

Land Rear Of Beechwood And Albany House, Hill Crescent, Haverhill, Suffolk

Report details

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Reviewed by: Aaron Moyle MSci FGS

Date: 19 February 2024

Location: 567487, 246358

Report ref: GSP-2024-2403

Area 0.09 ha

Status: Final



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Executive Summary

Report objective

The purpose of the commission was to inform the redevelopment of the property from former residential gardens to the development of three residential dwellings.

The development proposals have currently been granted for one dwelling under Planning Permission Application ref: DC/22/1925/OUT, dated 7 March 2023 (found in Appendix F). However, the client would like to submit a new proposal for three dwellings and the council has stated they would require a Phase 1 Contaminated Land Assessment before the new application can commence.

Site Setting

Current use: Vacant parcel of former residential gardens.

Surroundings: Surrounded by residential properties with gardens.

History: Formerly part of two adjoining residential gardens.

Geology: Superficial deposits of the Lowestoft Formation are underlain by bedrock layers of the Lewes Nodular Chalk Formation and Seaford Chalk Formation.

Controlled Waters: Secondary Undifferentiated aquifers within the superficial deposits and a Principal Aquifer in the bedrock layer. An Inland river not influenced by normal tidal action was identified 113m north

Human Health: Future Site residents, groundworkers during the proposed development, and residents of the nearby dwellings with private gardens.

Ecology: No designated ecological habitats have been recorded but the vegetated setting could provide potential habitats for vulnerable species, but there is no evidence of this.

Site Reconnaissance

A remote Site walkover was conducted with Bianca Dyer on 6 February 2024. At that time the Site was vacant and no significant environmental concerns were observed.

Regulatory Consultation

Groundsure contacted West Suffolk Council for details of historical uses and potential contamination for the Site. A response was received on 6 February 2024 from Terrance Stocks, an Environment Officer.

The Officer advised Groundsure that the Council was not aware of any historical or current land uses that could have caused contamination. According to the council records, there are no reasons as to why the site may not be considered suitable for its current or proposed use. Additionally, the council has no records of historical landfilling within 250m of the Site. It was confirmed by the Officer that the Site was not determined as Contaminated Land under Part 2A of the Environmental Protection Act 1990.

Conclusions

Since 1956 the Site consisted of two adjoining residential gardens, before which it consisted of open agricultural land. There are unlikely to be significant environmental liabilities associated with the legacy of historical land uses with the property.

The Site is considered a **Low risk** for the proposed development. The risk assessment has not identified any unacceptable risks with regard to the proposed development, and the Site is considered to be suitable for the proposed use. No further action with regard to contaminated land is considered necessary.

This Executive Summary forms part of Groundsure report number GSP-2024-2403 is part of a wider document and should not be used in isolation.

Contents Page

Executive Summary	2
1 Introduction	5
1.1 Background	5
1.2 Purpose of this report	5
1.3 Scope of works	5
1.4 Data sources	5
1.5 Report limitations	5
1.5.1 Site reconnaissance	6
2 Risk Assessment Methodology	7
2.1 Qualitative Risk Ranking Criteria	7
2.1.1 Consequence	7
2.1.2 Likelihood	8
3 Site Setting & Description	9
4 Environmental Setting	10
4.1 Geology	10
4.1.1 Regional	10
4.1.2 Local	10
4.1.3 Natural Ground Subsidence	10
4.1.4 Mining, ground workings and natural cavities	11
4.1.5 Radon	11
4.2 Controlled Waters	11
4.2.1 Hydrogeology	11
4.2.2 Hydrology	12
4.2.3 Flood Risk	12
4.3 Environmental Designations	12
4.4 Culturally and Visually Sensitive Sites	13
4.5 Ecological Habitat Designations	13
5 Potentially Contaminative Land Use	14
5.1 Permits, Authorisations, Licences and Records	14
5.1.1 On site records	14
5.1.2 Off site records	14
6 Historical Setting	15
6.1 Historical Review	15
6.2 Underground features and proposed infrastructure	15
6.3 Historical military land	15
6.4 Unexploded Ordnance	15
7 Site Reconnaissance	16
7.1 Operational and Environmental Observations	16
7.2 Regulated Activities	16
8 Regulatory Consultations	17
8.1 Local Authority Environmental Protection Team	17

8.2 Local Authority Planning Section	17
8.3 Petroleum Licensing Section	18
8.4 Environment Agency	18
9 Conceptual Site Model	18
9.1 Receptors	19
9.2 Overview of potential current and historical sources of contamination and associated contaminants	19
9.2.1 On Site	19
9.2.2 Off Site	19
9.3 Conceptual Model	20
9.4 Justification	21
10 Conclusions & Recommendations	22
10.1 Conclusions	22
10.2 Recommendations	22
Appendices	
Appendix A – Figures	
Appendix B – Photographic Record	
Appendix C – Groundsure Insight	
Appendix D – Groundsure Historical Map Pack	
Appendix E – Regulatory Responses	
Appendix F – Planning Documents	

1 Introduction

1.1 Background

Groundsure Ltd was instructed by Bianca Dyer of Freshwater Estates (Mildenhall) Ltd to complete a Phase 1 Preliminary Risk Assessment. The report was prepared in accordance with the Groundsure Ltd proposal (ref. GSP-2024-2403p, dated 23 January 2024) and Standard Terms and Conditions of Business for the use of the following entities:

- Freshwater Estates (Mildenhall) Ltd

The study site (known as ‘the Site’) was Land Rear Of Beechwood And Albany House, Hill Crescent, Haverhill, Suffolk. A location plan and site layout can be found in Appendix A.

1.2 Purpose of this report

The purpose of the commission was to inform the redevelopment of the property from former residential gardens to the development of three residential dwellings.

The development proposals have currently been granted for one dwelling under Planning Permission Application ref DC/22/1925/OUT dated 07 Mar 2023 (found in Appendix F). However the client would like to submit a new proposal for three dwellings and the council has stated they would require a Phase 1 before the new application can commence.

1.3 Scope of works

This Phase 1: Preliminary Risk Assessment comprises a review of readily available environmental, historical and planning records, any additional data supplied by the client and a virtual site inspection. Data, where copyright permits, is presented within the appendices of the report.

The risk assessment was based on a qualitative assessment of the Contaminant – Pathway – Receptor linkages that may exist at the Site because of past activities, in accordance with the Environment Agency’s ‘Land Contamination Risk Management’ (LCRM) published 8 October 2020 (updated 20 July 2023)¹ and BS10175:2011+A2:2017 Investigation of Potentially Contaminated Sites Code of Practice.

These assessments were associated with the following UK legislation

- Environmental Protection Act 1990;
- The Water Resources Act 1991; and
- Environmental Permitting Regulations (2015).

1.4 Data sources

Data sources include:

- Groundsure data reports (refs. GS-L2C-4NI-CN1-L8K and GS-EL2-88S-J8X-5TQ)
- Remote Site inspection dated 6 February 2024 with Bianca Dyer;
- Data found on the Local Authority planning website;
- Local Authority Environmental Health consultation;

1.5 Report limitations

All work has been undertaken in accordance with our standard [terms & conditions](#) for a Consultancy Service. It should be noted that liability for any claim in relation to asbestos is excluded.

The report is based on the data sources listed within the report and is not necessarily exhaustive. The report excludes consideration of potential hazards arising from any activities at the Site other than

¹ <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

normal use and occupancy for the identified land uses. Where access is restricted this affects the reliability of inferences pertaining to operations and conditions within such areas of a Site. Hazards associated with any other activities are not assessed.

It has been assumed that the conditions on Site at the time of the site reconnaissance are representative of general conditions and operations unless the Site is to be redeveloped and then it has been assumed operations cease. Furthermore, new information, improved practice and changes in legislation may change the conclusions presented here.

The report may only be relied upon by the Client and those with written approval from Groundsure. It may be submitted to regulatory bodies where appropriate. Groundsure will not accept any responsibility for use of the project outside the scope of the report.

Any values provided in recommendations are for indicative purposes of scale only. They should not be considered as quotes.

1.5.1 Site reconnaissance

Note that the site reconnaissance was non-intrusive and below ground services were not inspected and samples were not taken. A remote site survey was undertaken with Bianca Dyer on 6 February 2024 which included a live video walkover of the Site.

2 Risk Assessment Methodology

2.1 Qualitative Risk Ranking Criteria

An assessment of environmental risk associated with geo-environmental ground conditions is made in respect of the Environmental Protection Act 1990, the Water Resources Act 1991, the Environmental Damage Regulations 2015 and associated legislation, to provide a balanced and considered opinion of the property regarding the intended end use. Where applicable, recommendations are made in respect of further actions considered to be appropriate.

The report discusses the potential commercial implications of the identified risks with reference to the following risk assessment definitions (based on CIRIA C552):

2.1.1 Consequence

This is based on an assessment of the most likely outcome. All assessments have a degree of uncertainty.

Minor: *Site considered suitable for present use and environmental setting. Contamination may be present but unlikely to have an unacceptable impact on key targets. No action needed while the Site remains in present use.*

- No permanent health effects
- Easily repairable damage to buildings

Mild Risk: *Site is considered suitable for present use and environmental setting. Contamination may be present but unlikely to have an unacceptable impact on key targets. Action unlikely to be needed in present use.*

- Pollution of non-sensitive water resources
- Minor changes to crops, buildings, structures and services

Medium Risk: *Site may not be suitable for present use or environmental setting. Contamination may be present, and likely to have unacceptable impact on key targets. Action may be needed in the medium term.*

- Chronic damage to human health
- Pollution of controlled waters
- Significant change in ecosystem
- Minor repairable damage to property

Severe Risk: *Site probably or certainly unsuitable for present use or environmental setting. Contamination probably or certainly present and likely to have an unacceptable impact on key targets. Urgent action needed.*

- Short term (acute) risk to human health likely to result in significant harm
- Short term (acute) risk to a sensitive water resource
- Significant short-term risk to an ecosystem or organism forming part of an ecosystem
- Catastrophic damage to property

2.1.2 Likelihood

High Likelihood: There is a pollution linkage and an event either appears very likely in the short term or almost inevitable in the long term, or there is evidence at the receptor of harm or pollution.

Likely: There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.

Low Likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.

Unlikely: There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Risk Table

Likelihood	Consequence (hazard-pathway-target)			
	Severe	Medium	Mild	Minor
High	High	High	Moderate-High	Moderate
Likely	High	Moderate-High	Moderate	Low-Moderate
Low	Moderate-High	Moderate	Low-Moderate	Low
Unlikely	Moderate	Low-Moderate	Low	Low

3 Site Setting & Description

Site Location	The Site is located within a residential area in the north Haverhill, a town located approximately 6.5 km southeast of Cambridge.	
Current use	Currently a vacant parcel of land comprising two adjoining former gardens.	
Proposed use	Residential development of three dwellings with gardens.	
Access/ Security	The Site is currently accessed from Haverhill Road, via a locked Heras fence panels along the pavement providing temporary access.	
	There have been no reported incidents of trespassing, fly-tipping or vandalism at the time of the site reconnaissance. No CCTV was in operation across the Site.	
Buildings	There are no buildings present at the Site.	
Topography	Although the Site is relatively flat, there is a slight slope south and eastwards towards the adjacent road and following the topography of the local area.	
External areas	The Site comprises external areas only of a former garden area. The Site is dominated by grass, brambles and low shrubs following partial clearance of the larger mature trees across the former garden areas.	
Surface water features	No surface water features were identified on or near to the Site.	
Site drainage	No drainage features were observed, and surface waters freely drain into the soils across the Site.	
Services	Groundsure understands there are currently no services connected to the Site.	
Surroundings	North	Gardens with residential dwellings beyond.
	South	Residential dwelling with associated gardens.
	East	Wrattling Road with Residential dwellings with associated gardens beyond.
	West	Gardens with residential dwellings beyond.

Site location plans and a representation of the key site features were presented in Appendix A. Photographs taken during the recent site reconnaissance were shown in Appendix B.

4 Environmental Setting

4.1 Geology

4.1.1 Regional

The anticipated regional geological succession based on 1:10,000 and 1:50,000 scale British Geological Survey (BGS) mapping is presented in the Groundsure Insight and summarised in the table below.

Geological Unit	Description*	Comment
Superficial		
Lowestoft Formation.	Forms an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays. The till is characterised by its chalk and flint content.	On Site
Bedrock		
Lewes Nodular Chalk Formation and Seafood Chalk Formation	Chalk with subsidiary calcareous mudstone and flint.	On Site Santonian Age - Turonian Age
Notes: * Description is based on information within the BGS Lexicon of Named Rock Units and the Groundsure Insight		

4.1.2 Local

A historical BGS exploratory hole has been recorded 92m north of the Site and encountered made ground to a depth of 3.2m before entering layers of clayey sand and gravels to 6.3m depth, and the entering the chalk bedrock to the base at 14.80m depth.

4.1.3 Natural Ground Subsidence

The following table summarises the maximum hazard of natural subsidence recorded within 50m of the Site, as assessed by the BGS.

Geotechnical Hazards	Maximum Hazard Rating
Shrink-Swell	Low
Running Sands	Very low
Compressible deposits	Negligible
Collapsible deposits	Very low
Landslides	Very low
Ground dissolution of soluble rocks	Negligible

4.1.4 Mining, ground workings and natural cavities

The Site does not lie within a coal mining area as defined by the Coal Authority.

The Site lies within an area which may have been affected by chalk mining. Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

4.1.5 Radon

The Site does not fall within a Radon Affected Area, less than 1% of properties are estimated to be affected.

4.2 Controlled Waters

4.2.1 Hydrogeology

Groundsure environmental data may be viewed in Appendix C.

Superficial Aquifer	Secondary Undifferentiated: In general these layers have previously been designated as both minor and non-aquifers in different locations due to the variable characteristics of the rock type.
Bedrock Aquifer	Principal: High permeability layers providing a high level of water storage that may support water supply/river base flow on a strategic scale.
Groundwater Vulnerability - Superficial	Medium - Intermediate between high and low vulnerability. Thickness - <10m
Groundwater Vulnerability - Bedrock	Low - Areas that provide the greatest protection from pollution.
Groundwater vulnerability - Soluble Rock Risk	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow. Percentage of the grid square covered by maximum risk - 21%
Groundwater Abstractions	35 groundwater abstraction licences have been identified within 2,000m of the Site. The closest entry was for a historical licence 970m to the south west for general use. However, the closest active entry was 1,641m to the south west for the daily abstraction of the 720m ³ of groundwater for a boiler feed. *Note <20m ³ /day Local Authority registered private supply boreholes have not been considered in this assessment.
Potable Groundwater Abstractions	No potable groundwater abstraction are recorded been identified within 2,000m of the Site.
Source Protection Zones	A Source Protection Zone 3 (Total Catchment) has been recorded on Site
Water Framework Directive (WFD)	Groundwater body – North Essex Chalk Overall rating – Poor

Groundwater Body Classification	
Groundwater level and flow	No groundwater level information was available at the time of writing.

4.2.2 Hydrology

Nearest Surface Water	An inland river not influenced by normal tidal action was identified 113m north.
Water Framework Directive (WFD) Surface Water Body Classification	Water body catchment on-site - Stour Brook River Location - 663m south west Overall Quality - moderate Environment Agency ratings in 2019: <ul style="list-style-type: none"> ● Overall - Moderate; ● Chemical - Fail; and ● Ecological - Moderate.
Surface Water Abstractions	No active surface water abstraction licences have been identified within 250m of the Site.

4.2.3 Flood Risk

The table below summarises the highest risk for each flood type data provided in the Groundsure Insight report.

	On Site	Within 50m
Risk of Flooding from Rivers and Sea (RoFRaS)	None	None
Historical Flood Events	Not identified	Not identified
Flood Defences	Not identified	Not identified
Areas Benefiting from Flood Defences	Not identified	Not identified
Flood Storage Areas	Not identified	Not identified
Flood Zone 2	None	None
Flood Zone 3	None	None
Surface water flooding	Negligible	Negligible
Groundwater flooding	Low	Low

4.3 Environmental Designations

The relevant environmental designations recorded in the Groundsure Insight on or within 500m of the Site have been summarised in the following table.

No environmental designations were recorded in the Groundsure Insight on or within 250m of the Site, except for a Nitrate Vulnerable Zone on site.

The Site falls within a SSSI Impact zone but no related developments requiring consultation were identified.

4.4 Culturally and Visually Sensitive Sites

No visual and cultural designations have been recorded in the Groundsure Insight on or within 250m of the Site.

4.5 Ecological Habitat Designations

No ecological habitat designations have been recorded in the Groundsure Insight on or within 250m of the Site.

5 Potentially Contaminative Land Use

5.1 Permits, Authorisations, Licences and Records

Groundsure environmental data may be viewed in Appendix C.

5.1.1 On site records

Data held by Groundsure indicates that the Site has not been designated as Contaminated Land under Part 2A of the Environmental Protection Act.

No other records of interest have been identified at the Site.

5.1.2 Off site records

The following records were identified within 250m.

Type	No.	Comments
Waste and landfill		
Waste exemptions	3	Closet entry was for the use of burning of waste as a fuel in a small appliance, located 143m north.
Current industrial land uses		
Recent industrial land uses	4	The nearest entries related to an Electricity Sub Station 95m to the east.

6 Historical Setting

6.1 Historical Review

The following table provides an outline of the historical land use both on-Site and in the surrounding areas based (unless otherwise referenced) on mapping and aerial imagery from the Groundsure Insight (Appendix C) and Historical Map Pack (Appendix D).

These are not comprehensive as occasionally transient uses existed between map survey dates.

Date	On Site Features	Off Site Features
1884	The Site consisted of a plot of open land.	The surrounding site was open land.
1884-1926	No significant changes were observed.	No significant changes were observed.
1956	The site remained as open land but was now to be part of two adjoining residential gardens.	A residential development had been constructed around the Site.
1965-Current	A review of subsequent historical mapping and aerial photography identified no further changes to the Site.	A review of subsequent historical mapping and aerial photography identified no further changes to the Site.

6.2 Underground features and proposed infrastructure

No records of tunnels or proposed infrastructure projects have been recorded within the Groundsure Insight.

6.3 Historical military land

No additional records of military land have been recorded within the Groundsure Insight.

6.4 Unexploded Ordnance

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity was the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. However, no evidence of bomb damages (such as ruins) were identified on post war mapping.

7 Site Reconnaissance

A remote walkover of the Site was carried out by a Groundsure representative on 6 February 2024 with Bianca Dyer. The weather was overcast but fair at the time of inspection. The general description was provided in Section 3.

A site plan of key features (Figure 2) was included in Appendix A and a photographic record of the site walkover was provided in Appendix B.

7.1 Operational and Environmental Observations

Site Activities	The Site was vacant at the time of the walkover, but some vegetation clearance activities had recently taken place.
Materials / Waste Stored	Some materials and equipment relating to the recent vegetation clearance were present such as felled trees and cut vegetation. Adjacent to the east boundary of the Site were additional spare Heras fence panels, concrete blocks and concrete fence posts.
Environmental Management	No formal environmental management system was in operation or required.
Environmental observations - surroundings	Whilst the neighbouring properties were not inspected, no significant environmental concerns were observed.
Additional Matters	A 1.8m square structure was observed in the south west of the Site, which may be the remains of a shed base, or the perimeter of a pond. The structure was overgrown with brambles limiting further observations.

7.2 Regulated Activities

Groundsure did not identify activities requiring environmental permits were being undertaken at the Site.

8 Regulatory Consultations

8.1 Local Authority Environmental Protection Team

Groundsure contacted West Suffolk Council for details of historical uses and potential contamination for the Site. A response was received on 6 February 2024 from Terrance Stocks, an Environment Officer.

The Officer advised Groundsure that the Council was not aware of any historical or current land uses that could have caused contamination. It was confirmed by the Officer that the Site was not determined as Contaminated Land under Part 2A of the Environmental Protection Act 1990. Furthermore, it was also not likely to be looked at this time.

According to the council records, there are no reasons as to why the site may not be considered suitable for its current or proposed use. The officer indicated that if the Site were to be redeveloped for 1-2 dwellings a Groundsure desktop report and Contaminated Land questionnaire would have been sufficient. However, for larger developments, a Phase 1 report is required.

Additionally, the council has no records of historical landfilling within 250m of the Site.

The full response from the Local Authority was included in Appendix E.

8.2 Local Authority Planning Section

Groundsure did not consider it necessary to undertake consultations with the Local Authority Planning Department. However, Groundsure reviewed the planning information available on the West Suffolk Council website and a summary of the previous applications on the Site can be found in the table below.

Date of application	Application description
Application validated: 10th April 2006	Status: Application approved SE/06/1548 Planning Application - Erection of single storey dwelling and the creation of a new vehicular access Land to the rear of Beechwood and Albany House Hill Crescent Haverhill
Application validated: 10th April 2019	Status: Application Granted, DC/19/0521/OUT Outline Planning Application (all matters reserved) - 1no. dwelling Land To The Rear Of Beechwood And Albany House Hill Crescent Haverhill Suffolk
Application validated: 16th January 2023	Status: Application Granted, DC/22/1925/OUT Outline Planning Application (all matters reserved) - 1no. dwelling Land Rear Of Beechwood And Albany House Hill Crescent Haverhill Suffolk

It is noted that in relation to the recent application DC/22/1925/OUT for a single dwelling, there were no contaminated land conditions associated with the granted application. A Groundsure Homebuyers Report (ref: GS-5882780) was attached to this application and passed the risk with regards to contaminated land. It must be noted however that such a report is not intended for development purposes.

8.3 Petroleum Licensing Section

Groundsure did not consider it necessary to undertake consultations with the Petroleum Licensing Department.

8.4 Environment Agency

Consultation with the Environment Agency was not included in the scope of this study.

9 Conceptual Site Model

The qualitative assessment provides a conceptual model based on a source-pathway-receptor pollutant linkage risk assessment as detailed in the Environment Agency’s Land Contamination Risk Management model (LCRM). If one of these elements is missing there can be no significant environmental risk according to the statutory definition of “Contaminated Land” under Part 2A of the Environmental Protection Act 1990. This is a test to demonstrate that no significant harm is occurring.

9.1 Receptors

The following identified receptors may be impacted by an environmental hazard if linking pathways are found to be present:

- Human health
 - Site Users - Future residents, visitors in the existing format and construction workers during the proposed redevelopment
 - Surrounding Site Users - Surrounding residential properties.
- Controlled waters
 - Groundwater - Secondary Undifferentiated and Principal aquifer.
 - Surface water - An Inland river not influenced by normal tidal action was identified 113m north
- Other
 - Ecological - No designated ecological habitats have been recorded but in the vegetated setting could provide potential habitats for vulnerable species.
 - Property - Existing and proposed subsurface buildings and infrastructure

9.2 Overview of potential current and historical sources of contamination and associated contaminants

The following identified potentially contaminative land uses may be a source of environmental hazard if linking pathways are found to be present.

9.2.1 On Site

Activity	Dates	Location	Potential contaminants of concern
Agricultural use	Pre 1884 - potentially until 1956	On Site	Heavy metals, VOCs, fuel, oils, inorganic compounds, acids/alkalis, herbicides and pesticides

9.2.2 Off Site

Activity	Dates	Location	Potential contaminants of concern
Agricultural use	Pre 1884 - potentially until 1956	Surrounding the Site.	Heavy metals, VOCs, fuel, oils, inorganic compounds, acids/alkalis, herbicides and pesticides

9.3 Conceptual Model

Receptor	Pathways	Risk
SOURCE: Current and former activities on the Site		
Site Users	Dermal contact; Soil ingestion; Dust ingestion/ inhalation	Low
Groundworkers		Low
Surrounding Site Users	Migration via permeable geology and groundwater then Dermal contact (water/ soils); Soil ingestion.	Low
	Migration via surface water runoff then Dermal contact (water/ soils); Soil ingestion.	Low
Groundwater	Horizontal and vertical migration	Low
Surface Water	Surface water runoff and/or Lateral migration via permeable geology.	Low
Ecology	Surface water runoff and/or Migration via permeable geology and groundwater then Direct uptake then Bioaccumulation	Low
Property	Direct contact (chemical attack) Explosive conditions	Low

Receptor	Pathways	Risk
SOURCE: Current and former activities in the surrounding area		
Site Users	Migration via permeable geology and groundwater then Dermal contact; Soil ingestion; Dust ingestion/ inhalation	Low
Groundwater	Horizontal and vertical migration via the creation of preferential pathway	Low
Property	Migration via permeable geology and groundwater then Direct contact (chemical attack)	Low

9.4 Justification

A review of the available mapping records indicates that the Site was open land until approximately 1956 when it became the southern parts of two adjoining residential gardens. The Site has remained a garden area until recently when it was partially cleared of mature vegetation growth in preparation for redevelopment. Since the initial residential development, the Site has remained in this use with only minor alterations. Therefore, Groundsure considered it unlikely that the underlying soils could pose an unacceptable risk to current and future Site users and surrounding Site users.

The Site is underlain by superficial deposits of the Lowestoft Formation - Diamicton, overlying the bedrock of the Lewes Nodular Chalk Formation and Seaford Chalk. As such there is no protection for the vulnerable underlying Secondary A aquifer and the Principal bedrock aquifer. Furthermore, the closest watercourse was located 113m north of the Site. Therefore, it can not be discounted that preferential pathways could be created into underlying groundwaters via the construction of foundations during the redevelopment. However, as the redevelopment is for low-rise residential buildings not requiring deep foundations, and there is unlikely to be significant levels of ground contamination at the Site, the risk to surface water and groundwater is considered to be Low.

10 Conclusions & Recommendations

10.1 Conclusions

Since 1956 the Site consisted of two adjoining residential gardens, prior to which it was open agricultural land. There are unlikely to be significant environmental liabilities associated with the legacy of historical land uses with the property.

The Site is considered a Low risk for the proposed development. The risk assessment has not identified any unacceptable risks with regard to the proposed development, and the Site is considered to be suitable for the proposed use.

10.2 Recommendations

Any soils imported for use in the landscaping should be suitable for the proposed residential use.

Health and Safety risk assessment should be addressed as part of the implementation of Construction Design Management 2015 Regulations. This would address the potential for exposure to construction staff, future maintenance staff and off-Site users.

Appendix A

Figures

Site Address: Land Rear Of Beechwood And Albany House Hill Crescent Haverhill Suffolk

Project Reference: GSP-2024-2403

Grid Reference: 567485, 246355

Scale at A3: 1:10,000

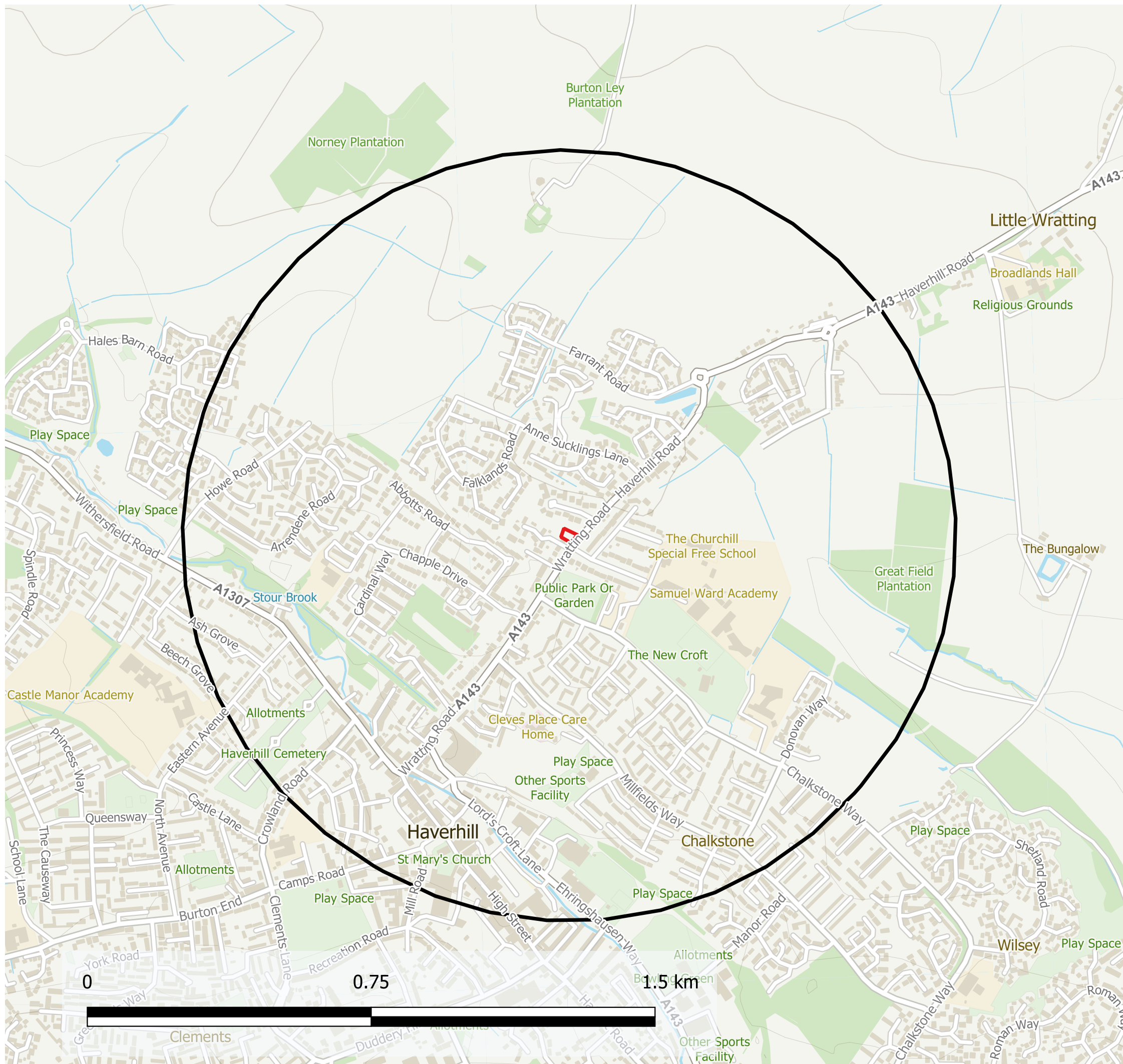
Figure 1: Large Scale Site Location

Date: 19/02/2024



Site Details

-  outline
-  1km_Buffer



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Site Address: Land Rear Of Beechwood And Albany House Hill Crescent Haverhill Suffolk

Project Reference: GSP-2024-2403

Grid Reference: 567485, 246355







Scale at A3: 1:300

Figure 2: Key Features Plan






Date: 19/02/2024



Mastermap Legend

- | | |
|---|---|
|  Multi Surface |  Manmade Surface |
|  Building |  Road or Track |
|  Water |  Natural Surface |

Site Details

-  Site outline
-  Concrete posts
-  Heras Fencing
-  Structure base
-  Dense vegetation

Annotations not to scale

0 10 20 m



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Appendix B

Photographic Record



Photo 1: View of the Site access from the adjacent pavement in the east.



Photo 2: Typical view across the Site.



Photo 3: View of the dense bramble growth in the north west of the Site.



Photo 4: Square, possible concrete base/structure near southern boundary.



Photo 4: Panoramic view of the Site taken from the southern boundary.

