (heating oil) leaks or spills from the heating oil tank. The additional data provided by the Client may provide sufficient clarity on the emptying of the oil tank by the Client and may enable the discounting of the heating oil tank as a source; in which case the CSM can be updated and may negate the recommendation of a prudent measure to investigate the soil quality/ absence of hydrocarbon contamination.</p> |
| <p>This Executive Summary only provides a summary of the site data and its assessment. It does not provide a definitive engineering analysis and is for guidance only. It is recommended that the reader reviews the report in its entirety and any material referenced therein.</p> | |

CONTENTS

Page No.

| | |
|--------------------------------------|----|
| EXECUTIVE SUMMARY | 2 |
| 1 INTRODUCTION | 5 |
| 2 SITE SETTINGS | 6 |
| 2.1 Site Location | 6 |
| 2.2 Site Description | 6 |
| 2.2.1 Additional Site Data | 7 |
| 2.3 Geological Setting | 7 |
| 2.3.1 Superficial Deposits | 7 |
| 2.3.2 Bedrock Geology | 7 |
| 2.3.3 Geohazards and Ground Workings | 8 |
| 2.4 Hydrogeological Setting | 8 |
| 2.4.1 Underlying Aquifers | 8 |
| 2.4.2 Groundwater Vulnerability | 9 |
| 2.4.3 Source Protection Zones | 9 |
| 2.4.4 Groundwater Flooding | 9 |
| 2.5 Hydrological Setting | 9 |
| 2.6 Radon | 9 |
| 2.7 Nitrate Vulnerable Zone | 10 |
| 3 ENVIRONMENTAL SEARCHES | 11 |
| 3.1 Environmental Searches Summary | 11 |
| 4 SITE HISTORY | 12 |
| 4.1 Historical Maps | 12 |
| 4.2 Site History Summary | 13 |
| 5 PRELIMINARY CONCEPTUAL SITE MODEL | 14 |
| 5.1 Hazard Identification: Onsite | 14 |
| 5.2 Hazard Identification: Offsite | 15 |
| 5.3 Risk Assessment | 15 |
| 6 CONCLUSIONS AND RECOMMENDATIONS | 17 |

APPENDICES

APPENDIX 1 – REPORT LIMITATIONS AND CONDITIONS

APPENDIX 2 – REFERENCES

APPENDIX 3 – ENVIROCHECK DATA SEARCH REPORT

APPENDIX 4 – ENVIROCHECK HISTORICAL MAPS

APPENDIX 5 – COMPARISON OF CONSEQUENCES AGAINST PROBABILITY

APPENDIX 6 - DRAWINGS

CONTENTS

APPENDIX 7 – SELECTED SITE PHOTOGRAPHS
APPENDIX 7A – PROVIDED SITE PHOTOGRAPHS
APPENDIX 8 – DISCOVERY STRATEGY

TABLES

| | Page No. |
|---|----------|
| Table 1 – Geohazards and Ground Workings | 8 |
| Table 2 - Environmental Searches Summary | 11 |
| Table 3 - Historical Summary | 12 |
| Table 4 – Preliminary Conceptual Site Model | 16 |

1 INTRODUCTION

Geosphere Environmental Ltd was commissioned by PIP Architecture on behalf of the Client, Stemma Land and New Homes, to undertake a Phase 1 Desk Study and Preliminary Risk Assessment for a proposed residential development at 59 Ditton Green, Woodditton, CB8 9SQ.

It was understood that the site is to be developed into 2no. residential dwellings with a proposed redevelopment plan (as provided) included at Appendix 6 as Drawing ref. 2134/1-03/RevA.

This Version 2 of the report is updated with additional information from the Client, in response to the conclusions of the first version of the report.

The primary objectives of the preliminary risk assessment were to:

- Provide an assessment of environmental sensitivity at the site and the surrounding area in relation to any suspected or known contamination which may significantly affect the site and the proposed development; and
- Indicate whether further works are required, and the nature of the works, to enable a more complete assessment of the site.

These were achieved by:

- Undertaking a walkover of the site;
- Researching and assessing the available information regarding the current site status, including recorded geology, hydrogeology and hydrology of the site and surrounding area, the history of the site and anecdotal information (including photographs of the site, pre-walkover) provided by the Client;
- Developing a Preliminary Conceptual Site Model.

2 SITE SETTINGS

2.1 Site Location

The subject site was situated at 59 Ditton Green, Woodditton, Newmarket, Suffolk and may be located by National Grid Reference (NGR) TL 65810 58080 and postcode CB8 9SQ.

A Site Location Plan, and Site Plan are included within Appendix 6 as Drawing references 7695,DS/001 and 7695,DS/002 respectively.

2.2 Site Description

A site walkover was undertaken on 11th July 2023. At the time of the walkover the site comprised the bungalow (brick-construction) of the property in the eastern section of the L-shaped site. The site was accessed via the Heras fence panels at the north.

The site is generally flat and level; locally very overgrown vegetation, in particular **on the “long” side** extending to the south*.

The area at the north of the site, surrounding the bungalow, comprised overgrown vegetation and localised paving. Two small areas of exposed soil were noted; possible small trial pits; the exposed soil was noted to be variably coloured gravelly clay. Two metal covers, to below ground drainage pipes, were noted at the north-west and south-east areas of the site.

On the western side of the bungalow was an above ground heating oil storage tank (plastic) on a raised frame / plinth. A faint to moderate hydrocarbon odour was noted on approach to this but was transient. The supply pipe from the tank to the house was severed close to the tank. There was no evidence of spillage or leak of the heating oil to the ground surrounding the severed pipe point or the visible ground in the immediate vicinity of the tank. No evidence of significant vegetation die-back was present.

*(As a result, the southern end of the site was not accessible during the walkover; attempts were made to assess access from other boundaries but there was no public access to the site from the south.)

To the east of the site was a residential property, to the north, Ditton Green road and further residential properties; to the west and south were paddock field. Wider surrounding land uses were residential and equestrian or arable.

Photographic records from the walkover are presented in Appendix 7 of this report.

2.2.1 Additional Site Data

It is understood that the Client has undertaken a ground investigation of the site for structural / foundation design purposes. This comprised factual data only, as geotechnical laboratory analysis of soil samples.

The Client has provided photographs which can be found in Appendix 7A, that indicate the condition of the site, pre-walkover:

- The photographs are understood to have been taken shortly after purchase of the site by the Client (early 2023); and
- Show the site following clearance of vegetation overgrowth, including the southern / western section of the site that could not be accessed in the GEL walkover of July 2023;
- A domestic greenhouse in the eastern corner of the site [not present during the GEL walkover];
- Exposed surface soils with limited anthropogenic content, no visual evidence of significant or likely contamination.

It is understood that the Client will provide a separate statement regarding their emptying of the heating oil tank at this stage, understood to have been undertaken in order to prevent unauthorised access and theft / vandalism.

2.3 Geological Setting

Details of the geology underlying the site have been obtained from the British Geological Survey (BGS) digital mapping at a scale of 1:50,000, which is provided within the Envirocheck Report included in Appendix 3.

2.3.1 Superficial Deposits

The geological map data indicated the site to be underlain by superficial deposits of the Lowestoft Formation Diamicton.

The site was within a largely rural area and, although not indicated as present upon the site, the possibility that Made Ground is present cannot be discounted (discussed further, below).

2.3.2 Bedrock Geology

The geological map indicated bedrock Geology underlying the site comprised Lewes Nodular Chalk Formation and Seaford Chalk Formation (Undifferentiated).

2.3.3 Geohazards and Ground Workings

Table 1, below summarises the factors that may have a potential impact upon the engineering of the proposed development:

| Table 1 – Geohazards and Ground Workings | | | |
|--|---------------------------------|-------------|----------|
| Potential Hazard | Recorded Risk [m] / [Direction] | | Comments |
| | Onsite | Within 250m | |
| Man-Made Mining Activities | - | - | |
| Non-Coal Mining Areas of Great Britain | Rare | - | |
| Collapsible Ground | Very Low | - | |
| Compressible Ground | No Hazard | - | |
| Ground Dissolution | Very Low | - | |
| Landslide | Very Low | - | |
| Running Sand | Very Low | - | |
| Shrinking or Swelling Clay | Low | - | |

2.4 Hydrogeological Setting

2.4.1 Underlying Aquifers

The hydrogeological data provided within the Envirocheck Report indicate a Secondary Undifferentiated Aquifer overlying a bedrock Principal Aquifer.

The Environment Agency defines a **Principal Aquifer** as 'layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river **base flow on a strategic scale**'.

Secondary Undifferentiated Aquifer - has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

Based upon local borehole data, available from the BGS, the Lowestoft Formation Diamicton (or associated strata) is in the order of 25m to 35m thick in this area, overlying the chalk strata.

2.4.2 Groundwater Vulnerability

The Environment Agency defines areas of high groundwater vulnerability as 'areas able to easily transmit pollution to groundwater. They are characterised by high leaching soils and the absence of low permeability superficial deposits.

The site was classified as being within an urban setting (as designated by the Environment Agency), which therefore means that the soils are classified as having a high leaching potential.

Soils of high leaching potential are soils that readily transmit liquid discharges because they are either shallow or susceptible to rapid by-pass flow directly to rock, gravel or groundwater.

2.4.3 Source Protection Zones

The site was located within a 'Zone II' (Outer Zone) groundwater source protection zone, i.e., it was within the 400-day travel time of groundwater reaching the point of abstraction.

There was a single groundwater abstraction well within 1 km of the site. This was situated approximately 927 m to the north of the site and was used for General Farming And Domestic.

2.4.4 Groundwater Flooding

The Envirocheck data indicates the site is in an area with limited potential to groundwater flooding to occur.

2.5 Hydrological Setting

The nearest surface watercourse or feature was unnamed, located approximately 112 m to the east of the site.

There were no surface water abstractions within 1 km of the site. No evidence of surface water courses in the immediate vicinity of the site were observed.

2.6 Radon

The site is indicated to lie within an area where there is a probability of <1% of present or future homes being above the action level of 200Bq/m³. As such, the site is not classified as a Radon Affected Area.

2.7 Nitrate Vulnerable Zone

The site was located within an area designated as a nitrate vulnerable zone.

The Nitrates Directive, (ref. R.4) defines a nitrate vulnerable zone as:

- Surface freshwater which contains or could contain, if preventative action is not taken, nitrate concentrations greater than 50mg/l;
- Groundwater which contains or could contain, if preventative action is not taken, nitrate concentrations greater than 50mg/l; and/or
- Natural freshwater lakes or other freshwater bodies, estuaries, coastal waters and marine waters, which are eutrophic or may become so in the near future if protective action is not taken.

3 ENVIRONMENTAL SEARCHES

3.1 Environmental Searches Summary

The environmental searches are detailed fully within the Envirocheck Report presented within Appendix 3. Table 2, shown below, summarises the most relevant findings:

| Table 2 - Environmental Searches Summary | | | | |
|---|------------------------|-------------|--------------|--|
| Activity | Distance From the Site | | | Comments [m]/[direction] |
| | Onsite | Within 250m | 250m to 500m | |
| 1. Incidents and Registers | | | | |
| Discharge Consents | - | 1 | 1 | 145m/E; 312m/NE |
| Pollution Incidents to Controlled Waters | - | 1 | - | 165m/W |
| 2. Flooding | | | | |
| BGS Groundwater Flooding Susceptibility | 1 | - | - | |
| 4. Contemporary Trade Entries of Concern | | | | |
| Contemporary Trade Directory Entries | - | 1 | - | 73m/NW (Horse boxes and transporting) |
| 5. Designed Environmentally Sensitive Sites | | | | |
| Ancient Woodland | - | - | 5 | 335m/W; 367m/S; 383m/W; 409m/SW; 442m/SW |

Where no relevant or significant data records exist for an activity, it is removed from the summary table. All data is included within Appendix 3.

4 SITE HISTORY

4.1 Historical Maps

A review of the history of the site has been conducted based upon the historical maps included within the Envirocheck report included in Appendix 4

The relevant changes of the subject site and immediate surrounding area from the mapping are detailed in Table 3, below:

| Table 3 - Historical Summary | | |
|--|---|--|
| Date | Potentially Contaminative Land Uses / Significant Changes | |
| | Onsite [Direction] | Offsite [Distance/Direction] |
| 1886 (1:2,500) 1885 (1:10,000) | <ul style="list-style-type: none"> Site contained approximately four terraced or adjoining buildings, possibly dwellings or livestock / equestrian buildings. (Terrace ran north to south.) Additional building at western edge of site, interpreted to be a shed or similar outbuilding. | <ul style="list-style-type: none"> 1m/N - Ditton Green High Street immediately to north adjacent to site. 25m/E - Approximately four neighbouring buildings. 10m/N - Approximately five buildings on opposite side of road. 1m/S - Open undeveloped area. 50m/NE - Small mixed wooded area. |
| 1903 (1:2,500) (1:10,560) 1953 - 1960 (1:10,560) | <ul style="list-style-type: none"> No significant changes. | <ul style="list-style-type: none"> 10m/N - Number of buildings on opposite side of road increased to approximately seven. Small mixed wooded area no longer detailed. |
| 1981 - 1992 (1:2,500) 1984 (1:10,000) | <ul style="list-style-type: none"> Previous buildings cleared and single dwelling built onsite (interpreted to be the extant layout*). | <ul style="list-style-type: none"> 10m/N - Continued increase in number of buildings. |
| 1991 - 1993 (1:2,500) | <ul style="list-style-type: none"> No significant changes. | <ul style="list-style-type: none"> No significant changes. |
| 1994 (1:2,500) (1:10,000) | <ul style="list-style-type: none"> No significant changes. | <ul style="list-style-type: none"> No significant changes. |
| 1999 (1:2,500) (Aerial Photography) | <ul style="list-style-type: none"> No significant changes. | <ul style="list-style-type: none"> No significant changes. |
| 2000 (1:10,000) | <ul style="list-style-type: none"> No significant changes. | <ul style="list-style-type: none"> No significant changes. |
| 2006 (1:10,000) | <ul style="list-style-type: none"> No significant changes. | <ul style="list-style-type: none"> 240m/S - Buildings associated with Woodditton Stud detailed. |

Table 3 - Historical Summary

| Date | Potentially Contaminative Land Uses / Significant Changes | |
|--|---|------------------------------|
| | Onsite [Direction] | Offsite [Distance/Direction] |
| <p><i>Notes:</i></p> <ul style="list-style-type: none"> The dates of the maps do not always correspond with the time of the surveys. Where no significant factors or changes occur within a map edition(s) it is summarised with "No significant changes". The alignment and extent of the detailed site area in early map editions is often mis-aligned compared to modern mapping due to variation in mapping/digitisation processes; this is compensated for where possible within the interpretation. *An additional small structure is depicted in some of the map extracts, coincident with the structure at the west / south-west of the bungalow and the heating oil tank noted within the site walkover. | | |

4.2 Site History Summary

The earliest historical map dated 1885 showed the site occupied by approximately four terraced buildings (possibly residential or for livestock / arable / equestrian use) arranged north to south roughly bisecting the bulk of the site. An additional smaller building was detailed at the western edge of the site. Approximately four buildings were detailed across the adjacent road immediately to the north.

The 1903 mapping showed the number of surrounding buildings had increased, and an area 50m to the north-east previously occupied by mixed wood, had been cleared.

The 1981 mapping showed the original site buildings to be cleared, and a single dwelling built onsite.

The 2006 mapping showed that buildings associated with Woodditton Stud had been built approximately 240m to the south.

5 PRELIMINARY CONCEPTUAL SITE MODEL

The risk assessment methodology is based upon current guidelines and legislation (refs. R.5, R.7 and R.9).

The current guidance requires that a Conceptual Site Model (CSM) be formulated, based upon the findings of the research. **The CSM aims to identify and assess potential 'hazards'; the potential 'receptors' that may be affected and the anticipated 'pathways' by which the hazard may negatively impact the receptors.** Where there is reasonable potential for all three components to be present at a site, then they constitute a potential pollutant linkage (PPL) and have been included in the CSM below. The CSM is limited at this **stage to the identification and assessment of potential 'hazards', identified or suspected from the results** of the research. The findings are summarised in the following subsections.

The guidance proposes a four-stage approach for the assessment of contamination and the associated risks. The four stages are listed below:

- Hazard Identification;
- Hazard Assessment;
- Risk Estimation; and
- Risk Evaluation.

Should a complete PPL be present which is deemed to pose a potential risk to identified receptors, then further investigation works are likely to be recommended.

5.1 Hazard Identification: Onsite

The desk-based research, site data and historical review identified the following potential hazards on the site:

- Made Ground, as a result of the previous development and possible agricultural or equestrian land use;
- Heating oil tank at the western end of the extant dwelling, with severed pipe.

Based upon the Client-supplied photographs of the site, including exposed soil following vegetation clearance, there is limited evidence of Made Ground or anthropogenic material entrained in the soils at surface. Based upon this, the presence of poor-quality soil / significant Made Ground within the southern / western section of the site is considered to be unlikely; the presence of Made Ground within the northern section where the majority of redevelopment has occurred cannot be fully discounted, however.

It is understood that the Client shall supply evidence in parallel to this report with the aim of discounting the heating oil tank as a source. Should that be the case, and the Council agree that the heating oil tank can be discounted as source, this Conceptual Model will need to be revised.

5.2 Hazard Identification: Offsite

The desk-based research and historical review did not identify any potential hazards offsite that are considered likely to significantly impact upon the site.

5.3 Risk Assessment

The preliminary risk assessment has identified the two potential sources of contamination that may pose a risk to human health and the Controlled Waters. Potential pollutant linkages that require further consideration are presented in Table 4, shown overleaf:

Table 4 – Preliminary Conceptual Site Model

| Sources | PATHWAYS: | | | | | RECEPTORS: | | | | | | Risk Rating | Comments |
|---|--------------------|----------------|-----------|-------------|------------------|-------------------------|-----------|-----------------------|--------------------|----------------------|------------------------|----------------|---|
| | Root Uptake | Direct Contact | Ingestion | Respiration | Gas Accumulation | Plants | End Users | Structures (Concrete) | Services/Utilities | Construction Workers | Controlled Waters (GW) | | |
| Potential Made Ground | N | L | L | N | N | Mi | Mo | N | N | Mi | Mi | MR-LR | Made Ground (and / or re-worked soil) is likely to be present and is a potential source of contamination or poor-quality soil. There should be a general investigation of the soil quality either pre- or post-demolition. |
| Heating oil tank presence and severed pipe; | U | L | L | L | U | Mi | Mo | Mi | Mi | Mo | Mi | MR-LR | It is understood that the Client is providing a statement clarifying the actions to remove oil from the tank, upon purchase of the property. Currently the risk posed by the heating oil tank source is considered to be lowered, but not fully discounted. |
| Legend: - See Comparison of Consequence Against Probability within Appendix 5 for Key to Legend. | Probability: | | | | | Consequence (Severity): | | | | | | Risk Rating: | |
| | Negligible (N) | | | | | Negligible (N) | | | | | | Very High Risk | VH |
| | Unlikely (U) | | | | | Mild (Mi) | | | | | | High Risk | HR |
| | Likely (L) | | | | | Moderate (Mo) | | | | | | Moderate Risk | MR |
| | Highly Likely (HL) | | | | | Severe (S) | | | | | | Low Risk | LR |
| | | | | | | | | | | | Negligible Risk | NR | |

6 CONCLUSIONS AND RECOMMENDATIONS

Based upon the findings of the Preliminary Risk Assessment and site walkover, a small number of potential contaminant sources and pathways to potential receptors have been identified, with further considerations made below.

Based upon the site data (obtained and provided), it can be assessed that significant Made Ground or reworked soils are of low likelihood to be present in the southern section of the site. Made Ground or reworked ground of some form is likely to be present in the northern section of the site, as a result of previous development.

It cannot be fully discounted that the severed pipe of the oil tank has not resulted in discharge of heating oil to the ground, despite the absence of significant odours or evidence at ground surface. However, it is understood that a statement from the Client regarding the actions by them to empty the tank is being supplied to the Council in parallel with this report and may provide sufficient data to the Regulatory Authorities in this regard. If this data provides sufficient clarification to the Regulatory Authority that no discharge of heating oil is likely to have occurred (and the source can be discounted), then the following recommendations can be discounted:

It is recommended that as a prudent measure a preliminary intrusive ground investigation is undertaken to determine the extent of any potential contamination within the soil strata. This is largely to assess the soils in the immediate vicinity of the heating oil tank but also to undertake general, near surface soil quality assessment across the site as part of the investigation laboratory testing.

In the event of significant hydrocarbon contamination being encountered in soils, a further action would be that monitoring wells for ground gas / groundwater should be constructed onsite as part of the investigation with subsequent monitoring visits undertaken, in order to assess for VOC content.

As a minimum, as standard for construction schemes, a Discovery Strategy should be in place during construction, especially the groundworks phase, as per the example at Appendix 8; If this is undertaken then actions and options are in place to deal with unforeseen contamination conditions.

Any ground investigation should be designed in general accordance with CLR 4, (ref. R.8) and undertaken in compliance with BS 10175:2011+A2:2017, (ref. R.9) and BS 5930:2015+A1:2020, (ref. R.10).

It is recommended that this report be submitted to the Local Authority as part of the planning submission for the site.

Demolition / refurbishment works:

While outside of the remit of this report, assuming that demolition of the building is necessary it may be necessary to (a) fully update the building Asbestos Register, where present or (b) undertake a Refurbishment and Demolition (Asbestos Survey) of the buildings, in accordance with HSE guidance (ref. R.11) and in advance of any disturbance works.

APPENDICES

Appendix 1 – Report Limitations and Conditions

General Limitations and Exceptions

This report was prepared solely for our Client for the stated purposes only and is not intended to be relied on by any other party or for any other use. No extended duty of care to any third party is implied or offered.

Geosphere Environmental Ltd does not purport to provide specialist legal advice.

The Executive Summary, Conclusions and Recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon, until considered within the context of the whole report.

Interpretations and recommendations contained within the report represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of reporting and based upon current legislation in force at that time.

Environmental and Geotechnical Reporting (including Phase 1, Phase 2 and Site Walkovers) Limitations and Exceptions

The comments given in this report and the options expressed herein, are based upon the readily available information collated for the report and an assessment based upon the current guidance which for Phase 1 / Phase 2 reports is primarily the **Environment Agency's Land Contamination Risk Management (LCRM)** report, 2021.

The report has been prepared in relation to the proposed end-use and should another end-use be intended, reassessment may be required.

No warranty is given as to the possibility of future changes in the condition of the site.

The opinions expressed cannot be absolute, due to the limitation of time and resources imposed by the agreed brief.

With regards to any aspect of land contamination referred to, this is limited to those aspects specifically stated and necessarily qualified. No liability shall be accepted for other aspects which may be the result of gradual or sudden pollution incidents, past or present land uses and the potential for associated contamination migration.

Any Desk Study Report / data has been produced largely from the information purchased from The Landmark Information Group. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. The information purchased has been assumed to be correct and free from errors. However, there is the possibility that some data may be missing from the report including (but not limited to) unrecorded land uses both onsite and offsite or unrecorded pollution events. No attempt has been made to verify the information.

The accuracy of any map extracts cannot be guaranteed. It is possible that different conditions existed onsite, between and subsequent to the various map surveys provided.

Any site walkover undertaken is a snapshot of the site recording the visually evident conditions at the time of the walkover in the areas readily accessible. It is possible that after the walkover, the site was altered (for example by fly-tipping or groundworks) or before the walkover, the site conditions changed removing evidence of potentially contaminative features (such as oil tanks removed).

Any intrusive works only cover a tiny proportion of the site. Where exploratory holes are positioned by Geosphere Environmental Ltd, they are located to give as good a coverage of the site as possible and to target features / proposed land use where applicable, whilst allowing for areas that cannot be accessed, Client requested locations and other site / time / budget constraints. Whilst assumptions may have been drawn between exploratory holes on the ground conditions and / or extent or otherwise of any contamination, this is for guidance only and no liability can be accepted on its accuracy.

Foundation design is outside of the remit of Geosphere Environmental Ltd unless specifically stated and it is recommended that the services of foundation design specialists are sought as required. Any foundation appraisal contained within the report is limited to foundation optioneering.

Any conceptual model is based upon the information available at the time of conducting this assessment and is an interpretive assessment of the conditions at the site. Redevelopment and / or further investigation of the site may reveal additional information and therefore alter the conceptual model and the report conclusions.

Any infiltration testing results are considered to be representative of the ground conditions at the locations tested and at the time of testing. As well as lateral variation in ground conditions, seasonal changes in ground water level may affect the results.

Any post-fieldwork monitoring (including ground gas / groundwater) is a snapshot of the conditions at the time of monitoring.

Appendix 2 – References

- R.1.** CIRIA SP69, 'The engineering implications of rising groundwater levels in London', 1989.
- R.2.** CIRIA SP92 'Rising groundwater levels in Birmingham and the engineering implications', 1993.
- R.3.** "The Lost Rivers of London: A Study of Their Effects Upon London and Londoners, and the Effects of London and Londoners on Them", N Barton, 1962.
- R.4.** Nitrates Directive (91/676/EEC) 1991.
- R.5.** Land Contamination Risk Management (LCRM), Environment Agency, 2021.
- R.6.** The Environmental Protection Act, Part IIA, Section 78, 1990.
- R.7.** Environment Act 1995, Section 57, DoE 1995.
- R.8.** CLR 4, 'Sampling strategies for contaminated land', DoE 1994.
- R.9.** British Standards Institute: BS 10175:2011+A2:2017 'Code of practice for the investigation of potentially contaminated sites', 2017.
- R.10.** British Standards Institute: BS 5930:2015+A1:2020 'Code of practice for site investigations', 2020.
- R.11.** Reference: Asbestos: The Survey Guide, HSG 264, 2nd Edition, 2012.
- R.12.** UK Health Security Agency (UKHSA) and British Geological Survey, 'Indicative Atlas of Radon in Great Britain', 2022.

