



Goldfinch
ENVIRONMENTAL LTD

**PROPOSED RESIDENTIAL
DEVELOPMENT
CORNER FARM
GREEN STREET
HOXNE
SUFFOLK**

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DEVELOPMENT
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**GEOENVIRONMENTAL
DESK STUDY**

Report Ref.: 0616/1

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Date:

June 2019

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PROPOSED RESIDENTIAL DEVELOPMENT

CORNER FARM, GREEN STREET

HOXNE

SUFFOLK

1. INTRODUCTION.

1.1 General.

This report describes the findings of a geoenvironmental desk study undertaken by Goldfinch Environmental Limited on the instruction of Mr & Mrs Havers (the Client), via the offices of Roberts Molloy Architects, at a site on the southern side of Green Street, Hoxne, Suffolk.

A site location plan has been included as Figure 1 with the existing and proposed layouts shown in Figure 2a and 2b respectively towards the back of this report to assist the reader.

The Desk Study was required to support a planning application for the development of the site to a residential land use by establishment of new dwellings by conversion of the existing barns.

2. LIMITATIONS.

This report is for the sole reliance and use of the Client. Any Third Party coming into possession of this report relies on it at their risk, unless written permission is expressly sought from, and provided by, Goldfinch Environmental Limited. The author owes them no duty of care and skill. Goldfinch Environmental Ltd accepts no responsibility or liability for the consequences of this document being used for purposes other than that for which it was commissioned and the assessments provided herein should not be relied on as a legal opinion.

The findings and opinions expressed are relevant to the time of the site visit and information review and should not be relied upon to represent conditions at substantially later dates. The assessments and opinions given in this report are based upon information available at the time of the report. Where additional information comes available which may affect or identify a need to review our conclusions or assessments we request the opportunity (and reserve the right), to review the information and where warranted, modify our assessment / opinion in part or wholly, accordingly.

The purpose of this desk study report was to determine the historical use of the site and adjacent areas from searches of Public Registers and a review of available historical maps and included a site reconnaissance ('walkover') survey together with brief internet searches. The outcome of these activities is described below and this information was used to construct a conceptual model for the site from which a risk assessment was completed in the context of the proposed residential development of the site.

The risk assessment was based on the source-pathway-receptor framework, with respect to the geoenvironmental condition of the site in the context of various sensitive receptors. Goldfinch Environmental Ltd have based this desk study upon the sources given in this report, and believes them to be reliable but cannot and does not guarantee the authenticity or reliability of the data it has relied upon.

This desk study does not include any geotechnical considerations pertaining to the site as these were outside the agreed brief.

The recommendations given in this report are based on guidance and best practice in place at the time of issue of the report, the information available at the time of the investigation, the nature of the indicated proposed development and associated end user behaviour patterns. Should any of the foregoing change at any time, then this report should be reviewed in the context of proposed changes.

The absence of indicators in search data, or from on site observations does not rule out their presence in other parts of the site. This desk study report has been based on information supplied in the 'GroundSure' report and its component parts included at Appendix 1 towards the back of this report, discussions with the Client and in-house searches.

3. LEGISLATIVE & REGULATORY SETTING.

The Environmental Protection Act of 1990 created the framework for the identification and remediation of contaminated land. The Act defines “contaminated land” as any land, which appears by the Local Authority to be “in such a condition, by reason of substances, in, on, or under the land that significant harm is being caused or there is significant possibility of such harm being caused, or, pollution of Controlled Waters is being, or is likely to be, caused”.

Land potentially affected by ‘contamination’ is a material consideration for planning purposes together with its relationship with ‘regulatory intervention’ (Part IIa), and ‘voluntary’ investigation (which includes redevelopment of sites which may be affected by contamination). The Model Procedures (CLR-11, Environment Agency 2004), provide a generic framework indicating key technical activities applicable in each of these contexts.

The management of land contamination broadly comprises three components that are identified as ‘Risk assessment’, ‘Options appraisal’ and ‘Implementation’. These, in turn, determine if any *unacceptable* risks exist, ascertain the most appropriate remediation strategy for the site and, finally, demonstrate that the strategy will be effective.

In accordance with this and other current guidance, where a ‘land quality’ risk assessment is required each ‘Relevant Pollutant Linkage’ (RPL, formerly referred to as “source-pathway-receptor” framework), is separately identified and a level of risk attached. This is documented in the form of a ‘Conceptual Model’.

The outcome of the assessment of established, plausible relevant pollutant linkages is used to determine qualitatively the need for further investigation, or remediation with ensuing mitigation of the determined unacceptable risk. (In accordance with the Model Procedures and Regulatory preference, detailed remedial measures should be provided in a separate phase).

The risk assessment takes account of the local environment, end user behaviour patterns, and the nature of the development in relation to proven ‘unacceptable’ risk. This is the approach advocated by current guidance (CLR-11 and BS10175 etc), and therefore has been adopted in the assessment of this site.

4. SITE LOCATION AND DESCRIPTION.

4.1 Introduction

A site visit was carried out during 21 May 2019 the purpose being to:-

- I. Collect additional/relevant information about the site its environs and any site-specific potential contaminants, pathways and receptors.
- II. Record any aspects of the site not revealed by documentary searches. (e.g. the presence of above- or belowground hydrocarbon storage tanks.).
- III. Collect any information that will assist in the planning of any subsequent phases of field investigation where the Desk Study deems this is necessary.

Approximate Grid Reference ⁶19078, ²77034 refers.

The site comprised an irregularly-shaped plot of land on the southwestern side of the junction of Green Street and Wittons Lane to the east of the village of Hoxne, Suffolk.

Topographic levels at the site, by visual inspection, appeared to change little across the site.

At the time of the site walkover survey the site was capped with hard cover of concrete access roadways, external 'yard' areas and building footprints with, outside of these areas compacted gravel. In the northwest of the site was a strip of dense vegetation, which had partly overgrown a small shed in that part of the site. Soft plant growth and soil areas were relatively sparse elsewhere across the site and were limited a small proportion of the central areas of the site around the buildings and to the periphery of the site and in patches where 'self-set' weed growth could be seen in the external concrete hard cover. This aspect of the site can be seen [in part at least] in Photograph 1 and 2 below.

The images below have been recorded on Figure 1 to assist the Reader with direction of view noted by the arrowhead.

4.2 Buildings

The buildings at the site were mainly located in the east of the site with [four] long, low structures located in the west of the site which can be seen in Photograph 2 below.

The buildings in the west of the site had been constructed from a mixture of materials over concrete slab floors with some of the roofing formed from cementised corrugated panels which may have a low asbestos content.



Photograph 1: View of the South Eastern Part of the Site.



Photograph 2: View of the Western Part of the Site.

The buildings in the western part of the site were empty had been in agricultural use although at the time of the walkover survey they showed no sign of “recent use”. There were no olfactory indicators of the presence of potential contamination noted in any of the nearby exposed soils or surfaces.

The buildings in the eastern part of the site were mainly of concrete block and brick construction, again over concrete floorslabs, although some of the elevations contained corrugated metal cladding and corrugated cementised panelling as can be seen in Photograph 3 and 4 below.



Photograph 3: View of the Centre-East of the Site.



Photograph 4: View of the Centre-East of the Site.

The buildings shown above, some of which were internally subdivided to accommodate livestock, were largely empty but did accommodate occasional items, which included a trailer, occasional concrete slabs, timber, plastic trays, textiles, occasional stepladders and a barbecue.



Photograph 5 above shows the two buildings in the southeastern part of the site. The building in the right of the image lies outside the application area and for the purposes of this report should be discounted from any further assessment.

The building in the centre of Photograph 5 was of mixed material construction, which comprised brick, concrete block, timber and metal cladding, with a roof formed from corrugated cementised panelling. These two buildings were being used to store a variety of items, which included, a vehicle, a threshing machine, yealms of straw, hazel spars, bicycles, metalwork, thatchers netting and coppiced hazel ready split for making the referred spars which would then be used for holding thatch in place. Some of these items can be seen in Photograph 6 and 7 below.



Photograph 6: Internal View of the Southeastern Building.



Photograph 7: Internal View of the South Eastern Building.

4.3 External Areas

An aboveground gas storage container was noted in the western part of the site.

Nearby but to the east of the gas container was a possible underground fuel tank evidence suggesting this was noted in the form of a red feature signed 'BP' and '153A' as can be seen in Photograph 9 below.



Photograph 9: View of the Possible Tank In the Western Part of the Site.

From the approximate site centre a concrete road led west to provide vehicle [or pedestrian] access to the buildings in the western part of the site. At the time of the site walkover survey there was no evidence of feed lines leading into or out of this feature although as can be seen in the image above, this location like other parts of the site was densely overgrown.

4.4 Concluding Remarks To Section 4

Following visual inspection of the site there were no notable features with regard to land contamination. In addition, although the site had been subject to previous 'development' there was no apparent evidence of:~

1. The presence of Made Ground other than hard surfaced areas and building footprint as referred above.
2. The presence or storage of potentially leachable materials/chemicals, other than the possible tank referred in Section 4.3 of this report.
3. Demolition or dispersal of contaminated rubble or other materials.
4. Importation of potentially contaminated fill onto the site.

5. SITE HISTORY.

5.1 Historical Maps.

Where the attached maps are compiled from a composite of editions, the year of map upon which the majority of the site may be found is quoted below. These are reproduced at Appendix 1. Annotation, as it appears on the maps, is indicated by italics.

Land use in excess of 250m from the site is considered of potentially negligible to low risk to the application site and on that basis is generally excluded from the summary provided below (unless record review by this author suggests otherwise). However, should the reader require this additional detail, full disclosure records are included in Appendix 1 towards the back of this report.

(The reader should note at this point that occasionally on the older map editions the site boundaries can be slightly 'shifted' relative to more recent maps.).

1884 Edition {County Series - Scale 1:2 500}

The site was shown as a partially developed plot of land in a rural setting close to the northeast of the village of Hoxne. Development at the site was located in the eastern part of the site and comprised several closely-grouped buildings. Map annotation provided no details regarding their purpose or function.

Surrounding land was sparsely developed.

1884-5 Edition {County Series - Scale 1:10 560}

There were no apparent changes to the site [*Author Note: although it is possible that the southeastern corner of the site had undergone minor development - map detail is insufficiently clear to be definitive*] or its immediate environs.

1885 Edition {County Series - Scale 1:10 560}

There were no further apparent changes to the site at this scale of mapping.

There were no apparent change to the immediate environs of the site at this scale of mapping.

1903 Editions {County Series - Scale 1:2 500 & 1:10 560}

There were no apparent further changes to the site at this scale of mapping.

There were no apparent changes to the immediate environs of the site in the context of land quality at this scale of mapping.

1903-4 Edition {County Series - Scale 1:10 560}

There were no apparent changes to the site or its immediate environs.

1904-5 Edition {County Series - Scale 1:10 560}

The site and its immediate environs were not shown on this map edition.

1947 Edition {County Series - Scale 1:10 560}

The site and its immediate environs were not shown on this map edition.

1952 Edition {Provisional - Scale 1:10 560}

There were no apparent changes to the site or its immediate environs.

1958 Edition {Provisional - Scale 1:10 560}

There were no apparent changes to the site or its immediate environs.

1975-6 Edition {National Grid - Scale 1:2 500}

The site had undergone development as shown by a change in the number and layout of structures across the site. The layout shown on this map edition now approximated to that noted at the time of the site walkover survey on 21 May 2019.

The immediate environs of the site had possibly undergone further development at this scale of mapping.

1977 Edition {National Grid - Scale 1:2 500}

There were no apparent changes to the site or its immediate environs.

1982-3 Edition {National Grid - Scale 1:10 000}

There were no apparent changes to the site or its immediate environs.

1982-3 Edition {National Grid - Scale 1:10 000}

There were no apparent changes to the site or its immediate environs.

1994 Edition {National Grid - Scale 1:2 500}

There were no apparent changes to the site.

There were no apparent changes to surrounding land. However this does not preclude minor development having taken place.

2002 Edition {Raster - Scale 1:10 000}

There were no apparent changes to the site.

There were no apparent changes to the immediate environs of the site.

2010 Edition {National Grid - Scale 1:10 000}

There were no further changes to the site.

There were no apparent changes to the surrounding environs with respect to land contamination.

2014 Edition {National Grid - Scale 1:10 000}

There were no apparent changes to the site or surrounding environs with respect to land contamination.

5.2 Public Registers.

A search of public register information has been made using an Internet-based system. A disclosure report is reproduced at Appendix 1. The following commentary is restricted to entries within a 250m search radius of the site. Appendix 1 should be referred to for details on entries beyond of this range.

5.2.1 Historical Industrial Sites

There were no records for the category 'Potentially Contaminative Uses identified from 1:10 000 scale mapping' within this dataset for the referred search radius.

There were twelve records for the category 'Potentially Infilled Land' within this dataset for the referred search radius. Supplied information indicated one of these was for the site and the remaining eleven were located between approximately 15 and 53m distant from the site and were given as '*Pond(s)*'.

5.2.2 Environmental Permits, Incidents and Registers.

There were no pertinent records within this dataset for the referred search radius.

5.2.3 Landfill and Other Wastes.

There were no records within this category.

5.2.4 Current Land Uses.

There was one record within this category. Supplied information indicated this was located approximately 38m distant from the site and was given as '*Water Pumping Station*'.

5.2.5 Geology.

There were records '*Identified*' within the category 'Superficial Ground and Drift Geology present beneath the site'. Supplied information indicated the site underlain by Lowestoft Formation (Diamicton).

The Bedrock & Solid Geology was given as Norwich Crag Formation (Sand).

5.2.6 Hydrogeology and Hydrology.

For the category 'Are there any records of Strata Classification in the Superficial Geology within 500m of the site' an '*Identified*' response was provided. Supplied information indicated the site was underlain by a '*Secondary*' aquifer.

For the category 'Are there any records of Strata Classification in the Bedrock geology within 500m of the site' an '*Identified*' response was provided. Supplied records showed that the site was underlain by an '*Principal*' Aquifer.

5.2.7 Flooding.

There were Environment Agency Flood Zone 2 floodplains within 250m of the site.

There were Environment Agency Flood Zone 3 floodplains within 250m of the site.

There was a 'Very Low' risk of flooding from Rivers and Sea for the site.

There were no Flood Defence areas within the search radius of 250m for the site.

There were no areas benefitting from Flood Defences within 250m of the site.

There were no areas used for Flood Storage within 250m of the site.

For the category 'What is the maximum BGS Groundwater Flooding Susceptibility within 50m of the study site'. The response '*Limited Potential*' was given in the supplied information.

For the category 'What is the BGS confidence rating for the Groundwater Flooding susceptibility areas' the provided response was '*Low*'.

5.2.8 Radon.

Searches indicated that the site is in an area where less than 1% of properties are above the 'Action Level' therefore radon protection measures are not necessary in extensions and new dwellings.

6. PRELIMINARY QUALITATIVE RISK ASSESSMENT.

6.1 Introduction.

There are three factors that are taken into account whilst undertaking a qualitative risk assessment. These have been described in Section 3 of this document. At the time of this report, the site had been proposed for residential development.

6.2 Conceptual Model.

Source (s) (Potential)	Pathway	Target	Risk
<p>Soil:</p> <p>The site was shown as a partially developed site on the 1884 map edition, with further development shown on the 1975-6 map edition with no further changes to the time of the site walkover survey carried during 21 May 2019 by this Author.</p> <p>There were no [plausible] site-specific indicators of potential soil-borne contamination other than the possible tank shown in Photograph 9 included in Section 4 of this report.</p> <p>Visual and olfactory indicators of potential contamination immediately nearby off site were not noted.</p>	❖ Dermal contact, ingestion and inhalation	<ul style="list-style-type: none"> • Present users • End users • Construction workers • General public 	<ul style="list-style-type: none"> • Low • Low-Med • Low-Med • Low
	❖ Wind erosion and atmospheric dispersion	<ul style="list-style-type: none"> • Adjacent properties • General public • Ecological Systems • Archaeological Sites & Monuments 	<ul style="list-style-type: none"> • Low • Low • Low • n/a
	❖ Leaching	<ul style="list-style-type: none"> • Adjacent properties • Shallow groundwater • Services/construction materials • Plant life • Surface water • Ecological Systems • Arch. & Monuments 	<ul style="list-style-type: none"> • Low • Low • Low • Low • Low • Low • Low
<p>Shallow groundwater:</p> <p>The site overlies 'Secondary' and 'Principal' aquifers, which were not considered to be pollution sources.</p>	❖ Groundwater migration	<ul style="list-style-type: none"> • Adjacent properties • Deep groundwater • Services/construction materials • Plant life • Ecological Systems • Archaeological Sites & Monuments 	<ul style="list-style-type: none"> • Low • Low • Low • n/a • Low • Low
	❖ Dermal contact, ingestion and inhalation	<ul style="list-style-type: none"> • Present users • End users • Construction workers • General public 	<ul style="list-style-type: none"> • Low • Low • Low • Neg-Low
<p>Gas:</p> <p>Measurable (background) concentrations of ground gas would not (reasonably) be anticipated to be present as a result of historical site use or the underlying natural geology.</p>	<ul style="list-style-type: none"> ❖ Direct inhalation ❖ Soil migration ❖ Services migration 	<ul style="list-style-type: none"> • End users • Construction workers • Buildings • Ecological Systems • Arch. Sites & Monuments 	<ul style="list-style-type: none"> • Low • Low • Low • Low • Neg
<p>Negligible Risk Defined as the site should be considered suitable for present or future use and environmental setting. Contaminants unlikely to be present, which might have unacceptable impact on key targets.</p> <p>Low Risk Defined as the site should be considered suitable for present or future use and environmental setting. Contaminants may be present but unlikely to have unacceptable impact on key targets.</p> <p>Medium Risk Defined as the site may not be suitable for present or future use and environmental setting. Contaminants are probably present and might have unacceptable impact on key targets.</p> <p>High Risk Defined as the site is probably or certainly not suitable for present or future use and environmental setting. Contaminants probably or certainly present and likely to have an unacceptable impact on key targets.</p> <p>Notes: n/a = not applicable</p>			

The risk assessment follows below:-

6.3 Targets.

Potential targets, in the context of the risk assessment (based on the relevant pollutant linkage), where a plausible pathway can be proven, are discussed as follows.

At the time of this report, the proposed scheme comprised residential development.

6.3.1 Human Health (Site Users & Construction Workers)

The site had a limited documented development history as described, which included its establishment. There is the potential for the presence of limited thicknesses of Made Ground in the form of concrete hardstanding within former building footprint(s) and access roads, which would have provided a physical barrier between any potential sources of contamination resulting from on site activities thus protecting the underlying soils.

It is further reasonably considered that the Made Ground would be 'inert' and therefore not a source of contamination itself. However, a possible below-ground tank was noted (see Photograph 9) in the western part of the site and due to the unknown status of this further assessment may be required by the Regulator.

Based upon the foregoing and the final paragraph of this report, regarding 'unanticipated contamination:-

A Low-Medium risk has been identified until the status of the tank has been determined.

6.3.2 Services and Construction Materials

6.3.2.1 Concrete & Potable water supplies.

Adverse effects on services and construction materials may be anticipated where soils are impacted by localised raised/lowered pH values, PAH's, TPHs and metals contamination and where these are present in Made Ground materials. However, in this instance and based on the absence of Made Ground and the foregoing:-

A Low risk has been identified.

6.4 Landscaping & Planting

Based on the foregoing a 'Low' risk is presented to this receptor from the Made Ground present at the site.

6.5 Groundwater (Controlled Waters)

The site is underlain by 'Secondary' and 'Principal' Aquifers. However, there remains the potential for small quantities of perched groundwater in any superficial fills (or Made Ground), where these are present. However, searches indicated in this instance that the presence of significant thicknesses of Made Ground would not be reasonably anticipated given the documented history of the site.

A Low risk to deeper groundwater has been identified.

6.6 Ground Gas

Measurable concentrations of soil gases (predominantly carbon dioxide) would not be reasonably anticipated to be present as a function of any made ground present. However, where present, any granular overburden would mitigate the risk of ground gas buildup via natural ventilation of ground gas to atmosphere.

On the basis of the foregoing:~

A Low risk has been identified.

7. RECOMMENDATIONS FOLLOWING PRELIMINARY RISK ASSESSMENT.

7.1 Overview.

The desk study information (including the outcome of the walkover survey), showed the site had a relatively limited documented developmental history since its establishment.

The site walkover survey and the searches carried out as part of this Desk Study indicated that there were no readily identifiable sources of contamination other than the unknown status of the belowground tank shown in Photograph 9.

Made Ground was present in the form of concrete hard cover and loose gravel both of which are considered to be 'inert' and therefore (reasonably) are considered unlikely to pose an 'unacceptable' risk to the End User of the completed development.

On that basis, and subject to the final paragraph in this report (in blue text), the need for a Phase 2 intrusive investigation is considered *unwarranted*. However, this excludes the immediate vicinity fo the belowground tank referred in other parts of this report.

The opinions and recommendations in this report are subject to the agreement of the Regulators.

8. CONCLUSIONS.

This geoenvironmental desk study prepared by Goldfinch Environmental Limited was undertaken on the instruction of Mr & Mrs Havers (the Client), via the offices of Roberts Molloy Architects, at a site on the southern side of Green Street, Hoxne, Suffolk.

