



Goldfinch
ENVIRONMENTAL LTD

**PROPOSED RESIDENTIAL
DEVELOPMENT
THE BARN AT ASSINGTON
THE STREET
ASSINGTON
SUFFOLK**

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**GEOENVIRONMENTAL
DESK STUDY**

Report Ref.: 0638/1

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BSc FGS

Date:

September 2019

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PROPOSED RESIDENTIAL DEVELOPMENT

THE BARN AT ASSINGTON

THE STREET, ASSINGTON

SUFFOLK

1. INTRODUCTION.

1.1 General.

This report describes the findings of a geoenvironmental desk study undertaken by Goldfinch Environmental Limited, on the instruction of HTL Developments Ltd (the Client), via the offices of Nick Peasland Architecture at a site located off the eastern side of the public highway (Assington Street) Assington, Suffolk.

This Desk Study was required to support a planning application for the development of the site to a residential end use.

A site location plan as Figure 1, and a proposed layout plan (Figure 2), have been included towards the back of this report to assist the reader.

2. LIMITATIONS.

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

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

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

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

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

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

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

3. LEGISLATIVE & REGULATORY SETTING.

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

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

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

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

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

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

4. SITE LOCATION AND DESCRIPTION.

4.1 Introduction

This site description and the following sections of this Desk Study report are specific to the curtilage shown in the historic maps included in Appendix 1 towards the back of this report.

A site visit was carried out during 15 August 2019 the purpose being to:-

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

Approximate Grid Reference ⁵93487 ²37680 refers.

The site comprised a subrectangular shaped plot of land on the eastern side of the public highway (Assington Street) in Assington, Suffolk.

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

At the time of the site walkover survey the site was capped with soft cover of short grass with occasional small patches of exposed soils.

There were no structures in the sense of buildings present on the site as can be seen in Photograph 1 below. However, the site was being used to accommodate a relatively small number of holiday caravans which were located on concrete slab bases towards the periphery of the site. The central area of the site was to a cover of short grass with short lengths of semi mature hedging. A loose gravel track provided access to the specific caravan locations as can be seen in the aerial photograph in the Enviroinsight report included in Appendix 1 towards the back of this Desk Study, an extract of which has been included below to assist the Reader.



Equally, following the site walkover survey there was no evidence of the existence of *former* structures.

There were no signs of unusual staining or odours in the exposed soils to suggest impact by potential contamination from historic site usage.

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

1. The presence of Made Ground other than inert concrete slabs accommodating caravans and the loose gravel access track as referred above.
2. The presence or storage of potentially leachable materials/chemicals.
3. Demolition or dispersal of contaminated rubble or other materials.
4. Importation of potentially contaminated fill onto the site.

5. SITE HISTORY.

5.1 Historical Maps.

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

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

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

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

The site was shown as an undeveloped plot of land in a rural [agricultural ?] setting.

Surrounding land was sparsely developed.

1886 Edition {County Series - Scale 1:2 500}

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

1902 Editions {County Series - Scale 1:2 500 & 1:10 560}

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

1925 Edition {County Series - Scale 1:10 560}

There were no apparent further changes to the site or its immediate surroundings at this scale of mapping.

1926 Edition {County Series - Scale 1:2 500}

There were no apparent further changes to the site or its immediate surroundings at this scale of mapping.

1927 Edition {County Series - Scale 1:10 560}

There were no apparent changes to the site.

There were no further pertinent land use changes to the immediate environs of the site.

1955 Edition {National Grid - Scale 1:2 500}

There were no apparent changes to the site, except that it was shown as part of a tree plantation.

There were minor developments to the surrounding environs at this scale of mapping.

1958 Edition {Provisional - Scale 1:10 560}

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

1967 Edition {National Grid - Scale 1:2 500}

There were no apparent changes to the site or its immediate environs at this scale of mapping.

1968 Edition {National Grid - Scale 1:2 500}

There were no apparent changes to the site or its immediate environs in the context of land quality.

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

There were no apparent changes to the site or its immediate environs in the context of land quality.

1977 Edition {National Grid - Scale 1:10 000}

There were no apparent changes to the site or its immediate environs in the context of land quality.

1986 Edition {National Grid - Scale 1:2 500}

There were no apparent changes to the site.

Land to the east of the site was annotated '*Orchard*' and a second reservoir was shown further to the east of the site.

1987 Edition {National Grid - Scale 1:10 000}

There were no apparent changes to the site or its immediate environs in the context of land quality.

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

There were no apparent further changes to the site although the surrounding environs had possibly undergone further minor development.

2001 Edition {National Grid - Scale 1:10 000}

There were no apparent changes to the site.

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

2003 Edition {Landscape - Scale 1:1 250}

There were no apparent changes to the site or its immediate environs in the context of land quality.

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

There were no further changes to the site.

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

2019 Edition {National Grid - Scale 1:10 000}

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

5.2 Public Registers.

A search of public register information has been made using an Internet-based system. A disclosure report is reproduced at Appendix 1. The following commentary is restricted

to entries within a 250m search radius of the site. Appendix 1 should be referred to for details on entries beyond of this range.

5.2.1 Historical Industrial Sites

There were six records for the category 'Potentially Contaminative Uses identified from 1:10 000 scale mapping' within this dataset for the referred search radius. Supplied information indicated these were located between approximately 186 and 239m distant from the site and were for: '*Unspecified Tank*' (x2); '*Gravel Pit*' (x2) and '*Smithy*' (x2).

There were four records for the category 'Additional Information – Historical Tank Database' within this dataset for the referred search radius. Supplied information indicated these were located between approximately 49 and 191m distant from the site.

There were two records for the category 'Historical Garage and Motor Vehicle Repair Database' within this dataset for the referred search radius. Supplied information indicated these were located between approximately 147 and 149m distant from the site and were dated 1967 and 1968.

There were five records for the category 'Potentially Infilled Land' within this dataset for the referred search radius. Supplied information showed these were located between approximately 125 and 231m distant from the site and were given as '*Reservoir*' (x3) and '*Gravel Pit*' (x2).

5.2.3 Landfill and Other Wastes.

There were four records within this dataset for the referred search radius. Supplied information indicated these were located between approximately 222 and 247m distant from the site.

5.2.4 Current Land Uses.

There was one record within this dataset for the referred search radius. Supplied information indicated this was located approximately 229m distant from the site and was given as '*Scrap Metal Merchant*'.

5.2.5 Geology.

There were records listed within the category 'Superficial Ground and Drift Geology present beneath the site'. Supplied information indicated Lowestoft Formation (Sand and Gravel).

The Bedrock & Solid Geology was given as London Clay Formation (Clay, silt and Sand).

5.2.6 Hydrogeology and Hydrology.

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

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

5.2.7 Radon.

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

6. PRELIMINARY QUALITATIVE RISK ASSESSMENT.

6.1 Introduction.

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

6.2 Conceptual Model.

Source (s) (Potential)	Pathway	Target	Risk
<p>Soil:</p> <p>The site had existed as 'undeveloped' plot of land until the time of the site walkover survey carried out by this Author during 15 August 2019. The aerial image is dated 2017 and shows the site being used as a caravan park, a land use not documented on the historic maps.</p> <p>There were no site-specific indicators of potential soil-borne contamination.</p> <p>Visual and olfactory indicators of potential contamination immediately nearby off site were not noted.</p>	❖ Dermal contact, ingestion and inhalation	<ul style="list-style-type: none"> • Present users • End users • Construction workers • General public 	<ul style="list-style-type: none"> • Low • Low • Low • Low
	❖ Wind erosion and atmospheric dispersion	<ul style="list-style-type: none"> • Adjacent properties • General public • Ecological Systems • Archaeological Sites & Monuments 	<ul style="list-style-type: none"> • Low • Low • Low • n/a
	❖ Leaching	<ul style="list-style-type: none"> • Adjacent properties • Shallow groundwater • Services/construction materials • Plant life • Surface water • Ecological Systems • Arch. & Monuments 	<ul style="list-style-type: none"> • Low • Low • Low • Low • Low • Low • Low
<p>Shallow groundwater:</p> <p>The site overlies 'Secondary A' and 'Unproductive' aquifers, which were not considered to be pollution sources.</p>	❖ Groundwater migration	<ul style="list-style-type: none"> • Adjacent properties • Deep groundwater • Services/construction materials • Plant life • Ecological Systems • Archaeological Sites & Monuments 	<ul style="list-style-type: none"> • Low • Low • Low • n/a • Low • Low
	❖ Dermal contact, ingestion and inhalation	<ul style="list-style-type: none"> • Present users • End users • Construction workers • General public 	<ul style="list-style-type: none"> • Low • Low • Low • Neg-Low
<p>Gas:</p> <p>Measurable (background) concentrations of ground gas would not (reasonably) be anticipated to be present as a result of historical site use or the underlying natural geology.</p>	<ul style="list-style-type: none"> ❖ Direct inhalation ❖ Soil migration ❖ Services migration 	<ul style="list-style-type: none"> • End users • Construction workers • Buildings • Ecological Systems • Arch. Sites & Monuments 	<ul style="list-style-type: none"> • Low • Low • Low • Low • Neg
<p>Negligible Risk</p> <p>Defined as the site should be considered suitable for present or future use and environmental setting. Contaminants unlikely to be present, which might have unacceptable impact on key targets.</p> <p>Low Risk</p> <p>Defined as the site should be considered suitable for present or future use and environmental setting. Contaminants may be present but unlikely to have unacceptable impact on key targets.</p> <p>Medium Risk</p> <p>Defined as the site may not be suitable for present or future use and environmental setting. Contaminants are probably present and might have unacceptable impact on key targets.</p> <p>High Risk</p> <p>Defined as the site is probably or certainly not suitable for present or future use and environmental setting. Contaminants probably or certainly present and likely to have an unacceptable impact on key targets.</p> <p>Notes: n/a = not applicable</p>			

The risk assessment follows below:-

6.3 Targets.

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

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

6.3.1 Human Health (Site Users & Construction Workers)

The site had no documented developmental history as described above other than latter use as a caravan park which is not documented on the historic maps. There is no potential for the presence of Made Ground other than the referred gravel access track and the concrete 'bays' used to support the resident caravans.

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

A Low risk has been identified until proven otherwise.

6.3.2 Services and Construction Materials

6.3.2.1 Concrete & Potable water supplies.

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

A Low risk has been identified.

6.4 Landscaping & Planting

Based on the foregoing a 'Low' risk is presented to this receptor.

6.5 Groundwater (Controlled Waters)

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

A Low risk to deeper groundwater has been identified.

6.6 Ground Gas

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

On the basis of the foregoing:~

A Low risk has been identified.

7. RECOMMENDATIONS FOLLOWING PRELIMINARY RISK ASSESSMENT.

7.1 Overview.

The desk study information (including the outcome of the walkover survey), showed the site had little or no documented developmental history.

The site walkover survey and the searches carried out as part of this Desk Study indicated that there were no readily identifiable sources of contamination.

On that basis, and subject to the final paragraph in this report (in blue text), the need for a Phase 2 intrusive investigation is considered *unwarranted*.

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

8. CONCLUSIONS.

This geoenvironmental desk study prepared by Goldfinch Environmental Limited was undertaken on the instruction of HTL Developments Ltd (the Client), via the offices of Nick Peasland Architecture at a site located off the eastern side of the public highway (Assington Street) Assington, Suffolk.

The site had little or no previous history of development and was proposed for residential use.

There were no notable features present in the context of land contamination.

Desk Study searches have shown that the site rests on Sand and Gravel (Lowestoft Formation) underlain by a Bedrock & Solid Geology of London Clay Formation (Clay, Silt and Sand).

An overall Low risk is associated with the site *subject to the final paragraph in this report.*

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

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

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

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

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

FIGURES

Approximate Site Location



Figure 1

Site Location Plan

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Ltd

Ref: 0638/1



Figure 2

Proposed Layout Plan

Ref. 0638/1

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Environmental
Limited

APPENDIX 1

'Groundsure' Report

Site Details:

THE BARN AT ASSINGTON,
THE STREET, ASSINGTON,
CO10 5LW

Client Ref: 0638-ds
Report Ref: GS-2391-6252197
Grid Ref: 593487, 237680

Map Name: County Series

Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



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

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

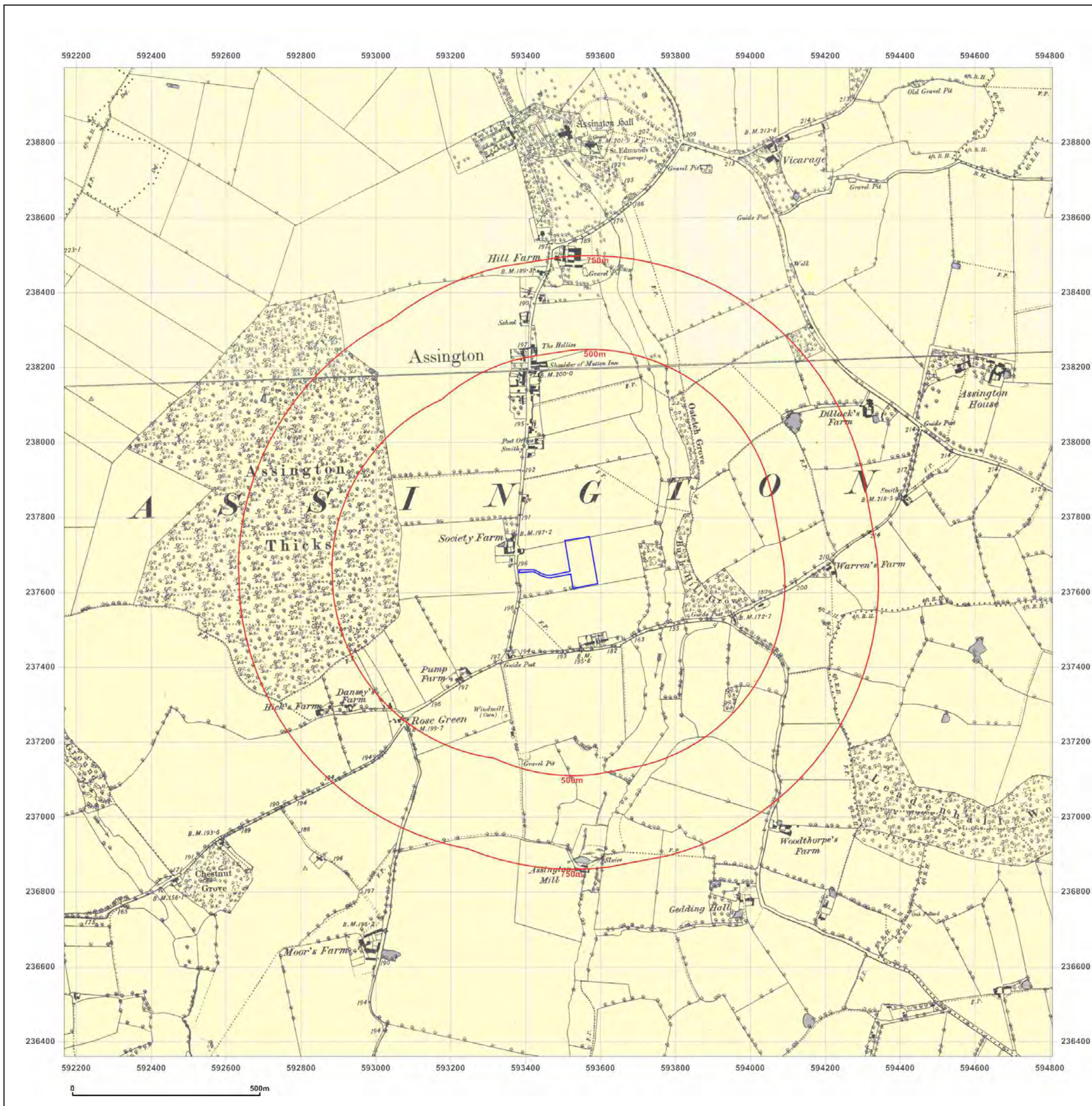


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W: www.groundsure.com

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Production date: 19 August 2019

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



Site Details:

THE BARN AT ASSINGTON,
THE STREET, ASSINGTON,
CO10 5LW

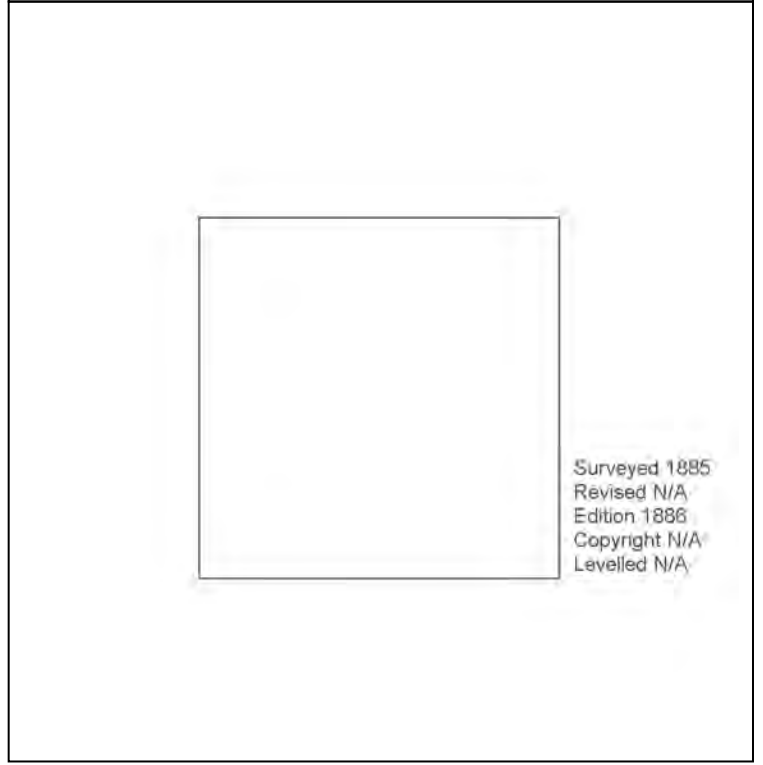
Client Ref: 0638-ds
Report Ref: GS-2391-6252197
Grid Ref: 593487, 237680