Appendix 3 – Envirocheck Data Search Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

313703937_1_1

Customer Reference:

7695,DS

National Grid Reference:

565810, 258080

Slice:

A

Site Area (Ha):

0.09

Search Buffer (m):

1000

Site Details:

59 Ditton Green

Woodditton

CB8 9SQ

Client Details:

Mr P Davies

Geosphere Environmental Ltd

Brightwell Barns

Ipswich Road

Brightwell

Suffolk

IP10 0BJ

Prepared For:

Stemma Land and New Homes

| Report Section | Page Number |
|-----------------------|-------------|
| Summary | - |
| Agency & Hydrological | 1 |
| Waste | 12 |
| Hazardous Substances | - |
| Geological | 13 |
| Industrial Land Use | 15 |
| Sensitive Land Use | 16 |
| Data Currency | 18 |
| Data Suppliers | 25 |
| Useful Contacts | 26 |

Introduction

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

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Report Version v53.0

| Data Type | Page Number | On Site | 0 to 250m | 251 to 500m | 501 to 1000m (*up to 2000m) |
|---|-------------|---------|-----------|-------------|-----------------------------|
| Agency & Hydrological | | | | | |
| BGS Groundwater Flooding Susceptibility | pg 1 | Yes | | | n/a |
| Contaminated Land Register Entries and Notices | | | | | |
| Discharge Consents | pg 1 | | 1 | 1 | 2 |
| Prosecutions Relating to Controlled Waters | | | n/a | n/a | n/a |
| Enforcement and Prohibition Notices | | | | | |
| Integrated Pollution Controls | | | | | |
| Integrated Pollution Prevention And Control | | | | | |
| Local Authority Integrated Pollution Prevention And Control | | | | | |
| Local Authority Pollution Prevention and Controls | | | | | |
| Local Authority Pollution Prevention and Control Enforcements | | | | | |
| Nearest Surface Water Feature | pg 1 | | Yes | | |
| Pollution Incidents to Controlled Waters | pg 2 | | 1 | | |
| Prosecutions Relating to Authorised Processes | | | | | |
| Registered Radioactive Substances | | | | | |
| River Quality | | | | | |
| River Quality Biology Sampling Points | | | | | |
| River Quality Chemistry Sampling Points | | | | | |
| Substantiated Pollution Incident Register | | | | | |
| Water Abstractions | pg 2 | | | | 1 (*15) |
| Water Industry Act Referrals | | | | | |
| Groundwater Vulnerability Map | pg 6 | Yes | n/a | n/a | n/a |
| Groundwater Vulnerability - Soluble Rock Risk | pg 6 | 1 | n/a | n/a | n/a |
| Groundwater Vulnerability - Local Information | | | n/a | n/a | n/a |
| Bedrock Aquifer Designations | pg 6 | Yes | n/a | n/a | n/a |
| Superficial Aquifer Designations | pg 6 | Yes | n/a | n/a | n/a |
| Source Protection Zones | pg 6 | 2 | | | |
| Extreme Flooding from Rivers or Sea without Defences | | | | n/a | n/a |
| Flooding from Rivers or Sea without Defences | | | | n/a | n/a |
| Areas Benefiting from Flood Defences | | | | n/a | n/a |
| Flood Water Storage Areas | | | | n/a | n/a |
| Flood Defences | | | | n/a | n/a |
| OS Water Network Lines | pg 7 | | 1 | 3 | 37 |

| Data Type | Page Number | On Site | 0 to 250m | 251 to 500m | 501 to 1000m (*up to 2000m) |
|---|-------------|---------|-----------|-------------|-----------------------------|
| Waste | | | | | |
| BGS Recorded Landfill Sites | | | | | |
| Historical Landfill Sites | | | | | |
| Integrated Pollution Control Registered Waste Sites | | | | | |
| Licensed Waste Management Facilities (Landfill Boundaries) | | | | | |
| Licensed Waste Management Facilities (Locations) | | | | | |
| Local Authority Landfill Coverage | pg 12 | 2 | n/a | n/a | n/a |
| Local Authority Recorded Landfill Sites | | | | | |
| Potentially Infilled Land (Non-Water) | pg 12 | | | | 1 |
| Potentially Infilled Land (Water) | | | | | |
| Registered Landfill Sites | | | | | |
| Registered Waste Transfer Sites | | | | | |
| Registered Waste Treatment or Disposal Sites | | | | | |
| Hazardous Substances | | | | | |
| Control of Major Accident Hazards Sites (COMAH) | | | | | |
| Explosive Sites | | | | | |
| Notification of Installations Handling Hazardous Substances (NIHHS) | | | | | |
| Planning Hazardous Substance Consents | | | | | |
| Planning Hazardous Substance Enforcements | | | | | |

| Data Type | Page Number | On Site | 0 to 250m | 251 to 500m | 501 to 1000m (*up to 2000m) |
|---|-------------|---------|-----------|-------------|-----------------------------|
| Geological | | | | | |
| BGS 1:625,000 Solid Geology | pg 13 | Yes | n/a | n/a | n/a |
| BGS Estimated Soil Chemistry | pg 13 | Yes | | | Yes |
| BGS Recorded Mineral Sites | pg 13 | | | | 1 |
| BGS Urban Soil Chemistry | | | | | |
| BGS Urban Soil Chemistry Averages | | | | | |
| CBSCB Compensation District | | | n/a | n/a | n/a |
| Coal Mining Affected Areas | | | n/a | n/a | n/a |
| Mining Instability | | | n/a | n/a | n/a |
| Man-Made Mining Cavities | | | | | |
| Natural Cavities | | | | | |
| Non Coal Mining Areas of Great Britain | pg 13 | Yes | | n/a | n/a |
| Potential for Collapsible Ground Stability Hazards | pg 13 | Yes | | n/a | n/a |
| Potential for Compressible Ground Stability Hazards | | | | n/a | n/a |
| Potential for Ground Dissolution Stability Hazards | pg 13 | Yes | | n/a | n/a |
| Potential for Landslide Ground Stability Hazards | pg 14 | Yes | | n/a | n/a |
| Potential for Running Sand Ground Stability Hazards | pg 14 | Yes | | n/a | n/a |
| Potential for Shrinking or Swelling Clay Ground Stability Hazards | pg 14 | Yes | | n/a | n/a |
| Radon Potential - Radon Affected Areas | | | n/a | n/a | n/a |
| Radon Potential - Radon Protection Measures | | | n/a | n/a | n/a |
| Industrial Land Use | | | | | |
| Contemporary Trade Directory Entries | pg 15 | | 1 | | |
| Fuel Station Entries | | | | | |
| Points of Interest - Commercial Services | | | | | |
| Points of Interest - Education and Health | | | | | |
| Points of Interest - Manufacturing and Production | | | | | |
| Points of Interest - Public Infrastructure | | | | | |
| Points of Interest - Recreational and Environmental | | | | | |
| Gas Pipelines | | | | | |
| Underground Electrical Cables | | | | | |

| Data Type | Page Number | On Site | 0 to 250m | 251 to 500m | 501 to 1000m (*up to 2000m) |
|--------------------------------------|-------------|---------|-----------|-------------|-----------------------------|
| Sensitive Land Use | | | | | |
| Ancient Woodland | pg 16 | | | 5 | 3 |
| Areas of Adopted Green Belt | | | | | |
| Areas of Unadopted Green Belt | | | | | |
| Areas of Outstanding Natural Beauty | | | | | |
| Environmentally Sensitive Areas | | | | | |
| Forest Parks | | | | | |
| Local Nature Reserves | | | | | |
| Marine Nature Reserves | | | | | |
| National Nature Reserves | | | | | |
| National Parks | | | | | |
| Nitrate Sensitive Areas | | | | | |
| Nitrate Vulnerable Zones | pg 16 | 2 | | | 2 |
| Ramsar Sites | | | | | |
| Sites of Special Scientific Interest | pg 17 | | | | 1 |
| Special Areas of Conservation | | | | | |
| Special Protection Areas | | | | | |
| World Heritage Sites | | | | | |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|--|--|------------------------------|---------|------------------|
| | BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur | A13NE (W) | 0 | 1 | 565812 258079 |
| 1 | Discharge Consents Operator: Forest Heath D.C. Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Woodditton, Chestnuts, Newmarket., Cb8 9sr Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Pr1nfg0855 Permit Version: 1 Effective Date: 21st March 1963 Issued Date: 21st March 1963 Revocation Date: 25th July 1991 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib. River Snail Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m | A13NE (E) | 145 | 2 | 566000 258100 |
| 2 | Discharge Consents Operator: Forest Heath D.C. Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Crossways, Woodditton, Newmarket., Cb8 7ql Authority: Environment Agency, Anglian Region Catchment Area: Not Supplied Reference: Pr1nfg0859 Permit Version: 1 Effective Date: 21st March 1963 Issued Date: 21st March 1963 Revocation Date: 25th July 1991 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib. River Snail Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m | A13NE (NE) | 312 | 2 | 566100 258300 |
| 3 | Discharge Consents Operator: Darley Stud Management Co Ltd Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Woodditton Stud Kirtling Road, Woodditton, Nr Newmarket, Suffolk, Cb8 9sa Authority: Environment Agency, Anglian Region Catchment Area: Soham Lode (Newmarket) Reference: Prcnf17042 Permit Version: 1 Effective Date: 15th August 2003 Issued Date: 15th August 2003 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib Of The River Kennett Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m | A14SE (E) | 689 | 2 | 566490 257840 |
| 3 | Discharge Consents Operator: Darley Stud Management Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Fair View & Abbington Cottages, Woodditton, Newmarket, Cb8 9jd Authority: Environment Agency, Anglian Region Catchment Area: Soham Lode (Newmarket) Reference: Prcnf14954 Permit Version: 1 Effective Date: 15th May 2003 Issued Date: 22nd May 2003 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Trib.No.1 Drain Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m | A14SE (E) | 706 | 2 | 566500 257820 |
| | Nearest Surface Water Feature | A13SE (E) | 112 | - | 565944 258039 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 4 | <p>Pollution Incidents to Controlled Waters</p> <p>Property Type: Arable Location: Ely District Authority: Environment Agency, Anglian Region Pollutant: Chemicals - Fertilizer - Liquid Note: Soakaway Incident Date: 30th April 1996 Incident Reference: 3426 Catchment Area: Not Given Receiving Water: Into And/Or Watercourse Cause of Incident: Accidental Spillage/Leakage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m</p> | A13NW (W) | 165 | 2 | 565600 258100 |
| 5 | <p>Water Abstractions</p> <p>Operator: Darley Stud Management Co Ltd Licence Number: 6/33/36/*G/0048 Permit Version: 100 Location: Well At Woodditton 1 Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: C Chalk 7; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st October 1989 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A18NE (N) | 927 | 2 | 566100 259000 |
| | <p>Water Abstractions</p> <p>Operator: Darley Stud Management Co Ltd Licence Number: 6/33/36/*G/0048 Permit Version: 100 Location: Well At Woodditton 2 Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: C Chalk 7; Status: Perpetuity Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st October 1989 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A23SE (N) | 1023 | 2 | 566100 259100 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth Park Stud Ltd Licence Number: 6/33/36/*G/0222 Permit Version: 100 Location: Borehole At Stetchworth Authority: Environment Agency, Anglian Region Abstraction: Household Water Supply: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: C Chalk 7; Status: Temporary Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1719 | 2 | 564315 259005 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| | <p>Water Abstractions</p> <p>Operator: Stetchworth Park Stud Ltd Licence Number: 6/33/36/*g/222 Permit Version: Not Supplied Location: Borehole At Stetchworth, DULLINGHAM Authority: Environment Agency, Anglian Region Abstraction: Unspecified Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 9 Yearly Rate (m3): 36400 Details: C Chalk 7; Status: Temporary Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1722 | 2 | 564315 259010 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth Park Stud Ltd Licence Number: 6/33/36/*G/0222 Permit Version: 100 Location: Borehole At Stetchworth Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: C Chalk 7; Status: Temporary Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1723 | 2 | 564310 259005 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth Park Stud Licence Number: 6/33/36/*g/141 Permit Version: Not Supplied Location: Borehole , STETCHWORTH Authority: Environment Agency, Anglian Region Abstraction: Private Water Undertaking Abstraction Type: Not Supplied Source: Well And Borehole Daily Rate (m3): 9 Yearly Rate (m3): 36400 Details: C Chalk 7; Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1726 | 2 | 564310 259010 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth And Middle Park Studs Limited Licence Number: An/033/0036/026/R01 Permit Version: 1 Location: Borehole At Stetchworth Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th May 2018 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1743 | 2 | 564311 259042 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|---------------|
| | <p>Water Abstractions</p> <p>Operator: Stetchworth And Middle Park Studs Limited Licence Number: An/033/0036/026/R01 Permit Version: 1 Location: Borehole At Stetchworth Authority: Environment Agency, Anglian Region Abstraction: Household Water Supply: Drinking; Cooking; Sanitary; Washing; (Small Garden)</p> <p>Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th May 2018 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1743 | 2 | 564311 259042 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth And Middle Park Studs Limited Licence Number: An/033/0036/026 Permit Version: 1 Location: Borehole At Stetchworth Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 12th March 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1743 | 2 | 564311 259042 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth And Middle Park Studs Limited Licence Number: An/033/0036/026 Permit Version: 1 Location: Borehole At Stetchworth Authority: Environment Agency, Anglian Region Abstraction: Household Water Supply: Drinking; Cooking; Sanitary; Washing; (Small Garden)</p> <p>Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 12th March 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1743 | 2 | 564311 259042 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth Park Stud Ltd Licence Number: 6/33/36/*G/0281 Permit Version: 1 Location: Borehole At Stetchworth Authority: Environment Agency, Anglian Region Abstraction: Household Water Supply: Drinking; Cooking; Sanitary; Washing; (Small Garden)</p> <p>Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1743 | 2 | 564311 259042 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| | <p>Water Abstractions</p> <p>Operator: Stetchworth Park Stud Ltd Licence Number: 6/33/36/*G/0281 Permit Version: 1 Location: Borehole At Stetchworth Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A16NW (NW) | 1743 | 2 | 564311 259042 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth And Middle Park Studs Limited Licence Number: An/036/0011/004/R02 Permit Version: 1 Location: Borehole No. 4, Dullingham Ley Authority: Environment Agency, Anglian Region Abstraction: Commercial Private Water Undertaking: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2020 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A1SE (SW) | 2000 | 2 | 564488 256539 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth And Middle Park Studs Limited Licence Number: An/036/0011/004/R02 Permit Version: 1 Location: Borehole No. 4, Dullingham Ley Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2020 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A1SE (SW) | 2000 | 2 | 564488 256539 |
| | <p>Water Abstractions</p> <p>Operator: Stetchworth And Middle Park Studs Limited Licence Number: An/036/0011/004/R01 Permit Version: 1 Location: Borehole No. 4, Dullingham Ley Authority: Environment Agency, Anglian Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2016 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A1SE (SW) | 2000 | 2 | 564488 256539 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| | <p>Water Abstractions</p> <p>Operator: Stetchworth And Middle Park Studs Limited Licence Number: An/036/0011/004/R01 Permit Version: 1 Location: Borehole No. 4, Dullingham Ley Authority: Environment Agency, Anglian Region Abstraction: Commercial Private Water Undertaking: Drinking; Cooking; Sanitary; Washing; (Small Garden)</p> <p>Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2016 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m</p> | A1SE (SW) | 2000 | 2 | 564488 256539 |
| | <p>Groundwater Vulnerability Map</p> <p>Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Intermediate Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: 40-70% Superficial Patchiness: <90% Superficial Thickness: >10m Superficial Recharge: Low</p> | A13NE (W) | 0 | 3 | 565812 258079 |
| | <p>Groundwater Vulnerability - Soluble Rock Risk</p> <p>Classification: Significant Risk - Low Possibility</p> | A13NE (W) | 0 | 3 | 565812 258079 |
| | <p>Bedrock Aquifer Designations</p> <p>Aquifer Designation: Principal Aquifer</p> | A13NE (W) | 0 | 3 | 565812 258079 |
| | <p>Superficial Aquifer Designations</p> <p>Aquifer Designation: Secondary Aquifer - Undifferentiated</p> | A13NE (W) | 0 | 3 | 565812 258079 |
| 6 | <p>Source Protection Zones</p> <p>Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater.</p> | A13NE (W) | 0 | 2 | 565812 258079 |
| 7 | <p>Source Protection Zones</p> <p>Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.</p> | A13NE (W) | 0 | 2 | 565812 258079 |
| | <p>Extreme Flooding from Rivers or Sea without Defences</p> <p>None</p> | | | | |
| | <p>Flooding from Rivers or Sea without Defences</p> <p>None</p> | | | | |
| | <p>Areas Benefiting from Flood Defences</p> <p>None</p> | | | | |
| | <p>Flood Water Storage Areas</p> <p>None</p> | | | | |
| | <p>Flood Defences</p> <p>None</p> | | | | |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 8 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 29.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A13SE (E) | 112 | 4 | 565944 258039 |
| 9 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 76.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A13NW (NW) | 271 | 4 | 565642 258321 |
| 10 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 103.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A13SW (W) | 300 | 4 | 565475 257995 |
| 11 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 241.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A14NW (NE) | 373 | 4 | 566185 258280 |
| 12 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 108.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A18SW (NW) | 550 | 4 | 565531 258577 |
| 13 | OS Water Network Lines Watercourse Form: Lake Watercourse Length: 26.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NE (SW) | 644 | 4 | 565420 257530 |
| 14 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 32.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NE (SW) | 646 | 4 | 565425 257522 |
| 15 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 452.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NE (SW) | 646 | 4 | 565405 257538 |
| 16 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NE (SW) | 658 | 4 | 565443 257495 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 17 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NE (SW) | 662 | 4 | 565446 257488 |
| 18 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 167.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 759 | 4 | 565004 258055 |
| 19 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 742.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A14NE (E) | 801 | 4 | 566622 258334 |
| 20 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 311.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Stour Anglian Primacy: 1 | A8SW (S) | 821 | 4 | 565809 257219 |
| 21 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 57.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NW (SW) | 847 | 4 | 565010 257690 |
| 22 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 16.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 2 | A7NW (SW) | 847 | 4 | 565010 257690 |
| 23 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 851 | 4 | 564976 257756 |
| 24 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 851 | 4 | 564975 257757 |
| 25 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 261.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 853 | 4 | 564973 257760 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 26 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 18.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NW (W) | 863 | 4 | 564972 257733 |
| 27 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NW (W) | 863 | 4 | 564972 257733 |
| 28 | OS Water Network Lines Watercourse Form: Lake Watercourse Length: 33.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 2 | A7NW (SW) | 864 | 4 | 564996 257682 |
| 29 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 865 | 4 | 564966 257744 |
| 30 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 120.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 870 | 4 | 564962 257739 |
| 31 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 19.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 2 | A7NW (SW) | 877 | 4 | 564971 257703 |
| 32 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 144.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7NW (SW) | 880 | 4 | 564960 257719 |
| 33 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 59.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 900 | 4 | 564875 257932 |
| 34 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 905 | 4 | 564862 257994 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 35 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 907 | 4 | 564861 257993 |
| 36 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 118.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7SE (SW) | 908 | 4 | 565225 257347 |
| 37 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7SE (SW) | 912 | 4 | 565309 257280 |
| 38 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 86.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7SE (SW) | 912 | 4 | 565314 257276 |
| 39 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 912 | 4 | 564856 257989 |
| 40 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 404.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 916 | 4 | 564852 257987 |
| 41 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A12SW (W) | 916 | 4 | 564852 257987 |
| 42 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7SE (SW) | 924 | 4 | 565381 257222 |
| 43 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 18.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7SE (SW) | 926 | 4 | 565386 257218 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 44 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7SE (SW) | 929 | 4 | 565400 257207 |
| 45 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A7SE (SW) | 930 | 4 | 565403 257205 |
| 46 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 360.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A9NE (SE) | 935 | 4 | 566666 257642 |
| 47 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 44.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A14NE (E) | 972 | 4 | 566788 258377 |
| 48 | OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 52.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Cam Ely Ouse and South Level Primacy: 1 | A19NW (N) | 990 | 4 | 566203 259033 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|--|--|------------------------------|---------|------------------|
| | Local Authority Landfill Coverage Name: East Cambridgeshire District Council - Has supplied landfill data | | 0 | 6 | 565812 258079 |
| | Local Authority Landfill Coverage Name: Cambridgeshire County Council - Has not been able to supply Landfill data | | 0 | 5 | 565812 258079 |
| 49 | Potentially Infilled Land (Non-Water) Bearing Ref: NW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994 | A17NE (NW) | 887 | - | 565341 258859 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|---------------|
| | BGS 1:625,000 Solid Geology Description: White Chalk Subgroup | A13NE (W) | 0 | 1 | 565812 258079 |
| | BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg | A13NE (W) | 0 | 1 | 565812 258079 |
| | BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg | A18SW (NW) | 592 | 1 | 565476 258597 |
| | BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg | A18NE (N) | 905 | 1 | 566000 259000 |
| 50 | BGS Recorded Mineral Sites Site Name: Camois Hall Chalk Pit Location: Woodditton, Newmarket, Cambridgeshire Source: British Geological Survey, National Geoscience Information Service Reference: 145485 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: White Chalk Subgroup Commodity: Chalk Positional Accuracy: Located by supplier to within 10m | A17NE (NW) | 888 | 1 | 565342 258861 |
| | BGS Measured Urban Soil Chemistry No data available | | | | |
| | BGS Urban Soil Chemistry Averages No data available | | | | |
| | Coal Mining Affected Areas In an area that might not be affected by coal mining | | | | |
| | Non Coal Mining Areas of Great Britain Risk: Rare Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |
| | Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |
| | Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |
| | Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|---------------|
| | Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |
| | Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |
| | Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |
| | Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |
| | Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service | A13NE (W) | 0 | 1 | 565812 258079 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 51 | <p>Contemporary Trade Directory Entries</p> <p>Name: Treasure Seekers Ltd Location: 4, Stetchworth Road, Woodditton, Newmarket, Suffolk, CB8 9SP Classification: Horse Boxes & Transporting Status: Inactive Positional Accuracy: Automatically positioned to the address</p> | A13NW (NW) | 73 | - | 565706 258123 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 52 | Ancient Woodland Name: Pickmore Wood Reference: 1116634 Area(m ²): 43559.1 Type: Plantation on Ancient Woodland | A12NE (W) | 335 | 8 | 565428 258098 |
| 53 | Ancient Woodland Name: Charcoals Wood Reference: 1116638 Area(m ²): 72228.82 Type: Ancient and Semi-Natural Woodland | A8NE (S) | 367 | 8 | 565845 257675 |
| 54 | Ancient Woodland Name: Pickmore Wood Reference: 1116634 Area(m ²): 38615.77 Type: Ancient and Semi-Natural Woodland | A12NE (W) | 383 | 8 | 565398 258196 |
| 55 | Ancient Woodland Name: Little Chitlings Wood Reference: 1116637 Area(m ²): 22982.3 Type: Ancient and Semi-Natural Woodland | A8NW (SW) | 409 | 8 | 565559 257718 |
| 56 | Ancient Woodland Name: Combers Wood Reference: 1116633 Area(m ²): 42662.16 Type: Ancient and Semi-Natural Woodland | A12SE (SW) | 442 | 8 | 565390 257842 |
| 57 | Ancient Woodland Name: Basfield Wood Reference: 1116632 Area(m ²): 139053.23 Type: Plantation on Ancient Woodland | A7SE (SW) | 938 | 8 | 565376 257209 |
| 58 | Ancient Woodland Name: Ditton Park Wood Reference: 1116645 Area(m ²): 255871.18 Type: Ancient and Semi-Natural Woodland | A9SW (SE) | 950 | 8 | 566441 257324 |
| 59 | Ancient Woodland Name: Ditton Park Wood Reference: 1116645 Area(m ²): 477322.05 Type: Plantation on Ancient Woodland | A9SW (SE) | 952 | 8 | 566389 257280 |
| 60 | Nitrate Vulnerable Zones Name: Ely Ouse And Cut-Off Channel Nvz Description: Surface Water Source: Environment Agency, Head Office | A13NE (W) | 0 | 3 | 565812 258079 |
| 61 | Nitrate Vulnerable Zones Name: Anglian Chalk Description: Groundwater Source: Environment Agency, Head Office | A13NE (W) | 0 | 3 | 565812 258079 |
| 62 | Nitrate Vulnerable Zones Name: Sandlings And Chelmsford Description: Groundwater Source: Environment Agency, Head Office | A8NW (S) | 569 | 3 | 565637 257499 |
| 63 | Nitrate Vulnerable Zones Name: Lower Stour Nvz Description: Surface Water Source: Environment Agency, Head Office | A8NW (S) | 569 | 3 | 565637 257499 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|--------|---|--|------------------------------|---------|------------------|
| 64 | <p>Sites of Special Scientific Interest</p> <p>Name: Devils Dyke</p> <p>Multiple Areas: Y</p> <p>Total Area (m2): 397705.83</p> <p>Source: Natural England</p> <p>Reference: 1000404</p> <p>Designation Details: Scheduled Ancient Monument</p> <p>Designation Date: 1st July 1984</p> <p>Date Type: Notified</p> <p>Designation Details: Local Wildlife Site</p> <p>Designation Date: 1st July 1984</p> <p>Date Type: Notified</p> <p>Designation Details: Special Area Of Conservation</p> <p>Designation Date: 1st July 1984</p> <p>Date Type: Notified</p> <p>Designation Details: Site Of Special Scientific Interest</p> <p>Designation Date: 1st July 1984</p> <p>Date Type: Notified</p> | A12NE (NW) | 511 | 8 | 565346 258373 |

| Agency & Hydrological | Version | Update Cycle |
|--|---|---|
| Contaminated Land Register Entries and Notices Environment Agency - Head Office West Suffolk Council East Cambridgeshire District Council - Environmental Health Department South Cambridgeshire District Council Forest Heath District Council (now part of West Suffolk Council) - Environmental Health Department St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services | June 2020 March 2014 October 2017 October 2017 September 2017 September 2017 | Annually Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update |
| Discharge Consents Environment Agency - Anglian Region | April 2023 | Quarterly |
| Enforcement and Prohibition Notices Environment Agency - Anglian Region | March 2013 | |
| Integrated Pollution Controls Environment Agency - Anglian Region | January 2009 | |
| Integrated Pollution Prevention And Control Environment Agency - Anglian Region | January 2023 | Quarterly |
| Local Authority Integrated Pollution Prevention And Control Forest Heath District Council (now part of West Suffolk Council) - Environmental Health Department St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services West Suffolk Council East Cambridgeshire District Council - Environmental Health Department South Cambridgeshire District Council - Environmental Health Department | August 2015 August 2015 August 2015 October 2014 October 2014 | Variable Variable Variable Variable Variable |
| Local Authority Pollution Prevention and Controls Forest Heath District Council (now part of West Suffolk Council) - Environmental Health Department St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services West Suffolk Council East Cambridgeshire District Council - Environmental Health Department South Cambridgeshire District Council - Environmental Health Department | August 2015 August 2015 August 2015 October 2014 October 2014 | Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update |
| Local Authority Pollution Prevention and Control Enforcements Forest Heath District Council (now part of West Suffolk Council) - Environmental Health Department St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services East Cambridgeshire District Council - Environmental Health Department South Cambridgeshire District Council - Environmental Health Department | August 2015 August 2015 October 2014 October 2014 | Variable Variable Variable Variable |
| Nearest Surface Water Feature Ordnance Survey | April 2023 | |
| Pollution Incidents to Controlled Waters Environment Agency - Anglian Region | September 1999 | |
| Prosecutions Relating to Authorised Processes Environment Agency - Anglian Region | July 2015 | |
| Prosecutions Relating to Controlled Waters Environment Agency - Anglian Region | March 2013 | |
| Registered Radioactive Substances Environment Agency - Anglian Region | June 2016 | As notified |
| River Quality Environment Agency - Head Office | November 2001 | Not Applicable |
| River Quality Biology Sampling Points Environment Agency - Head Office | April 2012 | |

| Agency & Hydrological | Version | Update Cycle |
|---|----------------|--------------|
| River Quality Chemistry Sampling Points Environment Agency - Head Office | April 2012 | |
| Substantiated Pollution Incident Register Environment Agency - Anglian Region - Central Area | April 2023 | Quarterly |
| Water Abstractions Environment Agency - Anglian Region | April 2023 | Quarterly |
| Water Industry Act Referrals Environment Agency - Anglian Region | October 2017 | |
| Groundwater Vulnerability Map Environment Agency - Head Office | June 2018 | As notified |
| Groundwater Vulnerability - Soluble Rock Risk Environment Agency - Head Office | June 2018 | As notified |
| Bedrock Aquifer Designations Environment Agency - Head Office | January 2018 | Annually |
| Superficial Aquifer Designations Environment Agency - Head Office | January 2018 | Annually |
| Source Protection Zones Environment Agency - Head Office | September 2022 | Bi-Annually |
| Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office | February 2023 | Quarterly |
| Flooding from Rivers or Sea without Defences Environment Agency - Head Office | February 2023 | Quarterly |
| Areas Benefiting from Flood Defences Environment Agency - Head Office | February 2023 | Quarterly |
| Flood Water Storage Areas Environment Agency - Head Office | February 2023 | Quarterly |
| Flood Defences Environment Agency - Head Office | August 2022 | Quarterly |
| OS Water Network Lines Ordnance Survey | April 2023 | Quarterly |
| Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office | May 2018 | Annually |
| Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office | May 2018 | Annually |
| Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office | May 2018 | Annually |
| Surface Water Suitability Environment Agency - Head Office | February 2016 | Annually |
| BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service | May 2013 | As notified |

| Waste | Version | Update Cycle |
|---|--|--|
| BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service | November 2002 | As notified |
| Historical Landfill Sites Environment Agency - Head Office | March 2023 | Quarterly |
| Integrated Pollution Control Registered Waste Sites Environment Agency - Anglian Region | January 2009 | Not Applicable |
| Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Anglian Region - Central Area | January 2023 | Quarterly |
| Licensed Waste Management Facilities (Locations) Environment Agency - Anglian Region - Central Area | January 2023 | Quarterly |
| Local Authority Landfill Coverage Cambridgeshire County Council East Cambridgeshire District Council - Environmental Health Department Forest Heath District Council (now part of West Suffolk Council) - Environmental Health Department South Cambridgeshire District Council St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services Suffolk County Council West Suffolk Council | February 2003 February 2003 February 2003 February 2003 February 2003 February 2003 February 2003 February 2003 | Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable |
| Local Authority Recorded Landfill Sites Cambridgeshire County Council East Cambridgeshire District Council - Environmental Health Department Forest Heath District Council (now part of West Suffolk Council) - Environmental Health Department South Cambridgeshire District Council St Edmundsbury Borough Council (now part of West Suffolk Council) - Environmental Health & Housing Services Suffolk County Council West Suffolk Council | October 2018 October 2018 October 2018 October 2018 October 2018 October 2018 October 2018 October 2018 | |
| Potentially Infilled Land (Non-Water) Landmark Information Group Limited | December 1999 | |
| Potentially Infilled Land (Water) Landmark Information Group Limited | December 1999 | |
| Registered Landfill Sites Environment Agency - Anglian Region - Central Area | March 2006 | Not Applicable |
| Registered Waste Transfer Sites Environment Agency - Anglian Region - Central Area | April 2018 | |
| Registered Waste Treatment or Disposal Sites Environment Agency - Anglian Region - Central Area | June 2015 | |

| Hazardous Substances | Version | Update Cycle |
|---|---|---|
| Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive | March 2023 | Bi-Annually |
| Explosive Sites Health and Safety Executive | March 2017 | |
| Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive | August 2001 | |
| Planning Hazardous Substance Enforcements Suffolk County Council - Environment and Transport Forest Heath District Council (now part of West Suffolk Council) South Cambridgeshire District Council St Edmundsbury Borough Council (now part of West Suffolk Council) - Planning Department West Suffolk Council Cambridgeshire County Council East Cambridgeshire District Council - Planning Department | February 2006 February 2016 February 2016 June 2016 June 2016 March 2023 May 2023 | Annual Rolling Update Variable Variable Variable Variable Variable Variable |
| Planning Hazardous Substance Consents Suffolk County Council - Environment and Transport Cambridgeshire County Council East Cambridgeshire District Council - Planning Department Forest Heath District Council (now part of West Suffolk Council) South Cambridgeshire District Council West Suffolk Council St Edmundsbury Borough Council (now part of West Suffolk Council) - Planning Department | February 2006 February 2016 February 2016 February 2016 February 2016 February 2016 June 2016 | Annual Rolling Update Variable Variable Variable Variable Variable Variable |

| Geological | Version | Update Cycle |
|--|------------------------------|-----------------------|
| BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service | January 2009 | As notified |
| BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service | December 2015 | As notified |
| BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service | June 2023 | Bi-Annually |
| CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB) | August 2011 November 2020 | As notified |
| Coal Mining Affected Areas The Coal Authority - Property Searches | February 2023 | Annual Rolling Update |
| Mining Instability Ove Arup & Partners | June 1998 | Not Applicable |
| Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service | May 2015 | Not Applicable |
| Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service | April 2020 | As notified |
| Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service | January 2019 | As notified |
| Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service | January 2019 | As notified |
| Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service | January 2019 | As notified |
| Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service | January 2019 | As notified |
| Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service | January 2019 | As notified |
| Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service | September 2022 | Annually |
| Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service | September 2022 | Annually |

| Industrial Land Use | Version | Update Cycle |
|--|---------------|--------------|
| Contemporary Trade Directory Entries Thomson Directories | April 2023 | Quarterly |
| Fuel Station Entries Catalist Ltd - Experian | June 2023 | Quarterly |
| Gas Pipelines National Grid | October 2021 | Bi-Annually |
| Points of Interest - Commercial Services PointX | June 2023 | Quarterly |
| Points of Interest - Education and Health PointX | June 2023 | Quarterly |
| Points of Interest - Manufacturing and Production PointX | June 2023 | Quarterly |
| Points of Interest - Public Infrastructure PointX | June 2023 | Quarterly |
| Points of Interest - Recreational and Environmental PointX | June 2023 | Quarterly |
| Underground Electrical Cables National Grid | February 2023 | Bi-Annually |

| Sensitive Land Use | Version | Update Cycle |
|--|---|---|
| Ancient Woodland Natural England | April 2023 | Bi-Annually |
| Areas of Adopted Green Belt East Cambridgeshire District Council - Planning Department Forest Heath District Council (now part of West Suffolk Council) South Cambridgeshire District Council St Edmundsbury Borough Council (now part of West Suffolk Council) West Suffolk Council | July 2022 July 2022 July 2022 July 2022 July 2022 | Quarterly Quarterly Quarterly Quarterly Quarterly |
| Areas of Unadopted Green Belt East Cambridgeshire District Council - Planning Department Forest Heath District Council (now part of West Suffolk Council) South Cambridgeshire District Council St Edmundsbury Borough Council (now part of West Suffolk Council) West Suffolk Council | July 2022 July 2022 July 2022 July 2022 July 2022 | Quarterly Quarterly Quarterly Quarterly Quarterly |
| Areas of Outstanding Natural Beauty Natural England | April 2023 | Bi-Annually |
| Environmentally Sensitive Areas Natural England | January 2017 | |
| Forest Parks Forestry Commission | May 2023 | Not Applicable |
| Local Nature Reserves Natural England | March 2023 | Bi-Annually |
| Marine Nature Reserves Natural England | April 2023 | Bi-Annually |
| National Nature Reserves Natural England | February 2023 | Bi-Annually |
| National Parks Natural England | February 2018 | Bi-Annually |
| Nitrate Sensitive Areas Natural England | April 2023 | Not Applicable |
| Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office | April 2016 March 2023 | Bi-Annually |
| Ramsar Sites Natural England | March 2023 | Bi-Annually |
| Sites of Special Scientific Interest Natural England | March 2023 | Bi-Annually |
| Special Areas of Conservation Natural England | April 2023 | Bi-Annually |
| Special Protection Areas Natural England | April 2023 | Bi-Annually |

