



Redhouse Farm, Lavenham Road, Great Waldingfield, Sudbury, CO10 0TQ

Report Prepared for: Not Supplied

Client Reference: 23012_ESF

Report Reference: 328763703

Date: 15 December 2023



Contaminated Land **PASSED – PRUDENT ACTION**

Executive Summary | SEE PAGE 1

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Consultant Commentary | SEE PAGE 4

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Flood Risk **PASSED**

Executive Summary | SEE PAGE 1

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Consultant Commentary | SEE PAGE 5

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Agricultural Considerations **IDENTIFIED**

Executive Summary | SEE PAGE 2

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Detail | SEE PAGE 43

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Ground Hazards & Coal Mining **NONE IDENTIFIED**

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Energy & Infrastructure **NONE IDENTIFIED**

Executive Summary | SEE PAGE 2

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Detail | SEE PAGE 61

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Authored by:

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Contaminated Land

SEE PAGE 4 OR

[CLICK HERE](#)

PASSED – PRUDENT ACTION



Liability Assessment

Within the scope of this assessment no Liabilities have been identified. However, it would be prudent to consider our recommendations below.



Argyll's Recommendations

Phase 1 Environmental Audit (from £1250.00 + VAT including third-party costs)

Risk: The Site was formerly in use as a farm building. While this may have caused some contamination, the risk of liability is not high. As the Site is being redeveloped, Planning Conditions will be used as a mechanism to investigate the nature and extent of contamination and ensure the Site is suitable for the proposed use.

Action: Review historical and current risks to the proposed development with a Phase 1 Environmental Assessment. This is the first step in the phased approach to contaminated land assessments.



Flood Risk

SEE PAGE 5 OR

[CLICK HERE](#)

PASSED



Consultant's Summary

The Site is not considered to be at significant risk of flooding. However, it would be prudent to consider our recommendations below.



Insurance

The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.



Recommendations

No action required - standard enquiries only

Standard Enquiries

- Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice.
- Establish the availability of buildings and contents insurance before exchanging contracts.



Agricultural Considerations

SEE PAGE 43 OR [CLICK HERE](#)

IDENTIFIED



Professional Opinion and Recommendations

We have identified agricultural considerations that may be of relevance to the Site.

Nitrate Vulnerable Zones

The farm lies within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are areas designated as being at risk from agricultural nitrate pollution. There are certain requirements that should be followed when you use fertilisers and store organic manure.

For further guidance, please see the following link <https://www.gov.uk/government/collections/nitrate-vulnerable-zones>

Agricultural Land Classifications

The farm is classified as Grade 2. The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production.

Make enquiries with the land owner or Natural England for further information.



Ground Hazards & Coal Mining

SEE PAGE 52 OR [CLICK HERE](#)

NONE IDENTIFIED



Professional Opinion and Recommendations

We have not identified any ground hazards at or near to the site.

As such, no action is required.



Energy & Infrastructure

SEE PAGE 61 OR [CLICK HERE](#)

NONE IDENTIFIED



Professional Opinion and Recommendations

We have not identified any Energy & Infrastructure factors within the relevant search distances.



Report Scope

Report Prepared on: **Redhouse Farm, Lavenham Road, Great Waldingfield, Sudbury, CO10 0TQ**

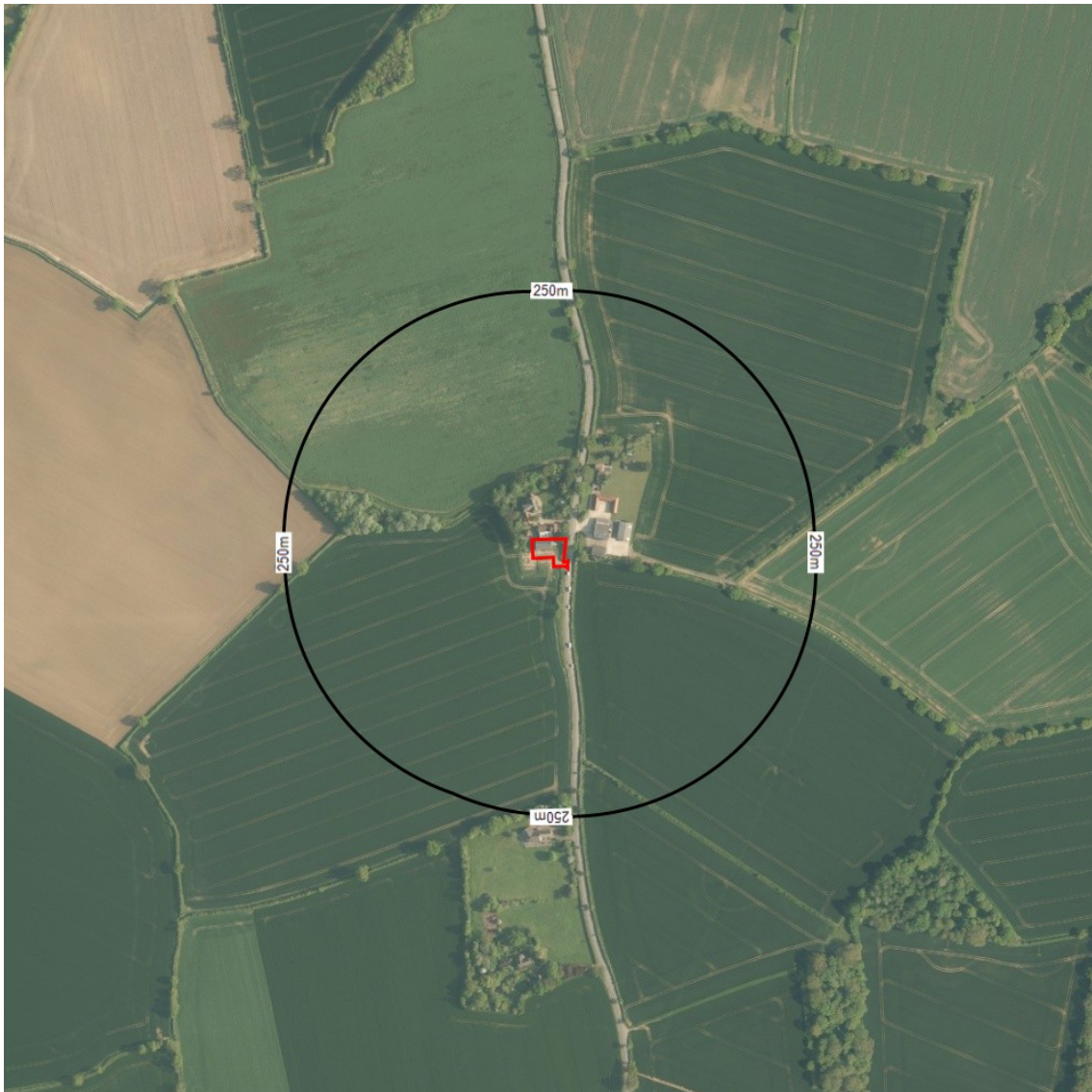
Current Use: **Agricultural (although largely empty) - has been used for grain storage**

Proposed Use: **Residential as a single dwelling**

Transaction Type: **Redevelopment**

Site Area (m²): **719.44**

National Grid Reference: **591240 245890**



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Contaminated Land Consultant Commentary



On-site Sources

LOW TO MODERATE

A review of historical maps dating from 1886 show the following potentially contaminative uses on the farm: barn c.1886 onwards.

According to current mapping and aerial photography the Site comprises of a barn with associated open land.

Off-site Sources

LOW TO MODERATE

A review of historical maps dating from 1886 show the following potentially contaminative uses within 100m of the farm: Red House Farm adjacent north.

According to current mapping and aerial photography the farm lies in an agricultural setting with Red House Farm adjacent north.

Pathways and Receptors

HIGH

The general area appears to be in agricultural use, with residential properties proposed on Site.

The superficial hydrogeology underlying the Site is classified as a Secondary Aquifer - Undifferentiated. The bedrock hydrogeology is classified as a Principal Aquifer.

The Site lies within a Source Protection Zone III.

There are no non-potable abstractions licences within 100m.

There are no potable abstraction licences within 500m.

The nearest watercourse is 58m north-west.

Finally, no designated eco-receptors were identified within a 500m radius of the Site.

Additional Sources of Information

No additional sources of information have been used.

Flood Risk

Consultant Commentary

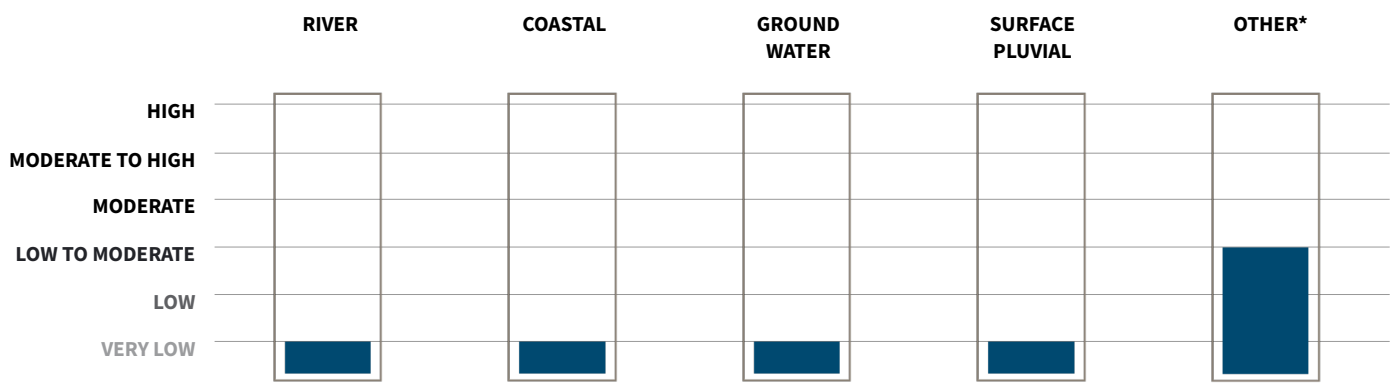


Flood Analysis

Would a Flood Risk Assessment be required if development is proposed? **NO**

What is the risk of flooding in an undefended scenario or assuming defences fail? **LOW TO MODERATE**

Are there existing flood defences within 500m of the Site? **NO**



* Other factors influencing flood risk include flood storage areas, historical floods, and proximity to water features.

Argyll's Comment

River	No commentary required.
Coastal	No commentary required.
Groundwater	No commentary required.
Surface Water	No commentary required.
Other Factors	A watercourse is located 58m north-west. Given the size and nature of this watercourse it is unlikely to present a significant risk.

Contaminated Land

Data Section



Contaminated Land Data: This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined beneath. We only show section headers beyond the tabular summary where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. The search distances vary based on the scale of the activity and regulatory guidance. We display the number of records found in each database under the relevant heading. Where we have not searched a database, we will display the abbreviation N/A instead.
Authorised Industrial Processes	This section shows current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies. The search distances vary based on the scale of the activity.
Incidents and Enforcements	This section shows pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Landfill and Waste sites	This section presents detailed information on waste and landfill sites for the Site and surrounding area.
Current Land Use	This section shows contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Groundwater Vulnerability	This section presents information relating to the aquifer designations beneath the Site. The aquifer designation of the Superficial and Bedrock geology are both mapped, followed by the detail. These aquifer designations are followed by information on the local geology. This information is considered in our Pathways and Receptors section.
Environmental Sensitivity	This section presents designated eco-receptors and sensitive area designations at the Site and in the surrounding area. This information is considered in our Pathways and Receptors section.



Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	On-site	1-100m	101-250m
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A
Discharges	On-site	1-100m	101-250m
Consented Discharges to Controlled Waters**	0	0	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A
Hazardous Sites	On-site	1-100m	101-250m
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

Incidents and Enforcements

Contraventions	On-site	1-100m	101-250m
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

Landfill and Waste Sites

Landfill and Waste	On-site	1-100m	101-250m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	0	0



Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	On-site	1-100m	101-250m
Contemporary Trade Directory Entries**	0	0	N/A
Fuel Station Entries	0	0	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-100m	101-250m
Historical Tanks And Energy Facilities	0	0	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	0	N/A

Potentially Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	0	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	Yes	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

Geology

Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	Yes	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A



Contaminated Land: Tabular Summary

Environmental Sensitivity

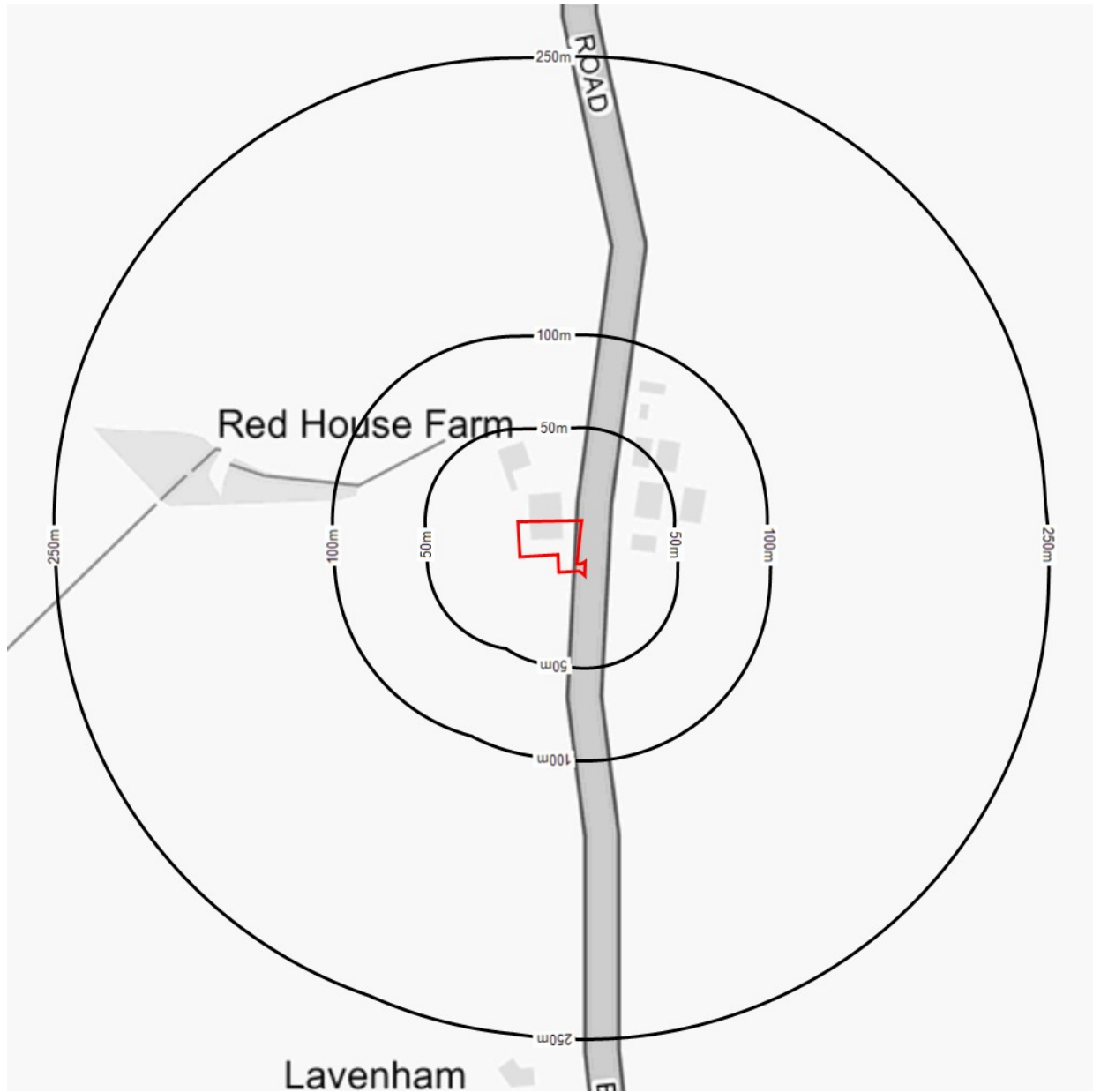
Environmental Sensitivity	On-site	1-250m	251-500m
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	1	0	0

**dataset searched to 25m

*dataset searched to 50m



Contaminated Land: Authorised Industrial Processes



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- | | |
|---|---|
| Site | Consented Discharges to Controlled Waters |
| Multiple Features Present | Referrals of Red List Discharges to Sewers (Corporate Entities) |
| Local Authority Pollution Prevention and Controls | Control of Major Accident Hazards Sites (COMAH) |
| Local Authority Integrated Pollution Prevention And Control | Explosive Sites |
| Integrated Pollution Controls | Notification of Installations Handling Hazardous Substances (NIHHS) |
| Environmental Permitting Regulations - Industry | Planning Hazardous Substance Consents |
| Radioactive Substances Register | |



Authorisations

Local Authority Pollution Prevention and Controls

No features identified.

Local Authority Integrated Pollution Prevention And Control

No features identified.