Map Name: County Series

Map date: 1886

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1885
Revised N/A
Edition 1886
Copyright N/A
Levelled N/A

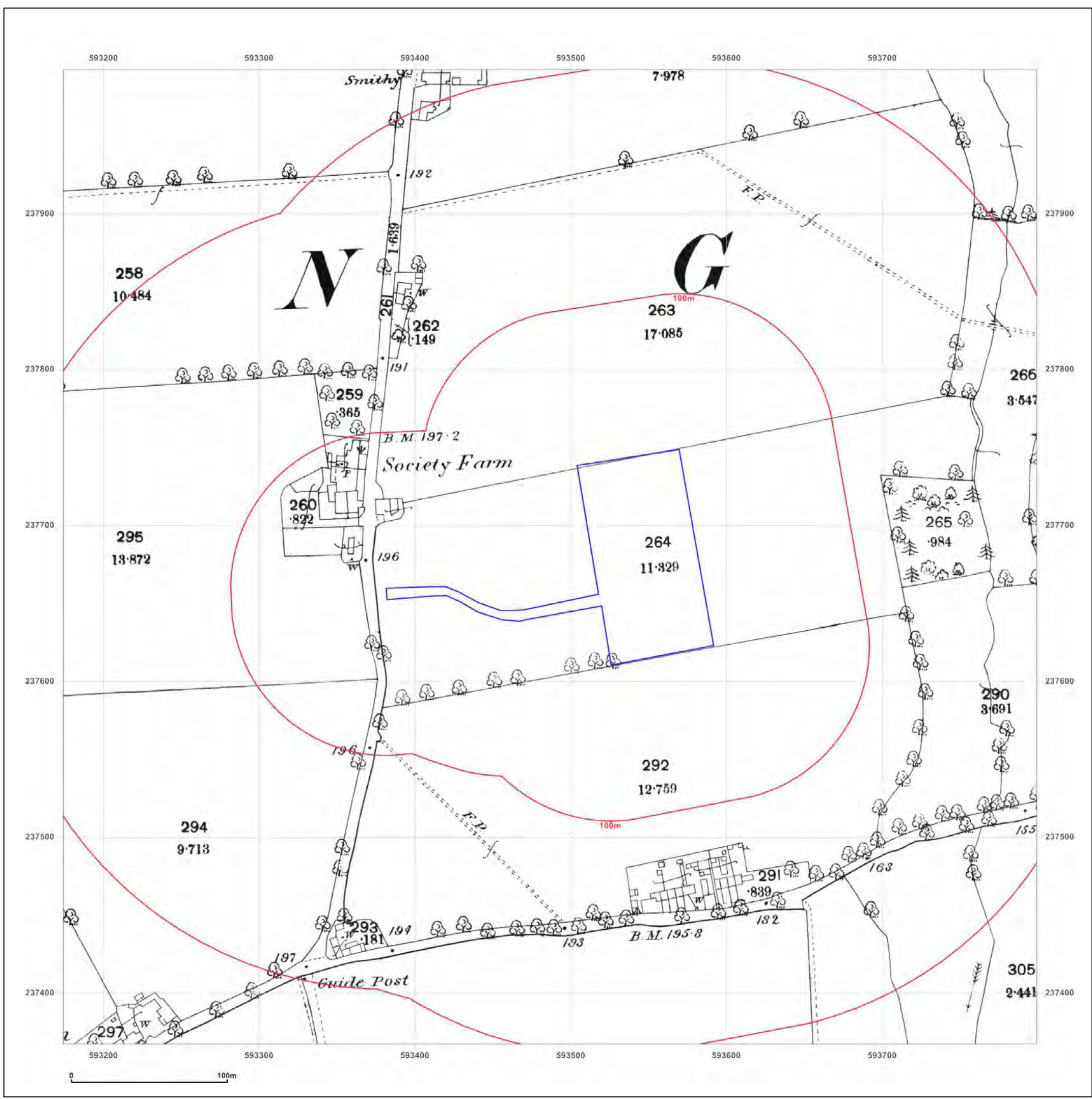


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THE BARN AT ASSINGTON,
THE STREET, ASSINGTON,
CO10 5LW

Client Ref: 0638-ds
Report Ref: GS-2391-6252197
Grid Ref: 593487, 237680

Map Name: County Series

Map date: 1902

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
Revised 1902
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1902
Edition N/A
Copyright N/A
Levelled N/A

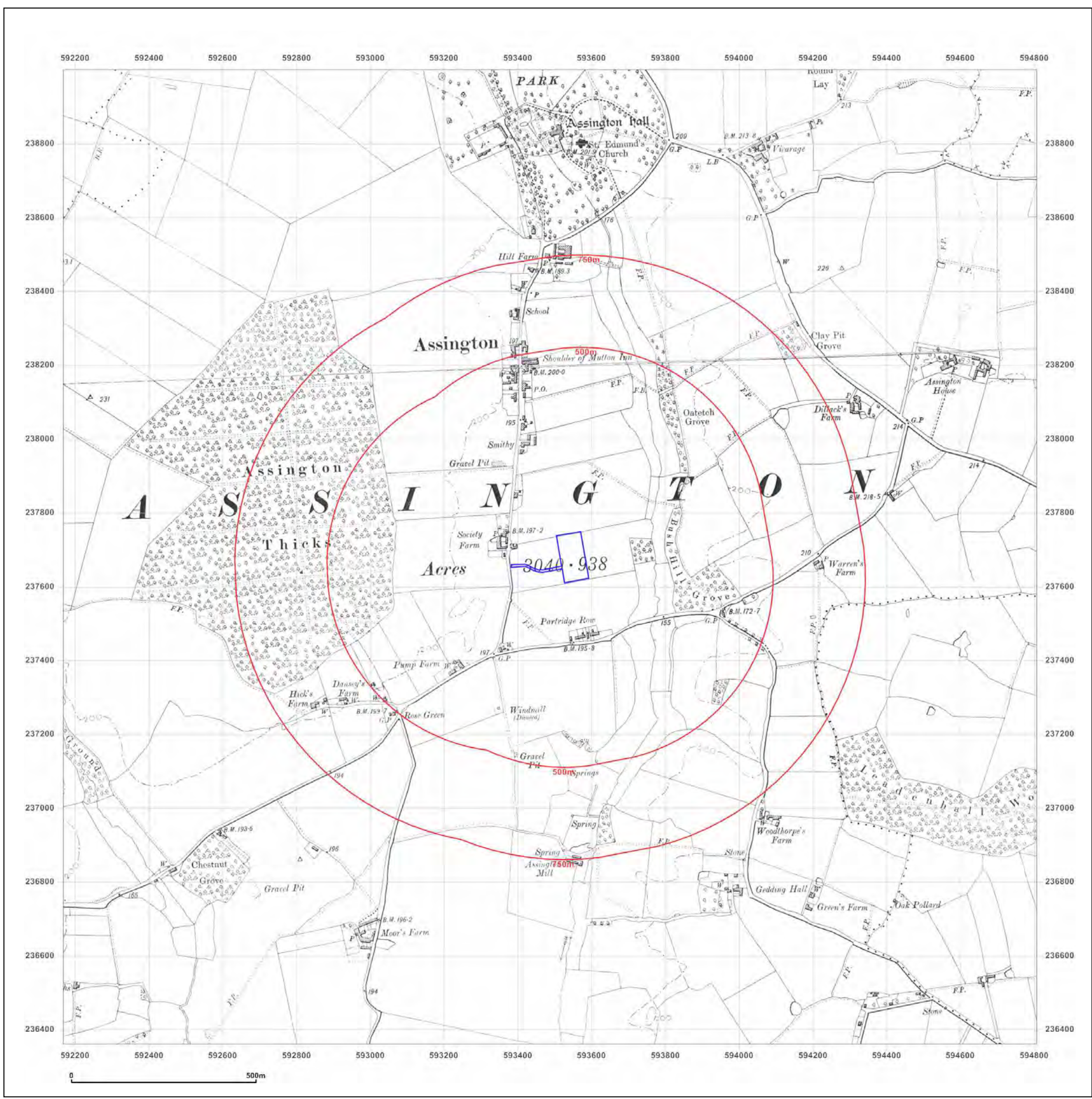


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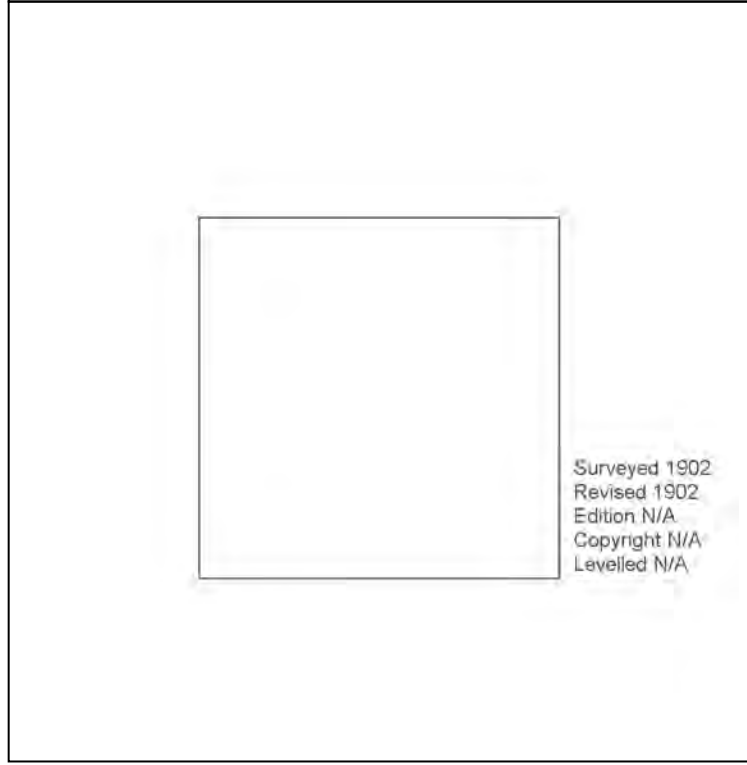
Client Ref: 0638-ds
Report Ref: GS-2391-6252197
Grid Ref: 593487, 237680

Map Name: County Series

Map date: 1902

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1902
Revised 1902
Edition N/A
Copyright N/A
Levelled N/A

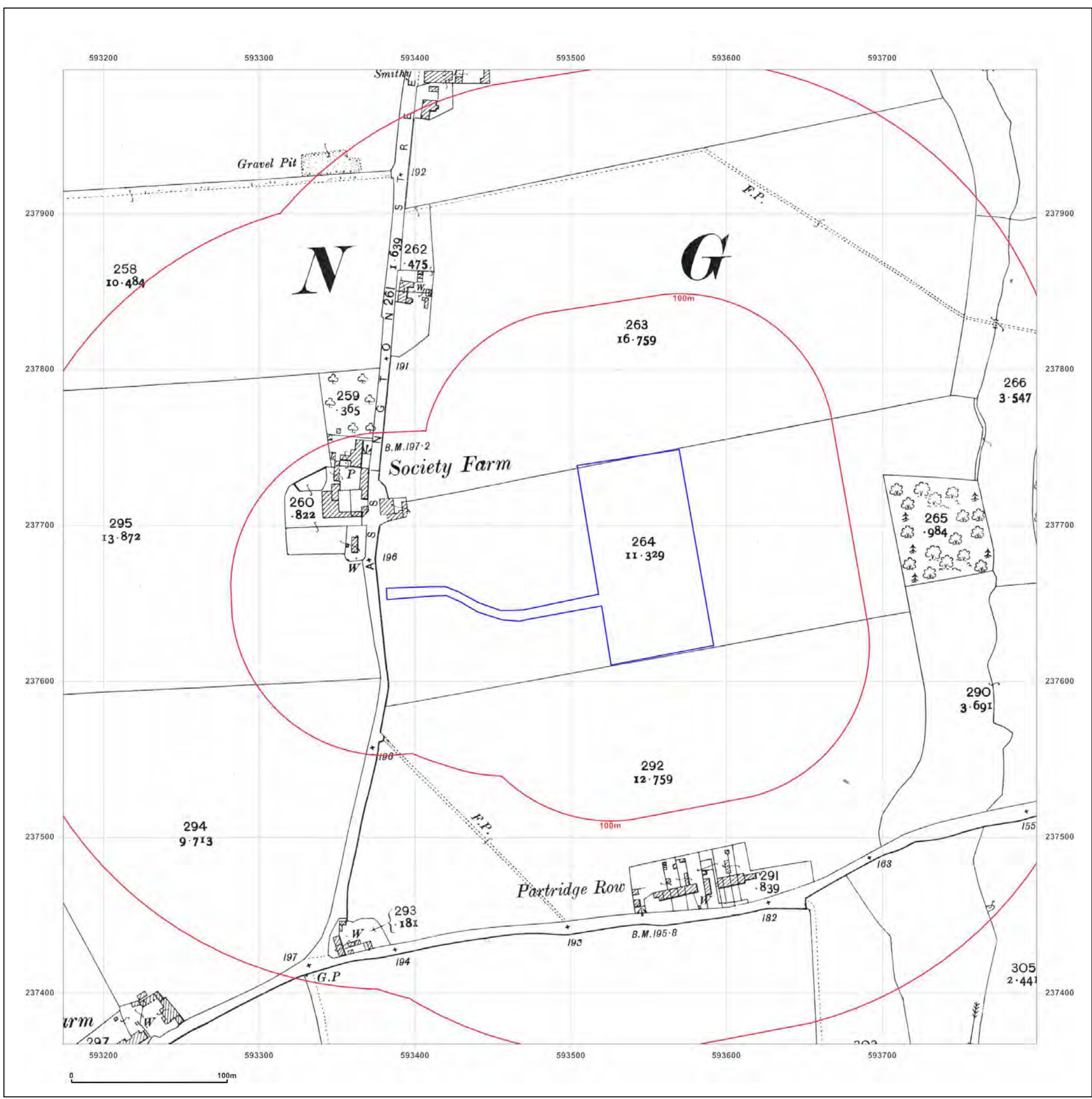


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THE STREET, ASSINGTON,
CO10 5LW

Client Ref: 0638-ds
Report Ref: GS-2391-6252197
Grid Ref: 593487, 237680

Map Name: County Series

Map date: 1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

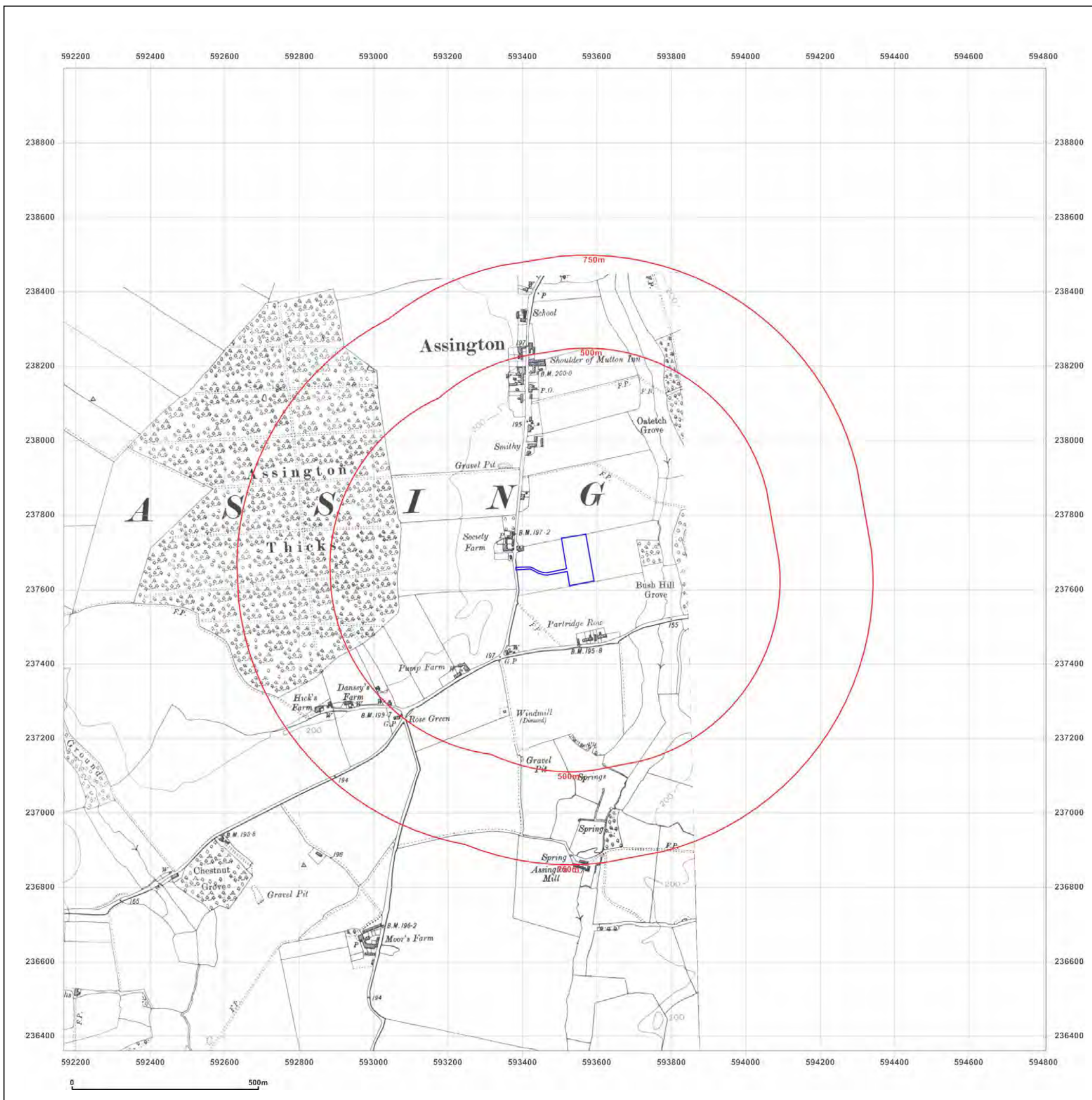


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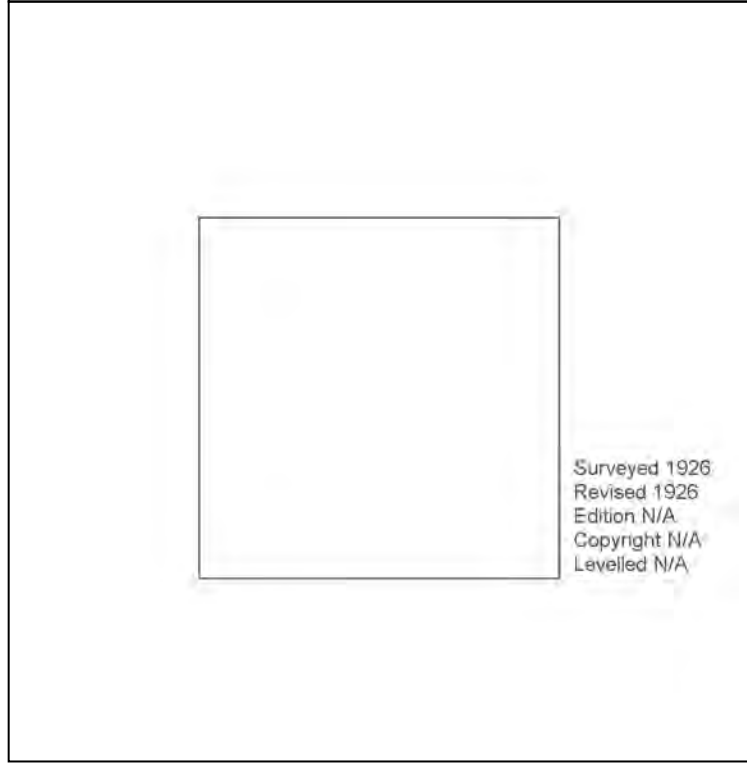
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Report Ref: GS-2391-6252197
Grid Ref: 593487, 237680

