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Proposed Residential Development

at

Onions Yard
Station Road
Haverhill
Suffolk
CB9 0EU

Phase 1 Desk Study Report

Prepared for

Client

Onions Yard Developments
Croft House
Croft Lane
Haverhill
Suffolk
CB9 8EJ

Proposed Residential Development at
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 Station Road
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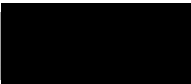
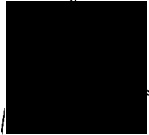
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Contents

Section

Executive Summary	iv
1. Introduction	1
1.1 General	1
1.2 Information Reviewed	1
1.3 Limitations & Constraints	1
2. Site Area	3
2.1 Site Location	3
2.2 Site Walkover & Description	3
2.3 Historical Development	4
3. Geo-environmental Setting	5
3.1 General	5
3.2 Published Solid and Drift Geology	5
3.3 Mineral Exploitation	6
3.4 Radon	6
3.5 Hydrogeology	6
3.6 Hydrology	7
3.7 Waste and Landfill Sites	8
3.8 Historical Industrial Land Uses	8
3.9 Environmental Permits and Registers	9
3.10 Current Land Uses	10
4. Preliminary Conceptual Site Model	12
4.1 Introduction	12
4.2 Risk Assessment Approach	12
4.3 Preliminary Conceptual Site Model (PCSM)	12
5. Conclusions & Recommendations	18
5.1 Phase 1: Desk Study, Preliminary Risk Assessment	18
5.2 Recommendations for Further Works	18
6. References	19

List of Tables

Table 2.1	Site Location Details
Table 3.1	Summary of Surrounding Strata from Online Borehole Records
Table 3.2	Summary of Active Groundwater Abstractions within 1000m of the Site.
Table 3.3	Summary of Potentially Contaminative Industrial Sites within 100m of the Site.
Table 4.1	Potential Contaminant Sources, Linkages and Receptors.

Appendices

Appendix A: Plans

Site Location Plan

Architect drawing: Site Plan as existing and Site Plan as proposed

Appendix B: Walkover Notated Sketch & Photographs

Appendix C: Groundsure Enviro Insight Report

Appendix D: Historical Aerial Imagery, Site Plan Dated 1938 and Historic Photographs Dated 2005

Executive Summary

Oakley Soils and Concrete Engineering Limited ('Oakley Soils') was commissioned by Michael Sale Architects on 28th April 2021 to undertake a Phase 1 Desk Study on an area of land on Station Road, Haverhill, CB9 0EU. The commission was made on behalf of Onions Yard Developments Limited, Croft House, Croft Lane, Haverhill, CB9 8EJ ('the Client').

The proposed development of the site will involve demolition of the existing structure and construction of five new flats. These will be housed in a single structure with shared amenity space to the rear; no private or shared gardens are proposed.

The site area is approximately 250m² and is occupied by a Victorian brick-built former stables and yard and has remained largely unchanged throughout its history. However, the building and yard have been used by several businesses historically including part of a corn mill yard, a builder's yard, a carpet business and a land driller's yard.

The site is within a residential and commercial area and residential properties bound the northeast and southwest sides. The northwest side is bounded by Station Road (semi-pedestrianised) beyond which is the A143. The southeast of the site is bounded by a car park. The site ground level is approximately 0.8m above the ground surface to the southwest.

Published maps indicate the site to lie upon undifferentiated River Terrace deposits and Lewes Nodular and Seaford Chalk Formations (undifferentiated) underlie the entire site at depth. The River Terrace deposits are classified as a Secondary – A aquifer and the underlying chalk is classified as a Principal Aquifer.

Historically, the site was stable block associated with an adjacent public house. A weighbridge and oil depot were located 20m and 30m to the northeast and Haverhill station was a little further to the northeast. A corn mill and yard was located to the southeast. A large part of the surrounding area to the northeast and southeast was redeveloped as part of a new supermarket development and road improvements in the late 2000's.

No significant on-site sources of potential land and groundwater contamination were observed during the walkover survey and none have been positively identified from the historical information. Historically, potential off-site sources of contamination have been identified (e.g. oil depot, station and associated activities, adjacent corn mill yard, former tanks), however, these areas have been significantly redeveloped and sources of contamination and impacted soils, if present, would have been removed and remediated as part of these works. The risk to the site from an off-site source is therefore effectively mitigated.

Based upon current guidance, review of published data and the walkover survey indicates that potential risks to Human Health and Controlled Waters arising from contaminative sources at the site is considered very low to low risk.

Owing to the lack of significant contaminant sources at the site, it is considered that a Phase 2 intrusive investigation and Tier 2 Generic Quantitative Risk Assessment is not warranted. However, a careful watch must be maintained during ground works during development for potential sources of contamination. If suspected or identified then works should stop in the area and contact made with a suitability qualified person for assessment, advice and instruction.

This report should be presented to the Contaminated Land Officer for their approval or comment prior to works commencing on site.

1. Introduction

1.1 General

Oakley Soils and Concrete Engineering Limited ('Oakley Soils') was commissioned by Michael Sale Architects on 28th April 2021 to undertake a Phase 1 Desk Study on an area of land on Station Road, Haverhill, CB9 0EU. The commission was made on behalf of Onions Yard Developments Limited, Croft House, Croft Lane, Haverhill, CB9 8EJ ('the Client').

The site comprises a roughly rectangular plot of land located between numbers 3 and 6 Station Road and covers an area of approximately 250m². At the time of Oakley Soil's walkover survey in late April 2021, the site was occupied by a derelict Victorian building and small yards to the front and back.

It is proposed to demolish the Victorian building and construct a single new-build structure housing five flats. Shared amenity space will be provided to the rear of the proposed building. The development will also include construction and placement of all necessary infrastructure; no private gardens or parking spaces are proposed. The outline development proposals are presented on Michael Sale drawing reference 9192/21/3, dated January 2021, contained within Appendix A of this report.

The purpose of this report is to provide information and advice regarding environmental and geoenvironmental issues at the site and immediate vicinity and forms part of the documentation required to accompany a proposed planning application relating to the site.

The report provides a review of 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 provided to 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 likely further works.

1.2 Information Reviewed

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

- Groundsure Enviro Insight 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).
- The Contaminated Land Officer at West Suffolk District Council.
- The current land owner
- Anecdotal information.

1.3 Limitations & 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 in the centre of Haverhill and access can be gained from Lord's Croft Lane (A143) via The Pightle. A summary of the site location details is given in Table 2.1.

Table 2.1. Site Location Details

Site Address	Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.
National Grid Reference	567105; 245751.
Site Area	250m ² .

2.2 Site Walkover & Description

General

A site walkover survey was undertaken by Oakley Soils on 29th April 2021. For ease of review an annotated site walkover plan and photographic record are presented in Appendix B.

The site is located within a residential and commercial area commensurate with a town centre setting and residential properties bound the northeast and southwest sides. The northwest side is bounded by Station Road (semi-pedestrianised) beyond which is the A143. The southeast of the site is bounded by a car park. The site ground level is approximately 0.8m above the ground surface to the southwest.

The site is accessed on its northwest side from Lord's Croft Lane via The Pightle. The site consists of a roughly rectangular-shaped parcel of land which, at the time of the walkover survey in late April 2021, was occupied by a derelict Victorian building and associated small yards to the front and rear. A small open area marked by bollards was present at the front of the site, beyond which was the sites boundary wall and steel gate.

The outside areas consisted of a rough ground surface, concreted in places, with numerous discarded items. An old engine, a domestic garage door, piles of masonry (concrete block), an old steel table were present in the front yard area. It is understood the most recent use of the site was as a yard relating a borehole drilling business and evidence of this activity was observed in the form of various items associated with the trade (e.g. U100 tubes, 63mm HDPE pipes). Two live foul drain inspection chambers were also present on site (0.64m and 0.94m to invert levels).

The rear yard comprised a dirt surface and discarded items included old tyres, a wheel, a steel joist, loose block paving slabs, U100 tubes (plastic 100mm diameter tubes) and a mobile water bowser.

The interior of the building consisted of a ground level storage space and a store/light workshop on the first floor. Various items associated with borehole drilling activities were observed on the ground floor including bentonite, soil sample containers, a gas bottle, a jerry can and various items associated with rig maintenance (e.g. air filters, engine oil). Other items on the ground floor included numerous insulation boards, sealed bags of fire retardant compound and a boxed shelving unit and wine rack.

The upper floor contained a number of old barbers and office chairs, a work bench, old sinks, plastic pipe, discarded hand tools and drill bits.

Fuel Storage

No evidence of fuel storage was observed on or adjacent to the site, however, small volumes of fuel may have been stored on site in jerry cans.

Hazardous Materials Storage

No specific areas of hazardous materials storage was observed during the walkover survey although small quantities of hazardous materials may have been stored on site associated with rig maintenance.

Potentially Asbestos-containing materials (PACM)

The roof, guttering and rainwater pipes to the building were slate and plastic respectively and no PACM was observed during the walkover survey.

2.3 Historical Development

The site has been occupied by the present building since 1865 and was used as a stables to an adjacent public house. It is understood the yard and building was used as a builders yard since approximately 1966 and at some point may have been used by a carpet company (based on old signage on the building). Most recently, since approximately 2000, a land drilling business used the yard for storage and light/general maintenance of a drilling rig and hand tools.

Ordnance Survey maps from 1885 to 1889 and 1886 show the line of terraced housing along The Pightle as existing today, a train station and associated cattle pens and sidings were located approximately 100m to the northeast; a corn mill was present to the rear (southeast) side of the site and a police station about 50m to the southeast. A school was present approximately 50m to the west of the site and a cemetery and gas works approximately 300m to the northwest.

A historic plan provided by the current site owner dated 1938 shows the site labelled as stables at this time. A weighbridge was present approximately 20m to the north of the site and an oil depot is labelled approximately 30m to the northeast; the area at the front of the site is labelled as a forecourt.

The site has remained largely unchanged since its construction, however, the wider area has undergone some changes associated with the development of Haverhill. The 1904 map shows the area to the southeast of the site to apparently comprise a yard (although not labelled as such) and an allotment was present approximately 100m to the east, adjacent to the railway sidings.

The corn mill shown on earlier maps had been expanded by the 1960s; information provided by the client shows the mill was owned by Hovis. Maps from the 1960s also show tanks approximately 70m to the southeast of the site, associated with the mill and approximately 50m to the northeast, associated with the railway; a coal yard is also shown in the railway area. The gas works 300m to the northwest is no longer shown.

The railway station is shown as disused on the 1968-1969 editions, although the coal yard remained until at least the mid-1970s, and some development is apparent in the station area post closure of the station.

Significant development of the station land, the former allotments and the areas to the east, including the corn mill, came after approximately 2007 when the area to the north and east was developed to provide a new supermarket and road improvements. A car park was constructed immediately to the south east of the site as part of this development; the site was unchanged.

Historical aerial images for the site dating back to 1945 confirm information provided on historical maps and the site has remained apparently unchanged. The development of the surrounding land, including closure of the station and the allotments can be seen. The development works related to the new supermarket can clearly be seen from the 2009 image. The images are presented in Appendix D.

Images supplied by the current owner dated 2005 show the site as a driller's yard. Land drilling equipment and a drilling rig was present on the site at this time. The previous owner confirmed that an off-site structure located at the southeast boundary was used by a building contractor for storage of dry materials. The photographs are presented in Appendix D.

3. Geo-environmental Setting

3.1 General

Information on the physical setting of the site has been gained with reference to the Groundsure Enviro Insight Report (Reference 1 and Appendix C) as well as the British Geological Survey (BGS) website (Reference 2).

3.2 Published Solid and Drift Geology

A review of the Groundsure Report, BGS borehole records and online BGS map data indicates the following strata underlying the site and in the immediate vicinity.

3.2.1 Made Ground

The geological map for the area indicates no made or reworked ground at the site. It is anticipated that thin covering of Made Ground, likely to comprise man-made materials (e.g. concrete, sub-base) and reworked natural soils, will be present on the site.

3.2.2 Drift Deposits

The online BGS map for the area shows the site to be underlain by undifferentiated River Terrace deposits. These are predominantly sand and gravel deposits with varying amounts of clay and silt, formed by fluvial processes during times of glacial melting.

3.2.3 Solid Geology

BGS mapping indicates the underlying solid strata to comprise Lewes Nodular and Seaford Chalk Formations (undifferentiated). This is a sedimentary bedrock formed approximately 84 to 94 million years ago in the Cretaceous Period.

3.2.4 BGS Borehole Records

A review of online borehole records revealed the nearest boreholes with strata details included are located approximately between 400m and 600m southwest through to the southeast respectively.

Although not the nearest to the site, it is considered the most relevant are those records located between 400m and 600m to the southeast as these were drilled within the River Terrace deposits and are similar in topographic level to the site area. The borehole records confirm the published geology in the surrounding areas. A summary of the BGS information is presented in Table 3.1.

Table 3.1. Summary of Surrounding Strata from Online Borehole Records.

Borehole Reference	Drilled Depth and drilled date	Approximate Distance and direction from the Site	Simplified Description Strata Encountered (metres below ground level – mbgl)
TL64NE53	27.0m 14-08-2017	150m SE	No strata details are shown on the log sheet, however, anecdotal information from the lead driller describes the strata as being a 'thin covering of clay over chalk'.
TL64NE40	15.0m 01-03-2007	400m SE	Made Ground – GL to 2.8m Sand and Gravel – 2.8m to 4.3m Chalk – 4.3m to >15.0m <i>Groundwater encountered at 5.6m</i>
TL64NE41	15.0m 02-03-2007	460m SE	Made Ground - GL to 1.6m Sand and Gravel - 1.6m to 4.4m Chalk - 4.4m to >15.00m <i>Groundwater encountered at 5.3m</i>
TL64NE38	14.0m 13-11-2006	520m SE	Made Ground – GL to 4.0m Sand and Gravel – 4.0m to 7.1m Chalk – 7.1m to >14.0m <i>Groundwater encountered at 6.7m</i>

Table 3.1. Summary of Surrounding Strata from Online Borehole Records.

Borehole Reference	Drilled Depth and drilled date	Approximate Distance and direction from the Site	Simplified Description Strata Encountered (metres below ground level – mbgl)
TL64NE39	14.5m 15-11-2006	600m SE	Made Ground - GL to 4.6m Sand and Gravel – 4.6m to 5.6m Clay with Peat – 5.6m to 6.2m Chalk – 6.2m to >14.5m <i>Groundwater encountered at 5.7m</i>

3.3 Mineral Exploitation

3.3.1 Coal Authority

The site is not located within a coal mining area, therefore a coal mining report from the Coal Authority is unnecessary.

3.4 Radon

The site is not in an area affected by radon gas and no radon protection measures are considered necessary in the construction of new dwellings or extensions.

3.5 Hydrogeology

3.5.1 Groundwater Vulnerability Map and Aquifer Designation

The superficial soils (River Terrace deposits) are classified by the Environment Agency as a Secondary – A aquifer. This designation is generally assigned to strata capable of supporting water supply at local rather than strategic level and provide important base flow to rivers. These were generally aquifers formerly designated minor aquifers.

The underlying chalk deposit is classified as a Principal Aquifer. These are layers of rock that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, Principal Aquifers are those previously designated as major aquifers.

The groundwater vulnerability of the soils underlying the site is designated as medium vulnerability, intermediate leaching class. An area 26m to the northeast is designated as medium to high vulnerability of intermediate leaching class, which relates to the Chalk.

The Groundsure report indicates that significant soluble rocks are likely to be present with a low possibility of localised subsidence or dissolution.

The site is located within a Zone 3 (Total Catchment) Source Protection Zone (SPZ). A Zone 2 (outer catchment) SPZ is located 2.0km to the northeast of the site.

3.5.2 Groundwater Flood Risk

Groundwater flooding is the emergence of groundwater at the surface as a result of rising groundwater or groundwater entering into man-made ground. The site lies within an area at low risk of groundwater flooding and the highest risk within 50m of the site is also low.

3.5.3 Groundwater Abstractions

There are thirty-six active and historic groundwater abstraction licences located between 255m and 1880m to the south of the site. The nearest to the site is an historic licence located 255m to the south, the next closest is also an historic licence located 940m to the south.

The nearest active licences are located 944m to the south, all of which relate to the same industrial user and is summarised in Table 3.2. Full details of all active and historic licences are contained within the appended Groundsure report.

Table 3.2. Summary of Active Groundwater Abstractions within 1000m of the Site.

Groundsure Reference	Distance and Direction from the Site	Details
None given	944m (south) (Four entries)	Source: Borehole 1 Duddery Hill, Haverhill Annual volume: 180,000m ³ Maximum daily volume: 720m ³ Holder: IFF Great Britain Limited Version start date: 17/12/2008 Uses: evaporative cooling, non-evaporative cooling, process water, boiler feed

3.5.4 Potable Abstractions

The Groundsure report indicates no potable water abstraction points within 2000m of the site.

3.5.5 Surface Water Abstraction

The Groundsure report indicates no surface water abstraction points within 2000m of the site.

3.6 Hydrology

3.6.1 Detailed River Network

The Groundsure report lists a total of fourteen Detailed River Network Records between 25m to the south and 236m to the southeast of the site. Three of the entries do not indicate a watercourse name however, the remaining eleven all relate to Stour Brook which is classified as an inland river containing water year round. Full details are contained in the appended Groundsure report.

3.6.2 Surface Water Features

The Groundsure report lists a total of six surface water features within 250m of the site which are likely to overlap with the features indicated in the Detailed River Network entries.

3.6.3 Water Framework Directive (WFD) Surface Water Body Catchments

The site is within a WFD water body catchment area, related to Stour Brook.

3.6.4 Water Framework Directive (WFD) Surface Water Bodies

A single entry for Stour Brook is indicated in the Groundsure report, 26m to the south. Based on results from 2016, chemical rating was 'good', ecological rating was 'moderate' and the overall rating was also 'moderate'.

3.6.5 Water Framework Directive (WFD) Groundwater Bodies

A single entry for North Essex Chalk is indicated in the Groundsure report, located on site. Based on results from 2015, chemical rating was 'poor', quantitative rating was 'poor' and the overall rating was also 'poor'.

3.6.6 Flood Risk

The Groundsure Report and Environment Agency website indicate that the site is at very low risk of flooding from rivers or sea. This means that each year this area has a chance of flooding of less than 0.1% and takes into account the effect of any flood defences in the area.

The Groundsure report places the site within Flood Zone 2 based on fluvial models and a Flood Zone 3 is within 19m to the southwest of the site. This designation is the level of risk assigned if flood defences are ignored.

The Groundsure Report and Environment Agency website also indicate an area at high risk of flooding from rivers or sea approximately 40m to the southwest of the site. Full details and mapping is contained within the Groundsure report.

There are no recorded historical flood events within 250m of the site. Also within 250m of the site, there are no areas with flood defences or areas benefitting from flood defences, or any areas used for Flood Storage.

The Environment Agency Risk of Flooding from Rivers and Sea (RoFRaS) database indicate the site area to be between 0 and 50m of an area at high risk of flooding. The area immediately around the site is classified as up to high risk of surface water flooding as indicated on the UK government's website (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/risk>).

3.7 Waste and Landfill Sites

The Groundsure Report identifies potential environmental issues associated with the site and the surrounding area. The search relating to landfill records extended to a 500m radius from the centre of the site.

3.7.1 Operational Landfill Sites

There are no operational landfill sites recorded within 500m of the site.

3.7.2 British Geological Survey (BGS) Recorded Historic Landfill Sites

There are no BGS recorded non-operational landfills within 500m of the site.

3.7.3 Local Authority Recorded Historic Landfill Sites

There are no Local Authority recorded non-operational landfills within 500m of the site.

3.7.4 Environment Agency Historical Landfill Sites

There are no historical Environment Agency registered landfill sites recorded within 500m of the site.

3.7.5 Historical Waste Sites

There are no historical waste sites recorded within 500m of the site.

3.7.6 Licenced Waste Sites

There are no active or recently closed EA registered waste sites within 500m of the site.

3.7.7 Waste Exemptions

There are twenty-three records of activities involving waste that are exempt from requiring a waste licence. These are associated with the various businesses in the area and the nearest to the site is a chemist located 194m to the south.

3.8 Historical Industrial Land Uses

The Groundsure report lists potentially contaminative features and sites in two sections; in Section 1 features similar in geometry and location are intelligently grouped to reduce duplicate entries and in Section 2 the features are listed un-grouped. The features in this report are taken from the grouped sections of the Groundsure report.

3.8.1 Records of Potentially Contaminative uses Identified from 1:10560 and 1:10000 scale mapping

The Groundsure report lists potentially contaminative industrial sites within 500m of the site boundary extracted from 1:10000 and 1:10560 scale historical mapping. A total of 141 entries are listed in the report, with seven listed as on-site. Six of the seven entries are indicated as a corn or unspecified mill and one entry relates to a former police station.

The nearest off site entries (within 100m) relate to the former corn mill, police station, the railway sidings and associated buildings and the cattle yard.

3.8.2 Additional Information – Historical Tank Database

The Groundsure report lists a total of thirty-two records of historical tanks extracted from 1:1250 and 1:2500 scale historical mapping within 500m of the site. The nearest to the site was located 19m to the

northeast and was dated 1960. The next nearest relate to 'unspecified tanks', located 46m to the east and 90m to the northeast and dated 1968-1978 and 1960 respectively.

3.8.3 Historical Energy Features Database

The Groundsure report lists a total of thirty-six records of historical energy features within 500m of the site boundary extracted from 1:1250 and 1:2500 scale historical mapping. The nearest to the site are located between 60m to the southeast and 274m to the northeast and relate to electricity sub-stations.

The next closest features are located between 306m and 332m to the northwest and relate to gas holders and gas works features. The full list is given in the Groundsure report.

3.8.4 Historical Petrol Stations

The Groundsure report indicates no records of historical petrol stations within 500m of the site.

3.8.5 Current or Recent Petrol Stations

The Groundsure report indicates no records of current or recent petrol and fuel sites within 500m of the site.

3.8.6 Historical Garage and Motor Vehicle Repair Database

There are six records of historical garage and motor vehicle repair activities within 500m of the site. The nearest to the site was located 29m to the south and was dated 1960. The next nearest to the site was 328m to the south, also dated 1960.

3.8.7 Historical Military Land

The Groundsure report indicates no areas of historical military land within 500m of the site.

3.9 Environmental Permits and Registers

3.9.1 IPPC / Local Authority IPC Authorisations

The Groundsure report does not record any IPPC or local authority IPC authorisations.

3.9.2 Hazardous Storage/Usage

The Groundsure report does not indicate any records of the storage or usage of hazardous materials within 500m of the site.

3.9.3 Licenced Industrial Activities (Part A (1)) and (Part A (2))

The Groundsure report does not indicate any records of Licenced Industrial Activities within 500m of the site.

