

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Professional opinion



Contaminated Land

**Moderate-High:
Action Required**

page 4



Flooding

Negligible

page 6

Consultant's guidance and recommendations inside.



Ground Stability

Not identified



Radon

Passed



Energy

Identified

page 7



Planning Constraints

Identified

page 9



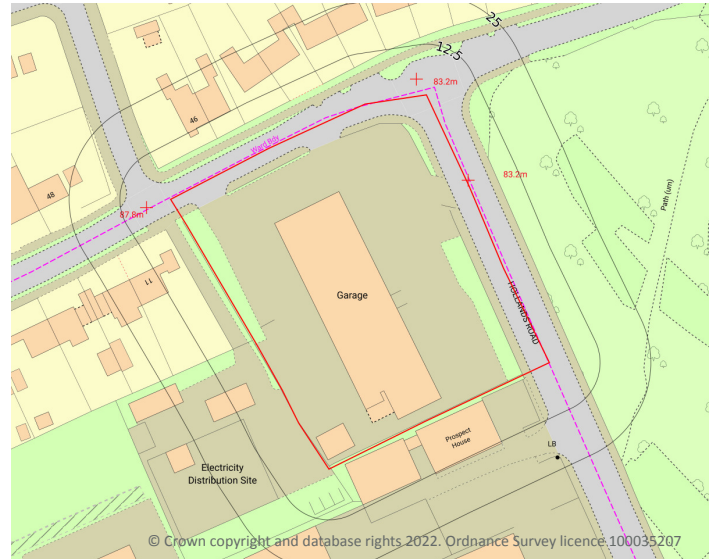
Transportation

Identified

page 8

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

Site plan



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Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Further assessment required

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Potential

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Potential

Useful contacts

West Suffolk:

<https://www.westsuffolk.gov.uk/>

customer.services@westsuffolk.gov.uk

01284 763233

Environment Agency National Customer Contact Centre (NCCC):

enquiries@environment-agency.gov.uk

03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 42**.



Contaminated Land

Contact the Contaminated Land Officer within the Environmental Health Department of the relevant Local Authority to ask about the previous land use of the area (as specified in the Consultant's assessment), written details confirming whether the land has been designated 'Contaminated Land' (as defined under Part 2A of EPA 1990), and if the Local Authority plans to take any further action. If the Local Authority is considering further action the level of priority assigned to this site and timescale of potential investigation will also be required.

If speed is a priority, insurance might be the best option. However, at this stage it may be expensive, and it is not always possible to get suitable insurance. Numerous companies offer environmental insurance. If you are considering this option you can get in touch with Groundsure who will be happy to provide further details.



Flooding

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk



assessment.

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure and planning constraints.

Energy

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property.

Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting <http://www.onr.org.uk/regulated-sites.htm> for further information on the site

Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



Contaminated Land

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Please see **page 13** for details of the identified issues.

Past Land Use

Waste and Landfill

Current and Recent Industrial

Moderate-High

Low

Moderate

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

Proposed land use

Groundsure has assumed that the property will remain in its current use.

Historical land use

On-site

The following potentially contaminative land uses of significant concern have been identified at the study site:

- **1968 - 1994** - A garage/potential petrol filling station.

Additionally, current land uses and a historical Part B Permit of moderate concern have been identified at the study site.

Surrounding area

Potentially contaminative land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers noted to lie within a Source Protection Zone.



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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Environmental summary



Flooding

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on **page 42**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Low
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability	Low
Non-Natural Ground Stability	Not identified



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon affected area



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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Energy summary



Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see **page 2** for further advice. Additionally, see **page 34** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Not identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see **page 2** for further advice. Additionally, see **page 37** for details of the identified issues.

Power stations

Identified

Energy Infrastructure

Not identified

Projects

Not identified



Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed

Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified

Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified

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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Planning summary



Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 38** for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas **Identified**



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

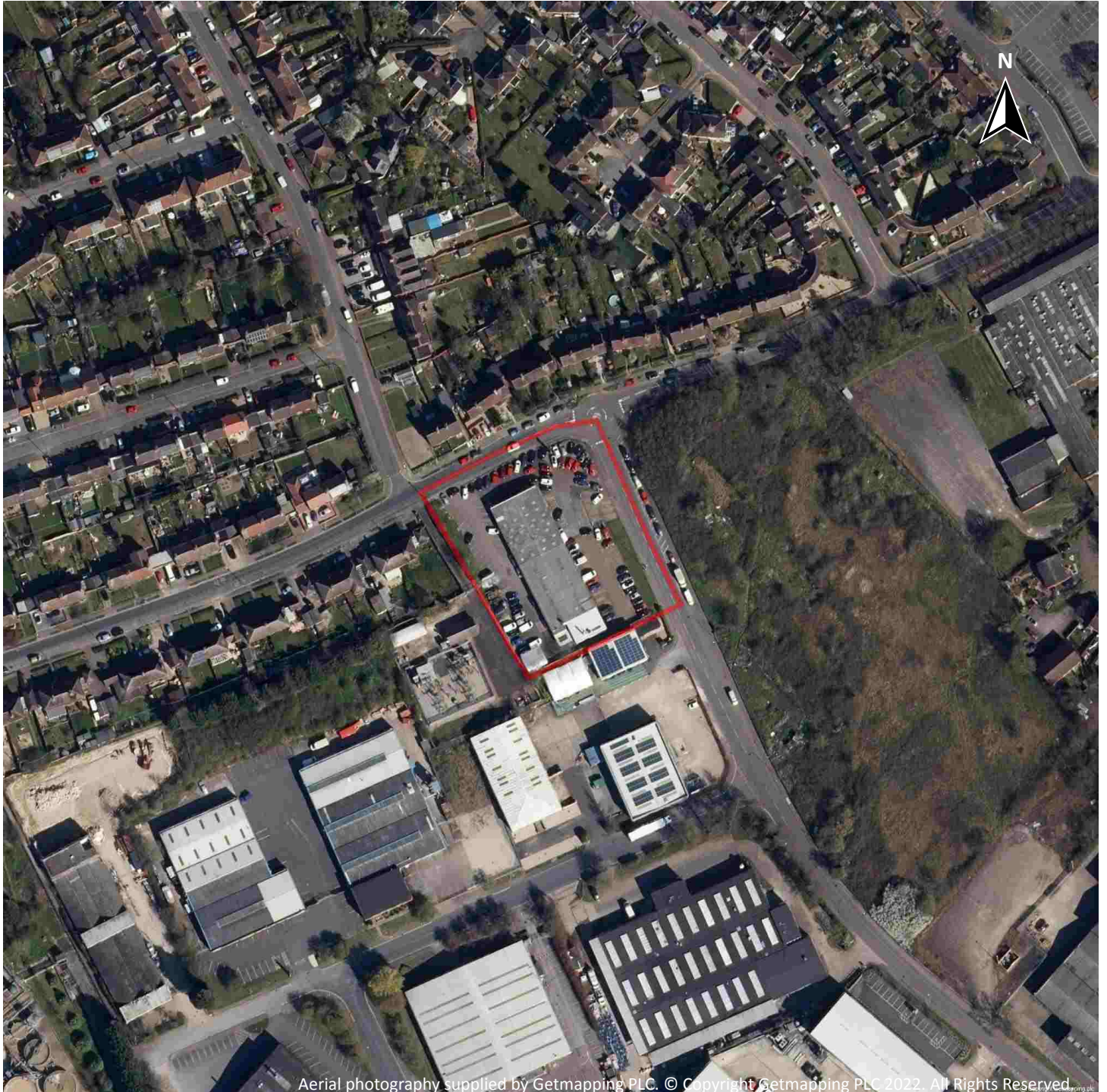
Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

