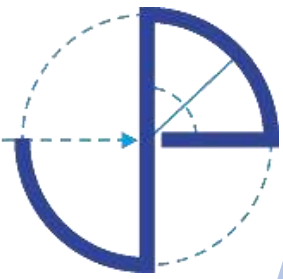


JPC Environmental Services

(A Division of J P Chick & Partners Ltd)

Consulting Civil & Structural Engineers



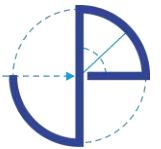
Rose Cottage Earl Stonham

STAGE I/ TIER I Geo-Environmental Desk Study Report

Report: IE23/079/SITI

19/09/2023

Rev. 00



DOCUMENT CONTROL

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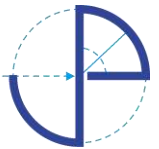
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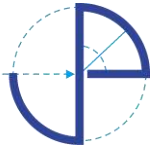
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Appendix A:	Architect’s Layout Plan
Appendix B:	GroundSure Report
Appendix C:	Site Photographs



EXECUTIVE SUMMARY

Site Name & Address:	Rose Cottage, Larters Lane, Earl Stonham, Stowmarket, Suffolk, IP14 5HB
Client:	Mr Richard Marshall and Ms Sarah Everett
Local Planning Authority:	Mid Suffolk District Council
Historical Site Use:	Agricultural land and associated structures, residential property and associated gardens
Present Site Use:	Residential property and associated gardens
Proposed Site Use:	Demolition of existing on-site structures followed by the construction of a single residential dwelling with associated garden and off-street parking
Date of most recent investigation:	Friday 15 th September 2023 – site walkover survey
Objectives:	
<ul style="list-style-type: none"> ▪ To develop an understanding of the site’s history and environmental context; ▪ To determine the potential existence of any significant pollutant linkages which might represent a potential risk to construction workers, future occupants of the site or controlled waters; and ▪ To undertake a Stage I Preliminary ‘Contaminated Land’ investigation in accordance with LCRM and guidance contained in the NHBC Publication 66: 2008. 	
<ul style="list-style-type: none"> ▪ Our desk-based research and walkover survey identified the following potential sources of contamination: <ul style="list-style-type: none"> ○ On-site: stockpiles and agricultural machinery in the northern corner of the site; and ○ Off-site (within 250m): ponds. 	
Pathway:	
<ul style="list-style-type: none"> ▪ Based on the BGS online mapping, the site is underlain by superficial deposits of the Lowestoft Formation (diamicton) followed by bedrock geology of the Crag Group (sand); ▪ Surface soils have a low leaching class with an infiltration rate between 40-70%; ▪ There are 5 no. Water Network (OS MasterMap) records within 250m of the site, with 1 no. record on-site. These are all described as an inland river not influenced by normal tidal action. The nearest record off-site is 1m south-west; ▪ There are 6 no. surface water features within 250m of the site; ▪ The site is situated within Flood Zone 1; and ▪ The risk of flooding on-site is negligible and the highest risk within 50m is a 1 in 1000 year, 0.1m to 0.3m event. There is a low risk of groundwater flooding both on-site and within 50m. 	
Receptor:	
<ul style="list-style-type: none"> ▪ The superficial deposits are classified as a Secondary Undifferentiated Aquifer and the underlying bedrock geology is classified as a Principal Aquifer; ▪ We consider the potential on-site sources of contamination to represent a low risk to human health and negligible risk to groundwater; and ▪ The potential risk from ground gas migrating onto the site, and affecting the proposed development is low. 	



Recommendations:

- It is recommended that a ‘Discovery Strategy’ is maintained on site, particularly during the groundwork stage. During any ground works an appraisal of the exposed soils should be made by a competent person, this as an example could be the site manager. If any material is noted to show visual and/or olfactory signs of contamination it should be stockpiled separately and tested prior to its appropriate removal off-site or re-use. If soils suspected of being contaminated are encountered, it is recommended that a contaminated land specialist is consulted; and
- Although not related to the condition of on-site soils, we would recommend undertaking a HSG264 Pre-demolition/ major refurbishment asbestos survey on the existing buildings. All identified ACMs should then be removed by a suitably experienced contractor, prior to the conversion of the building.

1 INTRODUCTION

1.1 Brief

1.1.1 JPC Environmental Services were appointed by PJT Design Ltd, on behalf of our mutual clients, Mr Richard Marshall and Ms Sarah Everett, to undertake a Stage I/ Tier I Geo-Environmental Desk Study Report for 'Rose Cottage, Larters Lane, Earl Stonham, Stowmarket, Suffolk, IP14 5HB' (hereafter referred to as 'the site').

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

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

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

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

1.2 Scope

1.2.1 The main elements of the investigation were as follows:

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

1.3 Sources of Information

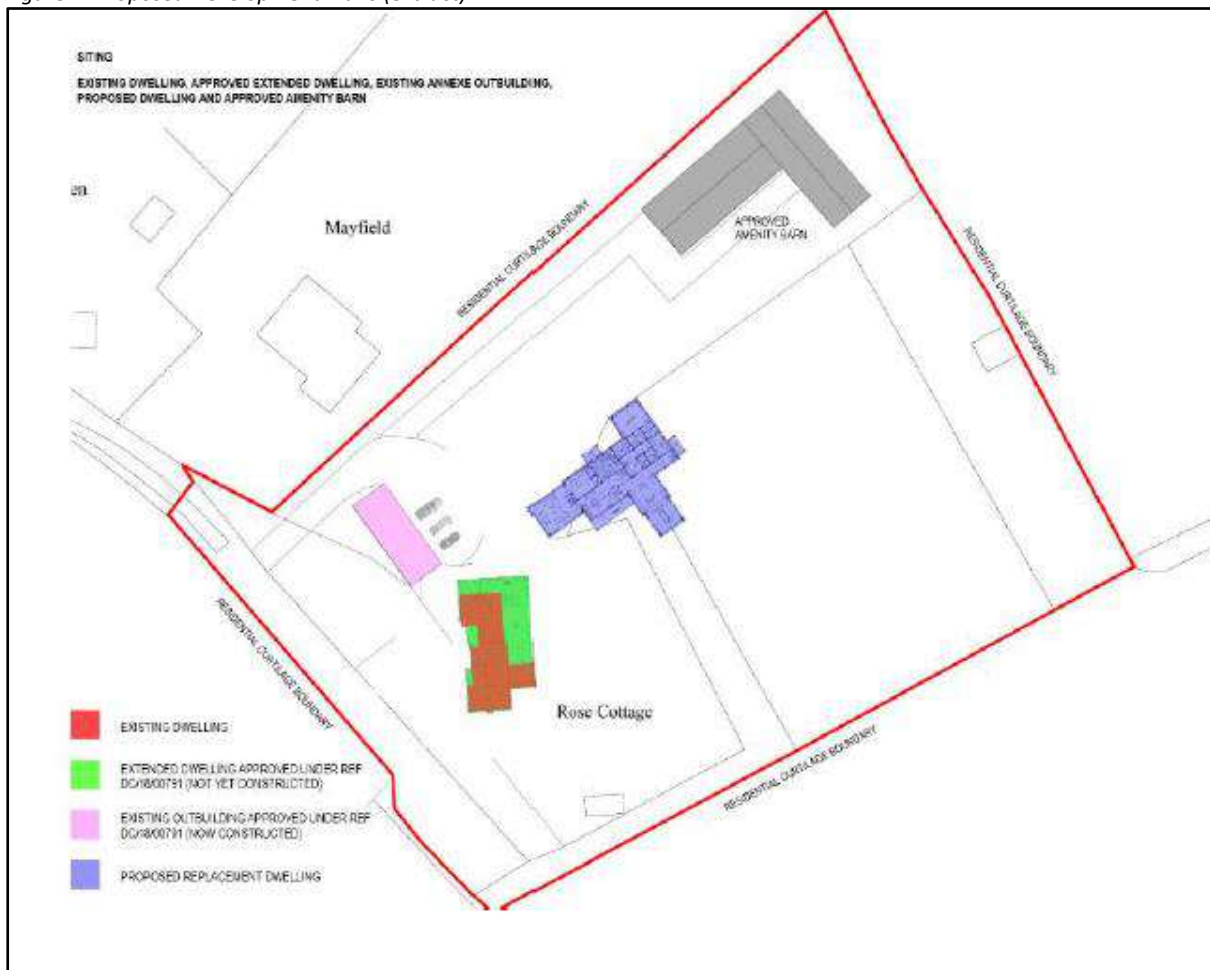
1.3.1 As part of the desk-based research, JPC Environmental Services consulted the following sources of information:

- GroundSure EnviroInsight Report – produced by GroundSure Ltd;
- British Geological Survey (BGS) mapping and online referencing;
- Environment Agency landfill mapping – online;
- BR 211 Radon: Guidance on Protective Measures for New Dwellings, 2007 Edition;
- Magic Map Website – magic.defra.gov.uk;
- Mid Suffolk District Council Planning Portal; and
- Google Earth (aerial photography).

1.4 Development Proposal

1.4.1 We understand that the development proposal comprises demolition of existing on-site structures followed by the construction of a single residential dwelling with associated garden and off-street parking. An extract of the proposed development plan is shown in **Figure 1** below and the full version is included within **Appendix A**.

Figure 1: Proposed Development Plans (extract)



2 DESK STUDY

2.1 Location

Table 1: Site Location

Location	Rose Cottage, Larters Lane, Earl Stonham, Stowmarket, Suffolk, IP14 5HB
Grid Reference	609955 261496
Area	1.14ha
Access	Access is gained via a private driveway leading off Larters Lane.
Topography	The site slopes gently from the north-western corner adjacent Larters Lane at an elevation of 65.7mAOD to the south-east at 63.amOAD.

2.2 Site Description (Walkover Survey)

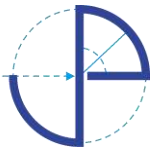
2.2.1 The site walkover was conducted on the 15th September 2023 by Adam Steele on behalf of JPC Environmental Services. An extract of the site location plan is shown in **Figure 2** below and the full version is included within **Appendix A**-.

Figure 2: Site Location Plan (extract)



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

2.2.3 The site was accessed via a private driveway leading off from Larters Lane. The site was bounded by a residential property and its associated garden to the north-west, agricultural fields to the north-east and south-east, and Larters Lane to the south-west.



Rose Cottage, Earl Stonham

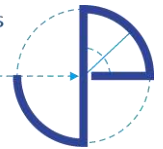
- 2.2.4 The site boundaries were broadly demarcated by mature hedge and trees along the north-western and north-eastern boundaries. The south-eastern boundary was half a timber post and rail fencing and the other half mature hedge. The south-western boundary remained open with Larters Lane forming the boundary.
- 2.2.5 The site can broadly be split into two distinct halves; the south-western half which forms the main residential area and immediate associated garden space, and the north-eastern half which forms paddocks and garden storage.
- 2.2.6 The south-western half initially comprises an area of mature trees immediately adjacent Larters Lane with two gravel driveways extending to Rose Cottage and a large two storey garage/ accommodation space. Multiple vehicles were parked adjacent the garage on a gravel driveway which is immediately north-west of Rose Cottage. The cottage itself is a two-storey rendered building with pantile roof, with gardens encasing it. A garden office was located west of the cottage adjacent to the south-eastern boundary. A large area of lawn was present, extending to the other half of the site.
- 2.2.7 The north-eastern half was predominately fenced as a paddock with a greenhouse. A temporary structure was present in the northern corner, possibly for car maintenance. Stockpiles of firewood and agricultural machinery were noted in the northern corner. No spills or staining was noted in the vicinity of the machinery. A newly established wildlife pond was present halfway along the north-eastern boundary as well as timber structures used for garden storage. Garden waste bins were present in the eastern corner.

2.3 Site History

- 2.3.1 The site history which was determined by our review of the GroundSure historical mapping is presented in **Table 2** below. The full GroundSure report is provided within **Appendix B**.

Table 2: Historic Mapping

Map Edition (Date, Scale)	The Site	Surrounding Area
1884 1884-1888 1888 (1:2,500) (1:10,560)	The site forms a large field with two small structures on the south-western boundary.	A road orientated north-west to south-east abuts the south-western boundary. Houses are scattered 100-230m north-west. Mulberry Tree Farm is 250m south-west. Ponds are 5-90m south-west and south, and 70-230m north-west and north.
1903 1903-1905* 1905* (1:2,500) (1:10,560)	One building appears to have been demolished.	Allotment gardens are 230m and 250m north-west.
1950 1957 (1:10,560)	No significant change has occurred.	A windpump is 250m west.



Map Edition (Date, Scale)	The Site	Surrounding Area
1975-1978 1979* (1:2,500)	All historic buildings have been demolished. Rose Cottage is formed in the western centre.	The track leading to Rose Cottage is now labelled as Larters Lane.
1983 (1:10,000)	No significant change has occurred.	No significant change has occurred.
1995 (1:2,500)	No significant change has occurred.	No significant change has occurred.
2001 2003 (1:1,250) (1:10,000)	No significant change has occurred.	No significant change has occurred.
2010 (1:10,000)	No significant change has occurred.	No significant change has occurred.
2023 (1:10,000)	No significant change has occurred.	A second smaller building is present, possibly a domestic garage or cart lodge.

*Incomplete mapping

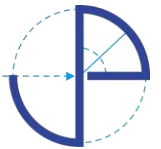
2.4 Geology

2.4.1 To determine the nature of the underlying geology, we have consulted the 1:50,000 scale geological maps compiled by British Geological Survey (BGS). Based on these maps, the site is likely to be underlain by superficial deposits of the Lowestoft Formation (diamicton) which are underlain by bedrock geology of the Crag Group (sand).

2.4.2 A review of the BGS database identified a borehole 250m west of the site. Borehole (TM06SE5) is produced in **Table 3** below.

Table 3: BGS Borehole Log [TM06SE5]

Geological Strata	Description	Thickness (ft)	Depth (ftbgl)
Lowestoft Formation (diamicton)	Blue Boulder Clay	108	108
Lowestoft Formation (sand and gravel)	Sand and Gravel	77	185
Crag Group (sand)	Grey Running Sand	125	310
White Chalk Subgroup	Chalk	n/a	n/a
Groundwater was encountered at 104ftbgl.			



2.4.3 The likelihood of potential geological hazards associated with natural ground subsidence is summarised in **Table 4** below. Unless otherwise stated, the hazard rating is for the entire site.

Table 4: Natural Ground Subsidence Events

Geological Hazard	Hazard Rating
Shrink-swell clays	Low
Running sands	Very low
Compressible deposits	Negligible
Collapsible deposits	Very low
Landslides	Very low
Ground dissolution of soluble rocks	Negligible

2.5 Hydrogeology and Hydrology

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

Table 5: Hydrogeology

Geological Strata	Distance (m)	Designation	Groundwater Vulnerability
Superficial Deposits	On-site	Secondary Undifferentiated Aquifer (2 records) – mixed flow type with moderate to low permeability	Medium
Bedrock Geology	On-site	Principal Aquifer – intergranular flow type with high permeability	Low

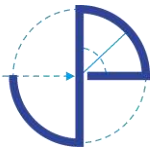
2.5.2 In terms of groundwater vulnerability, the Environment Agency divides significant groundwater catchments into three Source Protection Zones (SPZ's) based on the potential risk associated with the migration of possible contaminants. In this case, the site is located within a Type 3, Total Catchment SPZ.

2.5.3 The surface soil leaching class for the site is 'low' with an infiltration rate between 40-70%.

2.5.4 In respect of the local hydrology there are 5 no. Water Network (OS MasterMap) records within 250m of the site, with 1 no. record on-site. These are all described as an inland river not influenced by normal tidal action. The nearest record off-site is 1m south-west.

2.5.5 There are a further 6 no. surface water feature records within 250m of the site.

2.5.6 The local hydrology forms part of the River Jordan (East Suffolk) (water body ID GB105035046170) or River Gipping (upstream of Stowmarket) (water body ID GB105035046180). The River Jordan has an overall and ecological rating of 'moderate' and a chemical rating of 'fail'. The River Gipping has an ecological rating of 'good', overall rating of 'moderate' and chemical rating of 'fail'.



Rose Cottage, Earl Stonham

2.5.7 Groundwater on-site forms part of the Waveney and East Suffolk Chalk and Crag (water body ID GB40501G400600) which has an overall and chemical rating of 'poor'.

2.5.8 The site is situated within Flood Zone 1 and has not been subject to a historic flood event.

2.5.9 The risk of surface water flooding on-site is negligible and the highest risk within 50m is a 1 in 1000 year, 0.1m to 0.3m event. There is a low risk of groundwater flooding both on-site and within 50m.

2.5.10 Information on groundwater, surface water and potable abstractions within 250m of the site are outlined in **Table 6** below.

Table 6: Abstractions

Abstraction	Distance (m)	Related to
Groundwater	n/a	None recorded within 250m of the site.
Surface Water		
Potable Water		

2.6 Industrial Land Use, Waste and Landfill

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

Table 7: Potentially Contaminative Sources

Source	Distance (m)	Related to
Industrial Land Use		
Current Industrial Land Use	n/a	None recorded within 250m of the site.
Historical Industrial Land Use		
Historical Tanks		
Historical Energy Features		
Historical Petrol Stations		
Historical Garages		
Waste and Landfill		
Active or Recent Landfill	n/a	None recorded within 250m of the site.
Historical Landfills		
Historical Waste Sites		
Licensed Waste Sites		
Waste Exemptions		

2.7 Licenced Activities, Permits and Incidents

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

Table 8: Licenced Activities, Permits and Incidents

Activity	Distance (m)	Related to
Historical Licenced Industrial Activities (IPC)	n/a	None recorded within 250m of the site.
Licenced Industrial Activities (Part A(1))		
Licenced Pollutant Release (Part A(2)/B)		
Radioactive Substance Authorisations		
Licenced Discharges to Controlled Waters		
Pollutant Release to Surface Waters (Red List)		
Pollution Inventory Substances		
Pollution Inventory Waste Transfers		
List 1/ List 2 Dangerous Substances		
Pollution Incidents		

2.8 Radon

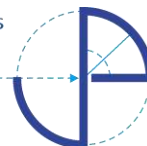
2.8.1 Less than 1% of homes are above the action level for Radon, therefore no radon protection measures are necessary in the construction of new buildings or residential dwellings.

2.9 Mineral Workings and Potentially Infilled Land

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

Table 9: Mineral Working and Potentially Infilled Land

Feature	Distance (m)	Related to
Natural Cavities	n/a	None recorded within 250m of the site.
BritPits		
Surface Ground Workings	56-156m west and north-west	Ponds (6 records).
Underground Workings	n/a	None recorded within 250m of the site.
Historical Mineral Planning Areas		
Non-coal Mining		
Mining Cavities		
Johnson Poole and Bloomer Mining Areas		
Coal Mining		
Brine Areas		
Gypsum Areas		



Feature	Distance (m)	Related to
Tin Mining		
Clay Mining		

2.10 Railway Infrastructure and Projects

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

Table 10: Railway Infrastructure and Projects

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

2.11 Designations

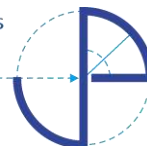
2.11.1 Records for environmental, cultural, and agricultural designations on-site and within 250m of the site are presented below in **Table 11**.

Table 11: Environmental, Cultural and Agricultural Designations

Designations	Distance (m)	Related to
Environmental	On-site	River Gipping Nitrate Vulnerable Zone (NVZ) (surface water).
	On-site	Sandlings and Chelmsford NVZ (groundwater).
	On-site	Site of Special Scientific Interest (SSSI) Impact Risk Zone.
Visual and Cultural	106m west	Larters; Grade II listed building.
	212m north-west	Driftway; Grade II listed building.
	224m north	Barn 20m south-west of Venns Farmhouse; Grade II listed building.
Agricultural	On-site	Grade 3: good to moderate quality agricultural land.

2.12 Planning Portal

2.12.1 A search was made on Mid Suffolk District Council's planning portal. This was done to further explore the evolution of the site and any available information related to nearby sites. The search identified 4 no. applications relating to the IP14 5HB postcode. No contamination issues that could affect this development site have been identified.



3 CONCEPTUAL SITE MODEL

3.1 Introduction

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

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

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

Table 12: Conceptual Site Model Key Aspects

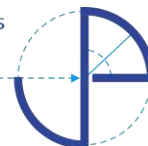
Source(s)	These can include current or historic activities taking place either on or adjacent to the site, which may have had a negative impact on surface or sub-surface soils, or groundwater.
Pathway(s)	This is the route by which contaminants travel / migrate between their source and any available receptor.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

3.2 Potential Sources of Contamination

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

Table 13: Summary of Potential Sources of Contamination

On-Site	Description
Current Land Use and Activities	Made Ground stockpiles and agricultural machinery in the northern corner of the site.
Historical Land Use and Activities	Potential Made Ground associated with historic demolished buildings.
Off-Site	Description
Current Land Use and Activities	None recorded within 250m of the site.
Historical Land Use and Activities	Ponds.



3.3 Potential Contaminant Pathways

Table 14: Identified Potential Pathways

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

3.4 Potential Contaminant Receptors

Table 15: Identified Potential Receptors

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

3.5 Plausible Pollutant Linkages

- 3.5.1 Using the 'source – pathway – receptor' tables above, potential pollutant linkages are identified. An assessment of the likely significance of each linkage is then considered, which would include; the possible extent and mobility of the source; the sensitivity of the receptor and the type of migration/ exposure pathways.
- 3.5.2 An assessment of the probability and the magnitude of potential risk is presented below to give a valuation of each potential pollutant linkage identified and their significance.
- 3.5.3 This assessment is undertaken based on the current proposal for the site at the time of issuing this report, which comprises the demolition of existing on-site structures followed by the construction of a single residential dwelling with associated garden and off-street parking.
- 3.5.4 This qualitative risk assessment has been undertaken in accordance with CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001).
- 3.5.5 The level of potential risk ascribed to each linkage is based on the following criteria:

Table 16: Risk Classification

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

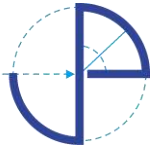
3.5.6 The following potential pollutant linkages have been identified and are outlined within **Table 17** below:

Table 17: Risk Assessment

Assessment	Comments	Risk Characterisation
Source		
Potential for on-site pollutants	From the earliest available mapping from 1884 to 1975, the site was an open plot of land with two small structures. These structures were likely to be stables or animal shelters which were demolished by 1975. Although there is the risk of some demolition wastes being present, it is likely to be minor and localised, if any is present at all. Rose Cottage was constructed in the 1970s and the site has been residential ever since.	Low
Pathway		
Potential for pollutants to migrate on-site	The site is underlain by cohesive superficial geology with moderate to low permeability thereby reducing downward migration and increasing the likelihood of contaminants migrating laterally to site.	Low to moderate
Potential for pollutants to migrate off-site	The site is underlain by cohesive superficial geology with moderate to low permeability. The relatively impermeable strata would inhibit downward migration reducing the chance of potential on-site contamination to reach the underlying groundwater. A ditch running along the north-western boundary could act as a potential pathway for pollutants to migrate off-site.	Low to moderate



Assessment	Comments	Risk Characterisation
Receptor		
Environmental risk to human health	Considering the proposed development and site history, it is unlikely there is a significant risk to human health on-site.	Low
Environmental risk to controlled waters	Potential sources of contamination which could affect controlled waters have not been identified.	Negligible
Environmental risk to Biota	The impact to biota on site is low based on the proposed development.	Low
Hazards to buildings – excluding ground gas	Due to the age of the property, asbestos containing materials (ACM) may be present within the structure.	Moderate
Litigation		
Environmental litigation (Part IIA)	Part IIA only applies to land with chemical contamination, where the contaminants pose an unacceptable risk to human health or the wider environment. It is highly unlikely the site would fall into this category.	Low
Owner liability	Potential liability issues identified but likely to be addressed by the planning regime.	Low to moderate
Development Implications		
Potential for soil remediation	Remediation is unlikely to be required, however we would recommend that a 'Discovery Strategy' is implemented during the groundworks stage.	Low
Potential for groundwater remediation	Remediation of the on-site groundwater is unlikely to be required due to the cohesive, impermeable nature of the underlying soils which would restrict pollutant pathways.	Low
Potential for gas protection measures	Ground gas protection measures are unlikely to be required due to the lack of potential sources of ground gas both on-site and nearby. Furthermore, the cohesive nature of the underlying soils would limit gas migration.	Low
Special requirements for water supply pipes	Specialist pipework is unlikely to be required.	Low
Potential limitations on foundation design	We recommend specialist advice is sought to assess potential geotechnical limitations for the proposed development.	Low
Risk of encountering materials classed as hazardous waste	ACMs may be present within the construction of Rose Cottage. A HSG264 pre-demolition/ major refurbishment asbestos survey on the existing buildings should be considered. If ACMs were	High



Assessment	Comments	Risk Characterisation
	encountered these would be classified as hazardous waste.	

4 CONCLUSIONS AND RECOMMENDATIONS

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

Discovery Strategy

4.1.2 It is recommended that a 'Discovery Strategy' is maintained on site, particularly during the groundwork stage. During any ground works an appraisal of the exposed soils should be made by a competent person, this as an example could be the site manager. If any material is noted to show visual and/or olfactory signs of contamination it should be stockpiled separately and tested prior to its appropriate removal off-site or re-use. If soils suspected of being contaminated are encountered, it is recommended that a contaminated land specialist is consulted.

HSG264 Pre-Demolition/ Major Refurbishment Asbestos Survey

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

5 REFERENCES

BS10175: 2011 +A2:2017 “Investigation of Potentially Contaminated Sites - Code of Practice”. British Standards Institution.

Building Research Establishment. 2005. Concrete in aggressive ground. Special Digest 1. Third Edition.

Building Research Establishment. 2015. Report No BR211, Radon: guidance on protection measures for new dwellings.

Department for Environment, Food and Rural Affairs. 2011. Guidelines for Environmental Risk Assessment and management (Also known as Greenleaves III).

Department for Environment, Food and Rural Affairs : 2012: Contaminated Land Statutory Guidance, Environmental Protection Act 1990: Part 2A, April 2012.

Environment Agency. 2016. GPLC2 – FAQs, technical information and references.

Environment Agency and Department for Environment, Food and Rural Affairs. 2017. Groundwater Protection.

Environment Agency, 2021: Land Contamination Risk Management (LCRM).

Health & Safety Executive: 2013 : Approved Code of Practice: Managing & working with asbestos. Control of Asbestos Regulations 2012.

Health & Safety Executive. 1991. Protection of Workers and the General Public during Development of Contaminated Land. HMSO.

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

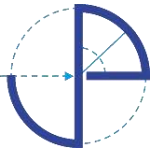
Ministry of Housing, Communities and Local Government. 2021. National Planning Policy Framework.

NHBC & RSK Group. 2007. Guidance on the Evaluation of Development Proposals on-sites where Methane and Carbon Dioxide are Present. Report No 10627-R01 (04).

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

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

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



Appendix A – Architect’s Layout Plan

PRE-APPLICATION ENQUIRY DC/23/02101



Rose Cottage, Larters Lane, Earl Stonham, Stowmarket Suffolk IP14 5HB

Pre-application Enquiry

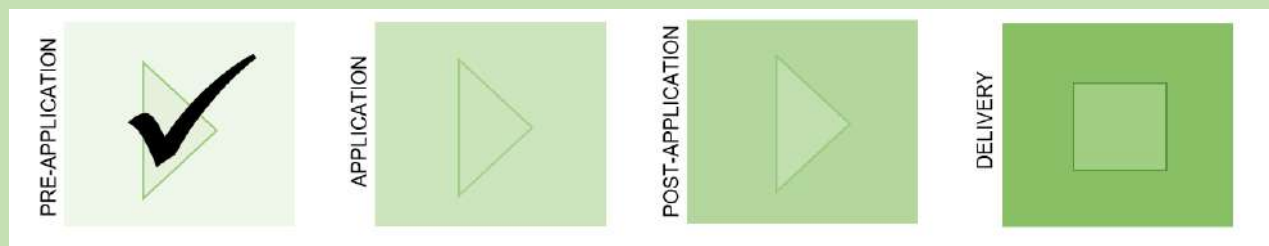
This advice is provided as part of the Council's pre-application advice service.

