



Development Site Screening Report

land north of Assington Barns, The Street, ASSINGTON, Suffolk, CO10 5LW

28 November 2023

Report prepared for:
Stanfords

Report Reference:
326573249

Client Reference:
46367 Thain PLG_LDS

National Grid Reference
593430 237730

Report Summary

1. Land Use

Have any of the following local plan designation classifications been identified at the site?

Housing and Community	No	Transport Infrastructure	No
Business and Economy	No	Heritage and Open Environment	Yes
Resources and Waste	No	Other Sites and Boundaries	No

2. Planning

How many planning applications have been identified at the site in the past 6 months? 0

Have any applications within 25m of my site been refused in the last 12 months? No

3. Ownership

How many registered titles are within the site boundary? 1

4. Development Constraints

Have any features been identified to suggest the below constraints require further consideration?

Land Contamination	Yes	Radon	No
Flood	No	Ecological Areas	Yes
Ground Stability	Yes	Heritage Sites	No

5. Local Information

How many schools have been identified within 1km of my site? 2

How many surgeries or hospitals have been identified within 1km of my site? 0

land north of Assington
 Barns, The Street,
 ASSINGTON, Suffolk, CO10
 5LW

28 November 2023

Report prepared for:
Stanfords

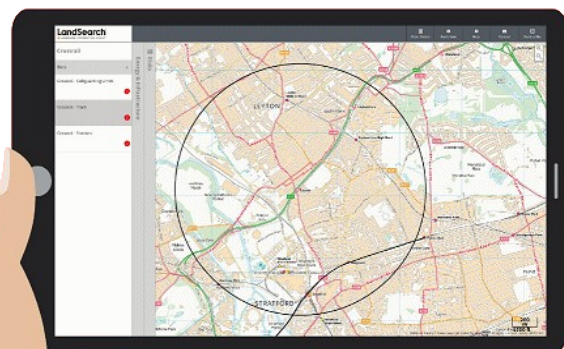
Report Reference:
326573249

Client Reference:
46367 Thain PLG_LDS

National Grid Reference:
593430 237730

Explore full findings online with our unique online viewer

Here at Landmark, having undertaken extensive research, we have designed LandSearch; developed to provide you with a review of the site risks and local neighbourhood. All of this data is simple to view, easy to understand and accessible via our new and unique online viewer. Now you can fully understand information and risks that may impact on your development, or indeed its value and saleability, at the touch of a button.



Wherever you see this icon, more information is available online. Just click on it to open your interactive map.

Section 1a: Aerial Map



© Copyright Getmapping plc 2023

Section 1b: Land Use Designations

Summary of Development Plans in your Area

The tables below provide an overview of the development plan documents that are relevant to your area. The documents within the first table have been considered to produce the report. We have also outlined additional documents in the following table that we have not considered. You may wish to investigate these independently.

Which Development Plans have we Searched?

We capture plans at 'deposit' stage (when a draft plan is submitted for approval) and again when formally adopted. The following documents within the surrounding area have been captured by us. We will report information taken from maps within these documents if policies and designations are found within the site boundary.

Plan Name	Local Authority	Plan Status	Date
Core Strategy	Babergh District Council	Adopted	25 Feb 2014
Babergh Local Plan Alteration No.2	Babergh District Council	Adopted	1 Jun 2006
Babergh Local Plan	Babergh District Council	Adopted	2 Jun 1995

Each development plan will also contain detailed explanations of various policies and proposals for the area, some of which are likely to be unmapped and so will not be included in this report.

Other Documents in your Area

Alongside the main development plans we summarise there may be other documents that have been published that may also be relevant to your area. This may also include plans that are still being prepared, or that have very recently been published, and therefore have not yet been considered by us. A neighbourhood plan may also be in preparation in your area which you may wish to research separately.

If a document appears on this list it does not necessarily mean that the site is directly affected by the plan, but that the site is considered to be within the area the document covers. These could be documents such as area wide strategic plans or guidance statements. You may wish to research these documents independently.

