Groundsure
LOCATION INTELLIGENCE

Phase 1
Preliminary Risk Assessment

Land Adjoining Primrose Farm, School Rd, Monk Soham, IP13 7EN

Report details

Written by: Abigail Taylor MSc AIEMA, Lucy Holford MSc AIEMA,
Reviewed by: Aaron Moyle MSci FGS

Date: 9 August 2023
Location: 622365, 265600
Report ref: GSP-2023-2317
Area 0.74 ha
Status: Final

Executive Summary

Report objective

The purpose of the commission is to inform on the proposed change of use of the Site from agricultural land to include temporary residential accommodation. The development proposals are currently in the preliminary planning stage of the process.

Site Setting

Current use: The site is currently used for agricultural purposes, with evidence of recent limited temporary residential accommodation.

Surroundings: Agricultural land and nearby residential dwellings.

History: The site comprised agricultural land.

Geology: Superficial deposits of the Lowestoft Formation are underlain by bedrock layers of the Crag Group.

Controlled Waters: Principal bedrock aquifer overlain by a low vulnerability secondary undifferentiated aquifer within the superficial deposits. A pond and a surface water drain were noted adjacent to the site and several ponds were noted in proximity to the site.

Human Health: Future site residents.

Ecology: No designated sites of ecological interest have been identified in proximity to the site, however, it is surrounded by vegetated hedgerows likely acting as habitats.

Site Reconnaissance

The Site was visited on 1 August 2023, during which time it was primarily being used for agricultural purposes with evidence of recent informal temporary accommodation in the northern extent. Within the northern portion of the Site, occasional items of general domestic waste, farming equipment, wooden pallets and metal sheeting were being stored. However, no significant environmental concerns were observed.

Regulatory Consultation

Groundsure has contacted Suffolk County Council for details of historical uses and potential contamination for the Site. A response is currently awaited.

Conclusions

Groundsure considers the Site to present a **Low** risk as a result of historical contamination. There are unlikely to be significant environmental liabilities associated with the legacy of historical land uses with the property. Groundsure considers the Site to present a Low environmental risk for ongoing activities and there are unlikely to be significant environmental liabilities associated with the continued use.

Additionally, this preliminary risk assessment considered there to be a **Low** risk with respect to the proposed change of use. No unacceptable risks have been identified and the Site can be suitable for the proposed change of use.

Recommendations

It is recommended that the property continues to operate in an environmentally responsible manner.

Should excavations be required, a watching brief is recommended during development for unexpected ground conditions. Should such conditions be identified, work should cease in the area, conditions assessed by a suitably qualified person and the way forward agreed with the Local Authority.

This Executive Summary forms part of Groundsure report number GSP-2023-2317 is part of a wider document and should not be used in isolation.

Contents Page

Appendices

1 Introduction

1.1 Background

Groundsure Ltd was instructed by Matthew Flynn of Flynn & Co Legal Consultants to complete a Phase 1 Preliminary Risk Assessment. The report was prepared in accordance with the Groundsure Ltd proposal (ref. GSP-2023-2317p, dated 26 July 2023) and Standard Terms and Conditions of Business for the use of the following entities:

- Flynn & Co Legal Consultants
- Mick Keeble

The study site (known as 'the Site') was Land adjoining Primrose Farm, School Road, Monk Soham, IP13 7EN . A location plan and site layout can be found in Appendix A.

1.2 Purpose of this report

The purpose of the commission is to inform on the proposed change of use of the Site from agricultural land to include temporary residential accommodation.

The development proposals are currently in the preliminary planning stage of the process.

1.3 Scope of works

This Phase 1: Preliminary Risk Assessment comprises a review of readily available environmental, historical and planning records, any additional data supplied by the client and a site inspection. Data, where copyright permits, is presented within the appendices of the report.

The risk assessment was based on a qualitative assessment of the Contaminant – Pathway – Receptor linkages that may exist at the Site because of past activities, in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM) published 8 October 2020 (updated 19 April 2021)[1] and BS10175:2011+A2:2017 Investigation of Potentially Contaminated Sites Code of Practice.

These assessments were associated with the following UK legislation

- Environmental Protection Act 1990;
- The Water Resources Act 1991; and
- Environmental Permitting Regulations (2015).

1.4 Data sources

Data sources include:

- Groundsure data reports (refs. GS-6PC-DN6-JYZ-GMQ and GS-ZP3-MJ1-S82-BQ8);
- Site inspection dated 1 August 2023 with Mick Keeble;
- Data found on the Local Authority planning website;
- Local Authority Environmental Health consultation.

1.5 Report limitations

All work has been undertaken in accordance with our standard terms & conditions for a Consultancy Service. It should be noted that liability for any claim in relation to asbestos is excluded.

The report is based on the data sources listed within the report and is not necessarily exhaustive. The report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the identified land uses. Where access is restricted this affects the

[1] https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks

reliability of inferences pertaining to operations and conditions within such areas of a Site. Hazards associated with any other activities are not assessed.

It has been assumed that the conditions on Site at the time of the site reconnaissance are representative of general conditions and operations unless the Site is to be redeveloped and then it has been assumed operations cease. Furthermore, new information, improved practice and changes in legislation may change the conclusions presented here.

The report may only be relied upon by the Client and those with written approval from Groundsure. It may be submitted to regulatory bodies where appropriate. Groundsure will not accept any responsibility for use of the project outside the scope of the report.

Any values provided in recommendations are for indicative purposes of scale only. They should not be considered as quotes.

1.5.1 Site reconnaissance

Note that the site reconnaissance was non-intrusive and below ground services were not inspected and samples were not taken.

2 Risk Assessment Methodology

2.1 Qualitative Risk Ranking Criteria

An assessment of environmental risk associated with geo-environmental ground conditions is made in respect of the Environmental Protection Act 1990, the Water Resources Act 1991, the Environmental Damage Regulations 2015 and associated legislation, to provide a balanced and considered opinion of the property regarding the intended end use. Where applicable, recommendations are made in respect of further actions considered to be appropriate.

The report discusses the potential commercial implications of the identified risks with reference to the following risk assessment definitions (based on CIRIA C552):

2.1.1 Consequence

This is based on an assessment of the most likely outcome. All assessments have a degree of uncertainty.

Minor: *Site considered suitable for present use and environmental setting. Contamination may be present but unlikely to have an unacceptable impact on key targets. No action needed while the Site remains in present use.*

- No permanent health effects
- Easily repairable damage to buildings

Mild Risk: *Site is considered suitable for present use and environmental setting. Contamination may be present but unlikely to have an unacceptable impact on key targets. Action unlikely to be needed in present use.*

- Pollution of non-sensitive water resources
- Minor changes to crops, buildings, structures and services

Medium Risk: *Site may not be suitable for present use or environmental setting. Contamination may be present, and likely to have unacceptable impact on key targets. Action may be needed in the medium term.*

- Chronic damage to human health
- Pollution of controlled waters
- Significant change in ecosystem
- Minor repairable damage to property

Severe Risk: *Site probably or certainly unsuitable for present use or environmental setting. Contamination probably or certainly present and likely to have an unacceptable impact on key targets. Urgent action needed.*

- Short term (acute) risk to human health likely to result in significant harm
- Short term (acute) risk to a sensitive water resource
- Significant short-term risk to an ecosystem or organism forming part of an ecosystem
- Catastrophic damage to property

2.1.2 Likelihood

High Likelihood: There is a pollution linkage and an event either appears very likely in the short term or almost inevitable in the long term, or there is evidence at the receptor of harm or pollution.

Likely: There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.

Low Likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.

Unlikely: There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Risk Table

Likelihood	Consequence (hazard-pathway-target)			
	Severe	**Medium**	**Mild**	**Minor**
High	High	High	Moderate-High	Moderate
Likely	High	Moderate-High	Moderate	Low-Moderate
Low	Moderate-High	Moderate	Low-Moderate	Low
Unlikely	Moderate	Low-Moderate	Low	Low

3 Site Setting & Description

Site Location	The site comprises an agricultural field which is situated in the rural setting of Monk, Soham, Suffolk.	
Current use	Grassed agricultural field, with a fenced portion to the north containing trailer and storage materials.	
Proposed use	Change of Use to include temporary accommodation, located in the north of the Site. Temporary accommodation will comprise a converted trailer. All waste water and products are to be collected and removed from the Site.	
Access/ Security	The Site was accessed from the southern boundary off of School Road via a gravel and earthen track and a steel gate. The gate was secured with a padlock. No CCTV was in operation across the Site. The Site owner reported no incidences of trespass, vandalism or fly-tipping.	
Buildings	No permanent structures are located on the Site. There was, however, a small tent, a mobile caravan and a trailer which were potentially being used for temporary accommodation, along with an additional steel storage unit.	
Topography	The Site and the surrounding area were generally flat.	
External areas	The majority of the Site consisted of a long narrow grassed field with a hard-packed earthen track along the eastern boundary. A steel panel fence with a wooden gate had been erected in the northern part of the Site, separating the southern larger grassed field from the general storage area, tent and trailers. Evidence of general building materials, farming equipment and general waste was also noted in this area.	
Surface water features	No surface water features were identified on the Site. However, a pond was noted adjacent to the southwest and a drain was noted adjacent in the southeast. Further ponds are mapped in proximity to the site to the south and west.	
Site drainage	No drainage features were observed as the Site is predominantly soft-landscaped and freely draining surface.	
Services	No services were observed on site, however, overhead electricity/telecoms cables crossed the south of the site from east to west.	
Surroundings	**North**	Open agricultural fields.
	South	School road with open agricultural fields beyond.
	East	Open agricultural fields and a caravan holiday park.
	West	Residential and agricultural property known as Primrose farm.

Site location plans and a representation of the key site features were presented in Appendix A. Photographs taken during the recent site reconnaissance were shown in Appendix B.

4 Environmental Setting

4.1 Geology

4.1.1 Regional

The anticipated regional geological succession based on 1:50,000 scale British Geological Survey (BGS) mapping is presented in the Groundsure Insight and summarised in the table below.

Geological Unit	Description*	Comment
Superficial		
Lowestoft Formation	Extensive sheet of chalky till, together with outwash sands and gravels, silts and clays. The till is characterised by its chalk and flint content.	Across the Site and dominates the local area.
Bedrock		
Crag Group	Sands, gravels, silts and clays.	Across the Site and mapped to the north and west, change to chalk 109m south. Turonian age.
Notes: * Description is based on information within the BGS Lexicon of Named Rock Units and the Groundsure Insight		

4.1.2 Natural Ground Subsidence

The following table summarises the maximum hazard of natural subsidence recorded within 50m of the Site, as assessed by the BGS.

Geotechnical Hazards	Maximum Hazard Rating
Shrink-Swell	Low
Running Sands	Very low
Compressible deposits	Negligible
Collapsible deposits	Very low
Landslides	Very low
Ground dissolution of soluble rocks	Negligible

4.1.3 Mining, ground workings and natural cavities

The Site does not lie within a coal mining area as defined by the Coal Authority.

The Site lies within an area which may have been affected by sporadic chalk underground mining of a restricted extent may have occurred. The closest record is 109m to the South.

4.1.4 Radon

The Site does not fall within a Radon Affected Area, less than 1% of properties are estimated to be affected.

4.2 Controlled Waters

4.2.1 Hydrogeology

Groundsure environmental data may be viewed in Appendix C.

Superficial Aquifer	Secondary Undifferentiated: In general these layers have previously been designated as both minor and non-aquifers in different locations due to the variable characteristics of the rock type.
Bedrock Aquifer	Principal: High permeability layers providing a high level of water storage that may support water supply/river base flow on a strategic scale.
Groundwater Vulnerability - Superficial	Medium - Intermediate between high and low vulnerability. Thickness - >10m
Groundwater Vulnerability - Bedrock	Low - Areas that provide the greatest protection from pollution. Principal bedrock aquifer
Groundwater Abstractions	A single groundwater abstraction licence has been identified within 2,000m of the Site. The historical licence lies 1,817m to the south west for general farming & domestic use. *Note <20m^3/day Local Authority registered private supply boreholes have not been considered in this assessment.
Potable Groundwater Abstractions	No potable groundwater abstractions have been identified within 2,000m of the Site.
Source Protection Zones	A Source Protection Zone 3 (Total Catchment) has been recorded on Site.
Water Framework Directive (WFD) Groundwater Body Classification	Groundwater body –Waveney and East Suffolk Chalk & Crag Overall rating – Poor
Groundwater level and flow	No groundwater level information was available at the time of writing.

4.2.2 Hydrology

Nearest Surface Water	A pond was noted adjacent to the north east of the site.
Water Framework Directive (WFD) Surface	Water body catchment on-site - Earl Soham Watercourse River Location - 1,289m South West.

Water Body Classification	**Environment Agency ratings in 2019:** ● Overall - Moderate; ● Chemical - Fail; and ● Ecological - Moderate.
Surface Water Abstractions	No active surface water abstraction licences have been identified within 250m of the Site.

4.2.3 Flood Risk

The table below summarises the highest risk for each flood type data provided in the Groundsure Insight report.

	On Site	Within 50m
Risk of Flooding from Rivers and Sea (RoFRaS)	None	None
Historical Flood Events	Not identified	Not identified
Flood Defences	Not identified	Not identified
Areas Benefiting from Flood Defences	Not identified	Not identified
Flood Storage Areas	Not identified	Not identified
Flood Zone 2	None	None
Flood Zone 3	None	None
Surface water flooding	1 in 30 year, 0.3m - 1.0m	1 in 30 year, 0.3m - 1.0m
Groundwater flooding	Low	Low

4.3 Environmental Designations

No environmental designations were recorded in the Groundsure Insight on or within 250m of the Site, except for a Nitrate Vulnerable Zone on Site.

4.4 Culturally and Visually Sensitive Sites

The visual and cultural designations recorded in the Groundsure Insight on or 250m the Site are summarised in the following table.

Designation	Number	Details
Listed Buildings	1	Primrose Farmhouse, mapped 52m to the south west.

4.5 Agricultural Designations

The Site and the surrounding area has been classified as Grade 3 (good to moderate) agricultural land.

4.6 Ecological Habitat Designations

Four Priority Habitat Inventories are recorded within 250m of the Site, with the nearest being an area of deciduous woodland mapped 134m south east of the Site.

5 Potentially Contaminative Land Use

5.1 Permits, Authorisations, Licences and Records

Groundsure environmental data may be viewed in Appendix C.

5.1.1 On site records

Data held by Groundsure indicates that the Site has not been designated as Contaminated Land under Part 2A of the Environmental Protection Act.

No other records of interest have been identified at the Site.

5.1.2 Off site records

An unspecified depot was identified 196 m to the south east.

No other records of interest have been identified at the Site.

6 Historical Setting

6.1 Historical Review

The following table provides an outline of the historical land use both on-Site and in the surrounding areas based (unless otherwise referenced) on mapping and aerial imagery from the Groundsure Insight (Appendix C) and MapInsight (Appendix D).

These are not comprehensive as occasionally transient uses existed between map survey dates.

Date	On Site Features	Off Site Features
1884	The Site comprises a long and narrow field boarded by hedges consistent with its current layout. A pond is mapped adjacent to the northwest corner.	The surrounding area comprised agricultural land with buildings approximately 50 m to the west.
1884-1952	No significant changes were identified.	No significant changes were observed.
1978	No significant changes were identified.	Primrose farm was noted adjacent to the east of the Site.
1983	No significant changes were identified.	**Unspecified Depot** mapped 196m south east.
1999-2021 (Aerial Imagery)	No significant changes were identified.	No significant changes were identified.

6.2 Underground features and proposed infrastructure

No records of tunnels or proposed infrastructure projects have been recorded within the Groundsure Insight.

6.3 Historical military land

No additional records of military land have been recorded within the Groundsure Insight.

6.4 Unexploded Ordnance

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity was the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. However, no evidence of bomb damages (such as ruins) were identified on post war mapping.

7 Site Reconnaissance

A walkover of the Site was carried out by a Groundsure representative on 1 August 2023 with the site occupier. The weather was fair. The general description was provided in Section 3.

A site plan of key features (Figure 2) was included in Appendix A and a photographic record of the site walkover was provided in Appendix B.

7.1 Operational and Environmental Observations

Site Activities	The site was used for agricultural purposes with evidence of possible recent temporary residential accommodation, including a caravan, tent and trailer observed on Site. Overhead cables were noted crossing the south section of the Site from east to west.
Materials / Waste Stored	General domestic materials were observed across the northern part of the Site and included a propane gas cylinder for cooking. Material relating to general agricultural equipment, and landscaping materials such as concrete paving slabs, wood pallets, storage containers and metal sheeting was noted to be stored in the south of the Site.
Environmental Management	No formal environmental management system was in operation or required. Evidence of the burning of garden waste and wood was observed in the north west.
Environmental observations - surroundings	Whilst the neighbouring properties were not inspected, no significant environmental concerns were observed.

7.2 Regulated Activities

No activities requiring environmental permits were being undertaken at the Site.

8 Regulatory Consultations

8.1 Local Authority Environmental Protection Team

Groundsure contacted Suffolk County Council for details of historical uses and potential contamination for the Site. However, a response was not received within the timeframe of the report.

8.2 Local Authority Planning Section

Groundsure did not consider it necessary to undertake consultations with the Local Authority Planning Department. However, Groundsure reviewed the planning information available on the Babergh and Mid Suffolk District Council website and there were no planning applications for the subject Site.

The following application relates to the field immediately adjacent to the east of the Site:

Application date: 4 December 2015, Withdraw application

4277/15 *| Change of Use from agricultural land to caravan and camping site. Alterations to existing vehicular access, creation of access ways and parking. Erection of office/reception/cafe building and erection of amenity block. Installation of sewerage treatment plant, creation of pond. | Land East Of Primrose Farm School Road Monk Soham IP13 7EN*

It is noted this application was superseded by the subsequent application which was granted:

Application date: 18 November 2016, Granted

4675/16 *| Change of use from grazing land to campsite, including: alterations to existing access; construction of internal access driveway and 12 no. hardstanding parking spaces; construction of 2 no. screened bin stores; siting of 9 no. shepherds huts; and associated landscaping works. | Land At Primrose Farm School Road Monk Soham.*

No contaminated land conditions were attached to the above granted planning permission and the Environmental Health Officer of Mid Suffolk District Council provided no objection nor provided any adverse comments.