The advice provided here represents a professional officer opinion based on the material submitted and is given in good faith. The Council as Local Planning Authority must consider every planning application on its own merits after having regard to all material planning considerations. The advice provided here is not in respect of a planning application, has not been subject to public consultation or appropriate statutory consultations and is not necessarily accompanied by all the required supporting material and on that basis the advice is not binding on the Council as the Local Planning Authority.

This advice does not pre-determine the outcome of any subsequent planning application based on the submitted material and/or the Advice provided.

In providing this advice the Council is seeking to proactively and constructively provide support to potential applicants seeking to deliver sustainable development as encouraged by the Government within the National Planning Policy Framework [NPPF] and National Planning Practice Guidance [NPPG]

The Council is permitted to charge for this advice under the provisions of the Local Government Act 2003. The intention is to recover the cost of providing the service and not to deter applicants and their agents from engaging in pre-application discussions.



The Proposal

The proposed development is for:

Written Response Only- Proposed Replacement Dwelling and alternative design for approved Amenity Barn

The supporting material comprises:

Defined Red Line Plan - Received 03/05/2023

Application Form - Received 03/05/2023

Planning Statement inc. Proposed/Existing Plans and Elevations - Received 03/05/2023

The Proposed Development and Site

The application site hosts Rose Cottage, a two-storey detached dwelling sited at the end of Larters Lane in Earl Stonham. The application site is large in size, with generous private amenity space surrounding the dwelling. The site benefits from dense established vegetation to its boundary which provides good screening and a strong sense of privacy.

The sites only immediate real neighbour is Mayfield, a detached dwelling that also lies on a generously sized plot to the northwest. Excluding this dwelling, the application site is otherwise surrounded by agricultural land.

Rose Cottage has previously been subject to planning application ref: DC/18/00791 which granted permission for a range of works on the site including the addition of single and two-storey extensions, alterations to fenestration, installation of dormers, alterations to external facing materials, erection of a balcony and a 4-bay cartlodge with annex.

These works combined would significantly increase the size of the dwelling. Whilst the works/extensions to the dwelling have not been carried out, the 4-bay cartlodge has been constructed, as such, the permission has been implemented.



Relevant Planning History

REF: DC/18/00791	Householder Planning Application - Erection of single storey and two storey extensions. Alterations to existing fenestration comprising installation of roof dormers and alterations to facing materials. Erection of first floor balcony; Erection of 4 bay cartlodge with annex accommodation (following demolition of existing garage).	DECISION: GTD 08.05.2018
REF: DC/21/04469	Planning Application. Change of Use from paddock to residential curtilage and erection of barn for purposes incidental to the enjoyment of Rose Cottage. Removal of 3no existing buildings.	DECISION: GTD 08.11.2021
REF: 0161/74/OL	Erection of dwellinghouse in replacement of existing cottage	DECISION: GTD 10.06.1975

Planning Policy

Emerging Local Plan – New Joint Local Plan

The Joint Local Plan will replace the current Local Plan, for both Babergh and Mid Suffolk District Councils.

The Joint Local Plan has been at examination for review by an Inspector. Following a meeting with the Inspector in December 2021 it is proposed to split the plan into two parts.

Part 1 will include policies, setting out development which is acceptable, and restrictions to development. These Part 1 policies will then be reviewed and subject to change by the Inspector through examination. During this process the policies will gain more weight. This will mean they become more relevant when determining planning applications.

Once Part 1 of the Plan moves towards adoption, and then becomes adopted the Councils will have an up to date plan. This may affect the advice given in this pre-app enquiry.

Part 1 of the Joint Local Plan will be followed by the preparation of Part 2 as soon as possible. Part 2 will be an allocations document, detailing sites across the district for development.

You are advised to look at the progress of the Joint Local Plan as it comes forward. The new policies may impact on your proposal. Details are available on the link below:

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

National Planning Policy Framework (NPPF)

The NPPF was revised in 2021, and includes, at its heart, a presumption in favour of sustainable development, however this does not affect the statutory status of the development plan (Local Plan) as the starting point for decision making.

The Council's Adopted Development Plan is:

- The Mid Suffolk Core Strategy (2008) and Focused Review (2012)
- The Mid Suffolk Local Plan (1998) and Proposals Map

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

NB: Please note details regarding the Emerging Joint Local Plan, as above.

Relevant Policies include:

NPPF - National Planning Policy Framework

Mid Suffolk Core Strategy (2008) and Focused Review (2014)

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment

Mid Suffolk Local Plan

GP01 - Design and layout of development
H08 - Replacement dwellings in the countryside
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development

Emerging Joint Local Plan

SP03 - The sustainable location of new development
LP04 - Replacement Dwellings and Conversions
LP08 - Self-Build and Custom-Build
LP24 - Design and Residential Amenity

Constraints

The site is not a Listed Building and there are no Listed Buildings located near the site.

The site is not within any defined Conservation Area.

The site does not fall with any Special Landscape Areas.

The site is located within Flood Zone 1, at the lowest probability of flood risk.

There are no major constraints on the site.

The dwelling lies in the countryside, beyond any defined settlement boundary.

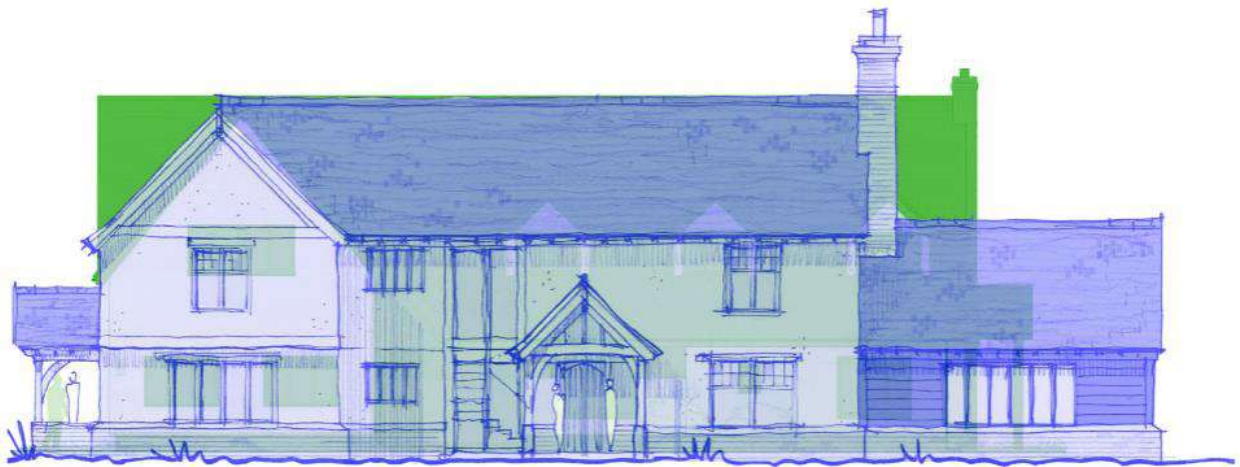
A public right of way runs through the application site.



Consultation Responses

None.

Drawings/Plans



Advice:

Principle of Development

As a pre-application seeking officer advice for a replacement dwelling and an alternative design to the a previously approved amenity barn, the proposal would be assessed with regard to policies GP01, H08, H15, H16, H17, T09 and T10 of the Mid-Suffolk Local Plan adopted 1998; policies CS1, CS2 and CS5 of the Core Development Plan adopted 2008, and NPPF.

With regard to the alternative design of the amenity barn, the principle of development is established via DC/21/04469 which was granted in November 2011 for the change of use from paddock to residential curtilage and erection of barn for purposes incidental to the enjoyment of Rose Cottage, and the removal of 3No existing buildings. Whilst the barn has not been constructed, demolition works and the change of use included within this approval have both been carried out, therefore the approval has been implemented.

In terms of the replacement dwelling, policy CS1 of the Core Strategy states: 'The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres, but also with some provision for meeting local housing needs in primary and secondary villages, in particular affordable housing'.

All settlements not included within the Settlement Hierarchy list are designated as countryside and countryside villages and as such, development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.

The application site is located outside of any defined settlement boundary, and whilst new dwellings in the countryside are generally resisted, given that this proposal seeks the replacement of an existing dwelling, the proposal would engage Local Plan Policy H08 and would be considered against the details of this policy.

Policy H08 of the Mid-Suffolk Local Plan relates to replacement dwellings in the countryside and states that favourable consideration will be given provided that the proposal, by virtue of its size and scale, does not detract from the character and appearance of its surroundings, its landscape, or continue a traffic hazard. Therefore, given the nature of the proposal, it is likely that the proposal would be acceptable in principle, subject to accordance with the details of policy H08.

The Emerging Babergh Mid Suffolk Joint Local Plan (JLP) has recently been open for consultation (March 2023) in relation to proposed modifications; this consultation period is however now closed. Whilst this document is unadopted to date, given its status, it is considered that policies of this plan are now relevant and added weight is afforded at this time.

Relevant policies of the Joint Local Plan include SP03, LP04, LP08 and LP24. SP03 relates to the sustainable location of new development, and similarly to policies of the adopted Mid Suffolk local plan (1998) aims to direct housing development within defined settlement boundaries.

Although contrary to SP03, the proposal would be considered in accordance with policy LP04 in principle, which denotes that proposals for replacement dwellings will be supported where the building to be replaced has a lawful use as a permanent residential dwelling, subject to details regarding design, impact on character, amenity and highway safety. Additionally, LP08 denotes that self-build/custom build housing will be supported where proposals accord with other relevant policies.

The aims of these policies are therefore consistent with those denoted above of the Mid Suffolk Local Plan (1998), as such there is no conflict with these policies in principle.

The proposal therefore likely to be supported in principle, subject to accordance with the details of the relevant policies listed above.

Design and Layout

Replacement Dwelling

Policies GP01, H13 and H15 of the Mid-Suffolk Local Plan relate to the development. Design in development which harmonises with the locality of the area is imperative; these policies ensure that design and layout is of a high standard, respects the character of the site and its surroundings, and compliments the scale and density of surrounding development. Additionally, policy H08 states that replacement dwellings in the countryside will be considered on their own merits, with favourable consideration being given provided that the proposal, by virtue of its size and scale, does not detract from the character and appearance of its surroundings or landscape setting.

It should be noted firstly, the submitted drawings do not include scales, as such accurate measurements cannot be taken at this time. Nevertheless, this can still be judged based on comparison drawings between the existing and proposed.

The proposed replacement dwelling would be located near centrally in the plot facing northwest. It would be largely two-storey with some single storey elements. The dwelling includes great portions of glazing to the rear elevation and other features such as a chimney and timber framed porches are included. Proposed materials are not specifically denoted, however based on the drawings, these would appear to include a combination of render and timber boarding above a brick plinth.

When compared to the existing dwelling and the approved extensions (not yet erected), it is evidenced that the replacement dwelling would be of a similar size and scale, but would represent a more visually attractive dwelling. With regard to the details of policy H8, the dwelling would not detract from the character and appearance of its surroundings or landscape setting. The dwelling is of good design and would not constitute overdevelopment of the large plot. The proposal is likely to be supported in this regard.

Notwithstanding the above, it should be noted that the proposal would be more in character with the neighbouring properties, if the dwelling was moved down the plot closer to where Rose Cottage is currently positioned, and the orientation altered so the dwelling would be facing southwest. This would prove more in-keeping with the existing pattern of development to the northwest of the site. This would also have residential amenity benefits, discussed further below.

NB: In order to avoid the erection of two separate dwellings on the site, in a location which a new separate dwelling would not generally be supported, the applicant would likely need to enter into a unilateral undertaking to ensure removal of the existing dwelling prior within an agreed timescale.

Amenity Barn

The amenity barn was previously granted under application ref: DC/21/04469. This pre-application does not seek to alter the use of the barn, but seeks advice with regard to an amended design. Based on the details provided, the redesigned amenity barn would be of a similar scale to the

approved but would be a lesser size. The appearance of the barn would also represent an improvement to what was previously approved.

Confirmation of materials would be required with any future application. Whilst it is assumed that the use of the barn would remain as per the previous approval, this should also be confirmed.

NB: Conditions would be imposed on any future approval to again ensure that the amenity barn is utilised for purposes ancillary and incidental to the main dwelling.

The Historic Environment

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must respond to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight". (*Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303).

The site does not contain a listed building, nor are there any nearby designated heritage assets which require consideration.

The Natural Environment and Landscaping

The proposed block plan denotes changes to landscaping and planting, with alterations to the driveway and additional planting to the rear of the dwelling shown. Proposed landscaping/layout plans should denote precise details with regard to landscaping materials and species of new planting. No concerns in this regard are however raised at this stage and new/additional planting is favourable.

Clarification should be provided as to whether trees would be affected or need to be removed in order to carry out any of the proposed works.

With demolition of the existing dwelling required, ecological surveys must be carried out to determine whether priority or protected species are present in the dwelling and whether demolition would prove harmful in this regard.

The Councils Ecologist would be consulted with any future application, and should an objection be raised, these would need to be addressed accordingly.

Highways, Access and Parking

Space around buildings needs to meet many requirements: amenity, play, social and movement. Parking is one of these to meet the requirements of a modern functional development. The design should reflect this and be a liveable space, which also accommodates vehicles in a manner that creates an attractive public realm and reinforces the local character and distinctiveness.

The sites existing access and 4-bay cartlodge, as approved under DC/18/00791, would be retained with no alterations proposed. The proposed site layout plan indicates that the driveway would be extended; this would provide substantial space and there would be significant parking and turning/manoeuvring areas on-site.

Based on the details submitted, the proposal would likely provide sufficient on-site parking provision and turning/manoeuvring space in accordance with the Councils adopted parking standards (SCC Suffolk Guidance for Parking 2019). Suffolk County Council as the Highways Authority would be consulted on any future proposal, however.

Residential Amenity, Safe and Secure Communities

Proposals must ensure that they do not materially and detrimentally reduce the amenity and privacy of nearby residential dwellings. The proposed replacement dwelling would stand near centrally in the plot and would seemingly be a considerable distance from the neighbouring dwelling, although precise measurements cannot be taken at this time. Additionally, the site appears to benefit from large dense trees and vegetation to its northwestern boundary which seem to greatly screen the neighbouring site.

Full plans/elevations of the alternative barn design would be required; however based on the details provided, it appears that the revised barn would be of a similar scale to what was previously approved, but to a lesser size. The location of the barn would also be as per the previous approval, in the northern corner of the site.

Given this, it is considered unlikely that the proposal would have a significant adverse impact on residential amenity of any nearby neighbours. Should an application come forward, a full assessment in this regard will be made during a site visit, however, based on the above, the proposal is likely to be acceptable.

NB: As above, it is considered that re-positioning the dwelling further southwest would have benefits with regard to design and layout, ensuring that the proposal is more in-keeping with the existing pattern of development. Furthermore, this would also result in benefits to residential amenity, as the dwelling would be set further from Mayfield and due to the shift in orientation, potential overlooking from first floor windows would be further reduced.

Public Rights of Way

A public right of way runs through the application site, adjacent to the southwestern boundary. No alteration or obstruction of the footpath should occur and the Councils Rights of Way Team would be consulted on any future application.

Conclusions/ Planning Balance

The proposal, for a replacement dwelling in the countryside, is likely to be supported in principle, subject to accordance with the details of the relevant policies.

Full scaled drawings of the proposed replacement dwelling would be required at application stage; however, based on the details provided, it is considered that the dwelling would be larger than the existing dwelling, but when considering the extension works approved (as per the implemented permission), the dwelling would be of a similar size and scale.

The proposal is of good design and would constitute betterment of the existing/approved works to the dwelling. The proposal is therefore likely to be considered acceptable, in accordance with policy H08.

Based on the available details, there are unlikely to be significant impacts on highway safety and the proposal is unlikely to have a significant adverse impact on residential amenity of any nearby neighbours.

On the basis of the above considerations and conclusions, should you wish to proceed with a full planning application, the proposal would likely receive Officer support.

Planning Risk Assessment

This advice is based on an Officers informal opinion only and made without prejudice to the formal determination of any application. If you want a formal opinion, then a formal planning application will need to be submitted with its associated supporting documentation, plans and fee.

All applications will be subject to consultation and publicity, and any proposal may be subject to a call-in by a Councillor for determination at Development Control Committee.

Expected Supporting Material in the Event of a Planning Application

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <https://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/> However on the basis of the information provided I would particularly draw your attention to the need to provide:

- Application Form (Full Application)
- Defined Red Line Site Plan
- Proposed and Existing Plans and Elevations
- Proposed and Existing Block Plans
- Design and Access Statement
- Land Contamination Report
- Ecological Surveys
- Details of Access and Parking Areas
- Landscaping Plans
- Material Schedule
- Details for Unilateral Undertaking

This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist.

- For Householder development (not suitable for joint Listed Building Application) you can submit electronically on our website <https://www.midsuffolk.gov.uk/planning/development-management/apply-for-planning-permission/>
- For all types of development you can submit electronically via the Planning Portal https://www.planningportal.co.uk/info/200232/planning_applications (please note that applying via this site may incur a submission charge)
- For all types of development you can download the relevant application form from the Planning Portal and send to us by email or post https://www.planningportal.co.uk/info/200126/applications/61/paper_forms

Application Progress

If you submit a formal application we recommend you track its progress by searching using your application reference on our [Public Access webpage](#) and reviewing any comments received.

Technical Consultees are expected to provide formal comments within 21 days from the validation date but may do so sooner. By tracking the progress of your application this can allow you to review comments and provide any additional information during the course of the application.

Note: Pre-applications are not available to search online.

You can register and sign up to receive alerts for your application and any others in your area. Details of how to register can be found on our website via this link:

<https://www.babergh.gov.uk/assets/DM-Planning-Uploads/Idox-PA-3.1-for-Planning-User-Guide.pdf.pdf>

Contributions

Community Infrastructure Levy

Applications for development are subject to Community Infrastructure Levy (CIL).

All new build development over 100sqm (internal), including residential extensions and annexes and all new dwellings regardless of size must pay CIL.

CIL is payable on Permitted Development as well as Planning Permission development

CIL is payable when the development is commenced and you must notify of commencement using the appropriate forms

Failure to submit a Form 6 Commencement Notice and give a minimum of 1 day's notice of commencement will result in the loss of exemptions, relief and/or the right to pay CIL by instalments.

As part of any application you will need to submit the appropriate CIL form. Further information is available on our website:

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

The CIL forms are also available online:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

The phasing of community infrastructure levy (CIL) payments may be very important to your cash flow and viability of a development, especially for major developments and any development with Self Build Housing aspirations. If it is intended at any time that your development will be phased then you will need to ensure such phasing is expressly detailed in the planning application prior to determination. You should ensure phasing is clear within the description of development, any conditions imposed and any planning obligations. You will need to also ensure the planning case officer is fully aware of the intention to phase the development and include a phasing plan that shows the relevant phases of the development as well as a clear linear sequence of such phases that would align with the phasing of CIL payments you would find acceptable.

Building Control

Pre-application advice is also available from our Building Control Team. Find information online: <https://www.midsuffolk.gov.uk/building-control/> or contact the Building Control Manager, Paul Hughes, on 01449 724502. We can offer specialist support, local knowledge and a quality service with expert independent and impartial advice.

Charges include access to the surveyor appointed for any query that may arise before or during construction as well as a tailored inspection regime including inspections which only need to be booked by 10am on the day the inspection is required.

We can also provide carbon emission / fabric energy efficiency calculations at pre-application stage to support planning applications and the necessary Part L calculations and Energy Performance Certificates for Building Regulations compliance and our partners at LABC Warranty can offer a very competitive warranty for all new dwellings which we would be happy to provide further details for / liaise with on your behalf.

NOTES

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be given about the decision.

This advice is based on the information provided, background details and constraints at the current time. These circumstances can change and this may affect the advice you have received. You may wish to seek confirmation that the circumstances have not changed if you are considering submitting an application and any substantial amount of time has passed since the date of this advice.

Alex Breadman

Planning Officer

Tel: 01449 724636

Email: alex.breadman@baberghmidsuffolk.gov.uk

30th May 2023



Any questions please contact us

Appendix B – GroundSure Report

ROSE COTTAGE, LARTERS LANE, EARL STONHAM, IP14 5HB

Order Details

Date: 14/09/2023
Your ref: IE23-079
Our Ref: GS-2C6-X9D-Q8C-T86

Site Details

Location: 609955 261496
Area: 1.14 ha
Authority: [Mid Suffolk District Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
15	1.1	Historical industrial land uses	0	0	0	0	-
15	1.2	Historical tanks	0	0	0	0	-
15	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
17	2.1	Historical industrial land uses	0	0	0	0	-
17	2.2	Historical tanks	0	0	0	0	-
17	2.3	Historical energy features	0	0	0	0	-
17	2.4	Historical petrol stations	0	0	0	0	-
18	2.5	Historical garages	0	0	0	0	-
Page	Section	<u>Waste and landfill</u> >	On site	0-50m	50-250m	250-500m	500-2000m
19	3.1	Active or recent landfill	0	0	0	0	-
19	3.2	Historical landfill (BGS records)	0	0	0	0	-
20	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
20	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
20	3.5	Historical waste sites	0	0	0	0	-
20	3.6	Licensed waste sites	0	0	0	0	-
20 >	3.7 >	<u>Waste exemptions</u> >	0	0	0	37	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
24	4.1	Recent industrial land uses	0	0	0	-	-
24	4.2	Current or recent petrol stations	0	0	0	0	-
24	4.3	Electricity cables	0	0	0	0	-
24	4.4	Gas pipelines	0	0	0	0	-
24	4.5	Sites determined as Contaminated Land	0	0	0	0	-



25	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.7	Regulated explosive sites	0	0	0	0	-
25	4.8	Hazardous substance storage/usage	0	0	0	0	-
25	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
25	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.12	Radioactive Substance Authorisations	0	0	0	0	-
26	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
26	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
26	4.15	Pollutant release to public sewer	0	0	0	0	-
27	4.16	List 1 Dangerous Substances	0	0	0	0	-
27	4.17	List 2 Dangerous Substances	0	0	0	0	-
27	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
27	4.19	Pollution inventory substances	0	0	0	0	-
27	4.20	Pollution inventory waste transfers	0	0	0	0	-
28	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
31 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
33 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35 >	5.6 >	Groundwater abstractions >	0	0	0	0	4
36	5.7	Surface water abstractions	0	0	0	0	0
37	5.8	Potable abstractions	0	0	0	0	0
37 >	5.9 >	Source Protection Zones >	1	0	0	0	-
37	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
38 >	6.1 >	Water Network (OS MasterMap) >	1	1	4	-	-



39 >	6.2 >	Surface water features >	1	1	4	-	-
39 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
40 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
41	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
41	7.2	Historical Flood Events	0	0	0	-	-
41	7.3	Flood Defences	0	0	0	-	-
42	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
42	7.5	Flood Storage Areas	0	0	0	-	-
43	7.6	Flood Zone 2	None (within 50m)				
43	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >					
44 >	8.1 >	Surface water flooding >	1 in 1000 year, 0.1m - 0.3m (within 50m)				

Page	Section	Groundwater flooding >					
46 >	9.1 >	Groundwater flooding >	Low (within 50m)				

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
47	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
47	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
47	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
47	10.4	Special Protection Areas (SPA)	0	0	0	0	0
48	10.5	National Nature Reserves (NNR)	0	0	0	0	0
48	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
48	10.7	Designated Ancient Woodland	0	0	0	0	0
48	10.8	Biosphere Reserves	0	0	0	0	0
49	10.9	Forest Parks	0	0	0	0	0
49	10.10	Marine Conservation Zones	0	0	0	0	0
49	10.11	Green Belt	0	0	0	0	0
49	10.12	Proposed Ramsar sites	0	0	0	0	0



49	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
50	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
50	10.15	Nitrate Sensitive Areas	0	0	0	0	0
50 >	10.16 >	<u>Nitrate Vulnerable Zones ></u>	2	0	0	0	0
51 >	10.17 >	<u>SSSI Impact Risk Zones ></u>	1	-	-	-	-
52	10.18	SSSI Units	0	0	0	0	0
Page	Section	<u>Visual and cultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
53	11.1	World Heritage Sites	0	0	0	-	-
54	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
54	11.3	National Parks	0	0	0	-	-
54 >	11.4 >	<u>Listed Buildings ></u>	0	0	3	-	-
55	11.5	Conservation Areas	0	0	0	-	-
55	11.6	Scheduled Ancient Monuments	0	0	0	-	-
55	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
56 >	12.1 >	<u>Agricultural Land Classification ></u>	Grade 3 (within 250m)				
57	12.2	Open Access Land	0	0	0	-	-
57	12.3	Tree Felling Licences	0	0	0	-	-
57	12.4	Environmental Stewardship Schemes	0	0	0	-	-
57 >	12.5 >	<u>Countryside Stewardship Schemes ></u>	1	0	1	-	-
Page	Section	<u>Habitat designations</u>	On site	0-50m	50-250m	250-500m	500-2000m
58	13.1	Priority Habitat Inventory	0	0	0	-	-
58	13.2	Habitat Networks	0	0	0	-	-
58	13.3	Open Mosaic Habitat	0	0	0	-	-
58	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
59 >	14.1 >	<u>10k Availability ></u>	Identified (within 500m)				
60	14.2	Artificial and made ground (10k)	0	0	0	0	-
61	14.3	Superficial geology (10k)	0	0	0	0	-



61	14.4	Landslip (10k)	0	0	0	0	-
62	14.5	Bedrock geology (10k)	0	0	0	0	-
62	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	<u>Geology 1:50,000 scale</u> >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	15.1 >	<u>50k Availability</u> >	Identified (within 500m)				
64	15.2	Artificial and made ground (50k)	0	0	0	0	-
64	15.3	Artificial ground permeability (50k)	0	0	-	-	-
65 >	15.4 >	<u>Superficial geology (50k)</u> >	1	0	0	0	-
66 >	15.5 >	<u>Superficial permeability (50k)</u> >	Identified (within 50m)				
66	15.6	Landslip (50k)	0	0	0	0	-
66	15.7	Landslip permeability (50k)	None (within 50m)				
67 >	15.8 >	<u>Bedrock geology (50k)</u> >	1	0	0	0	-
68 >	15.9 >	<u>Bedrock permeability (50k)</u> >	Identified (within 50m)				
68	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	<u>Boreholes</u> >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	16.1 >	<u>BGS Boreholes</u> >	0	0	1	-	-
Page	Section	<u>Natural ground subsidence</u> >					
70 >	17.1 >	<u>Shrink swell clays</u> >	Low (within 50m)				
71 >	17.2 >	<u>Running sands</u> >	Very low (within 50m)				
72 >	17.3 >	<u>Compressible deposits</u> >	Negligible (within 50m)				
73 >	17.4 >	<u>Collapsible deposits</u> >	Very low (within 50m)				
74 >	17.5 >	<u>Landslides</u> >	Very low (within 50m)				
75 >	17.6 >	<u>Ground dissolution of soluble rocks</u> >	Negligible (within 50m)				
Page	Section	<u>Mining and ground workings</u> >	On site	0-50m	50-250m	250-500m	500-2000m
77	18.1	BritPits	0	0	0	0	-
78 >	18.2 >	<u>Surface ground workings</u> >	0	0	6	-	-
78	18.3	Underground workings	0	0	0	0	0
78	18.4	Underground mining extents	0	0	0	0	-
79	18.5	Historical Mineral Planning Areas	0	0	0	0	-