Plan Name	Local Authority	Plan Status	Date
Suffolk - Minerals & Waste Development Scheme	Suffolk County Council	Adopted	2018
Suffolk - Waste Core Strategy	Suffolk County Council	Adopted	2011
Suffolk - Minerals Site Specific Allocations	Suffolk County Council	Adopted	2009
Suffolk - Minerals and Waste Local Plan	Suffolk County Council	Adopted	2020
Suffolk - Minerals Core Strategy	Suffolk County Council	Adopted	2008
Babergh - Joint Local Plan Part 2	Babergh District Council	Under Preparation	Not Supplied
Babergh - Joint Local Plan Part 1	Babergh District Council	Under Preparation	Not Supplied
Babergh - Local Development Scheme	Babergh District Council	Adopted	2022

Where can you Find these Plans?

The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Babergh District Council	https://www.babergh.gov.uk/planning/planning-policy/

Summary of Designations on Site

The tables below provides information about the policies and designations within the site boundary, separated by plan. To see these designations on a map, and for further details please see the LandSearch viewer.



Recent Plans with Designations Identified on Site

The following table contains recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 which meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations within the site boundary.

Plan	Core Strategy (25 Feb 2014) Adopted		
Classification	Description	Policy Detail	Source Map
Open Environment	Special Landscape Area	No associated policies	Map 1 : Babergh's Environmental Characteristics

Older Plans with Designations Identified on Site

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations within the site boundary.

Plan	Babergh Local Plan Alteration No.2 (1 Jun 2006) Adopted		
Classification	Description	Policy Detail	Source Map
Open Environment	Special Landscape Area	Small And Medium - Scale Recreation	Proposals Map
Open Environment	Special Landscape Area	Special Landscape Areas	Proposals Map
Open Environment	Special Landscape Area	Utilities In Slas	Proposals Map

Section 2a: Residential Planning Applications within 1km



The table below outlines the number of residential planning applications identified within the set buffers within the past 7 years, according to application type. For further details of the applications, please see the LandSearch viewer.

Application Type	On Site	1-50m	51-250m	251-500m	501-1000m
Alterations and Minor New Builds	0	12	26	19	28
New Build: Up to 10 Dwellings	0	8	1	5	7
New Build: 10 to 50 Dwellings	0	0	2	0	0
New Build: Over 50 Dwellings	0	0	0	0	0
Unclassified	0	0	0	0	0

Section 2b: Non-Residential Planning Applications within 1km



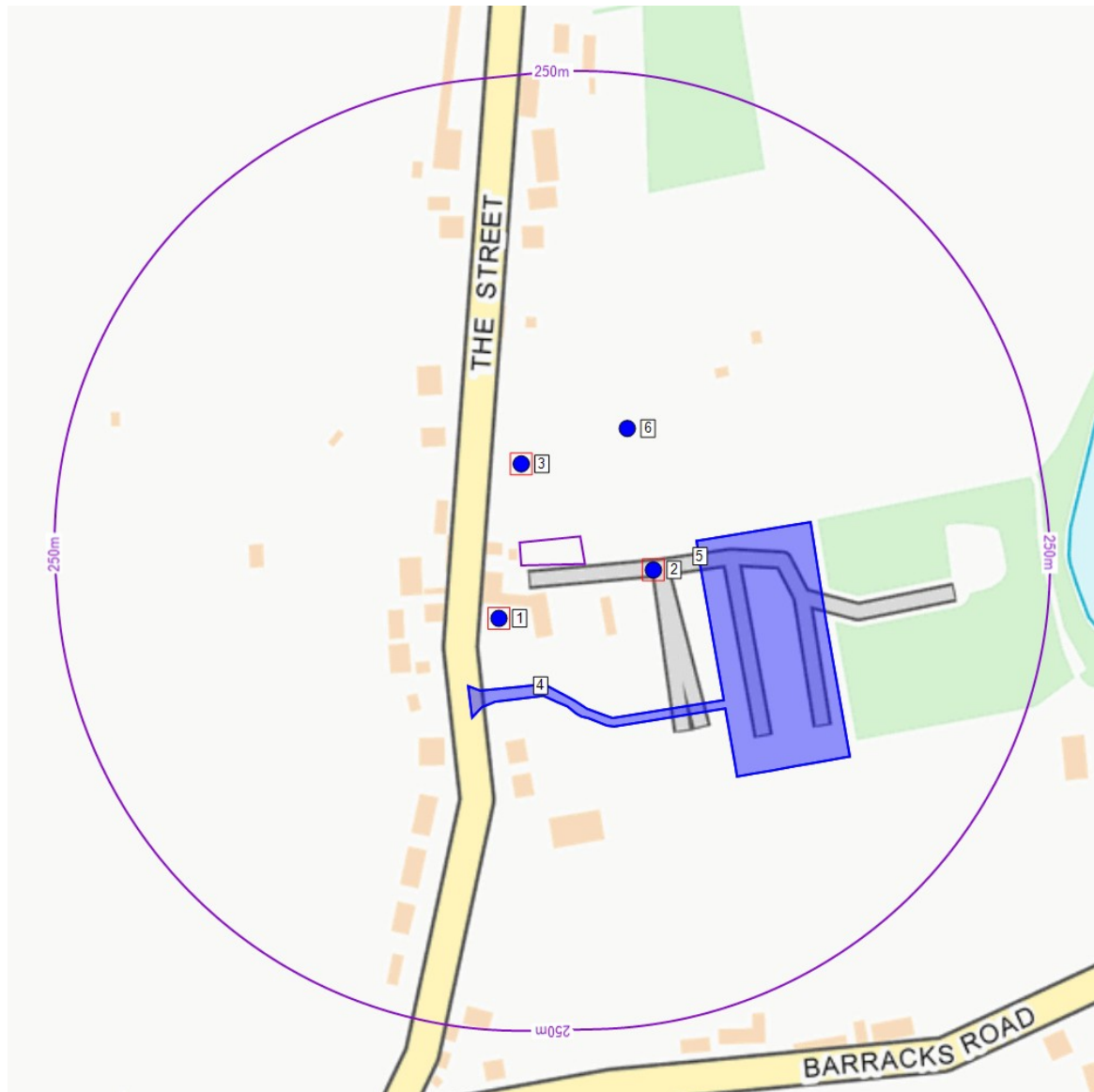
The table below outlines the number of non-residential planning applications identified within the set buffers within the past 7 years, according to application type. For further details of the applications, please see the LandSearch viewer.