3.9.4 Radioactive Substance Authorisations

The Groundsure report indicates a single Radioactive Substance Authorisation within 500m of the site. This related to a historic authorisation located 413m to the west and held by English, Welsh and Scottish Railway Limited.

3.9.5 Licenced Discharge to Controlled Waters

The Groundsure report indicates four historic Licensed Discharge Consents within 500m of the site. These were located between 39m to the south and 370m to the southeast and all were dated between 1962 and 1967; the licences were revoked between 1992 and 1993.

3.9.6 Red List Pollutant Release to Surface Waters

The Groundsure report indicates no discharges of specified substances within 500m of the site.

3.9.7 Pollutant Release to Public Sewer

The Groundsure report indicates a single entry relating to Discharges of Special Category Effluents within 500m of the site. This is located 328m to the southeast of the site and is currently effective, dated 1st January 2018.

3.9.8 List 1 and 2 Dangerous Substances

The Groundsure report indicates no records of discharge licences relating to List 1 substances within 500m of the site.

There is a single record of a List 2 discharge licence within 500m of the site. This is located 139m to the south and relates to pH substances associated with a launderette. The licence is no longer active.

3.10 Current Land Uses

The Groundsure report indicates fifteen records of potentially contaminative industrial sites within 250m of the site. Those within 100m of the site are summarised in Table 3.3.

Table 3.3. Summary of Potentially Contaminative Industrial Sites within 100m of the site.

Company or Site Feature	Distance and Direction from the subject site	Site Details
Specialized print	2m west	Published goods
Electricity sub-station	39m northeast	Electrical features
Electricity sub-station	49m northeast	Electrical features
Haverhill Shop Mobility	69m southwest	Disability and mobility equipment
Queen Street Computers Ltd	71m Southwest	Electrical equipment repair and servicing
Hidden Hearing	74m South	Disability and mobility equipment
Rowena Delmonte	80m North	Clothing, component and accessories
Electricity sub-station	39m northeast	Electrical features

3.10.1 Fuel Stations

The Groundsure report indicates no fuel stations located within 500m of the site.

3.10.2 High Voltage Underground Electricity Transmission Cables

The Groundsure report indicates no high voltage underground electricity transmission cables within 500m of the site.

3.10.3 Underground High Pressure Gas Pipelines

The Groundsure report indicates no underground high pressure oil and gas pipelines within 500m of the site.

3.10.4 Environmental Designations

There are eight designated local nature reserves within 2000m of the site. All of these relate to Haverhill Railway Walks and are between 100m northeast and 1499m southeast of the site. Two entries of ancient woodland, both relating to the same area at Norney plantation, are indicated 1478m and 1518m to the north of the site.

The site is within a Nitrate Vulnerable Zone and within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.

3.10.5 Dangerous or Hazardous Sites

The Groundsure report indicates no records of Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) sites within 500m of the site.

3.10.6 Determined Contaminated Land

The Groundsure report indicates no sites within 500m have been determined as Contaminated Land (under Part 2a EPA).

3.10.7 Pollution Incidents

The Groundsure report indicates six records of substantiated pollution incidents within 500m of the site. The nearest to the site was located 39m to the south on 5th September 2001 and related to crude sewage having a minor impact on water and no impact on land or air. The next closest to the site was located 148m to the southeast and related to chemical surfactants and detergents having a minor impact on water and no impact on land or air. The incident date was 5th April 2002. Full details are contained within the appended Groundsure report.

There are no records of pollution inventory substances, waste transfers or radioactive waste within 500m of the site.

3.10.8 Regulated Explosive Sites

There are no regulated explosive sites within 500m of the site.

3.10.9 Consultations

Oakley Soils have contacted the following bodies and people in association with this study:

- The Contaminated Land Officer (CLO) at West Suffolk District Council.
- The current land owner.
- The former land owner.

Information provided by the contaminated land officer at West Suffolk District Council confirmed the council held no additional data over and above that available in the public domain.

The current land owner provided background information relating to the history of the site which has been referred to in the report text as appropriate.

The previous owner of the site provided information on the use of a former off site structure adjacent to the rear boundary and also limited strata details of a BGS recorded borehole to the southeast of the site.

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) (Reference 4) 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*" (Reference 6).

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 principles 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 principles 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 using the historical mapping contained in the Groundsure Report (Appendix C).

The following sections present the key information included in the PCSM prepared for the site.

4.3.1 Potential Contaminants

The potential sources of contamination and associated groups of substances are outlined in Table 4.1 below. The list of activities and substances listed in the table below should not be considered exhaustive and provides a guide to the likely range of contaminants which may be present.

Table 4.1 – Potential Contaminant Sources, Linkages and Receptors.

Potential Source	Potential Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Magnitude of Occurrence	Overall Risk Rating	Active/Inactive
On-Site							
Possible on-site Historical Made Ground. Localised fuelling of equipment.	Metals (As, Cd, Cr, Pb, Hg, Se, Ni)	Direct ingestion of contaminated soils.	Future site users	No linkage as no gardens are proposed	n/a	None	Potentially active – The site has been used as a stable block then as a yard/stores under several ownerships, including a corn mill, builder’s yard, carpet business and a land driller’s yard. The walkover survey and desk study has not revealed any obvious significant sources of potentially harmful substances at the site. No gardens are proposed therefore no pathway to end-users and no proposed planting therefore no target for proposed vegetation.
		Inhalation of dust					
		Contact with contaminated soils					
		Contact with contaminated soils					
	Metals (Bo, Cu, Ni, Zn)	Uptake by plants	Planting and soft landscape areas	No linkage as no gardens are proposed	n/a	None	
	Petroleum Hydrocarbons PAHs	Ingestion of contaminated soils and vegetables	Future site users	Unlikely	Mild	Very Low	
		Inhalation of dust	Vapours into buildings (Petroleum hydrocarbons)				
		Contact with contaminated soils					
		Inhalation of vapours.					
		Contact with contaminated soils	Water supply infrastructure				
Lateral and vertical migration Surface run-off	Controlled waters – Stour Brook catchment and underlying Secondary – A aquifer	Low	Medium	Low			

Table 4.1 – Potential Contaminant Sources, Linkages and Receptors.

Potential Source	Potential Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Magnitude of Occurrence	Overall Risk Rating	Active/Inactive
Asbestos in Made Ground.	Asbestos fibres	Ingestion of contaminated soils Inhalation of fibres Contact with contaminated soils	Future site users	No linkage as no source identified	n/a	n/a	Inactive – The on-site building was constructed from brick and slate with plastic rainwater goods. No evidence of asbestos-containing materials was encountered, therefore, lack of a viable source.
Potential Made Ground	SVOC and VOC's	Ingestion of contaminated soil and vegetables Inhalation of dust Contact with contaminated soils Inhalation of vapours	Future site users Vapours in to buildings	Unlikely	Mild	Very Low	Inactive – no sources of VOC or SVOC were identified. No gardens are proposed therefore no pathway to end-users.
		Lateral and vertical migration Surface water run-off	Controlled waters – underlying Secondary – A aquifer and Stour Brook catchment	Unlikely	Medium	Very Low	

Table 4.1 – Potential Contaminant Sources, Linkages and Receptors.

Potential Source	Potential Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Magnitude of Occurrence	Overall Risk Rating	Active/Inactive
Off-Site							
Possible off-site Historical Made Ground Migration of substances from adjacent former corn mill, oil depot, tanks and railway	Metals (As, Cd, Cr, Pb, Hg, Se, Ni)	Direct ingestion of contaminated soils.	Future site users	No linkage as no gardens are proposed	n/a	None	Inactive – The area of the former corn mill, oil depot and railway have been extensively redeveloped and contamination, if present, is likely to have been identified and remediated as part of the development works. Therefore it is considered the risk to the site and future users from any residual contamination from an off-site source would be negligible. No gardens are proposed therefore no pathway to end-users and no proposed planting therefore no target for proposed vegetation.
		Inhalation of dust					
		Contact with contaminated soils					
		Contact with contaminated soils					
	Metals (Bo, Cu, Ni, Zn)	Uptake by plants	Planting and soft landscape areas	No linkage as no gardens are proposed	n/a	None	
	Petroleum Hydrocarbons PAHs	Ingestion of contaminated soils and vegetables	Future site users	Unlikely	Mild	Very Low	
Inhalation of dust		Vapours into buildings (Petroleum hydrocarbons)					
Contact with contaminated soils							
Inhalation of vapours.							
Contact with contaminated soils	Water supply infrastructure	Unlikely	Medium	Very Low			
Lateral and vertical migration	Controlled waters – Stour Brook catchment and underlying Secondary – A aquifer	Unlikely	Mild	Very Low			
Surface run-off							

Table 4.1 – Potential Contaminant Sources, Linkages and Receptors.

Potential Source	Potential Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Magnitude of Occurrence	Overall Risk Rating	Active/Inactive
Potential Made Ground	Methane and carbon dioxide.	Migration of potentially harmful ground gases	Future site users Damage to buildings	Unlikely	Severe	Low	Inactive – No evidence of the presence of significant thickness of Made Ground and hence very limited potential to produce significant quantities of ground gases.

4.3.2 Potential Receptors

This section details potential receptors which may be relevant to the future usage of the site.

Potential Human Receptors:

- End users (future residents), construction and maintenance workers, nearby residents.

Potential Controlled Water Receptors:

- Underlying Secondary – A and Principal aquifers.
- Stour Brook catchment area.

Potential Property Receptors:

- Existing and future structures, foundations and services.

Potential Flora and Fauna:

- Private gardens (off site) and areas of soft landscaping (proposed and existing).

4.3.3 Potential Migration / Exposure Pathways

This section details the potential pathways between the sources of contamination, if present, and receptors identified above. For a pollutant linkage to exist between the contaminant sources identified and the potential receptors, a pathway must exist.

Potential Human Health Receptor Exposure Pathways:

- Inhalation of vapours from contaminated soil.
- Ingestion, inhalation and dermal contact with contaminated soil and dust.
- Preferential pathways via underground services and pipes and granular materials.

Potential Controlled Waters Exposure Pathways:

- Preferential pathways via underground services and pipes and granular materials.
- Migration of contaminated groundwater underlying the site.

Potential Property Exposure Pathways:

- Contact between contamination and proposed buildings/structures/services.
- Contaminant migration through preferential pathways such as service runs and granular materials.

5. Conclusions & Recommendations

The following section presents the findings of this Generic Quantitative Risk Assessment (GQRA).

5.1 Phase 1: Desk Study, Preliminary Risk Assessment

The proposed development of the site will be for five new flats housed in a single structure with shared amenity space to the rear; no private or shared gardens are proposed.

The site area is approximately 250m² and is occupied by a Victorian brick-built former stables and yard and has remained largely unchanged throughout its history. However, the building and yard has been used by several business including: part of a corn mill yard, a builder's yard, a carpet business and a land driller's yard

Published maps indicate the site to lie upon undifferentiated River Terrace deposits which typically comprises sand and gravel: Lewes Nodular and Seaford Chalk Formations (undifferentiated) underlie the entire site at depth. The River Terrace deposits are classified as a Secondary – A aquifer and the underlying chalk is classified as a Principal Aquifer.

The site is within a residential and commercial area and residential properties bound the northeast and southwest sides. The northwest side is bounded by Station Road (semi-pedestrianised) beyond which is the A143. The southeast of the site is bounded by a car park. The site ground level is approximately 0.8m above the ground surface to the southwest.

Historically, the site was a stable block associated with an adjacent public house. An oil depot and weighbridge were located 20m and 30m to the northeast and Haverhill station was a little further to the northeast. A corn mill (Hovis) and yard was located to the southeast. A large part of the surrounding area to the northeast and southeast was redeveloped as part of a new supermarket development and road improvements in the late 2000's.

No significant on-site sources of potential land and groundwater contamination were observed during the walkover survey and none have been positively identified from the historical information. Historically, potential off-site sources of contamination have been identified (e.g. oil depot, train station and associated activities, adjacent corn mill yard, former tanks), however, these areas have been significantly redeveloped and sources of contamination and impacted soils if present would have been removed and remediated as part of these works. The risk to the site from an off-site source is therefore effectively mitigated.

Based upon current guidance, review of published data and the walkover survey indicates that potential risks to Human Health and Controlled Waters arising from contaminative sources at the site is considered very low to low risk.

5.2 Recommendations for Further Works

Owing to the lack of significant contaminant sources at the site, it is considered that a Phase 2 intrusive investigation and Tier 2 Generic Quantitative Risk Assessment is not warranted. However, a careful watch must be maintained during ground works during development for potential sources of contamination. If suspected or identified then works should stop in the area and contact made with a suitability qualified person for assessment, advice and instruction.

This report should be presented to the Contaminated Land Officer for their approval or comment prior to works commencing on site.

Oakley Soils and Concrete Engineering Limited

6. References

1. Groundsure Enviro Insight report, reference number: GS-7794549, dated 27/04/2021.
2. BGS website Lexicon Search <http://www.bgs.ac.uk/Lexicon/home.cfm>
3. Environment Agency website <https://www.gov.uk/government/organisations/environment-agency>.
4. Environmental Protection Act 1990, HMSO.
5. Soil Guideline Value Reports for Individual Soil Contaminants. Report R&D SGV Series. 2002. Department for Environment, Food and Rural Affairs and the Environment Agency.
6. Model Procedures for the Management of Contaminated Land CLR 11. 2004. Environment Agency.
7. Nathanail, C. P., McCaffrey, C., Gillett, A. G., Ogden, R. C. and Nathanail, J. F. 2015. The LQM/CIEH S4ULs for Human Health Risk Assessment. Land Quality Press, Nottingham.
8. Soil Generic Assessment Criteria for Human health Risk Assessment. 2010. CL:AIRE.
9. Water Supply (Water Quality) Regulations. 2008 (as amended 2007). HMSO.
10. Guidelines for Drinking Water Quality. 4th Edition. 2011. The World Health Organisation.
11. Guidance on methane and Carbon Dioxide 4th Edition. 2007. NHBC/RSK.
12. Toxicological Review of the Risks of Exposure to Soil Containing Polycyclic Aromatic Hydrocarbons. 2009. Institute of Occupational Medicine.

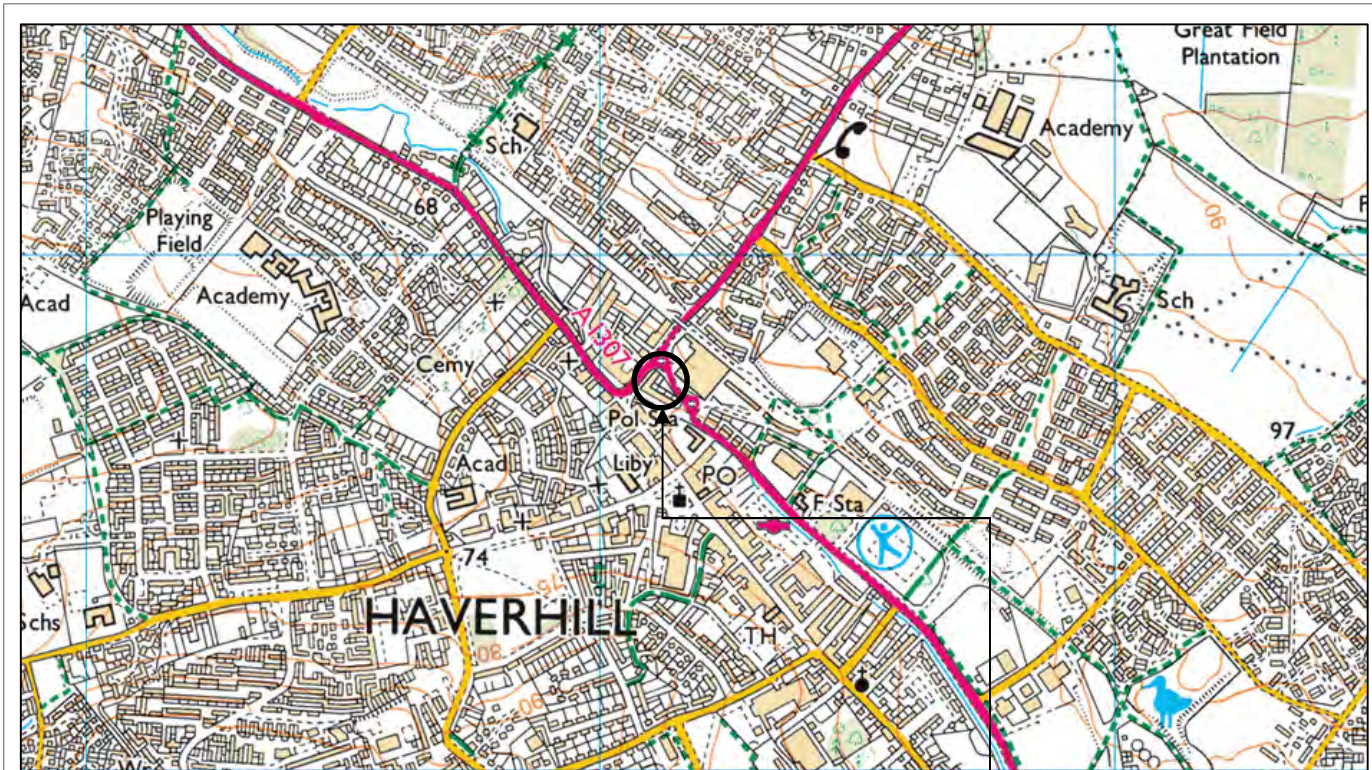
Appendix A:

Plans

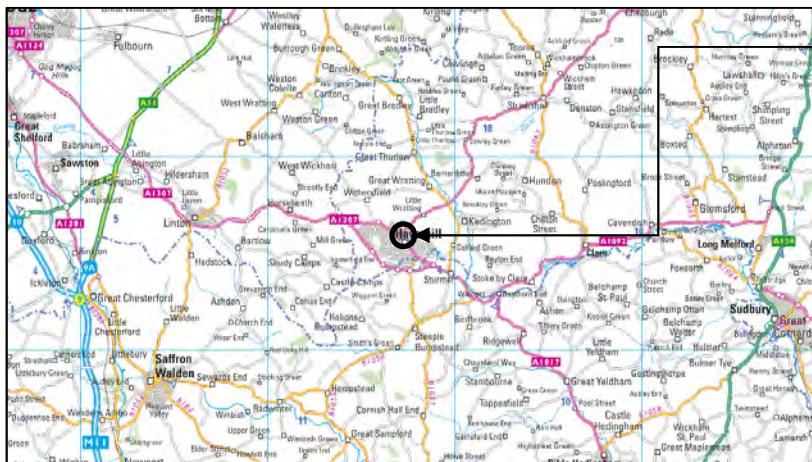
OAKLEY SOILS AND CONCRETE ENGINEERING LIMITED

Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Site Location Plan



The Site
Onions Yard
Station Road
Haverhill
Suffolk
CB9 0EU

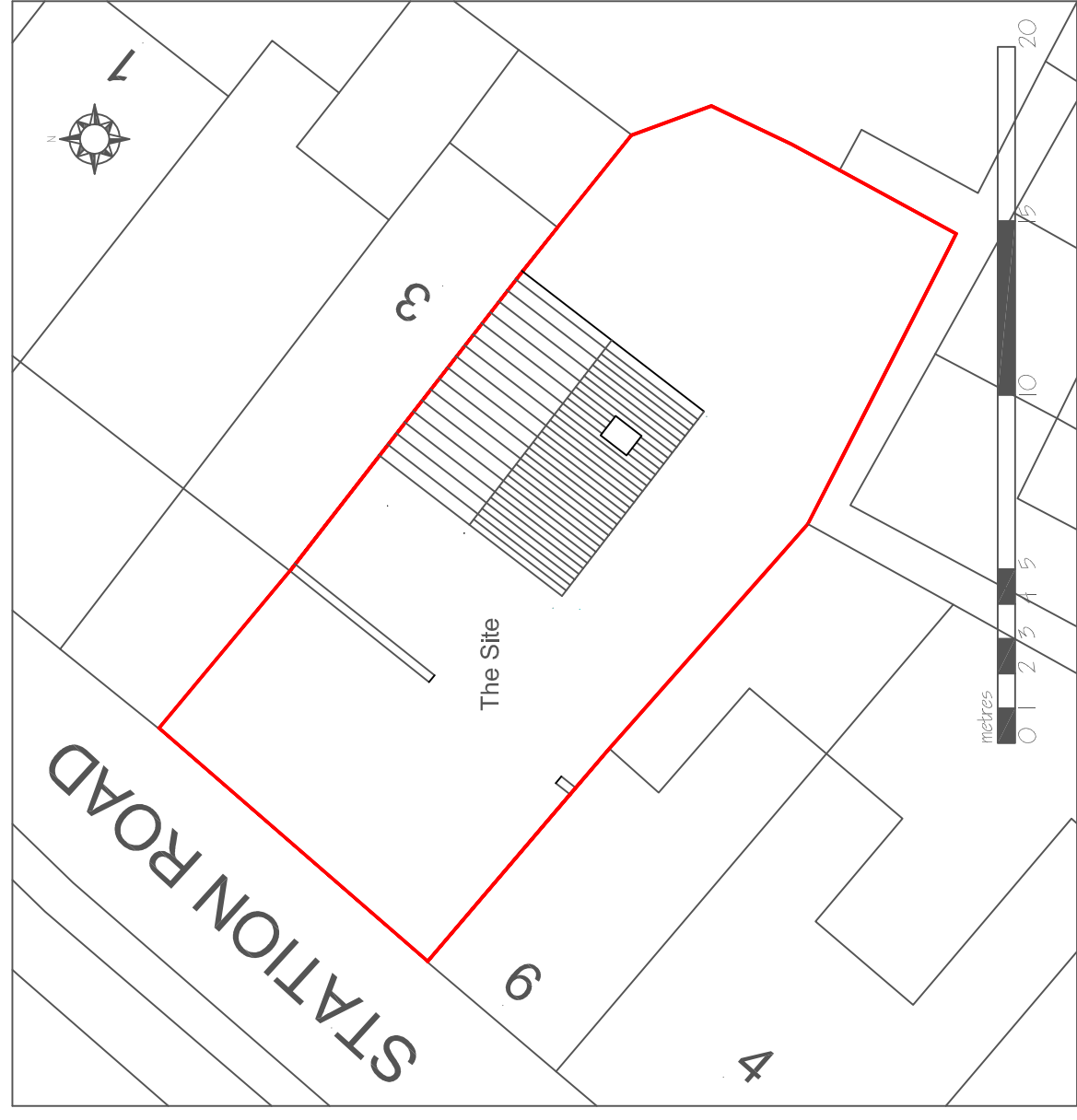


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Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