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Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved.

Capture Date: 05/04/2020

Site Area: 0.49ha

Contaminated Land summary

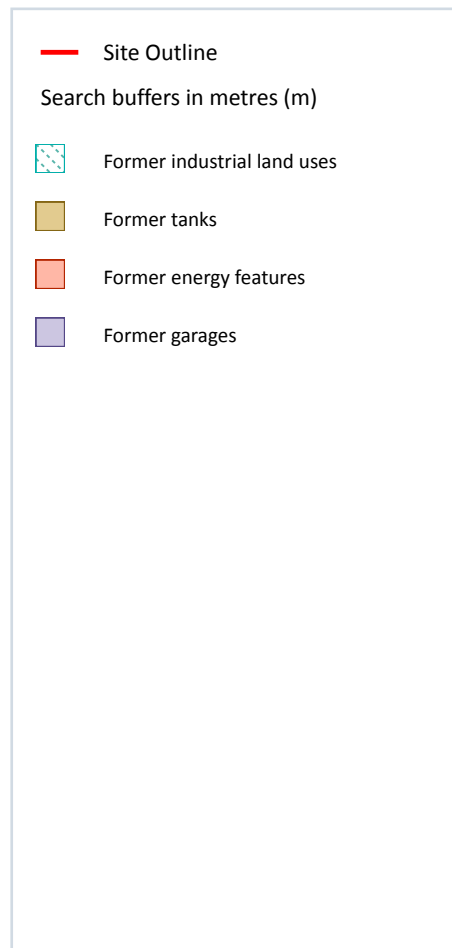
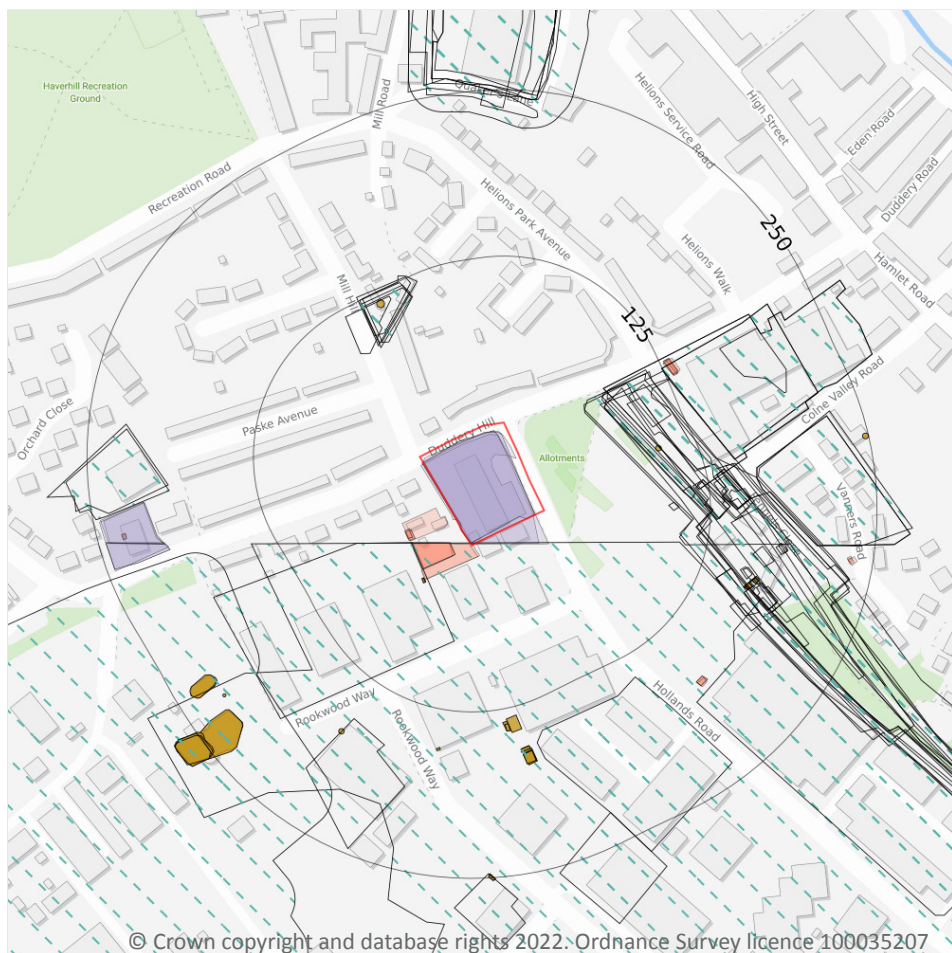


Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	1	1	64
Former tanks	0	2	29
Former energy features	1	9	12
Former petrol stations	0	0	0
Former garages	5	0	6
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	1	2	39
Current or recent petrol stations	0	1	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	7
Local Authority licensed pollutant release	1	0	2
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	8
Dangerous or explosive sites	0	0	2
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	2

Contaminated land / Past land use



Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Works	1970
38 m	SW	Unspecified Factories	1981
58 m	NE	Railway Sidings	1959
59 m	NE	Railway Sidings	1924
71 m	NE	Railway Sidings	1896