In relation to the subject Site, the current proposed change of use relates to the creation of temporary residential occupancy within a converted lorry trailer in the north of the Site. It is understood that the trailer will not be served by mains/municipal water or drainage. As such excavations for the proposed change of use are unlikely to be required.

8.3 Petroleum Licensing Section

Groundsure did not consider it necessary to undertake consultations with the Petroleum Licensing Department.

8.4 Environment Agency

Consultation with the Environment Agency was not included in the scope of this study.

9 Conceptual Site Model

The qualitative assessment provides a conceptual model based on a source-pathway-receptor pollutant linkage risk assessment as detailed in the Environment Agency's Land Contamination Risk Management model (LCRM). If one of these elements is missing there can be no significant environmental risk according to the statutory definition of "Contaminated Land" under Part 2A of the Environmental Protection Act 1990. This is a test to demonstrate that no significant harm is occurring.

9.1 Receptors

The following identified receptors may be impacted by an environmental hazard if linking pathways are found to be present:

- Human health
  - Site Users - Current and future residential users.
  - Surrounding Site Users - Nearby residential dwellings

- Controlled waters
  - Groundwater - Principal bedrock aquifer with a low vulnerability overlain by a secondary undifferentiated aquifer with a medium vulnerability.
  - Surface water - Pond adjacent to the north west of the Site, a drain adjacent to the southeast and several ponds in proximity to the site.
- Other
  - Ecological - An area of deciduous woodland recorded in the Priority Habitat Inventory was identified 134m south east of the Site. Surrounding hedgerows.
  - Property - Proposed subsurface buildings and infrastructure
  - Agricultural - The site lies within a Grade 3 (good-moderate) agricultural land.

9.2 Overview of potential current and historical sources of contamination and associated contaminants

The following identified potentially contaminative land uses may be a source of environmental hazard if linking pathways are found to be present.

9.2.1 On Site

Activity	Dates	Location	Potential contaminants of concern
Agricultural (general use)	Pre 1884 to - Present	All of the Site.	Heavy metals, VOCs, fuel, oils, paints, solvents, inorganic compounds, acids/alkalis, herbicides and pesticides and asbestos.

9.2.2 Off Site

Activity	Dates	Location	Potential contaminants of concern
Agricultural	Pre 1879 until 1970	Adjacent to the north, east and west.	Heavy metals, fuel, oils, paints, solvents, inorganic compounds, acids/alkalis, herbicides and pesticides and asbestos.

9.3 Conceptual Model

Receptor	Pathways	Risk
SOURCE: Current and former activities on the Site		
Site Users	Dermal contact; Soil ingestion; Dust ingestion/ inhalation	Low
Surrounding Site Users	Migration via permeable geology and groundwater then Dermal contact (water/ soils); Soil ingestion.	Low
	Migration via surface water runoff then Dermal contact (water/ soils); Soil ingestion.	Low
Groundwater	Horizontal and vertical migration	Low-Moderate
Surface Water	Surface water runoff and/or Lateral migration via permeable geology.	Low-Moderate
Ecology	Surface water runoff and/or Migration via permeable geology and groundwater then Direct uptake then Bioaccumulation	Low
Property	Direct contact (chemical attack) Explosive conditions	Low
Agricultural	Surface water runoff and/or Migration via permeable geology and groundwater then Direct update then Bioaccumulation	Low

Receptor	Pathways	Risk
SOURCE: Current and former activities in the surrounding area		
Site Users	Migration via permeable geology and groundwater then Dermal contact; Soil ingestion; Dust ingestion/ inhalation	Low
Groundwater	Horizontal and vertical migration via the creation of preferential pathway	Low
Property	Migration via permeable geology and groundwater then Direct contact (chemical attack)	Low

9.4 Justification

Since the earliest available mapping, the Site has remained unchanged as open agricultural land. No permanent structures have been located at the Site, nor is there evidence to suggest bulk storage of agrochemicals or fuels relating to its agricultural use. Recently, the north of the Site has been slightly reconfigured in preparation to form a temporary residential accommodation. Based on the Site observations, such activity has only recently commenced and is limited in nature.

Due to the historical and recent agricultural land uses on the Site, the potential for elevated concentrations of chemicals of concern in the underlying soils and groundwater (Secondary Undifferentiated and principal aquifers) can not be discounted. Additionally, there are several ponds in proximity to the site and a surface water drain adjacent to the south east. However, considering low permeability of the Secondary Undifferentiated aquifer and the fact that the Site and surrounding area has also been in agricultural use, the anticipated background chemistry is expected to be typical for the area. Based on our Site visit and the information gathered, there is no evidence to suggest that gross contamination is likely to be present or have occurred. Taking into account the size of the Site, material observed and current uses, it is unlikely to present an unacceptable environmental risk.

The Site is subject to the change of use from agricultural to temporary residential accommodation. As part of this proposal, no significant groundworks or excavations are expected to be required. As such, the historical use of the Site represents a **Low** environmental risk. Based on the proposed plans and change of use to include the residential use of a converted trailer, the potential exposure is limited.

10 Conclusions & Recommendations

10.1 Conclusion

Groundsure considers the Site to present a **Low** risk as a result of historical contamination. There are unlikely to be significant environmental liabilities associated with the legacy of historical land uses with the property.

With a continuation of levels of environmental management observed during the site reconnaissance, Groundsure considers the Site to present a **Low** environmental risk for ongoing activities. There are unlikely to be significant environmental liabilities associated with the continued use.

Additionally, this preliminary risk assessment considered there to be a **Low** risk with respect to the proposed change of use to form temporary accommodation. No unacceptable risks have been identified and the Site can be suitable for the proposed change of use.

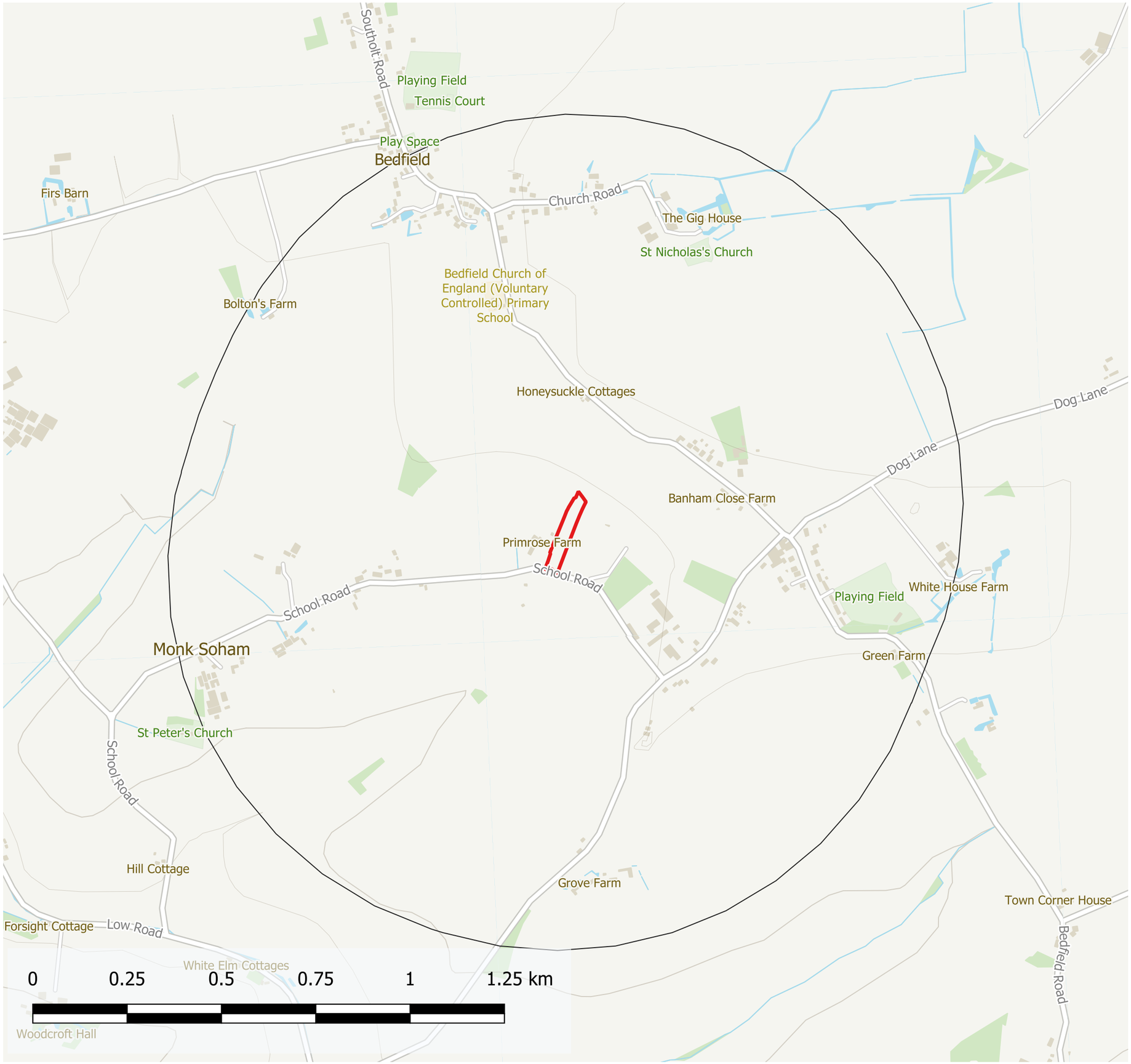
10.2 Recommendations

It is recommended that the property continues to operate in an environmentally responsible manner.

Should any excavation works be required, a watching brief is recommended during development for unexpected ground conditions. Should such conditions be identified, work should cease in the area, conditions assessed by a suitably qualified person and the way forward agreed with the Local Authority.

Appendix A

Figures



Groundsure
LOCATION INTELLIGENCE

Site Address: Land Adjoining Primrose Farm, School Rd, Monk Soham, IP13 7EN

Project Reference: GSP-2023-2317

Grid Reference: 622365 265600

Scale at A3: 1:10,000

Figure 1: Large Scale Site Location

Date: 02/08/2023

N
W
E
S

Site Details

Outline
1km Buffer
Site Outline

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E: info@groundsure.com
W: www.groundsure.com

Groundsure
LOCATION INTELLIGENCE

Site Address: Land Adjoining Primrose Farm, School Rd, Monk Soham, IP13 7EN

Project Reference: GSP-2023-2317

Grid Reference: 622365 265600

Scale at A3: 1:500

Figure 2: Key Features Plan

Date: 02/08/2023

N
W E
S

Trailor
Caravan
IBC tank
Propane tanks
Tent
Steel Storage Container
Primrose Farm
Holiday Park
0 25 50 75 100 125 m

Mastermap Legend

- Multi Surface
- Building
- Water
- Manmade Surface
- Road or Track
- Natural Surface

Site Details

- Site outline
- General waste
- Caravan
- IBC tank
- Propane tanks
- Steel Storage Container
- Tent
- Trailor
- Electricity poles
- Gate

Annotations not to scale

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Appendix B
Photographic Record

Photo 1: Gated entrance of the Site taken from the south.

Photo 2: Site entrance from the south.

Photo 3: Disused electricity poles and abandoned fridge in the centre.

Photo 4: View of the plot from the north east.

Photo 5: Centre of the Site taken from the north.

Photo 6: East of the Site taken from the north.

Photo 7: west of the site taken from the south.

Photo 8: Gated entrance in the north of the Site.

Photo 9: Steel container in the north east.

Photo 10: Western side of the gate from the north

Photo 11: North east of the Site.

Photo 12: Caravan in the north west.

Photo 13: Trailer currently used as residential in the north.

Photo 14: Previous garden waste burning in the noth west.

Photo 15: Residential trailer and IBC tank in the north.

Photo 16: Over view of the nearby pond in the north.

Photo 17: Garden waste seen in the north.

Photo 18: Building materials stored in the north.

Photo 19: Building materials in the north east.

Photo 20: Building materials and general waste in the north east.

Appendix C
Groundsure Insight

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

LAND AT, PRIMROSE FARM, SCHOOL ROAD, MONK SOHAM, IP13 7EN

Order Details

Date: 28/07/2023

Your ref: GSP-2023-2317

Our Ref: GS-ZP3-MJ1-S82-BQ8

Site Details

Location: 622365 265600

Area: 0.74 ha

Authority: Mid Suffolk District Council ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	0	1	1	-
15	1.2	Historical tanks	0	0	0	0	-
15	1.3	Historical energy features	0	0	0	0	-
15	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
17 >	2.1 >	Historical industrial land uses >	0	0	1	1	-
18	2.2	Historical tanks	0	0	0	0	-
18	2.3	Historical energy features	0	0	0	0	-
18	2.4	Historical petrol stations	0	0	0	0	-
18	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
19	3.1	Active or recent landfill	0	0	0	0	-
19	3.2	Historical landfill (BGS records)	0	0	0	0	-
19	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
19	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
19	3.5	Historical waste sites	0	0	0	0	-
20	3.6	Licensed waste sites	0	0	0	0	-
20	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
21	4.1	Recent industrial land uses	0	0	0	-	-
21	4.2	Current or recent petrol stations	0	0	0	0	-
22	4.3	Electricity cables	0	0	0	0	-
22	4.4	Gas pipelines	0	0	0	0	-
22	4.5	Sites determined as Contaminated Land	0	0	0	0	-

22	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
22	4.7	Regulated explosive sites	0	0	0	0	-
23	4.8	Hazardous substance storage/usage	0	0	0	0	-
23	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
23	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
23	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
23	4.12	Radioactive Substance Authorisations	0	0	0	0	-
24	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
24	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
24	4.15	Pollutant release to public sewer	0	0	0	0	-
24	4.16	List 1 Dangerous Substances	0	0	0	0	-
24	4.17	List 2 Dangerous Substances	0	0	0	0	-
25 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	1	-
25	4.19	Pollution inventory substances	0	0	0	0	-
25	4.20	Pollution inventory waste transfers	0	0	0	0	-
25	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
26 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
27 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
28 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
29	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
29	5.5	Groundwater vulnerability- local information	None (within 0m)				
30 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	1
31	5.7	Surface water abstractions	0	0	0	0	0
31	5.8	Potable abstractions	0	0	0	0	0
31 >	**5.9 >**	**Source Protection Zones >**	1	0	0	0	-
32	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
33 >	**6.1 >**	**Water Network (OS MasterMap) >**	1	1	6	-	-

34 >	6.2 >	Surface water features >	1	0	2	-	-
34 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
35 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
35 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
36	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
36	7.2	Historical Flood Events	0	0	0	-	-
36	7.3	Flood Defences	0	0	0	-	-
37	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
37	7.5	Flood Storage Areas	0	0	0	-	-
38	7.6	Flood Zone 2	None (within 50m)				
38	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
39 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding >	
41 >	9.1 >	Groundwater flooding >	Low (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
42	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
42	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
42	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
42	10.4	Special Protection Areas (SPA)	0	0	0	0	0
43	10.5	National Nature Reserves (NNR)	0	0	0	0	0
43	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
43	10.7	Designated Ancient Woodland	0	0	0	0	0
43	10.8	Biosphere Reserves	0	0	0	0	0
44	10.9	Forest Parks	0	0	0	0	0
44	10.10	Marine Conservation Zones	0	0	0	0	0
44	10.11	Green Belt	0	0	0	0	0
44	10.12	Proposed Ramsar sites	0	0	0	0	0

44	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
45	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
45	10.15	Nitrate Sensitive Areas	0	0	0	0	0
45 >	**10.16 >**	**Nitrate Vulnerable Zones >**	2	0	1	3	6
47	10.17	SSSI Impact Risk Zones	0	-	-	-	-
47	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
48	11.1	World Heritage Sites	0	0	0	-	-
49	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
49	11.3	National Parks	0	0	0	-	-
49 >	**11.4 >**	**Listed Buildings >**	0	0	1	-	-
50	11.5	Conservation Areas	0	0	0	-	-
50	11.6	Scheduled Ancient Monuments	0	0	0	-	-
50	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
51 >	**12.1 >**	**Agricultural Land Classification >**	Grade 3 (within 250m)				
52	12.2	Open Access Land	0	0	0	-	-
52	12.3	Tree Felling Licences	0	0	0	-	-
52	12.4	Environmental Stewardship Schemes	0	0	0	-	-
52 >	**12.5 >**	**Countryside Stewardship Schemes >**	0	1	2	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
54 >	**13.1 >**	**Priority Habitat Inventory >**	0	0	4	-	-
55	13.2	Habitat Networks	0	0	0	-	-
55	13.3	Open Mosaic Habitat	0	0	0	-	-
55	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
56 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
57	14.2	Artificial and made ground (10k)	0	0	0	0	-
58	14.3	Superficial geology (10k)	0	0	0	0	-

58	14.4	Landslip (10k)	0	0	0	0	-
59	14.5	Bedrock geology (10k)	0	0	0	0	-
59	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
60 >	**15.1 >**	**50k Availability >**	Identified (within 500m)				
61	15.2	Artificial and made ground (50k)	0	0	0	0	-
61	15.3	Artificial ground permeability (50k)	0	0	-	-	-
62 >	**15.4 >**	**Superficial geology (50k) >**	1	0	0	0	-
63 >	**15.5 >**	**Superficial permeability (50k) >**	Identified (within 50m)				
63	15.6	Landslip (50k)	0	0	0	0	-
63	15.7	Landslip permeability (50k)	None (within 50m)				
64 >	**15.8 >**	**Bedrock geology (50k) >**	1	0	1	0	-
65 >	**15.9 >**	**Bedrock permeability (50k) >**	Identified (within 50m)				
65	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
66	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	**Natural ground subsidence >**					
67 >	**17.1 >**	**Shrink swell clays >**	Low (within 50m)				
68 >	**17.2 >**	**Running sands >**	Very low (within 50m)				
69 >	**17.3 >**	**Compressible deposits >**	Negligible (within 50m)				
70 >	**17.4 >**	**Collapsible deposits >**	Very low (within 50m)				
71 >	**17.5 >**	**Landslides >**	Very low (within 50m)				
72 >	**17.6 >**	**Ground dissolution of soluble rocks >**	Negligible (within 50m)				
Page	Section	**Mining and ground workings >**	On site	0-50m	50-250m	250-500m	500-2000m
74	18.1	BritPits	0	0	0	0	-
75 >	**18.2 >**	**Surface ground workings >**	0	2	4	-	-
75	18.3	Underground workings	0	0	0	0	0
75	18.4	Underground mining extents	0	0	0	0	-
76	18.5	Historical Mineral Planning Areas	0	0	0	0	-