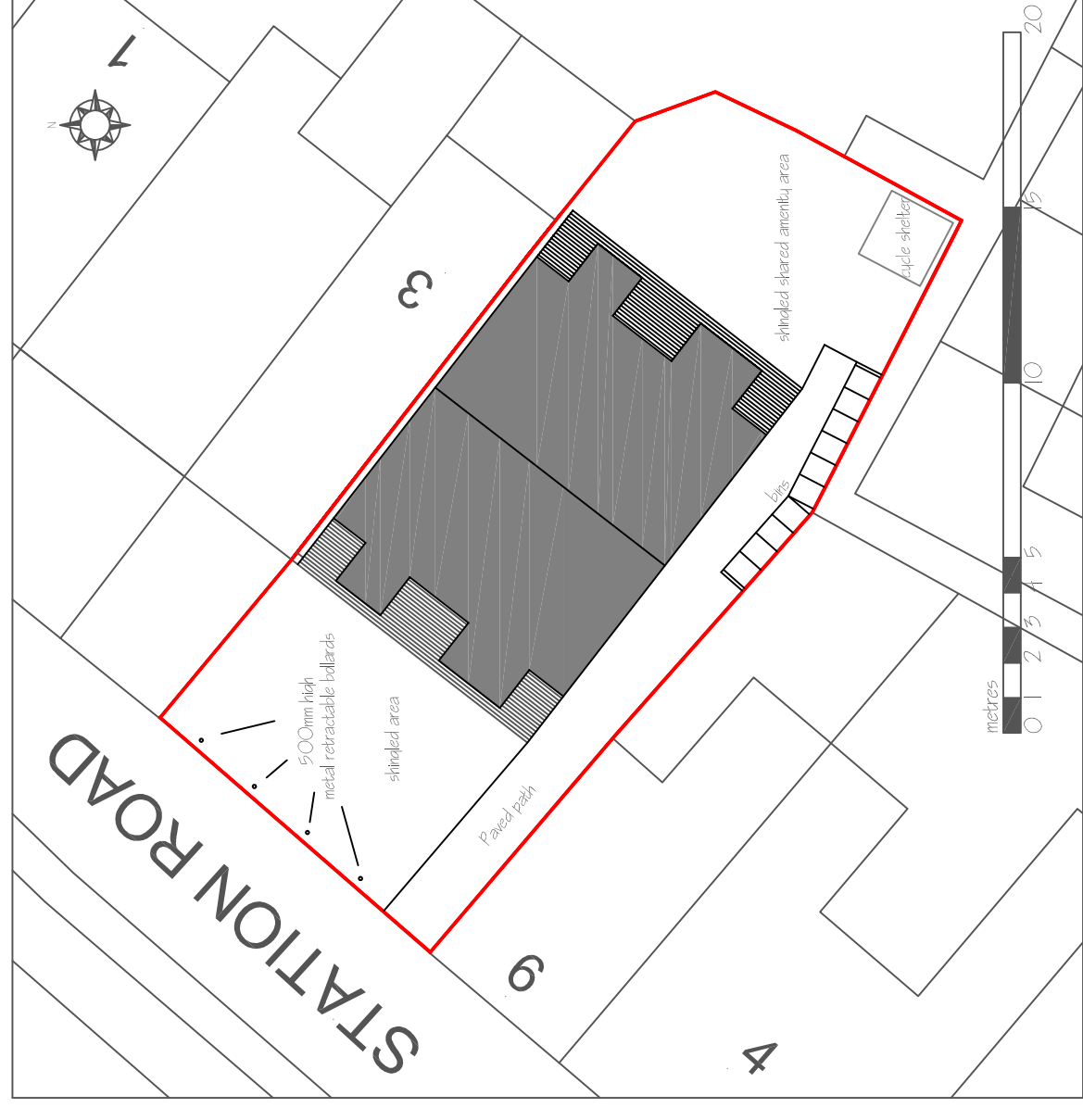
Architect drawing:

Site Plan as existing and Site Plan as proposed



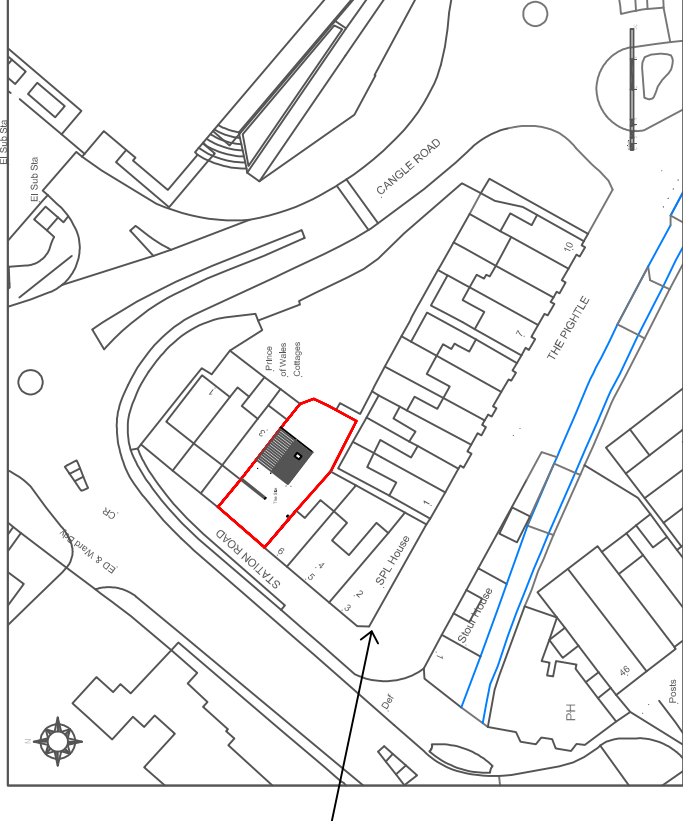
©Crown Copyright and database rights 2020 OS Licence no. 100051661

Site Plan as existing Scale 1:200



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Site Plan as proposed Scale 1:200



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Location Plan Scale 1:1250

weekly refuse collection point

<p>Michael Sale M.R.I.C.S. F.C.I.O.B. Architectural Surveyors 16 Dane Close, Kedington, Haverhill, Suffolk. CB9 7NX Telephone: 01440 702106 Fax: 08707 065471 email: info@michaelsale.co.uk website: www.michaelsale.co.uk</p>	<p>Proposed apartment building following the demolition of industrial building at Land adjacent 6 Station Road, Haverhill, Suffolk CB9 0EU</p>	<p>For Onions Yard Developments Ltd</p>
<p>Drawing No: 9192/ 21/ 3 Scale: 1:200 & 1:1250 Drawn By: Nicola Sale Checked By: Michael Sale Date: January 2021</p>		

Appendix B: Walkover Notated Sketch & Photographs

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Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Walkover Survey Plan 29th April 2021



Key to numbered items

- 1 – Front yard (old engine and drilling tool (shell))
- 2 – Front yard (garage door, old table, masonry)
- 3 – Mobile water bowser
- 4 – Rear yard (drilling materials, old tyres and a wheel)
- 5 – Inside, ground floor (drilling materials: bentonite, sample pots, gas bottle, fire retardant compound (bagged), shelving, jerry can)
- 6 – Inside, first floor (work bench, drill bits, barber chairs, old sinks, old office chairs)

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Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Photographs of Walkover Survey 29th April 2021



Photograph 1: General view of the site looking southeast from Station Road.



Photograph 2: Station Road, looking northeast.

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Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Photographs of Walkover Survey 29th April 2021



Photograph 3: Station Road, looking southwest.



Photograph 4: The Pightle to the southwest of the site.

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Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Photographs of Walkover Survey 29th April 2021



Photograph 5: The on-site building looking from the southwest.



Photograph 6: Car park to the rear (southeast) side of the site (former Hovis corn mill yard).

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Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Photographs of Walkover Survey 29th April 2021



Photograph 7: General view of the site frontage with Station Road.



Photograph 8: General view, on-site drain cover and discarded pipe.

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Photographs of Walkover Survey 29th April 2021



Photograph 9: On-site drain at the front of the site.



Photograph 10: On-site drain on the southwest side of the site.

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Photographs of Walkover Survey 29th April 2021



Photograph 11: General view of the existing building.



Photograph 12: General view of the front yard: garage door, old table, old engine (partially obscured by the upturned table).

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Photographs of Walkover Survey 29th April 2021



Photograph 13: Southwest side of the yard.



Photograph 14: Rear (southeast) side of the yard, old water bowser.

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Photographs of Walkover Survey 29th April 2021



Photograph 15: Rear (southeast) side of the yard.



Photograph 16: View of the building from the rear yard.

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Photographs of Walkover Survey 29th April 2021



Photograph 17: View looking northwest toward the entrance to the site area.



Photograph 18: General view of the rear yard.

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Photographs of Walkover Survey 29th April 2021



Photograph 19: Discarded sample tubes (U100s) in the rear yard.



Photograph 20: View of adjacent properties to the southwest.

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Photographs of Walkover Survey 29th April 2021



Photograph 21: View of adjacent properties to the south.



Photograph 22: Access to the adjacent properties to the south and southwest.

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Photographs of Walkover Survey 29th April 2021



Photograph 23: General view inside the building on the ground floor (1).



Photograph 24: General view inside the building on the ground floor (2).

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Photographs of Walkover Survey 29th April 2021



Photograph 25: General view inside the building on the ground floor (3).



Photograph 26: General view inside the building on the ground floor (4).

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Photographs of Walkover Survey 29th April 2021



Photograph 27: General view inside the building on the first floor (1).



Photograph 28: General view inside the building on the first floor (2).

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Photographs of Walkover Survey 29th April 2021



Photograph 29: View southeast toward the car park at the rear of the site (formerly part of the corn mill yard).



Photograph 30: General view looking northwest toward Station Road, Wratting Road and former school beyond.

Appendix C: Groundsure Enviro Insight Report

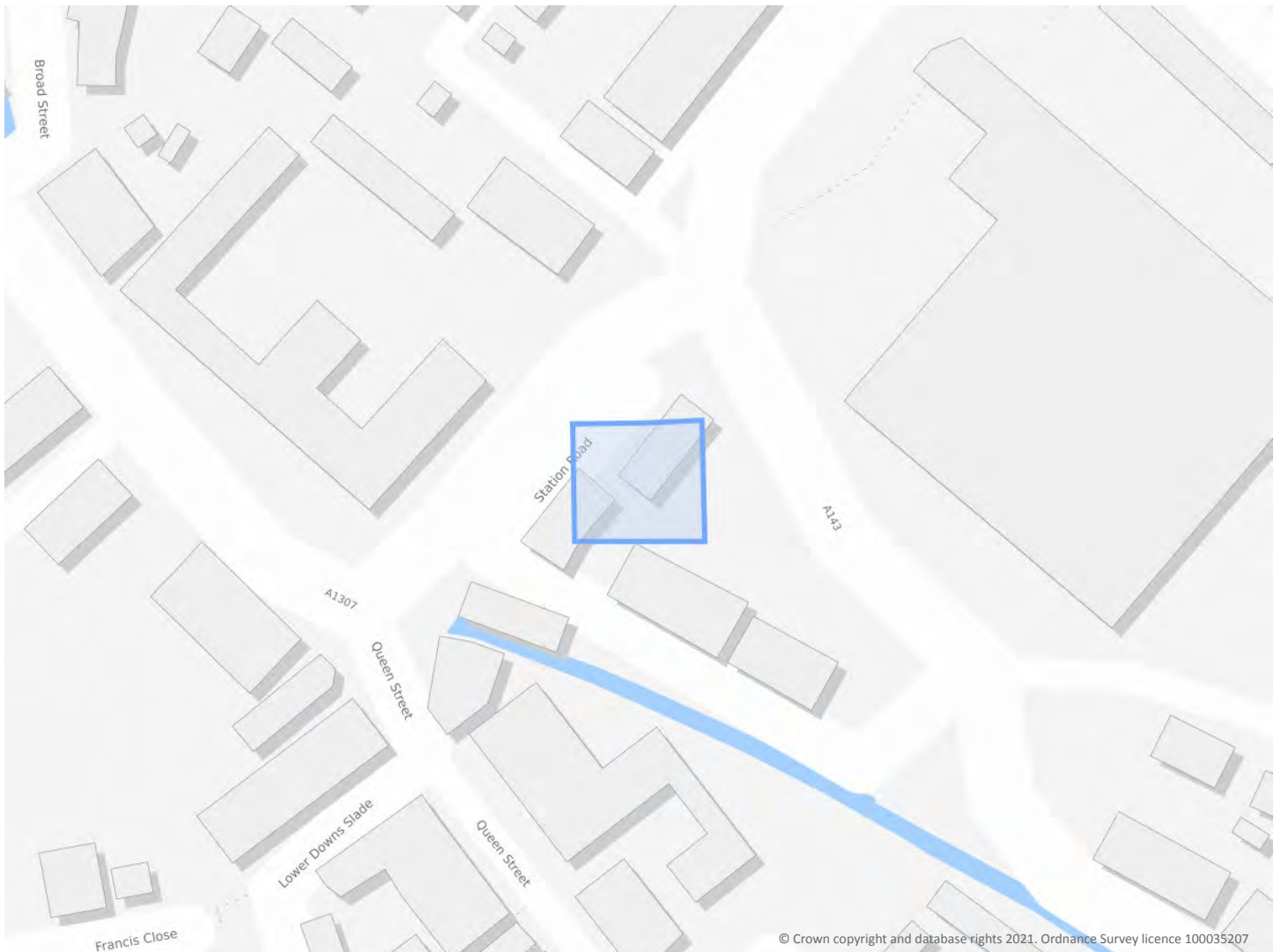
S R BUILDERS, STATION ROAD, HAVERHILL, CB9 0EU

Order Details

Date: 27/04/2021
Your ref: Onions_Yard
Our Ref: GS-7794549
Client: Michael Sale Architectural Surveyors Ltd.

Site Details

Location: 567105 245751
Area: 0.07 ha
Authority: [West Suffolk](#)



Summary of findings

p. 2

Aerial image

p. 6

OS MasterMap site plan

p.11

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
12	1.1	<u>Historical industrial land uses</u>	7	5	69	60	-
18	1.2	<u>Historical tanks</u>	0	2	4	26	-
19	1.3	<u>Historical energy features</u>	0	0	3	33	-
21	1.4	Historical petrol stations	0	0	0	0	-
21	1.5	<u>Historical garages</u>	0	1	0	5	-
22	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
23	2.1	<u>Historical industrial land uses</u>	9	6	93	72	-
30	2.2	<u>Historical tanks</u>	0	4	7	36	-
32	2.3	<u>Historical energy features</u>	0	0	9	65	-
35	2.4	Historical petrol stations	0	0	0	0	-
35	2.5	<u>Historical garages</u>	0	1	0	7	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
37	3.1	Active or recent landfill	0	0	0	0	-
37	3.2	Historical landfill (BGS records)	0	0	0	0	-
38	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
38	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
38	3.5	Historical waste sites	0	0	0	0	-
38	3.6	Licensed waste sites	0	0	0	0	-
38	3.7	<u>Waste exemptions</u>	0	0	5	18	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
41	4.1	<u>Recent industrial land uses</u>	0	3	12	-	-
42	4.2	Current or recent petrol stations	0	0	0	0	-
43	4.3	Electricity cables	0	0	0	0	-
43	4.4	Gas pipelines	0	0	0	0	-
43	4.5	Sites determined as Contaminated Land	0	0	0	0	-



43	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
43	4.7	Regulated explosive sites	0	0	0	0	-
44	4.8	Hazardous substance storage/usage	0	0	0	0	-
44	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
44	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
44	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
44	4.12	<u>Radioactive Substance Authorisations</u>	0	0	0	1	-
45	4.13	<u>Licensed Discharges to controlled waters</u>	0	1	1	2	-
46	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
46	4.15	<u>Pollutant release to public sewer</u>	0	0	0	1	-
46	4.16	List 1 Dangerous Substances	0	0	0	0	-
46	4.17	<u>List 2 Dangerous Substances</u>	0	0	1	0	-
47	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	1	2	3	-
47	4.19	Pollution inventory substances	0	0	0	0	-
48	4.20	Pollution inventory waste transfers	0	0	0	0	-
48	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Geology (basic)					
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49	5.1	<u>Superficial geology (625k)</u>	Identified (within 500m)				
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49	5.2	<u>Bedrock geology (625k)</u>	Identified (within 500m)				
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Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
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50	6.1	<u>Superficial aquifer</u>	Identified (within 500m)				
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52	6.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
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53	6.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
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54	6.4	<u>Groundwater vulnerability- soluble rock risk</u>	Identified (within 0m)				
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55	6.5	Groundwater vulnerability- local information	None (within 0m)				
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56	6.6	<u>Groundwater abstractions</u>	0	0	0	1	35
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64	6.7	Surface water abstractions	0	0	0	0	0
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64	6.8	Potable abstractions	0	0	0	0	0
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64	6.9	<u>Source Protection Zones</u>	1	0	0	0	-
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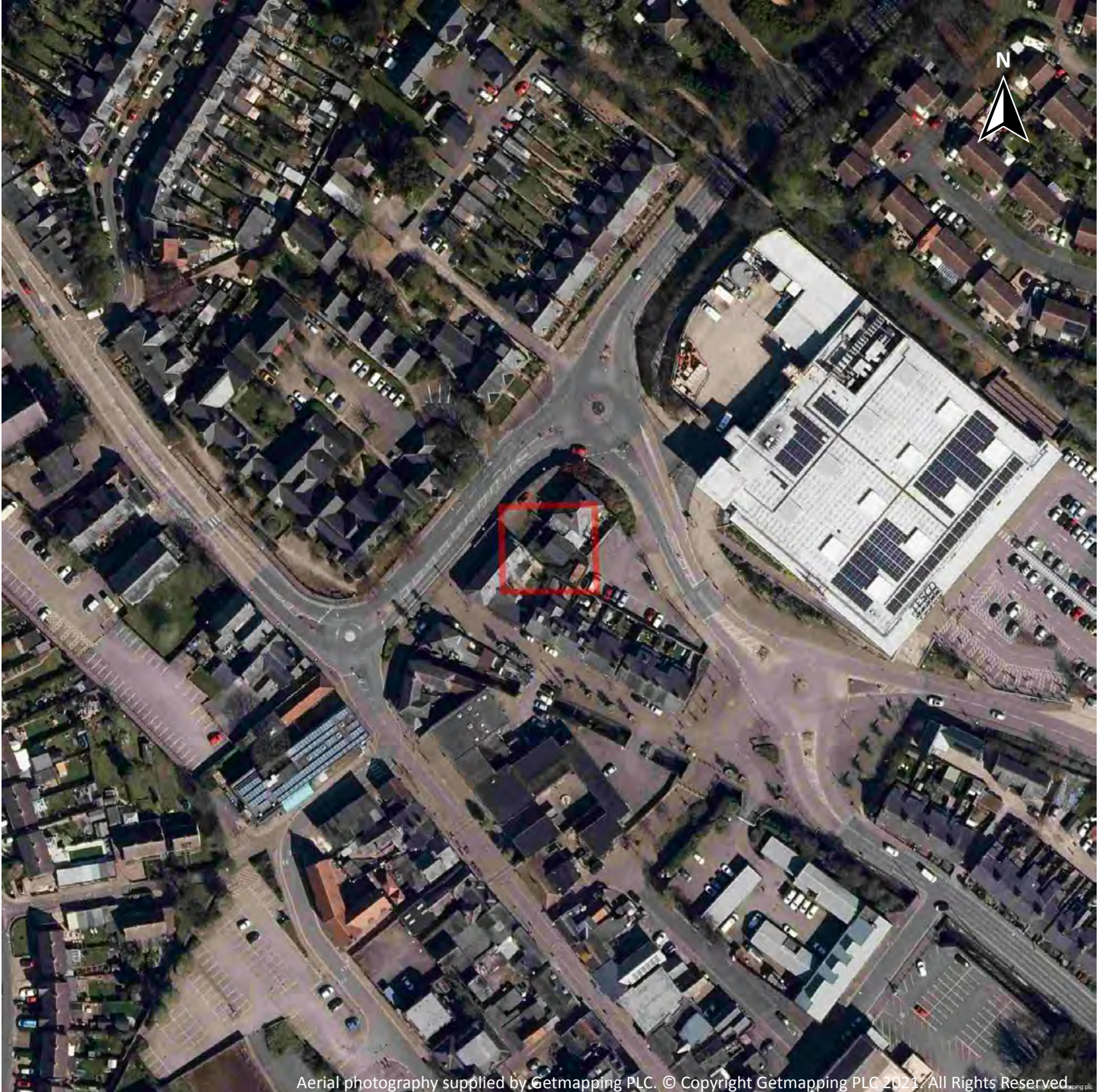
65	6.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
66	7.1	<u>Water Network (OS MasterMap)</u>	0	3	11	-	-
68	7.2	<u>Surface water features</u>	0	1	5	-	-
68	7.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
68	7.4	<u>WFD Surface water bodies</u>	0	1	0	-	-
69	7.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
70	8.1	<u>Risk of Flooding from Rivers and Sea (RoFRaS)</u>	High (within 50m)				
71	8.2	Historical Flood Events	0	0	0	-	-
71	8.3	Flood Defences	0	0	0	-	-
71	8.4	Areas Benefiting from Flood Defences	0	0	0	-	-
71	8.5	Flood Storage Areas	0	0	0	-	-
72	8.6	<u>Flood Zone 2</u>	Identified (within 50m)				
73	8.7	<u>Flood Zone 3</u>	Identified (within 50m)				
Page	Section	Surface water flooding					
74	9.1	<u>Surface water flooding</u>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
76	10.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
77	11.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
78	11.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
78	11.3	Special Areas of Conservation (SAC)	0	0	0	0	0
78	11.4	Special Protection Areas (SPA)	0	0	0	0	0
78	11.5	National Nature Reserves (NNR)	0	0	0	0	0
79	11.6	<u>Local Nature Reserves (LNR)</u>	0	0	2	1	5
79	11.7	<u>Designated Ancient Woodland</u>	0	0	0	0	2
80	11.8	Biosphere Reserves	0	0	0	0	0
80	11.9	Forest Parks	0	0	0	0	0



80	11.10	Marine Conservation Zones	0	0	0	0	0
80	11.11	Green Belt	0	0	0	0	0
80	11.12	Proposed Ramsar sites	0	0	0	0	0
81	11.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
81	11.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
81	11.15	Nitrate Sensitive Areas	0	0	0	0	0
81	11.16	<u>Nitrate Vulnerable Zones</u>	2	0	2	0	0
83	11.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
84	11.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
85	12.1	World Heritage Sites	0	0	0	-	-
86	12.2	Area of Outstanding Natural Beauty	0	0	0	-	-
86	12.3	National Parks	0	0	0	-	-
86	12.4	<u>Listed Buildings</u>	0	1	6	-	-
87	12.5	<u>Conservation Areas</u>	0	1	0	-	-
87	12.6	Scheduled Ancient Monuments	0	0	0	-	-
87	12.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
89	13.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
90	13.2	Open Access Land	0	0	0	-	-
90	13.3	Tree Felling Licences	0	0	0	-	-
90	13.4	Environmental Stewardship Schemes	0	0	0	-	-
90	13.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
91	14.1	<u>Priority Habitat Inventory</u>	0	0	16	-	-
92	14.2	Habitat Networks	0	0	0	-	-
92	14.3	Open Mosaic Habitat	0	0	0	-	-
93	14.4	Limestone Pavement Orders	0	0	0	-	-