The site was proposed for residential development.

There were no notable features present in the context of land contamination other than inert Made Ground and the possible tank as described above.

Desk Study searches have shown that the site rests on Lowestoft Formation (Diamicton).

The Bedrock & Solid Geology was given as Norwich Crag Formation (Sand).

An overall Low-Medium risk is associated with the site subject to the final paragraph in this report, until such time as the status of the belowground fuel tank can be substantiated.

Recommendations for the need for further work (or otherwise) have been discussed in Section 7 of this report.

Also, at all times especially once any necessary groundworks have commenced, the final paragraph below applies regarding 'unanticipated' contamination.

The reader should note that the opinions, recommendations and conclusions in this report are subject to the agreement of the Local Authority who are the final arbiters in these matters.

Based on the foregoing, a Low-Medium risk to construction workers and services installations has been associated with the site until proven otherwise. Site personnel, particularly groundworkers, should follow sound health and safety welfare practices that will further mitigate this level of risk.

Should unanticipated contamination be suspected, or revealed during any groundworks, then the area should be temporarily isolated and further advice sought by a suitably independent qualified person and a management strategy for these occurrences should be submitted to the Local Authority for their approval prior to proceeding, as required by Regulatory Offices.

FIGURES

Approximate Site Location



Figure 1

Site Location Plan

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Ref: 0616/1

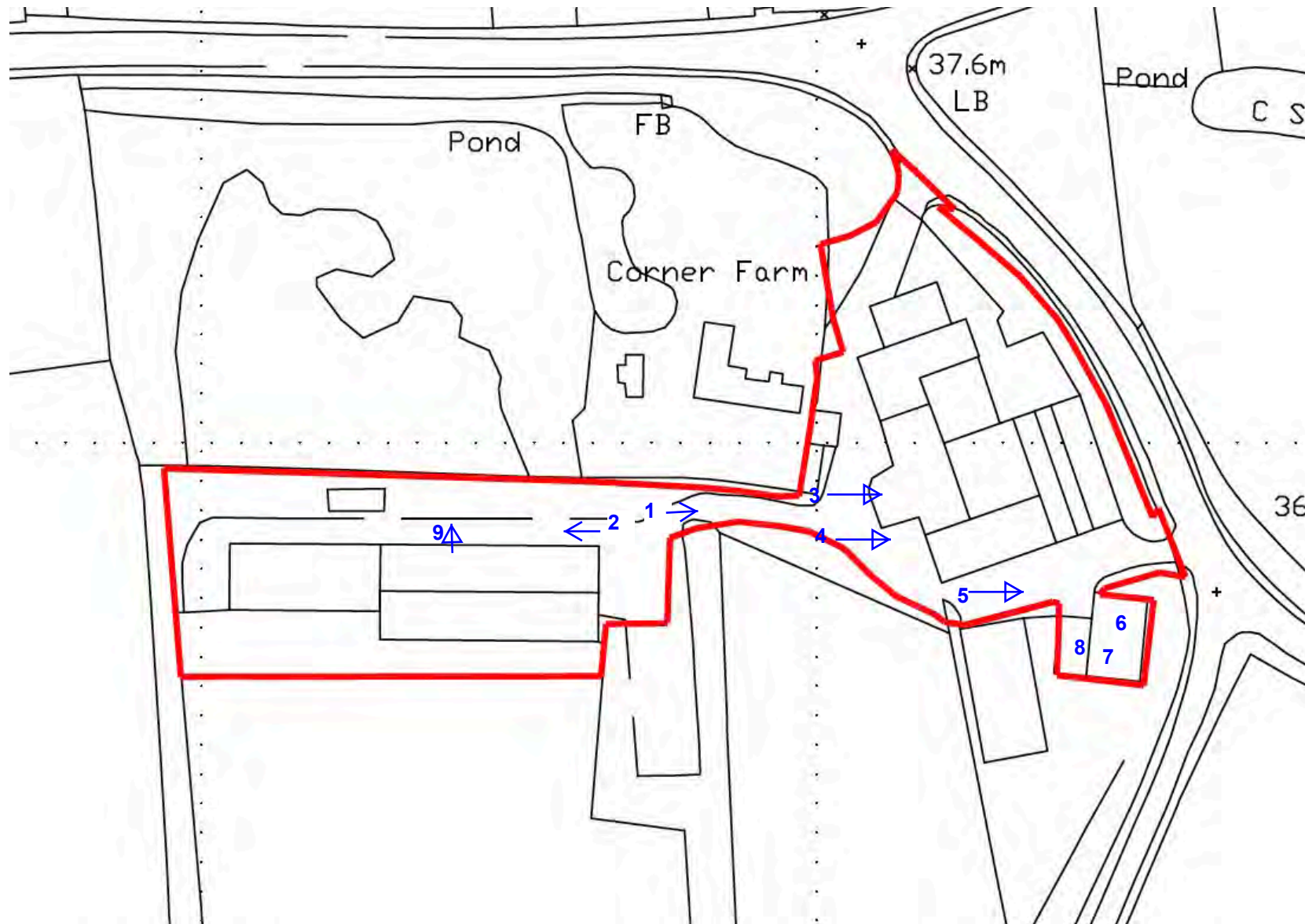


Figure 2a

Existing Layout Plan

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Ref. 0616/1

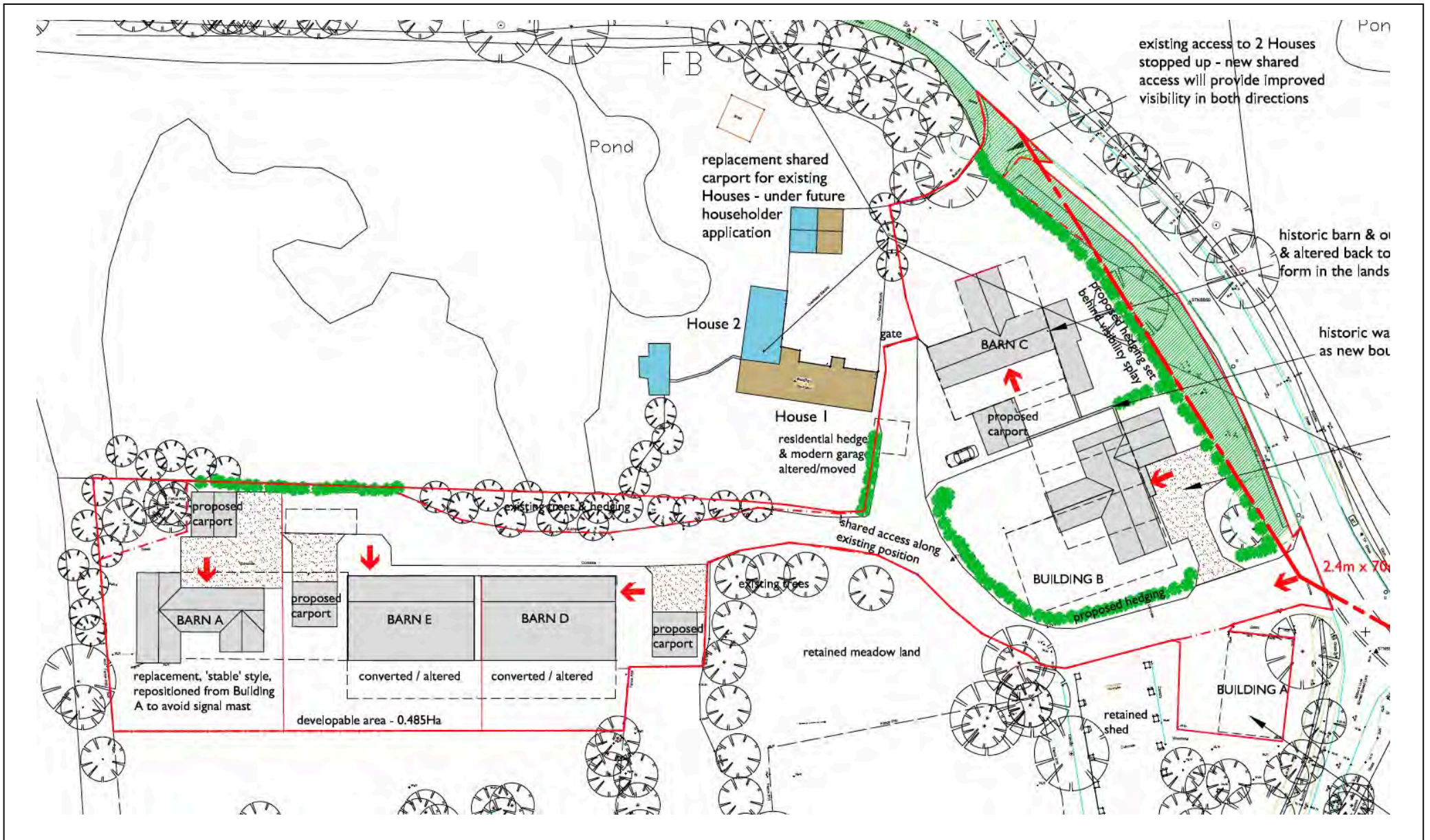


Figure 2b

Proposed Layout Plan

Ref. 0616/1

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Limited

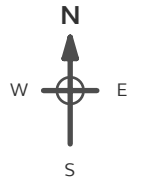
APPENDIX 1

'Groundsure' Report

Site Details:
 CORNER FARM, GREEN STREET, HOXNE, IP21 5BZ

Client Ref: 0616-ds
Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

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



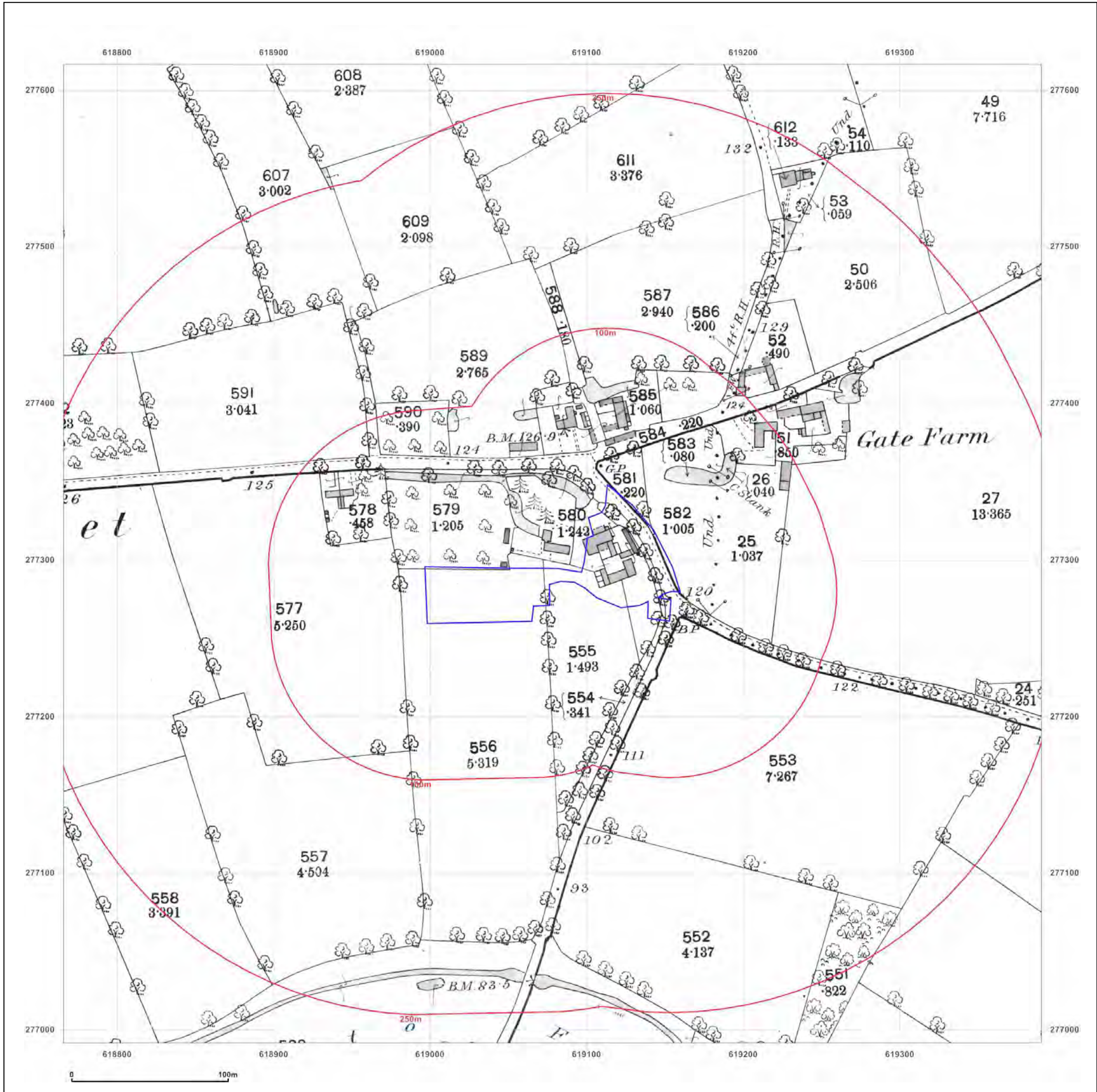
Surveyed 1884
 Revised 1884
 Edition N/A
 Copyright N/A
 Levelled N/A

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

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Production date: 21 May 2019

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

CORNER FARM, GREEN STREET, HOXNE, IP21 5BZ

Client Ref: 0616-ds
Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

Map Name: County Series

Map date: 1884-1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884 Revised 1884 Edition N/A Copyright N/A Levelled N/A	Surveyed 1884 Revised 1884 Edition N/A Copyright N/A Levelled N/A
Surveyed 1885 Revised 1885 Edition N/A Copyright N/A Levelled N/A	Surveyed 1884 Revised 1884 Edition N/A Copyright N/A Levelled N/A



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Map legend available at:
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Site Details:

CORNER FARM, GREEN STREET, HOXNE, IP21 5BZ

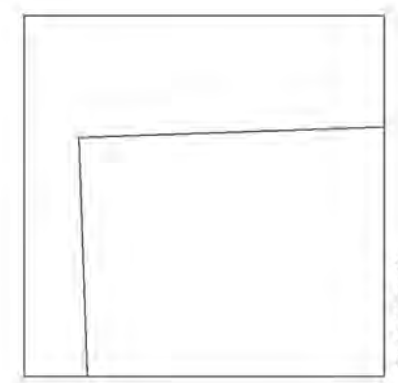
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Grid Ref: 619078, 277304

Map Name: County Series

Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



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

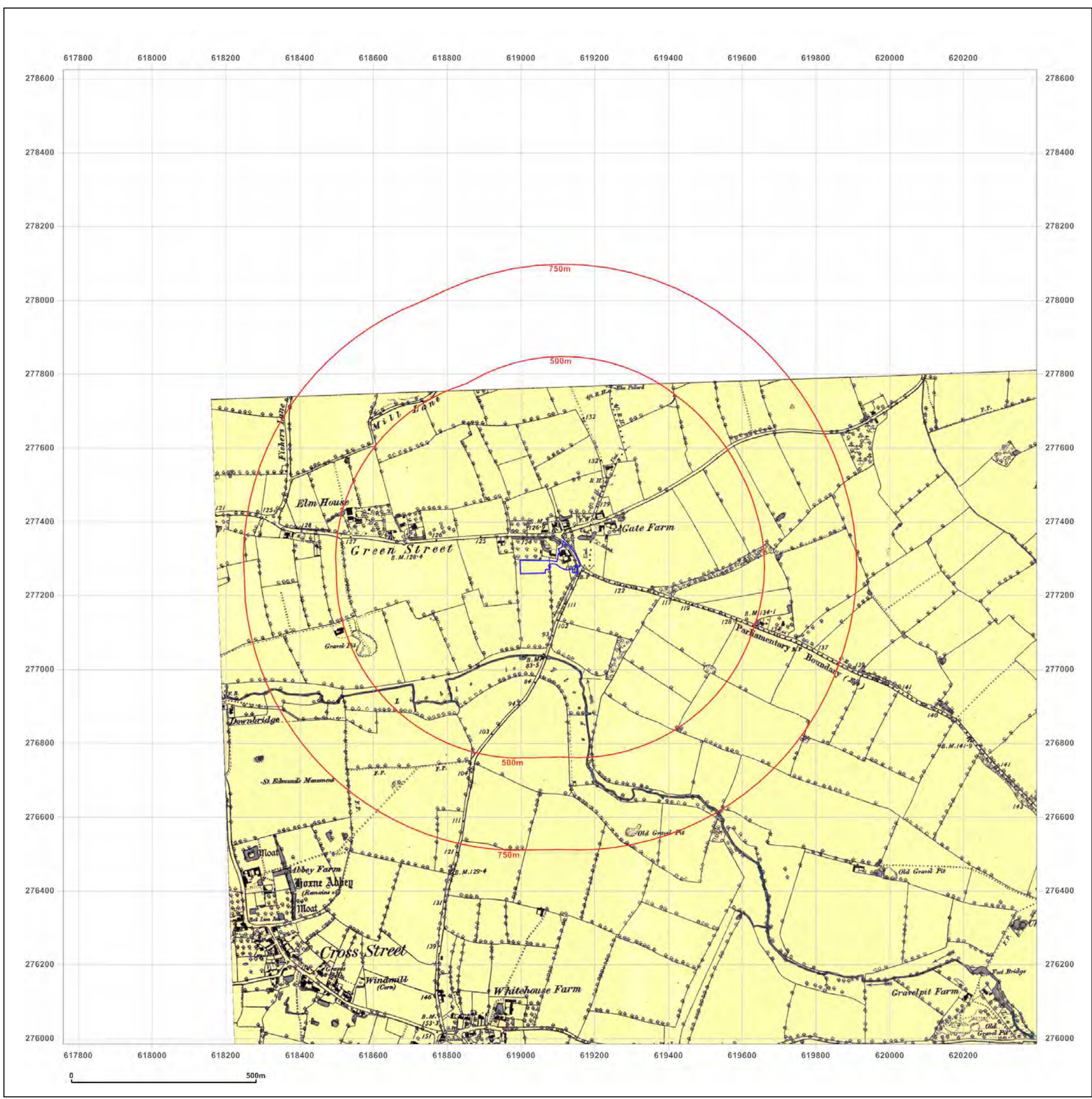


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Map legend available at:
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Site Details:

CORNER FARM, GREEN STREET, HOXNE, IP21 5BZ

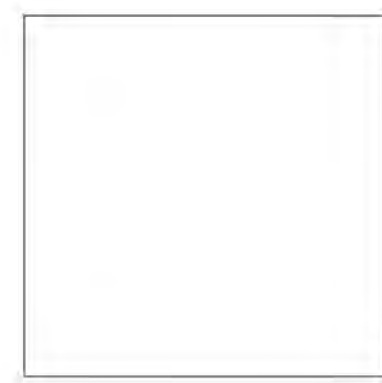
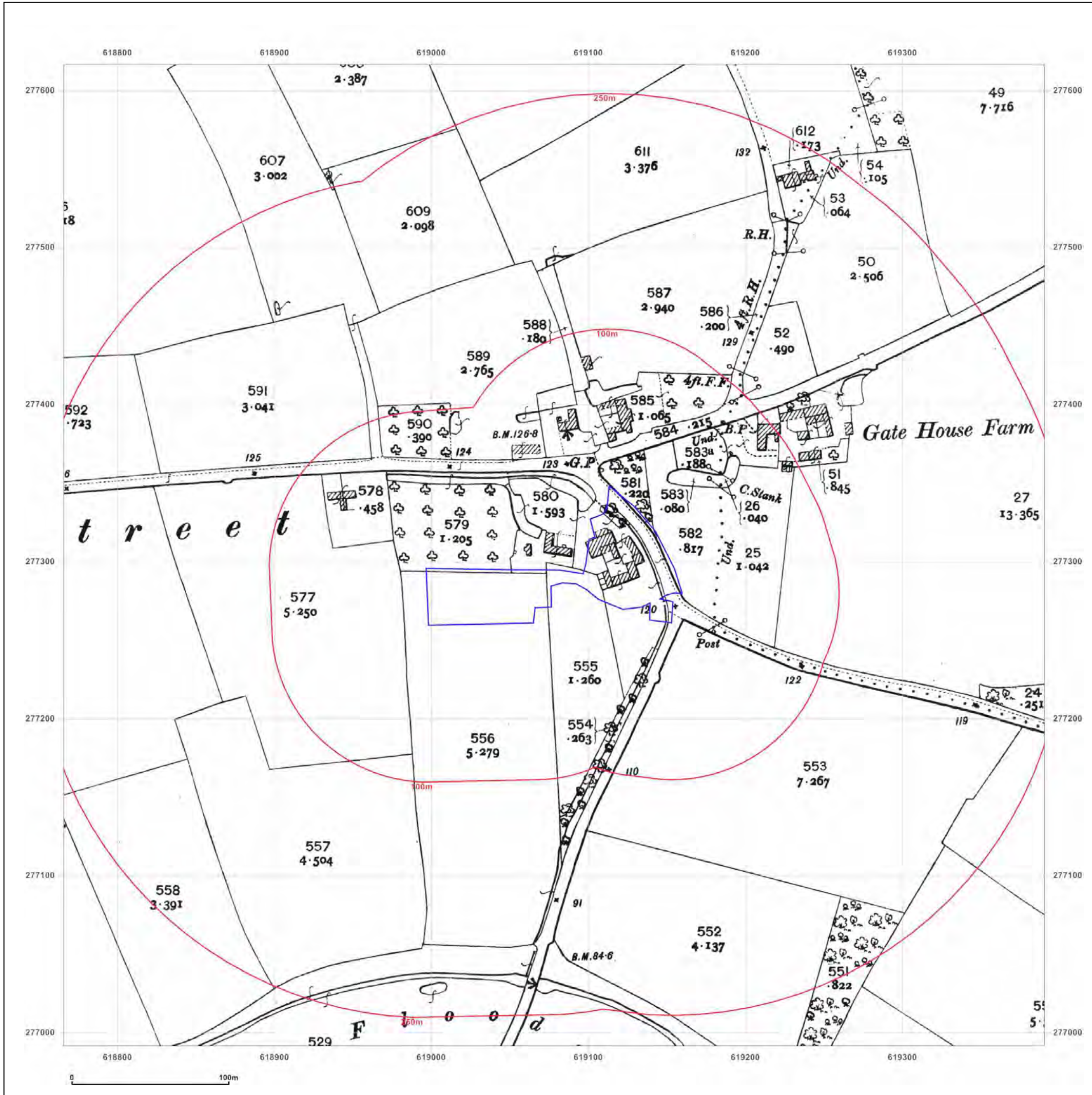
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 Report Ref: GS-2391-6041737
 Grid Ref: 619078, 277304