Integrated Pollution Controls

No features identified.

Environmental Permitting Regulations - Industry

No features identified.

Radioactive Substances Register

No features identified.



Discharges

Consented Discharges to Controlled Waters

No features identified.

Referrals of Red List Discharges to Sewers (Corporate Entities)

No features identified.



Hazardous Sites

Control of Major Accident Hazards Sites (COMAH)

No features identified.

Explosive Sites

No features identified.

Notification of Installations Handling Hazardous Substances (NIHHS)

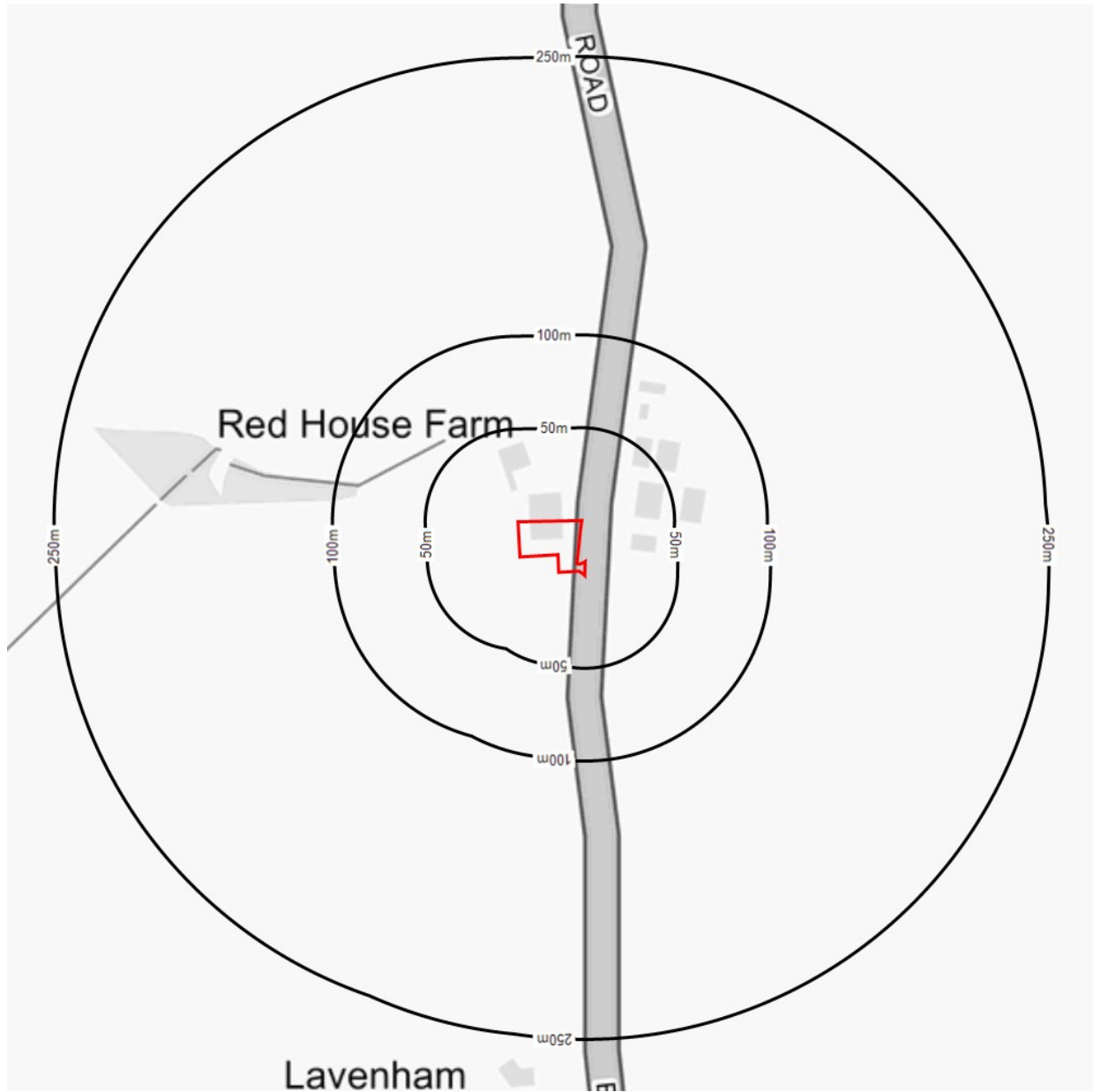
No features identified.

Planning Hazardous Substance Consents









No features identified.



Contaminated Land: Incidents and Enforcements



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- | | | | |
|---|---|---|---|
|  | Site |  | Enforcement and Prohibition Notices |
|  | Multiple Features Present |  | Planning Hazardous Substance Enforcements |
|  | Contaminated Land Register Entries and Notices |  | Environmental Pollution Incidents |
|  | Local Authority Pollution Prevention and Control Enforcements |  | Prosecutions (Post 2000) |



Contaminated Land: Incidents and Enforcements

Contraventions

Contaminated Land Register Entries and Notices

No features identified.

Local Authority Pollution Prevention and Control Enforcements

No features identified.

Enforcement and Prohibition Notices

No features identified.

Planning Hazardous Substance Enforcements

No features identified.

Environmental Pollution Incidents

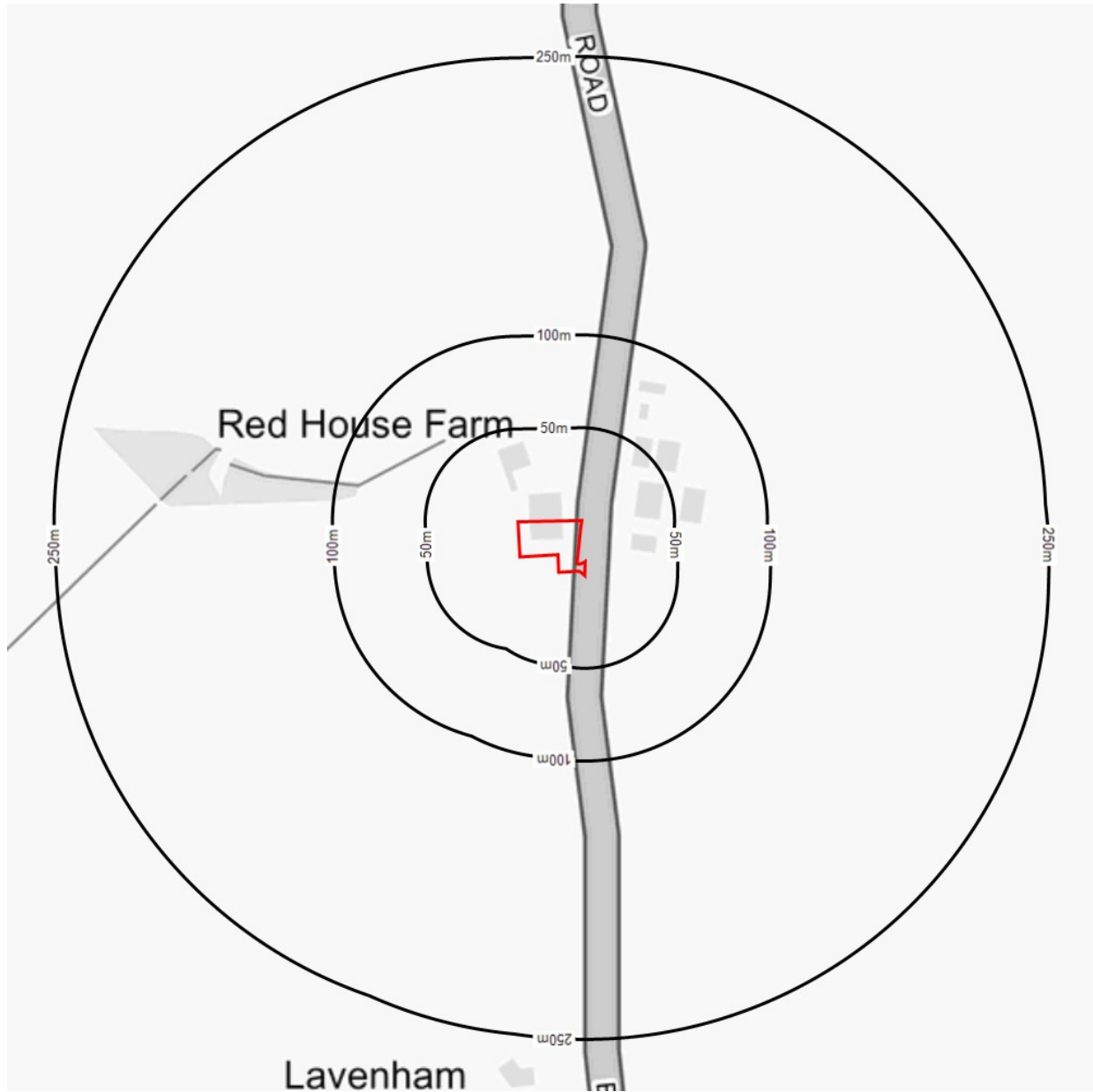
No features identified.

Prosecutions (Post 2000)

No features identified.



Contaminated Land: Landfill and Waste



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- | | | | | |
|--|---------------------------|--|--|--|
| | Site | | | Local Authority Recorded Landfill Sites |
| | Multiple Features Present | | | Registered Landfill Sites |
| | | | | Registered Waste Transfer Sites |
| | | | | Registered Waste Treatment or Disposal Sites |
| | | | | Historic Landfill |
| | | | | |
- BGS Recorded Landfill Sites
 Integrated Pollution Control Registered Waste Sites
 Permitted Waste Sites - Authorised Landfill Site Boundaries
 Environmental Permitting Regulations - Waste Sites



Landfill and Waste

BGS Recorded Landfill Sites

No features identified.

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Registered Landfill Sites

No features identified.

Registered Waste Transfer Sites

No features identified.

Registered Waste Treatment or Disposal Sites

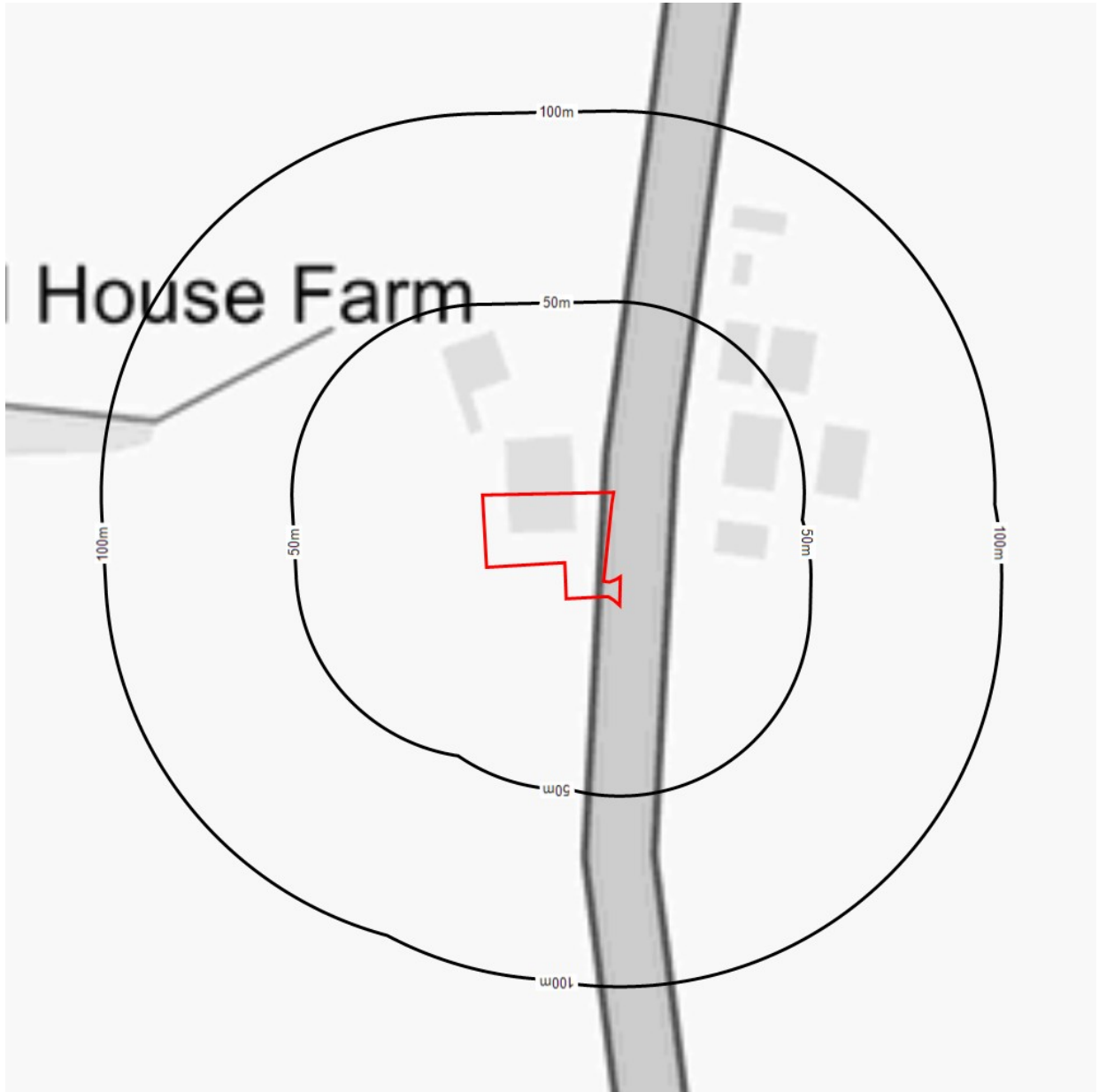
No features identified.

Historic Landfill

No features identified.



Contaminated Land: Current Land Uses



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Site



Multiple Features Present



Contemporary Trade Directory Entries



Fuel Station Entries



Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

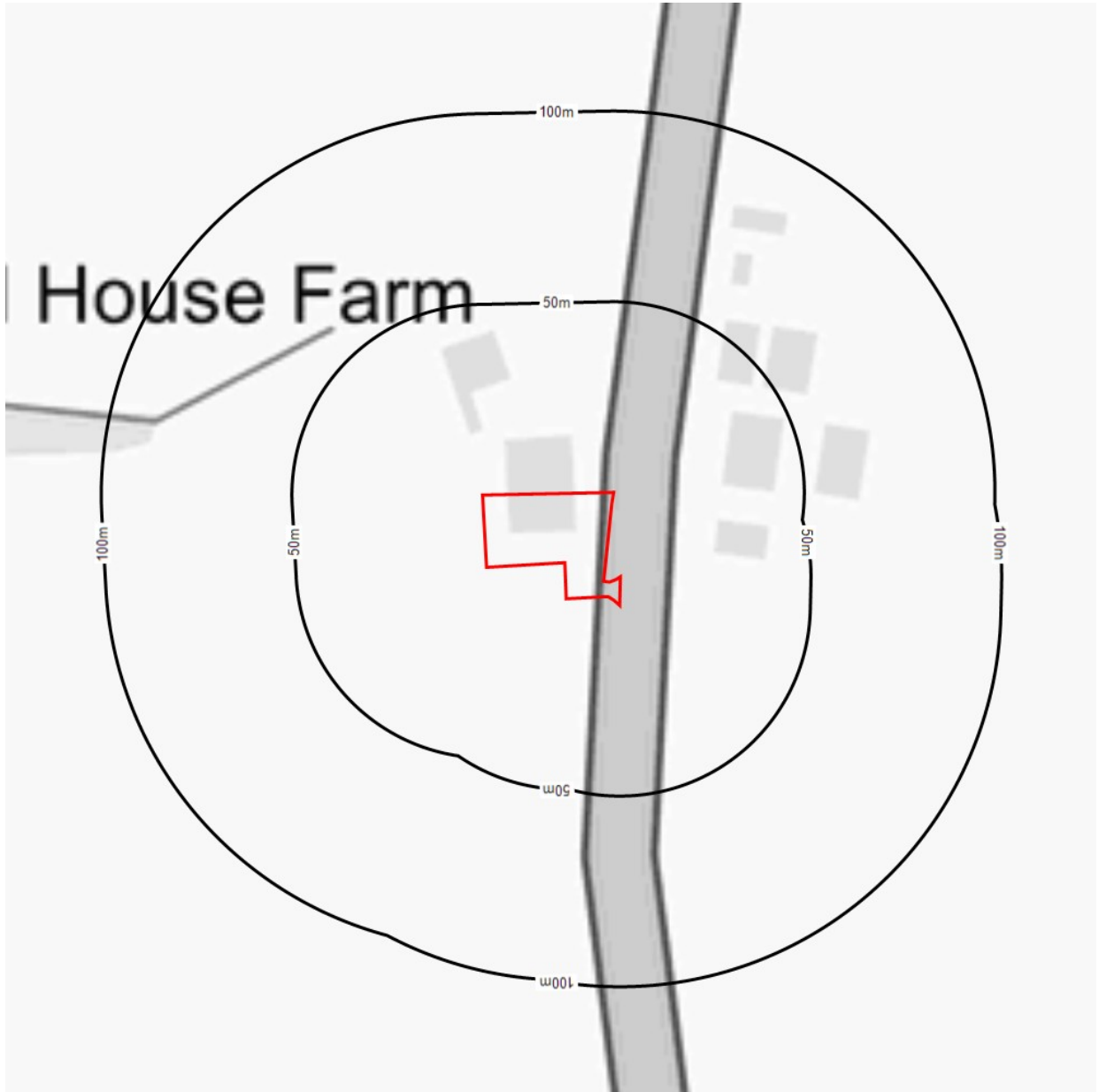
No features identified.

