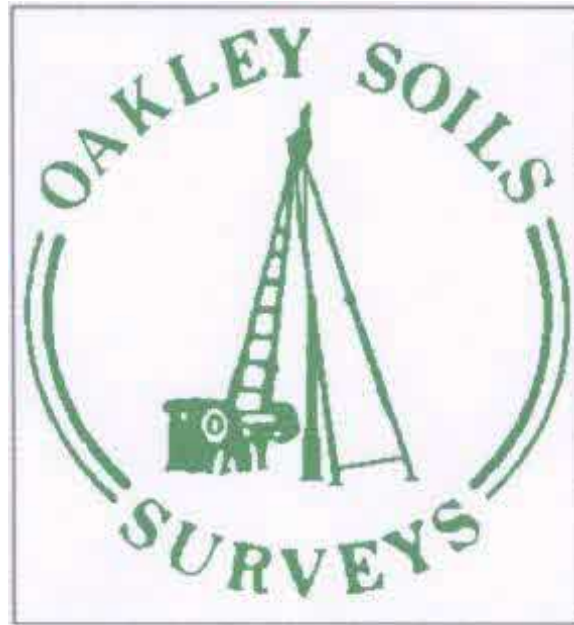


OAKLEY SOILS AND CONCRETE ENGINEERING LTD

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Proposed Residential Development

at

Rose Bank
Burton End
Haverhill
Suffolk
CB9 9AD

Planning Ref: DC/23/1157/FUL

Phase 1 Desk Study Report

Prepared for

Client

Mr M Simpkin
Rose Bank
Burton End
Haverhill
Suffolk
CB9 9AD

Proposed Residential Development Rose Bank Burton End Haverhill Suffolk CB9 9AD

Planning Ref: DC/23/1157/FUL

Phase 1 Desk Study Report

October 2023

Notice

This report was produced by Oakley Soils & Concrete Engineering Ltd for the specific purpose of informing their Client of potential environmental site abnormalities and constraints.

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Document History

JOB NUMBER: FFF/55N			DOCUMENT REF: FFF/55N Phase 1 Desk Study Report Proposed Residential Development: Rose Bank, Burton End, Haverhill, Suffolk, CB9 9AD			
Revision	Purpose Description	Originated	Checked	Reviewed	Authorised	Date
0.0	FINAL	J.B.Impey				October 2023

CONTENTS:

1. INTRODUCTION
 - 1.1 General
 - 1.2 Information Reviewed
 - 1.3 Limitations and Constraints
2. SITE AREA
 - 2.1 Site Location
 - 2.2 Site Walkover & Description
 - 2.3 Historical Development
3. GEO-ENVIRONMENTAL SETTING
 - 3.1 General
 - 3.2 Published Solid & Drift Geology
 - 3.3 Potentially Infilled Land
 - 3.4 Radon
 - 3.5 Hydrogeology
 - 3.6 Hydrology
 - 3.7 Waste and Landfill Sites
 - 3.8 Past Land Use
 - 3.9 Authorised Industrial Processes
 - 3.10 Energy & Infrastructure Screen
 - 3.11 Environmental Constraints
 - 3.12 Regulatory Consultations
4. PRELIMINARY CONCEPTUAL SITE MODEL
 - 4.1 Introduction
 - 4.2 Risk Assessment Approach
 - 4.3 Preliminary Conceptual Site Model (PCSM)
5. CONCLUSIONS AND RECOMMENDATIONS
 - 5.1 Phase 1 Desk Study Preliminary Risk Assessment
 - 5.2 Recommendations

List of Tables:

Table 2.1 Site Location & adjacent land use

Table 3.2 Summary of BGS borehole data approx 90m SW of the site

APPENDICES:

- APPENDIX A: SITE LOCATION & DEVELOPMENT PLANS
- APPENDIX B: NOTATED SITE WALKOVER PLAN & PHOTOGRAPHS
- APPENDIX C: HISTORICAL IMAGERY
- APPENDIX D: LANDMARK SITECHECK ASSESS REPORT

1. INTRODUCTION

1.1 General

Oakley Soils and Concrete Engineering Ltd (Oakley Soils) was instructed by Paul Mitchell & Co on behalf of Mr Mark Simpkin (the client) to undertake a Phase 1 Desk Study of a parcel of land (rear garden) of Rose Bank, Burton End, Haverhill, Suffolk, CB9 9AD.

The site is approx 0.05 hectare and comprises a rectangular parcel of land, rear garden, of Rose Bank. The rear garden is slightly terraced with the land following the natural topography of the area rising from Burton End to the south, York Road.

The proposed development comprises 3 no 1 bedroom bungalows with associated private gardens with access and parking off York Road. Development plans by Paul Mitchell & Co (Chartered Architects), drawing ref 1311/01-04 dated July 23, are presented in Appendix A of this report.

As the development consists of 2+ dwellings a Phase 1 Desk Study and site walkover report is required for the planning application to be considered.

The purpose of this report is to provide information and advice regarding environmental and geo-environmental issues at the site and in the immediate vicinity.

The report reviews the site's location and current condition and presents a summary of the historical development of the site area. Reviews and summaries of published geological, hydrological, hydrogeological and environmental information obtained by Oakley Soils are also included.

Based on this information a Preliminary Conceptual Site Model (PCSM) has been prepared for the site, identifying potential sources of contamination and potential pollutant linkages that could constrain the proposed development.

Summary conclusions include liabilities and any associated risk with recommendations for further works (phase 2 intrusive investigation) if required.

1.2 Information Reviewed

The following list details the organisations contacted and the information requested prior to the preparation of this report:

- Landmark Sitecheck Assess Report based on searches of databases held by:
 - The Environment Agency
 - Health and Safety Executive
 - British Geological Survey (BGS)
 - Ordnance Survey
 - English Nature
 - National Radiological Protection Board
 - Department for the Environment, Food and Rural Affairs (DEFRA)
 - Various mining dataset holders
- Information provided by the site owner
- The contaminated land officer at West Suffolk District Council

1.3 Limitations and Constraints

The report has been prepared for the sole use of the client and named recipients for the purposes described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.

This report is prepared and written for the use stated herein; it should not be used for any other purposes without reference to Oakley Soils and Concrete Engineering Ltd. The report has been prepared in relation to the likely proposed end use, should another end use be intended a further re-assessment may be required. It is likely that over time, practises will improve and the relevant guidance and legislation be amended or superseded, which may necessitate a re-assessment of the site.

The report is limited to those aspects of land contamination specifically reported on and is necessarily qualified accordingly, no liability shall be accepted for other aspects which may be the result of gradual or sudden pollution incidents, past or present unrecorded land uses both on and off site and the potential for associated contaminant migration. The opinions expressed cannot be absolute due to the limitations of time and resources imposed by the agreed brief.

2. SITE AREA

2.1 Site Location

The site is located to the west of Haverhill town centre which is approx 18 miles south east of Cambridge.

A summary of the site location and adjacent land use are given in table 2.1.

Table 2.1 Site Location & adjacent land use

Site Address	Land (garden) r/o Rose Bank, Burton End, Haverhill, CB9 9AD
National Grid Reference	566190, 245230
Site Area	Approx 0.05 hectare
Land Use North	Residential – remaining garden of Rose Bank & residential beyond
Land Use South	Residential – site boundary adjacent to York Road, lock up garage block and residential beyond
Land Use West	Public open space and childrens play area, residential beyond
Land Use East	Residential including Havebury Housing Moss Bank development and residential beyond

2.2 Site Walkover & Description

A site walkover, and consultation with the owner, was undertaken by Oakley Soils on 27th October 2023. For ease of review an annotated site walkover plan and photographic record are presented in Appendix B.

General

The site, rear garden, is accessed via a side gate to Rose Bank and is in a rectangular plot of land bounded on 3 sides by close board fencing and wooden fence panels.

A central concrete path rises through the rear garden, terminating at a low block wall/terrace with lawn beyond. Three mature fir trees are present along the southern boundary (York Road).

Apart from boundary and a few lawn shrubs the site is grass covered. A pile of cut laurel branches is present in the lower terrace garden area.

A garden shed and greenhouse are present within the section of garden to be retained by Rose Bank.

Fuel Storage

No evidence of fuel storage was noted during the walkover.

Hazardous Material Storage

No evidence of hazardous material storage was noted during the walkover.

Asbestos Containing Materials (ACM)

No evidence of asbestos containing materials was noted during the site walkover.

Off Site Features

No adjacent potential sources of contamination were noted during the site walkover.

2.3 Historical Development

2.3.1 Historical Mapping

To provide a basic assessment of the sites historical development a review of ordnance survey mapping available online was undertaken and summarised below.

Mapping dated 1886 and 1887 show the site located in open undeveloped farm land. A tree lined path to the west of the site is located in a similar line to the present day public footpath leading through public open space. A line of terraced housing is present on the south side of Burton End to the east of the site which remains today.

Mapping dated 1903 and 1904 show the site as undeveloped land but the area is notated as allotments. Further residential housing is present along Burton End to the east of the site. Approx 46m to the west of the site is a long rectangular building with a complex of more minor structures called Rope Walk, which possibly relates to a rope factory, further to the west is the Haverhill Water Works.

Mapping dated 1924 still shows the site as being in undeveloped land notated as allotments. The long rectangular building associated with Rope Walk is no longer present but a new building of similar size is present further to the south. The Haverhill Water Works now includes a swimming bath.

Mapping dated 1949-1950 shows no significant changes to the site which shows the site in undeveloped land notated as allotments.

2.3.2 Landmark Sitecheck Assess Report

The Landmark Sitecheck Assess report describes historical activity around the site based on OS mapping. The report notes the presence of an unspecified factory or works (use not specified) in the area of Rope Walk approx 33m west of the subject site.

2.3.3 Discussions with Site Owner

During the walkover on 27th October 2023 Oakley Soils discussed the site history with the owner of Rose Bank, Mr Mark Simpkin, who stated the following:

- The plot of land was purchased by his father from a local farmer (Mr Albie Notley) in the 1950s, the land being used for animal grazing at that time.
- The plot (Rose Bank) was then built by his father to live in.

2.3.4 Satellite Imagery

Historical satellite imagery for the site and the surrounding area have been reviewed to assess the site's recent history. Imagery available dates from 2000 to the present day.

The 2000 image shows the site (garden) in the current day layout. The upper terrace is grassed and the lower may be earth indicating its use for growing vegetables. The play area in the public open space adjacent to the west of the site is visible. The land to the east appears to be rear gardens of the properties along Burton End.

The 2007 image shows the lower garden terrace of the site to be grassed with a round feature at its northern end, possibly a trampoline. The land to the east now appears overgrown.

The 2009 image shows no significant changes to the site, however the land to the east has been developed with a large inverted 8V9 shaped building; Havebury Housing (Moss Bank).

Imagery dated 2018 & 2021 show no significant changes to the site or the immediate surrounding area except facilities in the children's play area to the west have been updated.

Historical images are presented in Appendix C.

3. GEO-ENVIRONMENTAL SETTING

3.1 General

Information on the physical setting of the site has been gained with reference to the Landmark Sitecheck Assess Report and the British Geological Survey (BGS) website.

3.2 Published Solid & Drift Geology

A review of BGS online mapping and BGS borehole records indicates that the following strata underlies the site and immediate surroundings:

3.2.1 Made & Artificial Ground

BGS mapping of the area does not show any worked, infilled or artificial ground to be present on site or in the immediate surrounding area. It is likely that a minor layer of reworked natural soils will be present associated with profiling (minor terrace) of the garden.

3.2.2 Drift Deposits

The BGS map of the area indicates the site and surrounding area to be underlain by Lowestoft Diamicton. These deposits typically consist of a bluish grey sandy clay that weathers yellowish grey and contains comminuted chalk and abundant pebbles of chalk and flint.

3.2.3 Bedrock Geology

BGS mapping indicates the bedrock underlying the site to be Lewes Nodular & Seaford Chalk Formations (undifferentiated). These deposits generally consist of a firm white chalk of high porosity with scattered bands of flint.

3.2.4 BGS Borehole Records

The closest record of interest is located approx 90m to the south west. Details of the ground conditions are summarised in Table 3.2.

Table 3.2 Summary of BGS borehole data approx 90m SW of the site

<i>BGS Reference</i>	<i>Drilled Date & Depth</i>	<i>Approx Distance & Direction From Site</i>	<i>Strata & Groundwater Details</i>
TL64NE14	October 1926 140.2m	≈90m SW	GL to 0.3m Topsoil. 0.3m to 8.0m Hard Boulder Clay. 8.0m to 8.6m Large Gravels & Sand. 8.6m to 140.2m (base) Chalk. Groundwater: a rest water level of 27m bgl was recorded on completion of the groundwater well.

3.3 Potentially Infilled Land

3.3.1 Potentially Infilled Land (non-water)

The Landmark report identified no features within 250m of the site.

3.3.2 Potentially Infilled Land (water)

The Landmark report identified no features within 250m of the site.

3.3.3 BGS Mapping

A review of BGS mapping indicates that there are no areas of Made or infilled ground on the site or immediate surrounding areas.