Application Type	On Site	1-50m	51-250m	251-500m	501-1000m
Small	0	2	3	9	7
Medium	0	0	0	4	2
Large	0	0	0	0	0
Unclassified	0	0	0	0	0

Planning Applications

Section 2c: Planning Application Map

The map below shows the location of new build residential developments and medium to large non-residential developments, identified from planning applications logged within 250m in the past 7 years. Details of these applications are listed in the tables that follow.



Contains Ordnance Survey © Crown copyright and database right 2023

Site	Residential	Non-Residential
Search Radii	Up to 10 Dwellings (Points)	Medium (Points)
Map ID	Up to 10 Dwellings (Polygons)	Medium (Polygons)
Multiple Features Present	10 to 50 Dwellings (Points)	Large (Points)
	10 to 50 Dwellings (Polygons)	Large (Polygons)
	Over 50 Dwellings (Points)	
	Over 50 Dwellings (Polygons)	

Please note, some planning applications are represented as polygons as opposed to points, where coverage is available.

Section 2d: Planning Application Details

We endeavour to display decisions for all planning applications submitted after February 2016. If the planning application was submitted before that time and if we do not hold the decision, we recommend searching the Local Authority planning website using the link below and the application reference.

Local Authority	Link
Babergh District Council	https://planning.baberghmidsuffolk.gov.uk/online-applications/

Residential Planning Applications – Up to 10 Dwellings (within 250m)

The table below shows applications for new residential developments up to 10 dwellings, recorded within a single application in the past 7 years.

ID	Application Ref	Date	Description	Decision
1	DC/21/00510	27 Jan 2021	Assington Barns, Assington - 4 Houses	Decision Not Supplied
1	DC/19/05807	14 Dec 2019	The Street, Assington - 8 Houses	Application granted
2	DC/19/05808	14 Dec 2019	Assington Barns, Assington - 7 Houses	Application granted
2	DC/18/05178	23 Nov 2018	Assington Barns, Assington - 7 Houses	Outline application granted
3	DC/17/04161	11 Aug 2017	The Street, Assington - 3 Houses	Outline application granted
3	DC/18/03151	13 Jul 2018	The Street, Assington - 8 Houses	Application granted
3	DC/21/02556	30 Apr 2021	The Street, Assington - 3 Houses	Application granted
3	DC/18/00188	13 Jan 2018	The Street, Assington - 8 Houses	Outline application granted
6	DC/23/02374	19 May 2023	The Street, Assington - 2 Houses	Application granted

Residential Planning Applications – 10 to 50 Dwellings (within 250m)

The table below shows applications for new residential developments between 10 and 50 dwellings, recorded within a single application within the past 7 years.