A selection of organisations who provide data within this report


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

| Contact | Name and Address | Contact Details |
|---------|---|---|
| 1 | British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG | Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk |
| 2 | Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY | Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk |
| 3 | Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD | Telephone: 01454 624400 Fax: 01454 624409 |
| 4 | Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS | Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk |
| 5 | Cambridgeshire County Council Shire Hall, Castle Hill, Cambridge, Cambridgeshire, CB3 0AP | Telephone: 01223 717111 Fax: 01223 717201 Website: www.camcnty.gov.uk |
| 6 | East Cambridgeshire District Council - Environmental Health Department The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4PL | Telephone: 01353 665555 extn 284 Website: www.eastcambs.gov.uk |
| 7 | PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY | Website: www.pointx.co.uk |
| 8 | Natural England County Hall, Spetchley Road, Worcester, WR5 2NP | Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk |
| - | Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ | Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org |
| - | Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD | Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk |





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

Geology 1:50,000 Maps Legends




Artificial Ground and Landslip

| Map Colour | Lex Code | Rock Name | Rock Type | Min and Max Age |
|---|----------|---------------------------|-----------|-------------------------|
|  | WGR | Worked Ground (Undivided) | Void | Not Supplied - Holocene |

Superficial Geology

| Map Colour | Lex Code | Rock Name | Rock Type | Min and Max Age |
|---|----------|---------------------------|-----------------------------|---------------------------|
|  | ALV | Alluvium | Clay, Silt, Sand and Gravel | Not Supplied - Holocene |
|  | LOFT | Lowestoft Formation | Diamicton | Not Supplied - Anglian |
|  | LOFT | Lowestoft Formation | Clay and Silt | Not Supplied - Anglian |
|  | RTD2 | River Terrace Deposits, 2 | Sand and Gravel | Not Supplied - Quaternary |
|  | HEAD | Head | Clay, Silt, Sand and Gravel | Not Supplied - Quaternary |

Bedrock and Faults

| Map Colour | Lex Code | Rock Name | Rock Type | Min and Max Age |
|---|----------|---|-----------|---------------------------|
|  | LESE | Lewes Nodular Chalk Formation and Seaford Chalk Formation (Undifferentiated) | Chalk | Not Supplied - Turonian |
|  | CKR | Chalk Rock Member | Chalk | Not Supplied - Turonian |
|  | HNCK | Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated) | Chalk | Not Supplied - Cenomanian |

Geology 1:50,000 Maps

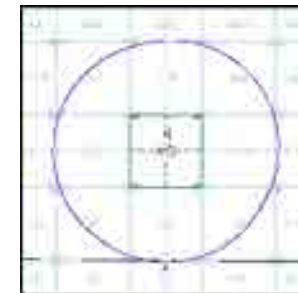
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

| | | | |
|----------------------|---------------|----------------------|----------------|
| Map ID: | 1 | Map ID: | 2 |
| Map Sheet No: | 188 | Map Sheet No: | 205 |
| Map Name: | Cambridge | Map Name: | Saffron Walden |
| Map Date: | 1981 | Map Date: | 2002 |
| Bedrock Geology: | Available | Bedrock Geology: | Available |
| Superficial Geology: | Available | Superficial Geology: | Available |
| Artificial Geology: | Not Available | Artificial Geology: | Available |
| Faults: | Not Supplied | Faults: | Not Supplied |
| Landslip: | Not Available | Landslip: | Not Available |
| Rock Segments: | Not Supplied | Rock Segments: | Not Supplied |

Geology 1:50,000 Maps - Slice A

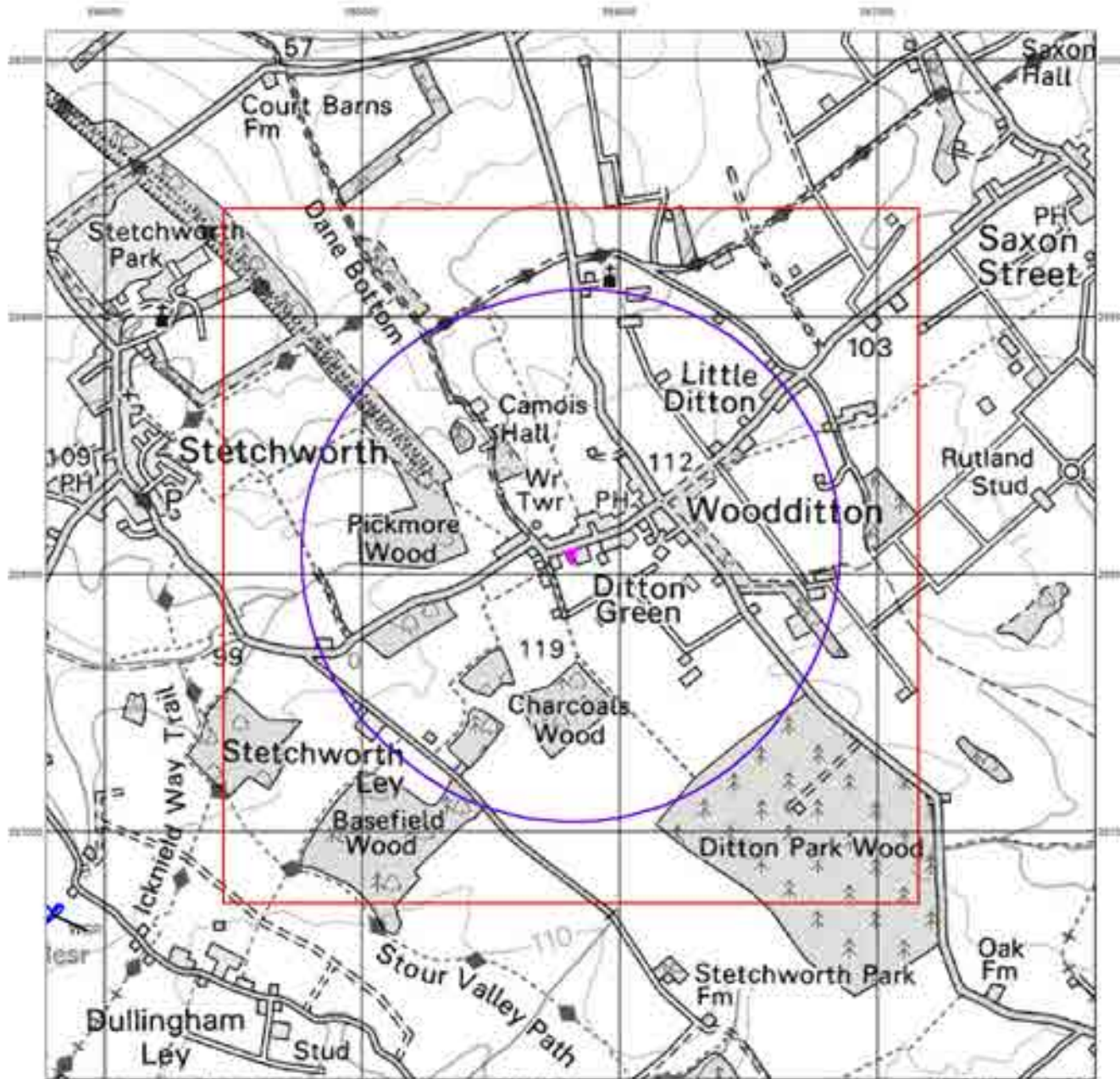


Order Details:

Order Number: 313703937_1_1
Customer Reference: 7695_DS
National Grid Reference: 565810, 258080
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details:

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Artificial Ground and Landslip

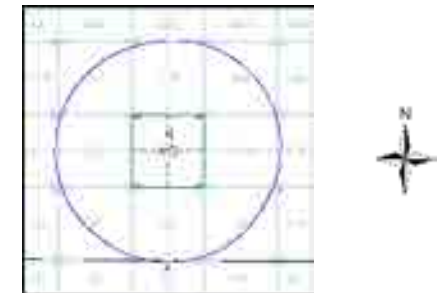
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



Order Details:

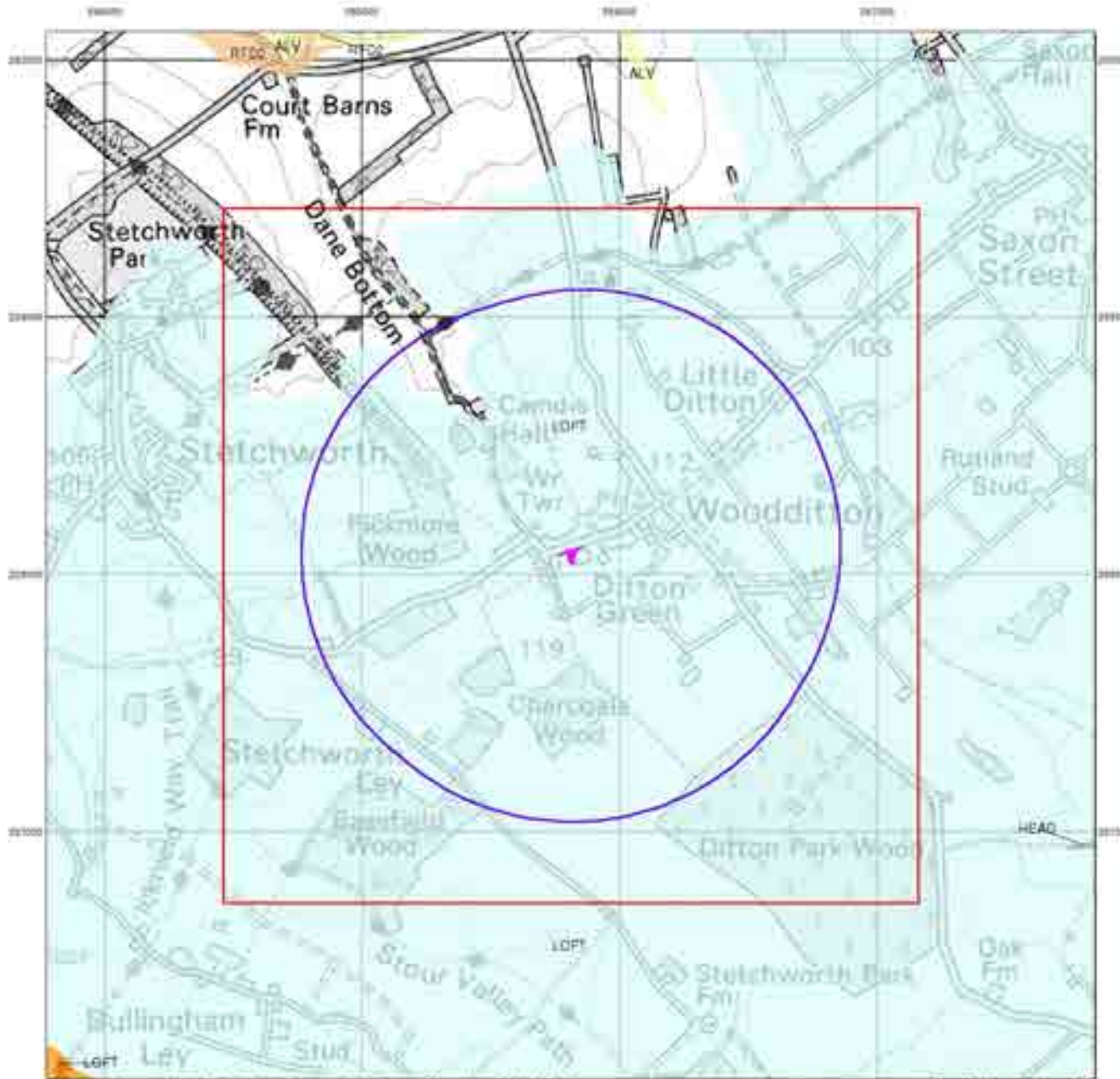
Order Number: 313703937_1_1
 Customer Reference: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

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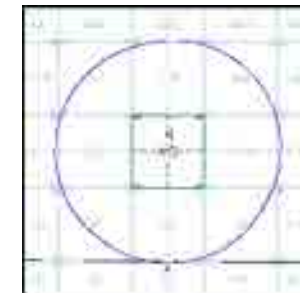
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

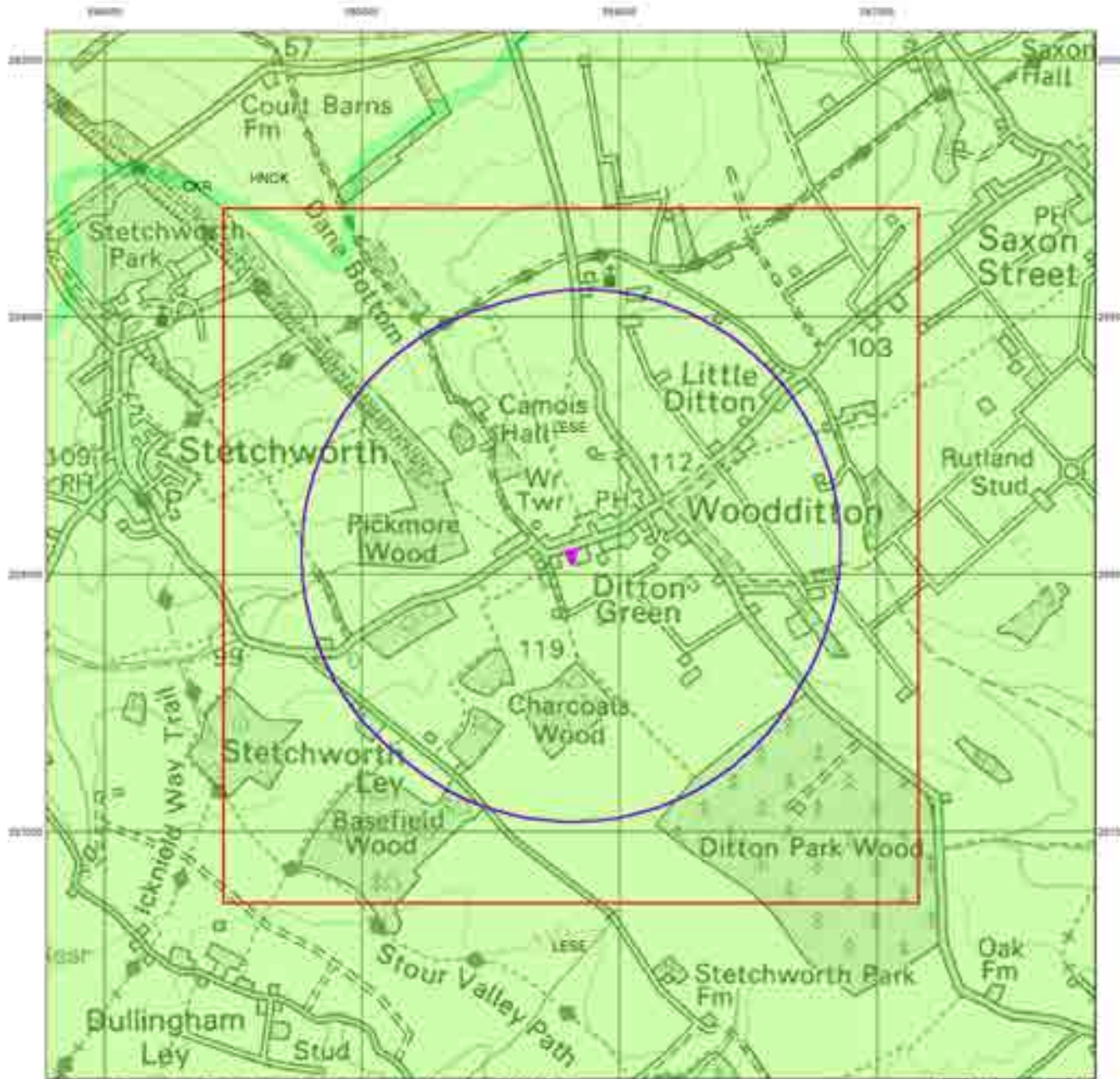
Order Number: 313703937_1_1
 Customer Reference: 7695.DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details:

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Bedrock and Faults

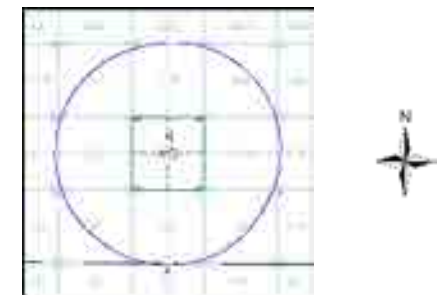
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

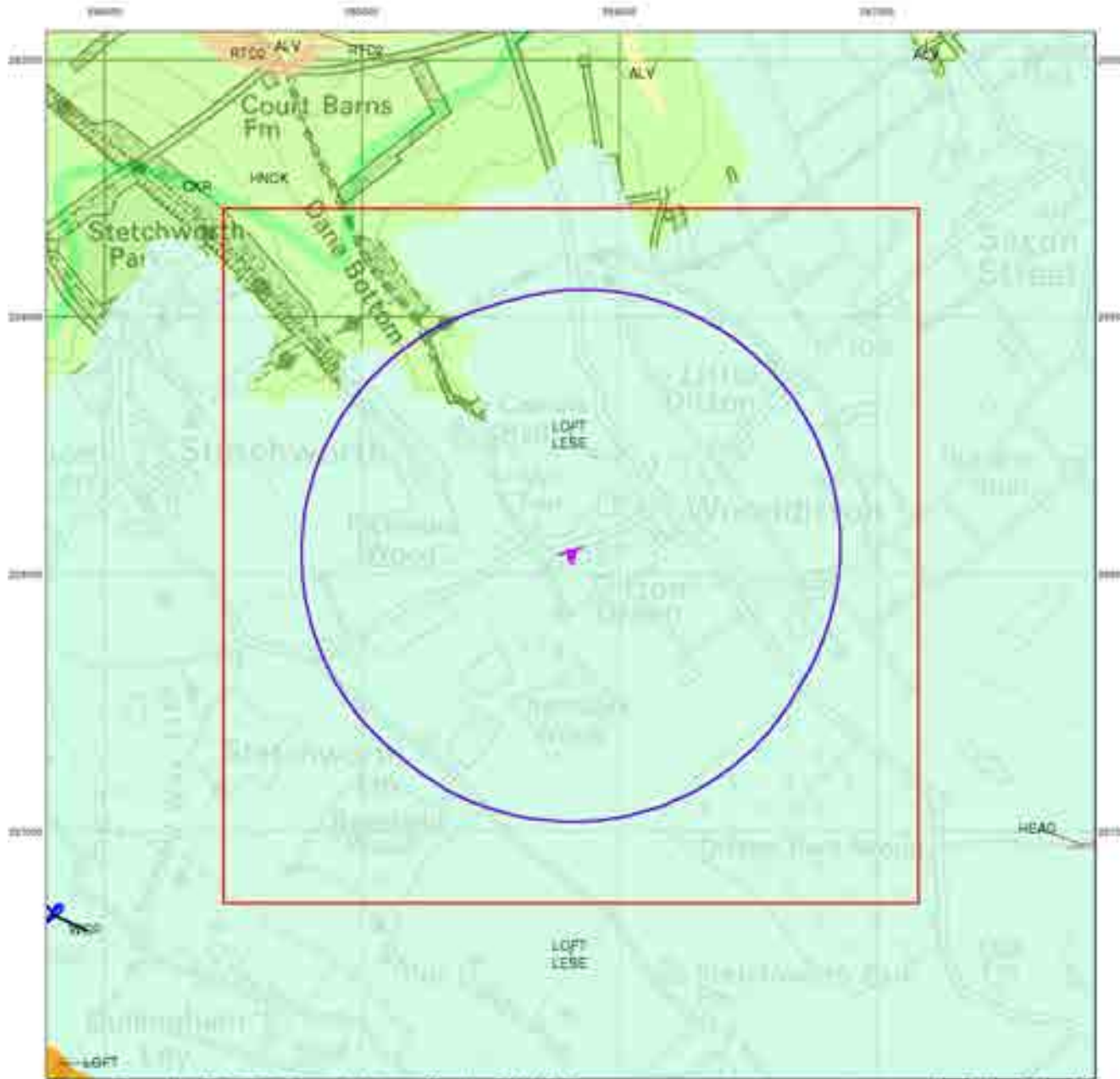
Order Number: 313703937_1_1
 Customer Reference: 7695_DS
 National Grid Reference: 565810, 258080
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 Site Area (Ha): 0.09
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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
 Kingsley Dunham Centre
 Keyworth
 Nottingham
 NG12 5GG
 Telephone: 0115 936 3143
 Fax: 0115 936 3276
 email: enquiries@bgs.ac.uk
 website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

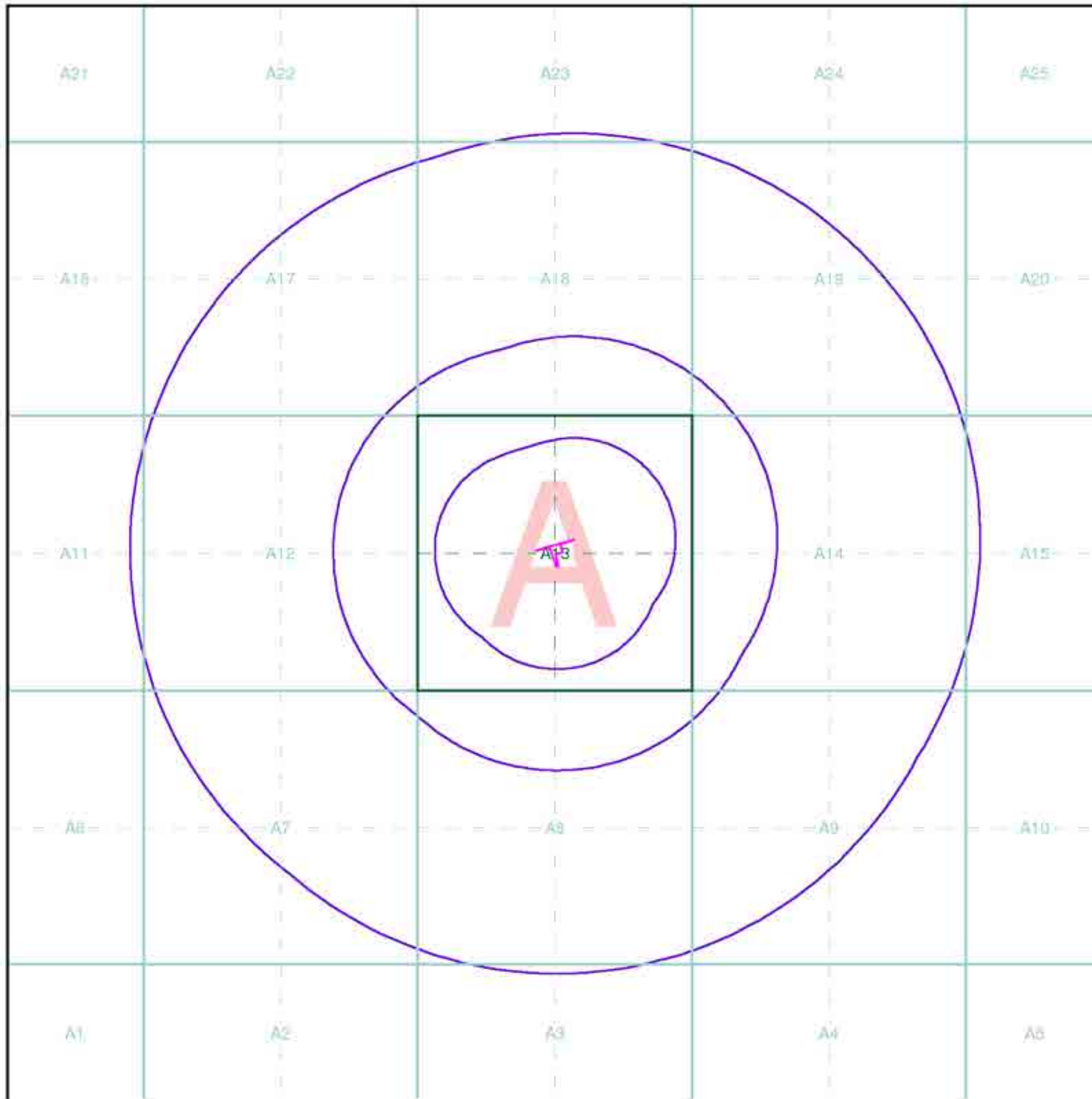
Order Number: 313703937_1_1
 Customer Reference: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

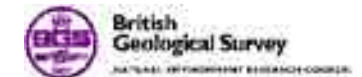
Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Prepared For

Stemma Land and New Homes

Client Details

Mr P Davies, Geosphere Environmental Ltd, Brightwell Barns, Ipswich Road, Brightwell, Suffolk, IP10 0BJ

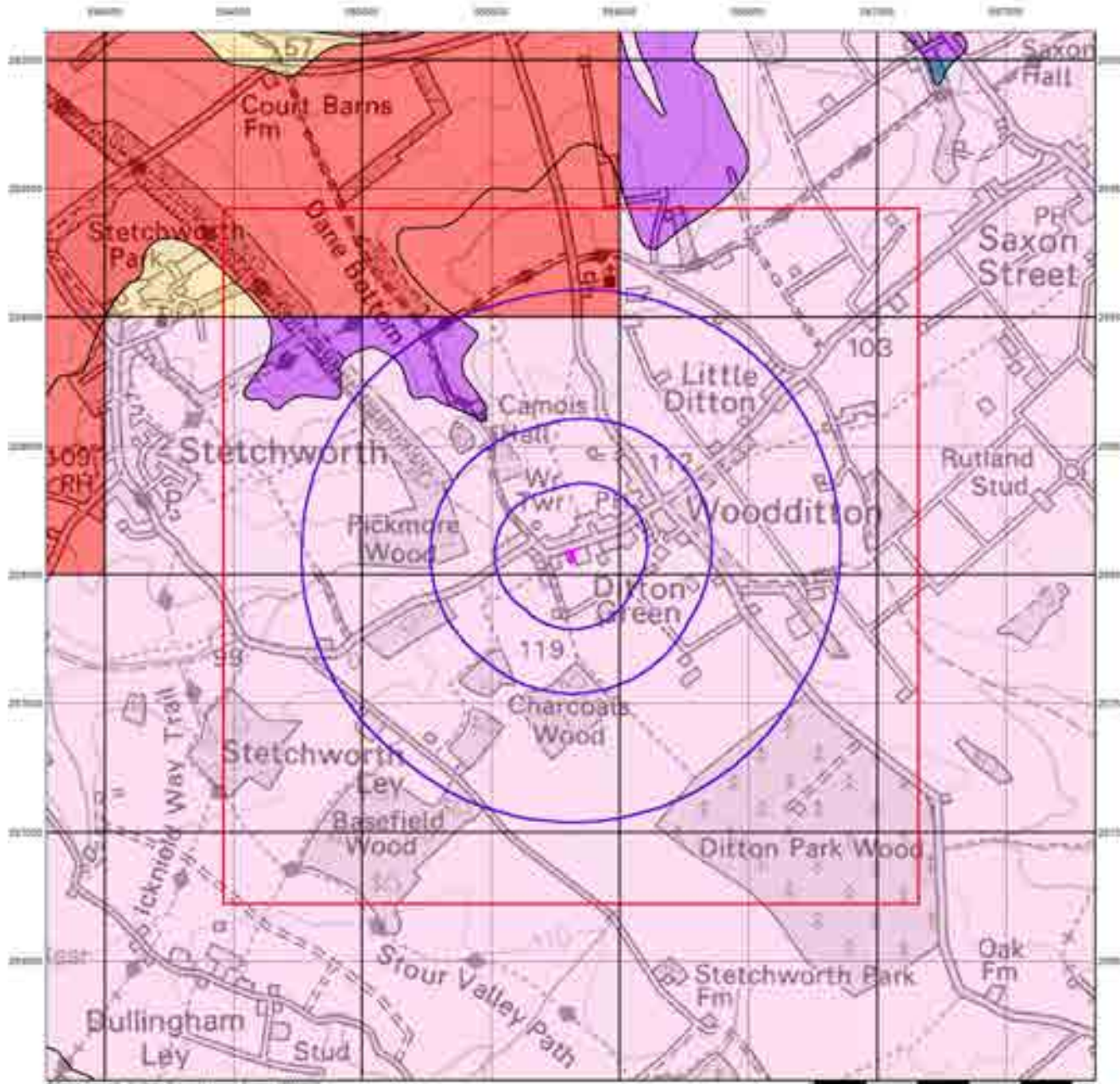
Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
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<http://www.landmarkinfo.co.uk/Terms/Show/515>