Fuel Station Entries

No features identified.



Contaminated Land: Historical Land Uses



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- | | | | |
|--|---|--|---------------------------------------|
| | Site | | Former Marshes |
| | Multiple Features Present | | Potentially Infilled Land (Non-Water) |
| | Historical Tanks And Energy Facilities | | Potentially Infilled Land (Water) |
| | Potentially Contaminative Industrial Uses (Past Land Use) | | |



Contaminated Land: Historical Land Uses

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.



Potentially Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

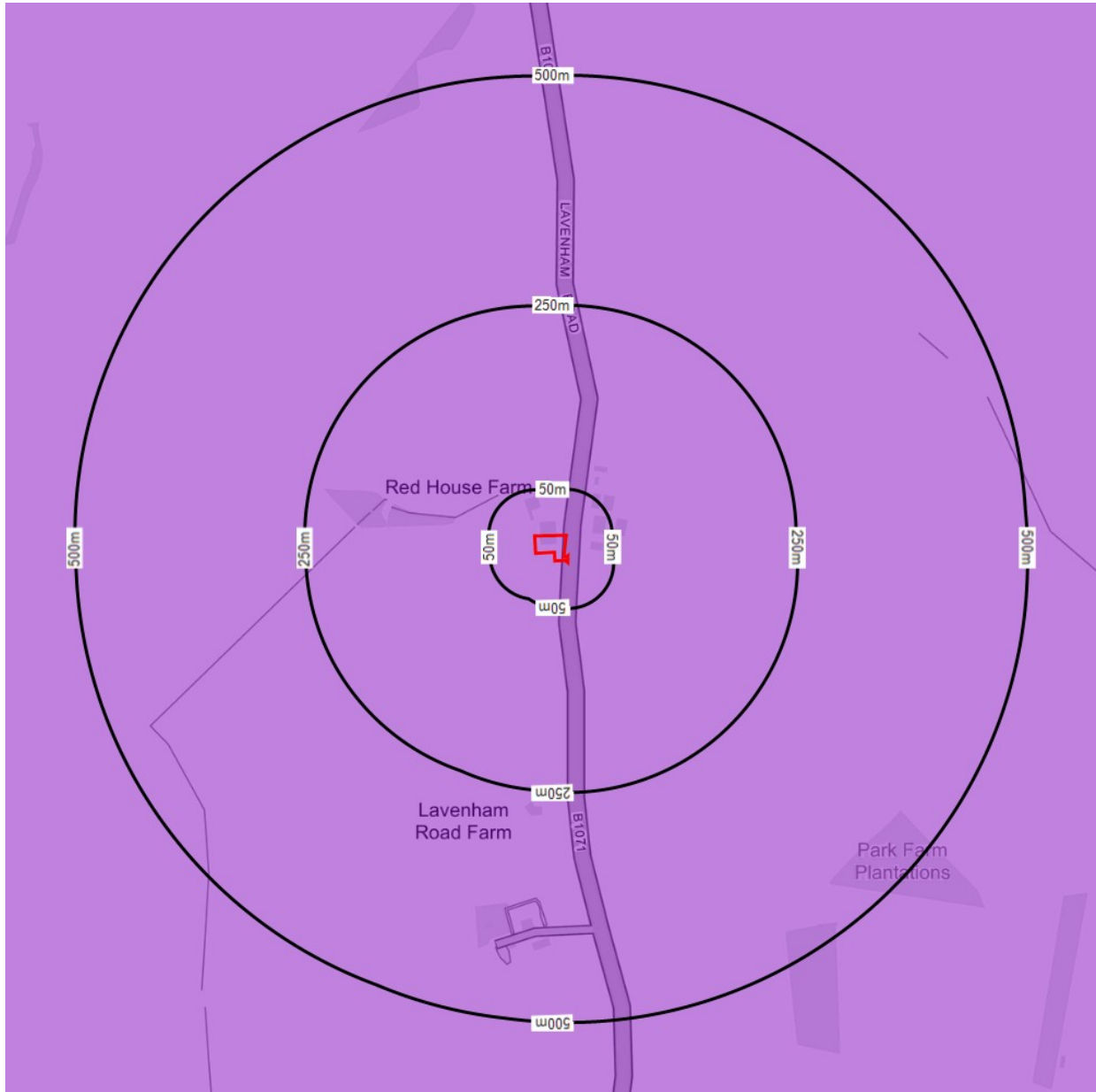
Potentially Infilled Land (Water)

No features identified.



Contaminated Land: Groundwater Vulnerability

Bedrock



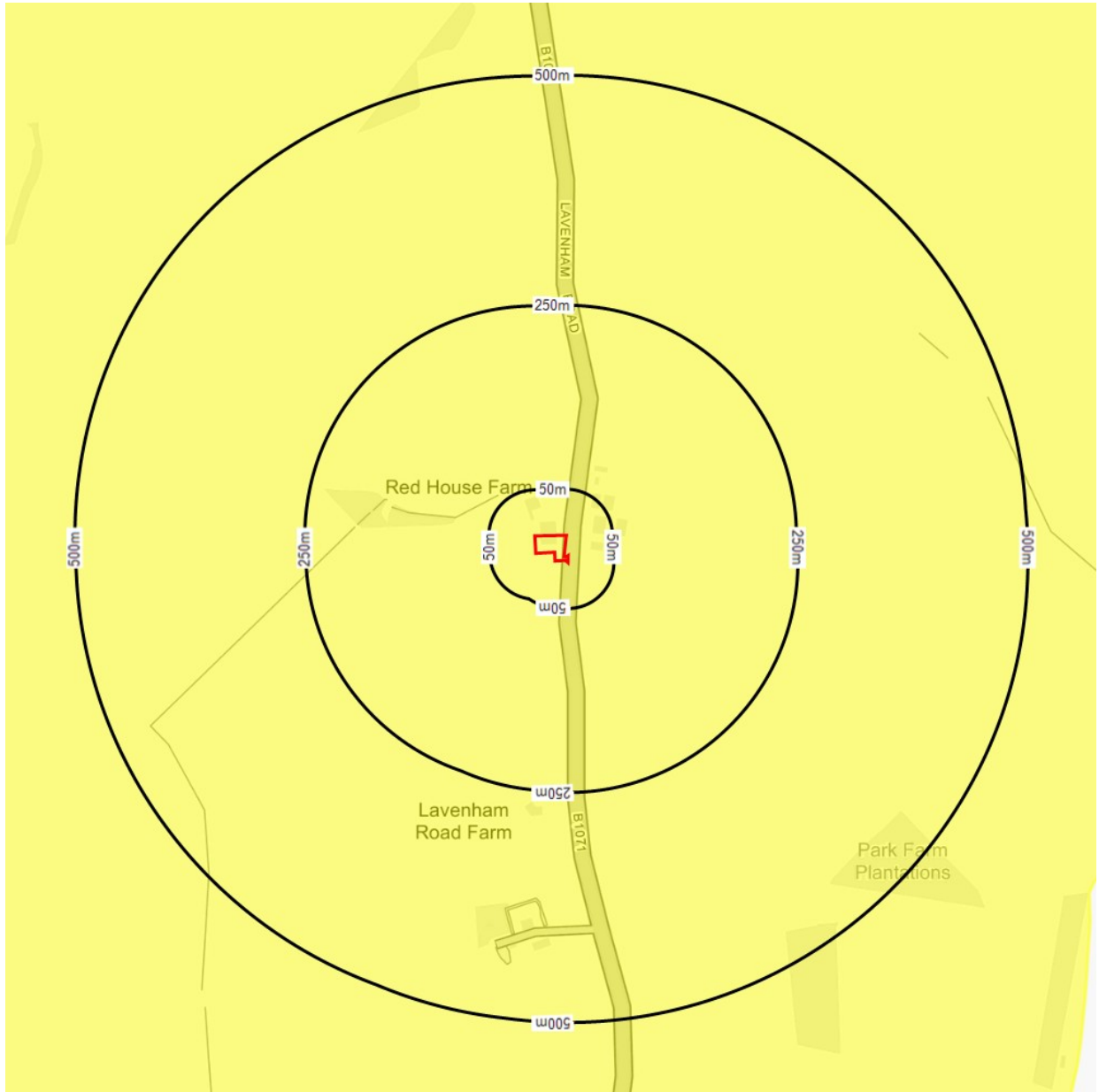
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- | | |
|---------------------|------------------------------------|
| Site | Secondary Aquifer Undifferentiated |
| Principal Aquifer | Unproductive Strata |
| Secondary Aquifer A | Unknown |
| Secondary Aquifer B | |



Contaminated Land: Groundwater Vulnerability

Superficial



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- | | |
|---------------------|------------------------------------|
| Site | Secondary Aquifer Undifferentiated |
| Principal Aquifer | Unproductive Strata |
| Secondary Aquifer A | Unknown |
| Secondary Aquifer B | Unknown (lakes and Landslips) |



Hydrogeology

Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Principal Aquifer	0m	N	3

Superficial Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - Undifferentiated	0m	N	3



Geology

BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: CRAG Rock Name: Crag Group Rock Type: Sand Min Age: Not Supplied Max Age: Pliocene	0m	N	4

BGS 1:50,000 Superficial Deposits

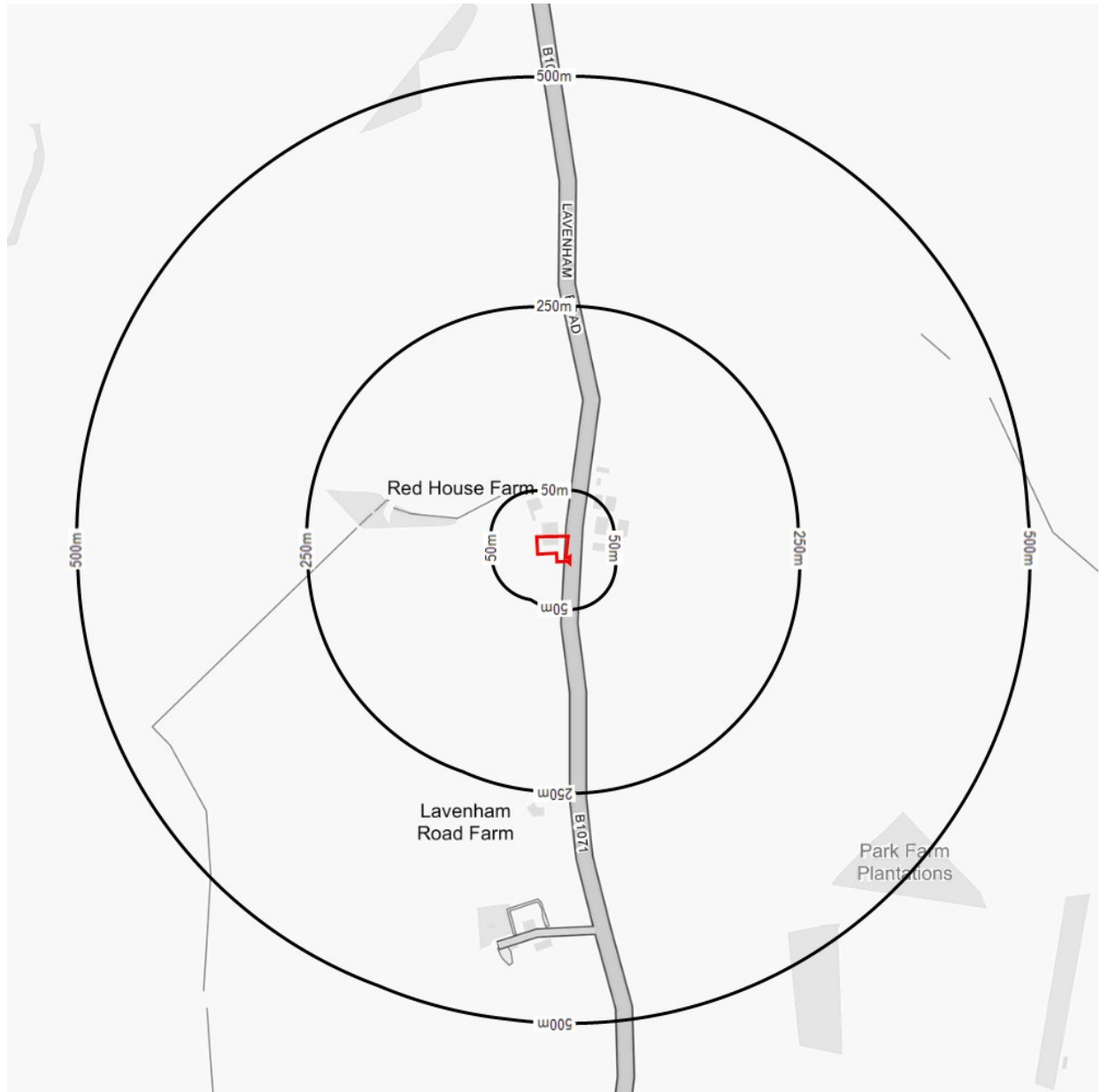
Details	Distance	Direction	Contact
Lex Code: LOFT Rock Name: Lowestoft Formation Rock Type: Diamicton Min Age: Not Supplied Max Age: Anglian	0m	N	4

BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 206 Map Name: Sudbury Bedrock Geology: Available Superficial Geology: Available	0m	N	4



Contaminated Land: Environmental Sensitivity

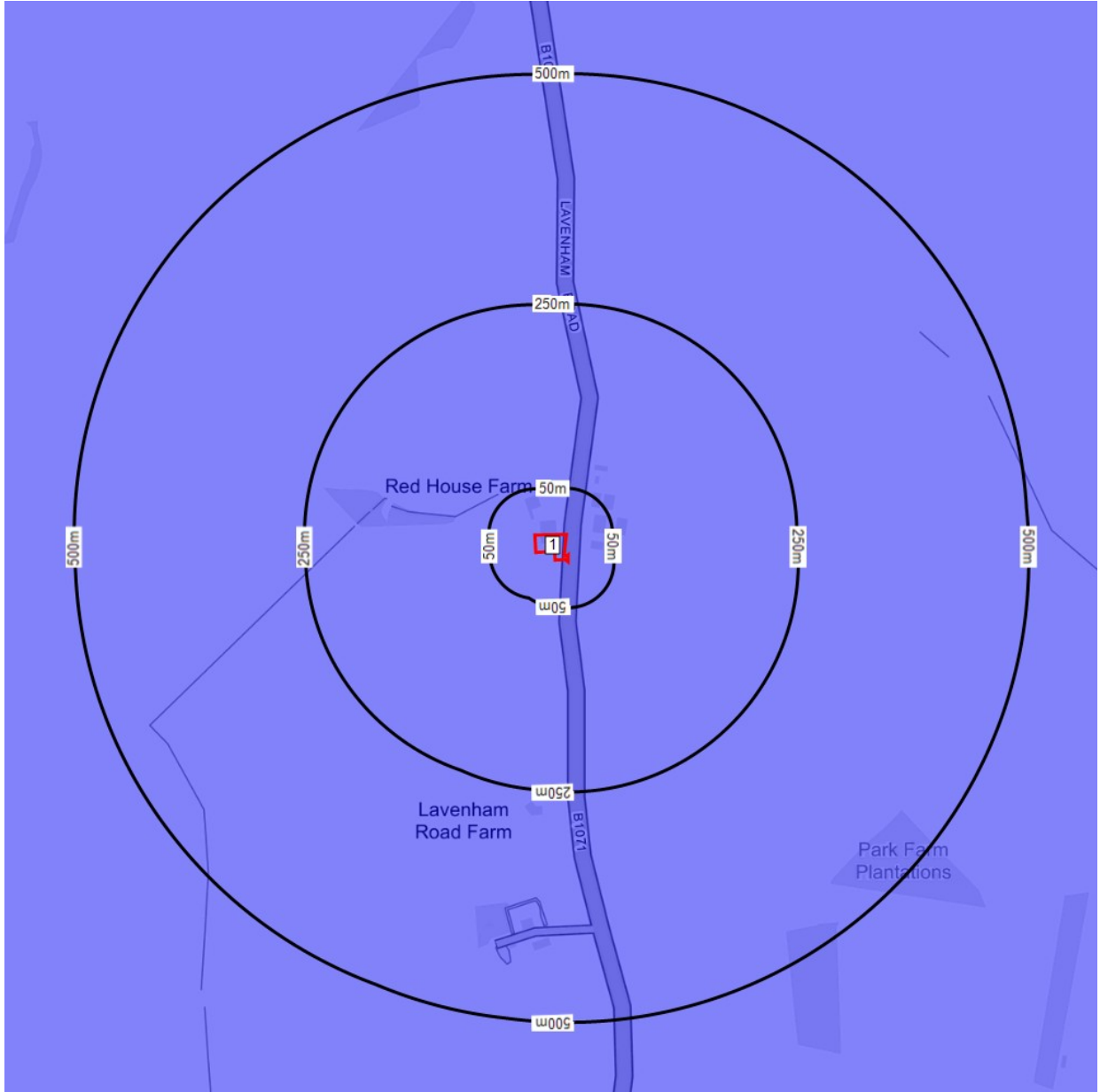


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- | | | |
|---------------------------|--------------------------|--------------------------------------|
| Site | National Nature Reserves | Sites of Special Scientific Interest |
| Multiple Features Present | National Parks | Special Areas of Conservation |
| Local Nature Reserves | National Scenic Areas | Special Protection Areas |
| Marine Nature Reserves | RAMSAR Sites | |



Contaminated Land: Source Protection Zones



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Site	Outer Zone (Zone 2c)
Multiple Features Present	Total Catchment (Zone 3)
Inner Zone (zone 1)	Total Catchment (Zone 3c)
Inner Zone (zone 1c)	Special Interest (Zone 4)
Outer Zone (Zone 2)	Water Abstractions



Environmental Sensitivity

Local Nature Reserves

No features identified.