Recent aerial photograph



Capture Date: 05/04/2020

Site Area: 0.07ha



Recent site history - 2017 aerial photograph



Capture Date: 09/04/2017

Site Area: 0.07ha



Recent site history - 2013 aerial photograph



Capture Date: 02/05/2013

Site Area: 0.07ha



Recent site history - 2007 aerial photograph



Capture Date: 26/03/2007

Site Area: 0.07ha



Recent site history - 1999 aerial photograph

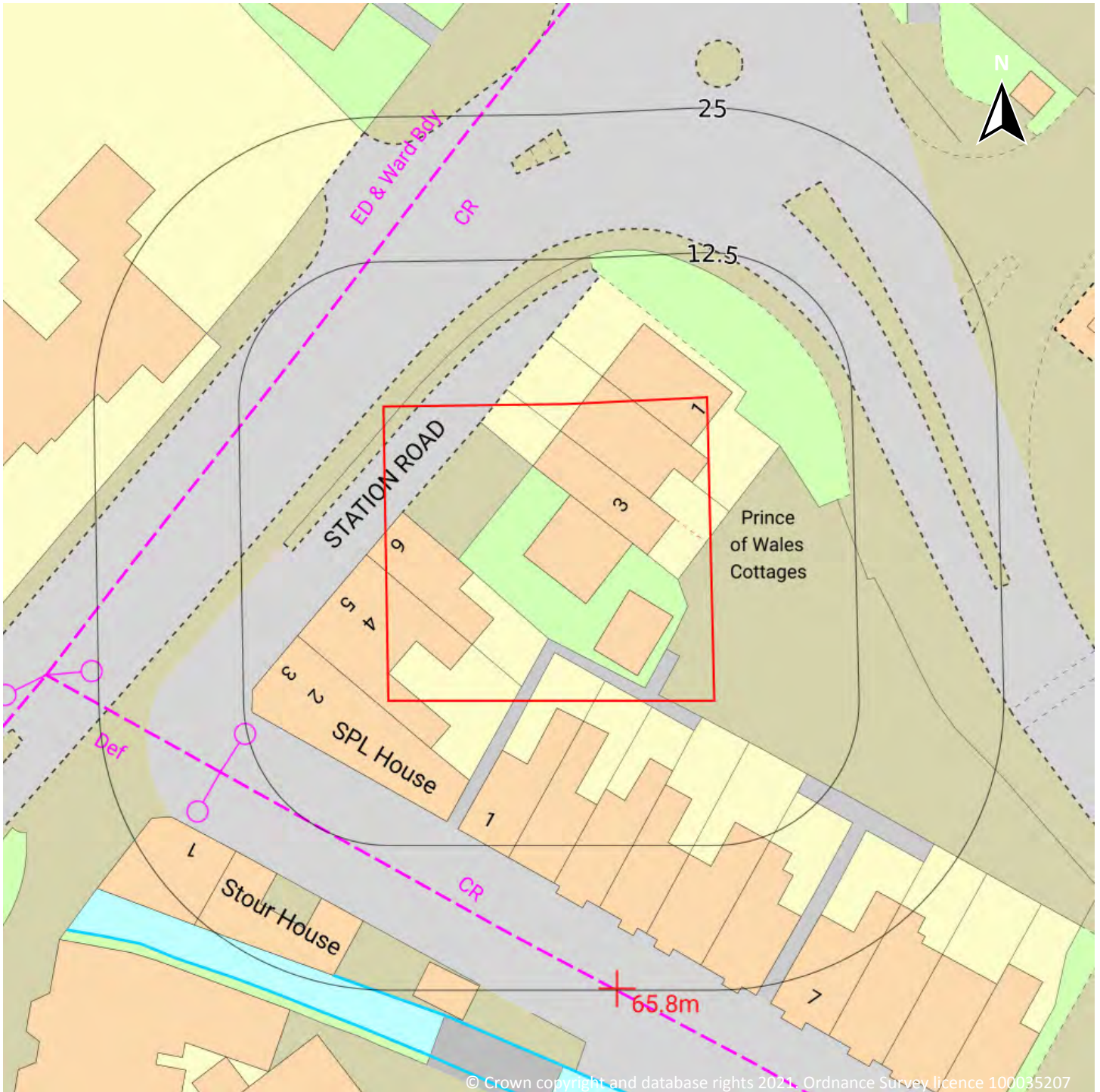


Capture Date: 05/05/1999

Site Area: 0.07ha



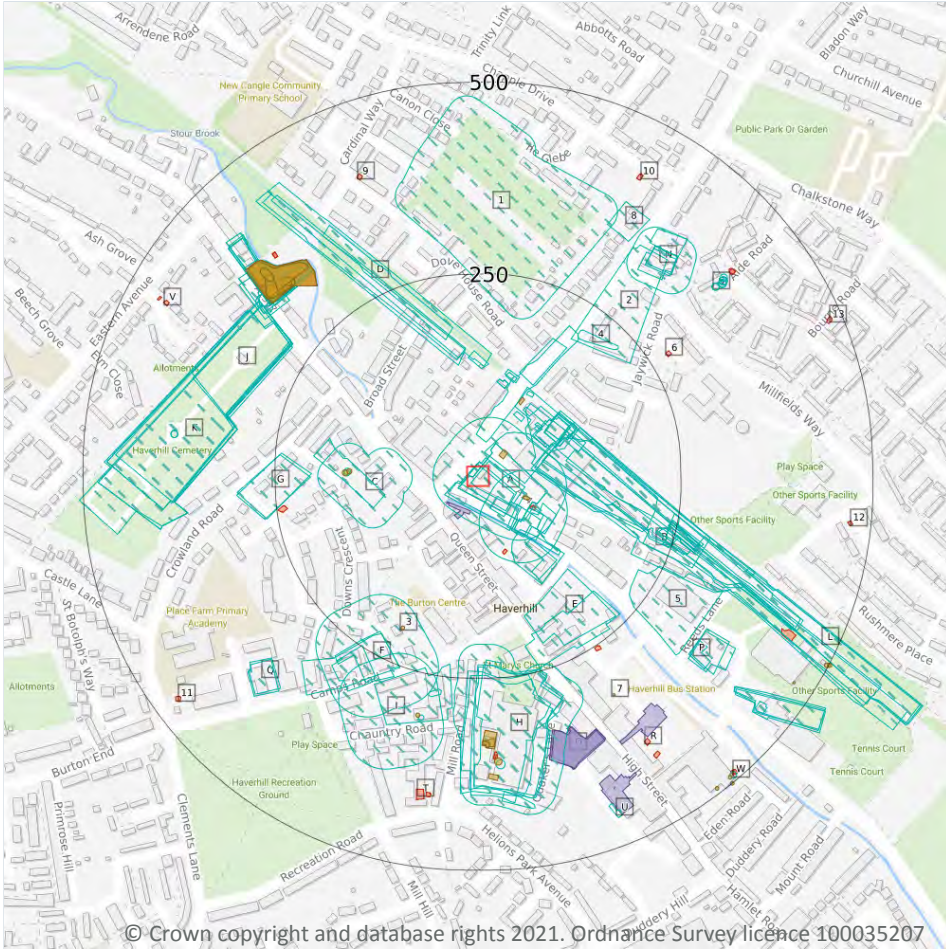
OS MasterMap site plan



Site Area: 0.07ha



1 Past land use



Site Outline

Search buffers in metres (m)

- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m **141**

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 12**

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Mill	1979	2091405



ID	Location	Land use	Dates present	Group ID
A	On site	Corn Mill	1938	2094785
A	On site	Corn Mill	1946	2098030
A	On site	Unspecified Mill	1959	2101005
A	On site	Unspecified Mill	1967 - 1971	2112216
A	On site	Police Station	1899	2114937
A	On site	Corn Mill	1905 - 1924	2121428
A	6m SE	Corn Mill	1885	2122640
A	11m NE	Corn Mill	1949	2073951
A	17m SE	Police Station	1896	2117006
A	31m N	Cuttings	1885	2077669
A	43m SE	Corn Mill	1896 - 1899	2121429
B	55m E	Railway Sidings	1959	2066039
B	56m E	Railway Sidings	1938 - 1946	2076328
A	57m SE	Police Station	1959 - 1967	2094730
A	58m SE	Police Station	1924 - 1949	2088224
A	58m SE	Police Station	1946	2089530
B	60m E	Railway Sidings	1924	2081551
B	62m NE	Railway Sidings	1896	2082309
B	62m E	Railway Sidings	1967 - 1971	2122363
A	70m SE	Police Station	1991	2117152
A	70m NE	Railway Station	1946 - 1971	2083524
B	70m E	Railway Sidings	1905	2092454
C	72m W	Cattle Sale Yard	1905	2088233
A	72m NE	Railway Building	1924	2051998
B	73m E	Railway Sidings	1949	2091814
A	73m NE	Railway Station	1905 - 1924	2078880
A	77m NE	Railway Building	1896	2072670
A	81m NE	Railway Building	1905	2076522



ID	Location	Land use	Dates present	Group ID
A	84m NE	Railway Building	1896	2051999
A	84m NE	Railway Station	1896	2099781
A	85m NE	Railway Station	1899	2109640
A	88m SE	Police Station	1979	2077541
A	88m NE	Railway Station	1938	2110151
A	88m NE	Railway Station	1885	2111289
B	90m E	Railway Sidings	1885	2086138
B	101m E	Railway Sidings	1899	2076298
A	103m N	Railway Building	1924	2065115
A	103m N	Railway Building	1946	2093650
A	105m NE	Railway Building	1905	2051997
C	108m W	Cattle Sale Yard	1949	2121704
A	113m N	Railway Building	1905	2074233
A	114m N	Railway Building	1938 - 1949	2071194
A	120m NE	Cuttings	1949	2082087
A	127m N	Railway Sidings	1885	2093272
D	130m N	Railway Sidings	1905 - 1949	2068729
D	132m N	Railway Sidings	1959	2111062
B	138m E	Railway Building	1924	2051993
D	142m N	Railway Sidings	1946	2105987
E	149m SE	Unspecified Works	1967 - 1971	2067830
C	152m W	Unspecified Tank	1949	2078989
C	153m W	Unspecified Tank	1905	2073393
B	162m E	Railway Building	1896	2051991
D	167m N	Railway Sidings	1885	2091916
F	172m SW	Malthouse	1885	2099906
E	189m SE	Unspecified Factory	1905 - 1924	2085865
1	196m N	Nursery	1991	2052725



ID	Location	Land use	Dates present	Group ID
2	197m NE	Unspecified Mill	1959	2056488
G	203m W	Cattle Sale Yard	1946	2069271
4	203m NE	Unspecified Pit	1885	2041422
G	204m W	Cattle Sale Yard	1959	2065417
H	206m S	Unspecified Factory	1885	2079336
F	221m SW	Malthouse	1905 - 1924	2089878
F	222m SW	Malthouse	1896	2079133
5	223m SE	Unspecified Depot	1967 - 1971	2114188
B	225m E	Railway Building	1946 - 1959	2079620
H	226m S	Unspecified Factory	1899 - 1991	2079541
B	229m E	Railway Building	1899 - 1924	2073197
I	232m S	Brewery	1885	2053390
H	233m S	Unspecified Factory	1896	2080717
I	233m S	Telephone Exchange	1979	2054701
H	233m S	Unspecified Works	1967 - 1971	2118141
B	238m E	Railway Buildings	1896	2081668
B	239m E	Railway Buildings	1967 - 1971	2066458
B	240m E	Railway Building	1938	2089051
B	240m E	Railway Building	1938	2070053
B	240m E	Railway Building	1885	2081471
H	241m S	Unspecified Commercial/Industrial	1959	2058377
B	241m E	Railway Building	1949	2105531
H	246m S	Unspecified Factory	1924	2096545
F	249m SW	Malthouse	1899	2114036
I	267m S	Unspecified Tanks	1896	2055034
J	275m NW	Cemetery	1896 - 1899	2096075
K	277m NW	Cemetery	1991	2067765
K	277m NW	Cemetery	1979	2103906



ID	Location	Land use	Dates present	Group ID
K	277m NW	Cemetery	1959 - 1971	2110432
J	279m NW	Cemetery	1885	2109140
K	279m NW	Cemetery	1905 - 1924	2081129
L	280m E	Railway Sidings	1905	2106067
K	280m NW	Cemetery	1938	2122468
K	282m NW	Cemetery	1946 - 1949	2077759
I	304m S	Unspecified Tank	1896	2044698
N	309m NE	Corn Mill	1938	2123054
M	317m NW	Gas Works	1905 - 1924	2110568
N	321m NE	Corn Mill	1905 - 1946	2111716
M	322m NW	Unspecified Works	1967 - 1971	2068485
M	322m NW	Gas Works	1946	2113407
M	324m NW	Unspecified Commercial/Industrial	1938	2058374
M	324m NW	Unspecified Tanks	1979	2081008
M	324m NW	Unspecified Tanks	1967 - 1971	2105007
M	325m NW	Gas Works	1899	2084080
M	326m NW	Gasometer	1946	2078466
M	326m NW	Gasometers	1924	2107828
M	326m NW	Gas Works	1949	2095203
M	327m NW	Gas Works	1896	2113184
M	328m NW	Unspecified Tanks	1938	2088783
M	328m NW	Unspecified Tanks	1959	2076191
M	329m NW	Gas Works	1885	2117182
M	330m NW	Gasometers	1949	2078045
M	331m NW	Gasometer	1905	2094752
N	332m NE	Corn Mill	1896	2070665
N	334m NE	Corn Mill	1885	2089823
P	339m SE	Fire Station	1979	2076015



ID	Location	Land use	Dates present	Group ID
P	339m SE	Fire Station	1991	2094236
Q	339m SW	Police Station	1979	2108883
P	339m SE	Fire Station	1971	2071434
Q	341m SW	Police Station	1971	2108372
M	343m NW	Gasometers	1896 - 1899	2100250
8	345m NE	Corn Mill	1949	2047670
M	346m NW	Unspecified Tanks	1885	2055035
M	350m NW	Gasometer	1905	2047004
B	353m E	Railway Building	1938	2051981
H	357m S	Unspecified Tank	1896	2044699
N	359m NE	Corn Mill	1899	2115342
S	372m NE	Windmill	1924	2064812
S	372m NE	Windmill	1946	2080343
K	379m W	Unspecified Tank	1967 - 1971	2078667
K	379m W	Unspecified Tank	1979	2085071
S	381m NE	Unspecified Windmill	1899	2053309
S	381m NE	Windmill	1896	2115110
S	384m NE	Corn Windmill	1885	2050105
S	384m NE	Windmill	1938	2093766
S	386m NE	Windmill	1905	2064452
S	388m NE	Windmill	1949	2065028
H	398m S	Unspecified Quay	1899	2048347
L	413m SE	Brick Works	1896	2100247
L	414m SE	Brick Works	1885	2112745
L	416m SE	Brick Works	1899	2088065
U	443m S	Smithy	1924	2059402
L	451m SE	Unspecified Kiln	1885	2045796
W	488m SE	Unspecified Tank	1949	2044710

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

32

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 12**

ID	Location	Land use	Dates present	Group ID
A	19m NE	Tanks	1960	348449
A	46m E	Unspecified Tank	1968 - 1978	354860
A	90m NE	Unspecified Tank	1960	344474
C	150m W	Unspecified Tank	1960	357916
C	155m W	Unspecified Tank	1884 - 1926	356094
3	200m SW	Unspecified Tank	1902 - 1926	355807
I	302m S	Unspecified Tank	1902 - 1926	356372
M	306m NW	Gasholder Station	1982	349529
M	306m NW	Gas Holder Station	1973 - 1980	358295
7	315m SE	Unspecified Tank	1988	344468
H	318m S	Tanks	1996	358217
M	325m NW	Unspecified Tank	1959 - 1968	351242
M	325m NW	Gas Holder	1973 - 1982	352902
M	326m NW	Gas Holders	1973	349477
M	326m NW	Gasholder Station	1973	349521
M	326m NW	Tanks	1960 - 1968	351166
M	327m NW	Gasholders	1983	347592
M	327m NW	Gas Holder Station	1983	349472
M	328m NW	Gasometers	1926	347623
H	329m S	Tanks	1973	352034
H	332m S	Tanks	1978 - 1988	350015



ID	Location	Land use	Dates present	Group ID
M	332m NW	Gas Works	1884	349497
M	333m NW	Tanks	1902	351595
M	351m NW	Gasometers	1884	347622
H	354m S	Unspecified Tank	1884	344473
H	374m S	Unspecified Tank	1926	344472
L	471m SE	Unspecified Tank	1988	344467
W	490m SE	Unspecified Tank	1902 - 1926	349971
W	491m SE	Unspecified Tank	1902 - 1926	352295
L	495m SE	Unspecified Tank	1973 - 1989	355735
W	498m SE	Unspecified Tank	1884	344469
L	498m SE	Unspecified Tank	1978	353284

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	36
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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 12**

ID	Location	Land use	Dates present	Group ID
A	60m SE	Electricity Substation	1968 - 1978	237668
A	85m S	Electricity Substation	1989 - 1992	230355
G	236m W	Electricity Substation	1968 - 1988	229729
E	252m SE	Electricity Substation	1978 - 1992	233439
6	274m NE	Electricity Substation	1989 - 1992	235827
M	306m NW	Gasholder Station	1982	229103
M	306m NW	Gas Holder Station	1973 - 1980	238986



ID	Location	Land use	Dates present	Group ID
M	324m NW	Urban District Council Gas Works	1926	227374
M	325m NW	Gas Holder	1973 - 1982	235216
M	326m NW	Gas Holders	1973	227542
M	326m NW	Gasholder Station	1973	229104
M	327m NW	Gasholders	1983	227301
M	327m NW	Gas Holder Station	1983	227272
M	328m NW	Gasometers	1926	227362
M	332m NW	Gas Works	1884	227706
H	346m S	Electricity Substation	1973 - 1978	236449
H	350m S	Electricity Substation	1988	235031
M	351m NW	Gasometers	1884	227361
M	368m NW	Electricity Substation	1982 - 1988	233130
M	368m NW	Electricity Substation	1968 - 1980	234992
R	388m SE	Electricity Substation	1978	226405
9	398m N	Electricity Substation	1980 - 1988	239584
T	399m S	Electricity Substation	1996	226406
T	402m S	Electricity Substation	1968 - 1988	234442
S	402m NE	Electricity Substation	1982 - 1990	231135
S	402m NE	Electricity Substation	1956 - 1973	235989
R	409m SE	Electricity Substation	1968 - 1996	236258
10	421m NE	Electricity Substation	1956 - 1990	237966
L	424m SE	Gas Distribution Station	1989	227501
V	442m NW	Electricity Substation	1968 - 1988	233457
V	454m NW	Electricity Substation	1983	226372
11	463m SW	Electricity Substation	1968 - 1988	236046
12	469m E	Electricity Substation	1989	226404
13	478m NE	Electricity Substation	1968 - 1989	234260
W	487m SE	Electricity Substation	1988 - 1996	235919



ID	Location	Land use	Dates present	Group ID
W	488m SE	Electricity Substation	1978	232497

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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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	6
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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'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
A	29m S	Garage	1960	69429
O	328m S	Garage	1960	70740
O	328m S	Garage	1968 - 1973	71692
O	329m S	Garage	1978	70707
R	353m SE	Garage	1960	69432
U	407m SE	Garage	1960 - 1968	72163

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

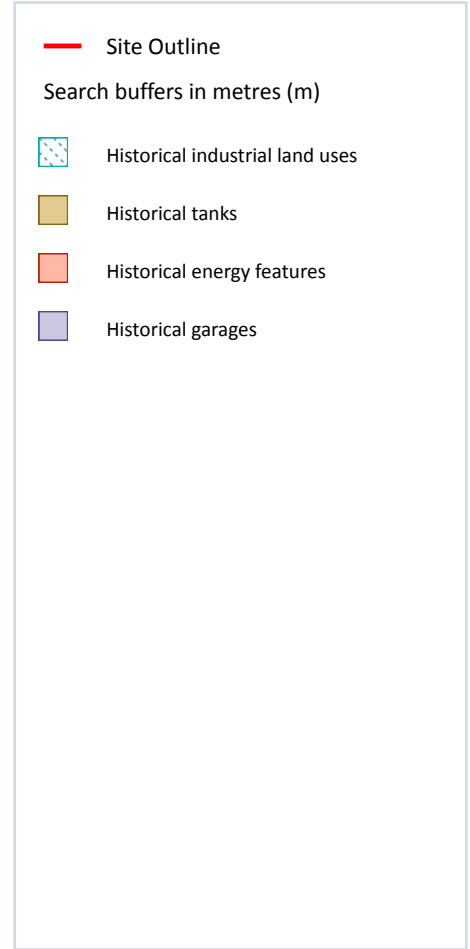
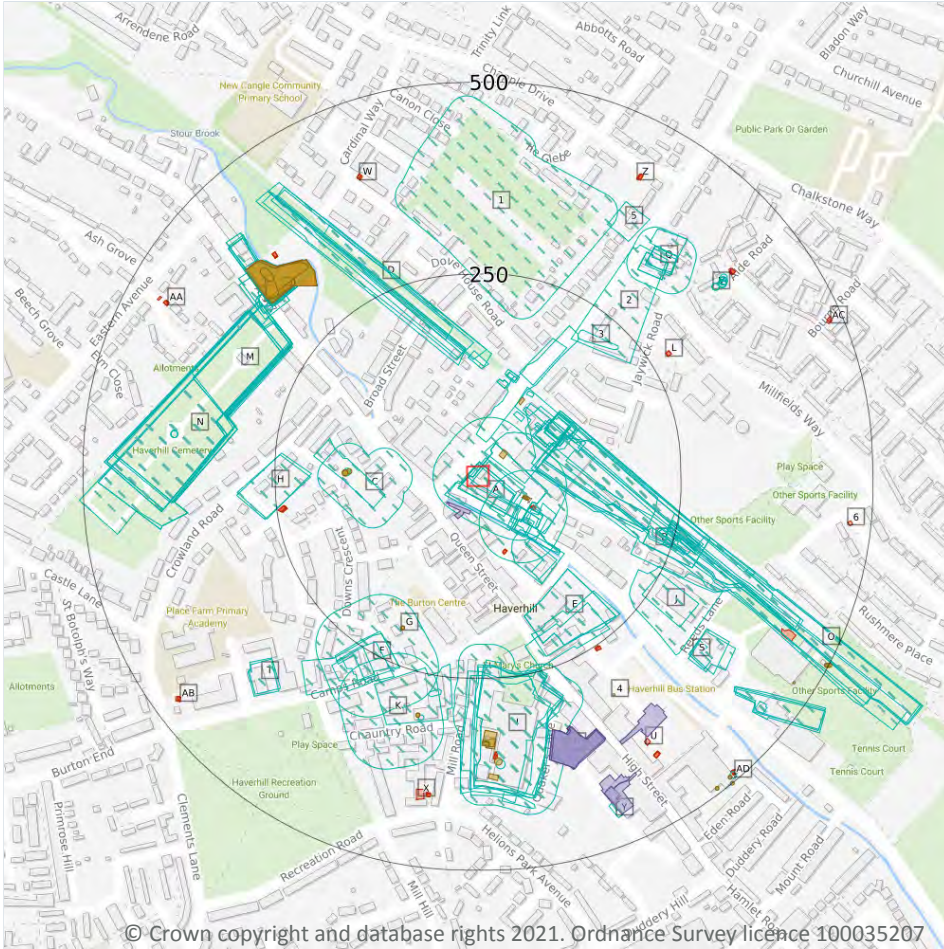
0