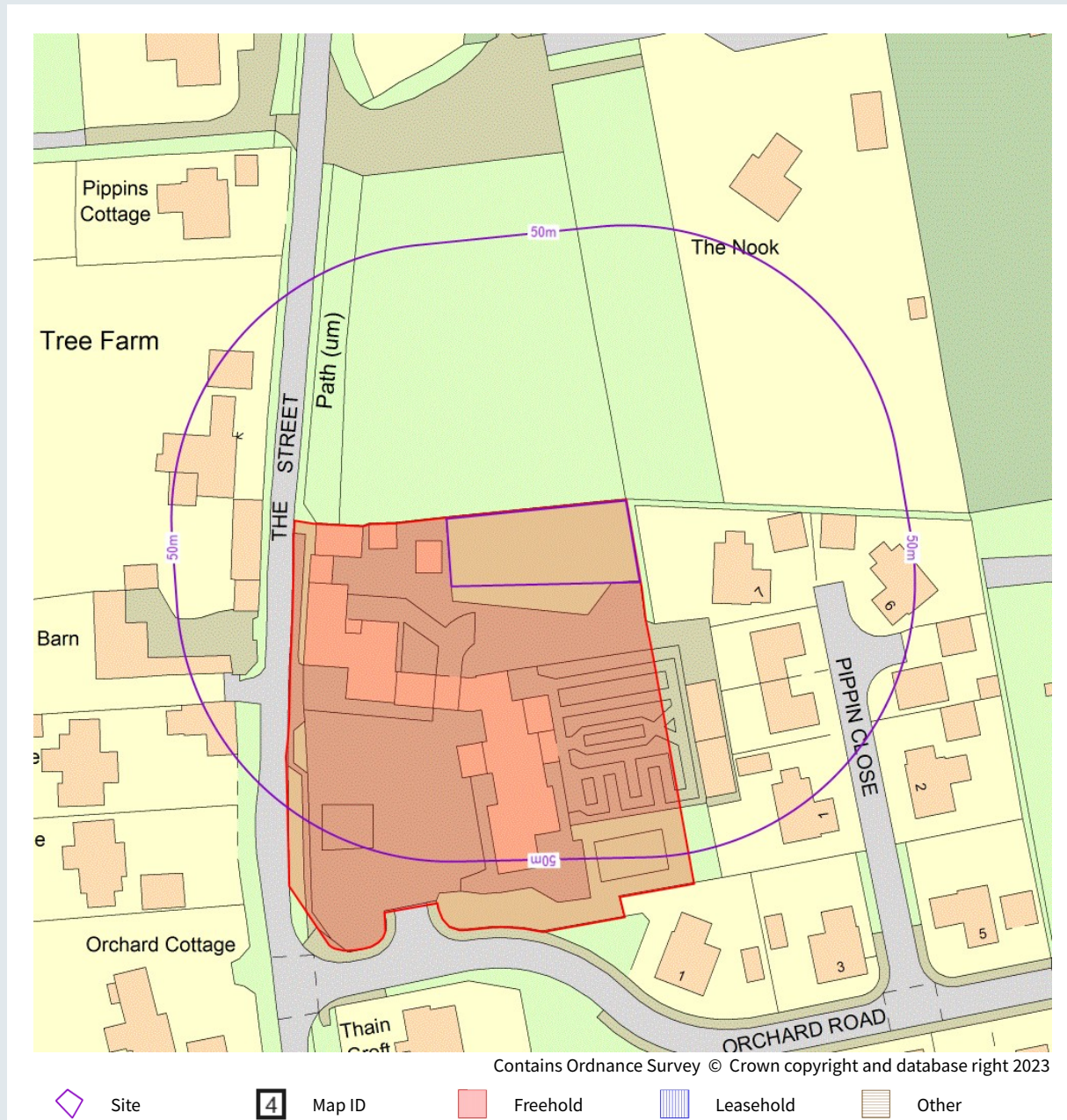
ID	Application Ref	Date	Description	Decision
4	DC/19/04391	19 Sep 2019	The Street, Assington - 19 Houses	Outline application refused
5	DC/21/00476	26 Jan 2021	Assington Barns, Assington - 18 Houses	Outline application refused

For further details of the features identified above, or to view features identified between 250m-1km, please see the LandSearch viewer.