Marine Conservation Zones

No features identified.

National Nature Reserves

No features identified.

National Parks

No features identified.

Ramsar Sites

No features identified.

Sites of Special Scientific Interest

No features identified.

Special Areas of Conservation

No features identified.

Special Protection Areas

No features identified.

Water Abstractions

No features identified.

Source Protection Zones

Map ID	Details	Distance	Direction	Contact
1	<p>Name: Not Supplied</p> <p>Reference: Not Supplied</p> <p>Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.</p>	0m	N	5

Flood Risk

Data Section



Flood Risk Data: This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

contents

Tabular Summary	This section gives an overview of the data at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. Where we have not been able to search a database, we will display the abbreviation N/A instead.
River and Coastal Flooding	The data used to form our river and coastal flood risk analysis includes: <ul style="list-style-type: none">• Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ1, FZ2 or FZ3.• Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.• Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection.• Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.• Flood Storage Areas: Areas that store floodwater during flood events.
Surface Water Flooding	We present the risk of surface water flooding in three separate return periods: <ul style="list-style-type: none">• 1:75• 1:200• 1:1000 Each map will show the likely flood depth bandings within each of these return periods.
Groundwater Flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other Factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, proximity to water features and elevation above both of these features.



Flood Risk: Tabular Summary

Flooding

River and Coastal Flooding	On-site	1-250m	251-500m
Flooding from Rivers or Sea without Defences (Flood Zone 3)	No	No	No
Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)	No	No	No
Areas Benefitting from Flood Defences	No	No	No
Spatial Flood Defences (with attributes)	No	No	No
Risk of Flooding from Rivers and Sea (RoFRS)	No	No	No

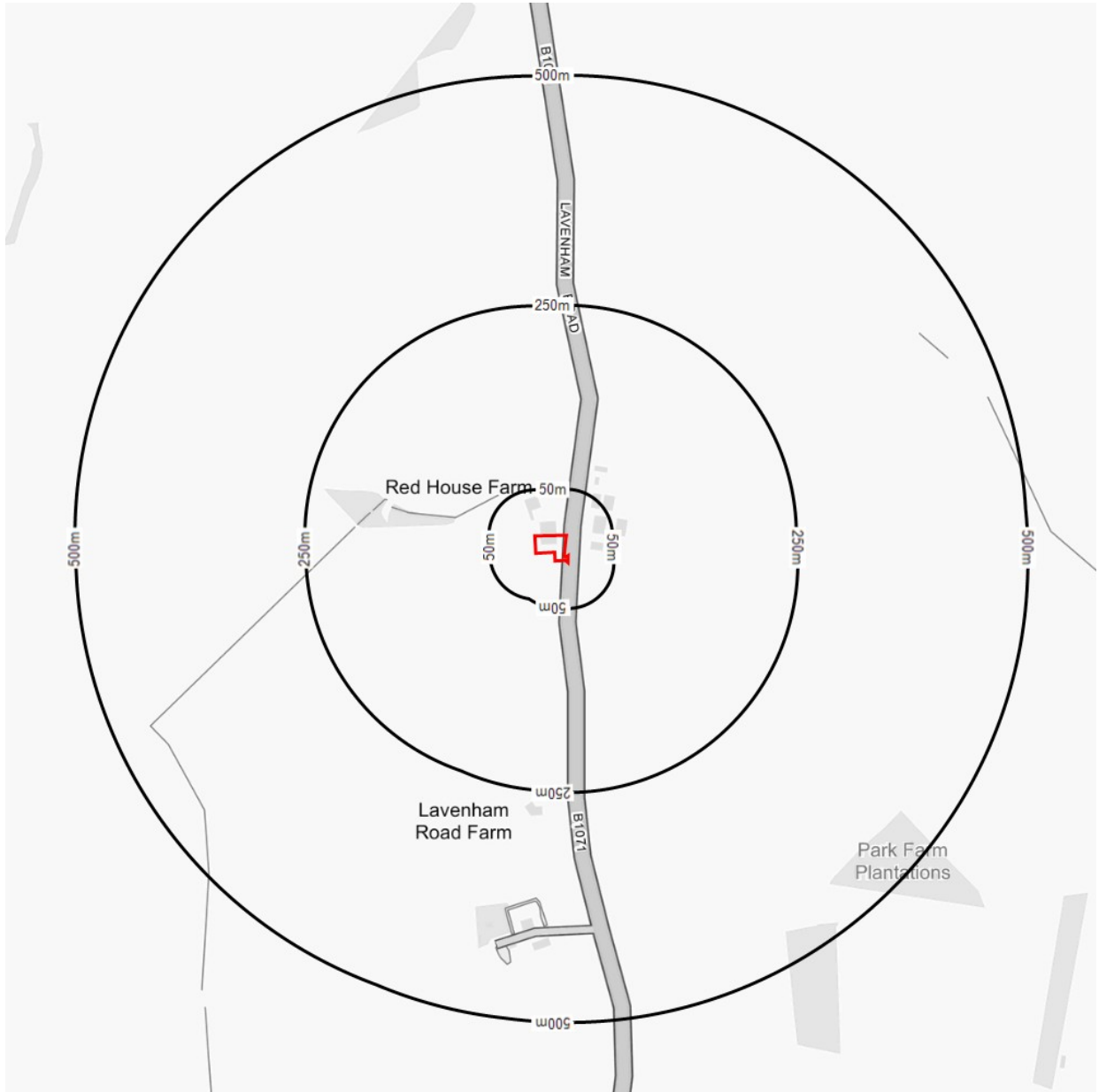
Surface Water Flooding	On-site	1-250m	251-500m
JBA Pluvial 75 Depths	No	Yes	Yes
JBA Pluvial 200 Depths	No	Yes	Yes
JBA Pluvial 1000 Depths	No	Yes	Yes

Groundwater Flooding	On-site	1-250m	251-500m
Groundwater Flood Risk 5m	Yes	No	No

Other Factors	On-site	1-250m	251-500m
Flood Storage Areas	No	No	No
Recorded Flood Outlines	No	No	No
OS VectorMap District - Water Features	No	No	Yes
OS MasterMap Water Network	No	Yes	Yes



Flood Risk: River and Coastal (map 1)



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Site



Flood Zone 3



Flood Defences



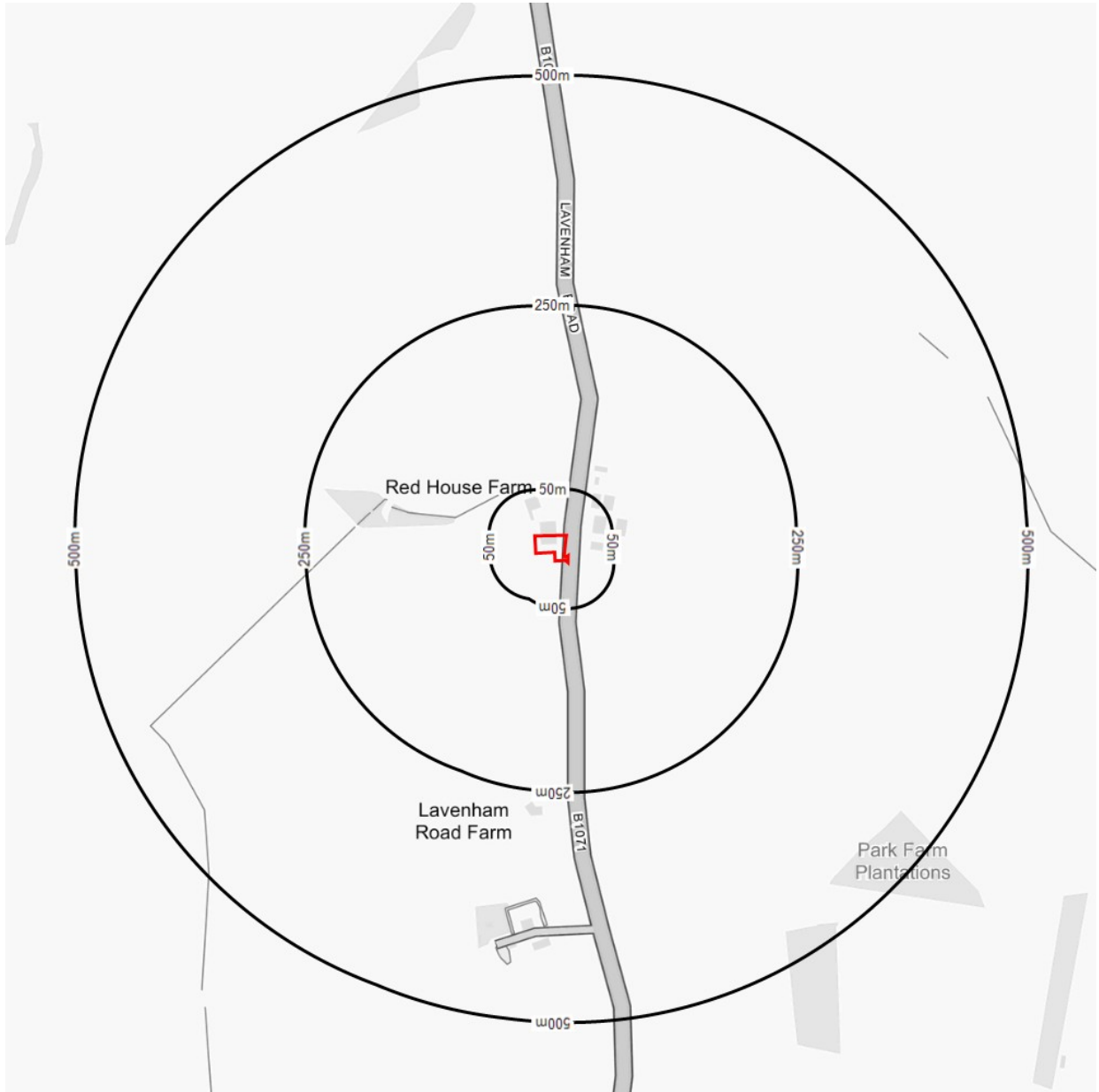
Flood Zone 2



Areas Benefiting from Flood Defences



Flood Risk: River and Coastal (map 2)



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Site

RoFRS - Very Low

RoFRS - Low

RoFRS - Medium

RoFRS - High



Flooding from Rivers or Sea without Defences (Flood Zone 3)

No features identified.

Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)

No features identified.

Areas Benefitting from Flood Defences

No features identified.

Spatial Flood Defences (with attributes)

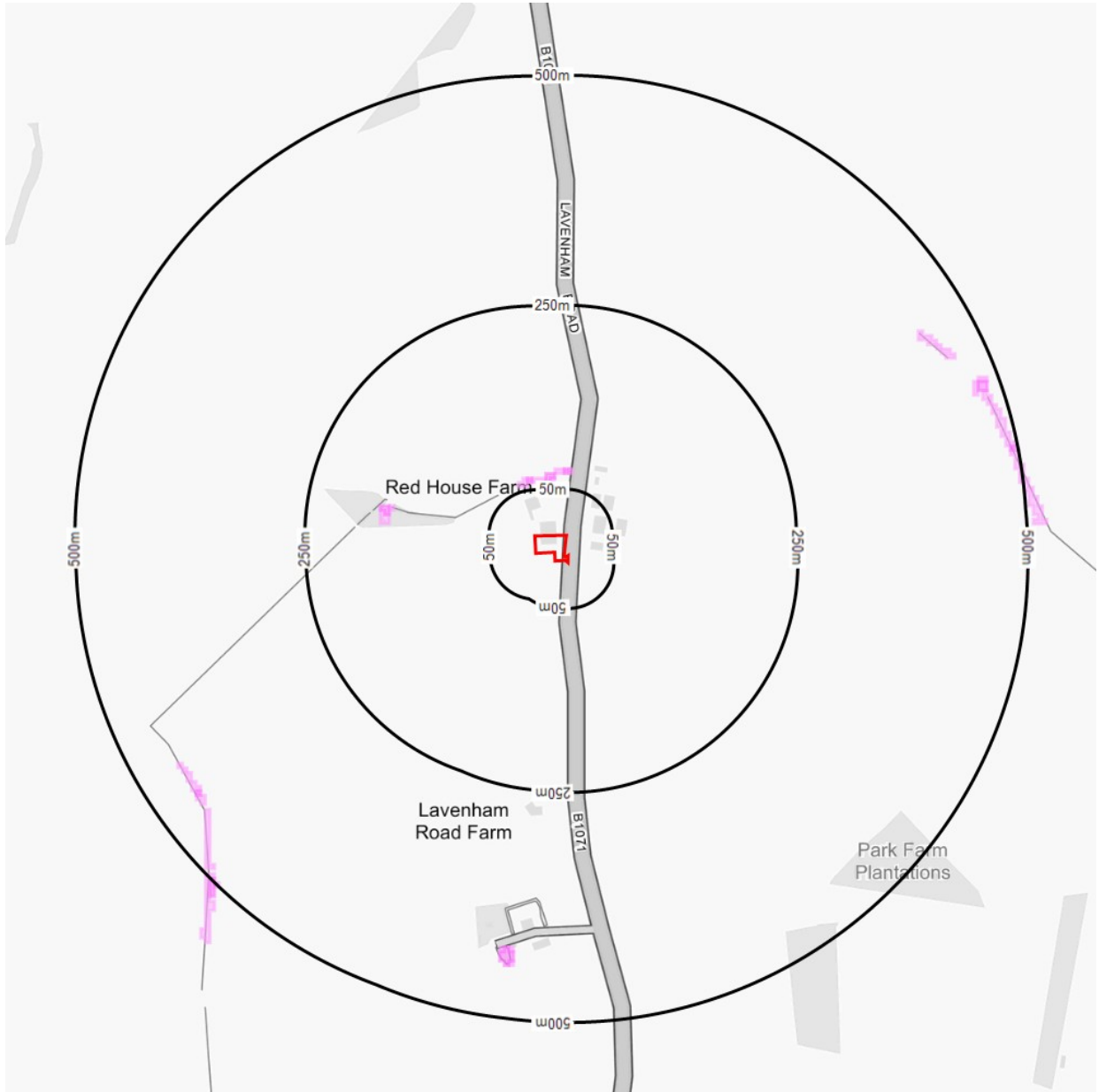
No features identified.

Risk of Flooding from Rivers and Sea (RoFRS)

No features identified.