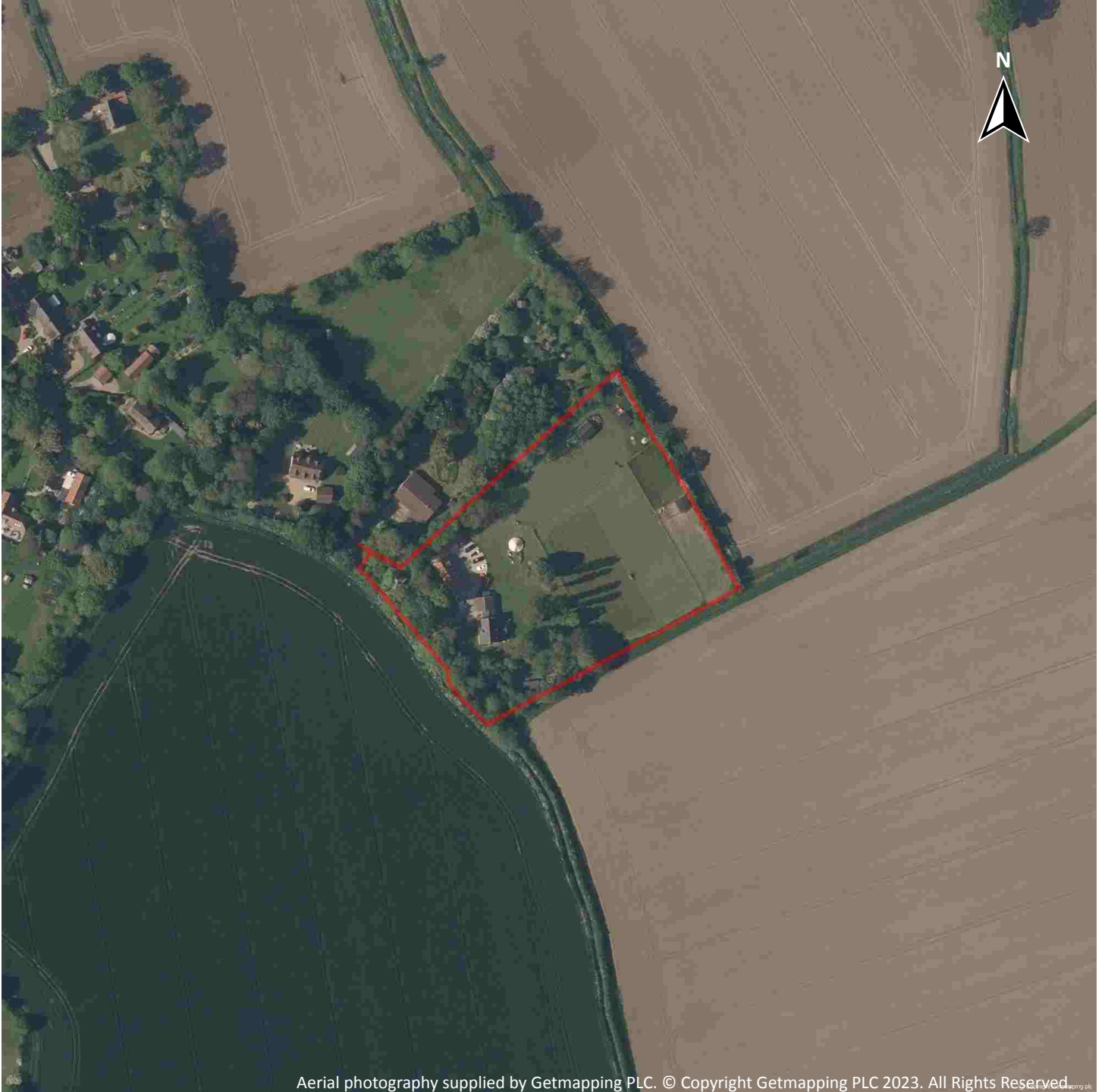
79	18.6	Non-coal mining	0	0	0	0	0
79	18.7	JPB mining areas	None (within 0m)				
79	18.8	The Coal Authority non-coal mining	0	0	0	0	-
80	18.9	Researched mining	0	0	0	0	-
80	18.10	Mining record office plans	0	0	0	0	-
80	18.11	BGS mine plans	0	0	0	0	-
80	18.12	Coal mining	None (within 0m)				
80	18.13	Brine areas	None (within 0m)				
81	18.14	Gypsum areas	None (within 0m)				
81	18.15	Tin mining	None (within 0m)				
81	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
82	19.1	Natural cavities	0	0	0	0	-
82	19.2	Mining cavities	0	0	0	0	0
82	19.3	Reported recent incidents	0	0	0	0	-
82	19.4	Historical incidents	0	0	0	0	-
83	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
84 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
86 >	21.1 >	BGS Estimated Background Soil Chemistry >	6	0	-	-	-
86	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
87	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
88	22.1	Underground railways (London)	0	0	0	-	-
88	22.2	Underground railways (Non-London)	0	0	0	-	-
88	22.3	Railway tunnels	0	0	0	-	-
88	22.4	Historical railway and tunnel features	0	0	0	-	-
88	22.5	Royal Mail tunnels	0	0	0	-	-



89	22.6	Historical railways	0	0	0	-	-
89	22.7	Railways	0	0	0	-	-
89	22.8	Crossrail 1	0	0	0	0	-
89	22.9	Crossrail 2	0	0	0	0	-
89	22.10	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 01/06/2021

Site Area: 1.14ha



Recent site history - 2018 aerial photograph

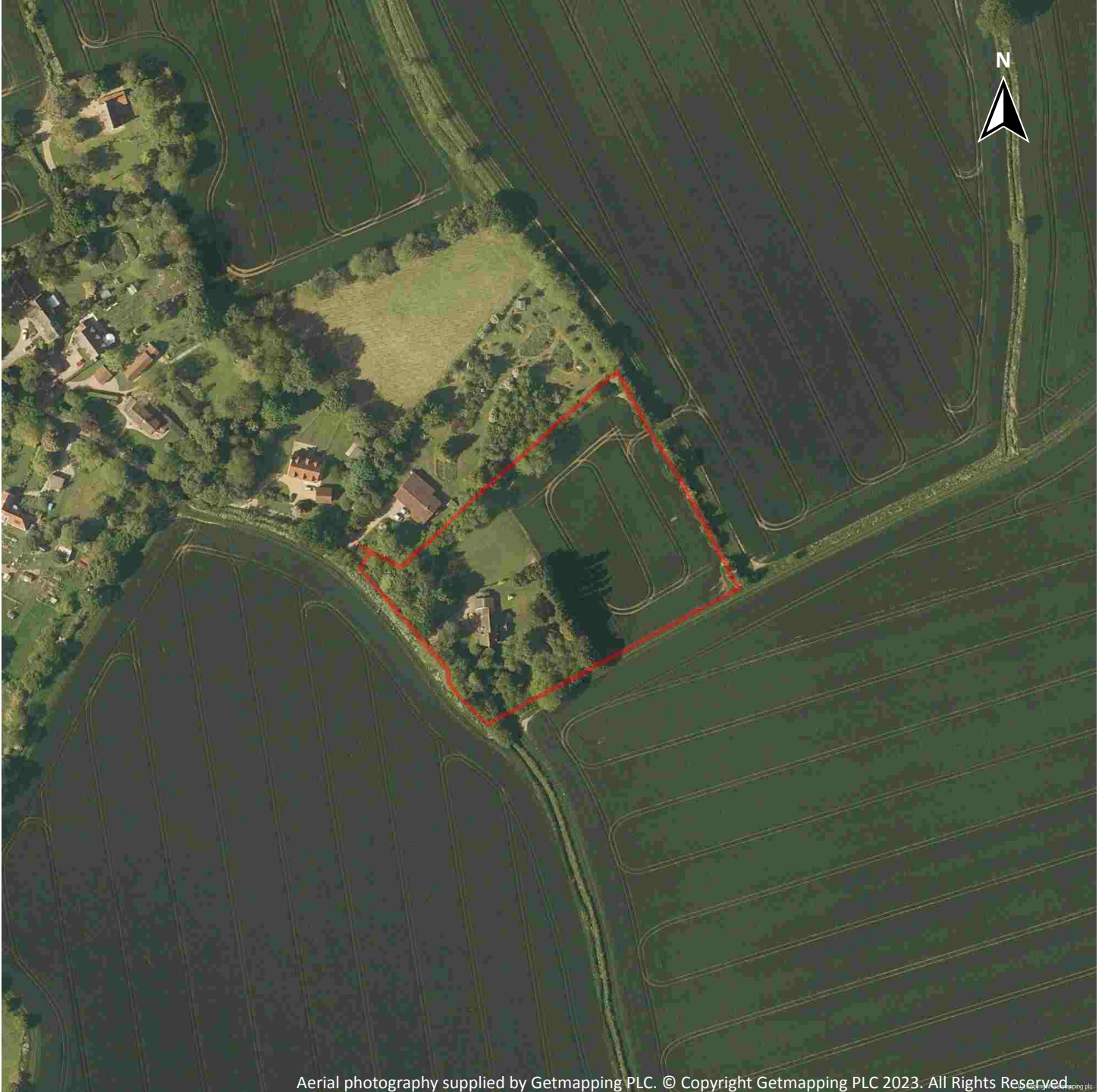


Capture Date: 05/05/2018

Site Area: 1.14ha



Recent site history - 2014 aerial photograph



Capture Date: 18/05/2014

Site Area: 1.14ha



Recent site history - 2007 aerial photograph



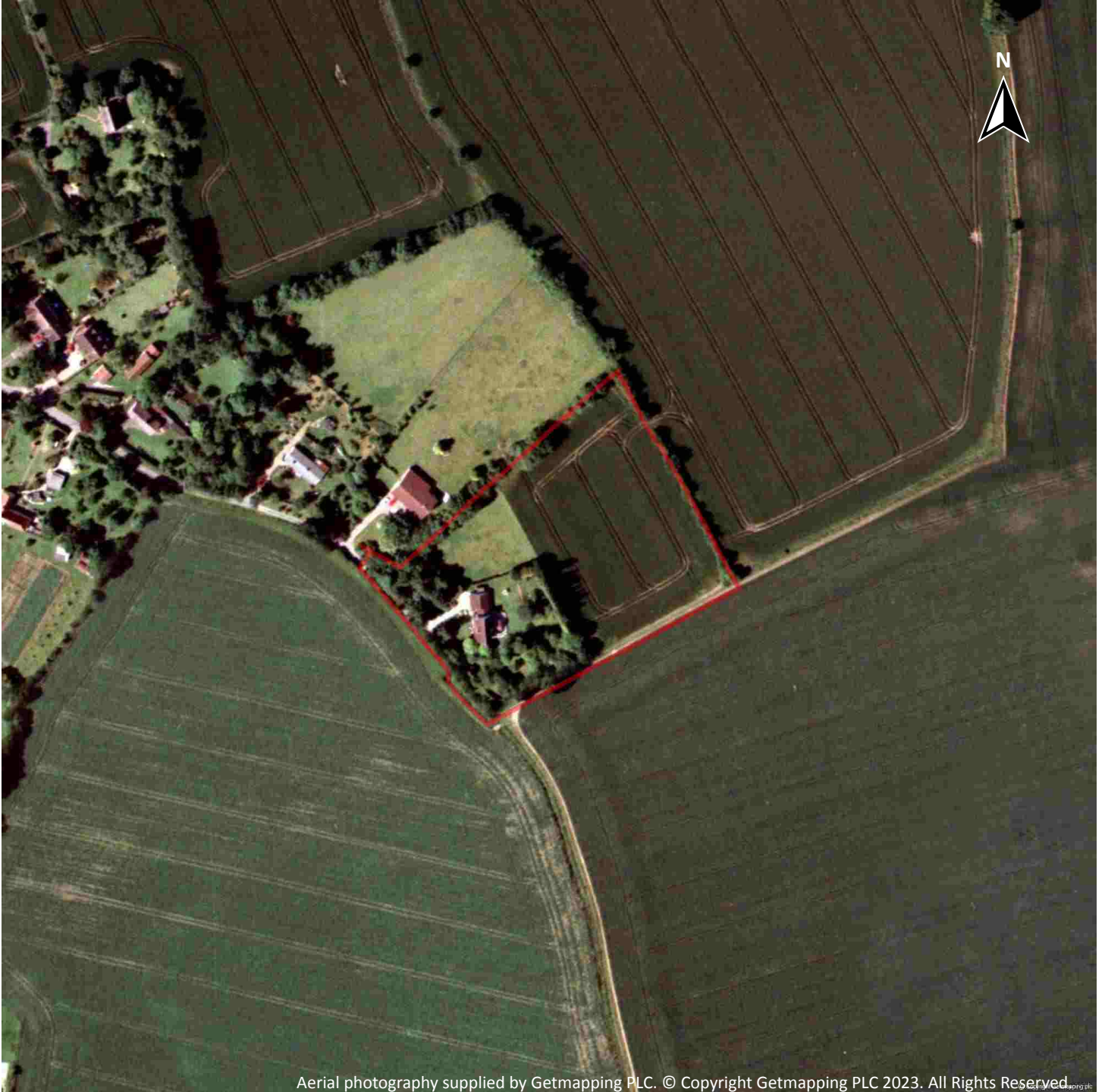
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Capture Date: 22/05/2007

Site Area: 1.14ha



Recent site history - 1999 aerial photograph



Capture Date: 03/09/1999

Site Area: 1.14ha



OS MasterMap site plan



Site Area: 1.14ha



1 Past land use

1.1 Historical industrial land uses

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped

2.1 Historical industrial land uses

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m **0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m **0**

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

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

3.5 Historical waste sites

Records within 500m **0**

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

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

3.6 Licensed waste sites

Records within 500m **0**

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

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

3.7 Waste exemptions

Records within 500m **37**

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

Features are displayed on the Waste and landfill map on [page 19 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	308m W	-	WEX355549	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter

ID	Location	Site	Reference	Category	Sub-Category	Description
A	308m W	Leylands Farm Middlewood Green IP14 5EY	EPR/UE5153Y A/A001	Disposing of waste exemption	Agricultur al Waste Only	Deposit of waste from dredging of inland waters
A	308m W	Leylands Farm Middlewood Green IP14 5EY	EPR/UE5153Y A/A001	Disposing of waste exemption	Agricultur al Waste Only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	308m W	Leylands Farm Middlewood Green IP14 5EY	EPR/UE5153Y A/A001	Disposing of waste exemption	Agricultur al Waste Only	Burning waste in the open
A	308m W	Leylands Farm Middlewood Green IP14 5EY	EPR/UE5153Y A/A001	Treating waste exemption	Agricultur al Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	308m W	Leylands Farm Middlewood Green IP14 5EY	EPR/UE5153Y A/A001	Using waste exemption	Agricultur al Waste Only	Use of waste in construction
A	308m W	Leylands STOWMARKET Suffolk IP14 5EY	EPR/LF0009XH /A001	Treating waste exemption	Agricultur al Waste Only	Treatment of waste in a biobed or biofilter
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX229106	Using waste exemption	On a Farm	Use of waste in construction
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX229106	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX229106	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX229106	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX229106	Disposing of waste exemption	On a Farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX229106	Disposing of waste exemption	On a Farm	Burning waste in the open
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX124567	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX124567	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX124567	Disposing of waste exemption	On a farm	Burning waste in the open
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX124567	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX124567	Using waste exemption	On a farm	Use of waste in construction
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX124567	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX083311	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX083311	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX083311	Disposing of waste exemption	On a farm	Burning waste in the open
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX083311	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX083311	Using waste exemption	On a farm	Use of waste in construction
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX083311	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX355548	Disposing of waste exemption	On a farm	Burning waste in the open
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX355548	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice



ID	Location	Site	Reference	Category	Sub-Category	Description
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX355548	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX355548	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX355548	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	321m W	LEYLANDS, MIDDLEWOOD GREEN, STOWMARKET, IP14 5EY	WEX355548	Using waste exemption	On a farm	Use of waste in construction
A	321m W	-	WEX265015	Disposing of waste exemption	On a farm	Burning waste in the open
A	321m W	-	WEX265015	Using waste exemption	On a farm	Use of waste in construction
A	321m W	-	WEX265015	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	321m W	-	WEX265015	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	321m W	-	WEX265015	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	321m W	-	WEX265015	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice

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



4 Current industrial land use

4.1 Recent industrial land uses

Records within 250m	0
---------------------	---

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0
---------------------	---

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
---------------------	---

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
---------------------	---

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
---------------------	---

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

This data is sourced from Local Authority records.



4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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



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

Records within 500m	0
---------------------	---

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0
---------------------	---

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0
---------------------	---

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0
---------------------	---

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

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

4.15 Pollutant release to public sewer

Records within 500m	0
---------------------	---

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

0

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

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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



4.21 Pollution inventory radioactive waste

Records within 500m

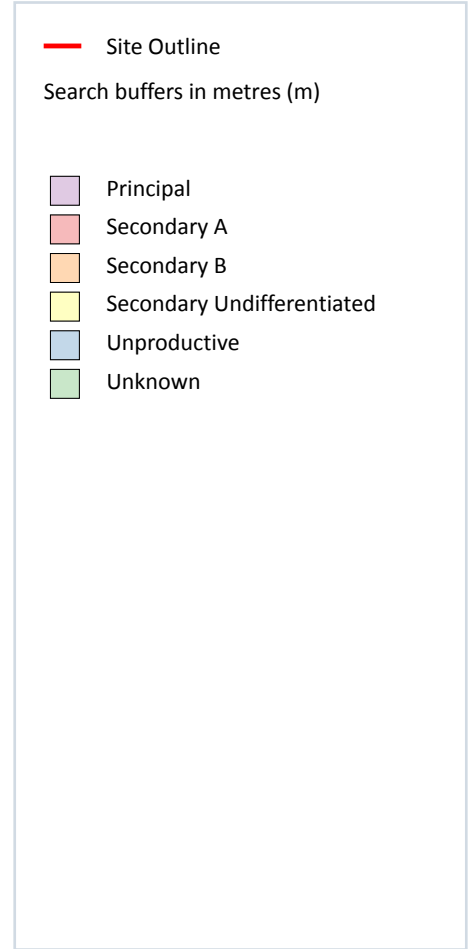
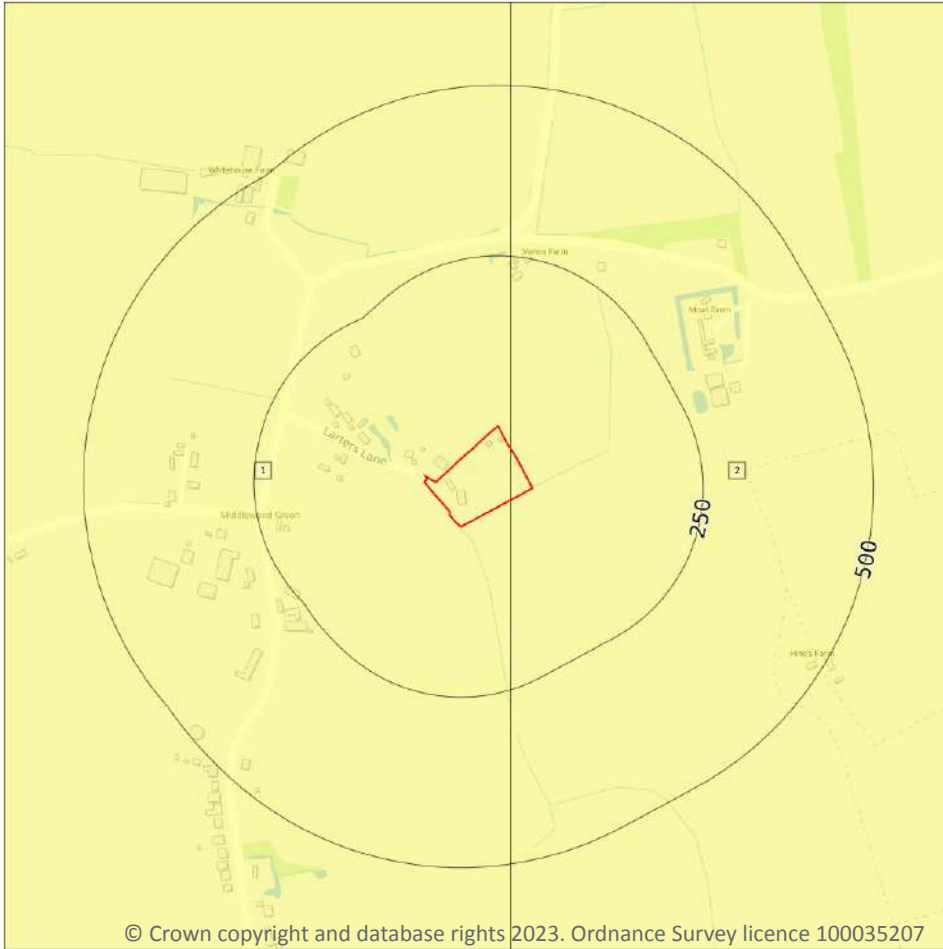
0

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

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



5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

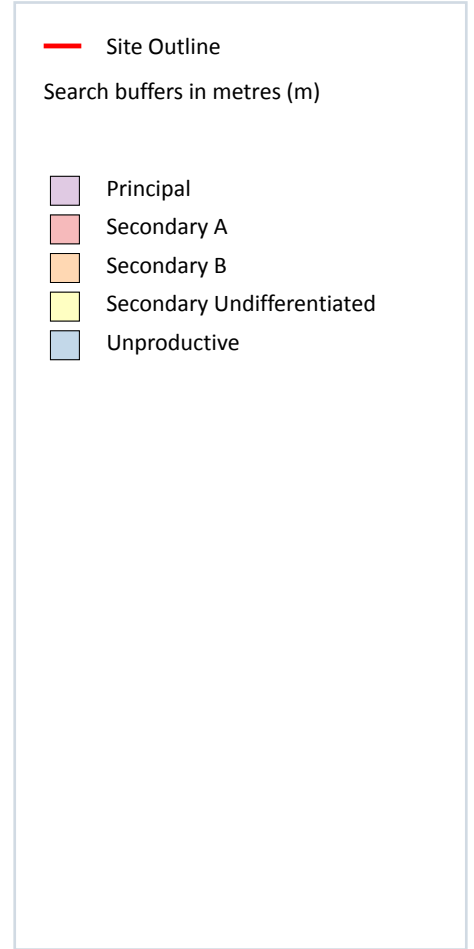
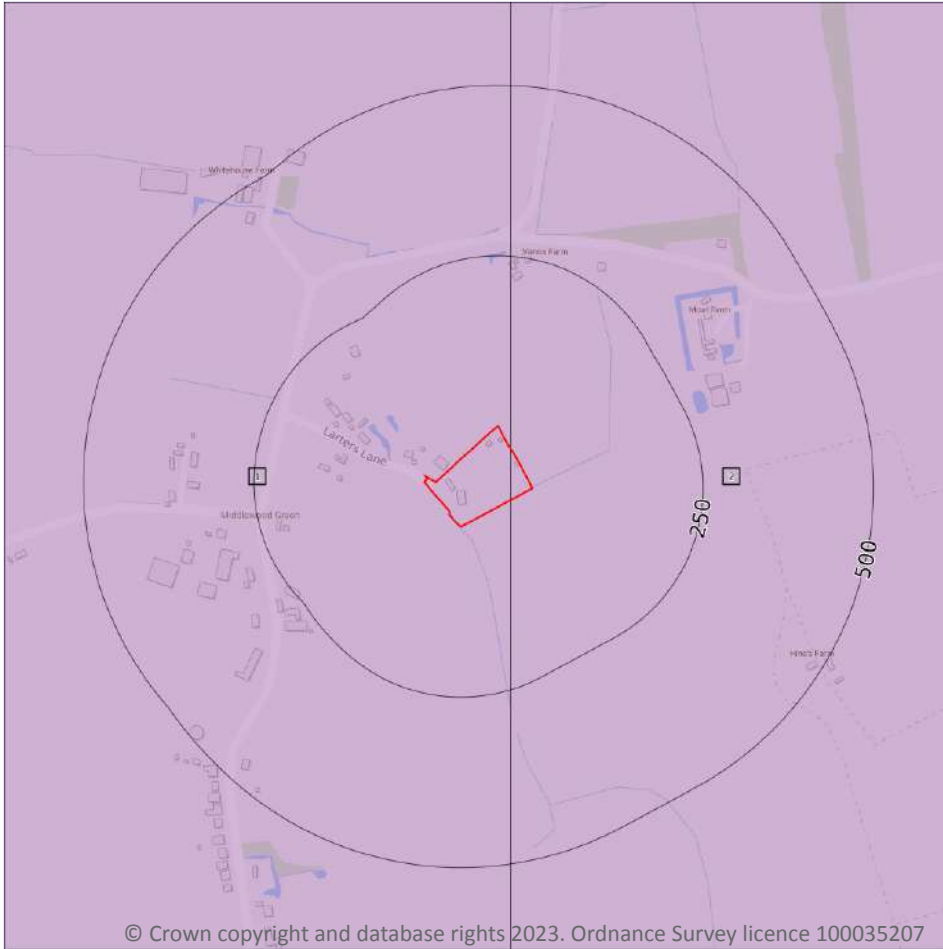
Features are displayed on the Hydrogeology map on [page 29 >](#)

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

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



Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

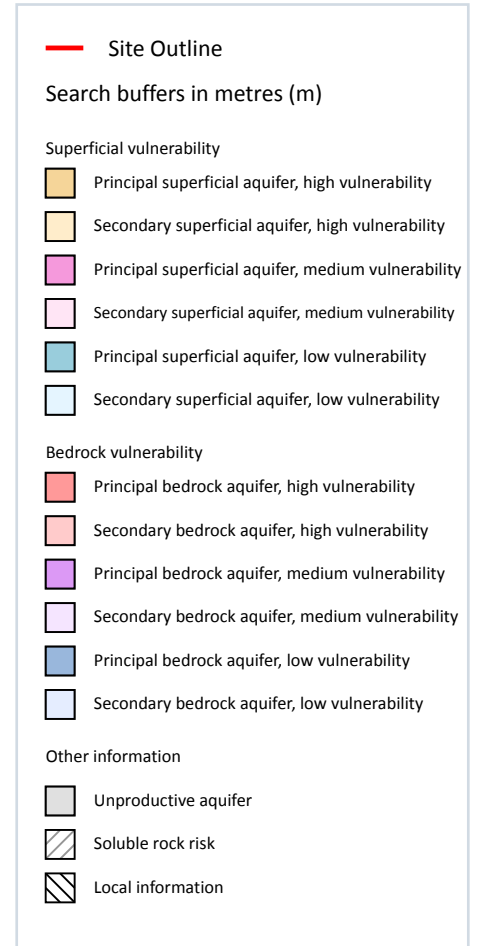
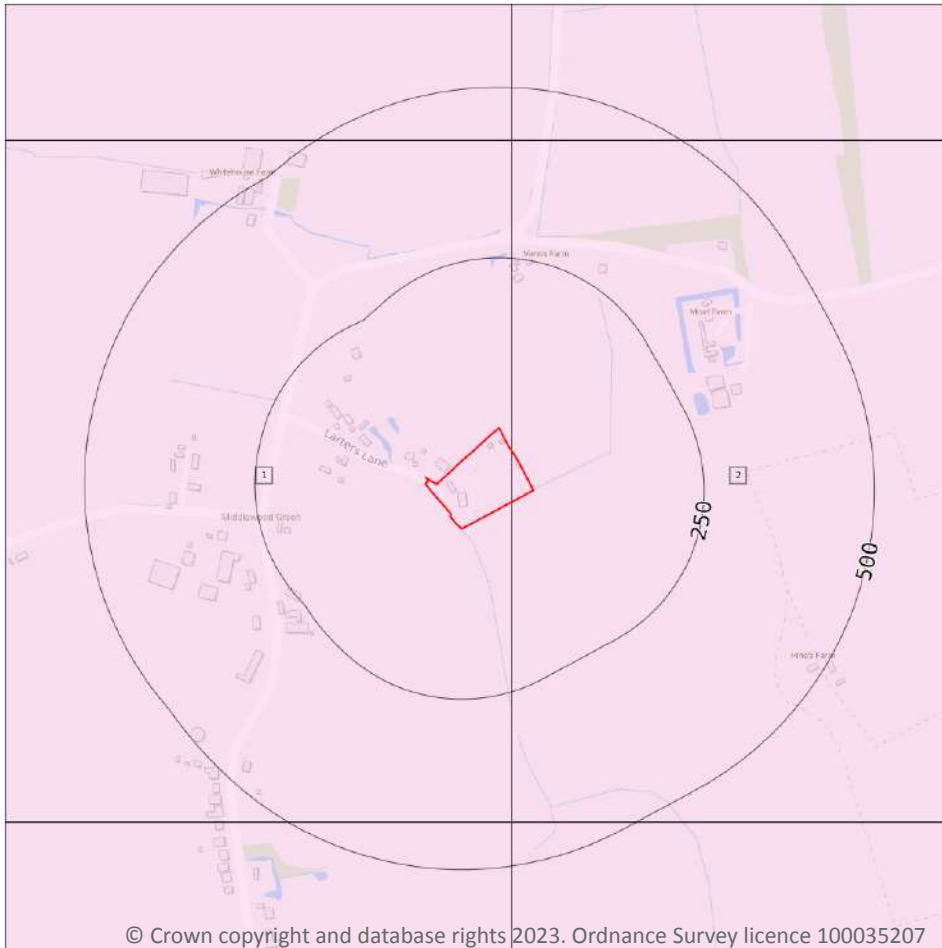
Features are displayed on the Bedrock aquifer map on [page 31](#) >