Map Name: County Series

Map date: 1926

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1926
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A

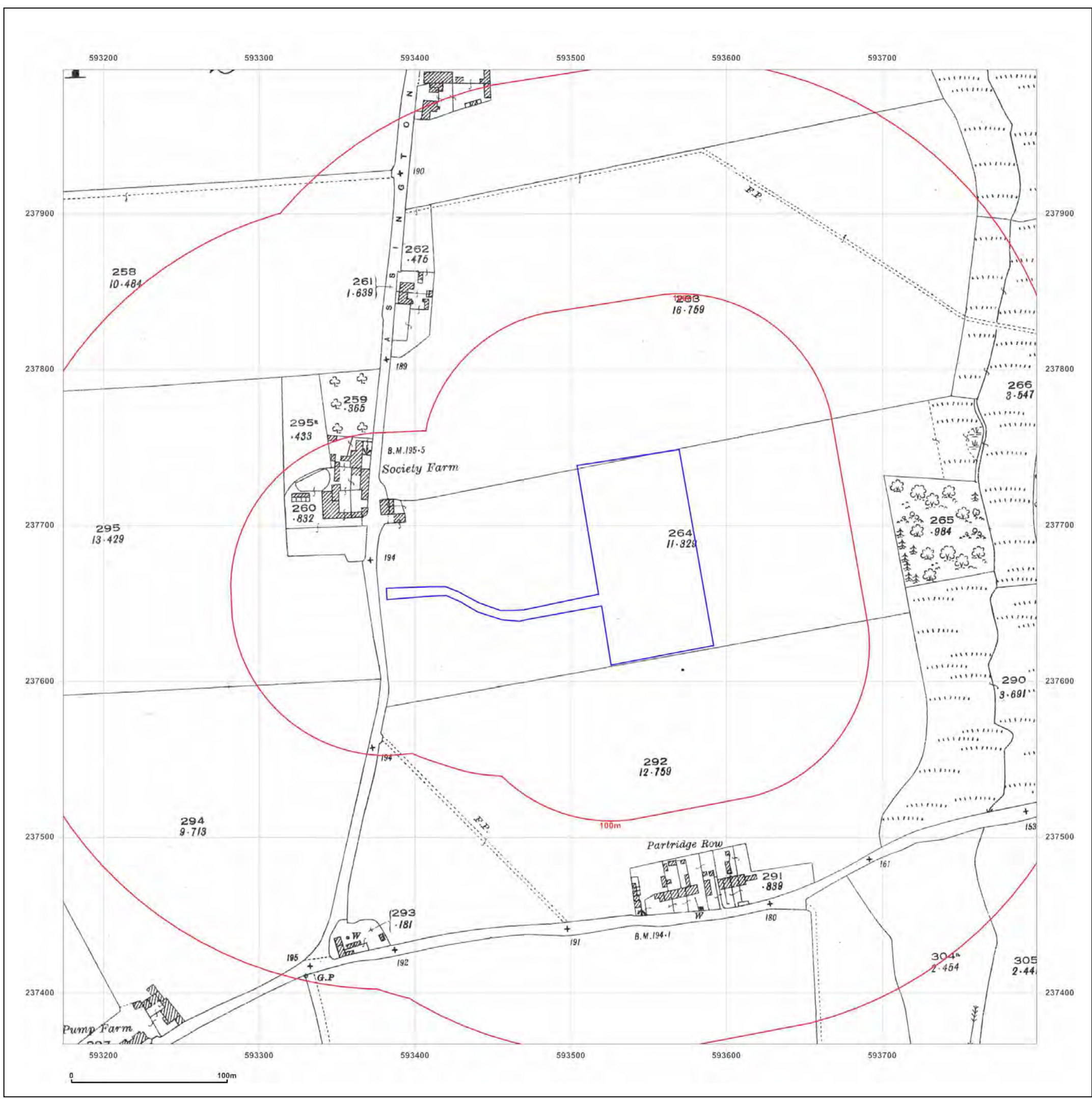


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Grid Ref: 593487, 237680

Map Name: County Series

Map date: 1927

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
Revised 1927
Edition N/A
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Surveyed 1885
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

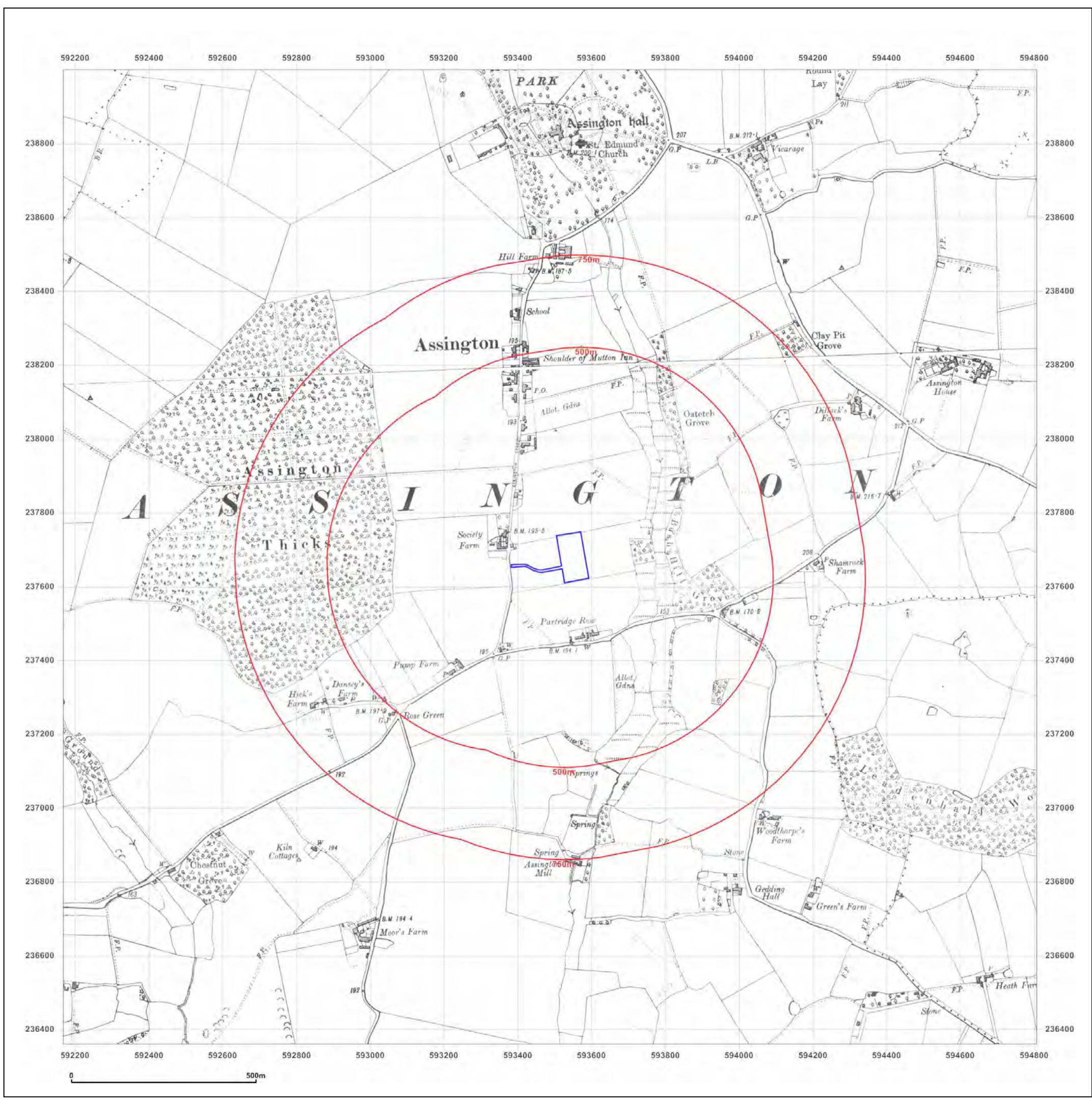


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Map date: 1955

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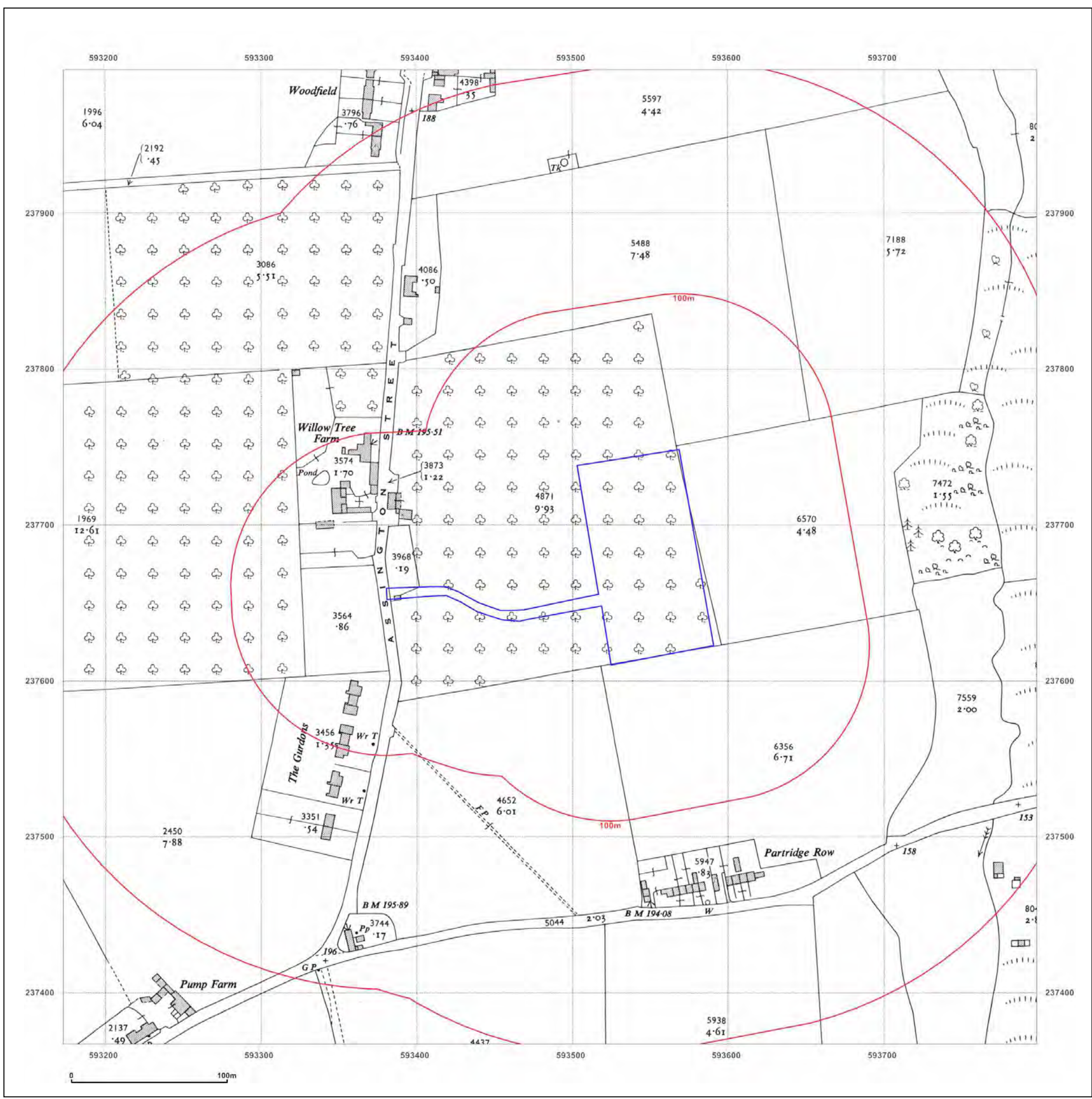


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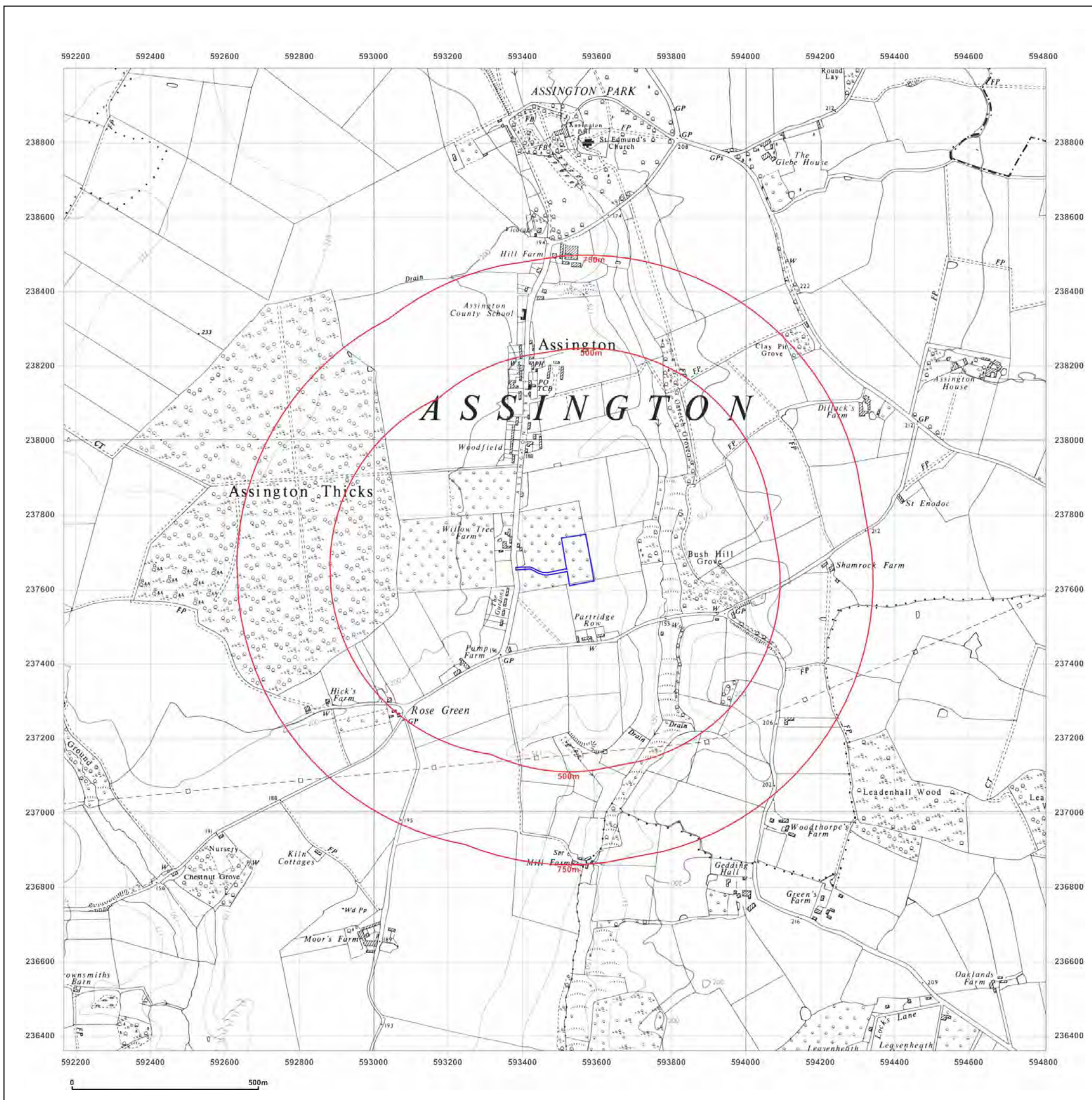