3.3.4 Historical Mapping

A review of ordnance survey mapping available online indicates that there are no historic surface ground workings or mineral extractions on the site or immediate surrounding area.

3.4 Radon

The Landmark report confirms that the site is in a lower probability radon area where <1% of homes are estimated to be at or above the action level. The report also states that no radon protection measures are necessary in the construction of new dwellings or extensions to existing buildings.

3.5 Hydrogeology

3.5.1 Source Protection Zones (SPZs)

Groundsure Enviro Data Viewer indicates the site to be in a Source Protection Zone 3.

3.6 Hydrology

3.6.1 Surface Water Features

Ordnance Survey mapping indicates the nearest surface water features to be a pond approx 625m north west and the Stour Brook which runs through the centre of Haverhill approx 1200m to the east.

3.6.2 Flood Risk

3.6.2.1 River & Coastal Flooding

A review of Groundsure Enviro Data Viewer and the Landmark report indicates that the site is not at risk of river or coastal flooding.

3.6.2.2 Surface Water Flooding

A review of Groundsure Enviro Data Viewer and the Landmark report indicates that the site is not at risk of surface water flooding.

3.6.2.3 Groundwater Flooding

The Landmark report indicates that the site is not at risk of groundwater flooding.

3.7 Waste and Landfill Sites

3.7.1 Historic Landfill Sites

The Landmark report indicates that there are no historic landfills within 250m of the site.

3.7.2 Registered Landfill Sites

The Landmark report indicates that there are no registered landfills within 250m of the site.

3.7.3 Local Authority and BGS Recorded Landfill Sites

The Landfill report indicates that there are no Local Authority or BGS Recorded landfills within 250m of the site.

3.7.4 Waste Transfer Stations

The Landmark report indicates that there are no registered waste transfer stations within 250m of the site.

3.8 Past Land Use

3.8.1 Records of Historical Industrial Land Use Identified from OS Mapping

The Landmark report indicates one potential industrial land use within 250m of the site. A factory or works – use not specified – was located approx 33m west of the site.

3.8.2 Historical Tanks & Energy Features

The Landmark report lists 8 electrical sub stations within 250m of the site, the closest being approx 60m south of the site in Connaught Road.

3.9 Authorised Industrial Processes

3.9.1 Fuel Station Entries

The Landmark report identified no fuel stations within 250m of the site.

3.9.2 Local Authority Pollution & Controls

The Landmark report identified none within 250m of the site.

3.9.3 Control of Major Accident Hazard Sites (COMAH)

None were identified within 250m of the site in the Landmark report.

3.9.4 Planning Hazardous Substance Consents

None were identified within 250m of the site in the Landmark report.

3.9.5 Notifications of Installations Handling Hazardous Substances (NIHHS)

None were identified within 250m of the site in the Landmark report.

3.9.6 Explosive Sites

None were identified within 250m of the site in the Landmark report.

3.9.7 Contemporary Trade Directory Entries

There are two entries within the Landmark report. A carpet, curtain and upholstery cleaners located 201m to the north and two entries relating to oven and domestic cleaning located 214m to the east of the site.

3.10 Energy & Infrastructure Screen

The Landmark report indicates that the site is not within 4km of existing or proposed; wind farm, wind turbine, solar farm or other renewable power plants.

3.11 Environmental Constraints

The Landmark report indicates that the site is not within 250m of an area likely to be impacted by environmental constraints including Local and National Nature Reserves, Sites of Special Scientific Interest, Ramsar Sites, special areas of conservation or protection, nature improvement areas, Environmentally Sensitive Areas, World Heritage Sites, Ancient Woodland, Country Parks, Areas of Outstanding Natural Beauty, Forest or National Parks.

3.12 Regulatory Consultations

Oakley Soils have contacted West Suffolk Councils Environmental Health Officer to discuss the site.

West Suffolk reviewed the site on their GIS system which revealed no information or concerns relating to the subject site, historic land uses were noted to the west of the site relating to a factory/works in the area of Rope Walk, approx 40m west of the site and Water Works beyond.

4. PRELIMINARY CONCEPTUAL SITE MODEL

4.1 Introduction

The UK approach to risk assessment for both 'Contaminated Land' as defined by Part 2A of the Environmental Protection Act 1990 (EPA 1990) and for 'land affected by contamination' as formerly defined in Planning Policy Statement 23 (now withdrawn) follows the risk-based tiered framework published by Defra and the Environment Agency in their guidance document 'CLR11 Model Procedures for the Management of Land Contamination'.

The basis of CLR11 is the development of the Conceptual Site Model (CSM); the representation of the source-pathway-receptor pollutant linkages on which the assessment of risk can be based.

4.2 Risk Assessment Approach

The basic approach to the human health risk assessment reported here follows the principals given in CLR11, i.e. application of the following assessment hierarchy:

- Tier 1 risk screening by establishment of potential pollutant linkages i.e. the Preliminary Conceptual Site Model (PCSM), or
- Tier 2 Generic Quantitative Risk Assessment using Generic Assessment Criteria (GACs) that represent 'minimal' or 'tolerable' risk, or
- Tier 3 Quantitative Risk Assessment using site specific assessment criteria (SSACs) that represent 'unacceptable risk', or where generic assessment criteria are not available or they are not applicable to the CSM.

At this stage, the PCSM has been developed using the desk study information available which has been summarised in the preceding sections.

4.3 Preliminary Conceptual Site Model (PCSM)

The Preliminary Conceptual Site Model (PCSM) was produced using the principals of risk assessment provided by CLR11 to identify potential source-pathway-receptor relationships. The potential sources of contamination based on historical and present land uses were identified.

4.3.1 Potential Contaminants

On Site: No potential sources of contamination were identified.

Off Site: No potential sources of contamination were identified.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 Phase 1 Desk Study Preliminary Risk Assessment

The proposed development comprises 3 no 1 bedroom bungalows with associated private gardens with access and parking off York Road.

The site is approx 0.05 hectare and comprises a rectangular parcel of land, rear garden, of Rose Bank. The rear garden is mainly grass covered with a few trees and shrubs, following the natural topography of the area rising from Burton End to the south, York Road.

The surrounding area is residential to the north, south and east and public open space with a play area to the west.

Published geological maps and borehole records indicate the site to be underlain by Lowestoft Diamicton; a slightly sandy slightly gravelly clay with a thickness of around 8.0m.

The Phase 1 study indicates that the site was not developed until the construction of the existing property in the 1950s, land use prior to the construction of Rose Bank was allotments and farm land used for livestock grazing.

Based on current guidance, review of published data and the walkover survey, the potential risks to human health and controlled waters arising from potential contaminative sources at the site and adjacent area is considered very low.

5.2 Recommendations

No significant on site or off site sources of contamination have been identified therefore, subject to the approval of West Suffolk Council, a Phase 2 intrusive investigation is not required.

Regulatory Approval

This report should be submitted to West Suffolk Council as part of the documentation required with the planning application.

Unexpected Contamination

If during construction any visual or olfactory evidence of contamination is encountered, contact should be made with an environmental consultant for advice and appropriate action taken.

APPENDIX A: SITE LOCATION & DEVELOPMENT PLANS

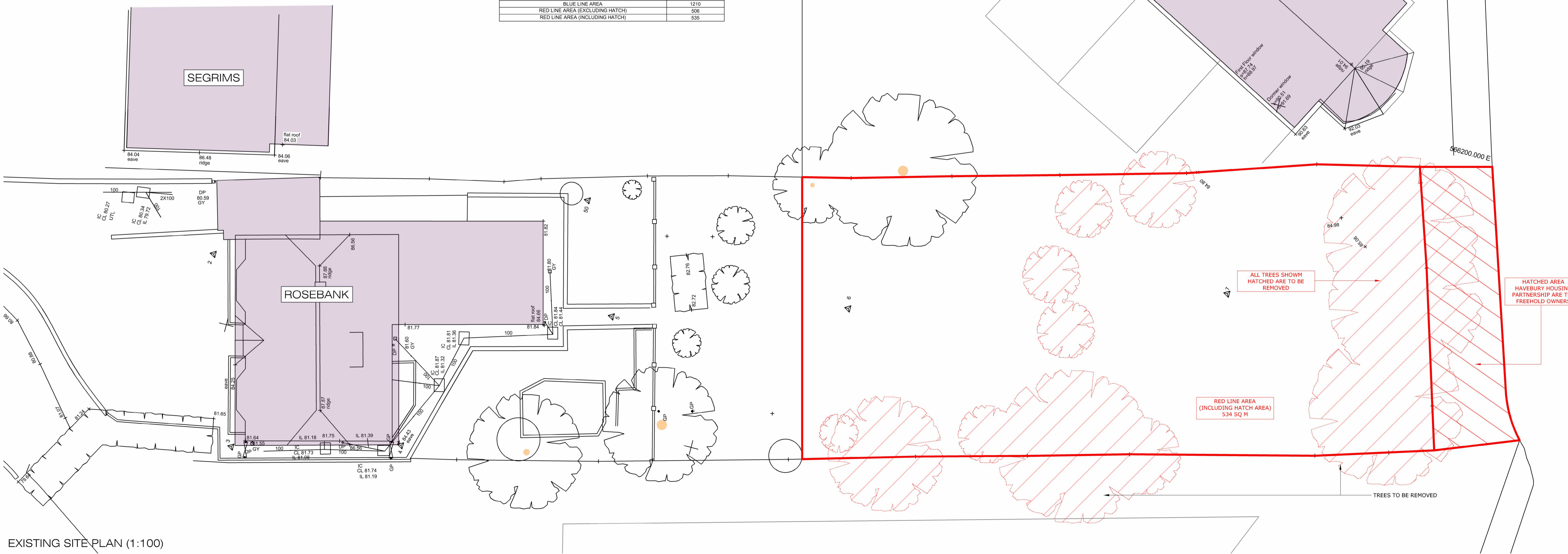


EXISTING LOCATION PLAN (1:1250)

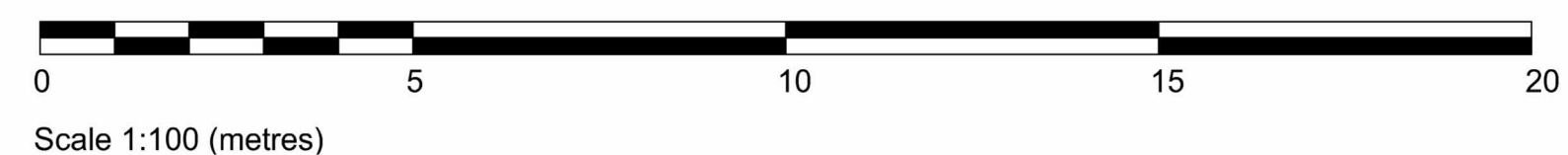
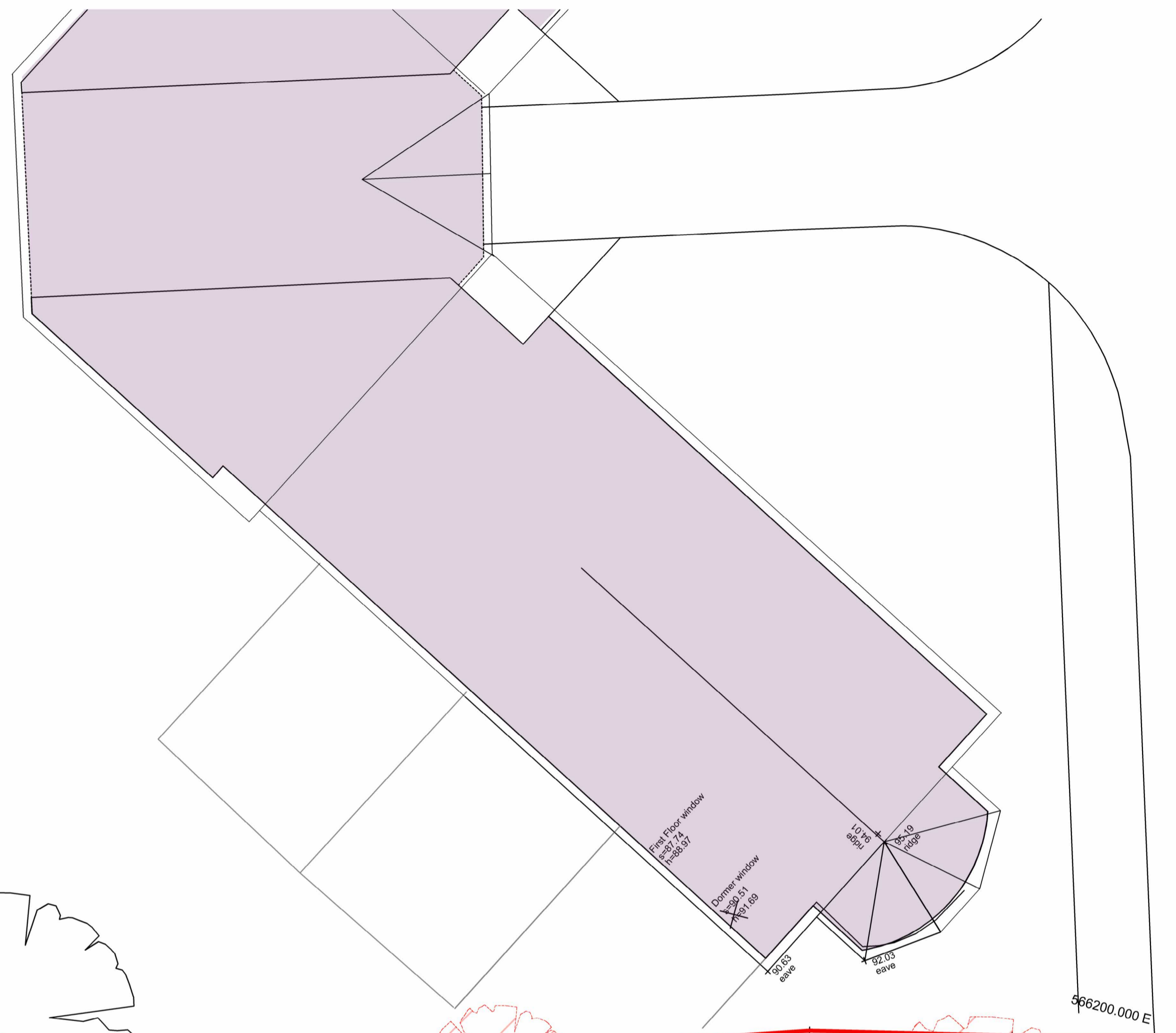