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 33](#) >

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

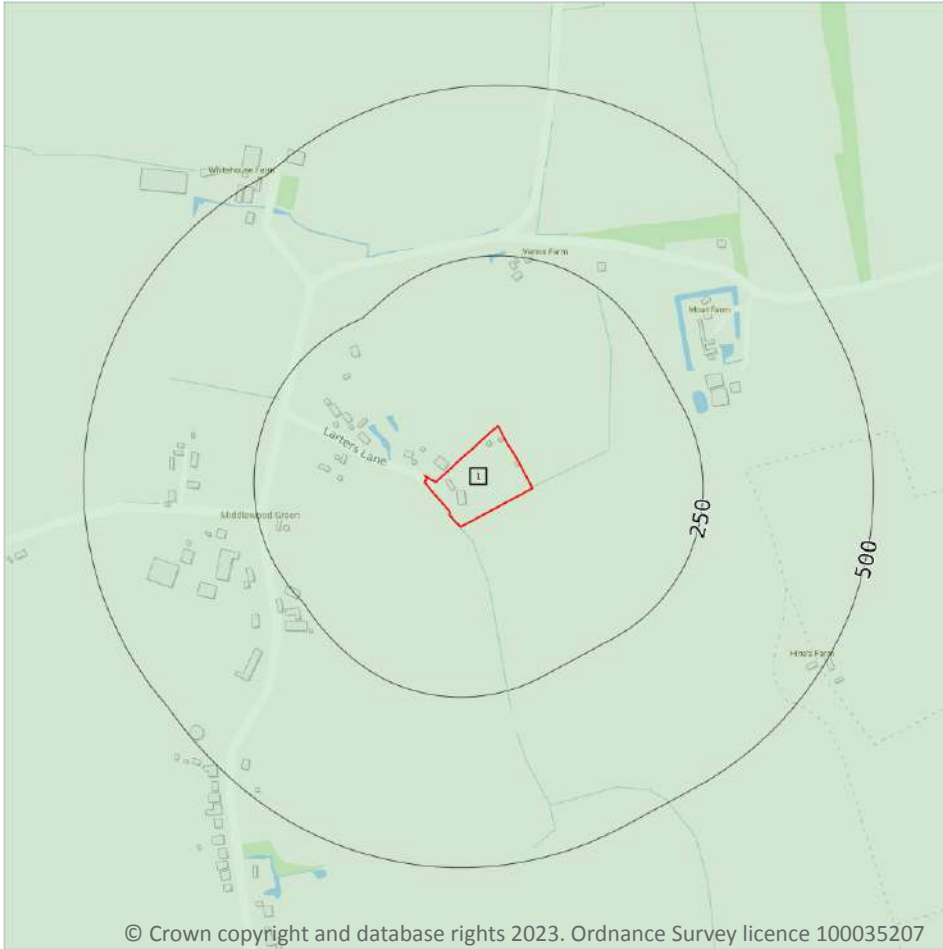
0

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

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



Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 35 >](#)

ID	Location	Details	
-	760m W	Status: Active Licence No: 7/35/08/*G/0179 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT DOLES FM,STOWUPLAND Data Type: Point Name: CHERRY Easting: 609160 Northing: 261760	Annual Volume (m ³): 11365 Max Daily Volume (m ³): 127 Original Application No: - Original Start Date: 01/03/1973 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1973 Version End Date: -
-	1709m NW	Status: Historical Licence No: 7/35/08/*G/0086 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT PALGRAVE FM,STOWUPLAND Data Type: Point Name: R J NUNN & SONS Easting: 608890 Northing: 262900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1984 Version End Date: -
-	1931m NE	Status: Historical Licence No: 7/35/08/*G/0017 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT WALTHAM HALL,L.STONHAM Data Type: Point Name: GEORGE STEDMAN & SON Easting: 611680 Northing: 262500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1966 Version End Date: -
-	1950m S	Status: Historical Licence No: 7/35/08/*G/0019 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BORE AT COLLEGE FM,EARL STON'M Data Type: Point Name: WILSON Easting: 610410 Northing: 259540	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1972 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

1

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 35 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

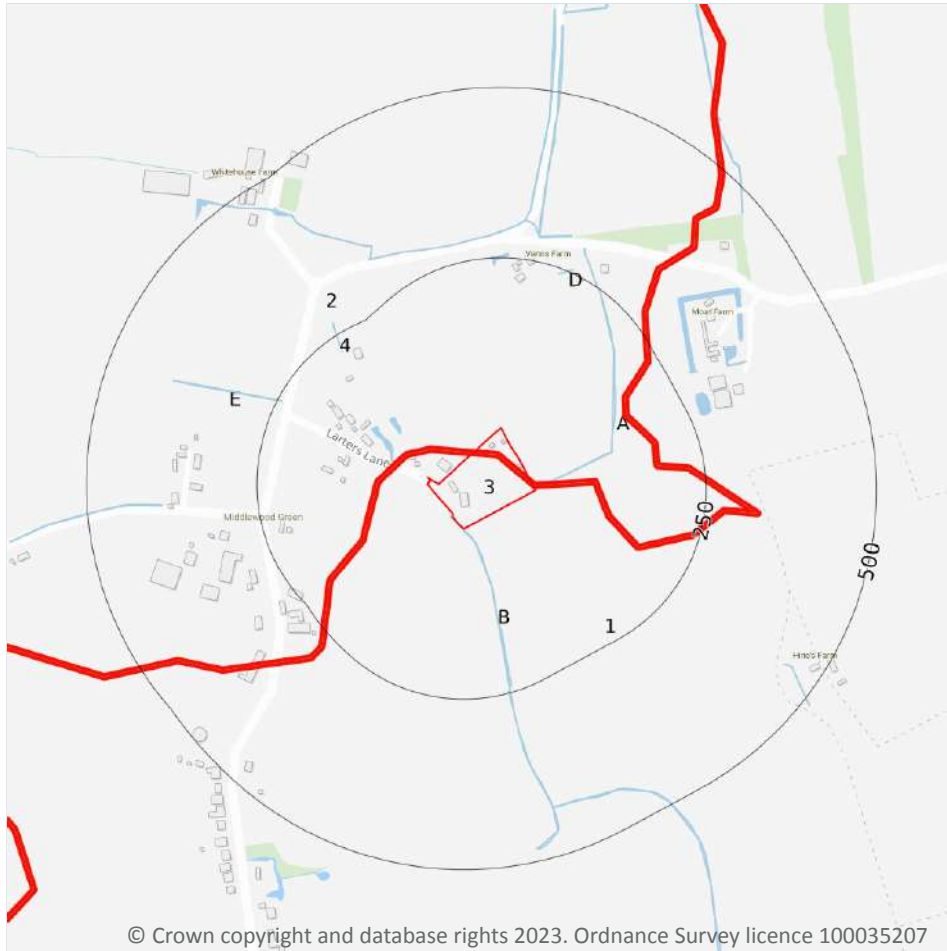
0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

6

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

Features are displayed on the Hydrology map on [page 38 >](#)

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

ID	Location	Type of water feature	Ground level	Permanence	Name
B	1m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	224m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	240m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	243m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	245m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	6
----------------------------	----------

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

Features are displayed on the Hydrology map on [page 38 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2
------------------------	----------

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

Features are displayed on the Hydrology map on [page 38 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Jordan (East Suffolk)	GB105035046170	Gipping	Suffolk East



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River	Gipping (u/s Stowmarket)	GB105035046180	Gipping	Suffolk East

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

6.4 WFD Surface water bodies

Records identified	2
---------------------------	----------

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

Features are displayed on the Hydrology map on [page 38 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1855m NW	River	Gipping (u/s Stowmarket)	GB105035046180 ↗	Moderate	Fail	Moderate	2019
-	2722m SE	River	Jordan (East Suffolk)	GB105035046170 ↗	Moderate	Fail	Good	2019

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 38 >](#)

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

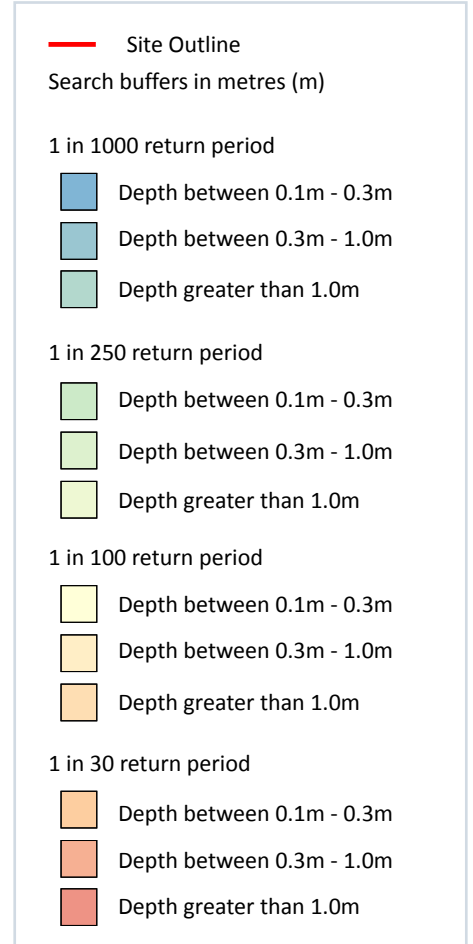
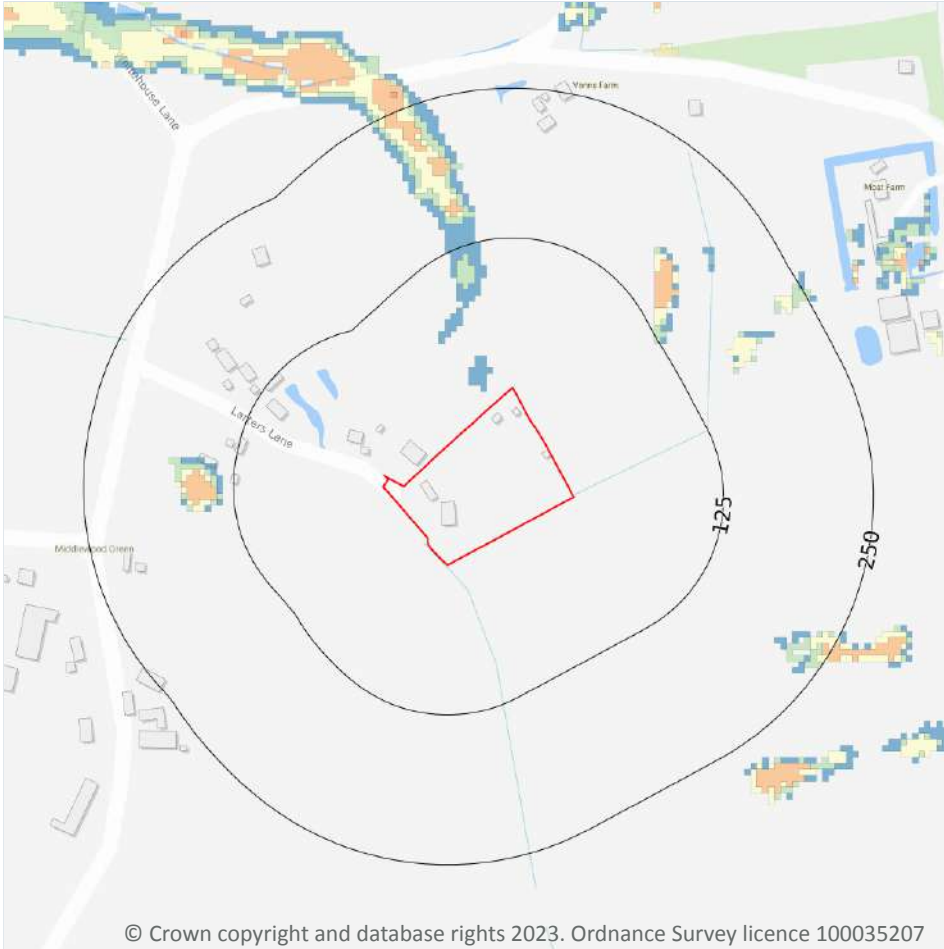
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 1000 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 44 >](#)

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

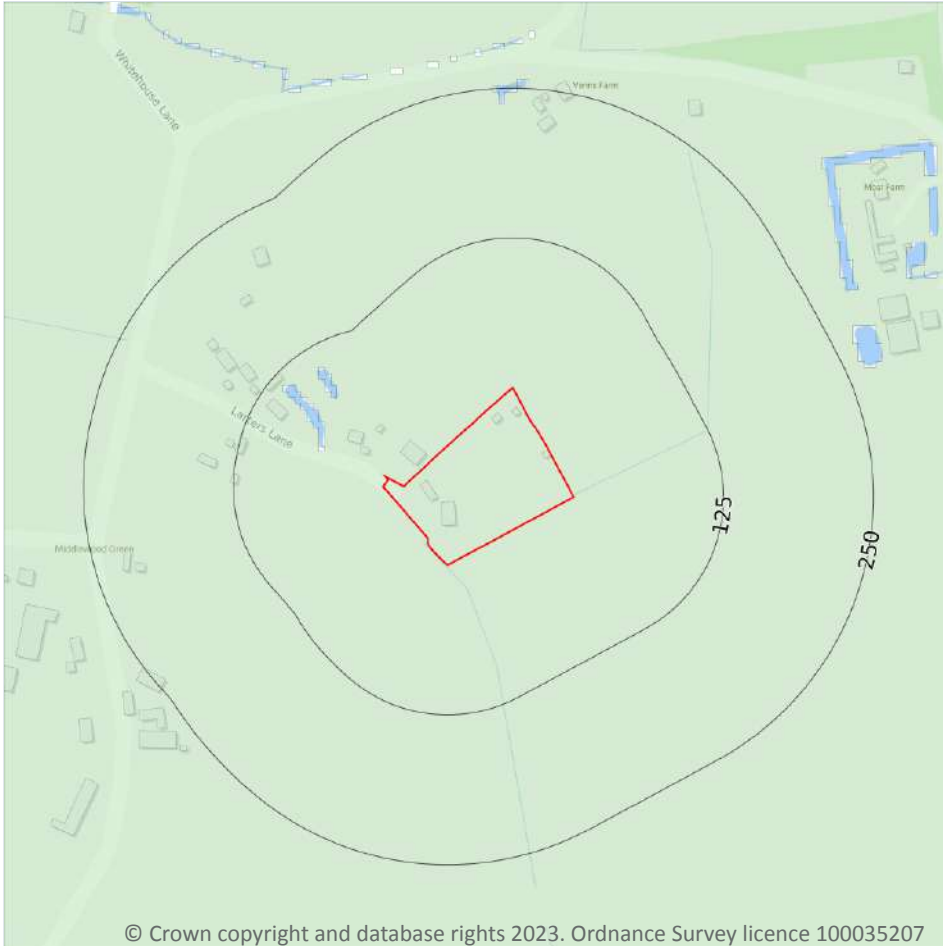
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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

Features are displayed on the Groundwater flooding map on [page 46 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

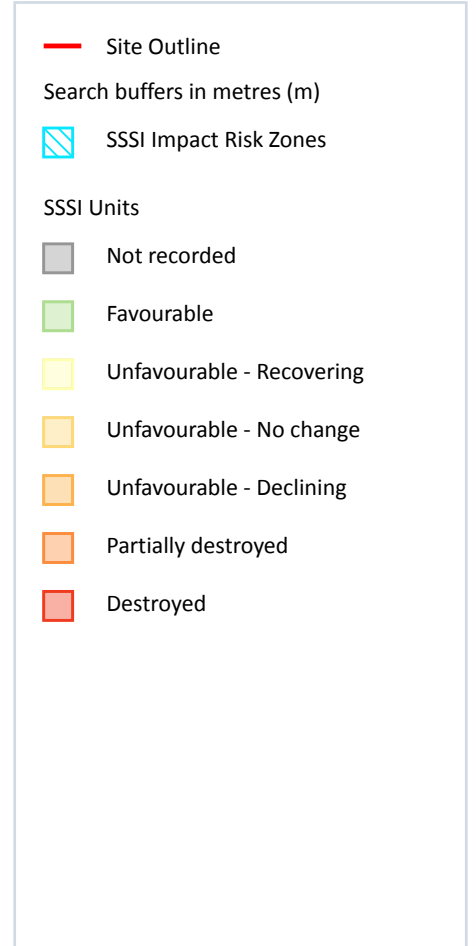
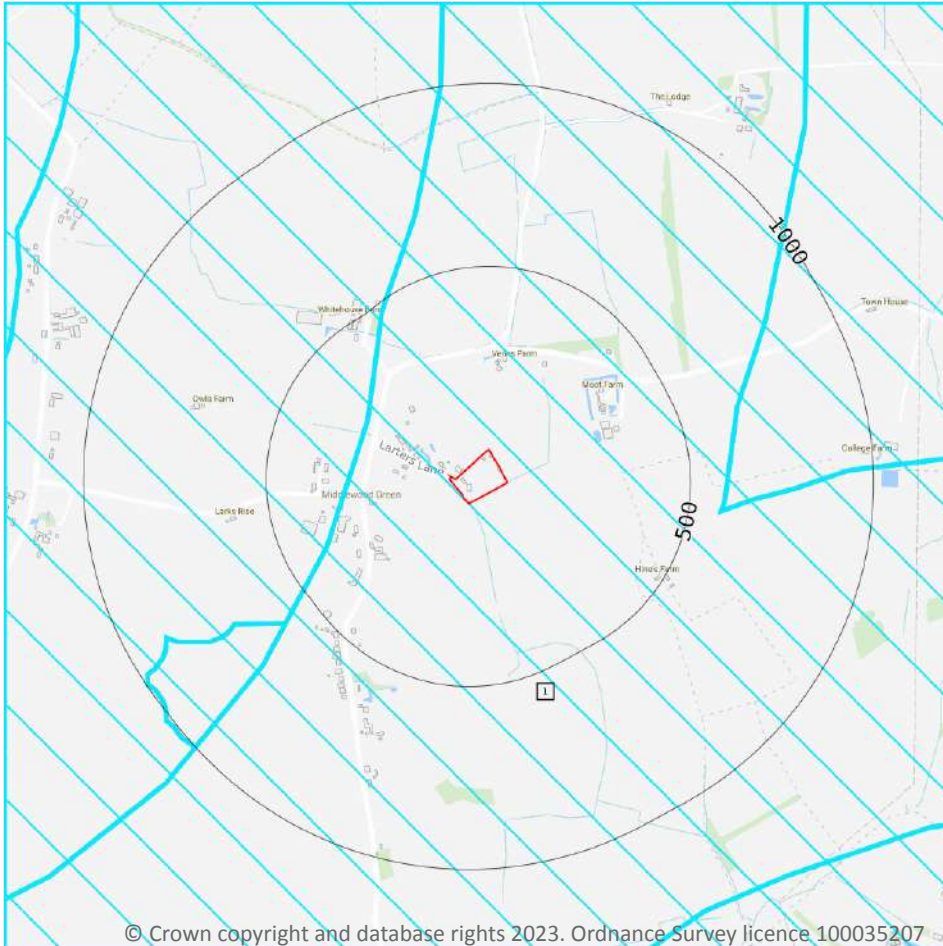
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

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

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



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 51](#) >

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

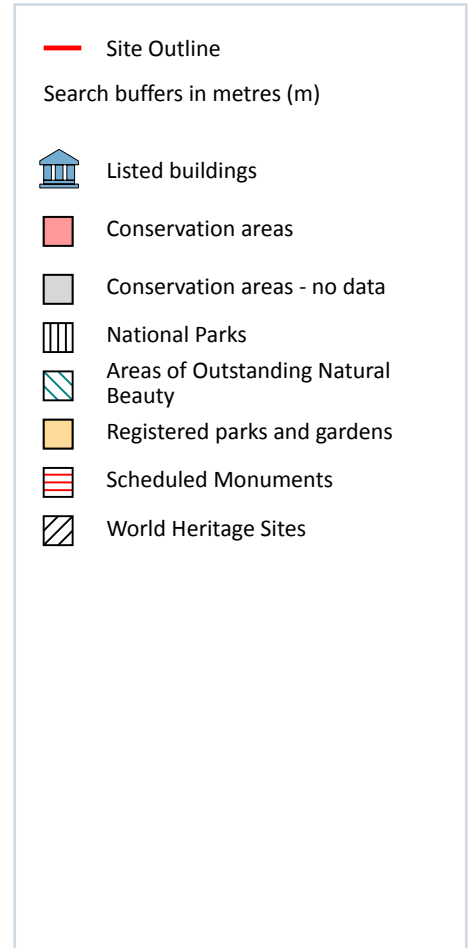
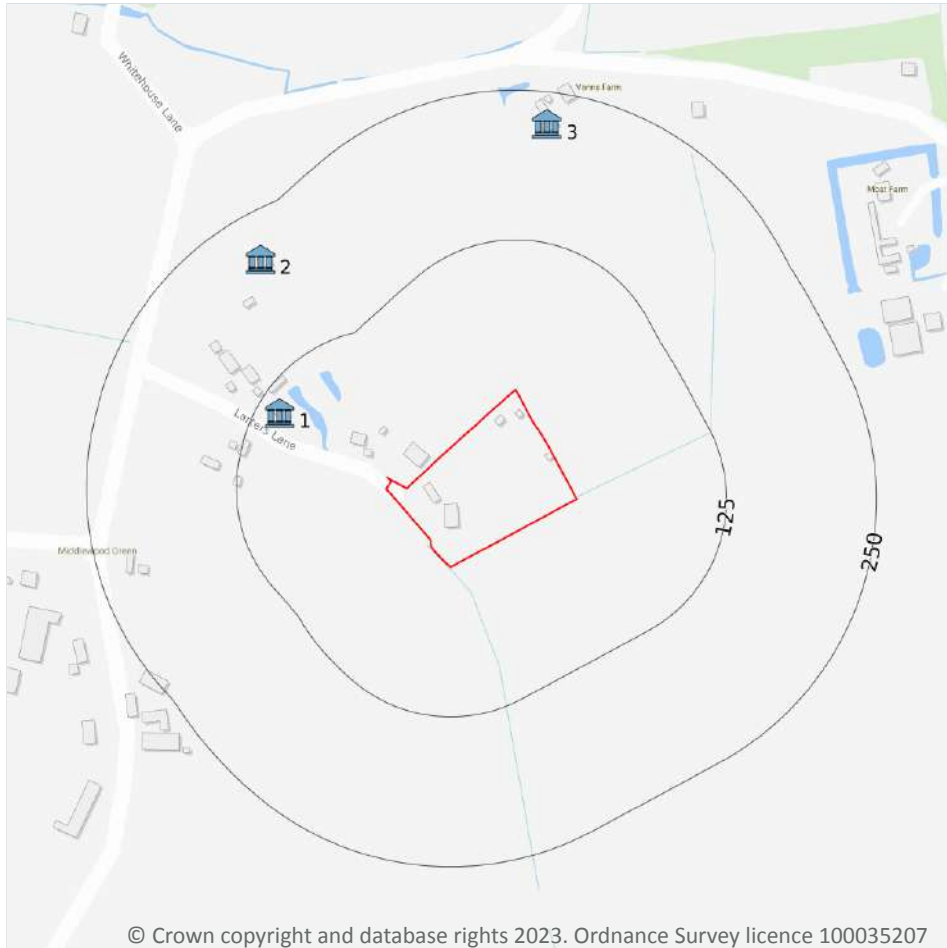
0

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

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



11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

3

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

Features are displayed on the Visual and cultural designations map on [page 53 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	106m W	Larters	II	1033185	26/03/1987
2	212m NW	Driftway	II	1033188	26/03/1987
3	224m N	Barn 20 Metres South West Of Venns Farmhouse	II	1033187	26/03/1987

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

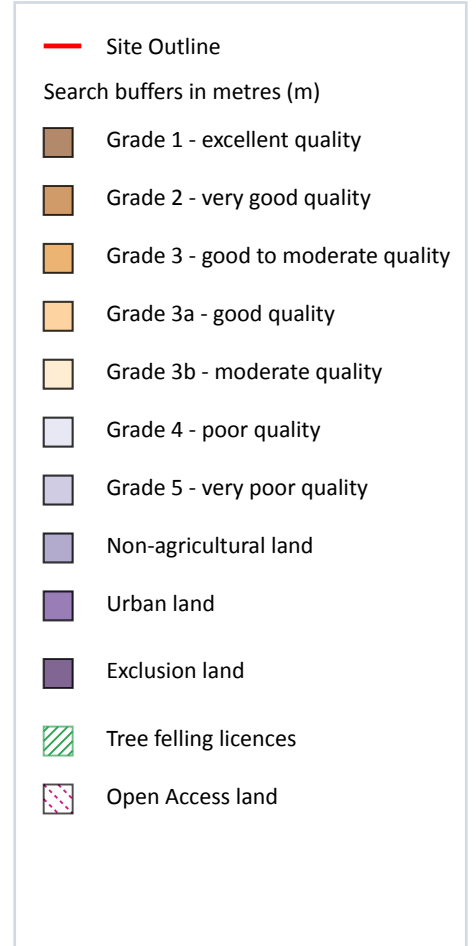
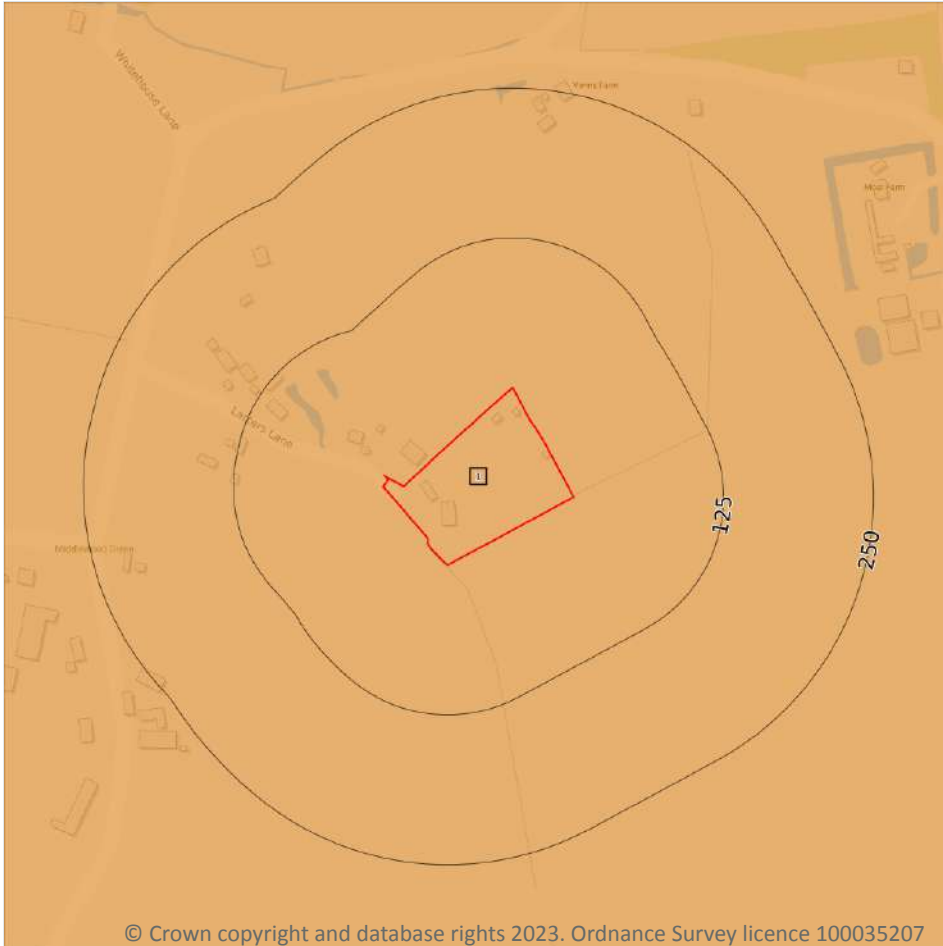
0