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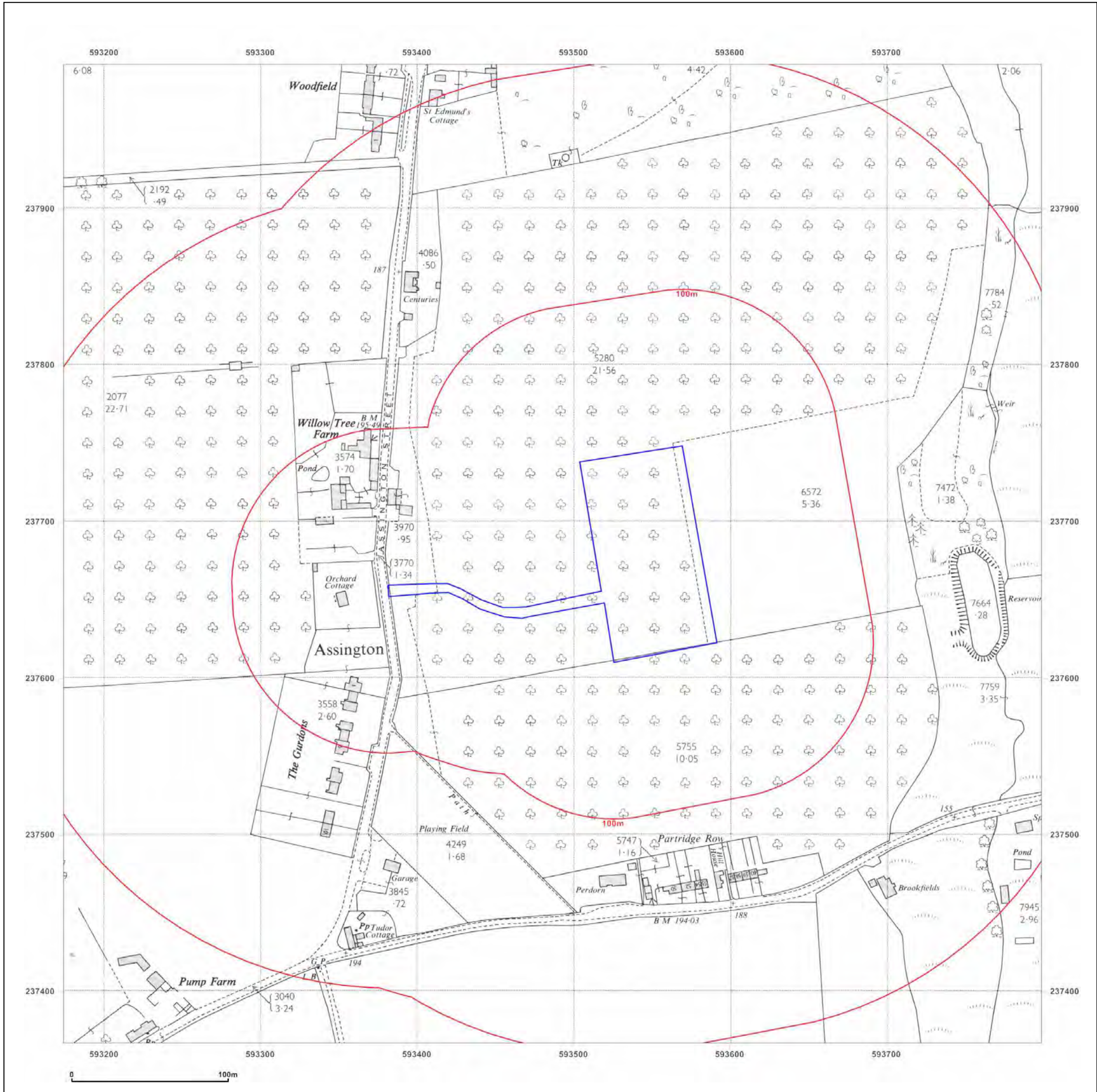


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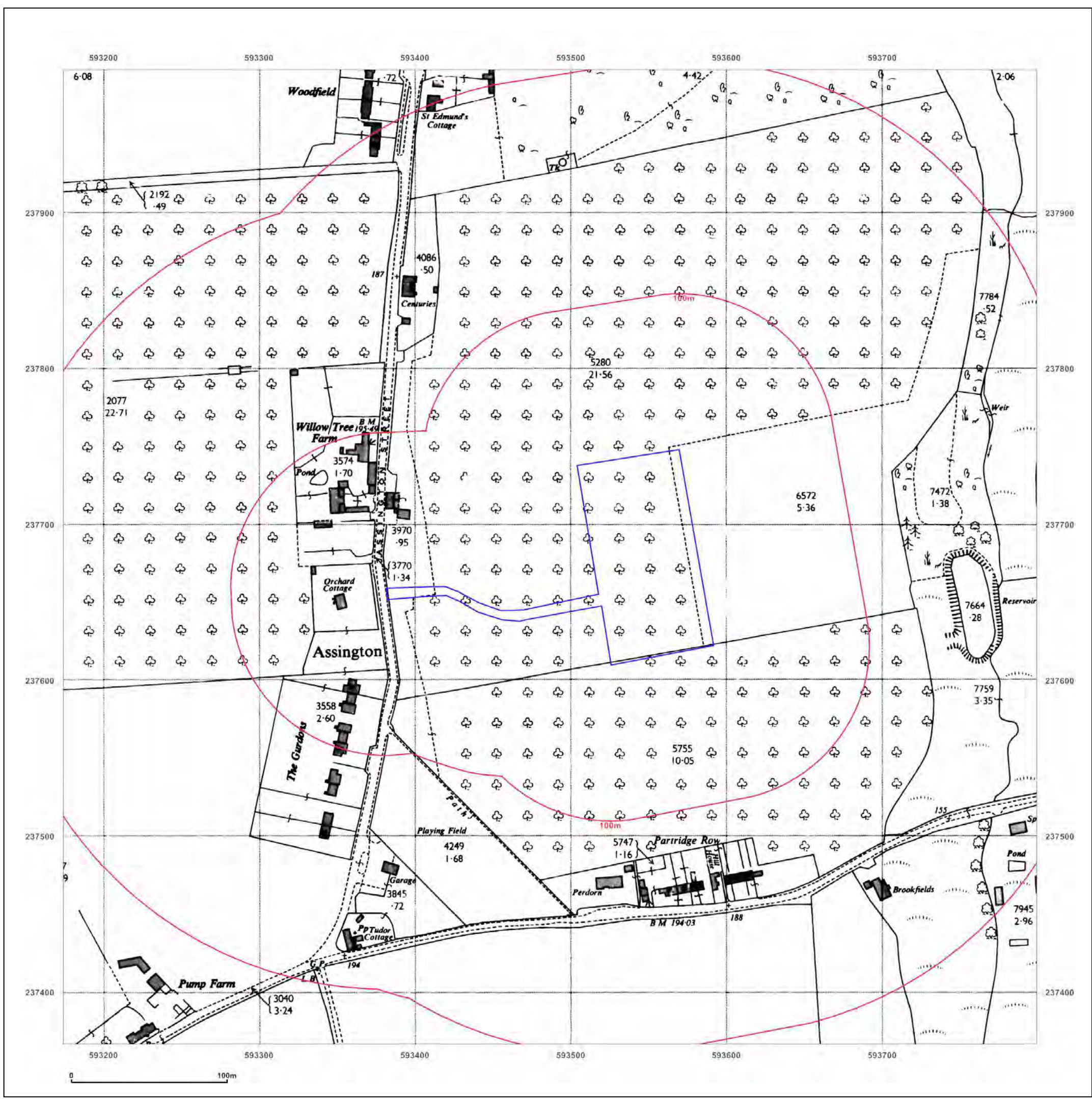


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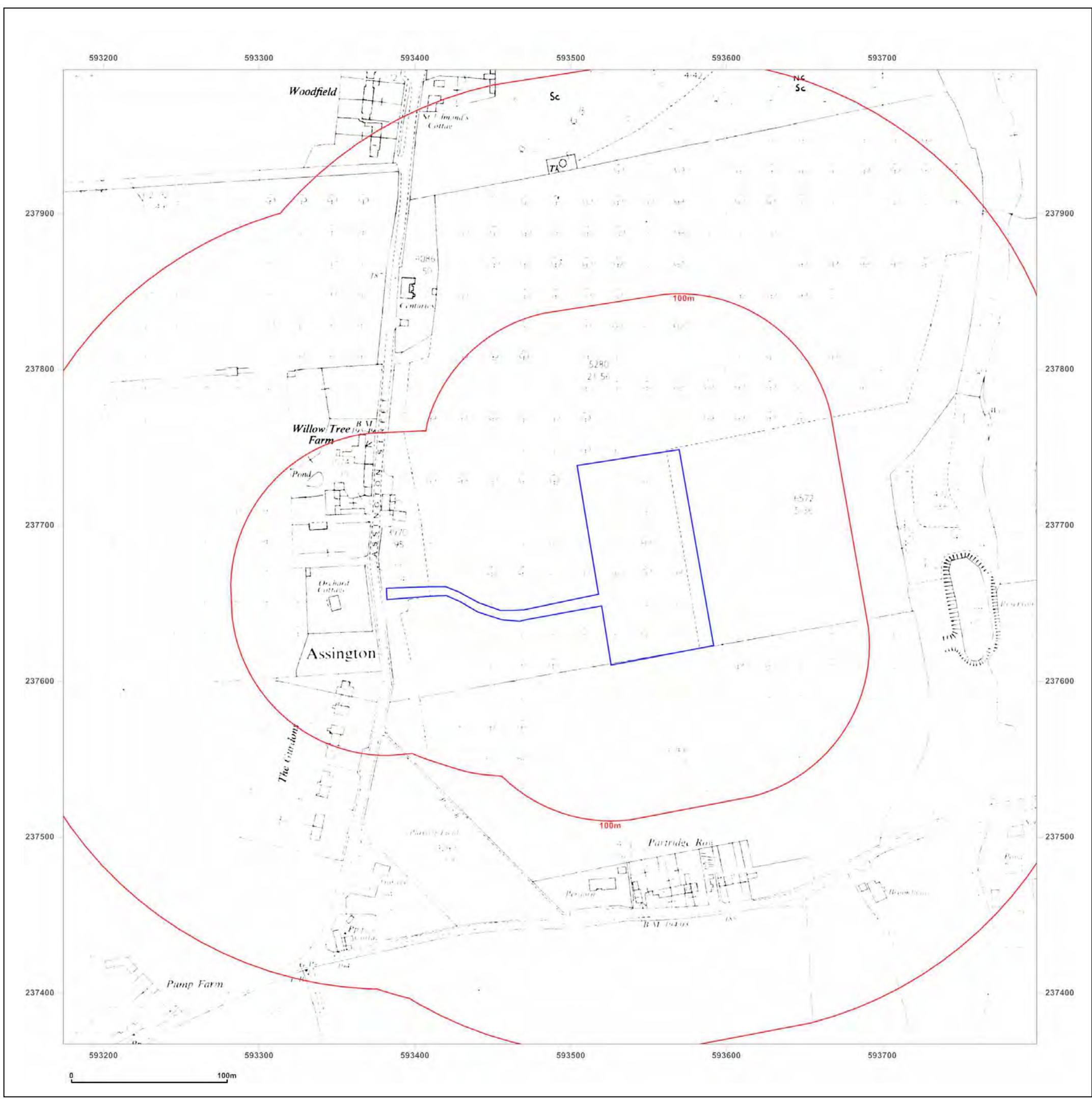


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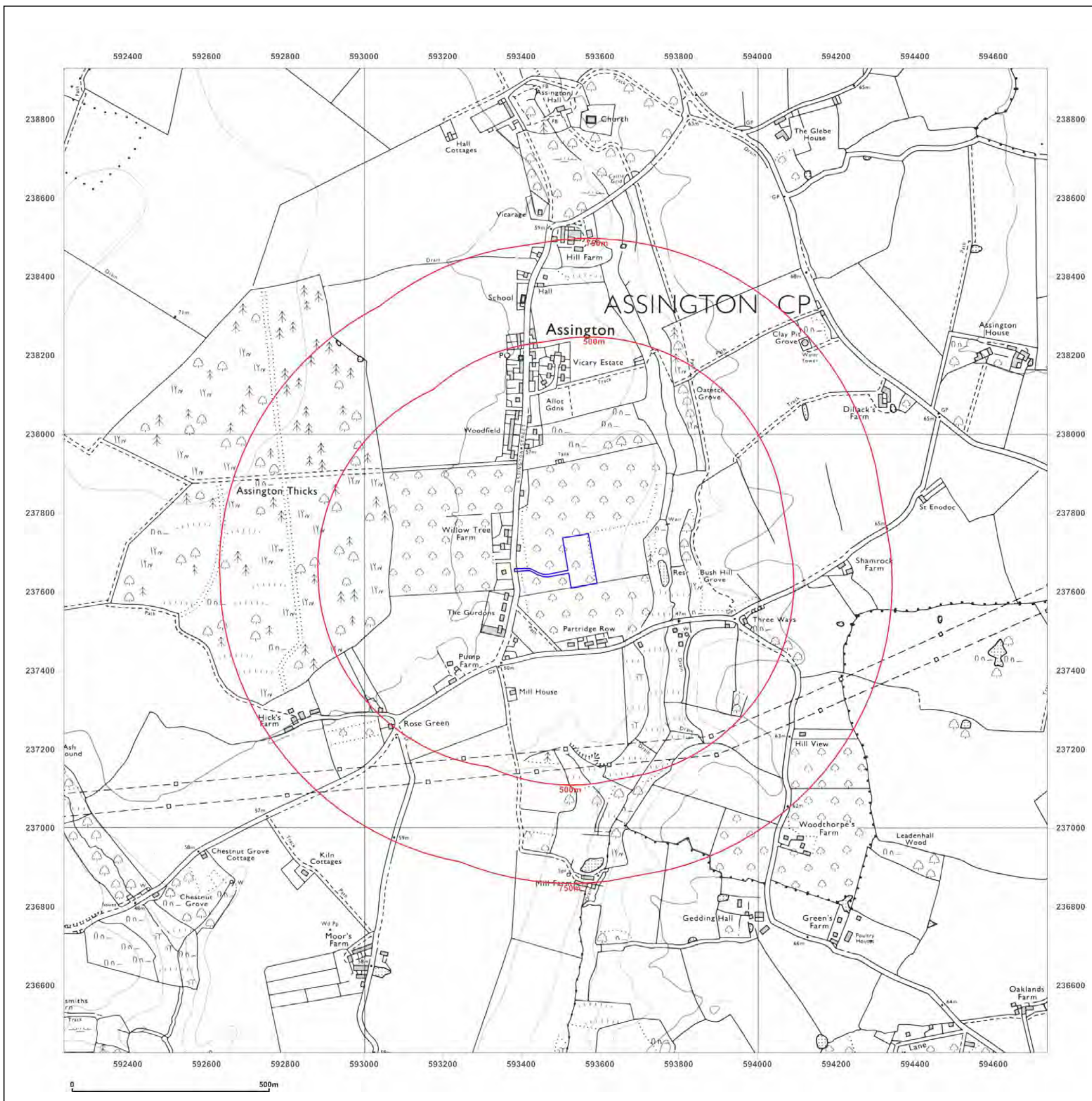


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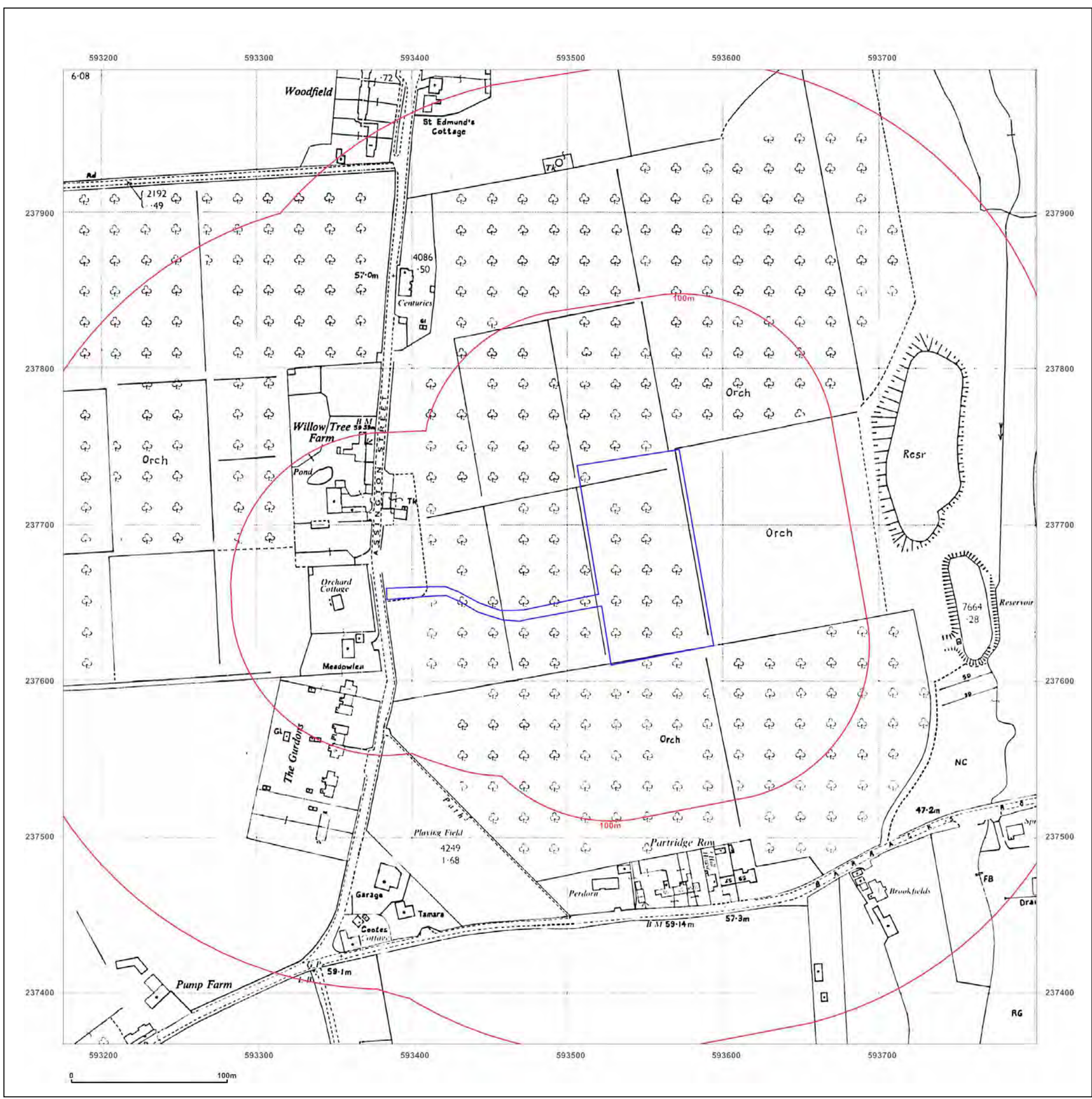