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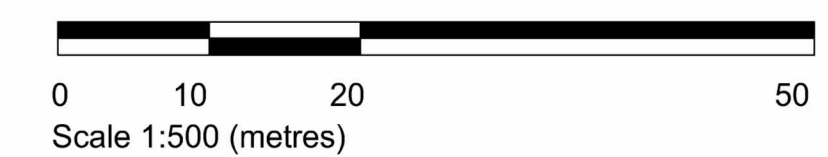
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RED LINE AREA (EXCLUDING HATCH)	538
RED LINE AREA (INCLUDING HATCH)	535



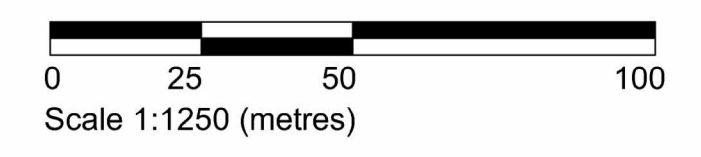
EXISTING SITE PLAN (1:100)



Scale 1:100 (metres)

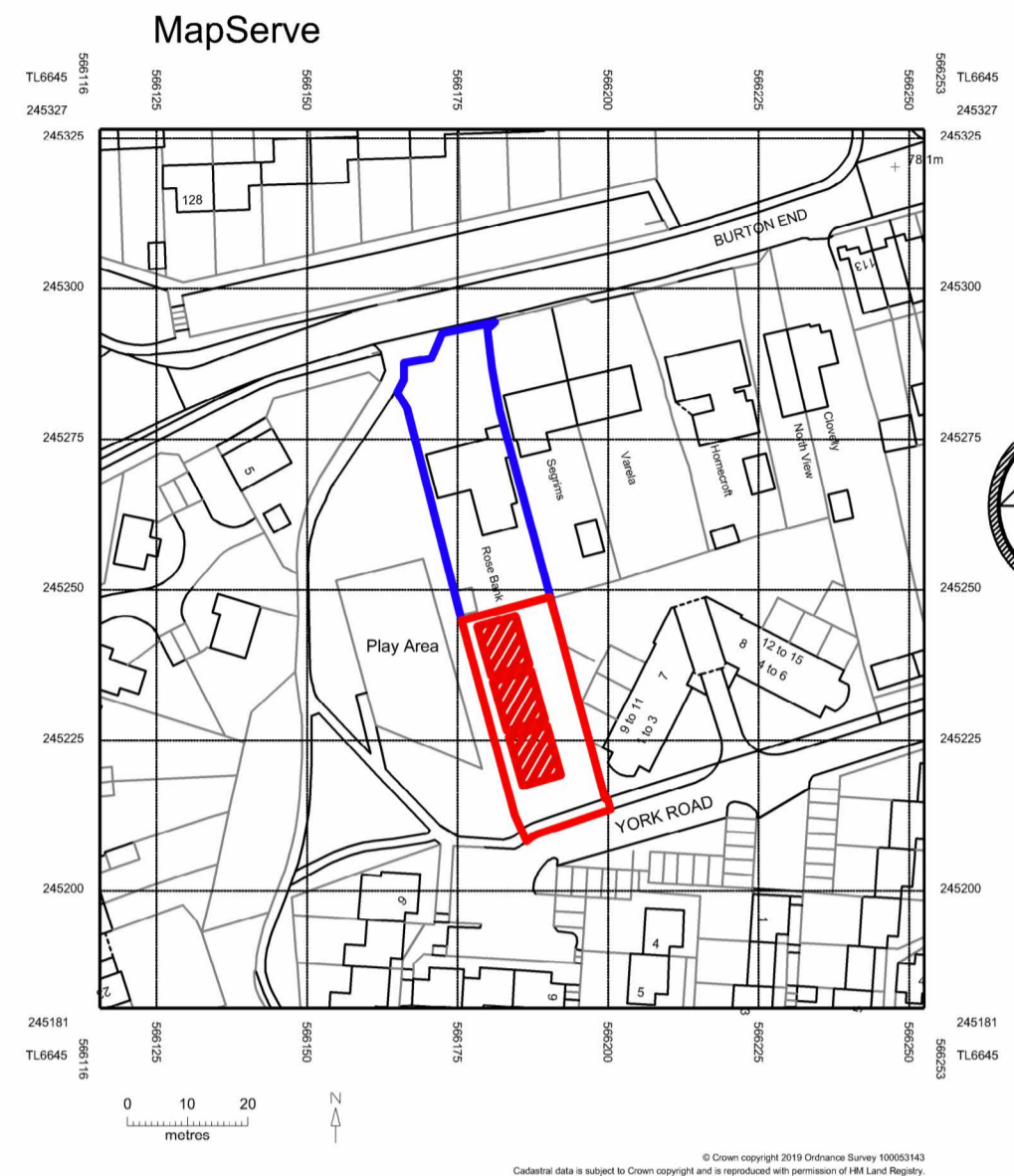


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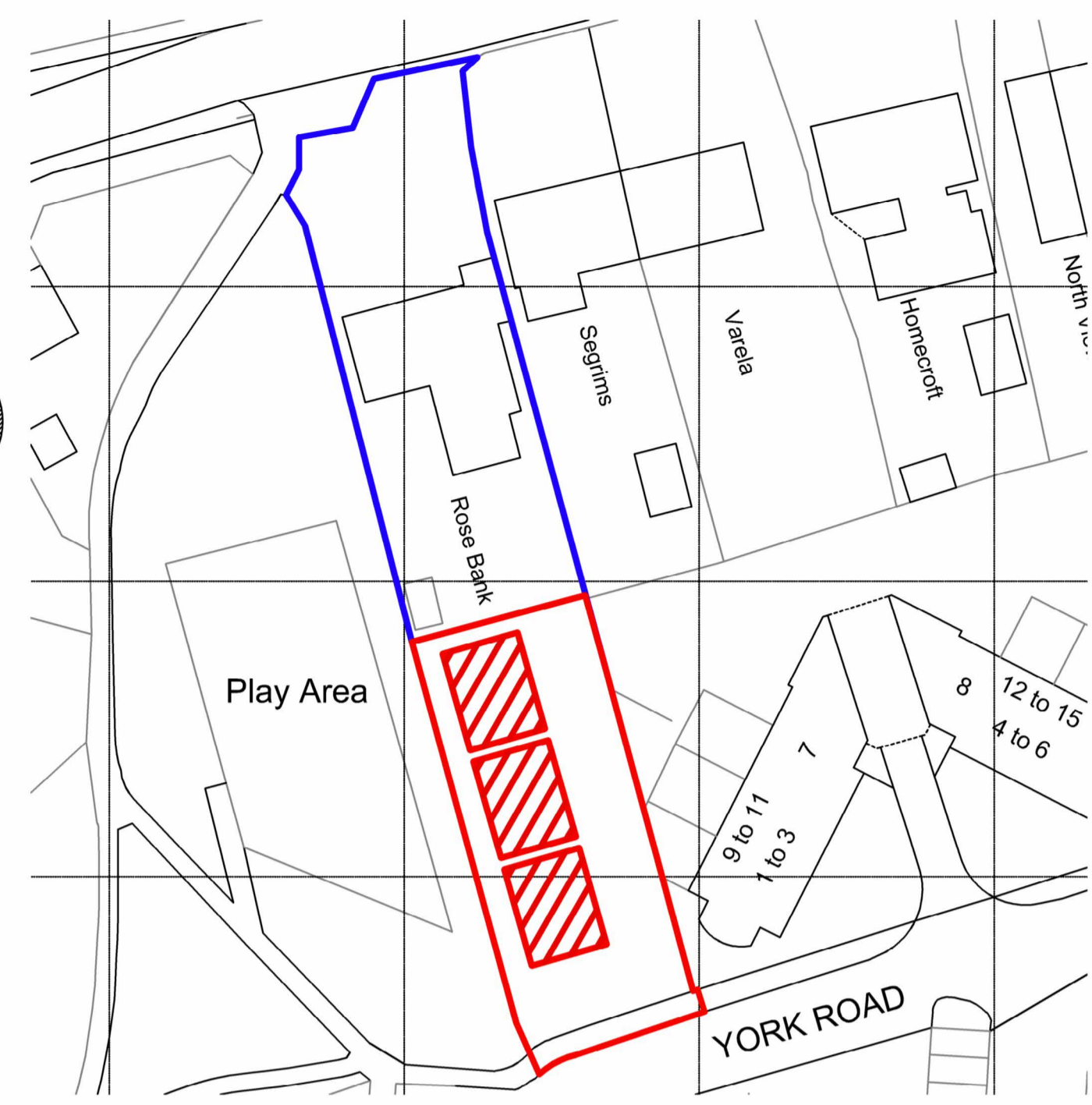
Scale 1:1250 (metres)

Rev	Description	Date
1	Paul Mitchell + Co tel/fax (01440)709355 paul@paulmitchellarchitect.co.uk	
2	Saling House, Woods Close, Sturmer, CB9 7ZH	
3	Client: Mark Simkin	
4	Job Title: Land to Rear of Rosebank, Burton End, Haverhill	
5	Project: 3x 1 Bed Bungalows	
6	Drawn: Existing Site Plan & Location Plan	
7	As shown	July 2023
8		1311/01