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1903
 Revised 1903
 Edition N/A
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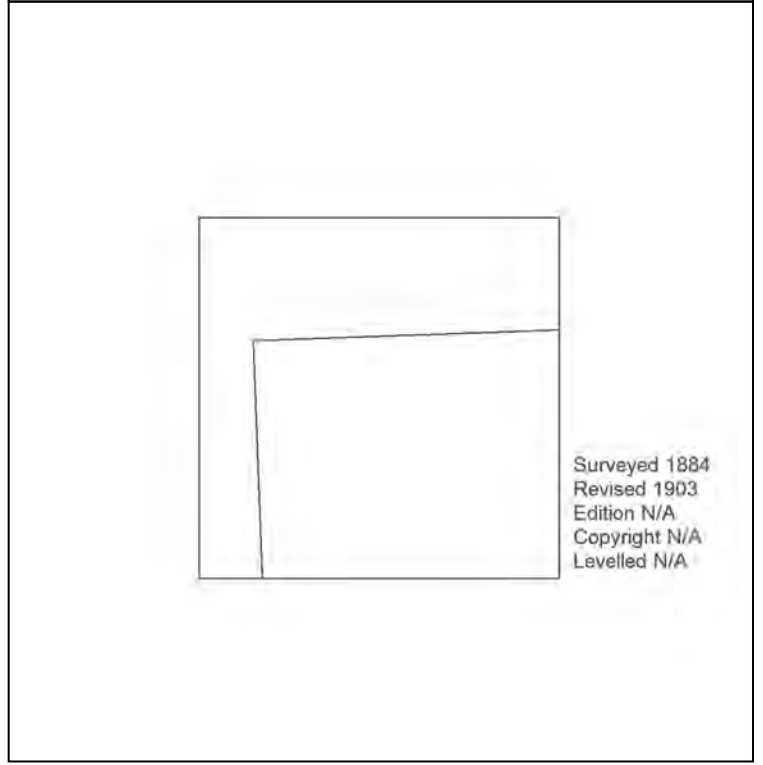
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Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

Map Name: County Series

Map date: 1903

Scale: 1:10,560

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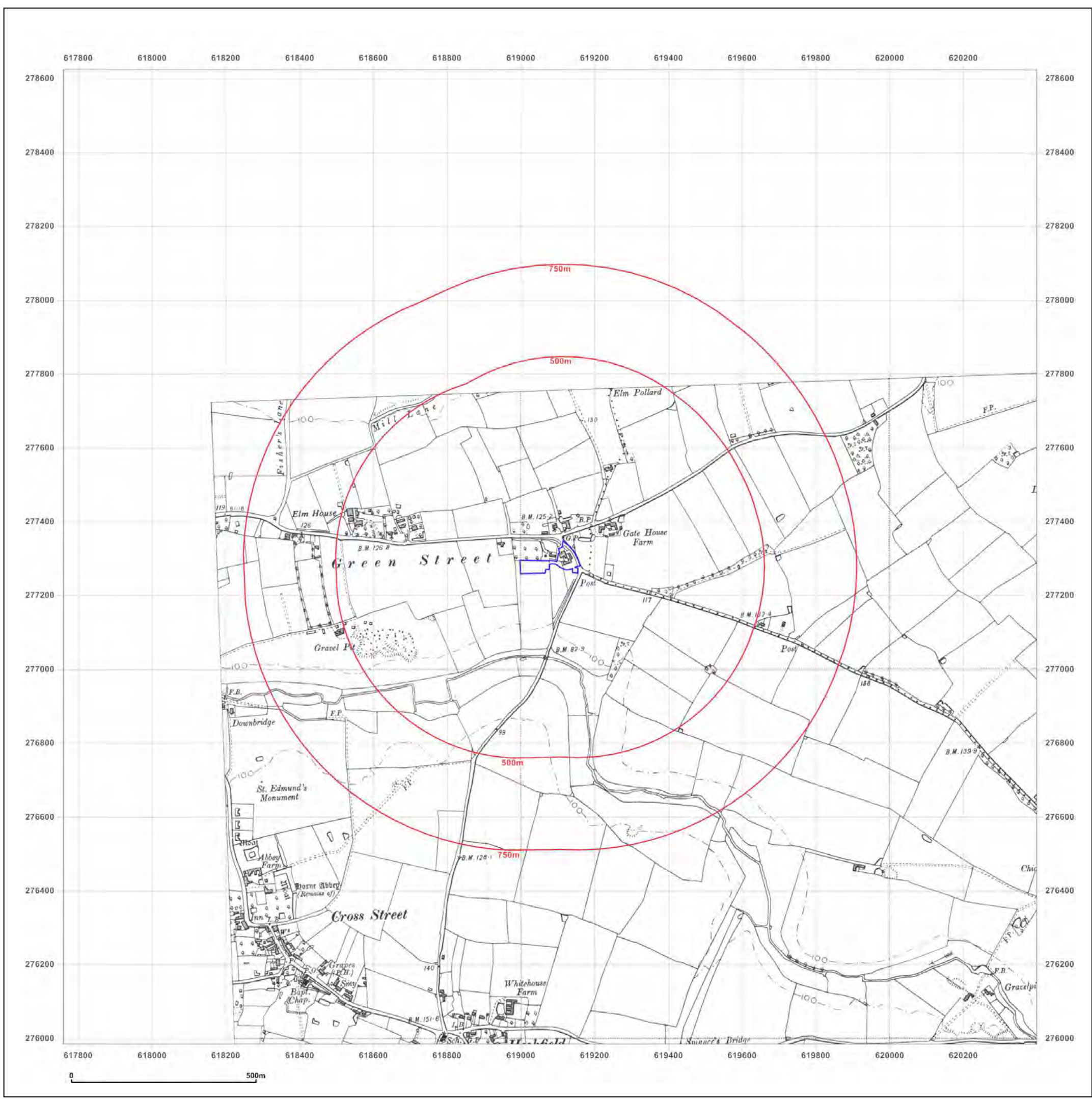


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Map Name: County Series

Map date: 1903-1904

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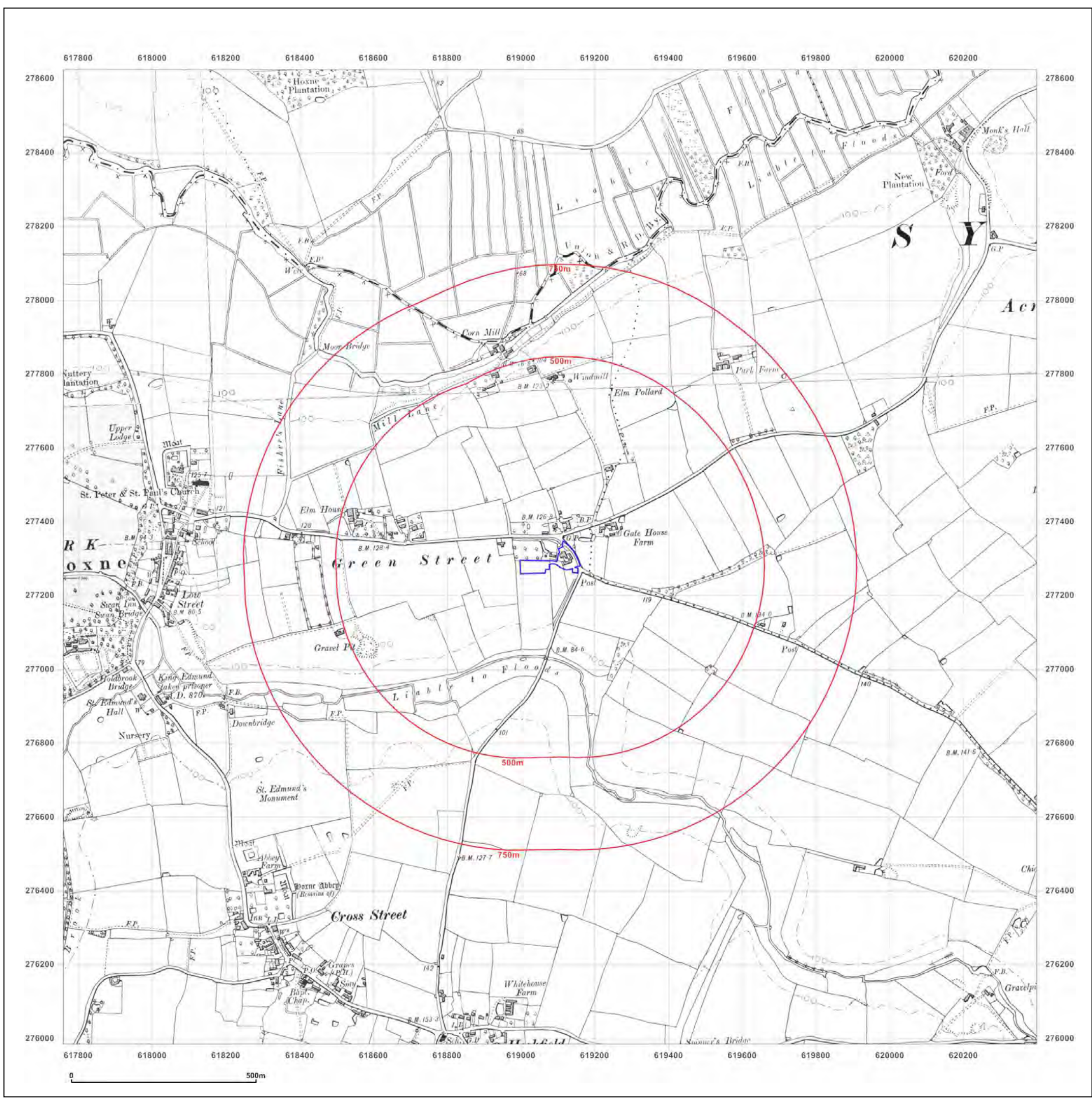


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Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

Map Name: County Series

Map date: 1904-1905

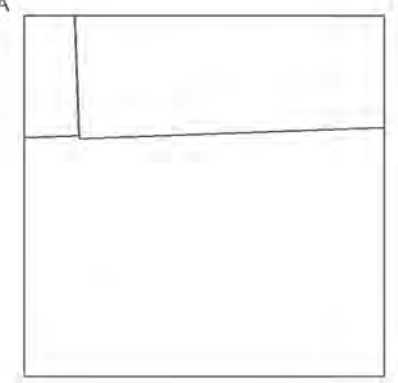
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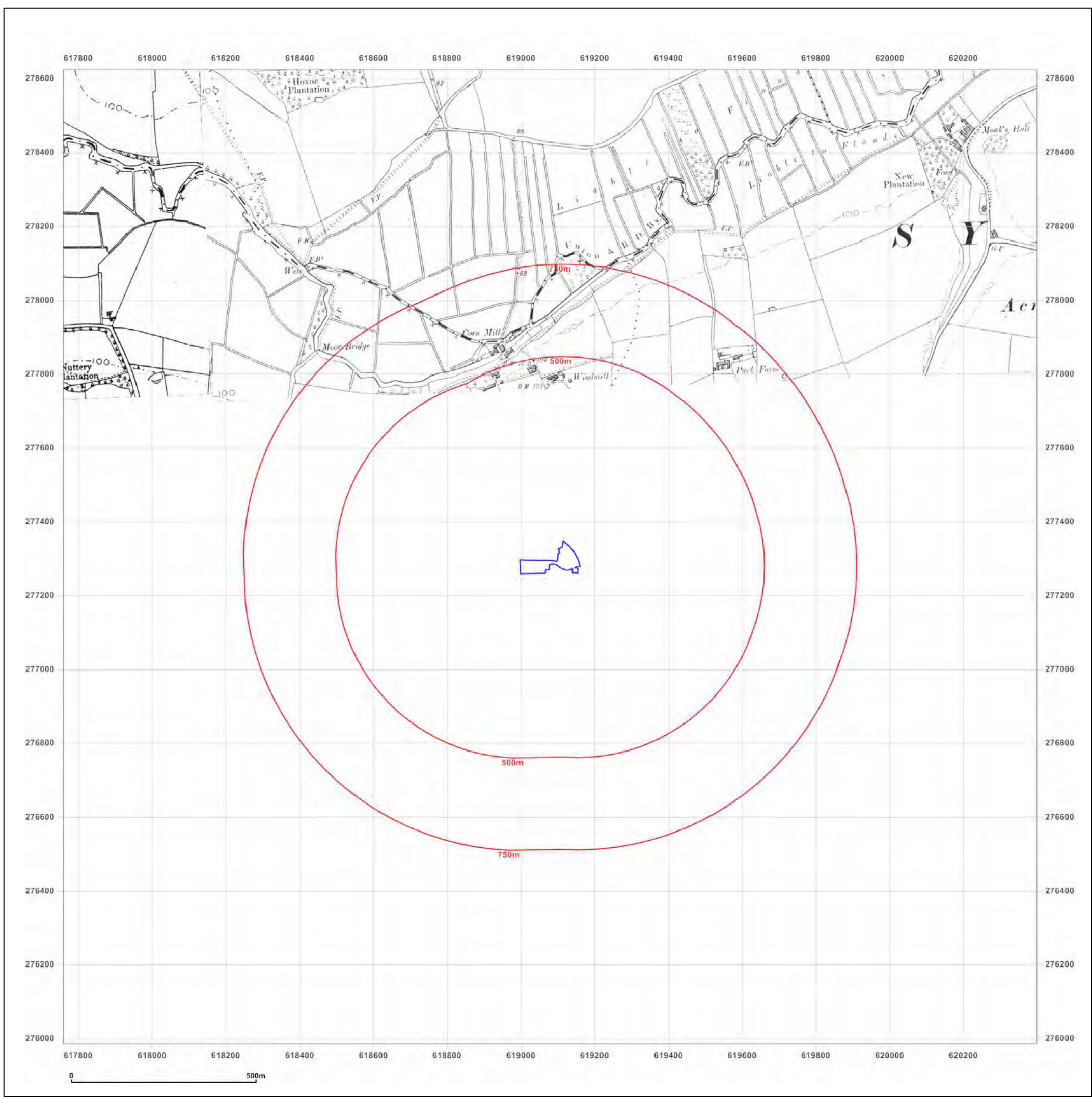


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Grid Ref: 619078, 277304

Map Name: County Series

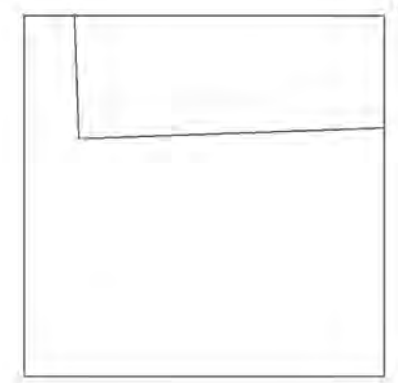
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 Revised 1947
 Edition N/A
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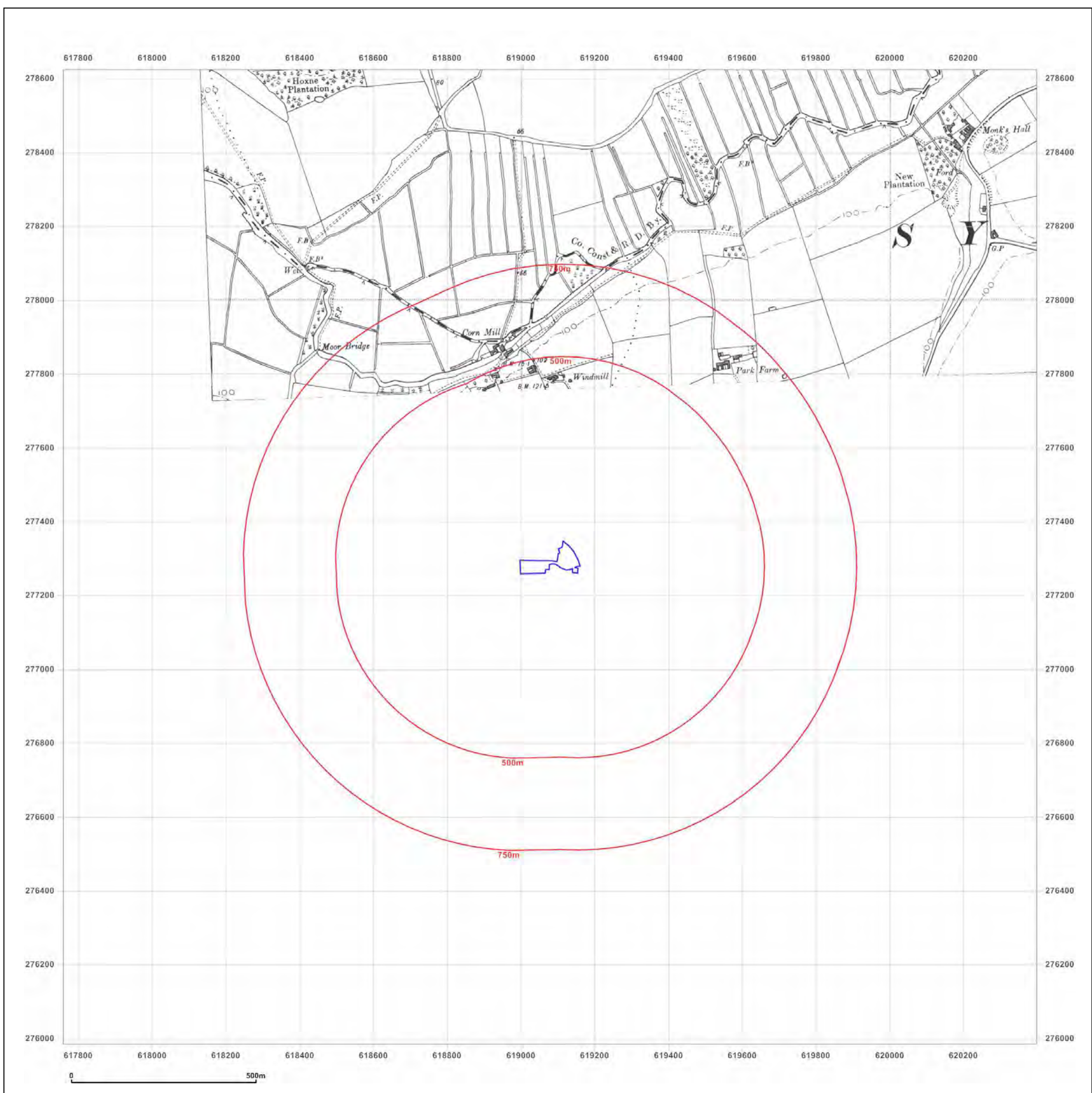