Appendix C

Groundsure Insight

LAND REAR OF BEECHWOOD AND ALBANY HOUSE, HILL CRESCENT, HAVERHILL, CB9 0DE

Order Details

Date: 05/02/2024
Your ref: GSP-2024-2403
Our Ref: GS-EL2-88S-J8X-5TQ

Site Details

Location: 567487 246358
Area: 0.09 ha
Authority: [West Suffolk](#) ↗



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	0	19	-
16 >	1.2 >	Historical tanks >	0	0	1	0	-
17 >	1.3 >	Historical energy features >	0	0	1	8	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	0	21	-
20 >	2.2 >	Historical tanks >	0	0	2	0	-
21 >	2.3 >	Historical energy features >	0	0	4	20	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	3	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	4	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
30	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
33 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
34 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
35 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36 >	5.6 >	Groundwater abstractions >	0	0	0	0	35
44	5.7	Surface water abstractions	0	0	0	0	0
44	5.8	Potable abstractions	0	0	0	0	0
44 >	5.9 >	Source Protection Zones >	1	0	1	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
45 >	6.1 >	Water Network (OS MasterMap) >	0	0	3	-	-



46 >	6.2 >	Surface water features >	0	0	2	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
47 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
51	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
52 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
53	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
54	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
54	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
54	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
55 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	8
55 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
56	10.8	Biosphere Reserves	0	0	0	0	0
56	10.9	Forest Parks	0	0	0	0	0
56	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0
56	10.12	Proposed Ramsar sites	0	0	0	0	0



57	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
57	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
57	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	2	0
59 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
60	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
61	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	11.3	National Parks	0	0	0	-	-
61	11.4	Listed Buildings	0	0	0	-	-
62	11.5	Conservation Areas	0	0	0	-	-
62	11.6	Scheduled Ancient Monuments	0	0	0	-	-
62	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
64	12.2	Open Access Land	0	0	0	-	-
64	12.3	Tree Felling Licences	0	0	0	-	-
64	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
66	13.1	Priority Habitat Inventory	0	0	0	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-
69 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-

70	14.4	Landslip (10k)	0	0	0	0	-
71 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
72	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	15.1 >	50k Availability >	Identified (within 500m)				
74	15.2	Artificial and made ground (50k)	0	0	0	0	-
74	15.3	Artificial ground permeability (50k)	0	0	-	-	-
75 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
76 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
76	15.6	Landslip (50k)	0	0	0	0	-
76	15.7	Landslip permeability (50k)	None (within 50m)				
77 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
78 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
78	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
80 >	17.1 >	Shrink swell clays >	Low (within 50m)				
81 >	17.2 >	Running sands >	Very low (within 50m)				
82 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
83 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
84 >	17.5 >	Landslides >	Very low (within 50m)				
85 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
87	18.1	BritPits	0	0	0	0	-
88	18.2	Surface ground workings	0	0	0	-	-
88	18.3	Underground workings	0	0	0	0	0
88	18.4	Underground mining extents	0	0	0	0	-
88	18.5	Historical Mineral Planning Areas	0	0	0	0	-

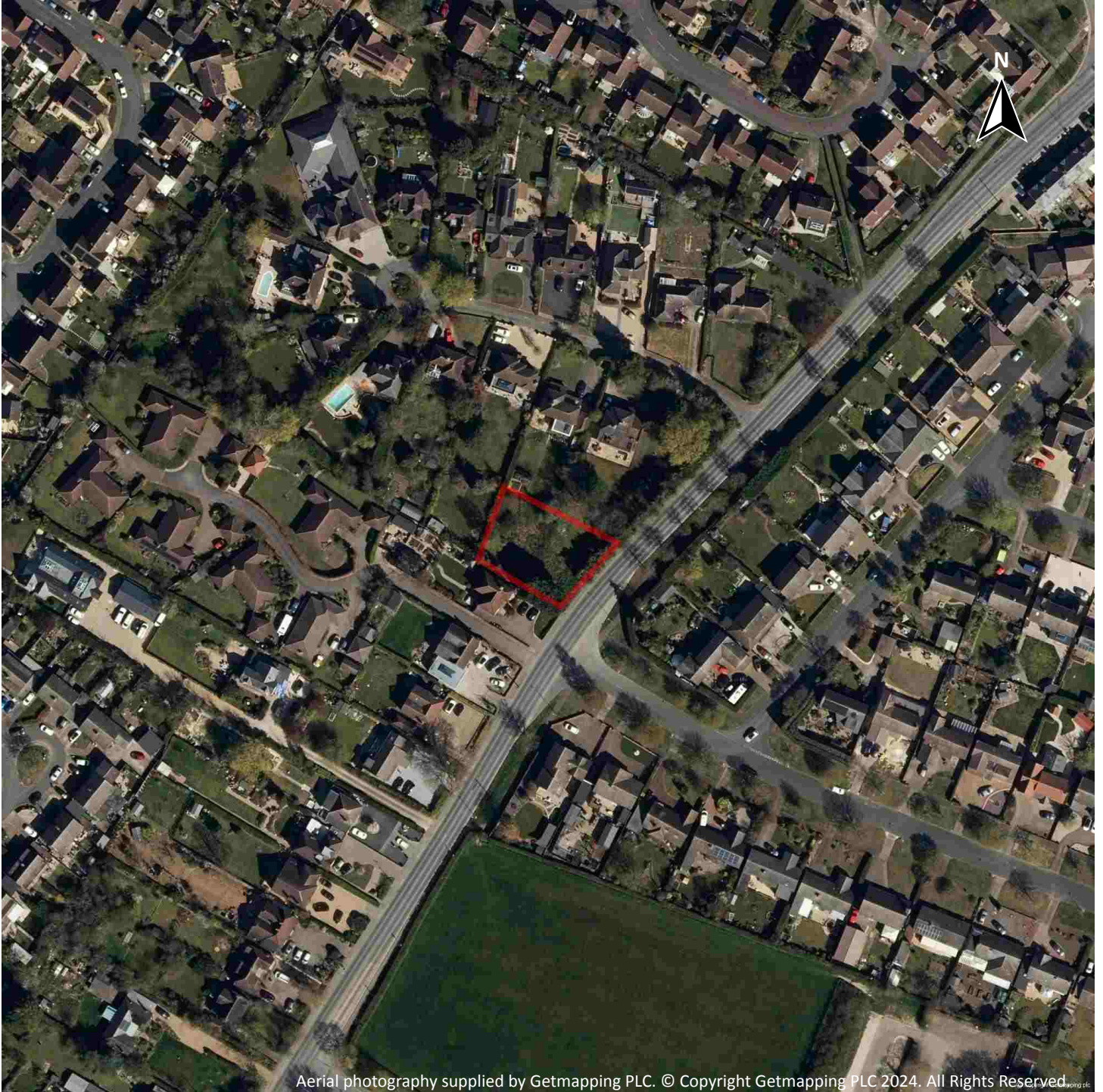


88 >	18.6 >	Non-coal mining >	1	0	0	0	0
89	18.7	JPB mining areas	None (within 0m)				
89	18.8	The Coal Authority non-coal mining	0	0	0	0	-
89	18.9	Researched mining	0	0	0	0	-
90	18.10	Mining record office plans	0	0	0	0	-
90	18.11	BGS mine plans	0	0	0	0	-
90	18.12	Coal mining	None (within 0m)				
90	18.13	Brine areas	None (within 0m)				
90	18.14	Gypsum areas	None (within 0m)				
91	18.15	Tin mining	None (within 0m)				
91	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
92	19.1	Natural cavities	0	0	0	0	-
92	19.2	Mining cavities	0	0	0	0	0
92	19.3	Reported recent incidents	0	0	0	0	-
92	19.4	Historical incidents	0	0	0	0	-
93	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
94 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
96	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
96	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
97	22.1	Underground railways (London)	0	0	0	-	-
97	22.2	Underground railways (Non-London)	0	0	0	-	-
97	22.3	Railway tunnels	0	0	0	-	-
97	22.4	Historical railway and tunnel features	0	0	0	-	-
97	22.5	Royal Mail tunnels	0	0	0	-	-



98	22.6	Historical railways	0	0	0	-	-
98	22.7	Railways	0	0	0	-	-
98	22.8	Crossrail 1	0	0	0	0	-
98	22.9	Crossrail 2	0	0	0	0	-
98	22.10	HS2	0	0	0	0	-

Recent aerial photograph



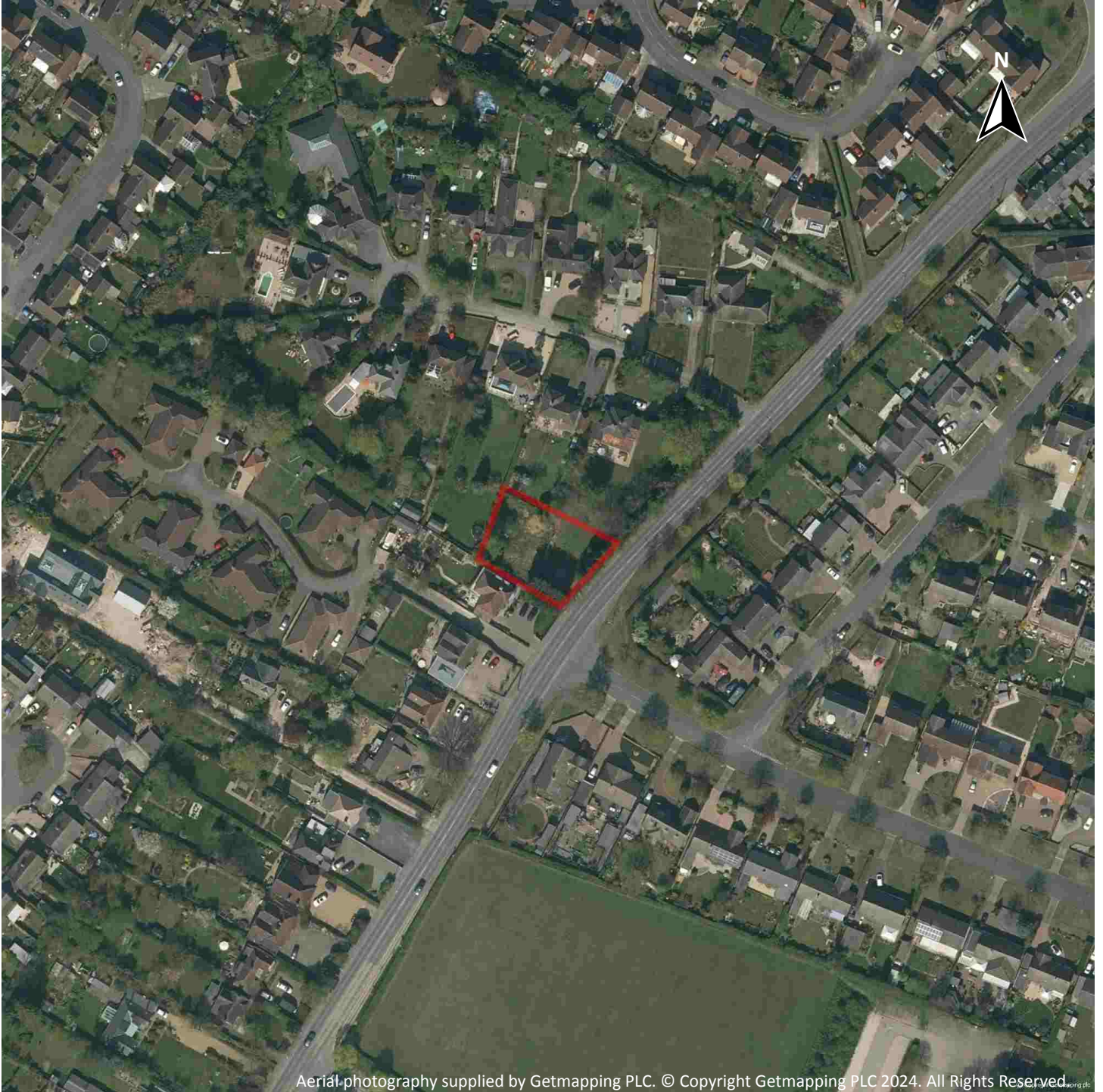
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 05/04/2020

Site Area: 0.09ha



Recent site history - 2017 aerial photograph

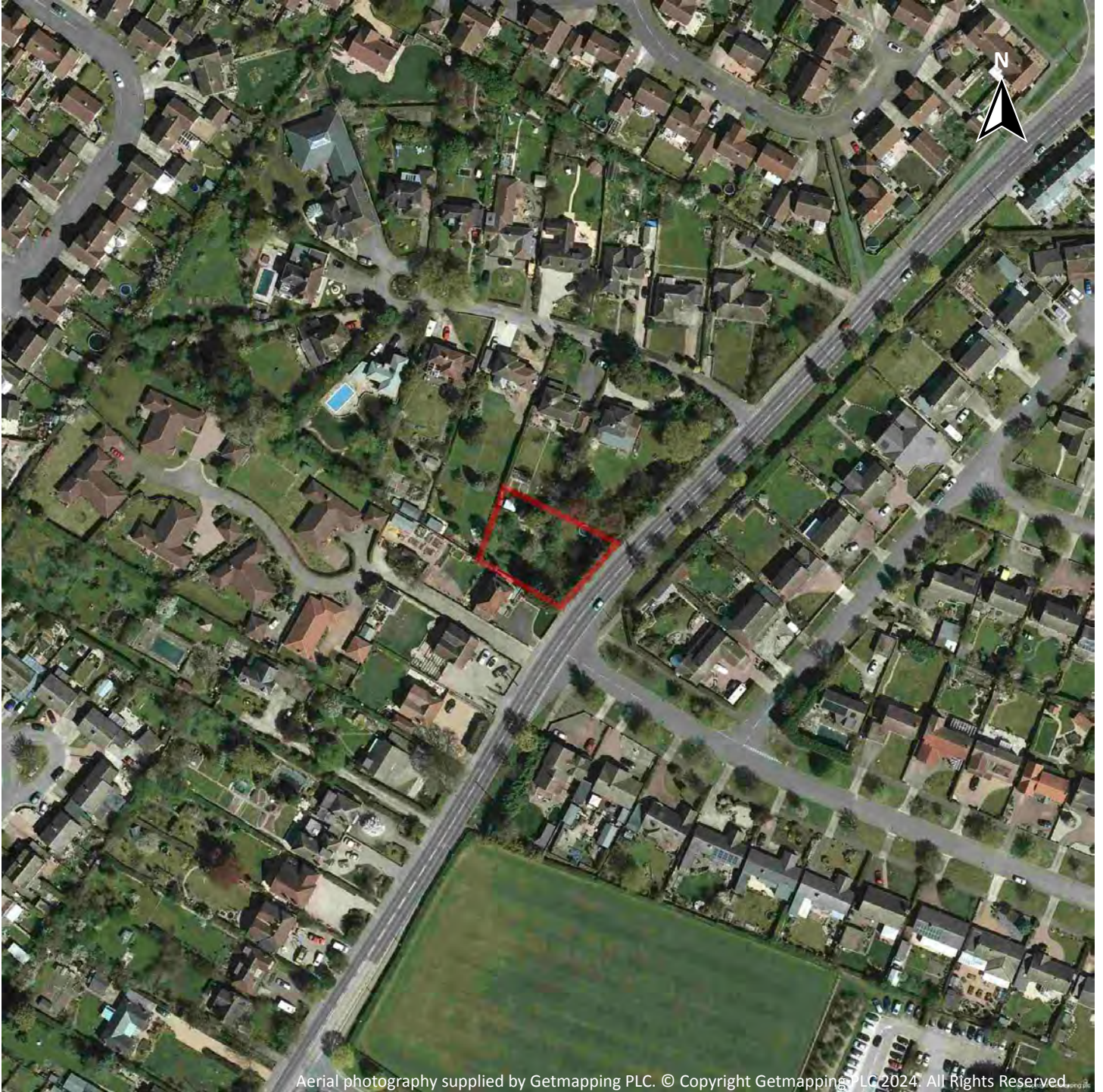


Capture Date: 09/04/2017

Site Area: 0.09ha



Recent site history - 2013 aerial photograph



Capture Date: 02/05/2013

Site Area: 0.09ha



Recent site history - 2007 aerial photograph



Capture Date: 25/08/2007

Site Area: 0.09ha



Recent site history - 1999 aerial photograph

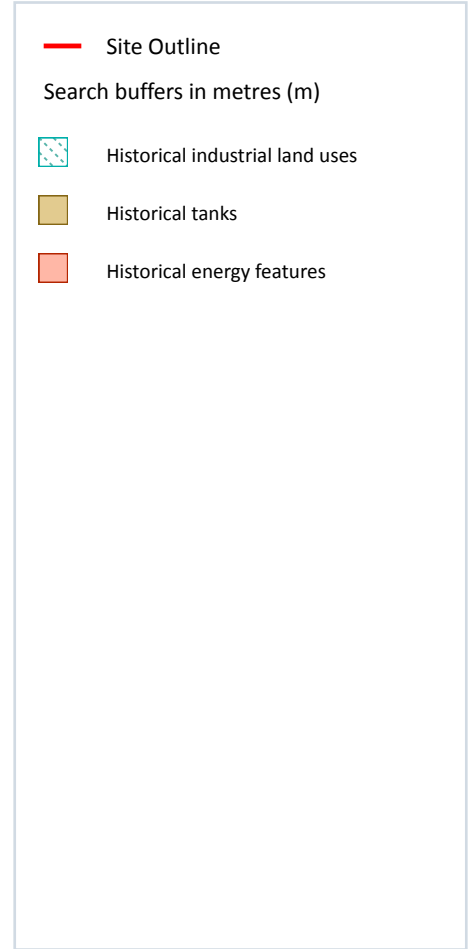


Capture Date: 05/05/1999

Site Area: 0.09ha



1 Past land use



1.1 Historical industrial land uses

Records within 500m **19**

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
4	295m SW	Corn Mill	1949	2047670

ID	Location	Land use	Dates present	Group ID
A	299m S	Corn Mill	1899	2115342
A	300m SW	Corn Mill	1938	2123054
5	303m SW	Nursery	1991	2052725
A	323m SW	Corn Mill	1905 - 1946	2111716
A	325m SW	Corn Mill	1885	2089823
B	329m S	Windmill	1949	2065028
A	329m SW	Corn Mill	1896	2070665
B	332m S	Corn Windmill	1885	2050105
B	332m S	Windmill	1938	2093766
6	334m SW	Unspecified Mill	1959	2056488
B	334m S	Windmill	1905	2064452
B	335m S	Windmill	1896	2115110
B	337m S	Unspecified Windmill	1899	2053309
B	342m S	Windmill	1924	2064812
B	342m S	Windmill	1946	2080343
10	463m SW	Unspecified Pit	1885	2041422
D	471m SW	Cuttings	1885	2077669
D	496m SW	Cuttings	1949	2082087

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

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

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
2	234m W	Unspecified Tank	1989 - 1990	350296

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

9

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	87m E	Electricity Substation	1956 - 1989	232439
3	254m SW	Electricity Substation	1956 - 1990	237966
B	319m S	Electricity Substation	1956 - 1973	235989
B	319m S	Electricity Substation	1982 - 1990	231135
7	383m S	Electricity Substation	1968 - 1989	234260
8	384m NW	Electricity Substation	1989	226375
C	397m W	Electricity Substation	1989 - 1990	236931
C	397m W	Electricity Substation	1956 - 1982	237576
9	444m S	Electricity Substation	1989 - 1992	235827

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

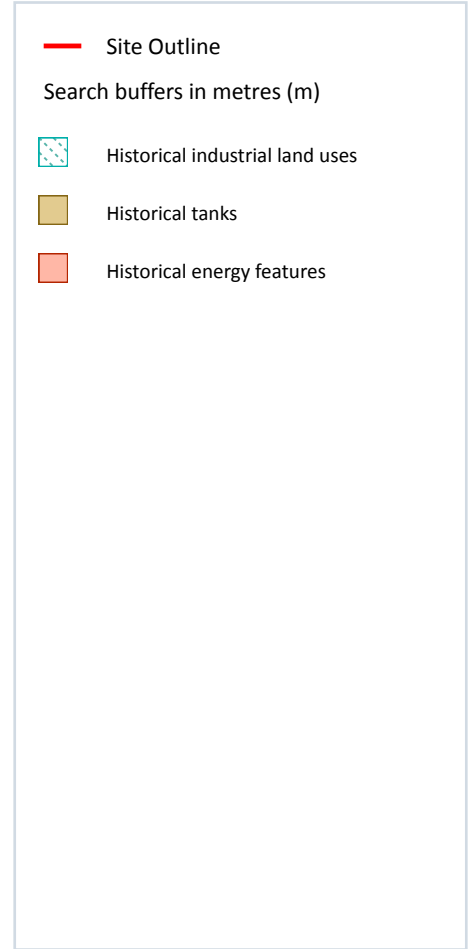
0

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

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



2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m **21**

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

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
1	295m SW	Corn Mill	1949	2047670
D	299m S	Corn Mill	1899	2115342
D	300m SW	Corn Mill	1938	2123054

ID	Location	Land Use	Date	Group ID
2	303m SW	Nursery	1991	2052725
D	323m SW	Corn Mill	1905	2111716
D	325m SW	Corn Mill	1885	2089823
E	329m S	Windmill	1949	2065028
D	329m SW	Corn Mill	1896	2070665
E	332m S	Corn Windmill	1885	2050105
E	332m S	Windmill	1938	2093766
3	334m SW	Unspecified Mill	1959	2056488
E	334m S	Windmill	1905	2064452
E	335m S	Windmill	1896	2115110
D	337m SW	Corn Mill	1946	2111716
D	337m SW	Corn Mill	1924	2111716
E	337m S	Unspecified Windmill	1899	2053309
E	342m S	Windmill	1946	2080343
E	342m S	Windmill	1924	2064812
5	463m SW	Unspecified Pit	1885	2041422
I	471m SW	Cuttings	1885	2077669
I	496m SW	Cuttings	1949	2082087

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

2

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
B	234m W	Unspecified Tank	1989	350296
B	235m W	Unspecified Tank	1990	350296



This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

24

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

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
A	87m E	Electricity Substation	1956	232439
A	89m E	Electricity Substation	1982	232439
A	89m E	Electricity Substation	1973	232439
A	90m E	Electricity Substation	1989	232439
C	254m SW	Electricity Substation	1973	237966
C	255m SW	Electricity Substation	1982	237966
C	255m SW	Electricity Substation	1956	237966
C	256m SW	Electricity Substation	1989	237966
C	257m SW	Electricity Substation	1990	237966
E	319m S	Electricity Substation	1973	235989
E	319m S	Electricity Substation	1982	231135
E	319m S	Electricity Substation	1956	235989
E	320m S	Electricity Substation	1989	231135
E	320m S	Electricity Substation	1990	231135
F	383m S	Electricity Substation	1968	234260
4	384m NW	Electricity Substation	1989	226375
F	386m S	Electricity Substation	1989	234260
G	397m W	Electricity Substation	1989	236931
G	397m W	Electricity Substation	1990	236931
G	397m W	Electricity Substation	1973	237576
G	398m W	Electricity Substation	1956	237576



ID	Location	Land Use	Date	Group ID
G	398m W	Electricity Substation	1982	237576
H	444m S	Electricity Substation	1989	235827
H	444m S	Electricity Substation	1992	235827

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

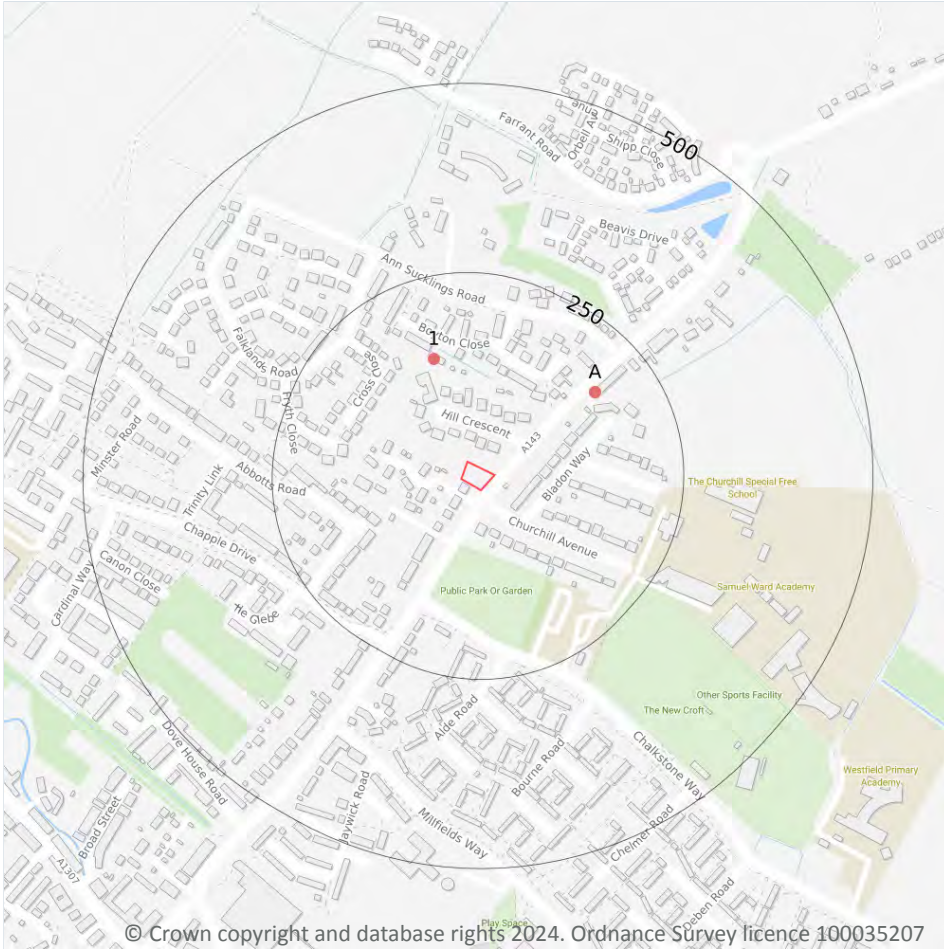
Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

3

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

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	143m N	40A, BOYTON CLOSE, HAVERHILL, CB9 0DZ	WEX303057	Using waste exemption	Not on a Farm	Burning of waste as a fuel in a small appliance



ID	Location	Site	Reference	Category	Sub-Category	Description
A	172m NE	Redrow Homes Construction Site, The Parklands - Great Wilsey Park, Haverhill Road, Haverhill, CB9 7UD	WEX276875	Using waste exemption	Not on a farm	Use of waste in construction
A	172m NE	Great Wilsey Park (Redrow Homes Construction Site) - Area A1, Haverhill Road, Haverhill, Suffolk, CB9 7UD	WEX311507	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Company	Address	Activity	Category
1	95m E	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
2	130m W	Hart Water	High Gables, Wrattling Road, Haverhill, Suffolk, CB9 0DE	Colours, Chemicals and Water Softeners and Supplies	Industrial Products

ID	Location	Company	Address	Activity	Category
3	223m SW	Digital Print Shop	4, Chapple Drive, Haverhill, Suffolk, CB9 0DG	Published Goods	Industrial Products
4	238m W	Tank	Suffolk, CB9	Tanks (Generic)	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m **0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m **0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m **0**

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

This data is sourced from Local Authority records.



4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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



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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

0

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

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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



4.21 Pollution inventory radioactive waste

Records within 500m

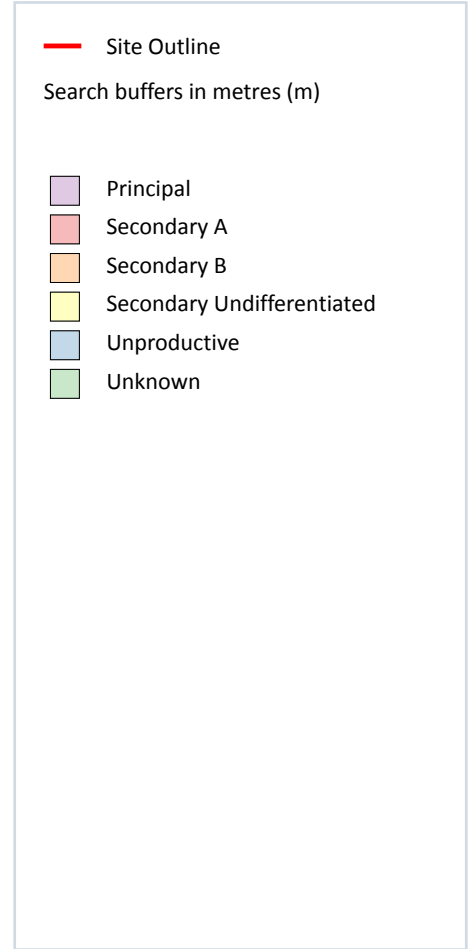
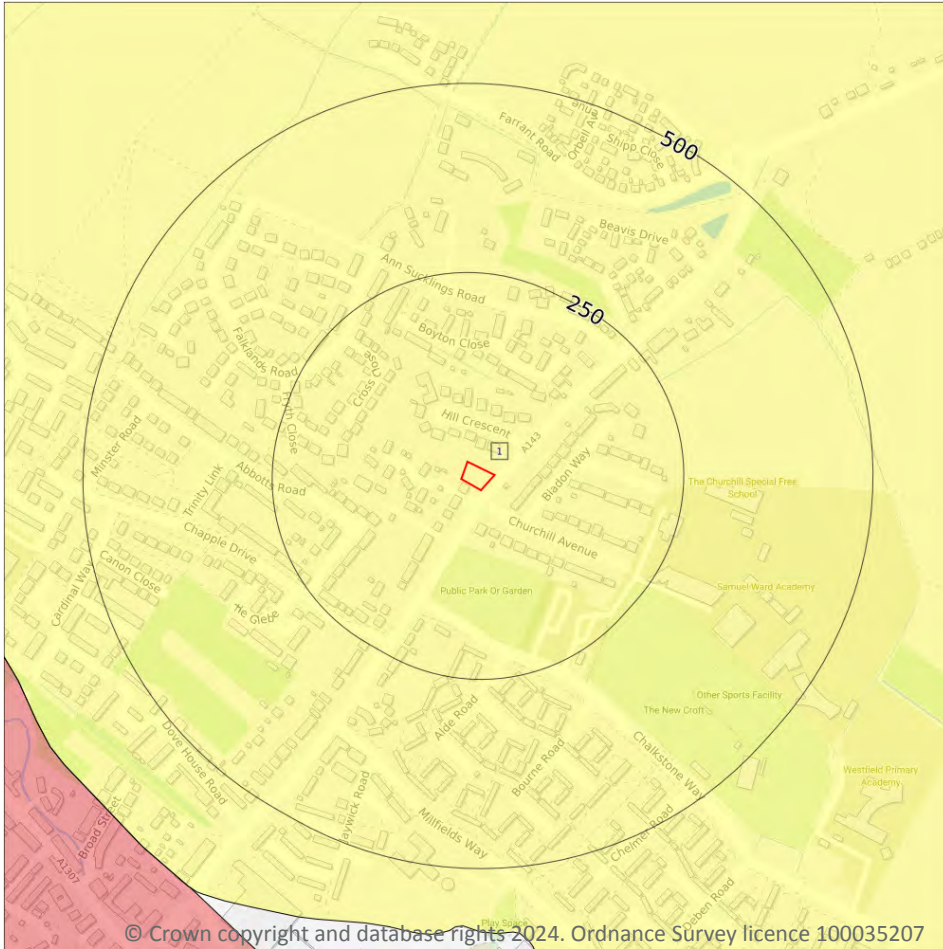
0

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

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



5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

1

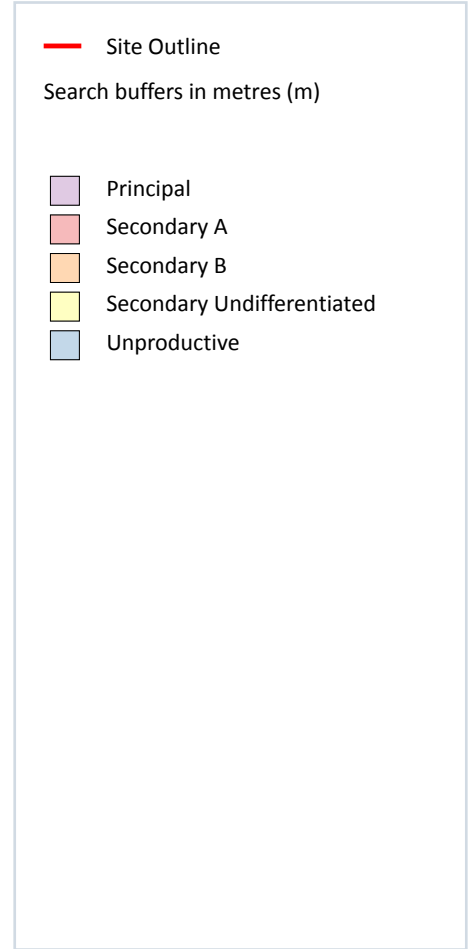
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 32](#) >

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

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

1

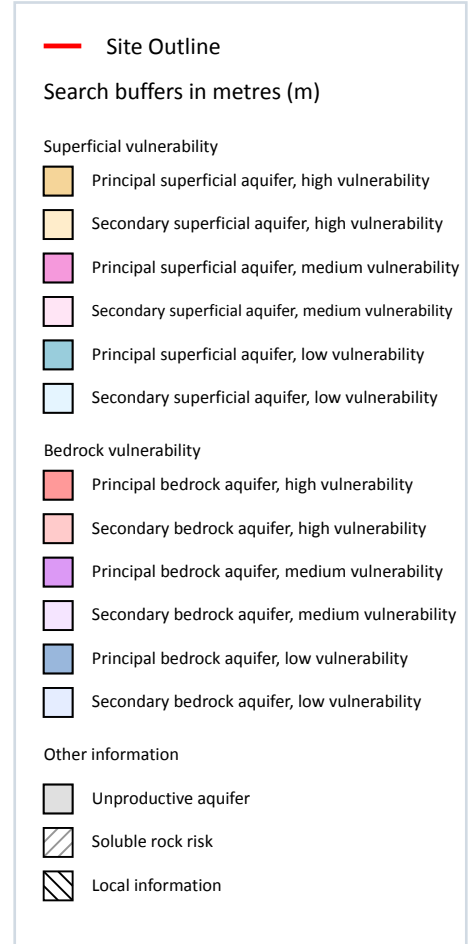
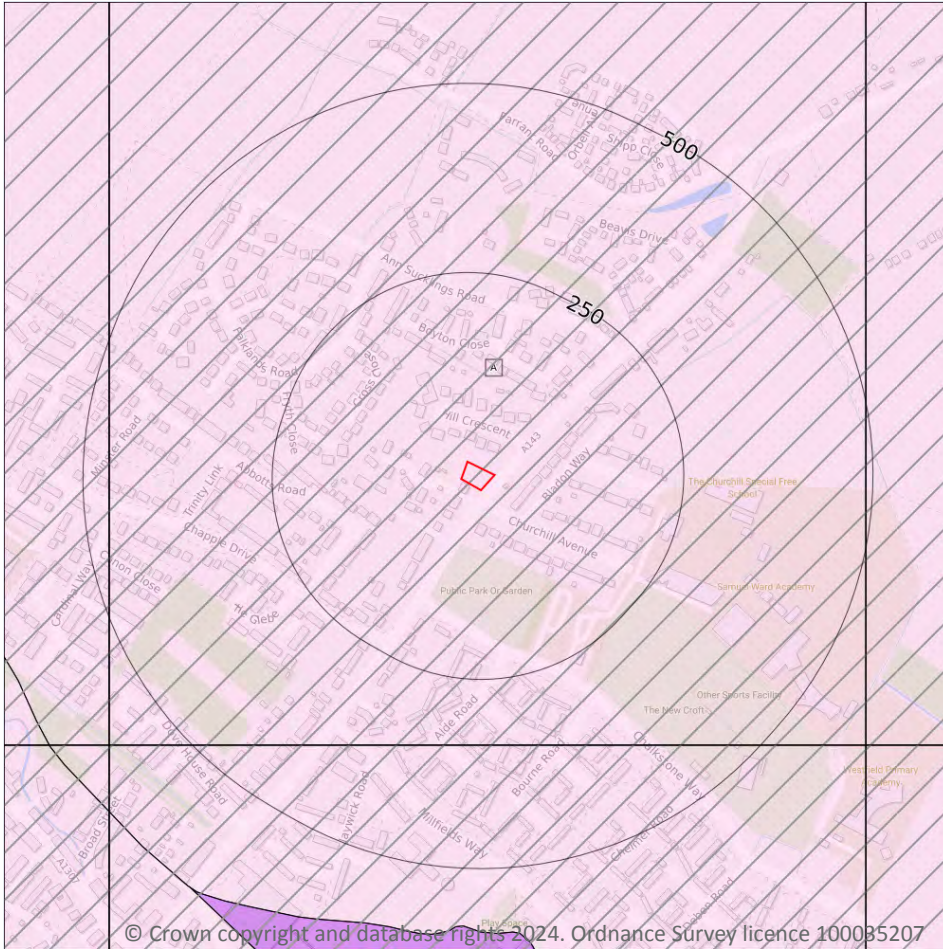
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 33](#) >