Flood Risk: Surface Water (1:75 year event)




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 Site

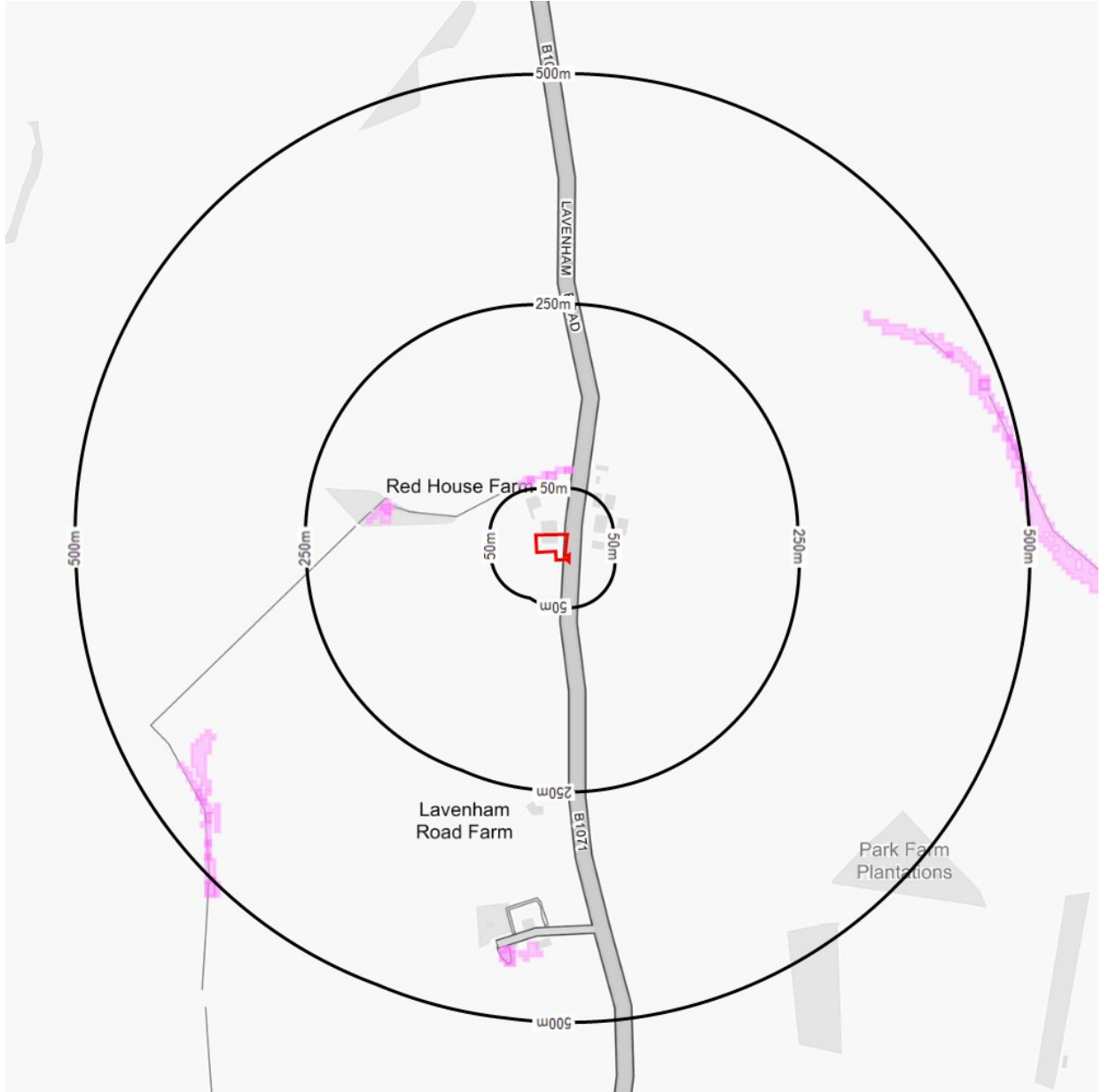
 10cm - 30cm depth

 30cm - 1m depth

 1m + depth





Flood Risk: Surface Water (1:200 year event)




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 Site

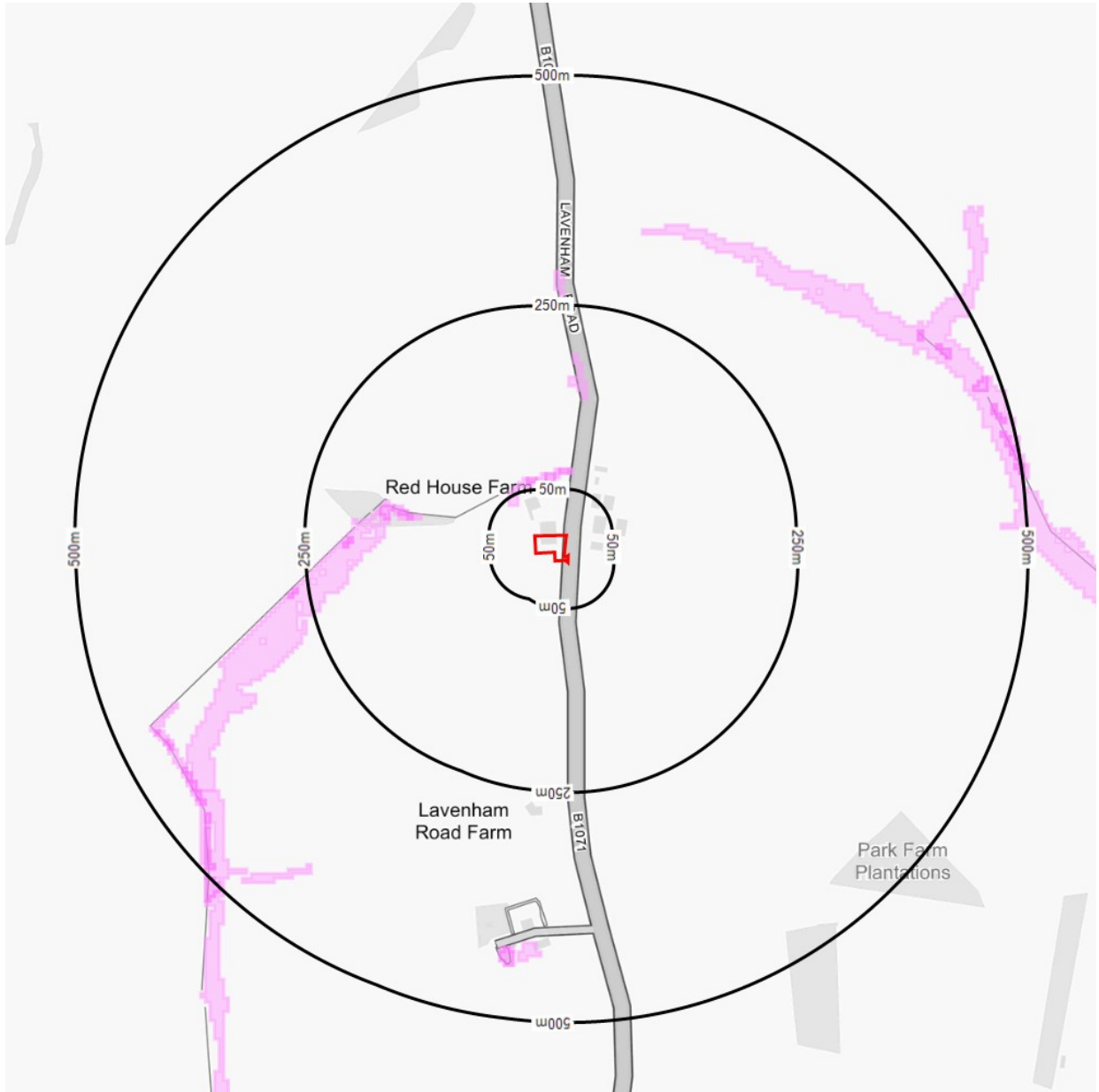
 10cm - 30cm depth

 30cm - 1m depth

 1m + depth





Flood Risk: Surface Water (1:1000 year event)




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 Site

 10cm - 30cm depth

 30cm - 1m depth

 1m + depth



Flood Risk: Surface Water

JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	54m	NW	1
Type: Greater than 0.3m and Less than or equal to 1.0m	58m	N	1

JBA Pluvial 200 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	54m	N	1
Type: Greater than 0.3m and Less than or equal to 1.0m	58m	N	1

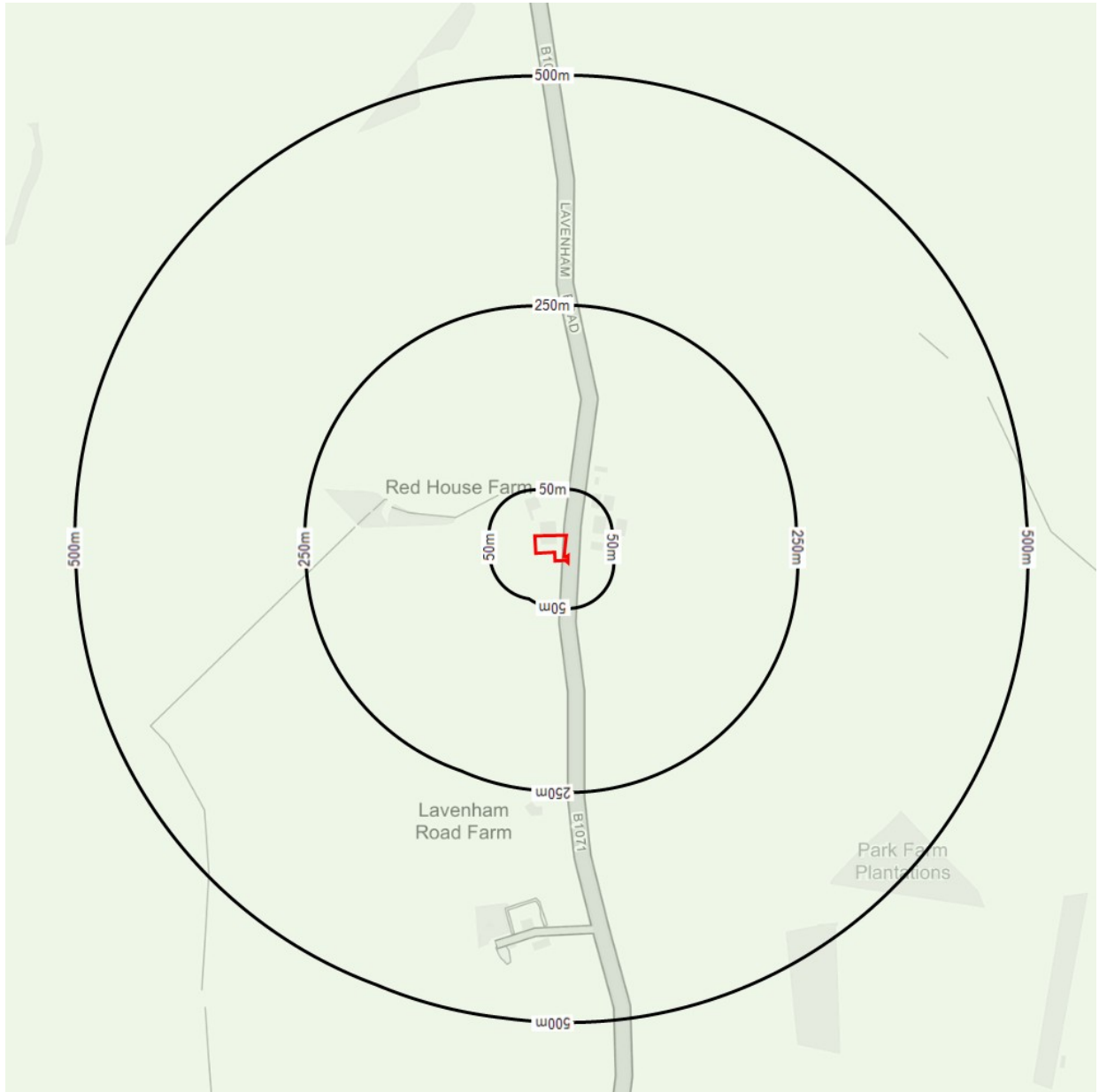
JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	38m	NW	1
Type: Greater than 0.3m and Less than or equal to 1.0m	58m	N	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2023



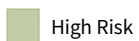
Flood Risk: Groundwater



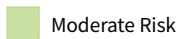
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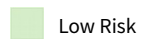
Site



High Risk



Moderate Risk



Low Risk



Negligible Risk



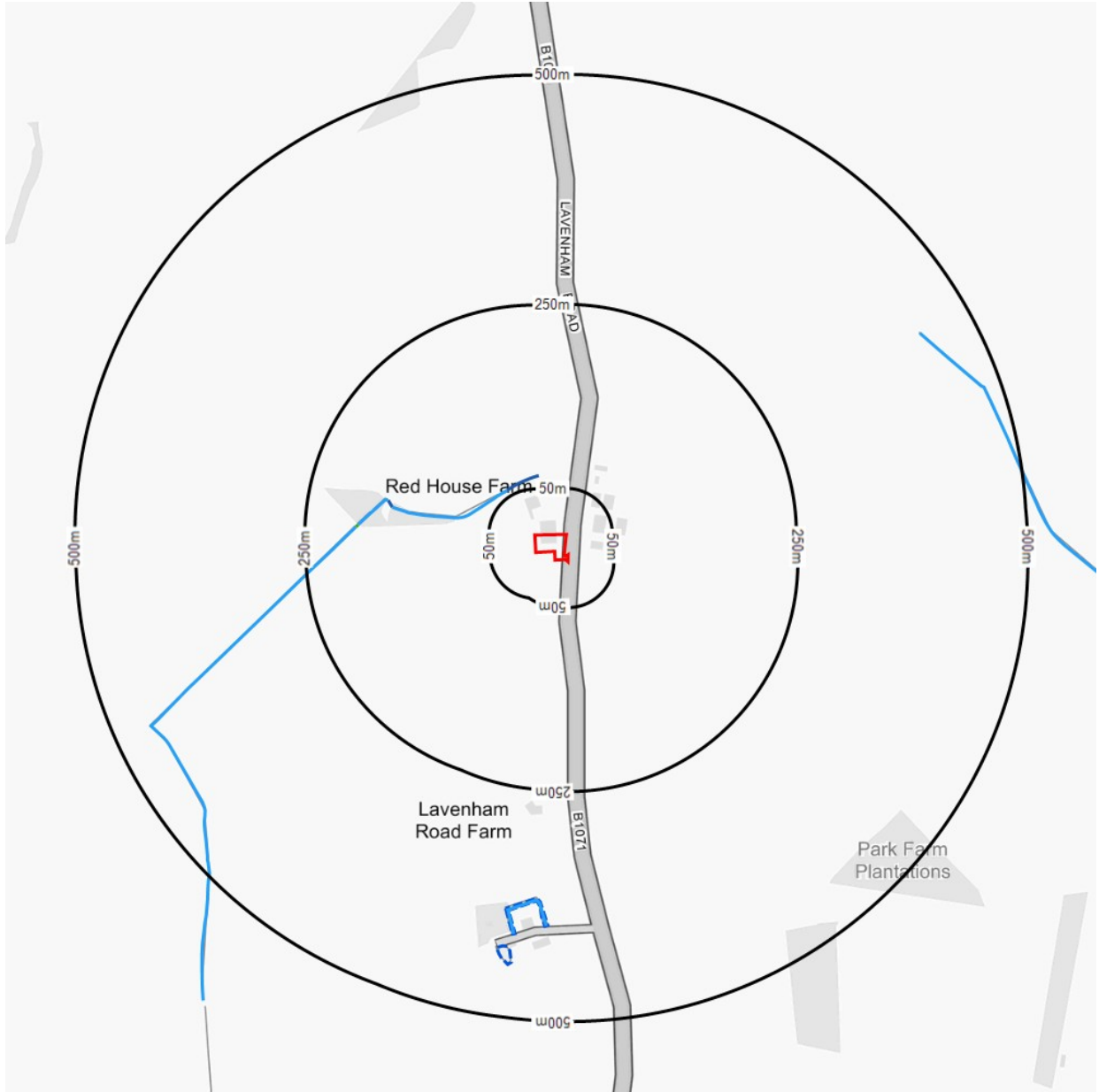
Flood Risk: Groundwater

Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: Negligible	0m	N	1



Flood Risk: Other



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- | | |
|-------------------------|-------------------------|
| Site | Tidal River |
| Water Feature | Lake or Reservoir |
| Flood Storage Areas | Forshore and Sea |
| Recorded Flood Outlines | Underground River |
| Primary Flow (named) | Marsh |
| Primary Flow (un-named) | Canal, Lock or Transfer |
| Secondary Flow | |



Flood Risk: Other

Flood Storage Areas

No features identified.

Recorded Flood Outlines

No features identified.

OS VectorMap District - Water Features

Details	Distance	Direction	Contact
Ordnance Survey	368m	S	2

OS MasterMap Water Network

Details	Distance	Direction	Contact
Name: Type: Primary Flow (un-named)	58m	NW	2
Name: Type: Lake or Reservoir	58m	NW	2
Name: Type: Underground River	193m	W	2

Agricultural Considerations

Data Section



Agricultural Data: This section presents data relating to designated features and land classifications that could be of relevance to the Site.

contents

Tabular Summary

This section gives an overview of the data found at the Site and in the surrounding area. We present the data to a maximum of 100m. We display the number of records found in each database under the relevant heading. Where we have not been able to search a database, we will display the abbreviation N/A instead.

Land classifications

- **Environmental Stewardship Schemes:** The Environmental Stewardship Scheme aims to secure widespread environmental benefits (including improved water quality and reduced soil erosion) through financial incentives.
- **Agricultural Land Classifications:** The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production.
- **Countryside Stewardship Schemes:** The Countryside Stewardship provides financial incentives for farmers and land managers to maintain and improve the environment. Examples include conserving and restoring wildlife habitat, flood risk management and woodland creation.
- **Open access land:** Under the Countryside and Rights of Way Act 2000, people can access land across England and Wales without having to use paths, known as 'open access land'.