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Grid Ref: 619078, 277304

Map Name: Provisional

Map date: 1952

Scale: 1:10,560

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

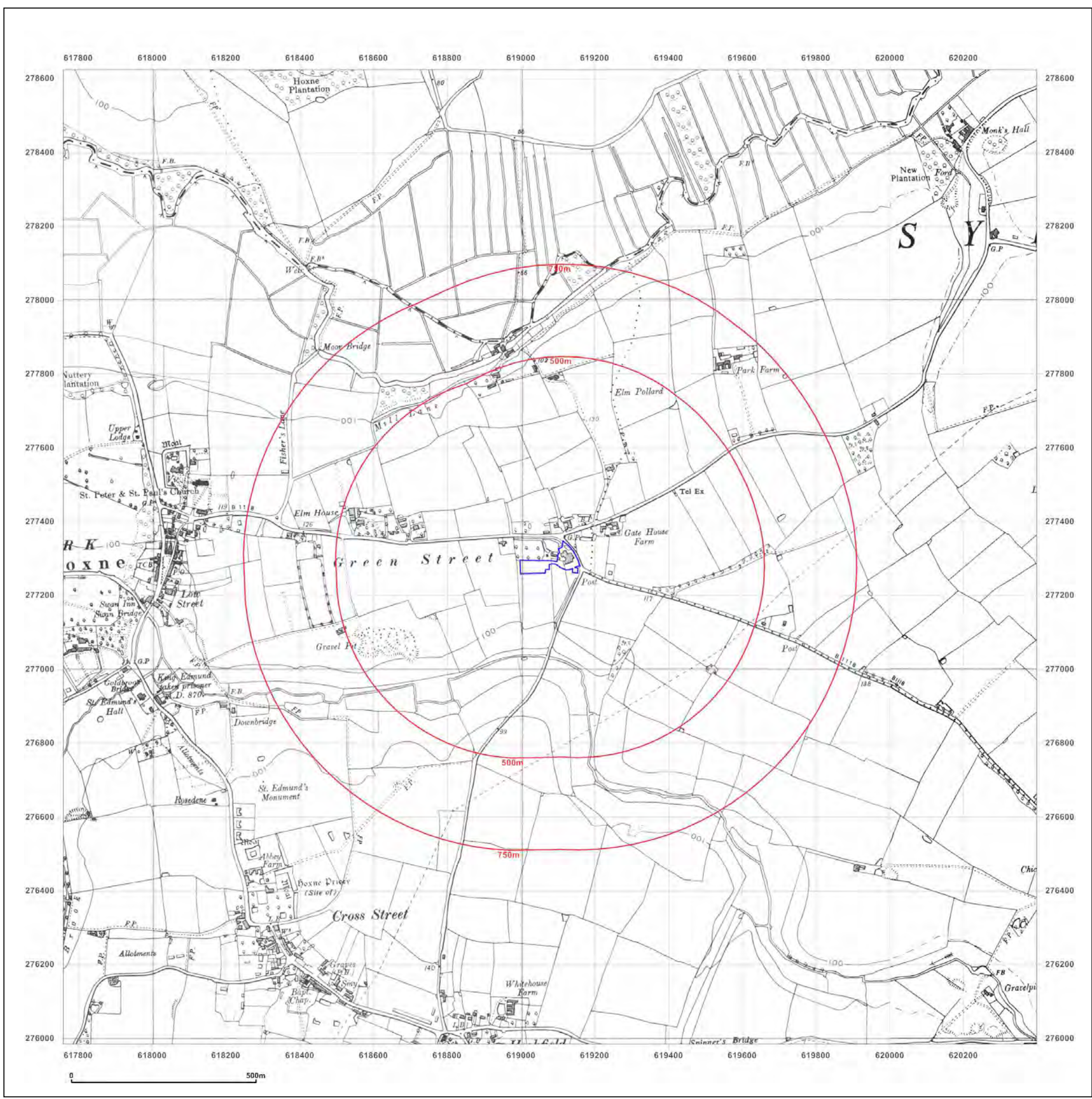


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Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

Map Name: Provisional

Map date: 1958

Scale: 1:10,560

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 Revised 1958
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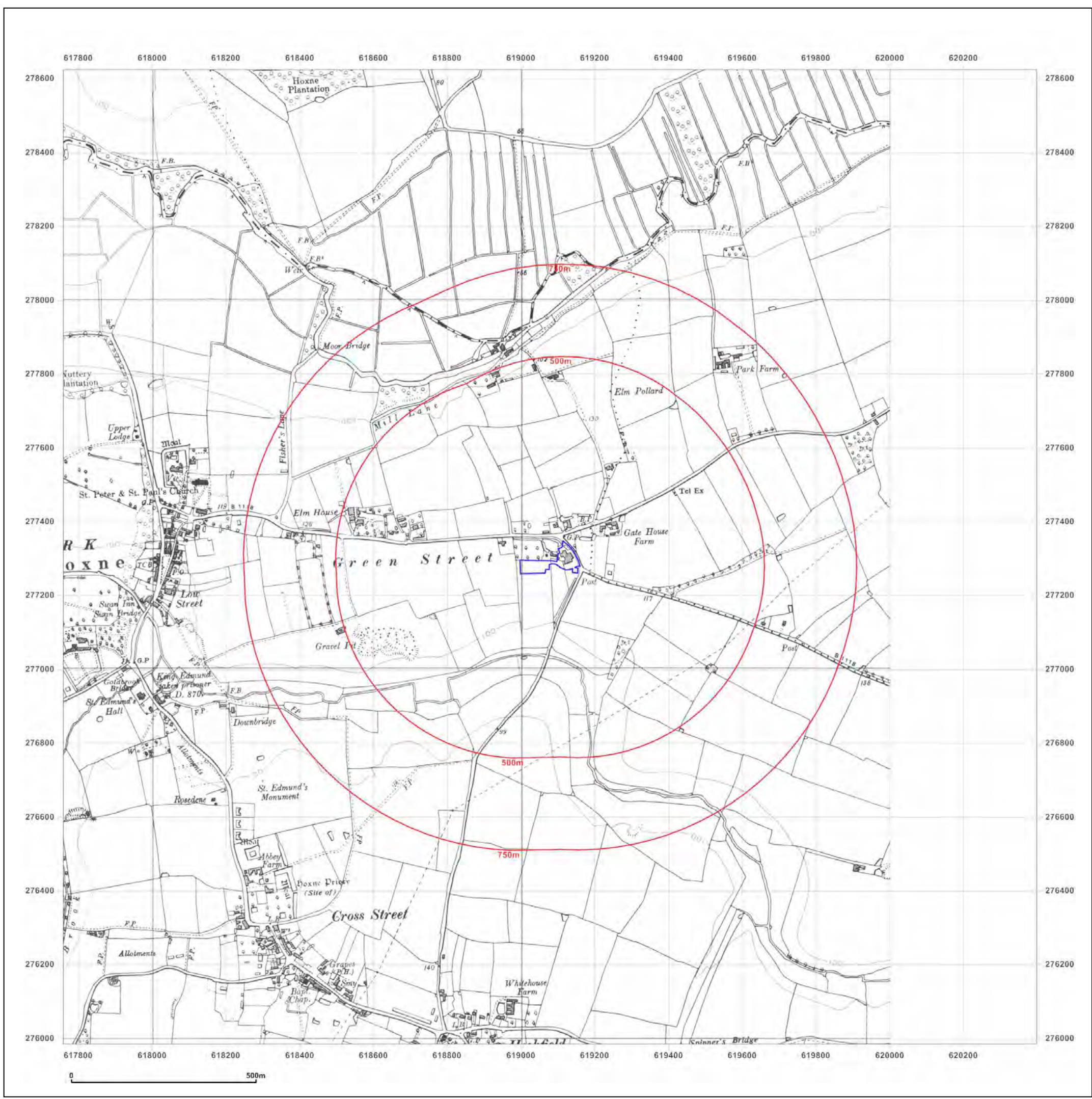


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Client Ref: 0616-ds
Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

Map Name: National Grid

Map date: 1975-1976

Scale: 1:2,500

Printed at: 1:2,500



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 Revised 1976
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Surveyed N/A
 Revised 1975
 Edition N/A
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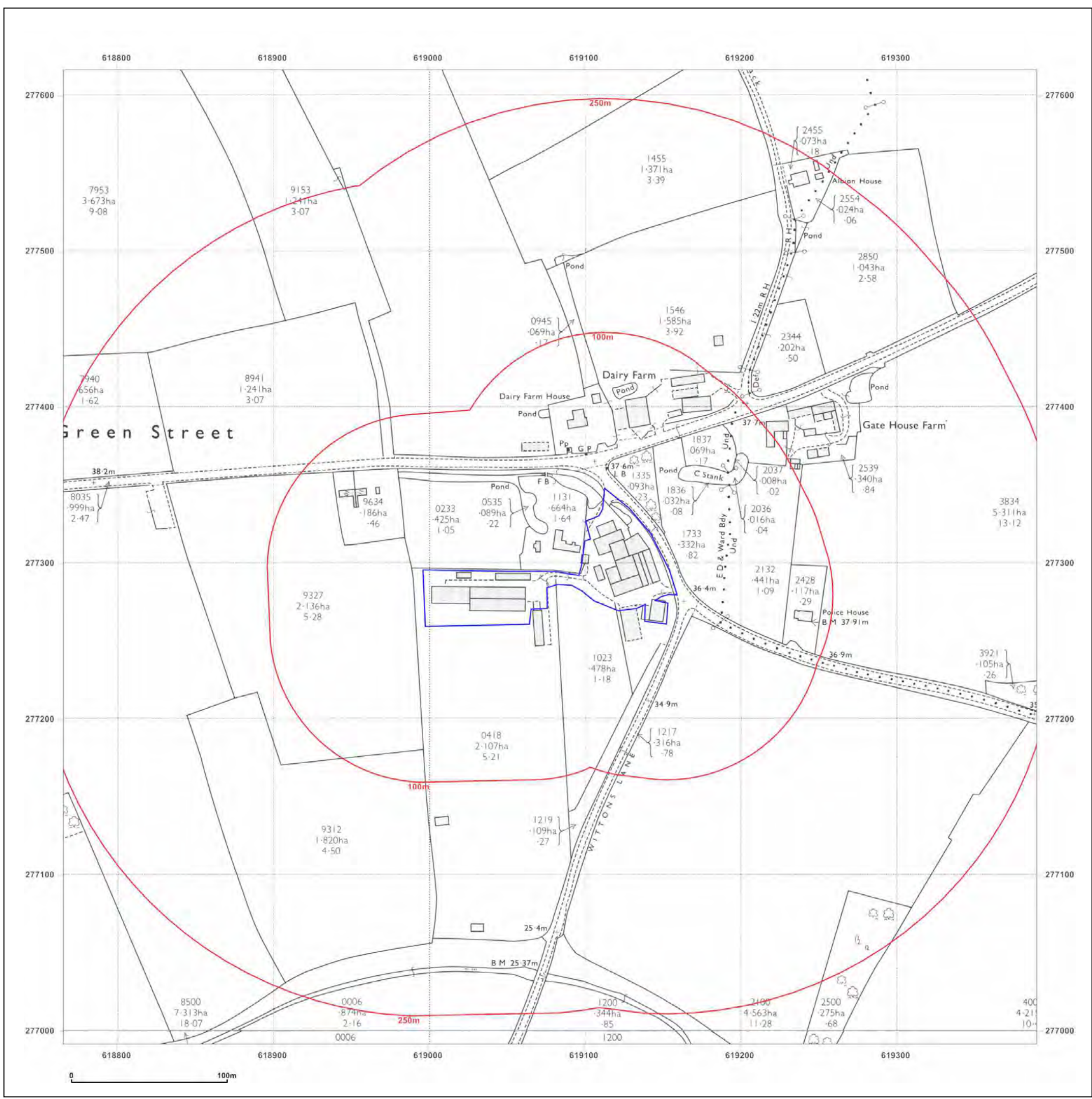


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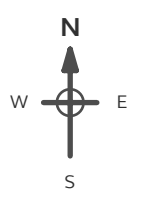


Site Details:

CORNER FARM, GREEN STREET, HOXNE, IP21 5BZ

Client Ref: 0616-ds
Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

Map Name: National Grid
Map date: 1977
Scale: 1:2,500
Printed at: 1:2,500



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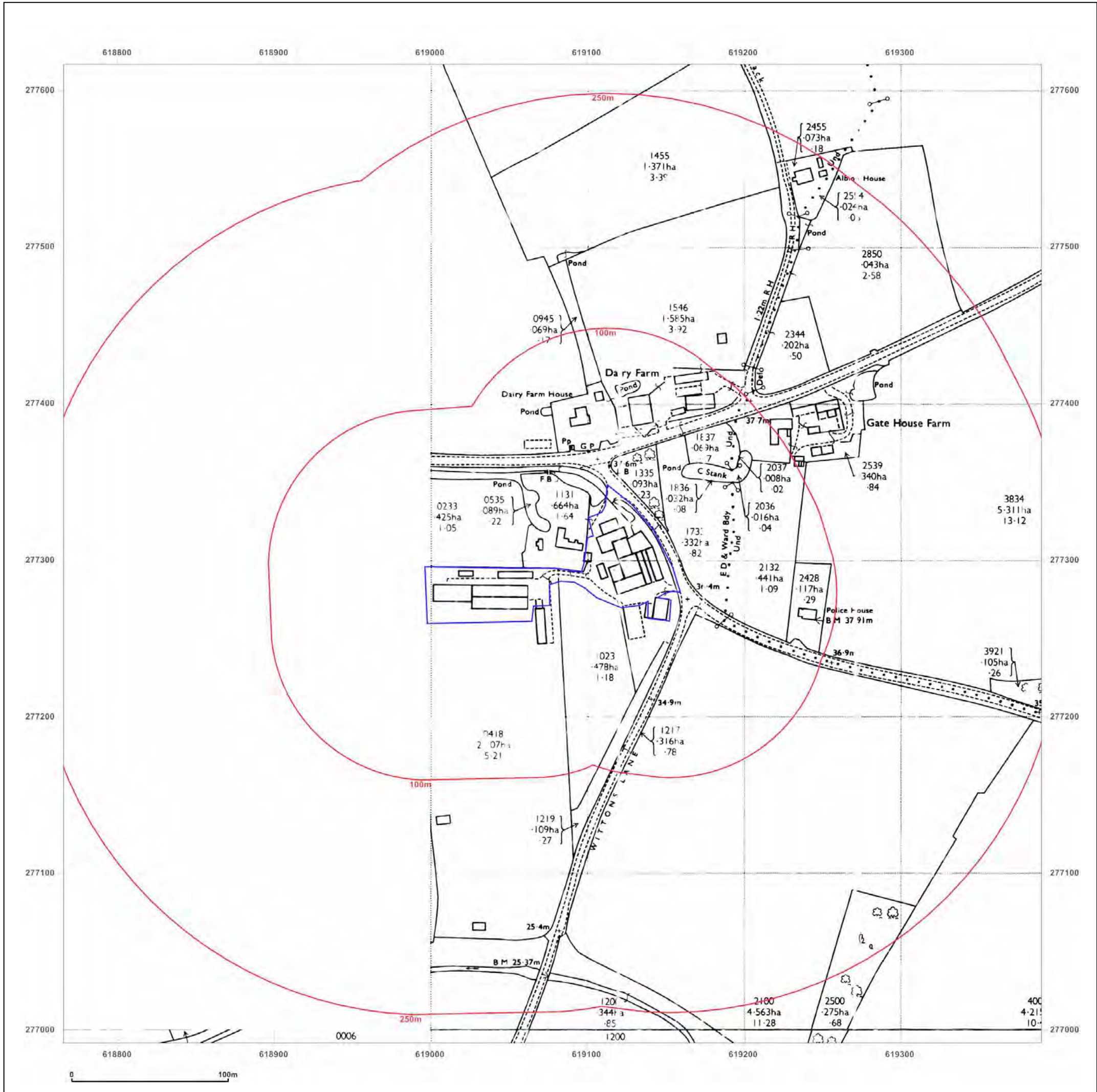


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Grid Ref: 619078, 277304

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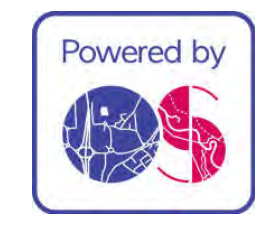
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Printed at: 1:10,000



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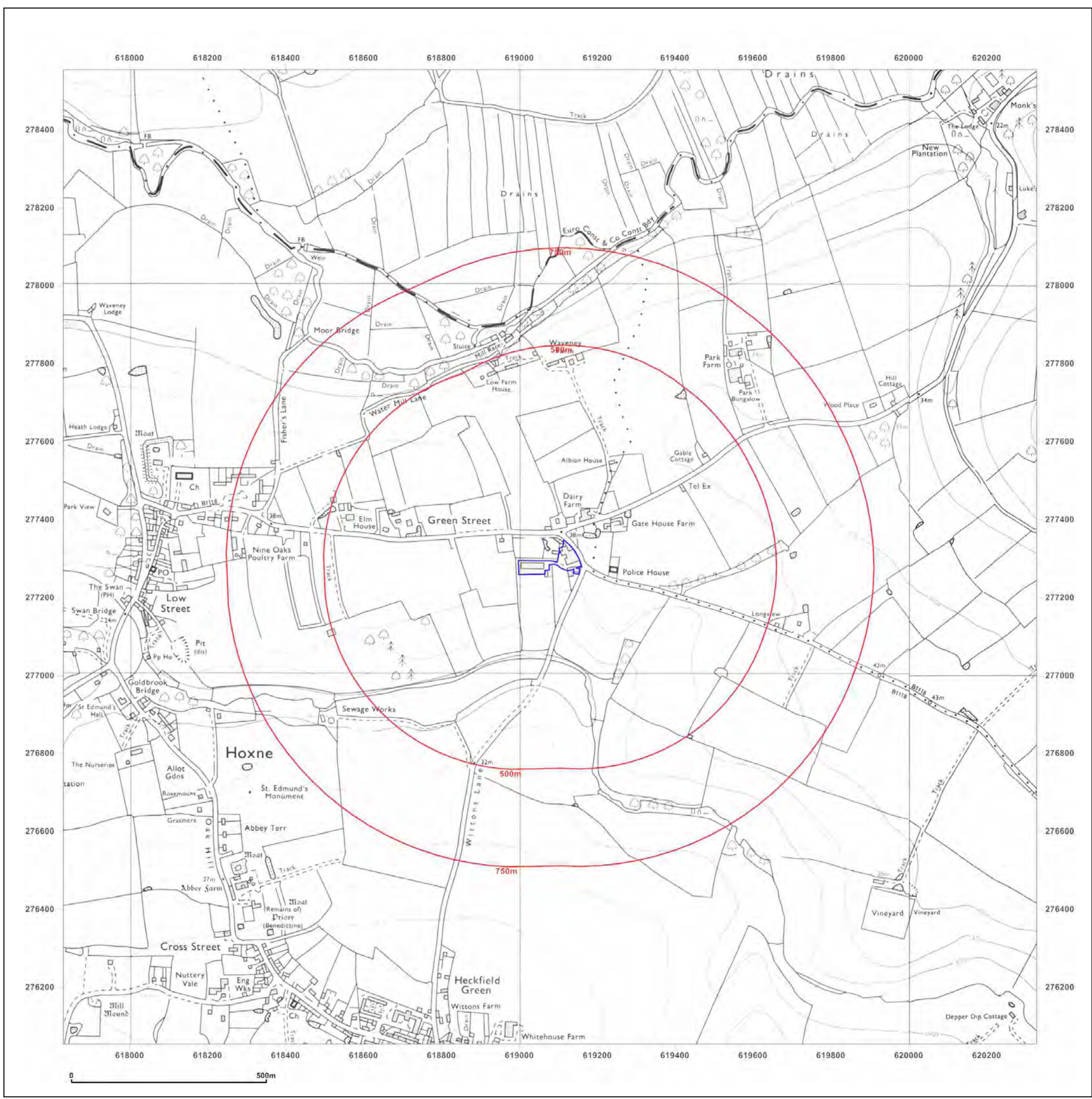


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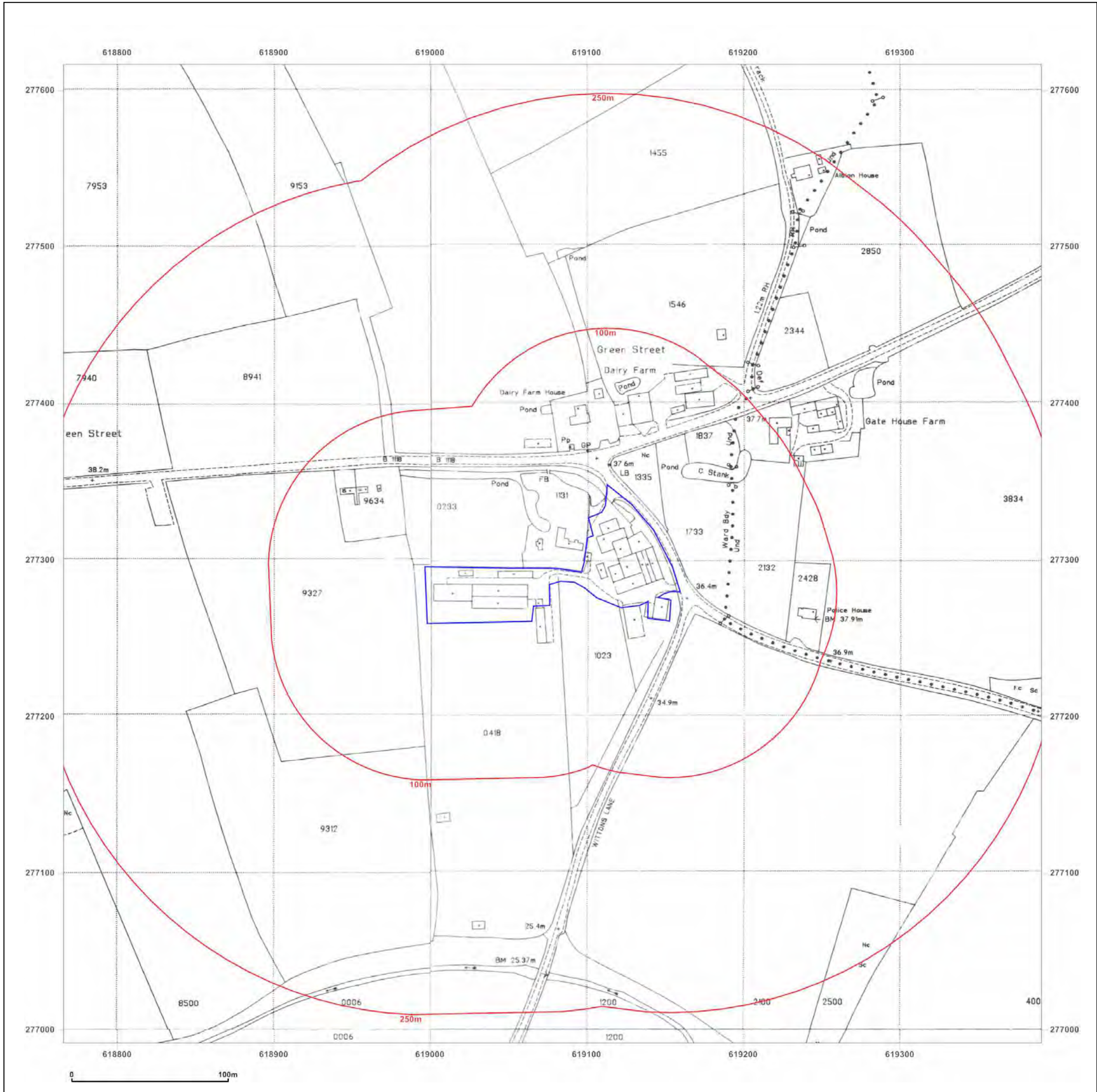
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Grid Ref: 619078, 277304