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

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 34 >](#)

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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	21.0%

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

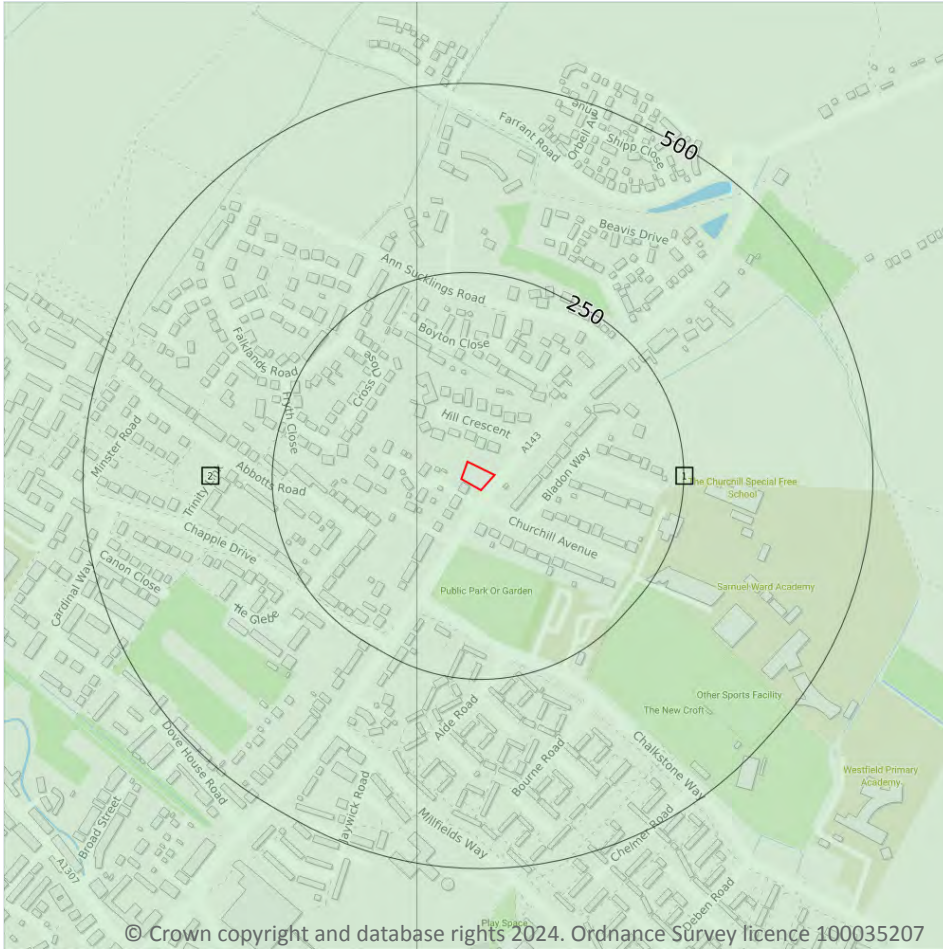
5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

35

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)

ID	Location	Details	
-	970m SW	Status: Historical Licence No: 8/36/11/*G/0002 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT HAVERHILL Data Type: Point Name: INNISFAIL LAUNDRY LTD Easting: 567000 Northing: 245500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1997 Version End Date: -
-	1637m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
-	1637m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
-	1637m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
-	1637m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -



ID	Location	Details	
-	1637m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
-	1637m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
-	1637m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
-	1641m SW	Status: Active Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244826	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1641m SW	Status: Active Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244826	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -



ID	Location	Details	
-	1641m SW	Status: Active Licence No: 8/36/11/*G/0001 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244826	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1641m SW	Status: Active Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244826	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1685m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 2, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
-	1685m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 2, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
-	1685m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 2, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -



ID	Location	Details	
-	1685m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Process water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 2, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
-	1756m SW	Status: Active Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566797 Northing: 244723	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1756m SW	Status: Active Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566797 Northing: 244723	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1756m SW	Status: Active Licence No: 8/36/11/*G/0001 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566797 Northing: 244723	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1756m SW	Status: Active Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566797 Northing: 244723	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -



ID	Location	Details	
-	1762m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
-	1762m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
-	1762m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
-	1762m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
-	1762m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -



ID	Location	Details	
-	1762m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
-	1762m SW	Status: Historical Licence No: 8/36/11/*G/0001 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
-	1776m S	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 1, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
-	1776m S	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 1, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
-	1776m S	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 1, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -



ID	Location	Details	
-	1776m S	Status: Historical Licence No: 8/36/11/*G/0001 Details: Process water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 1, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
-	1939m S	Status: Historical Licence No: 8/36/11/*G/0075 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PIPERELL WAY Data Type: Point Name: DELTECH EUROPE LTD Easting: 567600 Northing: 244400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1994 Expiry Date: 31/01/2004 Issue No: 104 Version Start Date: 03/07/2003 Version End Date: -
-	1939m S	Status: Historical Licence No: 8/36/11/*G/0075 Details: Process water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PIPERELL WAY Data Type: Point Name: DELTECH EUROPE LTD Easting: 567600 Northing: 244400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1994 Expiry Date: 31/01/2004 Issue No: 104 Version Start Date: 03/07/2003 Version End Date: -
-	1939m S	Status: Historical Licence No: 8/36/11/*G/0083 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PIPERELL WAY Data Type: Point Name: DELTECH EUROPE LTD Easting: 567600 Northing: 244400	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 91 Original Application No: - Original Start Date: 01/02/2004 Expiry Date: 31/03/2008 Issue No: 1 Version Start Date: 01/02/2004 Version End Date: -
-	1939m S	Status: Historical Licence No: 8/36/11/*G/0083 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PIPERELL WAY Data Type: Point Name: DELTECH EUROPE LTD Easting: 567600 Northing: 244400	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 91 Original Application No: - Original Start Date: 01/02/2004 Expiry Date: 31/03/2008 Issue No: 1 Version Start Date: 01/02/2004 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

0

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

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

5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

2

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment
2	59m W	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

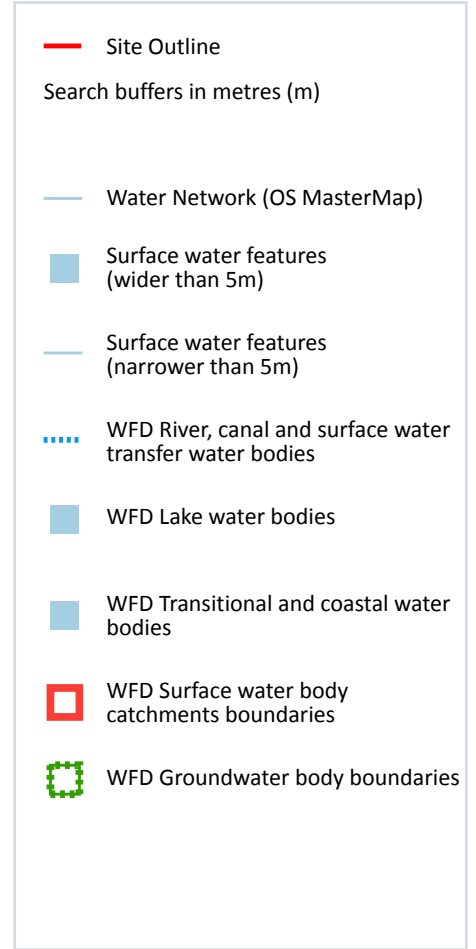
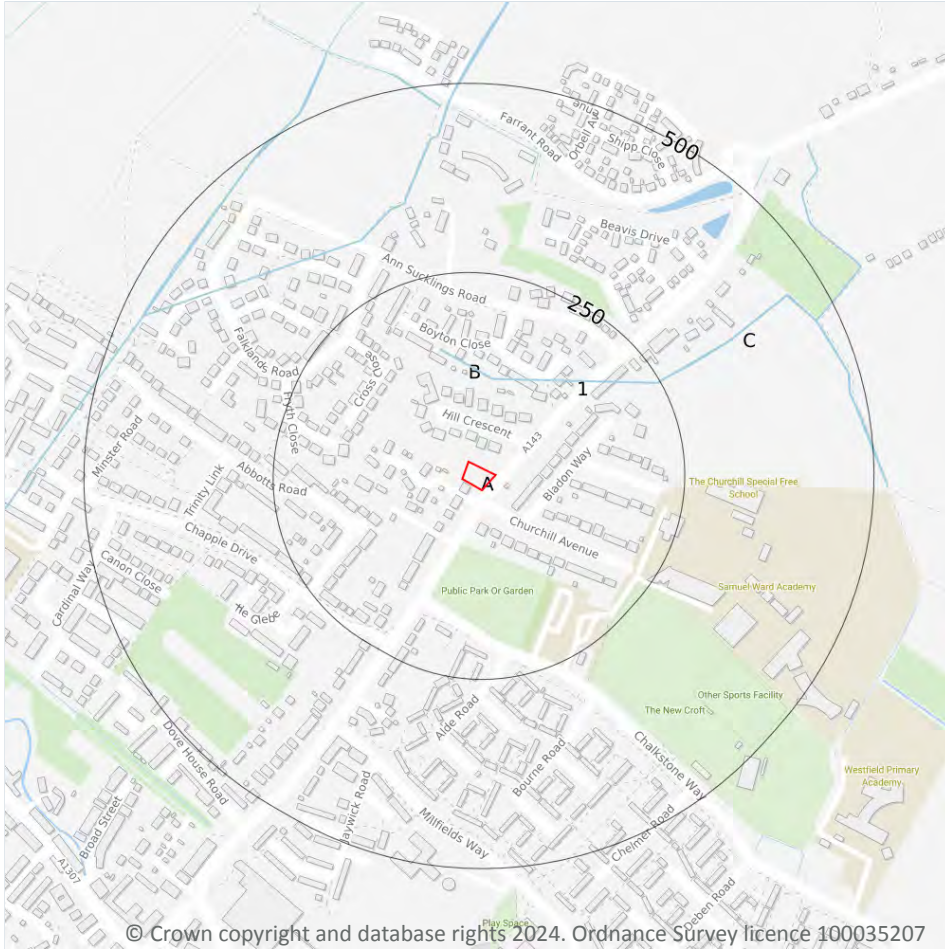
Records within 500m

0

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

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

6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
1	113m N	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	113m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	246m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	2
----------------------------	----------

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

Features are displayed on the Hydrology map on [page 45 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

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

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Stour Brook	GB105036040950	Stour OC	Essex Combined

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



6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	663m SW	River	Stour Brook	GB105036040950 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	North Essex Chalk	GB40501G400700 ↗	Poor	Poor	Poor	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

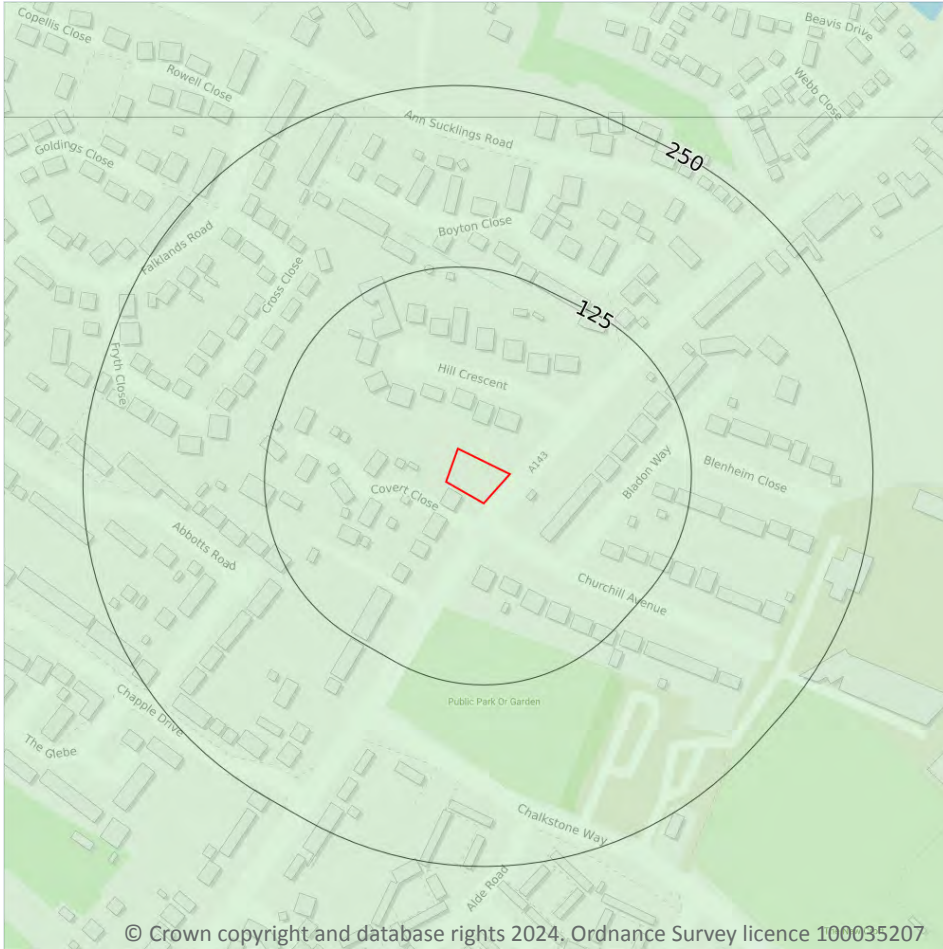
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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

Features are displayed on the Groundwater flooding map on [page 52 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

8

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

Features are displayed on the Environmental designations map on [page 53 >](#)

ID	Location	Name	Data source
1	558m SW	Haverhill Railway Walks	Natural England
2	561m SW	Haverhill Railway Walks	Natural England
3	716m S	Haverhill Railway Walks	Natural England
4	989m W	Haverhill Railway Walks	Natural England
5	1171m S	Haverhill Railway Walks	Natural England
-	1635m S	Haverhill Railway Walks	Natural England
-	1709m SE	Haverhill Railway Walks	Natural England
-	1740m S	Haverhill Railway Walks	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 53 >](#)

ID	Location	Name	Woodland Type
A	995m NW	Norney Plantation	Ancient & Semi-Natural Woodland
A	1027m NW	Norney Plantation	Ancient Replanted Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

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

Location	Name	Type	NVZ ID	Status
On site	Lower Stour NVZ	Surface Water	424	Existing

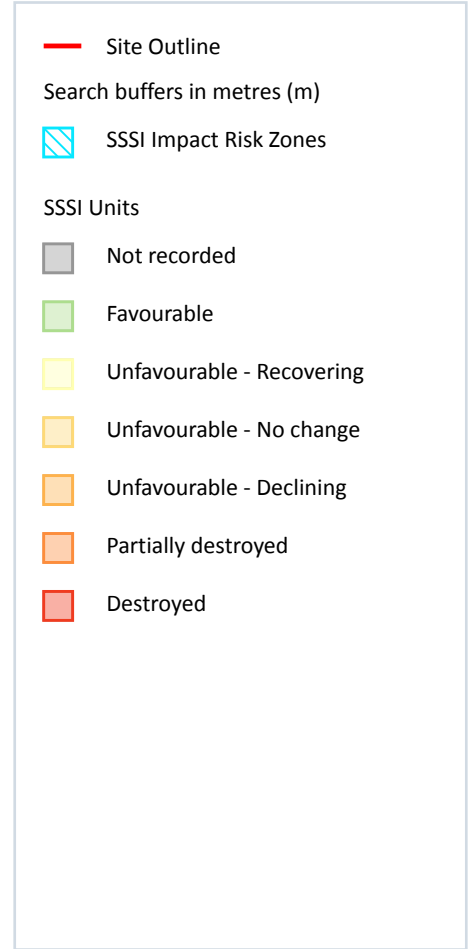
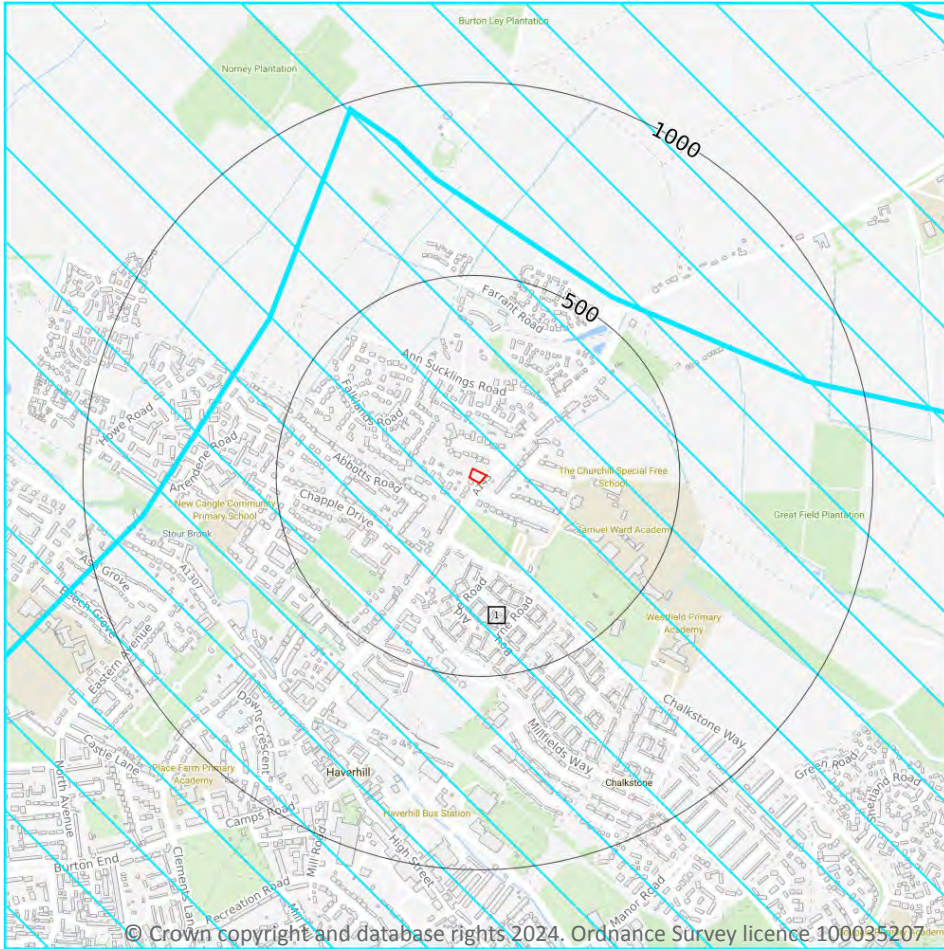


Location	Name	Type	NVZ ID	Status
On site	Sandlings and Chelmsford	Groundwater	78	Existing
355m S	Lower Stour NVZ	Surface Water	424	Existing
355m S	Sandlings and Chelmsford	Groundwater	78	Existing

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



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 59](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

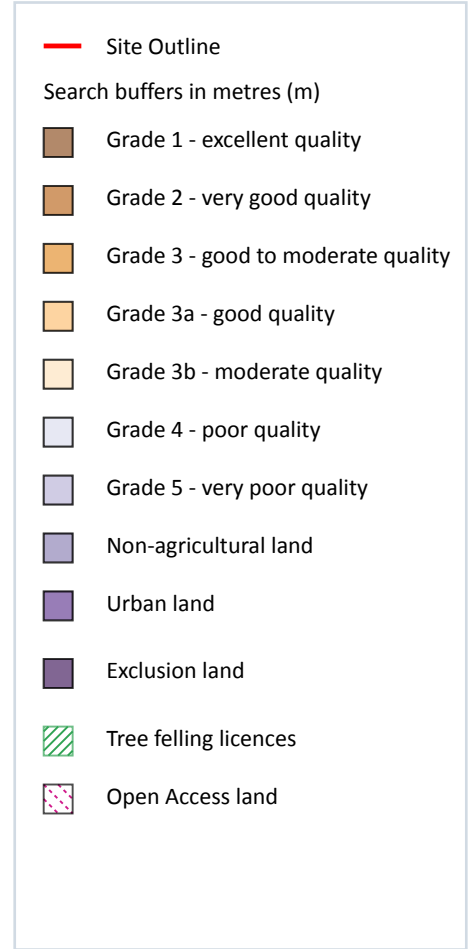
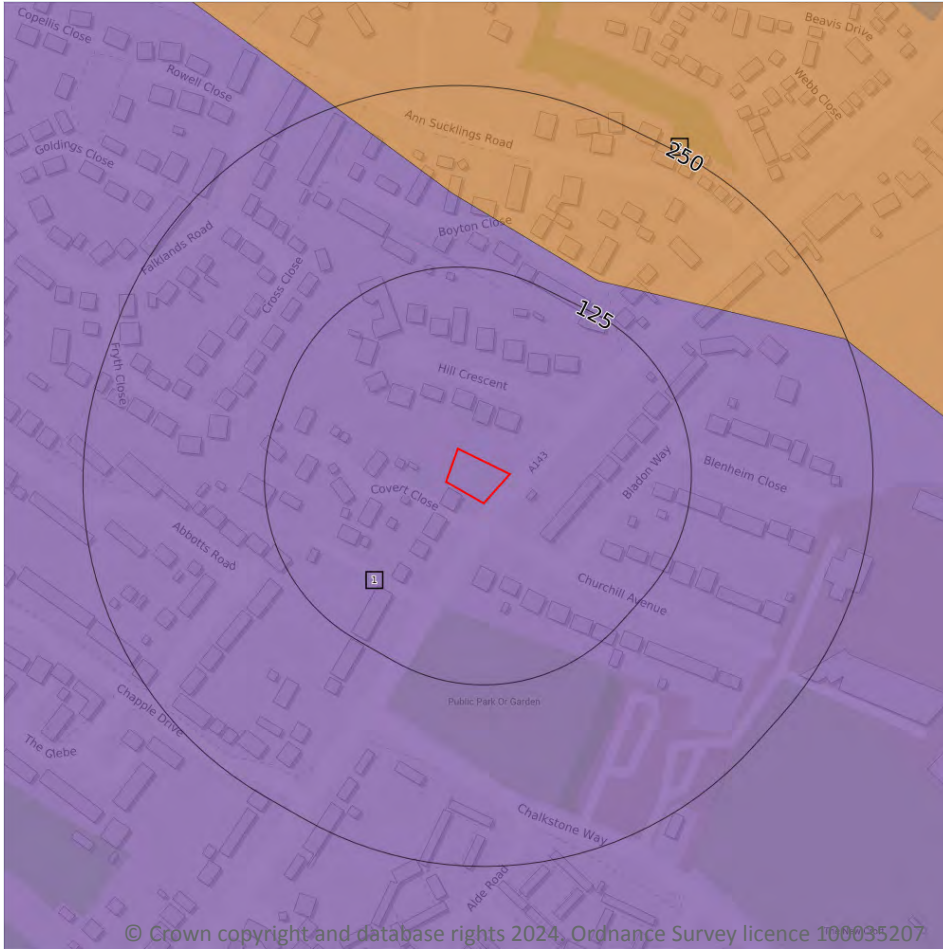
0

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

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



12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 63](#) >

ID	Location	Classification	Description
1	On site	Urban	-

ID	Location	Classification	Description
2	146m NE	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

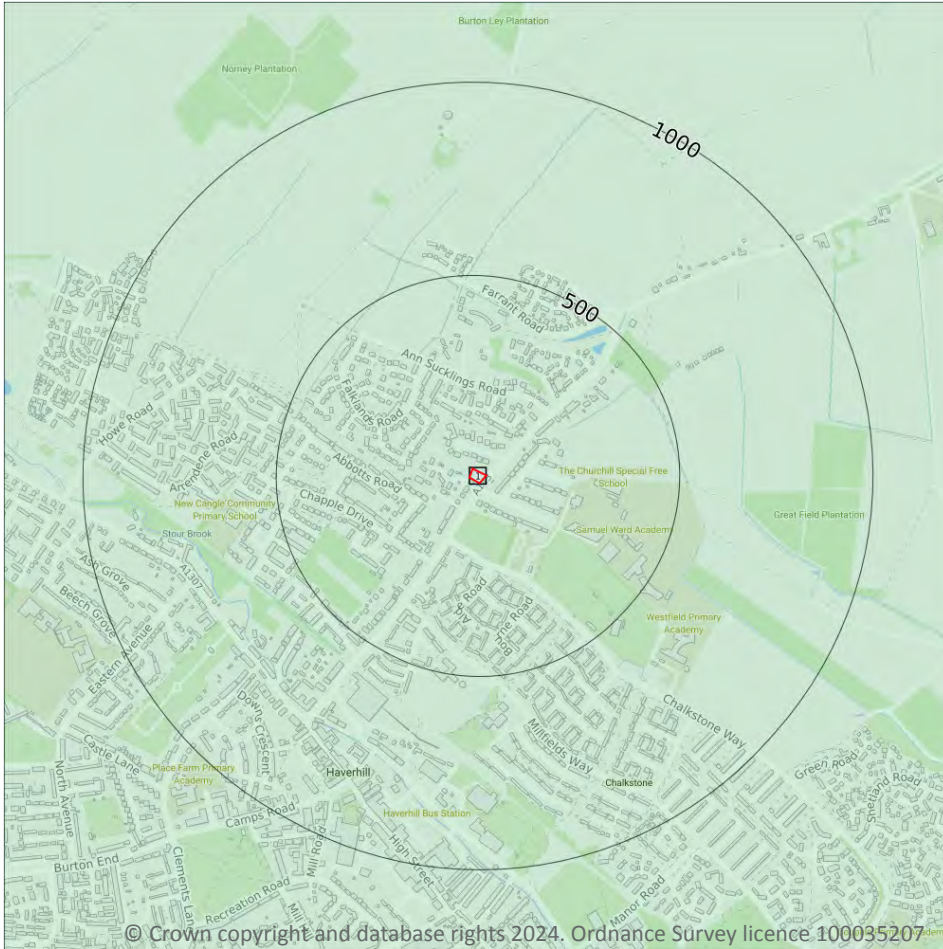
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

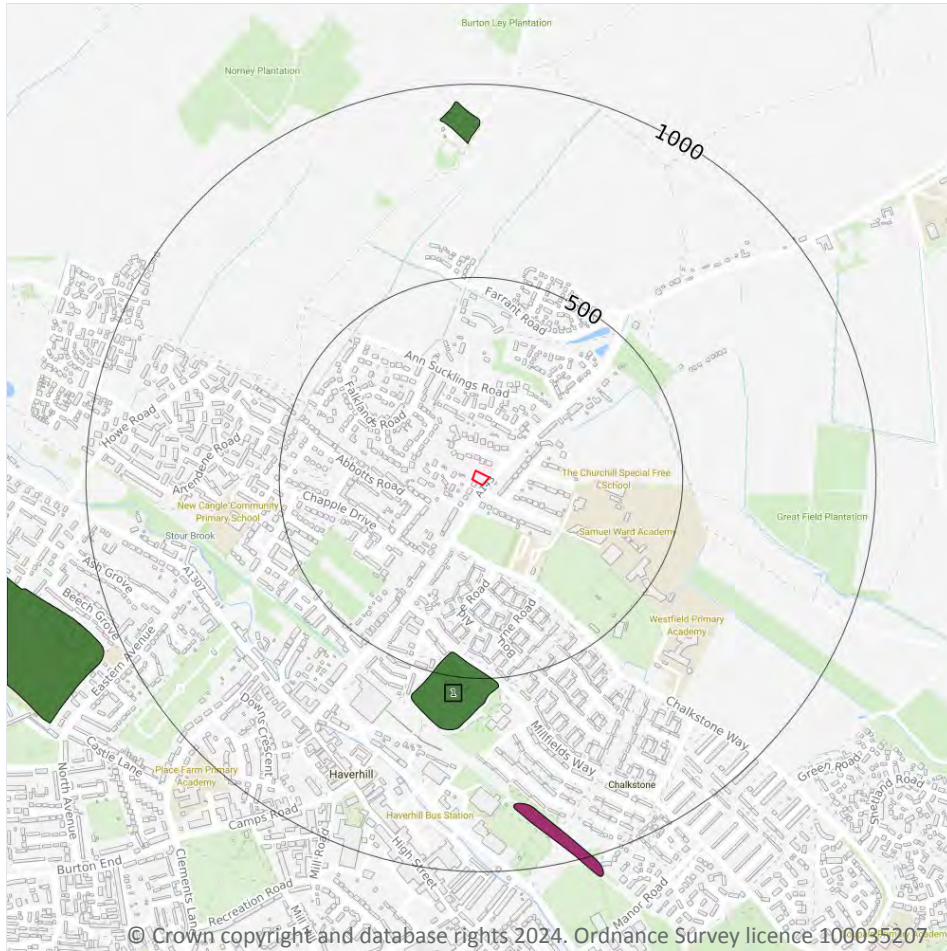
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TL64NE

This data is sourced from the British Geological Survey.