Screening

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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Distance	Direction	Use	Date
73 m	NE	Goods Station	1899
73 m	NE	Railway Sidings	1946
74 m	NE	Railway Sidings	1905
75 m	NE	Railway Sidings	1949
78 m	NE	Railway Sidings	1938
79 m	NE	Unspecified Works	1979
79 m	NE	Unspecified Factory	1991
86 m	NW	Windmill	1924
86 m	NW	Windmill	1896
87 m	NW	Unspecified Windmill	1899
88 m	NW	Corn Windmill	1885
90 m	NE	Railway Sidings	1899
90 m	NW	Windmill	1938
93 m	NE	Cuttings	1877
94 m	E	Railway Building	1924
95 m	NW	Windmill	1905
105 m	E	Railway Building	1896
113 m	E	Goods Station	1946
115 m	E	Goods Station	1959
117 m	E	Goods Station	1924
125 m	NE	Unspecified Works	1967
125 m	NE	Unspecified Works	1971
129 m	E	Goods Station	1896
130 m	E	Goods Station	1905
132 m	E	Goods Station	1949
133 m	E	Goods Station	1938
139 m	E	Railway Buildings	1946
139 m	E	Railway Station	1877

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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Distance	Direction	Use	Date
141 m	E	Railway Sidings	1877
143 m	SE	Unspecified Works	1981
154 m	E	Unspecified Tank	1949
156 m	E	Railway Buildings	1938
157 m	SE	Railway Building	1924
157 m	SW	Unspecified Factory	1981
160 m	E	Railway Building	1946
161 m	E	Railway Building	1949
162 m	E	Unspecified Works	1967
162 m	E	Unspecified Works	1971
162 m	E	Railway Building	1896
163 m	E	Unspecified Factory	1991
164 m	E	Railway Building	1905
169 m	SE	Unspecified Works	1981
169 m	SW	Unspecified Works	1981
170 m	E	Railway Building	1877
170 m	NE	Unspecified Pit	1877
176 m	E	Railway Building	1949
178 m	E	Railway Building	1938
190 m	W	Unspecified Depot	1991
190 m	W	Unspecified Depot	1979
222 m	N	Unspecified Factory	1885
226 m	SE	Unspecified Works	1981
230 m	N	Unspecified Quay	1899
236 m	N	Unspecified Factory	1924
243 m	N	Unspecified Works	1967
243 m	N	Unspecified Works	1971
244 m	N	Unspecified Factory	1899

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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Distance	Direction	Use	Date
245 m	N	Unspecified Commercial/Industrial	1959
247 m	N	Unspecified Factory	1896
247 m	S	Unspecified Depot	1981
247 m	N	Unspecified Factory	1991
249 m	SW	Unspecified Tanks	1981

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
44 m	SW	Unspecified Tank	1996
44 m	SW	Unspecified Tank	1989
95 m	NE	Unspecified Tank	1877
113 m	NW	Unspecified Tank	1978
132 m	S	Unspecified Tank	1973
135 m	S	Unspecified Tank	1989
137 m	S	Unspecified Tank	1986
154 m	S	Unspecified Tank	1989
156 m	S	Unspecified Tank	1996
157 m	S	Unspecified Tank	1989
159 m	S	Unspecified Tank	1973
160 m	S	Unspecified Tank	1986
160 m	S	Unspecified Tank	1996
161 m	S	Unspecified Tank	1989
161 m	E	Unspecified Tank	1877
161 m	E	Unspecified Tank	1887

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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Distance	Direction	Use	Date
161 m	E	Unspecified Tank	1897
164 m	E	Unspecified Tank	1960
165 m	E	Unspecified Tank	1968
168 m	SW	Unspecified Tank	1986
216 m	SW	Tanks	1986
216 m	SW	Unspecified Tank	1988
216 m	SW	Tanks	1988
218 m	SW	Tanks	1986
218 m	SW	Tanks	1988
229 m	W	Unspecified Tank	1988
246 m	E	Unspecified Tank	1926
246 m	SW	Tanks	1973
247 m	S	Unspecified Tank	1996
247 m	S	Unspecified Tank	1989
248 m	SW	Tanks	1970

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Electricity Substation	1996
1 m	SW	Electricity Substation	1986
6 m	SW	Electricity Substation	1968
12 m	SW	Electricity Substation	1968
12 m	SW	Electricity Substation	1973
13 m	SW	Electricity Substation	1989
33 m	SW	Electricity Substation	1996

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Distance	Direction	Use	Date
34 m	SW	Electricity Substation	1988
34 m	SW	Electricity Substation	1978
35 m	SW	Electricity Substation	1973
127 m	NE	Electricity Substation	1996
128 m	NE	Electricity Substation	1968
128 m	NE	Electricity Substation	1973
128 m	NE	Electricity Substation	1988
130 m	NE	Electricity Substation	1978
172 m	SE	Electricity Substation	1989
172 m	SE	Electricity Substation	1968
172 m	SE	Electricity Substation	1973
173 m	SE	Electricity Substation	1986
230 m	E	Electricity Substation	1973
231 m	E	Electricity Substation	1986
232 m	E	Electricity Substation	1989

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Garage	1968
0	on site	Garage	1973
0	on site	Garage	1978
0	on site	Garage	1988
0	on site	Garage	1996
200 m	W	Garage	1970