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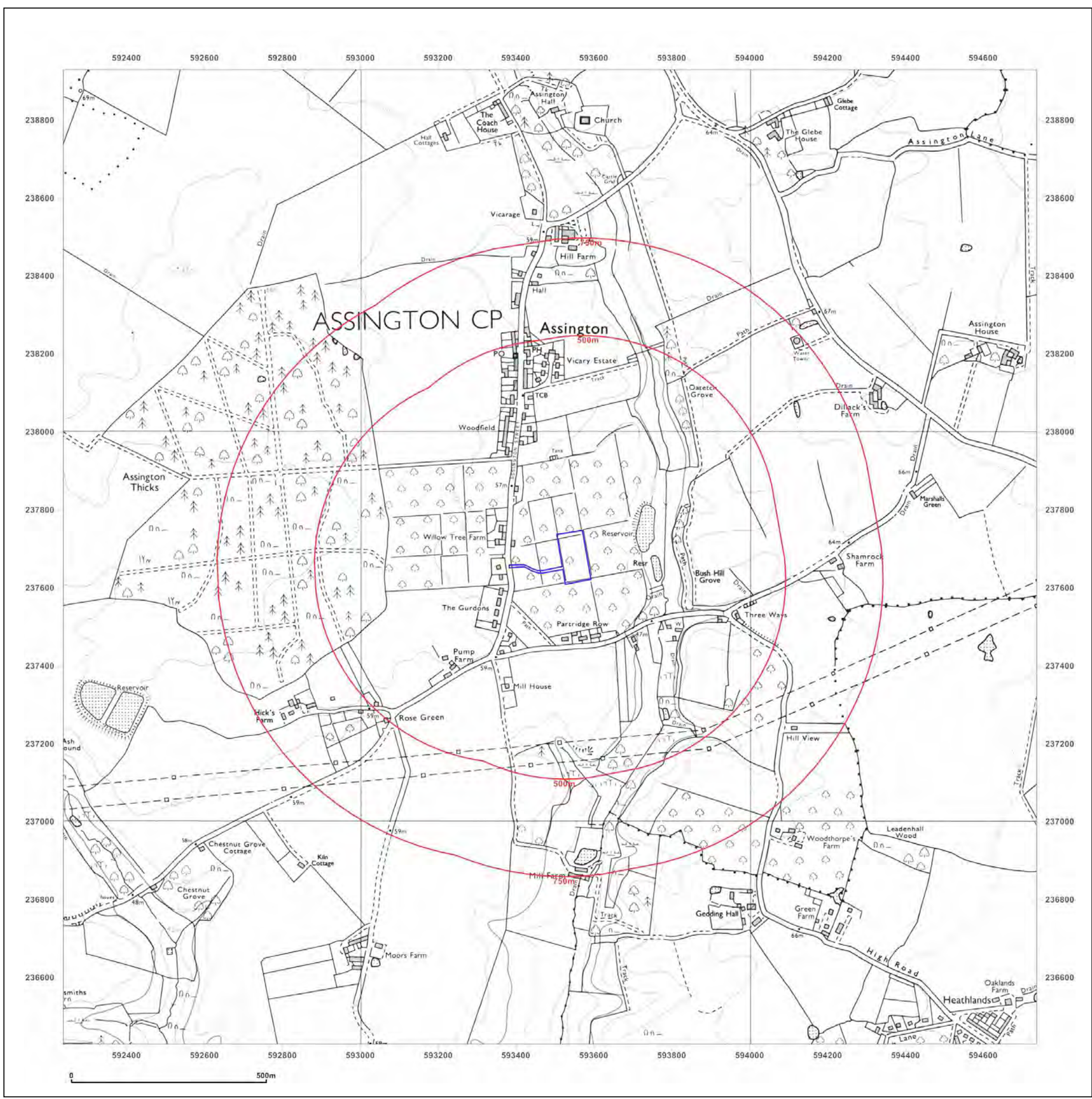


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Grid Ref: 593487, 237680

Map Name: National Grid

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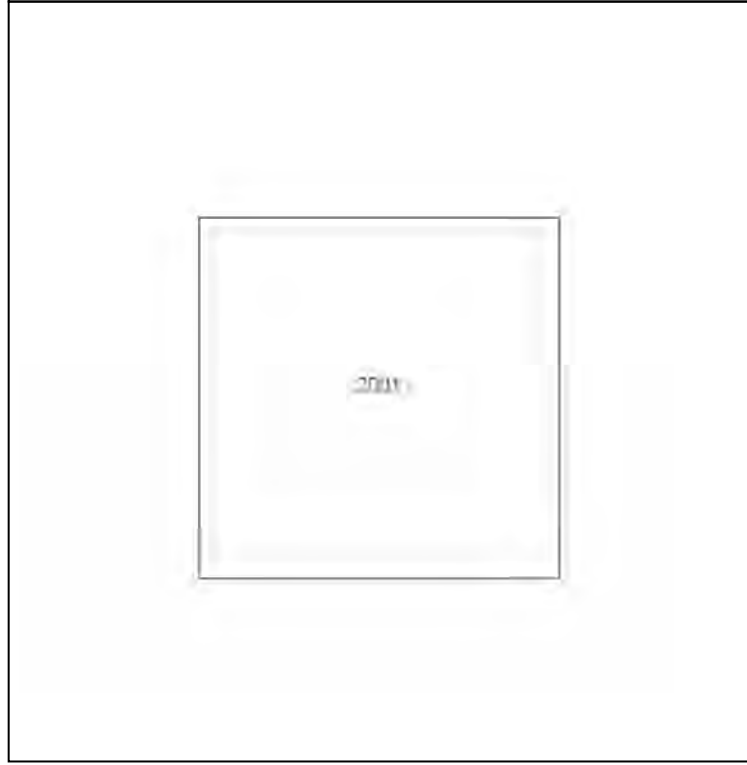
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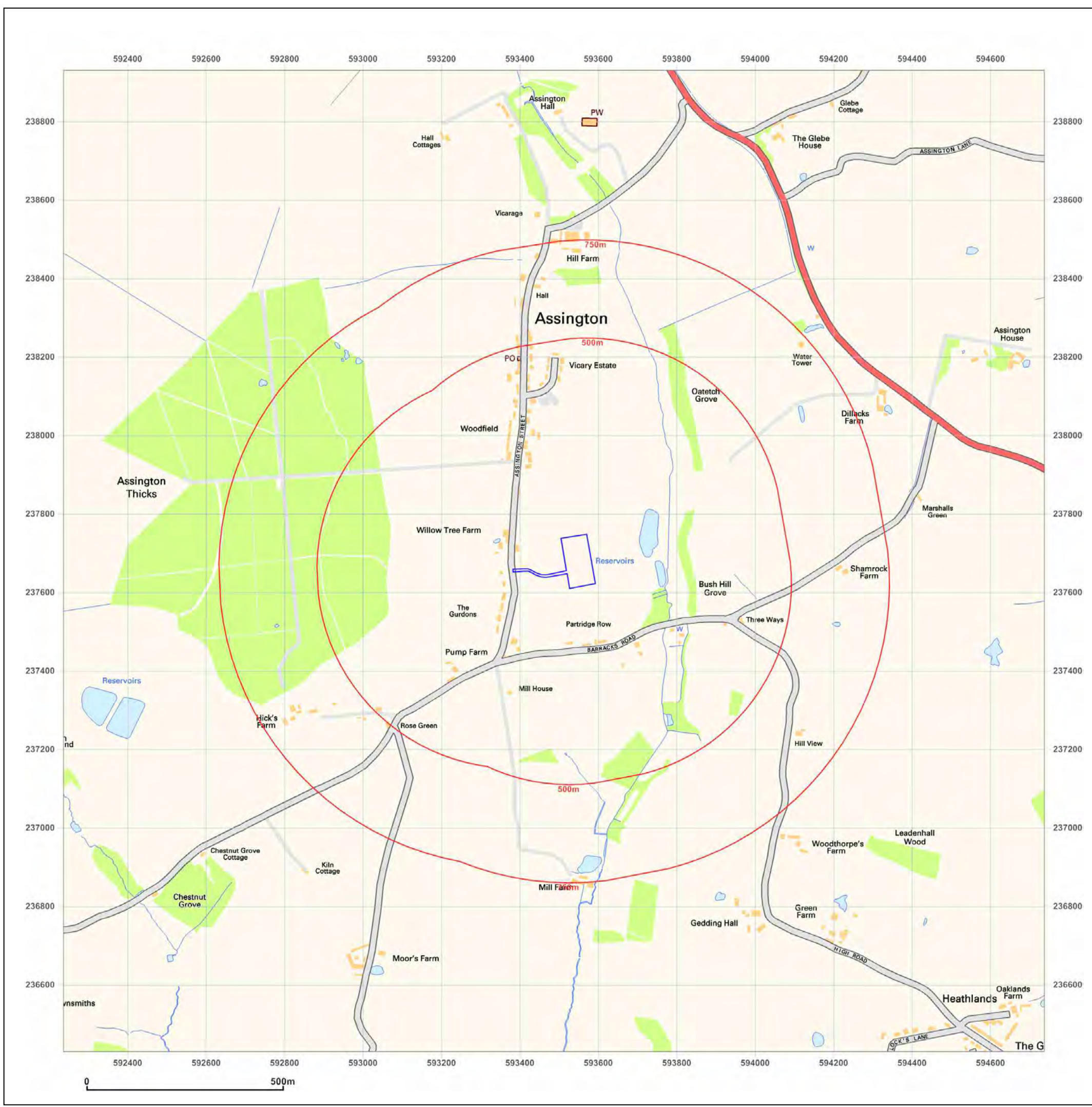


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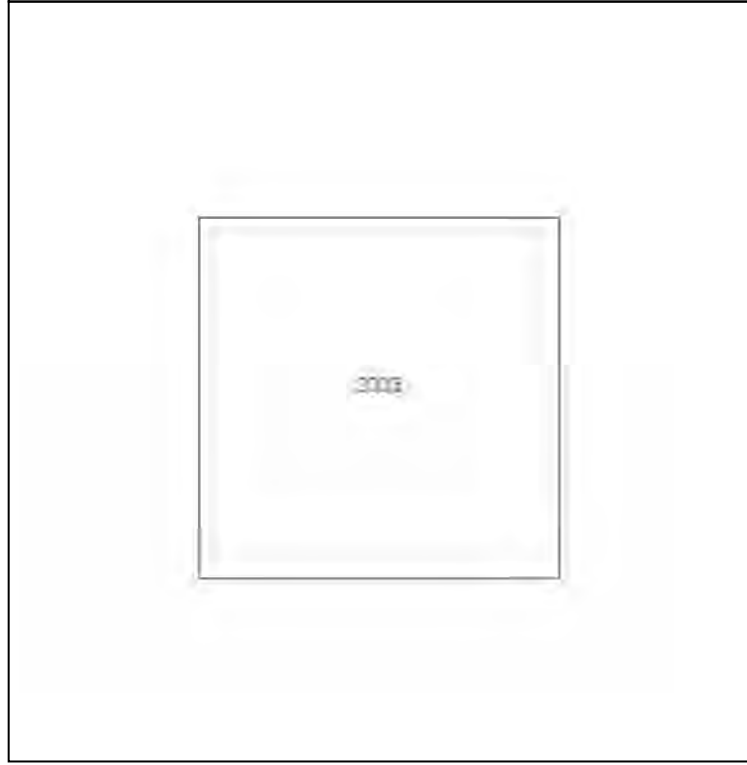
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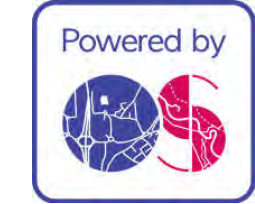
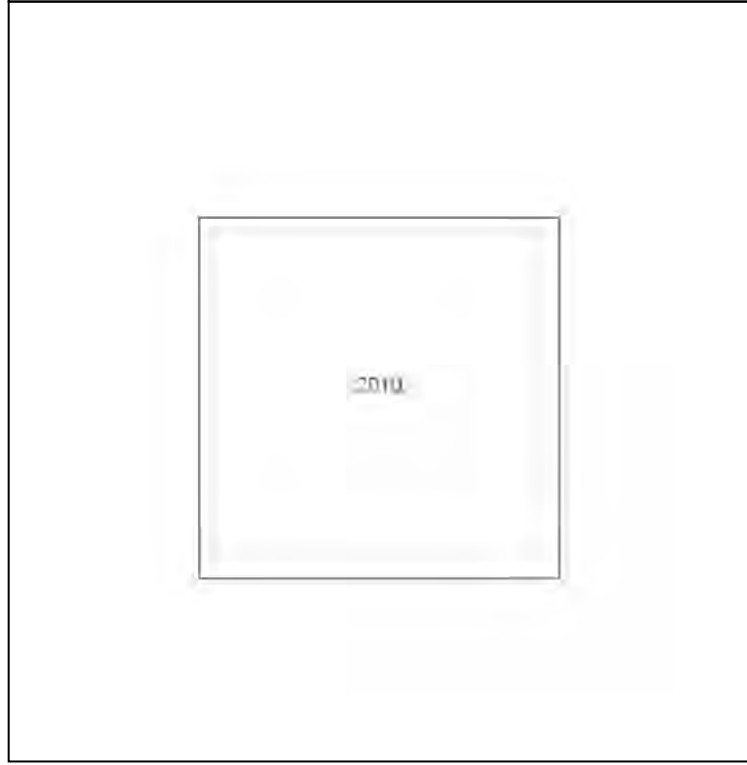
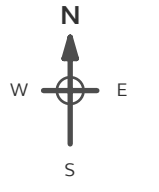
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Grid Ref: 593487, 237680

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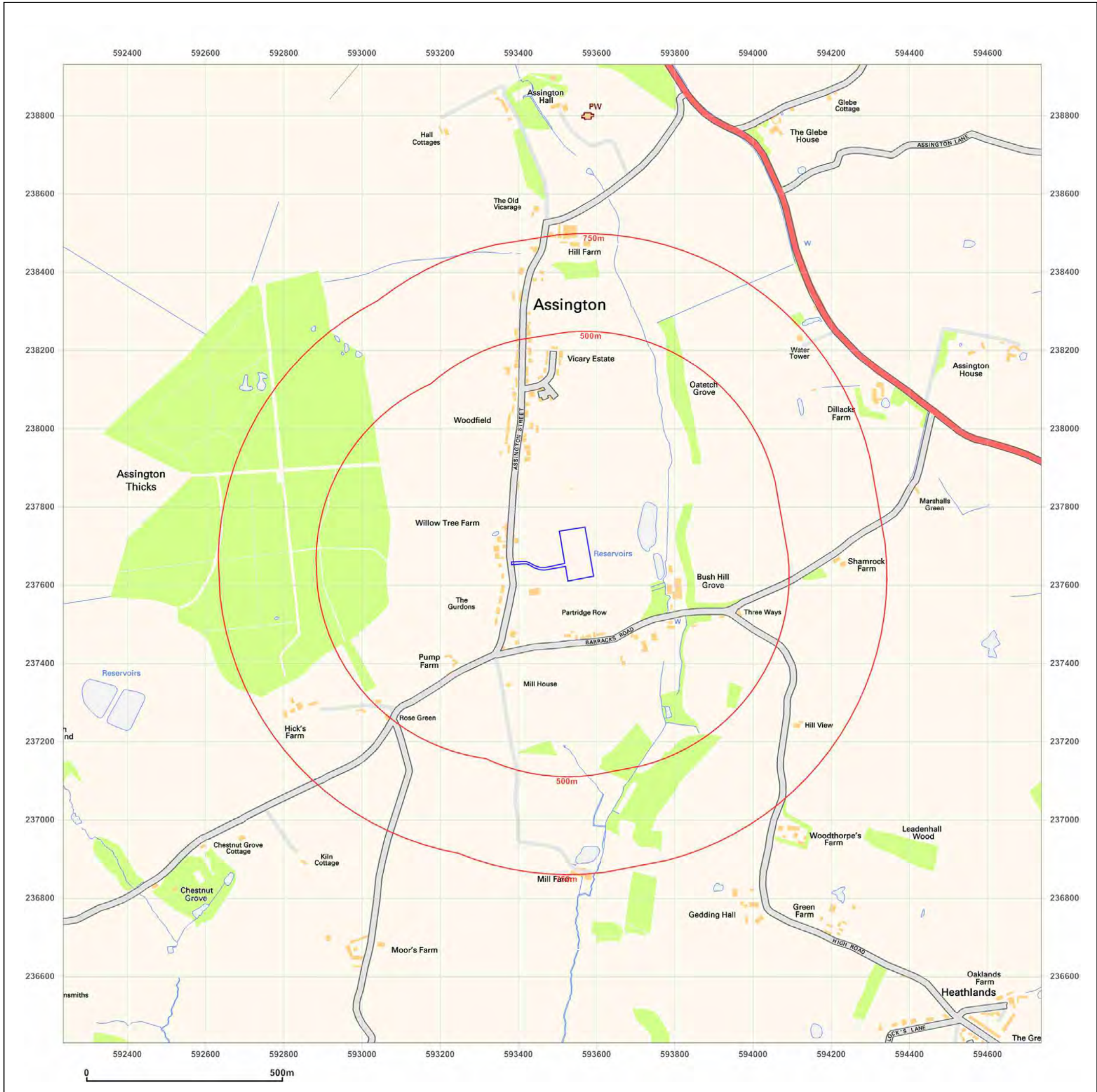