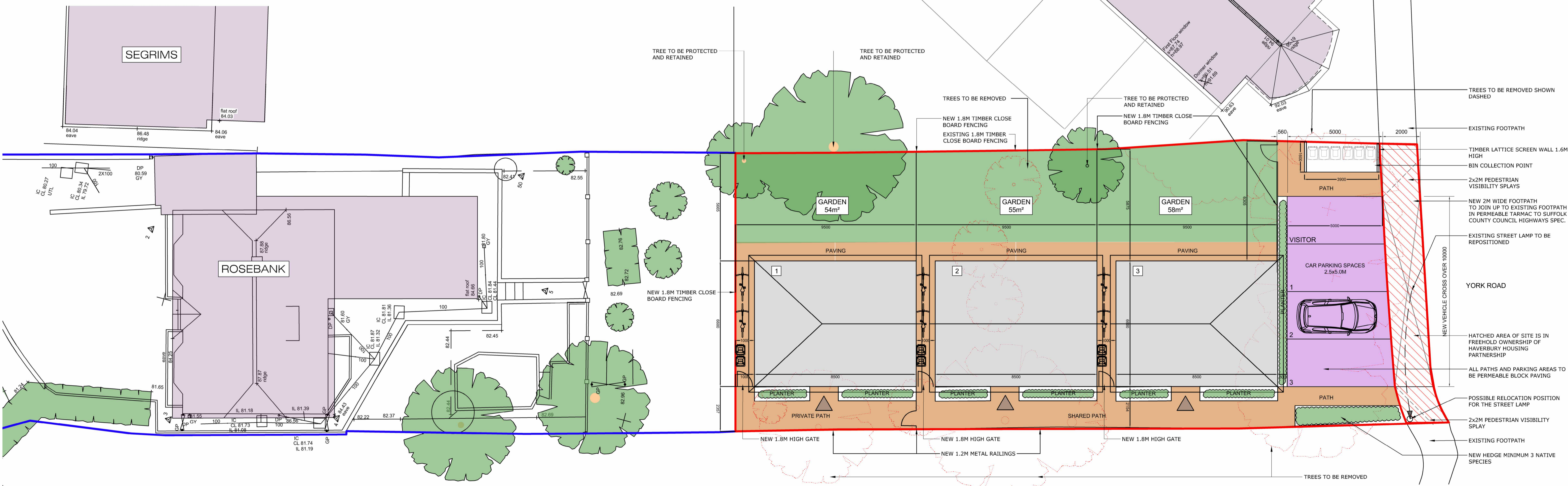
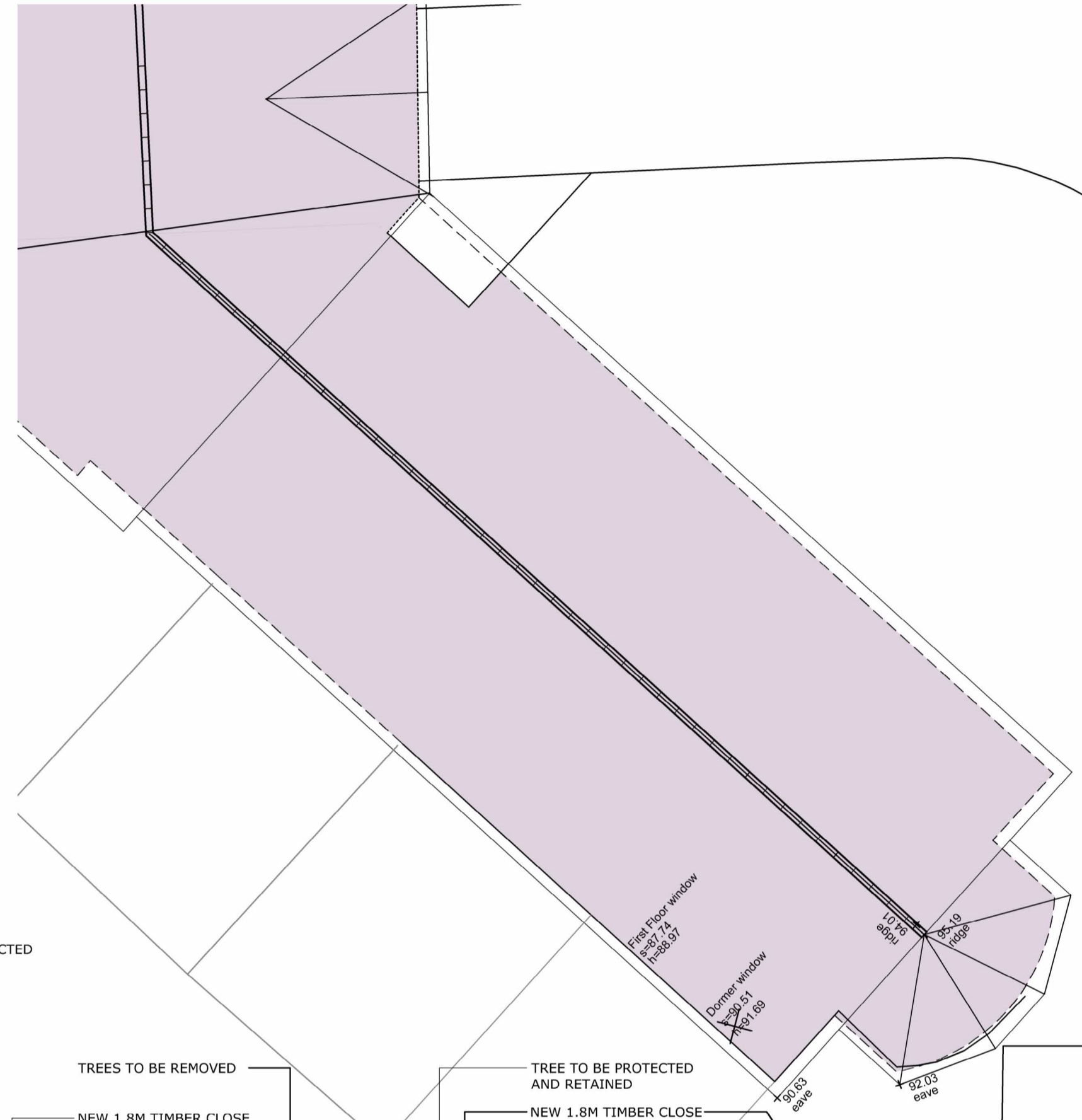


PROPOSED LOCATION PLAN (1:1250)

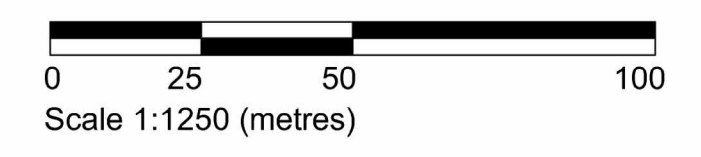
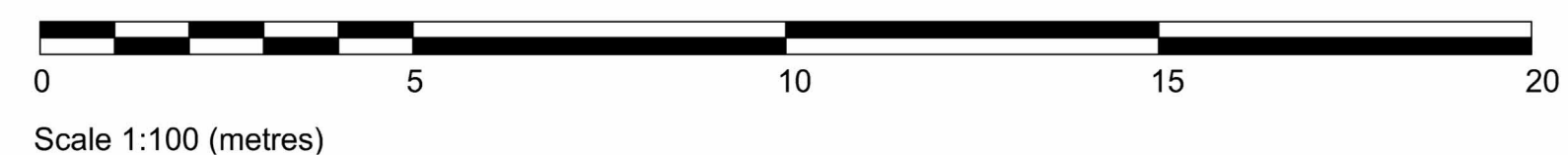
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	SITE BOUNDARY
	ADJACENT LAND IN OWNERSHIP OF APPLICANT



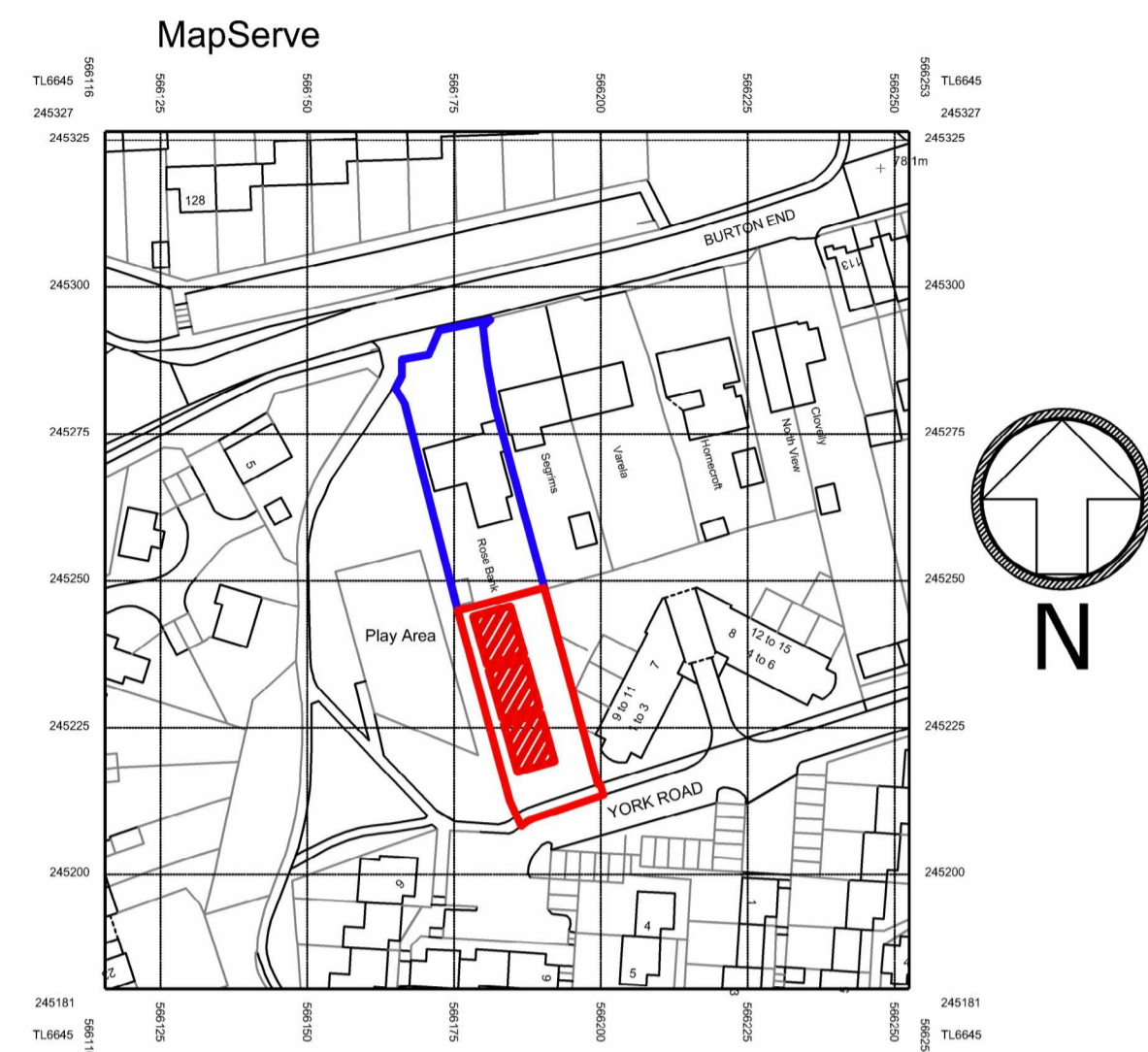
PROPOSED SITE PLAN (1:500)



PROPOSED SITE PLAN (1:100)