Screening

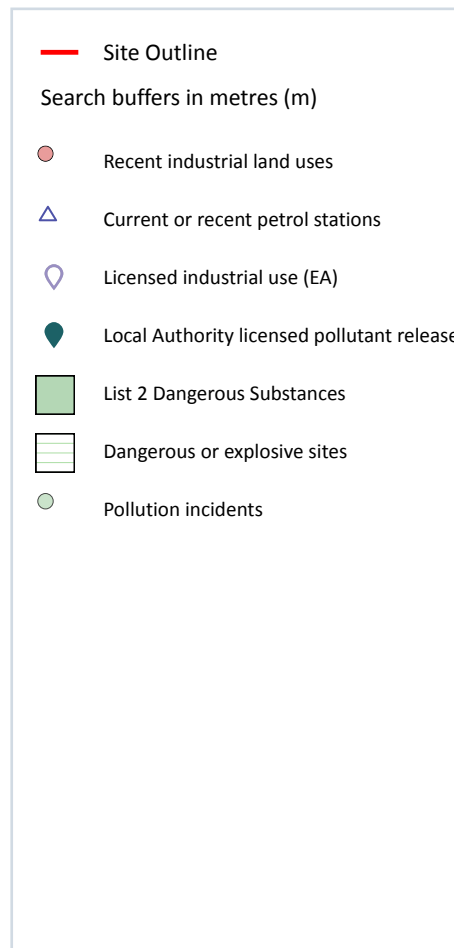
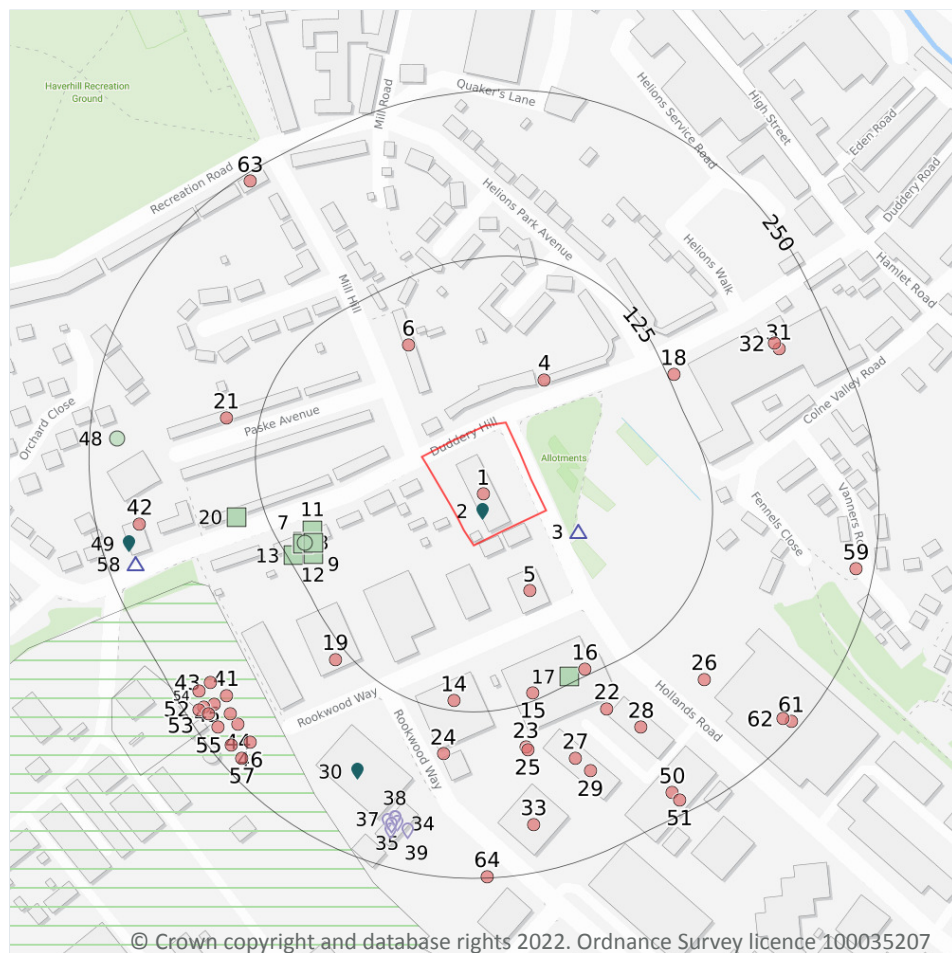
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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Distance	Direction	Use	Date
200 m	W	Garage	1973
200 m	W	Garage	1986
203 m	W	Garage	1983
203 m	W	Garage	1988
204 m	W	Garage	1973

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Current and recent industrial



Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Drive Vauxhall Plc - Duddery Hill, Haverhill, Suffolk, CB9 8DS	New Vehicles	Motoring
4	43 m	NE	Tim's Private Hire - 26, Duddery Hill, Haverhill, Suffolk, CB9 8DP	Vehicle Hire and Rental	Hire Services
5	49 m	SE	Powerdrive Systems Ltd - The Bolthole, Hollands Road, Haverhill, Suffolk, CB9 8PJ	General Construction Supplies	Industrial Products

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

ID	Distance	Direction	Company / Address	Activity	Category
6	79 m	NW	Roadways Express Couriers Ltd - 29, Mill Hill, Haverhill, Suffolk, CB9 8BT	Distribution and Haulage	Transport, Storage and Delivery
14	118 m	S	Herbert Retail Management Ltd - 18, Rookwood Way, Haverhill, Suffolk, CB9 8PD	Measurement and Inspection Equipment	Industrial Products
15	119 m	S	Glassfusion - 20, Rookwood Way, Haverhill, Suffolk, CB9 8PB	Glass	Industrial Products
16	120 m	SE	C G S Haverhill Ltd - 55, Hollands Road, Haverhill, Suffolk, CB9 8PJ	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
18	130 m	NE	Electricity Sub Station - Suffolk, CB9	Electrical Features	Infrastructure and Facilities
19	135 m	SW	ATS Euromaster Ltd - 25d, Rookwood Way, Haverhill, Suffolk, CB9 8PB	Vehicle Parts and Accessories	Motoring
21	150 m	W	A K Scaffolding - 18, Paske Avenue, Haverhill, Suffolk, CB9 8BX	Construction and Tool Hire	Hire Services
22	154 m	SE	Electricity Sub Station - Suffolk, CB9	Electrical Features	Infrastructure and Facilities
23	157 m	S	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
24	158 m	S	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
25	165 m	S	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
26	174 m	SE	Electricity Sub Station - Suffolk, CB9	Electrical Features	Infrastructure and Facilities
27	177 m	SE	Dalziel - 6 Tudor Rose Court, Hollands Road, Haverhill, Suffolk, CB9 8PJ	Food and Beverage Industry Machinery	Industrial Products
28	178 m	SE	Keronite - 1 Tudor Rose Court, Hollands Road, Haverhill, Suffolk, CB9 8PJ	Industrial Coatings and Finishings	Industrial Products
29	190 m	SE	Koppert - 8 Tudor Rose Court, Hollands Road, Haverhill, Suffolk, CB9 8PJ	Agricultural Machinery and Goods	Industrial Products
31	209 m	NE	Wisdom Toothbrushes - The Silk Mill, Colne Valley Road, Haverhill, Suffolk, CB9 8DT	Cosmetics, Toiletries and Perfumes	Consumer Products
32	211 m	NE	Factory - Suffolk, CB9	Unspecified Works Or Factories	Industrial Features
33	214 m	S	Digi Europe Ltd - Digi House, Rookwood Way, Haverhill, Suffolk, CB9 8DG	Office and Shop Equipment	Industrial Products

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Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

ID	Distance	Direction	Company / Address	Activity	Category
41	217 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
42	218 m	W	BP Service Station - Duddery Hill Service Station, Haverhill, Suffolk, CB9 8DR	Petrol and Fuel Stations	Road and Rail
43	222 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
44	222 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
45	223 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
46	224 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
47	229 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
50	232 m	SE	General Metal Cambridge - 51, Hollands Road, Haverhill, Suffolk, CB9 8PL	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
51	232 m	SE	Rapidaire Ltd - 51, Hollands Road, Haverhill, Suffolk, CB9 8PL	Packaging	Industrial Products
52	233 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
53	233 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
54	234 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
55	236 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
56	236 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
57	236 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
59	237 m	E	Electricity Sub Station - Suffolk, CB9	Electrical Features	Infrastructure and Facilities
60	237 m	SW	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features
61	243 m	SE	A B S C O Ltd - The Saturn Centre 42, Hollands Road, Haverhill, Suffolk, CB9 8SA	Colours, Chemicals and Water Softeners and Supplies	Industrial Products

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

ID	Distance	Direction	Company / Address	Activity	Category
62	243 m	SE	Advanced Eco Ltd - The Wisdom Centre, Hollands Road, Haverhill, Suffolk, CB9 8SA	Construction Completion Services	Construction Services
63	244 m	NW	P C 2 Mend - 46, Recreation Road, Haverhill, Suffolk, CB9 8BY	Electrical Equipment Repair and Servicing	Repair and Servicing
64	249 m	S	Tank - Suffolk, CB9	Tanks (Generic)	Industrial Features

This data is sourced from Ordnance Survey.

Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see **page 2** for further advice.

ID	Distance	Direction	Company	Address	Status
3	29 m	SE	OBSOLETE	Duddery Hill, Haverhill, Suffolk, CB9 8DS	Obsolete
58	237 m	W	BP	Duddery Hill, Haverhill, Suffolk, CB9 8DR	Open

This data is sourced from Experian Catalist.

Dangerous or explosive sites

These records relate to facilities that use or have used large amounts of hazardous or explosive materials. They are regulated under the Control of Major Accident Hazards (COMAH) Regulations 2015. Historical facilities may have been regulated under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and the Amendment Regulations 2002. The purpose of the COMAH Regulations is to help prevent major accidents involving dangerous substances and limit the effects to people and the environment of any accidents which do occur. They can be an indication to wider industrial processes with a potential to cause ground contamination.

Please see **page 2** for further advice.

Distance	Direction	Company	Address	Operational Status	Tier
187 m	SW	International Flavours & Fragrances	International Flavours & Fragrances, Haverhill, Duddery Hill, Haverhill, Suffolk, CB9 8LJ	Current COMAH Site	COMAH Upper Tier Operator
236 m	SW	International Flavours & Fragrances	International Flavours And Fragrances, Duddery Hill, Haverhill, CB9 8LG	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive/Groundsure.

Current or recent licensed industrial activities

Major industrial processes (Part A(1) Processes) are regulated under Environmental Permitting (England and Wales) Regulations 2016, as required under the Industrial Emissions Directive (2010/75/EU). The release of pollutants could present a contamination risk if Environment Agency regulations are not adhered to.

Please see **page 2** for further advice.

ID	Distance	Direction	Details	
37	217 m	S	Operator: CORNELIUS SPECIALTIES LIMITED Installation Name: ROOKWOOD WAY HAVERHILL CHEMICALS - EPR/EP3234LF Process: ORGANIC CHEMICALS; NITROGEN CONTAINING COMPOUNDS EG AMINES	Permit Number: EP3234LF Original Permit Number: EP3234LF EPR Reference: - Issue Date: 26/06/2006 Effective Date: 26/06/2006 Last date noted as effective: 2021-10-01 Status: SUPERCEDED
35	217 m	S	Operator: CORNELIUS SPECIALTIES LIMITED Installation Name: ROOKWOOD WAY HAVERHILL CHEMICALS - EPR/EP3234LF Process: ORGANIC CHEMICALS; HALOGEN CONTAINING COMPOUNDS EG HALOCARBONS	Permit Number: EP3234LF Original Permit Number: EP3234LF EPR Reference: - Issue Date: 26/06/2006 Effective Date: 26/06/2006 Last date noted as effective: 2021-10-01 Status: SUPERCEDED
34	217 m	S	Operator: CORNELIUS SPECIALTIES LIMITED Installation Name: ROOKWOOD WAY HAVERHILL CHEMICALS - EPR/EP3234LF Process: ORGANIC CHEMICALS; HYDROCARBONS EG AROMATICS	Permit Number: EP3234LF Original Permit Number: EP3234LF EPR Reference: - Issue Date: 26/06/2006 Effective Date: 26/06/2006 Last date noted as effective: 2021-10-01 Status: SUPERCEDED
39	217 m	S	Operator: CORNELIUS SPECIALTIES LIMITED Installation Name: ROOKWOOD WAY HAVERHILL CHEMICALS - EPR/EP3234LF Process: ORGANIC CHEMICALS; SULPHUR CONTAINING COMPOUNDS EG SULPHIDES	Permit Number: EP3234LF Original Permit Number: EP3234LF EPR Reference: - Issue Date: 26/06/2006 Effective Date: 26/06/2006 Last date noted as effective: 2021-10-01 Status: SUPERCEDED
36	217 m	S	Operator: CORNELIUS SPECIALTIES LIMITED Installation Name: ROOKWOOD WAY HAVERHILL CHEMICALS - EPR/EP3234LF Process: ORGANIC CHEMICALS; PHOSPHORUS CONTAINING COMPOUNDS EG SUBSTITUTED PHOSPHINES	Permit Number: EP3234LF Original Permit Number: EP3234LF EPR Reference: - Issue Date: 26/06/2006 Effective Date: 26/06/2006 Last date noted as effective: 2021-10-01 Status: SUPERCEDED

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

ID	Distance	Direction	Details	
38	217 m	S	Operator: CORNELIUS SPECIALTIES LIMITED Installation Name: ROOKWOOD WAY HAVERHILL CHEMICALS - EPR/EP3234LF Process: ORGANIC CHEMICALS; ORGANOMETALLIC COMPOUNDS EG LEAD ALKYLS	Permit Number: EP3234LF Original Permit Number: EP3234LF EPR Reference: - Issue Date: 26/06/2006 Effective Date: 26/06/2006 Last date noted as effective: 2021-10-01 Status: SUPERCEDED
40	217 m	S	Operator: CORNELIUS SPECIALTIES LIMITED Installation Name: ROOKWOOD WAY HAVERHILL CHEMICALS - EPR/EP3234LF Process: ORGANIC CHEMICALS; OXYGEN CONTAINING COMPOUNDS EG ALCOHOLS	Permit Number: EP3234LF Original Permit Number: EP3234LF EPR Reference: - Issue Date: 26/06/2006 Effective Date: 26/06/2006 Last date noted as effective: 2021-10-01 Status: SUPERCEDED

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

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
2	0	on site	K. Brown	St Edmundsbury Borough Council	Respraying of Road Vehicles	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
30	191 m	SW	Bradnam Joinery Ltd, 17-21 Rookwood Way, Haverhill, CB9 8PU	St Edmundsbury Borough Council	Timber Manufacture; Coating Processes	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
49	229 m	W	Duddery Hill Service Station, Duddery Hill, Haverhill, CB9 8DR	St Edmundsbury Borough Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Dangerous industrial substances (D.S.I. List 2)

Under the Dangerous Substances Directive (76/464/EEC), industrial facilities that use pollutants included on the 'List 2' of dangerous substances (considered to be less harmful than the substances included on List 1) should try to reduce their discharge to the environment. This data is presented as a historical archive and does not necessarily represent any current processes being carried out.