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	180
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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 23**

ID	Location	Land Use	Date	Group ID
A	On site	Corn Mill	1946	2098030
A	On site	Corn Mill	1905	2121428
A	On site	Corn Mill	1938	2094785

ID	Location	Land Use	Date	Group ID
A	On site	Police Station	1899	2114937
A	On site	Unspecified Mill	1967	2112216
A	On site	Unspecified Mill	1959	2101005
A	On site	Unspecified Mill	1979	2091405
A	On site	Corn Mill	1924	2121428
A	On site	Unspecified Mill	1971	2112216
A	6m SE	Corn Mill	1885	2122640
A	11m NE	Corn Mill	1949	2073951
A	17m SE	Police Station	1896	2117006
A	31m N	Cuttings	1885	2077669
A	43m SE	Corn Mill	1896	2121429
A	46m SE	Corn Mill	1899	2121429
B	55m E	Railway Sidings	1959	2066039
B	56m E	Railway Sidings	1946	2076328
A	57m SE	Police Station	1959	2094730
A	58m SE	Police Station	1946	2089530
A	58m SE	Police Station	1924	2088224
A	59m SE	Police Station	1938	2088224
A	60m SE	Police Station	1949	2088224
B	60m E	Railway Sidings	1924	2081551
B	62m NE	Railway Sidings	1896	2082309
B	62m E	Railway Sidings	1967	2122363
B	62m E	Railway Sidings	1971	2122363
A	66m SE	Police Station	1967	2094730
A	70m SE	Police Station	1991	2117152
A	70m NE	Railway Station	1959	2083524
B	70m E	Railway Sidings	1905	2092454
C	72m W	Cattle Sale Yard	1905	2088233



ID	Location	Land Use	Date	Group ID
A	72m NE	Railway Building	1924	2051998
B	73m E	Railway Sidings	1949	2091814
A	73m NE	Railway Station	1946	2083524
A	73m NE	Railway Station	1924	2078880
B	74m E	Railway Sidings	1938	2076328
A	77m NE	Railway Building	1896	2072670
A	81m NE	Railway Building	1905	2076522
A	84m NE	Railway Building	1896	2051999
A	84m NE	Railway Station	1896	2099781
A	85m NE	Railway Station	1899	2109640
A	87m NE	Railway Station	1905	2078880
A	88m SE	Police Station	1979	2077541
A	88m NE	Railway Station	1885	2111289
A	88m NE	Railway Station	1938	2110151
A	89m NE	Railway Station	1967	2083524
A	89m NE	Railway Station	1971	2083524
B	90m E	Railway Sidings	1885	2086138
A	91m NE	Railway Station	1949	2083524
B	101m E	Railway Sidings	1899	2076298
A	103m N	Railway Building	1946	2093650
A	103m N	Railway Building	1924	2065115
A	105m NE	Railway Building	1905	2051997
C	108m W	Cattle Sale Yard	1949	2121704
A	113m N	Railway Building	1905	2074233
A	114m N	Railway Building	1938	2071194
A	116m N	Railway Building	1949	2071194
A	120m NE	Cuttings	1949	2082087
A	127m N	Railway Sidings	1885	2093272



ID	Location	Land Use	Date	Group ID
D	130m N	Railway Sidings	1949	2068729
D	132m N	Railway Sidings	1959	2111062
B	138m E	Railway Building	1924	2051993
D	139m N	Railway Sidings	1938	2068729
D	140m N	Railway Sidings	1924	2068729
D	142m N	Railway Sidings	1946	2105987
D	147m N	Railway Sidings	1905	2068729
E	149m SE	Unspecified Works	1967	2067830
E	149m SE	Unspecified Works	1971	2067830
C	152m W	Unspecified Tank	1949	2078989
C	153m W	Unspecified Tank	1905	2073393
B	162m E	Railway Building	1896	2051991
D	167m N	Railway Sidings	1885	2091916
F	172m SW	Malthouse	1885	2099906
E	189m SE	Unspecified Factory	1905	2085865
1	196m N	Nursery	1991	2052725
2	197m NE	Unspecified Mill	1959	2056488
E	199m SE	Unspecified Factory	1924	2085865
H	203m W	Cattle Sale Yard	1946	2069271
3	203m NE	Unspecified Pit	1885	2041422
H	204m W	Cattle Sale Yard	1959	2065417
I	206m S	Unspecified Factory	1885	2079336
F	221m SW	Malthouse	1905	2089878
F	222m SW	Malthouse	1896	2079133
J	223m SE	Unspecified Depot	1971	2114188
B	225m E	Railway Building	1959	2079620
I	226m S	Unspecified Factory	1991	2079541
B	229m E	Railway Building	1946	2079620



ID	Location	Land Use	Date	Group ID
B	229m E	Railway Building	1924	2073197
K	232m S	Brewery	1885	2053390
I	233m S	Unspecified Factory	1896	2080717
K	233m S	Telephone Exchange	1979	2054701
I	233m S	Unspecified Works	1967	2118141
I	233m S	Unspecified Works	1971	2118141
F	235m SW	Malthouse	1924	2089878
I	236m S	Unspecified Factory	1899	2079541
B	238m E	Railway Buildings	1896	2081668
B	239m E	Railway Buildings	1967	2066458
B	239m E	Railway Buildings	1971	2066458
B	239m E	Railway Building	1905	2073197
B	240m E	Railway Building	1938	2089051
B	240m E	Railway Building	1885	2081471
B	240m E	Railway Building	1938	2070053
B	240m E	Railway Building	1899	2073197
I	241m S	Unspecified Commercial/Industrial	1959	2058377
B	241m E	Railway Building	1949	2105531
J	244m SE	Unspecified Depot	1967	2114188
I	246m S	Unspecified Factory	1924	2096545
F	249m SW	Malthouse	1899	2114036
K	267m S	Unspecified Tanks	1896	2055034
M	275m NW	Cemetery	1899	2096075
M	277m NW	Cemetery	1896	2096075
N	277m NW	Cemetery	1979	2103906
N	277m NW	Cemetery	1991	2067765
N	277m NW	Cemetery	1971	2110432
M	279m NW	Cemetery	1885	2109140



ID	Location	Land Use	Date	Group ID
N	279m NW	Cemetery	1905	2081129
O	280m E	Railway Sidings	1905	2106067
N	280m NW	Cemetery	1938	2122468
N	282m NW	Cemetery	1949	2077759
N	283m NW	Cemetery	1946	2077759
N	283m NW	Cemetery	1924	2081129
N	285m NW	Cemetery	1967	2110432
N	285m NW	Cemetery	1959	2110432
K	304m S	Unspecified Tank	1896	2044698
Q	309m NE	Corn Mill	1938	2123054
P	317m NW	Gas Works	1924	2110568
Q	321m NE	Corn Mill	1946	2111716
Q	321m NE	Corn Mill	1924	2111716
P	322m NW	Gas Works	1946	2113407
P	322m NW	Unspecified Works	1967	2068485
P	322m NW	Unspecified Works	1971	2068485
P	324m NW	Unspecified Tanks	1967	2105007
P	324m NW	Unspecified Tanks	1979	2081008
P	324m NW	Unspecified Commercial/Industrial	1938	2058374
P	324m NW	Unspecified Tanks	1971	2105007
P	325m NW	Gas Works	1905	2110568
P	325m NW	Gas Works	1899	2084080
P	326m NW	Gasometer	1946	2078466
P	326m NW	Gasometers	1924	2107828
P	326m NW	Gas Works	1949	2095203
P	327m NW	Gas Works	1896	2113184
P	328m NW	Unspecified Tanks	1938	2088783
P	328m NW	Unspecified Tanks	1959	2076191



ID	Location	Land Use	Date	Group ID
P	329m NW	Gas Works	1885	2117182
P	330m NW	Gasometers	1949	2078045
P	331m NW	Gasometer	1905	2094752
Q	332m NE	Corn Mill	1896	2070665
Q	334m NE	Corn Mill	1885	2089823
Q	336m NE	Corn Mill	1905	2111716
S	339m SE	Fire Station	1979	2076015
S	339m SE	Fire Station	1991	2094236
T	339m SW	Police Station	1979	2108883
S	339m SE	Fire Station	1971	2071434
T	341m SW	Police Station	1971	2108372
P	343m NW	Gasometers	1899	2100250
P	344m NW	Gasometers	1896	2100250
S	345m NE	Corn Mill	1949	2047670
P	346m NW	Unspecified Tanks	1885	2055035
P	350m NW	Gasometer	1905	2047004
B	353m E	Railway Building	1938	2051981
I	357m S	Unspecified Tank	1896	2044699
Q	359m NE	Corn Mill	1899	2115342
V	372m NE	Windmill	1946	2080343
V	372m NE	Windmill	1924	2064812
N	379m W	Unspecified Tank	1967	2078667
N	379m W	Unspecified Tank	1979	2085071
N	379m W	Unspecified Tank	1971	2078667
V	381m NE	Unspecified Windmill	1899	2053309
V	381m NE	Windmill	1896	2115110
V	384m NE	Corn Windmill	1885	2050105
V	384m NE	Windmill	1938	2093766



ID	Location	Land Use	Date	Group ID
V	386m NE	Windmill	1905	2064452
V	388m NE	Windmill	1949	2065028
I	398m S	Unspecified Quay	1899	2048347
O	413m SE	Brick Works	1896	2100247
O	414m SE	Brick Works	1885	2112745
O	416m SE	Brick Works	1899	2088065
Y	443m S	Smithy	1924	2059402
O	451m SE	Unspecified Kiln	1885	2045796
AD	488m SE	Unspecified Tank	1949	2044710

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

47

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 23**

ID	Location	Land Use	Date	Group ID
A	19m NE	Tanks	1960	348449
A	46m E	Unspecified Tank	1973	354860
A	46m E	Unspecified Tank	1968	354860
A	48m E	Unspecified Tank	1978	354860
A	90m NE	Unspecified Tank	1960	344474
C	150m W	Unspecified Tank	1960	357916
C	155m W	Unspecified Tank	1926	356094
C	155m W	Unspecified Tank	1884	356094
C	155m W	Unspecified Tank	1902	356094
G	200m SW	Unspecified Tank	1926	355807
G	200m SW	Unspecified Tank	1902	355807



ID	Location	Land Use	Date	Group ID
K	302m S	Unspecified Tank	1926	356372
K	302m S	Unspecified Tank	1902	356372
P	306m NW	Gasholder Station	1982	349529
P	306m NW	Gas Holder Station	1973	358295
P	306m NW	Gas Holder Station	1980	358295
4	315m SE	Unspecified Tank	1988	344468
I	318m S	Tanks	1996	358217
P	325m NW	Unspecified Tank	1959	351242
P	325m NW	Unspecified Tank	1968	351242
P	325m NW	Gas Holder	1982	352902
P	325m NW	Gas Holder	1980	352902
P	325m NW	Gas Holder	1973	352902
P	326m NW	Gasholder Station	1973	349521
P	326m NW	Gas Holders	1973	349477
P	326m NW	Tanks	1960	351166
P	326m NW	Tanks	1968	351166
P	327m NW	Gasholders	1983	347592
P	327m NW	Gas Holder Station	1983	349472
P	328m NW	Gasometers	1926	347623
I	329m S	Tanks	1973	352034
I	332m S	Tanks	1978	350015
P	332m NW	Gas Works	1884	349497
P	333m NW	Tanks	1902	351595
I	333m S	Tanks	1988	350015
P	351m NW	Gasometers	1884	347622
I	354m S	Unspecified Tank	1884	344473
I	374m S	Unspecified Tank	1926	344472
O	471m SE	Unspecified Tank	1988	344467



ID	Location	Land Use	Date	Group ID
AD	490m SE	Unspecified Tank	1926	349971
AD	490m SE	Unspecified Tank	1902	349971
AD	491m SE	Unspecified Tank	1926	352295
AD	491m SE	Unspecified Tank	1902	352295
O	495m SE	Unspecified Tank	1989	355735
O	496m SE	Unspecified Tank	1973	355735
AD	498m SE	Unspecified Tank	1884	344469
O	498m SE	Unspecified Tank	1978	353284

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

74

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 23**

ID	Location	Land Use	Date	Group ID
A	60m SE	Electricity Substation	1973	237668
A	60m SE	Electricity Substation	1968	237668
A	62m SE	Electricity Substation	1978	237668
A	85m S	Electricity Substation	1992	230355
A	85m S	Electricity Substation	1989	230355
H	236m W	Electricity Substation	1988	229729
H	237m W	Electricity Substation	1973	229729
H	237m W	Electricity Substation	1968	229729
H	239m W	Electricity Substation	1983	229729
E	252m SE	Electricity Substation	1989	233439
E	252m SE	Electricity Substation	1992	233439
E	253m SE	Electricity Substation	1978	233439



ID	Location	Land Use	Date	Group ID
L	274m NE	Electricity Substation	1989	235827
L	274m NE	Electricity Substation	1992	235827
P	306m NW	Gasholder Station	1982	229103
P	306m NW	Gas Holder Station	1973	238986
P	306m NW	Gas Holder Station	1980	238986
P	324m NW	Urban District Council Gas Works	1926	227374
P	325m NW	Gas Holder	1982	235216
P	325m NW	Gas Holder	1980	235216
P	325m NW	Gas Holder	1973	235216
P	326m NW	Gasholder Station	1973	229104
P	326m NW	Gas Holders	1973	227542
P	327m NW	Gasholders	1983	227301
P	327m NW	Gas Holder Station	1983	227272
P	328m NW	Gasometers	1926	227362
P	332m NW	Gas Works	1884	227706
I	346m S	Electricity Substation	1973	236449
I	346m S	Electricity Substation	1978	236449
I	350m S	Electricity Substation	1988	235031
P	351m NW	Gasometers	1884	227361
P	368m NW	Electricity Substation	1982	233130
P	368m NW	Electricity Substation	1968	234992
P	368m NW	Electricity Substation	1980	234992
P	368m NW	Electricity Substation	1973	234992
P	369m NW	Electricity Substation	1988	233130
U	388m SE	Electricity Substation	1978	226405
W	398m N	Electricity Substation	1988	239584
X	399m S	Electricity Substation	1996	226406
W	400m N	Electricity Substation	1980	239584



ID	Location	Land Use	Date	Group ID
W	401m N	Electricity Substation	1982	239584
X	402m S	Electricity Substation	1988	234442
V	402m NE	Electricity Substation	1956	235989
V	402m NE	Electricity Substation	1990	231135
X	403m S	Electricity Substation	1973	234442
X	403m S	Electricity Substation	1968	234442
V	403m NE	Electricity Substation	1989	231135
X	403m S	Electricity Substation	1978	234442
V	404m NE	Electricity Substation	1973	235989
V	404m NE	Electricity Substation	1982	231135
U	409m SE	Electricity Substation	1973	236258
U	409m SE	Electricity Substation	1968	236258
U	409m SE	Electricity Substation	1988	236258
U	409m SE	Electricity Substation	1996	236258
Z	421m NE	Electricity Substation	1990	237966
Z	421m NE	Electricity Substation	1956	237966
Z	421m NE	Electricity Substation	1989	237966
Z	422m NE	Electricity Substation	1982	237966
Z	422m NE	Electricity Substation	1973	237966
O	424m SE	Gas Distribution Station	1989	227501
AA	442m NW	Electricity Substation	1988	233457
AA	444m NW	Electricity Substation	1973	233457
AA	444m NW	Electricity Substation	1968	233457
AA	454m NW	Electricity Substation	1983	226372
AB	463m SW	Electricity Substation	1988	236046
AB	464m SW	Electricity Substation	1973	236046
AB	464m SW	Electricity Substation	1968	236046
AB	465m SW	Electricity Substation	1983	236046



ID	Location	Land Use	Date	Group ID
6	469m E	Electricity Substation	1989	226404
AC	478m NE	Electricity Substation	1989	234260
AC	480m NE	Electricity Substation	1968	234260
AD	487m SE	Electricity Substation	1996	235919
AD	487m SE	Electricity Substation	1988	235919
AD	488m SE	Electricity Substation	1978	232497

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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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	8
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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'.

Features are displayed on the Past land use - un-grouped map on **page 23**

ID	Location	Land Use	Date	Group ID
A	29m S	Garage	1960	69429
R	328m S	Garage	1973	71692
R	328m S	Garage	1960	70740
R	328m S	Garage	1968	71692
R	329m S	Garage	1978	70707
U	353m SE	Garage	1960	69432
Y	407m SE	Garage	1968	72163

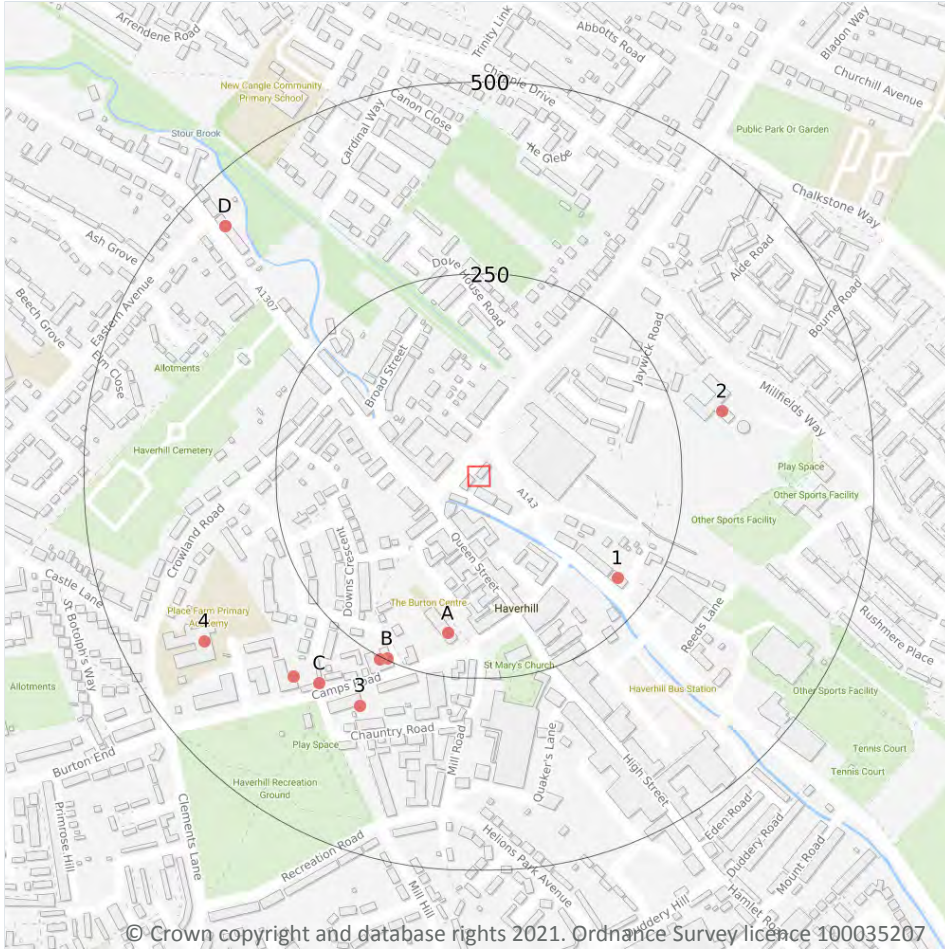


ID	Location	Land Use	Date	Group ID
Y	419m SE	Garage	1960	72163

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

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
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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
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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
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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
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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	23
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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 37**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	194m S	haverhill pharmacy Camps Road Haverhill Suffolk CB9 8HF	EPR/AF0738Q G/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
A	194m S	haverhill pharmacy Camps Road Haverhill Suffolk CB9 8HF	EPR/AF0738Q G/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
1	205m SE	CINEWORLD HAVERHILL, LEISURE AND RETAIL COMPLEX, EHRINGSHAUSEN, HAVERHILL, CB9 0ER	WEX110706	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	249m SW	CAMPS ROAD, HAVERHILL, CB9 8HF	WEX139376	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	249m SW	CAMPS ROAD, HAVERHILL, CB9 8HF	WEX255896	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	254m SW	CAMPS ROAD, HAVERHILL, CB9 8HF	WEX115212	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	310m E	MILLFIELDS WAY, HAVERHILL, CB9 0JB	WEX079592	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
3	319m SW	Haverhill Dental Clinic Camps Road HAVERHILL Suffolk CB9 8HF	EPR/PE5741GS /A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
C	323m SW	HAVERHILL PHARMACY, CAMPS ROAD, HAVERHILL, CB9 8HF	WEX220365	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	337m SW	HAVERHILL PHARMACY, HAVERHILL PHARMACY, haverhill, suffolk, cb9 8hf	WEX121396	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	337m SW	Dental Department, Haverhill Health Centre, Camps road, Haverhill, CB9 8HF	WEX109323	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	400m SW	haverhill pharmacy Camps Road Haverhill Suffolk CB9 8HF	EPR/YH0073A Q/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Storing waste exemption	Not on a farm	Storage of waste in a secure place