76 >	18.6 >	Non-coal mining >	0	0	1	0	1
76	18.7	JPB mining areas	None (within 0m)				
77	18.8	The Coal Authority non-coal mining	0	0	0	0	-
77	18.9	Researched mining	0	0	0	0	-
77	18.10	Mining record office plans	0	0	0	0	-
77	18.11	BGS mine plans	0	0	0	0	-
78	18.12	Coal mining	None (within 0m)				
78	18.13	Brine areas	None (within 0m)				
78	18.14	Gypsum areas	None (within 0m)				
78	18.15	Tin mining	None (within 0m)				
78	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
79	19.1	Natural cavities	0	0	0	0	-
79	19.2	Mining cavities	0	0	0	0	0
79	19.3	Reported recent incidents	0	0	0	0	-
79	19.4	Historical incidents	0	0	0	0	-
80	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
81 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
83	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
83	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
84	22.1	Underground railways (London)	0	0	0	-	-
84	22.2	Underground railways (Non-London)	0	0	0	-	-
84	22.3	Railway tunnels	0	0	0	-	-
84	22.4	Historical railway and tunnel features	0	0	0	-	-
84	22.5	Royal Mail tunnels	0	0	0	-	-

85	22.6	Historical railways	0	0	0	-	-
85	22.7	Railways	0	0	0	-	-
85	22.8	Crossrail 1	0	0	0	0	-
85	22.9	Crossrail 2	0	0	0	0	-
85	22.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 01/06/2021

Site Area: 0.74ha

Recent site history - 2018 aerial photograph

Capture Date: 05/05/2018

Site Area: 0.74ha

Recent site history - 2014 aerial photograph

Capture Date: 18/05/2014

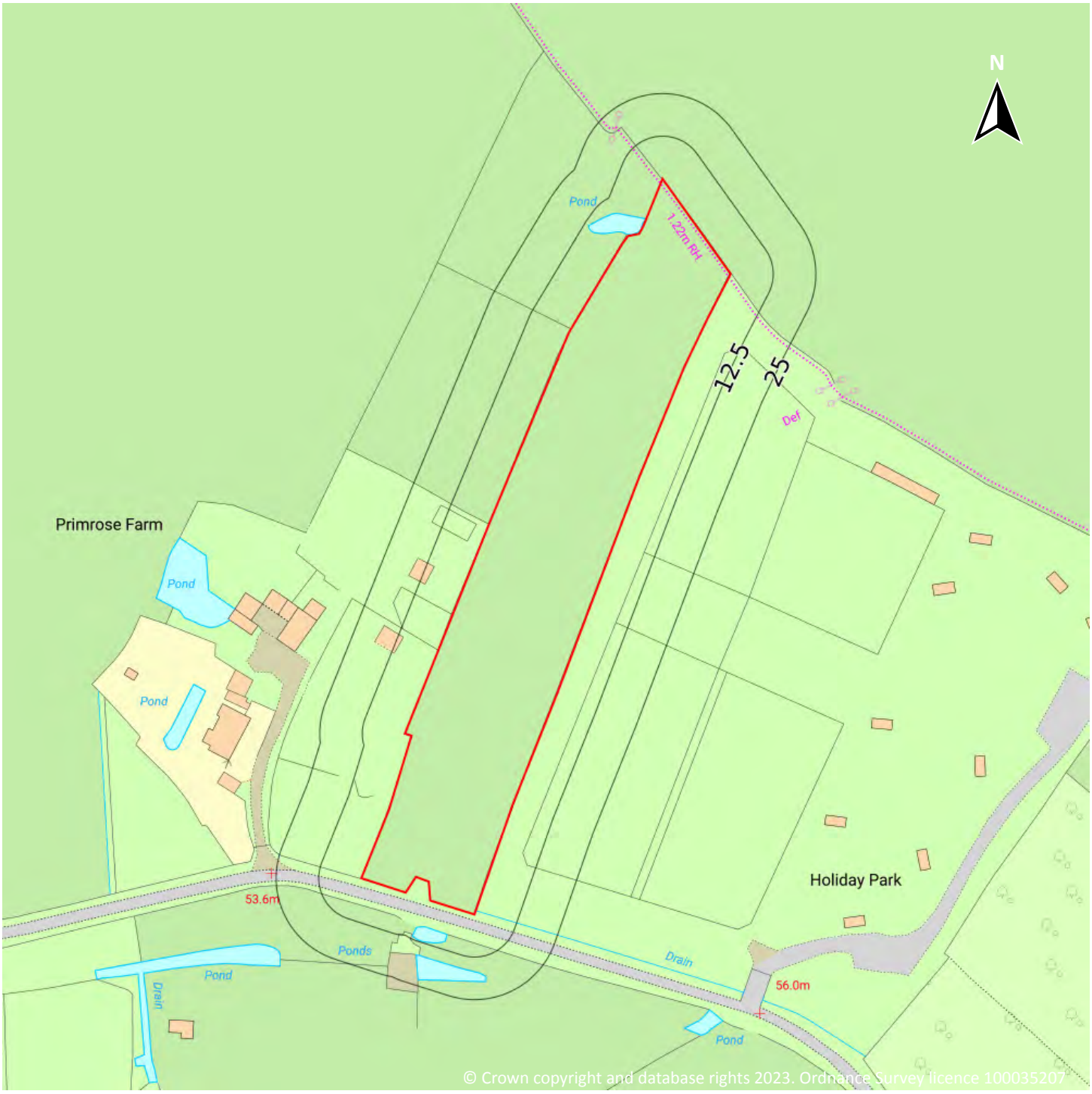
Site Area: 0.74ha

Recent site history - 1999 aerial photograph

Capture Date: 26/06/1999

Site Area: 0.74ha

OS MasterMap site plan



Site Area: 0.74ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m	2

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
1	196m SE	Unspecified Depot	1983	2325493

ID	Location	Land use	Dates present	Group ID
2	483m E	Unspecified Works	1983	2319865

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped

Site Outline

Search buffers in metres (m)

Historical industrial land uses

2.1 Historical industrial land uses

Records within 500m	2

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

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

ID	Location	Land Use	Date	Group ID
1	196m SE	Unspecified Depot	1983	2325493
2	483m E	Unspecified Works	1983	2319865

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	**0**

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

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

3.7 Waste exemptions

Records within 500m	**0**

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

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

4 Current industrial land use

Site Outline

Search buffers in metres (m)

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 21 >**

ID	Location	Details	
1	401m E	Incident Date: 01/05/2013 Incident Identification: 1108470 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

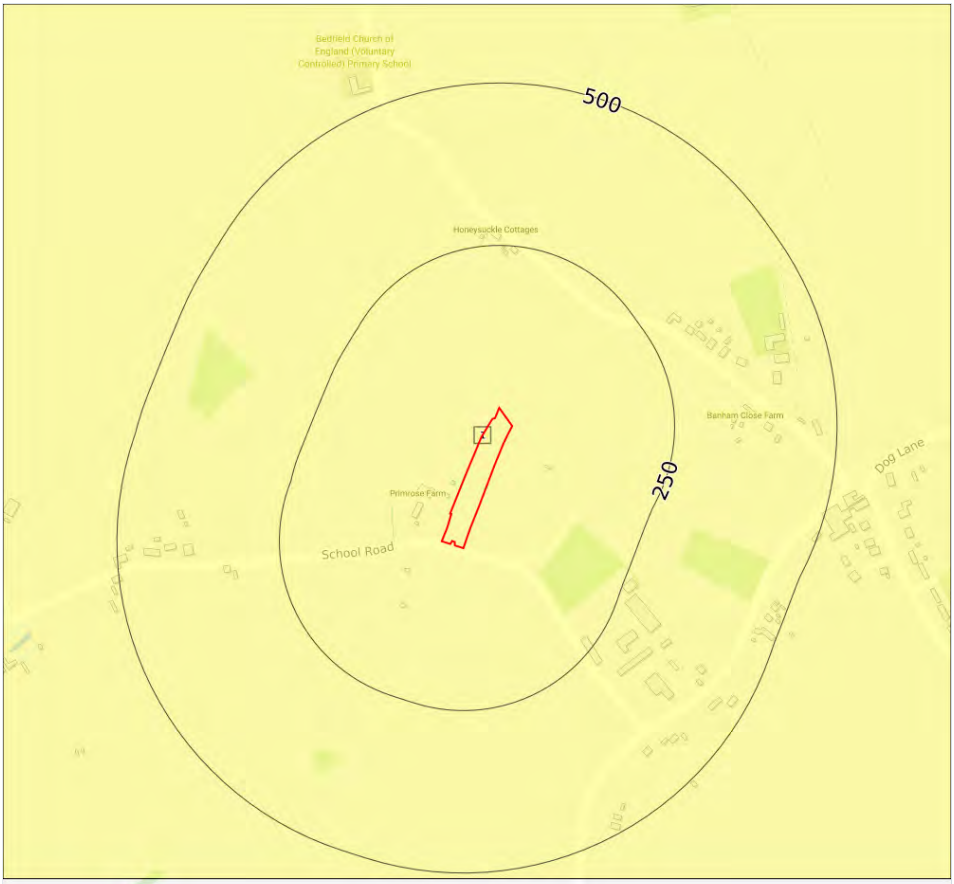
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 26 >**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**

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

Bedrock aquifer

Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	1

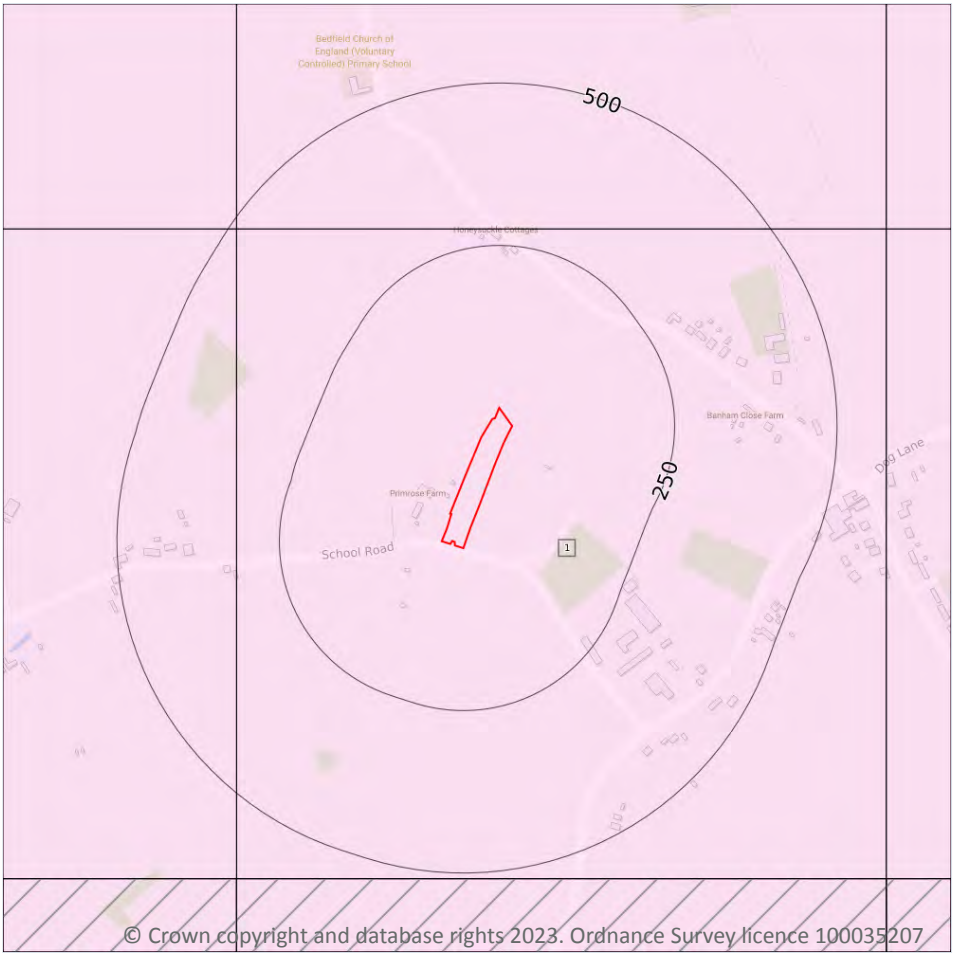
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 27 >**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 28 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	**Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: <300mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures**

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

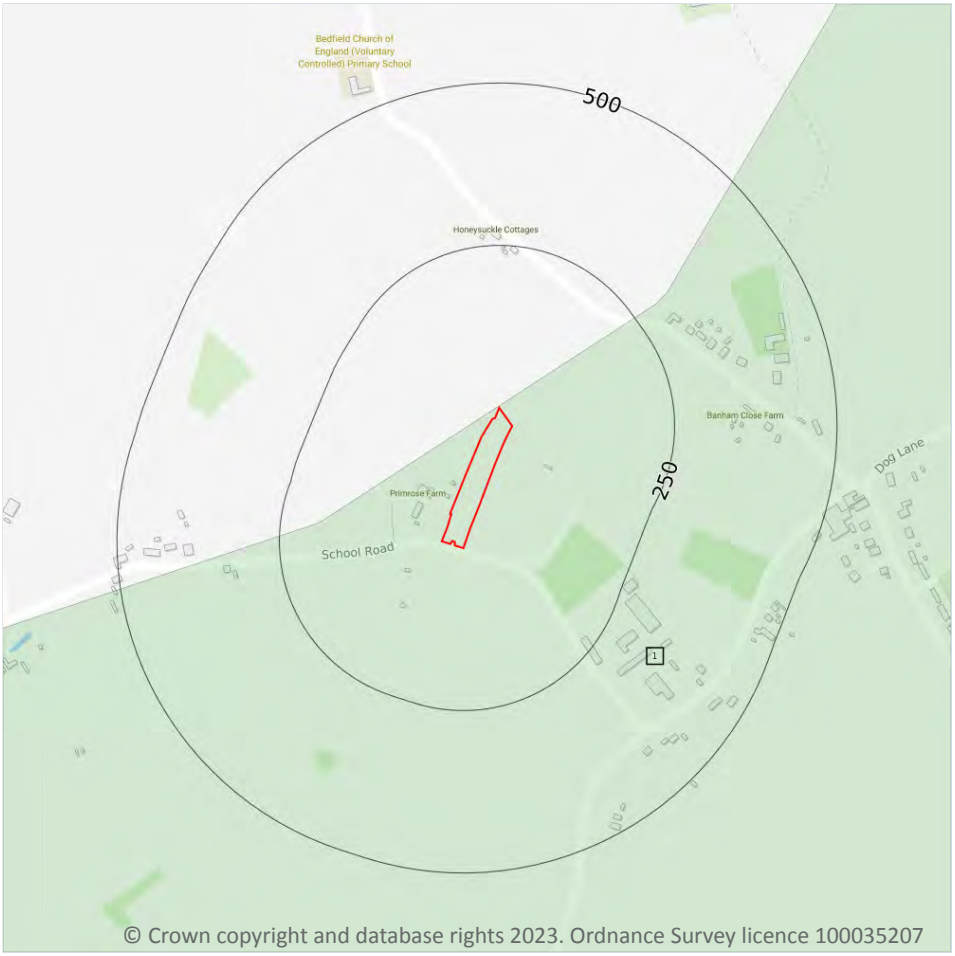
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 30 >**

ID	Location	Details	
-	1817m SW	Status: Historical Licence No: 7/35/06/*G/0011 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT WOODCROFT HALL,M SOHAM Data Type: Point Name: P I MILES & SONS Easting: 620950 Northing: 264320	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1984 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**0**

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

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

5.8 Potable abstractions

Records within 2000m	**0**

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

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

5.9 Source Protection Zones

Records within 500m	**1**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 30 >**

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	8

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

Features are displayed on the Hydrology map on **page 33 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	44m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	70m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	73m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	82m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	82m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	82m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	88m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	3

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

Features are displayed on the Hydrology map on **page 33 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 33 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
B	**On site**	**River**	**Earl Soham Watercourse**	**GB105035046210**	**Deben**	**Suffolk East**

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

6.4 WFD Surface water bodies

Records identified	**1**

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

Features are displayed on the Hydrology map on **page 33 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1289m SW	River	Earl Soham Watercourse	GB105035046210 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	**1**

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

Features are displayed on the Hydrology map on **page 33 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