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



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

1

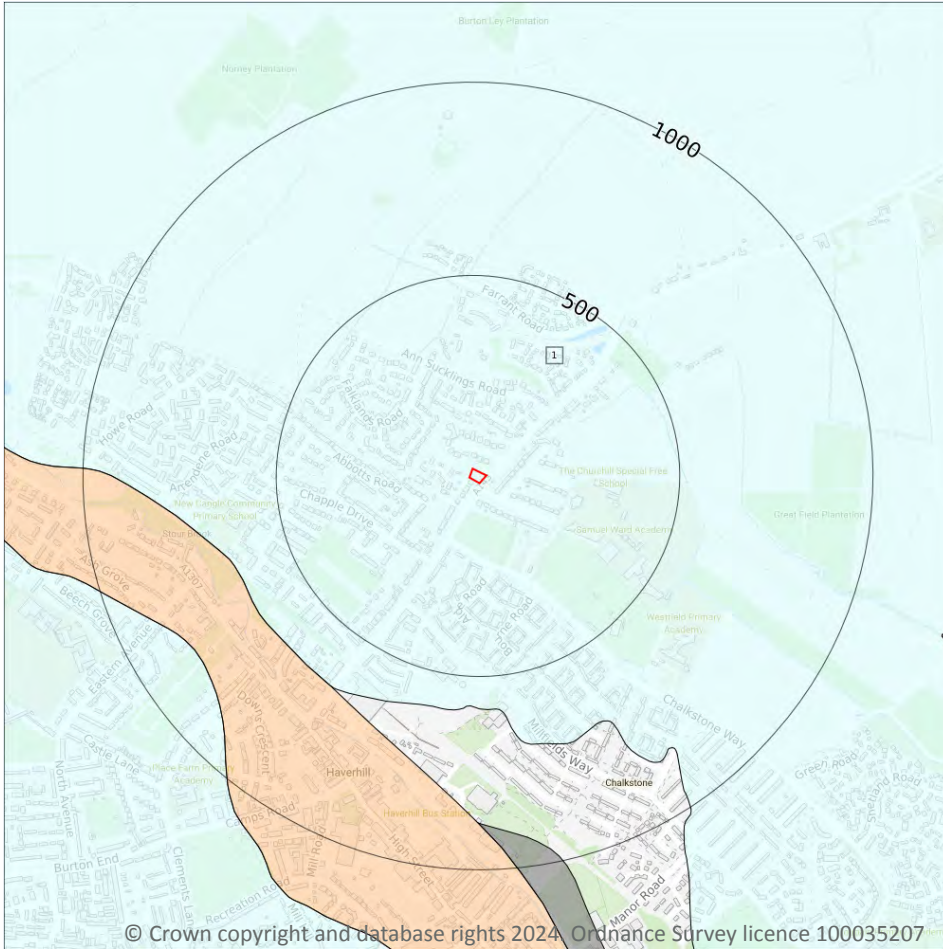
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 68](#) >

ID	Location	LEX Code	Description	Rock description
1	439m S	LSGR-UKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry


This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

 Landslip (10k)

Superficial geology (10k)

Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 69](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

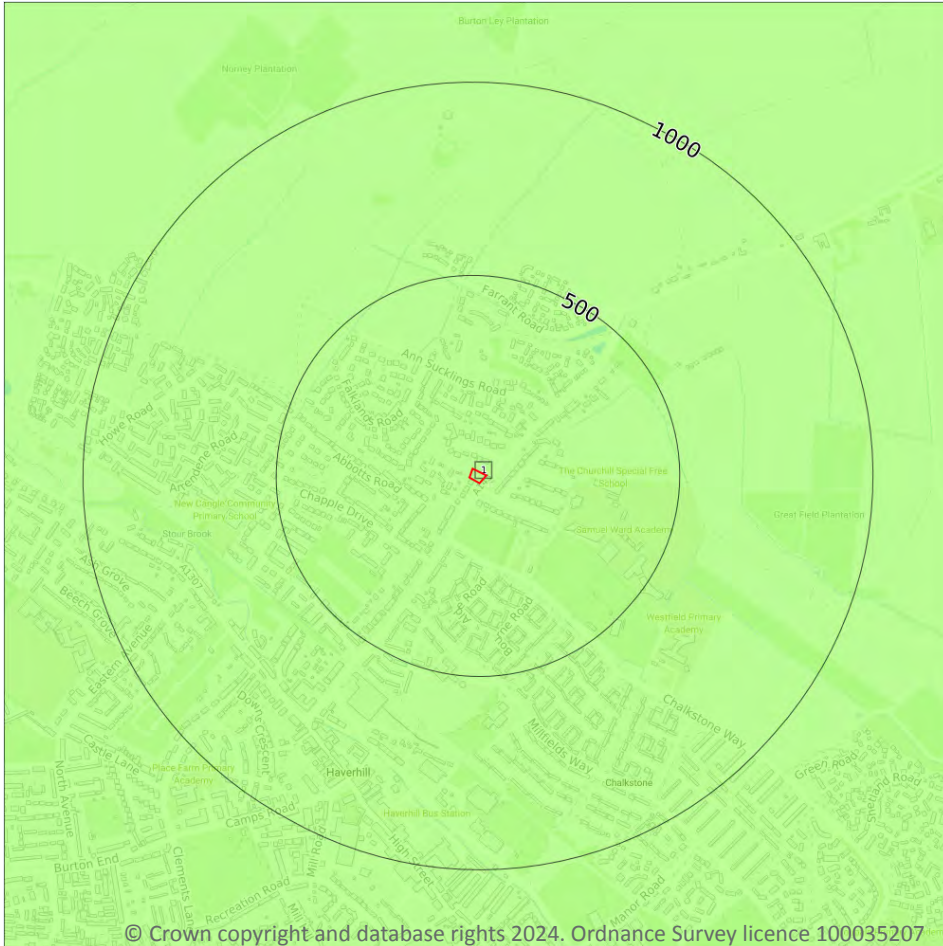
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 71 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LESE-CHLK	Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk	Santonian Age - Turonian Age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

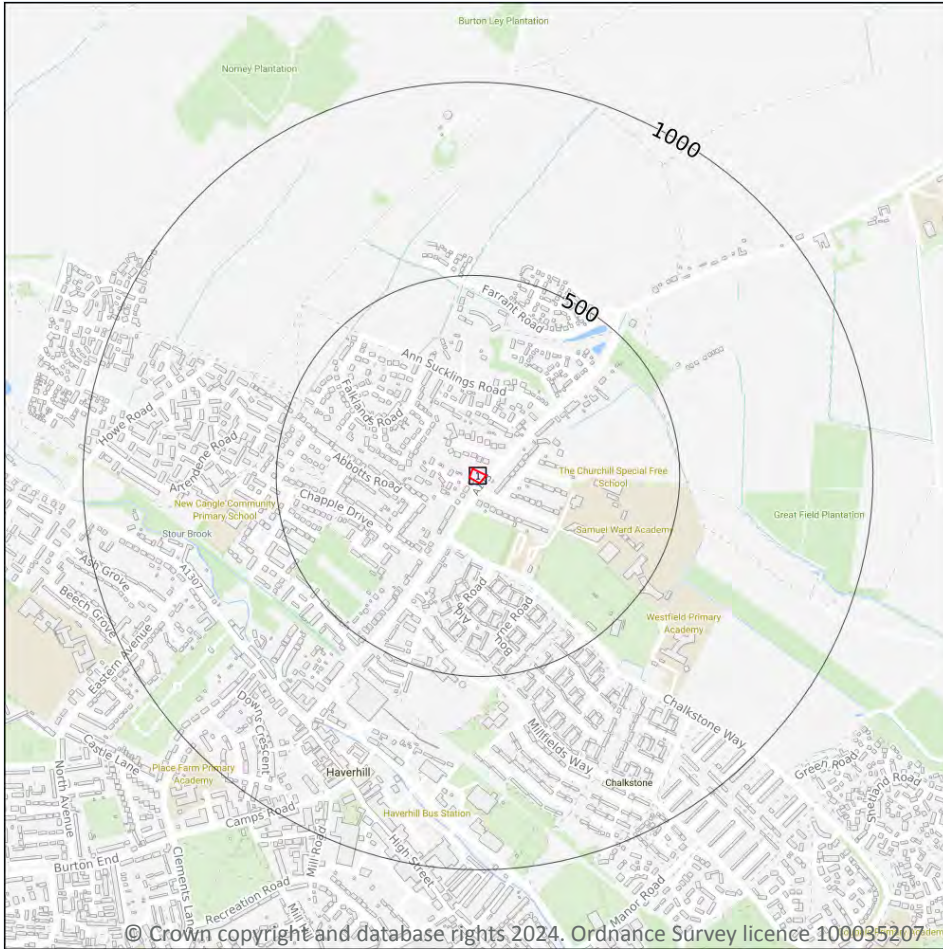
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 73](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW205_saffron_walden_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

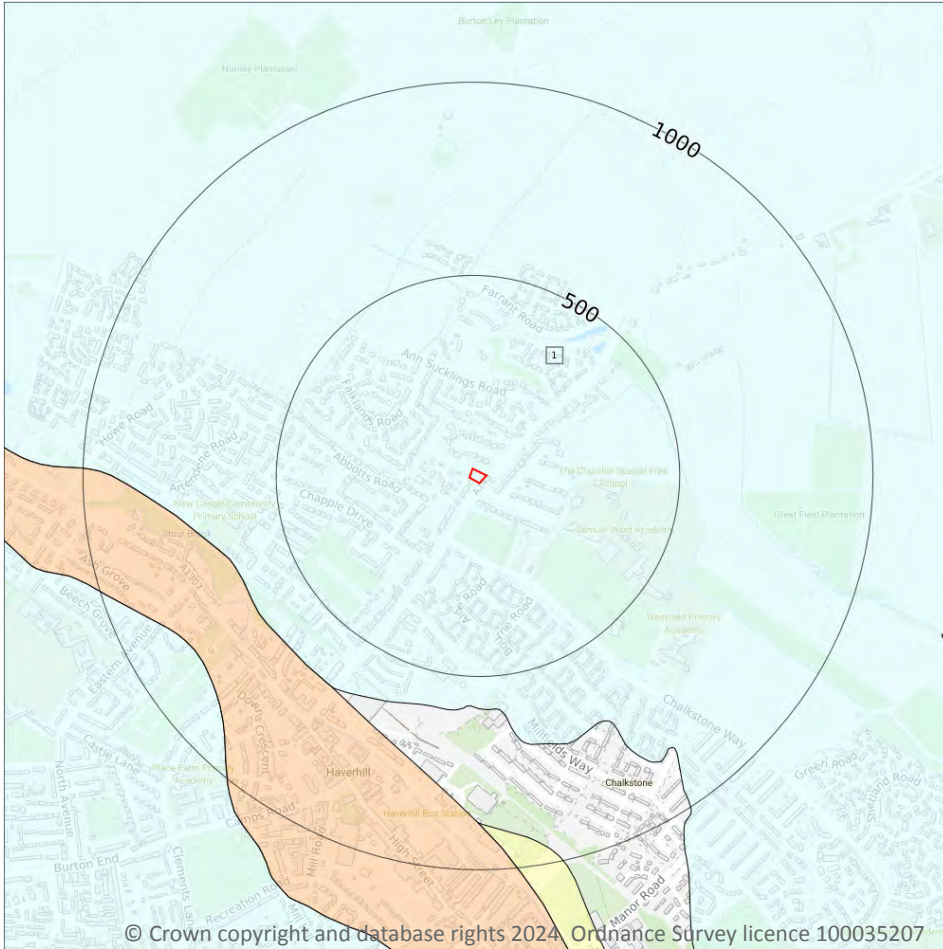
Records within 50m


0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
-  Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 75 >](#)

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

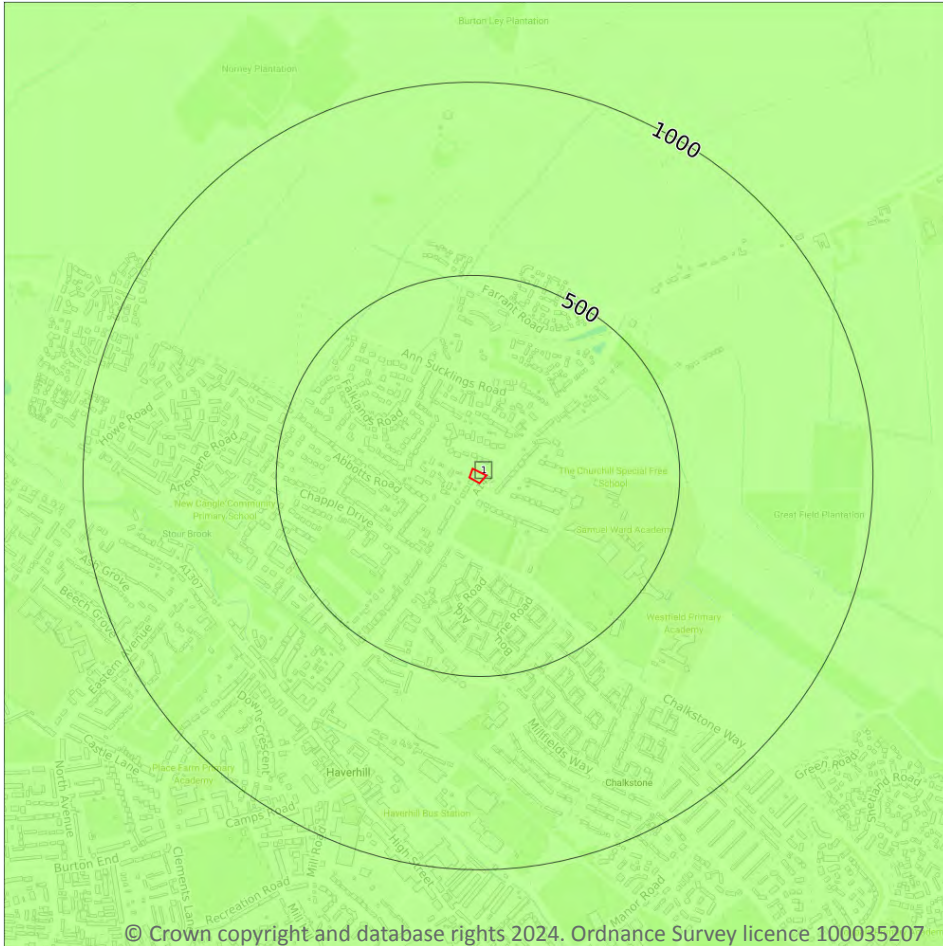
Records within 50m

0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



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

15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 77 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LESE-CHLK	LEWES NODULAR CHALK FORMATION AND SEAFORD CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

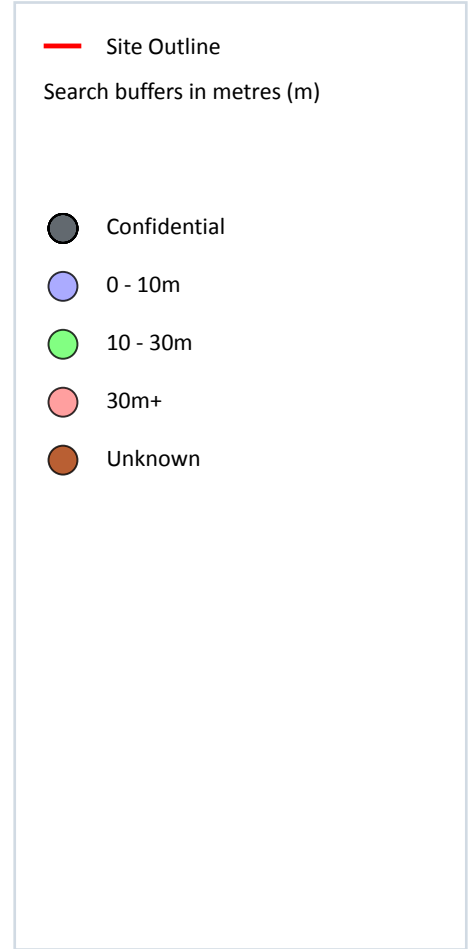
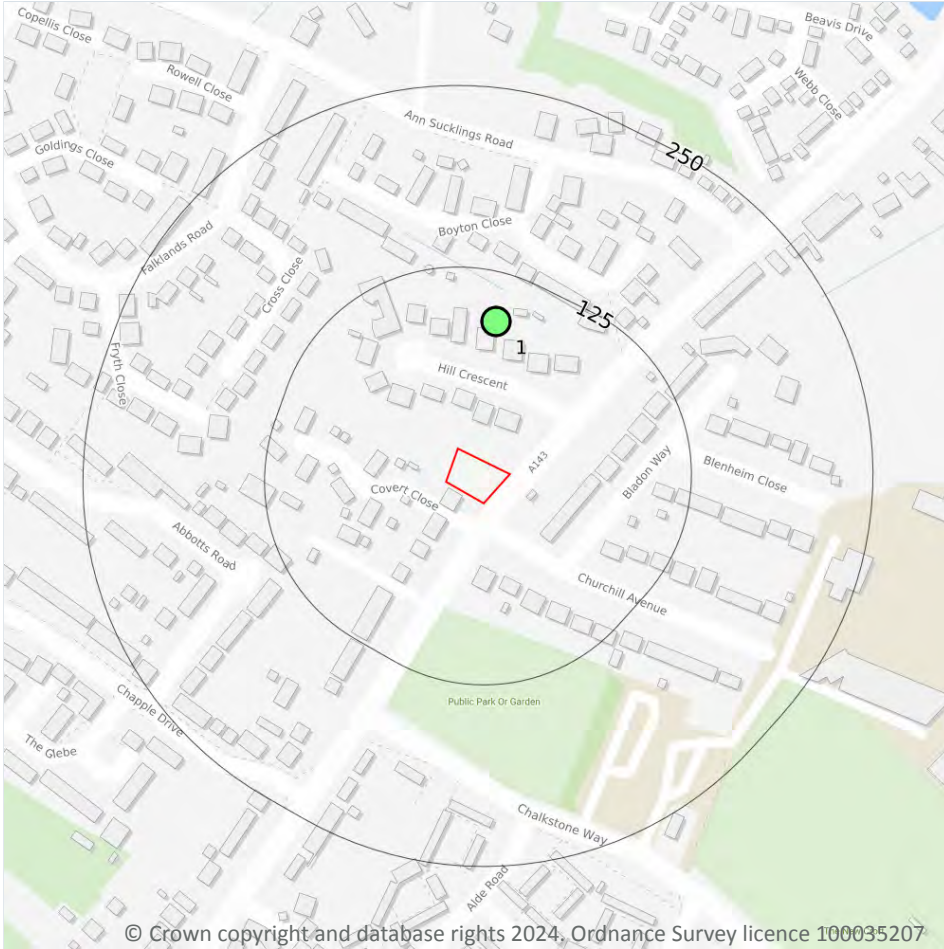
0

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

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

1

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

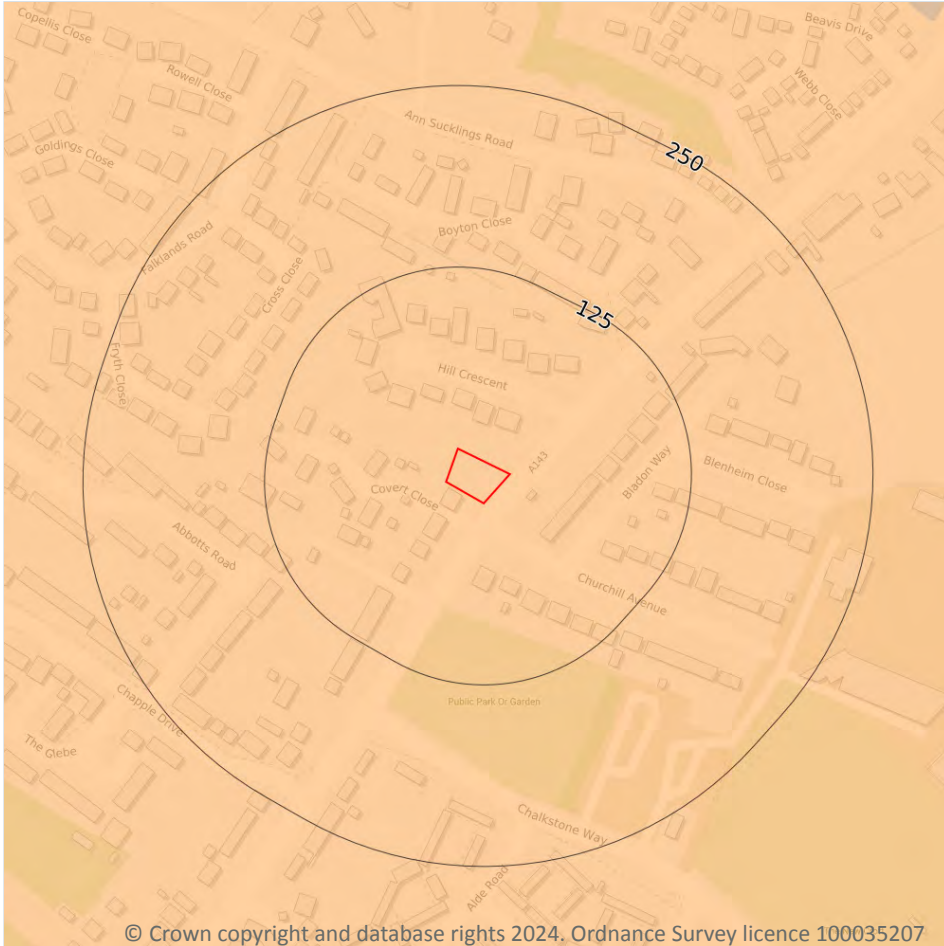
Features are displayed on the Boreholes map on [page 79 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	92m N	567500 246462	EHRINGHAUSEN WAY HAVERHILL 1	14.8	N	18393264 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



— Site Outline
Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m

1

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

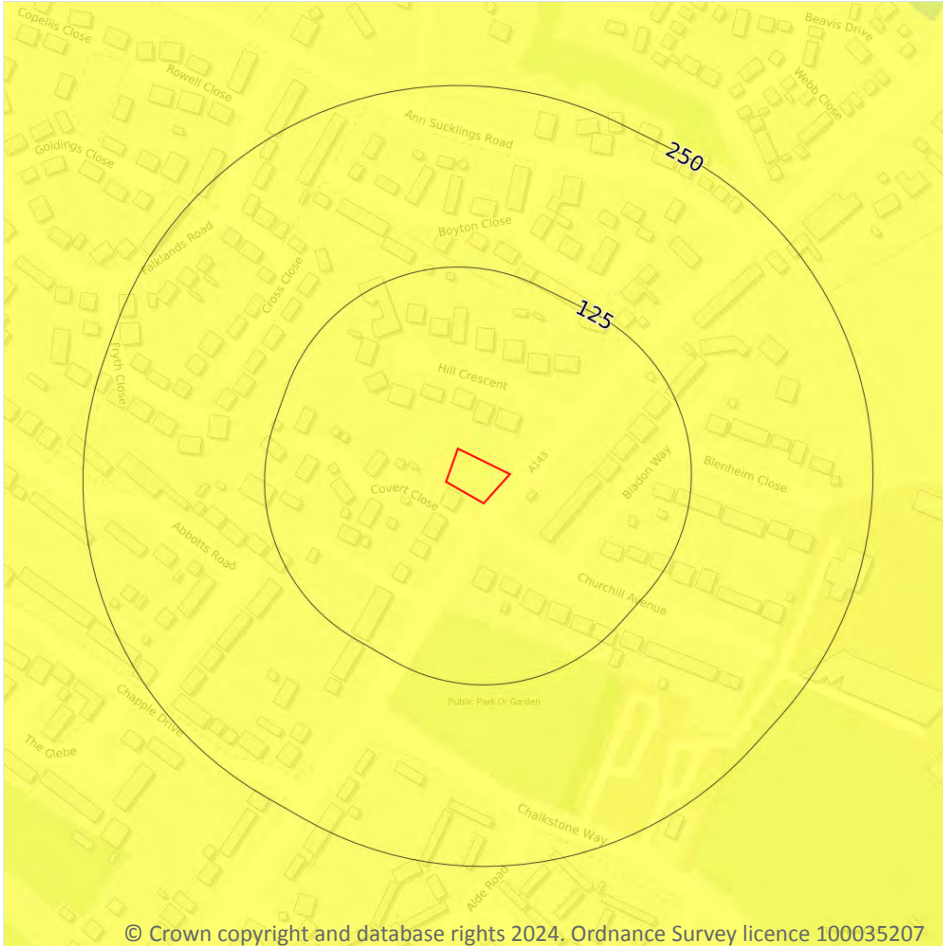
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 80](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

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

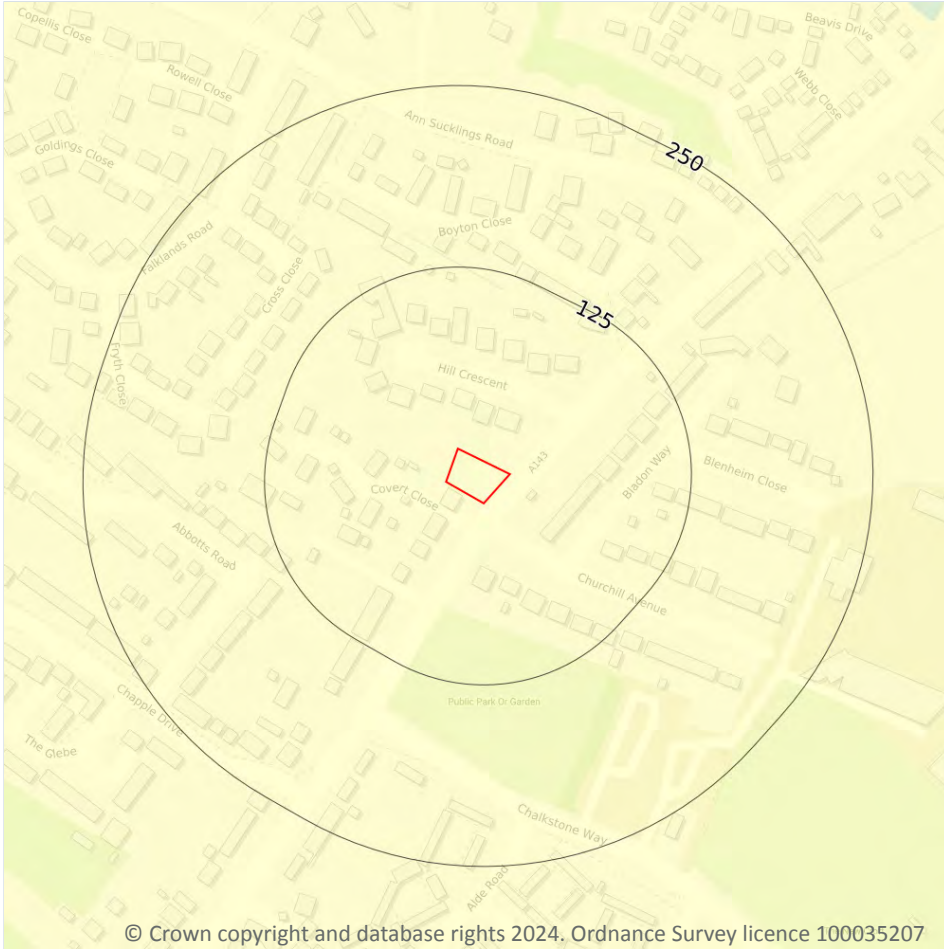
Features are displayed on the Natural ground subsidence - Running sands map on [page 81](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



— Site Outline
Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m

1

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

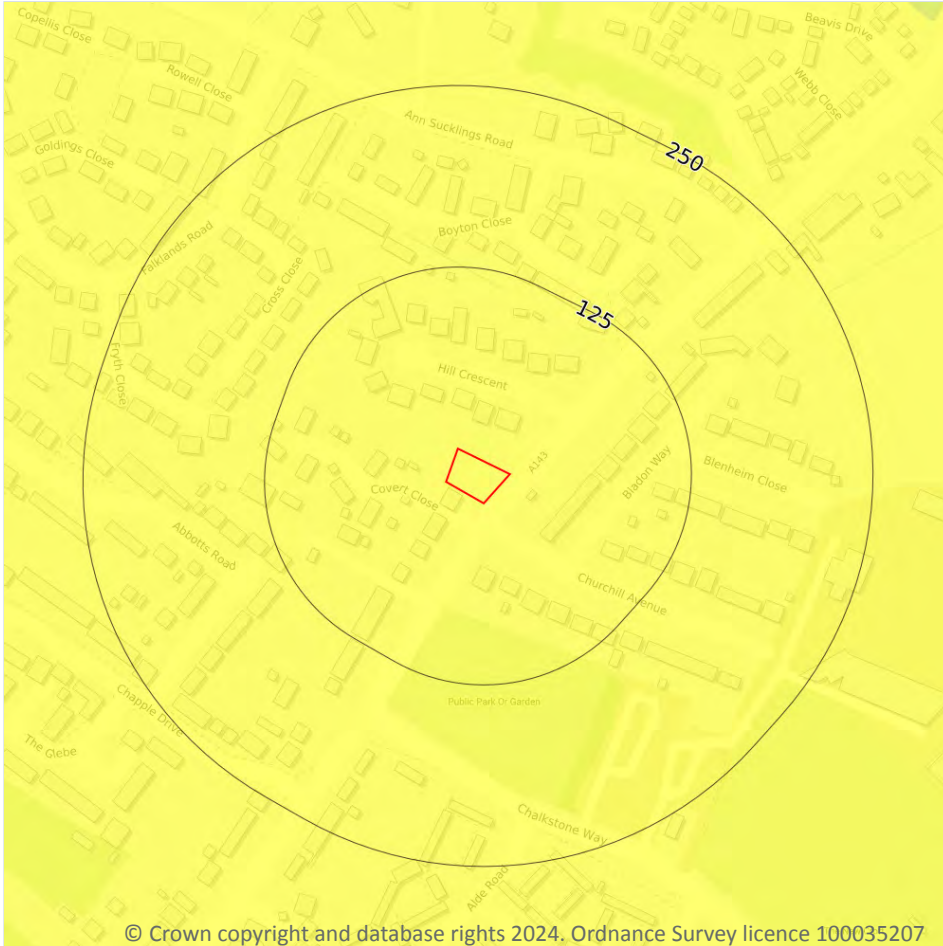
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 82 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



— Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m

1

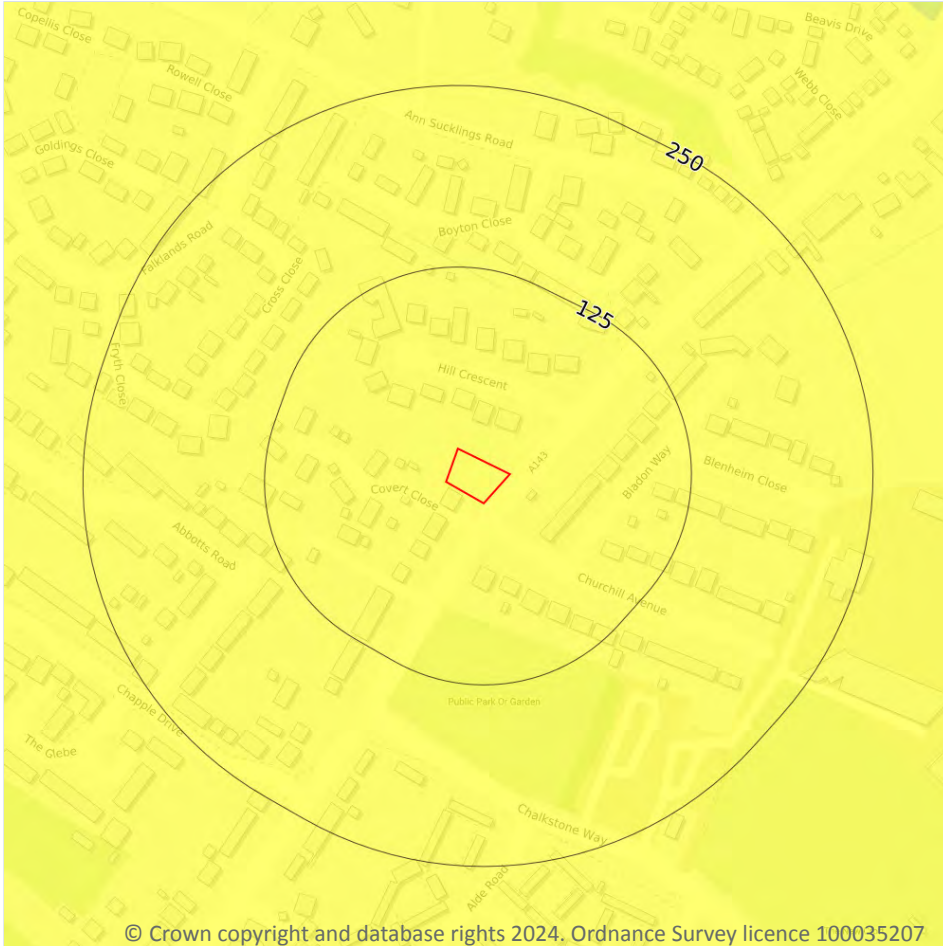
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 83 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

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

17.5 Landslides

Records within 50m

1

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

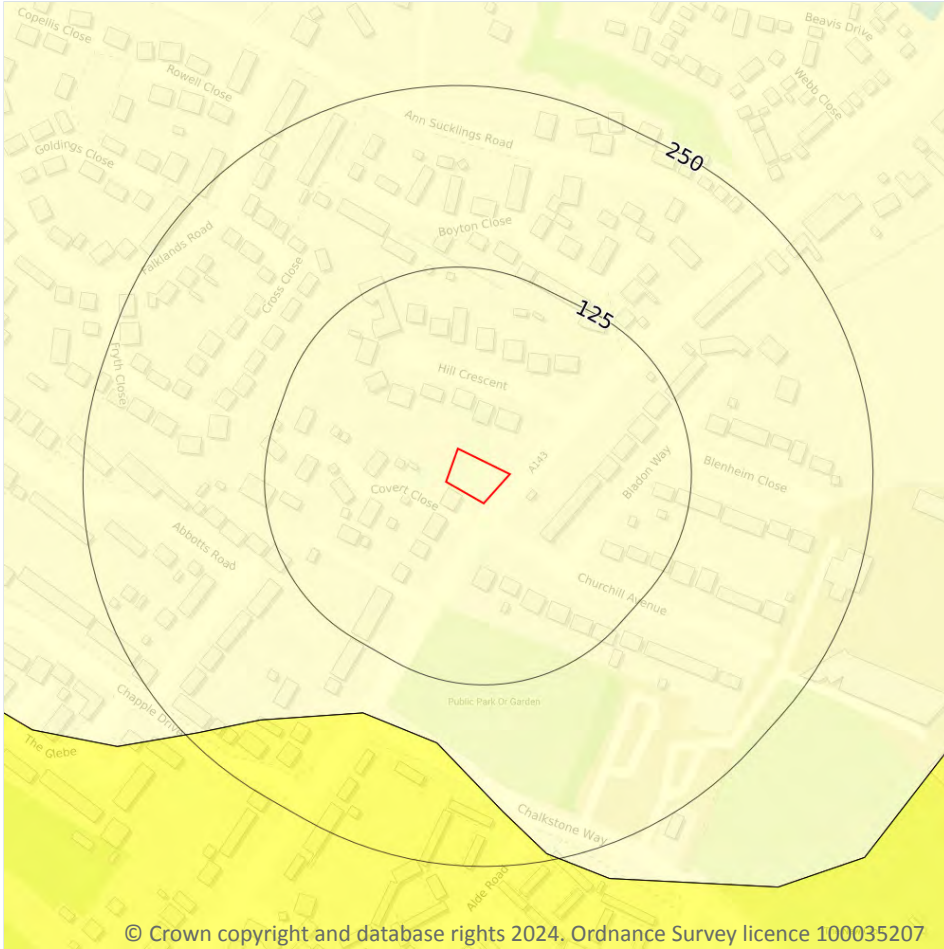
Features are displayed on the Natural ground subsidence - Landslides map on [page 84 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

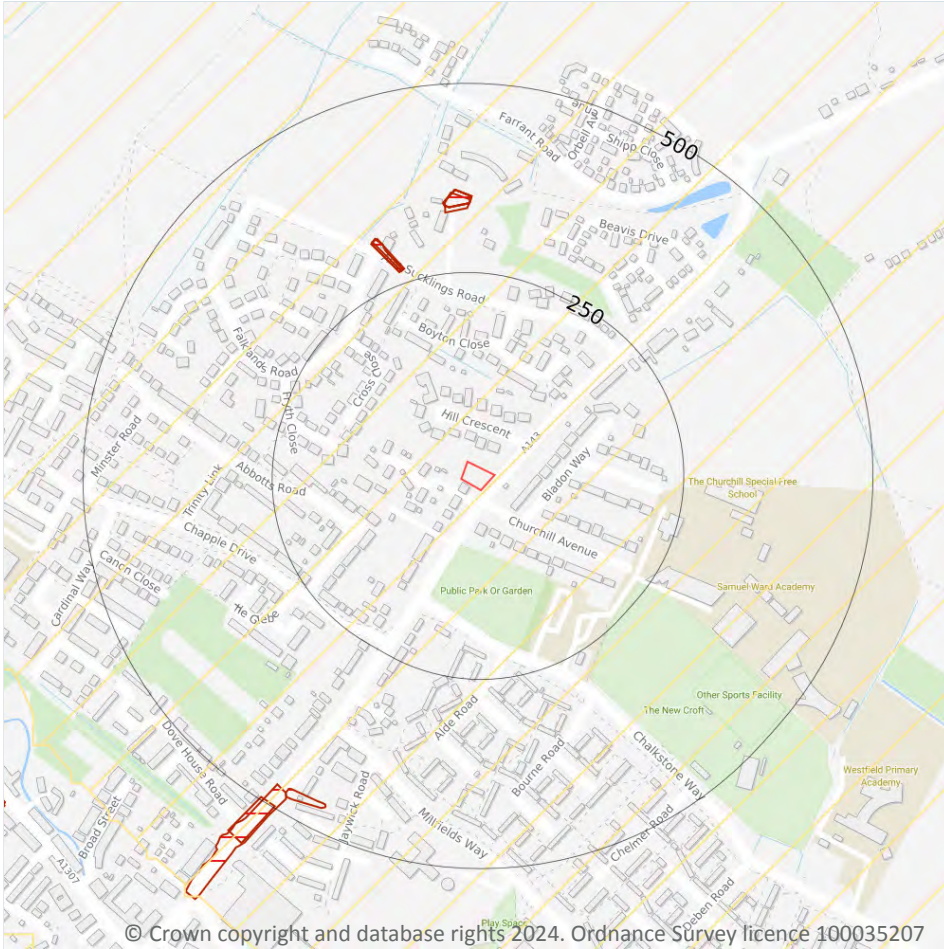
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 85](#) >

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

This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

1

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

Features are displayed on the Mining and ground workings map on [page 87 >](#)



ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

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

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

This data is sourced from The Coal Authority.