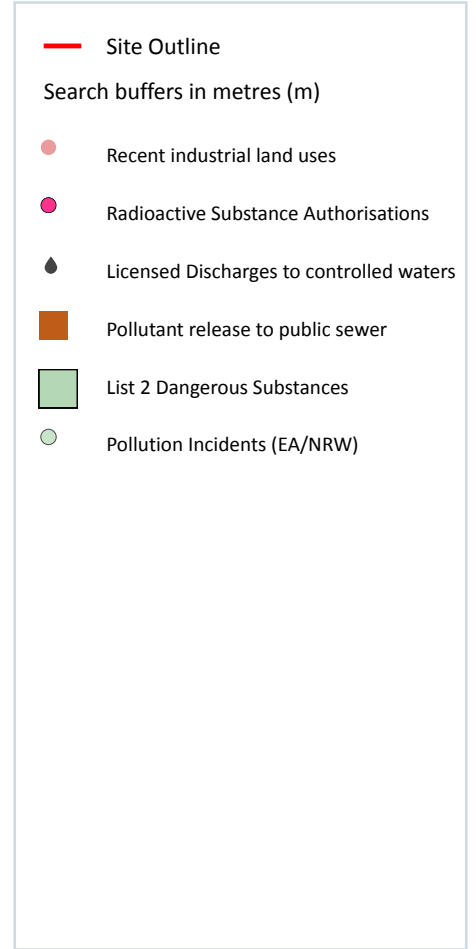
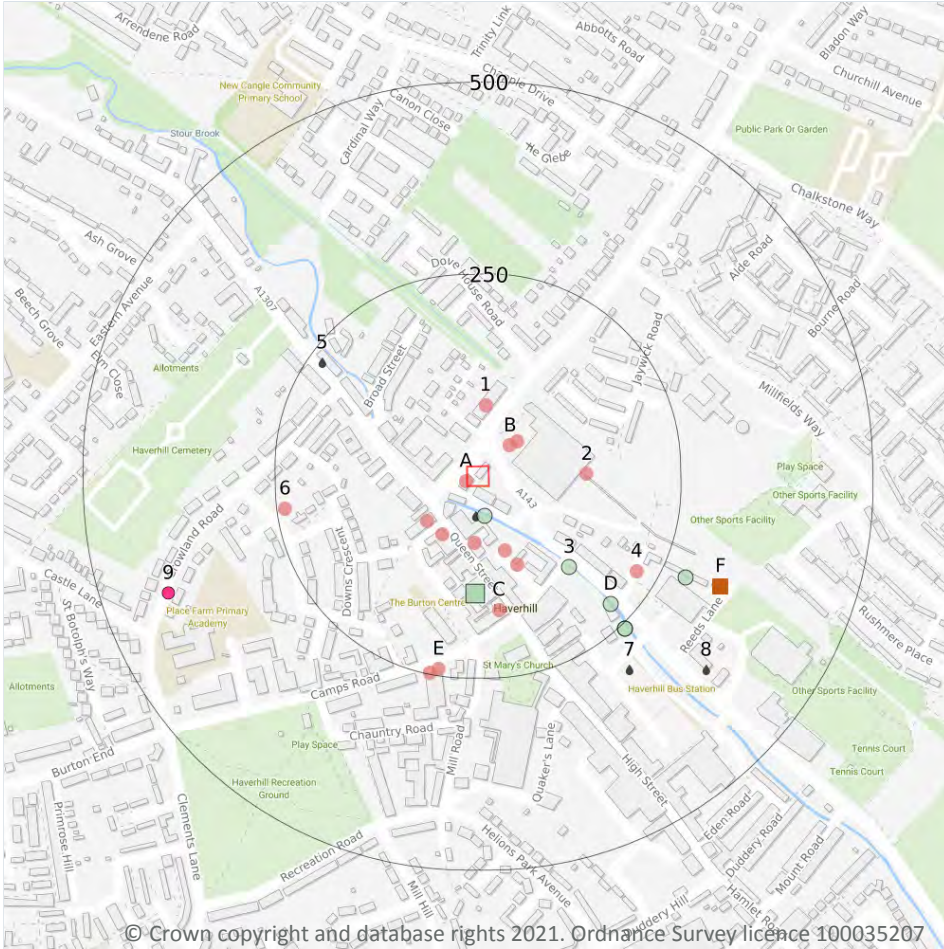


ID	Location	Site	Reference	Category	Sub-Category	Description
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Treating waste exemption	Not on a farm	Sorting mixed waste
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Treating waste exemption	Not on a farm	Manual treatment of waste
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Treating waste exemption	Not on a farm	Treatment of waste toner cartridges by sorting, dismantling, cleaning or refilling
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Treating waste exemption	Not on a farm	Recovery of textiles
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Using waste exemption	Not on a farm	Use of waste in construction
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Using waste exemption	Not on a farm	Use of depolluted end-of-life vehicles for vehicle parts
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Using waste exemption	Not on a farm	Use of waste derived biodiesel as fuel
D	445m NW	102, WITHERSFIELD ROAD, HAVERHILL, CB9 9HE	WEX133958	Using waste exemption	Not on a farm	Use of waste for a specified purpose

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

15

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Company	Address	Activity	Category
A	2m W	Specialized Print	S P L House 3, Station Road, Haverhill, Suffolk, CB9 0EU	Published Goods	Industrial Products
B	39m NE	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
B	49m NE	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	69m SW	Haverhill Shop Mobility	Haverhill House, Council Offices, 31, Queen Street, Haverhill, Suffolk, CB9 9DZ	Disability and Mobility Equipment	Consumer Products
A	71m SW	Queen Street Computers Ltd	29a, Queen Street, Haverhill, Suffolk, CB9 9DZ	Electrical Equipment Repair and Servicing	Repair and Servicing
A	74m S	Hidden Hearing	10, Queens Square, Haverhill, Suffolk, CB9 9EG	Disability and Mobility Equipment	Consumer Products
1	80m N	Rowena Delmonte	19, Wrattling Road, Haverhill, Suffolk, CB9 0DA	Clothing, Components and Accessories	Consumer Products
A	87m S	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
A	109m S	Mast (Telecommunication)	Suffolk, CB9	Telecommunications Features	Infrastructure and Facilities
2	128m E	Tesco Hand Car Wash	Cangle Road, Haverhill, Suffolk, CB9 0BQ	Vehicle Cleaning Services	Personal, Consumer and Other Services
C	162m S	My Screen Monkey	1a, Queen Street, Haverhill, Suffolk, CB9 9DZ	Electrical Equipment Repair and Servicing	Repair and Servicing
4	222m SE	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
6	239m W	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
E	241m S	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
E	248m S	Chimney	Suffolk, CB9	Chimneys	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
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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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
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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
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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 1

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

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Address	Details	
9	413m W	English Welsh And Scottish Railway Ltd, Leiston Railhead, Leiston, Suffolk	Operator: English Welsh And Scottish Railway Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AN7716 Date of approval: 07/11/1994	Effective from: 07/12/1994 Last date of update: 01/01/2015 Status: Revoked/cancelled

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

4.13 Licensed Discharges to controlled waters

Records within 500m	4
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Address	Details	
A	39m S	QUEEN STREET, HAVERHILL, SUFFOLK	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE01563 Permit Version: 1 Receiving Water: Stour Brook	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 21/02/1963 Effective Date: 21/02/1963 Revocation Date: 08/03/1993
5	232m NW	WITHERSFIELD ROAD, HAVERHILL, SUFFOLK	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE02962 Permit Version: 1 Receiving Water: Stour Brook	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 25/04/1962 Effective Date: 25/04/1962 Revocation Date: 08/03/1993
7	300m SE	SHOP DEVLPT AT 27-29 HIGH STREET, HAVERHILL, SUFFOLK	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE19065 Permit Version: 1 Receiving Water: Stour Brook	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 18/11/1965 Effective Date: 18/11/1965 Revocation Date: 21/04/1992
8	370m SE	39 HIGH STREET, HAVERHILL, SUFFOLK	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE09267 Permit Version: 1 Receiving Water: Stour Brook	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 22/06/1967 Effective Date: 22/06/1967 Revocation Date: 12/02/1992

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

1

Discharges of Special Category Effluents to the public sewer.

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Address	Details	
F	328m SE	PAGE FIXING AND SUPPLY LTD, 1A REEDS LANE, 1A REEDS LANE, HAVERHILL, HAVERHILL, CB9 0EL	Permission reference: AW1594 Local Authority: ST EDMUNDSBURY BOROUGH COUNCIL First received date: 01/06/2001	Last received date: 01/01/2018 Status: EFFECTIVE

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

1

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.

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Name	Status	Receiving Water	Authorised Substances
C	139m S	The Launderette	Not Active	Na	pH

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



4.18 Pollution Incidents (EA/NRW)

Records within 500m	6
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Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 41**

ID	Location	Details	
A	39m S	Incident Date: 05/09/2001 Incident Identification: 29115 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	148m SE	Incident Date: 05/04/2002 Incident Identification: 69225 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	220m SE	Incident Date: 06/03/2002 Incident Identification: 62355 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	255m SE	Incident Date: 09/04/2002 Incident Identification: 70141 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	255m SE	Incident Date: 09/04/2002 Incident Identification: 70141 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	282m SE	Incident Date: 11/09/2001 Incident Identification: 30273 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0
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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 Geology (basic)

5.1 Superficial geology (625k)

Records within 500m**2**

Generalised geology data based on BGS's published poster maps of the UK (North and South). Superficial related themes digitised from 1977 first edition Quaternary map (North and South).

Location	Lex code	Description	Rock type
On site	RTDU-SAGR	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL
On site	TILL-DMTN	TILL	DIAMICTON

This data is sourced from the British Geological Survey.

5.2 Bedrock geology (625k)

Records within 500m**1**

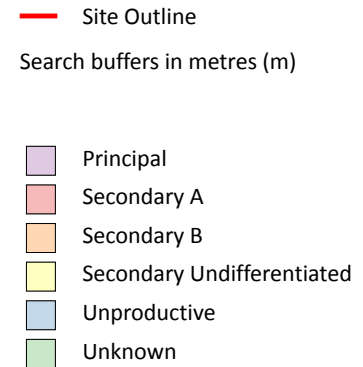
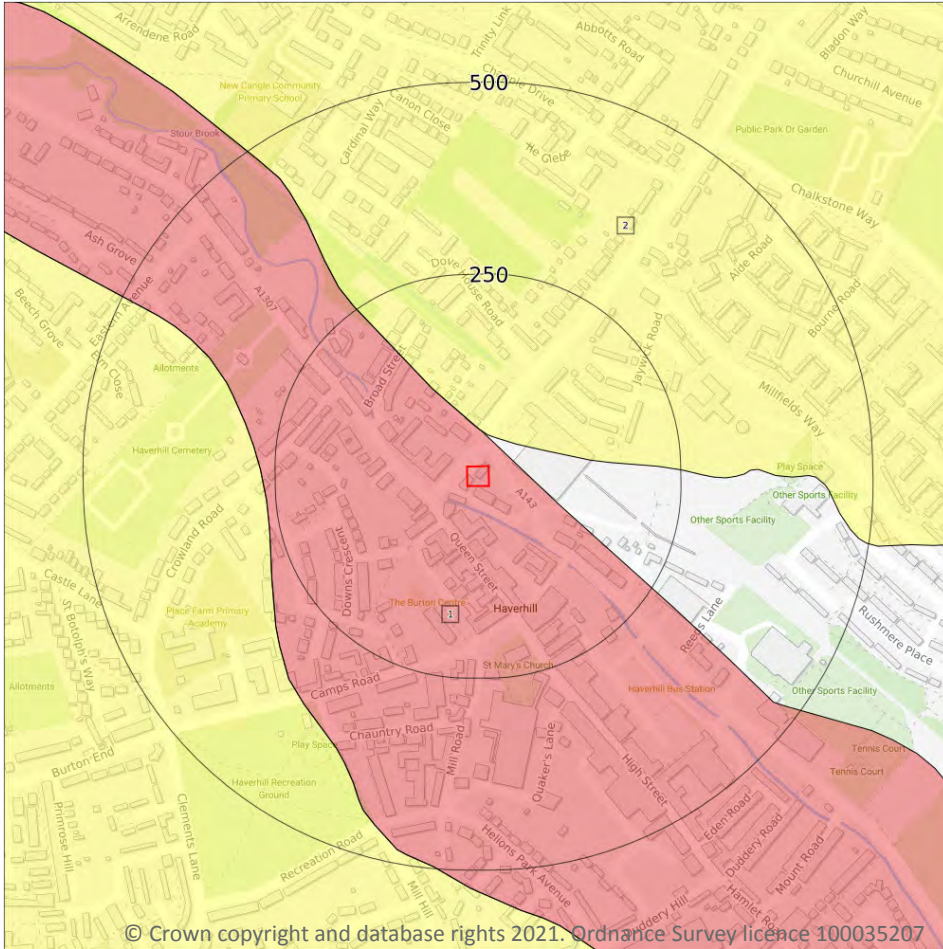
Generalised geology data based on BGS's published poster maps of the UK (North and South). Bedrock related themes created through generalisation of 1:50,000 data.

Location	Lex code	Description	Rock type
On site	WHCK-CHLK	WHITE CHALK SUBGROUP	CHALK

This data is sourced from the British Geological Survey.



6 Hydrogeology - Superficial aquifer



6.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

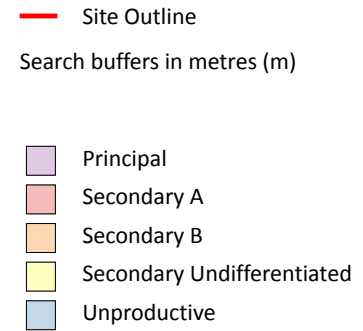
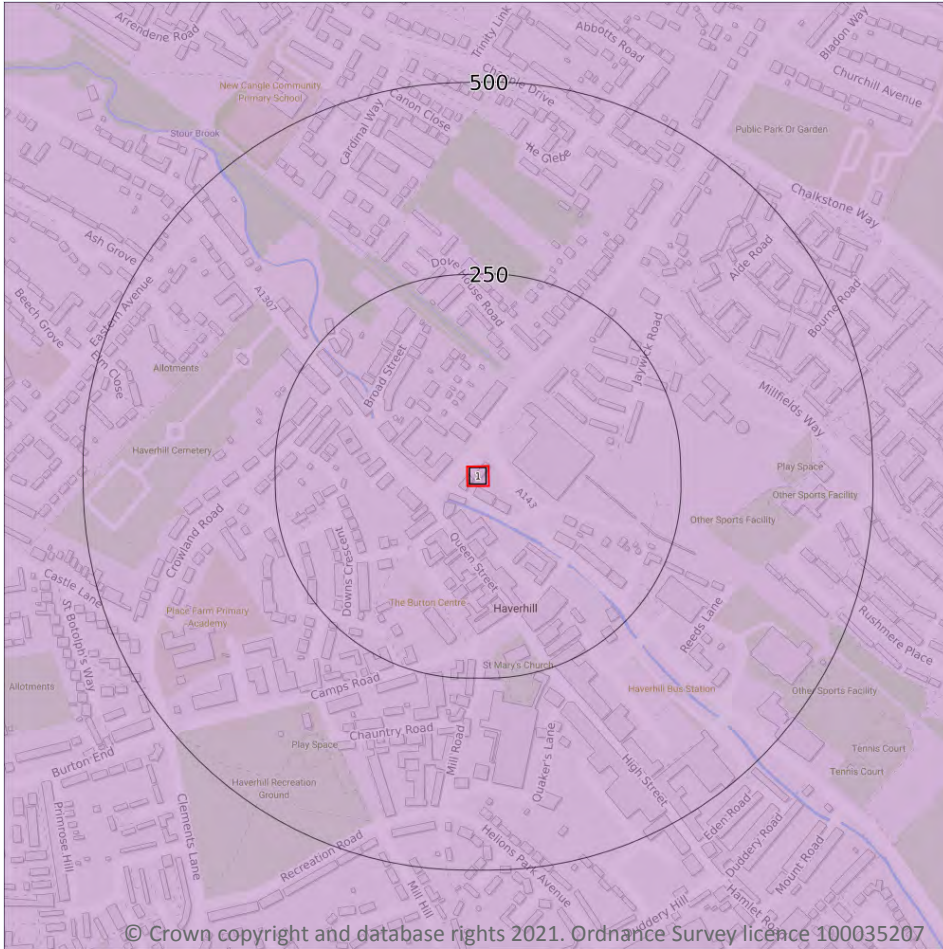
Features are displayed on the Hydrogeology map on **page 50**

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	38m N	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



6.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

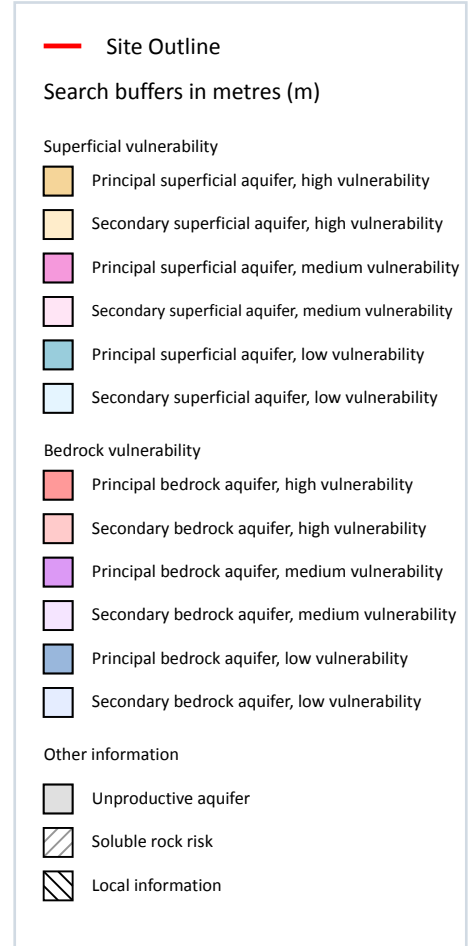
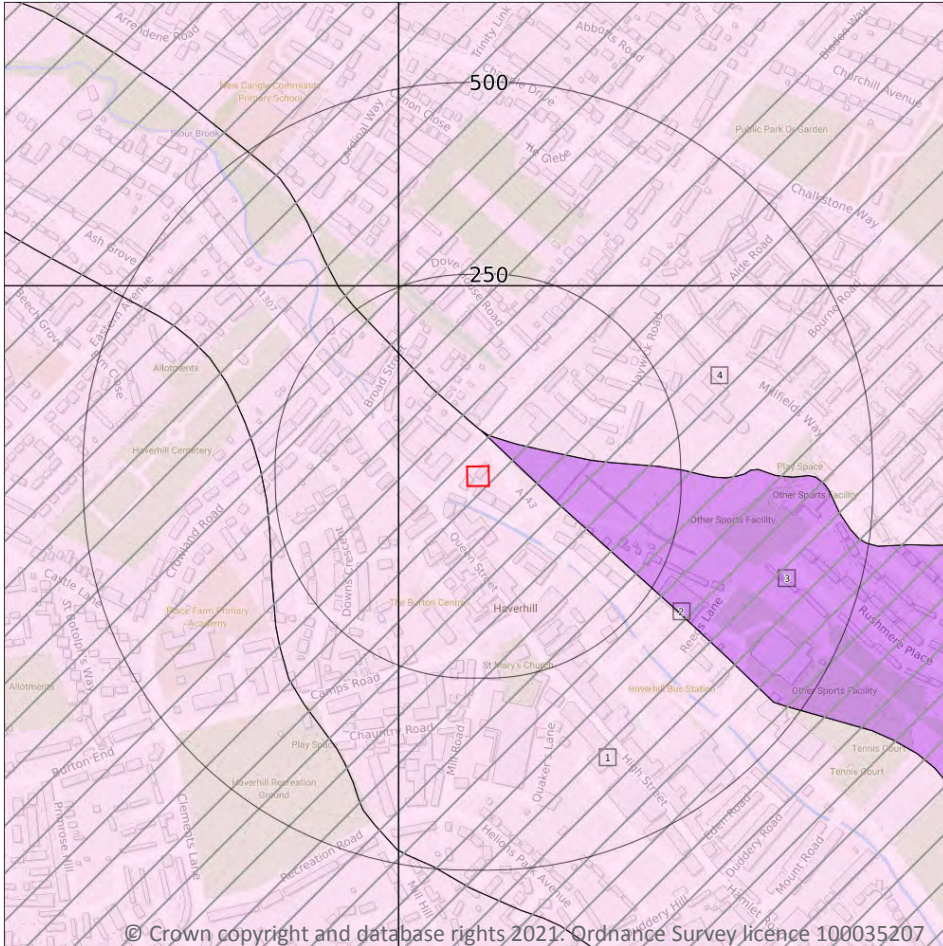
Features are displayed on the Bedrock aquifer map on **page 52**

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



6.3 Groundwater vulnerability

Records within 50m

3

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 53**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	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: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Principal Flow mechanism: Well connected fractures
3	26m NE	Summary Classification: Principal bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Principal Flow mechanism: Well connected fractures
4	37m N	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: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Principal Flow mechanism: Well connected fractures

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

6.4 Groundwater vulnerability- soluble rock risk

Records on site	1
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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
2	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	4.0%

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



6.5 Groundwater vulnerability- local information

Records on site

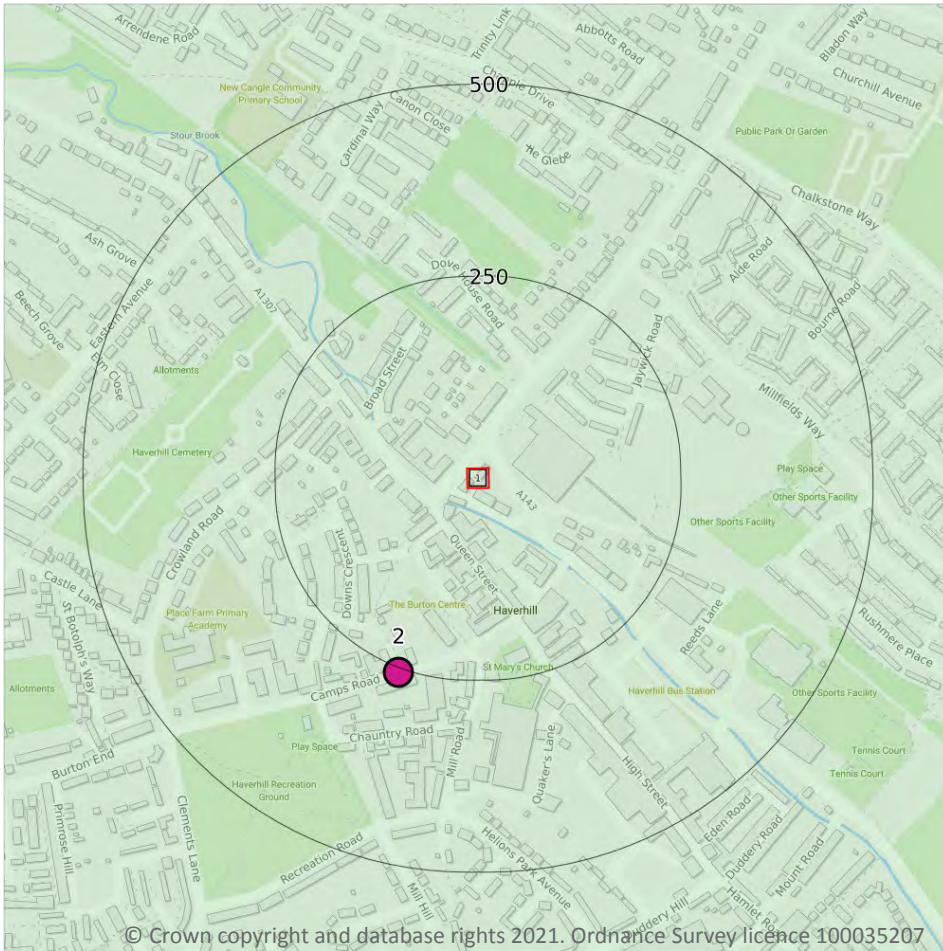
0

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



6.6 Groundwater abstractions

Records within 2000m

36

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 56**

ID	Location	Details	
2	255m S	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: -
-	940m S	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: -
-	940m S	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: -
-	940m S	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: -
-	940m S	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): 180,000 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	
-	940m S	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): 180,000 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: -
-	940m S	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): 180,000 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: -
-	940m S	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): 180,000 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: -
-	944m S	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): 180,000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	944m S	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): 180,000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -



ID	Location	Details	
-	944m S	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): 180,000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	944m S	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): 180,000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	982m 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 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: -
-	982m 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 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: -
-	982m 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 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	
-	982m 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 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: -
-	1057m S	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): 180,000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1057m S	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): 180,000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1057m S	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): 180,000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
-	1057m S	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): 180,000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -



ID	Location	Details	
-	1062m S	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: -
-	1062m S	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: -
-	1062m S	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: -
-	1062m S	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): 180,000 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: -
-	1062m S	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): 180,000 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	
-	1062m S	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): 180,000 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: -
-	1062m S	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): 180,000 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: -
-	1078m 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: -
-	1078m 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: -
-	1078m 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	
-	1078m 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: -
-	1423m 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: -
-	1423m 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: -
-	1423m 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: -
-	1423m 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: -



ID	Location	Details	
-	1880m S	Status: Historical Licence No: 8/36/11/*G/0042 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: MOON HALL, HAVERHILL. Data Type: Point Name: CARTER Easting: 566700 Northing: 243900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -

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

6.7 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.