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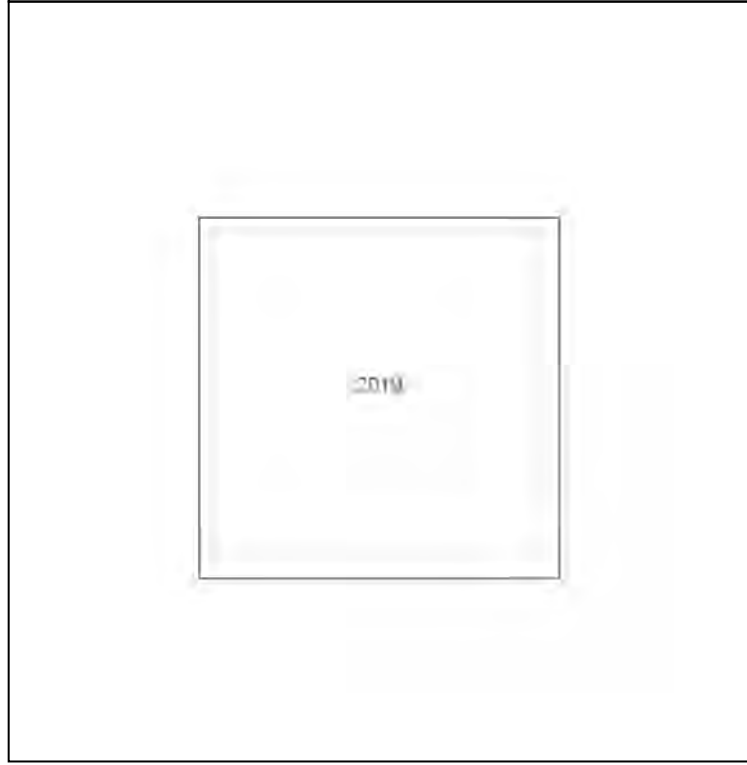
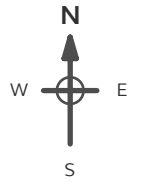
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Map Name: National Grid
Map date: 2019
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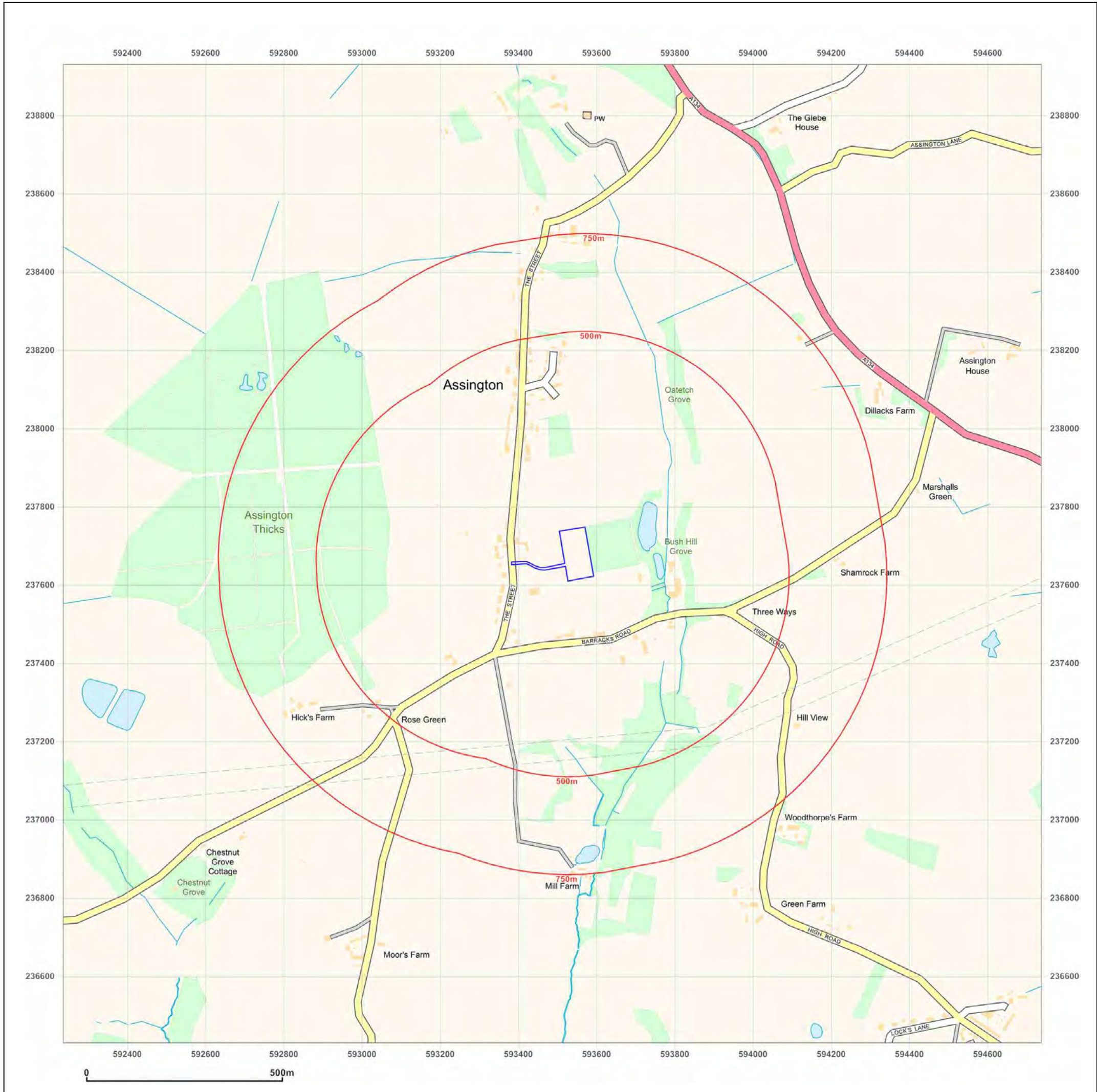
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Goldfinch Environmental Limited
19, Palmer Street,
Bury St Edmunds,
Suffolk, IP31 3BZ

Groundsure Reference: GS-2391-6252196

Your Reference: 0638-ds

Report Date 19 Aug 2019

Report Delivery Method: Email - pdf

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NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 09-Apr-2017
Grid Reference: 593549,237681
Site Size: 0.9489ha

Report Reference: GS-2391-6252196
Client Reference: 0638-ds

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Overview of Findings

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Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	6	12
1.2 Additional Information – Historical Tank Database	0	1	3	1
1.3 Additional Information – Historical Energy Features Database	0	0	0	0
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	2	0
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	0	5	8
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	1	3	4
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	4	0	0	0

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

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

Section 6: Hydrogeology and Hydrology	On-site	0-50m	51-250	251-500	501-1000	1000-2000
0-500m						
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site				Identified		
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site				Identified		
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	2	0	2	1
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	6	0	1	3
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	1	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	No
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	12	20	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

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

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	2
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	1	1	7
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	4
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	1	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	1
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	2	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

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

Section 10: Mining

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

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

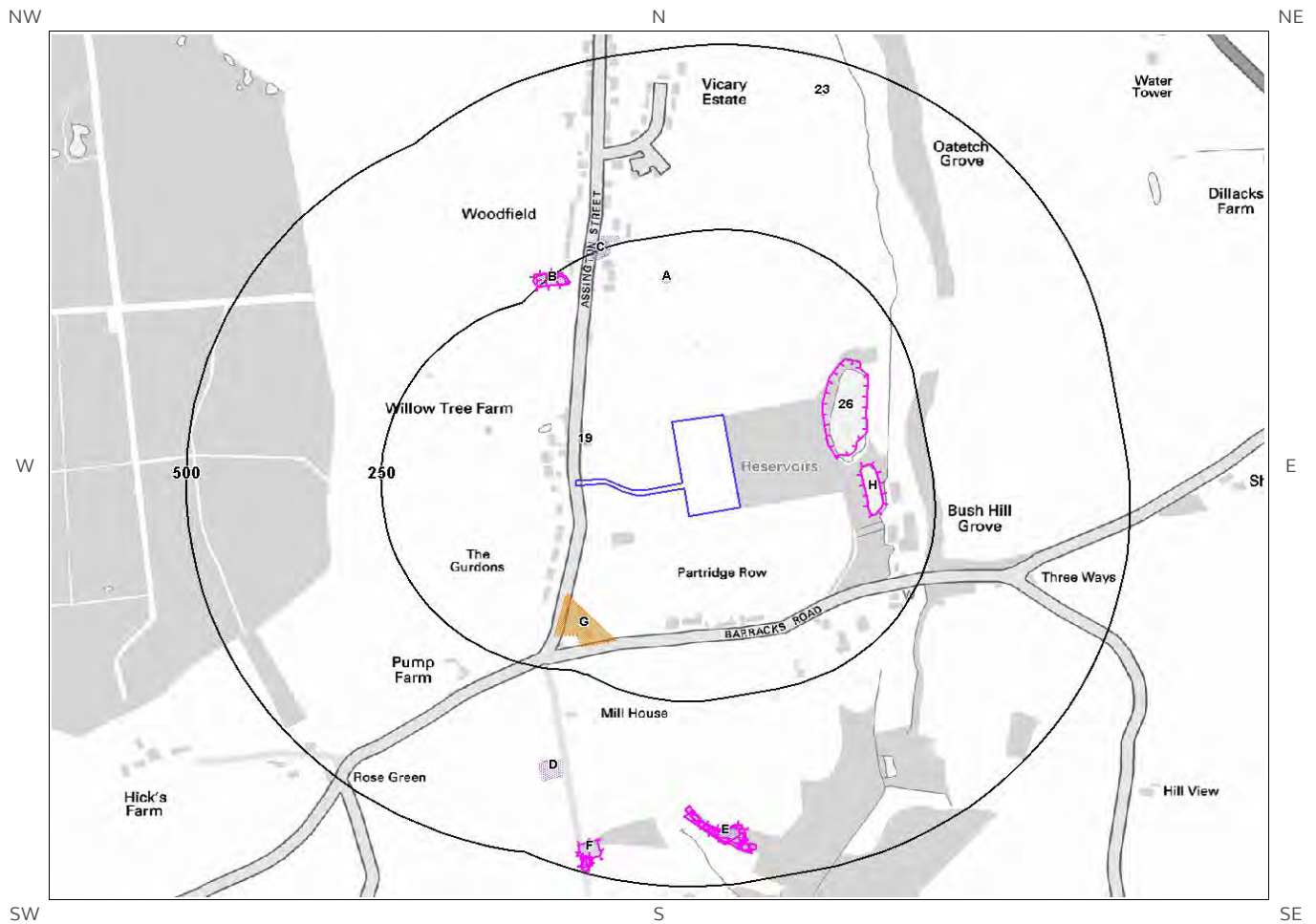
Note: Maps

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

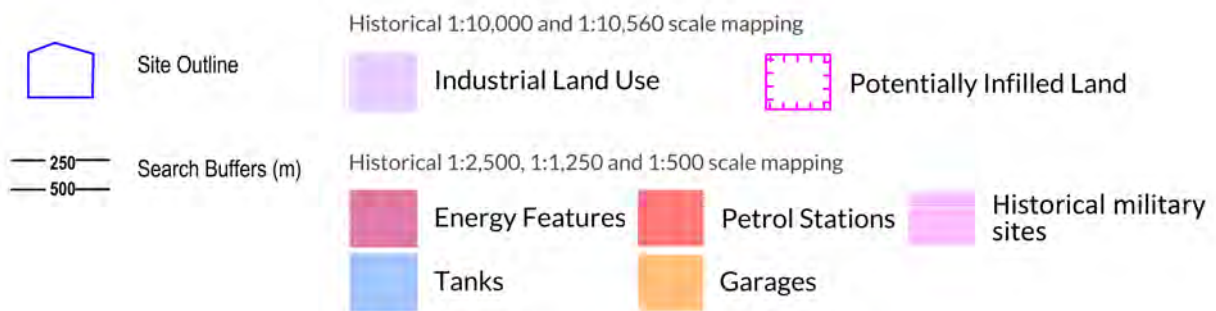
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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

1. Historical Land Use



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1. Historical Industrial Sites

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

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

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 18

ID	Distance [m]	Direction	Use	Date
1A	186	N	Unspecified Tank	1975
2A	186	N	Unspecified Tank	1987
3B	228	NW	Gravel Pit	1925
4B	231	NW	Gravel Pit	1902
5C	239	NW	Smithy	1902
6C	239	NW	Smithy	1885
7C	253	N	Smithy	1925
8D	367	SW	Disused Windmill	1925
9D	371	SW	Disused Windmill	1902
10D	371	SW	Corn Windmill	1885
11E	391	S	Unspecified Ground Workings	1975
12E	391	S	Unspecified Ground Workings	1958
13E	398	S	Unspecified Ground Workings	1925
14E	415	S	Unspecified Ground Workings	1987
15F	453	S	Gravel Pit	1885
16F	476	S	Gravel Pit	1925
17F	477	S	Unspecified Pit	1927
18F	478	S	Gravel Pit	1902

1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 500m of the search boundary: 5

ID	Distance (m)	Direction	Use	Date
19	49	N	Unspecified Tank	1986
20A	191	N	Unspecified Tank	1986
21A	191	N	Unspecified Tank	1955

22A	191	N	Unspecified Tank	1967
23	450	N	Unspecified Tank	1987

1.3 Additional Information – Historical Energy Features Database

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

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

Database searched and no data found.

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

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

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 2

ID	Distance (m)	Direction	Use	Date
24G	147	S	Garage	1967
25G	149	S	Garage	1986

1.6 Historical military sites

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

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

0

Database searched and no data found.

1.7 Potentially Infilled Land

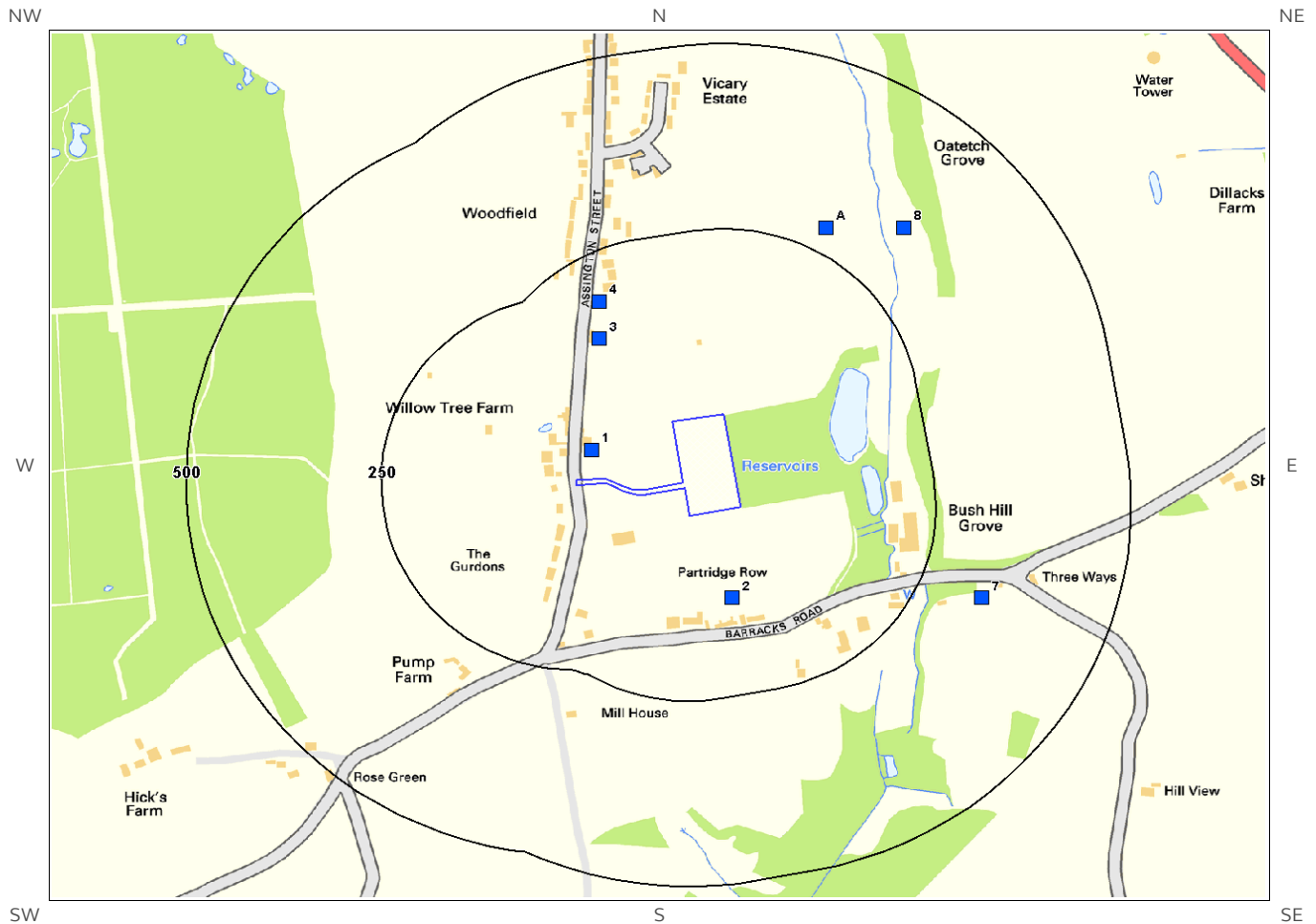
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site:

13

















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

ID	Distance(m)	Direction	Use	Date
26	125	E	Reservoir	1987
27H	161	E	Reservoir	1987
28H	161	E	Reservoir	1975
29B	228	NW	Gravel Pit	1925
30B	231	NW	Gravel Pit	1902
31E	391	S	Unspecified Ground Workings	1958
32E	391	S	Unspecified Ground Workings	1975
33E	398	S	Unspecified Ground Workings	1925
34E	415	S	Unspecified Ground Workings	1987
35F	453	S	Gravel Pit	1885
36F	476	S	Gravel Pit	1925
37F	477	S	Unspecified Pit	1927
38F	478	S	Gravel Pit	1902

