



Development Site Screening Report

Wychwood, Hill Farm Lane, Chelmondiston, IPSWICH, Suffolk, IP9 1JU

28 November 2023

Report prepared for:
Robert Pearce

Report Reference:
326578713

Client Reference:
wychwood_LDS

National Grid Reference
620710 237320

Report Summary

1. Land Use

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

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

2. Planning

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

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

3. Ownership

How many registered titles are within the site boundary? 3

4. Development Constraints

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

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

5. Local Information

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

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

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 Chelmondiston, IPSWICH,
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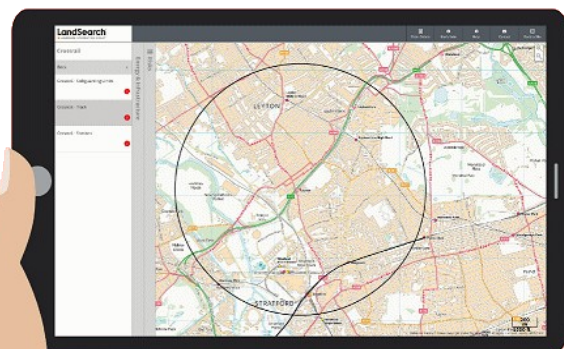
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Explore full findings online with our unique online viewer

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



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

Section 1a: Aerial Map



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Section 1b: Land Use Designations

Summary of Development Plans in your Area

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

Which Development Plans have we Searched?

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

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

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

Other Documents in your Area

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

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

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

Where can you Find these Plans?

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

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

Summary of Designations on Site

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



Recent Plans with Designations Identified on Site

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

| Plan | Core Strategy (25 Feb 2014) Adopted | | |
|------------------|-------------------------------------|------------------------|---|
| Classification | Description | Policy Detail | Source Map |
| Open Environment | Area of Outstanding Natural Beauty | No associated policies | Map 1 : Babergh's Environmental Characteristics |

Older Plans with Designations Identified on Site

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

| Plan | Babergh Local Plan Alteration No.2 (1 Jun 2006) Adopted | | |
|------------------|---|--|---------------|
| Classification | Description | Policy Detail | Source Map |
| Open Environment | Countryside Project Area | Shotley Peninsula Recreation | Proposals Map |
| Open Environment | Countryside Project Area | Dedham Vale And Stour Valley Recreation | Proposals Map |
| Open Environment | Countryside Project Area | Ipswich Urban Fringe | Proposals Map |
| Open Environment | Stour and Orwell Estuaries | Agricultural Reservoirs | Proposals Map |
| Open Environment | Stour and Orwell Estuaries | Land-Based Sailing Facilities On Estuaries | Proposals Map |
| Open Environment | Stour and Orwell Estuaries | Stour And Orwell Estuaries | Proposals Map |

| | | | |
|------------------|------------------------------------|--|---------------|
| Open Environment | Area of Outstanding Natural Beauty | Shotley Peninsula Recreation | Proposals Map |
| Open Environment | Area of Outstanding Natural Beauty | Dedham Vale And Stour Valley Recreation | Proposals Map |
| Open Environment | Area of Outstanding Natural Beauty | Small And Medium - Scale Recreation | Proposals Map |
| Open Environment | Area of Outstanding Natural Beauty | Utilities In Aonbs | Proposals Map |
| Open Environment | Area of Outstanding Natural Beauty | Aonb Landscape | Proposals Map |
| Boundaries | Built up Area Boundary | Villages | Chelmondiston |
| Boundaries | Built up Area Boundary | Non-Sustainable And Sustainable Villages | Chelmondiston |

Section 2a: Residential Planning Applications within 1km



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

| Application Type | On Site | 1-50m | 51-250m | 251-500m | 501-1000m |
|----------------------------------|---------|-------|---------|----------|-----------|
| Alterations and Minor New Builds | 0 | 0 | 31 | 25 | 55 |
| New Build: Up to 10 Dwellings | 0 | 0 | 4 | 2 | 1 |
| New Build: 10 to 50 Dwellings | 0 | 0 | 0 | 0 | 4 |
| New Build: Over 50 Dwellings | 0 | 0 | 0 | 0 | 0 |
| Unclassified | 0 | 0 | 0 | 0 | 0 |