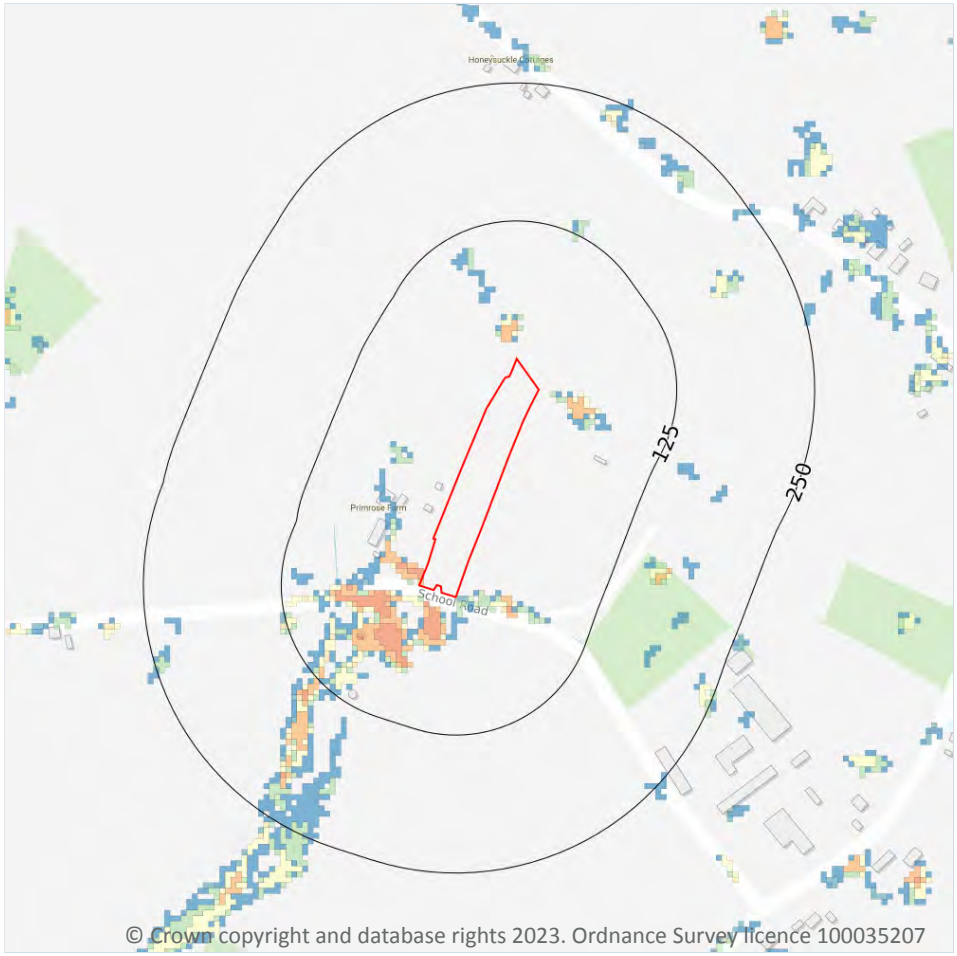
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

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

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

Features are displayed on the Surface water flooding map on **page 39 >**

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

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding

Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

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

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

Features are displayed on the Groundwater flooding map on **page 41 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	12

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

Location	Name	Type	NVZ ID	Status
On site	**Deben NVZ**	**Surface Water**	**419**	**Existing**
On site	**Sandlings and Chelmsford**	**Groundwater**	**78**	**Existing**
207m NE	River Waveney NVZ	Surface Water	396	Existing
257m N	River Waveney NVZ	Surface Water	396	Existing
257m N	Sandlings and Chelmsford	Groundwater	78	Existing
257m N	Deben NVZ	Surface Water	419	Existing
1410m E	Sandlings and Chelmsford	Groundwater	78	Existing
1668m E	Sandlings and Chelmsford	Groundwater	78	Existing

Location	Name	Type	NVZ ID	Status
1686m E	Sandlings and Chelmsford	Groundwater	78	Existing
1690m E	River Waveney NVZ	Surface Water	396	Existing
1692m E	River Waveney NVZ	Surface Water	396	Existing
1756m E	Deben NVZ	Surface Water	419	Existing

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

SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations

Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 48 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	52m SW	Primrose Farmhouse	II	1032266	24/06/1988

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

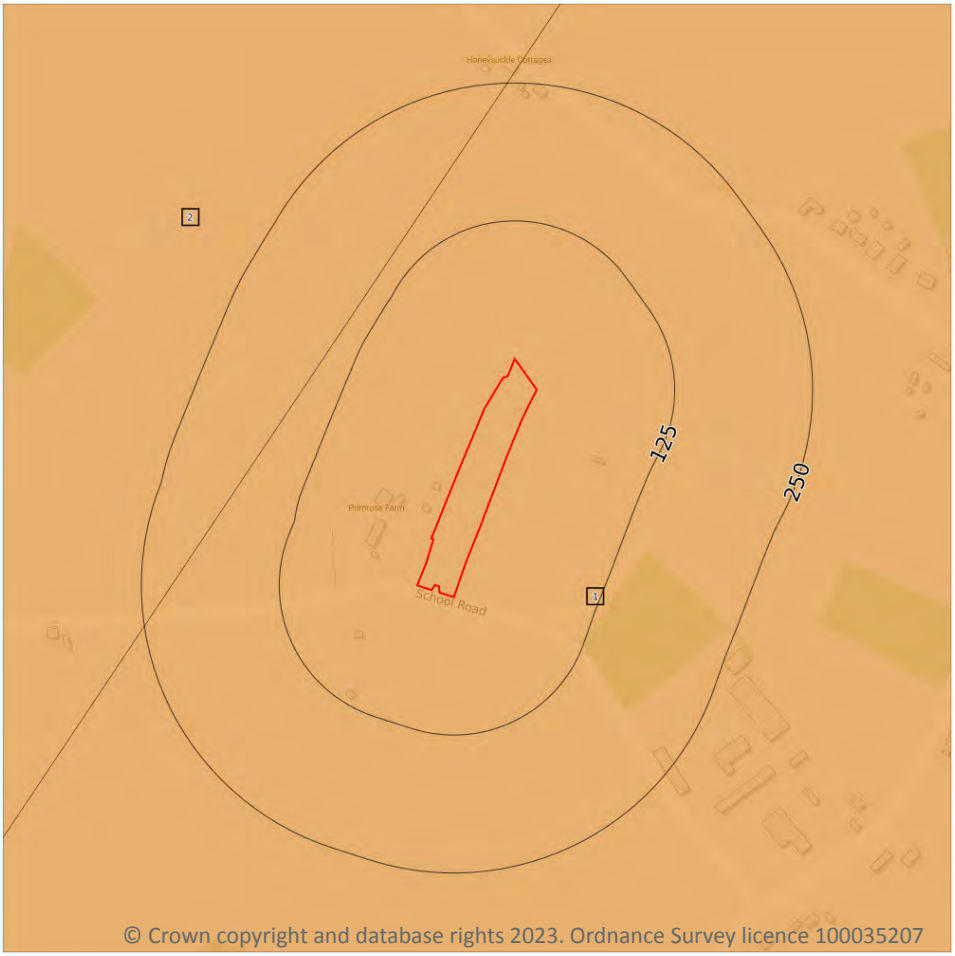
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on **page 51 >**

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

ID	Location	Classification	Description
2	145m NW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	3

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

Location	Reference	Scheme	Start Date	End Date
38m SW	823155	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024
64m S	823155	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024
126m SW	823155	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024

This data is sourced from Natural England.

13 Habitat designations

Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

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

13.1 Priority Habitat Inventory

Records within 250m	4

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

Features are displayed on the Habitat designations map on **page 54 >**

ID	Location	Main Habitat	Other habitats
1	134m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	180m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	184m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	196m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability

Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 56 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**No coverage**	**No coverage**	**No coverage**	**NoCov**

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

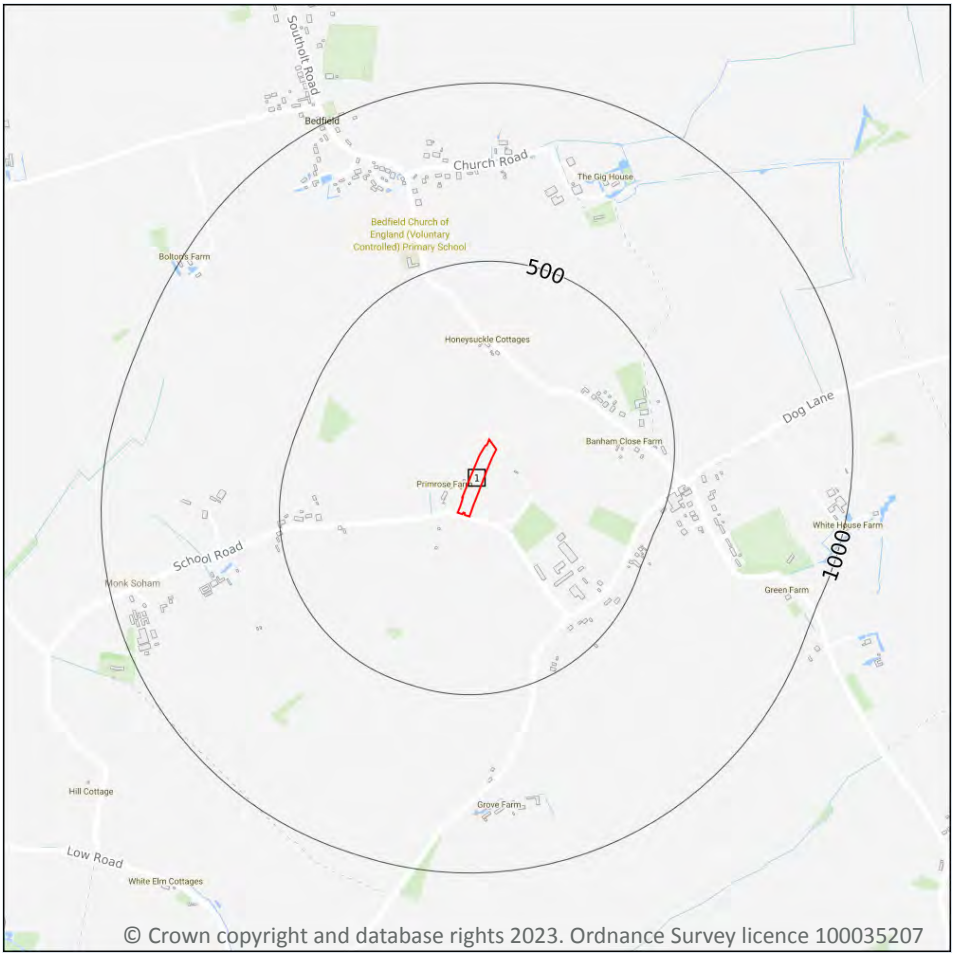
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 60 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**EW190_eye_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

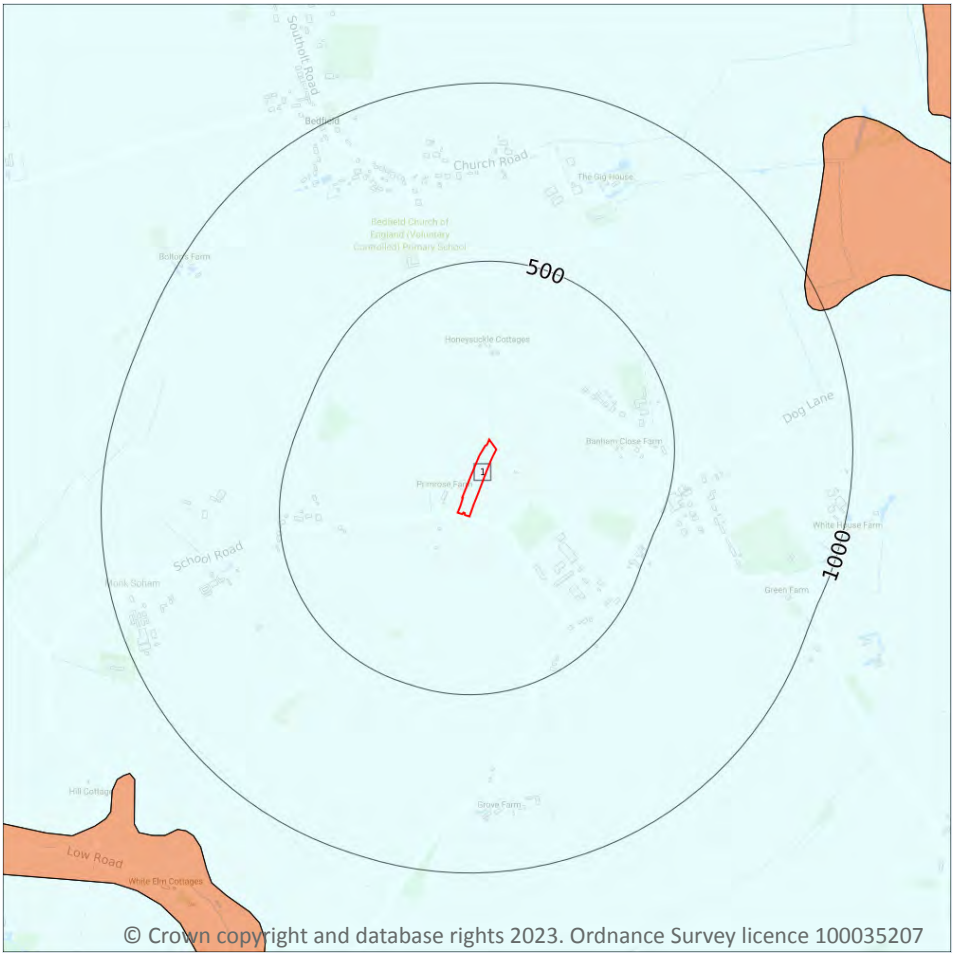
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **1**

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 62 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LOFT-DMTN**	**LOWESTOFT FORMATION**	**DIAMICTON**

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**Moderate**	**Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

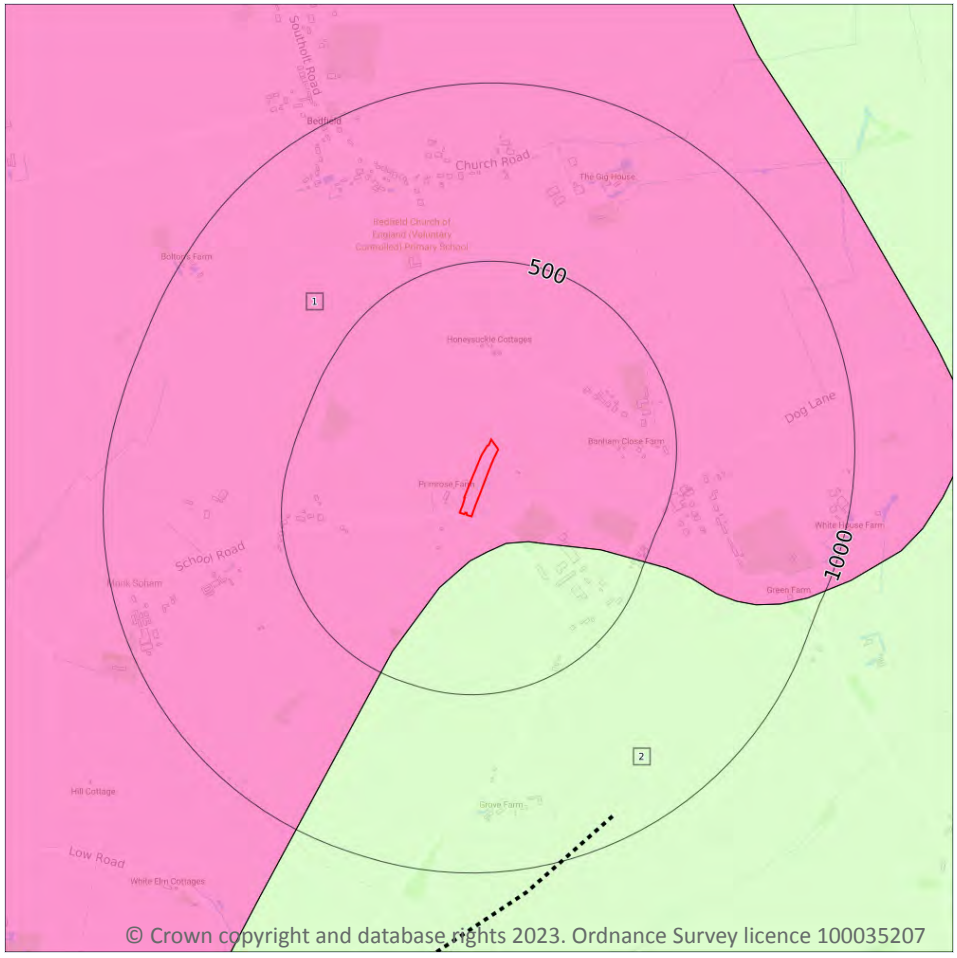
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 64 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CRAG-S**	**CRAG GROUP - SAND**	**-**
2	109m S	LCCK-CHLK	LEWES NODULAR CHALK FORMATION, SEAFORD CHALK FORMATION, NEWHAVEN CHALK FORMATION AND CULVER CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

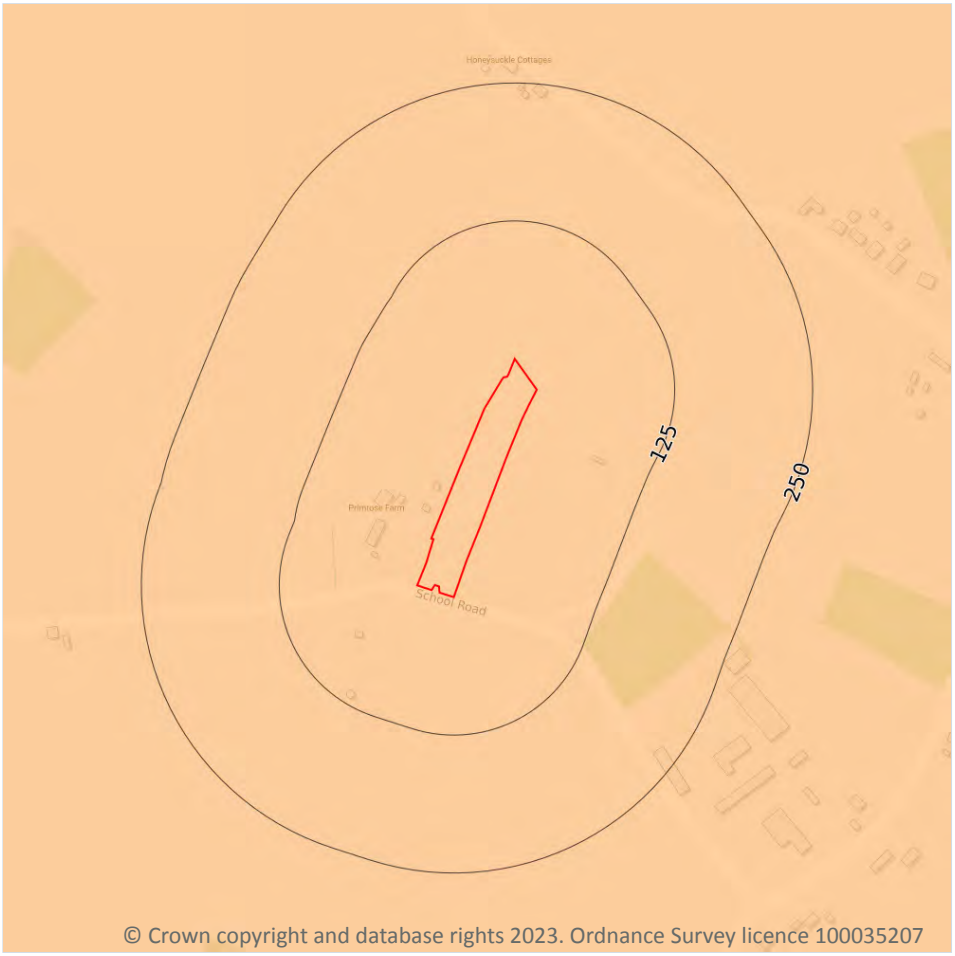
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