Sites of interest

- **Listed buildings:** Listed buildings are considered to be of special architectural or historic interest and require planning consideration.
- **Ancient woodland:** Ancient woodland is defined as an area that has been wooded continuously since at least 1600 AD and require planning consideration.
- **Scheduled monuments:** Scheduled monuments are considered to be of national importance and require planning consideration.



Agricultural Considerations: Tabular Summary

Land Classifications

Environmental Stewardship Schemes	On-site	1-250m	251-500m
Environmental Stewardship Scheme Agreements*	0	0	N/A
Agricultural Land Classifications	On-site	1-250m	251-500m
Nitrate Vulnerable Zones*	2	0	N/A
Provisional Agricultural Land Classifications*	1	0	N/A
Post 1988 Agricultural Land Classifications *	0	0	N/A
Countryside Stewardship Schemes	On-site	1-250m	251-500m
Countryside Stewardship Scheme Management Areas*	0	0	N/A
Open access land	On-site	1-250m	251-500m
Open Access Land*	0	0	N/A

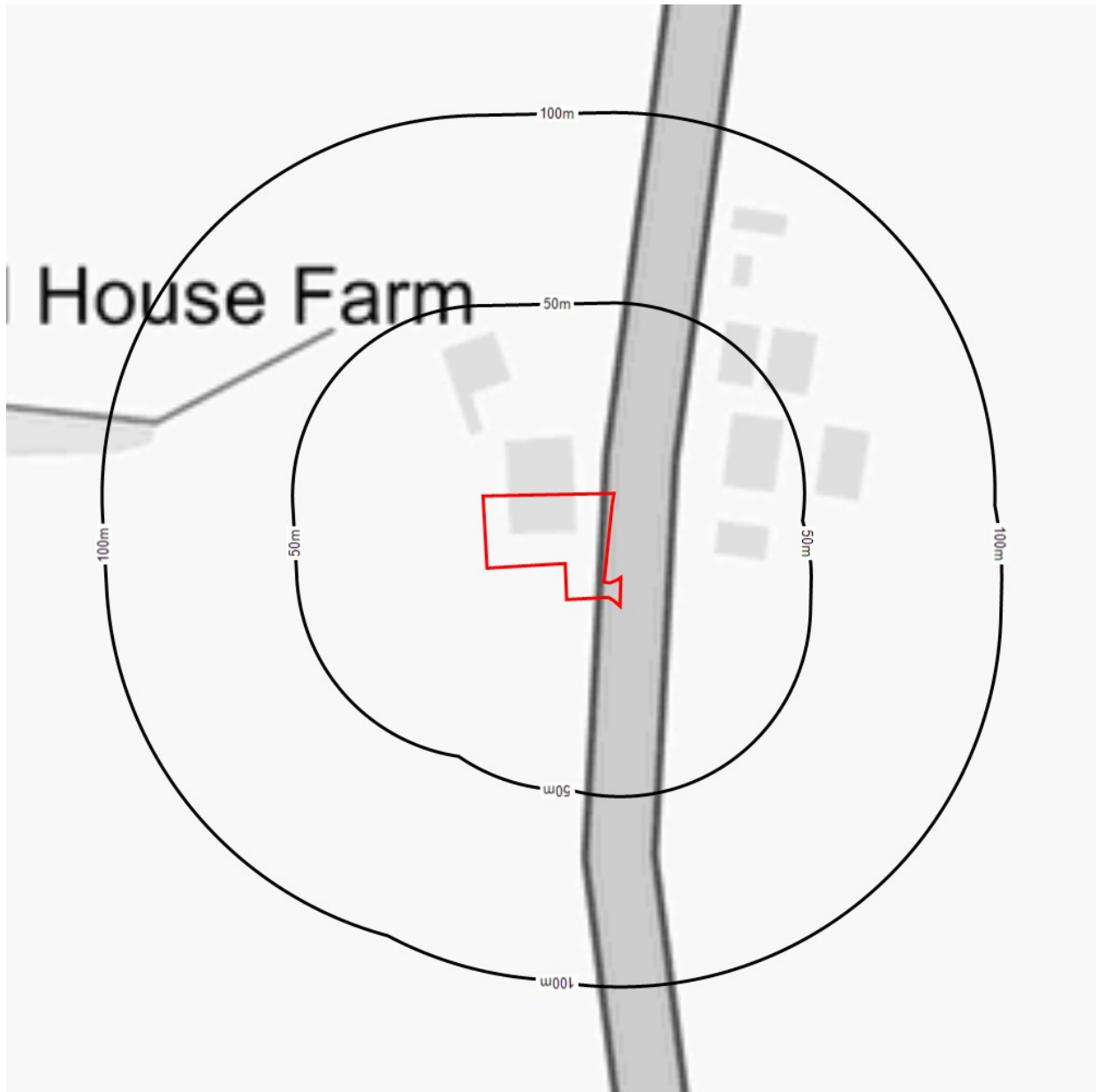
Sites of interest

Listed buildings	On-site	1-250m	251-500m
Listed Buildings*	0	0	N/A
Ancient woodland	On-site	1-250m	251-500m
Ancient Woodland*	0	0	N/A
Scheduled monuments	On-site	1-250m	251-500m
Scheduled Monuments*	0	0	N/A







*dataset searched to 100m



Environmental Stewardship Schemes

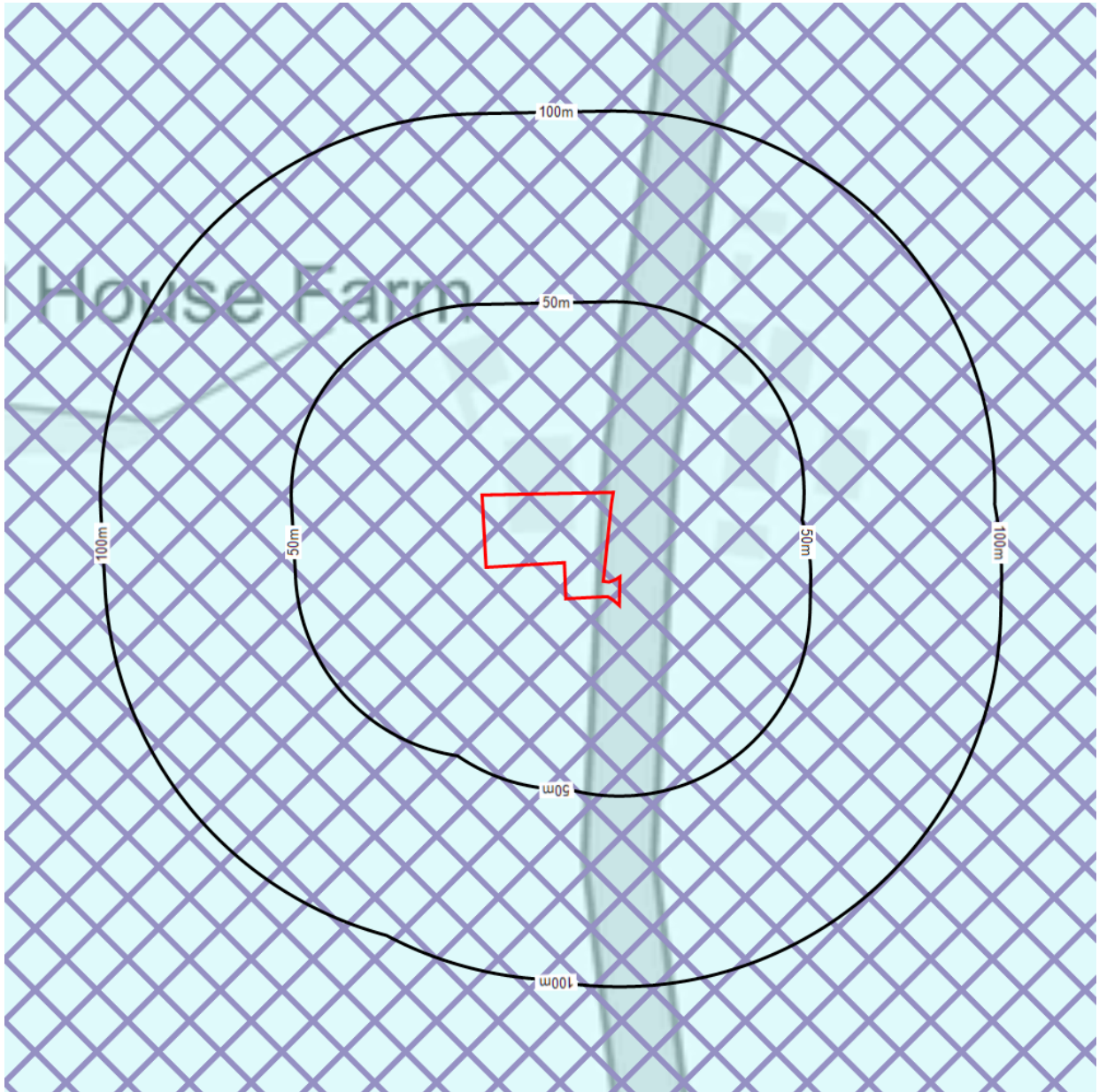


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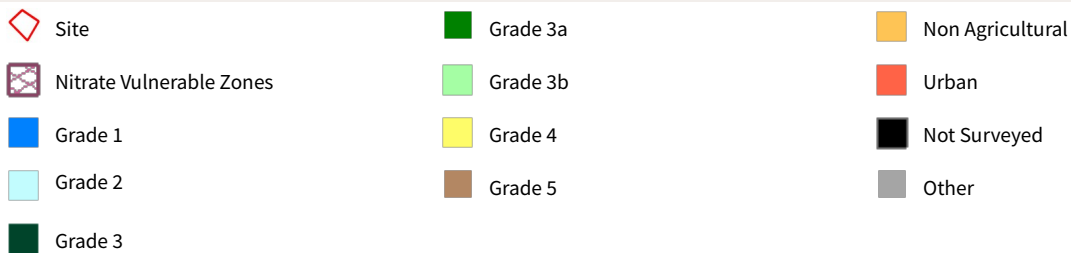
- | | |
|---|---|
|  Site |  Entry Level plus Higher Level |
|  Entry Level |  Higher Level |
|  Organic Entry Level |  Organic Entry Level plus Higher Level |



Agricultural Land Classifications

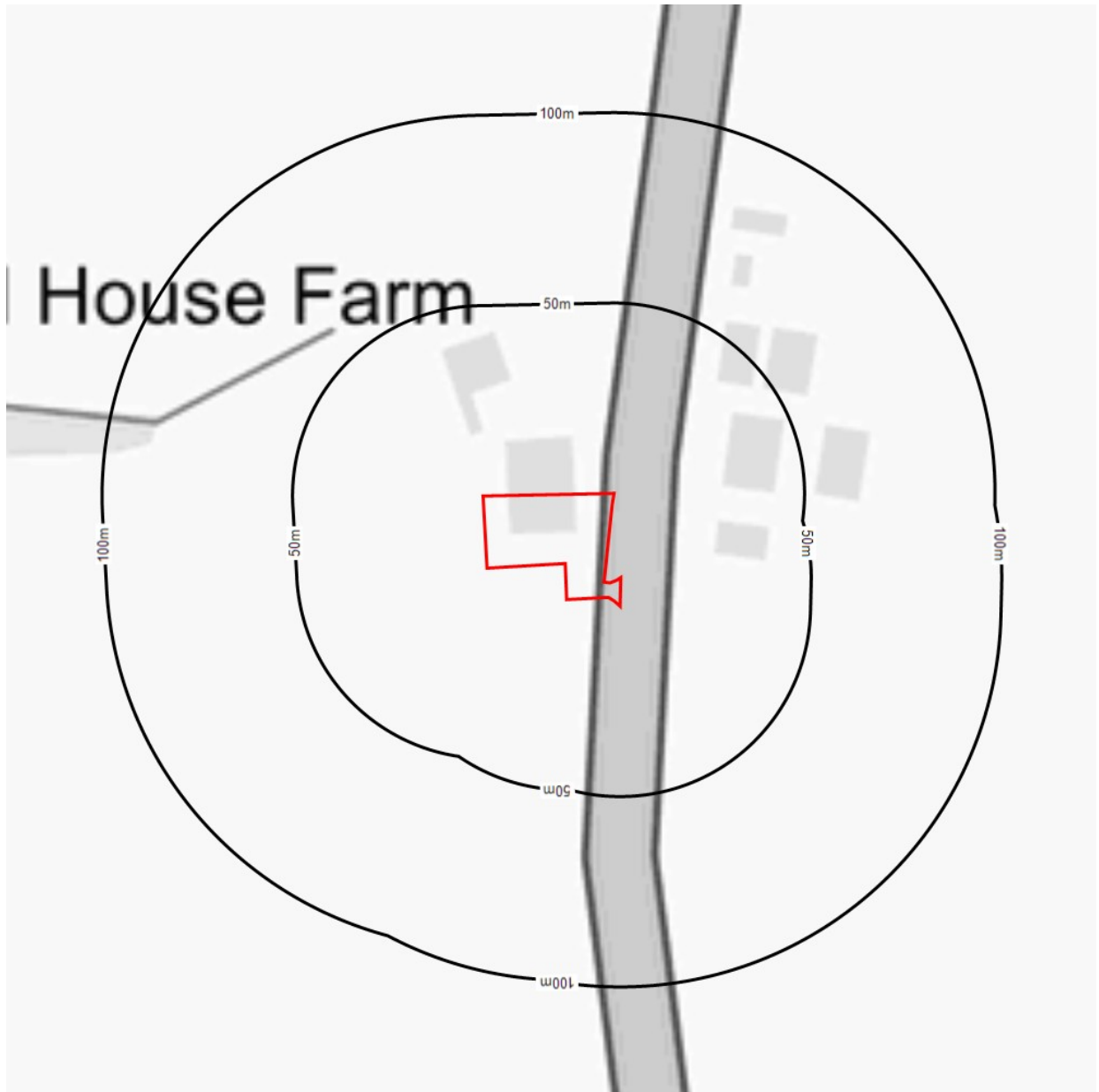


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Countryside Stewardship Schemes

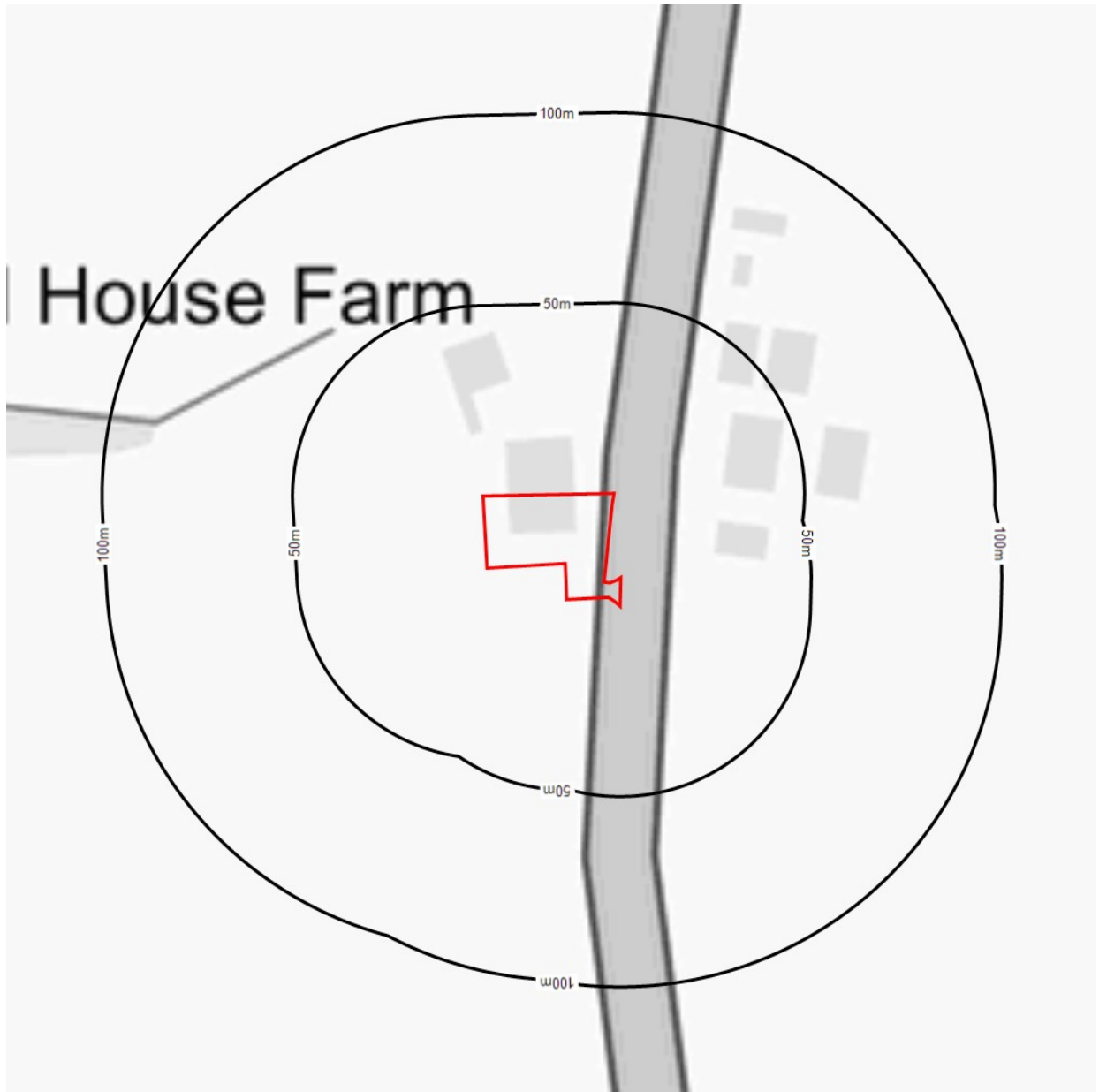


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- | | |
|---------------------|-------------------------|
| Site | Hedges and Boundaries |
| High Tier Element | Implementation Plan |
| Middle Tier Element | Woodland Creation Grant |




Open access land



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 Site

 Open access land



Agricultural Considerations: Land Classifications

Environmental Stewardship Schemes

Environmental Stewardship Scheme Agreements

No features identified.