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



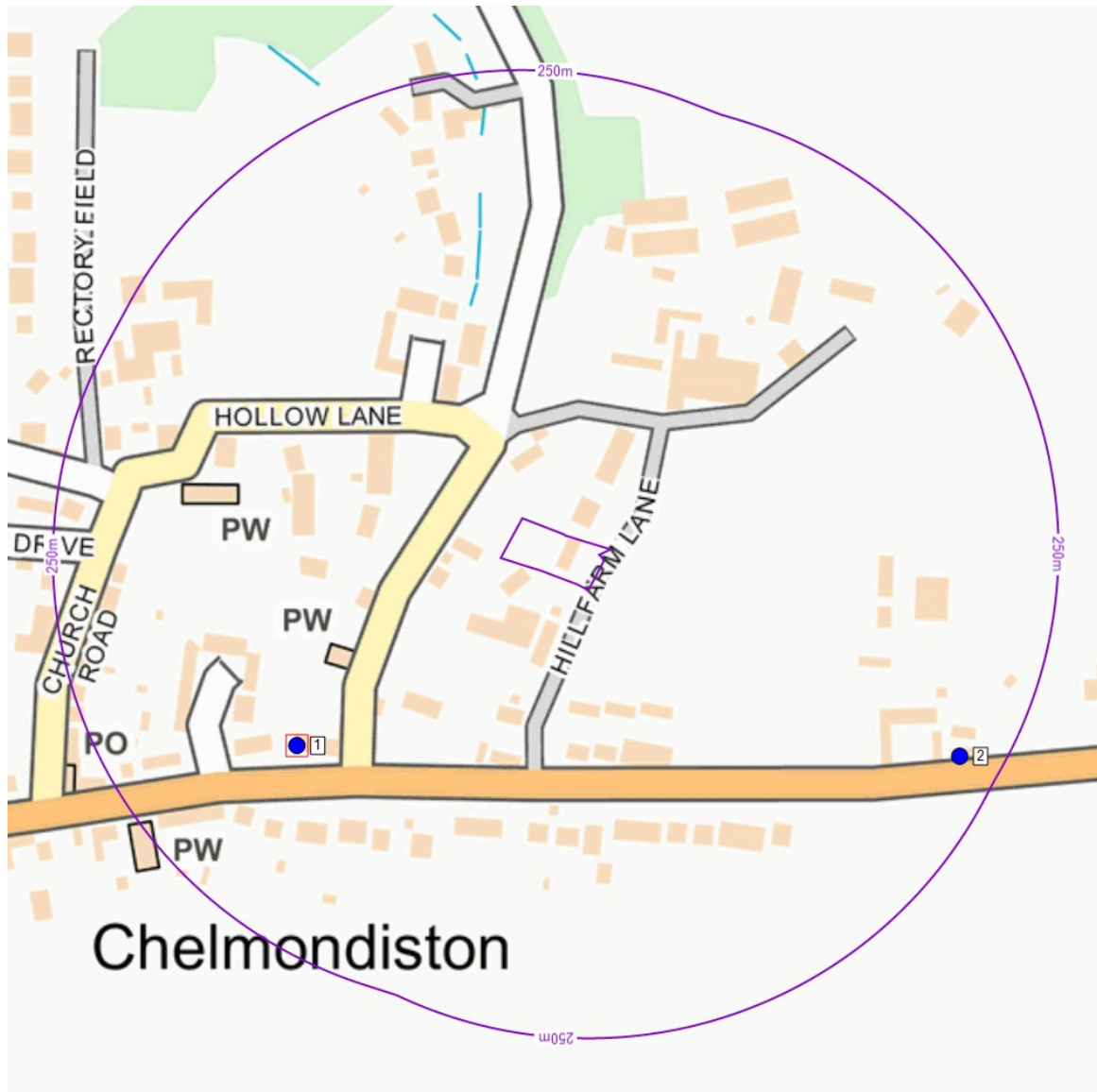
The table below outlines the number of non-residential planning applications identified within the set buffers within the past 7 years, according to application type. For further details of the applications, please see the LandSearch viewer.