Please see **page 2** for further advice.

ID	Distance	Direction	Details	
13	110 m	SW	Name: Biodoc Ltd Status: Active Receiving Water: Na	Authorised Substances: pH
8	110 m	SW	Name: Project Office Furniture Plc Status: Active Receiving Water: Na	Authorised Substances: pH
12	110 m	SW	Name: Anglia Paints Ltd Status: Not Active Receiving Water: Na	Authorised Substances: pH
11	110 m	SW	Name: Anglia Paints Ltd Status: Not Active Receiving Water: Na	Authorised Substances: pH
7	110 m	SW	Name: Becker Acroma Ltd Status: Not Active Receiving Water: Na	Authorised Substances: pH
9	110 m	SW	Name: Glassfusion Ltd Status: Not Active Receiving Water: Na	Authorised Substances: pH
17	120 m	SE	Name: Arriva Status: Not Active Receiving Water: Na	Authorised Substances: pH
20	146 m	W	Name: Burtons Coaches Status: Not Active Receiving Water: Na	Authorised Substances: pH

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

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
10	110 m	SW	21/06/2001	Category 4 (No Impact)	Category 4 (No Impact)	Hydrocarbons

Screening

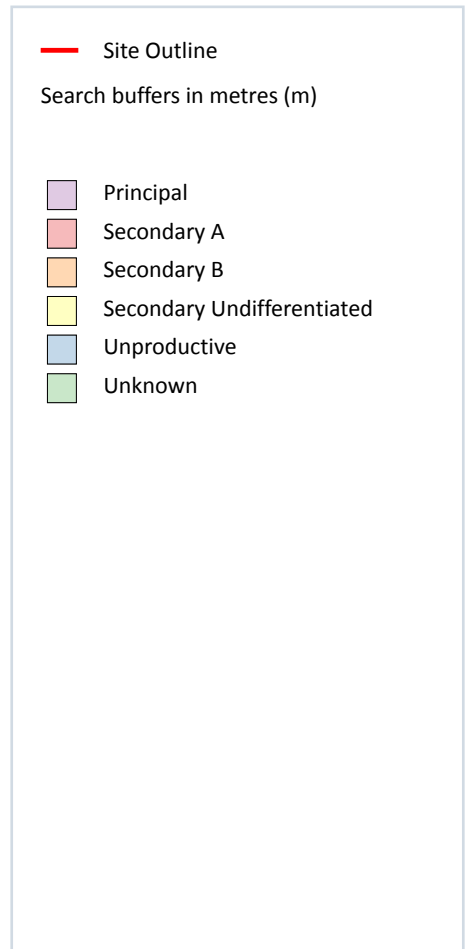
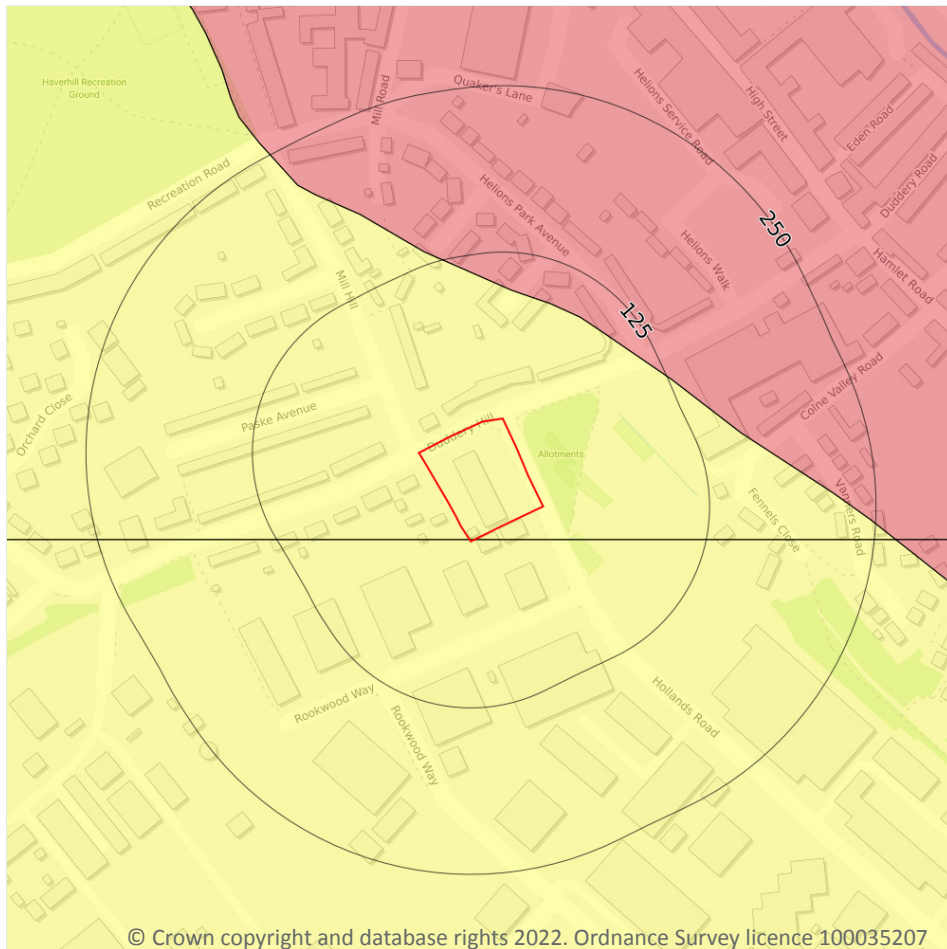
Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
48	229 m	W	06/08/2002	Category 3 (Minor)	Category 3 (Minor)	Mixed/Waste Oils

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

Superficial hydrogeology



Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
93 m	N	Secondary A

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

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
LOWESTOFT FORMATION	LOFT-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

Bedrock hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Distance	Direction	Designation
0	on site	Principal