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

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



12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 56](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

2

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

Location	Reference	Scheme	Start Date	End Date
On site	750332	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024
179m NW	750332	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

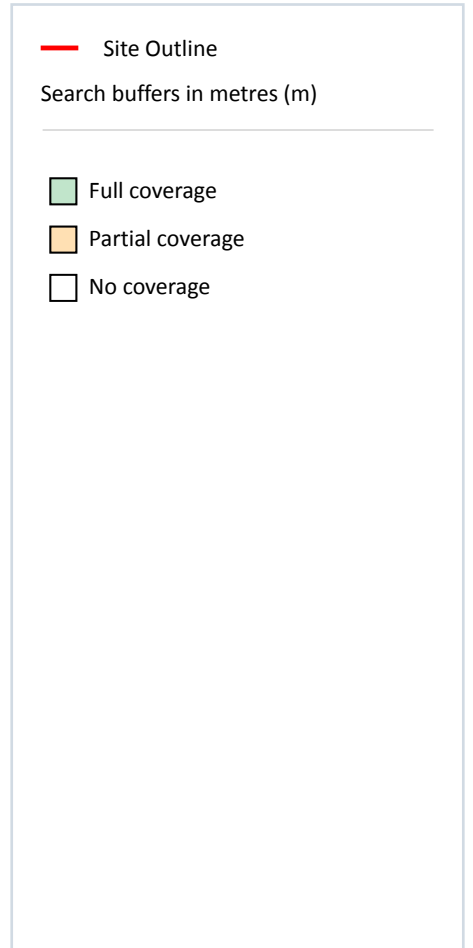
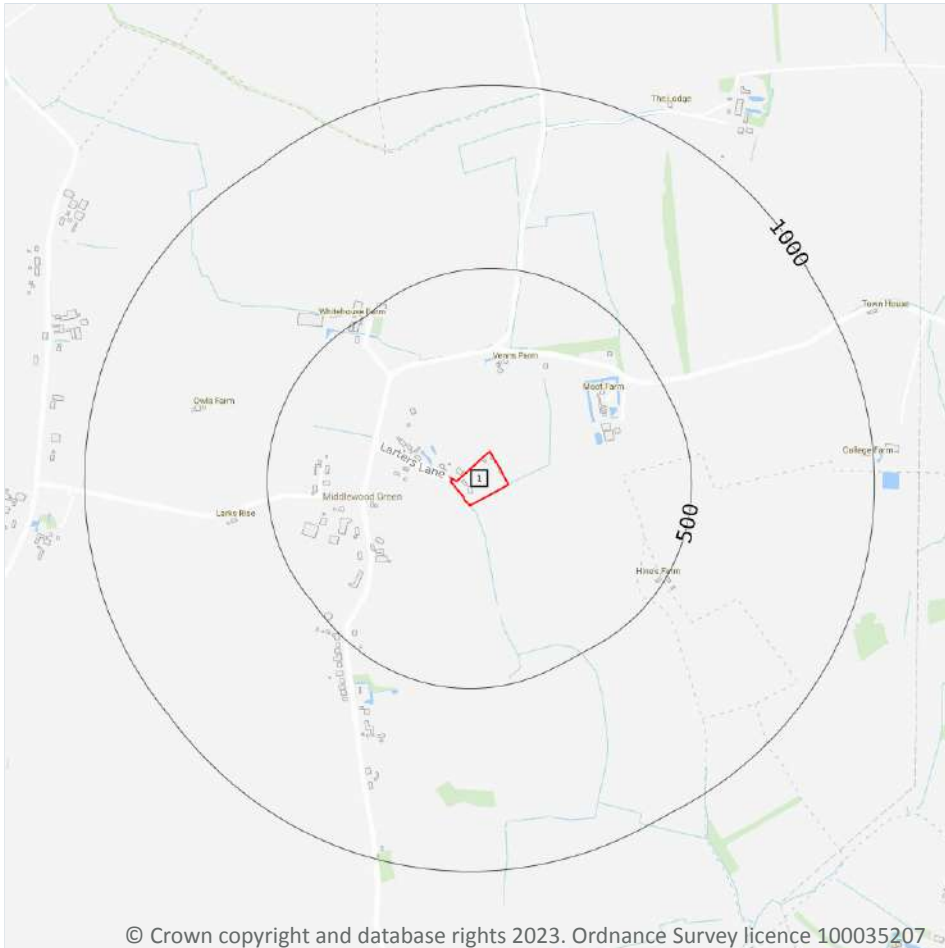
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



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14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 59 >](#)

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

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

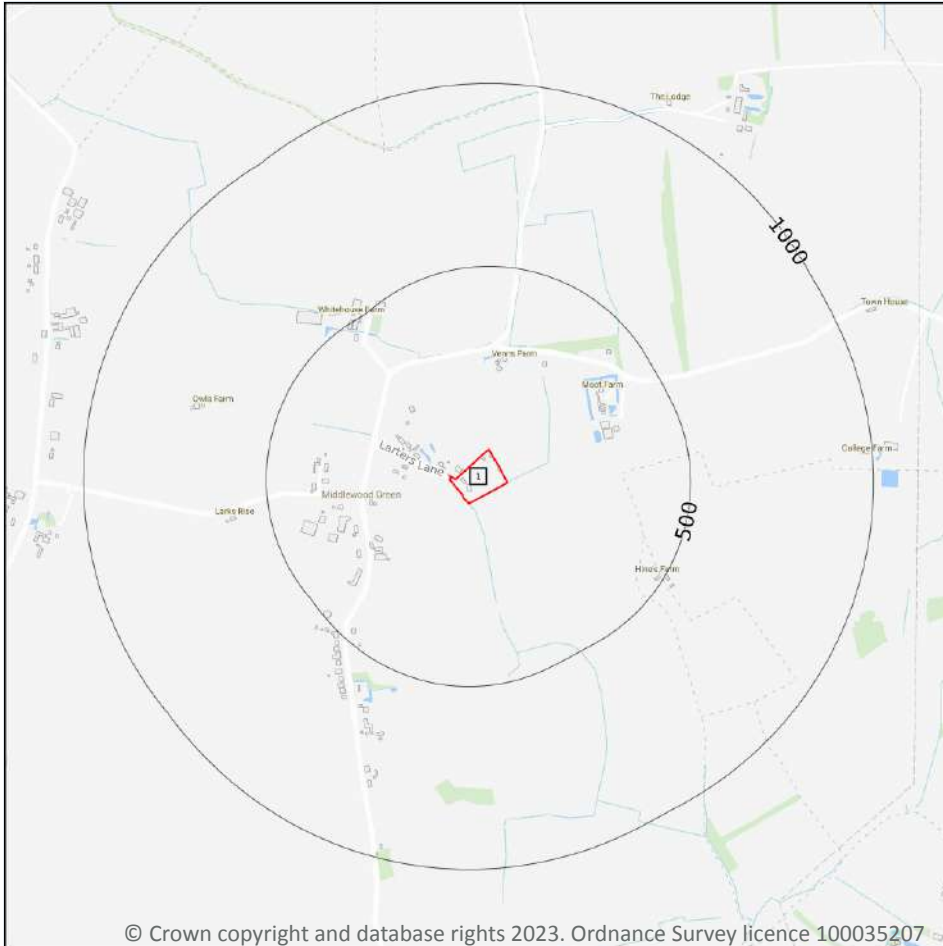
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

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15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 63](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

▣ Landslip (50k)

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

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15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 65 >](#)

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m **2**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m **0**

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

This data is sourced from the British Geological Survey.

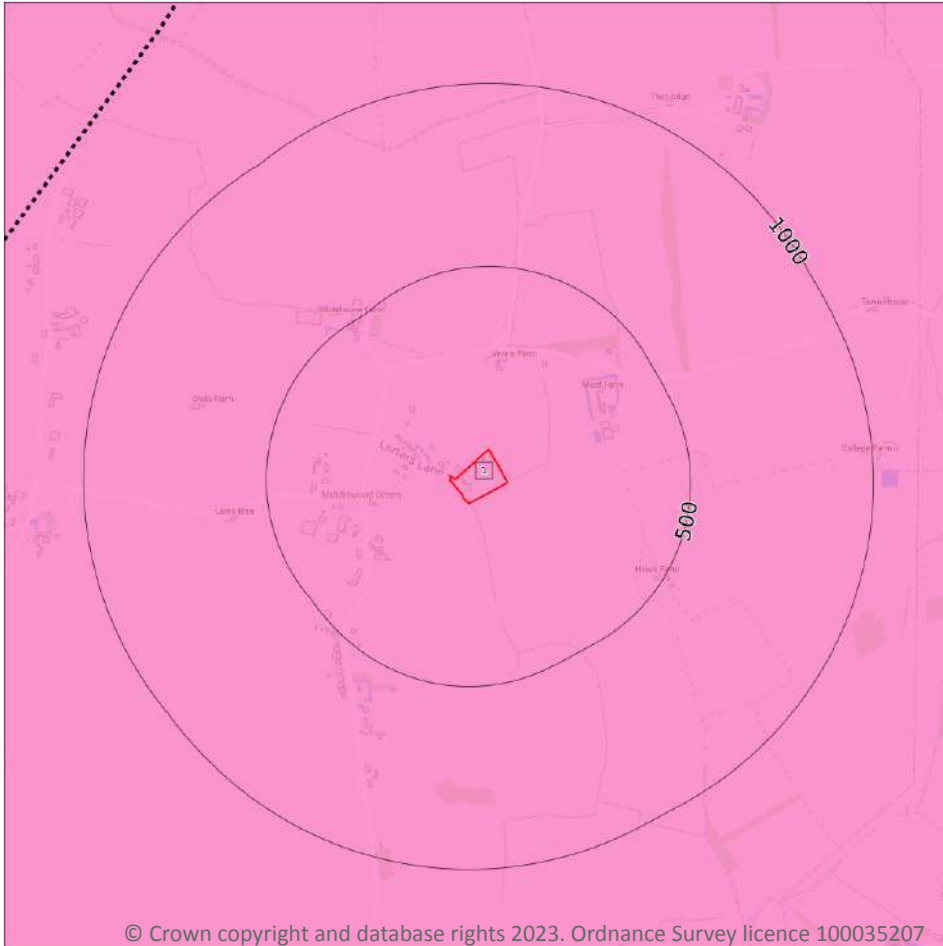
15.7 Landslip permeability (50k)

Records within 50m **0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

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15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 67](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CRAG-S	CRAG GROUP - SAND	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

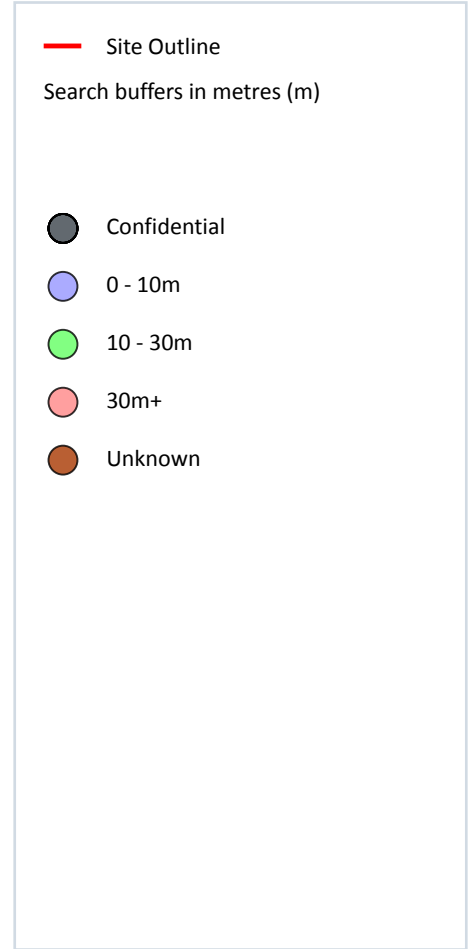
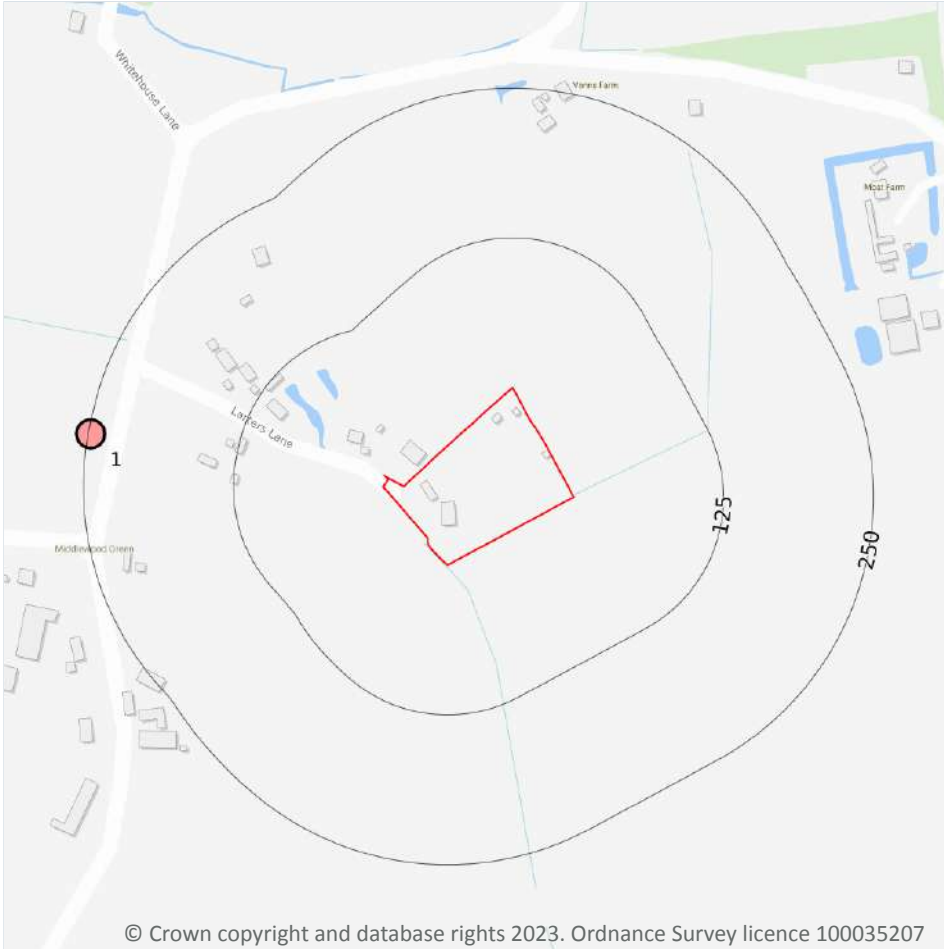
0

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

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

1

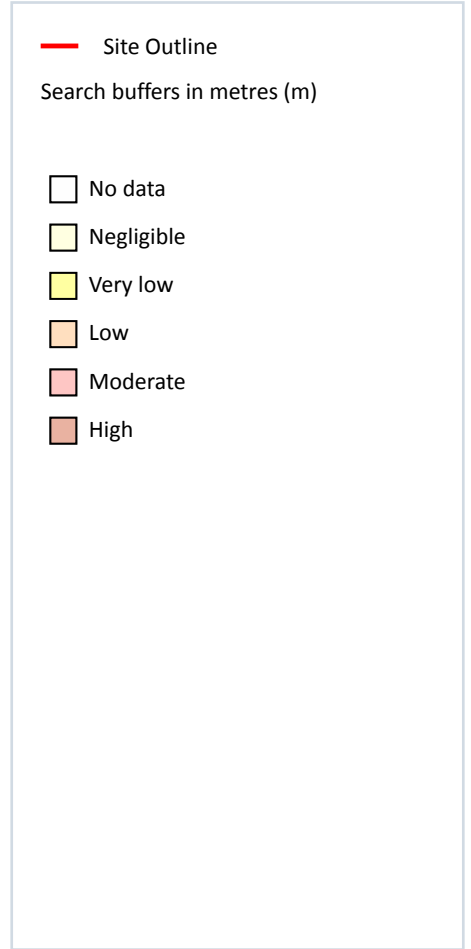
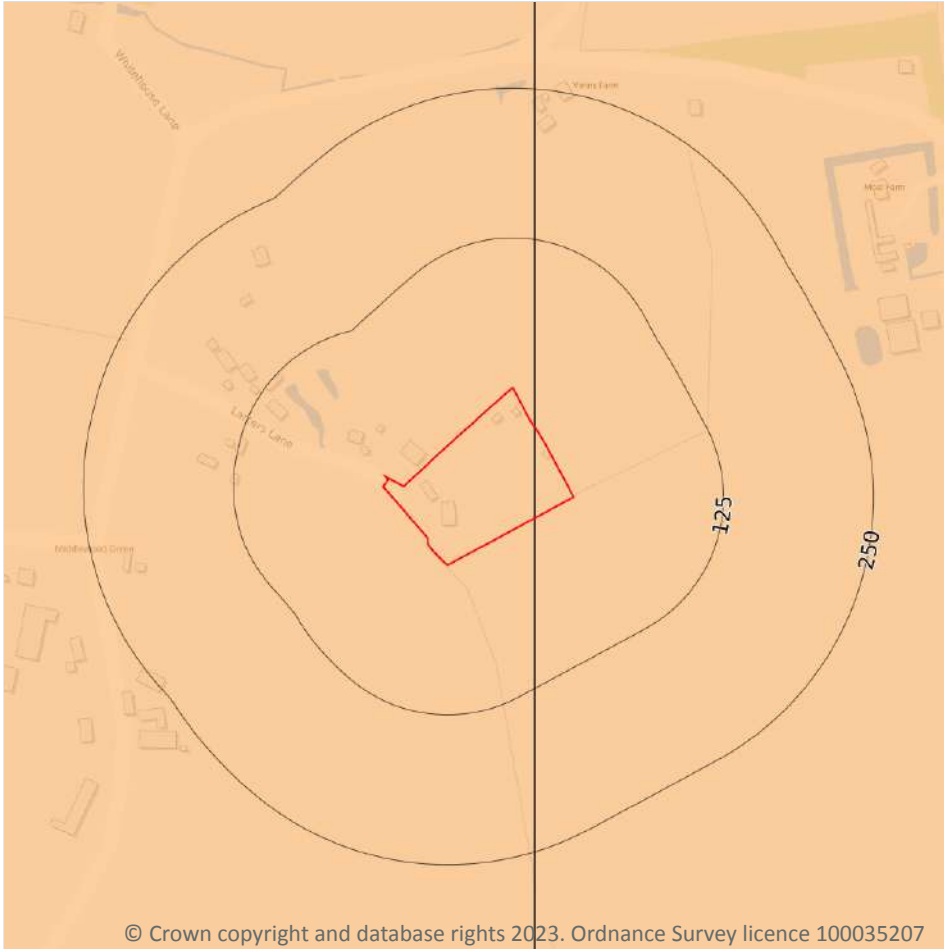
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on [page 69](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	248m W	609630 261540	PUBLIC WELL MIDDLEWOOD GREEN	94.48	N	559531 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

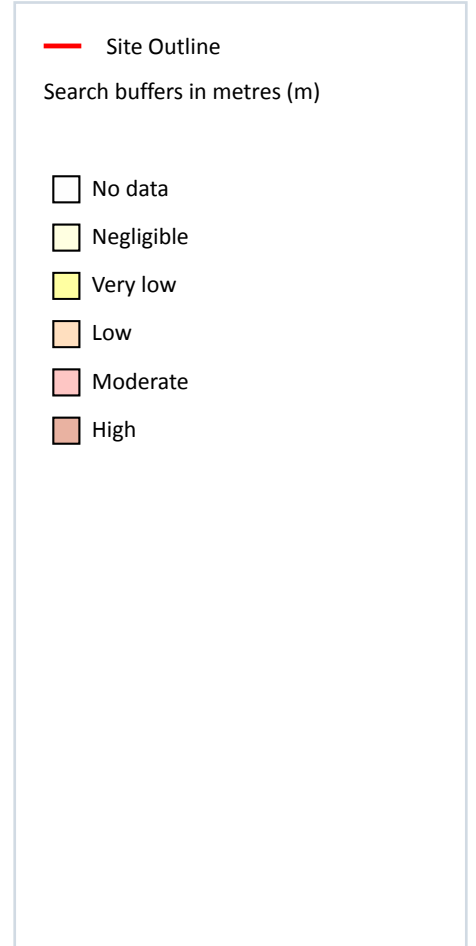
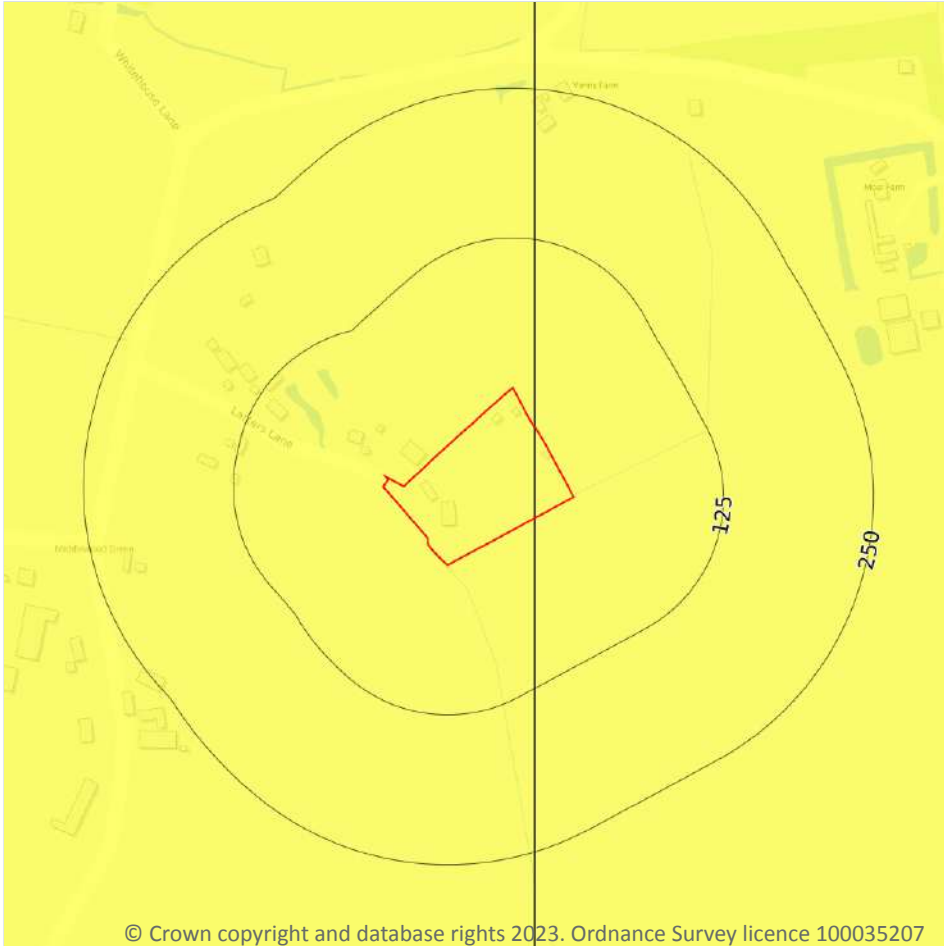
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 70 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

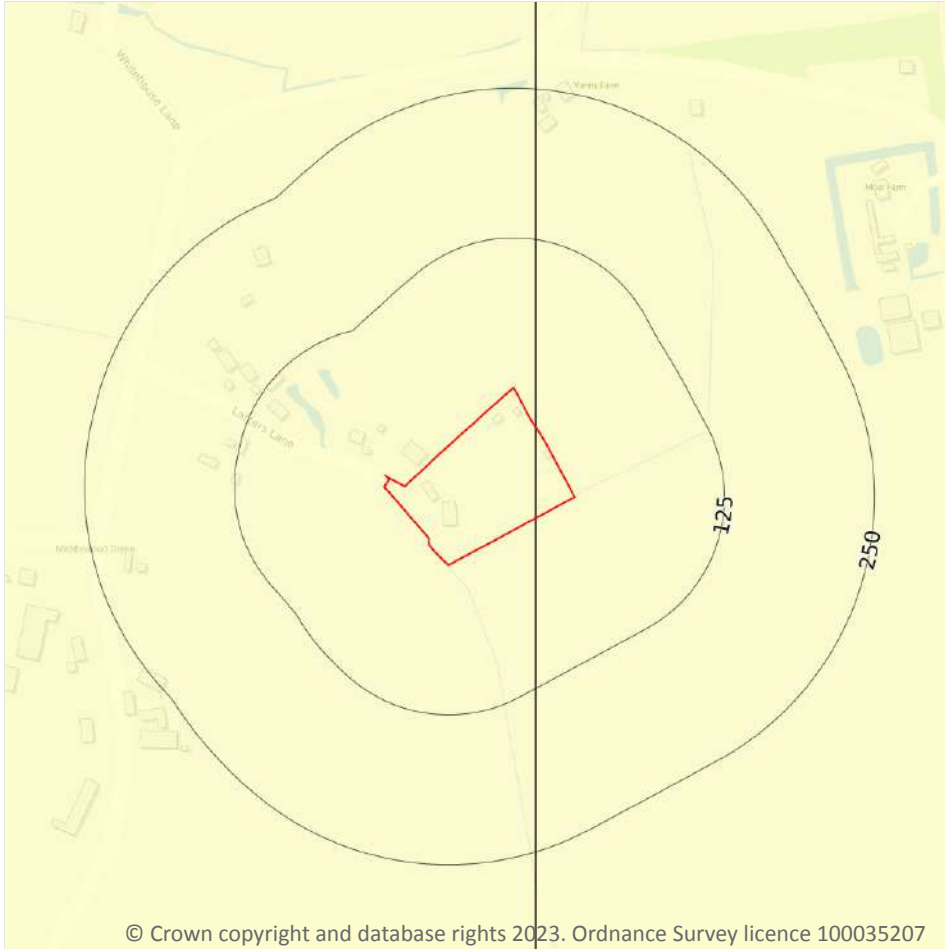
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 71](#) >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