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



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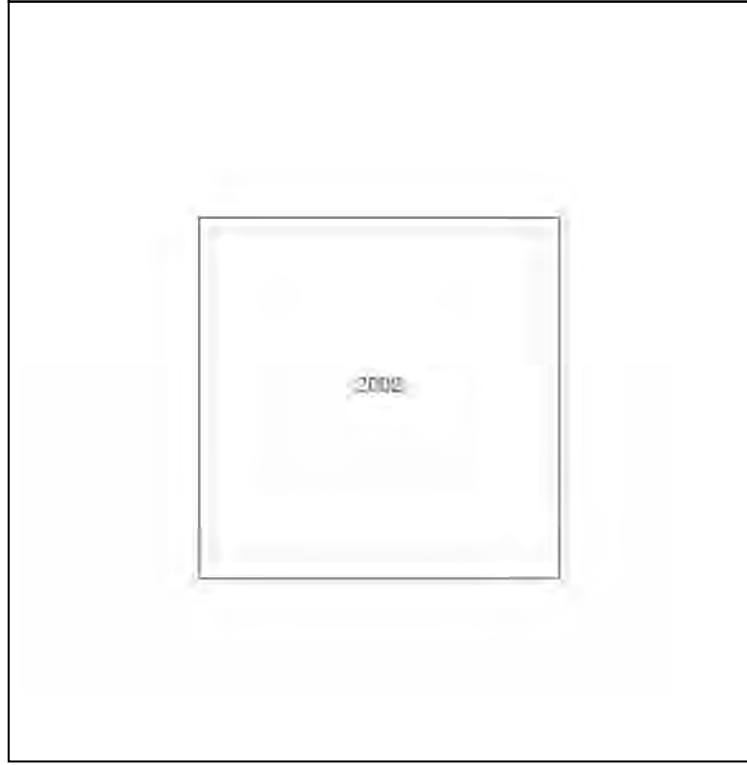
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Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

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Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

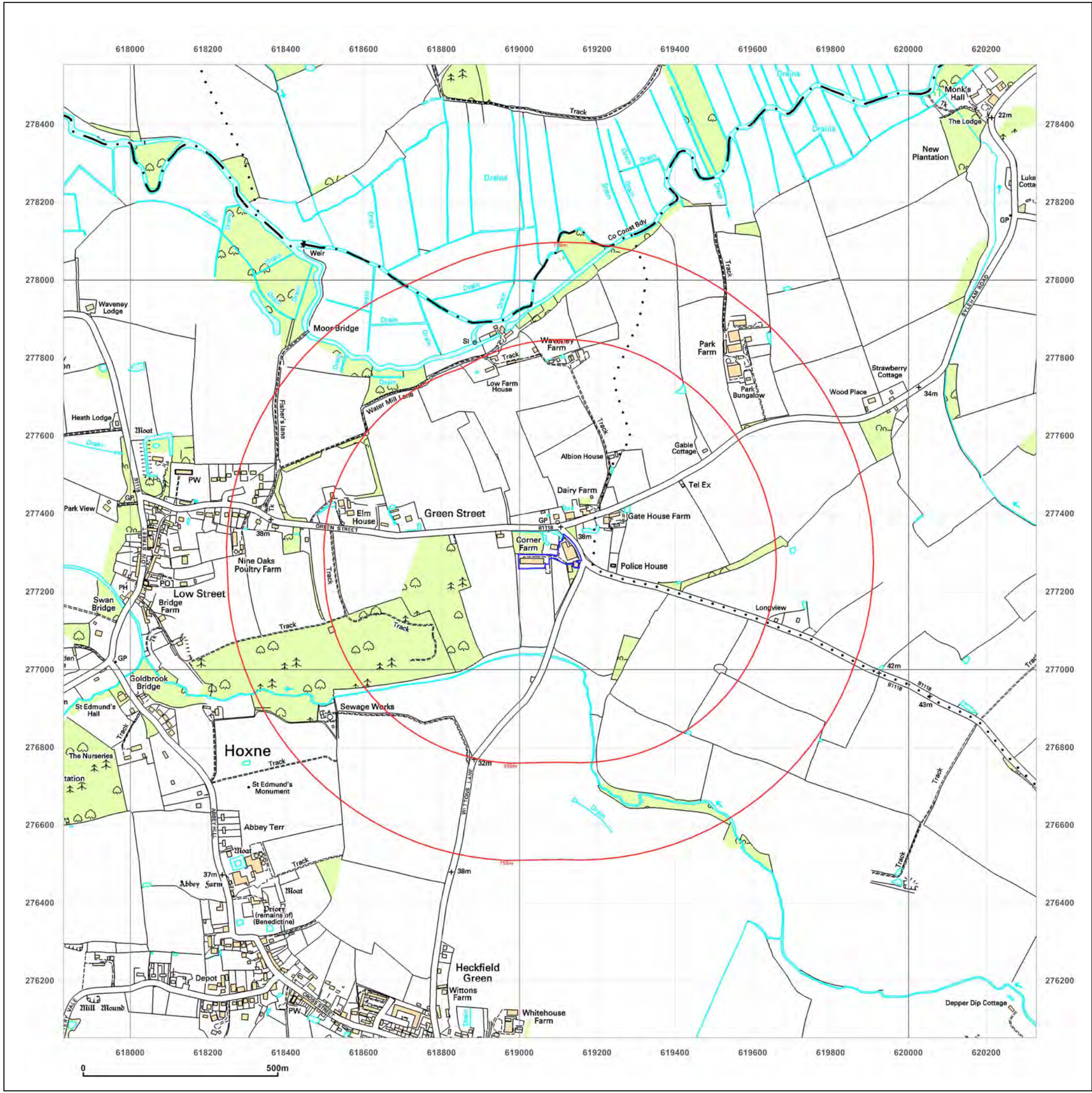


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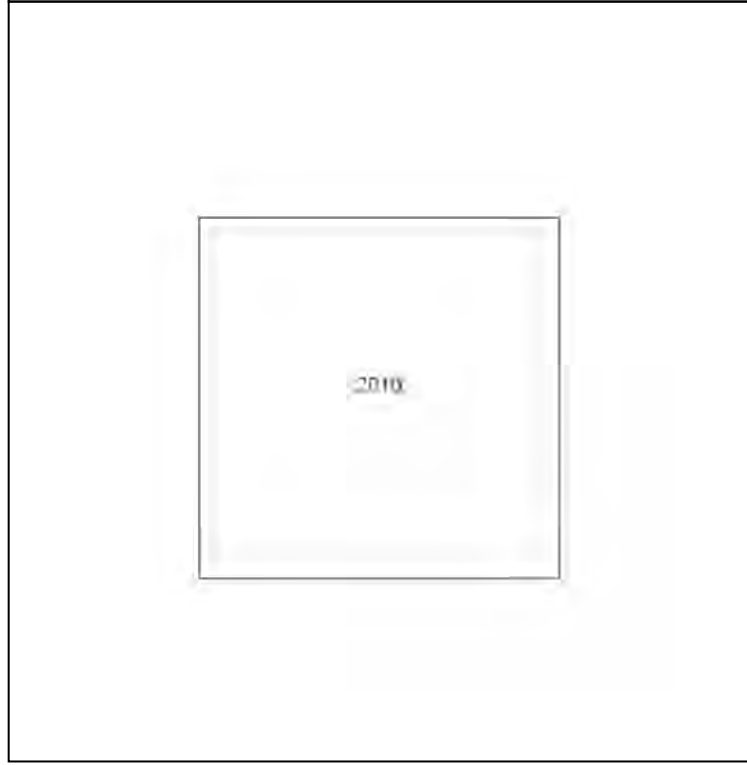
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Grid Ref: 619078, 277304

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

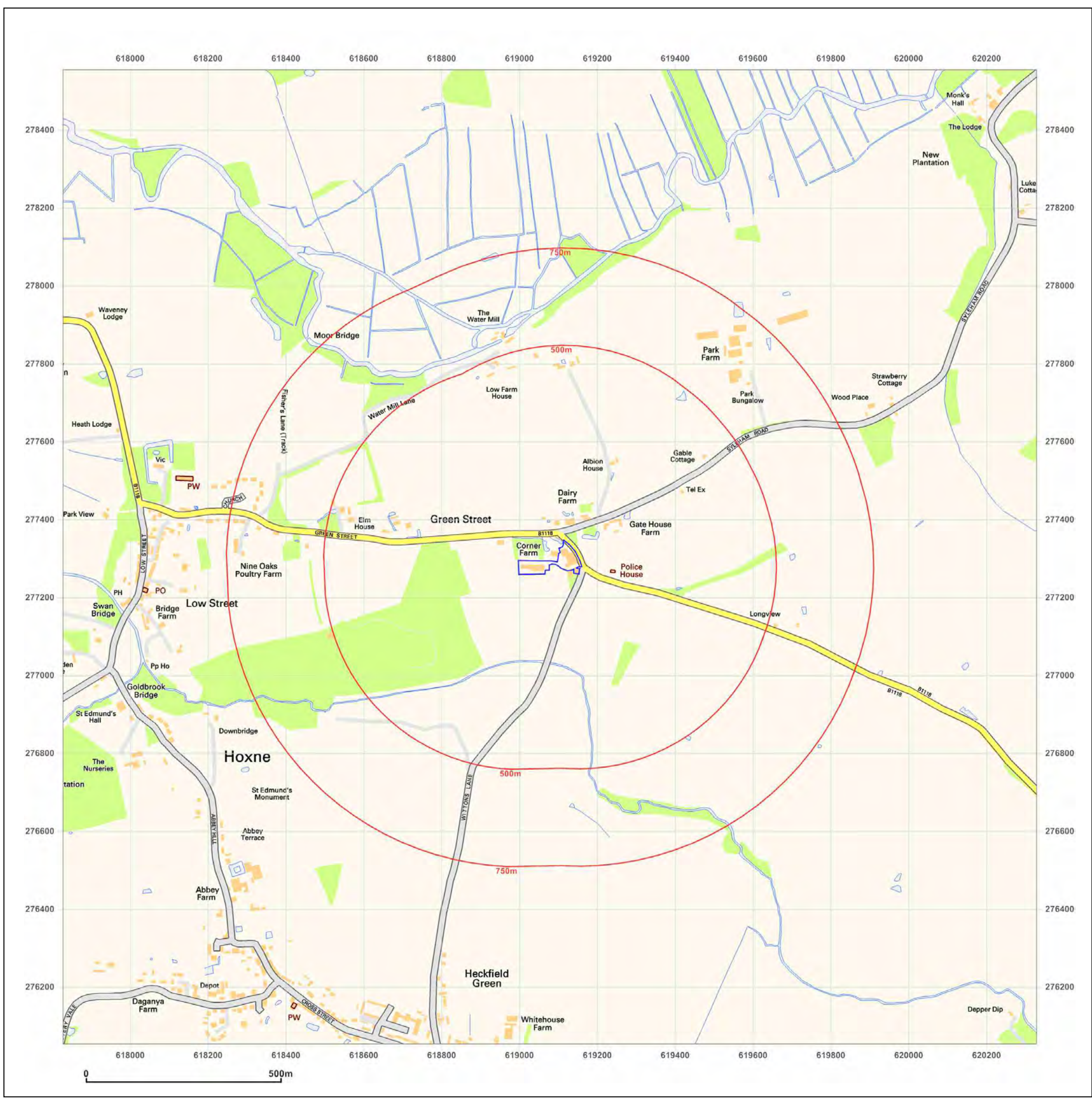


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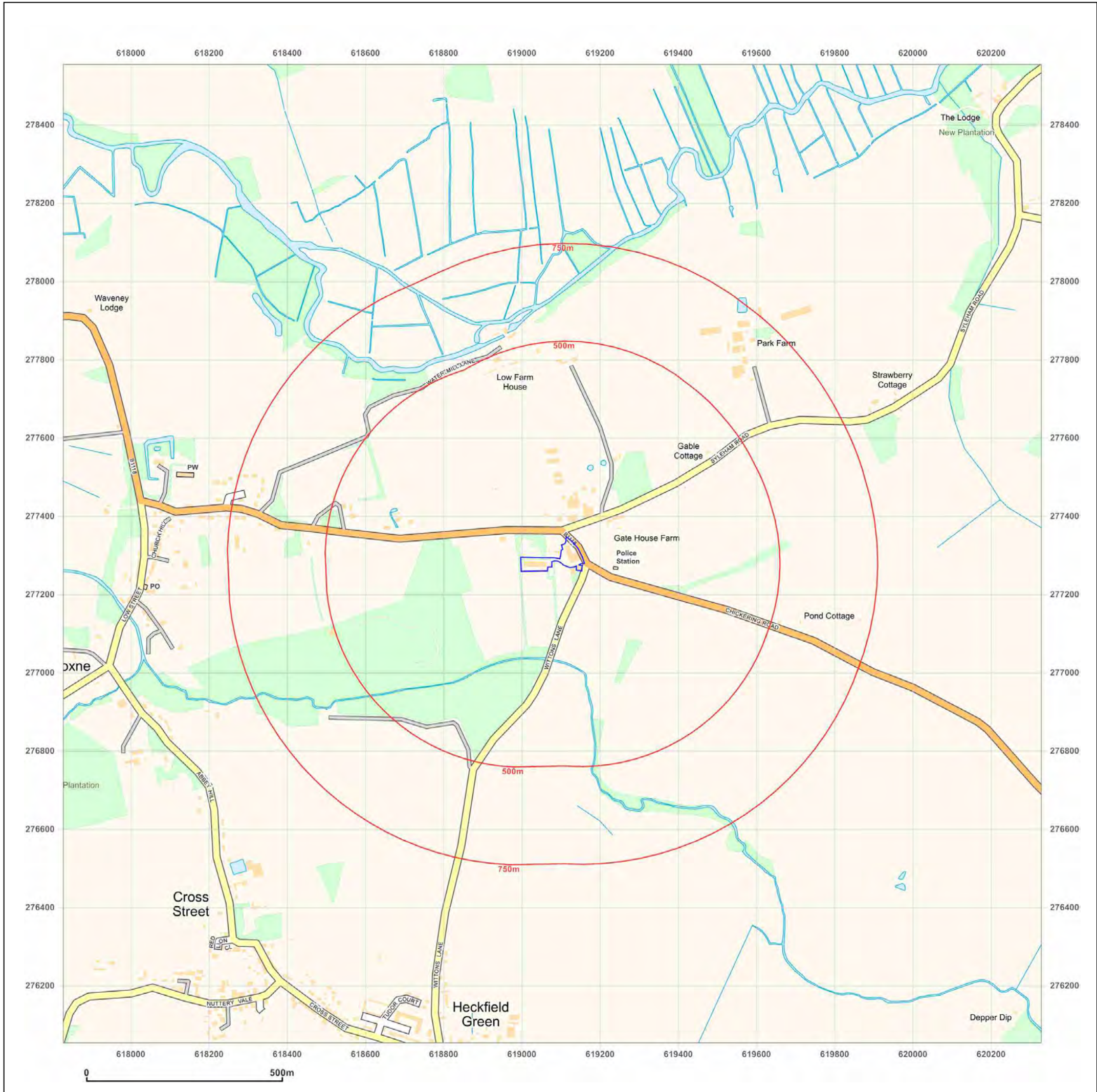
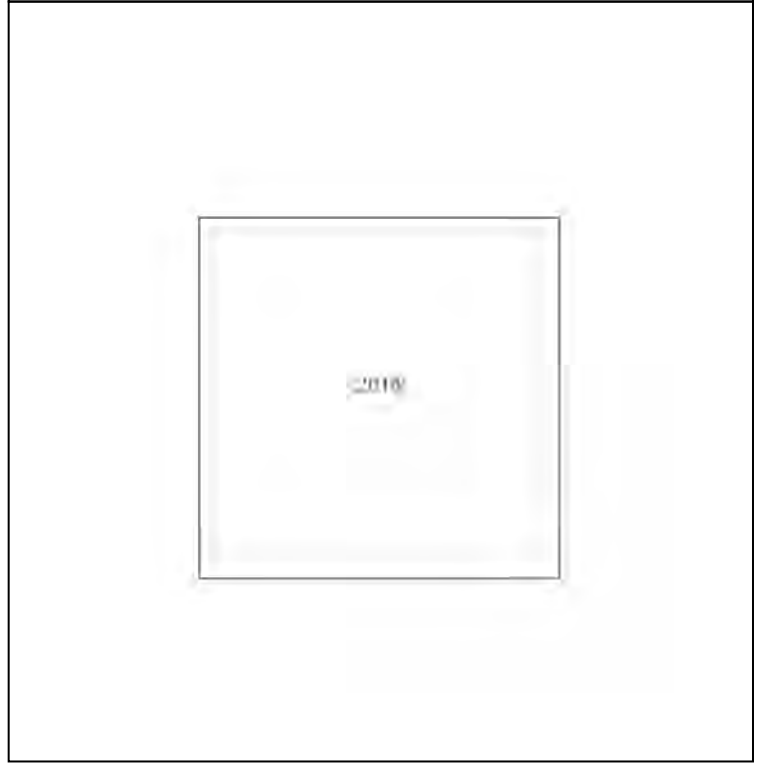
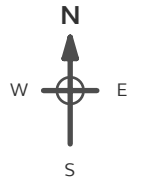
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Site Details:
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Client Ref: 0616-ds
Report Ref: GS-2391-6041737
Grid Ref: 619078, 277304

Map Name: National Grid
Map date: 2014
Scale: 1:10,000
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LOCATION INTELLIGENCE

Goldfinch Environmental Limited
19, Palmer Street,
Bury St Edmunds,
Suffolk, IP31 3BZ

Groundsure Reference: GS-2391-6041736

Your Reference: 0616-ds

Report Date 21 May 2019

Report Delivery Method: Email - pdf

Enviro Insight

Address: CORNER FARM, GREEN STREET, HOXNE, IP21 5BZ

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Yours faithfully,

Managing Director
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Address: CORNER FARM, GREEN STREET, HOXNE, IP21 5BZ
Date: 21 May 2019
Reference: GS-2391-6041736
Client: Goldfinch Environmental Limited



Aerial Photograph Capture date: 04-May-2018
Grid Reference: 619082,277290
Site Size: 0.6000ha

Report Reference: GS-2391-6041736
Client Reference: 0616-ds

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Overview of Findings

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Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	0	14
1.2 Additional Information – Historical Tank Database	0	0	0	0
1.3 Additional Information – Historical Energy Features Database	0	0	0	0
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	1	7	4	15
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	4	1	12
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	0	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	On-site	0-50m	51-250	251-500	501-1000	1000-2000
0-500m						
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site				Identified		
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site				Identified		
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	1	8
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	13
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	4
6.6 Source Protection Zones (within 500m of the study site)	1	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	3	Not searched	Not searched

Section 6: Hydrogeology and Hydrology	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	No
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	2	4	Not searched	Not searched
6.11 Surface water features within 250m of the study site	Yes	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding	
7.1 Environment Agency Zone 2 floodplains within 250m of the study site	Identified
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Identified
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low
7.4 Flood Defences within 250m of the study site	None identified
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified
7.6 Areas used for Flood Storage within 250m of the study site	None identified
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Limited potential
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Low

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	2
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	2
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	1	2

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	0	0	1	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 Maximum risk of natural ground subsidence	Low
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Low
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