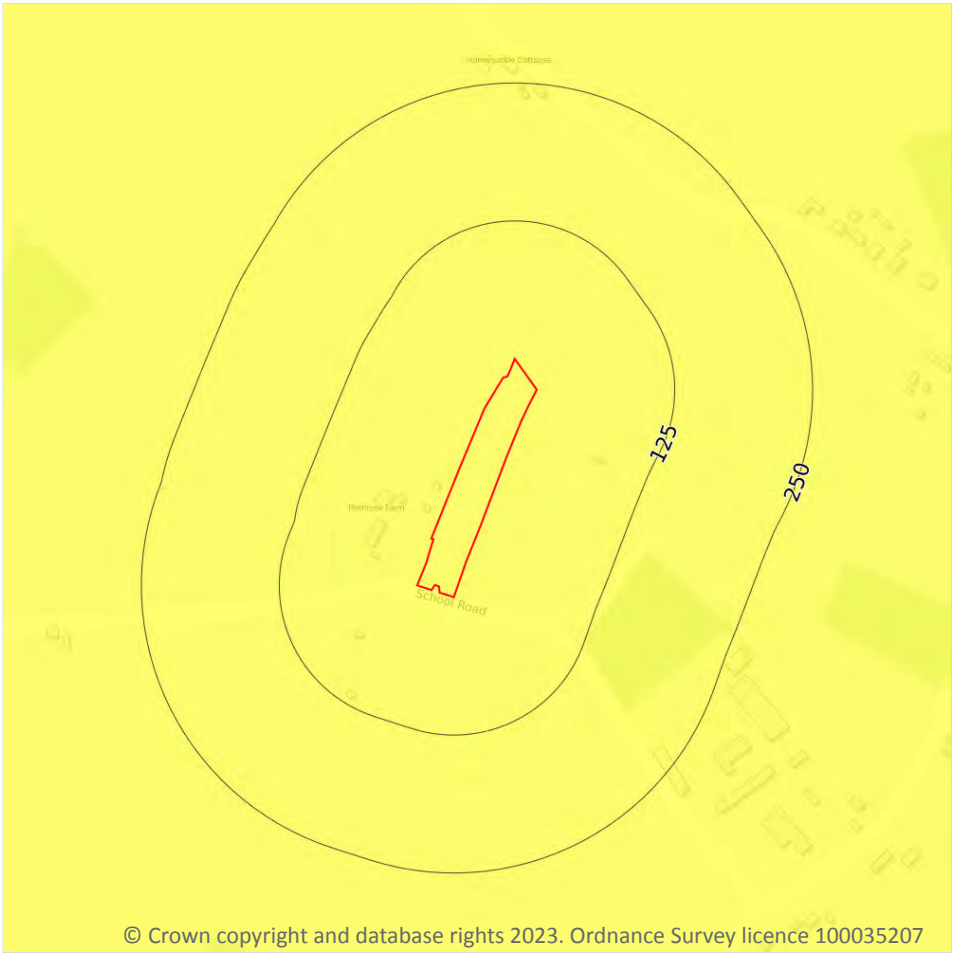
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 67 >**

Location	Hazard rating	Details
On site	**Low**	**Ground conditions predominantly medium plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 68 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits

Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

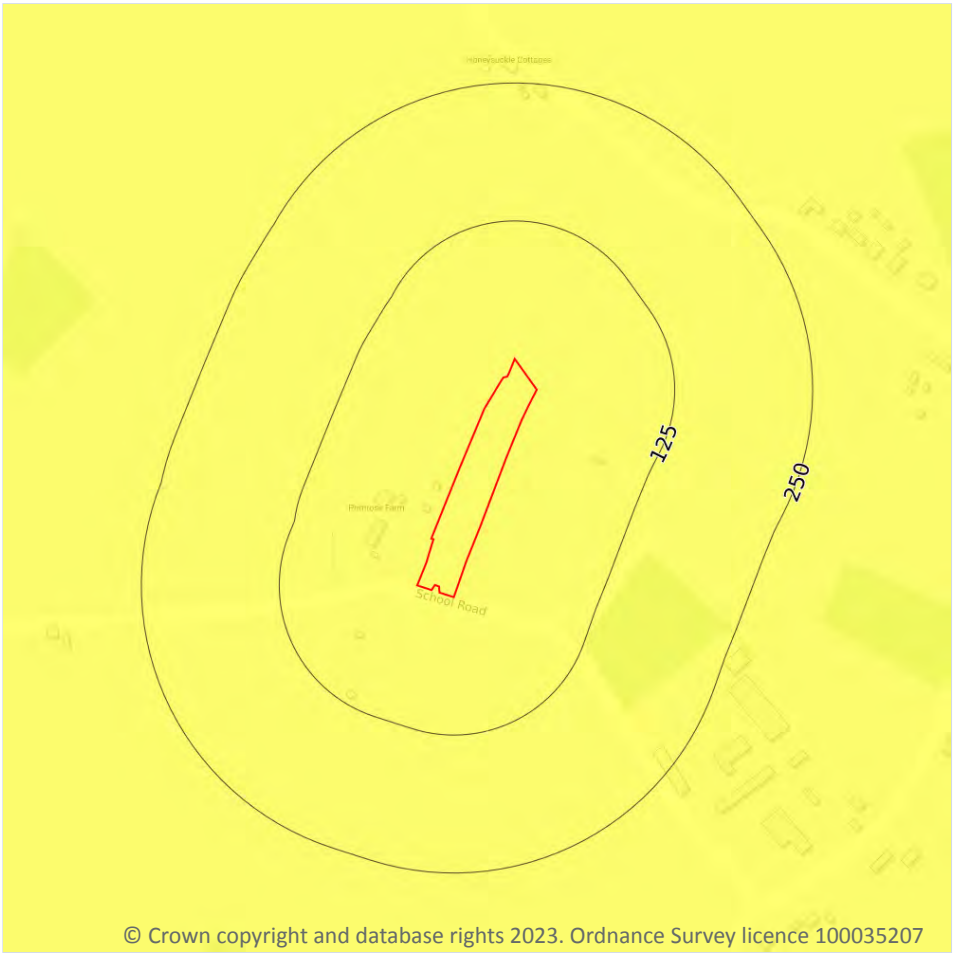
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 69 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

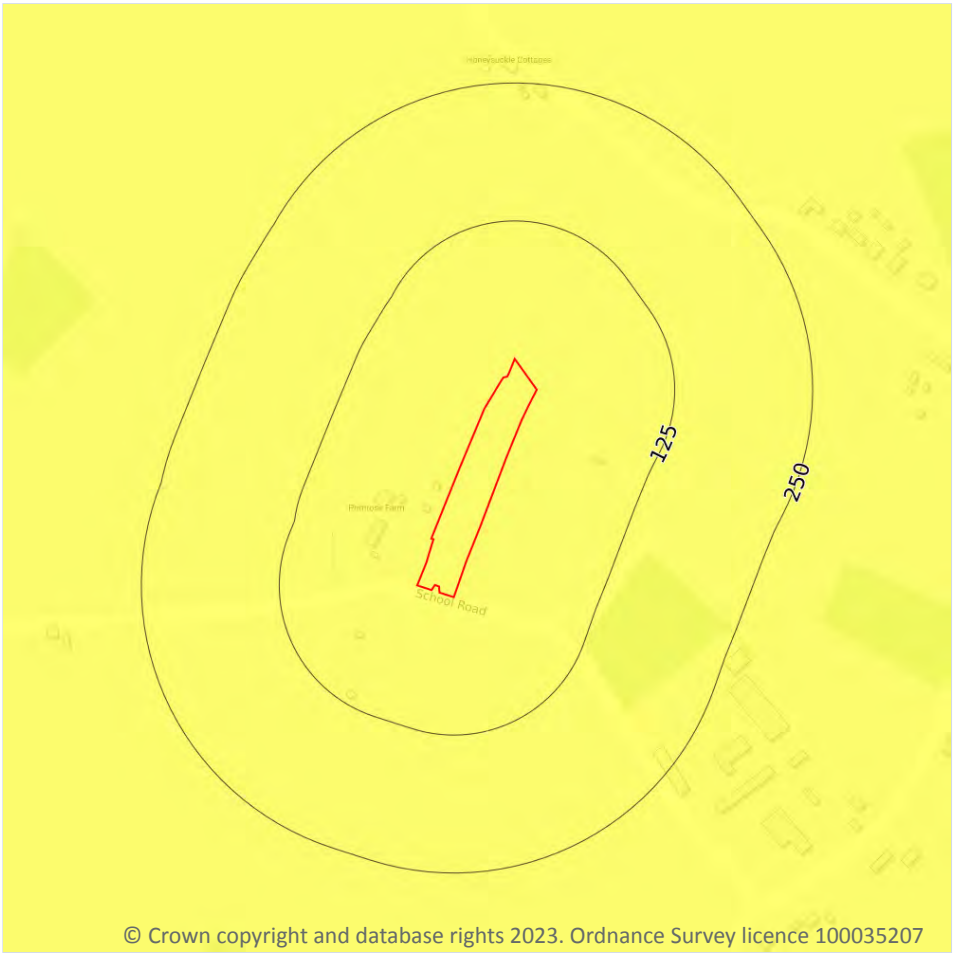
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 70 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 71 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks

Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

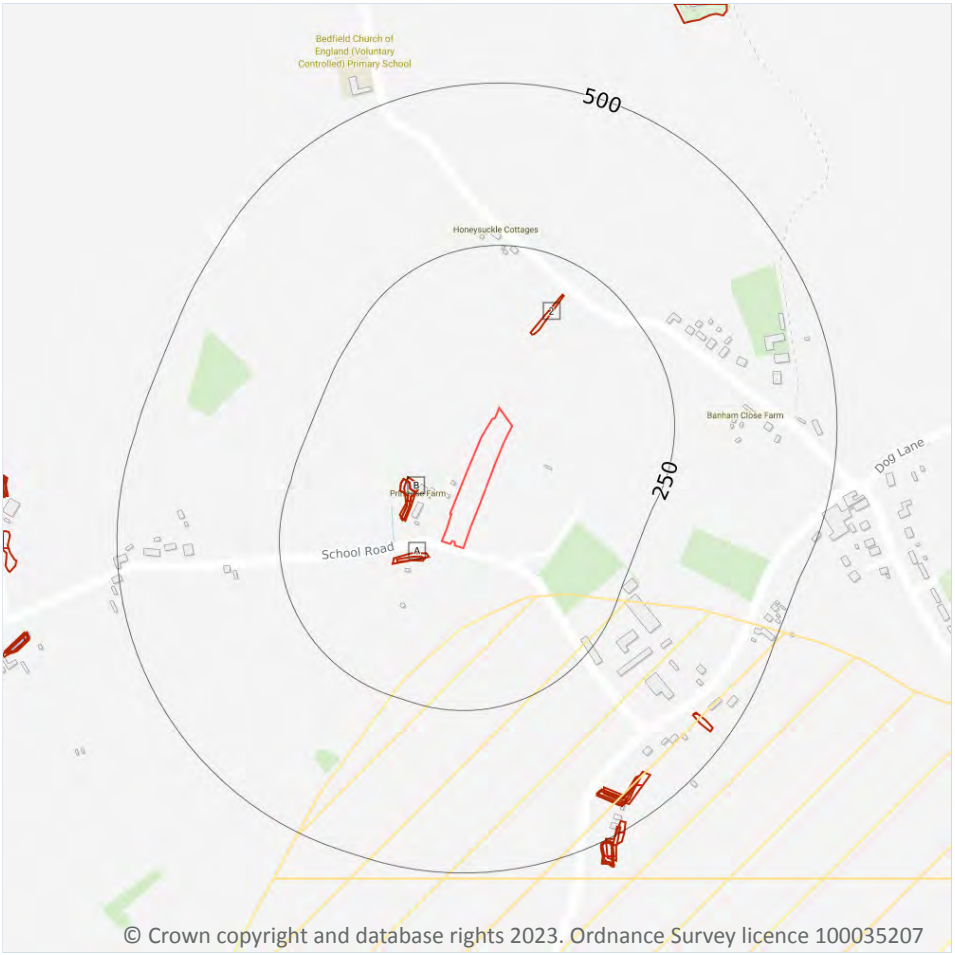
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 72 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	6

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

Features are displayed on the Mining and ground workings map on **page 74 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	30m SW	Pond	1983	1:10000
A	38m SW	Pond	1884	1:10560
B	60m W	Ponds	1983	1:10000
B	62m W	Ponds	1947	1:10560
B	62m W	Ponds	1884	1:10560
2	124m N	Pond	1884	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	2

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

Features are displayed on the Mining and ground workings map on **page 74 >**

ID	Location	Name	Commodity	Class	Likelihood
1	109m S	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
4	509m S	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon

Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 81 >**

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

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
9m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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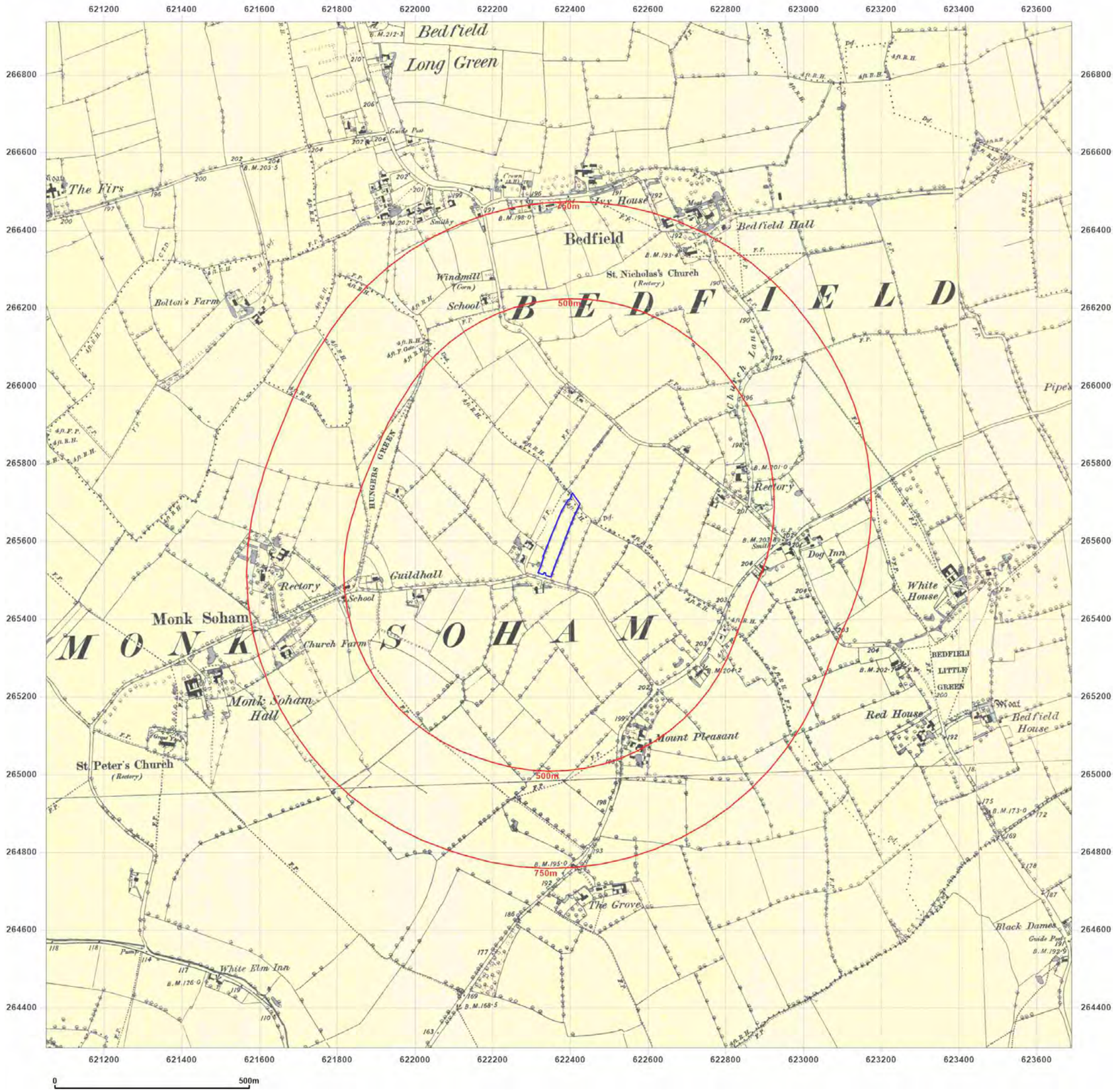
Appendix D