— Site Outline
Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m

1

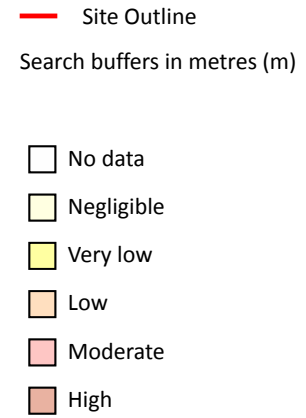
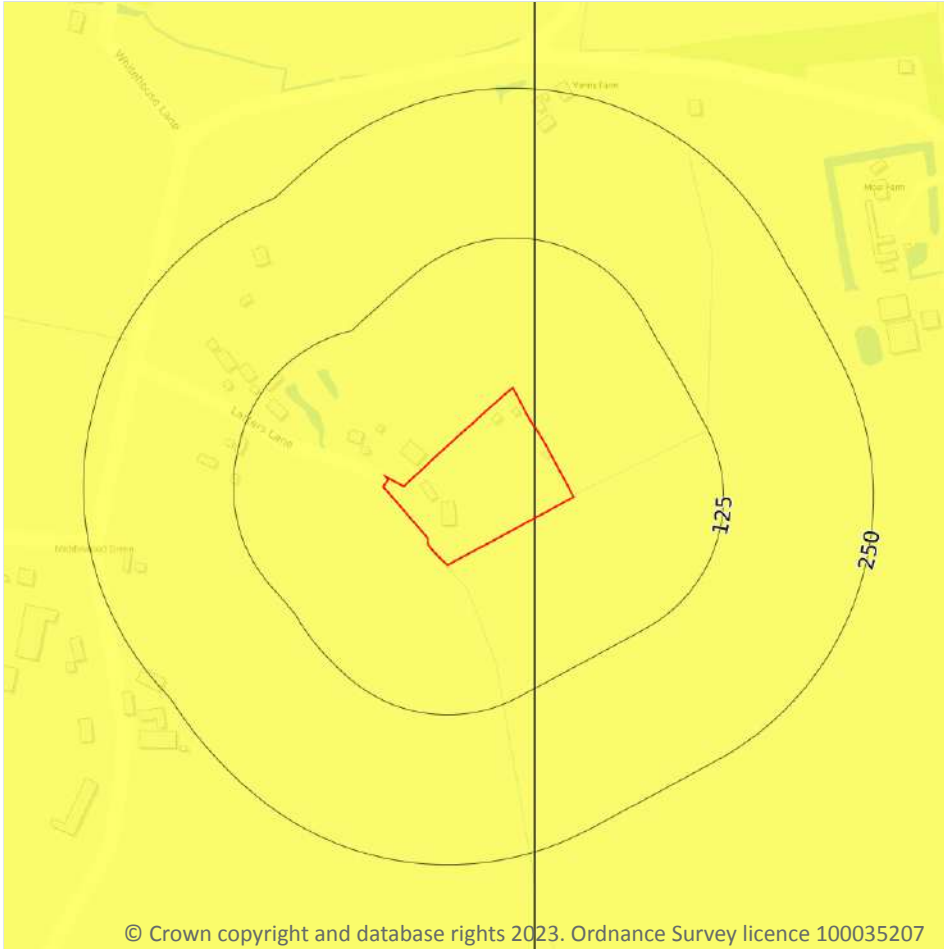
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 72 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

1

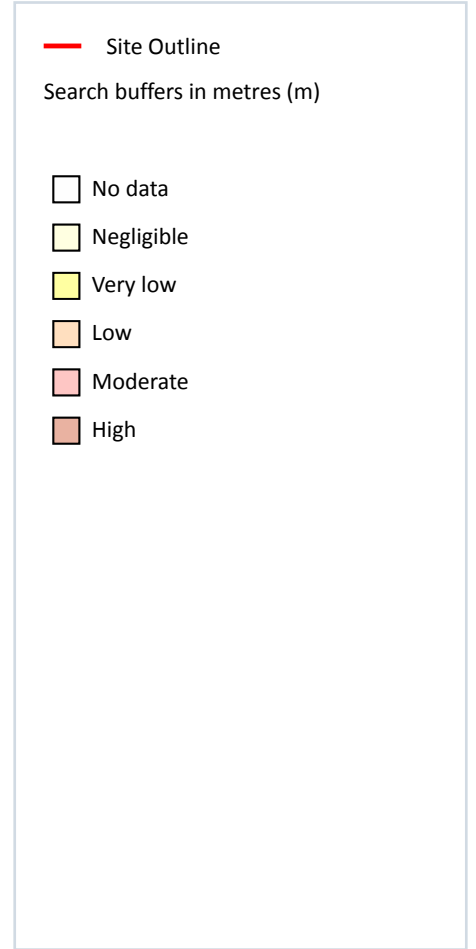
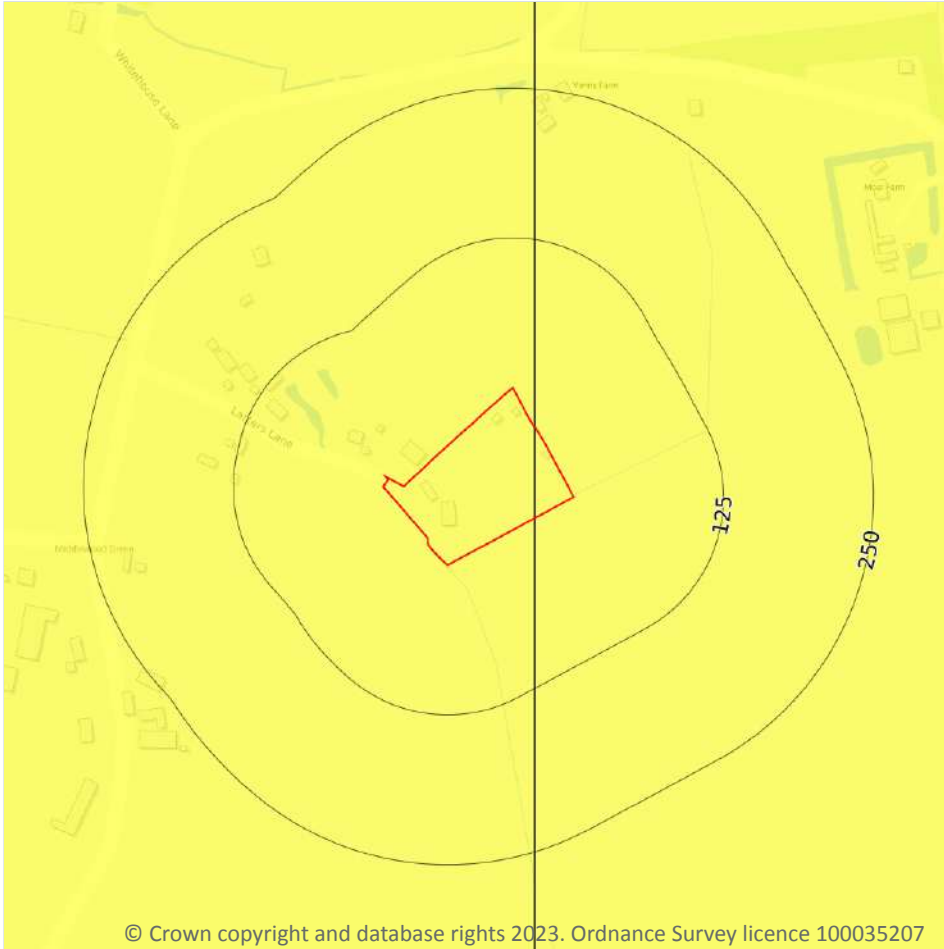
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 73 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

1

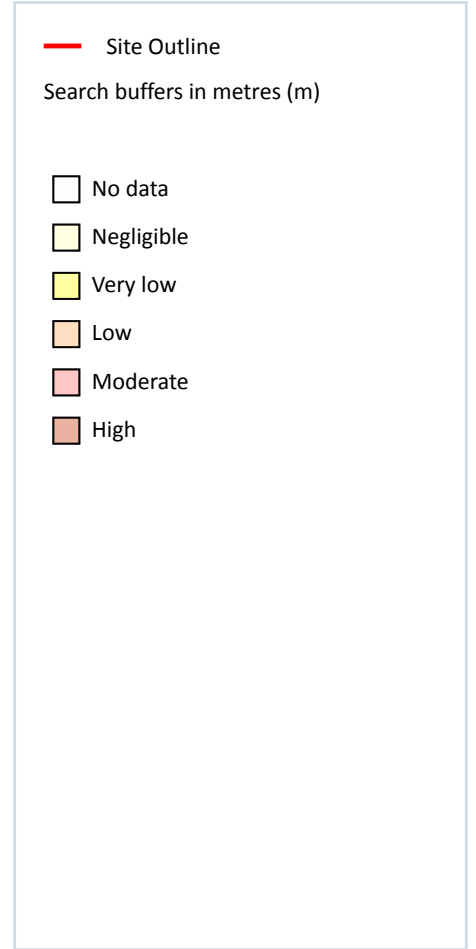
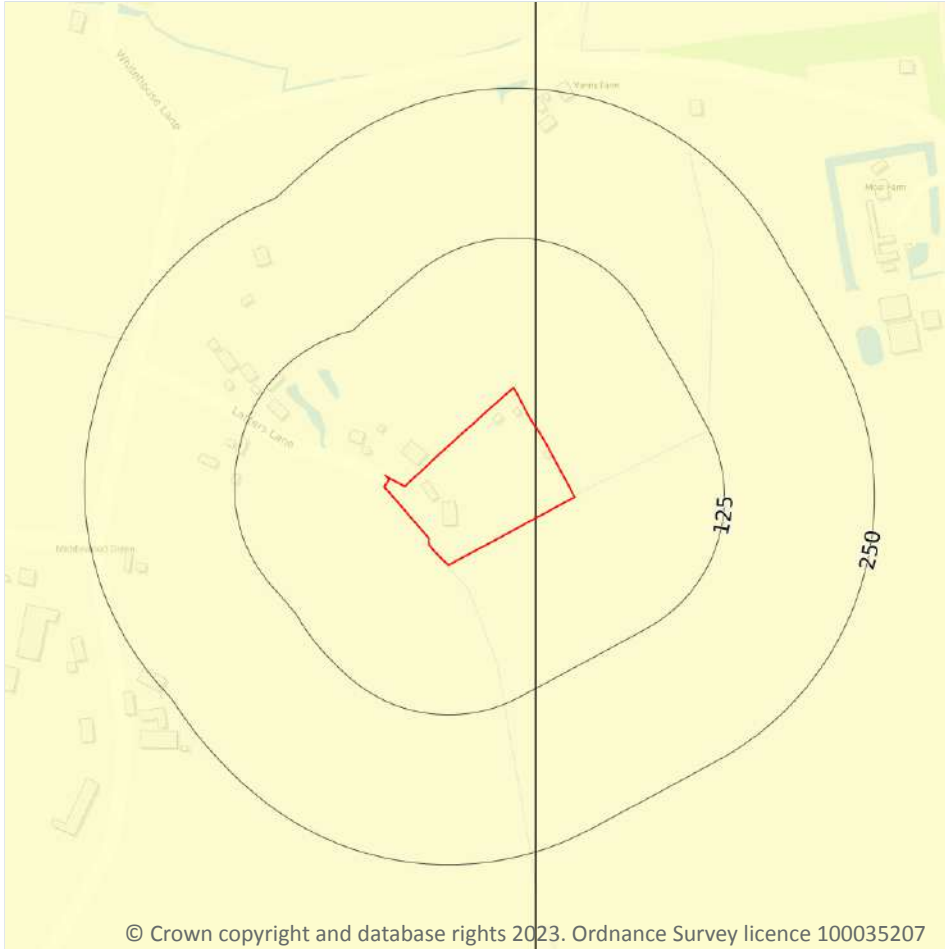
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 74 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 75](#)

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

This data is sourced from the British Geological Survey.



18 Mining and ground workings



18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

6

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

Features are displayed on the Mining and ground workings map on [page 77](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	56m W	Pond	1983	1:10000
A	56m W	Pond	1957	1:10560
A	58m W	Ponds	1884	1:10560
A	59m W	Pond	1905	1:10560
A	61m W	Ponds	1950	1:10560
1	156m NW	Ponds	1884	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

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

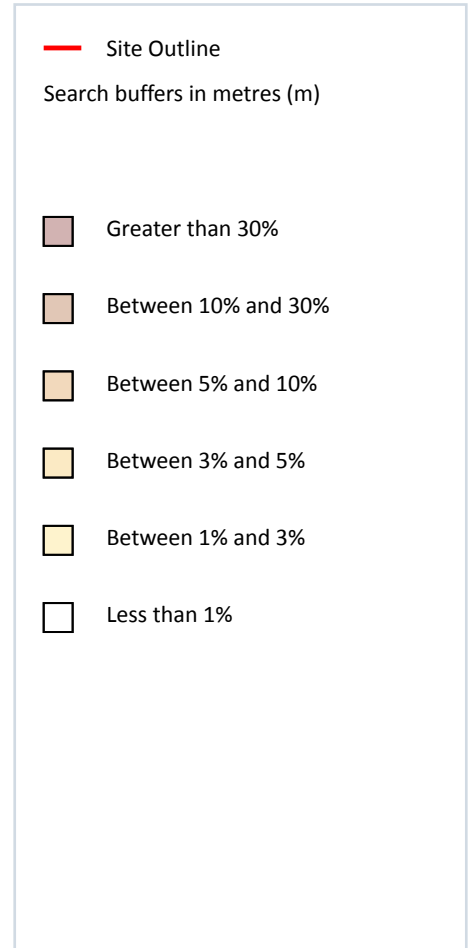
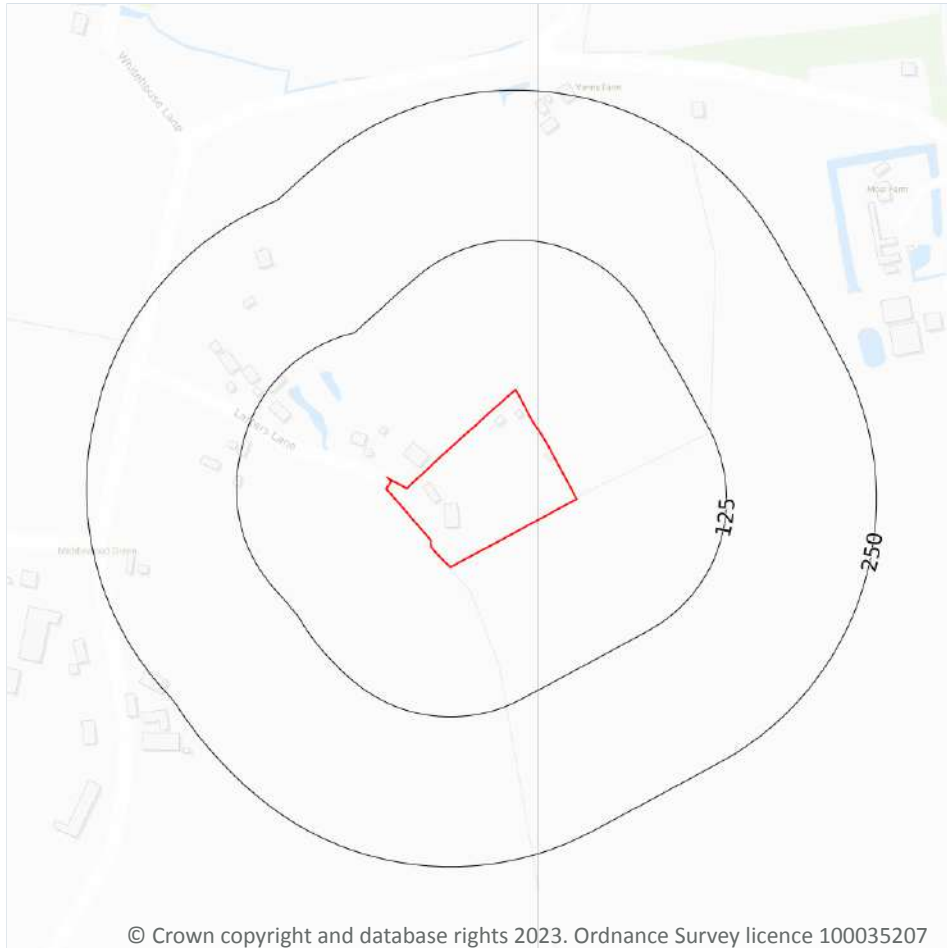
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

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

This data is sourced from the British Geological Survey.



20 Radon



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20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 84 >](#)

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

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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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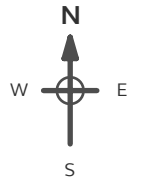
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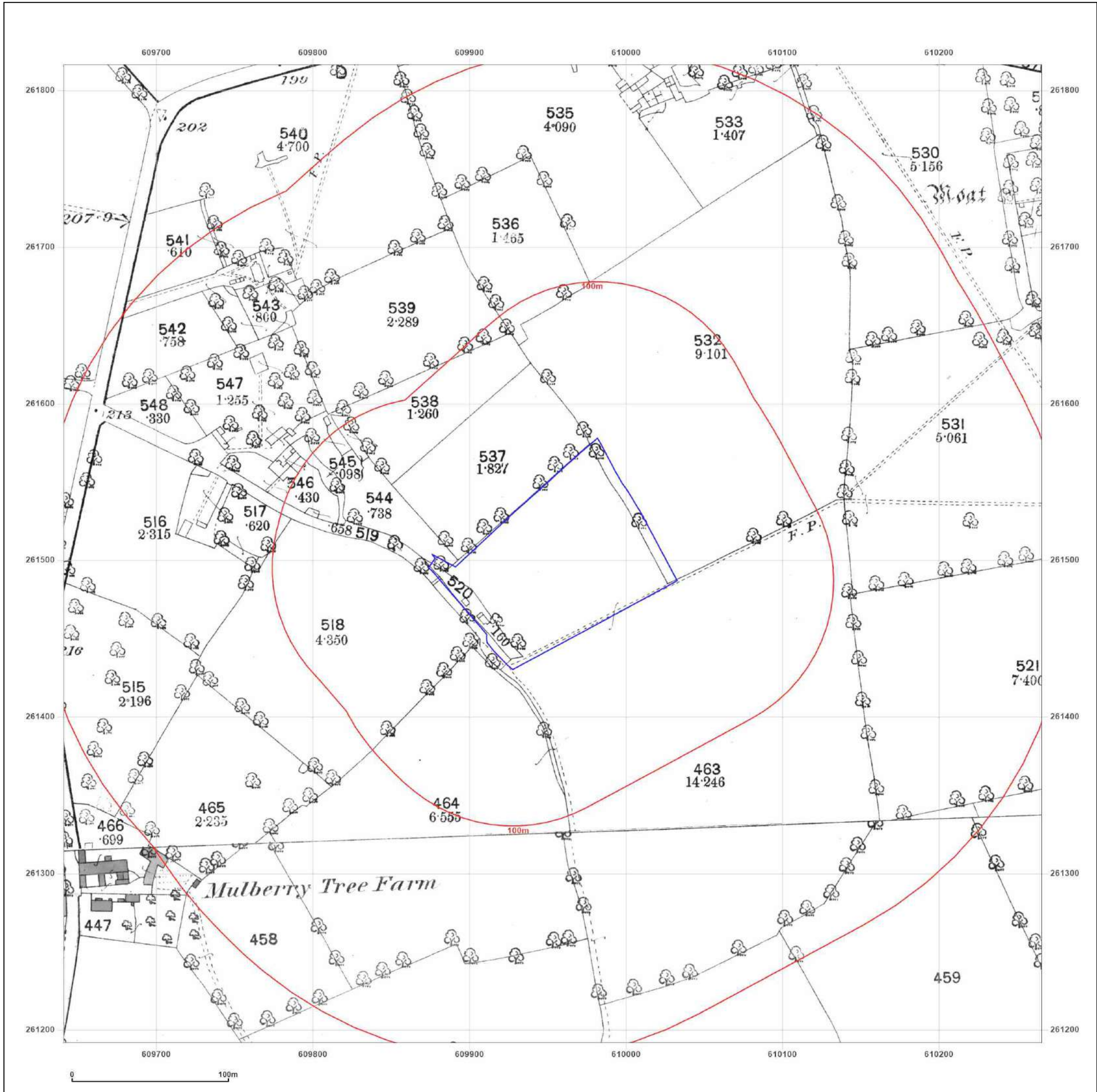


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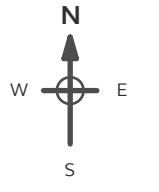
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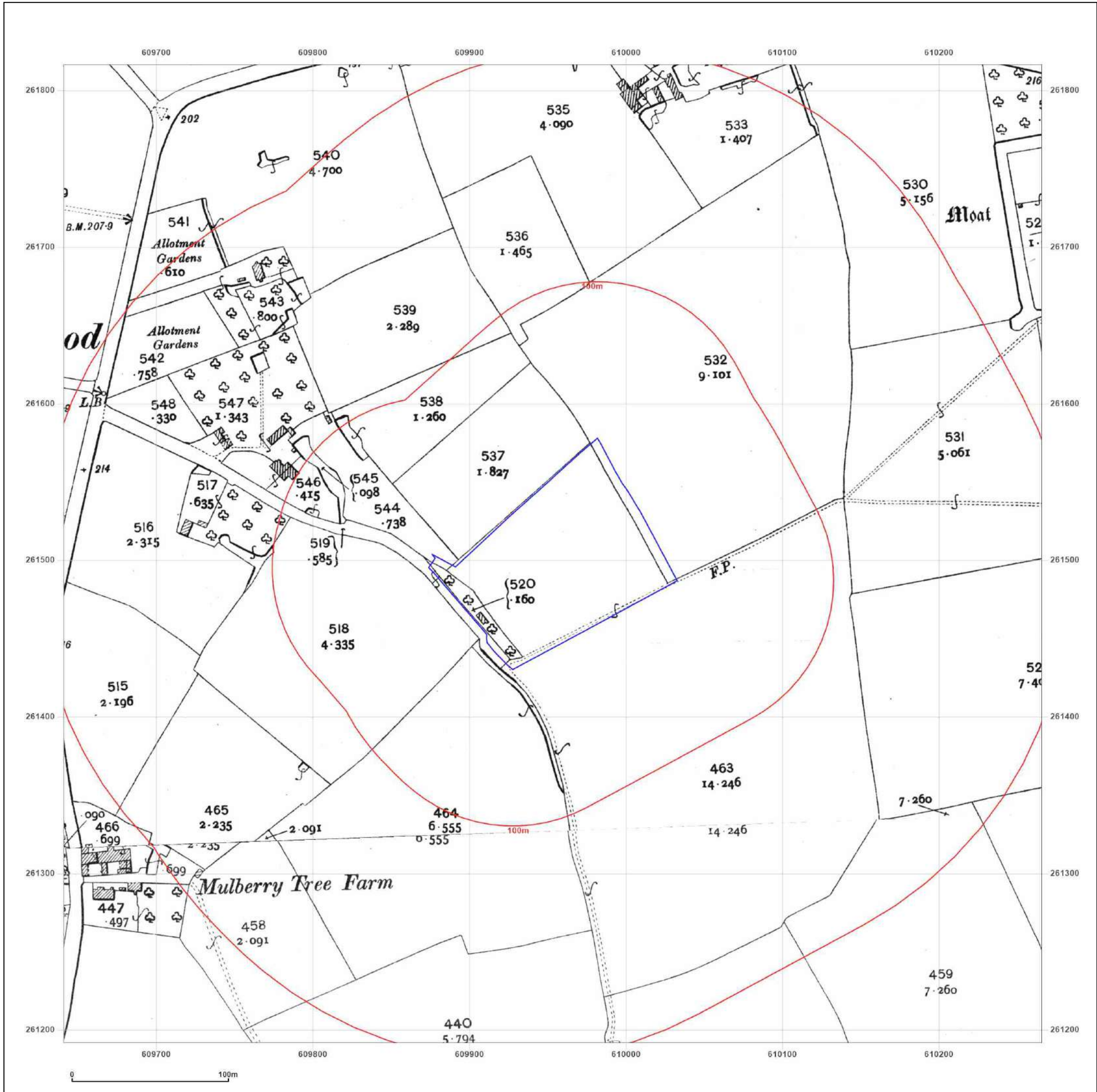


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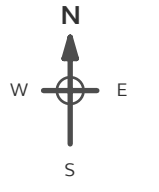
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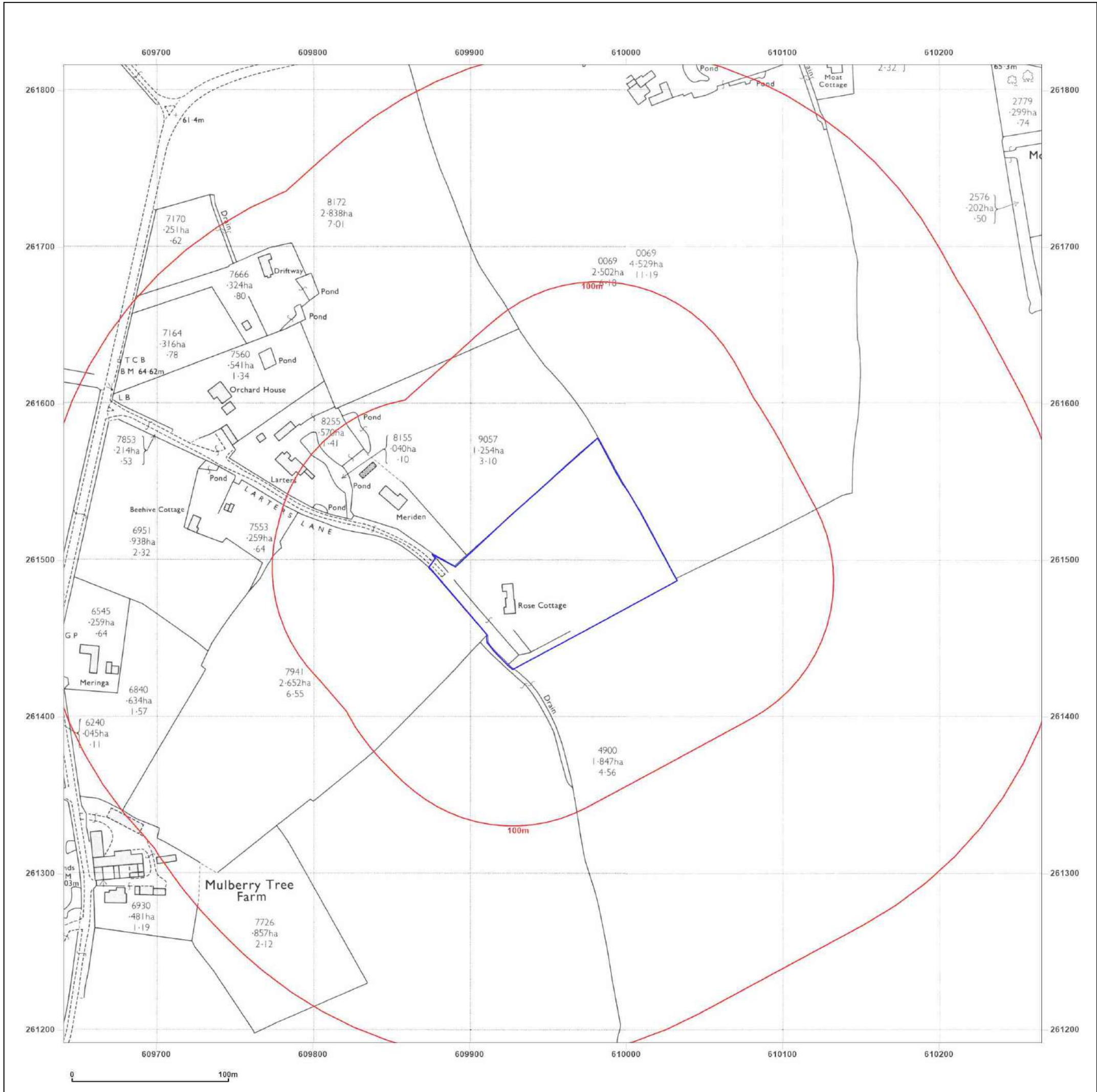