Ownership

Section 3a: Land Registry Titles Map

The map below displays the title polygons identified on site. Where ownership details are available, these have been listed in the table that follows with corresponding map IDs. If any areas within the site boundary appear blank and are not displaying a Land Registry title, this may indicate the land is unregistered.



Section 3b: Title Details and Ownership Details

How many freehold titles have been identified within the site boundary?	1
How many leasehold titles have been identified within the site boundary?	0
How many other titles have been identified within the site boundary?	0

Additional Titles

The tables below list additional titles that have been identified within the site boundary where no ownership details have been provided.

Freehold

SK313968

Section 4a: Land Contamination



For further details of the features found below, or to view features identified outside of the search buffers, please see the LandSearch viewer.

Have any contemporary potentially contaminative land uses been identified at the site or within 100m?				Yes
Dataset Name	On Site	1 - 50m	51 - 100m	
Consented Discharges to Controlled Waters	0	1	0	
Have any historical potentially contaminative land uses been identified at the site or within 100m?				No
Have any contemporary landfill records been identified at the site or within 250m?				No
Have any historical landfill records been identified at the site or within 250m?				No

Section 4b: Flood



The table below outlines flood hazards identified within the site boundary. We have reported the worst case scenario identified at the site. For further details of all flood risks present, please see the LandSearch viewer.

Type	Hazard Details
River and Coastal*	The site does not lie within the relevant agency defined Flood Zone. According to the Risk of Flooding from Rivers and Sea dataset provided by the relevant agency, the site is not at risk of river or coastal flooding.
Surface Water*	According to the relevant agency, the site is not at risk of surface water flooding.
Groundwater	According to GeoSmart Information Ltd, a negligible risk of ground water flooding has been identified on site.
Historic Events*	The relevant agency data has not revealed any historic flood events on site.

*Data within this section has been provided by the Environment Agency if the site is located in England, or Natural Resources Wales if located in Wales.

Section 4c: Slope



The table below identifies the minimum and maximum site elevations, derived from Ordnance Survey Terrain 5 mapping. To view the topography map, please see the LandSearch viewer.

Minimum elevation on site	59.04m above sea level
Maximum elevation on site	59.4m above sea level

Section 4d: Ground Stability



For further details of the features identified below, or to view features identified outside of the search buffers, please see the LandSearch viewer.

Naturally Occurring Instability

Have any naturally occurring features been identified at the site that may affect ground stability? Yes

Risk of naturally occurring instability caused by the nature and formation of the ground:

- Very Low Potential for Collapsibility
- Very Low Potential for Landslide
- Very Low Potential for Running Sand

Salt Mining

Is the property within an area where Salt Mining may cause ground instability? No

Mining Activity

Have any areas of past mining activity been identified at the site that may affect ground stability? No

Filled Ground

Have any landfill or filled ground records been identified at the site? No

Section 4e: Radon



To see the coverage of identified radon affected areas, please see the LandSearch viewer.

Does the site lie within a radon affected area? No

What level of radon protection measures are required? None

Section 4f: Ecological Areas

Are any designated ecological areas identified within 1km of the site? Yes

The table below identifies designated ecologically sensitive areas within 1km of the site. To view further details of the features found, please see the LandSearch viewer.