Groundsure Historical Map Pack



Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: County Series

Map date: **1884-1888**

Scale: 1:10,560

Printed at: 1:10,560

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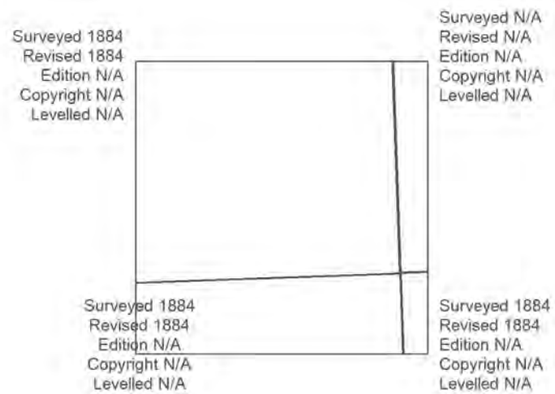

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Map legend available at:
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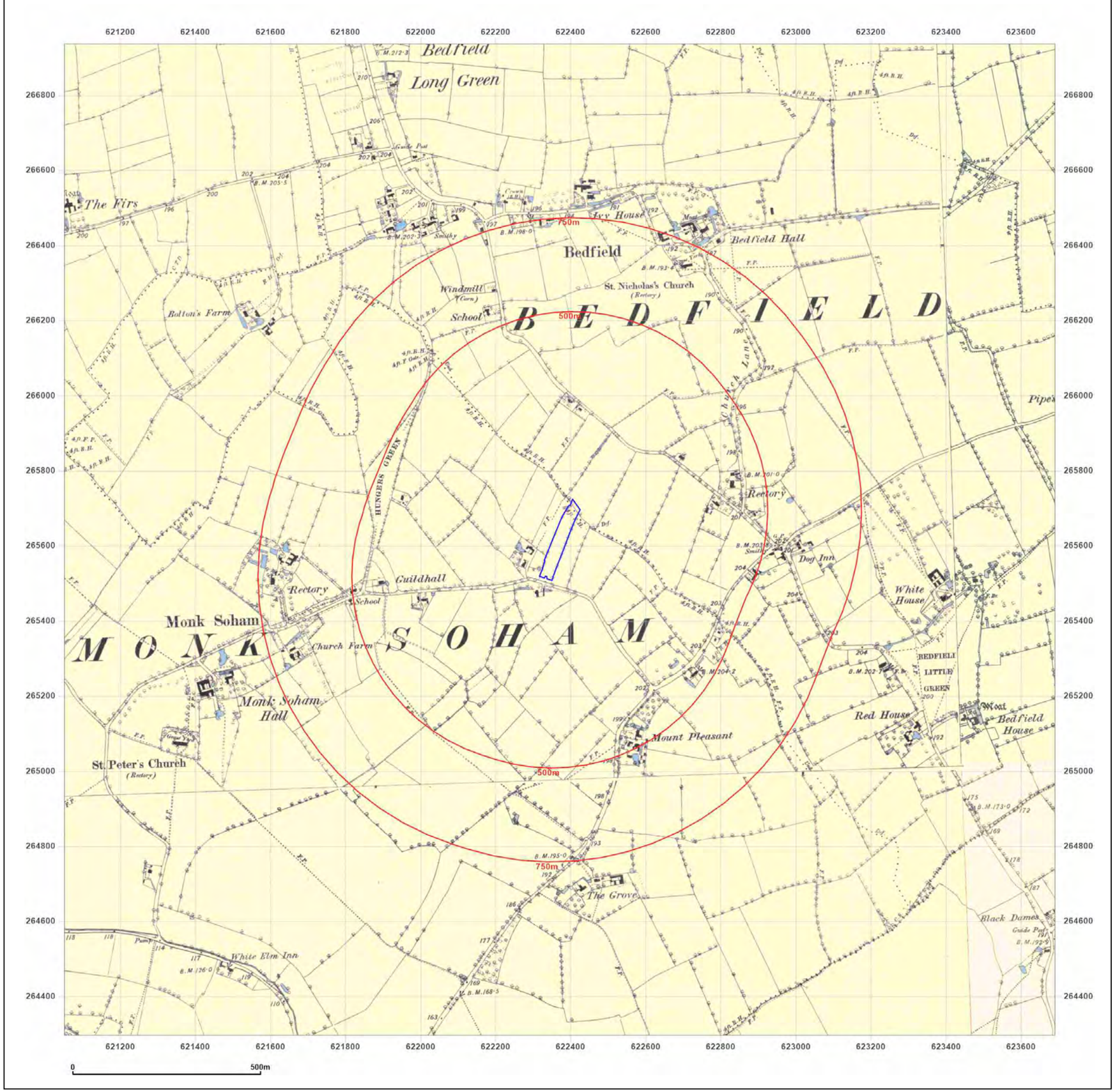

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: County Series

Map date: **1884-1888**

Scale: 1:10,560

Printed at: 1:10,560

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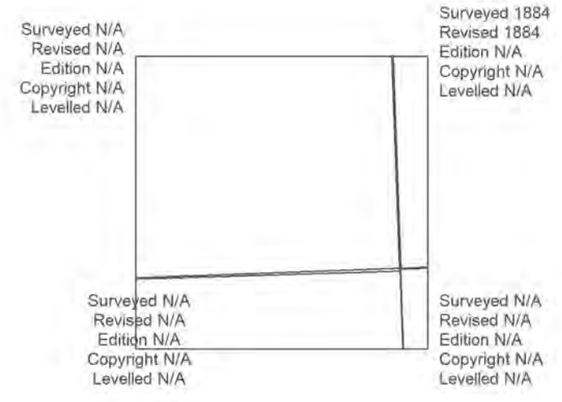

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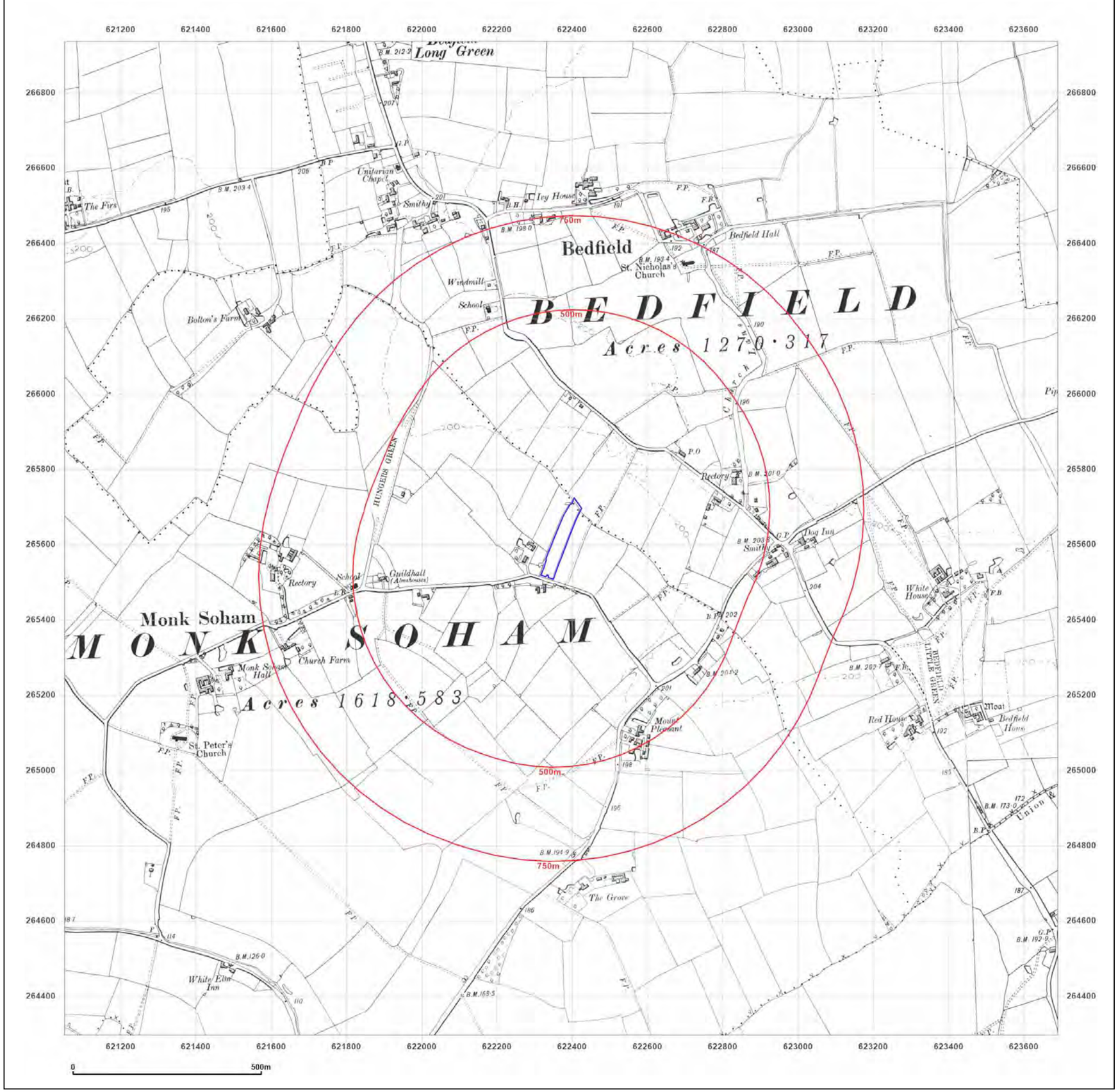

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: County Series

Map date: **1903-1905**

Scale: 1:10,560

Printed at: 1:10,560

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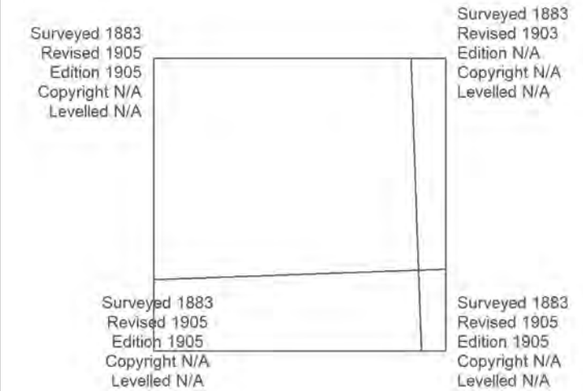

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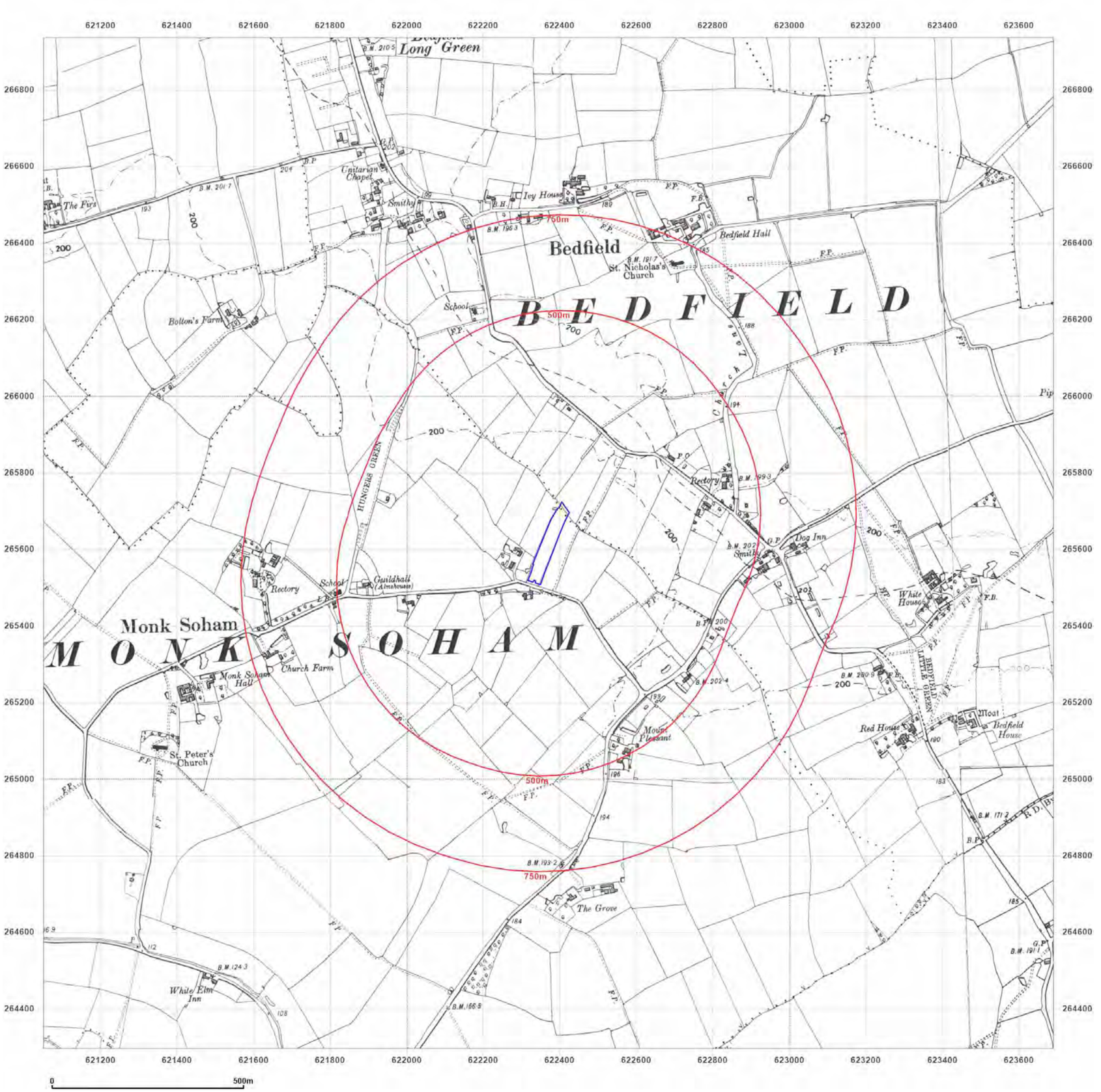

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: County Series

Map date: **1946-1947**

Scale: 1:10,560

Printed at: 1:10,560

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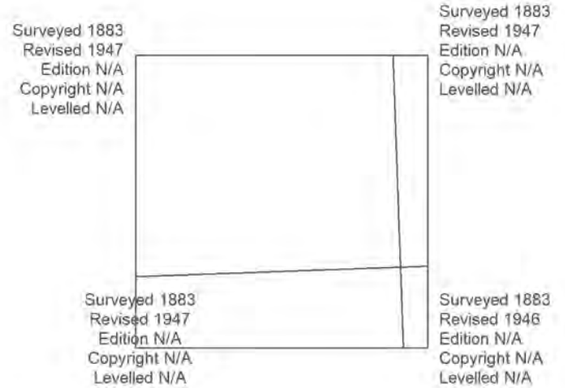

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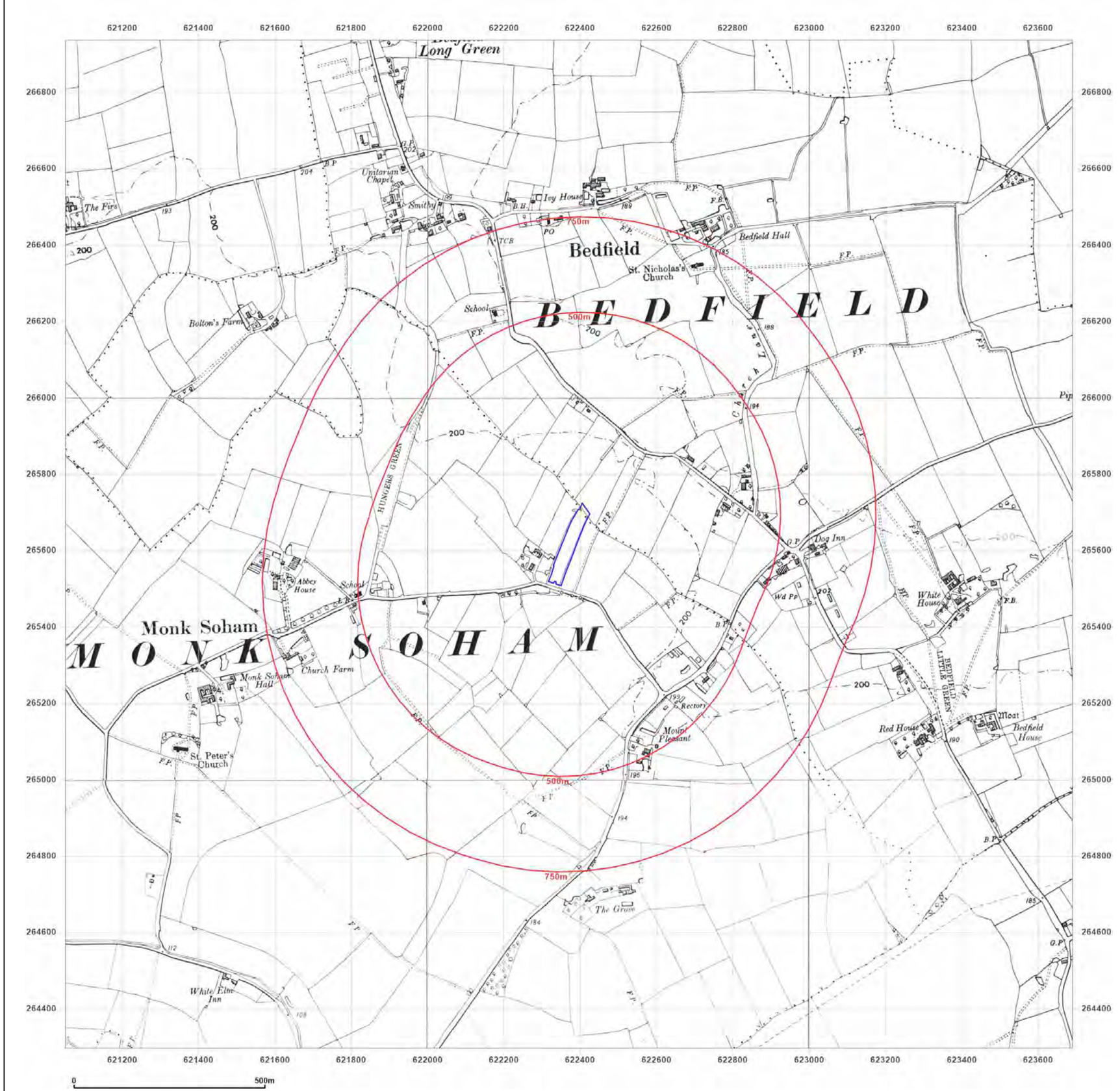