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Groundwater Vulnerability

General

- Sewer Pipe
- Sewer Tunnel
- Existing Reference Point
- Well
- Water

Agency and Hydrological

- | Bedrock Aquifers | Superficial Aquifers |
|---|---|
| High vulnerability, Principal Aquifer | High vulnerability, Principal Aquifer |
| High vulnerability, Secondary Aquifer | High vulnerability, Secondary Aquifer |
| Medium vulnerability, Principal Aquifer | Medium vulnerability, Principal Aquifer |
| Medium vulnerability, Secondary Aquifer | Medium vulnerability, Secondary Aquifer |
| Low vulnerability, Principal Aquifer | Low vulnerability, Principal Aquifer |
| Low vulnerability, Secondary Aquifer | Low vulnerability, Secondary Aquifer |

- Unproductive Aquifer
- Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

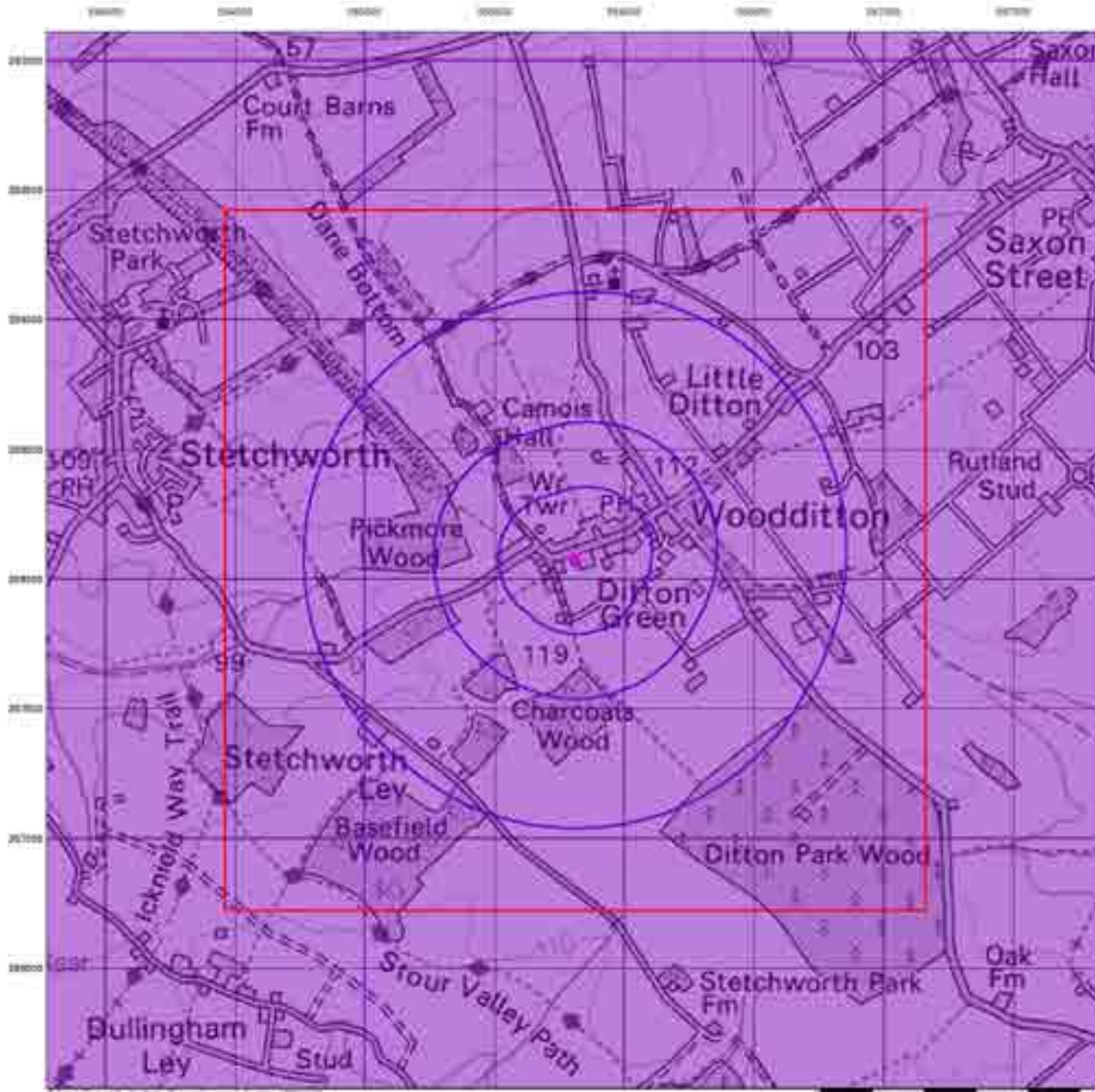
Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

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Bedrock Aquifer Designation

General

- Scribed Site
- Site
- Scribed Buffer
- Mining Reference Point

Agency and Hydrological

- #### Geological Classes
- Protopal Aquifer
 - Secondary A Aquifer
 - Secondary B Aquifer
 - Secondary (un)consolidated
 - Unproductive (Stops)
 - Lithium
 - Unknown (Lakes and Landfill)

Site Sensitivity Context Map - Slice A

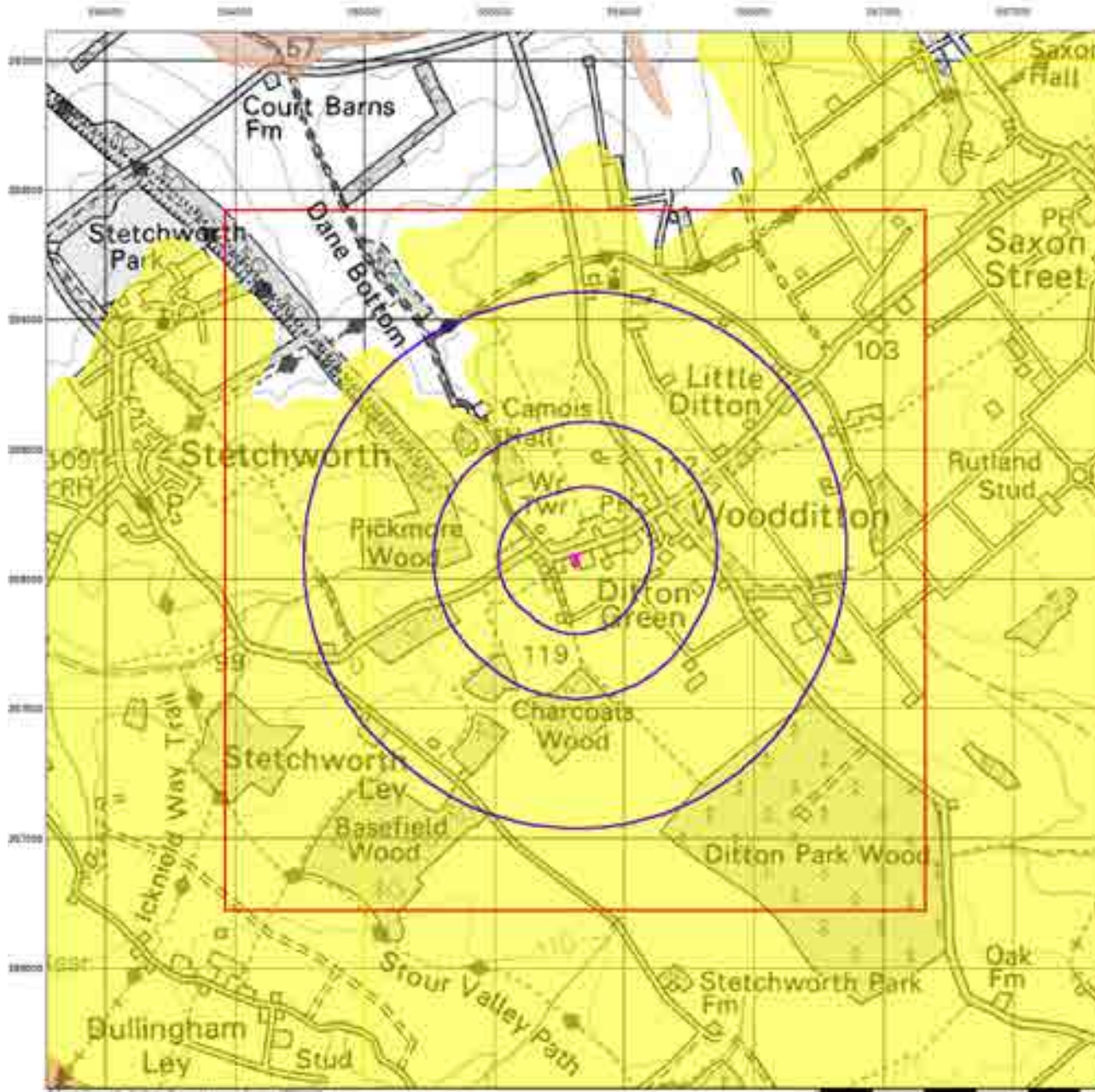


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
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Site Details

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Superficial Aquifer Designation

General

- Searched Site
- Search Buffer
- Missing Reference Point
- Site
- Road

Agency and Hydrological

Geological Classes

- Primary Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary (un)consolidated
- Unproductive (Slits)
- Unknown
- Unknown (Lakes and Landfill)

Site Sensitivity Context Map - Slice A

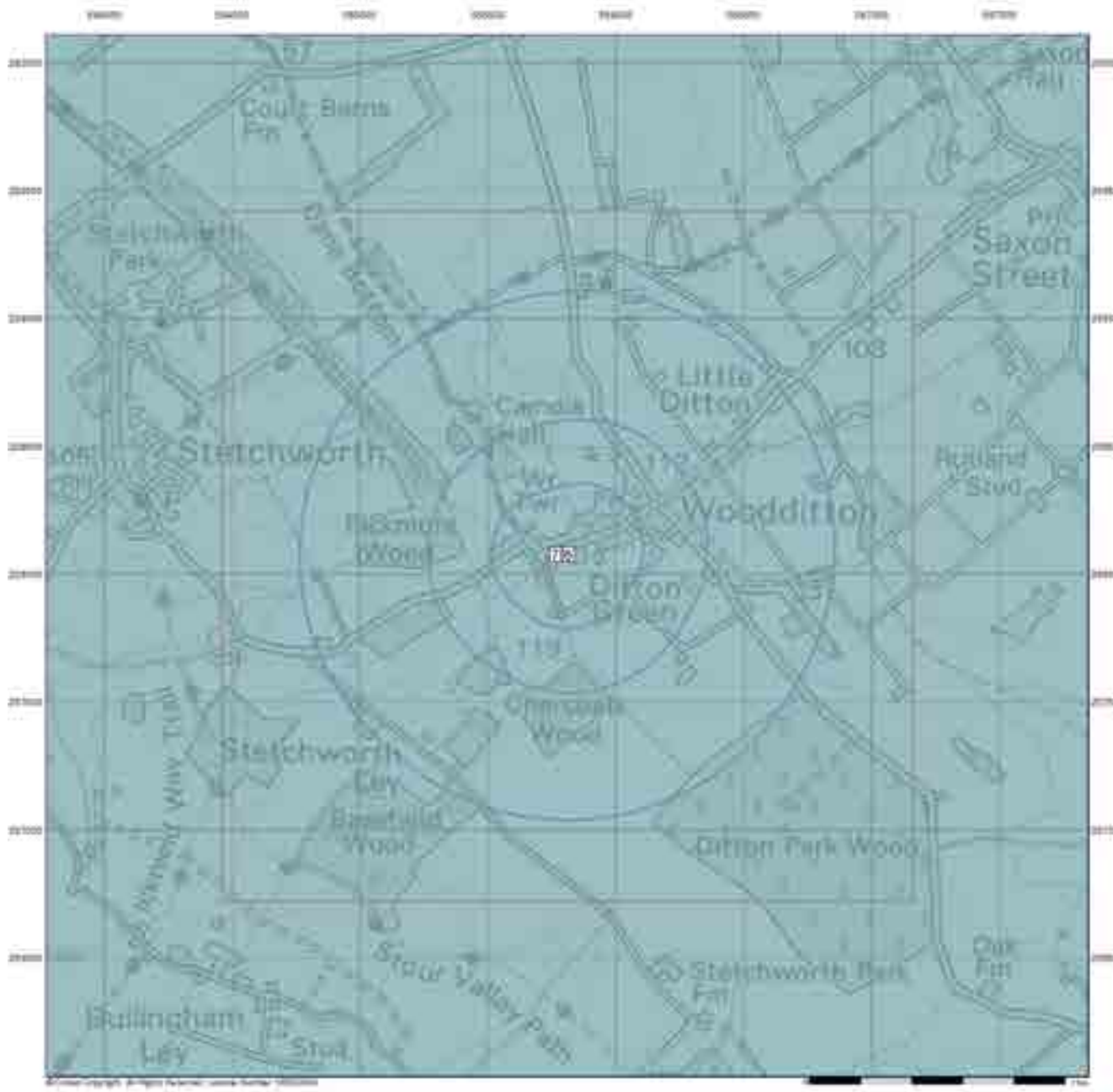


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Site: A
 Site Area (Ha): 0.09
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Site Details

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Source Protection Zones

General

- Identified Site
- Search Buffer
- Missing Reference Point
- Site
- Water

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1a)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2a)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3a)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 313703937_1_1
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Sensitive Land Uses

General

- Sensitive Site
- Sensitive Buffer
- Missing Reference Point
- Site
- War D

Sensitive Land Uses

- Ancient Woodland
- Area of Adjoining Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Park
- Nature Sensitive Area
- Nature Vulnerable Zone
- National Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Site

Site Sensitivity Context Map - Slice A



Order Details

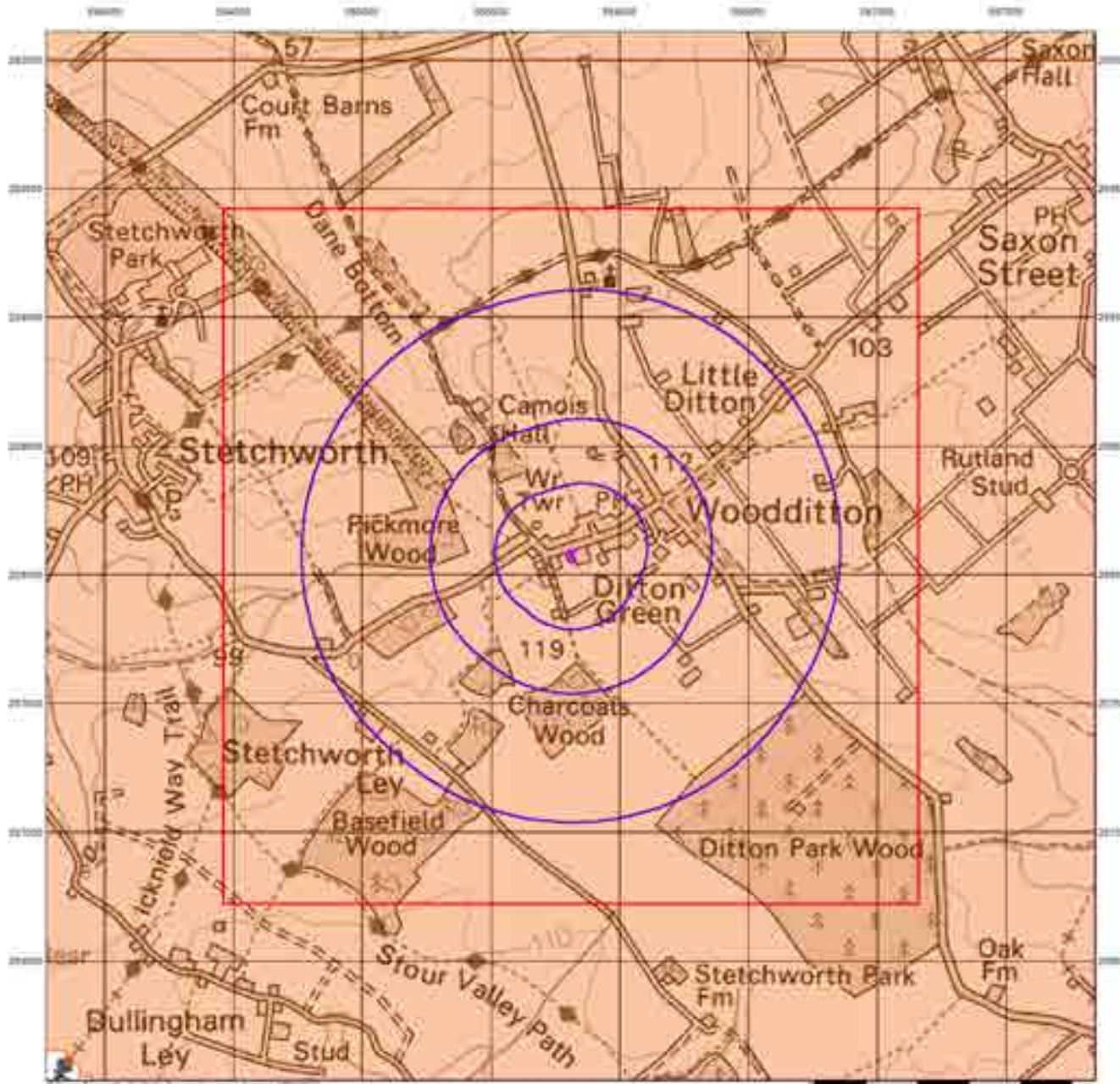
Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

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BGS Flood GFS Data

General

- Search Site
- Search Buffer
- Query Reference
- Site

Agency and Hydrological (Flood)

- Landmark Potential for Groundwater Flooding in Contour
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding in Contour at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
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Site Details

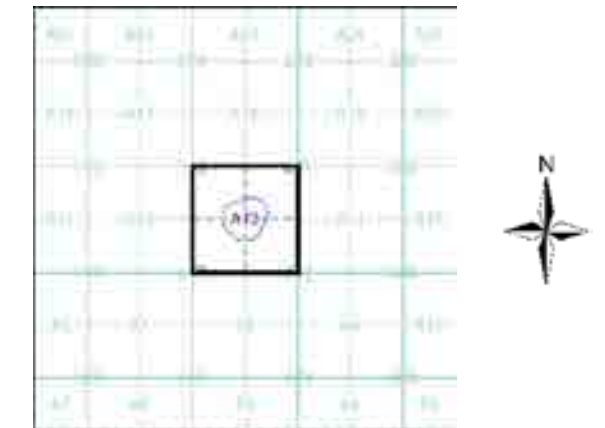
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- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Severed Type of Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Resulting to Authorized Processes
 - Prosecution Resulting to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Waste**
- BGS Recorded Landfill Site (Water)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buried Risk)
 - EA Historic Landfill (Hygiene)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Water)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Free Surface to 100m)
 - Registered Landfill Site (Free Surface to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - HMSS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



Order Details

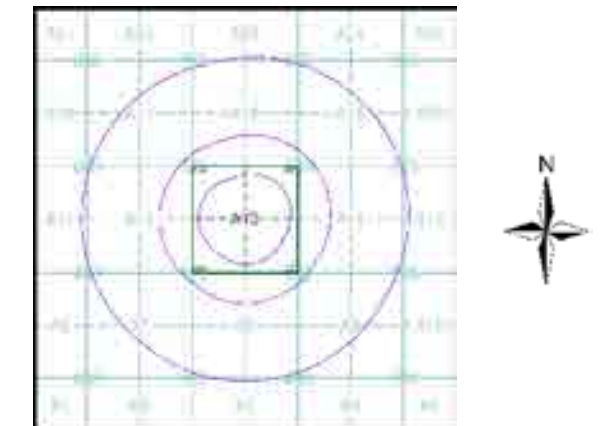
Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Plot Buffer (m): 100

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

- General**
 - Specified Site
 - Specified Buffer(s)
 - Drinking Reference Point
 - Map ID
- Agency and Hydrological**
 - Contaminated Land Register Entry or Notice (General)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorized Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Hazardous Substances**
 - COMAH Site
 - Explosive Site
 - NEPS Site
 - Planning Hazardous Substances Consent
 - Planning Hazardous Substances Enforcement
- Geological**
 - BOS Recorded Mineral Site
- Waste**
 - BOS Recorded Landfill Site (Location)
 - BOS Recorded Landfill Site
 - EA Historic Landfill (Buried Pipe)
 - EA Historic Landfill (Wells)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Free Surface to 100m)
 - Registered Landfill Site (Free Surface to 100m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A



Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

Industrial Land Use Map

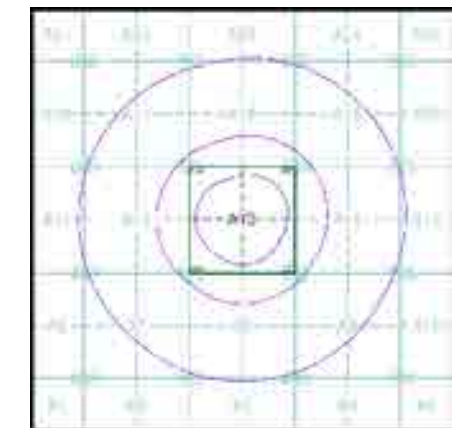
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Site
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipers
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number: 313703937_1_1
Customer Ref: 7695_DS
National Grid Reference: 565810, 258080
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

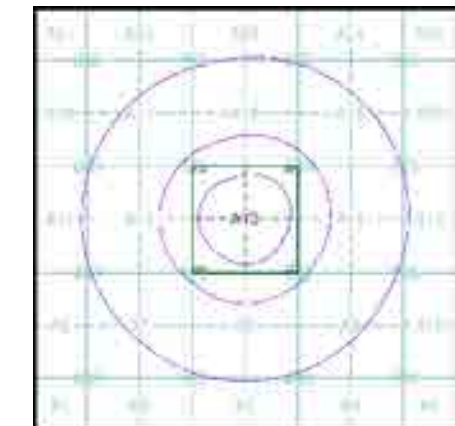
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

Agency and Hydrological (Flood)

-  Extreme Flooding from Rivers or Sea without Defences (Zone 2)
-  Flooding from Rivers or Sea without Defences (Zone 3)
-  Area Benefiting from Flood Defence
-  Flood Water Storage Areas
-  Flood Defence

Flood Map - Slice A

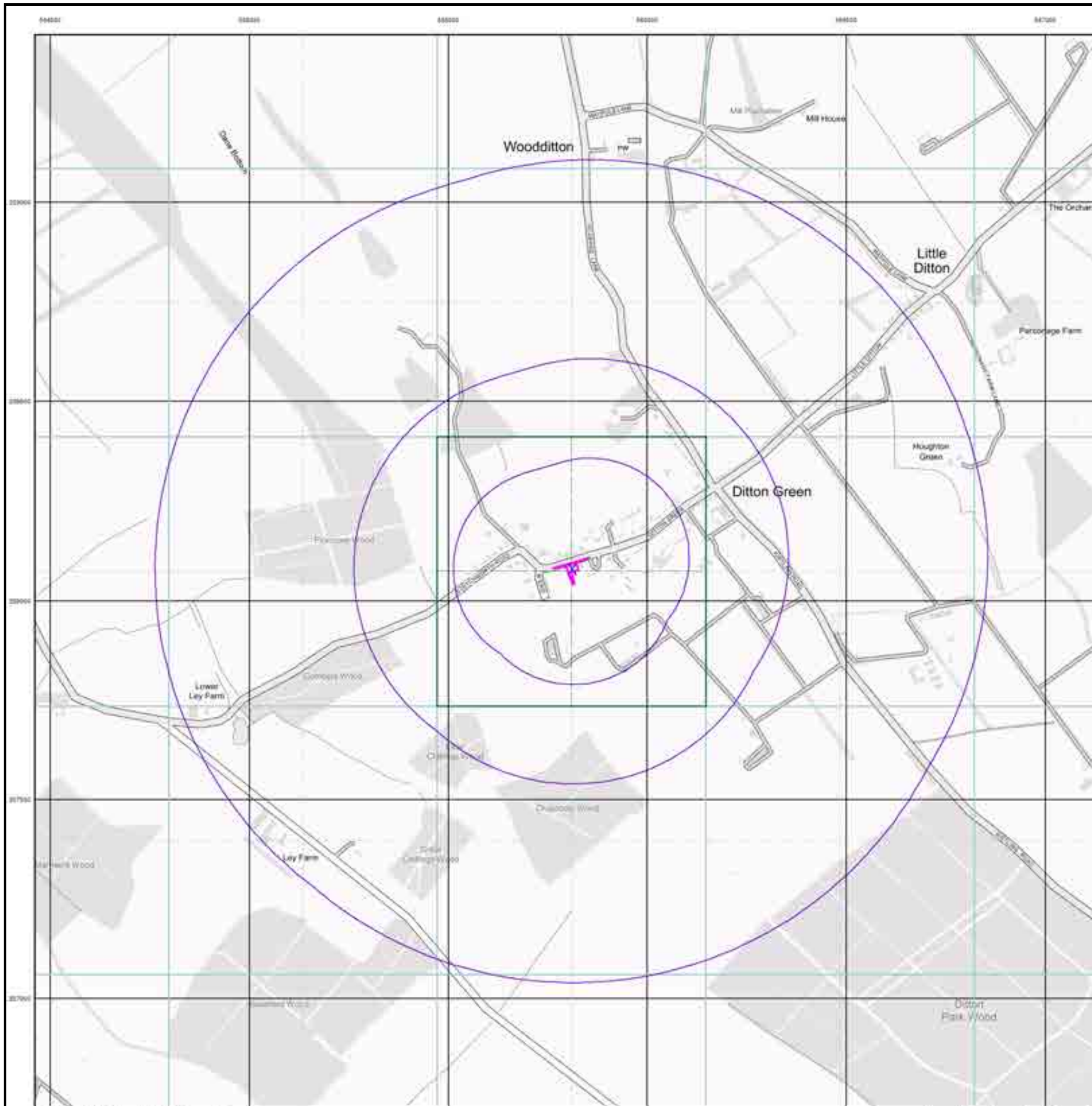


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

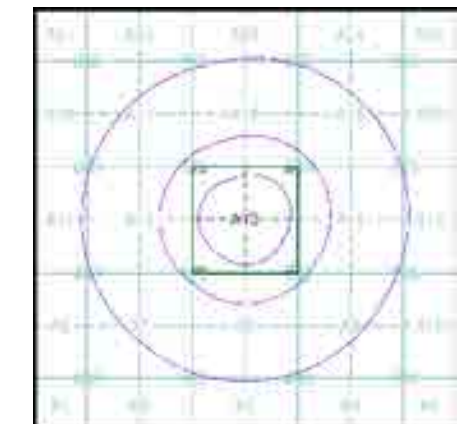
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

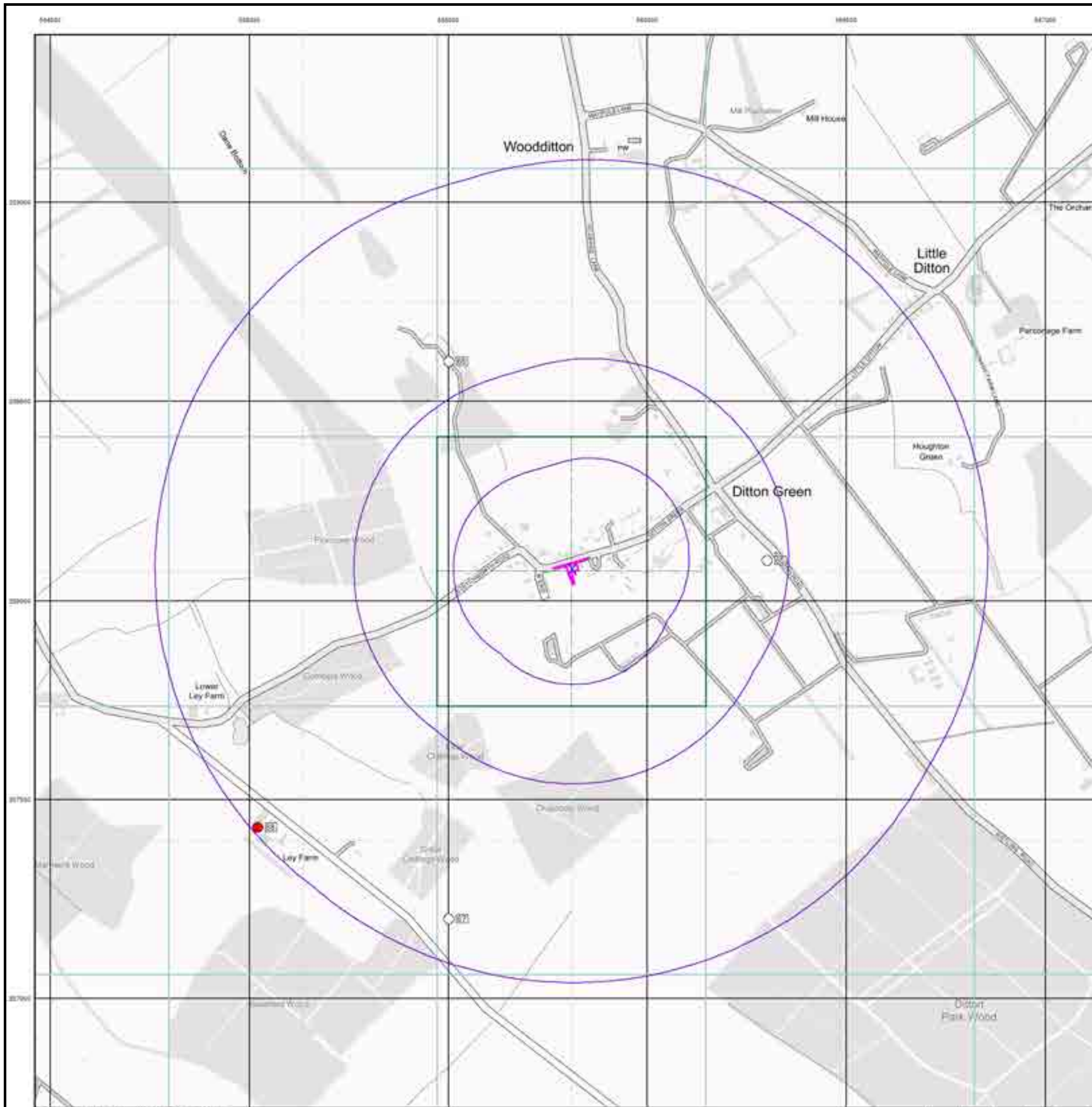


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ



General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

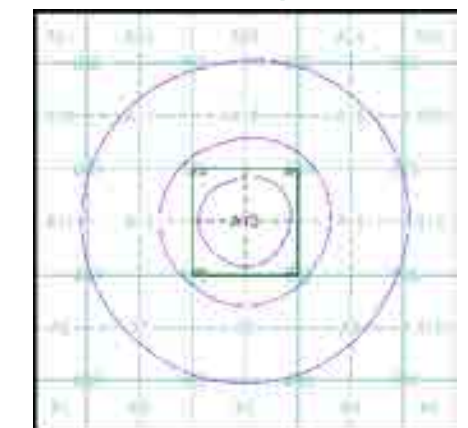
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