6.8 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.

6.9 Source Protection Zones

Records within 500m	1
----------------------------	----------

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 56**

ID	Location	Type	Description
1	On site	3	Total catchment

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

6.10 Source Protection Zones (confined aquifer)

Records within 500m

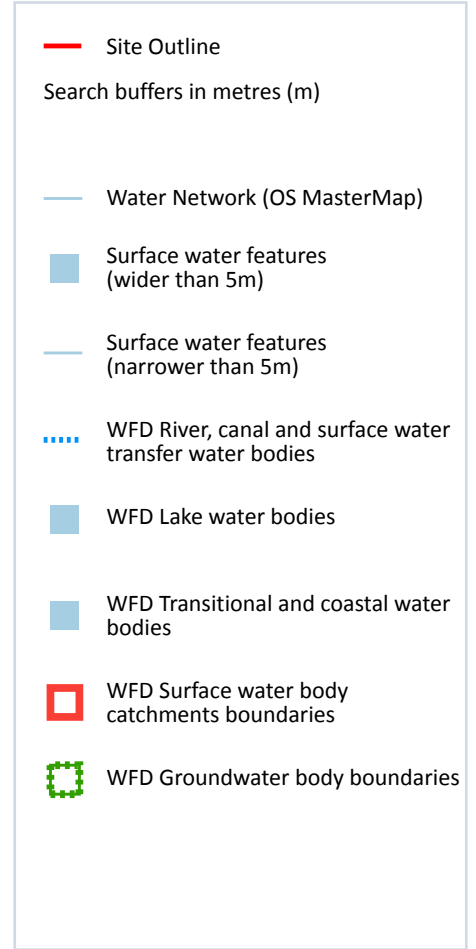
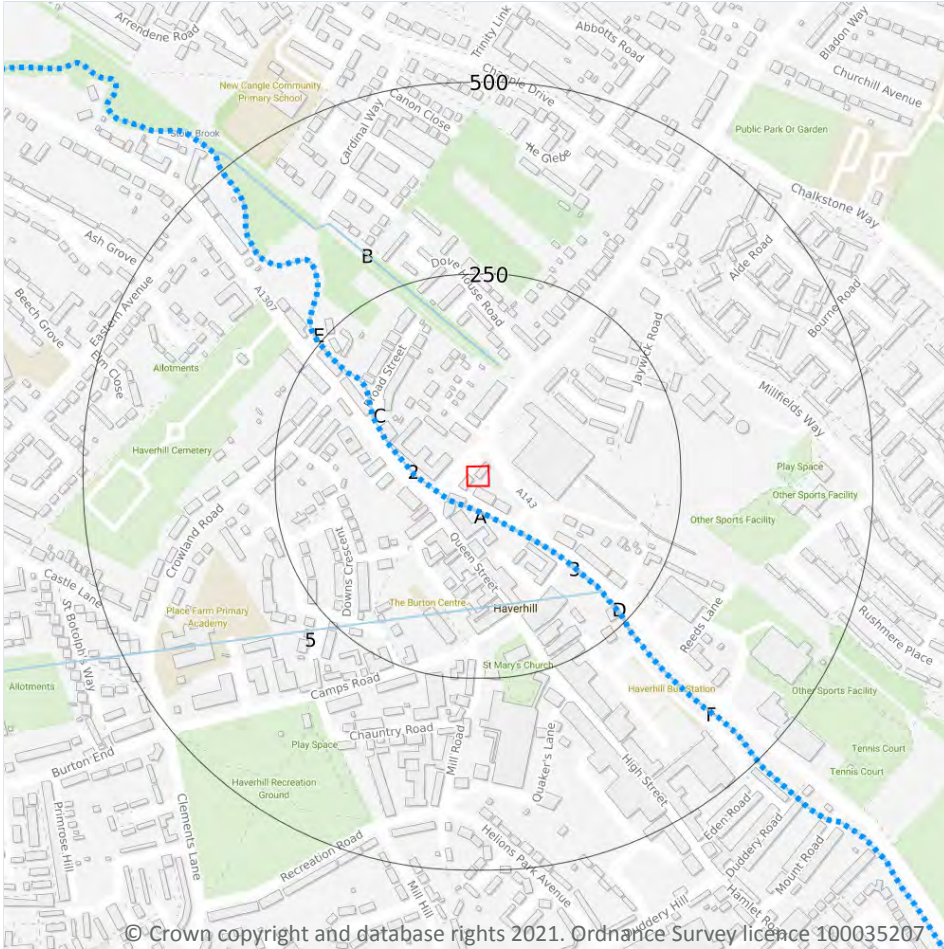
0

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.



7 Hydrology



7.1 Water Network (OS MasterMap)

Records within 250m

14

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 66**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	25m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook

ID	Location	Type of water feature	Ground level	Permanence	Name
2	30m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
A	44m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
A	50m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
A	76m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
3	83m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
B	131m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	135m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
5	155m S	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
C	158m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Stour Brook
E	161m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
D	200m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
D	236m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	236m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook

This data is sourced from the Ordnance Survey.



7.2 Surface water features

Records within 250m

6

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 66**

This data is sourced from the Ordnance Survey.

7.3 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 66**

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

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

7.4 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 66**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
1	26m S	River	Stour Brook	GB105036040950	Moderate	Good	Moderate	2016



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

7.5 WFD Groundwater bodies

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

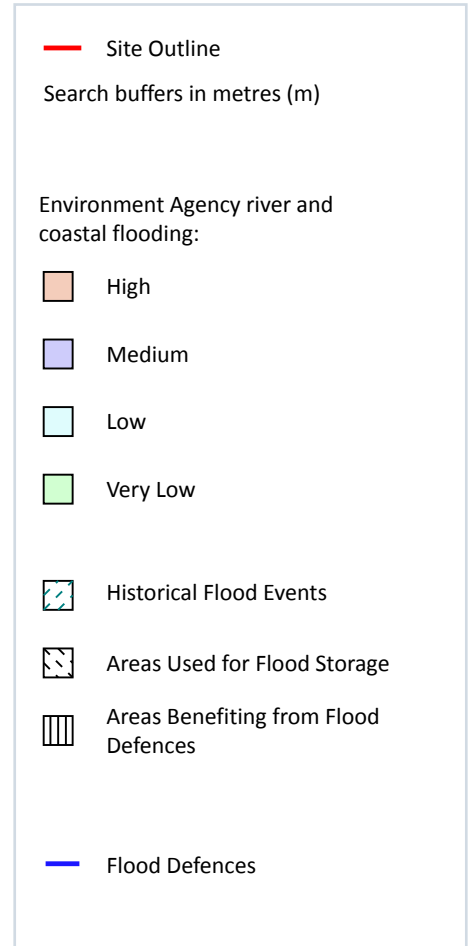
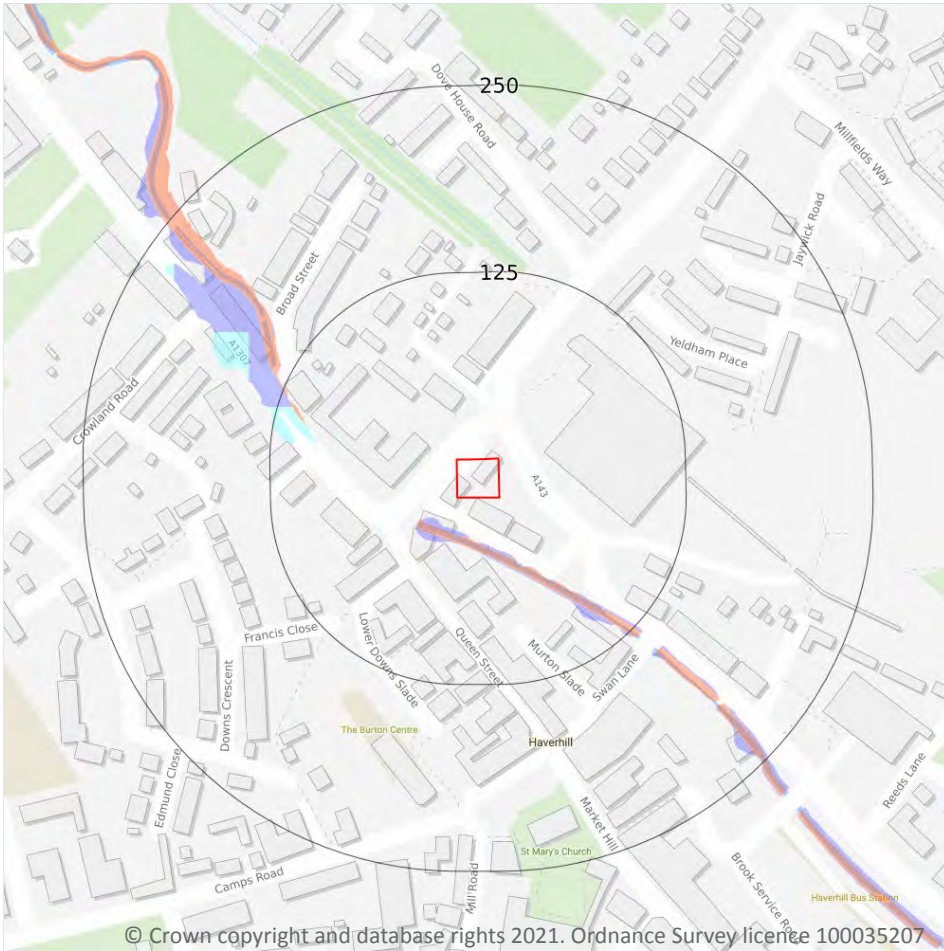
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 66**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	North Essex Chalk	<u>GB40501G400700</u>	Poor	Poor	Poor	2015

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

8 River and coastal flooding



8.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

5

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; 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).

Features are displayed on the River and coastal flooding map on **page 70**

Distance	RoFRaS flood risk
On site	N/A
0 - 50m	High

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

8.2 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.

8.3 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.

8.4 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.

8.5 Flood Storage Areas

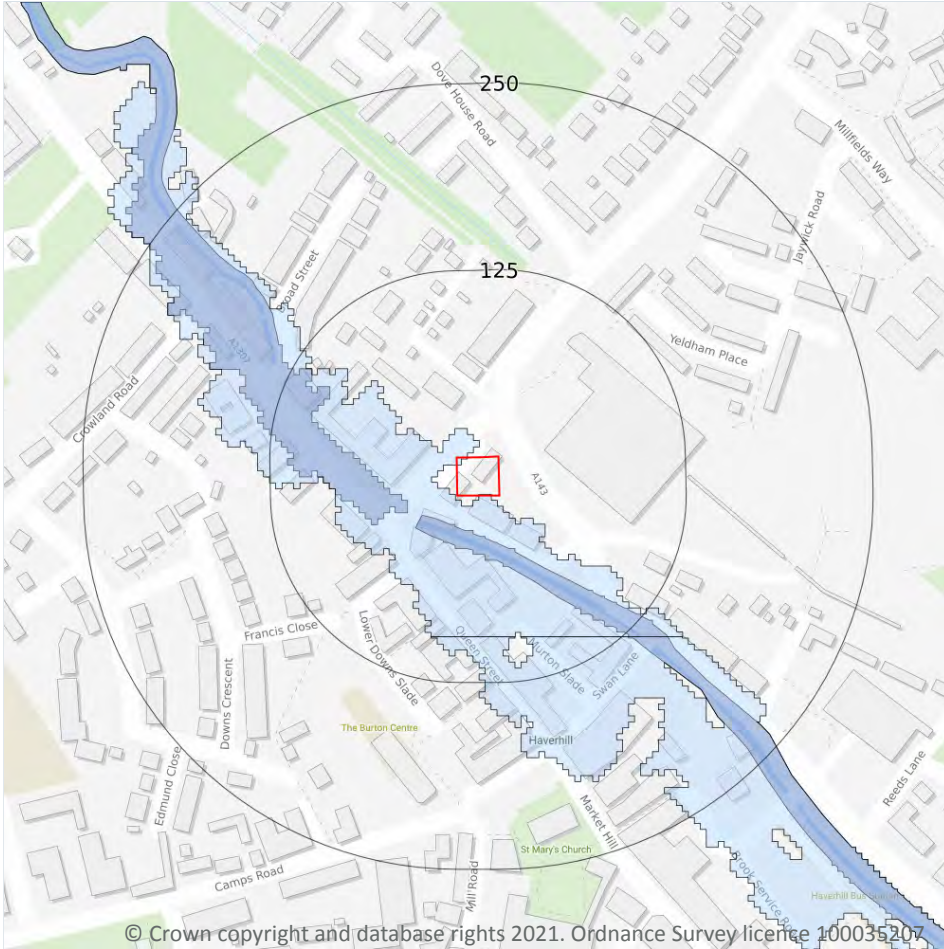
Records within 250m

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



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

8.6 Flood Zone 2

Records within 50m

1

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.

Features are displayed on the River and coastal flooding map on **page 70**

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

8.7 Flood Zone 3

Records within 50m

1

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.

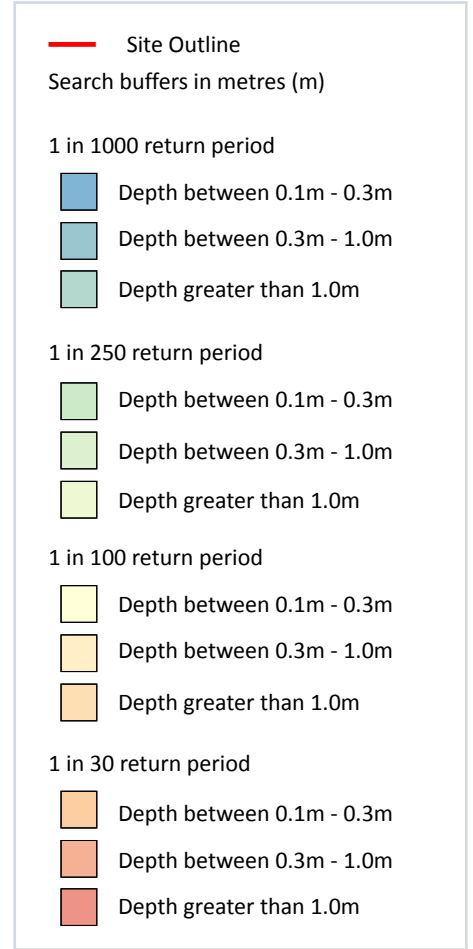
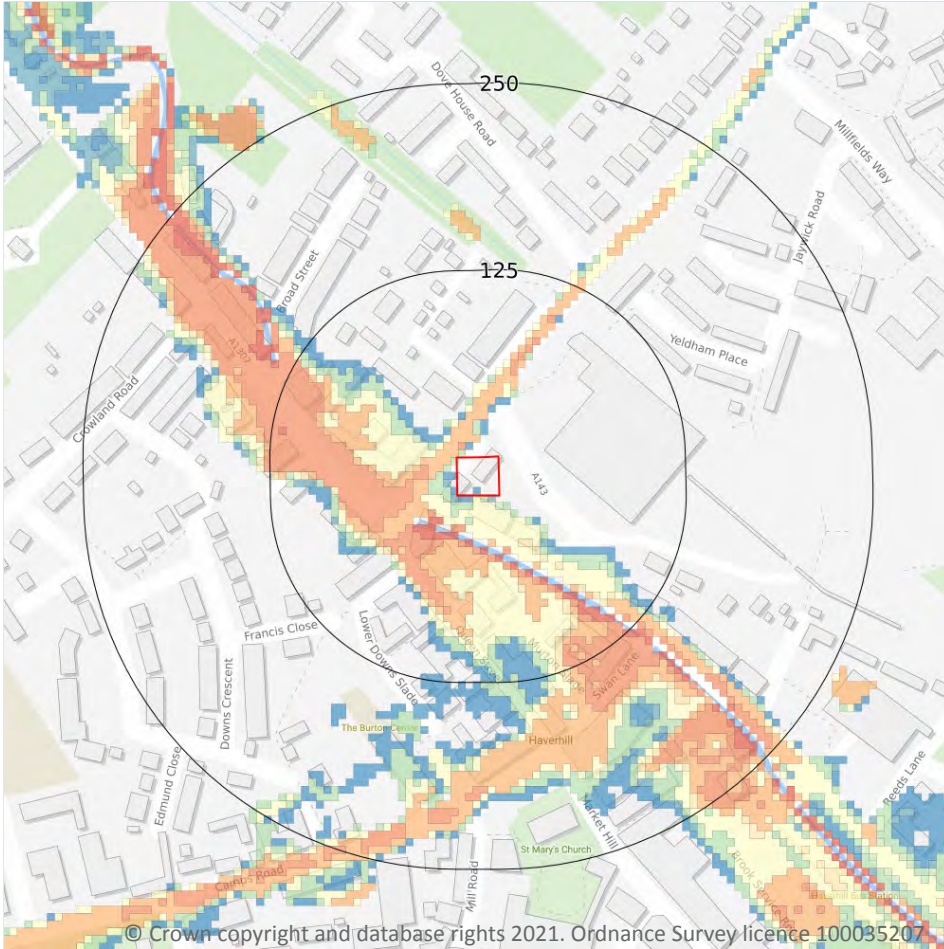
Features are displayed on the River and coastal flooding map on **page 70**

Location	Type
19m S	Zone 3 - (Fluvial Models)

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



9 Surface water flooding



9.1 Surface water flooding

Highest risk on site

1 in 100 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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.

Features are displayed on the Surface water flooding map on **page 74**

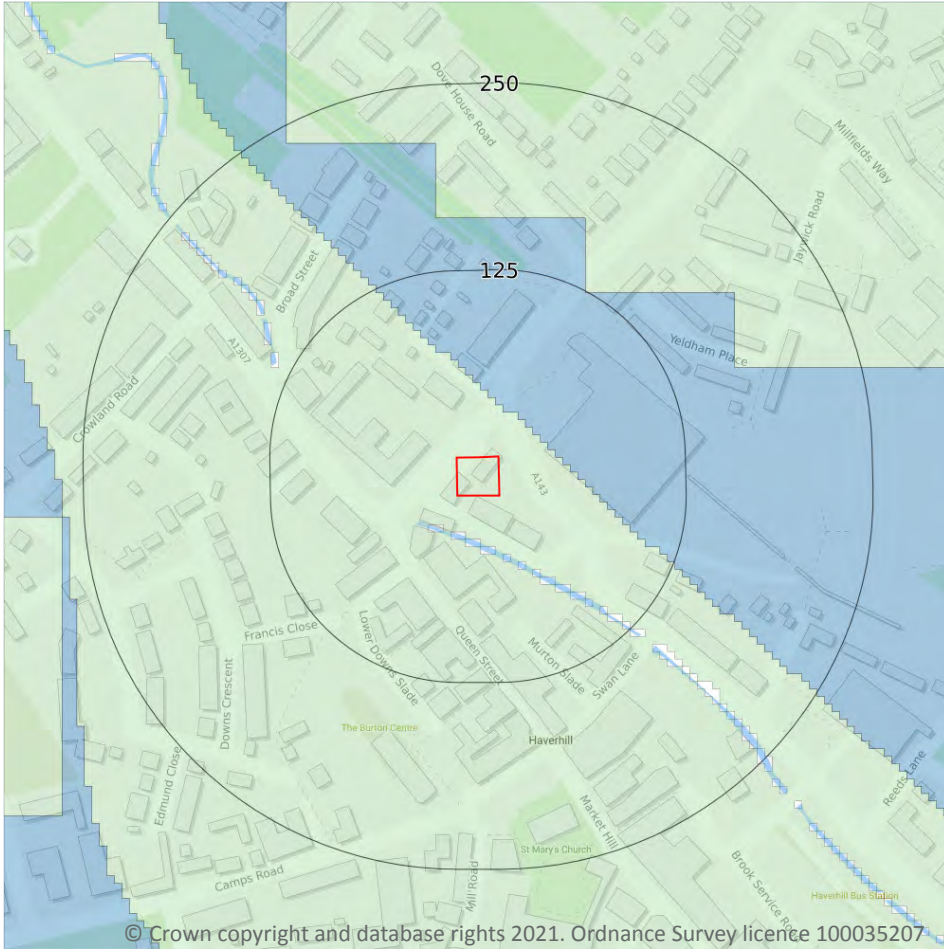
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

10 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

10.1 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 76**

This data is sourced from Ambiental Risk Analytics.

11 Environmental designations



11.1 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.

11.2 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.

11.3 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.

11.4 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.

11.5 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.



11.6 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 77**

ID	Location	Name	Data source
1	100m NE	Haverhill Railway Walks	Natural England
2	105m N	Haverhill Railway Walks	Natural England
3	357m E	Haverhill Railway Walks	Natural England
4	883m NW	Haverhill Railway Walks	Natural England
5	932m SE	Haverhill Railway Walks	Natural England
6	1289m SE	Haverhill Railway Walks	Natural England
7	1307m SE	Haverhill Railway Walks	Natural England
8	1499m SE	Haverhill Railway Walks	Natural England

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

11.7 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 77**

ID	Location	Name	Woodland Type
-	1478m N	Norney Plantation	Ancient & Semi-Natural Woodland
-	1518m N	Norney Plantation	Ancient Replanted Woodland

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



11.8 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.

11.9 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.

11.10 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.

11.11 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.

11.12 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.



11.13 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.

11.14 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.