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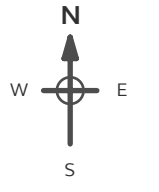
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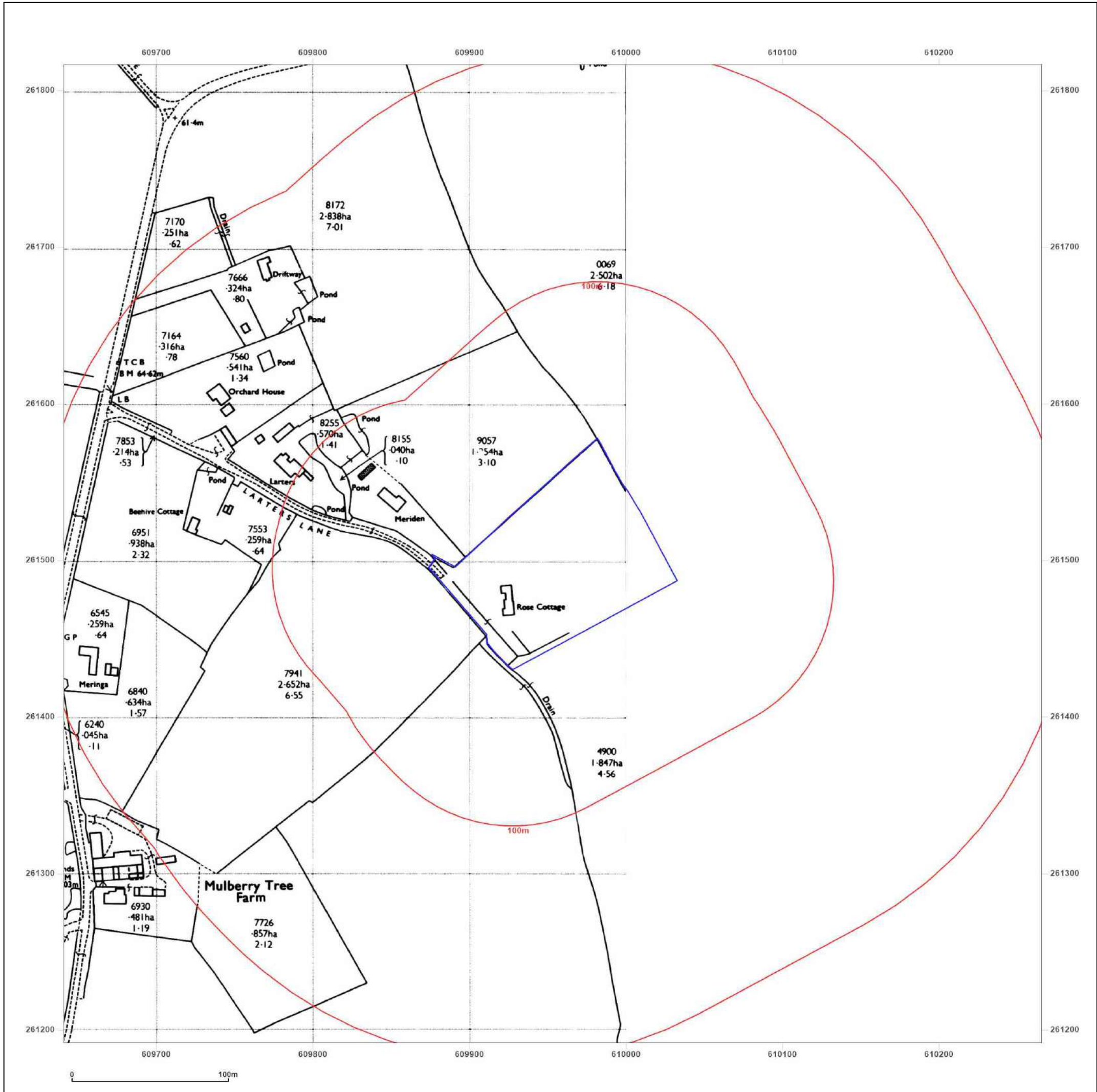
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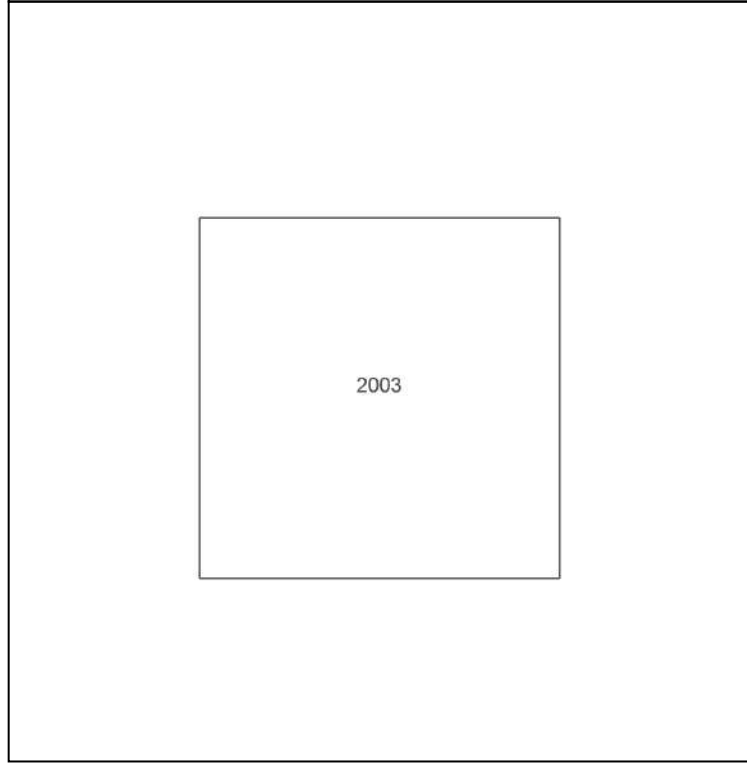
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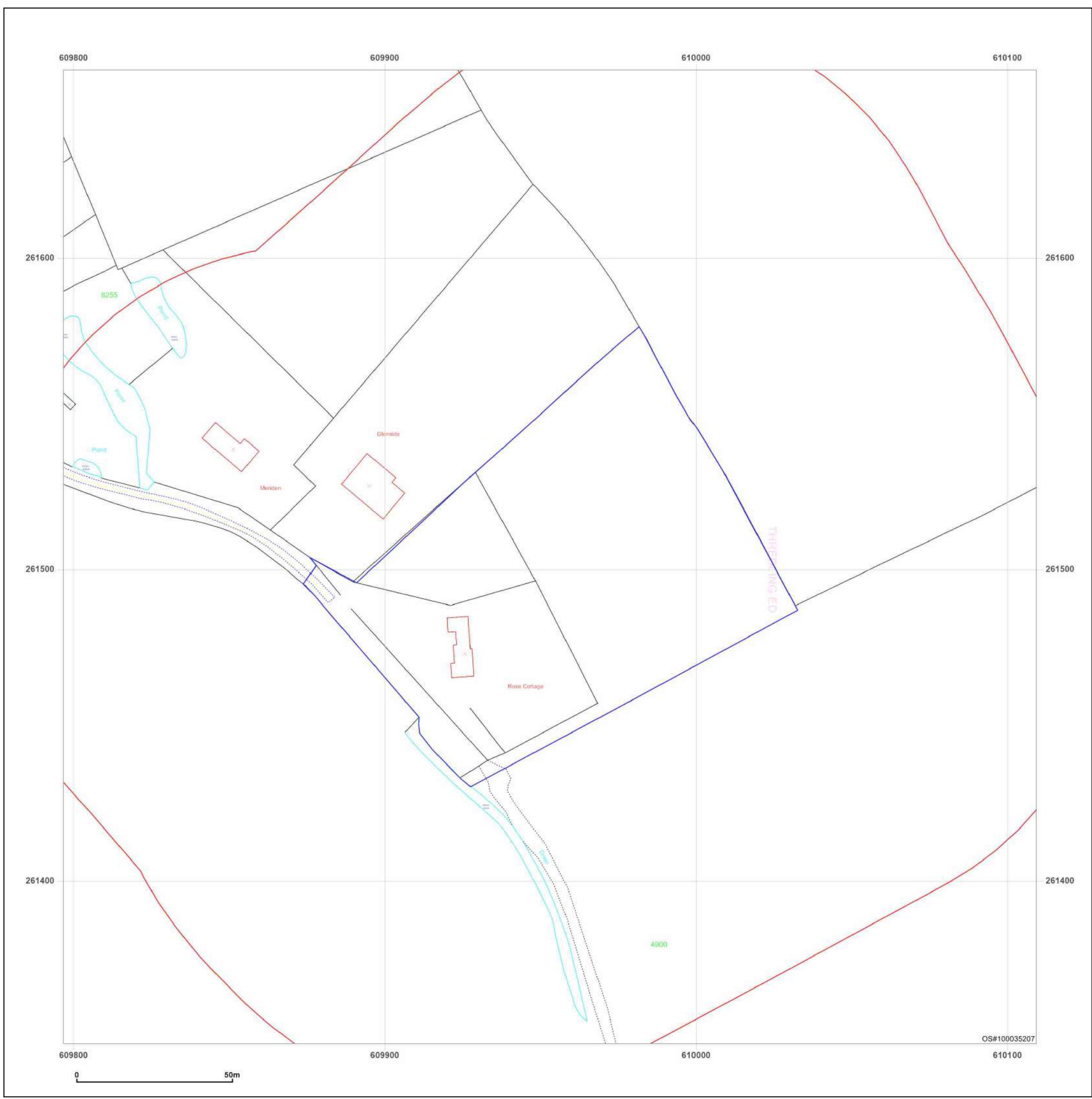


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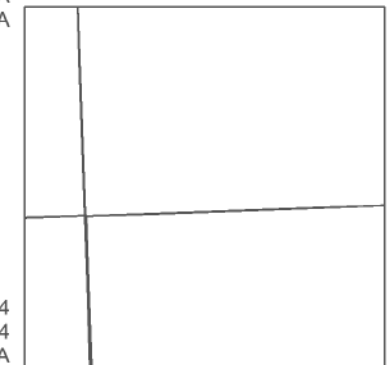
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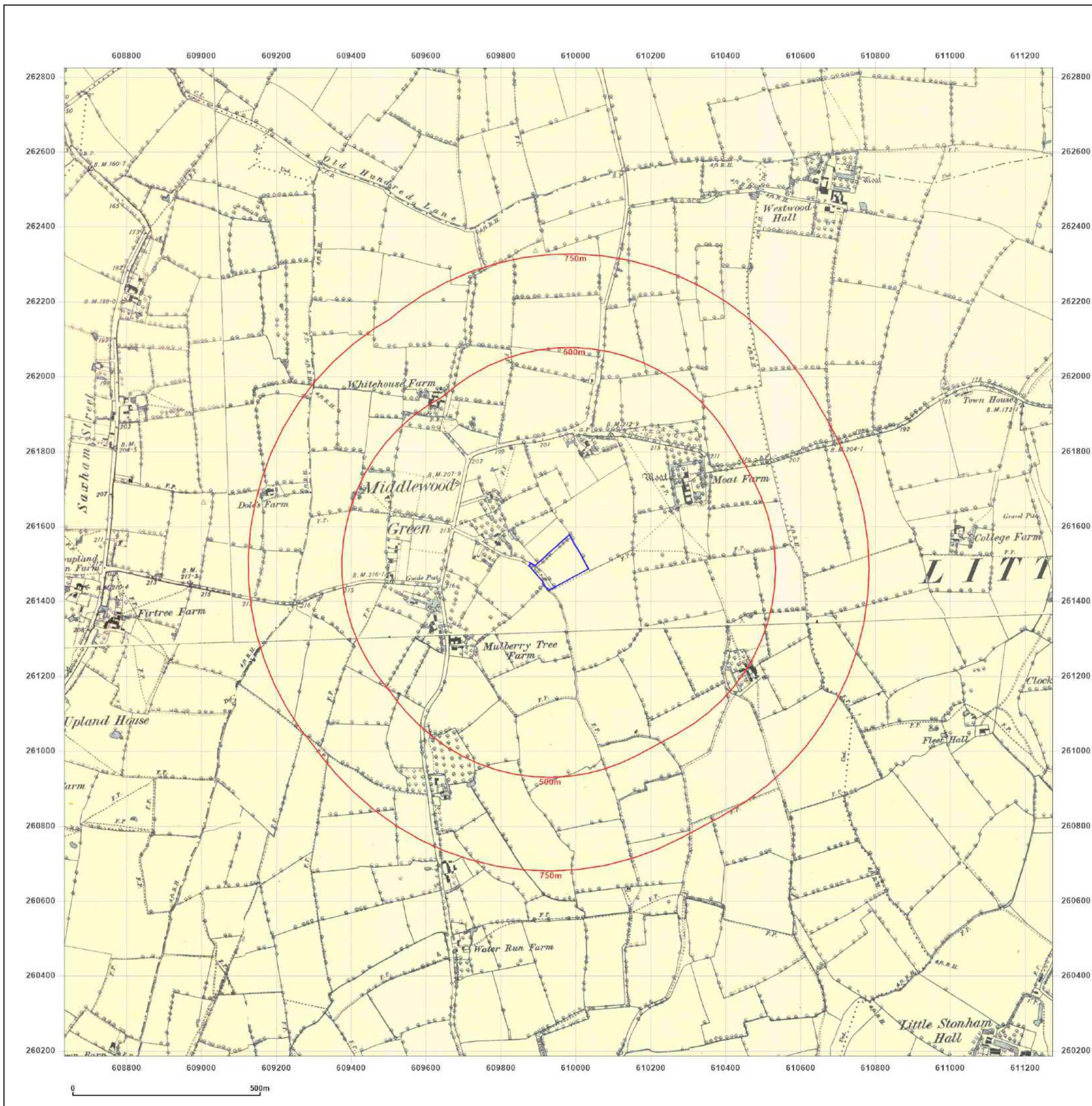


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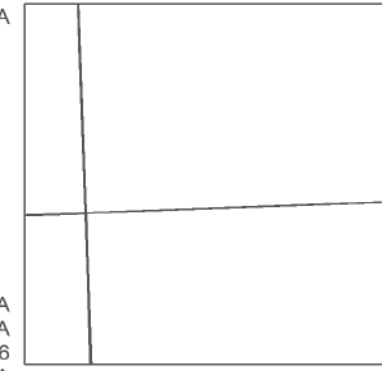
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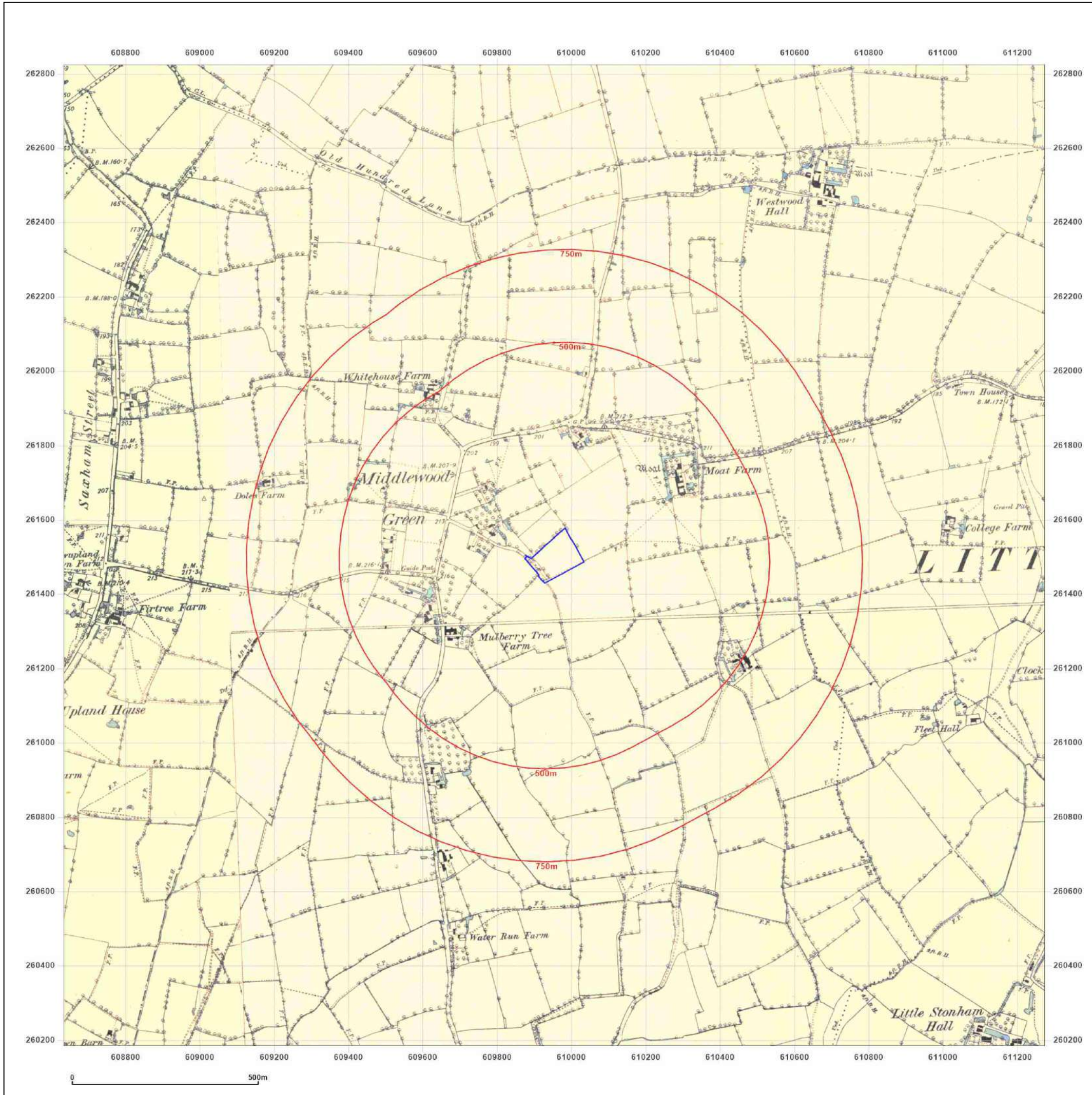


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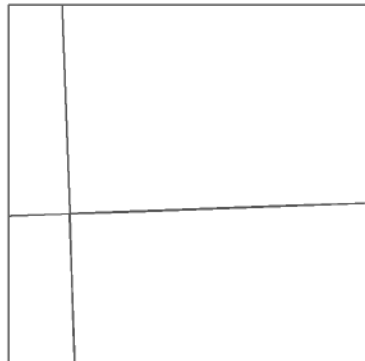
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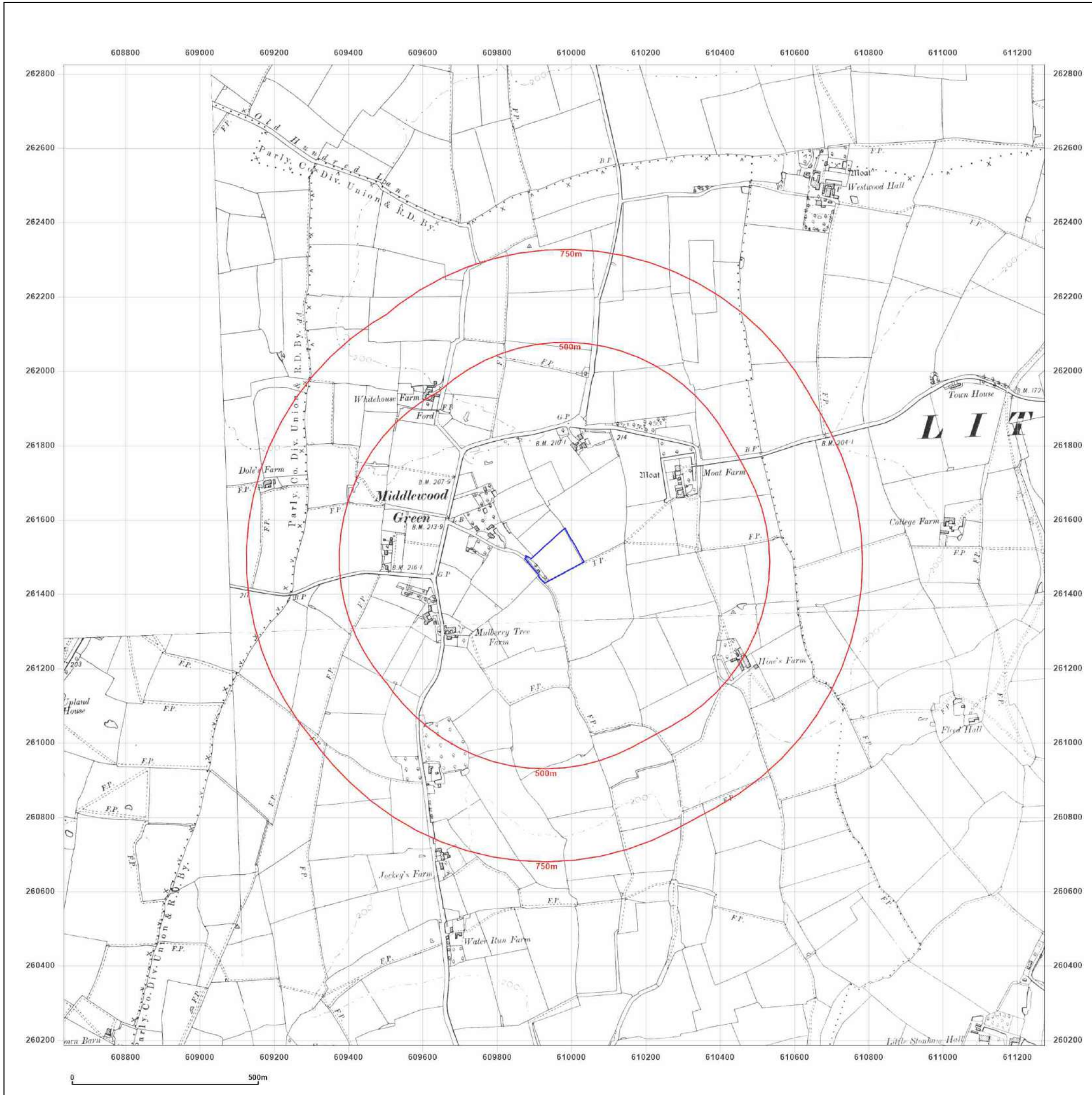
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Map date: 1903-1905

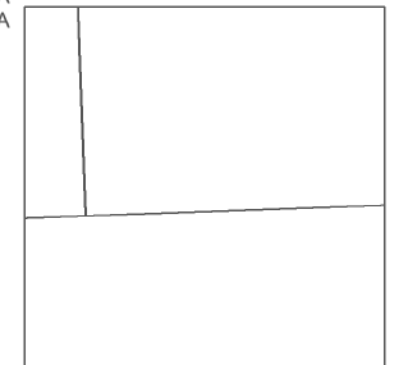
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Revised 1905
Edition 1905
Copyright N/A
Levelled N/A

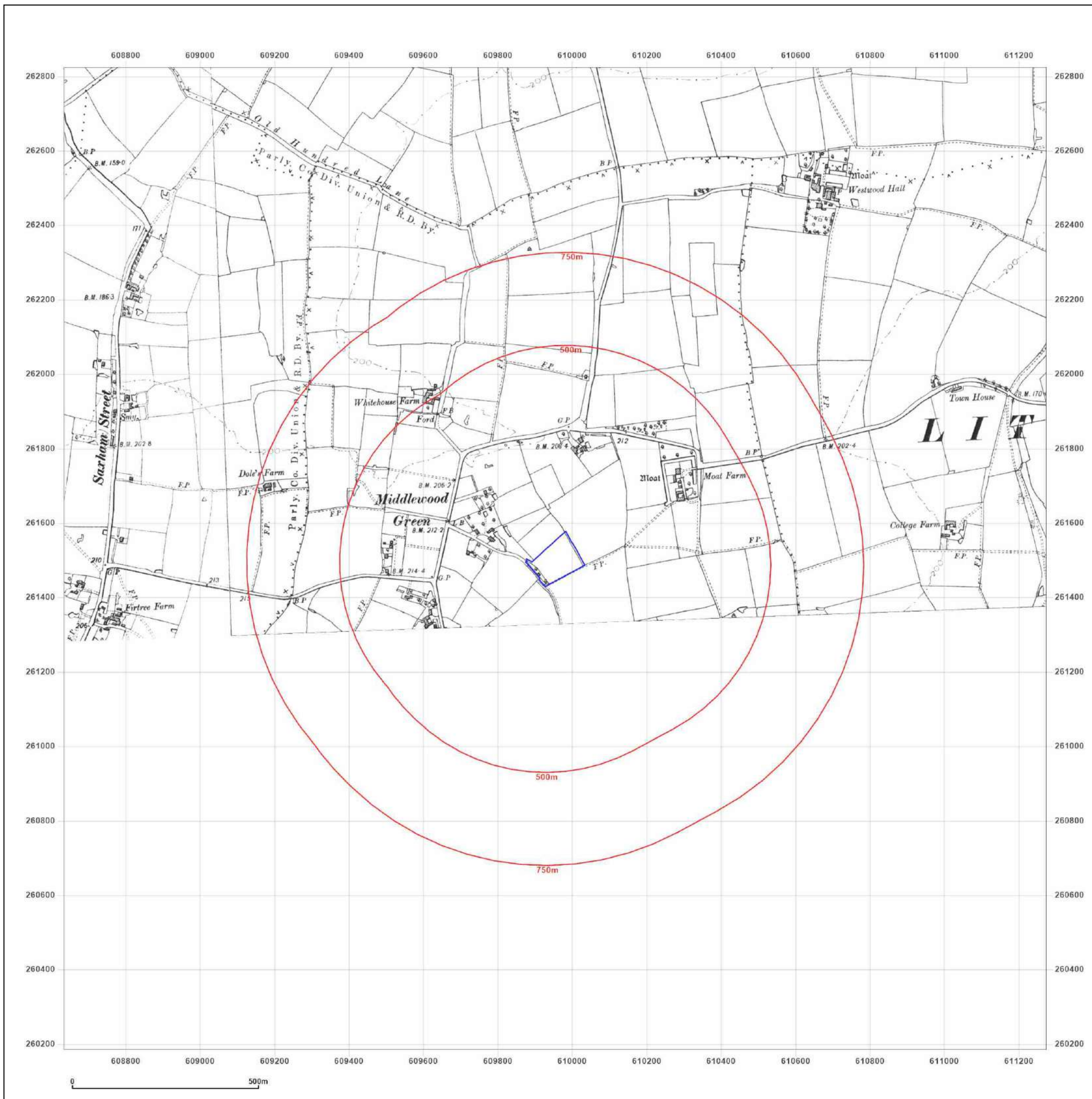


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Site Details:

ROSE COTTAGE, LARTERS
LANE, EARL STONHAM, IP14
5HB

Client Ref: IE23-079
Report Ref: GS-CXR-OTN-Q5E-KT8
Grid Ref: 609953, 261504

Map Name: County Series

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
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Edition N/A
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Surveyed 1884
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
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Edition 1950
Copyright N/A
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Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

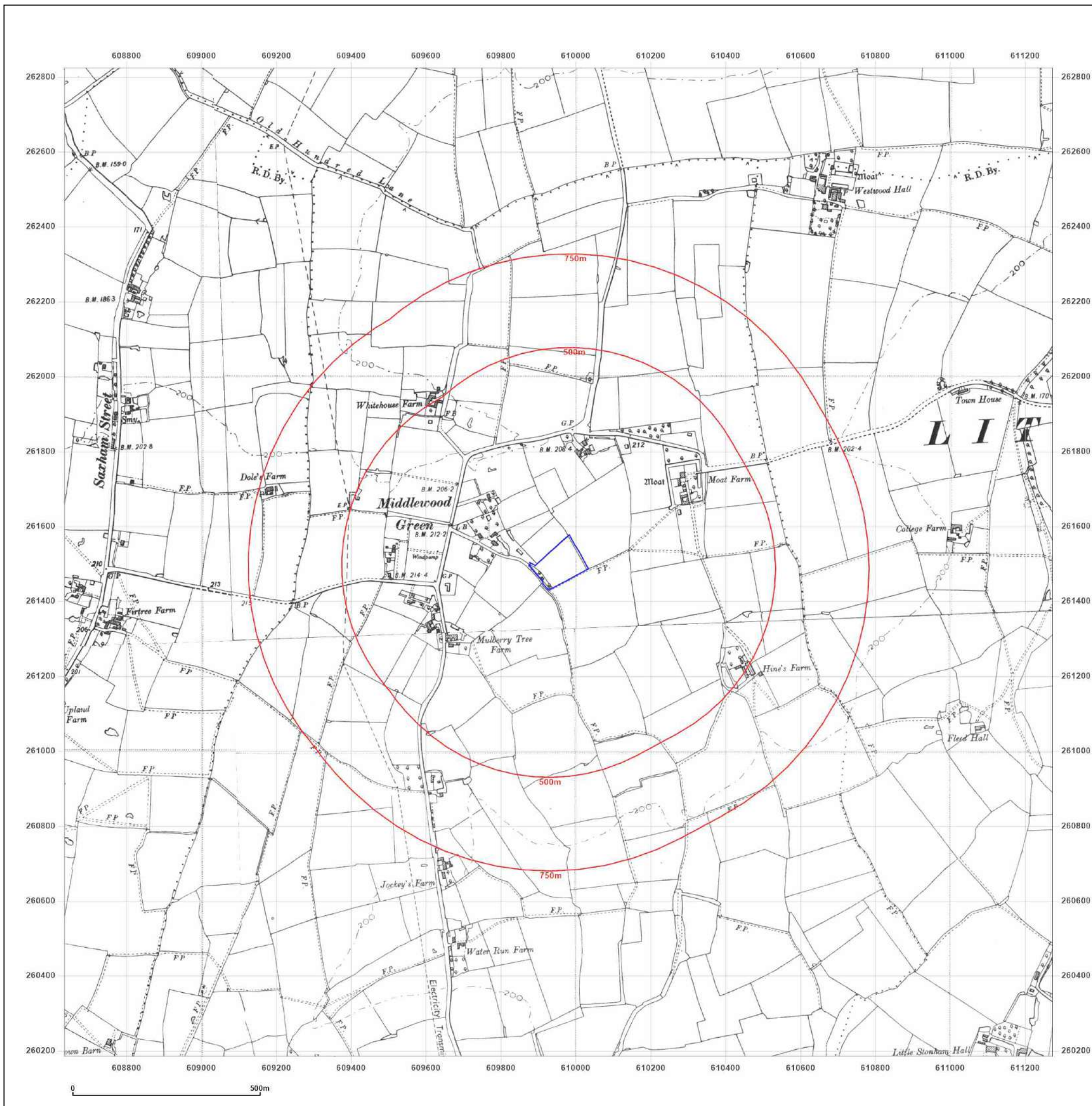


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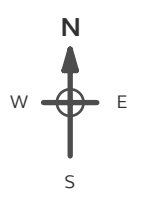
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Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1950
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1950
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