Contours (height in meters)

- | | | |
|------------------|--|-----------------|
| Standard Contour | | Mean Low Water |
| Master Contour | | Mean High Water |
| Spot Height | | |

OS Water Network Map - Slice A

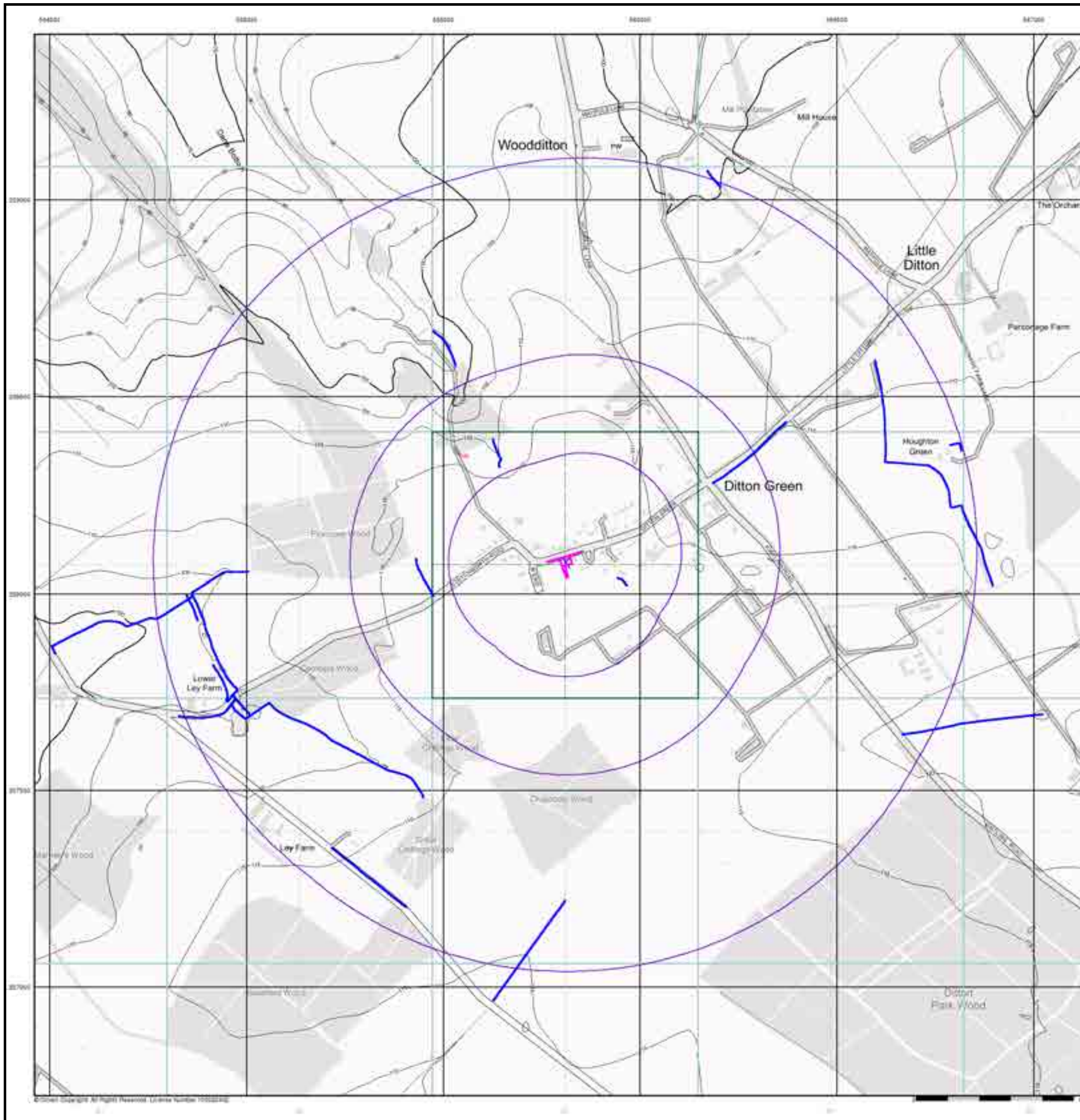


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ



General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

Risk of Flooding from Surface Water

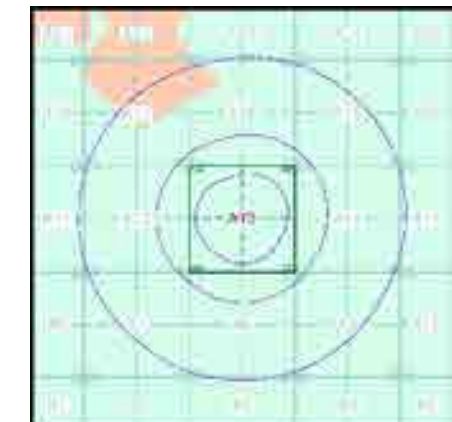
-  High - 30 Year Return
-  Medium - 100 Year Return
-  Low - 1000 Year Return

Suitability

See the suitability map below.

-  National to county
-  County to town
-  Town to street
-  Street to parcels of land
-  Property

EANRW Suitability Map - Slice A

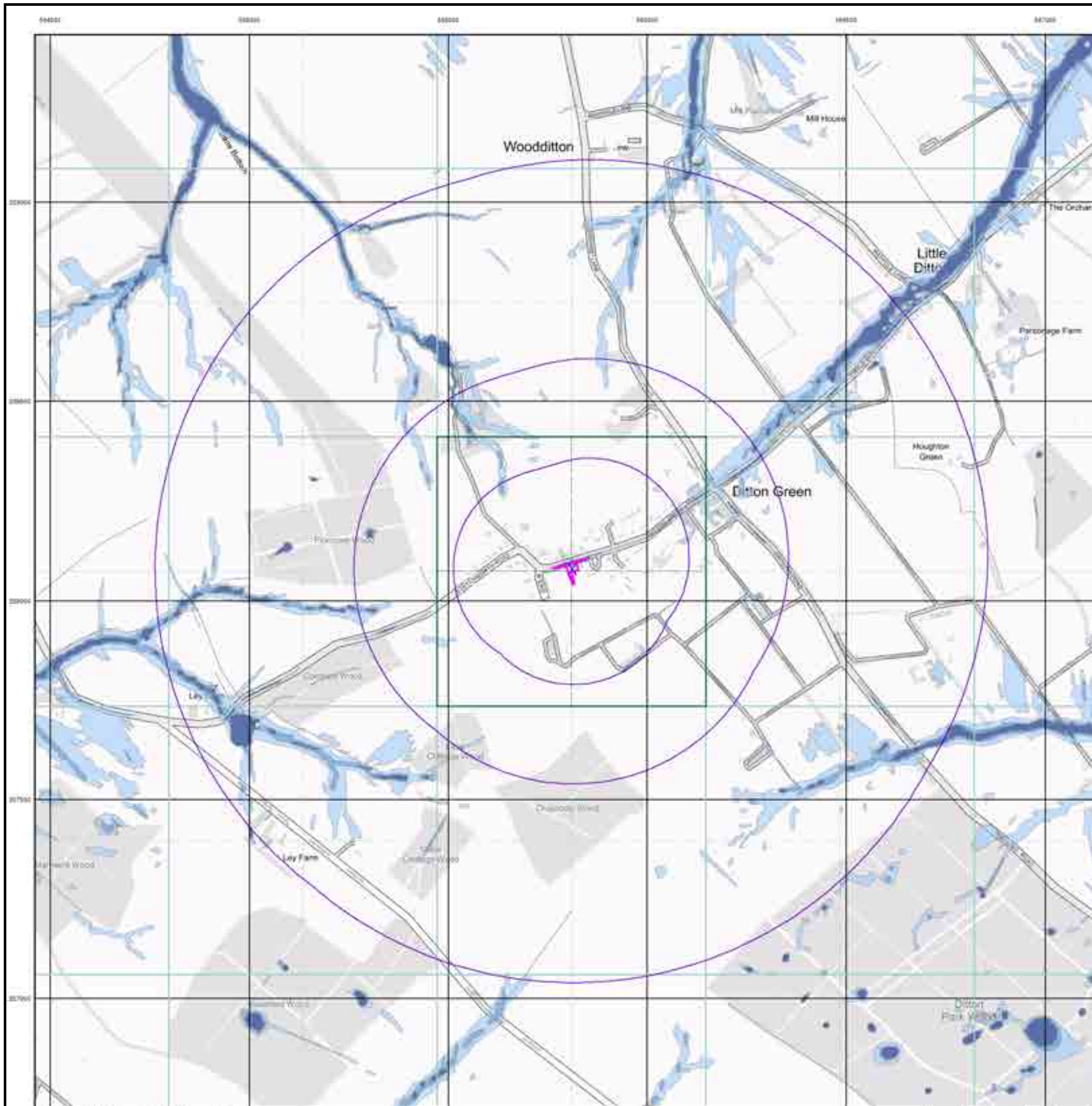


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

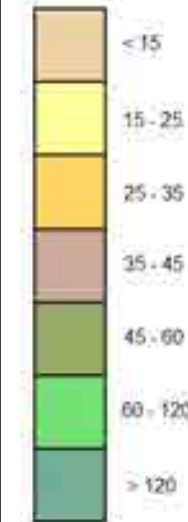


General

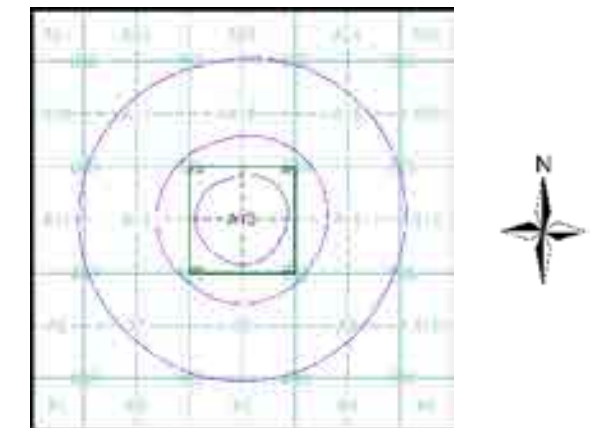
Specified Site Specified Buffer(s) Existing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A



Order Details

Order Details: 313703937_1_1
Customer Ref: 7695_DS
National Grid Reference: 565810, 258080
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

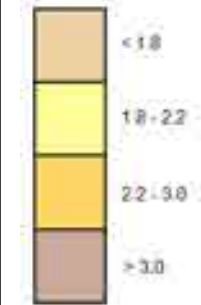
59 Ditton Green, Woodditton, CB8 9SQ

General

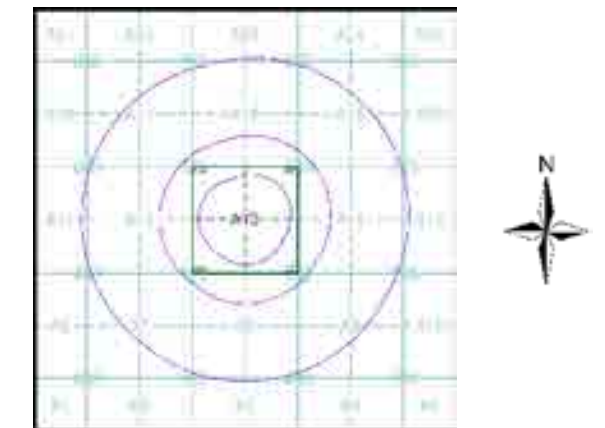
Specified Site Specified Buffer(s) Showing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

Order Details: 313703937_1_1
Customer Ref: 7695_DS
National Grid Reference: 565810, 258080
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

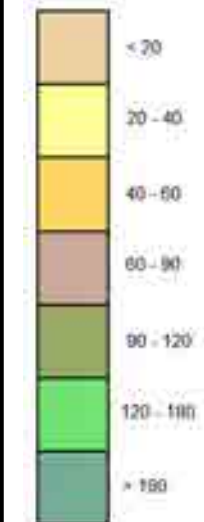
59 Ditton Green, Woodditton, CB8 9SQ

General

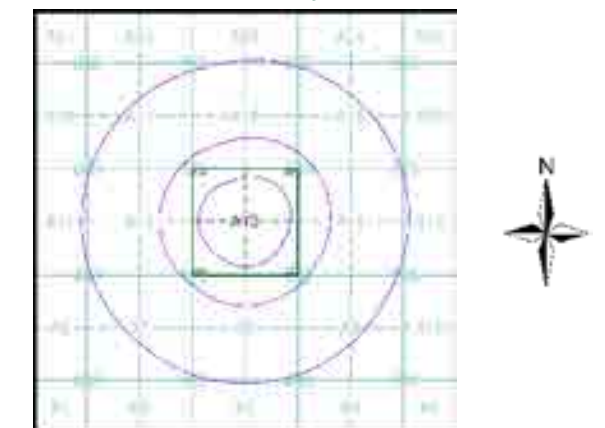
Specified Site Specified Buffer(s) Existing Baseline Data

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

Order Details: 313703937_1_1
Customer Ref: 7695_DS
National Grid Reference: 565810, 258080
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

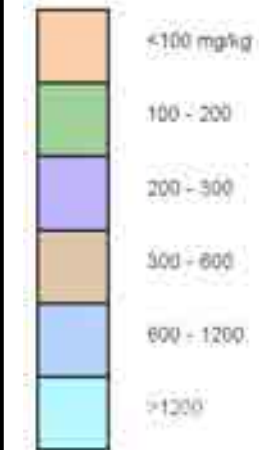
59 Ditton Green, Woodditton, CB8 9SQ

General

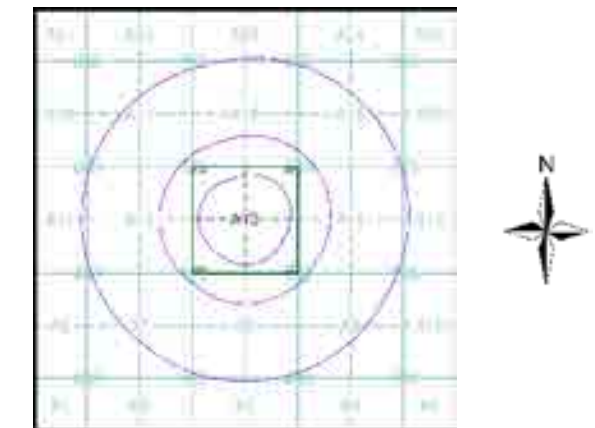
○ Specified Site
 ○ Specified Buffer(s)
 X Existing Watercourse Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

Order Details: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

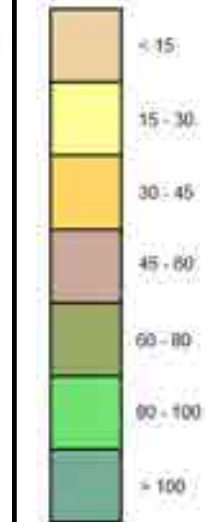
59 Ditton Green, Woodditton, CB8 9SQ

General

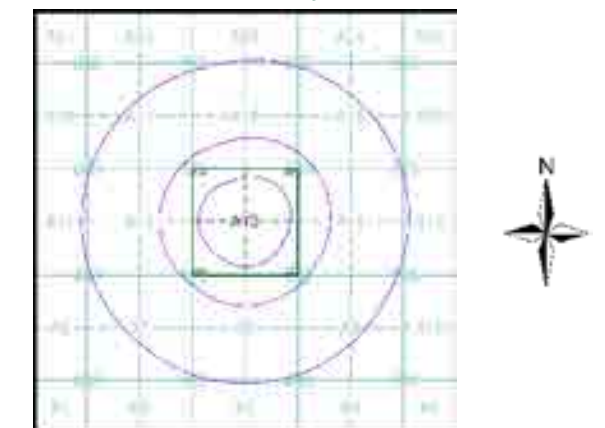
Specified Site
 Specified Buffer(s)
 Showing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

Appendix 4 – Envirocheck Historical Maps

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325-9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
County Burgh Boundary (Scotland)
B.P. B.S. Boundary Post or Stone **P.C.B. Police Call Box**
B.R. Bridle Road **P. Pump**
E.P. Electricity Pylon **S.P. Signal Post**
F.B. Foot Bridge **SL Sluice**
F.P. Foot Path **Sp. Spring**
G.P. Guide Post or Board **T.C.B. Telephone Call Box**
M.S. Mile Stone **Tr. Trough**
M.P. M.R. Mooring Post or Ring **W. Well**

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH Beer House **P Pillar, Pole or Post**
BP, BS Boundary Post or Stone **PO Post Office**
Cn, C Capstan, Crane **PC Public Convenience**
Chy Chimney **PH Public House**
D Fn Drinking Fountain **Pp Pump**
EI P Electricity Pillar or Post **SB, S Br Signal Box or Bridge**
FAP Fire Alarm Pillar **SP, SL Signal Post or Light**
FB Foot Bridge **Spr Spring**
GP Guide Post **Tk Tank or Track**
H Hydrant or Hydraulic **TCB Telephone Call Box**
LC Level Crossing **TCP Telephone Call Post**
MH Manhole **Tr Trough**
MP Mile Post or Mooring Post **W Pt, W T Water Point, Water Tap**
MS Mile Stone **W Well**
NTL Normal Tidal Limit **Wd Pp Wind Pump**

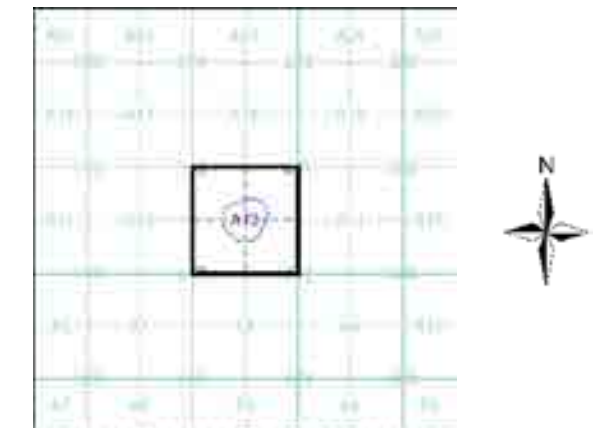
Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 22668m Bench Mark **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks Barracks **P Pillar, Pole or Post**
Bty Battery **PO Post Office**
Cemy Cemetery **PC Public Convenience**
Chy Chimney **Pp Pump**
Cis Cistern **Ppg Sta Pumping Station**
Dismtd Rly Dismantled Railway **PW Place of Worship**
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta Sewage Pumping Station**
EI P Electricity Pole, Pillar **SB, S Br Signal Box or Bridge**
EI Sub Sta Electricity Sub Station **SP, SL Signal Post or Light**
FB Filter Bed **Spr Spring**
Fn / D Fn Fountain / Drinking Ftn. **Tk Tank or Track**
Gas Gov Gas Valve Compound **Tr Trough**
GVC Gas Governor **Wd Pp Wind Pump**
GP Guide Post **W Pt, W T Water Point, Water Tap**
MH Manhole **Wks Works (building or area)**
MP, MS Mile Post or Mile Stone **W Well**

Historical Mapping & Photography included:

| Mapping Type | Scale | Date | Pg |
|--------------------------------|---------|-------------|----|
| Cambridgeshire & Isle Of Ely | 1:2,500 | 1886 | 2 |
| Cambridgeshire & Isle Of Ely | 1:2,500 | 1903 | 3 |
| Ordnance Survey Plan | 1:2,500 | 1981 - 1982 | 4 |
| Additional SIMs | 1:2,500 | 1991 - 1993 | 5 |
| Large-Scale National Grid Data | 1:2,500 | 1994 | 6 |
| Historical Aerial Photography | 1:2,500 | 1999 | 7 |

Historical Map - Segment A13



Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 100

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

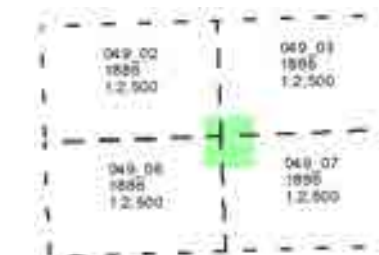
Cambridgeshire & Isle Of Ely

Published 1886

Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

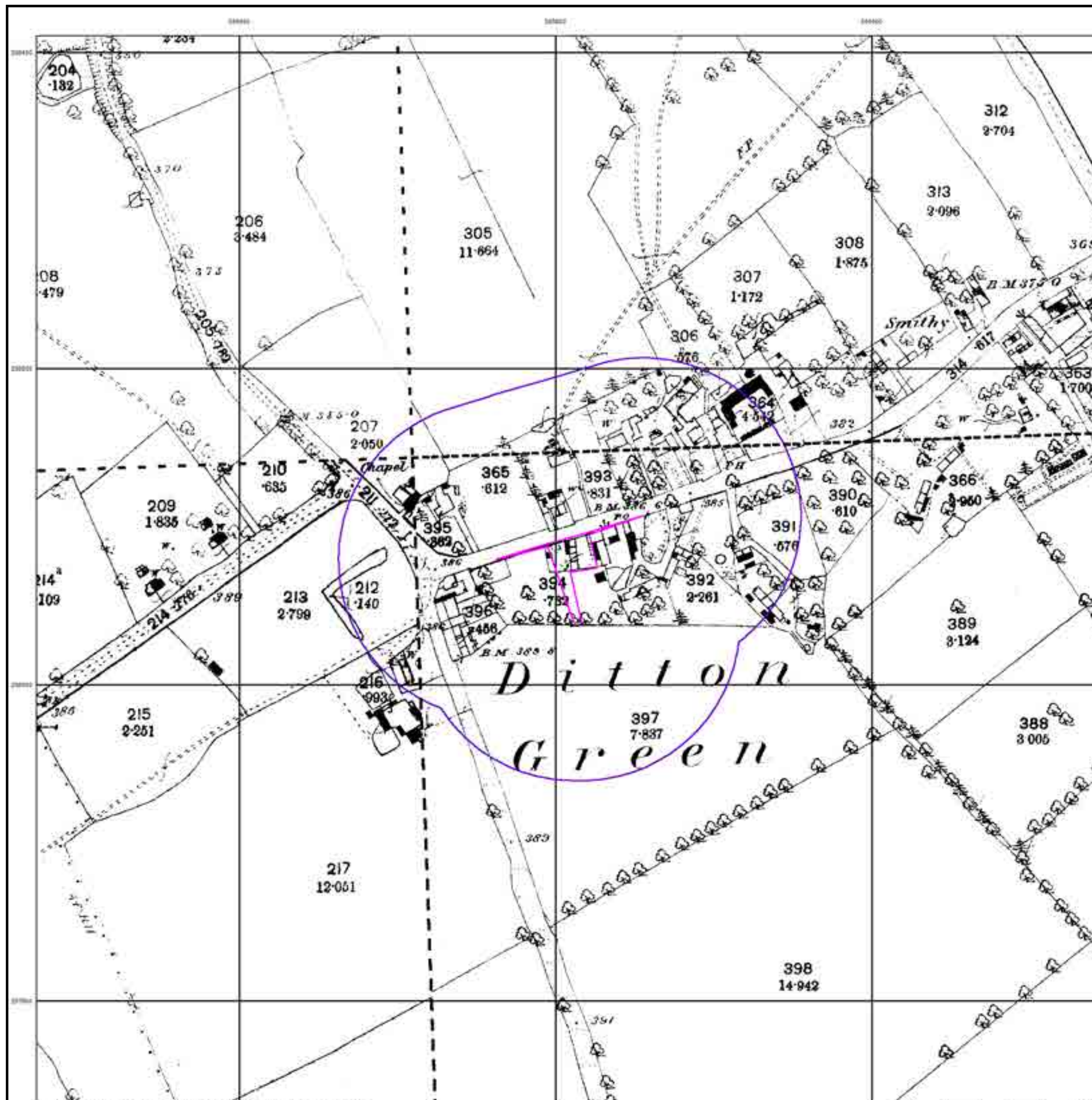


Order Details

Order Number: 313703937_1_1
Customer Ref: 7695_DS
National Grid Reference: 565810, 258080
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 100

Site Details

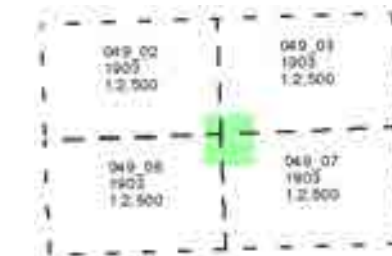
59 Ditton Green, Woodditton, CB8 9SQ



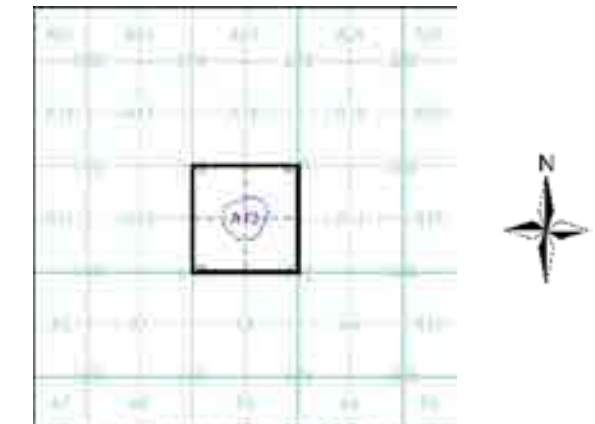
Cambridgeshire & Isle Of Ely Published 1903 Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

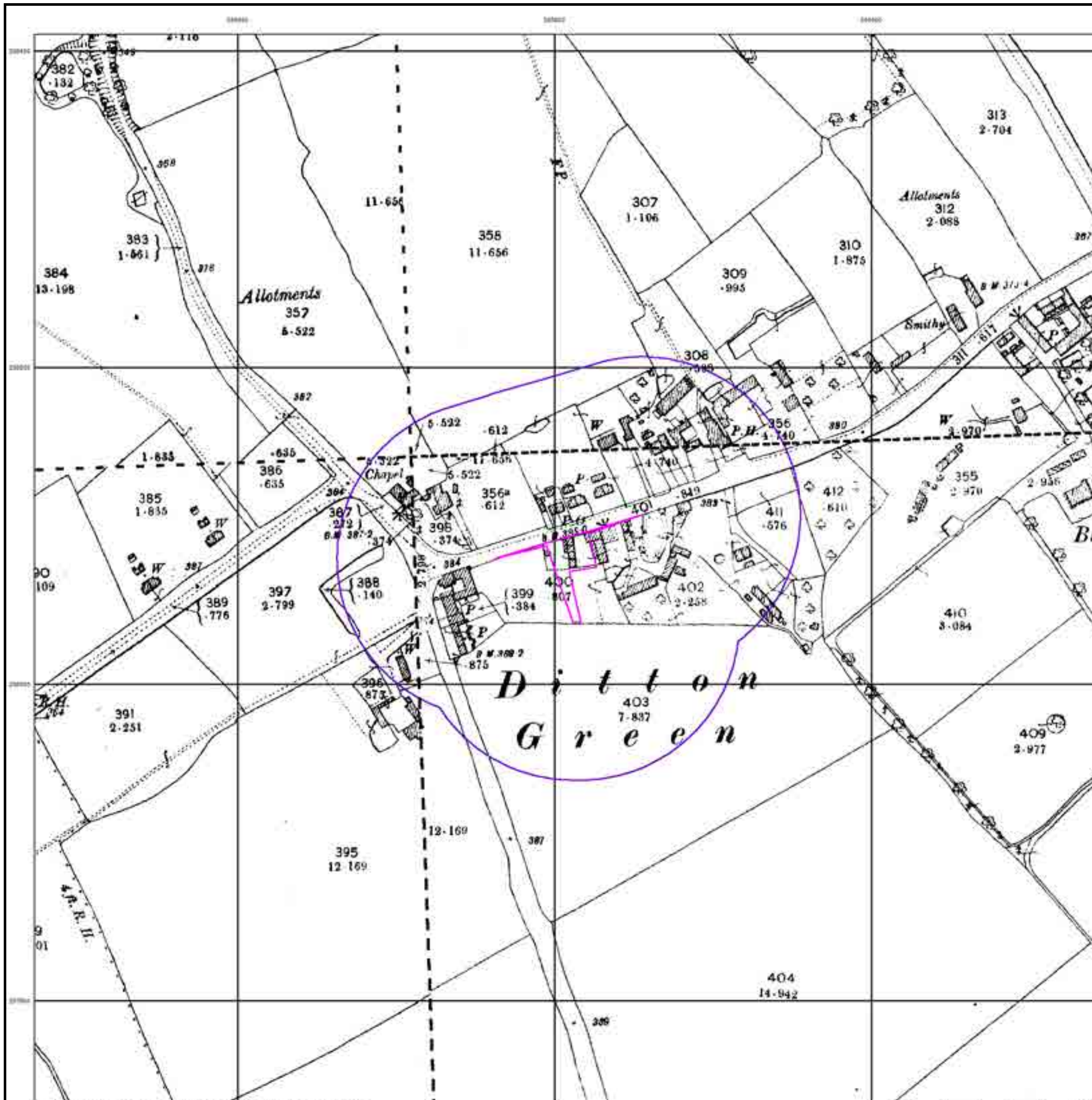


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 100

Site Details

59 Ditton Green, Woodditton, CB8 9SQ



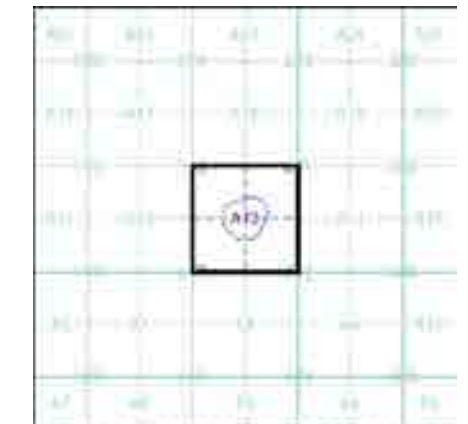
Ordnance Survey Plan Published 1981 - 1982 Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