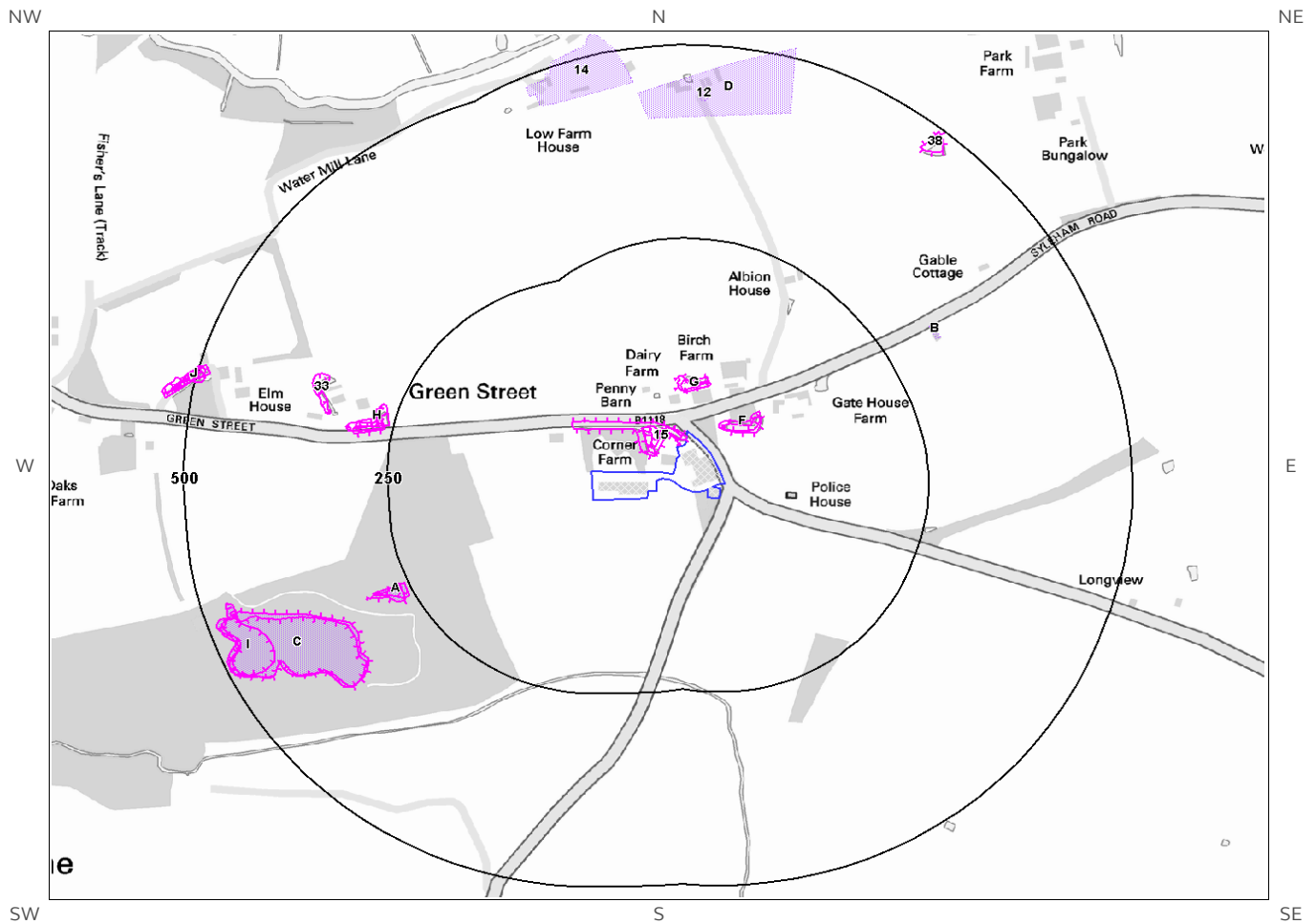
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

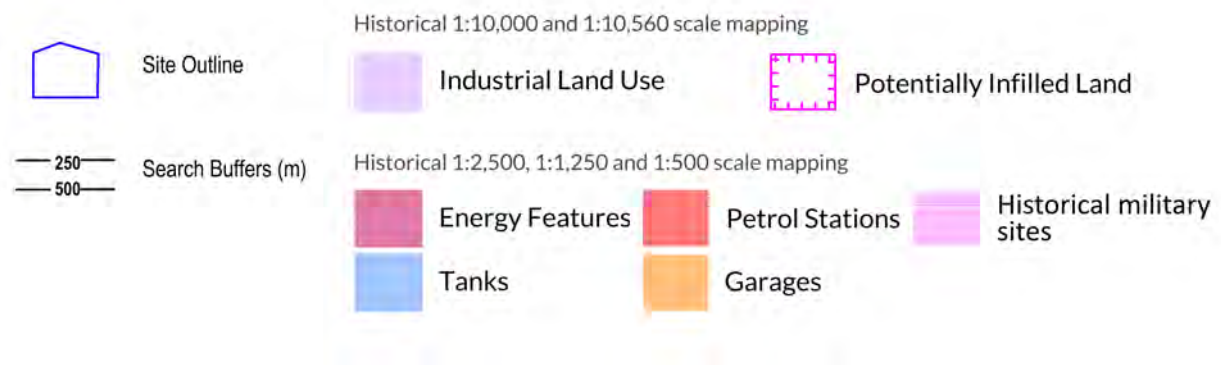
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 14

ID	Distance [m]	Direction	Use	Date
1A	255	SW	Unspecified Pit	1952
2A	255	SW	Unspecified Pit	1958
3A	261	SW	Unspecified Pit	1903
4B	314	NE	Telecomm Exchange	1983
5B	314	NE	Telephone Exchange	1952
6B	314	NE	Telephone Exchange	1958
7C	335	SW	Gravel Pit	1958
8C	335	SW	Gravel Pit	1952
9C	340	SW	Gravel Pit	1903
10D	406	N	Windmill	1947
11D	406	N	Corn Windmill	1884
12	429	N	Windmill	1905
13I	435	SW	Gravel Pit	1884
14	452	N	Corn Mill	1884

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary: 0

Database searched and no data found.

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

1.7 Potentially Infilled Land

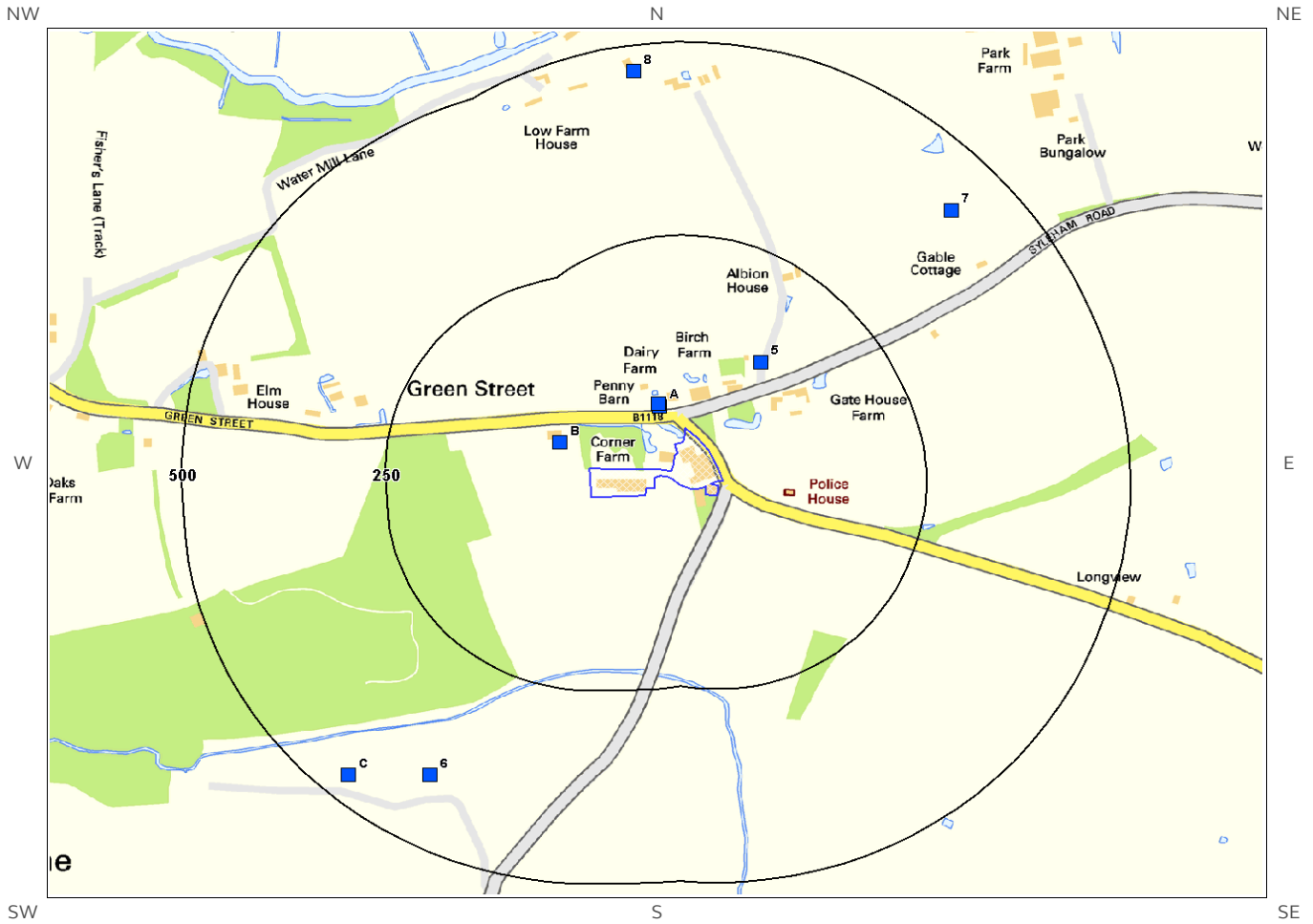
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 27

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:



ID	Distance(m)	Direction	Use	Date
15	0	On Site	Ponds	1983
16E	5	W	Ponds	1903
17E	5	W	Ponds	1884
18F	29	NE	Pond	1884
19F	29	NE	Pond	1903
20F	33	NE	Pond	1983
21F	33	NE	Pond	1952

22F	33	NE	Pond	1958
23G	51	N	Pond	1958
24G	51	N	Pond	1952
25G	53	N	Pond	1884
26G	53	N	Pond	1903
27A	255	SW	Unspecified Pit	1952
28A	255	SW	Unspecified Pit	1958
29H	256	W	Pond	1983
30H	260	W	Pond	1903
31A	261	SW	Unspecified Pit	1903
32H	263	W	Pond	1884
33	329	W	Pond	1884
34C	335	SW	Gravel Pit	1952
35C	335	SW	Gravel Pit	1958
36C	340	SW	Gravel Pit	1903
37I	435	SW	Gravel Pit	1884
38	465	NE	Pond	1983
39J	484	W	Pond	1983
40J	489	W	Pond	1903
41J	491	W	Pond	1884

2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|---|-------------------------------|---|--|---|---|
|  | Site Outline |  | Recorded Pollution Incident |  | RAS 3 & 4 Authorisations |
|  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |  | Part A(2) and Part B Authorised Processes |
|  | Dangerous Substances (List 2) |  | Water Industry Referrals |  | COMAH / NIHHS Sites |
|  | Licenced Discharge Consents |  | Sites Determined as Contaminated Land |  | Hazardous Substance Consents and Enforcements |
|  | Red List Discharge Consents | | | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

17

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1A	43	NW	619081 277377	<p>Address: WALNES BARN, STRADBROKE ROAD, HOXON, EYE, SUFFOLK, IP21 4LZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRBP3623GK Permit Version: 1</p> <p>Receiving Water: TRIB OF CHICKERING BECK Status: NEW ISSUED UNDER EPR 2010 Issue date: 24/06/2010 Effective Date: 24-Jun-2010 Revocation Date: -</p>
2A	46	NW	619080 277380	<p>Address: DAIRY FARMHOUSE, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5BZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRENF20481 Permit Version: 1</p> <p>Receiving Water: DITCH TRIB OF RIVER WAVENEY Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 02/03/2007 Effective Date: 02-Mar-2007 Revocation Date: -</p>
3B	50	NW	618960 277330	<p>Address: 10 & 11 GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRENF15240 Permit Version: 1</p> <p>Receiving Water: TRIB CHICKERING BECK Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 06/08/2002 Effective Date: 06-Aug-2002 Revocation Date: -</p>
4B	50	NW	618960 277330	<p>Address: 10 & 11 GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRENF15240 Permit Version: 1</p> <p>Receiving Water: TRIB CHICKERING BECK Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 06/08/2002 Effective Date: 06-Aug-2002 Revocation Date: -</p>
5	125	NE	619206 277434	<p>Address: NEW PLOT AT BIRCH FARM, SYLEHAM ROAD, HOXNE, EYE, SUFFOLK, IP21 5BZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: NPSWQD007578 Permit Version: 1</p> <p>Receiving Water: TRIB OF RIVER WAVENEY Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 23/04/2009 Effective Date: 23-Apr-2009 Revocation Date: -</p>

ID	Distance (m)	Direction	NGR	Details	
6	410	SW	618800 276900	Address: HOXNE HOUSING SITE, HOXNE, SUFFOLK. Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR4NF19X Permit Version: 1	Receiving Water: water course unknown. Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 17/09/1954 Effective Date: 17-Sep-1954 Revocation Date: 19/03/1992
7	429	NE	619440 277630	Address: GABLE COTTAGE, HOXNE ROAD, SYLEHAM, EYE, SUFFOLK, IP21 4LR Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRENF19729 Permit Version: 1	Receiving Water: DITCH TRIB OF RIVER WAVENEY Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 17/11/2005 Effective Date: 17-Nov-2005 Revocation Date: -
8	466	N	619050 277810	Address: WAVENEY FARM, HOXNE, NEAR EYE, SUFFOLK, IP21 5DA Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRENF16623 Permit Version: 1	Receiving Water: TRIBUTARY OF THE RIVER WAVENEY Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 10/08/2004 Effective Date: 10-Aug-2004 Revocation Date: -
9C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF806 Permit Version: 1	Receiving Water: River Dove NT Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 19/10/1988 Effective Date: 19-Oct-1988 Revocation Date: 19/10/1988
10C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF42X Permit Version: 6	Receiving Water: River Dove NT Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 14/10/2008 Effective Date: 01-Apr-2009 Revocation Date: 04/03/2010
11C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF42X Permit Version: 3	Receiving Water: River Dove NT Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 28/05/1983 Effective Date: 19-Oct-1988 Revocation Date: 30/03/2005
12C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF42X Permit Version: 1	Receiving Water: River Dove NT Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 13/05/1955 Effective Date: 13-May-1955 Revocation Date: 27/05/1983
13C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF42X Permit Version: 7	Receiving Water: River Dove NT Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 05/03/2010 Effective Date: 05-Mar-2010 Revocation Date: 02/03/2015
14C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF42X	Receiving Water: River Dove NT Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 28/05/1983 Effective Date: 28-May-1983 Revocation Date: 18/10/1988

ID	Distance (m)	Direction	NGR	Details	
Permit Version: 2					
15C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF42X Permit Version: 4	Receiving Water: River Dove NT Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 08/02/2005 Effective Date: 31-Mar-2005 Revocation Date: 31/12/2005
16C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF42X Permit Version: 8	Receiving Water: River Dove NT Status: VARIED UNDER EPR 2010 Issue date: 03/03/2015 Effective Date: 03-Mar-2015 Revocation Date: -
17C	467	SW	618700 276900	Address: HOXNE WRC, GREEN STREET, HOXNE, EYE, SUFFOLK, IP21 5AZ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: AW4NF42X Permit Version: 5	Receiving Water: River Dove NT Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 08/02/2005 Effective Date: 01-Jan-2006 Revocation Date: 31/03/2009

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

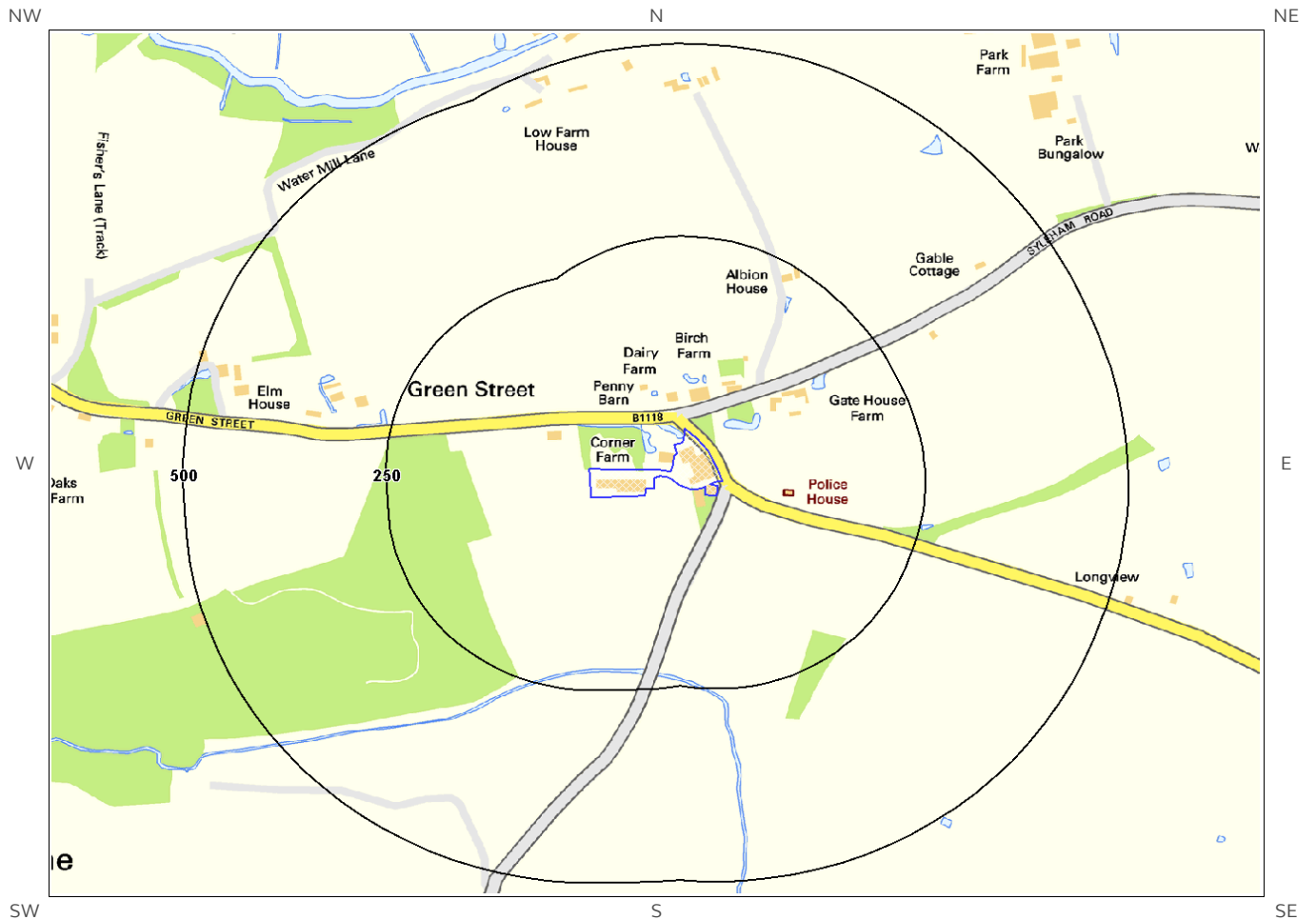
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site










0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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- | | | | | | |
|---|------------------------|---|---------------------------|---|---|
|  | Site Outline |  | EA/NRW Active Landfill |  | Historic and Planned Waste Sites |
|  | 250 Search Buffers (m) |  | EA/NRW Historic Landfill |  | EA/NRW Licensed Waste Site |
|  | 500 Search Buffers (m) |  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records |

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

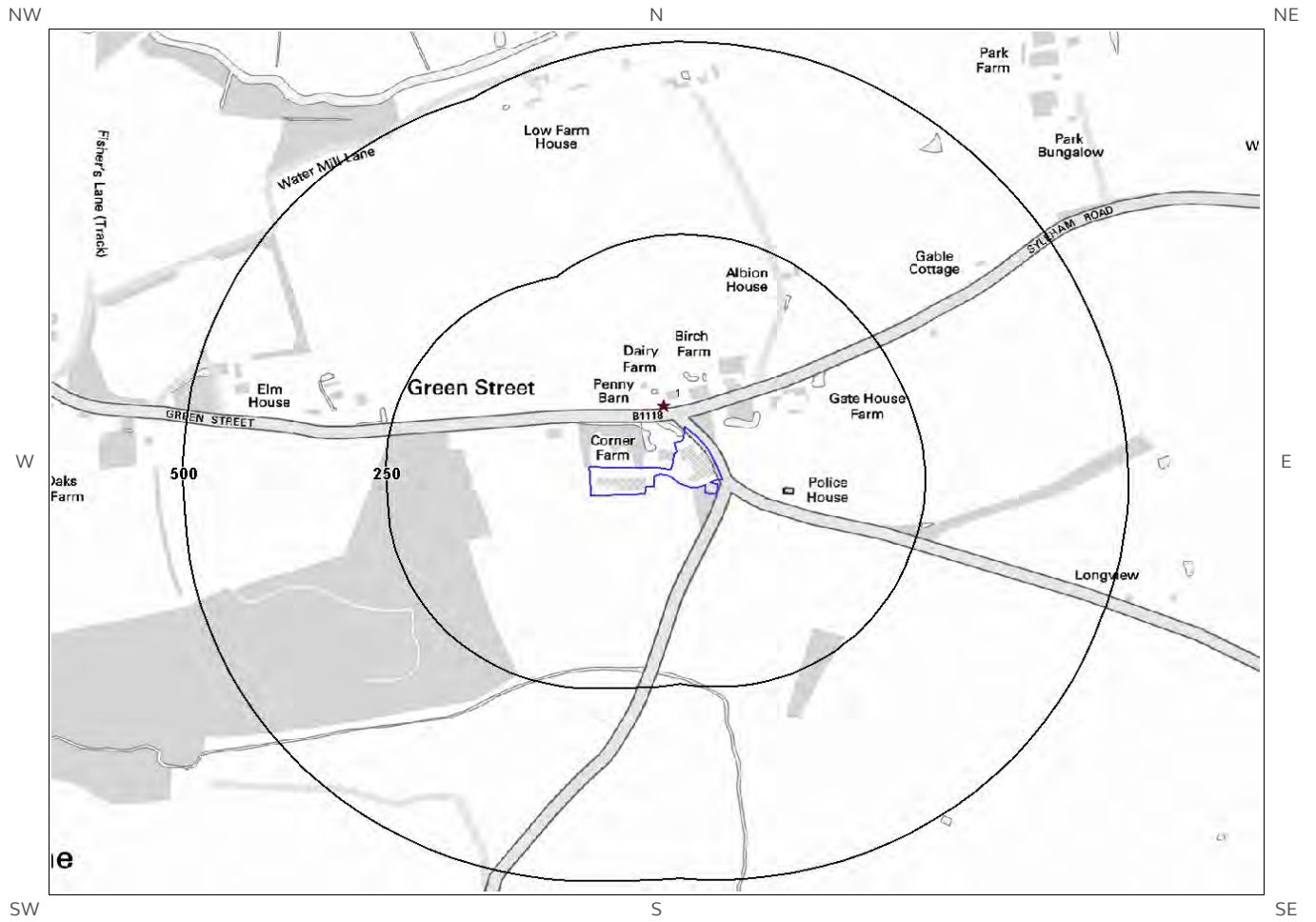
Database searched and no data found.