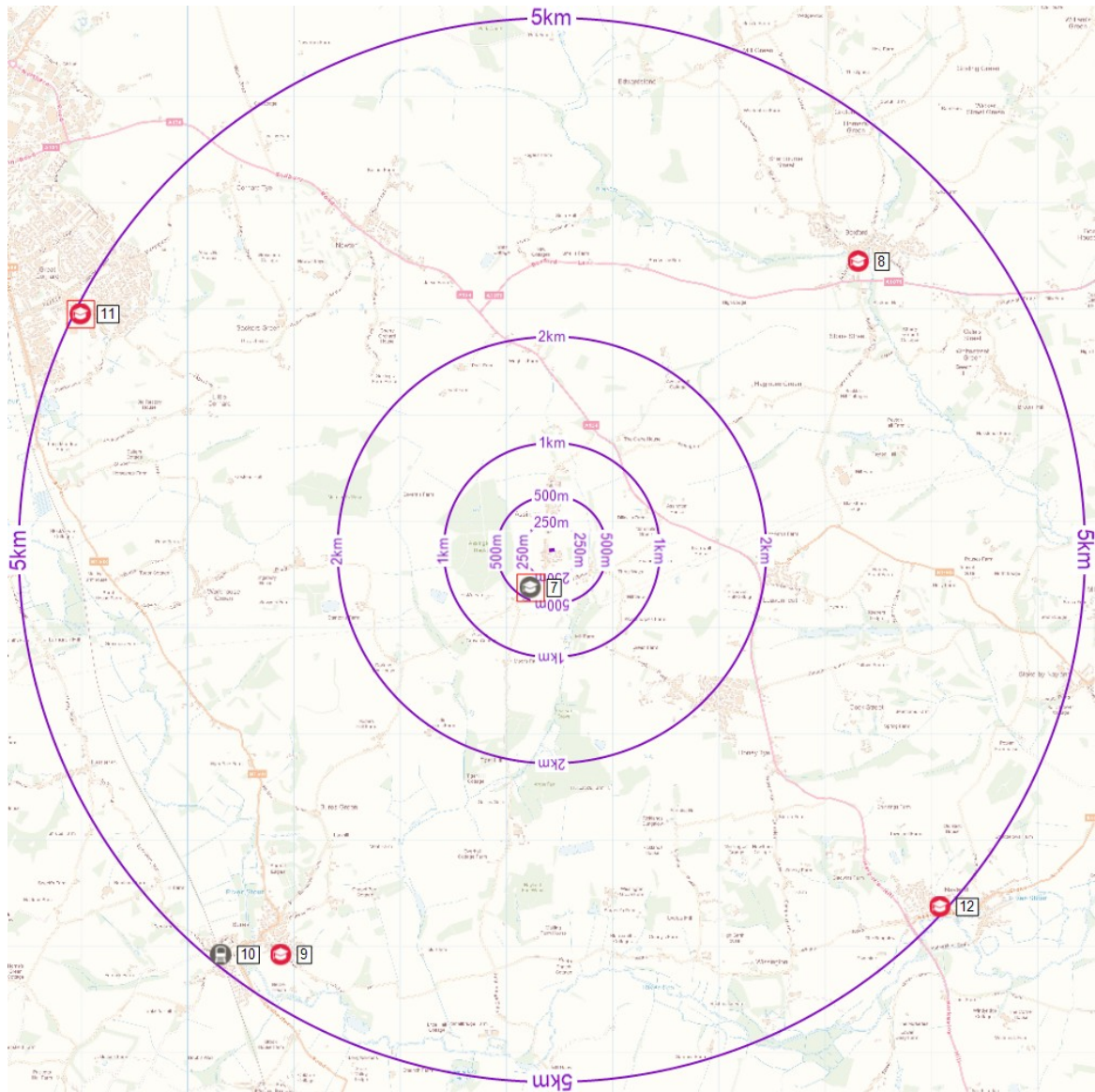
Dataset Name	On Site	1 - 250m	251 - 500m	501- 1000m
Ancient Woodland	0	0	1	0

Section 4g: Heritage

Are any designated heritage features identified within 25m of the site?

No

Section 5a: Education and Transport Map



Contains Ordnance Survey © Crown copyright and database right 2023

- | | | |
|---------------------------|--------------------|-----------------------------------|
| Site | Motorway | Transport Links |
| Search Radii | Primary Road | Primary Education |
| Map ID | Main (A) Road | Secondary Education |
| Multiple Features Present | Secondary (B) Road | Further Education |
| | Minor Road | Other Schools / Education Centres |

Section 5a: Education and Transport

Transport Links

The table below provides further details of transport within 5km of the site. To view these in more detail, please see the LandSearch viewer.



ID	Name	Distance	Bearing
10	Bures Rail Station	4.9km	SW

Bus Stops

	On Site	1-250m	251-500m	501-1000m	1-2km	2-5km
Bus Stops	0	2	2	2	4	65

Education

The table below provides further details of schools within 5km of the site. To view these in more detail, please see the LandSearch viewer.