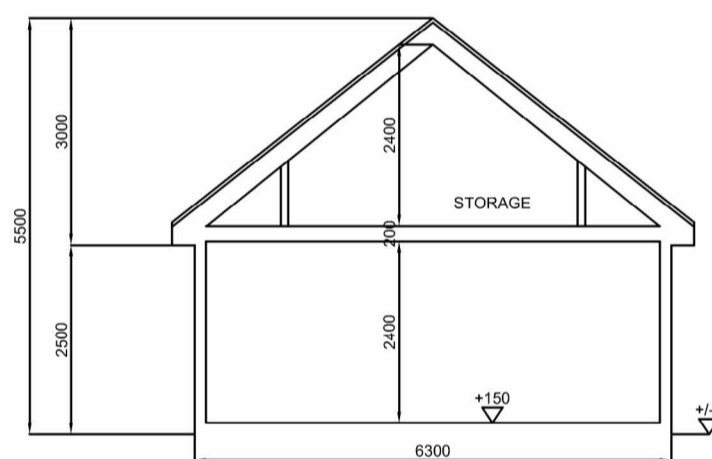


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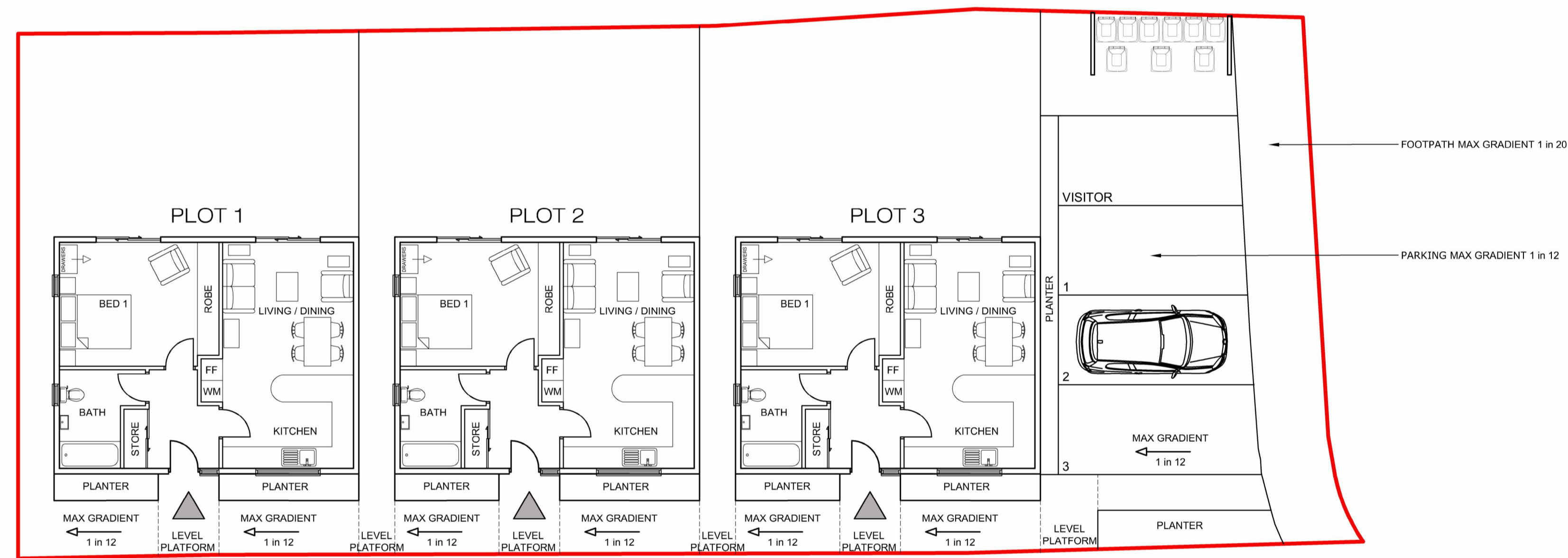
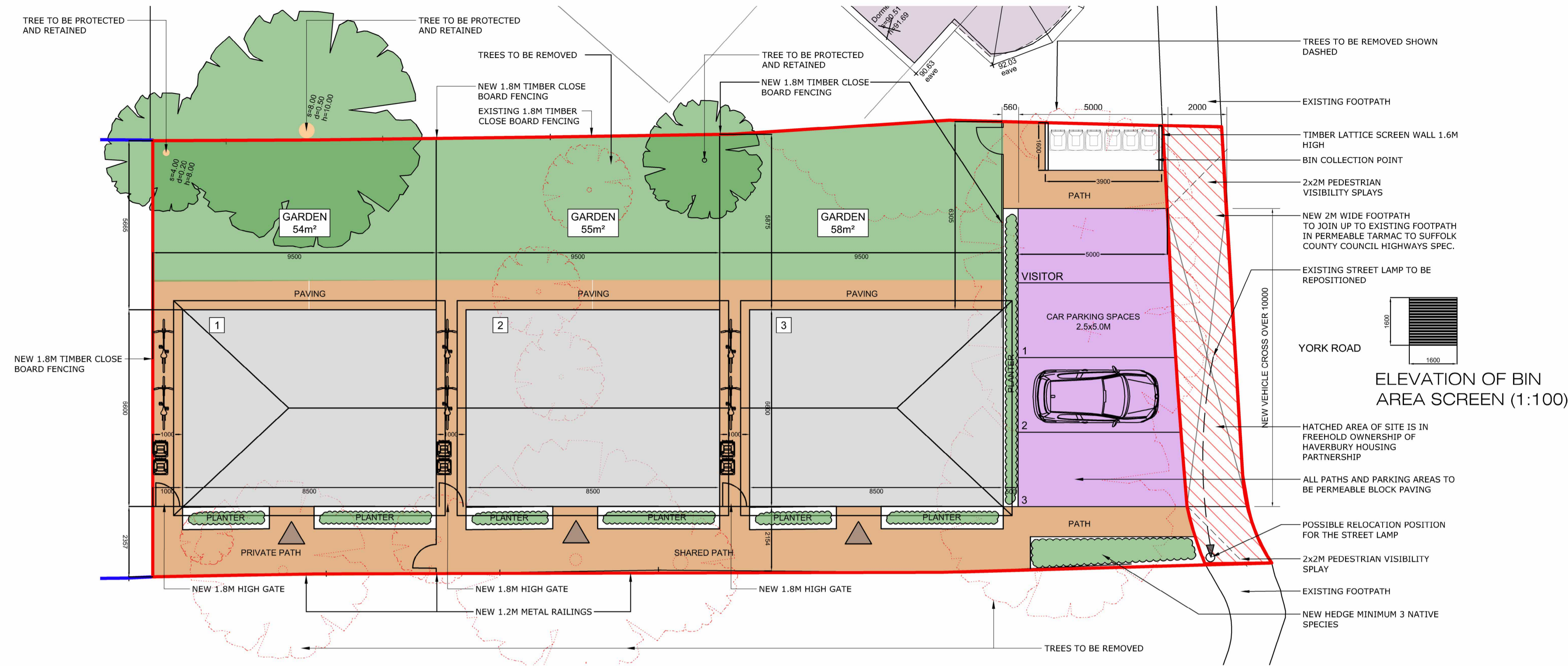
PROPOSED LOCATION PLAN (1:1250)

SCHEDULE OF AREAS			
UNIT 1 - 3	GROSS (m ²)	GIA (m ²)	2P BUNGALOW (1 BED)
	56.1	51.6	min 50m ² GIA
			AREA (m ²)
	BLUE LINE AREA		1210
	RED LINE AREA (EXCLUDING HATCH)		506
	RED LINE AREA (INCLUDING HATCH)		535

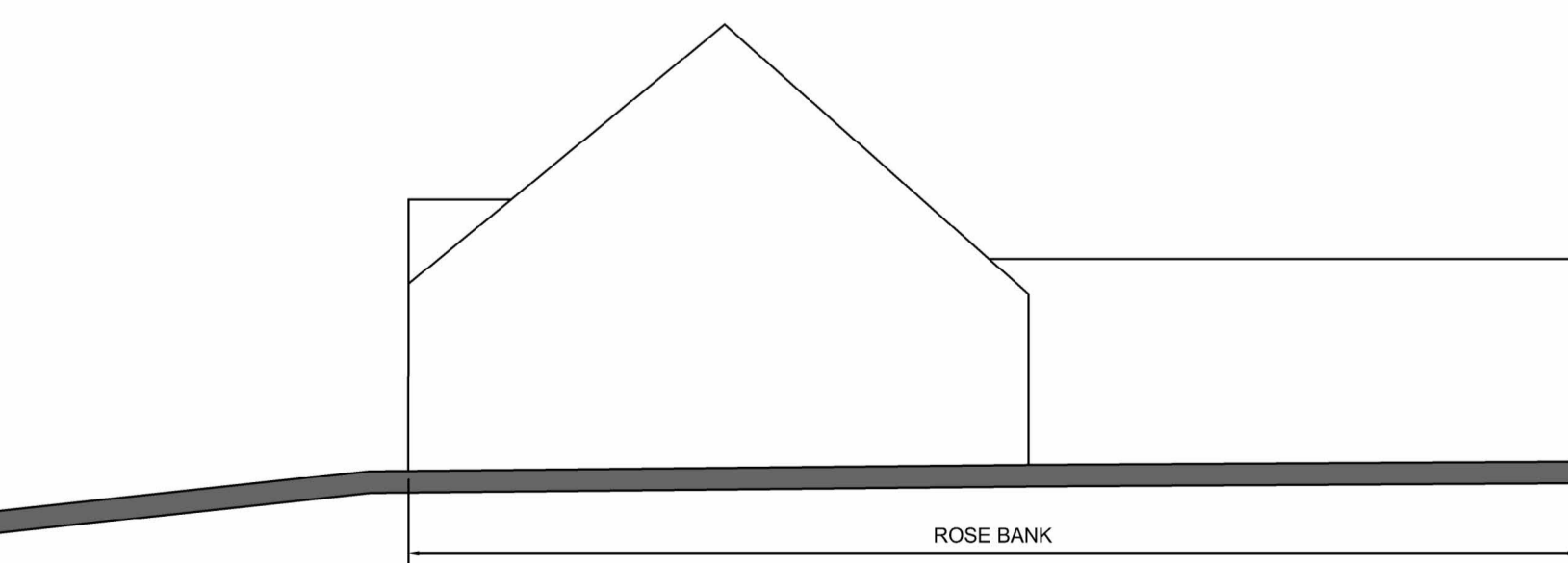
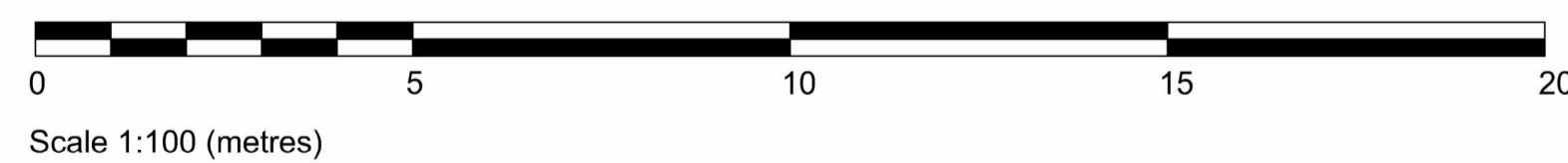
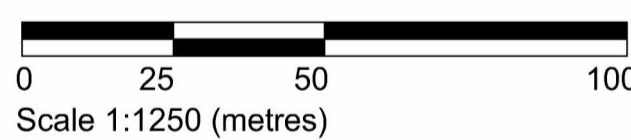


TYPICAL SECTION (1:100)

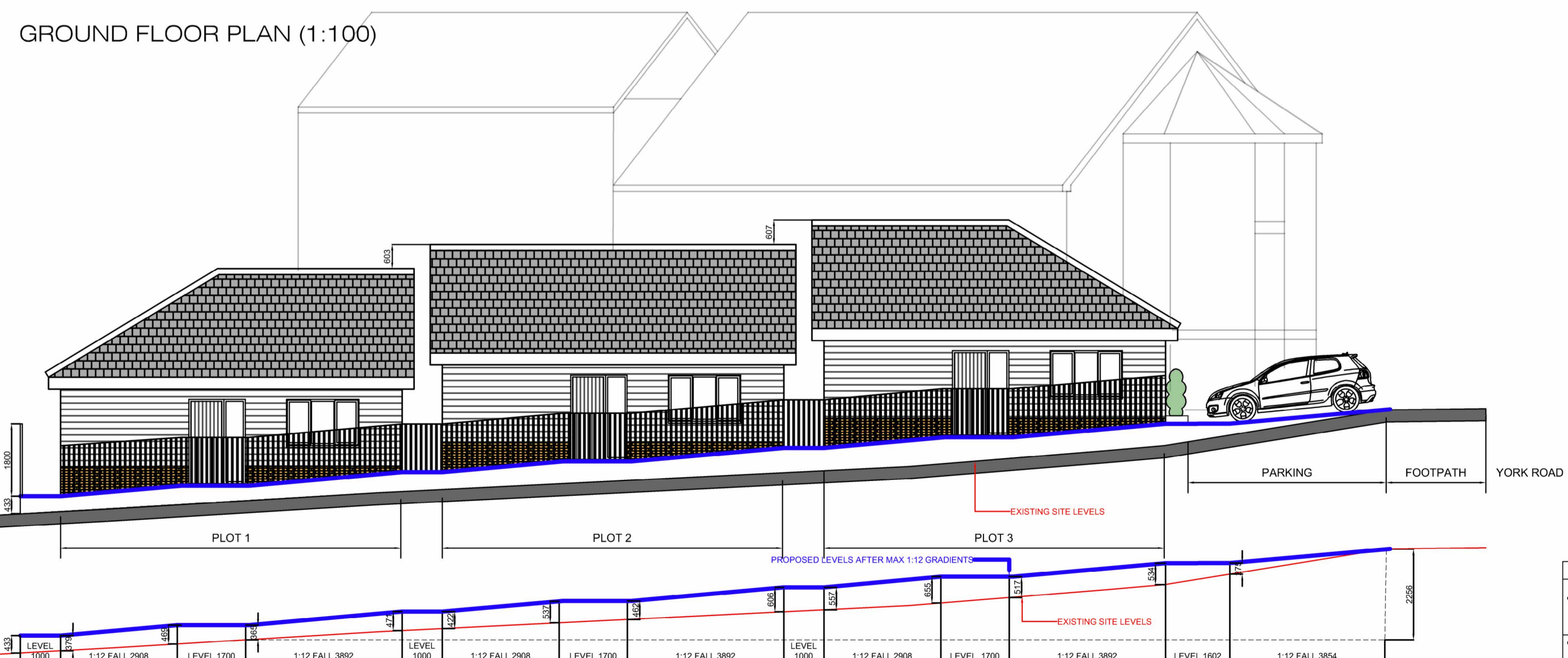
PROPOSED EXTERNAL MATERIALS:	
WALLS	LIGHTMIST (PALE GREY) HARDIE PLANK
ROOF	DARK GREY PANTILE
FLAT ROOF	N/A
WINDOWS	DARK GREY UPVC
DOOR	DARK GREY UPVC
FASCIA/SOFFITS	LIGHT GREY UPVC
RAINWATER GOODS	LIGHT GREY UPVC



GROUND FLOOR PLAN (1:100)



STREET SCENE (1:100)



Rev	Description	Date
1	Paul Mitchell + Co tel/fax (01440)709355 paul@paulmitchellarchitect.co.uk	
2	Selling House, Woods Close, Sturmer, CB9 7ZH	
3	Client: Mark Simpkin	
4	Job Title: Land to Rear of Rosebank, Burton End, Haverhill	
5	Project: 3x 1 Bed Bungalows	
6	Drawn: Floorplans	
7	As shown	July 2023
8	As shown	July 2023
9	As shown	July 2023
10	As shown	July 2023
11	As shown	July 2023
12	As shown	July 2023
13	As shown	July 2023
14	As shown	July 2023
15	As shown	July 2023
16	As shown	July 2023
17	As shown	July 2023
18	As shown	July 2023
19	As shown	July 2023
20	As shown	July 2023
21	As shown	July 2023
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100	As shown	July 2023