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

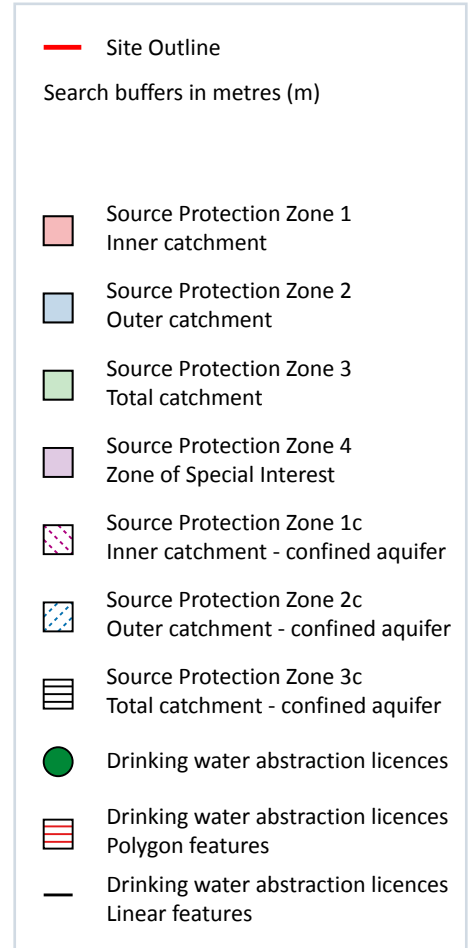
Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
LEWES NODULAR CHALK FORMATION AND SEAFORD CHALK FORMATION (UNDIFFERENTIATED)	LESE-CHLK	CHALK

This data is sourced from British Geological Survey.

Source Protection Zones and drinking water abstractions



Source Protection Zones

The Environment Agency / Natural Resources Wales has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (SPZ 1), outer (SPZ 2) and total catchment (SPZ 3)) and a fourth zone of special interest.

Distance	Direction	Details
0	on site	Zone: 3 Description: Total catchment

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

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Hydrology



— Site Outline

Search buffers in metres (m)

- Surface Water Abstractions (point)
- ▨ Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer

Type of watercourse:

- At ground level
- Elevated
- Underground
- Unspecified

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Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
81 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

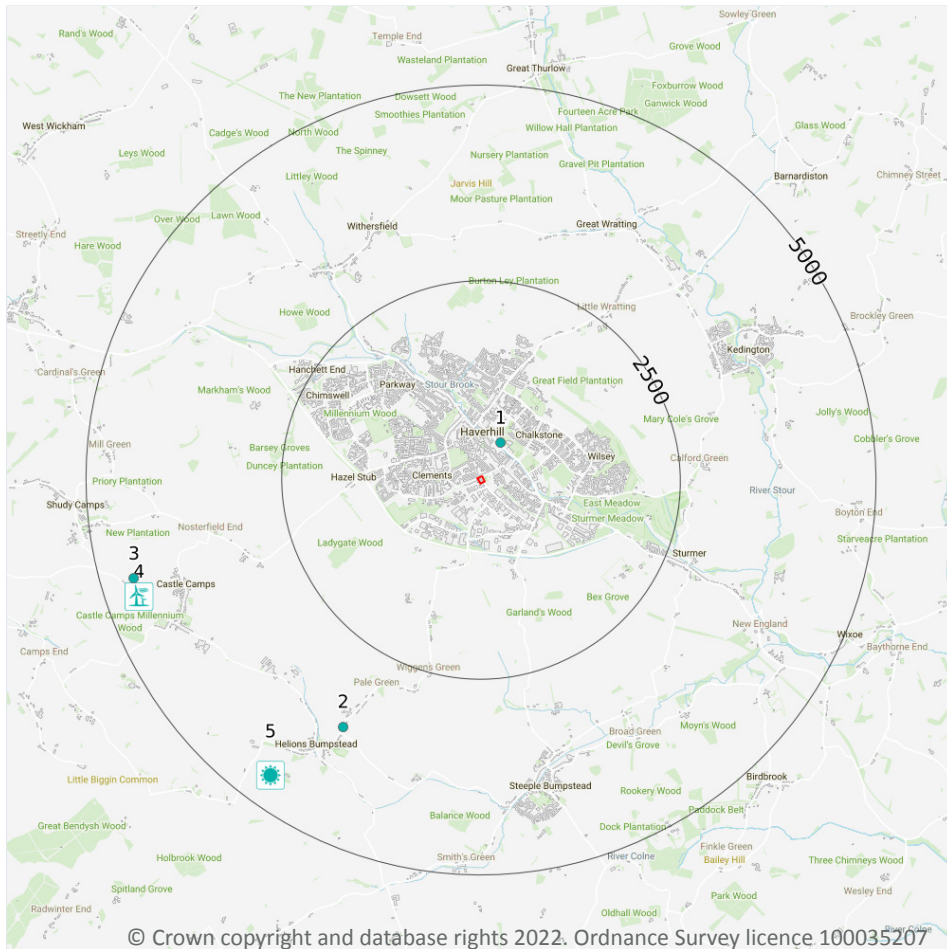
This data is sourced from Ordnance Survey.

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Energy / Wind and solar



— Site Outline
Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

ID	Distance	Direction	Details	
4	4-5 km	W	Site Name: Hill Farm Bartlow Road, Castle Camps, Cambridge, CB21 4SX Planning Application Reference: S/2589/12/FL Type of Project: 3 Wind Turbines	Application Date: 2013-01-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 3 micro scale wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 562766, 243555

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	490 m	NE	Site Name: Lordscroft Lane, Suffolk Fire & Rescue Service, St. Edmundsbury, Haverhill, Suffolk, CB9 0ER Planning Application Reference: SE/07/0152 Type of Project: Wind Turbine	Application Date: 2007-01-25 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 567387, 245521
2	3-4 km	SW	Site Name: Land South-East Of Haverhill Road, outh Of Hazel Stub Nosterfield, Haverhill, Suffolk, CB9 7AG Planning Application Reference: SE/13/0223/FUL Type of Project: Wind Turbine	Application Date: 2013-03-05 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises planning application - installation of (i) 78 m high (to tip) wind turbine (ii) substation (iii) hardstanding (iv) access track. Approximate Grid Reference: 565375, 241892

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

ID	Distance	Direction	Details	
3	4-5 km	W	Site Name: Hill Farm, Bartlow Road, Castle Camps, Cambridge, CB21 4SX Planning Application Reference: S/1128/18/FL Type of Project: Wind Turbine	Application Date: 2018-03-27 Planning Stage: Detail Plans Granted Project Details: Scheme comprises replacement of wind turbine head unit. Approximate Grid Reference: 562702, 243786