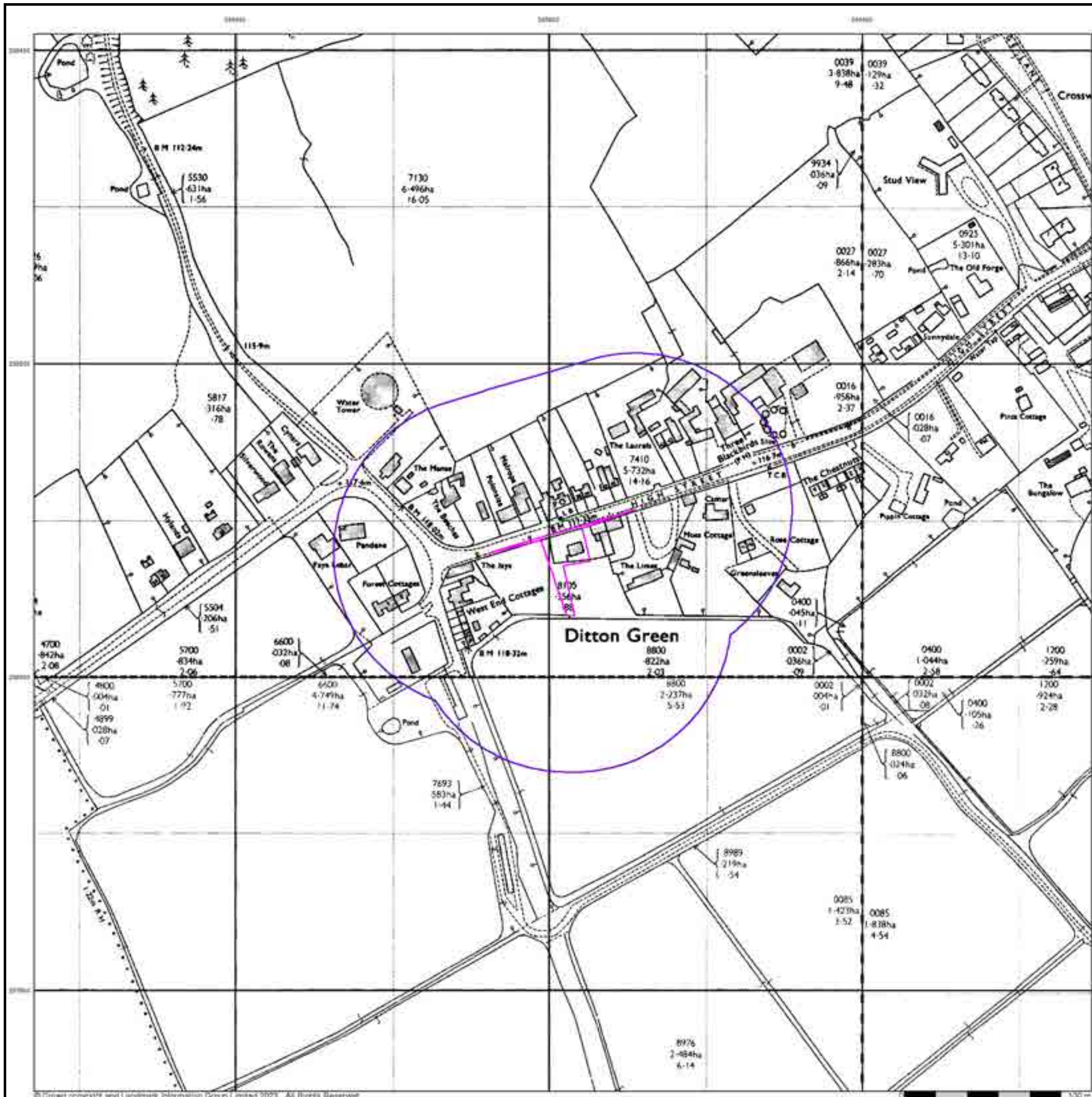


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 100

Site Details

59 Ditton Green, Woodditton, CB8 9SQ



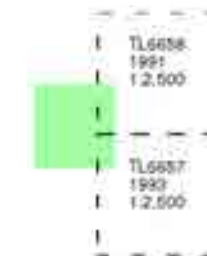
Additional SIMs

Published 1991 - 1993

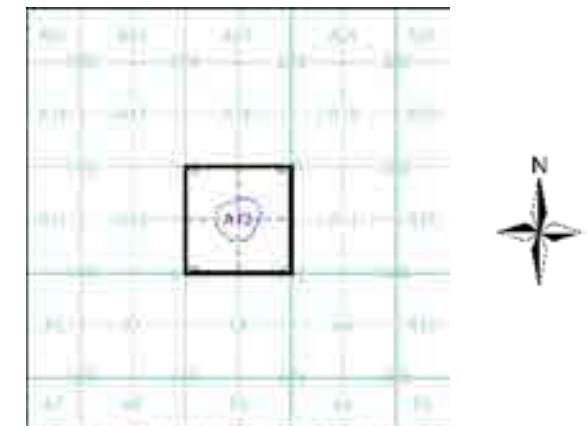
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

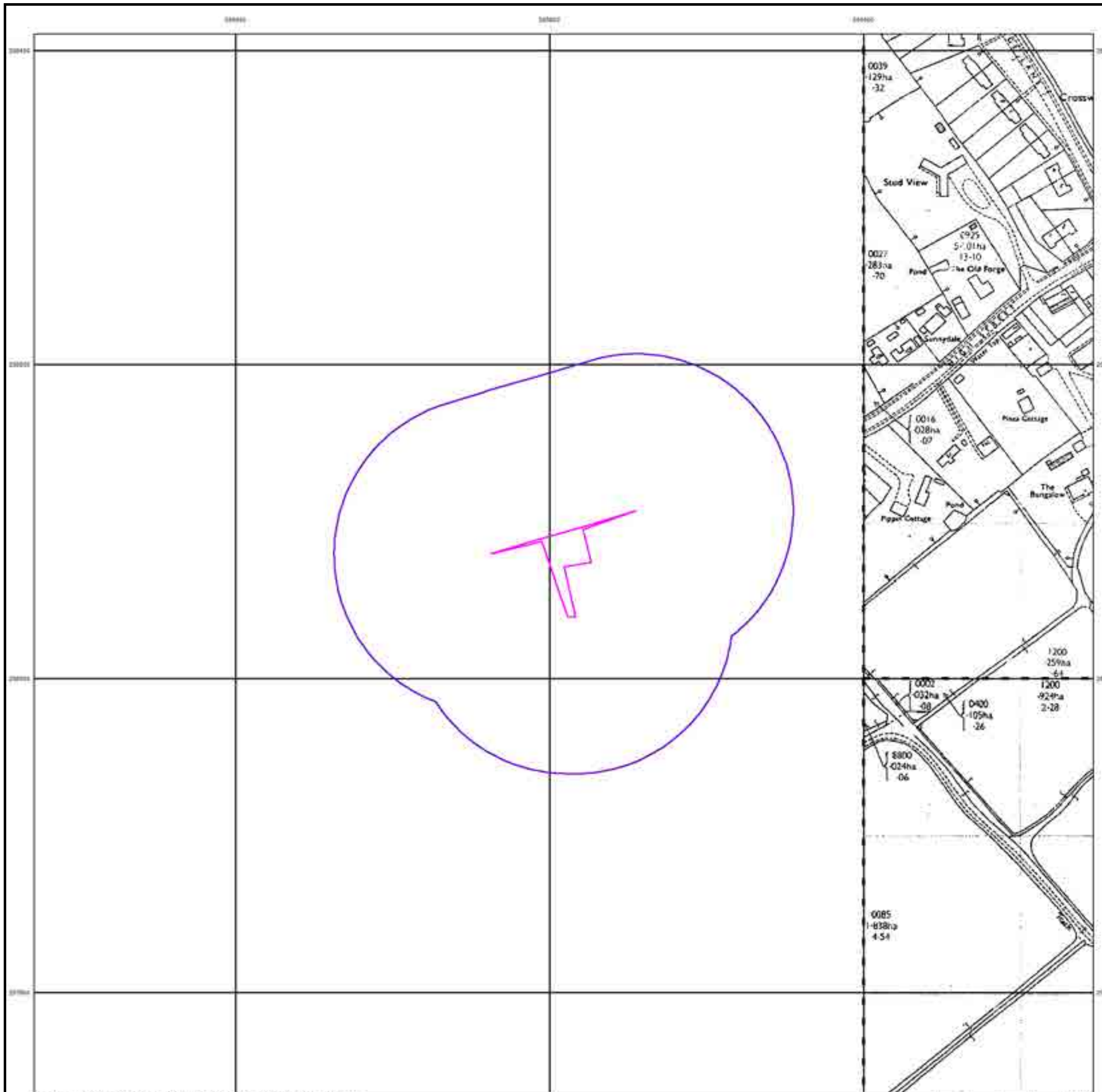


Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
 National Grid Reference: 565810, 258080
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 100

Site Details

59 Ditton Green, Woodditton, CB8 9SQ



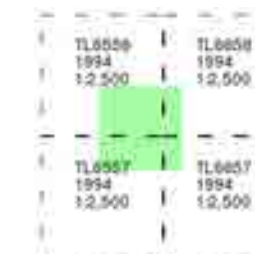
Large-Scale National Grid Data

Published 1994

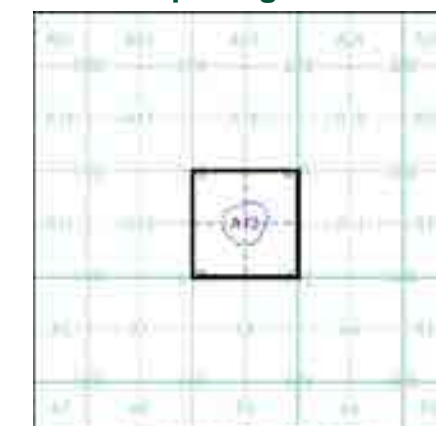
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

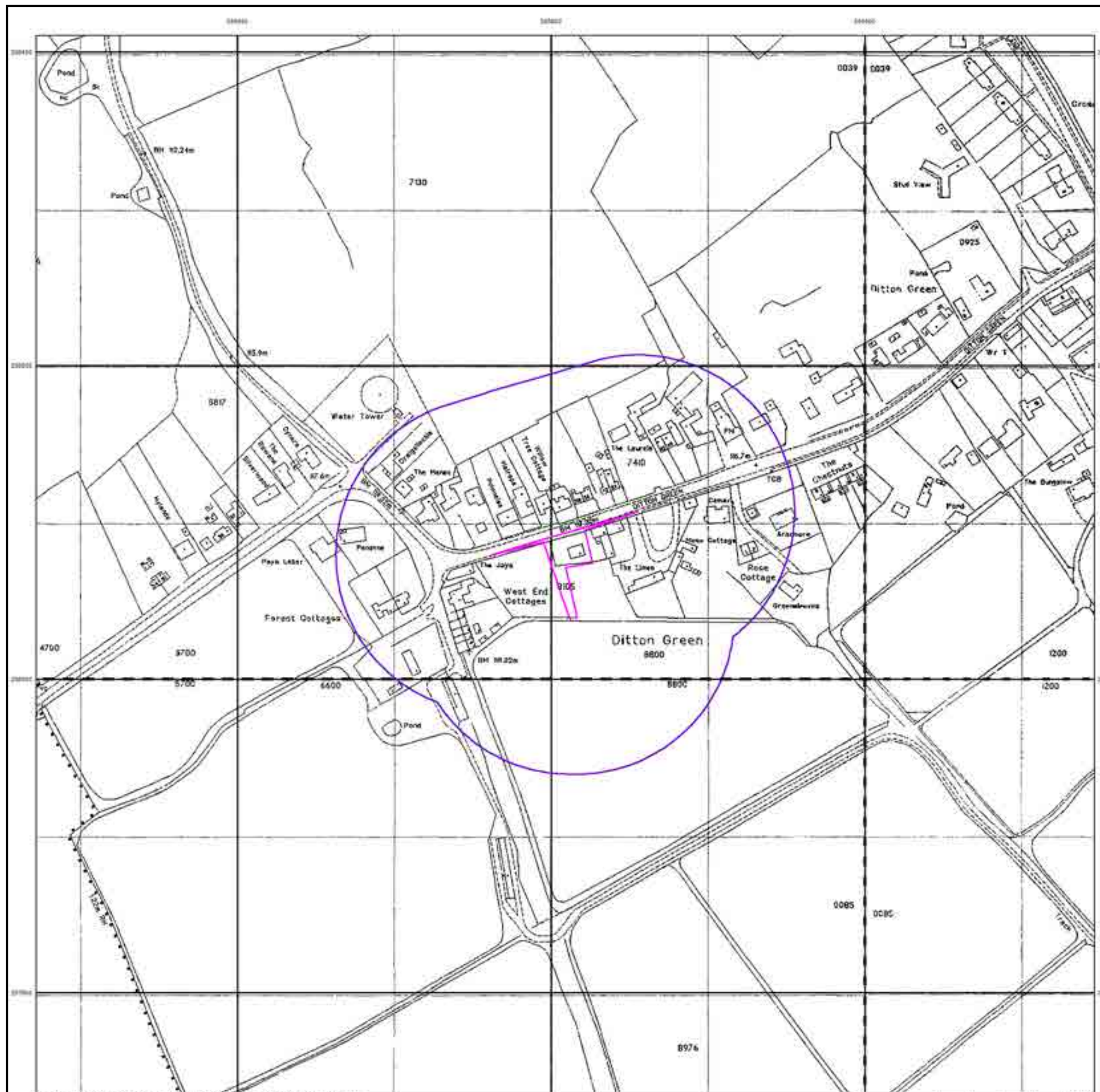


Order Details

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Customer Ref: 7695_DS
National Grid Reference: 565810, 258080
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 100

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

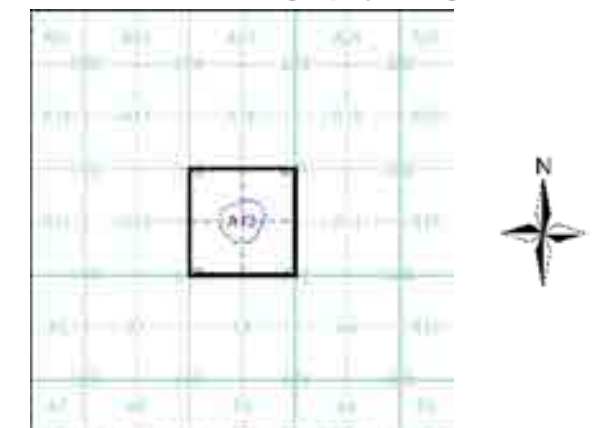


Historical Aerial Photography Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain



Historical Aerial Photography - Segment A13



Order Details

Order Number: 313703937_1_1
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National Grid Reference: 565810, 258080
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 100

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit, **Sand Pit**, **Other Pits**
Quarry, **Shingle**, **Orchard**
Osiers, **Reeds**, **Marsh**
Mixed Wood, **Deciduous**, **Brushwood**
Fir, **Furze**, **Rough Pasture**
 Arrow denotes flow of water, **Trigonometrical Station**
Site of Antiquities, **Bench Mark**
Pump, Guide Post, Signal Post, **Well, Spring, Boundary Post**
-285 Surface Level
Sketched Contour, **Instrumental Contour**
Main Roads (Fenced/Un-Fenced), **Minor Roads** (Fenced/Un-Fenced)
Sunken Road, **Raised Road**
Road over Railway, **Railway over River**
Railway over Road, **Level Crossing**
Road over River or Canal, **Road over Stream**
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
County Burgh Boundary (Scotland)
Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry, **Gravel Pit**
Sand Pit, **Disused Pit or Quarry**
Refuse or Slag Heap, **Lake, Loch or Pond**
Dunes, **Boulders**
Coniferous Trees, **Non-Coniferous Trees**
Orchard, **Scrub**, **Coppice**
Bracken, **Heath**, **Rough Grassland**
Marsh, **Reeds**, **Saltings**
Building, **Glasshouse**
Sloping Masonry, **Pylon**, **Electricity Transmission Line**, **Pole**
Cutting, **Embankment**, **Standard Gauge Multiple Track**, **Standard Gauge Single Track**, **Siding, Tramway or Mineral Line**, **Narrow Gauge**
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency (Shows only when not coincident with other boundaries)
Civil Parish (Shows alternately when coincidence of boundaries occurs)
BP, BS Boundary Post or Stone, **Ch** Church, **CH** Club House, **F E Sta** Fire Engine Station, **FB** Foot Bridge, **Fn** Fountain, **GP** Guide Post, **MP** Mile Post, **MS** Mile Stone, **Poi Sta** Police Station, **PO** Post Office, **PC** Public Convenience, **PH** Public House, **SB** Signal Box, **Spr** Spring, **TCB** Telephone Call Box, **TCP** Telephone Call Post, **W** Well

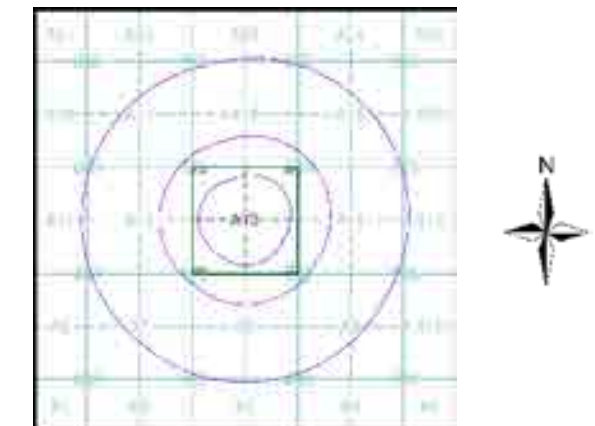
1:10,000 Raster Mapping

Gravel Pit, **Refuse tip or slag heap**
Rock, **Rock (scattered)**
Boulders, **Boulders (scattered)**
Shingle, **Mud**
Sand, **Sand Pit**
Slopes, **Top of cliff**
General detail, **Underground detail**
Overhead detail, **Narrow gauge railway**
Multi-track railway, **Single track railway**
County boundary (England only), **Civil, parish or community boundary**
District, Unitary, Metropolitan, London Borough boundary, **Constituency boundary**
Area of wooded vegetation, **Non-coniferous trees**
Non-coniferous trees (scattered), **Coniferous trees**
Coniferous trees (scattered), **Positioned tree**
Orchard, **Coppice or Osiers**
Rough Grassland, **Heath**
Scrub, **Marsh, Salt Marsh or Reeds**
Water feature, **Flow arrows**
Mean high water (springs), **Mean low water (springs)**
Telephone line (where shown), **Electricity transmission line (with poles)**
Bench mark (where shown), **Triangulation station**
Point feature (e.g. Guide Post or Mile Stone), **Pylon, flare stack or lighting tower**
Site of (antiquity), **Glasshouse**
General Building, **Important Building**

Historical Mapping & Photography included:

| Mapping Type | Scale | Date | Pg |
|------------------------------|----------|------|----|
| Cambridgeshire & Isle Of Ely | 1:10,560 | 1885 | 2 |
| Cambridgeshire & Isle Of Ely | 1:10,560 | 1903 | 3 |
| Cambridgeshire & Isle Of Ely | 1:10,560 | 1903 | 4 |
| Cambridgeshire & Isle Of Ely | 1:10,560 | 1953 | 5 |
| Ordnance Survey Plan | 1:10,000 | 1960 | 6 |
| Ordnance Survey Plan | 1:10,000 | 1984 | 7 |
| Ordnance Survey Plan | 1:10,000 | 1994 | 8 |
| 10K Raster Mapping | 1:10,000 | 2000 | 9 |
| 10K Raster Mapping | 1:10,000 | 2006 | 10 |
| VectorMap Local | 1:10,000 | 2023 | 11 |

Historical Map - Slice A



Order Details

Order Number: 313703937_1_1
 Customer Ref: 7695_DS
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 Slice: A
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 Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ

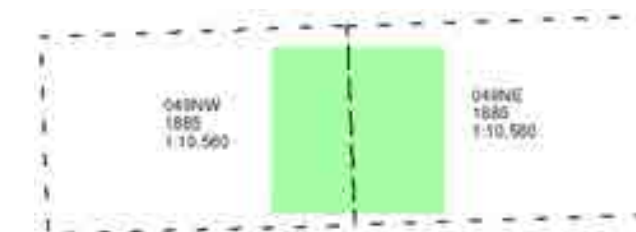
Cambridgeshire & Isle Of Ely

Published 1885

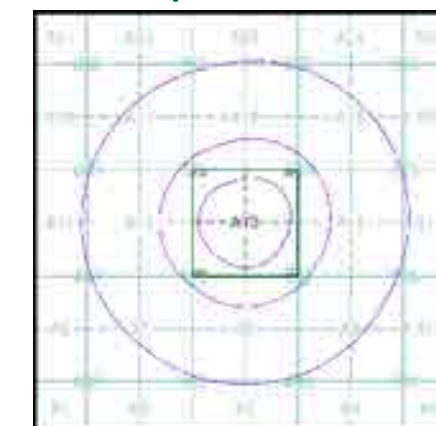
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A

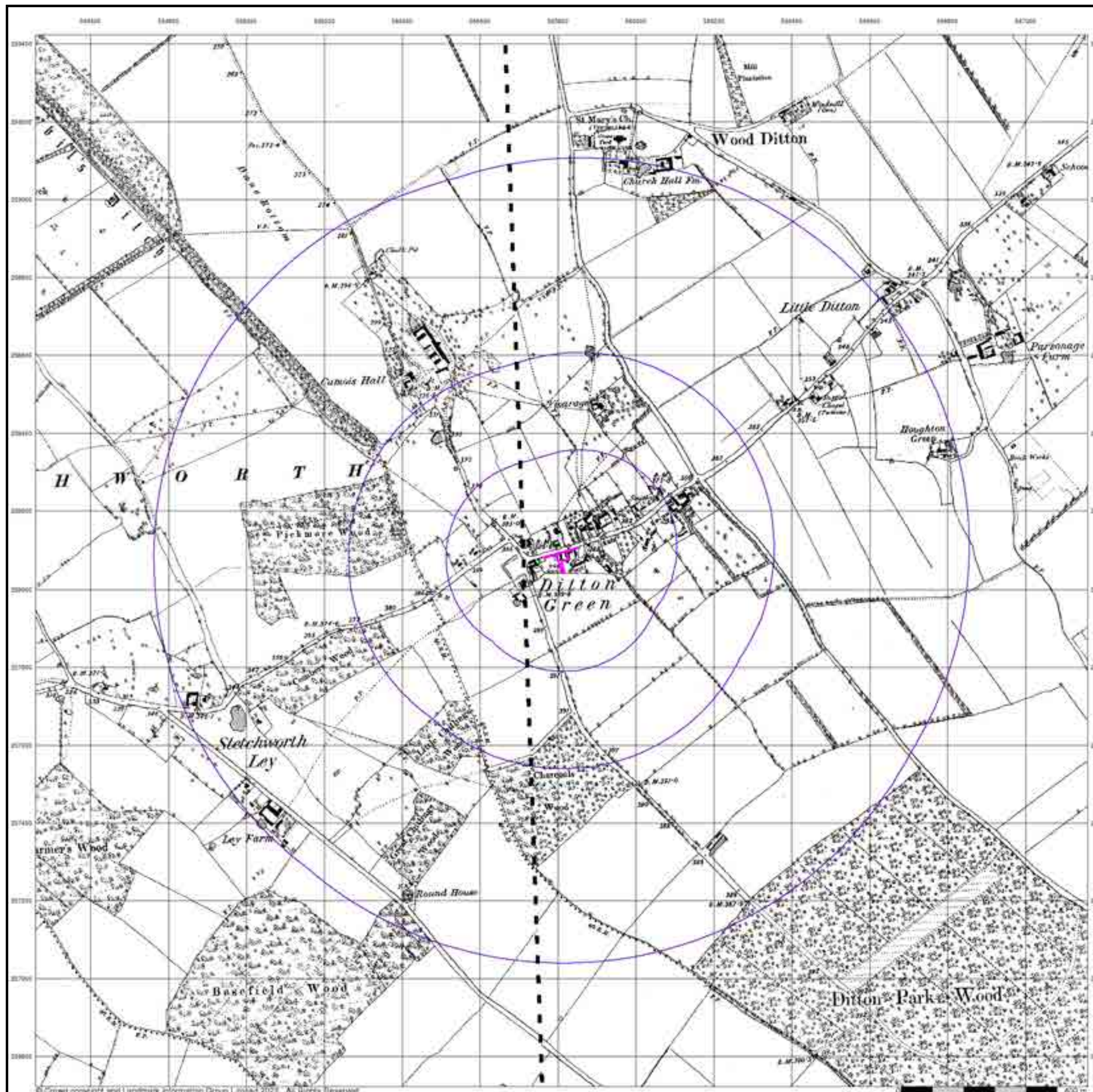


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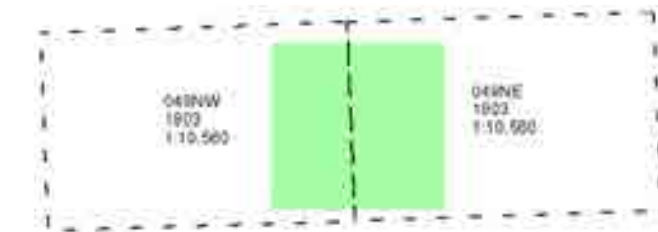
59 Ditton Green, Woodditton, CB8 9SQ



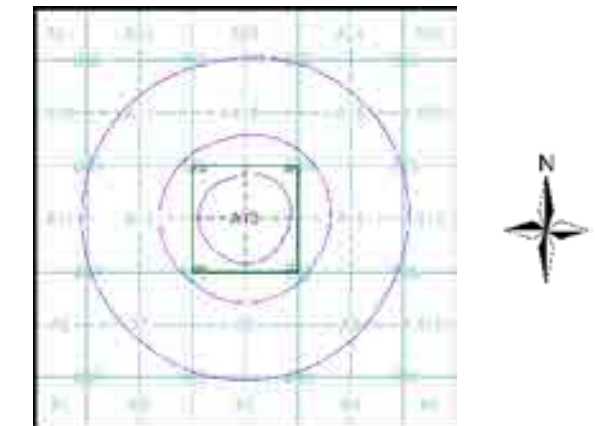
Cambridgeshire & Isle Of Ely Published 1903 Source map scale - 1:10,560

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

Map Name(s) and Date(s)