18.9 Researched mining

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

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.



18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site

0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

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

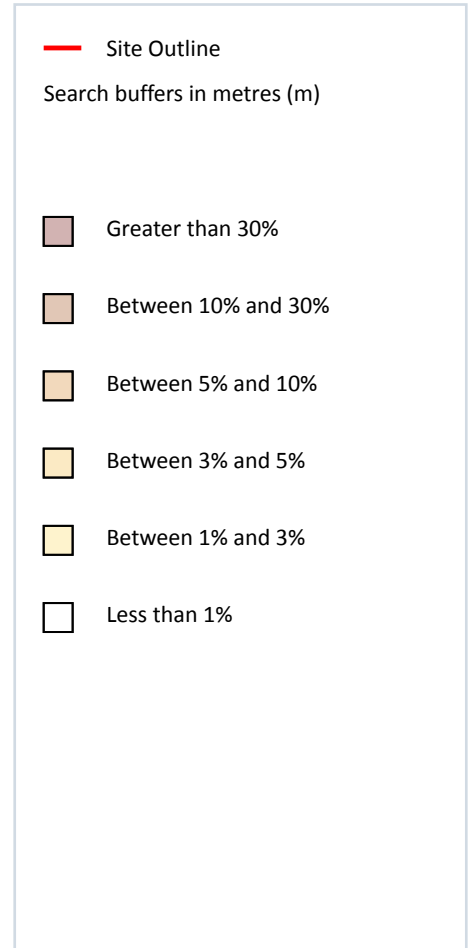
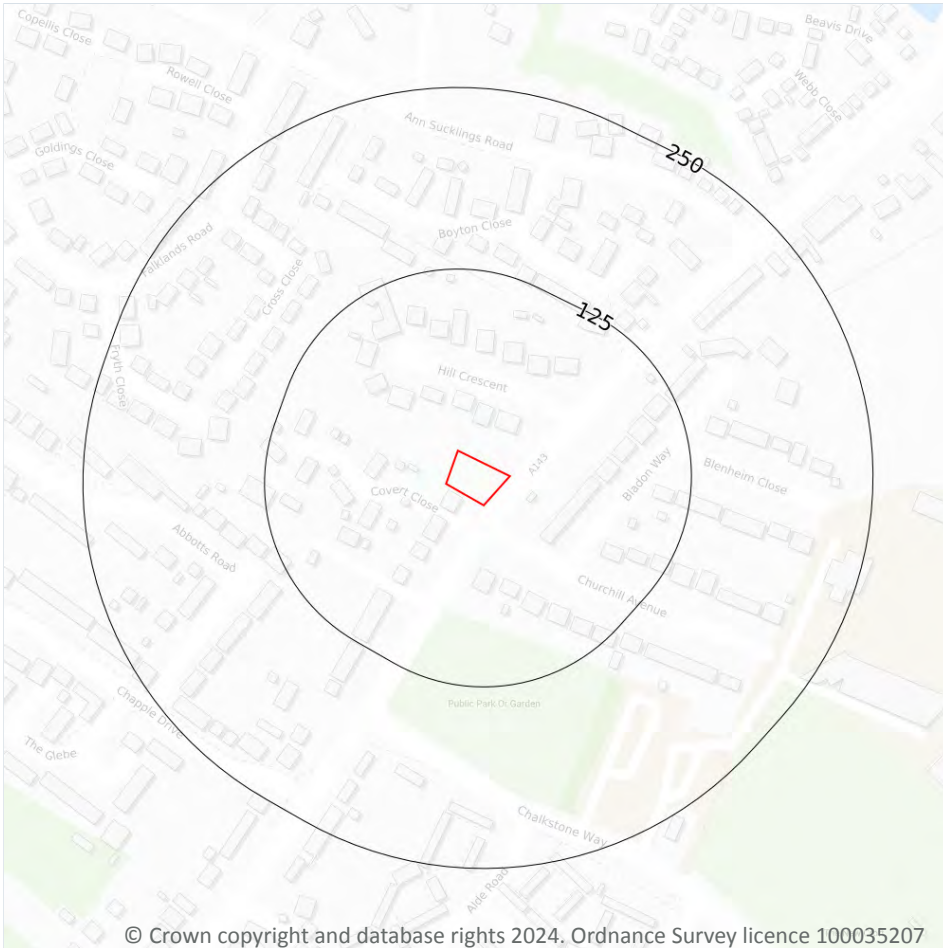
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

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

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 94 >](#)

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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Appendix D

Groundsure Historical Map Pack

Site Details:

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0DE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1884

Scale: 1:2,500

Printed at: 1:2,500



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

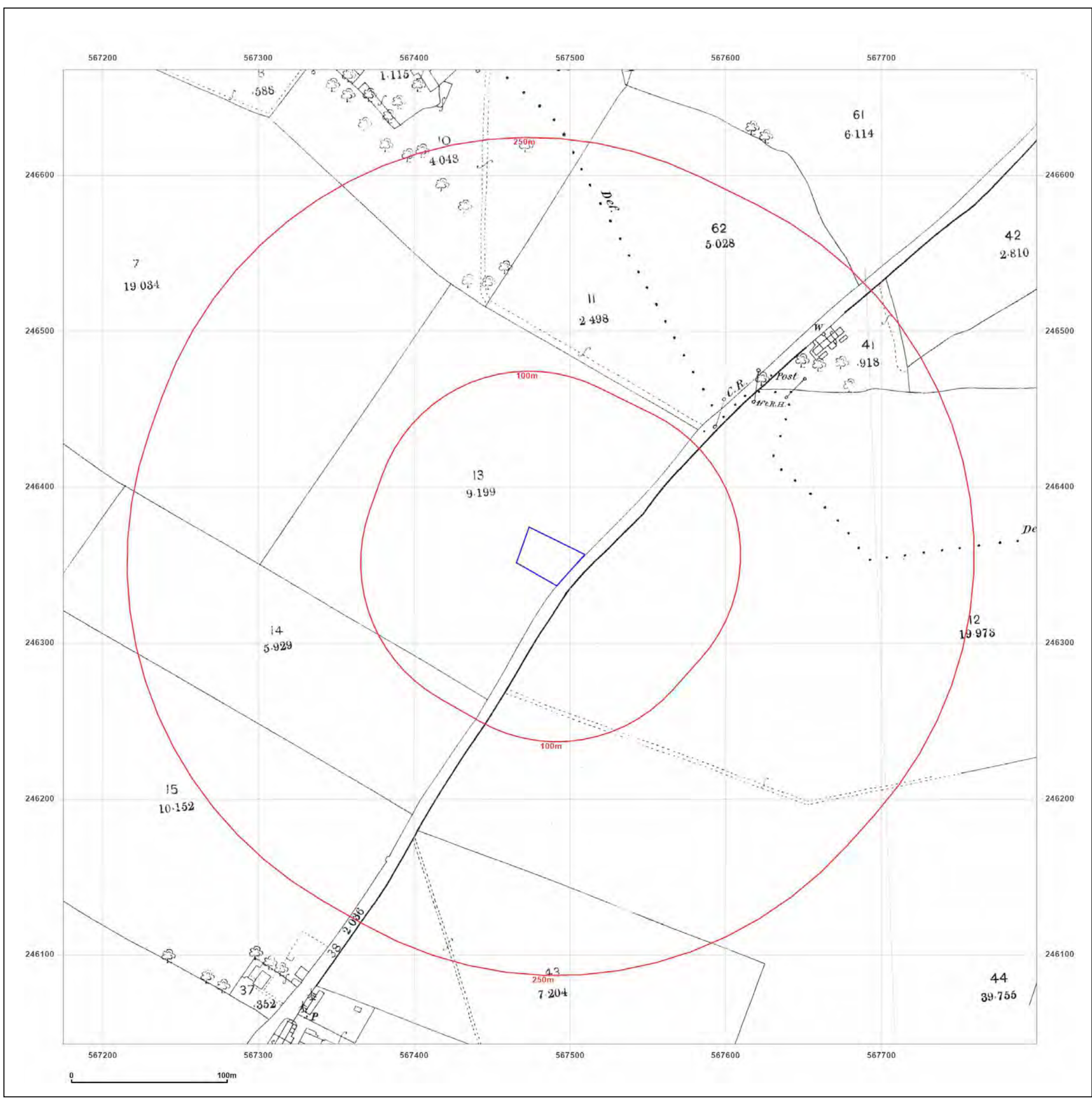


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Production date: 05 February 2024

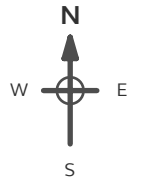
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 CRESCENT, HAVERHILL, CB9
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Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

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

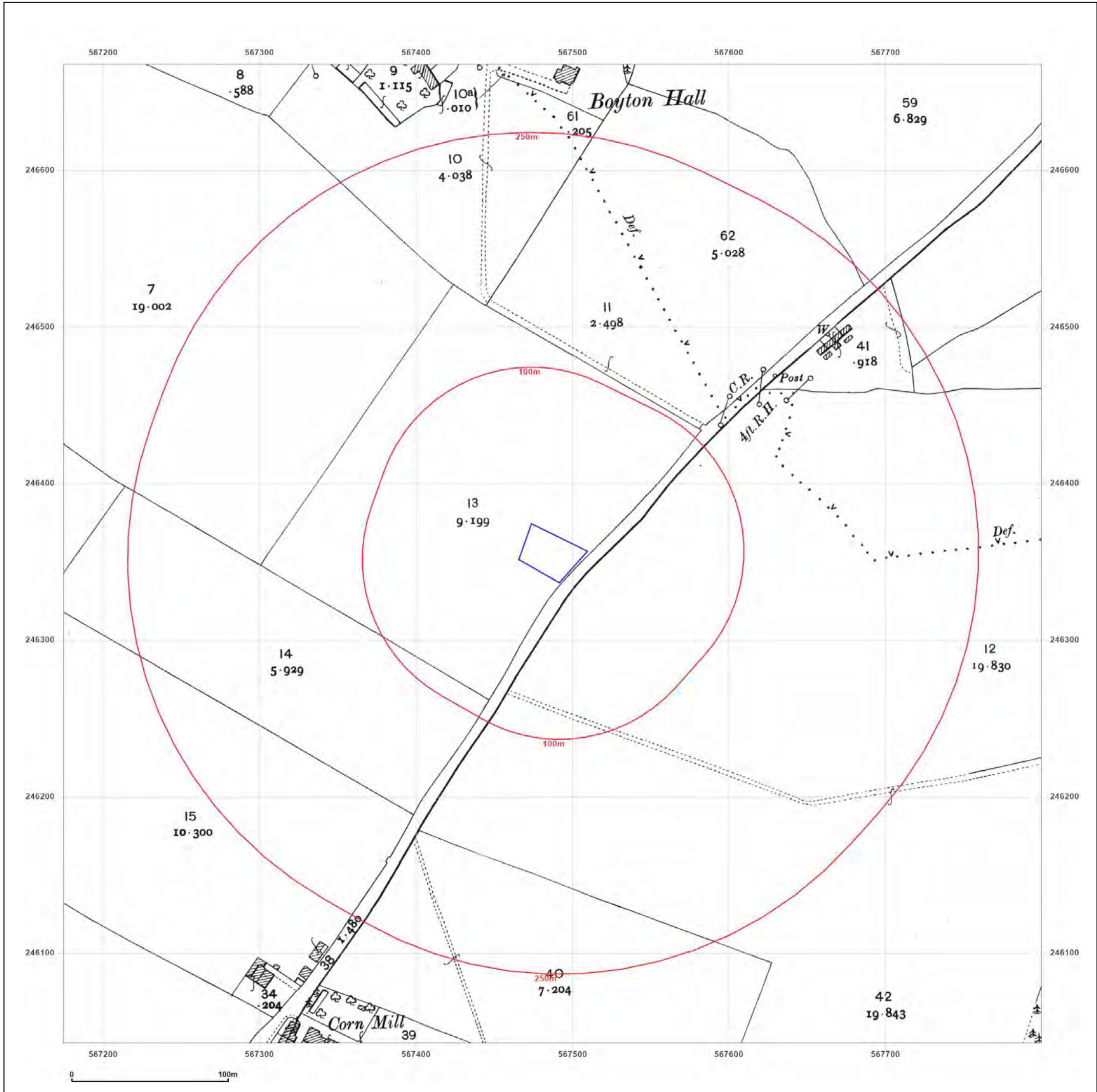
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Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1926

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1926
Revised 1926
Edition N/A
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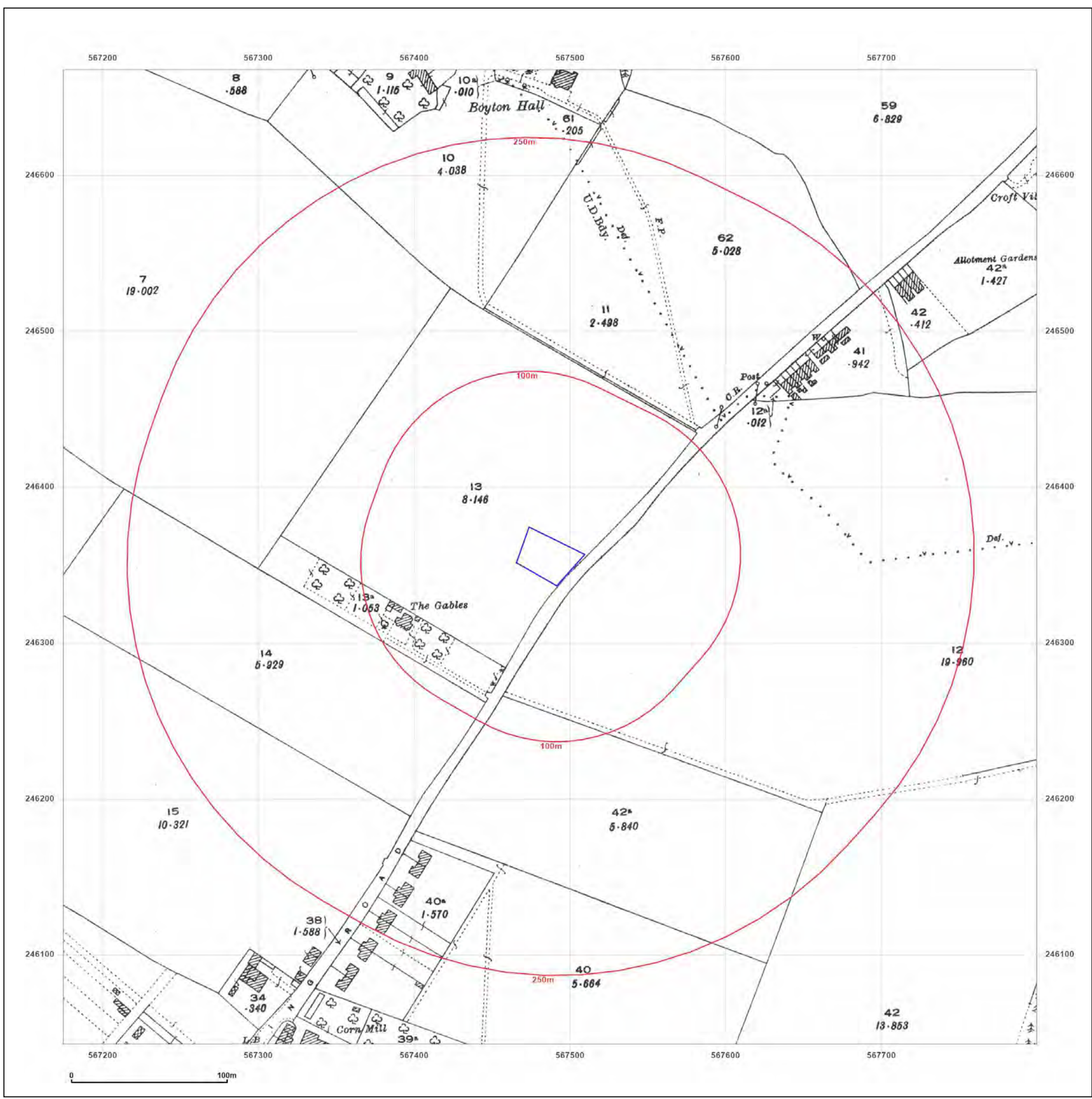


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Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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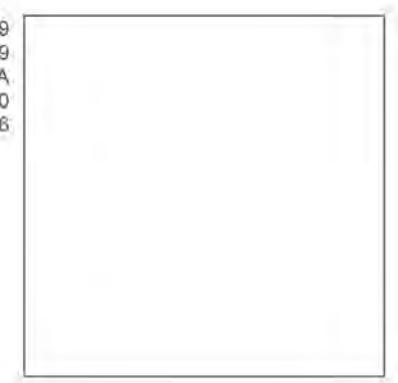
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Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1956

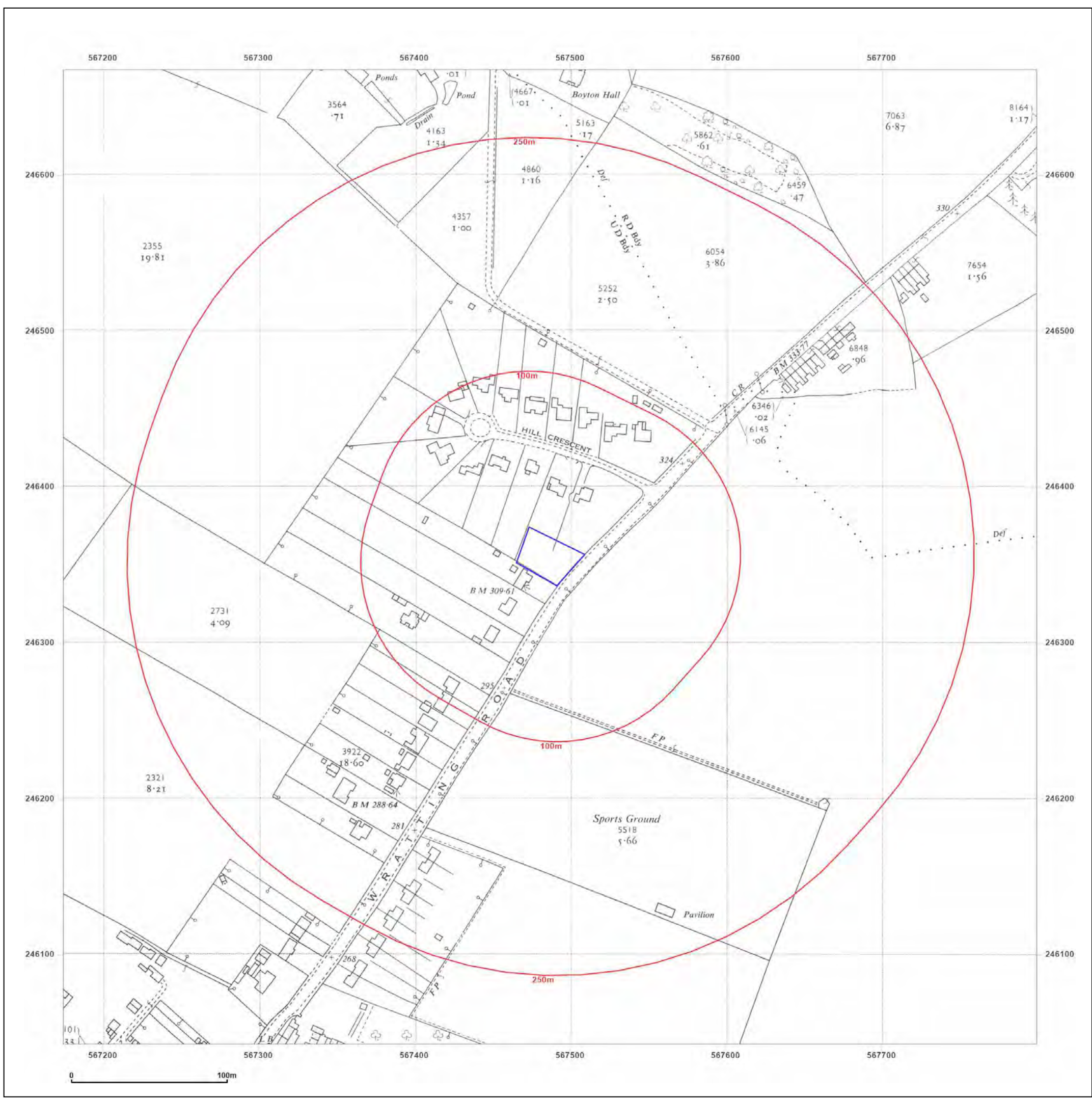


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Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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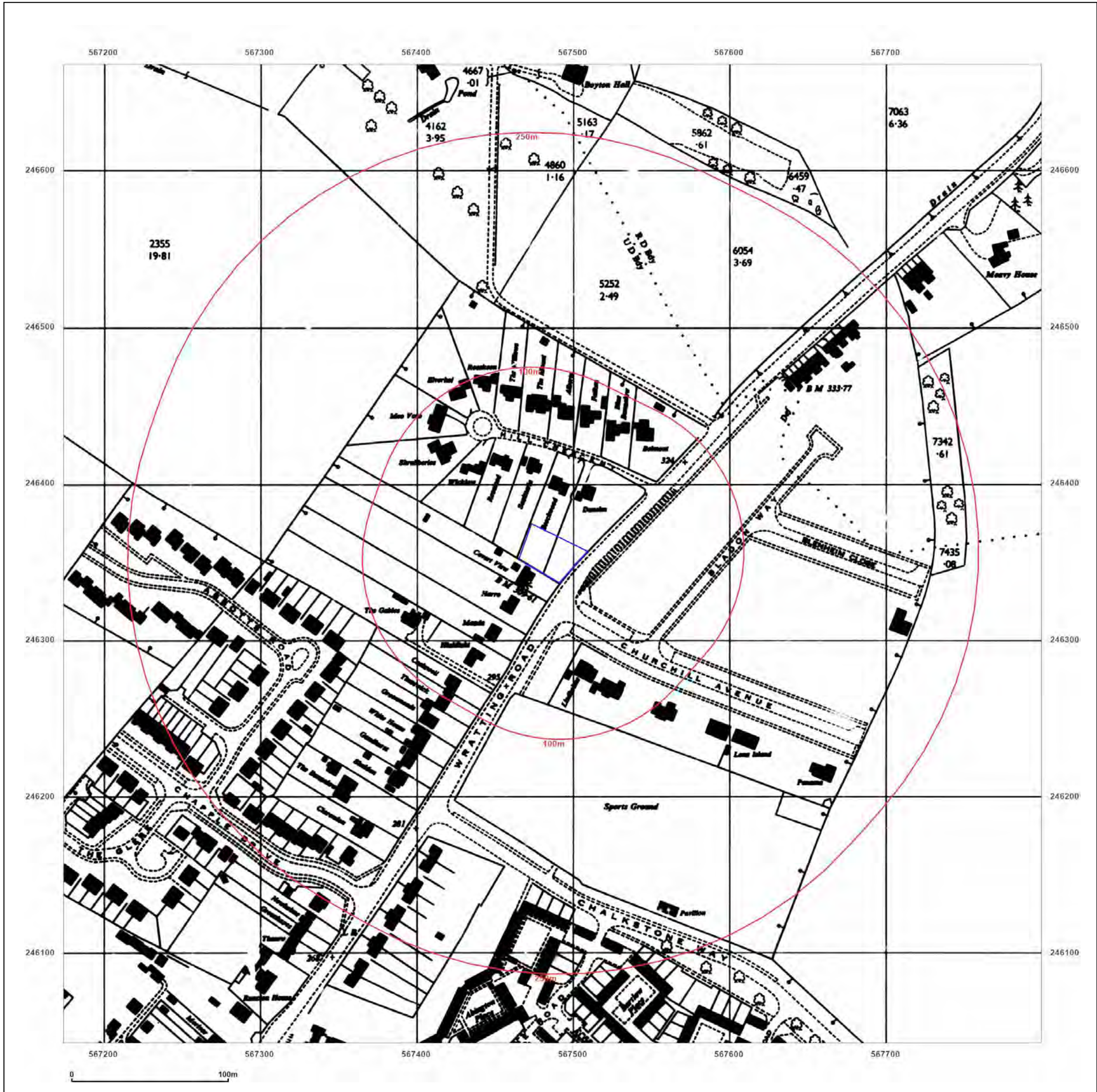


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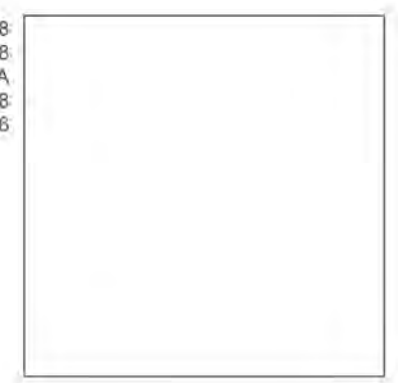
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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1968
Levelled 1956

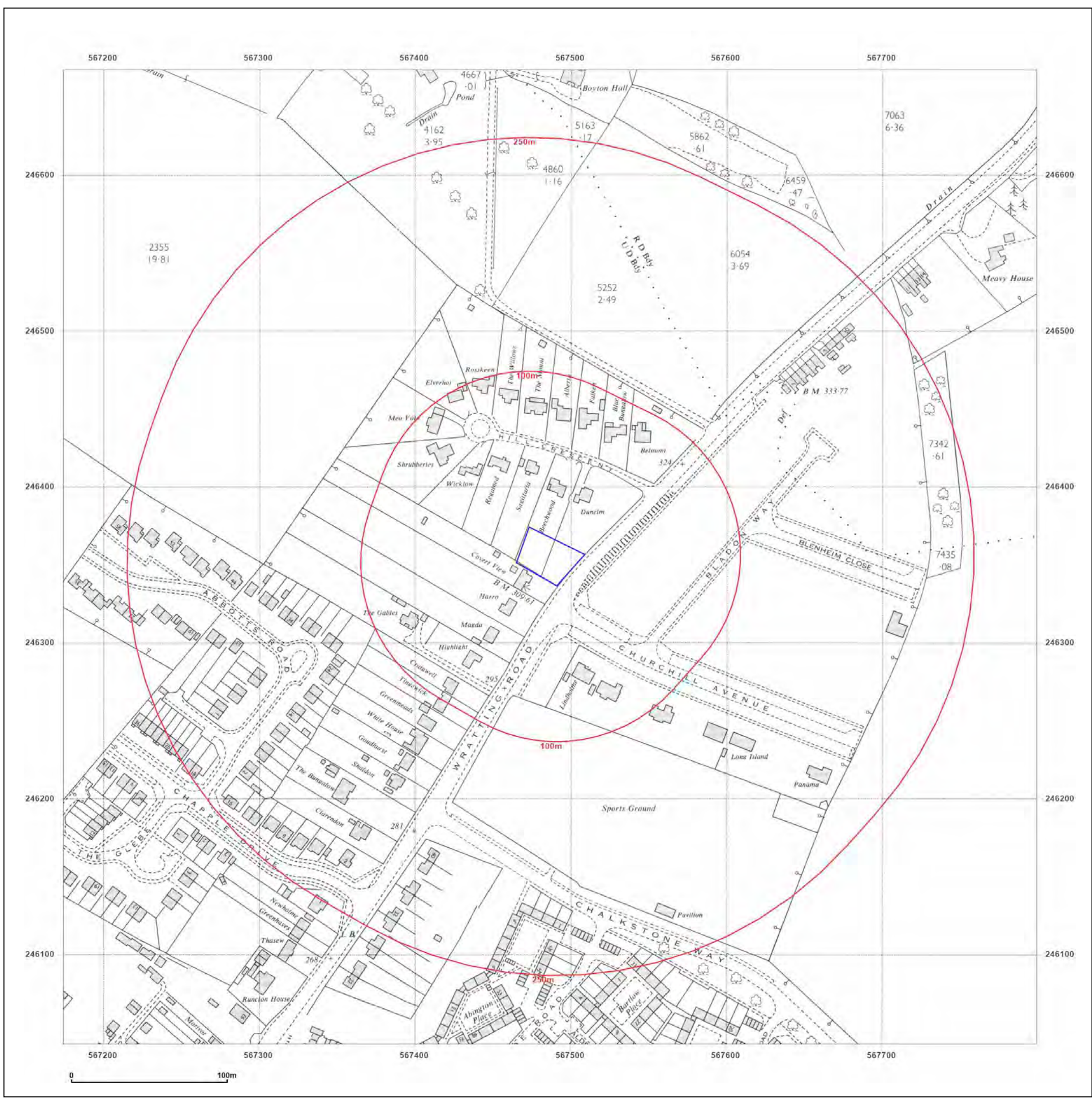


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Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1973

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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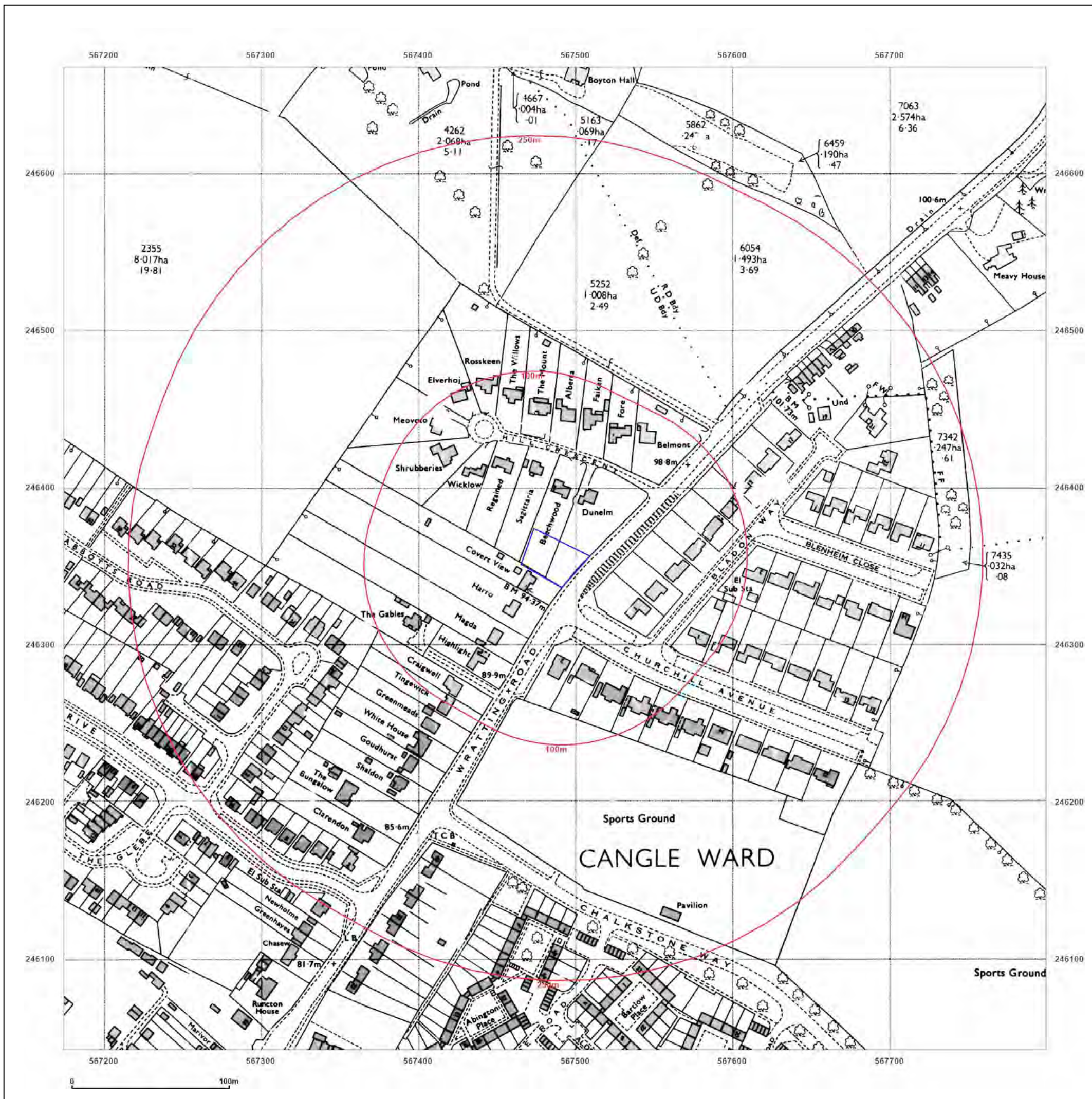