Primary Education

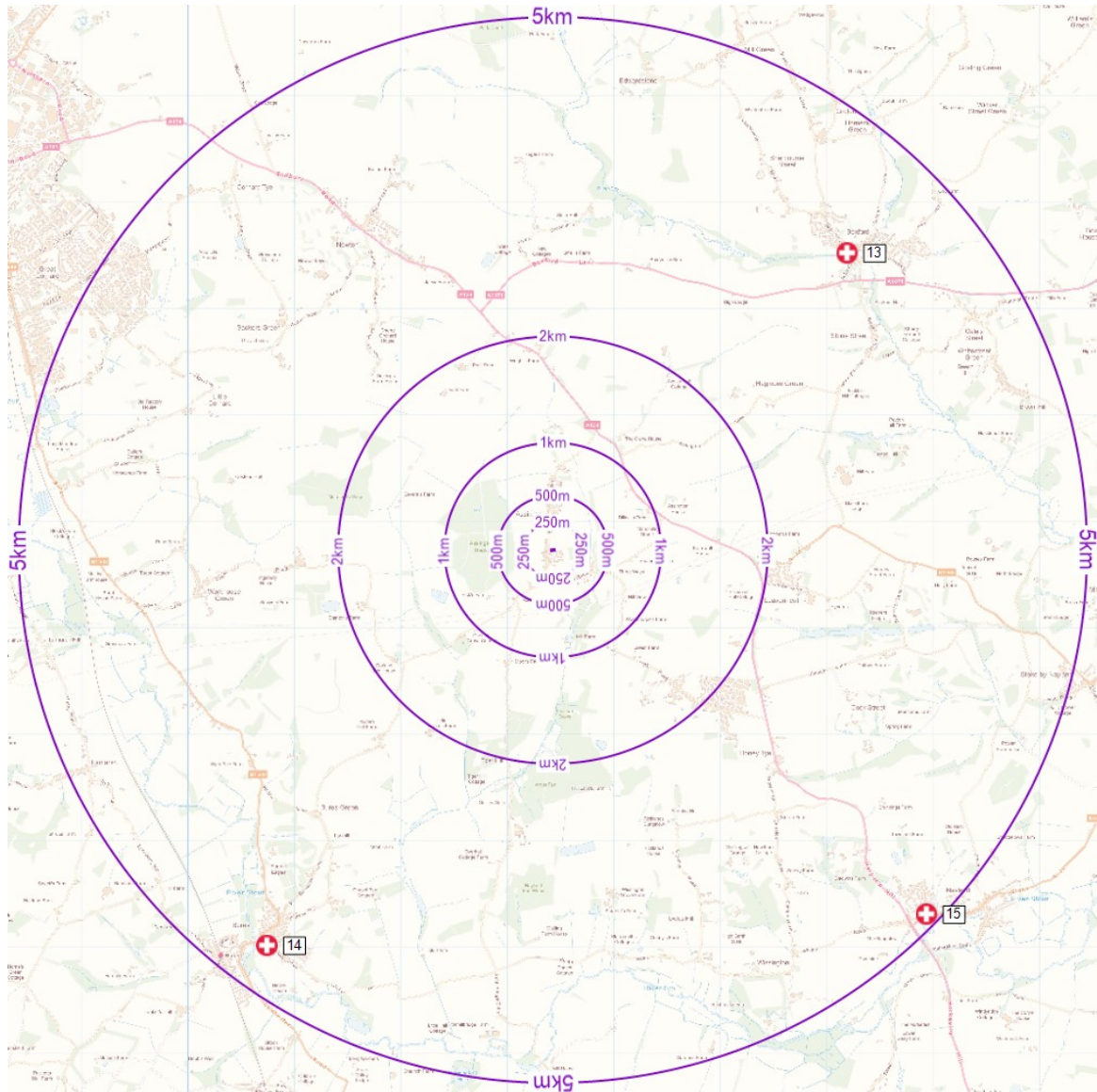
ID	Name and Postcode	School Type	Inspection Result	Inspection Date
8	Boxford Church of England Voluntary Controlled Primary School, CO10 5NP	Voluntary controlled school	Outstanding	April 2012
9	Bures Church of England Voluntary Controlled Primary School, CO8 5BX	Voluntary controlled school	Good	February 2023
11	Wells Hall Primary School, CO10 0NH	Academies	Good	September 2021
11	Wells Hall Community Primary School, CO10 0NH	Community school	Good	May 2012
12	Nayland Primary School, CO6 4HZ	Community school	Good	October 2019

Other Schools and Education Centres

These are other educational facilities with OFSTED ratings. This could include some independents schools and special schools.