| Application Type | On Site | 1-50m | 51-250m | 251-500m | 501-1000m |
|------------------|---------|-------|---------|----------|-----------|
| Small | 0 | 0 | 7 | 2 | 5 |
| Medium | 0 | 0 | 0 | 1 | 1 |
| Large | 0 | 0 | 0 | 0 | 0 |
| Unclassified | 0 | 0 | 0 | 0 | 0 |

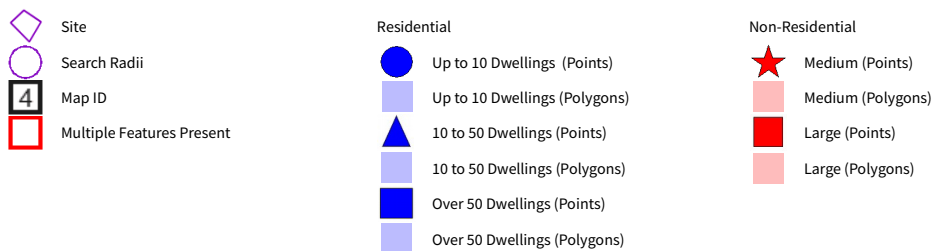
Planning Applications

Section 2c: Planning Application Map

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



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

Planning Applications

Section 2d: Planning Application Details

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

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

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

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

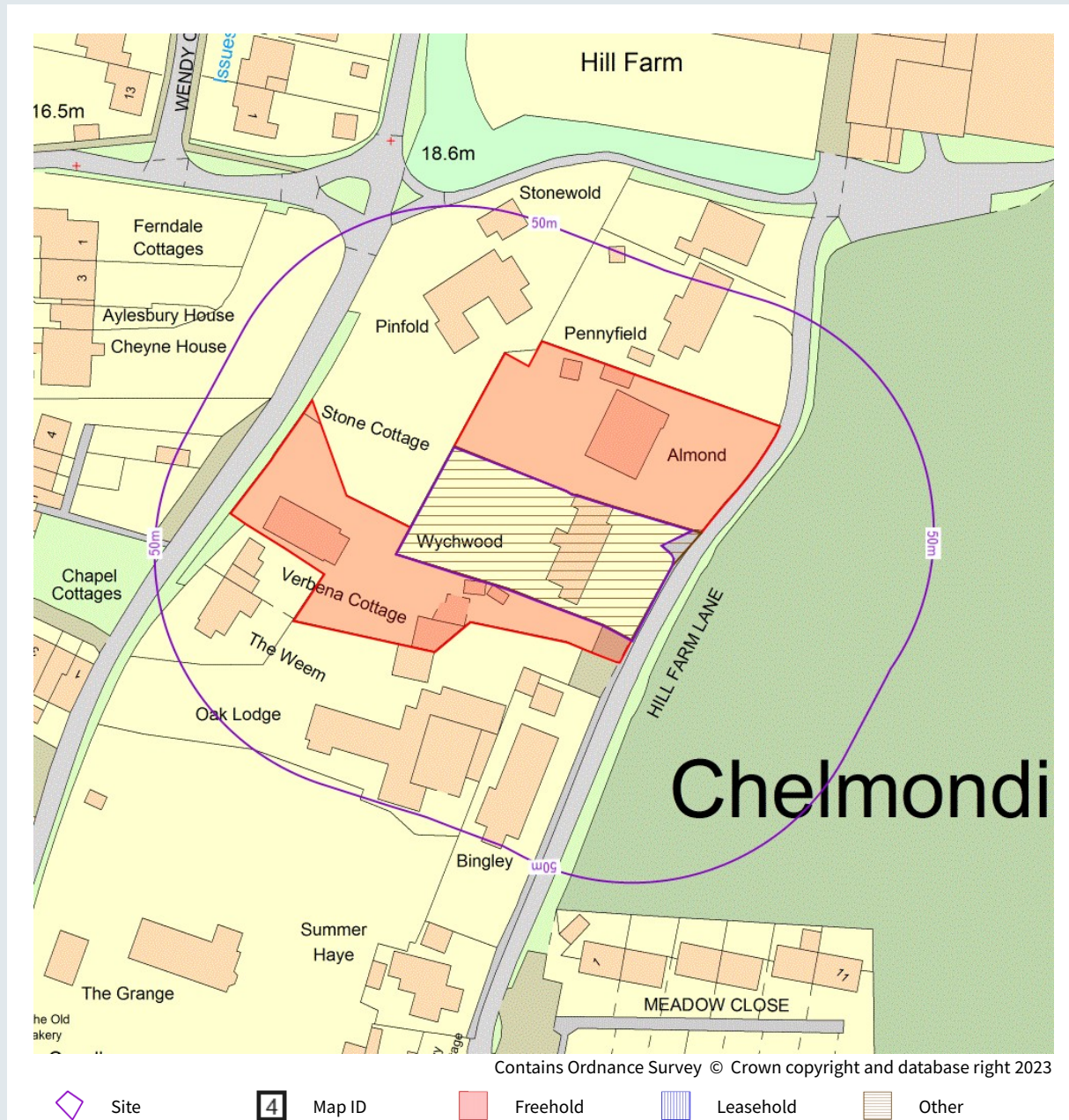
| ID | Application Ref | Date | Description | Decision |
|----|-----------------|-------------|-------------------------------------|---------------------|
| 1 | B/16/01719 | 20 Dec 2016 | Main Road, Chelmondiston - 3 Houses | Application refused |
| 1 | DC/20/05212 | 22 Jan 2021 | Main Road, Chelmondiston - 3 Houses | Application granted |
| 1 | DC/17/04302 | 24 Aug 2017 | Main Road, Chelmondiston - 3 Houses | Application granted |
| 2 | DC/17/05308 | 31 Oct 2017 | White House Farm - 7 Houses | Application granted |