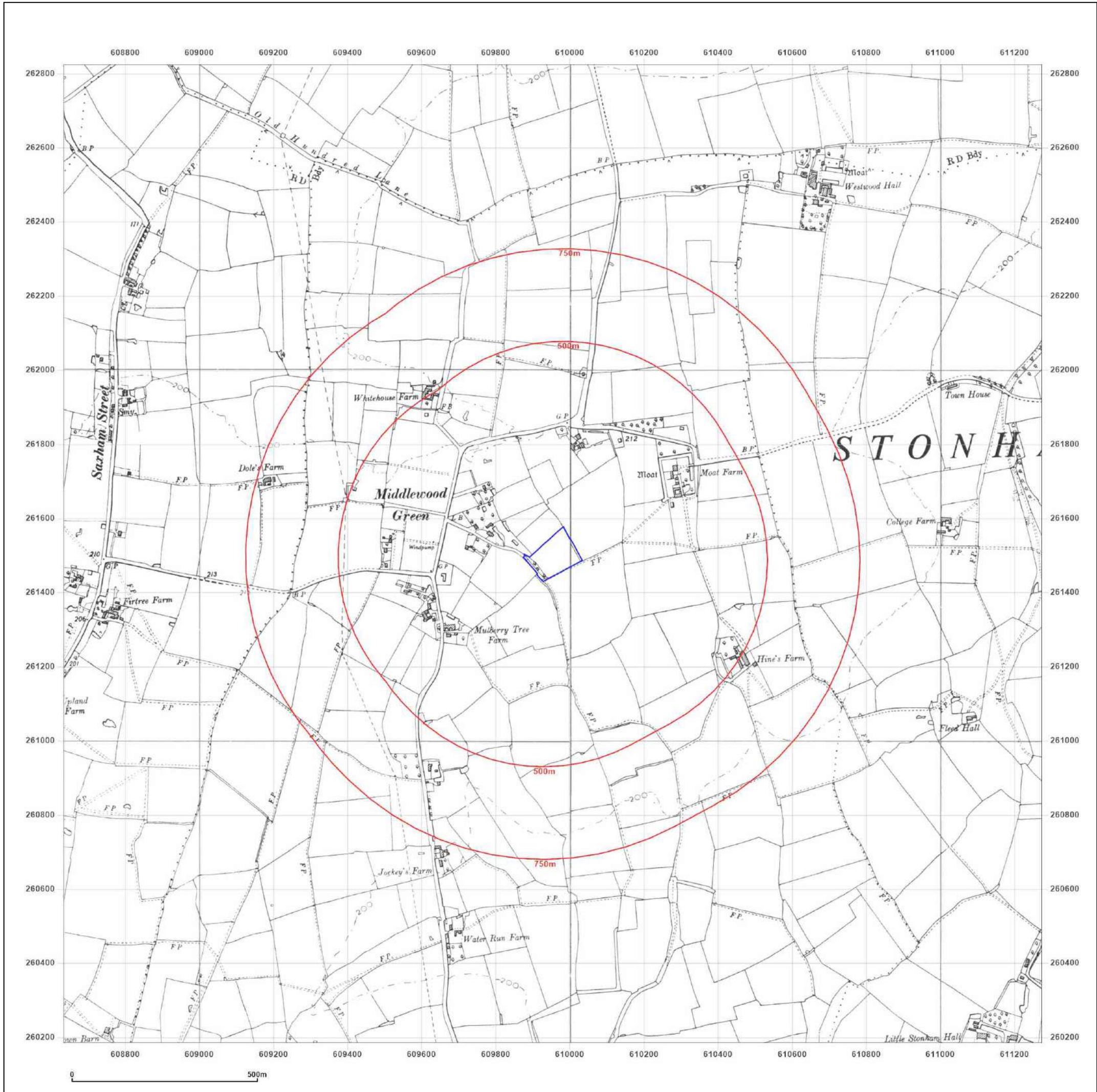


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Site Details:

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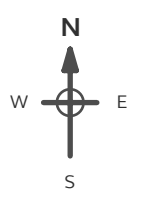
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Map Name: National Grid

Map date: 1983

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
 Revised 1983
 Edition N/A
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Surveyed 1975
 Revised 1983
 Edition N/A
 Copyright N/A
 Levelled N/A

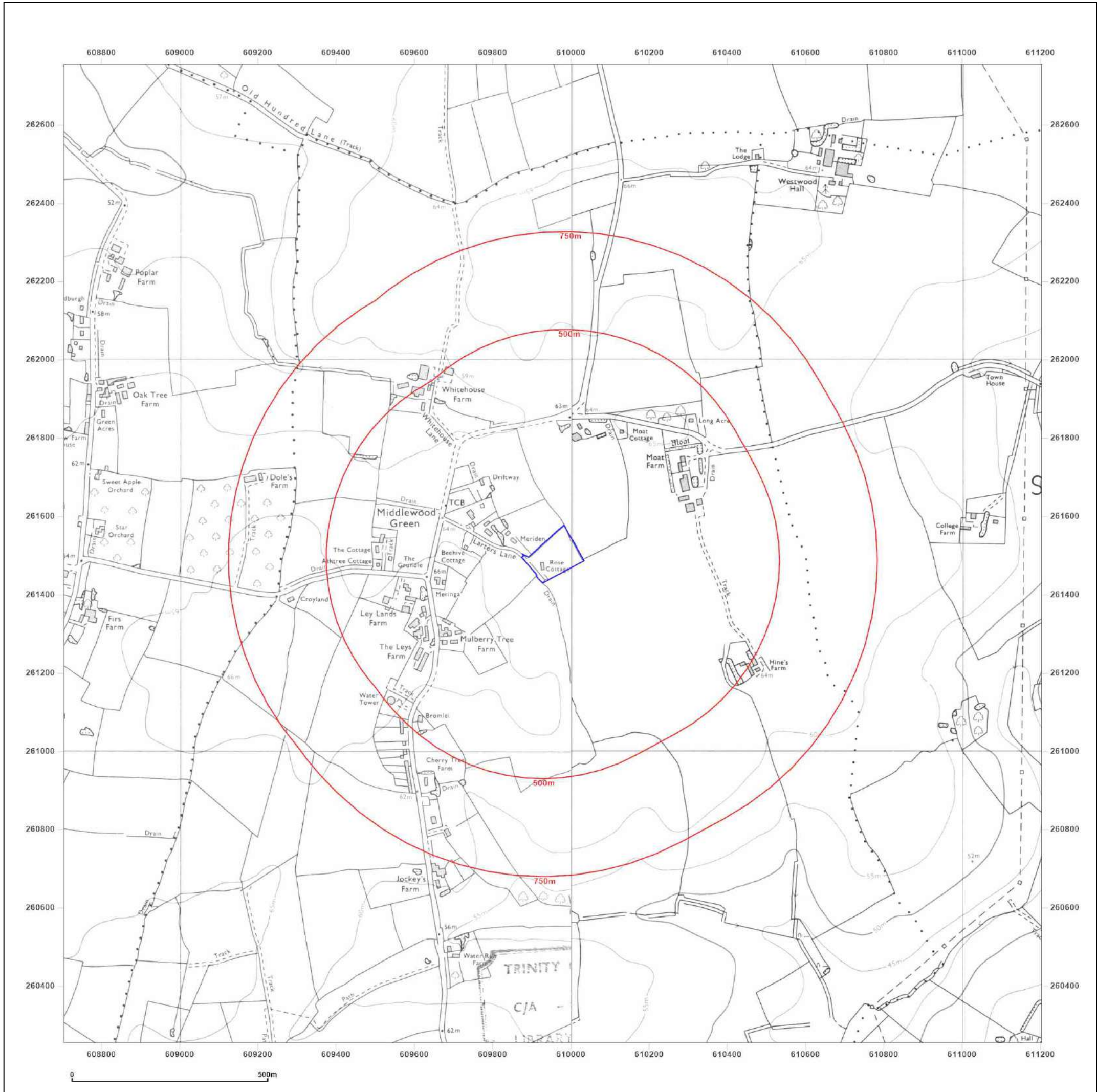


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Site Details:

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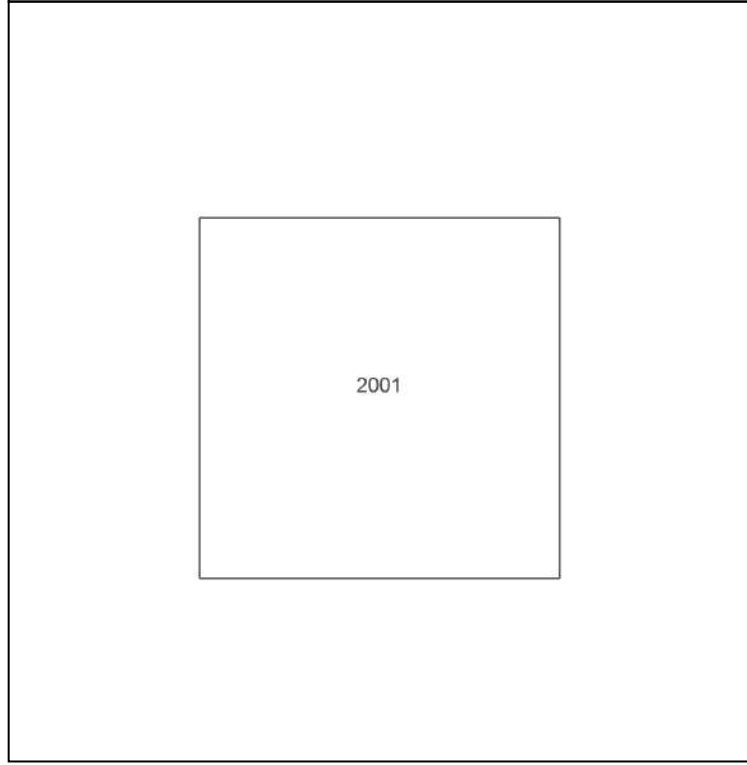
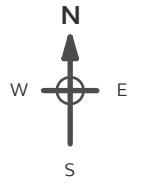
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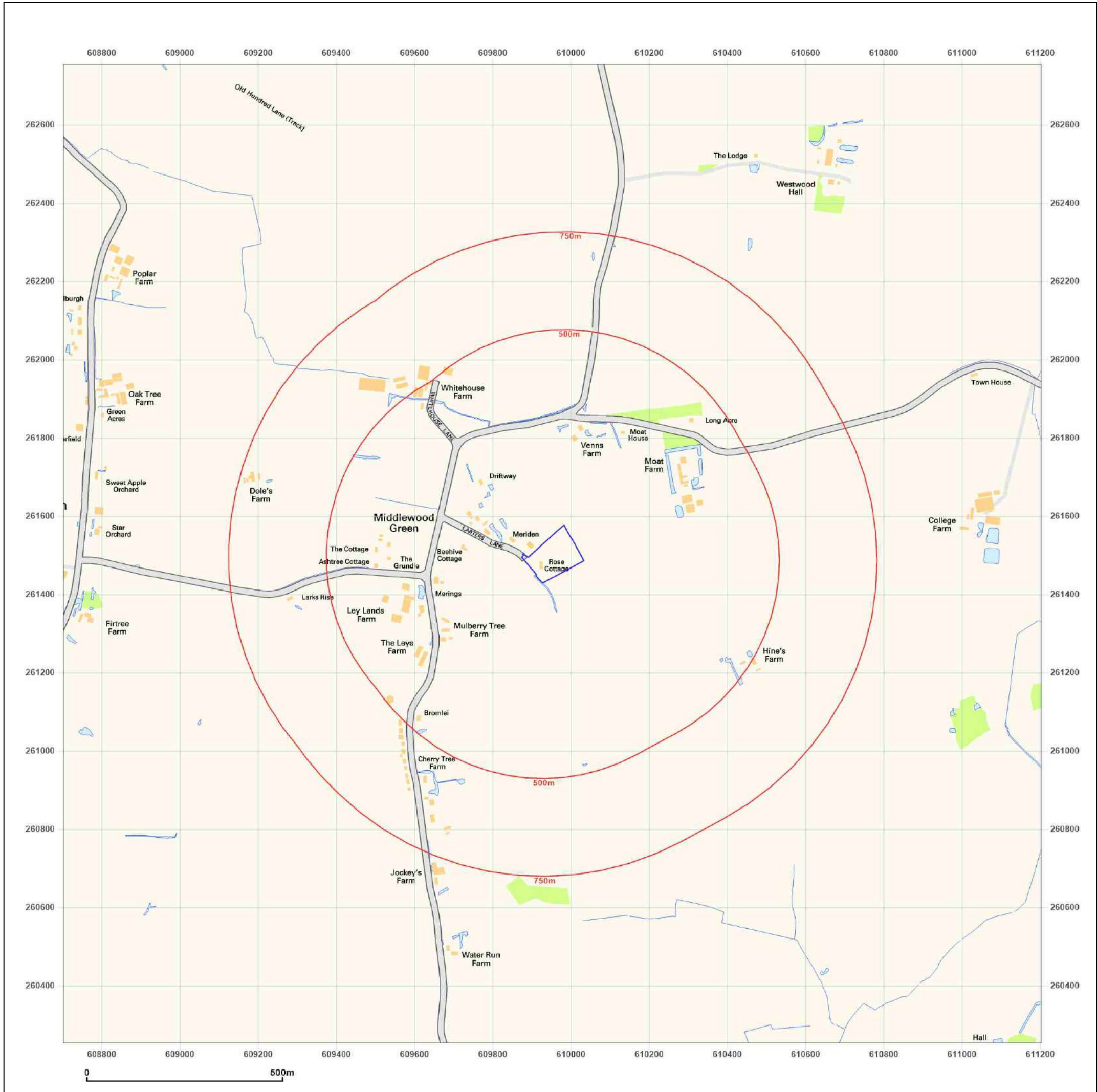


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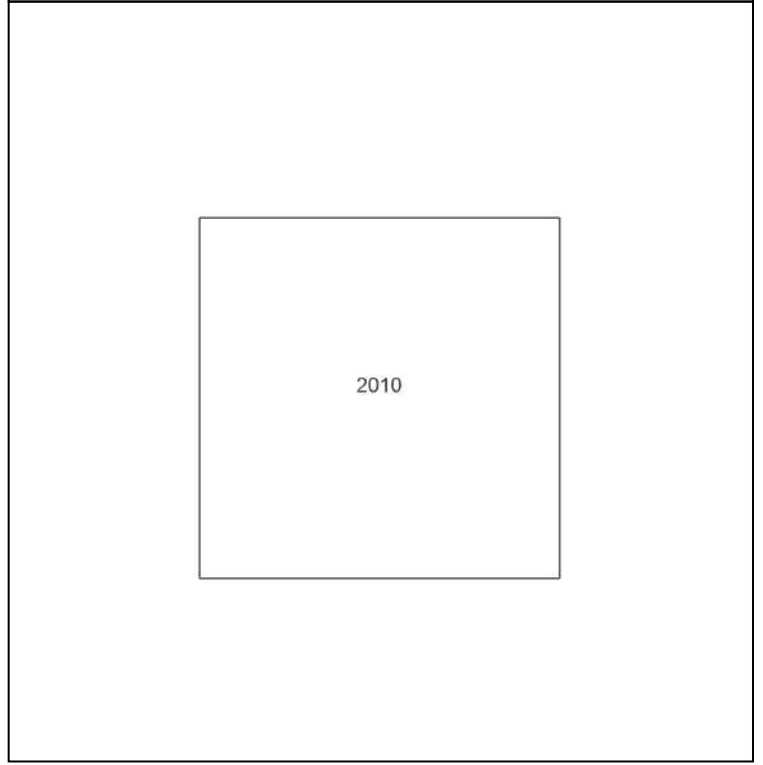
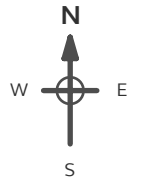
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Site Details:
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Client Ref: IE23-079
Report Ref: GS-CXR-OTN-Q5E-KT8
Grid Ref: 609953, 261504

Map Name: National Grid
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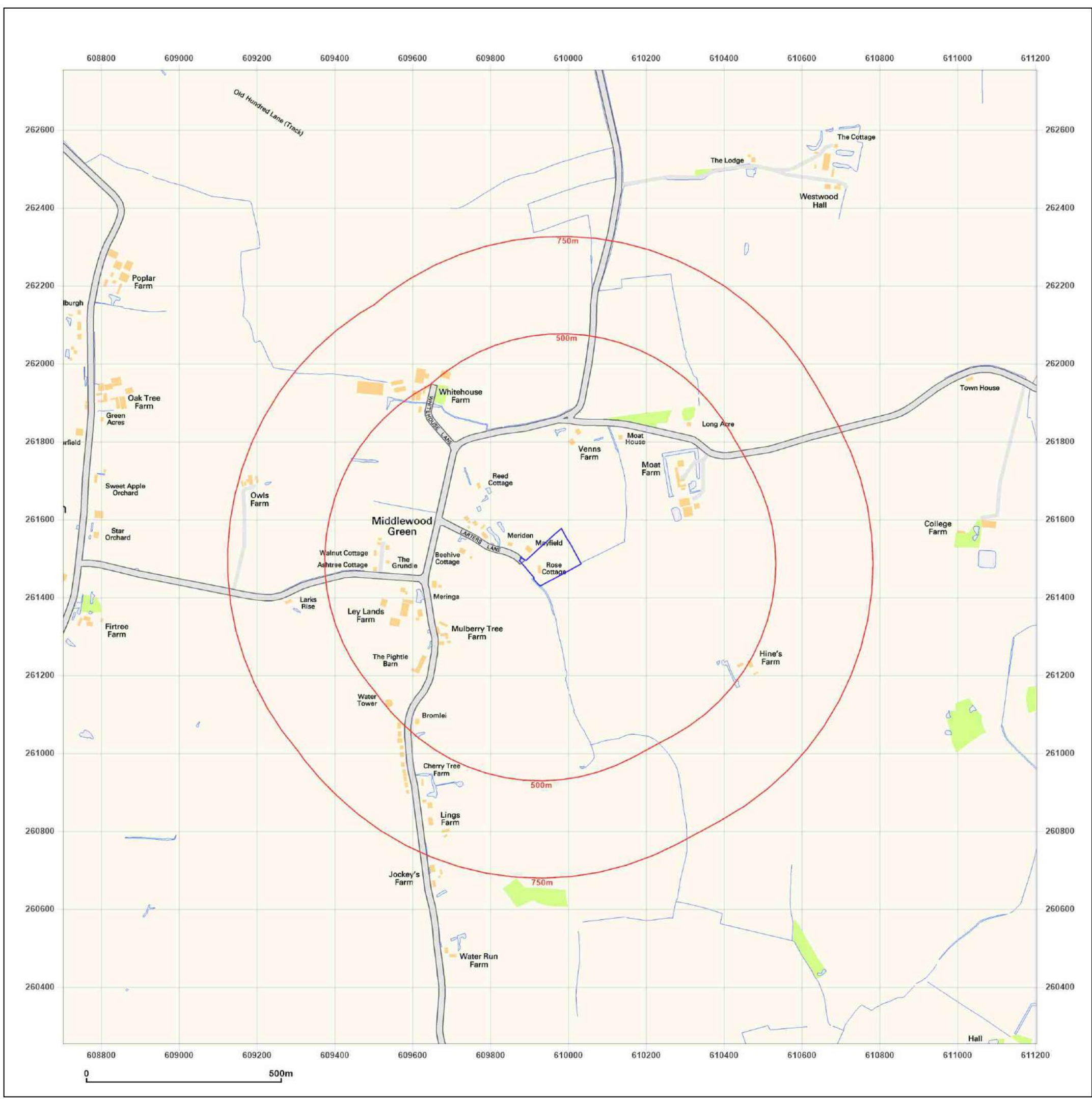
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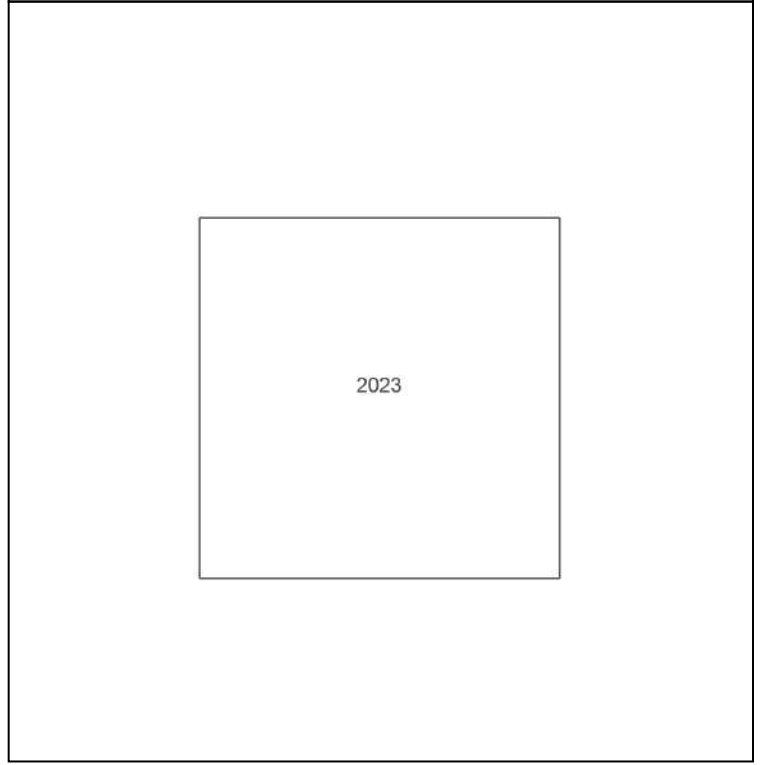
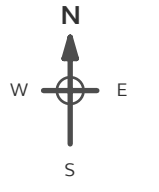
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Site Details:
 ROSE COTTAGE, LARTERS LANE, EARL STONHAM, IP14 5HB

Client Ref: IE23-079
Report Ref: GS-CXR-OTN-Q5E-KT8
Grid Ref: 609953, 261504

Map Name: National Grid
Map date: 2023
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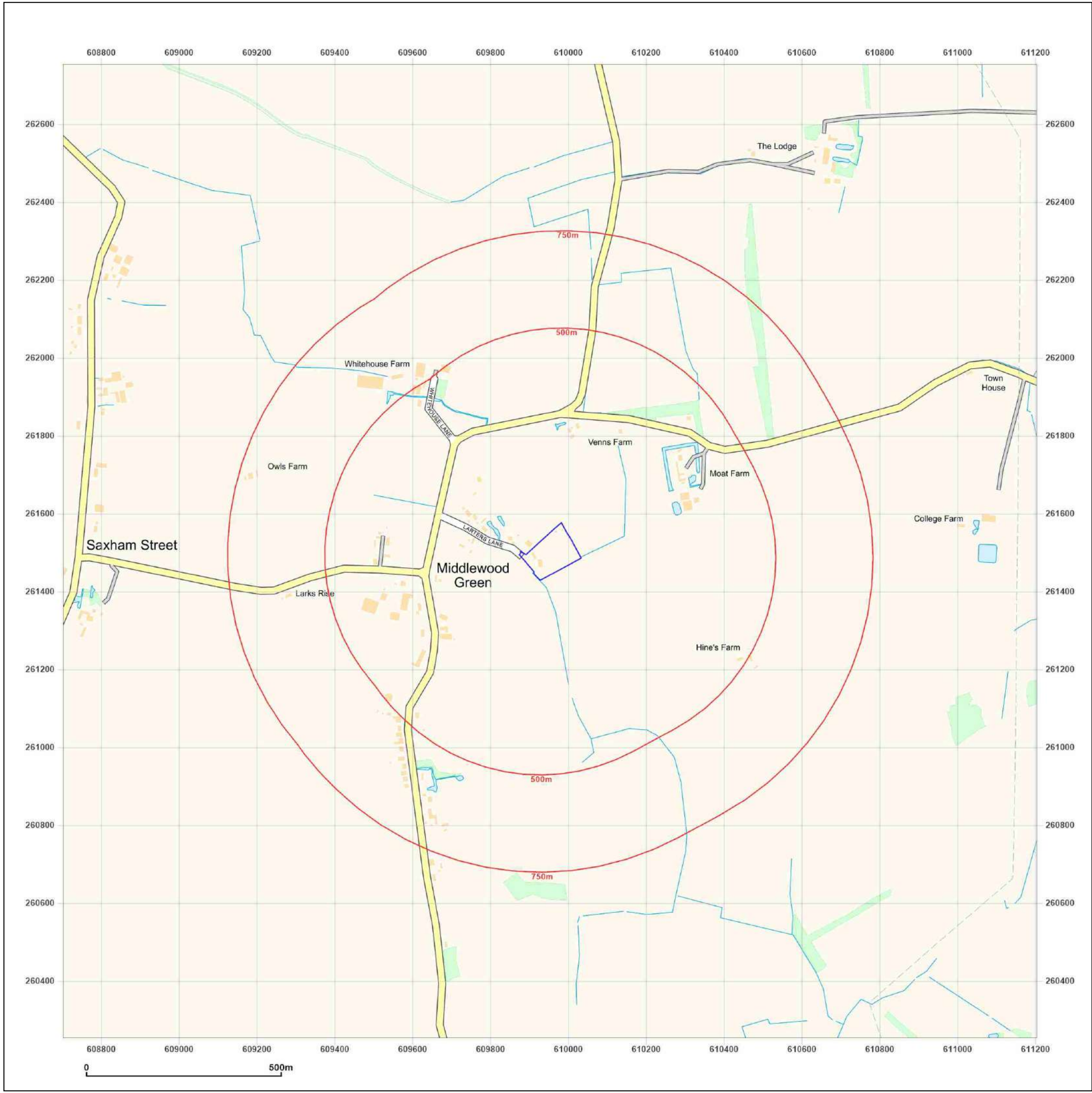
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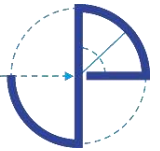
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Appendix C – Site Photographs



Figure 1: View from the site entrance looking north-west along Larters Lane.



Figure 2: View from the site entrance looking south-east along Larters Lane.



Figure 3: View of Rose Cottage looking east.



Figure 4: View of the associated domestic garage building.



Figure 5: View from the north-western boundary looking south-east.



Figure 6: Stockpiles present in the northern corner of the site.



Figure 7: Agricultural machinery in the northern corner.



Figure 8: View of the wildlife pond.



Figure 9: Wooden sheds used for garden storage.

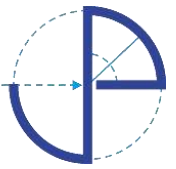


Figure 10: Large bins used for garden waste.



Figure 11: View of the paddock area looking towards the greenhouse.



Figure 12: View through trees to Rose Cottage beyond.