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

0

Database searched and no data found.

4. Current Land Use Map



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-  Site Outline
-  Current Industrial Sites
-  Electricity Transmission Cables
-  Search Buffers (m)
-  Petrol & Fuel Sites
-  Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 1

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	38	NW	Pump	619087 277376	Suffolk, IP21	Water Pumping Stations	Industrial Features

4.2 Petrol and Fuel Sites

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

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON

5.3 Bedrock and Solid Geology

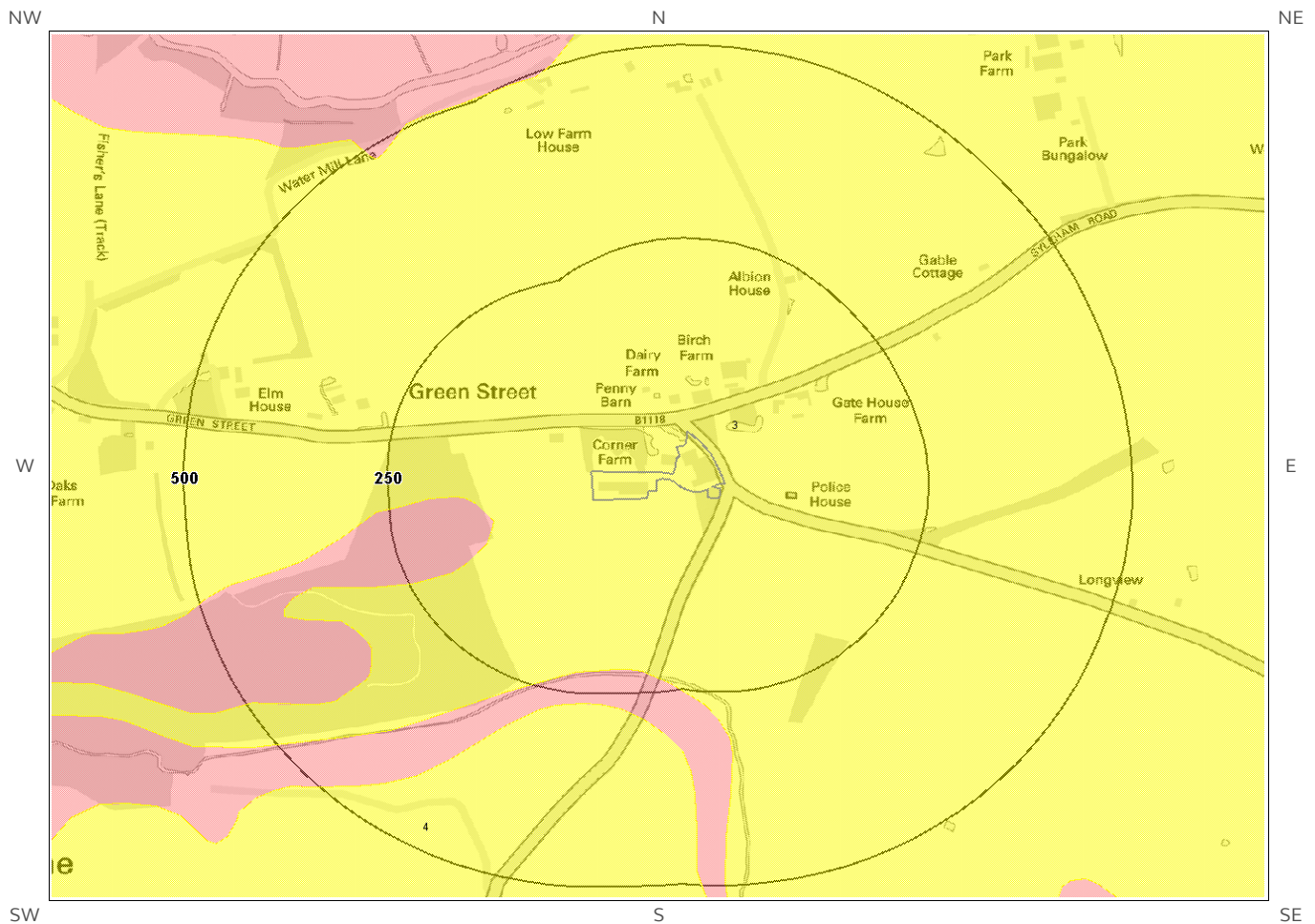
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
NCG-S	NORWICH CRAG FORMATION	SAND

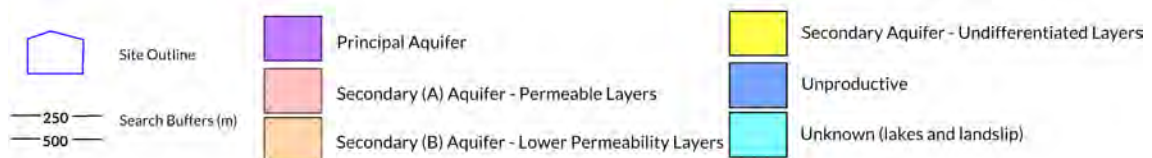
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

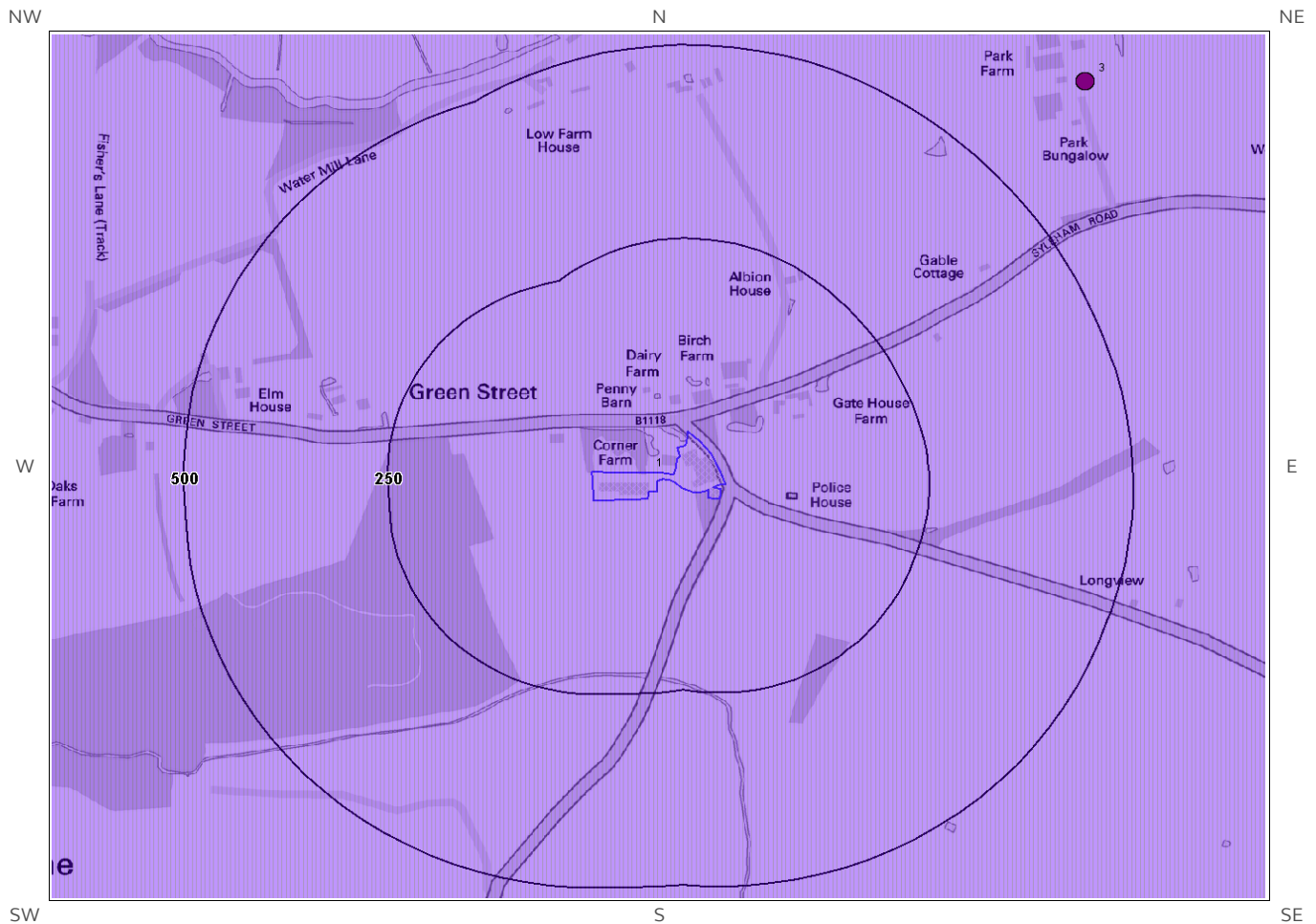
6a. Aquifer Within Superficial Geology



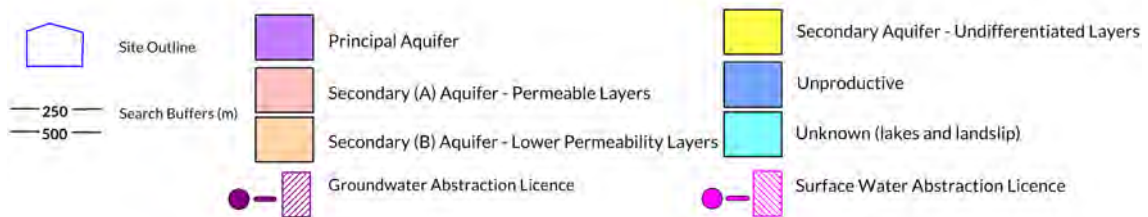
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6b. Aquifer Within Bedrock Geology and Abstraction Licences



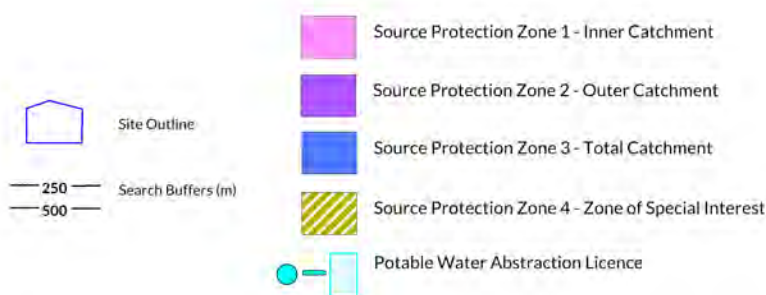
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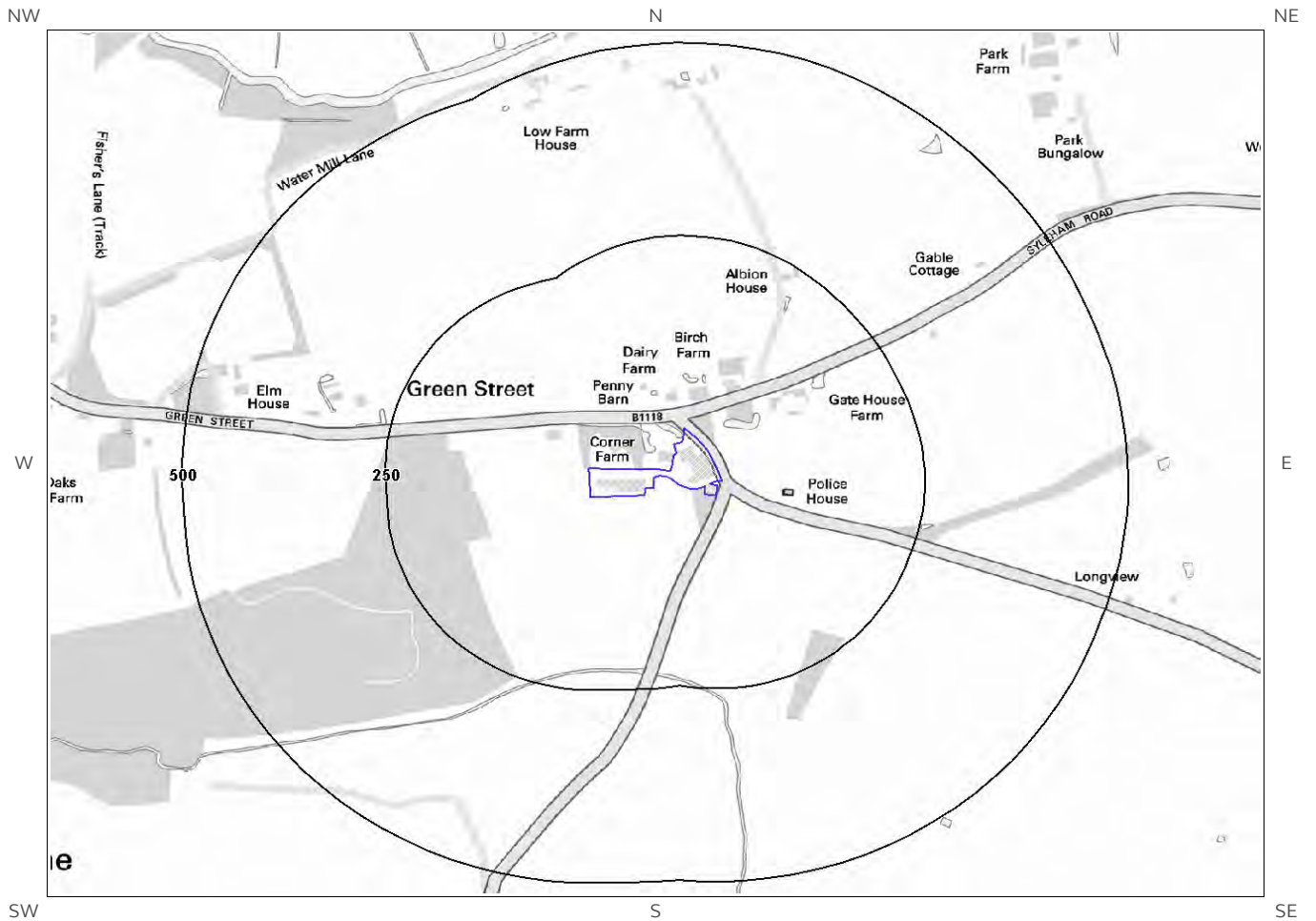
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



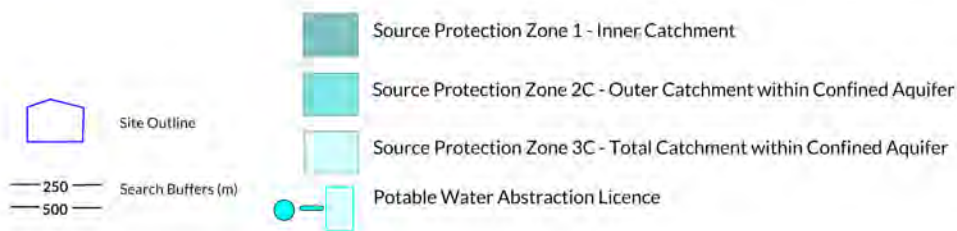
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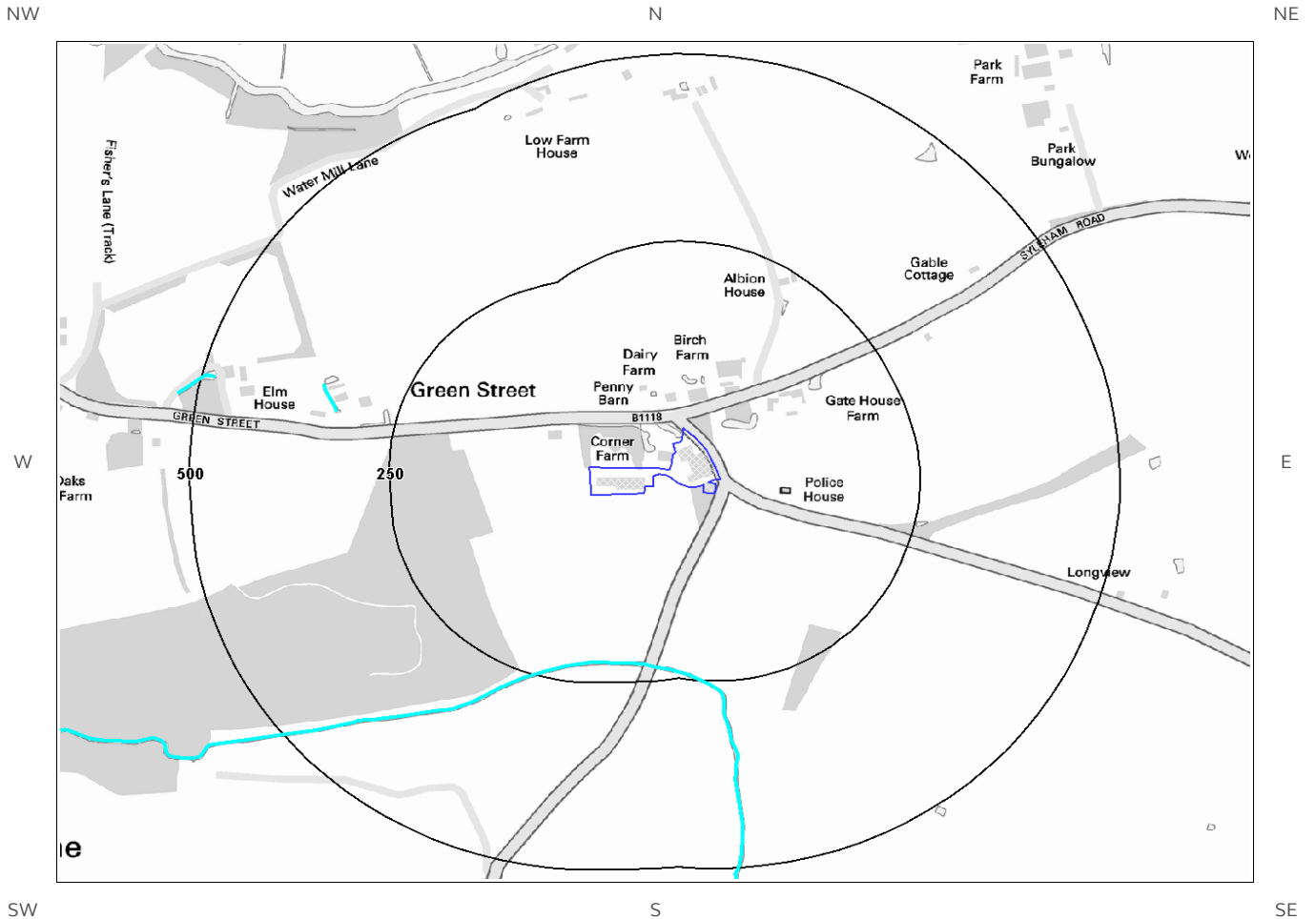
6d. Hydrogeology – Source Protection Zones within confined aquifer