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Map Name: National Grid

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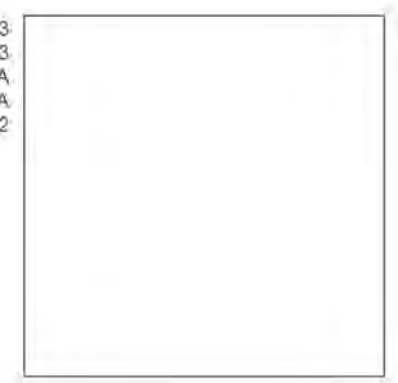
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Edition N/A
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Levelled 1972

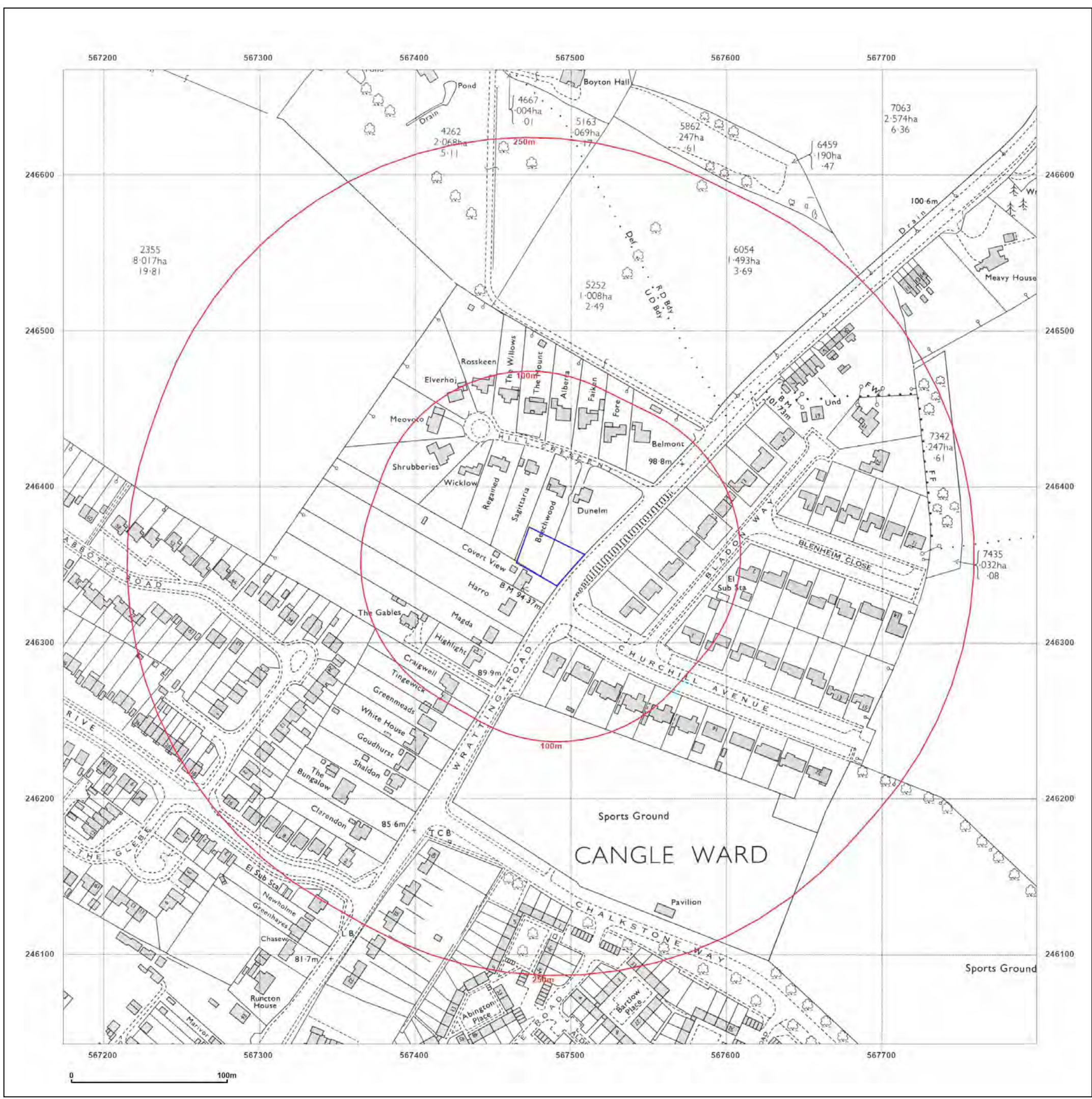


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Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1981

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
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Edition N/A
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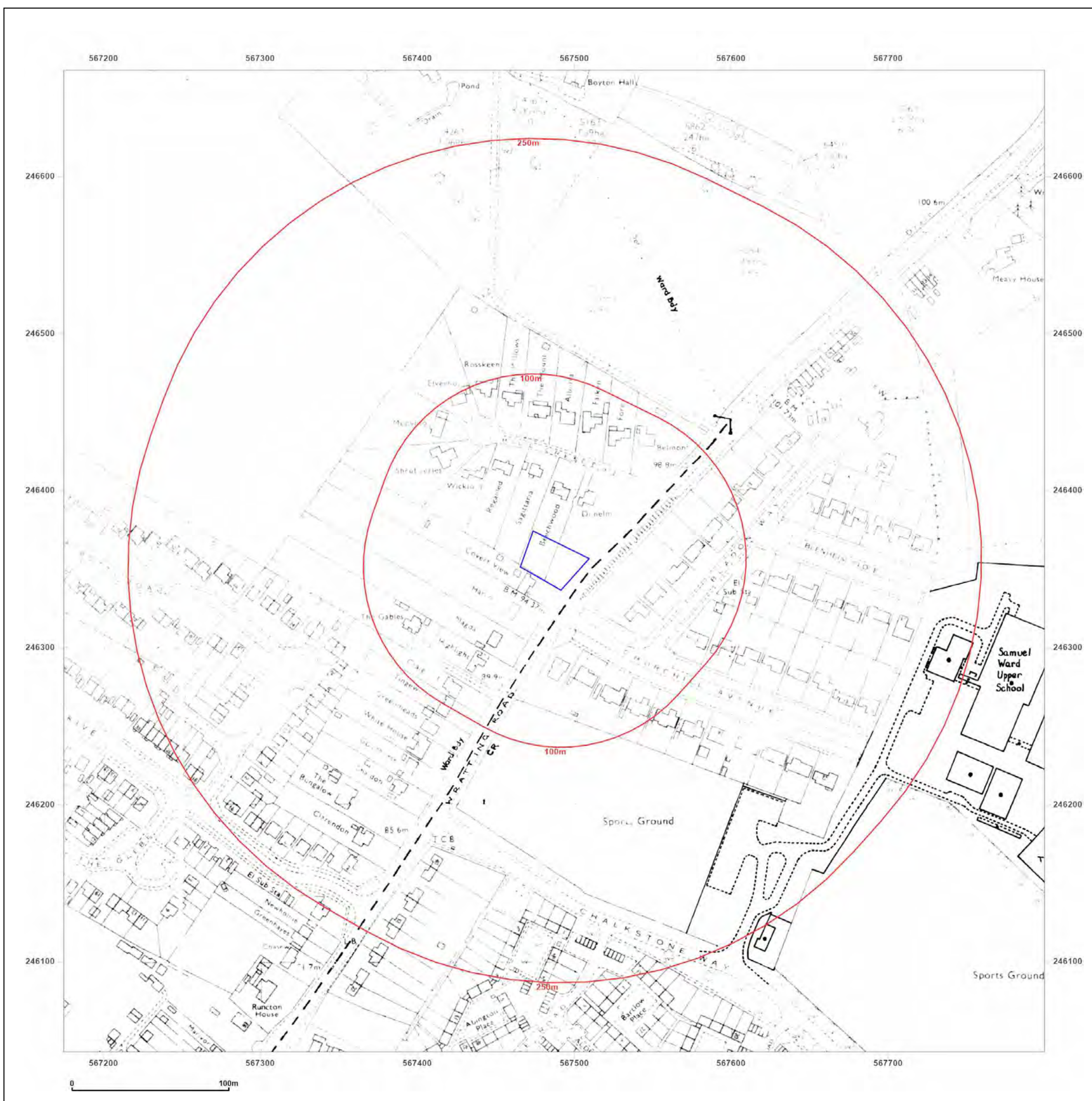


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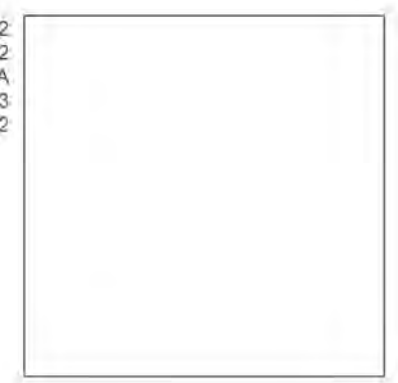
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Printed at: 1:2,500



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Revised 1982
Edition N/A
Copyright 1983
Levelled 1972

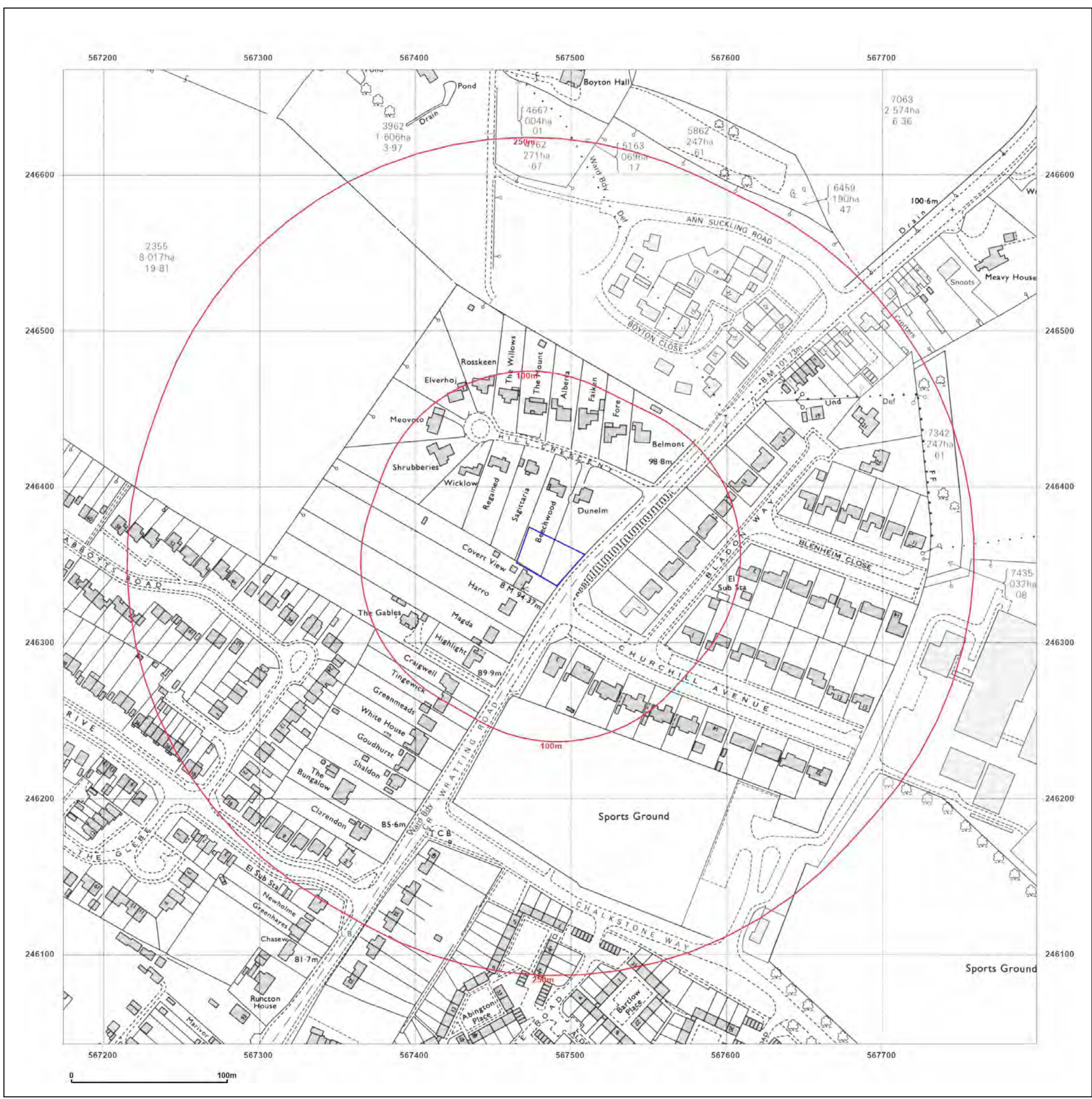


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Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1983

Scale: 1:2,500

Printed at: 1:2,500



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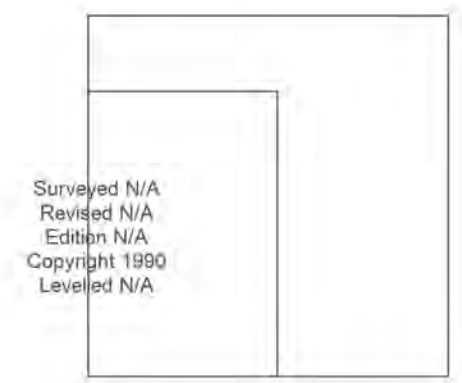
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Map Name: National Grid

Map date: 1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1990
Levelled N/A

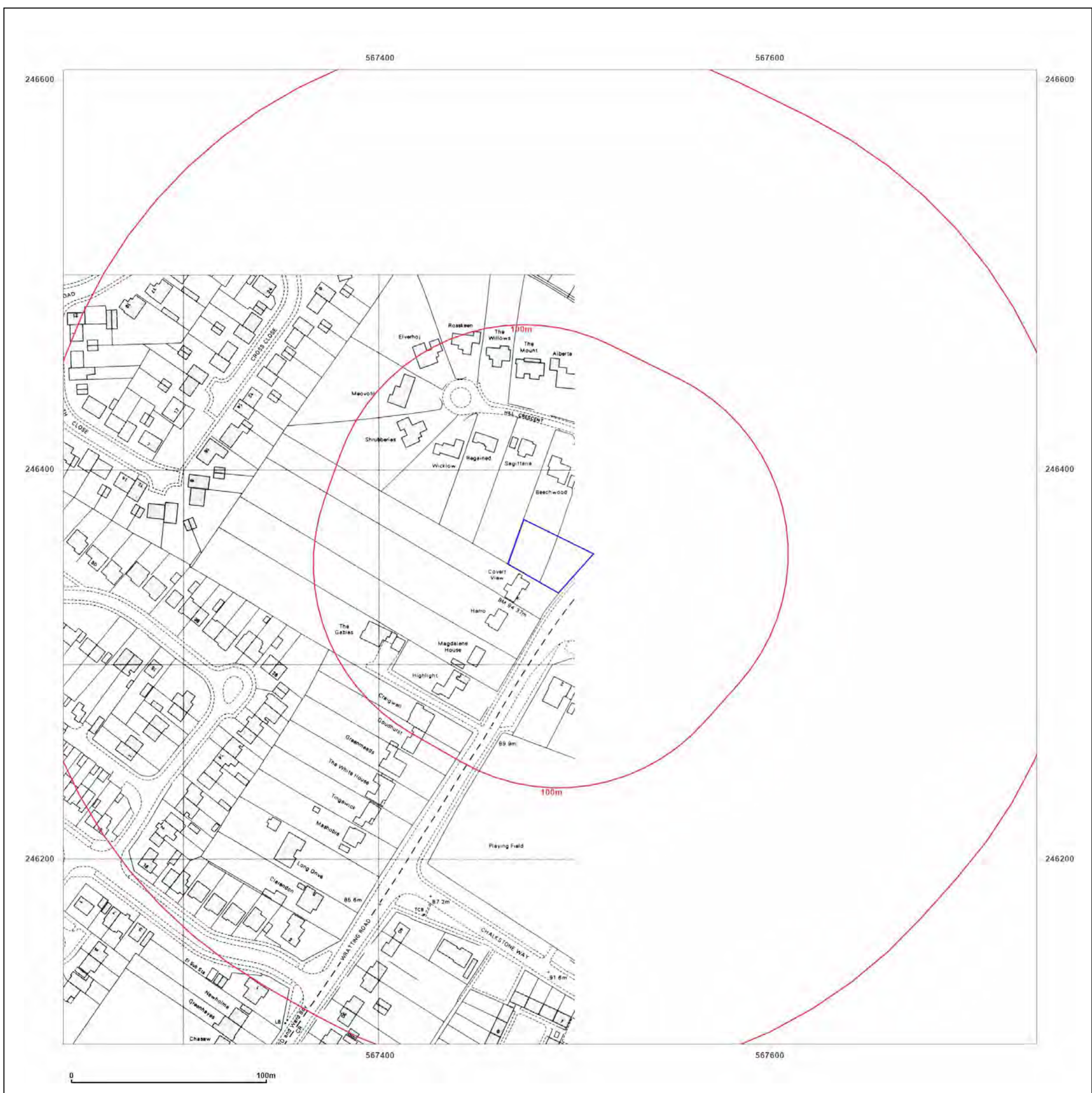


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Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1989-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1987
Revised 1987
Edition N/A
Copyright 1989
Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
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Revised 1987
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Surveyed 1987
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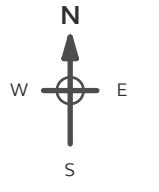
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Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Revised N/A
Edition N/A
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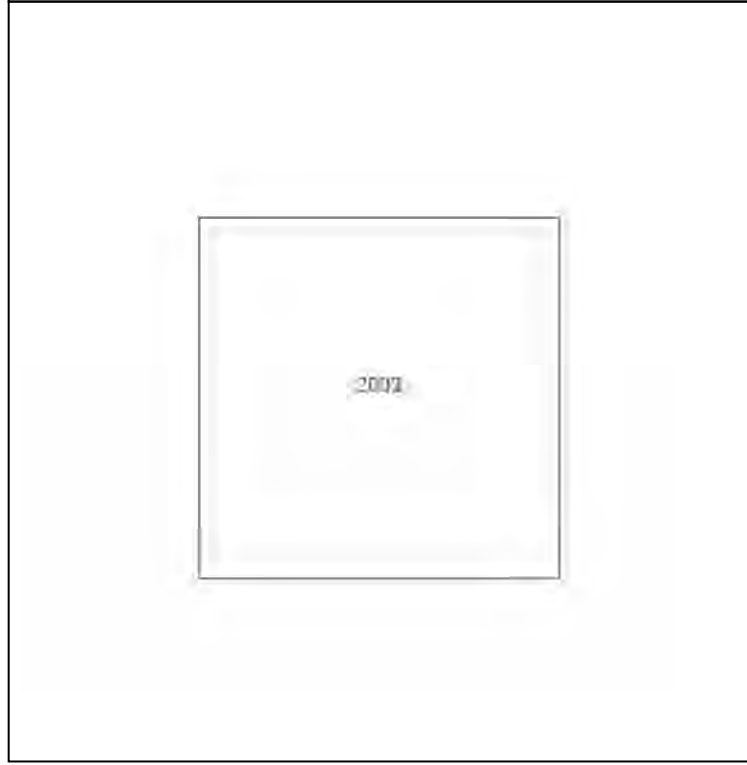
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Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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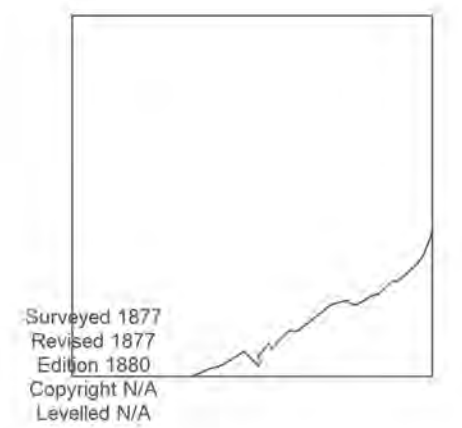
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Map Name: County Series

Map date: 1880

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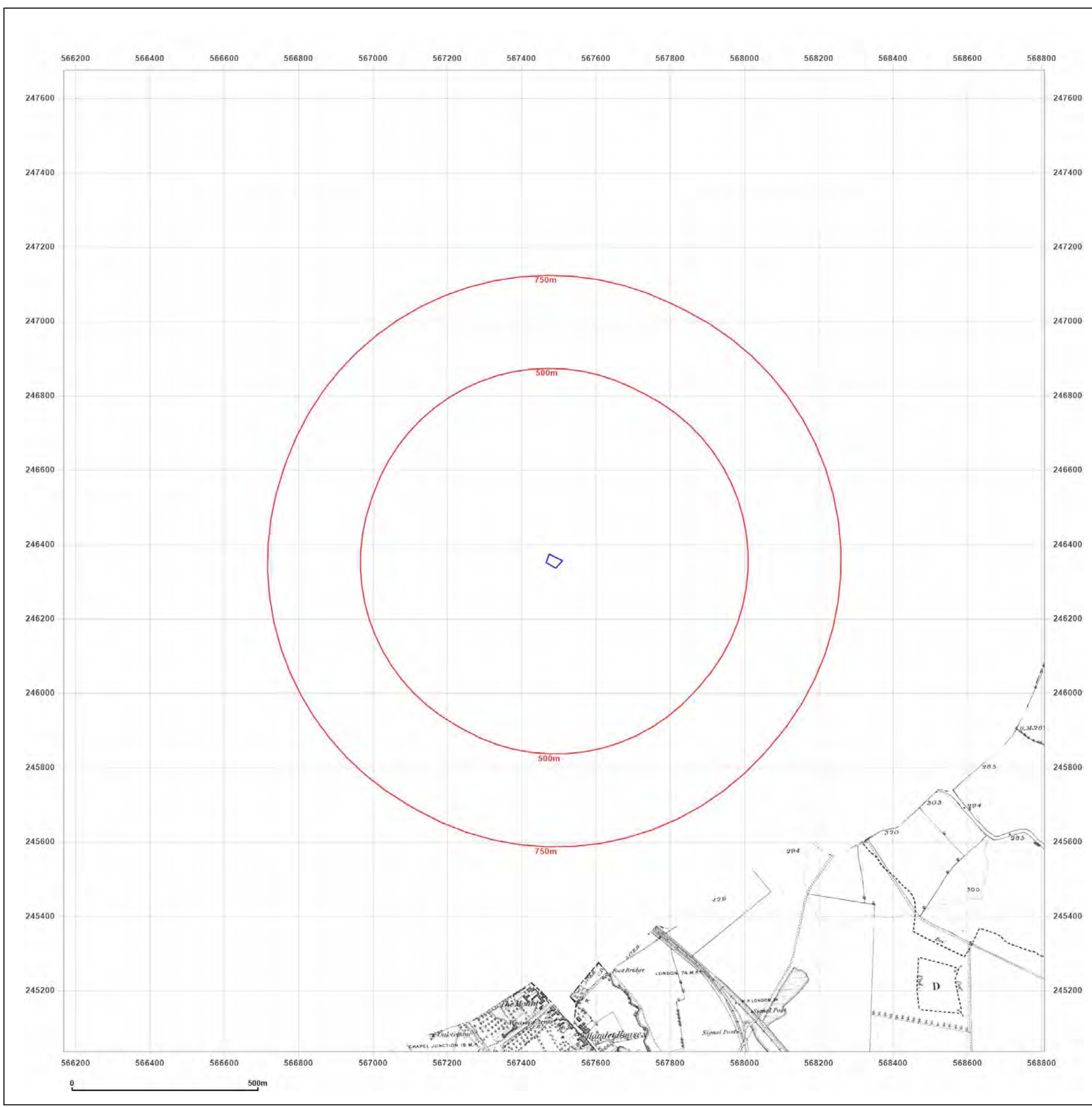


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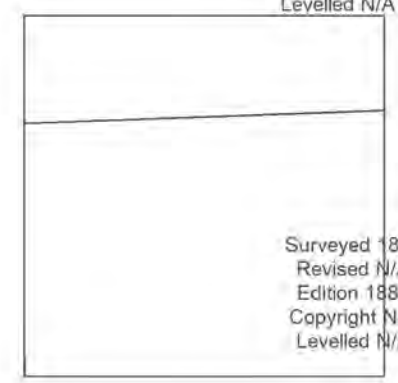
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Printed at: 1:10,560



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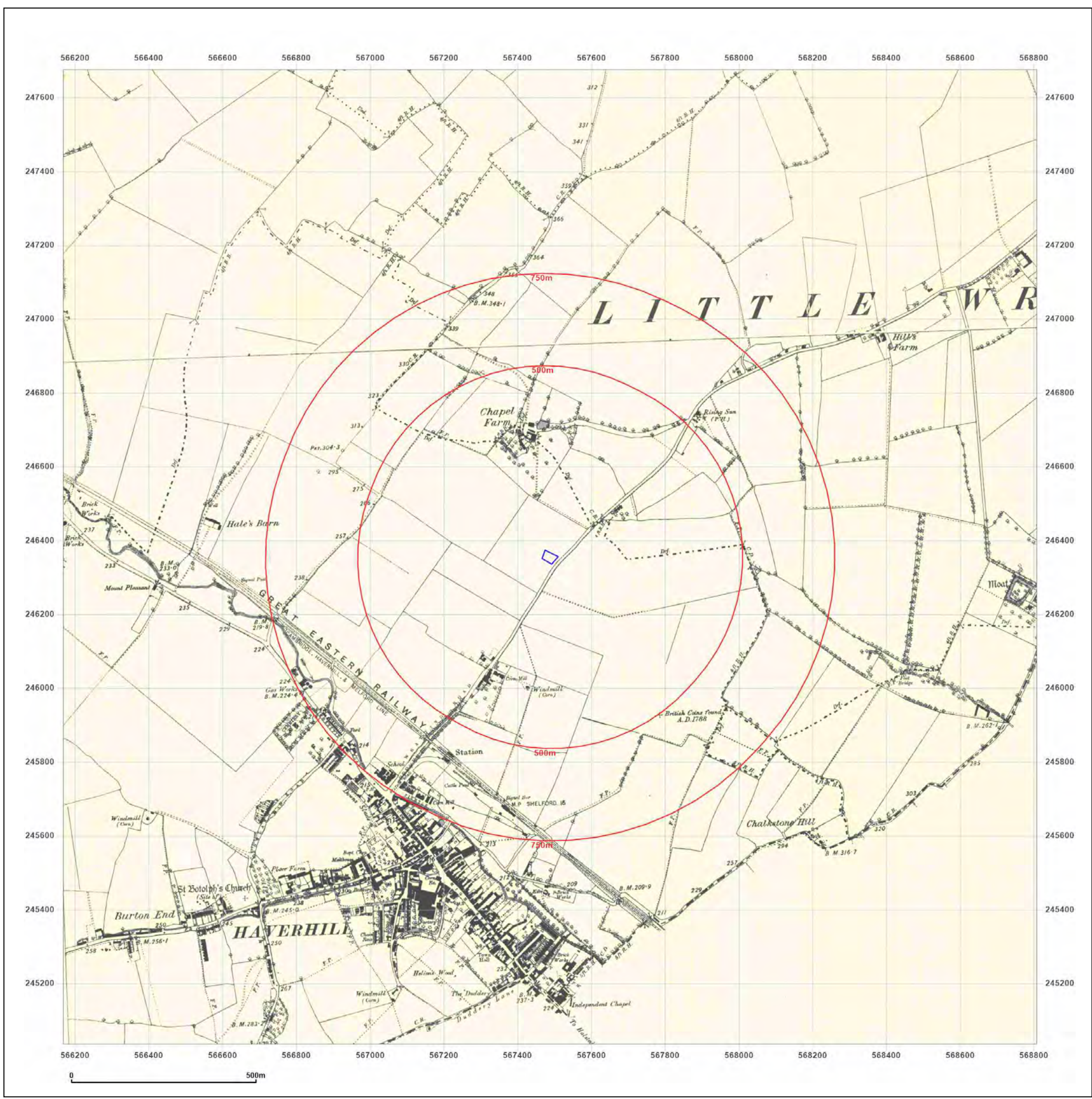


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Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

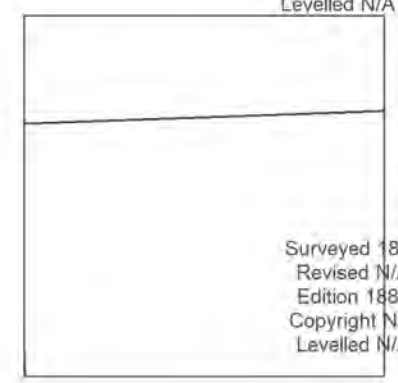
Map date: 1885-1888

Scale: 1:10,560

Printed at: 1:10,560



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



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

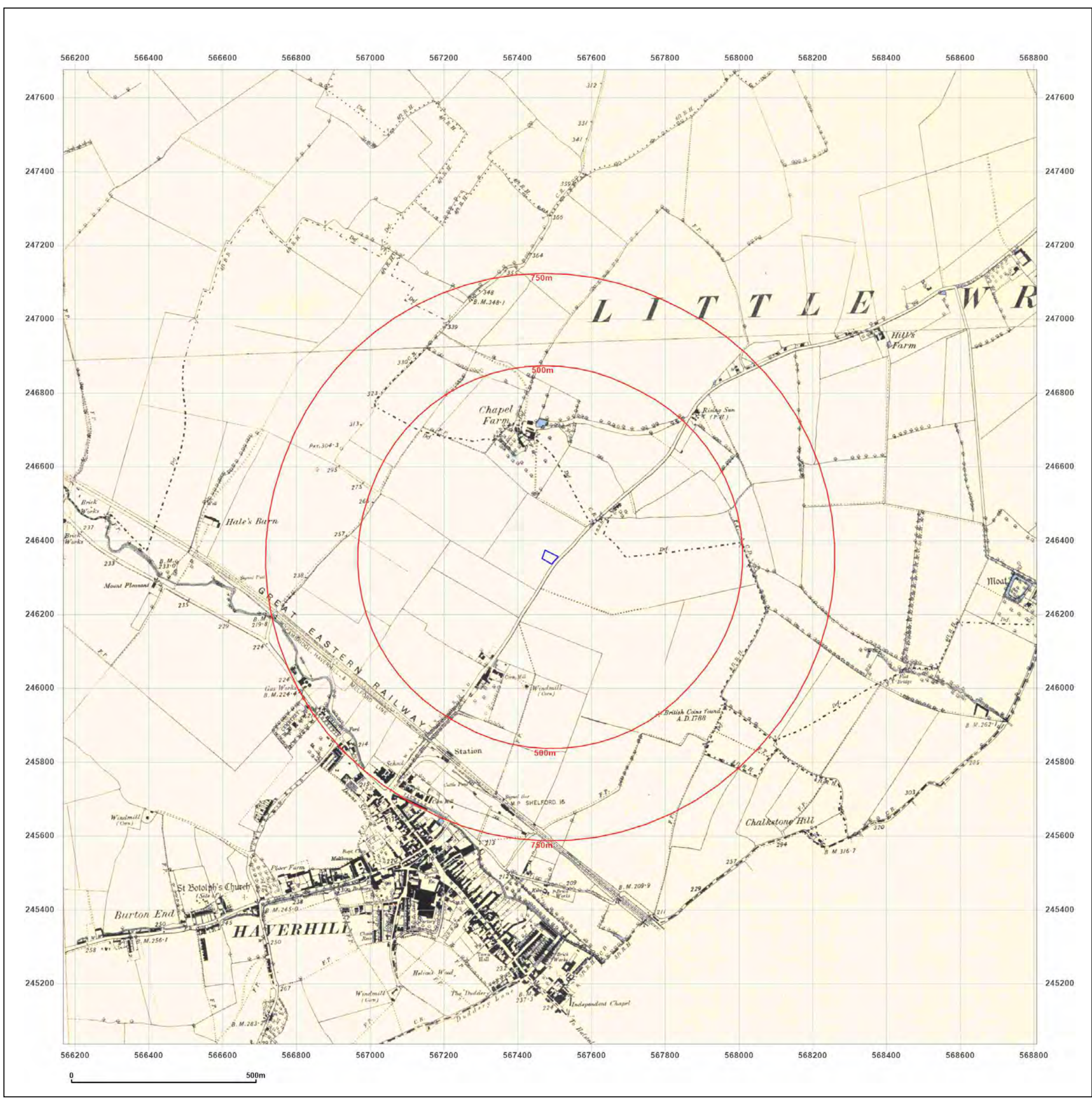


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Site Details:

LAND REAR OF BEECHWOOD
AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
ODE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