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

Ownership

Section 3a: Land Registry Titles Map

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



Section 3b: Title Details and Ownership Details

| | |
|--|---|
| How many freehold titles have been identified within the site boundary? | 2 |
| How many leasehold titles have been identified within the site boundary? | 0 |
| How many other titles have been identified within the site boundary? | 1 |

Additional Titles

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

Freehold

| | |
|----------|----------|
| SK212309 | SK286134 |
|----------|----------|

Other

| |
|----------|
| SK422318 |
|----------|

Section 4a: Land Contamination



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

| | |
|--|----|
| Have any contemporary potentially contaminative land uses been identified at the site or within 100m? | No |
| Have any historical potentially contaminative land uses been identified at the site or within 100m? | No |
| Have any contemporary landfill records been identified at the site or within 250m? | No |
| Have any historical landfill records been identified at the site or within 250m? | No |

Section 4b: Flood



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

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

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

Section 4c: Slope



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

| | |
|----------------------------------|------------------------|
| Minimum elevation on site | 26.34m above sea level |
| Maximum elevation on site | 28.23m above sea level |

Section 4d: Ground Stability



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

Naturally Occurring Instability

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

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

Very Low Potential for Collapsibility

Very Low Potential for Landslide

Salt Mining

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

Mining Activity

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

Filled Ground

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

Section 4e: Radon



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

Does the site lie within a radon affected area? No

What level of radon protection measures are required? None

Section 4f: Ecological Areas

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

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



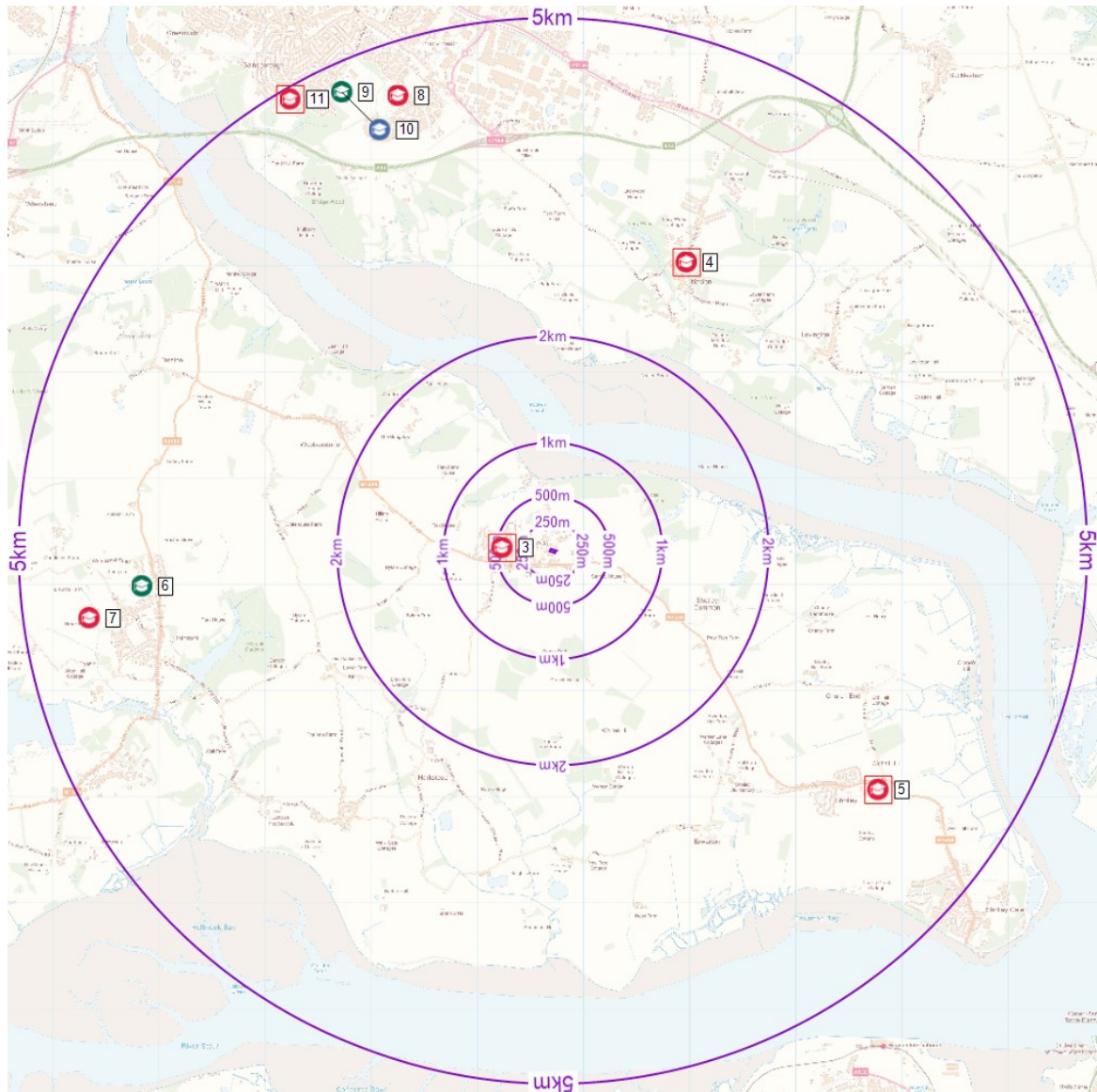
| Dataset Name | On Site | 1 - 250m | 251 - 500m | 501- 1000m |
|--------------------------------------|---------|----------|------------|------------|
| Ancient Woodland | 0 | 0 | 0 | 1 |
| Areas of Outstanding Natural Beauty | 1 | 0 | 0 | 0 |
| Ramsar Sites | 0 | 0 | 0 | 1 |
| Sites of Special Scientific Interest | 0 | 0 | 0 | 1 |
| Special Protection Areas | 0 | 0 | 0 | 1 |

Section 4g: Heritage

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

No

Section 5a: Education and Transport Map



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

Section 5a: Education and Transport

Transport Links

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



Bus Stops

| | On Site | 1-250m | 251-500m | 501-1000m | 1-2km | 2-5km |
|-----------|---------|--------|----------|-----------|-------|-------|
| Bus Stops | 0 | 4 | 2 | 2 | 4 | 115 |