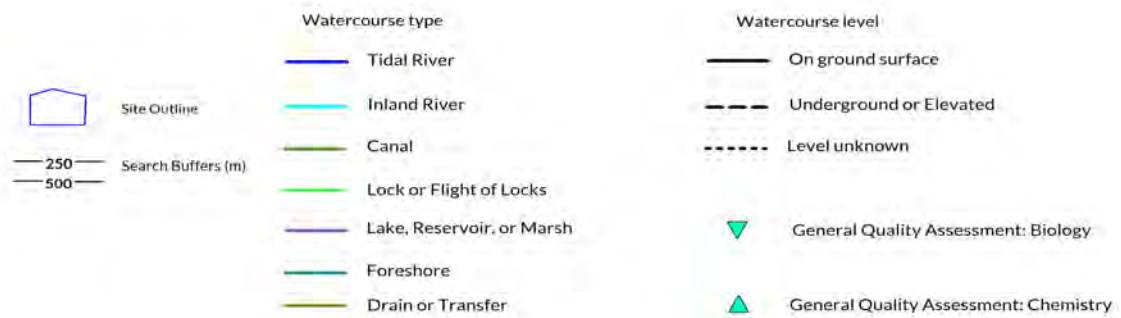
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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
3	0	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
1	125	W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	264	S	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	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

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site

Identified

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

ID	Distance (m)	Direction	NGR	Details
3	662	NE	619600 277800	Status: Historical Licence No: 7/34/18/*G/0087 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE - PARK FARM, SYLEHAM Data Type: Point Name: GREENACRE Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1993 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date:
Not shown	1481	NE	620340 278190	Status: Historical Licence No: 7/34/18/*G/0057 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT MONK'S HALL, SYLEHAM Data Type: Point Name: LEADER Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/06/1967 Version End Date:
Not shown	1579	NE	620380 278300	Status: Historical Licence No: 7/34/18/*G/0057 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT MONK'S HALL, SYLEHAM Data Type: Point Name: LEADER Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/06/1967 Version End Date:
Not shown	1624	NE	620260 278500	Status: Historical Licence No: 7/34/18/*G/0057 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WELL AT MONK'S HALL, SYLEHAM Data Type: Point Name: LEADER Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/06/1967 Version End Date:
Not shown	1634	N	618600 278900	Status: Historical Licence No: 7/34/18/*G/0089 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: B/H, HALL FARM, THORPE ABBOTTS Data Type: Point Name: RUGHANI Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/10/1993 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1997 Version End Date:
Not shown	1642	N	619140 278990	Status: Historical Licence No: AN/034/0018/001 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT BROCKDISH (A) Data Type: Point Name: ANGLIAN WATER SERVICES LIMITED Annual Volume (m ³): 1.5 Max Daily Volume (m ³): 10000 Original Application No: - Original Start Date: 01/04/2011 Expiry Date: 31/03/2018 Issue No: 2 Version Start Date: 01/04/2015 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1642	N	619140 278990	Status: Historical Licence No: 7/34/18/*G/0110 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT BROCKDISH (A) Data Type: Point Name: ANGLIAN WATER SERVICES LIMITED	Annual Volume (m ³): 1.5 Max Daily Volume (m ³): 10000 Original Application No: - Original Start Date: 01/04/2001 Expiry Date: 31/03/2011 Issue No: 3 Version Start Date: 10/11/2005 Version End Date:
Not shown	1642	N	619140 278990	Status: Active Licence No: AN/034/0018/001/R01 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT BROCKDISH (A) Data Type: Point Name: Anglian Water Services Ltd	Annual Volume (m ³): 3 Max Daily Volume (m ³): 10000 Original Application No: - Original Start Date: 31/05/2018 Expiry Date: 31/12/2022 Issue No: 1 Version Start Date: 31/05/2018 Version End Date:
Not shown	1969	NE	620820 278350	Status: Active Licence No: 7/34/16/*G/0048 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE,HIGH ELM,SYLEHAM Data Type: Point Name: Northumbrian Water Ltd	Annual Volume (m ³): 2.5691 Max Daily Volume (m ³): 15319 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 108 Version Start Date: 27/09/2018 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

Identified

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	1251	NW	618250 278300	Status: Historical Licence No: 7/34/18/*S/0048 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R WAVENEY S OF HOXNE PLANTN Data Type: Point Name: WARREN HILL FARMS	Annual Volume (m ³): 20500 Max Daily Volume (m ³): 655 Application No: - Original Start Date: 12/05/1967 Expiry Date: - Issue No: 104 Version Start Date: 09/06/2011 Version End Date:
Not shown	1251	NW	618250 278300	Status: Historical Licence No: 7/34/18/*S/0105 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER WAVENEY AT BILLINGFORD Data Type: Point Name: C A WEST & SON	Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: - Original Start Date: 01/08/1998 Expiry Date: 31/03/2018 Issue No: 101 Version Start Date: 24/12/1999 Version End Date:
Not shown	1330	NW	616790 278180	Status: Active Licence No: 7/34/17/*S/0055 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R WAVENEY,BIL'FORD BR & EAST Data Type: Line Name: West	Annual Volume (m ³): 22000 Max Daily Volume (m ³): 568 Application No: - Original Start Date: 01/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 27/03/2014 Version End Date:
Not shown	1644	W	617360 277454	Status: Active Licence No: 7/34/17/*S/0053	Annual Volume (m ³): 13500 Max Daily Volume (m ³): 337

ID	Distance (m)	Direction	NGR	Details
				<p>Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER DOVE AT OAKLEY,SUFFOLK Data Type: Point Name: JOHNSON</p> <p>Application No: - Original Start Date: 01/05/1967 Expiry Date: - Issue No: 102 Version Start Date: 17/07/2014 Version End Date:</p>
Not shown	1691	W	617320 277520	<p>Status: Active Licence No: 7/34/17/*S/0077 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER DOVE IN OAKLEY PARK, OAKLEY Data Type: Point Name: West</p> <p>Annual Volume (m³): 22730 Max Daily Volume (m³): 1091 Application No: - Original Start Date: 21/02/2001 Expiry Date: 31/03/2021 Issue No: 2 Version Start Date: 27/03/2014 Version End Date:</p>
Not shown	1701	W	616970 276470	<p>Status: Historical Licence No: 7/34/17/*S/0052 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R DOVE AT HOXNE B - C Data Type: Line Name: WHATLING</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 01/05/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1989 Version End Date:</p>
Not shown	1709	W	617310 276990	<p>Status: Historical Licence No: 7/34/17/*S/0052 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R DOVE AT HOXNE B - C Data Type: Line Name: WHATLING</p> <p>Annual Volume (m³): 5600 Max Daily Volume (m³): 341 Application No: - Original Start Date: 01/05/1967 Expiry Date: - Issue No: 101 Version Start Date: 12/02/2003 Version End Date:</p>
Not shown	1709	W	617310 276990	<p>Status: Active Licence No: 7/34/17/*S/0052 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R DOVE AT HOXNE Data Type: Line Name: J & A Barker</p> <p>Annual Volume (m³): 5600 Max Daily Volume (m³): 341 Application No: - Original Start Date: 01/05/1967 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2017 Version End Date:</p>
Not shown	1788	W	617300 277860	<p>Status: Active Licence No: 7/34/17/*S/0055 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: R DOVE,RED BR TO LT CARR,OAK'Y Data Type: Line Name: West</p> <p>Annual Volume (m³): 22000 Max Daily Volume (m³): 568 Application No: - Original Start Date: 01/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 27/03/2014 Version End Date:</p>
Not shown	1805	NW	617665 278514	<p>Status: Historical Licence No: 7/34/16/*S/0086 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER WAVENEY AT BILLINGFORD Data Type: Point Name: THELVETON FARMS</p> <p>Annual Volume (m³): 34195 Max Daily Volume (m³): 1440 Application No: - Original Start Date: 25/02/1998 Expiry Date: 31/03/2017 Issue No: 103 Version Start Date: 20/07/2005 Version End Date:</p>
Not shown	1805	NW	617665 278514	<p>Status: Active Licence No: 7/34/16/*S/0086/R01 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER WAVENEY AT BILLINGFORD Data Type: Point Name: THELVETON FARMS</p> <p>Annual Volume (m³): 134195 Max Daily Volume (m³): 1440 Application No: - Original Start Date: 01/04/2017 Expiry Date: 31/03/2030 Issue No: 2 Version Start Date: 28/03/2018 Version End Date:</p>
Not shown	1820	NW	617650 278520	<p>Status: Historical Licence No: 7/34/16/*S/0086 Details: Spray Irrigation - Storage</p> <p>Annual Volume (m³): 34195 Max Daily Volume (m³): 1440 Application No: -</p>

ID	Distance (m)	Direction	NGR	Details	
				Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER WAVENEY AT BILLINGFORD Data Type: Point Name: THELVETON FARMS	Original Start Date: 25/02/1998 Expiry Date: 31/03/2017 Issue No: 103 Version Start Date: 20/07/2005 Version End Date:
Not shown	1861	W	616990 276900	Status: Historical Licence No: 7/34/17/*S/0069 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RIVER DOVE AT OAKLEY Data Type: Line Name: ROBERTSON	Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: - Original Start Date: 01/01/1990 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1990 Version End Date:

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

Identified

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details	
Not shown	1642	N	619140 278990	Status: Historical Licence No: 7/34/18/*G/0110 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT BROCKDISH (A) Data Type: Point Name: ANGLIAN WATER SERVICES LIMITED	Annual Volume (m ³): 1.5 Max Daily Volume (m ³): 10000 Original Application No: - Original Start Date: 01/04/2001 Expiry Date: 31/03/2011 Issue No: 3 Version Start Date: Version End Date:
Not shown	1642	N	619140 278990	Status: Historical Licence No: AN/034/0018/001 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT BROCKDISH (A) Data Type: Point Name: ANGLIAN WATER SERVICES LIMITED	Annual Volume (m ³): 1.5 Max Daily Volume (m ³): 10000 Original Application No: - Original Start Date: 01/04/2011 Expiry Date: 31/03/2018 Issue No: 2 Version Start Date: Version End Date:
Not shown	1642	N	619140 278990	Status: Active Licence No: AN/034/0018/001/R01 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT BROCKDISH (A) Data Type: Point Name: Anglian Water Services Ltd	Annual Volume (m ³): 3 Max Daily Volume (m ³): 10000 Original Application No: - Original Start Date: 31/05/2018 Expiry Date: 31/12/2022 Issue No: 1 Version Start Date: Version End Date:
Not shown	1969	NE	620820 278350	Status: Active Licence No: 7/34/16/*G/0048 Details: Potable Water Supply - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE,HIGH ELM,SYLEHAM Data Type: Point Name: Northumbrian Water Ltd	Annual Volume (m ³): 2.5691 Max Daily Volume (m ³): 15319 Original Application No: - Original Start Date: 01/12/1966 Expiry Date: - Issue No: 108 Version Start Date: Version End Date:

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

Identified

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

ID	Distance (m)	Direction	Zone	Description
1	0	On Site	3	Total catchment

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site

None identified

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
324	S	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
386	E	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
432	NW	Minor Aquifer/Intermediate Leaching Potential	I2	Soils which can possibly transmit non – or weakly adsorbed pollutants and liquid discharges but are unlikely to transmit adsorbed pollutants.

6.9 River Quality

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

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Ordnance Survey MasterMap Water Network

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

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

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

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	224 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Waveney Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.5
9	224 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Waveney Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.5
2	325 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Waveney Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.6
10	325 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Waveney Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.6
3	483 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Waveney Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				conditions) Average Width in Watercourse Section (m): 4.0
Not shown	483 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Waveney Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.0

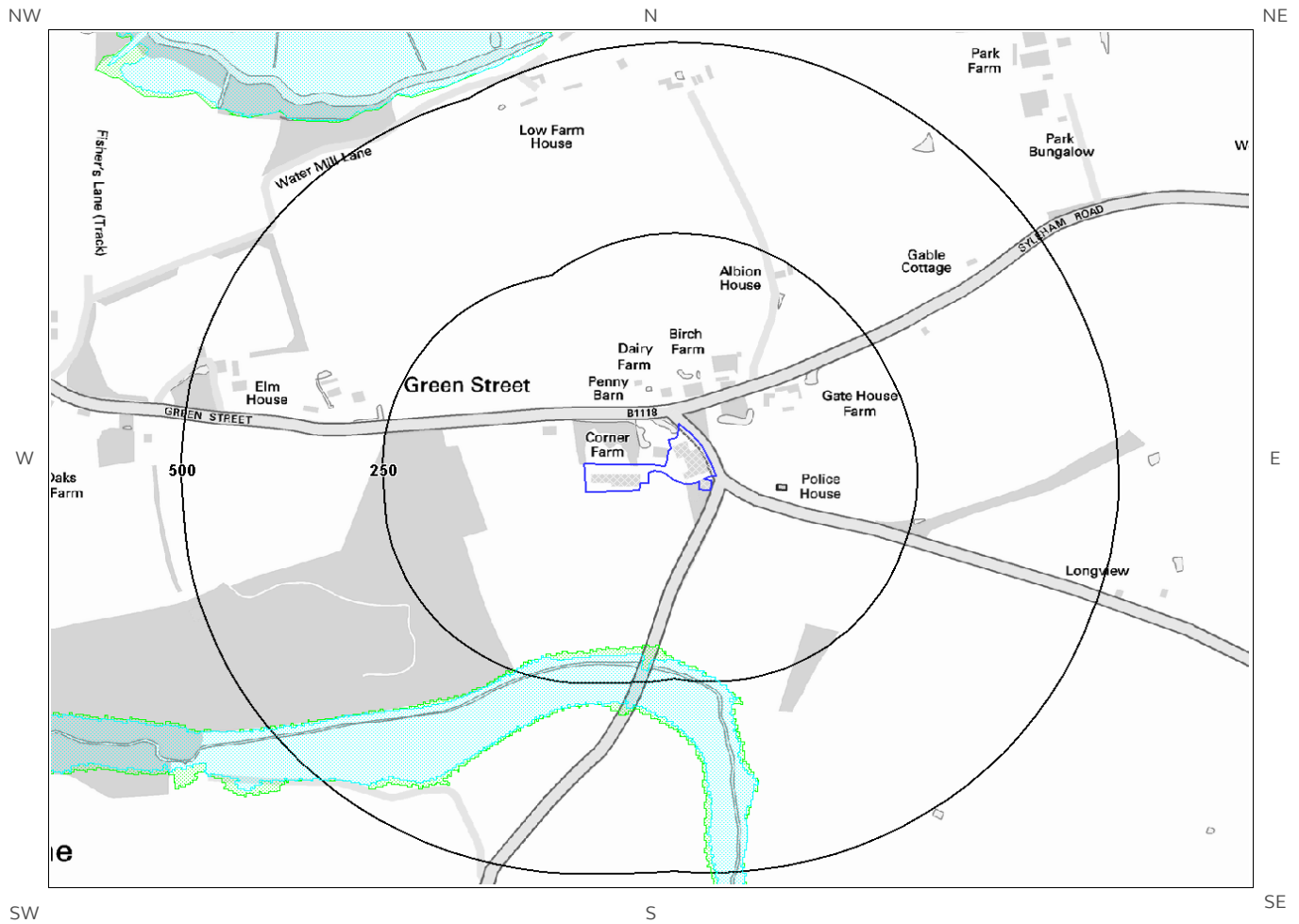
6.11 Surface Water Features

Surface water features within 250m of the study site Identified

The following surface water records are not represented on mapping:

Distance (m)	Direction
0	W
23	N
178	N
203	NE
222	S
228	S

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



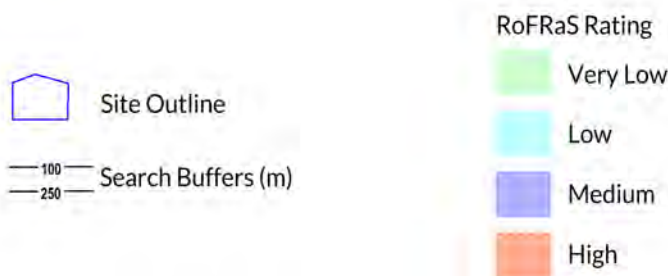
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m Identified

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

ID	Distance (m)	Direction	Update	Type
1	202	S	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m Identified

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

ID	Distance (m)	Direction	Update	Type
1	213	S	21-Feb-2019	Zone 3 - (Fluvial /Tidal Models)

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

Highest risk of flooding onsite Very Low

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

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

7.4 Flood Defences

Flood Defences within 250m of the study site None identified
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

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

Clearwater Flooding or Superficial Deposits Flooding Clearwater Flooding

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

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

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

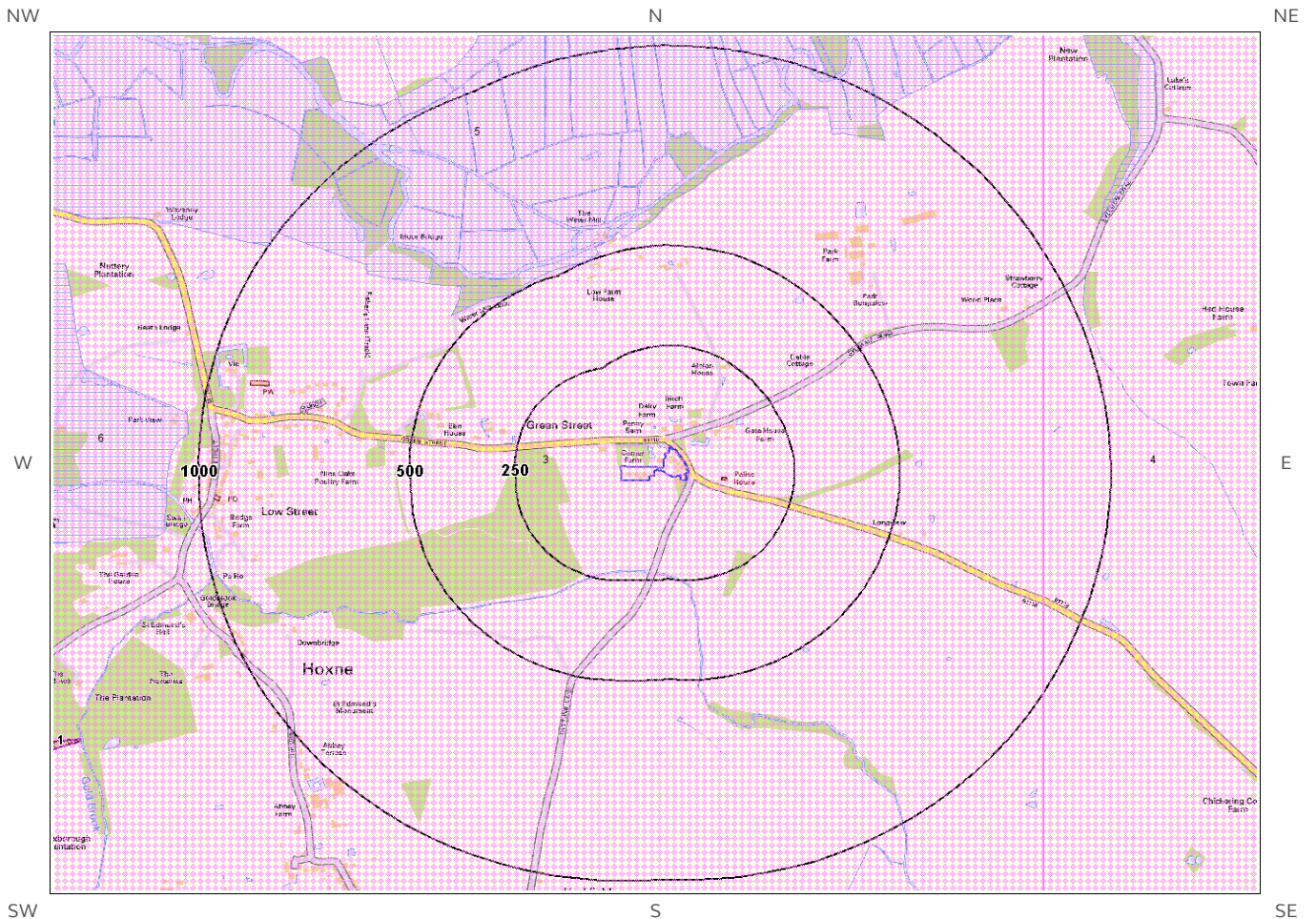
7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result Low

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

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

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

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

2

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1	1435	SW	Hoxne Brick Pit	Natural England
Not shown	1552	W	Hoxne Brick Pit	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1478	S	HOXNE WOOD	Ancient and Semi-Natural Woodland
Not shown	1648	SE	HOXNE WOOD	Ancient Replanted Woodland

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

3

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

ID	Distance (m)	Direction	ESA Name	Data Source
5	502	NW	Broads	Natural England
6	1030	W	Broads	Natural England
Not shown	1498	W	Broads	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NVZ Name	Data Source
3	0	On Site	Existing	DEFRA
4	840	E	Existing	DEFRA

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

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Low

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

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

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

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

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

9.1.3 Soluble Rocks

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

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

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

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

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Negligible

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

Hazard

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

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

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

Hazard

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

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Very Low

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

Hazard

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

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

9.2 Radon

9.2.1 Radon Affected Areas

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

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

9.2.2 Radon Protection

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

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

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info@groundsure.com

British Geological Survey Enquiries

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Keyworth, Nottingham NG12 5GG
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Fax: 0115 936 3276.
Email:

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency

National Customer Contact Centre, PO Box 544
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Tel: 03708 506 506

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk

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Public information access office
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Phone: 03001 234 000

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Public Health
England



The Coal
Authority



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