2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|---|-------------------------------|---|--|---|---|
|  | Site Outline |  | Recorded Pollution Incident |  | RAS 3 & 4 Authorisations |
|  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |  | Part A(2) and Part B Authorised Processes |
|  | Dangerous Substances (List 2) |  | Water Industry Referrals |  | COMAH / NIHHS Sites |
|  | Search Buffers (m) |  | Licensed Discharge Consents |  | Sites Determined as Contaminated Land |
|  | 250 |  | Red List Discharge Consents |  | Hazardous Substance Consents and Enforcements |
|  | 500 | | | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

8

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

ID	Distance (m)	Direction	NGR	Details
1	40	N	593400 237700	Address: ST EDMUNDS, THE STREET, ASSINGTON, SUDBURY, SUFFOLK, CO10 5LW Effluent Type: UNSPECIFIED Permit Number: PR2LF705 Permit Version: 1 Receiving Water: Soakaway into land Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 06/11/1987 Effective Date: 06-Nov-1987 Revocation Date: 01/10/1996
2	119	S	593580 237500	Address: 55 THE BARRACKS, ASSINGTON, SUFFOLK Effluent Type: UNSPECIFIED Permit Number: PRELF00626 Permit Version: 1 Receiving Water: land Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 08/03/1989 Effective Date: 08-Mar-1989 Revocation Date: 01/10/1996
3	146	NW	593410 237850	Address: PLOT 2, ADJ TO ST EDMUNDS, THE STREET, ASSINGTON, COLCHESTER, ESSEX Effluent Type: UNSPECIFIED Permit Number: PR2LF728 Permit Version: 1 Receiving Water: Soakaway into land Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 04/12/1987 Effective Date: 04-Dec-1987 Revocation Date: 01/10/1996
4	187	NW	593410 237900	Address: PLOT 1, ADJ TO ST EDMUNDS, THE STREET, ASSINGTON, COLCHESTER, ESSEX Effluent Type: UNSPECIFIED Permit Number: PR2LF729 Permit Version: 1 Receiving Water: Soakaway into land Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 09/12/1987 Effective Date: 09-Dec-1987 Revocation Date: 01/10/1996
5A	283	NE	593700 238000	Address: STW AT ASSINGTON, SUFFOLK Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR2NFE03655 Permit Version: 1 Receiving Water: Assington Brook Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 29/09/1955 Effective Date: 29-Sep-1955 Revocation Date: 27/07/1995
6A	283	NE	593700 238000	Address: STW AT ASSINGTON, SUFFOLK Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR2NFE03655 Permit Version: 2 Receiving Water: Assington Brook Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 28/07/1995 Effective Date: 28-Jul-1995

ID	Distance (m)	Direction	NGR	Details	
Revocation Date: -					
7	332	E	593900 237500	Address: WOODSIDE, ASSINGTON, SUDBURY, SUFFOLK, CO10 4AB Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRENF01130 Permit Version: 1	Receiving Water: Trib Assington Brook Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 15/06/1989 Effective Date: 15-Jun-1989 Revocation Date: 19/03/1992
8	341	NE	593800 238000	Address: ASSINGTON VILLAGE, SUFFOLK Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR2NFE10364 Permit Version: 1	Receiving Water: Assington Brook Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 28/07/1964 Effective Date: 28-Jul-1964 Revocation Date: 05/03/1992

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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










Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site 0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

Database searched and no data found.

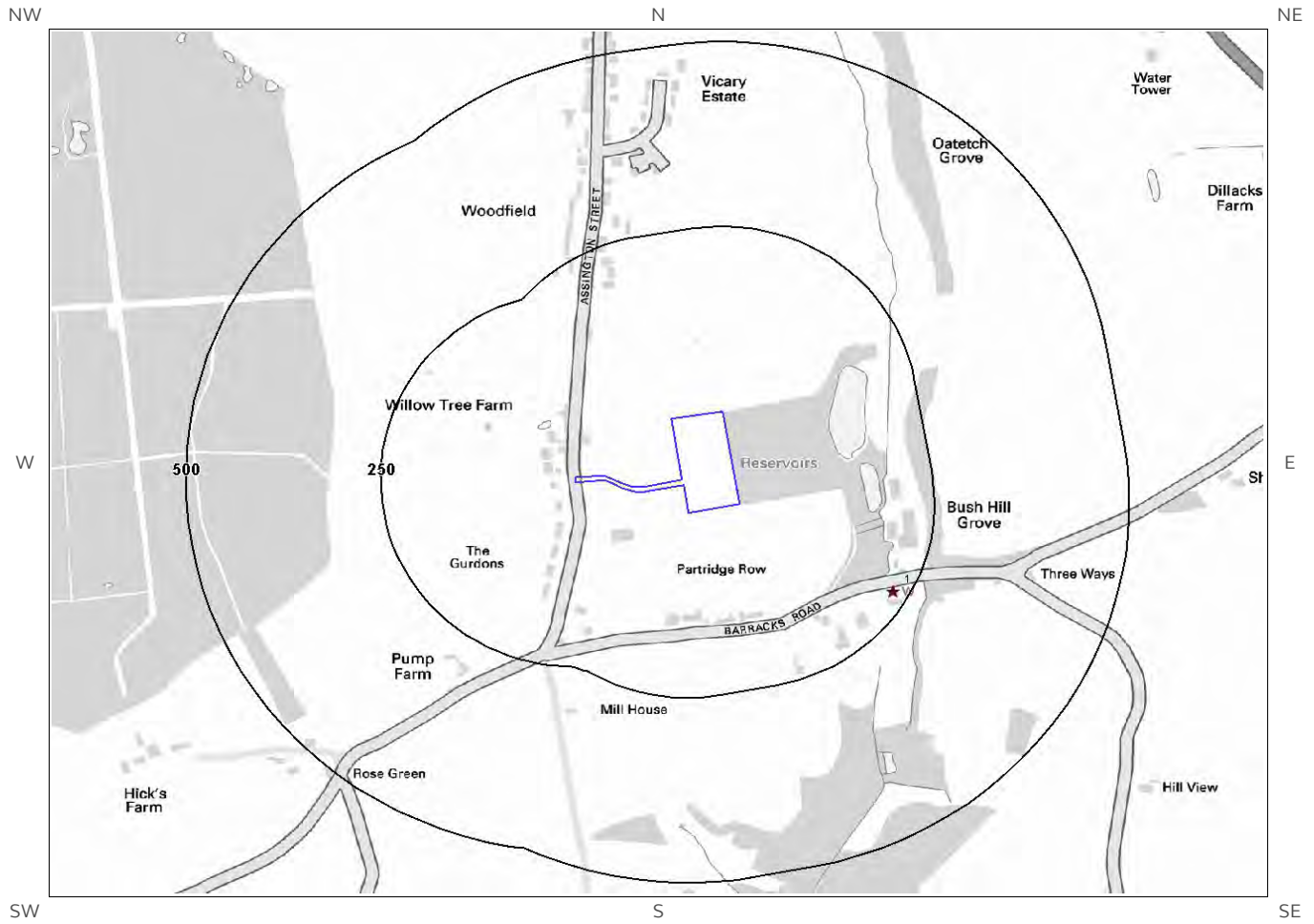
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

4

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
1A	222	SE	593749 237466	<p>Site Address: Carvan Dismantlers, Barracks Road, Assington, Sudbury, Suffolk, CO10 5LP</p> <p>Type: Vehicle Depollution Facility <5000 tps</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: STE155</p> <p>EPR reference: EA/EPR/BB3008LU/A001</p> <p>Operator: Day Stephen William</p> <p>Waste Management licence No: 401051</p> <p>Annual Tonnage: 4999.0</p> <p>Issue Date: 23/12/2013</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Carvan Dismantlers</p> <p>Correspondence Address: -</p>
2A	222	SE	593749 237466	<p>Site Address: Carvan Dismantlers, Barracks Road, Assington, Sudbury, Suffolk, CO10 5LP</p> <p>Type: Vehicle Depollution Facility <5000 tps</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ASS001</p> <p>EPR reference: EA/EPR/EB3800UW/T001</p> <p>Operator: Assington Autos Limited</p> <p>Waste Management licence No: 401051</p> <p>Annual Tonnage: 4999.0</p> <p>Issue Date: 23/12/2013</p> <p>Effective Date: 23/01/2017</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Carvan Dismantlers</p> <p>Correspondence Address: -</p>
3B	247	SE	593792 237478	<p>Site Address: Barrack Road, Assington, Colchester, Essex, CO6 5LP</p> <p>Type: Metal Recycling Site (Vehicle Dismantler)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SPR001</p> <p>EPR reference: -</p> <p>Operator: Springfield Autos</p> <p>Waste Management licence No: 70728</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 21/09/1990</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Springfield Autos</p> <p>Correspondence Address: Barrack Road, Assington, Colchester, Essex, CO6 5LP</p>
4B	247	SE	593792 237478	<p>Site Address: Land/ Premises At, Barrack Road, Assington, Sudbury, Suffolk, CO10 5LP</p> <p>Type: Metal Recycling Site (Vehicle Dismantler)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: RET013</p> <p>EPR reference: EA/EPR/PP3498VS/T001</p> <p>Operator: Rettendon Salvage Services Ltd</p> <p>Waste Management licence No: 70728</p> <p>Annual Tonnage: 4999.0</p> <p>Issue Date: 21/09/1990</p> <p>Effective Date: 22/11/2010</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: 12/07/2011</p> <p>Cancelled Date: -</p> <p>Status: Expired</p> <p>Site Name: Springfield Autos</p> <p>Correspondence Address: -</p>

4. Current Land Use Map



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

4. Current Land Uses

4.1 Current Industrial Data

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

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	229	SE	Assington Auto's Ltd	593787 237504	Springfields, Barracks Road, Assington, Sudbury, Suffolk, CO10 5LP	Scrap Metal Merchants	Recycling Services

4.2 Petrol and Fuel Sites

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

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
LOFT-XSV	LOWESTOFT FORMATION	SAND AND GRAVEL

5.3 Bedrock and Solid Geology

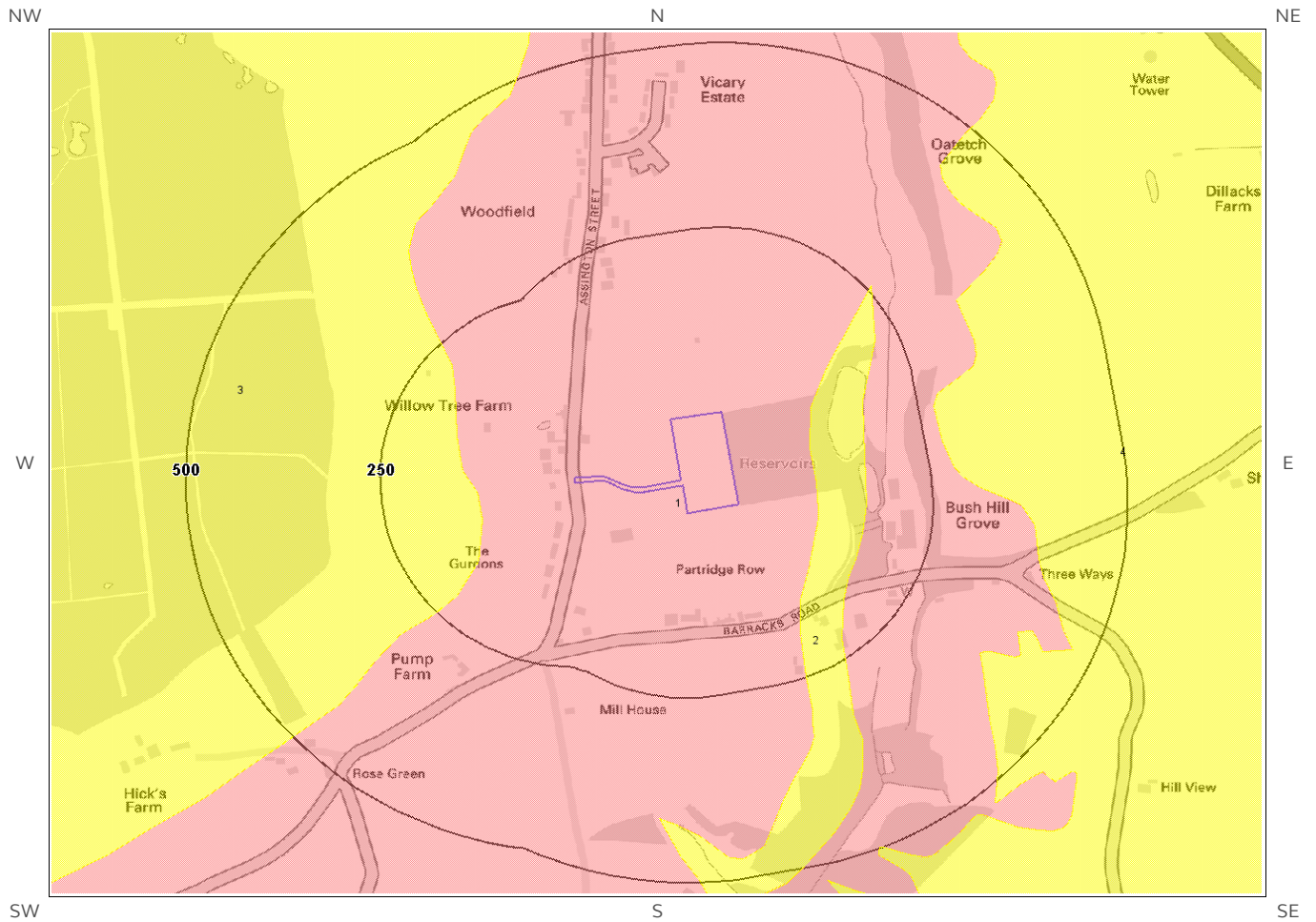
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LC-XCZS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

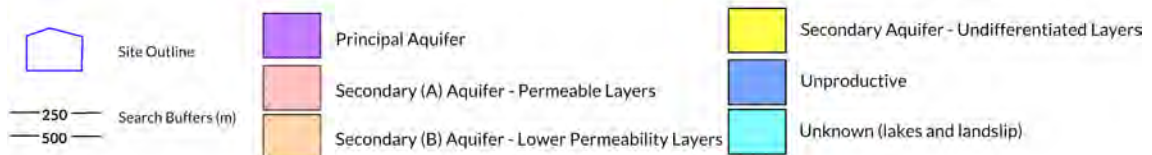
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



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6b. Aquifer Within Bedrock Geology and Abstraction Licences



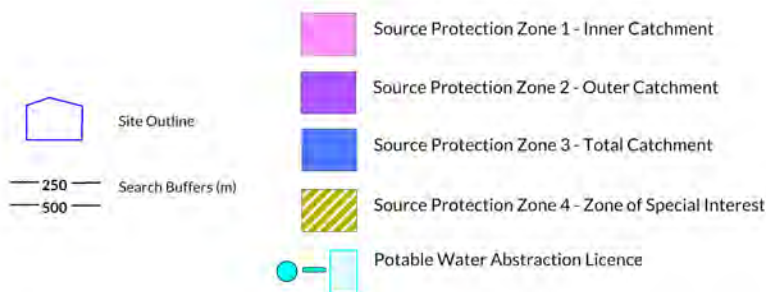
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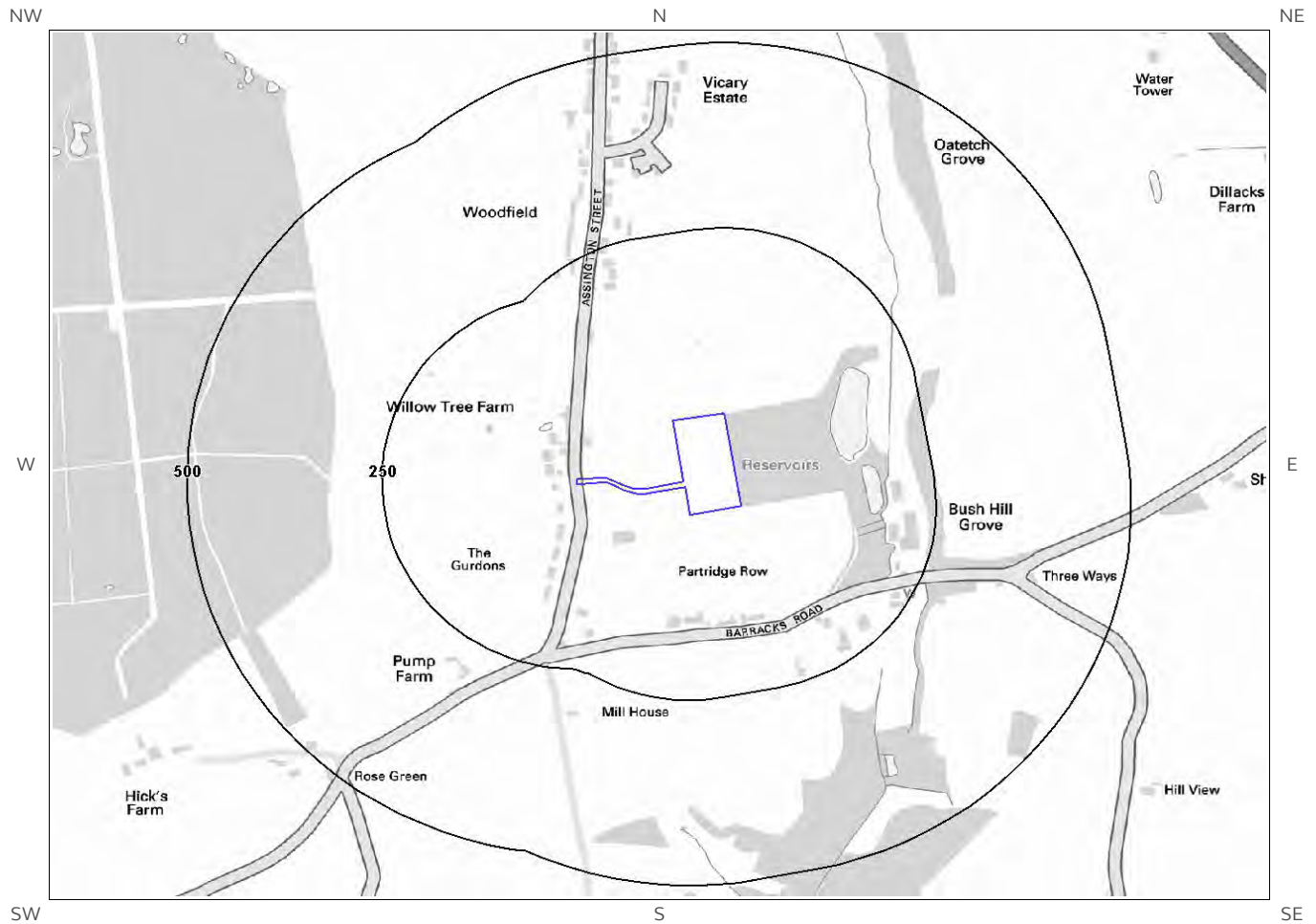
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