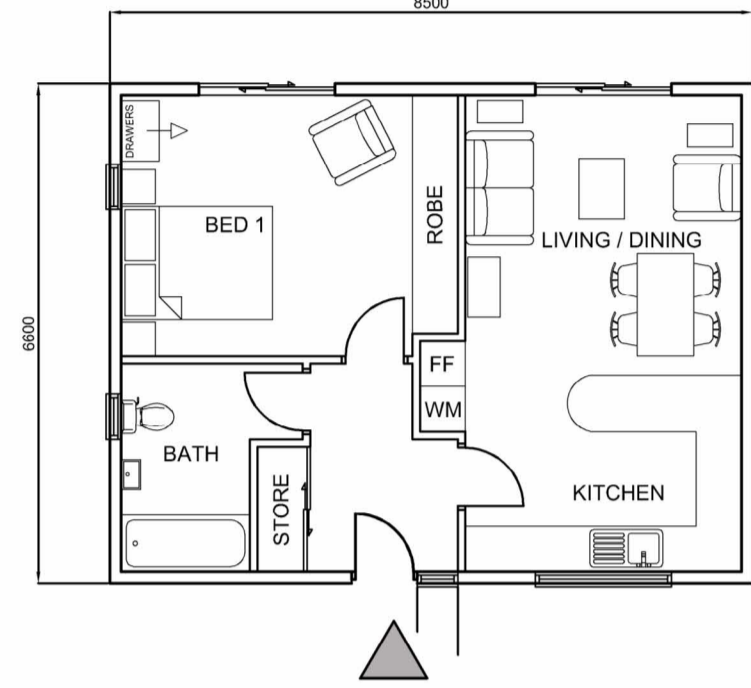
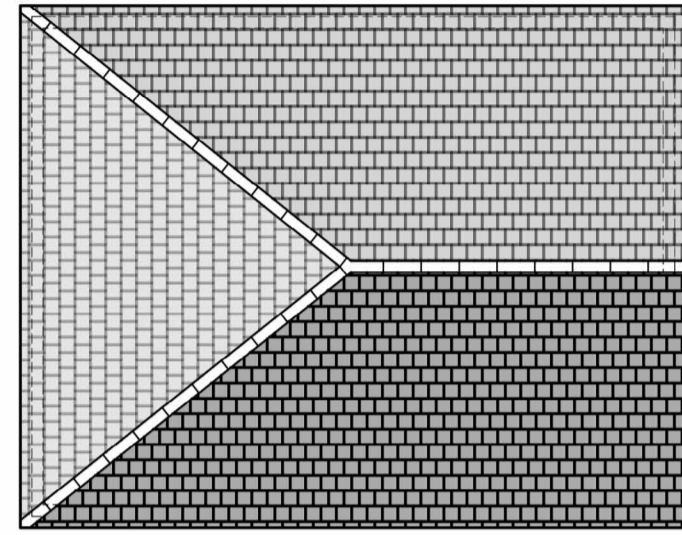
MapServe



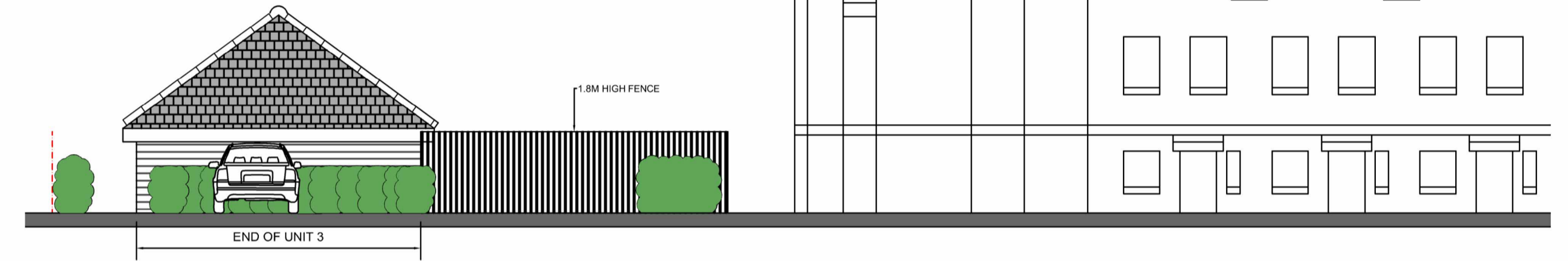
PROPOSED LOCATION PLAN (1:1250)

PROPOSED EXTERNAL MATERIALS:	
WALLS	LIGHTMIST (PALE GREY) HARDIE PLANK
ROOF	DARK GREY PANTILE
FLAT ROOF	N/A
WINDOWS	DARK GREY UPVC
DOOR	DARK GREY UPVC
FASCIA/SOFFITS	LIGHT GREY UPVC
RAINWATER GOODS	LIGHT GREY UPVC

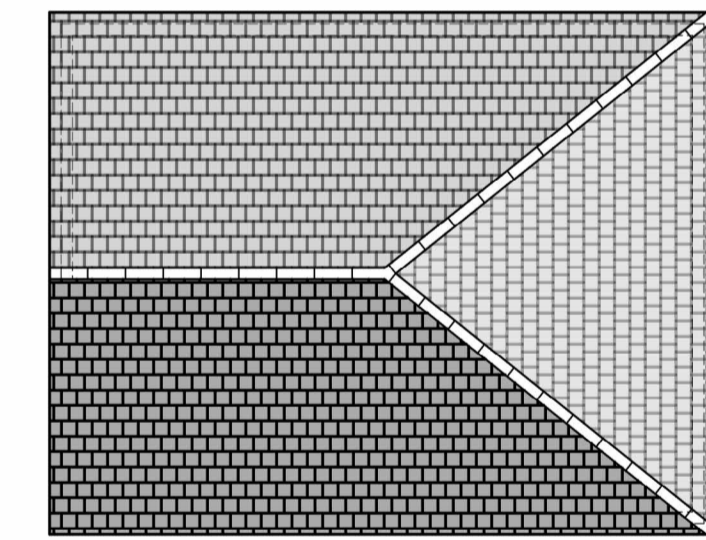
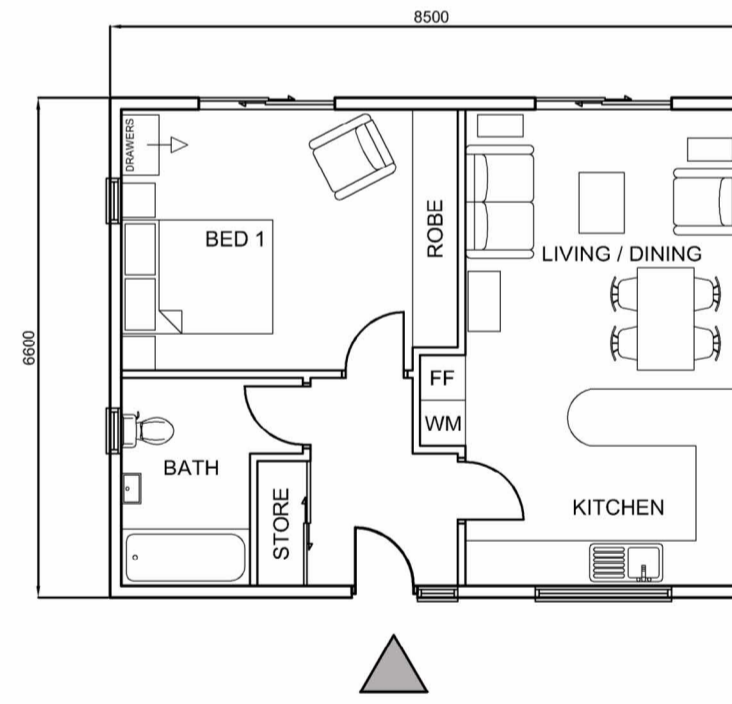
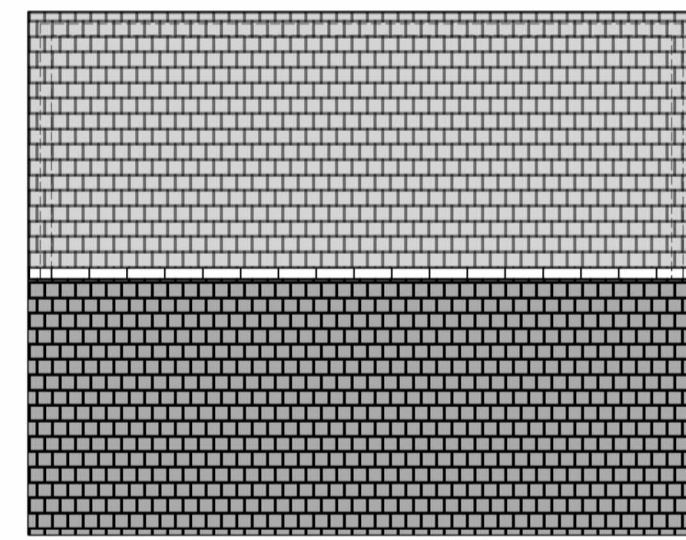
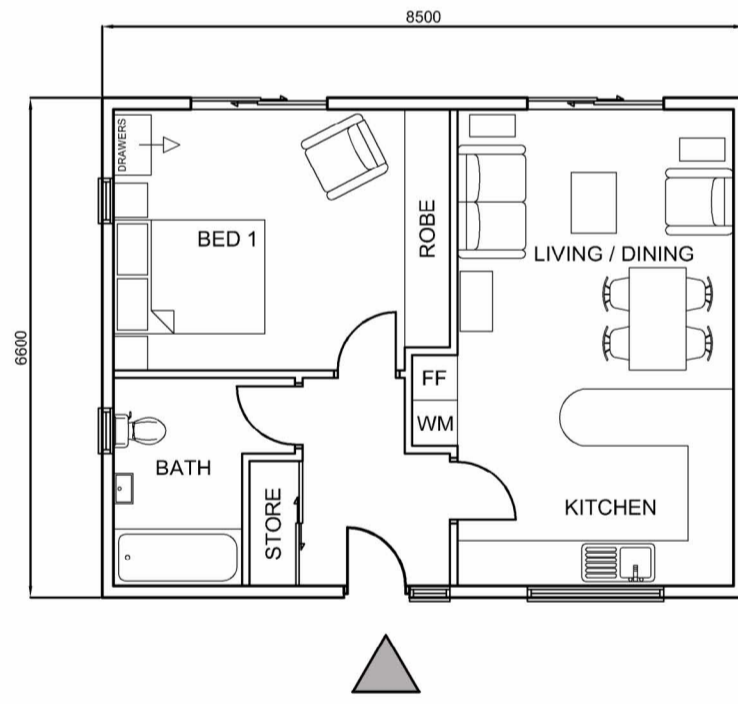
SCHEDULE OF AREAS			
	GROSS (m ²)	GIA (m ²)	2P BUNGALOW (1 BED)
UNIT 1 - 3	56.1	51.6	min 50m ² GIA



UNIT 1 PLANS AND ELEVATIONS (1:100)



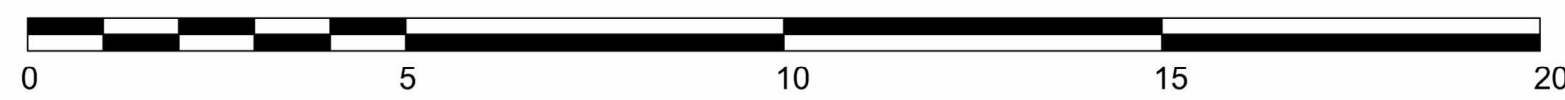
STREET SCENE FROM YORK ROAD (1:100)



UNIT 2 PLANS AND ELEVATIONS (1:100)



UNIT 3 PLANS AND ELEVATIONS (1:100)



Scale 1:100 (metres)

Rev	Description	Date
A	Plot 2 elevations corrected	28.07.23
	Paul Mitchell + Co tel/fax (01440)709355 paul@paulmitchellarchitect.co.uk	
	Saling House, Woods Close, Sturmer, CB9 7ZH	
client:	Mark Simpkin	
job title:	Land to Rear of Rosebank, Burton End, Haverhill	
project:	3x 1 Bed Bungalows	
drwg:	Floorplans, Elevations and Section	
date:	July 2023	1311/04

APPENDIX B: NOTATED SITE WALKOVER PLAN & PHOTOGRAPHS

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

JOB NO: FFF/55N

SITE: ROSE BANK, BURTON END, HAVERHILL, CB9 9AD

WALKOVER SURVEY PLAN 27.10.2023





FRONT OF ROSE BANK FROM BURTON END (ROAD)



VIEW NORTH TOWARDS ROSE BANK WITH SECTION OF REAR GARDEN CONTAINING SHED AND GREENHOUSE TO BE RETAINED



VIEW SOUTH FROM THE NORTHERN BOUNDARY OF THE SITE



VIEW SOUTH OVER UPPER TERRACE TO FIR TREES BOUNDING YORK ROAD



VIEW SOUTH FROM NORTHERN BOUNDARY (YORK ROAD)



VIEW OF PUBLIC OPEN SPACE AND PLAYGROUND ADJACENT TO ROSE BANK
WESTERN BOUNDARY





ROSE BANK SOUTHERN BOUNDARY WITH YORK ROAD



HAVEBURY HOUSING ≈2008 MOSS BANK DEVELOPMENT
ADJACENT TO ROSE BANK EASTERN BOUNDARY

APPENDIX C: HISTORICAL IMAGERY

HISTORICAL IMAGERY



HISTORICAL IMAGERY



APPENDIX D: LANDMARK SITECHECK ASSESS REPORT

Sitecheck Assess



Contaminated Land

PASSED

No significant contaminant linkage has been identified and any liabilities from contaminated land are unlikely. No further action is required.