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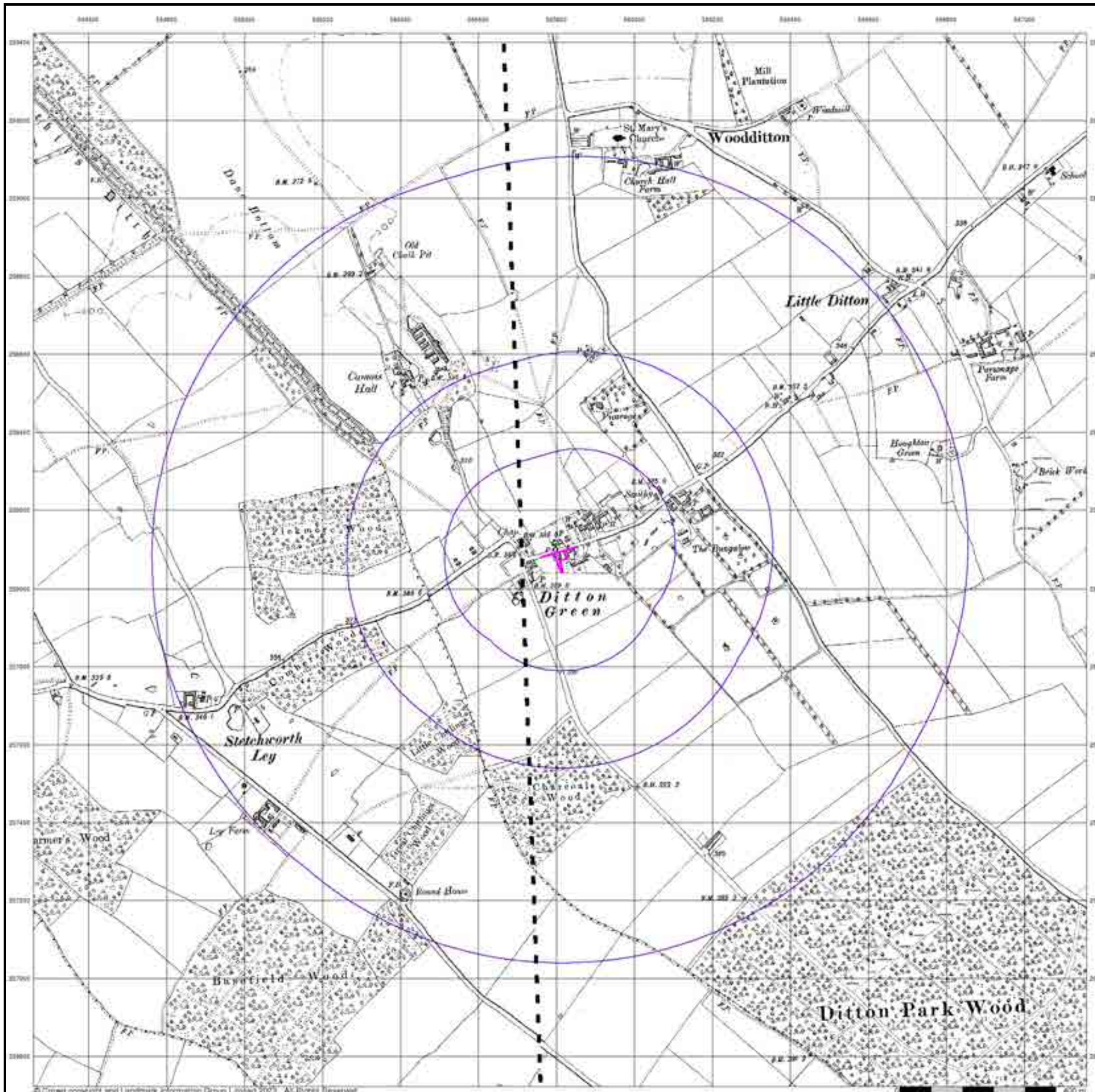


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Site Details

59 Ditton Green, Woodditton, CB8 9SQ



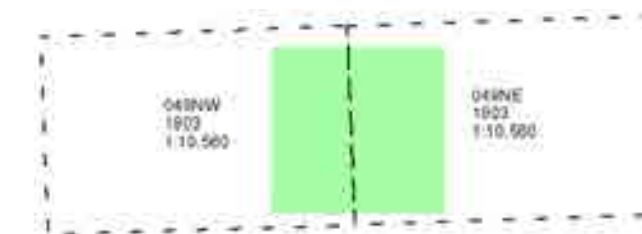
Cambridgeshire & Isle Of Ely

Published 1903

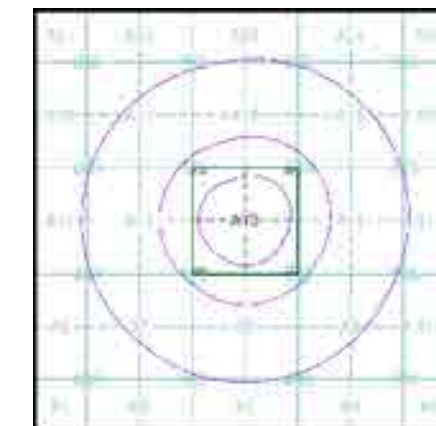
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



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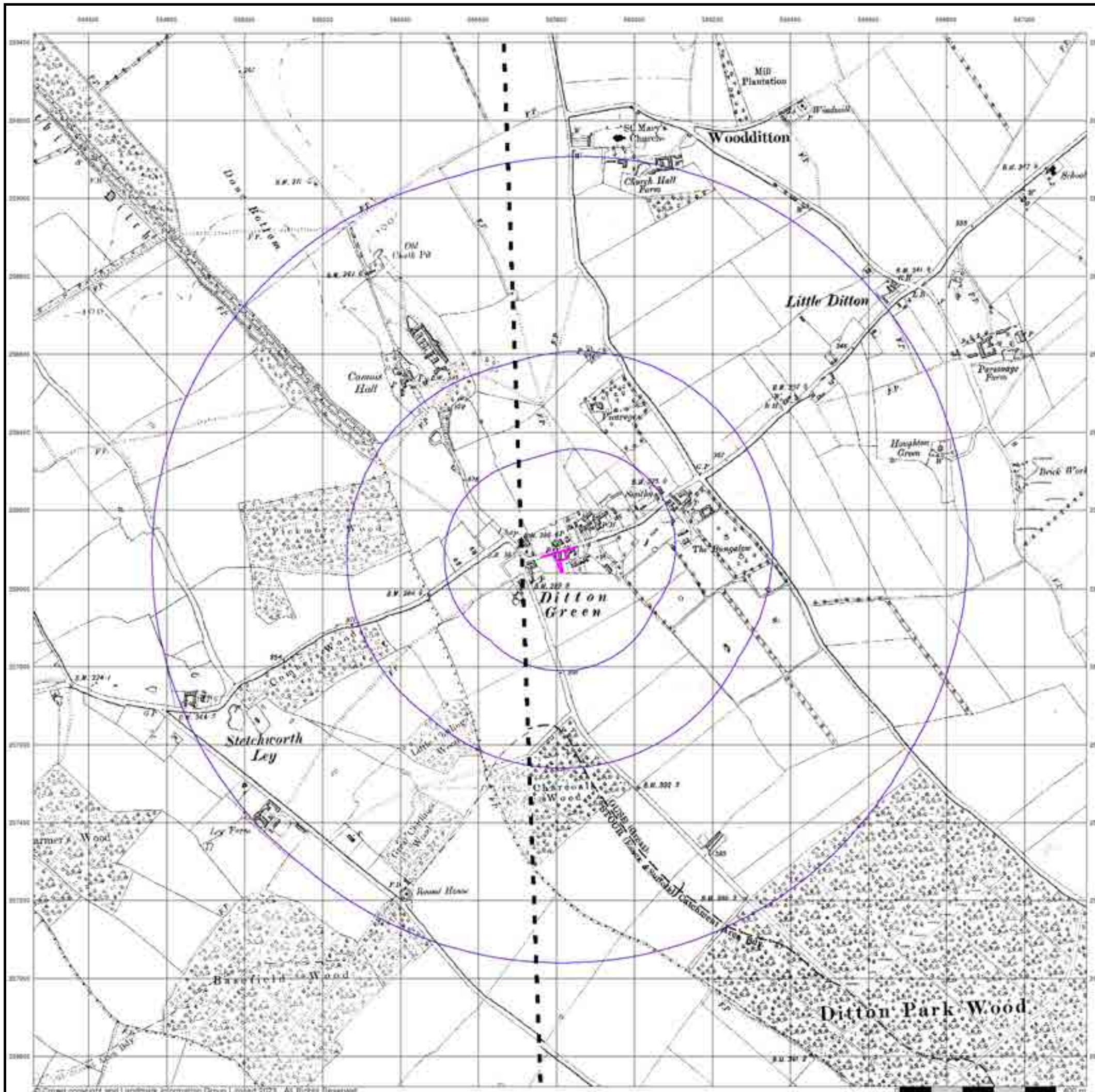


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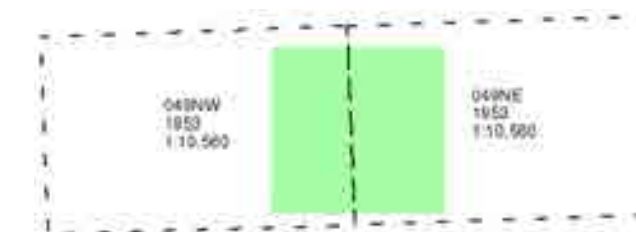
Cambridgeshire & Isle Of Ely

Published 1953

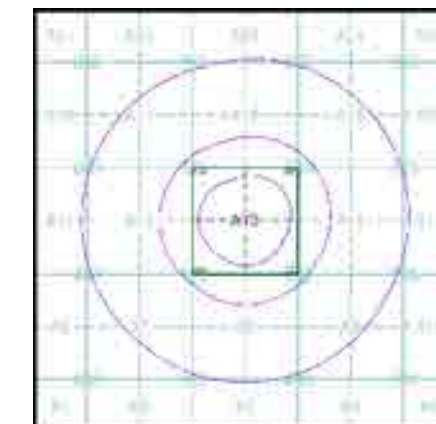
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Map Name(s) and Date(s)



Historical Map - Slice A

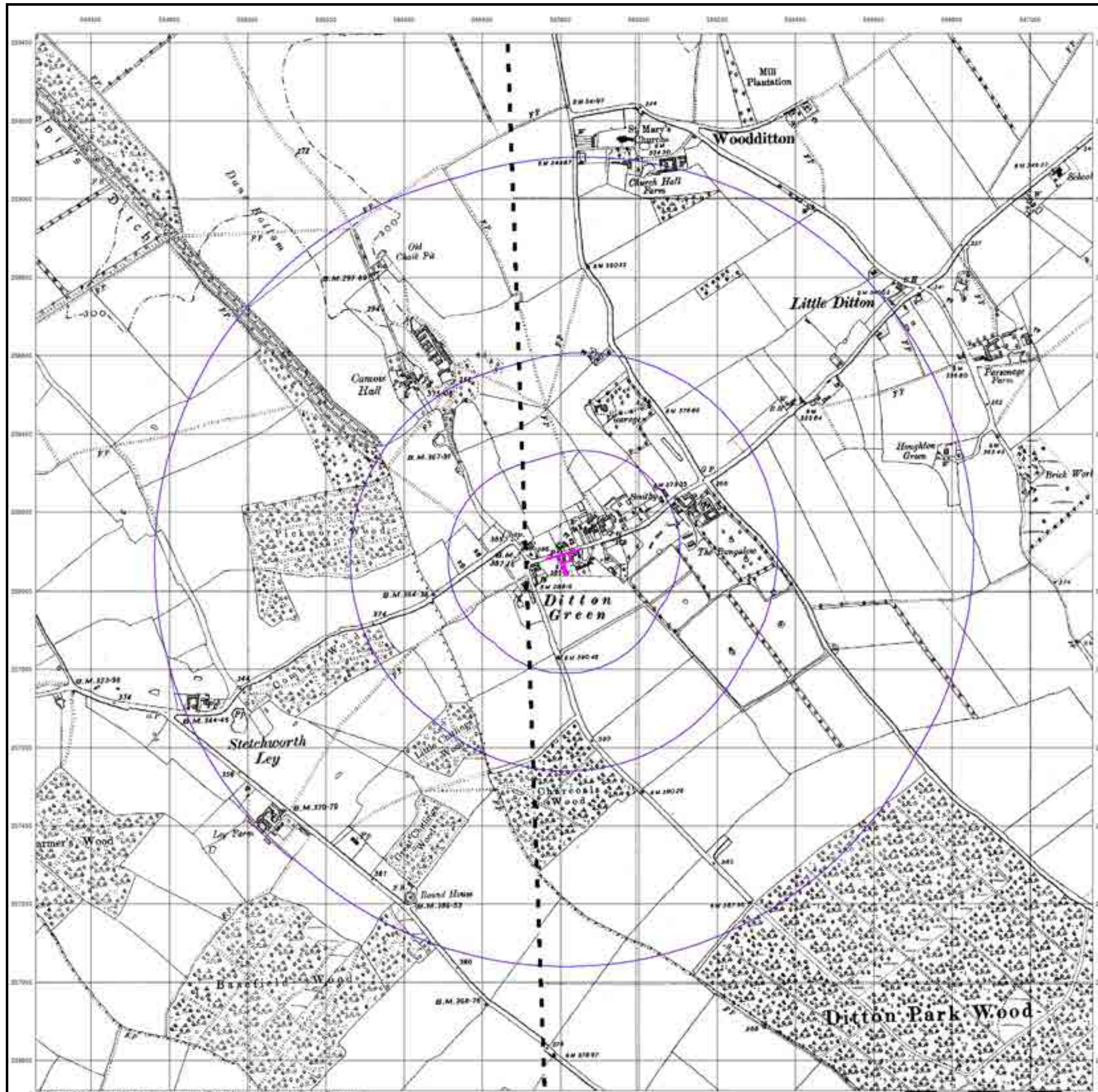


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Site Details

59 Ditton Green, Woodditton, CB8 9SQ



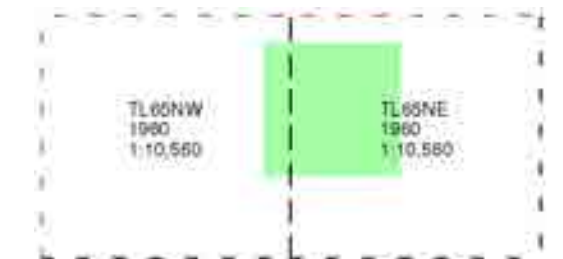
Ordnance Survey Plan

Published 1960

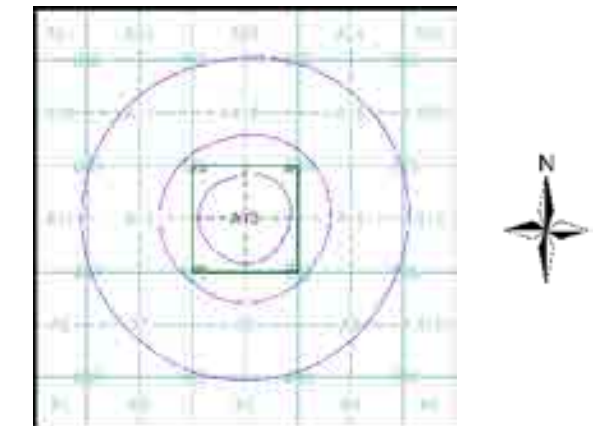
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Map Name(s) and Date(s)



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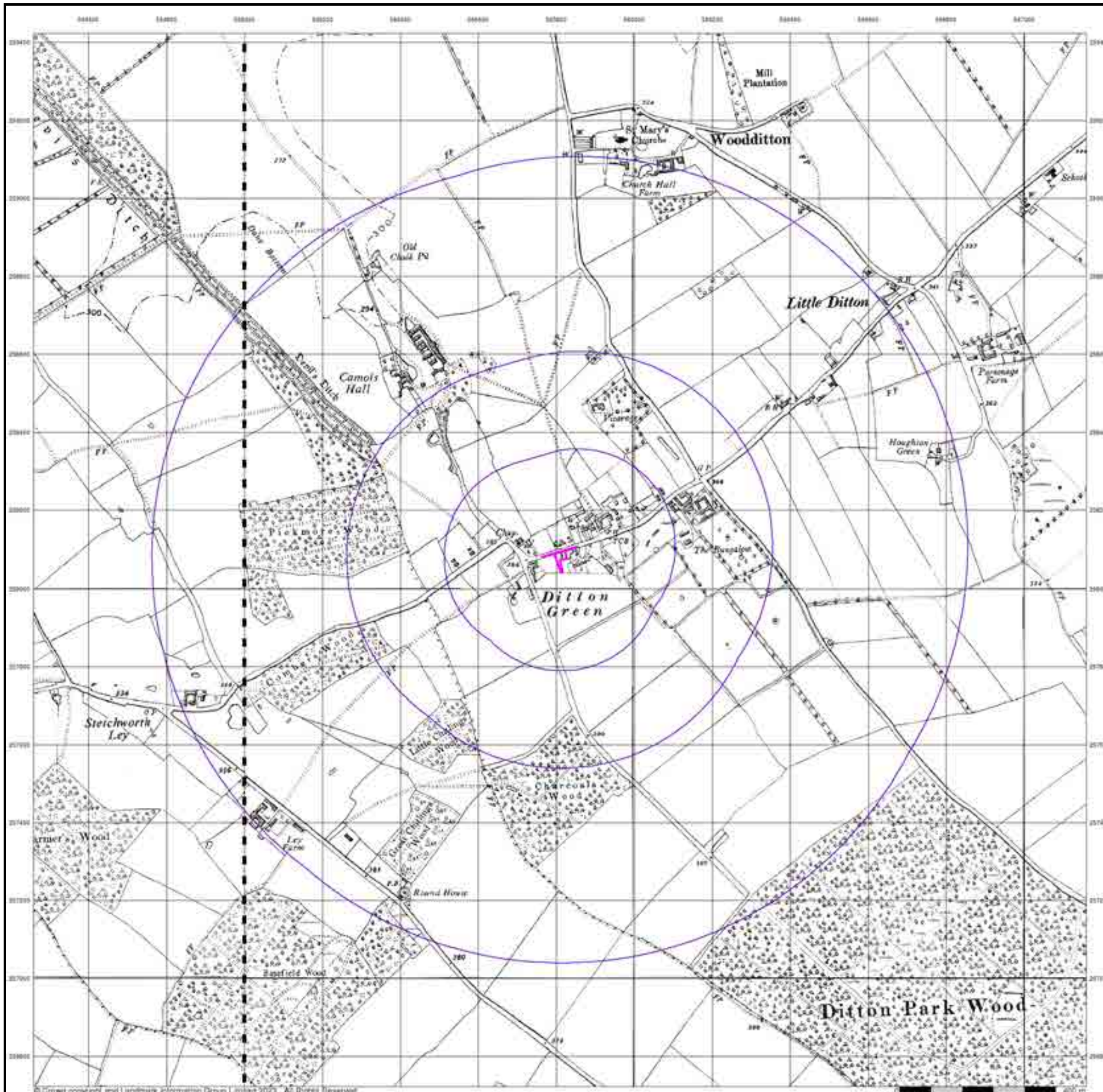


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Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ



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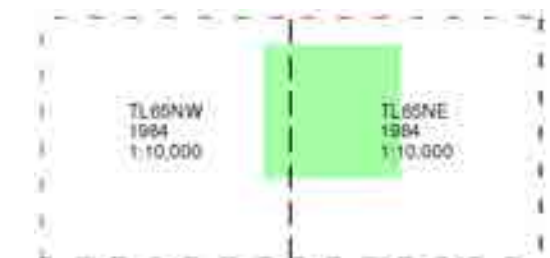
Ordnance Survey Plan

Published 1984

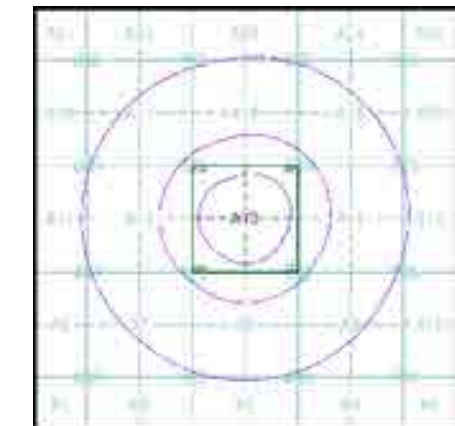
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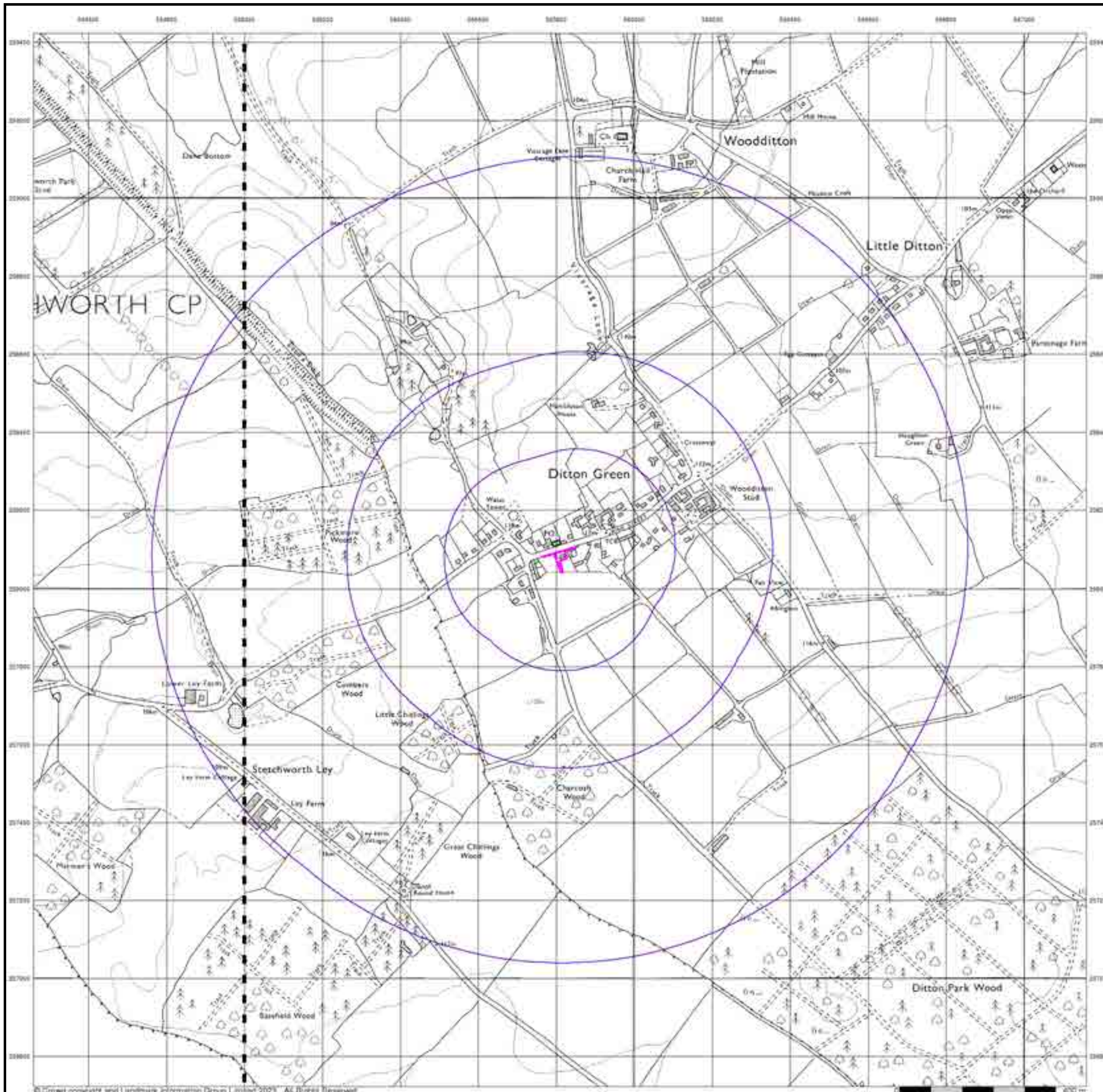


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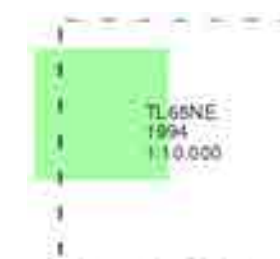
Ordnance Survey Plan

Published 1994

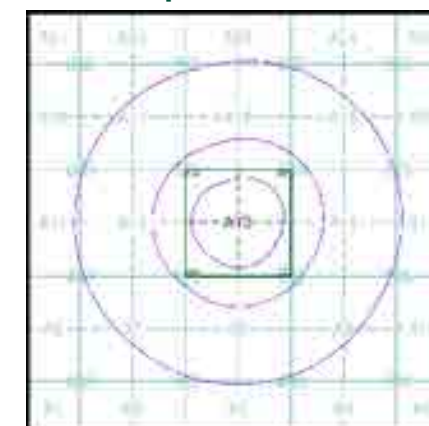
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Map Name(s) and Date(s)



Historical Map - Slice A

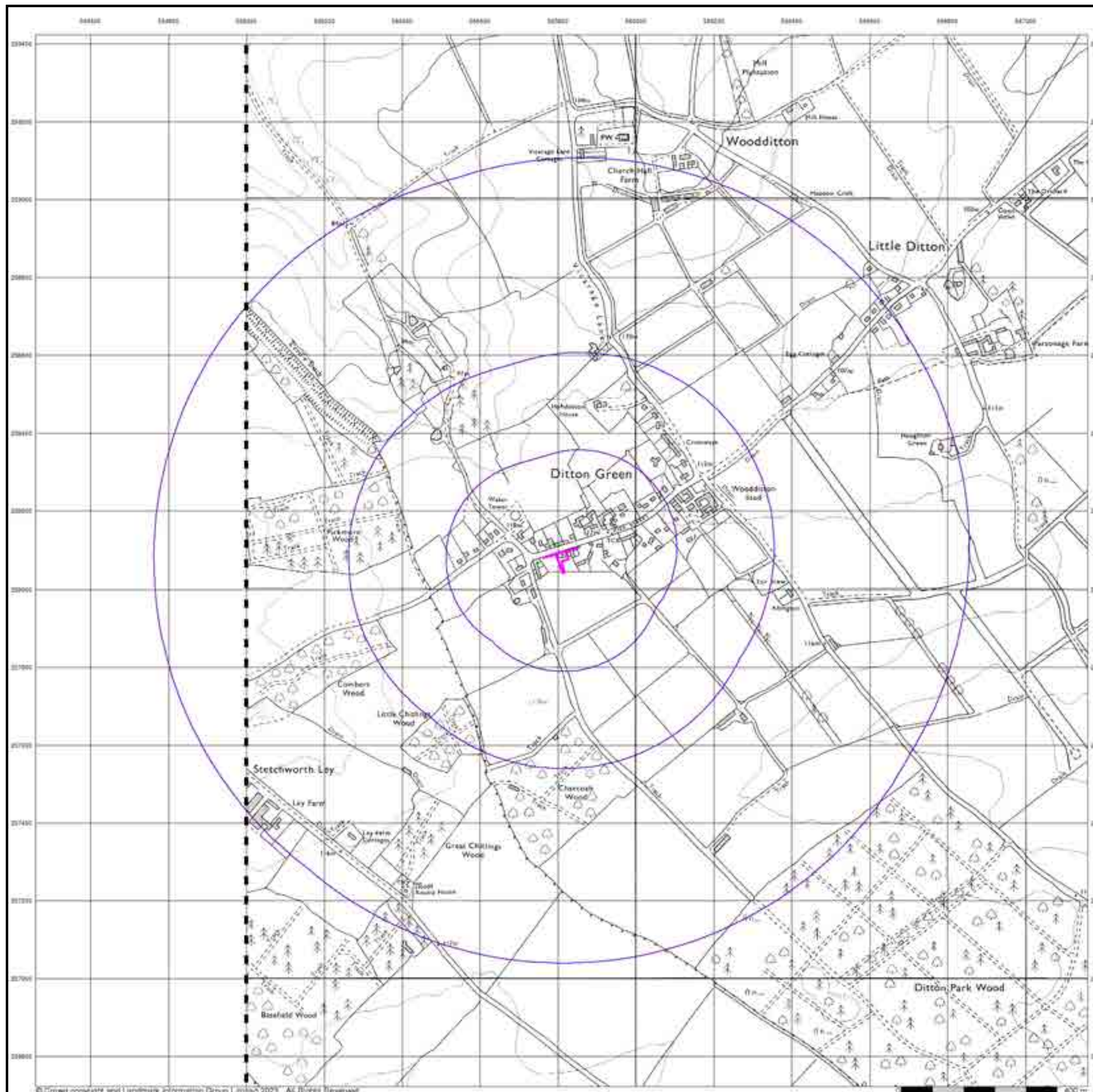


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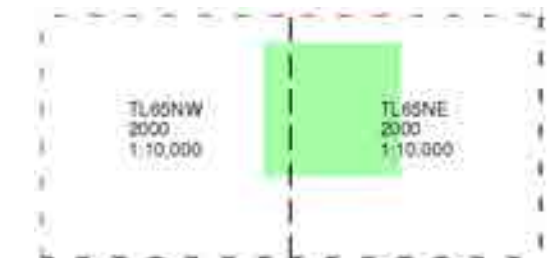
10k Raster Mapping

Published 2000

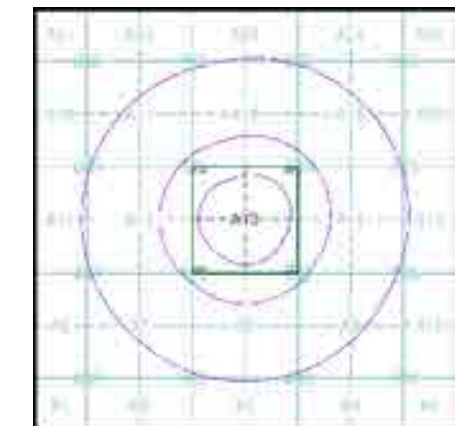
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A