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
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IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: Provisional
Map date: **1952**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed 1952
Revised 1952
Edition N/A
Copyright N/A
Levelled N/A

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Edition N/A
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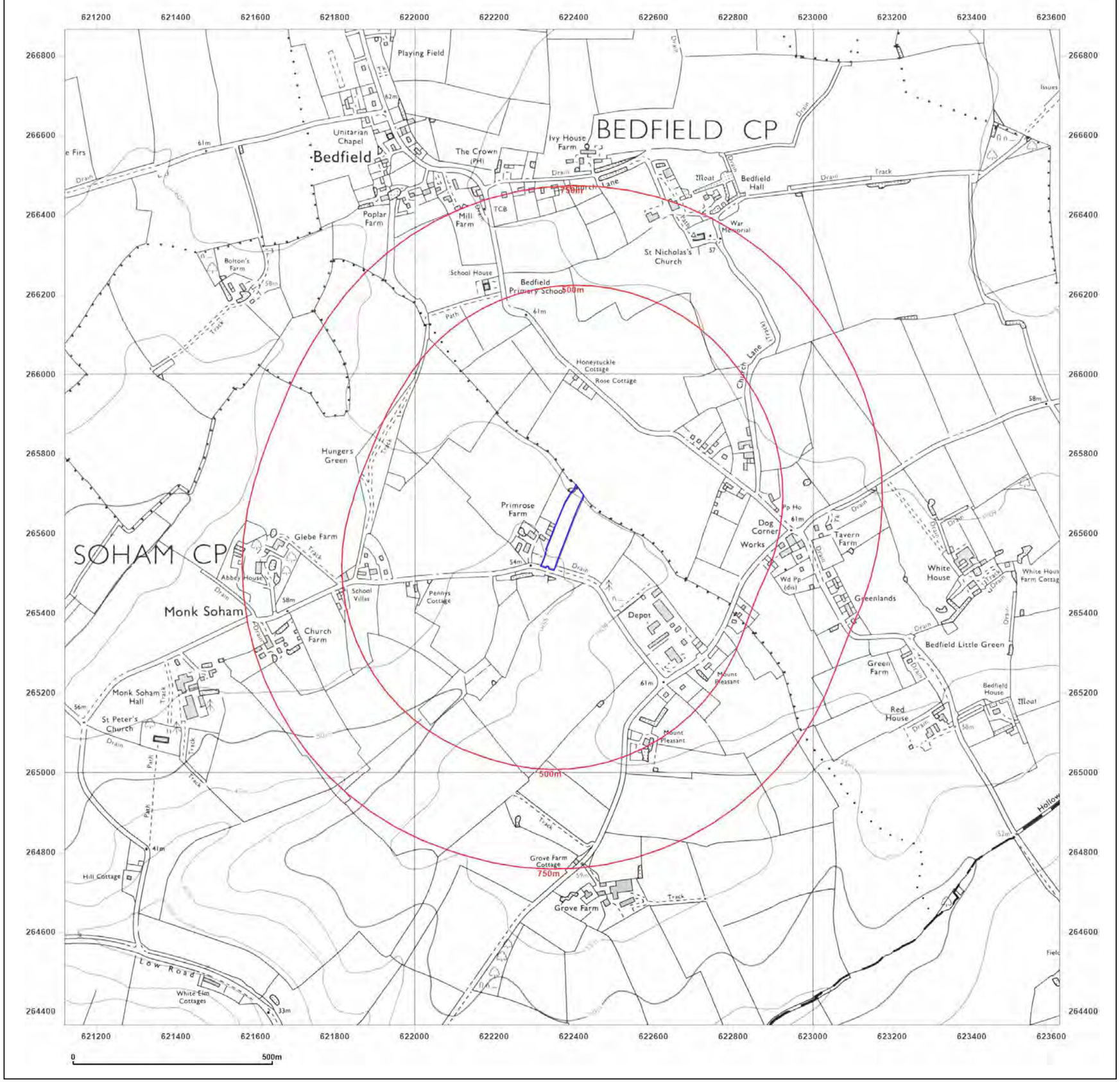

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: National Grid

Map date: **1983**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1978
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1978
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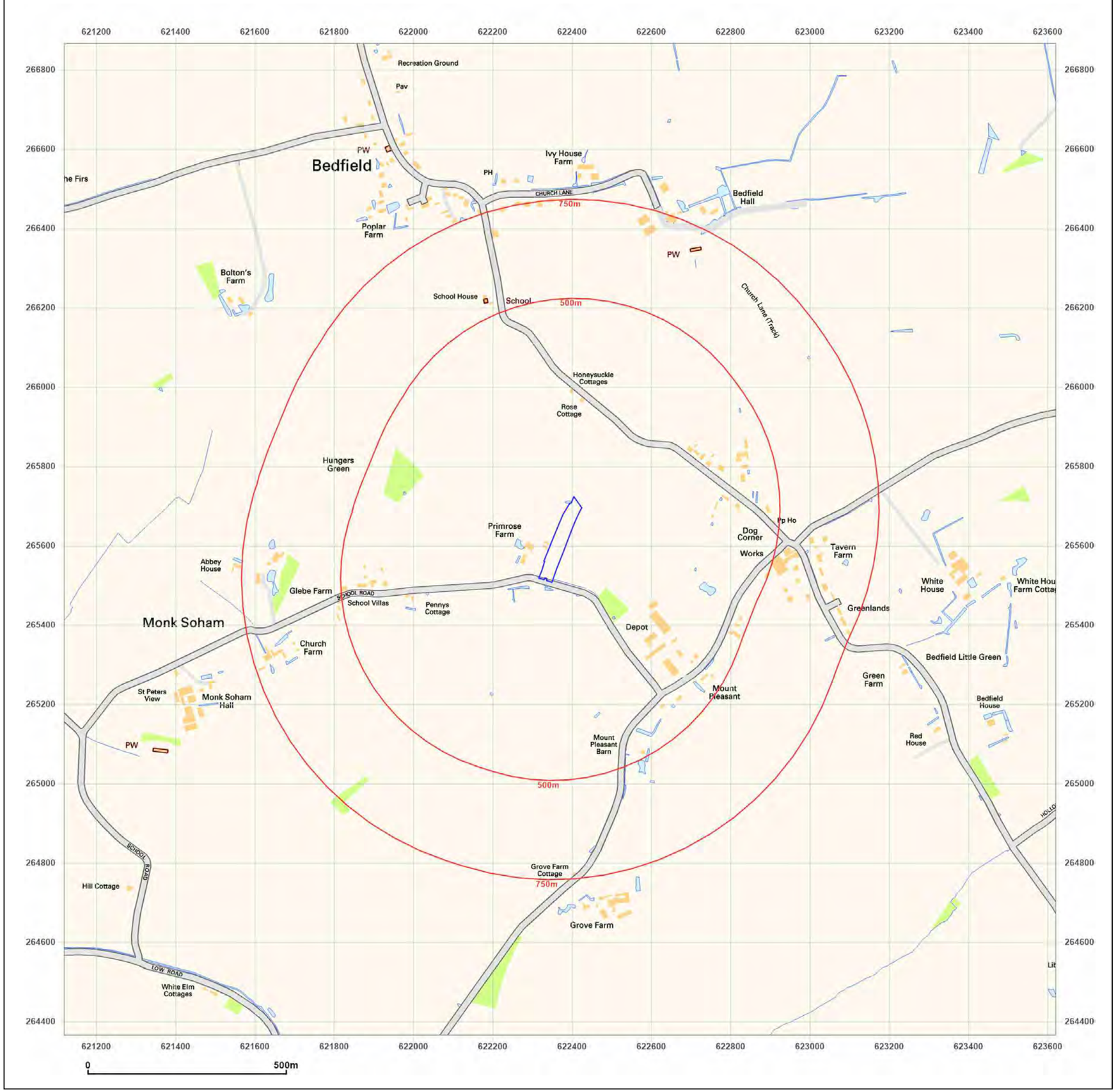

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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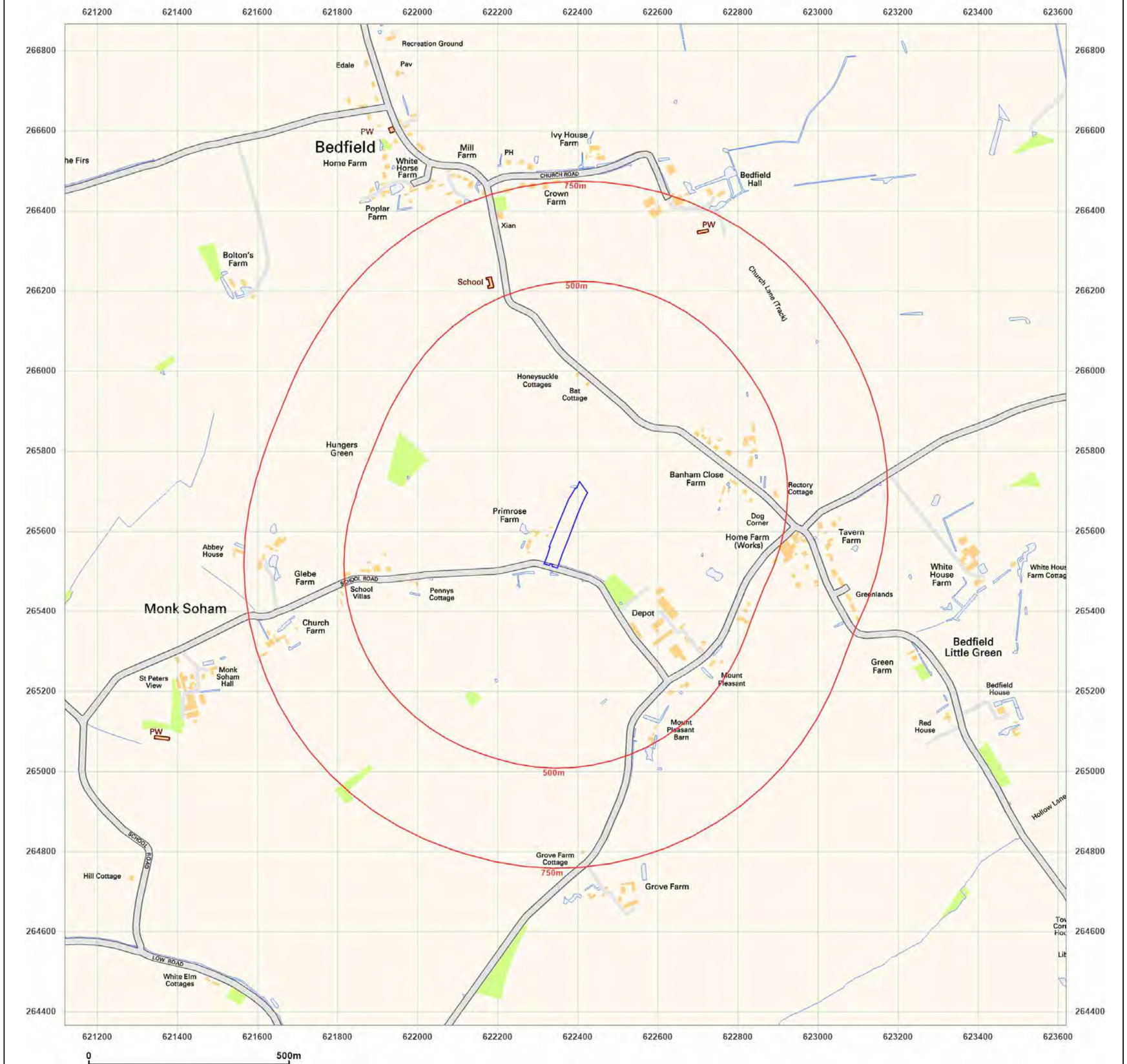

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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Production date: 28 July 2023

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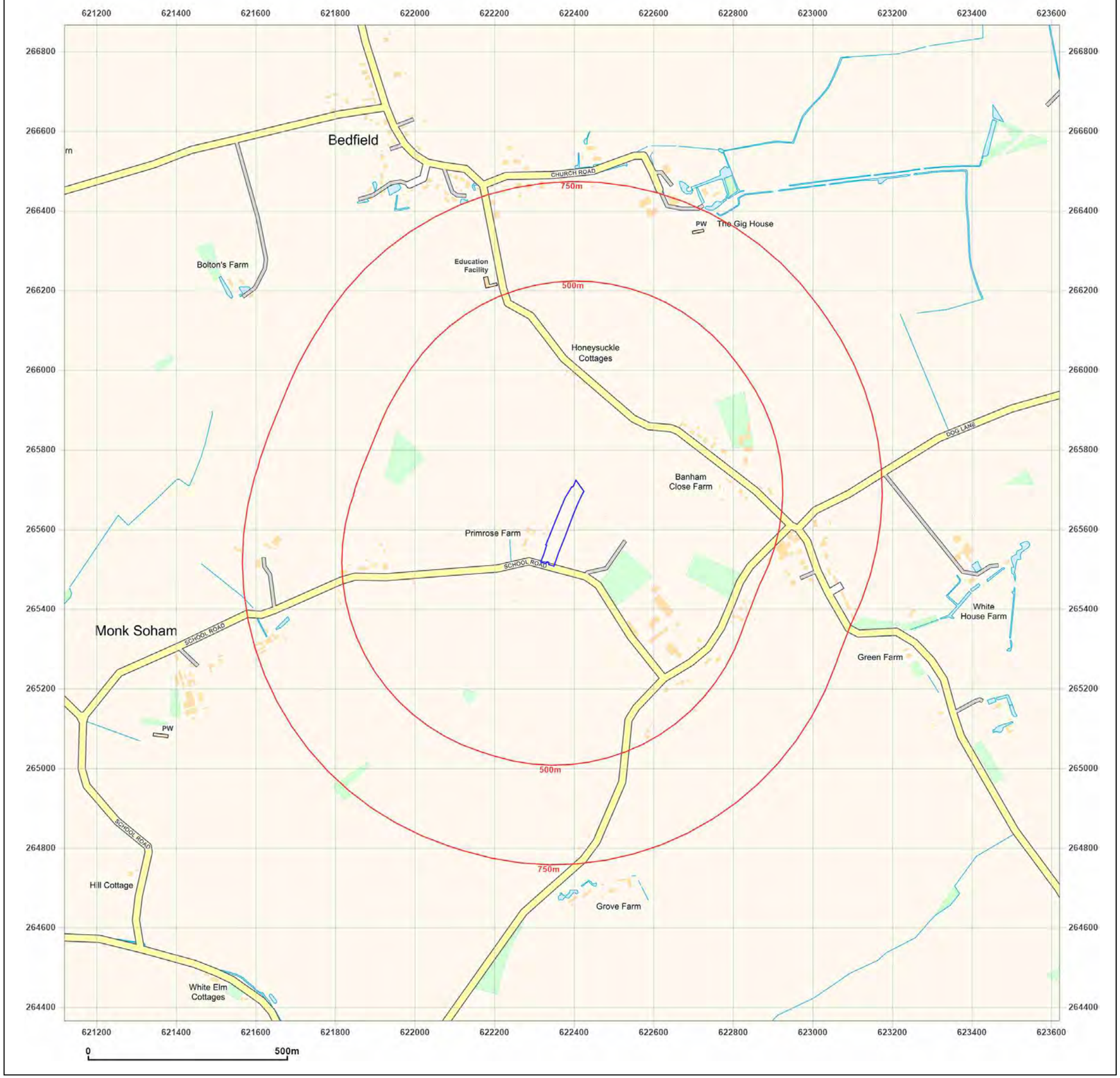

Groundsure INSIGHTS

Site Details:

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IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: National Grid
Map date: 2023
Scale: 1:10,000
Printed at: 1:10,000

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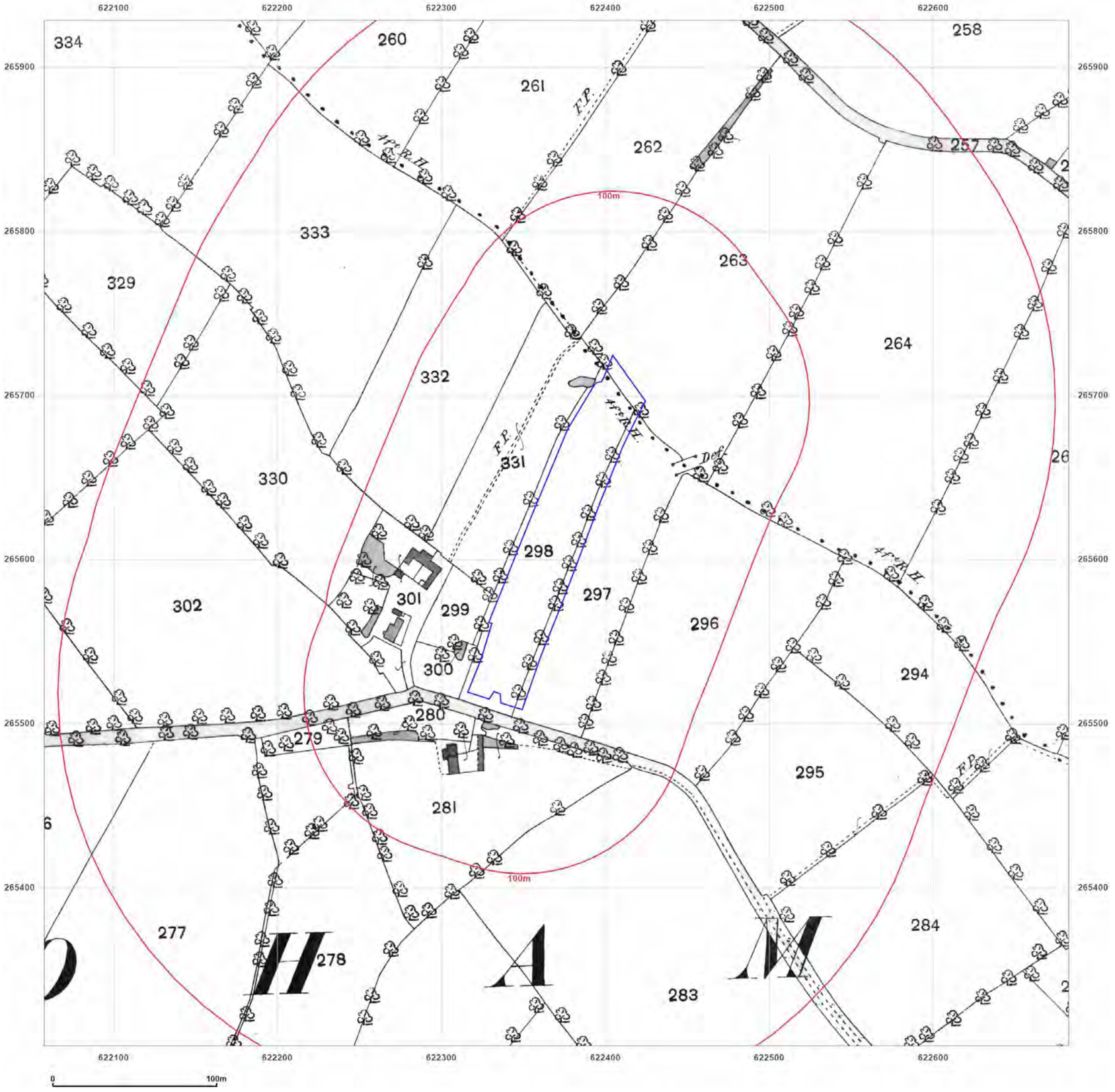