Flood Risk Screen

NONE IDENTIFIED

We have not identified an elevated flood risk at your property. A full flood risk report is not considered necessary.



Energy & Infrastructure Screen

NONE IDENTIFIED

We have not identified any Energy & Infrastructure projects at or near to the property. No further action is considered necessary.



Radon

NONE IDENTIFIED

The property is not considered to be within a radon affected area. No further action is considered necessary.



Environmental Constraints

NONE IDENTIFIED

No Environmental Constraints have been identified within 250 metres of your property.

This report is issued for the property described as:
Rose bank burton end, Haverhill, CB9 9AD

Report Reference:
315234305

National Grid Reference:
566190 245230

Customer Reference:
Rose bank_SAS

Report Date:
7 August 2023

CONTACT DETAILS

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

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Professional Opinion and Recommendations

Please see below our recommendations and next steps. These may be copied into your Report on Title if you wish. No physical site inspection has been carried out or is proposed.



Section 1: Contaminated Land

PASSED

Professional Opinion

In the professional opinion of Landmark Information Group, the level of risk associated with the information assessed in this report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

You should be aware of the following:

As part of this assessment, we have considered sensitive receptors and human health, as this information is considered as part of the Local Authorities Part 2A inspection strategy.

Please see section 1 for further information. Alternatively, please contact your professional advisor or Landmark Customer Services on 0844 8449966.



Section 2: Flood Risk Screen

NONE IDENTIFIED

Landmark Information have not identified an elevated flood risk at your property. A full flood risk report is not considered necessary.



Section 3: Energy & Infrastructure Screen

NONE IDENTIFIED

Landmark Information have not identified any Energy & Infrastructure projects at or near to the property. No further action is required.



Section 4: Radon

NONE IDENTIFIED

Landmark Information have identified that the property is in a lower probability radon area as less than 1% of homes are estimated to be at or above the action level for radon gas.

Radon Protection Measures: No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Professional Opinion and Recommendations



Section 5: Environmental Constraints

NONE IDENTIFIED

Landmark Information have not identified any environmental constraints within 250m of the property.

Next Steps

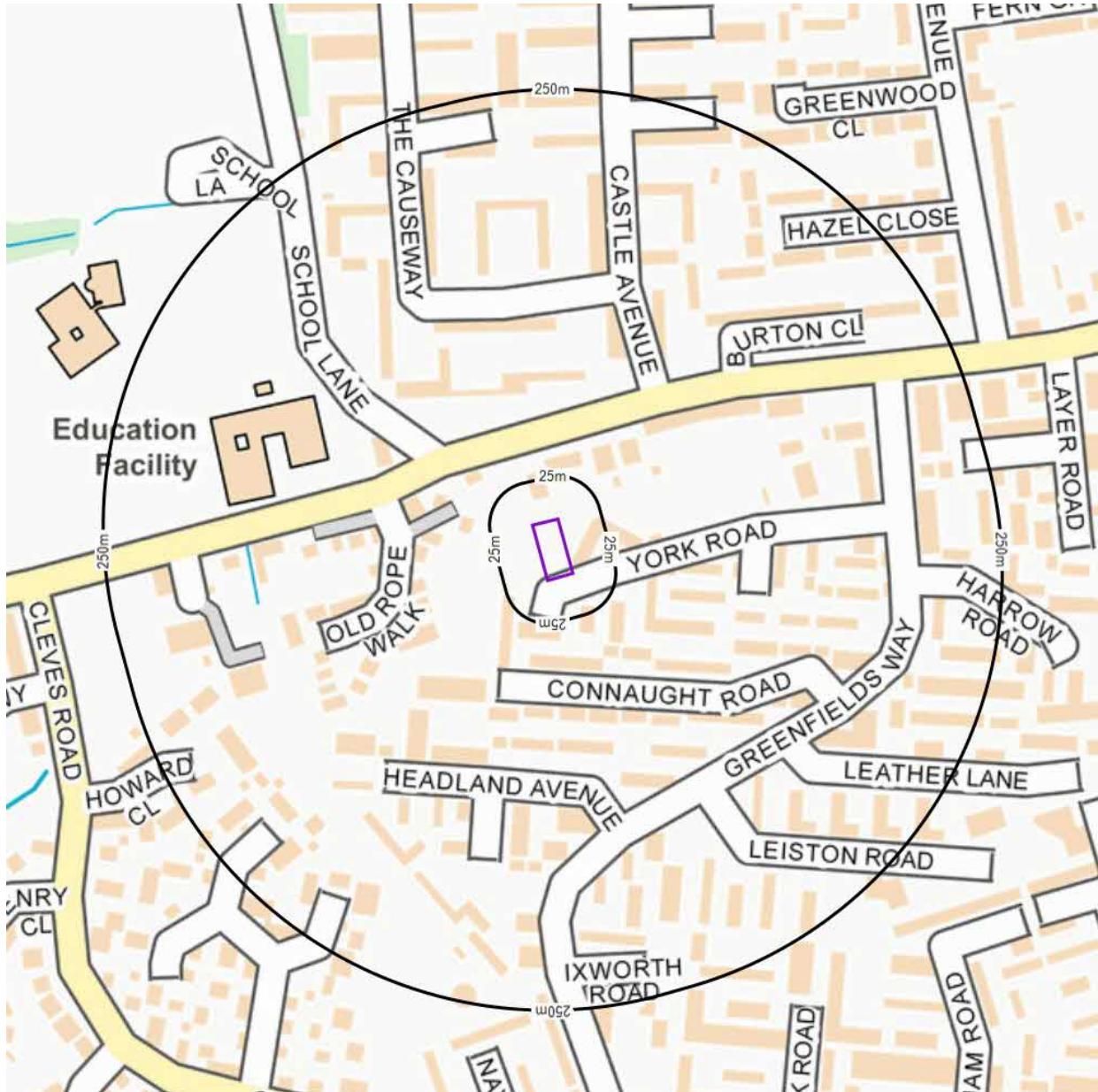
If you require any assistance, please contact our Customer Services Team on:
0844 844 9966 or helpdesk@landmark.co.uk

Property Location





Location Plan

The map below shows the location of the property.



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

-  Site
-  Search Radii

Property Purchaser Guide



Understanding this report

The purpose of this report is to highlight any potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990. The report also examines whether the property is at risk from other specified environmental factors that may impact the future intended use and saleability of the property.

For contaminated land, we will state 'Passed' on the front page if our environmental consultants consider there to be no risk to the property. If a potential risk of contaminated land is found, the report front page will state 'Further Action'. In this case, we will include our recommendations and next steps.

For all other environmental factors, we will state 'None Identified' if no potential risk is found and 'Identified' if a potential risk is found. In this case, we will provide recommendations or details of further information required to explore this potential risk.

Section 1: Contaminated Land

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood Risk Screen

This section is a flood screen. This means that if we highlight a flood risk at the property, a further report will be required in order to understand the full details and possible impact on the property. Within the section, we consider River, Coastal, Surface water, Groundwater and other flood risks.

Section 3: Energy & Infrastructure Screen

This section is an Energy and Infrastructure projects screen. This means that if we identify any projects at or

close to the property, a further report will be required in order to understand the full details and possible impact on the property. Within the section, we consider projects such as High Speed Rail (HS2), Crossrail 1 & 2, Railways, Southampton to London pipeline, Oil and Gas Exploration (Fracking), & Solar and Wind farms. (only wind and solar farms with a capacity to produce over 1MW of power are considered).

Section 4: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health. Employers have duty of care to mitigate the build up of radon gas in higher risk areas.

Section 5: Environmental Constraints

In this section, we identify factors that may have an influence on the property or surrounding area, such as national parks or conservation areas.

Next Steps

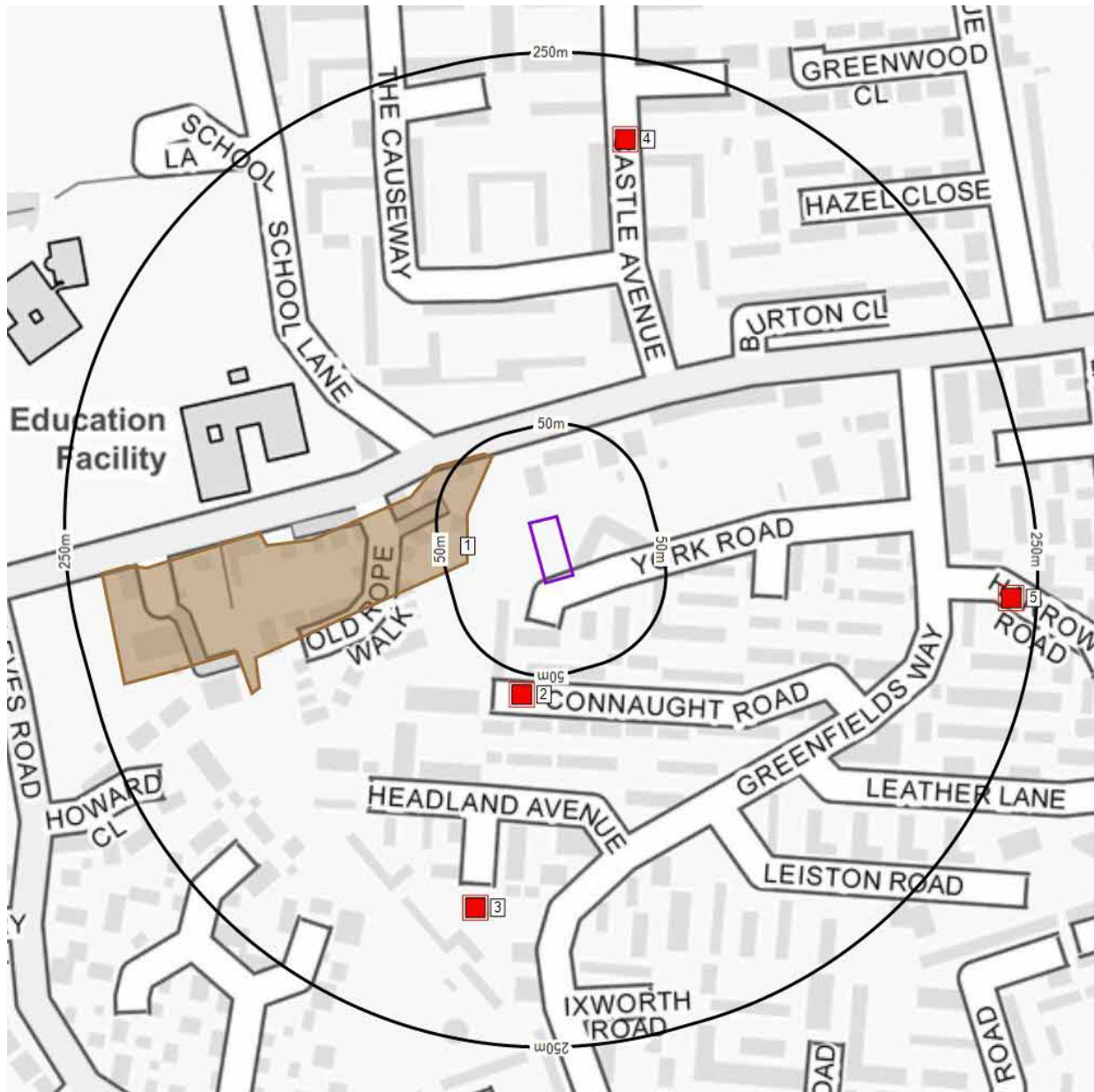
If you require any assistance, please contact our customer service team on: 0844 844 9966 or helpdesk@landmark.co.uk

Contaminated Land

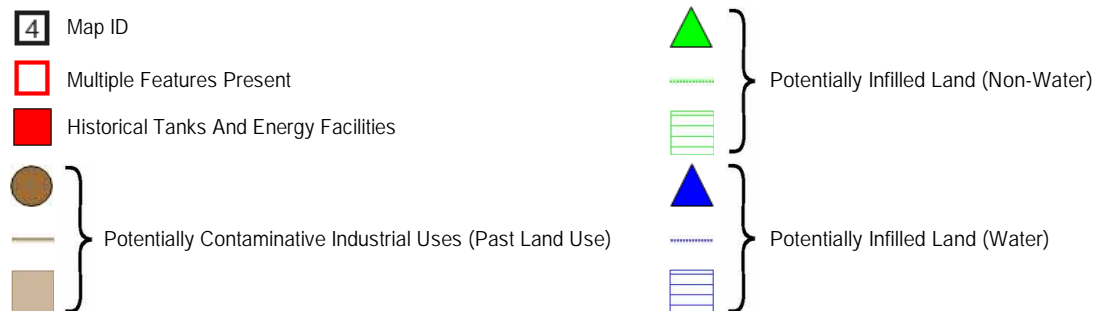


Section 1a: Historical Land Uses

The map below shows the location of potentially contaminative historical land uses that have been identified from historical maps and other sources. Further details are shown on the following pages.