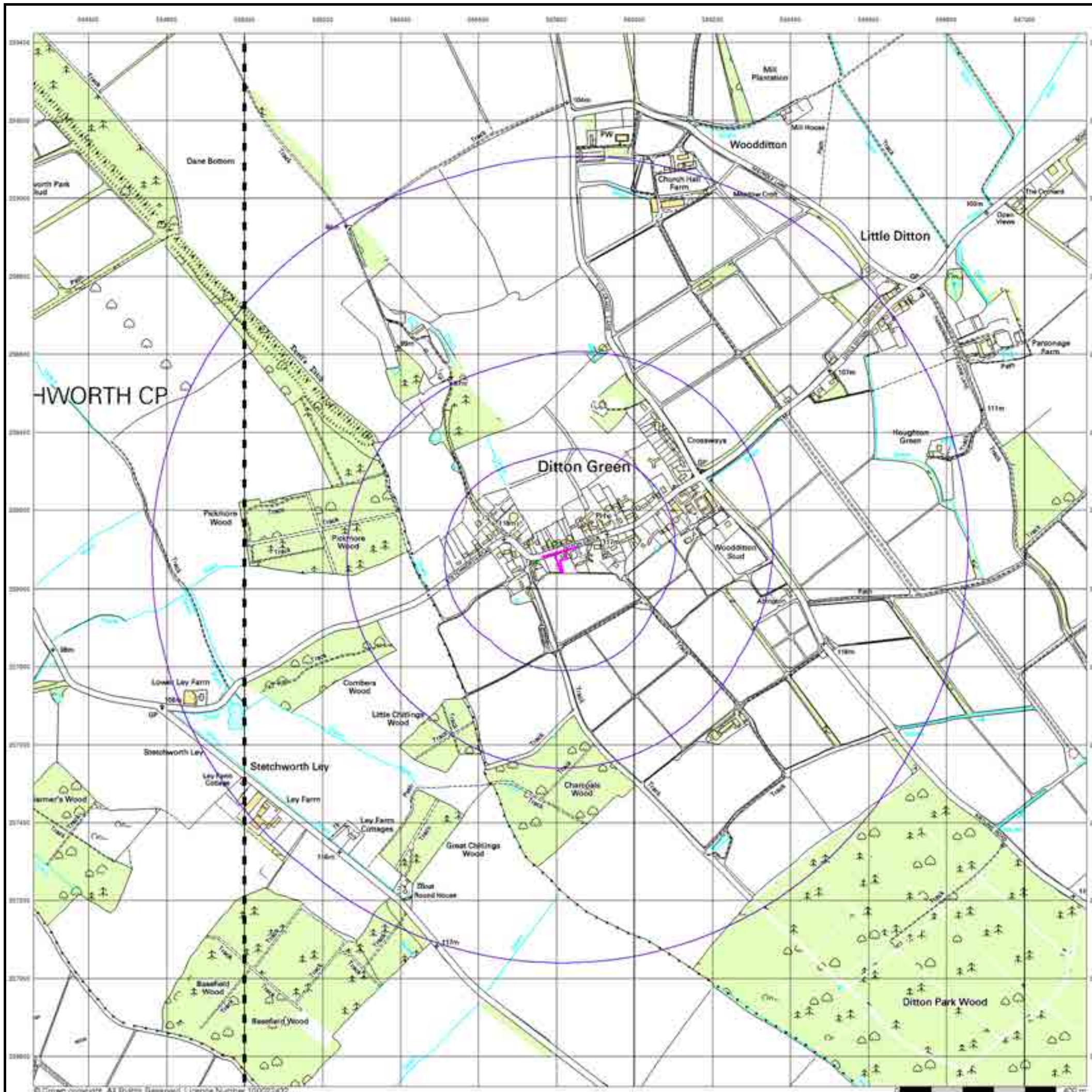


Order Details

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Site Details

59 Ditton Green, Woodditton, CB8 9SQ



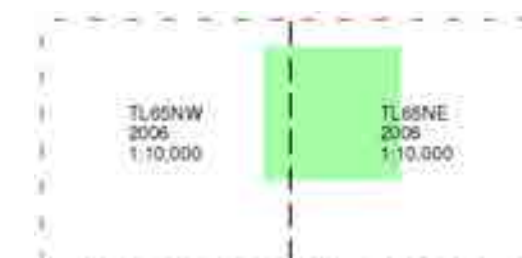
10k Raster Mapping

Published 2006

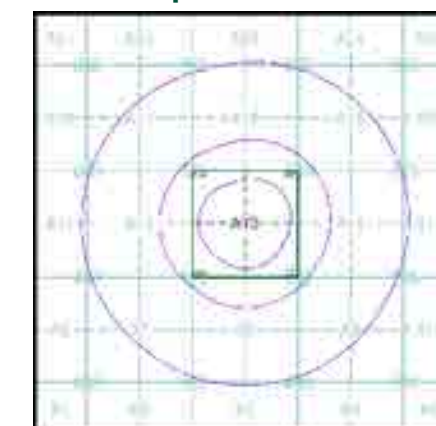
Source map scale - 1:10,000

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Map Name(s) and Date(s)



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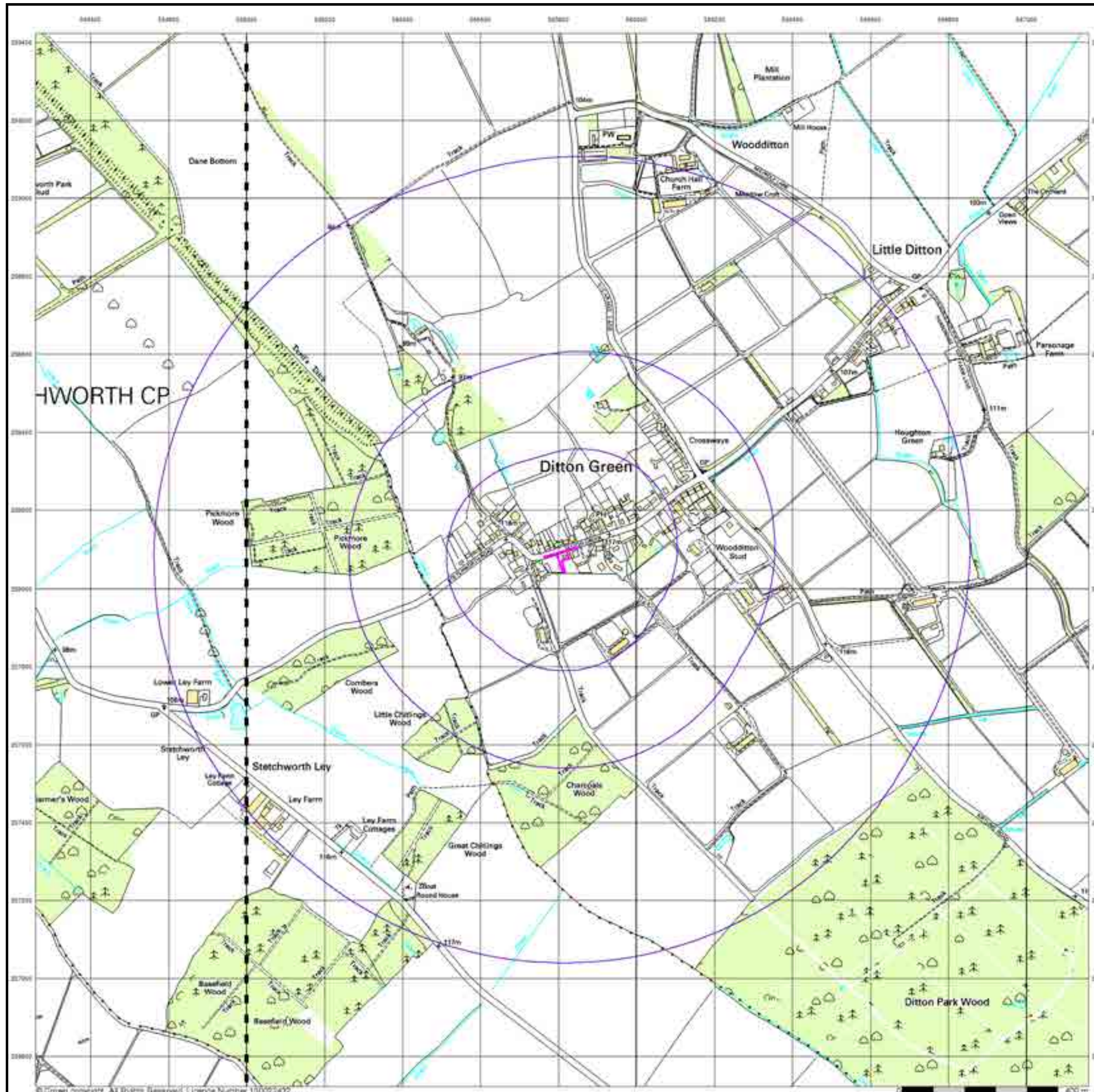


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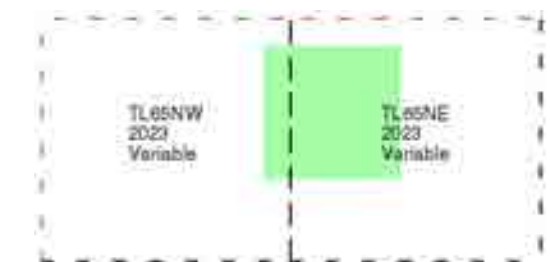
VectorMap Local

Published 2023

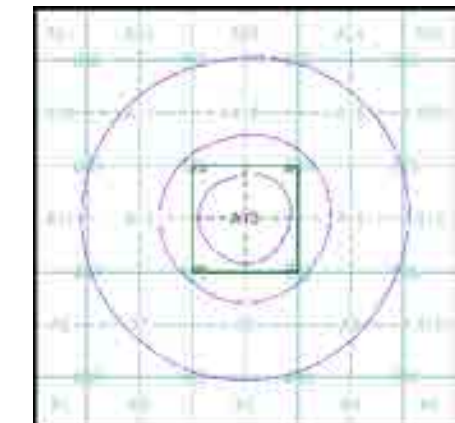
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A

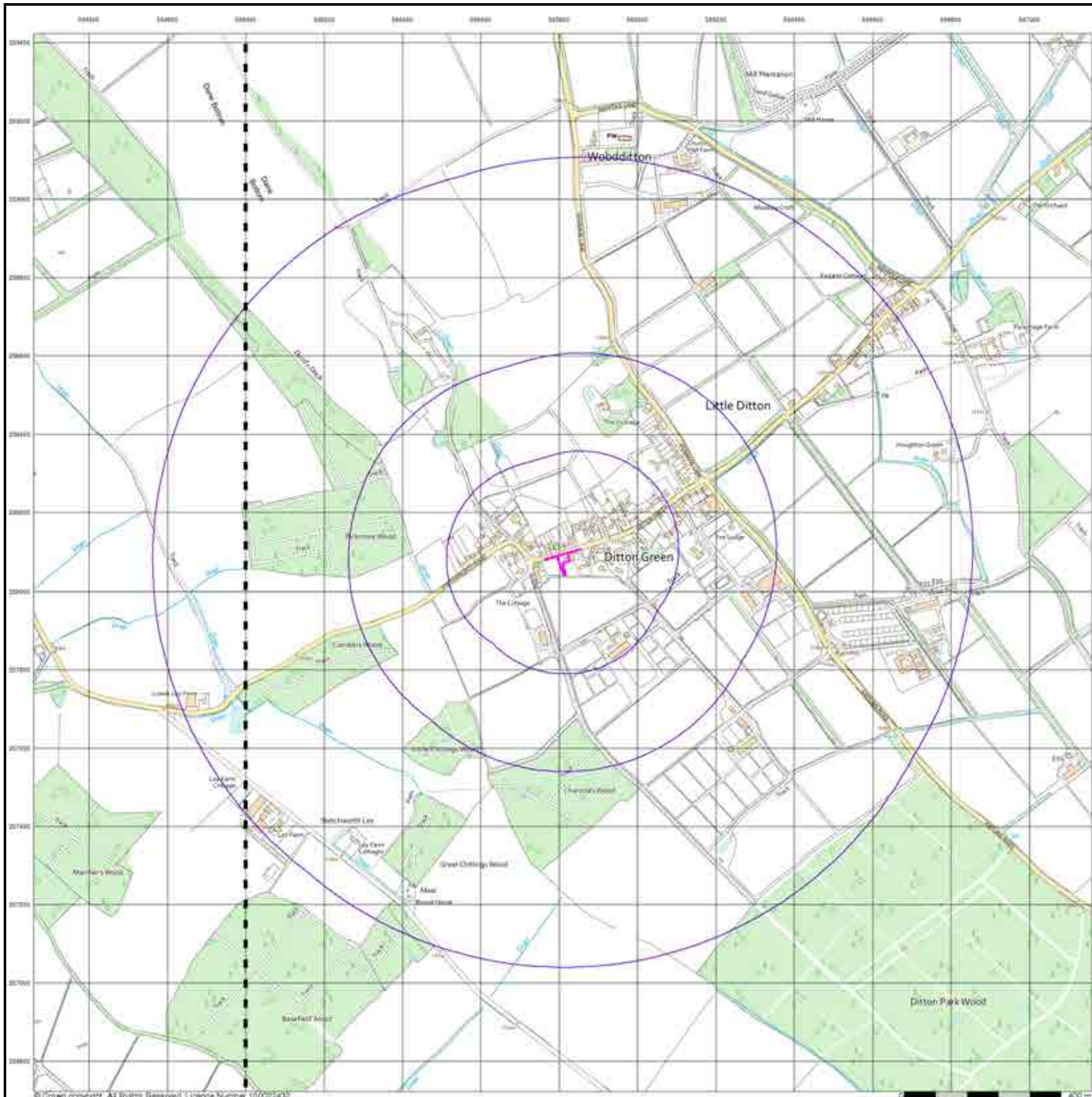


Order Details

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 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

59 Ditton Green, Woodditton, CB8 9SQ



Appendix 5 – Comparison of Consequences Against Probability

| | | Consequence (Severity of Linkage) | | | |
|--|--------------------|-----------------------------------|---------------------------|---------------------------|---------------------------|
| | | Severe (S) | Moderate (Mo) | Mild (Mi) | Negligible (N) |
| Probability (Likelihood of linkage from) | Highly Likely (HL) | Very High Risk (VH) | High Risk (HR) | Moderate Risk (MR) | Moderate/Low Risk (MR-LR) |
| | Likely (L) | High Risk (HR) | Moderate Risk (MR) | Moderate/Low Risk (MR-LR) | Low Risk (LR) |
| | Unlikely (U) | Moderate Risk (MR) | Moderate/Low Risk (MR-LR) | Low Risk (LR) | Negligible Risk (NR) |
| | Negligible (N) | Moderate/Low Risk (MR-LR) | Low Risk (LR) | Negligible Risk (NR) | Negligible Risk (NR) |

This table is to provide reference information in conjunction with the GEL Conceptual Model attached within the Hazard Risk Assessment section of this report, Table 4 – Preliminary Conceptual Site Model.

Very High Risk (VH)

- There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is happening currently.
- Urgent investigation and remediation are likely to be required and advised.

High Risk (HR)

- Harm is likely to arise to a designated receptor from an identified hazard.
- Urgent investigation is required and remedial works are likely necessary in both the short to long term.

Moderate Risk (MR)

- It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.
- Investigation is required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.

Low Risk (LR)

- It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Limited investigation recommended.

Negligible Risk (NR)

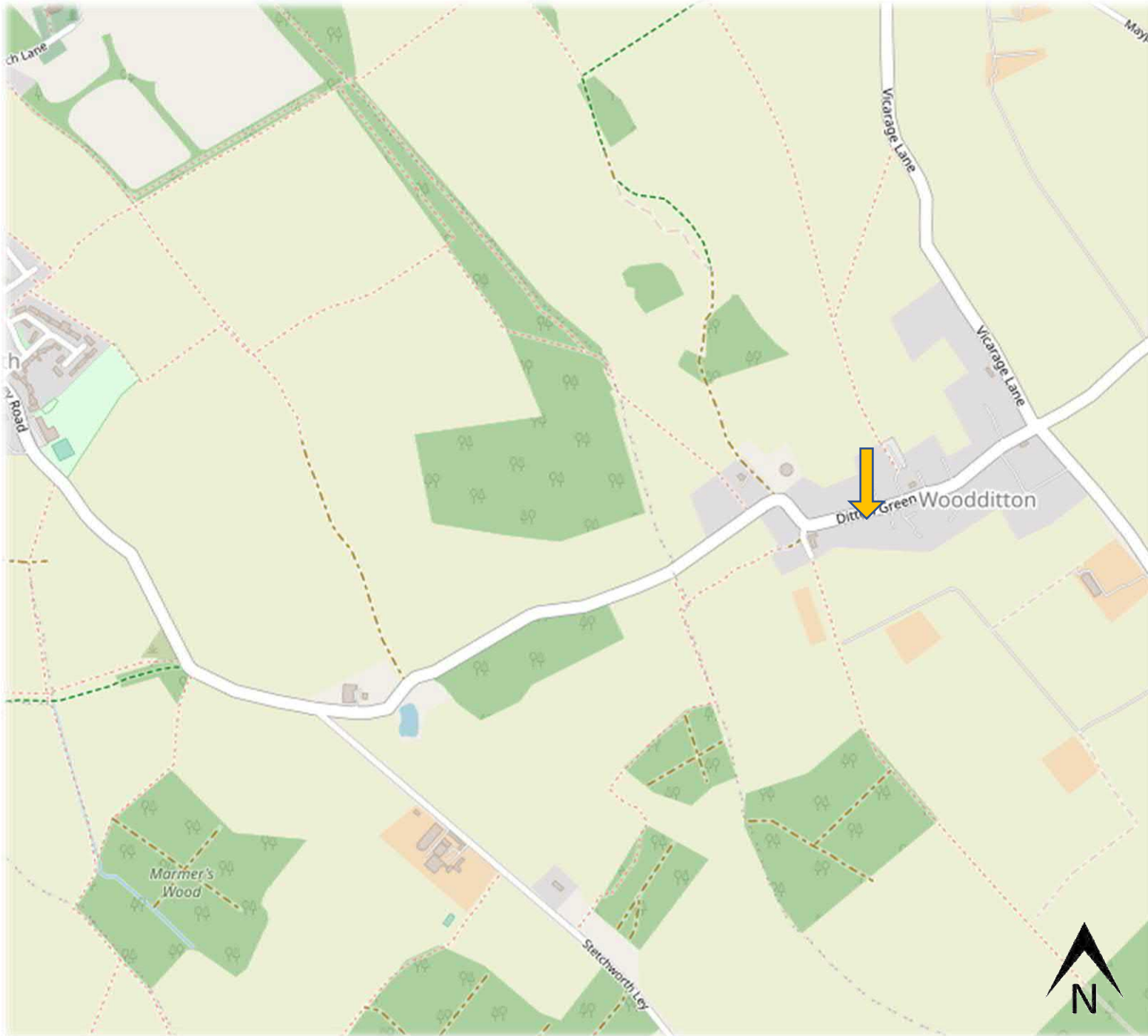
- There is a minimal possibility that harm could arise to a receptor. In the event of such harm being realised it is high likely to not be severe. Investigation not deemed necessary.

Appendix 6 - Drawings

Site Location Plan – Drawing ref. 7695,DS/001/Rev0

Site Plan – Drawing ref. 7695,DS/002/Rev0

Proposed Redevelopment Plan (provided) – Drawing ref. 2134/1-03/RevA



LEGEND



Site Location

SOURCE

[© OpenStreetMap contributors](#)

PROJECT

59 Ditton Green, Woodditton, Newmarket

TITLE

Site Location Plan

DRAWING NUMBER

7695_DS/001/Rev0

SCALE

NTS

DRAWN BY

JD

DATE

25/07/2023

CHECKED BY

JT



LEGEND

- Site boundary
- above-ground fuel tank
- manhole covers (approximate location)

SOURCE

Client supplied background image

PROJECT

59 Ditton Green, Woodditton, Newmarket

TITLE

Site Walkover Data Plan

DRAWING NUMBER

7695,DS/002/Rev0

SCALE

NTS

DATE

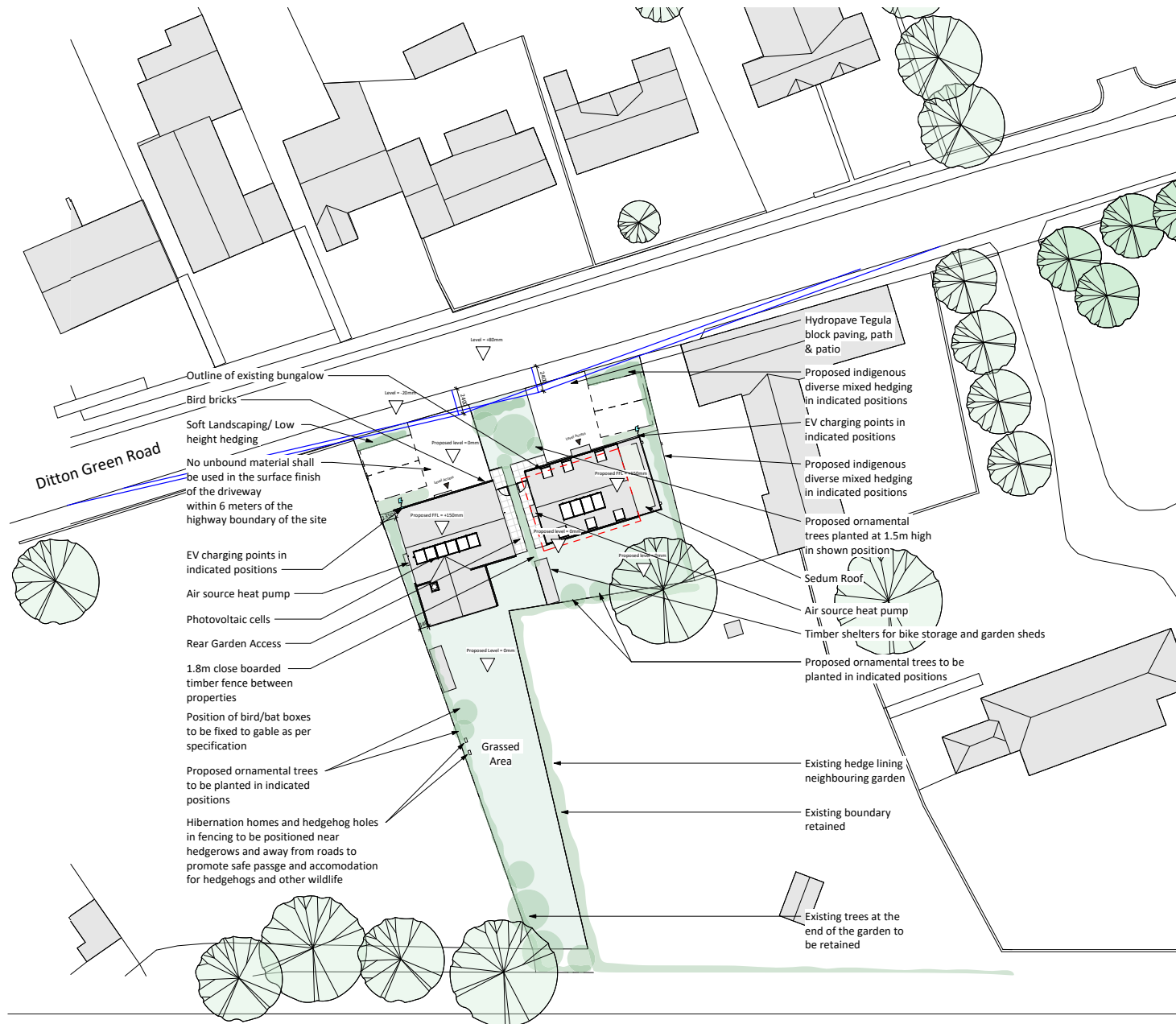
25/07/2023

DRAWN BY

JD

CHECKED BY

JT



Proposed Site Plan
1 : 200

| No. | Note |
|-----|--|
| 1 | All dimensions to be verified on site by contractor before preparation of shop drawings, ordering materials or commencing work. |
| 2 | Shop drawings must be presented for comment to the architect before work proceeds. |
| 3 | Drawing roots to be scaled. Work only to figured dimensions. |
| 4 | © copyright PERPETUA IN PERPETUUM LIMITED. All rights reserved. This drawing remains the property of PERPETUA IN PERPETUUM LIMITED at all times and may not be reproduced or copied in whole or in part without their prior written consent. |
| 5 | This drawing and related specifications are for use only in the stated location. |
| 6 | This drawing is to be read in conjunction with all other Consultants drawing and specifications. The Architect must be notified of any discrepancies immediately and before work proceeds. |
| 7 | Drainage has not been surveyed and all pipe locations and below ground drainage runs are indicative. |

Soft Landscape Specification:

- Tree pits to be excavated to a minimum size of 600mm larger than the container, rootball or barefoot stock.
- The base of the tree pit shall be slightly domed and only 'broken' up in the event of inadequate drainage.
- Backfill tree pit with subsoil up to 400mm depth from ground surface and with topsoil above 400mm depth from ground surface.
- Watering 'dishes' to be created around the base of each tree, to hold the water directly over rootball during watering.
- 1m diameter mulched dish for Standard trees/3.0m in height or smaller.
- Bare root, root ball or container multi-stem trees shall be single staked, fixed with rubber tree ties.
- Trees to be mulched with minimum 50mm settled depth, medium grade oriental bark mulch.
- Planting to be undertaken in the first planting season (November to February) after completion of development activities.
- Planting to commence on completion of hard and soft landscaping when the property has been occupied.
- All planting to be maintained until established and clipped to required heights and densities.

Planting Specification:

Existing boundary hedges to the north of the site will be retained and reinforced and additional planting will be implemented along all other boundaries. Native species, including *Crataegus monogyna* (Common Hawthorn), *Prunus spinosa* (Blackthorn) and *Ligustrum vulgare* (Wild Privet) will be used within existing and proposed plot boundaries and have been chosen for their ecological benefit to the site and surrounding area.

Hedge Planting to be a mix of:

- Hawthorn (*Crataegus monogyna*) 50%,
- God Rose (*Rosa canina*) 10%,
- Alder (*Alnus glutinosa*) or
- Field Maple (*Acer campestre*) dependent upon seasonal availability 10%,
- Hornbeam (*Carpinus betulus*) 10% and
- Wild Privet (*Ligustrum vulgare*) 10%.

Hedge Planting to be planted at 0.60m centres in a double row.

Protection of trees:

All trees, formally protected or not with Tree Preservation Orders, shall be protected in accordance with BS 5837:2012 unless specifically specified for removal whether within the construction site or located on neighbouring land.

Erect temporary fencing around trees to be retained at the outer limits of the crownspread or at a distance of half the height of the tree, whichever is greater. Fencing should be at least 1.2 metres high (or alternatively chain link), well braced to resist impacts. Ensure that the fencing is maintained during development and that all staff and contractors know the ground within the fenced area is protected. Attach warning signs to the temporary fencing. Caring for trees during construction: Avoid excavations, changes in level or tracking of machinery within or close to the fenced area at all times. These can seriously compromise the long term survival of trees due to the impact on roots.

Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

All details in accordance with BS 5837:2012

N

Scale 1:200

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|-----------------|-------|----------|
| Planning | | |
| Drawn | Check | Date |
| CC | CS | 22.12.07 |

| | | | | |
|-----|----------|---------------------|-------|-------|
| A | 22.12.07 | Planning Amendments | CC | CS |
| | 22.09.21 | Final Issue | LW | DM |
| Rev | Date | Description | Drawn | Check |

| |
|------------------------------------|
| Client Stemma |
| Project Woodditton |
| Title Proposed Site Plan |
| Scale 1 : 200@A1 |

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| | | |
|---------|---------|-----|
| Project | Drawing | Rev |
| 2134 | 1-03 | A |

Appendix 7 – Selected Site Photographs

Photograph 1



Photograph 2



Photograph 3



Photograph 4



DESCRIPTION

Photograph 1

View of property frontage from north corner

Photograph 2

View of property frontage

Photograph 3

View of overgrown western section of site

Photograph 4

Example of exposed soils at SE site corner

PROJECT

59 Ditton Green, Woodditton, Newmarket

PROJECT NUMBER

7695, DS

TITLE

Selected Photographs from the Phase 1 Desk Study Walkover

DATE

28/07/2023

PAGE NO.

1 of 2

Photograph 5



Photograph 6



Photograph 7



Photograph 8



DESCRIPTION

Photograph 5
view north from SW corner of
bungalow; above ground heating oil
tank in centre-ground.

Photograph 6
Above ground heating oil tank

Photograph 7
Severed pipe

Photograph 8
Bungalow from SW corner

PROJECT

59 Ditton Green, Woodditton,
Newmarket

PROJECT NUMBER

7695,DS

TITLE

Selected Photographs from the
Phase 1 Desk Study Walkover

DATE

28/07/2023

PAGE NO.

2 of 2

Appendix 7A – Provided Site Photographs

Photograph 1



Photograph 2



Photograph 3



Photograph 4



DESCRIPTION

Photograph 1

View from northwestern site corner

Photograph 2

View of southern section of bungalow garden

Photograph 3

View of western section of site, looking south

Photograph 4

View of south-western corner of site, looking south

PROJECT

59 Ditton Green, Woodditton, Newmarket

PROJECT NUMBER

7695, DS

TITLE

Photographs provided by the client, understood to be from early 2023, post-purchase

DATE

14/08/2023

PAGE NO.

1 of 1

Appendix 8 – Discovery Strategy

There is the possibility that sources of contamination may be present on the site which were not identified during this Phase 1 investigation. Should contamination be identified or suspected during any phase of the development (most likely groundworks) this should be assessed accordingly by implementing the following:

Immediate action

- All works in the vicinity of the suspected contaminated material to cease; and
- Attendance by a suitably experienced Environmental Engineer to assess the suspected contaminated material and if necessary, sample for characterisation.

Likely steps (to be confirmed following initial assessment)

- If it is not feasible to keep the suspected material in situ, then these should be removed and temporarily stored in a fenced area, whilst characterisation is undertaken. The storage area should be secured and contained to ensure that potential contamination does not get moved and affect other areas of the site. Depending upon the amounts of material under consideration, this could be either a skip or a lined area;
- If the suspected contaminated material is dry or is suspected to contain asbestos, the material should be covered to prevent airborne contamination in the form of dust or fibres;
- Upon characterisation of the suspected contamination, if assessed to be impacted, the material may be either treated or removed from site following suitable waste management licensing or obtaining appropriate consents or agreements with relevant Regulatory Authorities;
- All contaminated material to be removed from site, should be disposed of at a suitably licensed facility / removed by a suitably licensed waste handler;
- Following excavation and removal, any open excavations or service trenches should be backfilled with **soil that is suitable and certified as 'clean', (this may be either site-won or imported)**; and
- Validation of backfilling and remedial works will likely be required.

The Discovery Strategy is applicable during all phases of the development.



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