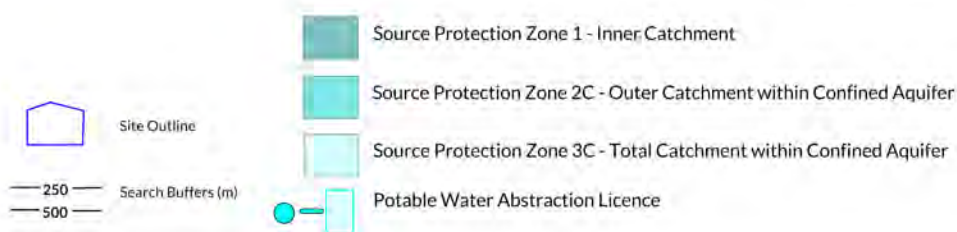
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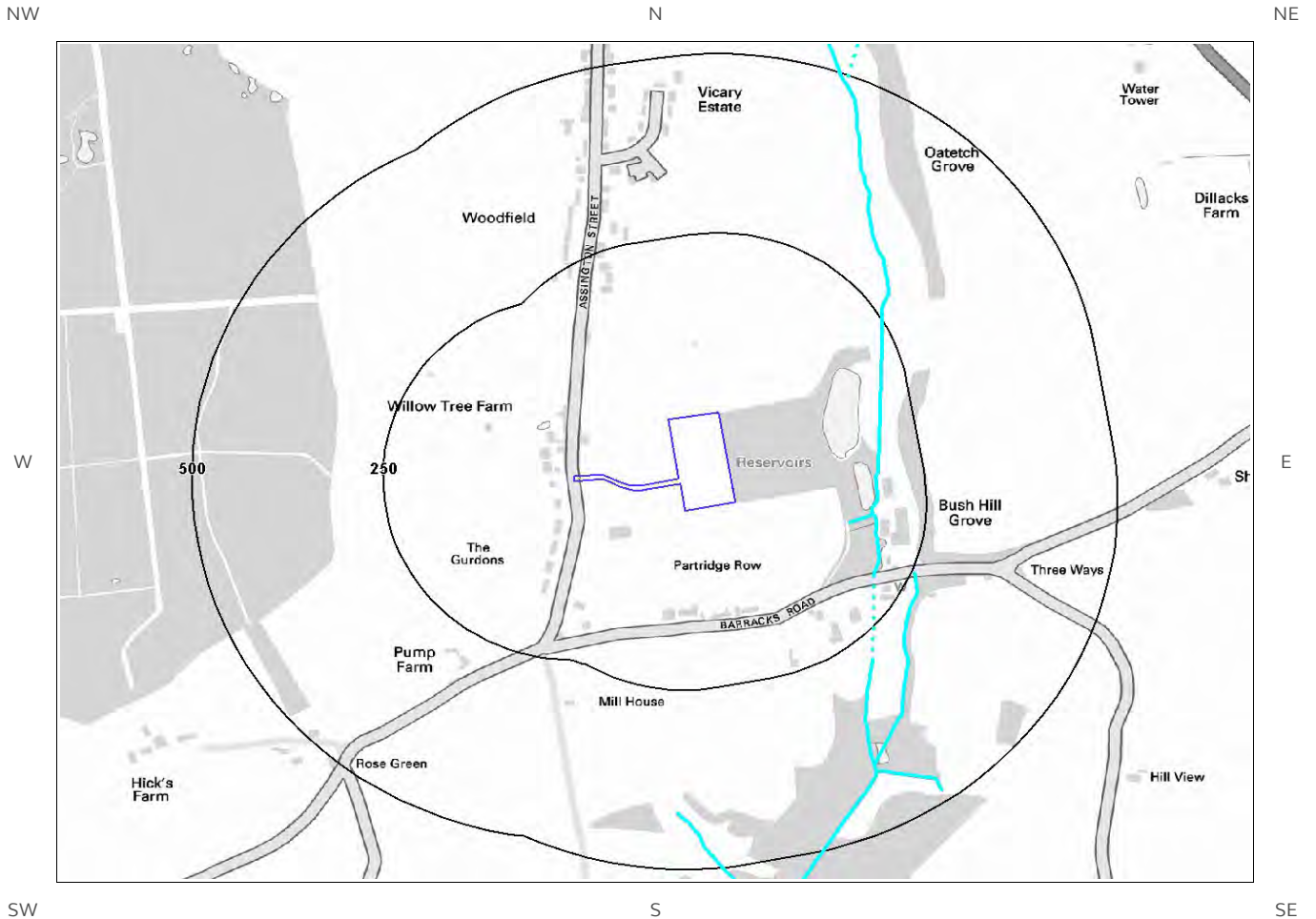
6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	102	E	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
3	126	W	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
4	270	E	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site

Identified

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

ID	Distance (m)	Direction	NGR	Details
2A	119	E	593699 237700	Status: Active Licence No: 8/36/15/*G/0143 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WILLOW TREE FARM, ASSINGTON Data Type: Point Name: Irrigation Partnership Annual Volume (m ³): 9,200 Max Daily Volume (m ³): 490 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 21/12/2015 Version End Date:
3A	120	E	593700 237700	Status: Historical Licence No: 8/36/15/*G/0143 Details: Spray Irrigation - Direct Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WILLOW TREE FARM, ASSINGTON Data Type: Point Name: Irrigation Partnership Annual Volume (m ³): 18,200 Max Daily Volume (m ³): 490 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 08/04/2011 Version End Date:
Not shown	655	N	593500 238400	Status: Historical Licence No: 8/36/15/*G/0057 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: HILL FARM, ASSINGTON. Data Type: Point Name: BROOKS Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 01/03/1966 Version End Date:
Not shown	995	E	594500 238100	Status: Historical Licence No: 8/36/16/*G/0008 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: ASSINGTON HSE FM, ASSINGTON. Data Type: Point Name: HARRIS Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 01/02/1968 Version End Date:
Not shown	1826	NW	592400 239200	Status: Historical Licence No: 8/36/15/*G/0028 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: EAST FARM, ASSINGTON. Data Type: Point Name: MILNER Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 01/08/1982 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

Identified

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

ID	Distance (m)	Direction	NGR	Details
7B	111	E	593700	Status: Historical Annual Volume (m ³): -

ID	Distance (m)	Direction	NGR	Details
			237600	<p>Licence No: 8/36/15/*S/0004 Details: Spray Irrigation - Anti Frost Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: WILLOW TREE FARM, ASSINGTON Data Type: Point Name: WILLOW TREE FARM</p> <p>Max Daily Volume (m³): - Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1996 Version End Date:</p>
8B	111	E	593700 237600	<p>Status: Historical Licence No: 8/36/15/*S/0004 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: WILLOW TREE FARM, ASSINGTON Data Type: Point Name: WILLOW TREE FARM</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1996 Version End Date:</p>
9B	111	E	593700 237600	<p>Status: Historical Licence No: 8/36/15/*S/0004 Details: Spray Irrigation - Direct Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RESERVOIR ON ASSINGTON BROOK, WILLOW TREE FARM, ASSINGTON Data Type: Point Name: WILLOW TREE FARM</p> <p>Annual Volume (m³): 18,220 Max Daily Volume (m³): 437 Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/06/2005 Version End Date:</p>
10B	111	E	593700 237600	<p>Status: Historical Licence No: 8/36/15/*S/0140 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: WILLOW TREE FARM, ASSINGTON Data Type: Point Name: WILLOW TREE FARM</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 01/11/1983 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1996 Version End Date:</p>
11B	111	E	593700 237600	<p>Status: Historical Licence No: 8/36/15/*S/0004 Details: Spray Irrigation - Anti Frost Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RESERVOIR ON ASSINGTON BROOK, WILLOW TREE FARM, ASSINGTON Data Type: Point Name: WILLOW TREE FARM</p> <p>Annual Volume (m³): 18,220 Max Daily Volume (m³): 437 Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/06/2005 Version End Date:</p>
12B	111	E	593700 237600	<p>Status: Active Licence No: 8/36/15/*S/0140 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: RESERVOIR ON ASSINGTON BROOK, WILLOW TREE FARM, ASSINGTON Data Type: Point Name: WILLOW TREE FARM</p> <p>Annual Volume (m³): 18,200 Max Daily Volume (m³): 18,200 Application No: - Original Start Date: 01/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 07/06/2005 Version End Date:</p>
Not shown	714	S	593600 236900	<p>Status: Active Licence No: 8/36/15/*S/0078 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: MILL FARM, ASSINGTON Data Type: Point Name: COWLIN</p> <p>Annual Volume (m³): 9,100 Max Daily Volume (m³): 9,100 Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 27/10/2005 Version End Date:</p>
Not shown	1298	SW	592500 236700	<p>Status: Active Licence No: 8/36/15/*S/0156 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: TRIBUTARY OF RIVER STOUR Data Type: Point Name: HODGE</p> <p>Annual Volume (m³): 54,600 Max Daily Volume (m³): 2,500 Application No: - Original Start Date: 01/09/1989 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1995 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1516	S	593400 236100	Status: Historical Licence No: 8/36/15/*S/0101 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: ORCHARD FARM, LEAVENHEATH Data Type: Point Name: IRVING	Annual Volume (m ³): 31,800 Max Daily Volume (m ³): 31,800 Application No: - Original Start Date: 01/10/1966 Expiry Date: - Issue No: 100 Version Start Date: 07/11/2002 Version End Date:
Not shown	1615	S	593400 236000	Status: Active Licence No: 8/36/15/*S/0128 Details: Spray Irrigation - Storage Direct Source: SURFACE WATER SOURCE OF SUPPLY Point: KILNGROUND GROVE, ASSINGTON Data Type: Point Name: HODGE	Annual Volume (m ³): 40,900 Max Daily Volume (m ³): 1,310 Application No: - Original Start Date: 01/04/1976 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1993 Version End Date:

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site Identified

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

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

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site None identified

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

6.9 River Quality

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

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Ordnance Survey MasterMap Water Network

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

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

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

ID	Distance/Direction	Name	Type of Watercourse	Additional Details
1	151 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	151 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				Average Width in Watercourse Section (m): Not Provided
2	179 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
16	179 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
3	182 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
17	182 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
4	204 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
18	204 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
5	205 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
19	205 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
6	207 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
20	207 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
7	255 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
21	255 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
8	283 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
22	283 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
9	371 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	371 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
10	409 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	409 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
11	419 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
12	419 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	419 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	419 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	420 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	420 S	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
14	453	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	SE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	453 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	487 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
16	487 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	487 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	487 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Stour Anglian Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

6.11 Surface Water Features

Surface water features within 250m of the study site

Identified

The following surface water records are not represented on mapping:

Distance (m)	Direction
130	E
151	E
154	E
159	E
182	E
182	E
186	E

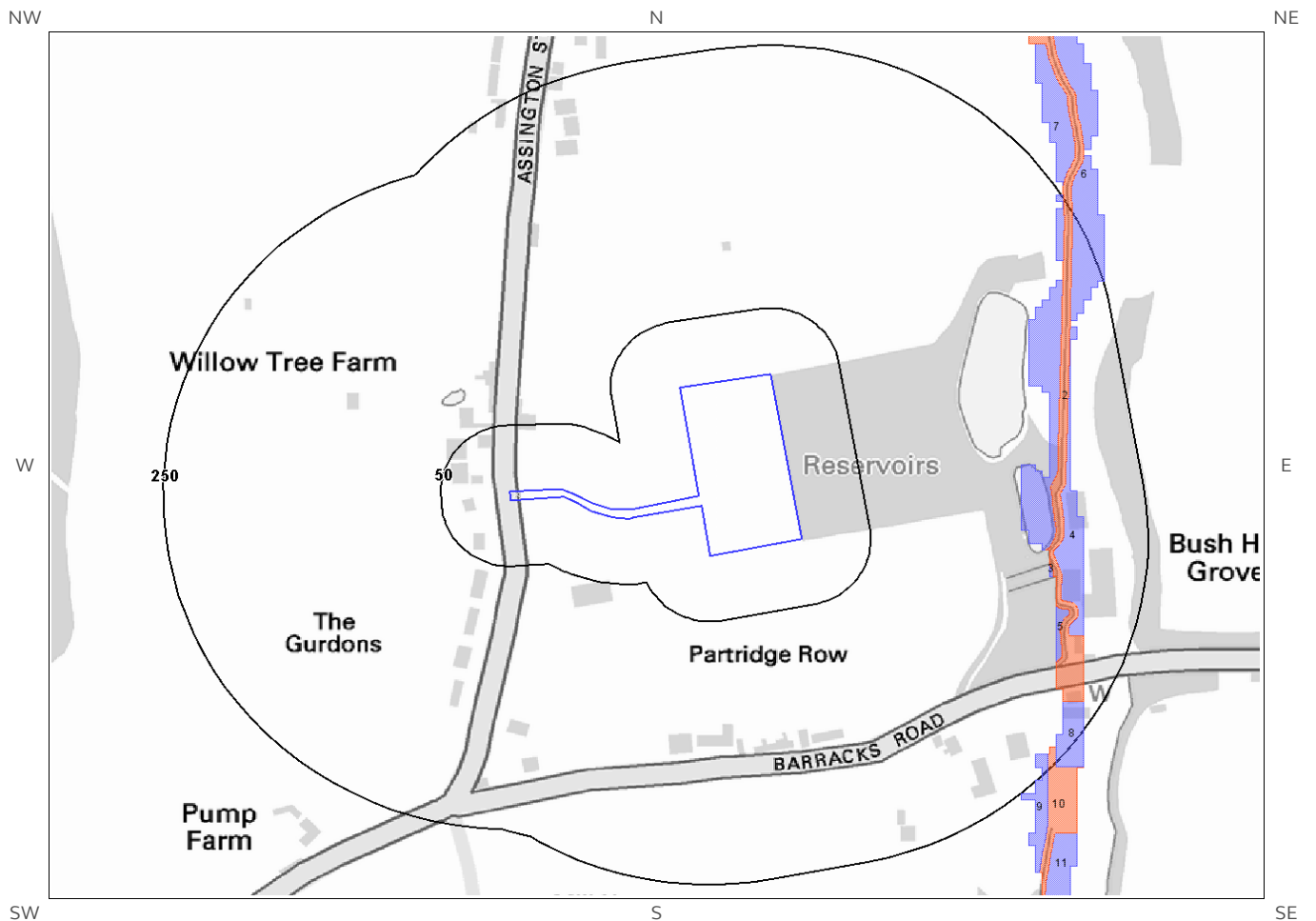
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



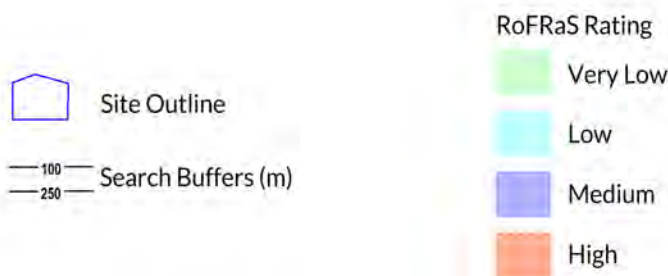
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1A	158	E	20-Jun-2019	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1A	158	E	20-Jun-2019	Zone 3 - (Fluvial Models)

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

Highest risk of flooding onsite Very Low

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

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

7.4 Flood Defences

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

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

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

Clearwater Flooding or Superficial Deposits Flooding Superficial Deposits Flooding

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

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

Potential below Surface

Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result High

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

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

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

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

2

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

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1216	S	Arger Fen	Natural England
Not shown	1735	S	Arger Fen	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

9

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
11	318	W	ASSINGTON THICKS	Ancient Replanted Woodland
12	953	SE	UNKNOWN	Ancient and Semi-Natural Woodland
13	1240	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1337	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1733	W	MUMFORDS/LORDS WOODS	Ancient Replanted Woodland
Not shown	1813	W	MUMFORDS/LORDS WOODS	Ancient and Semi-Natural Woodland
Not shown	1816	NW	MUMFORDS/LORDS WOODS	Ancient and Semi-Natural Woodland
Not shown	1817	S	ARGER FEN/SPOUSES GROVE	Ancient Replanted Woodland
Not shown	1853	S	ARGER FEN/SPOUSES GROVE	Ancient and Semi-Natural Woodland

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

4

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
3	1325	SW	Tiger Hill	Natural England
Not shown	1712	S	Tiger Hill	Natural England
Not shown	1809	S	Tiger Hill	Natural England
Not shown	1817	S	Arger Fen	Natural England

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	ESA Name	Data Source
10	170	S	Suffolk River Valleys	Natural England

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

1

The following Area of Outstanding Natural Beauty (AONB) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	AONB/NSA Name	Data Source
Not shown	1053	S	Dedham Vale	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NVZ Name	Data Source
7	0	On Site	Existing	DEFRA
8	0	On Site	Existing	DEFRA

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

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

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

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

Hazard
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

9.1.2 Landslides

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

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

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

9.1.3 Soluble Rocks

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

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

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

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

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Negligible

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

Hazard

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

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

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

Hazard

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

9.1.6 Running Sand

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

Very Low

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

Hazard

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

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

9.2 Radon

9.2.1 Radon Affected Areas

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

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

9.2.2 Radon Protection

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

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

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

None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

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

Environment Agency

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Public Health England

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England



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