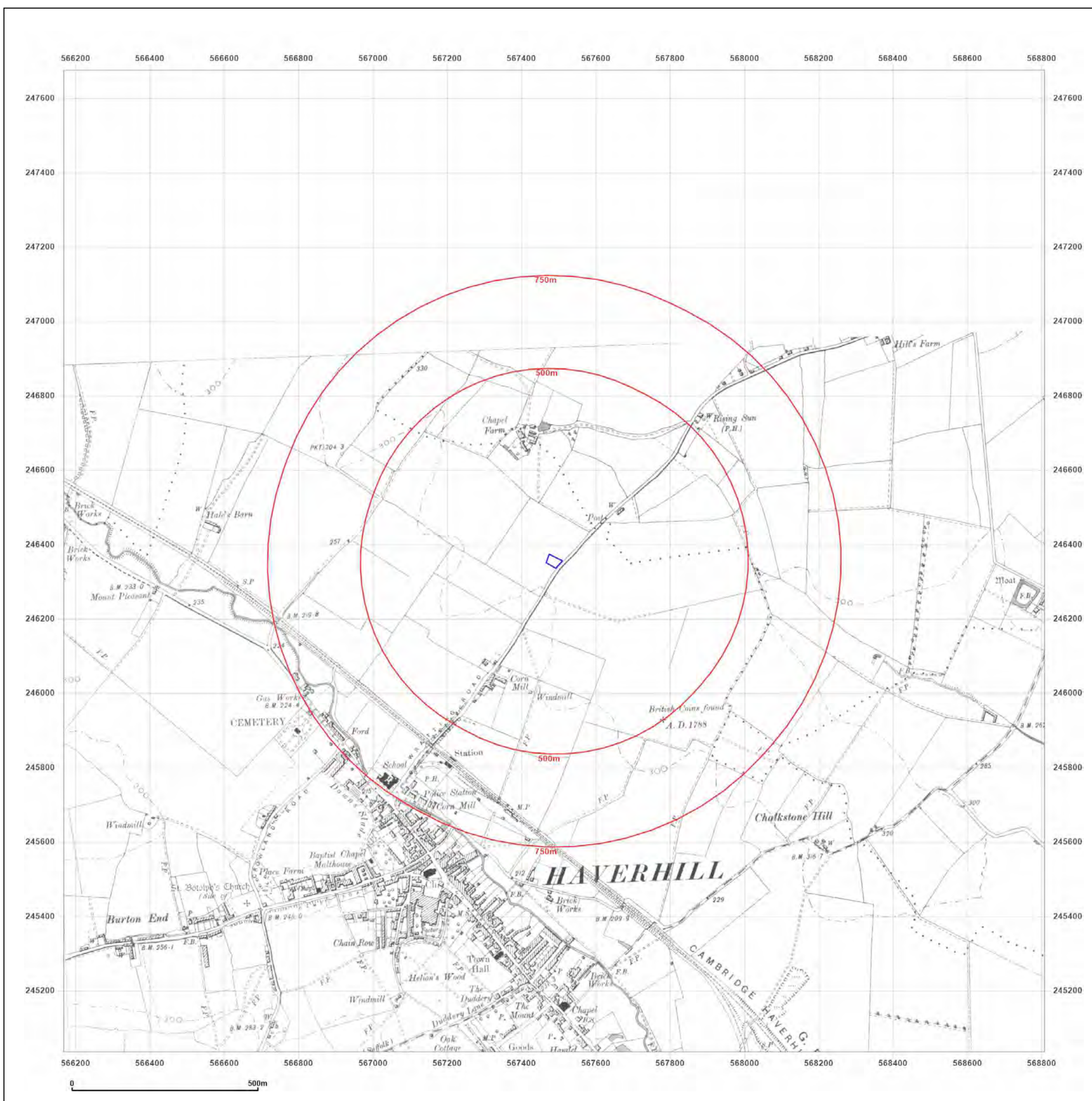


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Site Details:

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CRESCENT, HAVERHILL, CB9
ODE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

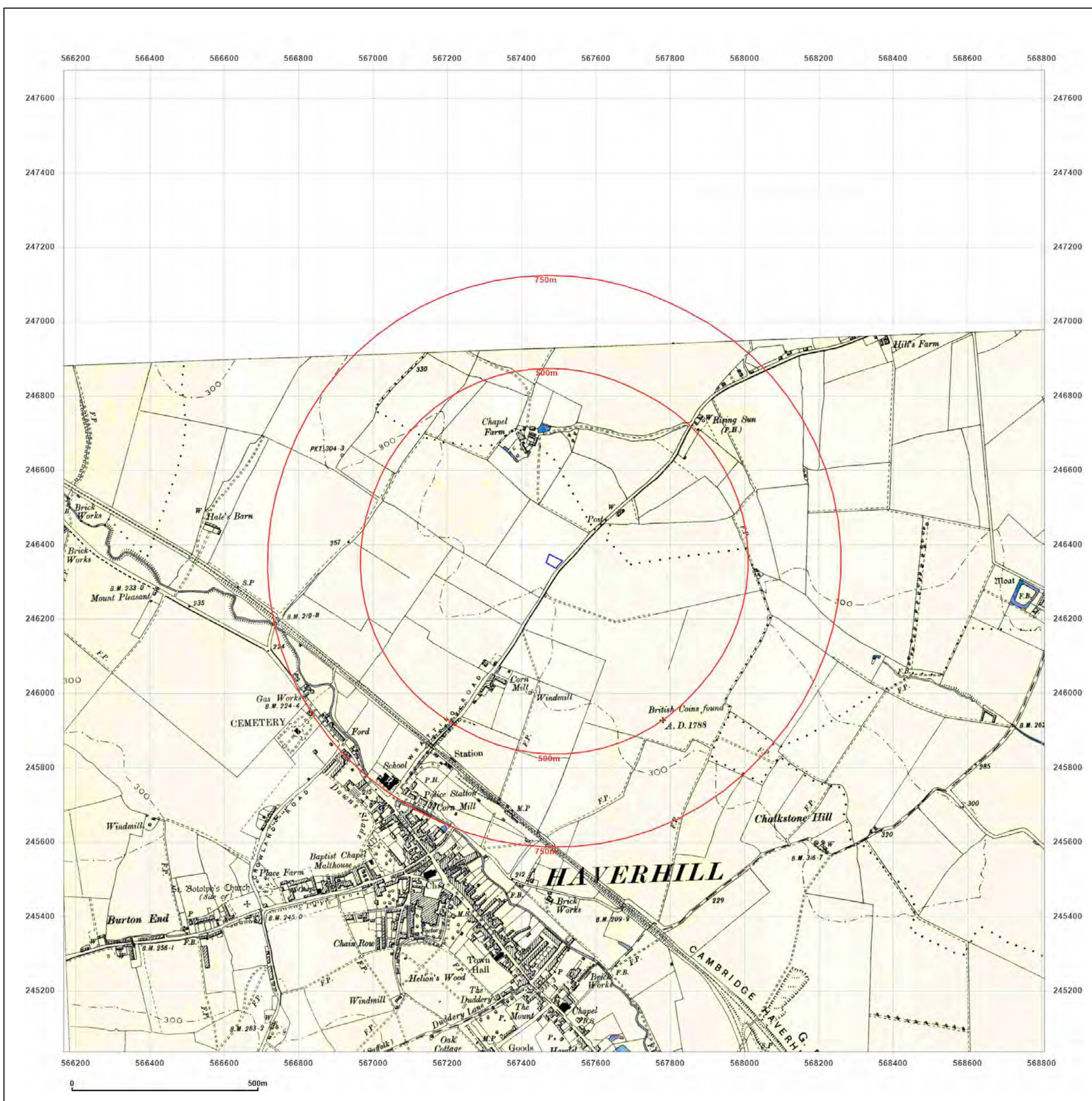


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Site Details:

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AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
ODE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1903-1905

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1876 Revised 1905 Edition N/A Copyright N/A Levelled N/A</p>
--	--

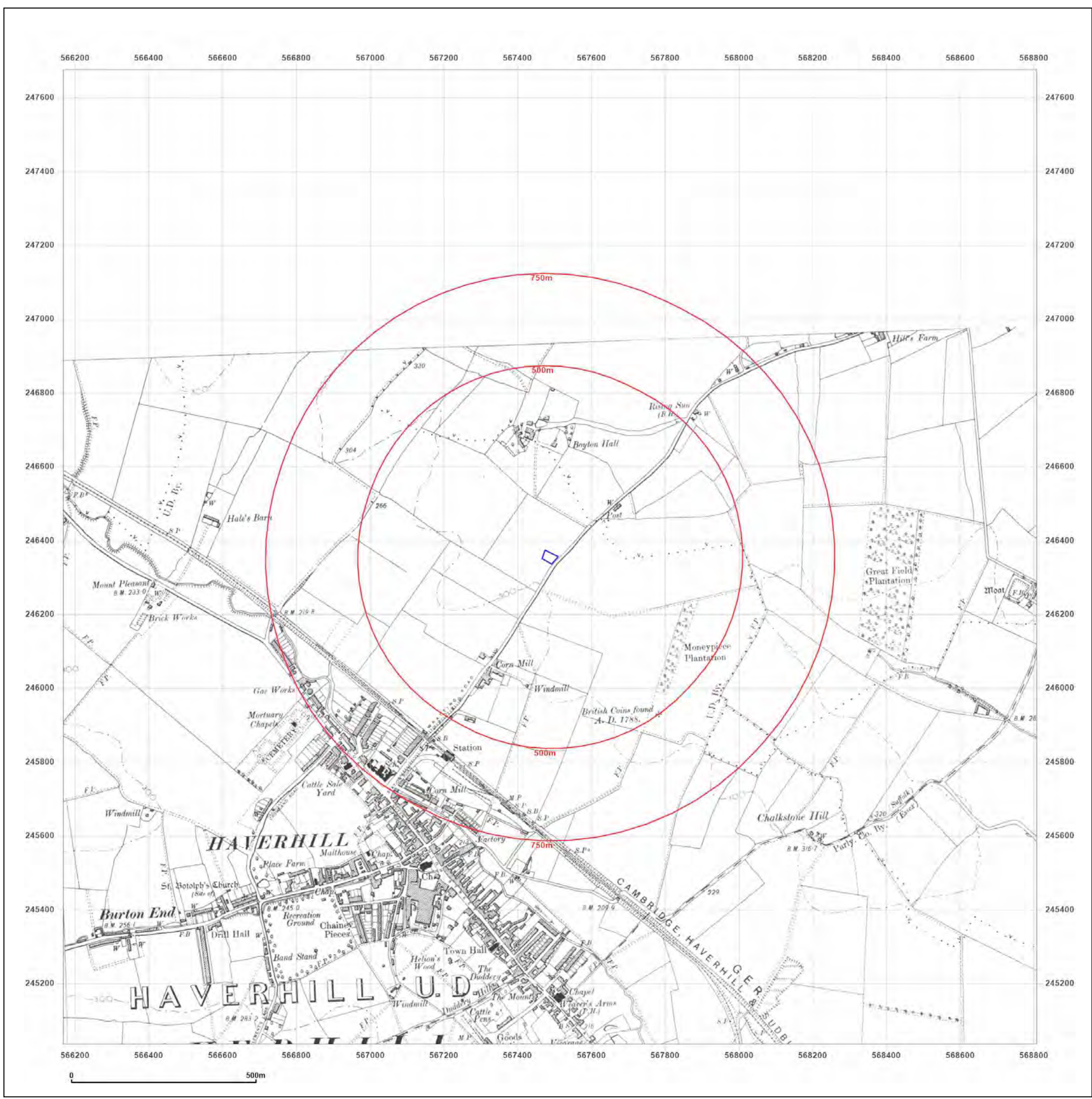


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Site Details:

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AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
ODE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1924

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

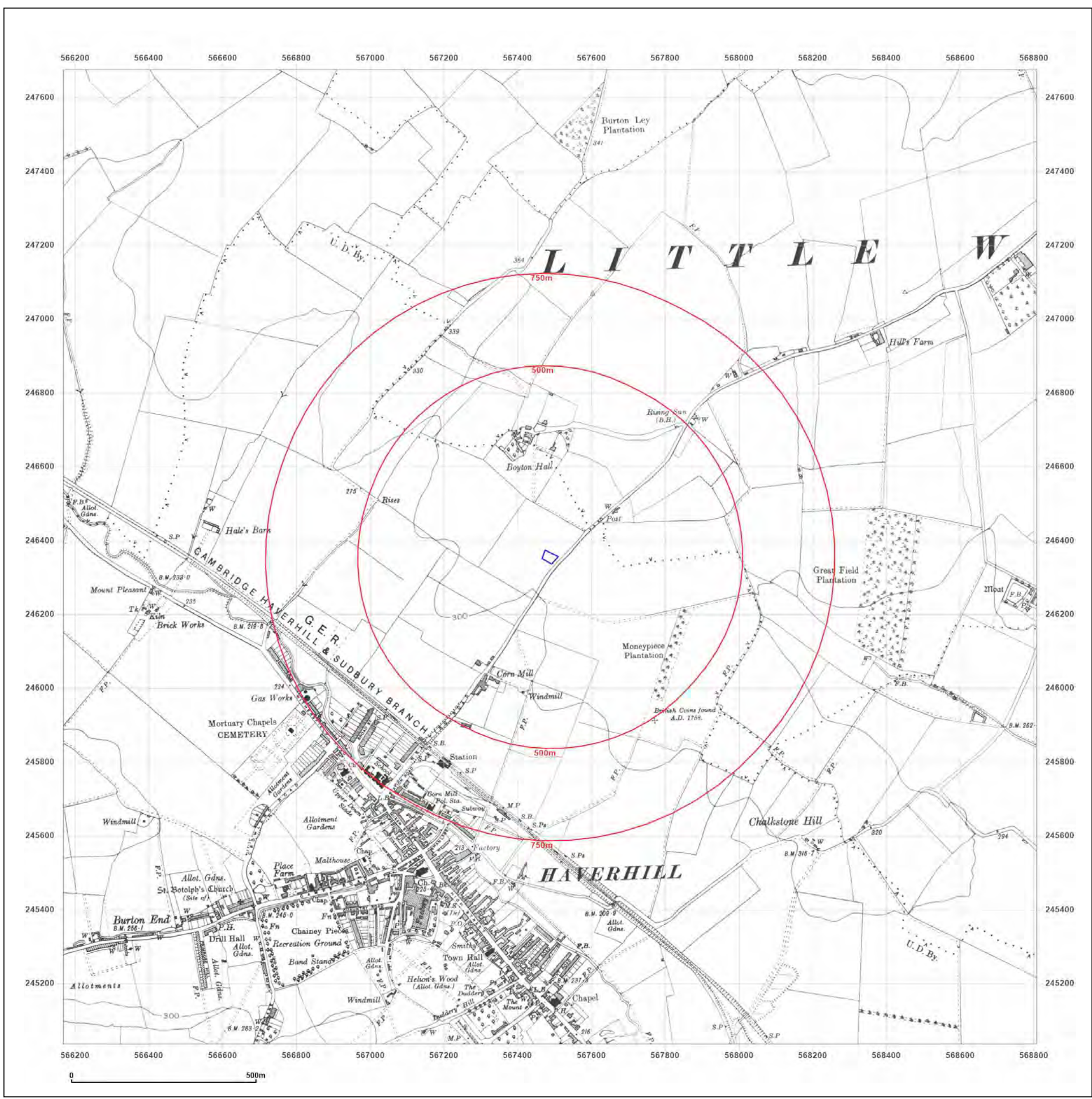


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Site Details:

LAND REAR OF BEECHWOOD
AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
0DE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1924-1927

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1927
Edition 1927
Copyright N/A
Levelled N/A

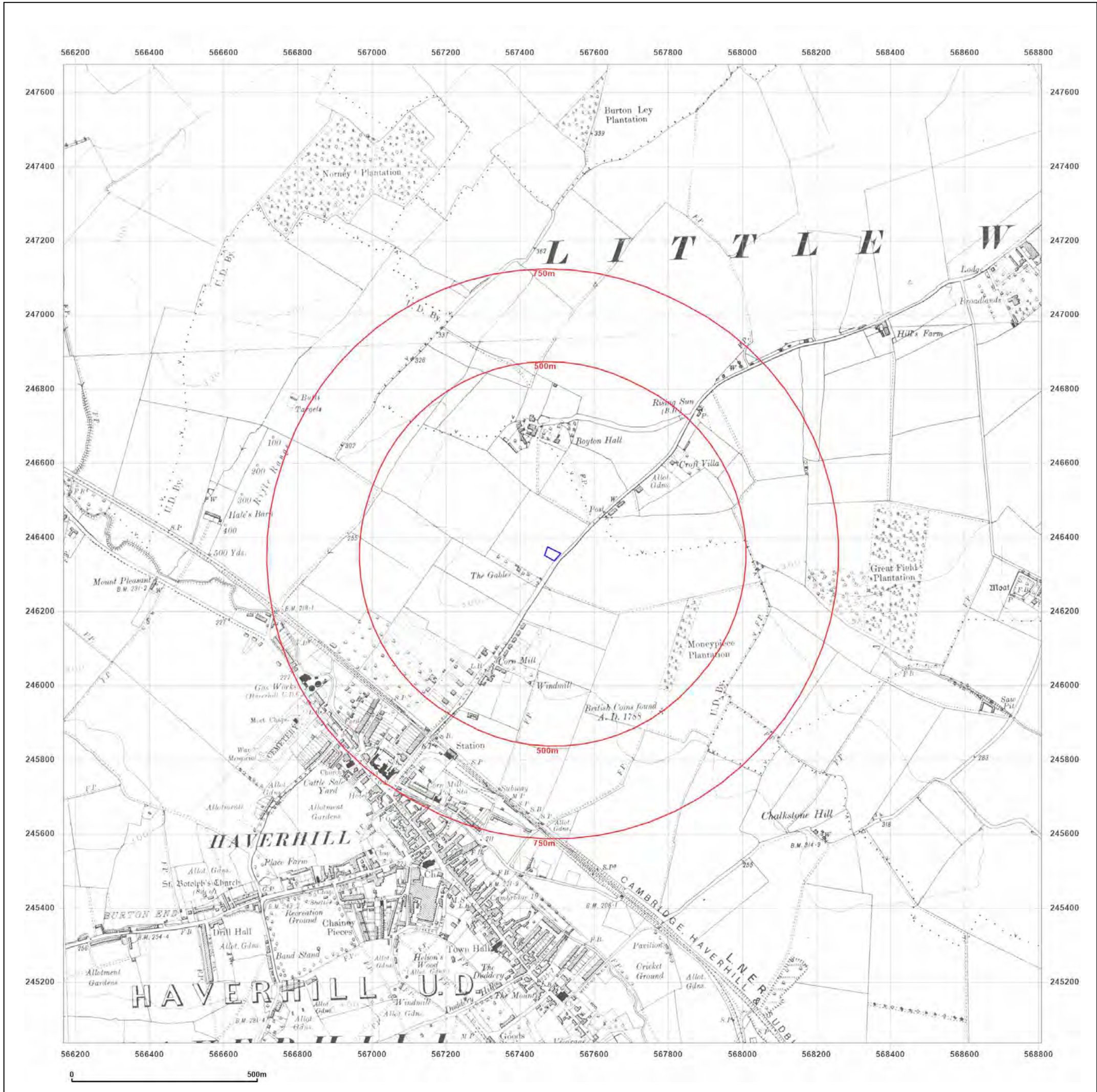


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Site Details:

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AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
ODE

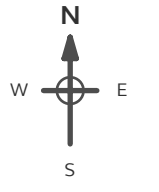
Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

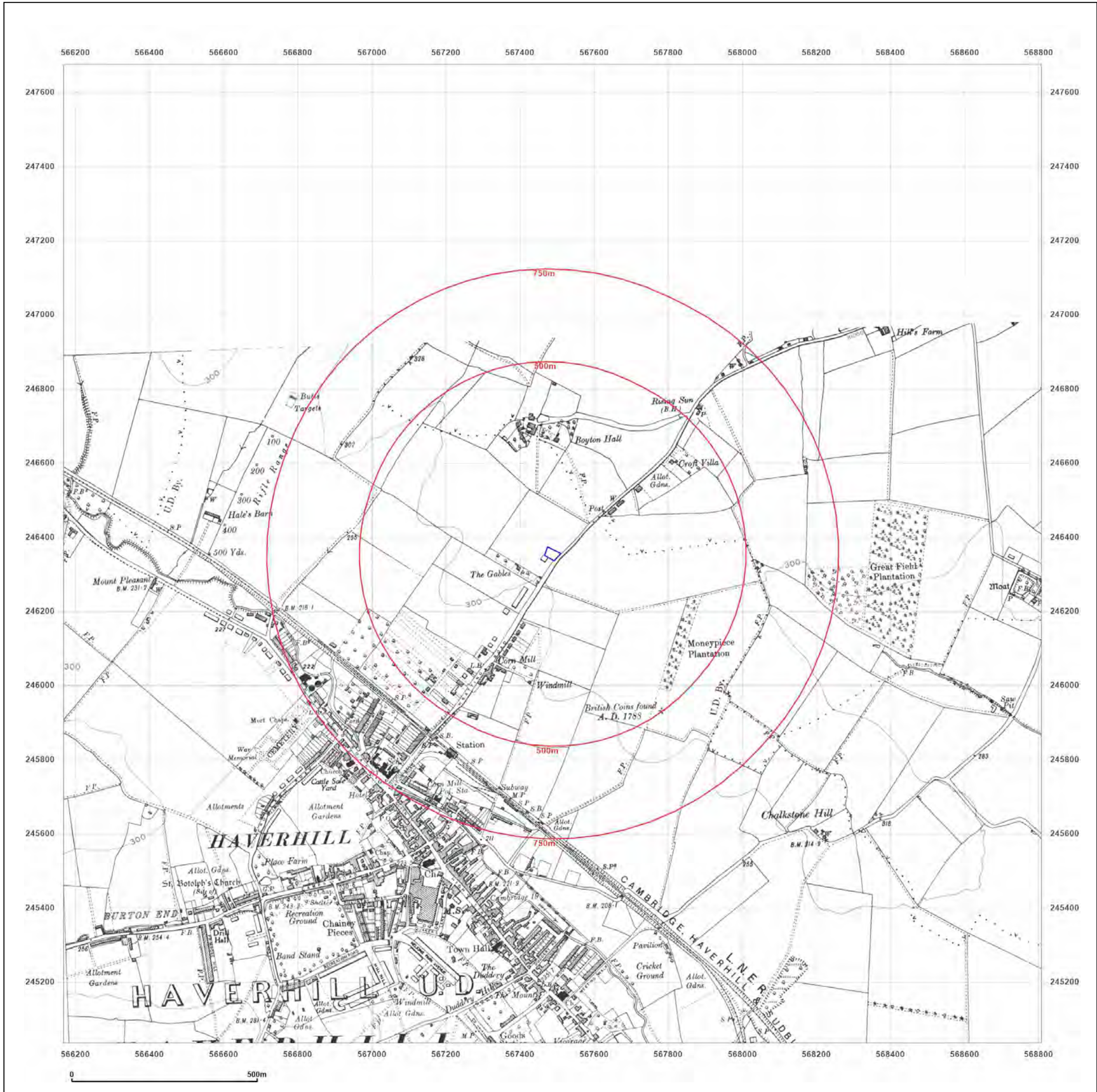


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Production date: 05 February 2024

Map legend available at:
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Site Details:

LAND REAR OF BEECHWOOD
AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
ODE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

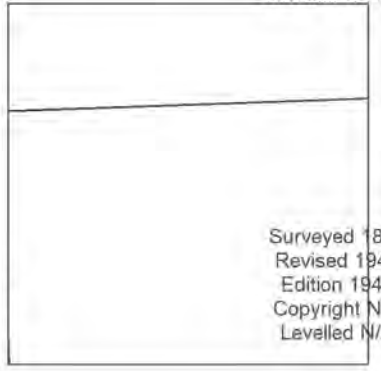
Map Name: County Series

Map date: 1946-1949

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed 1884 Revised 1946 Edition N/A Copyright N/A Levelled N/A</p>	
<p>Surveyed 1885 Revised 1949 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1884 Revised 1949 Edition 1949 Copyright N/A Levelled N/A</p>

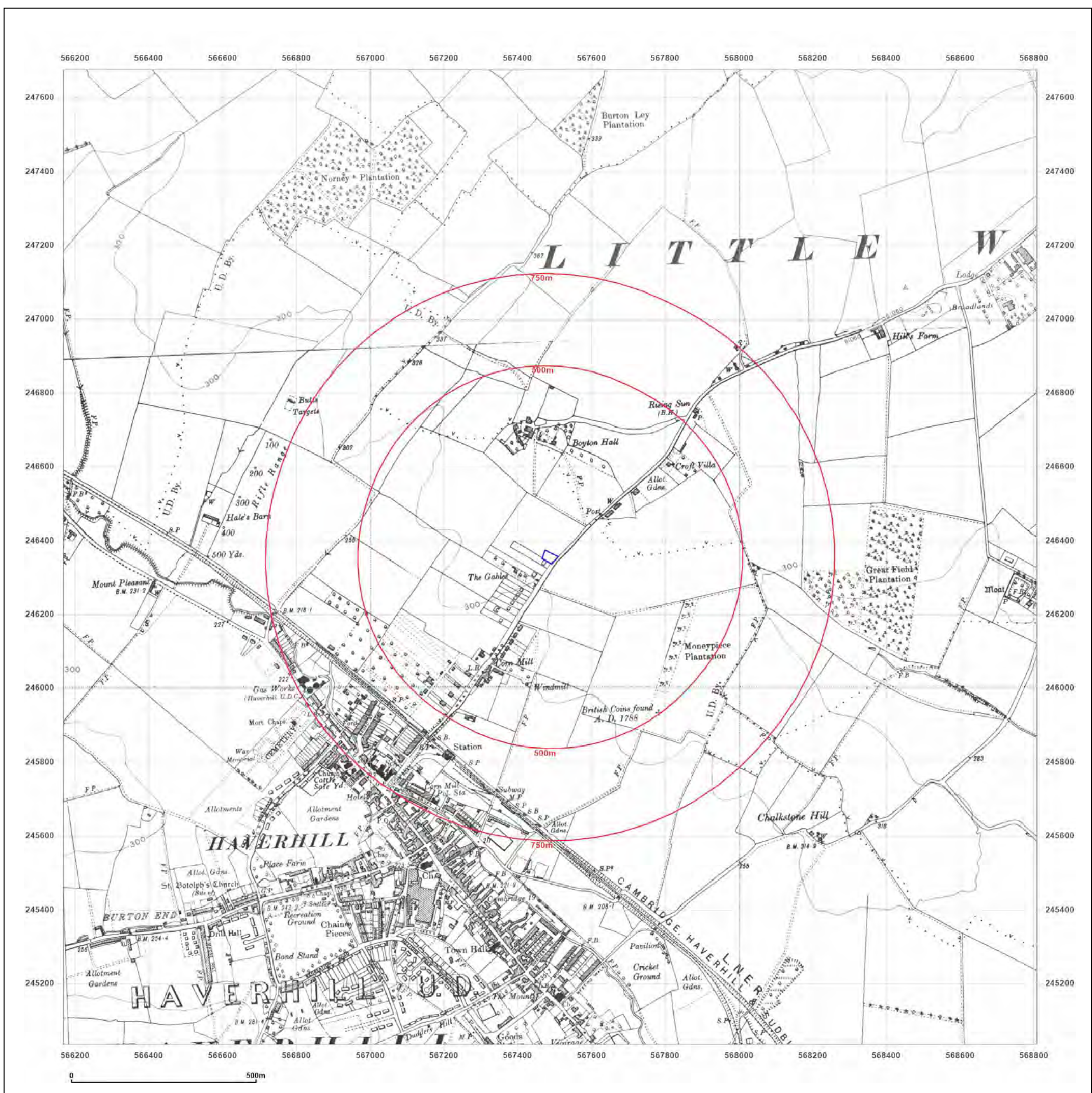


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Production date: 05 February 2024

Map legend available at:
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Site Details:

LAND REAR OF BEECHWOOD
AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
0DE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: County Series

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
Revised 1949
Edition 1951
Copyright N/A
Levelled 1920

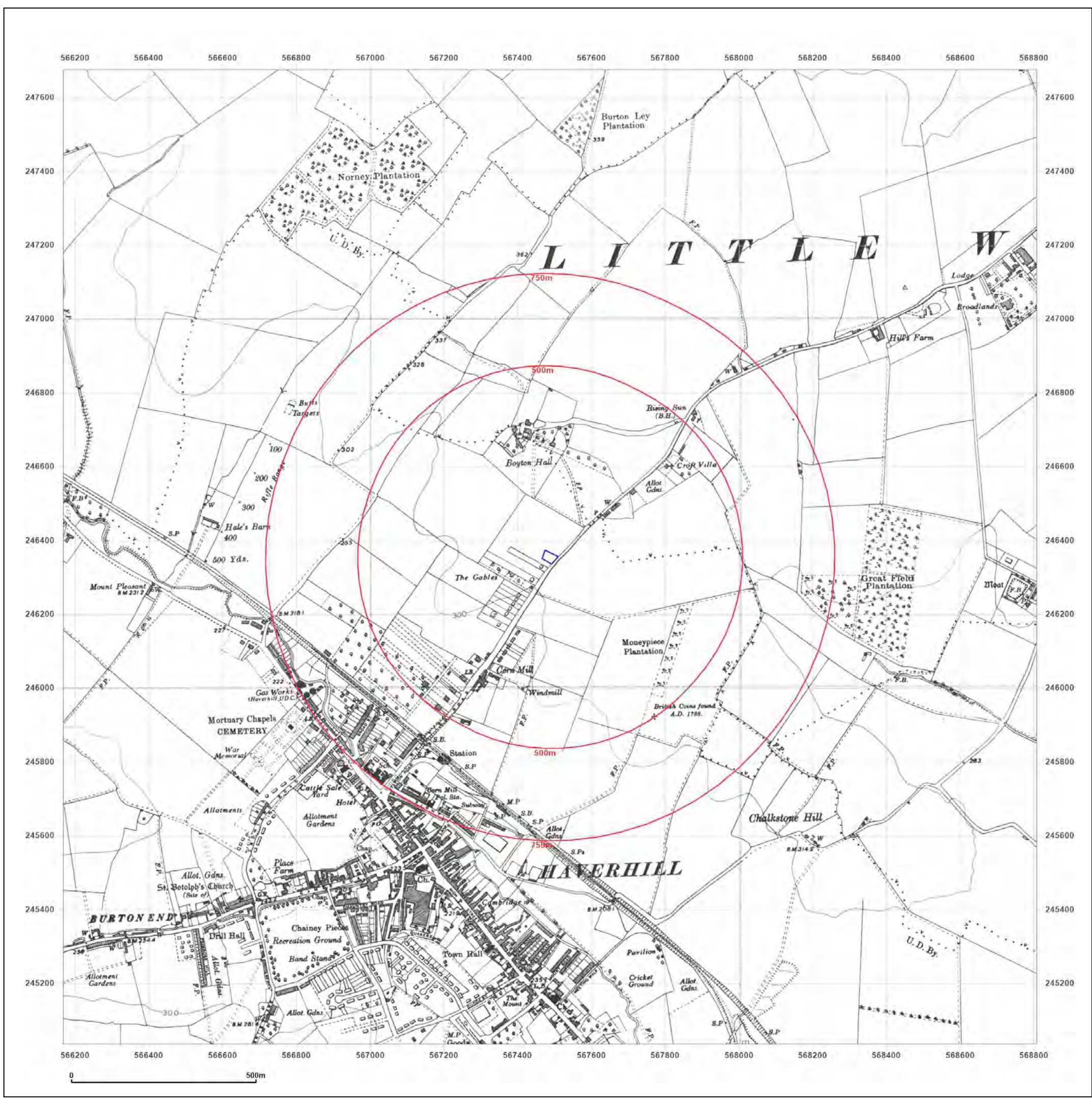


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Site Details:

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0DE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: Provisional

Map date: 1967

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

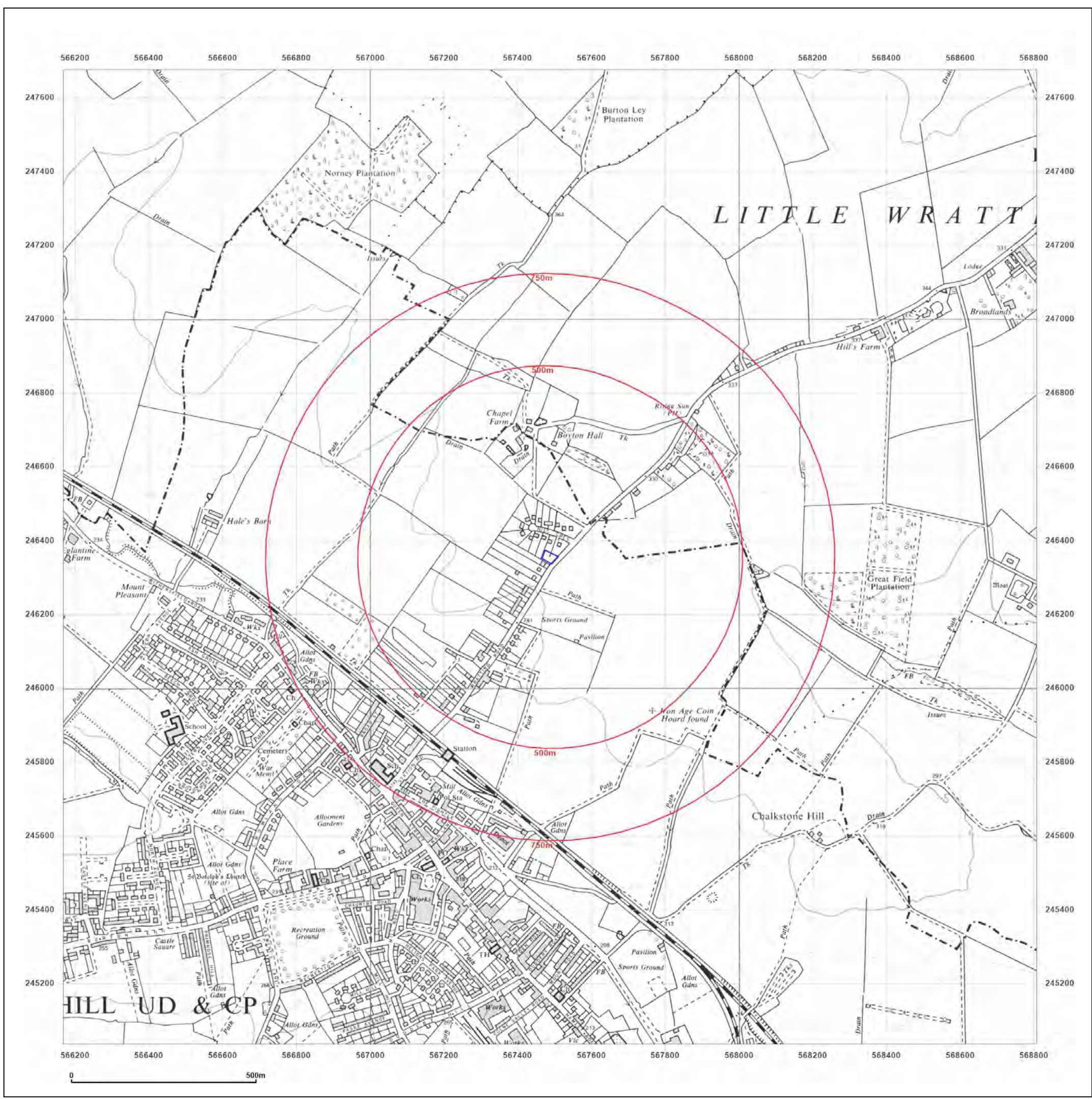


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Site Details:

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0DE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1972

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1970
Revised 1972
Edition N/A
Copyright 1972
Levelled 1961

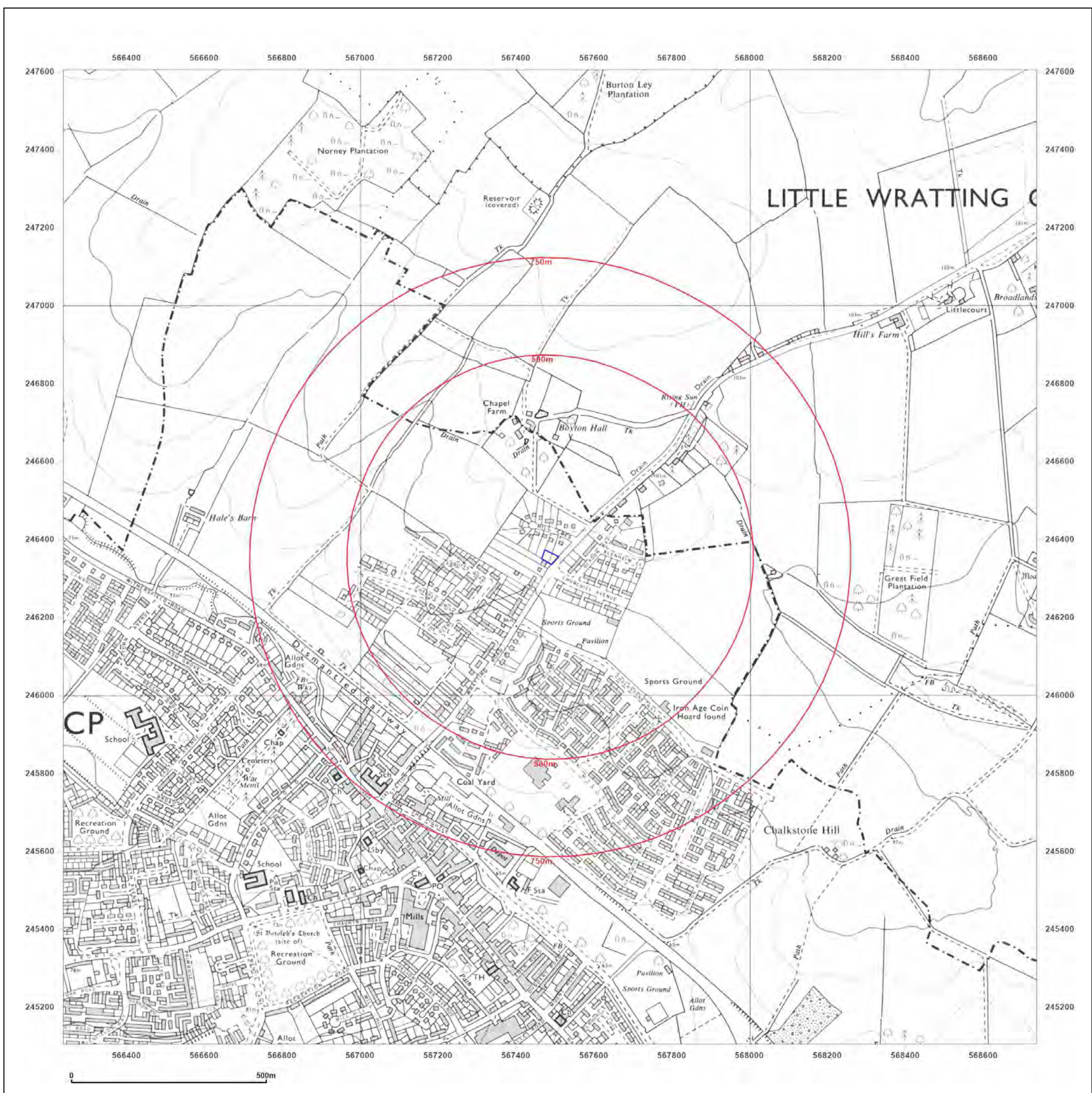


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Site Details:

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CRESCENT, HAVERHILL, CB9
0DE

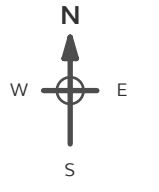
Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1978

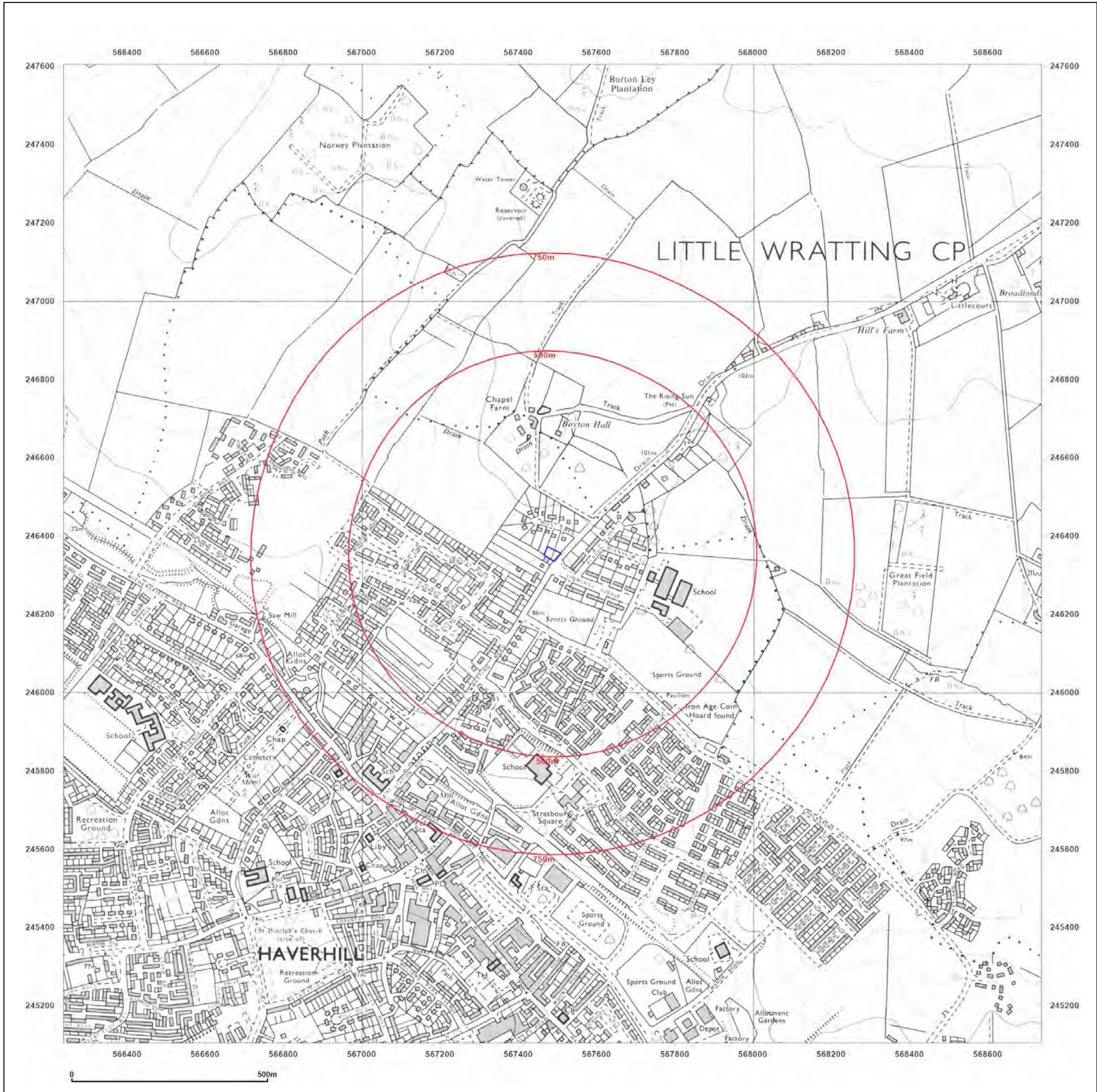


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Site Details:

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Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

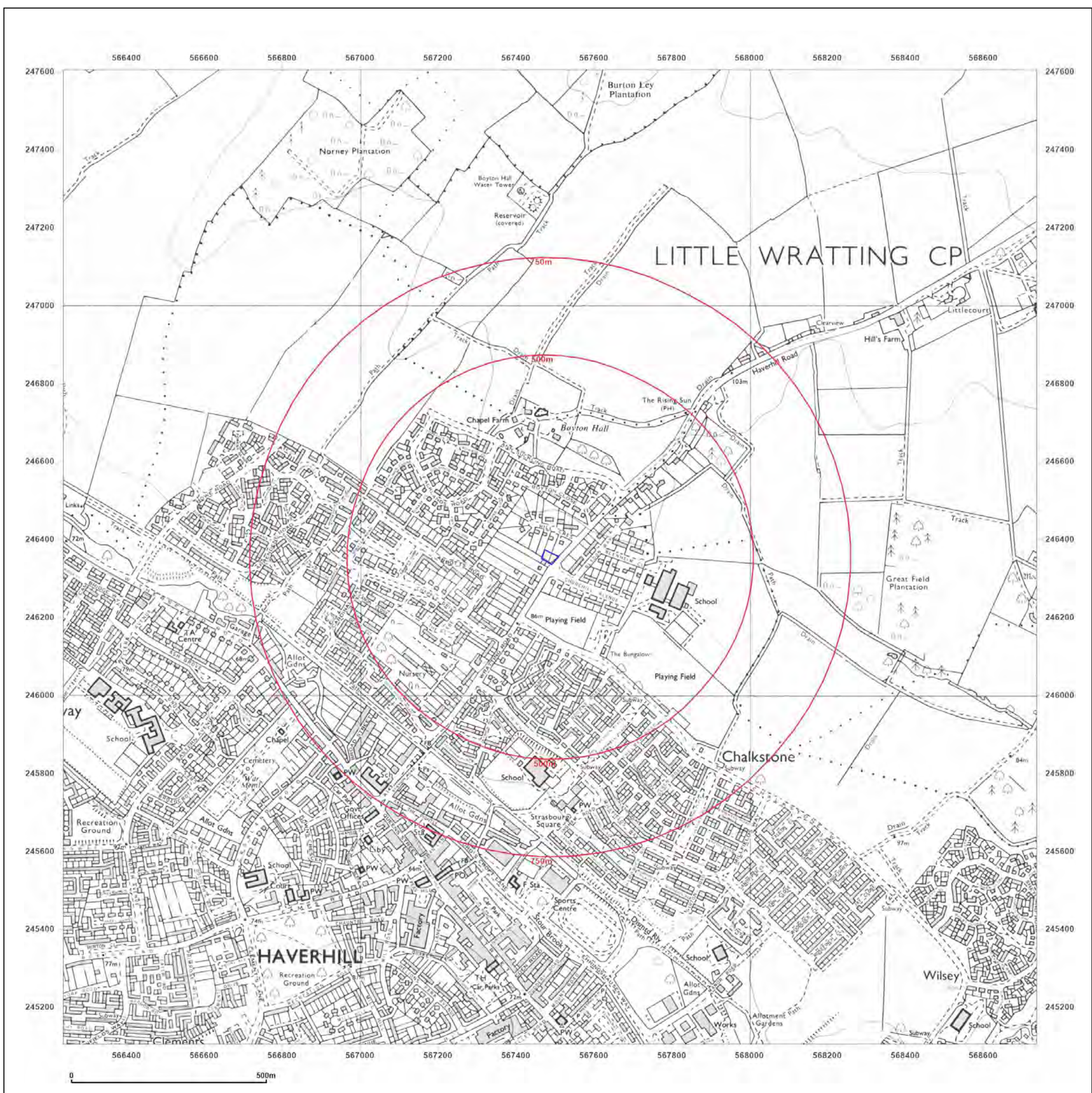


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Site Details:

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0DE

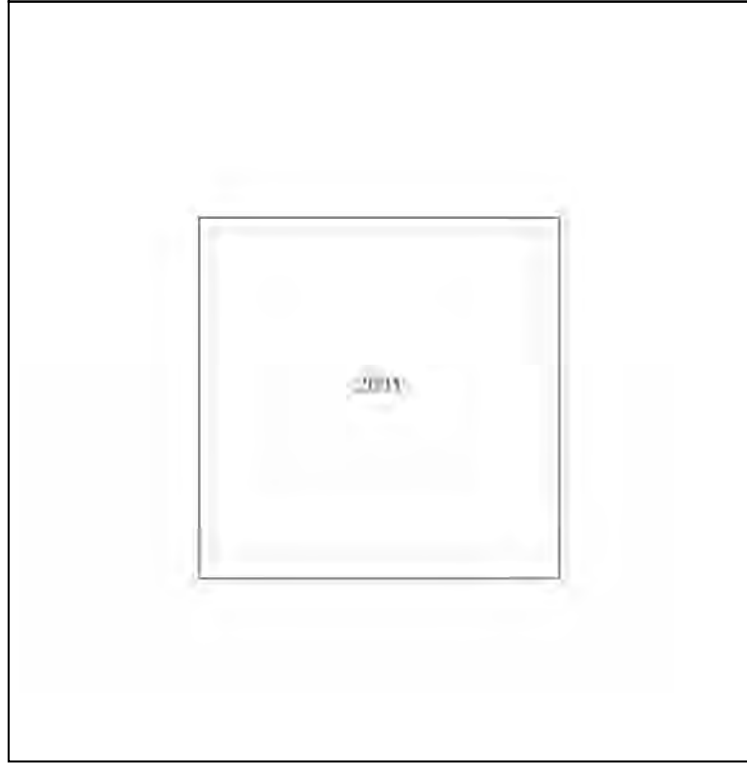
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Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Production date: 05 February 2024

Map legend available at:
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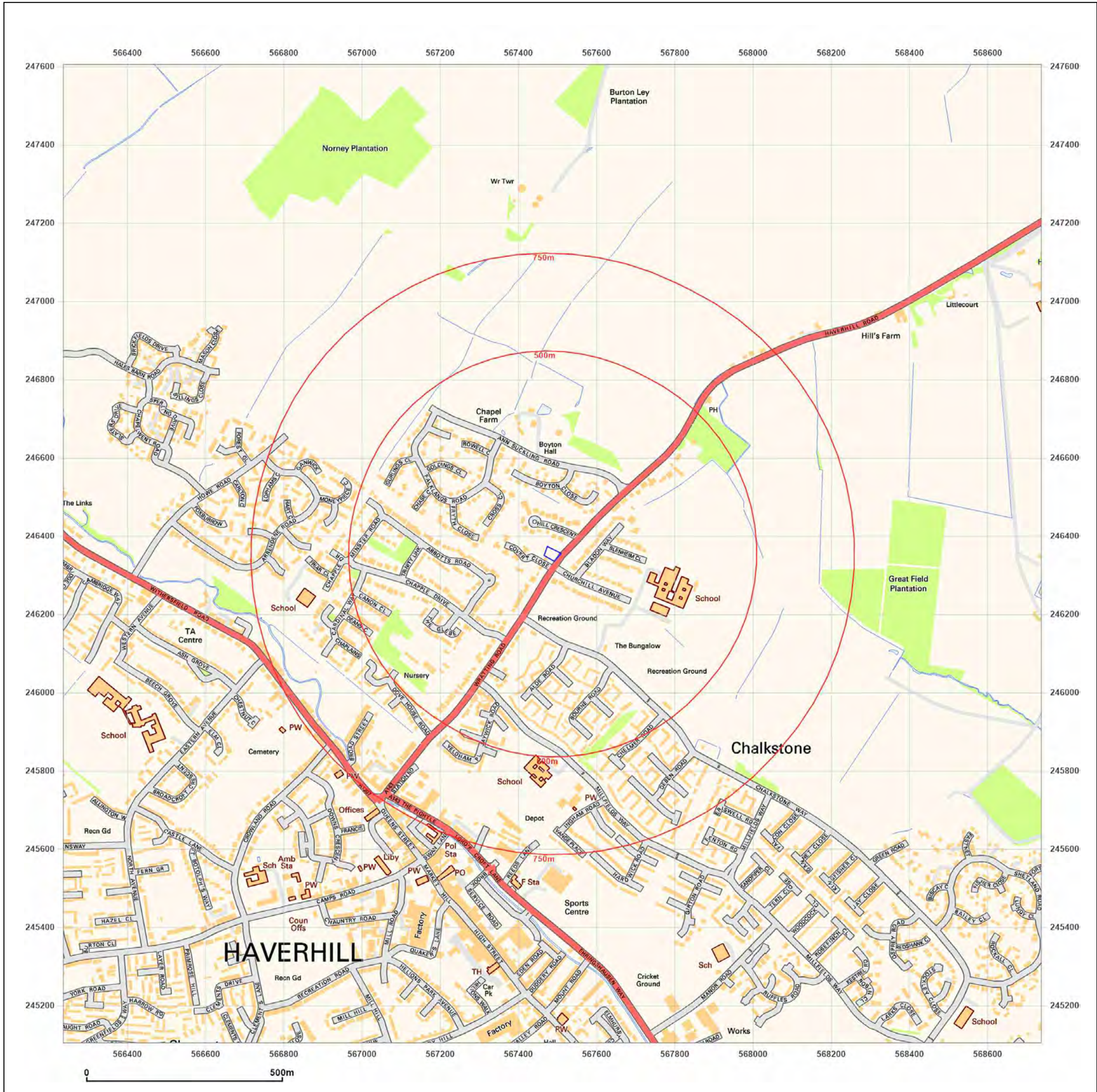
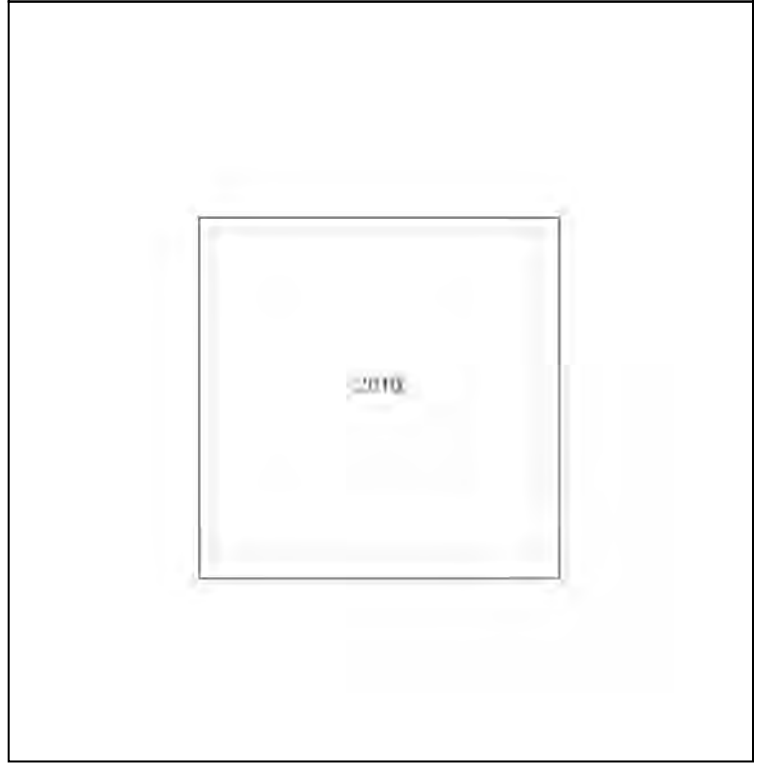
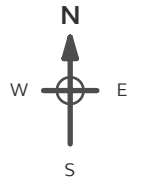


Site Details:

LAND REAR OF BEECHWOOD
AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
0DE

Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

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



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Site Details:

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AND ALBANY HOUSE, HILL
CRESCENT, HAVERHILL, CB9
0DE

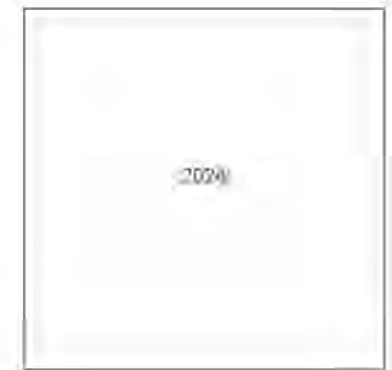
Client Ref: GSP-2024-2403
Report Ref: GS-L2C-4NI-CN1-L8K
Grid Ref: 567487, 246355

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

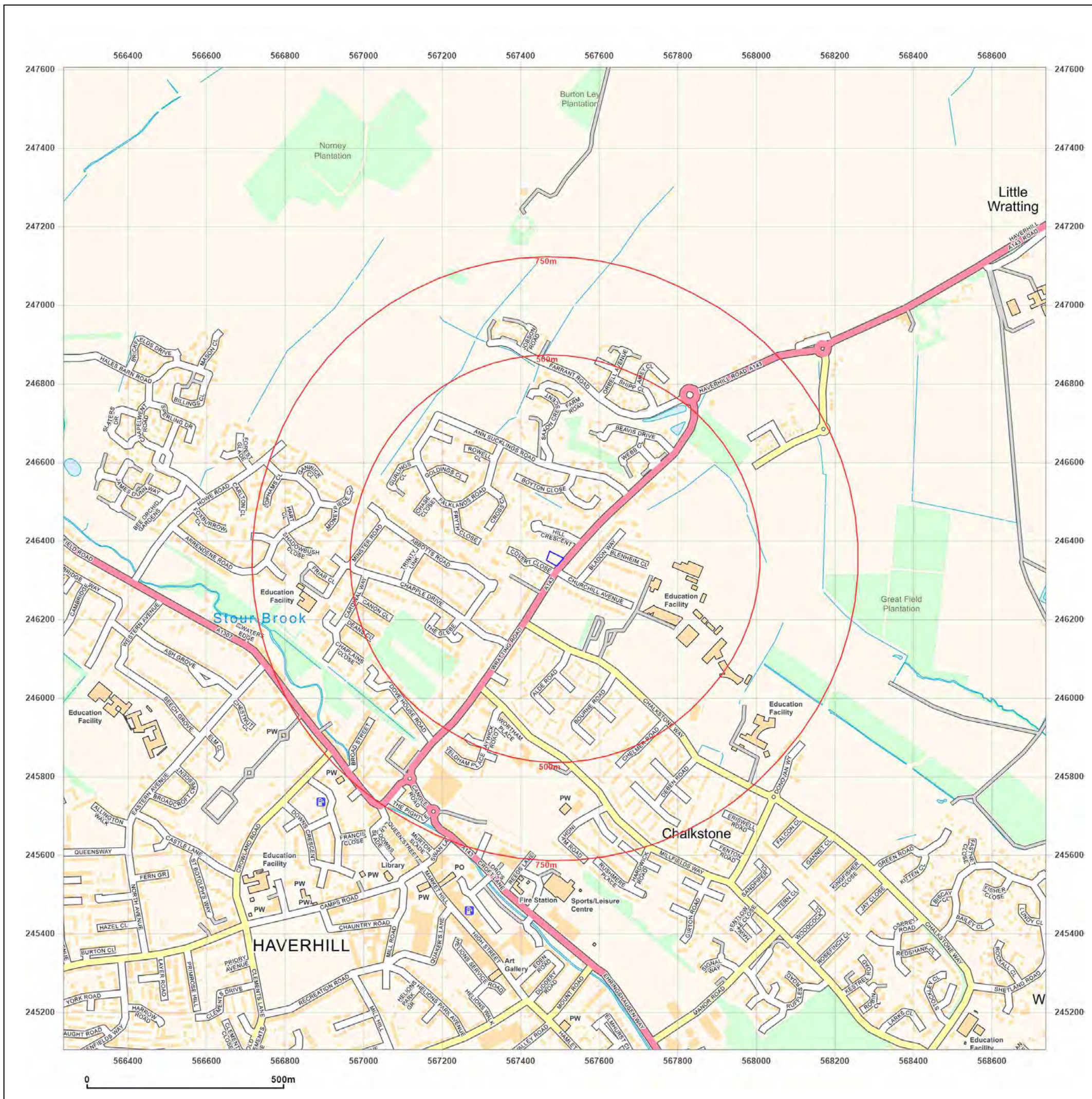


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Production date: 05 February 2024

Map legend available at:
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Appendix E

Regulatory Responses

Contaminated land Information Request - Land Rear Of Beechwood And Albany House Hill Crescent Haverhill Suffolk

Stocks, Terence <Terence.Stocks@westsuffolk.gov.uk>
To: "projects@groundsure.com" <projects@groundsure.com>

6 February 2024 at 09:51

Good Morning Aaron

Please see our answers below,

- Can you confirm that you are aware of the current and former uses and any other potentially contaminative activities at the study site? **According to our records we are not aware of any current or former uses that could cause contamination.**
- Is the study site (or part of it) likely to be assessed as part of the Local Authority Contaminated Land Inspection Strategy? Please give details of likely priority and approximate time scales, if known. **This site is not likely to be looked at, at this current time.**
- Are you aware of any site investigations (Part 2A or otherwise) or remedial works undertaken at the site or close by ? Please provide details where appropriate. **According to our records we are not aware of any remedial works associated with this site.**
- Are there any reasons why the site may not be considered suitable for its current/proposed use? If yes, please specify why. **According to our records there are no reasons why it would not be suitable.**
- If the Site were to be redeveloped for more sensitive use, please can you confirm what your minimum requirements would be (if any) for the development? Depending on the development we have different requirements. If it is only 1 or 2 dwellings then a ground sure report and Contaminated land questionnaire would suffice, if more housing then we would require a phase 1 report.
- Do you have any records of historic landfilling within 250m of the Site? If so, could you provide the following; **According to our records there are no current or historic landfills within 250m**

Many thanks

Terence Stocks

Environment Officer

Regulatory Services

Direct dial: 01284 757621

Email: Terence.Stocks@westsuffolk.gov.uk

www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

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party will be held securely by that party. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website: [How we use your information](#)

From: Groundsure Ltd <projects@groundsure.com>
Sent: Monday, February 5, 2024 12:12 PM
To: Environment <environment@westsuffolk.gov.uk>
Subject: Contaminated land Information Request - Land Rear Of Beechwood And Albany House Hill Crescent Haverhill Suffolk

You don't often get email from projects@groundsure.com. [Learn why this is important](#)

[THIS IS AN EXTERNAL EMAIL]

[Quoted text hidden]

Kind regards,

Aaron Moyle MSci FGS
He/Him

Environment and Geology Manager

Mobile 07900 803943 **Office** +44 (0)1273 257755

Pool Innovation Centre, [Trevenson Road](#), Pool, Redruth, TR15 3PL

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*****-W-S-

Appendix F

Planning Documents



Location Plan.

Revision.	
Date.	
Project.	Proposed Residential Development at land adj. Covert View, Wratting Road, Haverhill, Suffolk, CB9 0DE.
Description.	Location Plan.
Client.	Freshwater Estates Ltd.
Claywall Architectural.	
Architectural and Planning Consultant.	
<small>Claywall Bridge Studio. 62, North Street, Steeple Bumpstead, Suffolk, CB9 7DP. 07717 837637. colin.m.clarke@outlook.com</small>	
Drawing No.	J 1411 - L1.
Sheet size. A3	Date. Nov. 2023.
Scale. 1/ 1250	



EXISTING BLOCK PLAN
 1:500 @ A1 / 1:1000 @ A3

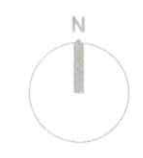
0 5 10 20 30 40 50
 Scale 1:500 = 10mm=5m Metres



SITE LOCATION PLAN
 1:1250 @ A1 / 1:2500 @ A3



PROPOSED SITE PLAN (BLOCK PLAN)
 1:100 @ A1 / 200 @ A3



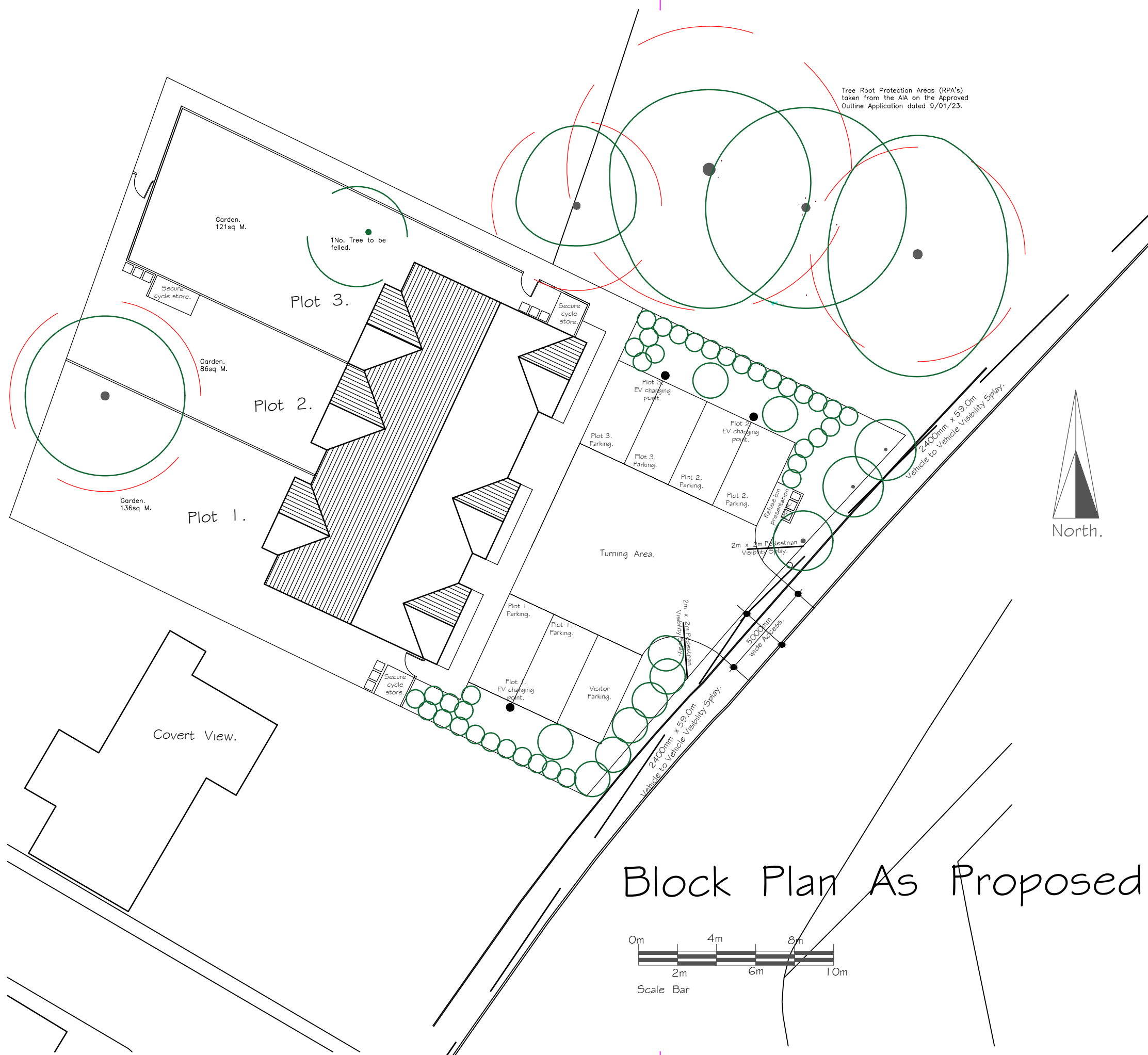
REV	DATE	CHK	AMENDMENTS
00	20.11.22	CR	PLANNING APPLICATION

KEY PLAN

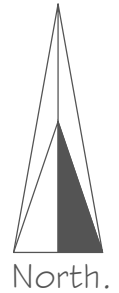
PROJECT
 New House
 Wrattling Road, Haverhill

DRAWING
 Proposed Site Plan (Block Plan)
 & Site Location Plan

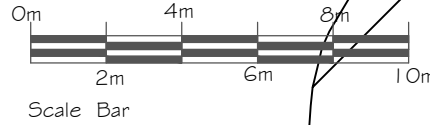
PLANNING	
SCALE	1:100/200 PAPER A1/A3
DWG NO	22 004 - 01



Tree Root Protection Areas (RPA's)
taken from the AIA on the Approved
Outline Application dated 9/01/23.



Block Plan As Proposed.



Revision.	
Date.	
Project.	Proposed Residential Development at land adj. Covert View, Wratting Road, Haverhill, Suffolk, CB9 0DE.
Description.	Block Plan As Proposed.
Client.	Freshwater Estates Ltd.
Claywall Architectural.	
Architectural and Planning Consultant.	
Claywall Bridge Studio. 62, North Street, Steeple Bumpstead, Suffolk, CB9 7DF. 07717 837637. colin.m.clarke@outlook.com	
Drawing No.	J 1411 - 02.
Sheet size. A3	Date. Nov. 2023.
Scale. 1/ 200	