ID	Name and Postcode	School Type	Inspection Result	Inspection Date
7	The Ryes College, CO10 5NA	Independent Special School	Requires Improvement	July 2021
7	The Ryes College and Community	Independent	Good	Not Known

Section 5b: Healthcare Map



Contains Ordnance Survey © Crown copyright and database right 2023

- ◇ Site
- Search Radii
- 4 Map ID
- Multiple Features Present
- H Hospital
- + Doctors
- 🦷 Dentists

Section 5b: Healthcare

The tables below provides further details of healthcare facilities within 5km of the site. To view these in more detail, please see the LandSearch viewer.



Doctors

ID	Name	Distance	Bearing
13	Boxford Mill Surgery	3.9km	NE
14	Church Square Surgery	4.6km	SW
15	Nayland Surgery	4.9km	SE

Section 5c: Amenities

The table below provides the location and distance to nearest key facilities to the site. To view additional locations in the surrounding area, please see the LandSearch viewer.



Local Amenity	Address	Distance	Bearing
Convenience and General Stores	Boxford Stores, 1 Swan Street, Boxford, Sudbury, CO10 5PA	4km	NE
Petrol Station	Riddlesdell Service Station, Ellis Street, Boxford, Sudbury, CO10 5HH	4.1km	NE
Playgrounds	Play Area, CO10	3.1km	NW
Post Box	Letter Box, Barracks Road, CO10	324m	S
Post Office	Post Office (Assington), Assington Village Hall, The Street, Assington, CO10 5NJ	145m	S

Section 6a: Housing Information

Council Tax

The table below shows you the Council Tax Bands for your Local Authority. You can visit <https://www.gov.uk/government/organisations/valuation-office-agency> to establish the council tax band of a property.

Local Authority	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Babergh District Council	£1356	£1583	£2035	£2035	£2487	£2939	£3391	£4069

Useful Contacts and Next Steps

Please see below the contact details of all those referred to within this report. For all other queries please contact:

Landmark Information Group
Imperium
Imperium Way
Reading
RG2 0TD

If you require any assistance please contact our customer services team on:

0330 036 6611

or by email at:
customerservice@promap.co.uk

Name	Address	Contact Details
Babergh District Council, Planning Department	Council Offices Corks Lane Hadleigh Ipswich Suffolk IP7 6SJ	T: 01473 822801 W: www.babergh.gov.uk
Mid Suffolk District Council, Planning Department	Council Offices 131 High Street Needham Market Ipswich Suffolk IP6 8DL	T: 01449 724612 E: planningadmin@babberghmidsuffolk.gov.uk W: www.midsuffolk.gov.uk

Preparing for Development

If you already own this site and intend to pursue this development opportunity, we recommend early engagement to quantify and manage the identified land constraints. We can help you to quantify, refine and reduce these constraints to give you a clearer understanding of the development viability and build these into your overall development plan.

If you are yet to acquire this land, we recommend undertaking appropriate Environmental Due Diligence (EDD) to ensure you are fully aware of any land-related liabilities and development constraints. This should include an independent evaluation of existing environmental information on file, and completing supplementary reports and services to ensure you are fully informed prior to acquisition.

Our in house consultancy team, Argyll Environmental, has extensive experience in advising clients on environmental risks at development sites. Part of this experience involves close interaction with regulatory authorities throughout the development cycle, which has allowed us to gain acute understanding of the approach regulators take to development sign off and approvals. This allows us to offer pragmatic advice and consultancy services to ensure your proposals are approved by regulatory authorities.

For further advice, or if you would like assistance with the next steps of your development, please contact our consultancy team on **0845 458 5250** or info@argyllenviro.com where one of our experts will be happy to help.

Useful Information

Terms and Conditions

This report had been published by Landmark Information Group Limited (“Landmark”) and is supplied subject to our Terms and Conditions of Business, which can be found at <http://www.landmarkinfo.co.uk/Terms/Show/534>.

Copyright Statement

The data supplied for this LandSearch report falls under the following copyrights:

© Environment Agency and database right 2023 ; © GeoSmart Information Ltd.; PointX © Database Right/Copyright.; © 2023 Barbour ABI. All rights reserved.; ©Landmark Information Group and/or its Data Suppliers 2023

© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2023.

Contains public sector information licensed under the Open Government Licence v3.0

Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

© Crown Copyright material is reproduced with the permission of Land Registry under delegated authority from the Controller of HMSO.

Consumer Protection



Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

Tel: 0330 036 6611

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

Landmark adheres to the Conveyancing Information Executive (CIE) standards.

The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0330 036 6611

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306

Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.