Education

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



Primary Education

| ID | Name and Postcode | School Type | Inspection Result | Inspection Date |
|----|--|--------------------------------|----------------------|-----------------|
| 3 | Chelmondiston Church of England Voluntary Controlled Primary School, IP9 1DT | Voluntary controlled school | Good | January 2013 |
| 3 | Chelmondiston Church of England Primary School, IP9 1DT | Academies | Good | September 2021 |
| 4 | Nacton Church of England Primary School, IP10 0EU | Academy - Converter Mainstream | Good | October 2019 |
| 4 | Nacton Church of England Voluntary Controlled Primary School, IP10 0EU | Voluntary controlled school | Good | October 2019 |
| 5 | Shotley Primary School, IP9 1NR | Academies | Inadequate | November 2017 |
| 5 | Shotley Community Primary School, IP9 1NR | Academies | Good | January 2023 |
| 7 | Holbrook Primary School, IP9 2PZ | Community school | Good | February 2017 |
| 8 | Ravenswood Community Primary School, IP3 9UA | Community school | Good | September 2013 |
| 11 | Morland Church of England Primary School, IP3 0LH | Academies | Good | September 2022 |
| 11 | Morland Primary School, IP3 0LH | Community school | Requires Improvement | Not Known |

Secondary Education

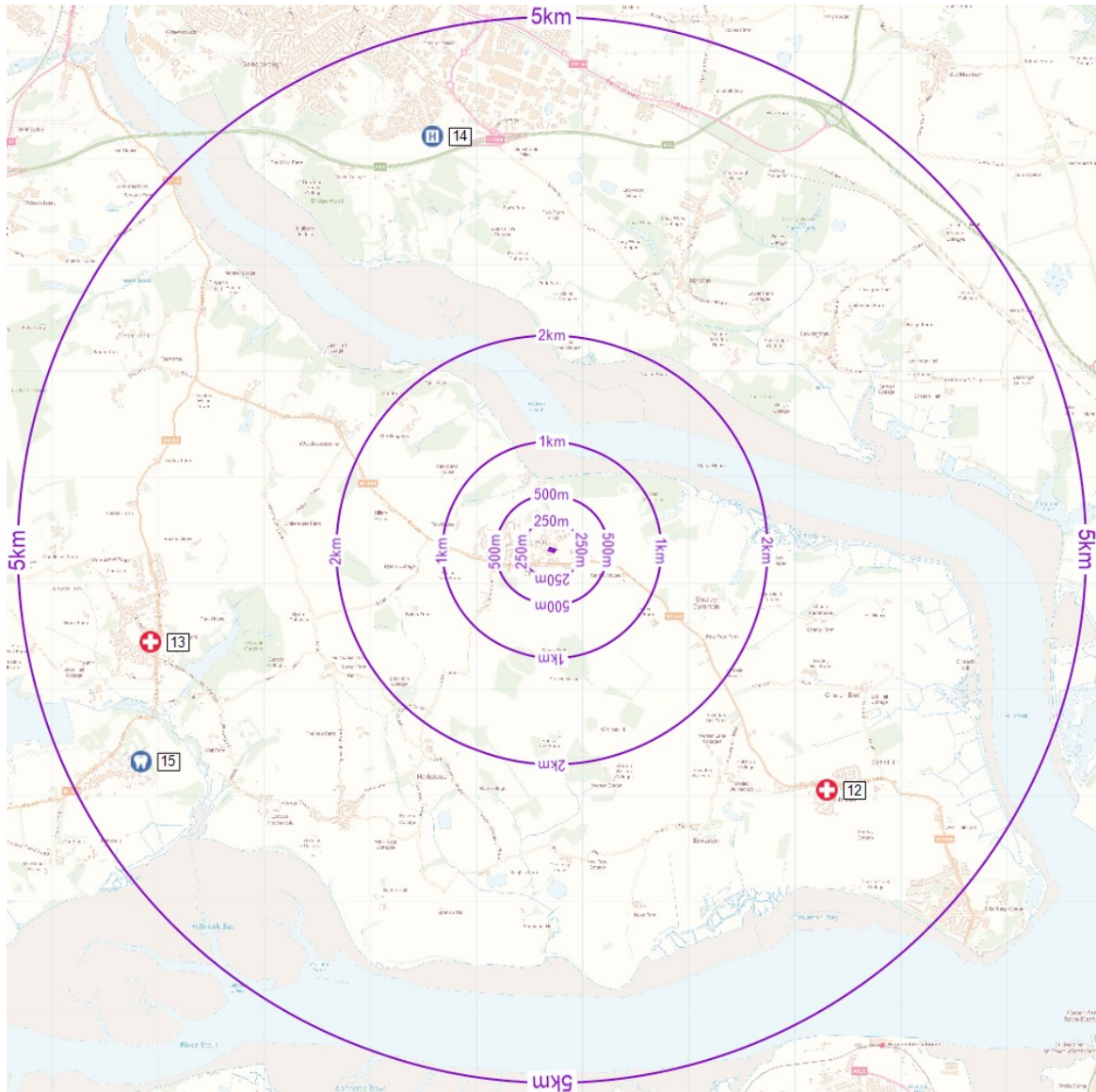
| ID | Name and Postcode | School Type | Inspection Result | Inspection Date |
|----|---------------------------|--------------------------------|-------------------|-----------------|
| 6 | Holbrook Academy, IP9 2QX | Academy - Converter Mainstream | Good | October 2015 |