Groundsure INSIGHTS

Site Details:

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SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: County Series
Map date: **1884**
Scale: 1:2,500
Printed at: 1:2,500

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

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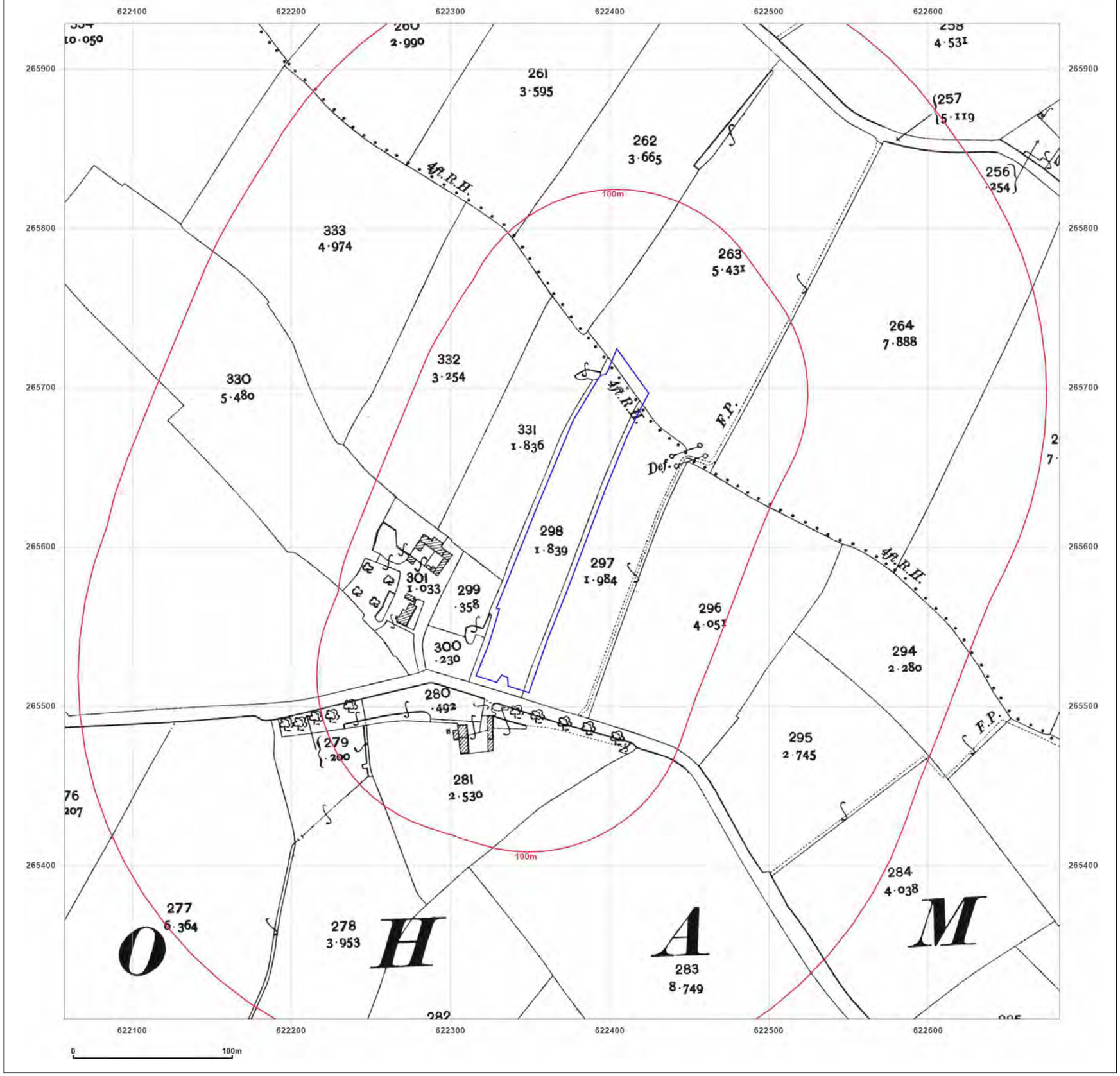

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: County Series
Map date: **1903**
Scale: 1:2,500
Printed at: 1:2,500

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

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Production date: 28 July 2023

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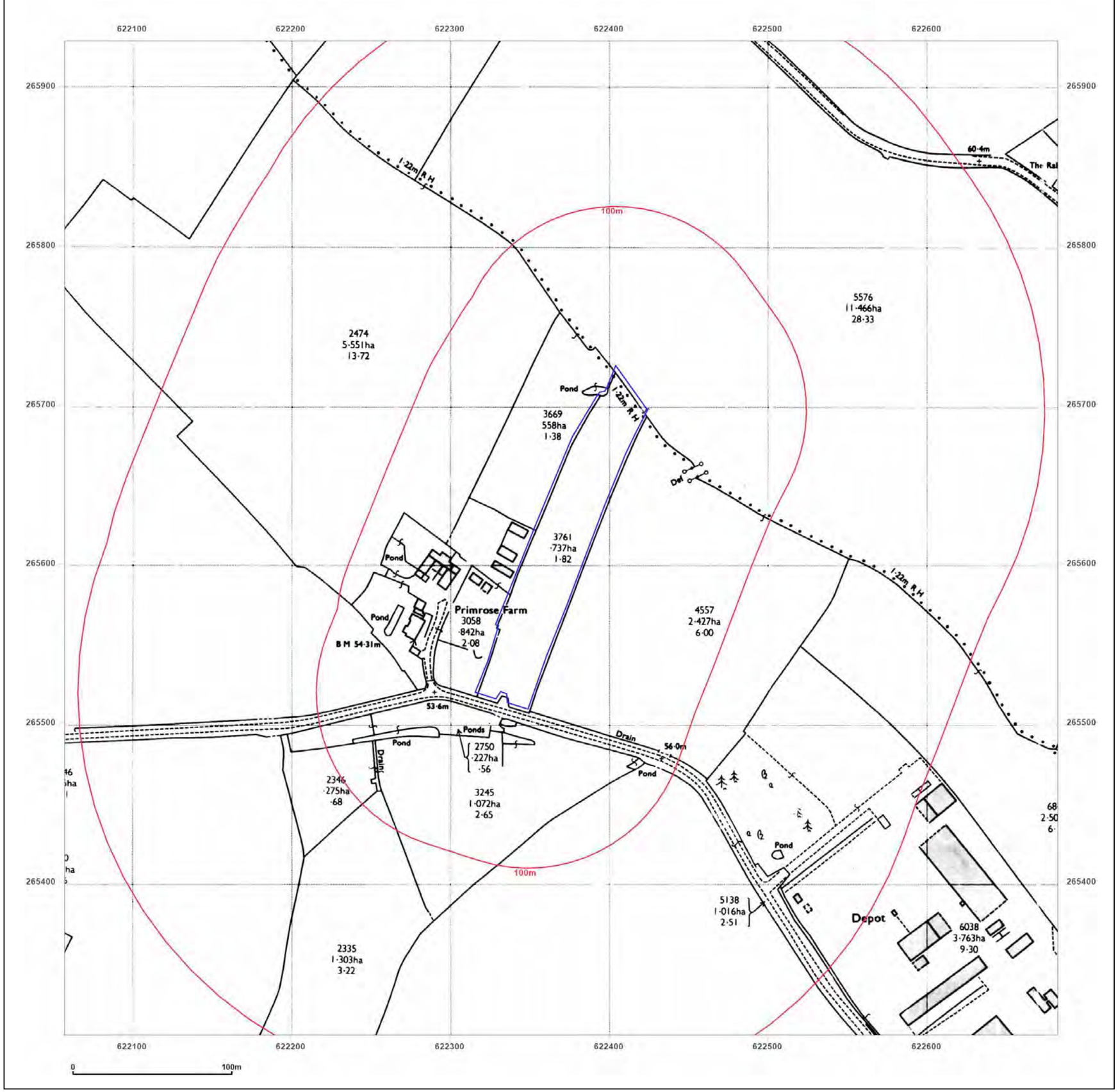

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: National Grid
Map date: **1980**
Scale: 1:2,500
Printed at: 1:2,500

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

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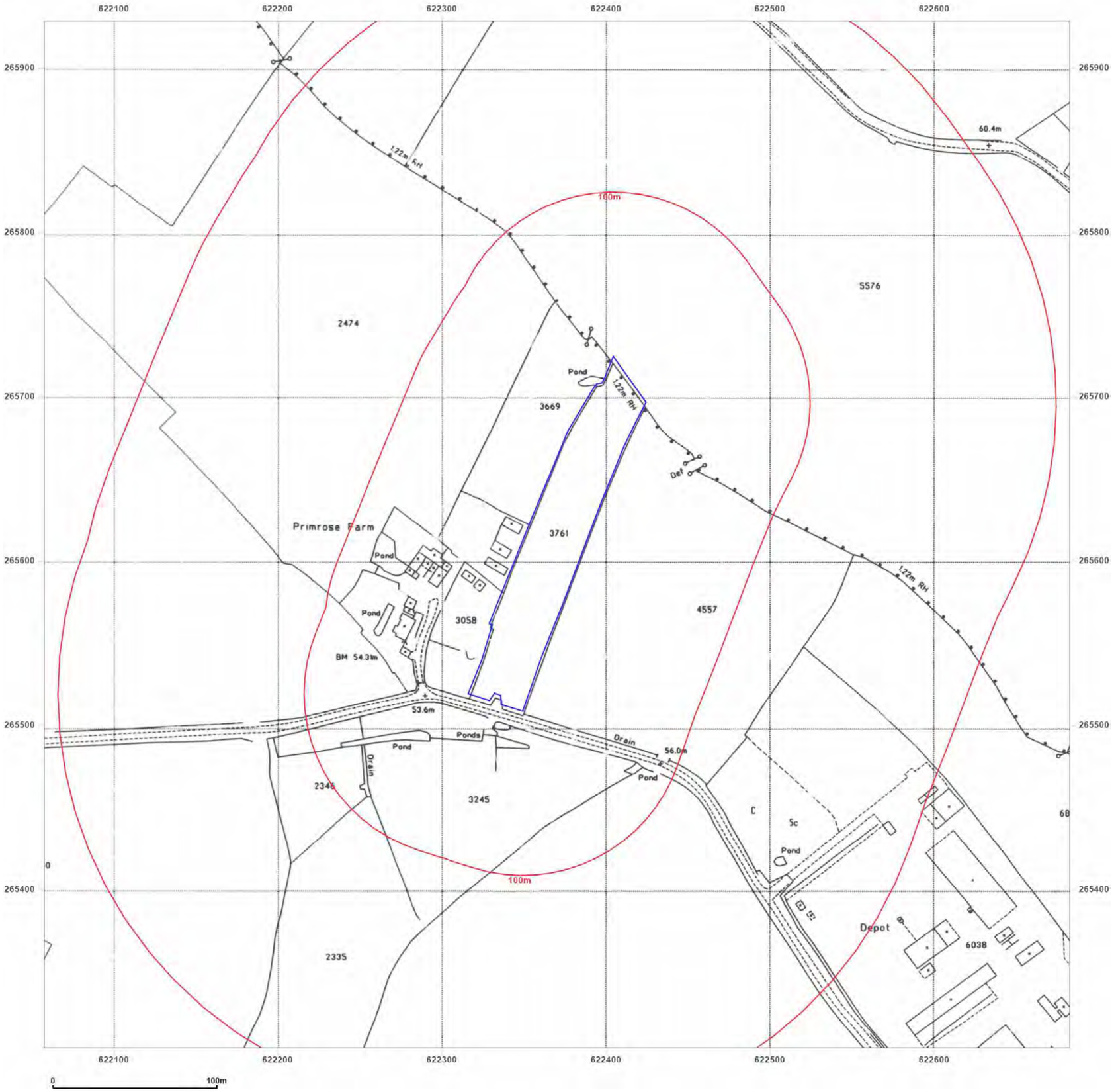

Groundsure INSIGHTS

Site Details:

LAND AT, PRIMROSE FARM,
SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: National Grid
Map date: **1994**
Scale: 1:2,500
Printed at: 1:2,500

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

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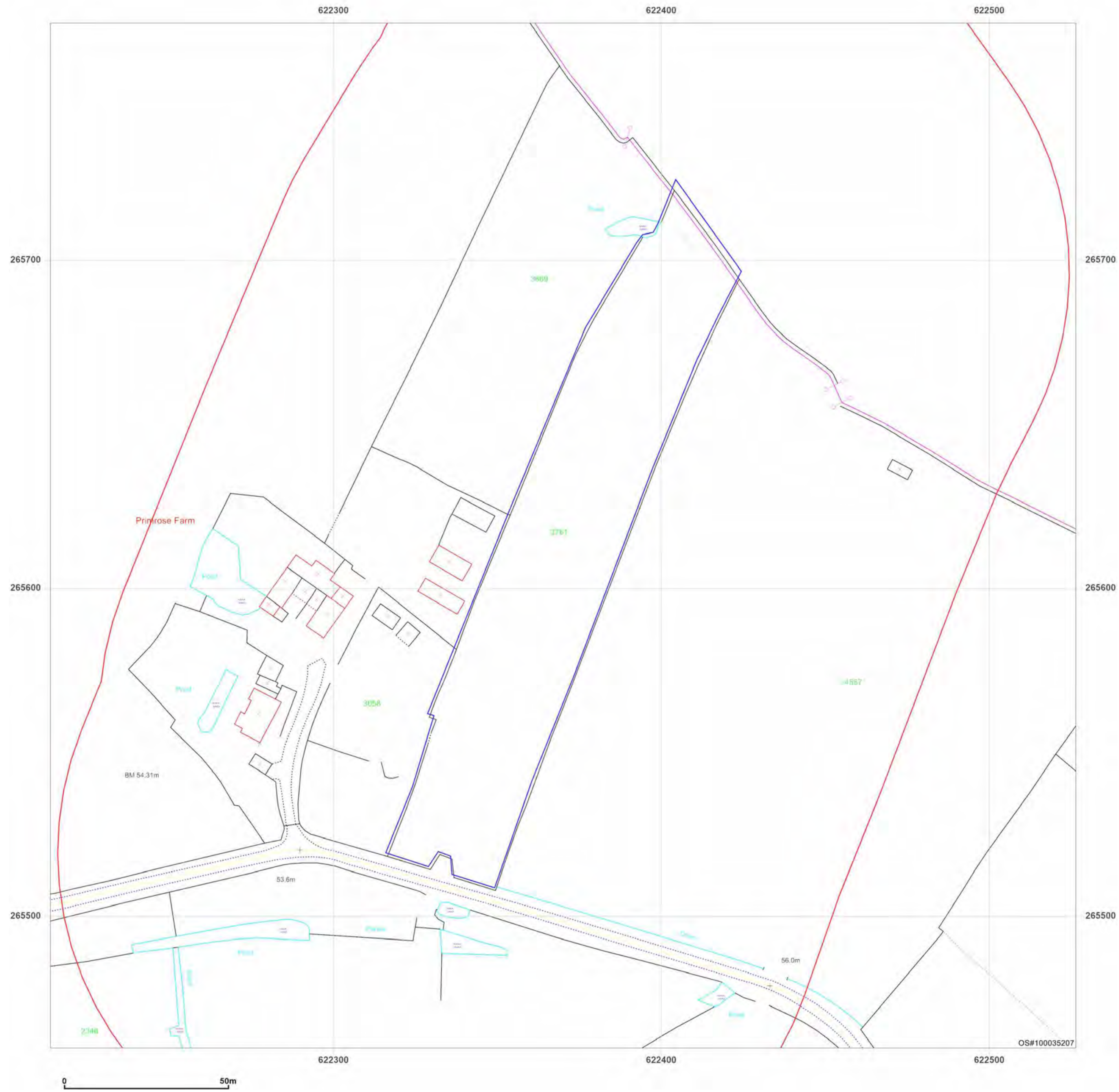

Groundsure INSIGHTS

Site Details:

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SCHOOL ROAD, MONK SOHAM,
IP13 7EN

Client Ref: GSP-2023-2317
Report Ref: GS-6PC-DN6-JYZ-GMQ
Grid Ref: 622370, 265616

Map Name: LandLine

Map date: **2003**

Scale: 1:1,250

Printed at: 1:1,250

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