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



Contaminated Land



Section 1a: Historical Land Uses

This section describes historical activity at and around the property, which could be considered to be contaminative. The information is taken from a variety of sources including Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Question	Response
Have any historical potentially contaminative land uses been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Potentially Contaminative Industrial Uses (Past Land Use)			
1	Class: Factory or works - use not specified Map Published Date: 1960	33m	1
Historical Tanks And Energy Facilities			
2	Type: Electrical Sub Station Facilities Date Of Mapping: 1988	62m	1
2	Type: Electrical Sub Station Facilities Date Of Mapping: 1969-1974	55m	1
3	Type: Electrical Sub Station Facilities Date Of Mapping: 1988	179m	1
3	Type: Electrical Sub Station Facilities Date Of Mapping: 1969-1974	177m	1
4	Type: Electrical Sub Station Facilities Date Of Mapping: 1988	207m	1
4	Type: Electrical Sub Station Facilities Date Of Mapping: 1969-1974	218m	1
5	Type: Electrical Sub Station Facilities Date Of Mapping: 1988	237m	1
5	Type: Electrical Sub Station Facilities Date Of Mapping: 1969-1974	239m	1
Potentially Infilled Land (Non-Water) No features identified for this property.			
Potentially Infilled Land (Water) No features identified for this property.			

Contaminated Land



Section 1b: Incidents and Enforcements

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under Part 2A of the Environmental Protection Act 1990 or if there have been any other pollution incidents, prosecutions or enforcements. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Question	Response
Have any incidents or enforcements been identified within 250m of the property?	No

Map ID	Details	Distance	Contact
	Contaminated Land Register Entries and Notices No features identified for this property.		
	Environmental Pollution Incidents No features identified for this property.		
	Prosecutions Relating to Controlled Waters No features identified for this property.		
	Prosecutions Relating to Authorised Processes No features identified for this property.		
	Enforcement and Prohibition Notices No features identified for this property.		
	Planning Hazardous Substance Enforcements No features identified for this property.		
	Local Authority Pollution Prevention and Control Enforcements No features identified for this property.		

Contaminated Land



Section 1c: Landfill and Waste Sites

The information in this section identifies active and historical landfill and waste sites within 250 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, property value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Question	Response
Have any landfill and waste sites been identified within 250m of the property?	No

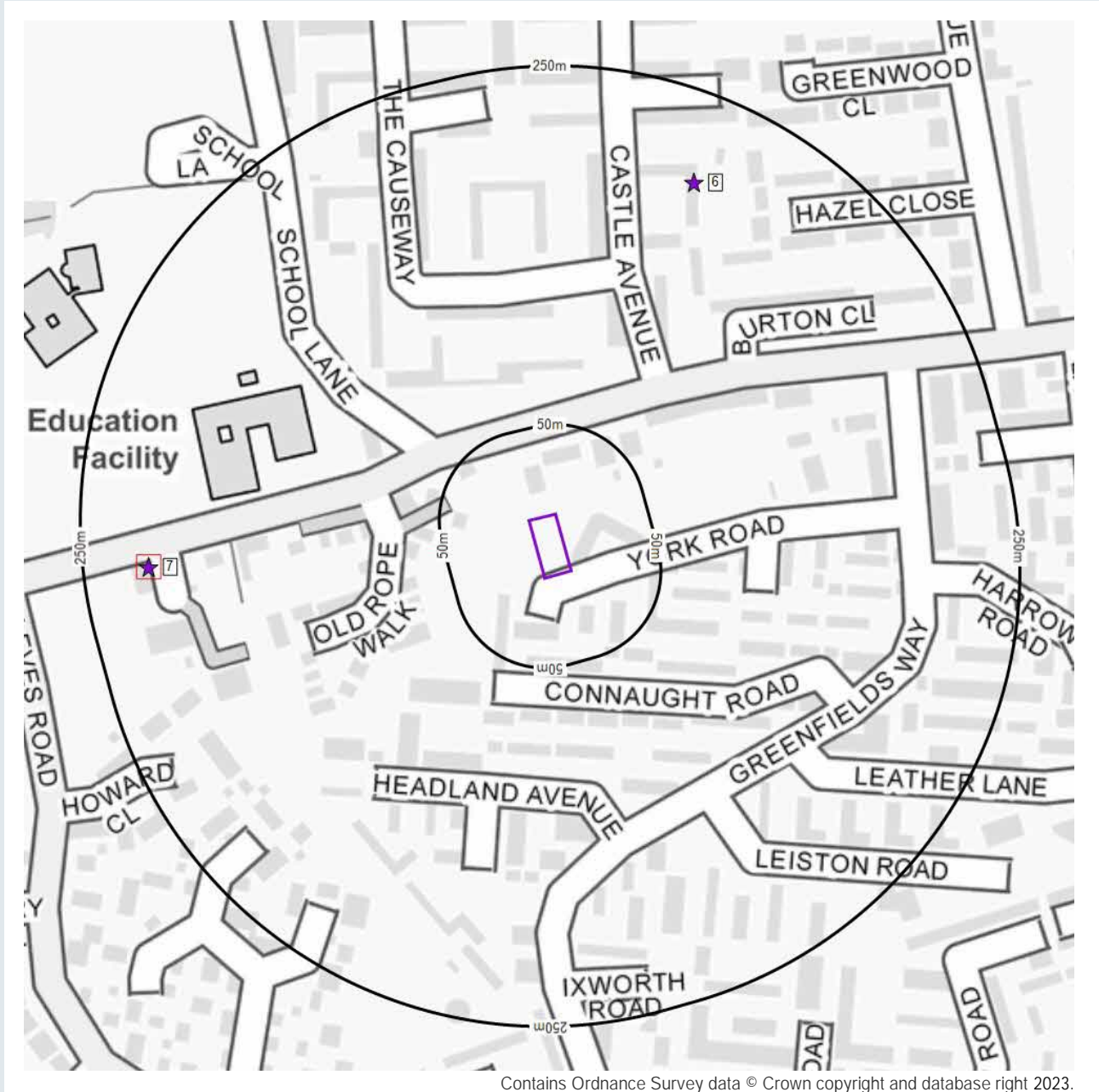
Map ID	Details	Distance	Contact
	Historic Landfill No features identified for this property.		
	Registered Landfill Sites No features identified for this property.		
	Local Authority Recorded Landfill Sites No features identified for this property.		
	BGS Recorded Landfill Sites No features identified for this property.		
	Permitted Waste Sites - Authorised Landfill Site Boundaries No features identified for this property.		
	Integrated Pollution Control Registered Waste Sites No features identified for this property.		
	Registered Waste Treatment or Disposal Sites No features identified for this property.		
	Environmental Permitting Regulations - Waste Sites No features identified for this property.		
	Registered Waste Transfer Sites No features identified for this property.		

Contaminated Land



Section 1d: Authorised Industrial Processes

The map below shows the location of any current or recent land uses that could have the potential to cause contamination. Further details are shown on the following pages.



Map ID	Fuel Station Entries	Contemporary Trade Directory Entries
Multiple Features Present	Local Authority Pollution Prevention and Controls	Explosive Sites
Planning Hazardous Substance Consents	Control of Major Accident Hazards Sites (COMAH)	Notification of Installations Handling Hazardous Substances (NIHHS)

Contaminated Land



Section 1d: Authorised Industrial Processes

This section describes current and licensed activities within 250 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Question	Response
Have any current or recent authorised industrial processes been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Fuel Station Entries No features identified for this property.			
Local Authority Pollution Prevention and Controls No features identified for this property.			
Control of Major Accident Hazards Sites (COMAH) No features identified for this property.			
Planning Hazardous Substance Consents No features identified for this property.			
Notification of Installations Handling Hazardous Substances (NIHHS) No features identified for this property.			
Explosive Sites No features identified for this property.			
Contemporary Trade Directory Entries			
6	Name: Quality Clean Classification: Carpet, Curtain & Upholstery Cleaners Location: 8, Barons Court, Haverhill, Suffolk, CB9 9AH Status: Active	201m	2
7	Name: Dr Oven Clean Ltd Classification: Oven cleaning Location: 4, ANGLIAN PLACE, BURTON END, HAVERHILL, CB9 9DQ Status: Active	214m	2
7	Name: Dr Deep Clean Ltd Classification: Cleaning Services - Domestic Location: 4, ANGLIAN PLACE, BURTON END, HAVERHILL, CB9 9DQ Status: Active	214m	2

Next Steps

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk. Further Information is also available in the 'Useful Information' section.

Flood Risk Screen



Section 2a: River and Coastal Flooding

River flooding occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. River flooding can cause widespread and extensive damage because of the sheer volume of water.

Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. Coastal flooding can cause widespread and extensive damage because of the sheer volume of water.

Question	Response
Is there a potential risk of river or coastal flooding at the property?	No



Section 2b: Surface Water Flooding

Surface water flooding is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.

Question	Response
Is there a potential risk of surface water flooding at the property?	No



Section 2c: Groundwater Flooding

Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.

Question	Response
Is there a risk of groundwater flooding at the property?	No



Section 2d: Other Flood Risks

We analyse any historic flood events records, the proximity of the property to surface water features and the elevation of the property above sea level to enhance our overall analysis of the property.

Question	Response
Are there other flood risks identified that could impact the property?	No

Next Steps

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk.

Energy and Infrastructure Screen



Section 3a: Oil and Gas Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation.

Question	Response
Is the property within 4km of any licences or drilling wells that could indicate that onshore oil and gas exploration and production operations are or could happen in the area?	No



Section 3b: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location. We only search those wind power developments which generate between 1MW and 50MW of power.

Question	Response
Is the property within 4km of existing or proposed wind farms or wind turbines?	No



Section 3c: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location. We only search those solar developments which generate between 1MW and 50MW of power.

Question	Response
Is the property within 2km of existing or proposed solar farms?	No



Section 3d: Other Renewable Power Plants

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section identifies planning applications associated with these other types of renewable energy (BEIS only provides data relating to developments which have a capacity to generate over 1MW of power).

Question	Response
Is the property within 2km of any other existing or proposed renewable power plant?	No

Energy and Infrastructure Screen



Section 3e: Infrastructure

This section identifies if there are any Infrastructure projects, such as the High Speed 2 Rail Link (HS2), Crossrail, railways or the Southampton to London pipeline at or close to the property. HS2 is a proposed railway line between London and the North of England. Trains along this route will operate at speeds of up to 250mph. Proximity to the route is likely to have an impact on the surrounding areas. The Crossrail 1 project is a rail project stretching from Reading and Heathrow in the west to Shenfield and Abbeywood in the east. It will improve journey times across London, ease congestion and improve connections. Crossrail 2 is a new (proposed) railway, linking the national rail networks in and around Surrey and Hertfordshire via an underground tunnel through London.

Question	Response
Is the property located in an area that could be impacted by the development of either HS2, Crossrail 1 or Crossrail 2?	No
Is the property located in proximity to railway tracks?	No
Is the property located in proximity to railway stations?	No
Is the property located in proximity to the Southampton to London pipeline route?	No

Next Steps

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk.

Radon



Section 4: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

Question	Response
Is the property in a radon affected area?	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Next Steps

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The Building Research Establishment (BRE) publishes a guide (BR293): Radon in the workplace. Advice on radon in the workplace can be obtained from the Public Health England.

For further information, please contact Public Health England (see Contacts section) or go to www.ukradon.org.

Environmental Constraints



Section 5: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

Question	Response
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Details	Distance	Contact
National Nature Reserves No features identified for this property.		
Local Nature Reserves No features identified for this property.		
Marine Conservation Zones No features identified for this property.		
Sites of Special Scientific Interest No features identified for this property.		
Ramsar Sites No features identified for this property.		
Special Areas of Conservation No features identified for this property.		
Special Protection Areas No features identified for this property.		
Nature Improvement Areas No features identified for this property.		
Environmentally Sensitive Areas No features identified for this property.		
World Heritage Sites No features identified for this property.		
Ancient Woodland No features identified for this property.		
Country Parks No features identified for this property.		
Areas of Outstanding Natural Beauty No features identified for this property.		
Forest Parks No features identified for this property.		
National Parks No features identified for this property.		

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team on 0844 844 9966 or helpdesk@landmark.co.uk.

Useful Information

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Useful Contacts

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

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

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

0844 844 9966

Or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
1	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	Thomson Directories	Thomson House 296 Farnborough Road Farnborough Hampshire GU14 7NU	T: 01252 390025 W: www.thomsonlocal.com
3	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk

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

Useful Information

Information for Professional Advisers

This report is designed to satisfy the concerns raised by the Law Society Practice Note and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. The report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

Other Information

Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre bufer around the point to warn of the possible presence of landfill. The size of this 'bufer' relates to the positional accuracy that can be attributed to the site. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Historical Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map(s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. EI Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks

Useful Information

(at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Other Information

Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property. Due to the nature of the way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property/site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007).

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

Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

Crossrail 2

Data sourced from consultation documents as published by the Department of Transport.

Important Consumer Protection Information

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

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to U5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Landmark Complaints Procedure

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

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

Complaints should be sent to:

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

Tel: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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

Tel: 01722 333306

Email: admin@tpos.co.uk

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