| | | | | |
|---|--------------------------|-----------|------|------------|
| 9 | Ipswich Academy, IP3 0SP | Academies | Good | March 2019 |
|---|--------------------------|-----------|------|------------|

Further Education

| ID | Name and Postcode | School Type | Inspection Result | Inspection Date |
|----|--------------------------|-------------|-------------------|-----------------|
| 10 | Ipswich Academy, IP3 0SP | Academies | Good | March 2019 |

Section 5b: Healthcare Map



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- | | |
|---|--|
|  Site |  Hospital |
|  Search Radii |  Doctors |
|  Map ID |  Dentists |
|  Multiple Features Present | |

Section 5b: Healthcare

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



Hospitals

| ID | Name | Distance | Bearing |
|----|-----------------------------------|----------|---------|
| 14 | Bluebird Lodge Community Hospital | 4km | N |

Doctors

| ID | Name | Distance | Bearing |
|----|---------------------------------|----------|---------|
| 12 | Shotley Surgery | 3.4km | SE |
| 13 | The Holbrook & Shotley Practice | 3.8km | W |

Dentists

| ID | Name | Distance | Bearing |
|----|---------------------|----------|---------|
| 15 | The Dental Practice | 4.3km | SW |

Section 5c: Amenities

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



| Local Amenity | Address | Distance | Bearing |
|--------------------------------|---|----------|---------|
| Cash Machine | Cash Machine (Cardtronics), The Street, Holbrook, Ipswich, IP9 2PZ | 3.9km | W |
| Chemists | Day Lewis Pharmacy, 26, Hening Avenue, Ipswich, IP3 9QJ | 4.6km | N |
| Convenience and General Stores | Corner Garage, The Street, Shotley, Ipswich, IP9 1LD | 3.1km | SE |
| PayPoint | The Co-operative, The Street, Holbrook, IP9 2PZ | 3.9km | W |
| Petrol Station | Corner Garage, The Street, Shotley, Ipswich, IP9 1LD | 3.1km | SE |
| Playgrounds | Play Area, IP9 | 496m | W |
| Post Box | Letter Box, IP9 | 335m | SW |
| Post Office | Post Office (Chelmondiston), Church Road, Chelmondiston, Ipswich, IP9 1HS | 275m | SW |
| Supermarkets | The Co-operative, The Street, Holbrook, IP9 2PZ | 3.9km | W |
| Veterinary Clinics | Perfect Pet Care, 42, Hening Avenue, Ipswich, IP3 9QJ | 4.5km | N |

Section 6a: Housing Information

Council Tax

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

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

Useful Contacts and Next Steps

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

Landmark Information Group
Imperium
Imperium Way
Reading
RG2 0TD

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

0330 036 6611

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

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

Preparing for Development

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

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

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

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

Useful Information

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Email: helpdesk@landmark.co.uk

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

TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

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

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

Complaints should be sent to:

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

Tel: 0330 036 6611

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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

Tel: 01722 333306

Email: admin@tpos.co.uk

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