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed solar installations

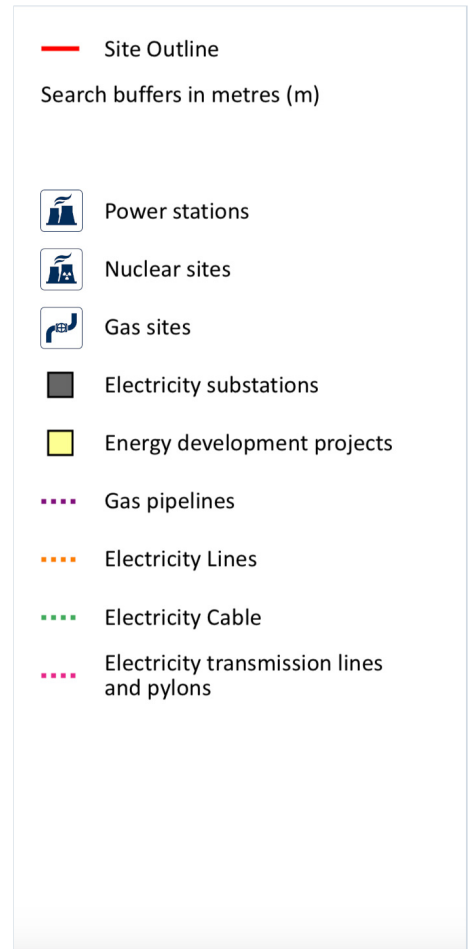
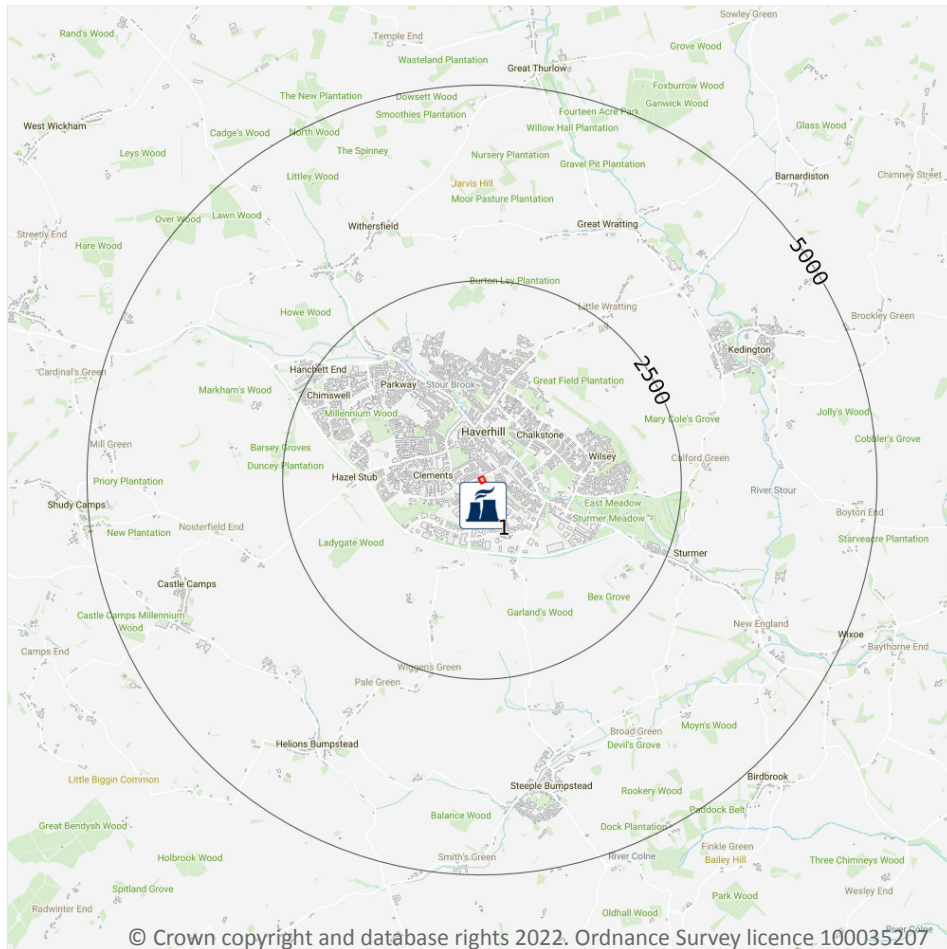
There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
5	4-5 km	SW	Helions Great Hall, Sages End Road, Helions, Bumpstead, Essex, CB9 7AW	Applicant name: Mr D King Application Status: Full Application Application Date: 09/01/2015 Application Number: 15/00019/FUL

The data is sourced from public registers of planning information and is updated every two weeks.

Energy / Energy infrastructure



Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-855248
Your ref: 561309
Grid ref: 566867 245006

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	280 m	S	Genzyme LTD	Genzyme LTD	Combined Heat and Power	1	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

Planning constraints



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
223 m	N	Haverhill, Queen Street	St. Edmundsbury

This data is sourced from Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 1)	Not identified
Former tanks	Identified	Dangerous industrial substances (D.S.I. List 2)	Identified
Former energy features	Identified	Pollution incidents	Identified
Former petrol stations	Not identified	Superficial hydrogeology	
Former garages	Identified	Aquifers within superficial geology	Identified
Former military land	Not identified	Superficial geology	Identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Bedrock hydrogeology	
Waste site no longer in use	Not identified	Aquifers within bedrock geology	Identified
Active or recent landfill	Not identified	Groundwater abstraction licences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Bedrock geology	Identified
Active or recent licensed waste sites	Not identified	Source Protection Zones and drinking water abstractions	
Recent industrial land uses	Identified	Source Protection Zones	Identified
Current or recent petrol stations	Identified	Source Protection Zones in confined aquifer	Not identified
Dangerous or explosive sites	Identified	Drinking water abstraction licences	Not identified
Hazardous substance storage/usage	Not identified	Hydrology	
Sites designated as Contaminated Land	Not identified	Water courses from Ordnance Survey	Identified
Historical licensed industrial activities	Not identified	Surface water abstractions	Not identified
Current or recent licensed industrial activities	Identified	Flooding	
Local Authority licensed pollutant release	Identified	Risk of flooding from rivers and the sea	Not identified
Pollutant release to surface waters	Not identified		
Pollutant release to public sewer	Not identified		

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

Flooding

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

Radon

Radon	Not identified
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Oil and gas

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar

Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified

Wind and solar

Existing and agreed solar installations	Not identified
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Proposed solar installations **Identified**

Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified

Power stations **Identified**

Nuclear installations	Not identified
Large Energy Projects	Not identified

Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
----------------	----------------

Conservation Areas **Identified**

Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiental Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiental Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally

Screening

Former showroom and workshop premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR

Ref: SP-8555248
Your ref: 561309
Grid ref: 566867 245006

vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

Conveyancing Information Executive and our terms & conditions

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