Agricultural Land Classifications

Nitrate Vulnerable Zones

Details	Distance	Direction	Contact
Reserve Name: Sandlings And Chelmsford Area size: 3725828518.6 Designation code: Groundwater Designation date: Provider: Environment Agency Provider reference: G78	0m	N	3
Reserve Name: Lower Stour Nvz Area size: 874119963.78 Designation code: Surface Water Designation date: Provider: Environment Agency Provider reference: S424	0m	N	3

Provisional Agricultural Land Classifications

Details	Distance	Direction	Contact
Land Classification: Grade 2 Area size: 510494668.53 Provider: Natural England Provider reference: 507	0m	N	6

Post 1988 Agricultural Land Classifications

No features identified.

Countryside Stewardship Schemes

Countryside Stewardship Scheme Management Areas

No features identified.

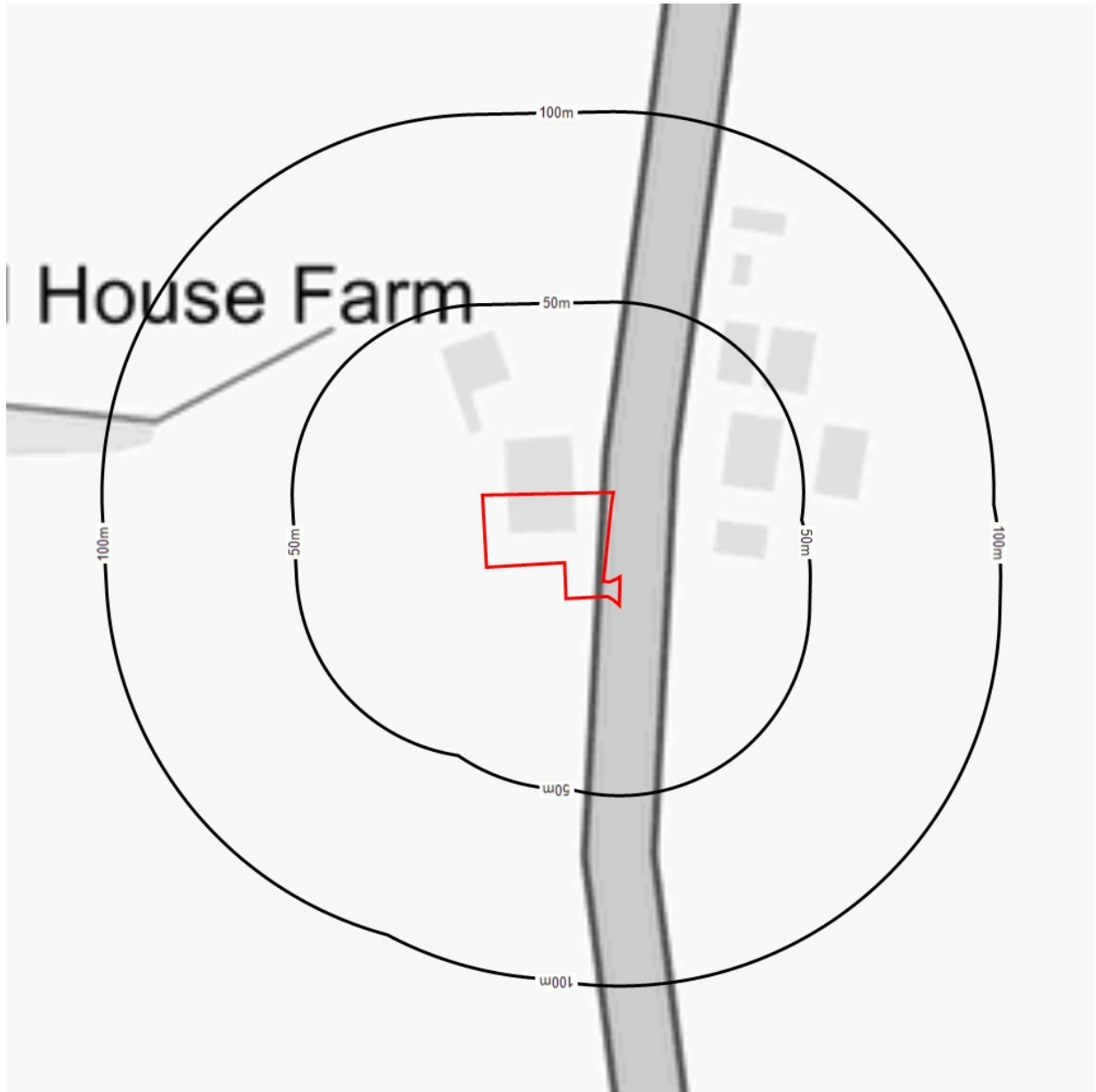
Open access land

Open Access Land

No features identified.



Agricultural Considerations: Sites of interest Map



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Site



Ancient woodland

● Listed Buildings

..... Scheduled monuments



Listed buildings

Listed Buildings

No features identified.

Ancient woodland

Ancient Woodland

No features identified.

Scheduled monuments

Scheduled Monuments

No features identified.

Ground Hazards & Coal Mining

Data Section



Ground Hazards & Coal Mining Data: This section contains information on natural and mining related hazards which may affect the Site. These includes subsidence, radon and mining. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. We display the number of records found in each database under the relevant heading. Where we have not been able to search a database, we will display the abbreviation N/A instead.
Coal Mining	This section is driven by the Site's proximity to Coalfield Consultation Areas.
Subsidence	This section uses several different datasets to assess the susceptibility of the Site to the subsidence
Natural and Mining Related Hazards	This section looks at non-coal mining hazards, including former mineral sites and landfill sites.
Radon	Both the likelihood of radon being an issue, and the requirement for radon protection measures.



Ground Hazards & Coal Mining: Tabular Summary

Coal Mining

Coal Mining	On-site	1-100m	101-250m
Coal Mining Subsidence Damage Claims*	0	0	N/A
Coalfield Consultation Areas	0	N/A	N/A

Subsidence

Insurance Claims from Subsidence	On-site	1-100m	101-250m
Postcode Unit Insurance Claims Rating - Subsidence	0	N/A	N/A

Natural Ground Instability	On-site	1-100m	101-250m
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	0	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A

Natural and Mining Related Hazards

Former Mining	On-site	1-100m	101-250m
Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping*	0	0	N/A
Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
Man-Made Mining Cavities	0	0	0
BGS Recorded Mineral Sites	0	0	N/A
Mining Instability	0	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	0	N/A	N/A



Ground Hazards & Coal Mining: Tabular Summary

Salt and Brine	On-site	1-100m	101-250m
Brine Compensation Area	0	N/A	N/A
Brine Pumping Related Features	0	N/A	N/A
Brine Subsidence Solution Area	0	N/A	N/A
Salt Mining Related Features	0	N/A	N/A
Landfill Sites and Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	0	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A

Radon

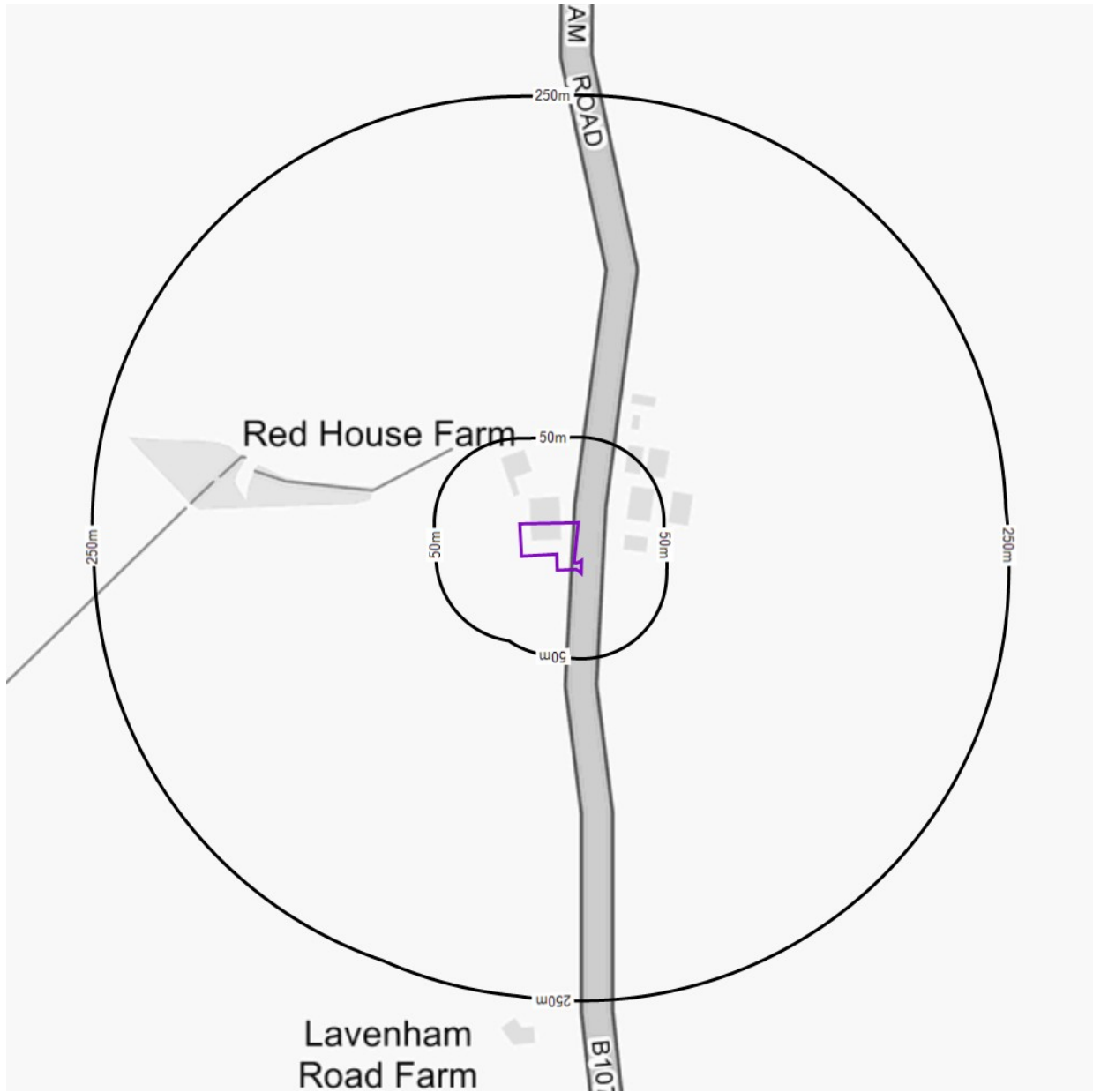
Radon	On-site	1-100m	101-250m
Radon Potential	0	N/A	N/A

** dataset searched to 25m

* dataset searched to 50m



Ground Hazards & Coal Mining



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- | | |
|-------------------------------|---|
| Site | Brine Subsidence Solution Area |
| Coalfield Consultation Area | Salt Mining Related Feature |
| Mining from Historical Maps | Infilled Land |
| Mining Cavities | Landfills |
| Other Mining | Natural Cavities |
| CBSCB Compensation District | Potential for Ground Stability Hazards - High |
| Brine Pumping Related Feature | Potential for Ground Stability Hazards - Moderate |



Coal Mining

Coal Mining Subsidence Damage Claims

No features identified.

Coalfield Consultation Areas

No features identified.



Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

No features identified.

Natural Ground Instability

Natural Cavities

No features identified.

Potential for Landslide Ground Stability Hazards

No features identified.

Potential for Ground Dissolution Stability Hazards

No features identified.

Potential for Compressible Ground Stability Hazards

No features identified.

Potential for Shrinking or Swelling Clay Ground Stability Hazards

No features identified.

Potential for Running Sand Ground Stability Hazards

No features identified.

Potential for Collapsible Ground Stability Hazards

No features identified.



Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Former Mining

Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Man-Made Mining Cavities

No features identified.

BGS Recorded Mineral Sites

No features identified.

Mining Instability

No features identified.

Non Coal Mining Areas of Great Britain

No features identified.

Potential Mining Areas

No features identified.

Salt and Brine

Brine Compensation Area

No features identified.

Brine Pumping Related Features

No features identified.

Brine Subsidence Solution Area

No features identified.

Salt Mining Related Features

No features identified.



Ground Hazards & Coal Mining: Natural and Mining Related Hazards

Landfill Sites and Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

BGS Recorded Landfill Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Historic Landfill

No features identified.



Radon

Radon Potential

No features identified.

Energy & Infrastructure

Data Section



Energy & Infrastructure Data: This section details the data used as part of our Energy and Infrastructure analysis. Each key area has the data mapped with the detail outlined beneath.

contents

Tabular Summary	Provides an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 4km. We display the number of records found in under the relevant heading. Where we have not been able to find data, we will display the abbreviation N/A instead.
Oil and Gas Exploration	Licences or drilling facilities with 4km of the Site. Onshore oil and gas exploration and production licences relate to areas of land (blocks). The presence of one or more of these licences does not mean that exploration or production will definitely happen.
Wind Energy	Operational or planned wind farms or turbines within 4km of the Site. Includes wind projects in the UK Wind Energy Database and locations of individual wind turbines and planning applications for wind turbines with an output of 1MW.
Solar Energy Facilities	Operational and proposed solar farms within 2km of the Site. The data provides the name of the operating company, the generating capacity, and the farm's operational status.
Other Renewable Energy	Renewable power sources with an output of 1MW within 2km of the Site. These power sources are: Small / Large Hydroelectric; Shoreline Wave; Tidal Barrage / Stream; Biomass; Co-firing; Anaerobic/ Sewage Digestion; Hot Dry Rocks; Landfill Gas; Energy from Waste (EfW) Incineration; and Advanced Conversion Technology.
High Speed 2 (HS2)	HS2 track sections, stations, safeguarding limits homeowner zones and extended homeowner protection zones within 4km of the Site. This report comments on both phases using current available information.
Crossrail	Crossrail 1 and 2 track sections, stations and safeguarding limits within 2km of the Site. Crossrail (CR1) is a rail project stretching from Reading and Heathrow in the west, to Shenfield and Abbeywood in the east. Crossrail 2 (CR2) is a new (proposed) railway, linking the national rail networks in and around Surrey and Hertfordshire via an underground tunnel through London.
Railways	Above and below ground railways within 250m of the Site, including trams and light rail.
Pipelines	The Southampton to London Pipeline route within 250m of the Site.