11.15 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.

11.16 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	S424	Existing

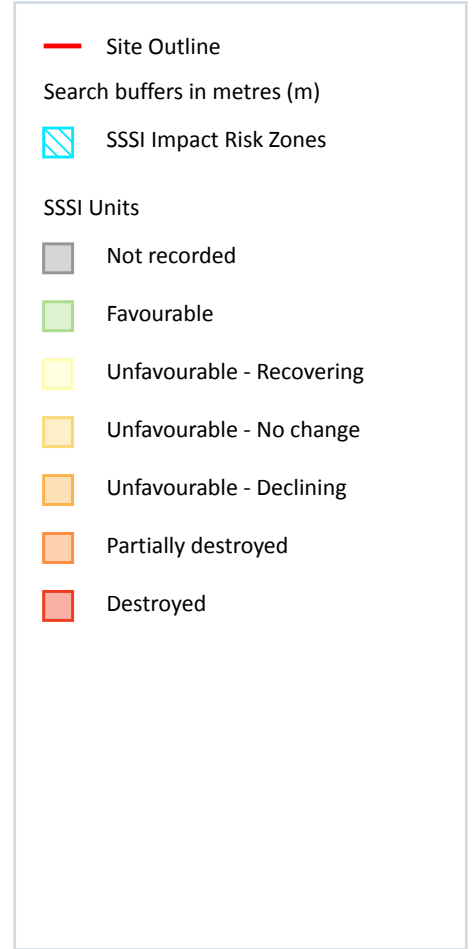
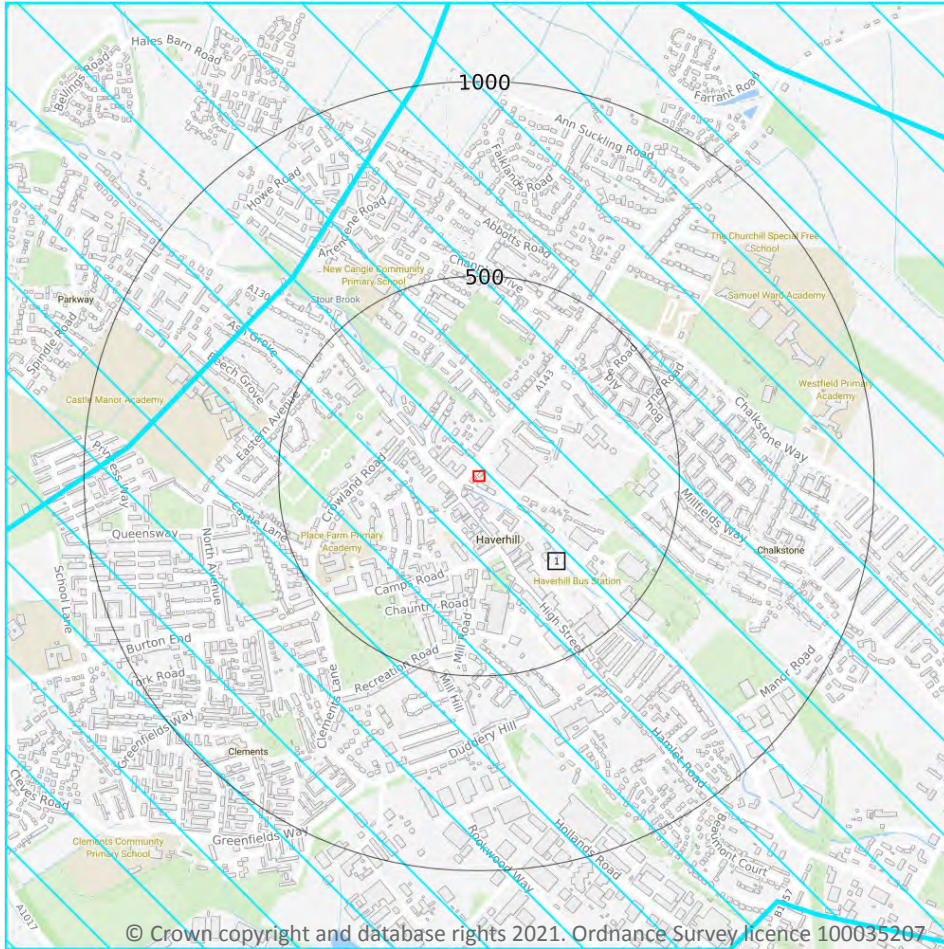


Location	Name	Type	NVZ ID	Status
On site	Sandlings and Chelmsford	Groundwater	G78	Existing
217m N	Sandlings and Chelmsford	Groundwater	G78	Existing
217m N	Lower Stour NVZ	Surface Water	S424	Existing

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



SSSI Impact Zones and Units



11.17 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 83**

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 > 750m² & manure stores > 3500t.

This data is sourced from Natural England.

11.18 SSSI Units

Records within 2000m

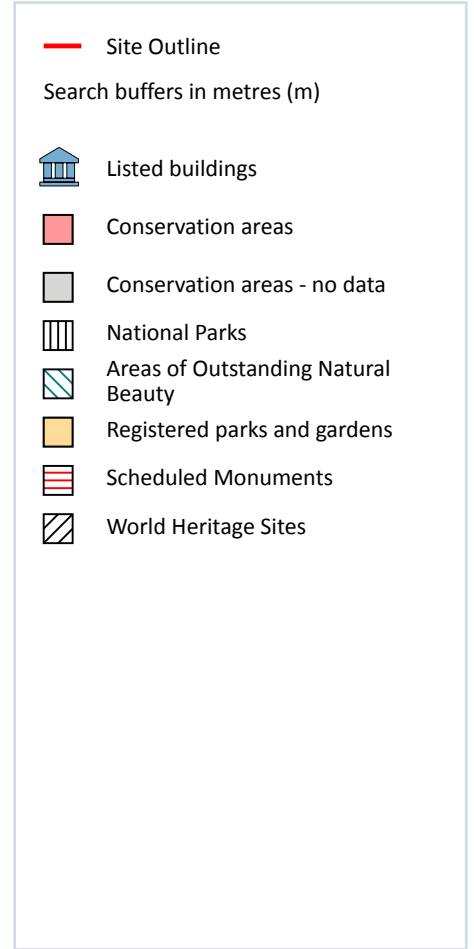
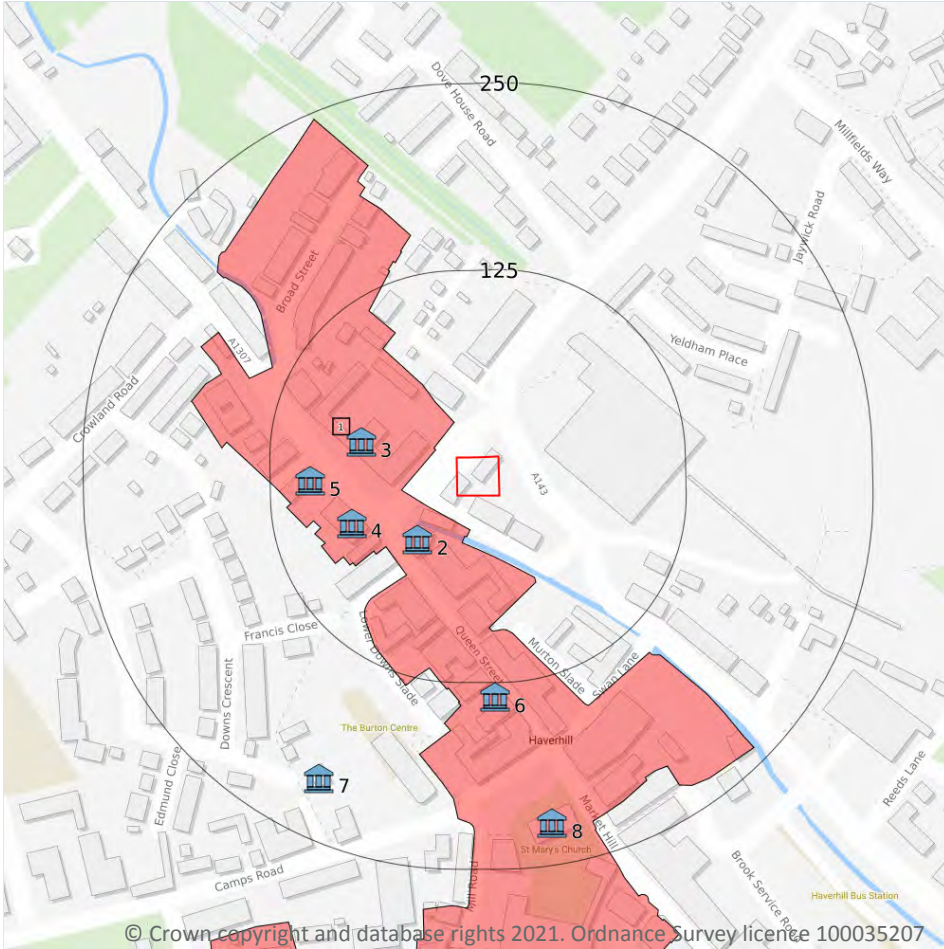
0

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.



12 Visual and cultural designations



12.1 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.

12.2 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.

12.3 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.

12.4 Listed Buildings

Records within 250m

7

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.

Features are displayed on the Visual and cultural designations map on **page 85**

ID	Location	Name	Grade	Reference Number	Listed date
2	40m SW	Woolpack Inn, Haverhill, West Suffolk, Suffolk, CB9	II	1375523	09/05/1973
3	65m W	The Cangle County Primary School, Haverhill, West Suffolk, Suffolk, CB9	II	1375533	09/05/1973
4	73m W	Rose And Crown Hotel, Haverhill, West Suffolk, Suffolk, CB9	II	1375532	26/06/1952
5	98m W	Corn Exchange, Haverhill, West Suffolk, Suffolk, CB9	II	1375531	09/05/1973
6	135m S	Queens Head Public House, Haverhill, West Suffolk, Suffolk, CB9	II	1375525	04/11/1997



ID	Location	Name	Grade	Reference Number	Listed date
7	210m SW	Baptist Chapel, Haverhill, West Suffolk, Suffolk, CB9	II	1375530	26/06/1952
8	222m S	Church Of St Mary, Haverhill, West Suffolk, Suffolk, CB9	II*	1375520	26/06/1952

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

12.5 Conservation Areas

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on **page 85**

ID	Location	Name	District	Date of designation
1	15m W	Haverhill, Queen Street	St. Edmundsbury	22/07/2002

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

12.6 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.

12.7 Registered Parks and Gardens

Records within 250m

0

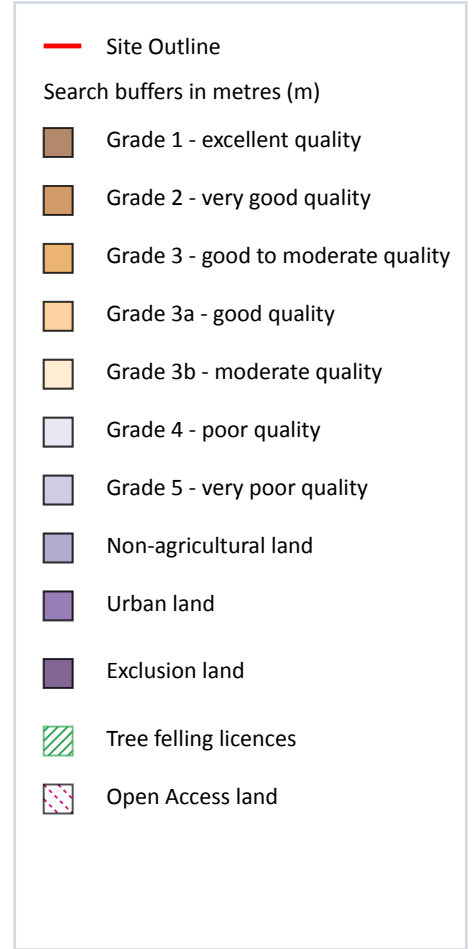
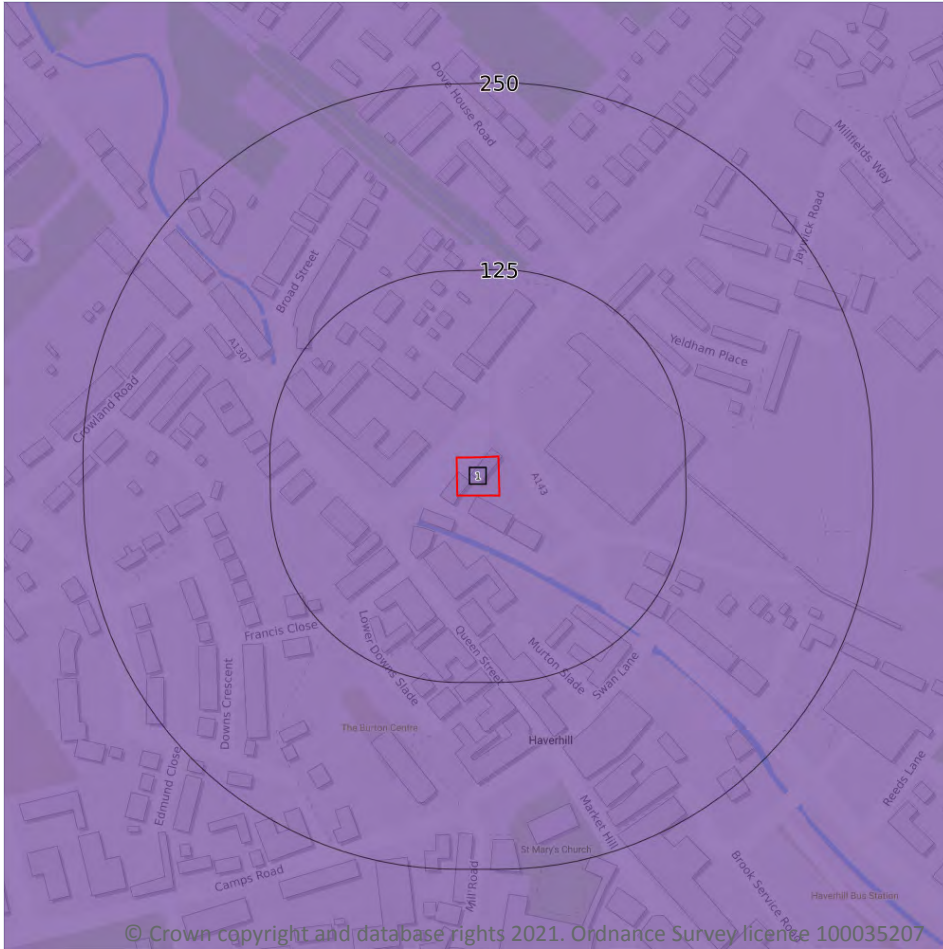
Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the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



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



13 Agricultural designations



13.1 Agricultural Land Classification

Records within 250m

1

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 89**

ID	Location	Classification	Description
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1	On site	Urban	-
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This data is sourced from Natural England.

13.2 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.

13.3 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.

13.4 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.

13.5 Countryside Stewardship Schemes

Records within 250m

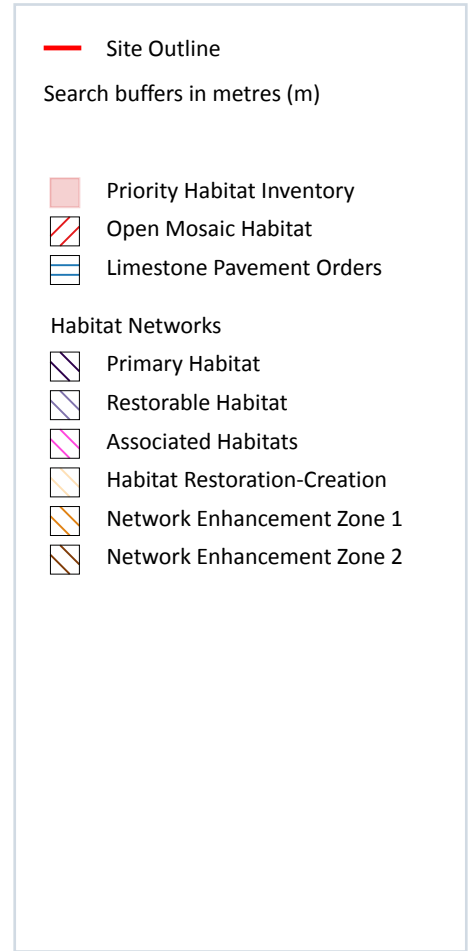
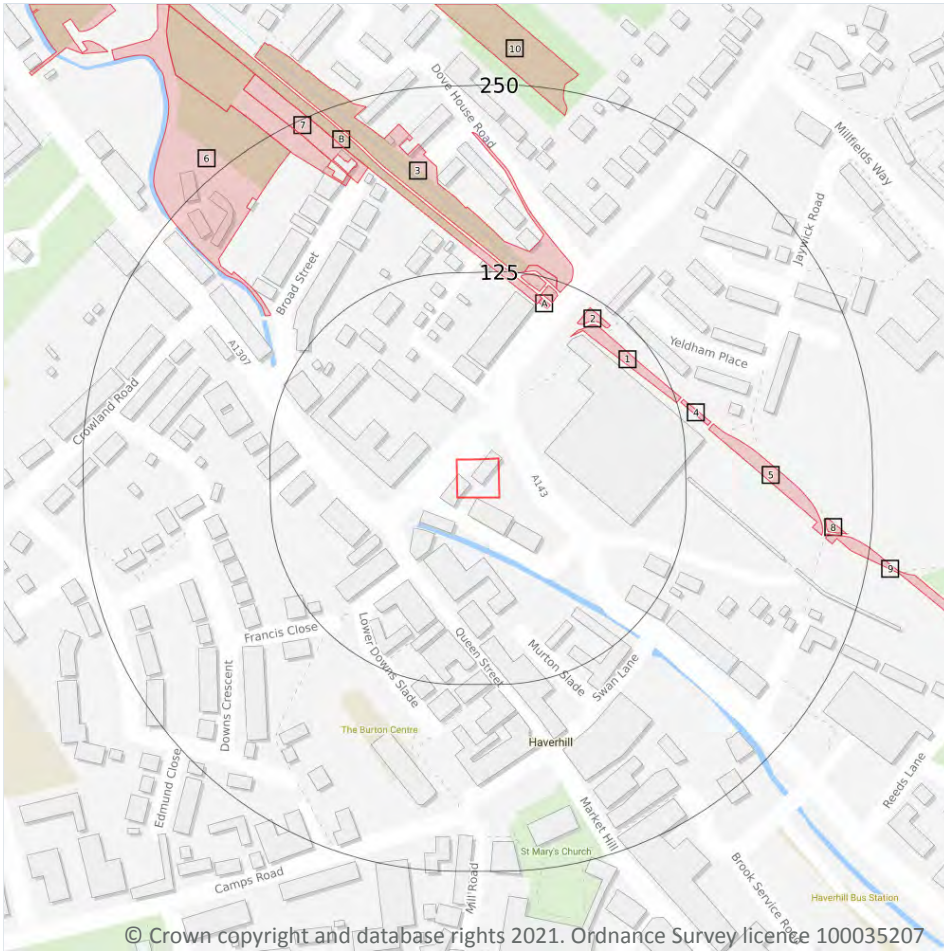
0

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.



14 Habitat designations



14.1 Priority Habitat Inventory

Records within 250m

16

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

Features are displayed on the Habitat designations map on **page 91**

ID	Location	Main Habitat	Other habitats
1	95m NE	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
2	105m NE	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
A	105m N	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
B	107m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%); LMEAD (INV > 50%)

ID	Location	Main Habitat	Other habitats
A	110m N	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
A	115m N	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
3	119m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%); LMEAD (INV > 50%)
A	120m N	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
4	128m E	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
5	142m E	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
6	158m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	196m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	198m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	219m E	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
9	220m E	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
10	234m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

14.2 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.

14.3 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.



14.4 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.



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>.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



Appendix D:
Historical Aerial Imagery
Site Plan Dated 1938
Historic Photographs Dated 2005

OAKLEY SOILS AND CONCRETE ENGINEERING LIMITED

Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Historical Aerial Imagery



1945



2000



2003

OAKLEY SOILS AND CONCRETE ENGINEERING LIMITED

Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Historical Aerial Imagery



2007 (1)



2007 (2)



2009

OAKLEY SOILS AND CONCRETE ENGINEERING LIMITED

Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Historical Aerial Imagery



2011



2015

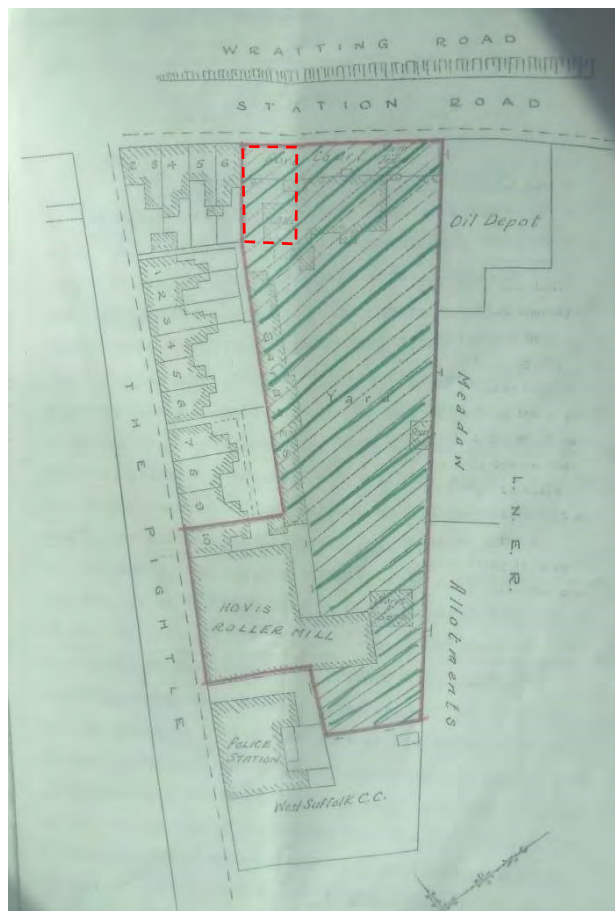


2018

OAKLEY SOILS AND CONCRETE ENGINEERING LIMITED

Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Site Plan dated 1938



P1. Site plan the extent of the corn mill and yard in 1938. The red dashed line in the upper corner is the approximate site area.

(Image provided by Mr Ray Oakley and reproduced by permission).

OAKLEY SOILS AND CONCRETE ENGINEERING LIMITED

Onions Yard, Station Road, Haverhill, Suffolk, CB9 0EU.

Historic Photographs dated 2005



P2. Showing the main yard area during the ownership of a land drilling contractor in 2005.
(Image provided by Mr Ray Oakley and reproduced by permission).



P3. Showing the frontage during the ownership of a land drilling contractor in 2005.
(Image provided by Mr Ray Oakley and reproduced by permission).