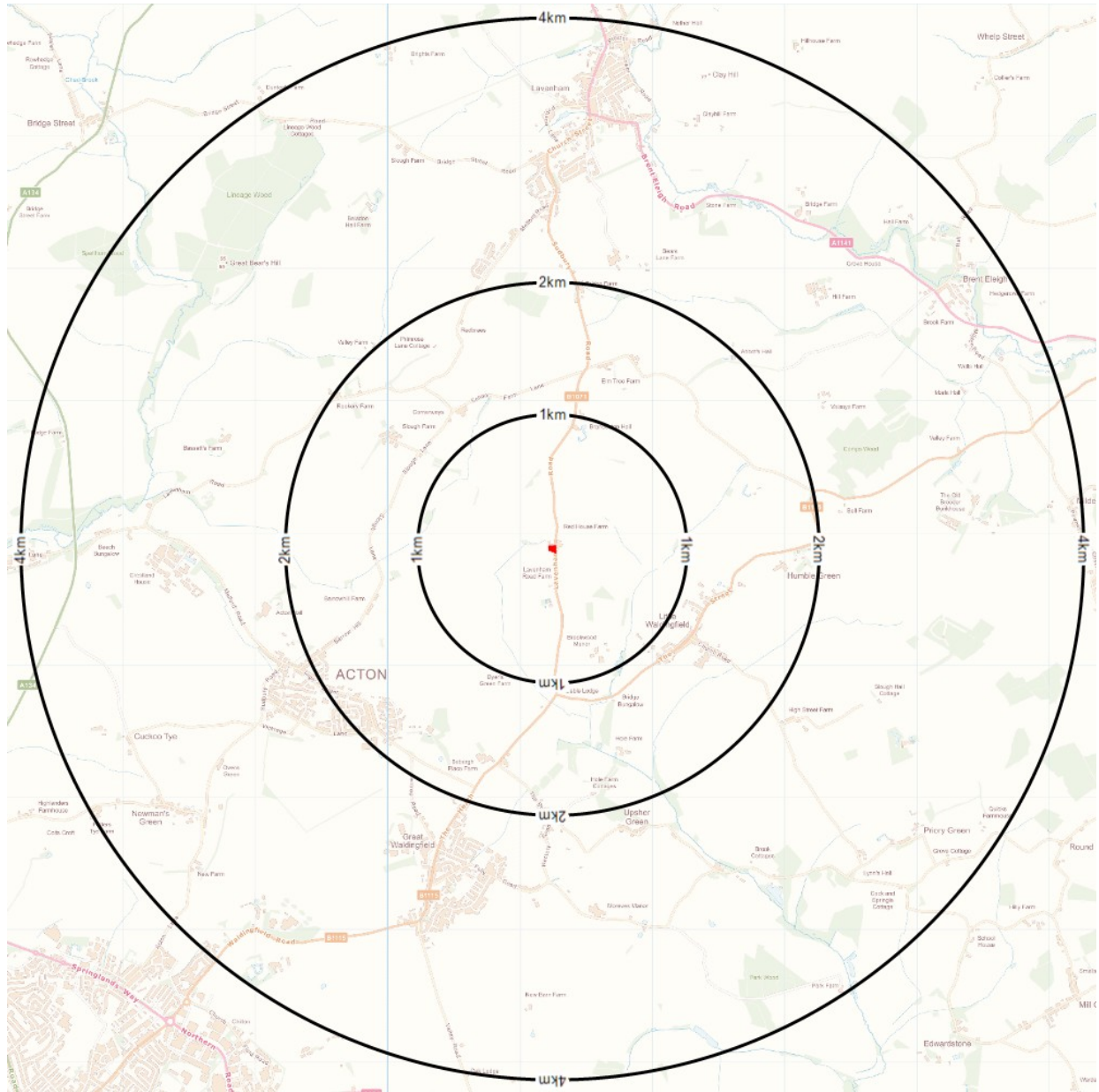
Energy & Infrastructure: Tabular Summary

Energy And Infrastructure






Oil and Gas Explorations	On-site	1-250m	251-500m
Licensed Areas for Onshore Energy Exploration and Production	0	0	N/A
Licensed Wells for Energy Exploration	0	0	N/A
Offered Blocks for Onshore Energy Exploration and Production	0	0	N/A
Wind Energy	On-site	1-250m	251-500m
Wind Farms	0	0	N/A
Wind Turbines	0	0	N/A
Renewable Energy Planning Database	0	0	N/A
Solar Energy	On-site	1-250m	251-500m
Renewable Energy Planning Database	0	N/A	N/A
Other Renewable	On-site	1-250m	251-500m
Renewable Energy Planning Database	0	N/A	N/A
High Speed 2	On-site	1-250m	251-500m
HS2 - Track	0	N/A	N/A
HS2 - Stations	0	N/A	N/A
HS2 - Safeguarding Limits	0	N/A	N/A
HS2 - Payment Zones	0	N/A	N/A
Crossrail 1	On-site	1-250m	251-500m
Crossrail - Safeguarding Limits	0	N/A	N/A
Crossrail - Stations	0	N/A	N/A
Crossrail - Track	0	N/A	N/A
Crossrail 2	On-site	1-250m	251-500m
Crossrail 2 - Track	0	N/A	N/A
Crossrail 2 - Stations	0	N/A	N/A
Crossrail 2 - Safeguarding Limits	0	N/A	N/A
Above and below ground railways	On-site	1-250m	251-500m
Railed Transport - Tracks	0	0	N/A
Railed Transport - Stations and Stops	0	0	N/A
Southampton to London Pipeline	On-site	1-250m	251-500m
Southampton to London Pipeline Development	0	0	N/A








Energy & Infrastructure: Energy



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-  Site
-  OGA Offered Exploration Blocks
-  Wind Farms
-  Planning Apps – Wind Energy
-  Planning Apps – Other Renewable Energy

-  OGA Licensed Exploration Blocks
-  Drilling Locations
-  Wind Turbines
-  Planning Apps – Solar Farms
-  Southampton to London pipeline



Oil and Gas Exploration

Licensed Areas for Onshore Energy Exploration and Production

No features identified.

Offered Blocks for Onshore Energy Exploration and Production

No features identified.

Licensed Wells for Energy Exploration

No features identified.

Wind Energy

Wind Farms

No features identified.

Wind Turbines

No features identified.

Renewable Energy Planning Database

No features identified.

Solar Energy Facilities

Renewable Energy Planning Database

No features identified.

Other Renewable Energy

Renewable Energy Planning Database

No features identified.

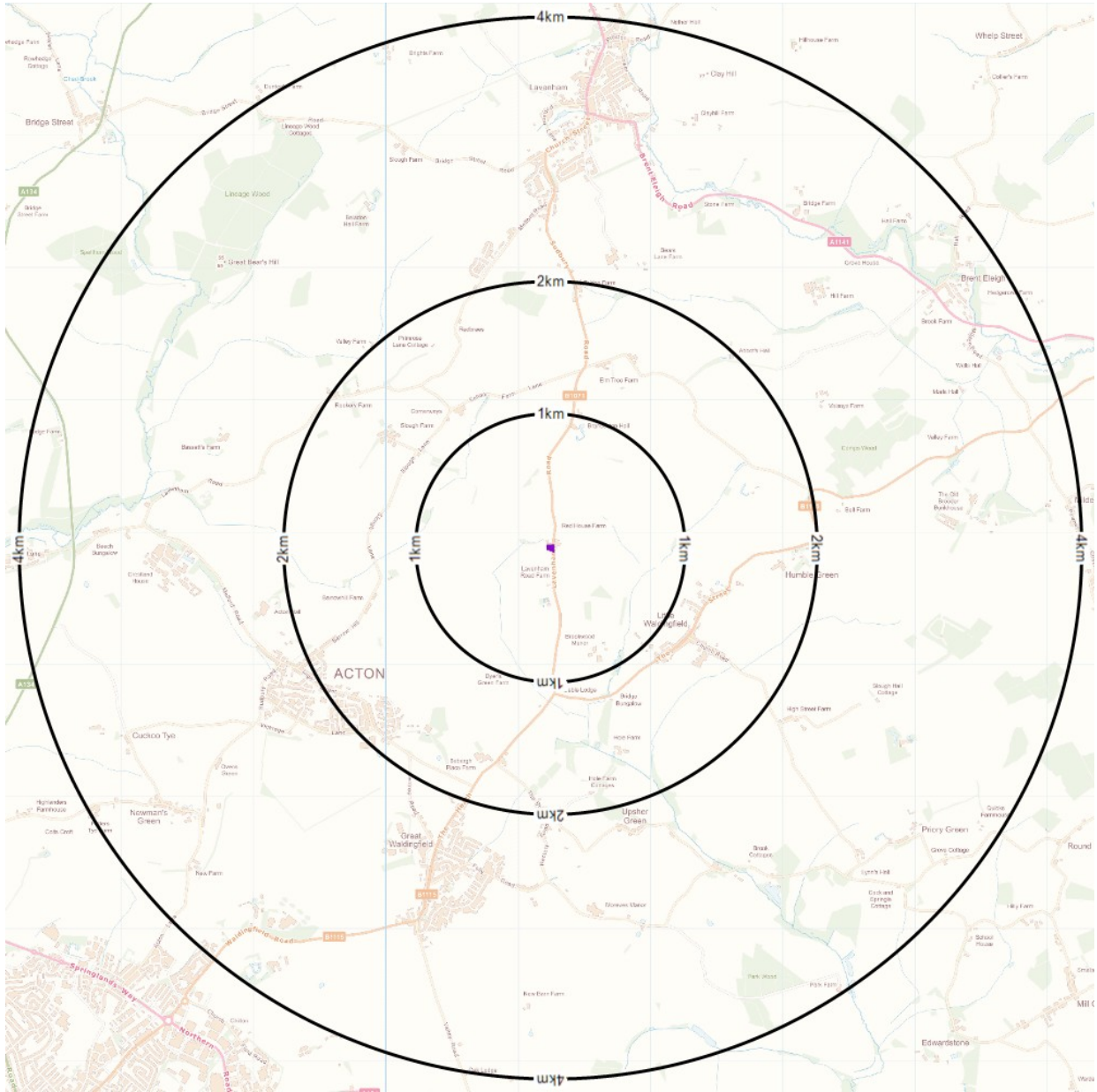
Southampton to London pipeline

Southampton to London Pipeline Development

No features identified.



Energy & Infrastructure: Infrastructure 1



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- | | |
|-----------------------------------|--|
| Site | HS2 – Track |
| Crossrail 1 – Track | HS2 – Station |
| Crossrail 1 – Station | HS2 – Safeguarding Limits |
| Crossrail 1 – Safeguarding Limits | HS2 – Homeowner Payment Zone 1 |
| Crossrail 2 – Track | HS2 – Homeowner Payment Zone 2 |
| Crossrail 2 – Station | HS2 – Homeowner Payment Zone 3 |
| Crossrail 2 – Safeguarding Limits | HS2 – Rural Support Zone |
| | HS2 – Extended Homeowner Protection Zone |



High Speed 2

HS2 - Track

No features identified.

HS2 - Stations

No features identified.

HS2 - Safeguarding Limits

No features identified.

HS2 - Payment Zones

No features identified.

Crossrail 1

Crossrail - Track

No features identified.

Crossrail - Stations

No features identified.

Crossrail - Safeguarding Limits

No features identified.

Crossrail 2

Crossrail 2 - Track

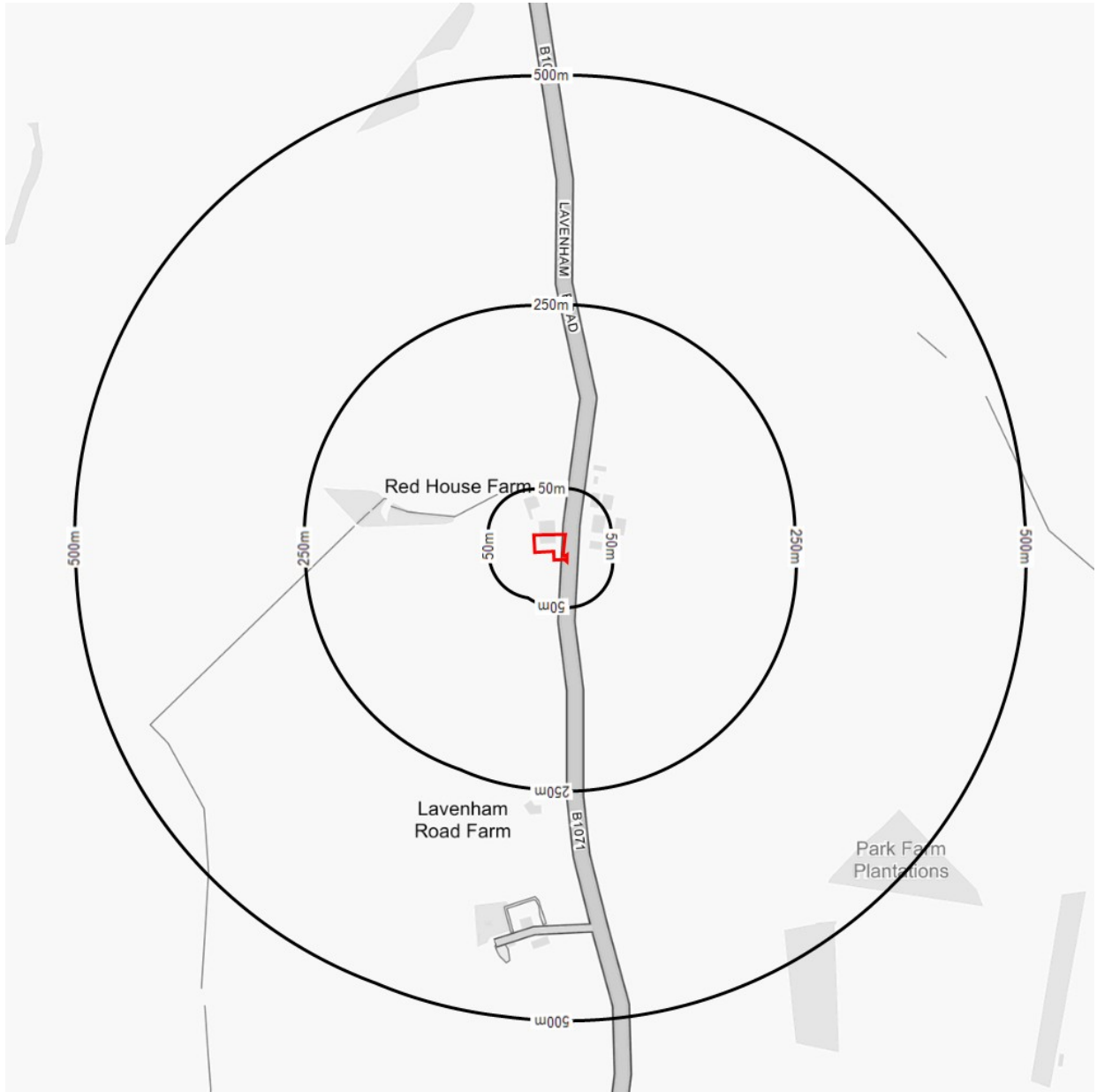
No features identified.

Crossrail 2 - Stations

No features identified.

Crossrail 2 - Safeguarding Limits

No features identified.



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Site



Railway - Station

Track

Underground Track



Above and below ground railways

Railed Transport - Tracks

No features identified.

Railed Transport - Stations and Stops

No features identified.

Site Solutions Farm

About this report



Site Solutions Farm Limitations

Site Solutions Farm reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.landmark.co.uk/product-terms-conditions. If you need any further information please contact us on 0330 036 6115.




Contaminated Land Risk Analysis Methodology

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. We also assess whether similar requirements could arise under the Water Resources Act 1991. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
PASSED – PRUDENT ACTION 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent action suggested below.	3 or 4
FURTHER ACTION 	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2






Flood Risk Analysis Methodology

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
PASSED 	<p>Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary.</p> <p>Recommendations: Some simple advice may be provided.</p> <p>Insurability: Insurance should be readily available.</p>
PASSED – PRUDENT ACTION 	<p>Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an ‘extreme’ event.</p> <p>Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan.</p> <p>Insurance: In most cases insurance should be readily available.</p>
FURTHER ACTION 	<p>Moderate to High and High: This report reveals a significant risk of flooding which should be addressed.</p> <p>Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed.</p> <p>Insurance: Insurance may not be available without a higher premium or excess.</p>

The flood risk gauges provide an analysis of each of the four main types of flooding: river, coastal, groundwater and surface water. A fifth gauge provides analysis of ‘other factors’. This includes historical floods, proximity to water features and elevation above both of these features. The purpose of this gauge is to account for risk that is not tied to modelled data.

Environment Agency defences protect large areas of England and Wales from river and coastal flooding. Our analysis of flood risk from these sources takes defences into account. Where defences are present we will report both defended and undefended risk to present the full risk profile. However, our overall assessment and recommendations will be based on the defended risk.

In Scotland, we do not have access to data from the Scottish Environmental Protection Agency (SEPA). As a result, we are unable to take into account defences. Consequently, in Scotland our assessment is always based on the undefended risk.

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the gauges in the front of the report will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.



Useful Contacts

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

Landmark Information Group Limited
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

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

0330 036 6115

Or by email at:

argyll@landmark.co.uk

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
1	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	Ordnance Survey	Adanac Drive Southampton Hampshire SO16 0AS	T: 03456 05 05 05 E: customerservices@ordnancesurvey.co.uk W: www.ordnancesurvey.gov.uk
3	Environment Agency, Head Office	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	T: 01454 624400
4	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk



Useful Contacts

Contact	Name	Address	Contact Details
5	Environment Agency, National Customer Contact Centre (NCCC)	PO Box 544 Templeborough Rotherham S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk
6	Natural England	County Hall Spetchley Road Worcester WR5 2NP	T: 0300 060 3900 E: enquiries@naturalengland.org.uk W: www.naturalengland.org.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.



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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



Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, 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:

Legal Director
Landmark Information Group Limited
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115

Email: argyll@landmark.co.uk

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.