

Table 16.1 Summary of Impacts:

Description of Impact	Geographical Importance	Receptor Sensitivity	Impact Before Mitigation				Mitigation	Impact After Mitigation (Residual)			
			Adverse/Beneficial	Reversible/Irreversible	Short-Term/Long Term	Significance		Adverse/Beneficial	Reversible/Irreversible	Short-term/Long Term	Significance
Landscape & Visual											
1 View from footpath south of Withersfield	Dist.	Min.	Adv.	Irrev.	LT	Min.	Planting around the proposed Relief Road and to the north of the development.	Imp Ben	Irrev.	LT	Min.
2 View from footpath between Withersfield and Haverhill	Dist.	Min.	Adv.	Irrev.	LT	Min.	As above	Imp Ben	Irrev.	LT	Min.
3 View from point at which Withersfield footpath cross proposed Relief Road	Loc.	Mod.	Adv.	Irrev.	LT	Mod.	As above	Red Adv	Irrev.	LT	Mod.
4 View from Queen Street	Loc.	None	Neut.	N/A	N/A	N/A	N/A	Neut.	N/A	N/A	Neut.
5 View from properties around Howe Road	Loc.	Maj.	Adv.	Irrev.	LT	Maj.	Areas of open space established within development moving new buildings away from property boundaries.	Red Adv	Irrev.	LT	Major
6 View from properties on edge of Hales Barn development	Loc.	High.	Adv.	Irrev.	LT	Maj.	Proposed native planting area along boundary.	Red Adv	Irrev.	LT	Major



7 View from Ann Suckling Way looking south west	Dist.	High	Adv.	Irrev.	LT	Major	Large park beside park, buffer planting to north of Relief Road and development. Open space located along higher ground and lower densities on highest built areas.	Red Adv	Irrev.	LT	Major
8. View from Ann Suckling Way looking south	Dist.	High	Adv.	Irrev	LT	Major	As above	Red Adv	Irrev.	LT	Major
9. View from Ann Suckling Way looking east	Dist.	High	Adv.	Irrev	LT	Mod.	As above	Red Adv	Irrev.	LT	Major
10. View from Ann Suckling Way across eastern portion of site from north of Water Tower	Dist.	High	Adv.	Irrev	LT	Mod.	As above	Red Adv	Irrev.	LT	Mod
11. View from properties on Ann Suckling Road	Loc.	High	Adv.	Irrev.	LT	Major	Retention of green corridor along Ann Suckling Road, new area of open space on north side of road.	Red Adv	Irrev.	LT	Major
12. View from Withersfield Road near Paradise Farm	Loc.	Low	Neut.	N/A	N/A	Neut.	N/A	N/A	N/A	N/A	Neut.
13. View from Withersfield Road near Moor Pasture Farm	Loc	Low	Neut.	N/A	N/A	Neut.	N/A	N/A	N/A	N/A	Neut.
14 View from footpath between Great and Little Wratting	Loc	High	Neut.	N/A	N/A	Neut.	N/A	N/A	N/A	N/A	Neut.
15 View from footpath east of Great Wilsey Farm	Dist.	High	Adv	Irrev.	LT	Min.	Buffer planting around eastern roundabout, low heights and densities on eastern area of site.	Red Adv	Irrev.	LT	Neut.
16 View from B1057 near Copse Hall Farm	Loc.	Low	Neut.	N/A	N/A	Neut.	N/A	Neut.	N/A	N/A	Neut.
17 View from road near Hazel Stub Farm	Loc.	Low	Neut.	N/A	N/A	Neut.	N/A	Neut.	N/A	N/A	Neut.



18 View from Residential Properties on Spindle Road	Loc.	High	Adv.	Irrev.	LT	Min.	Creation of strong landscape and planting framework, no building on highest areas of land.	Red Adv	Irrev.	LT	Minor
19 View from junction of A1307 with A1017	Dist.	Low	Neut.	N/A	N/A	Neut.	NA	Neut.	N/A	N/A	Neut.
20 View from footpath north of Fox public house	Dist.	High	Adv.	Irrev.	LT	Minor	Buffer planting around eastern roundabout, low heights and densities on eastern area of site.	Red Adv	Irrev.	LT	Neut.
21 View from footpath north of Great Wilsey Farm	Dist.	High	Adv.	Irrev.	LT	Minor	Buffer planting around eastern roundabout, low heights and densities on eastern area of site.	Red Adv	Irrev.	LT	Neut.
22 View from road near Horseham Hall	Loc.	Low	Neut.	N/A	N/A	Neut.	N/A	Neut.	N/A	N/A	Neut.
23 View from footpath west of Calford Green	Dist.	High	Neut.	N/A	N/A	Neut.	N/A	Neut.	N/A	N/A	Neut.
24 View from Little Wratting	Loc	Low	Neut.	N/A	N/A	Neut.	N/A	Neut.	NA	NA	Neut.
Impact upon hedgerow network	Reg. / Coun.	Med / High	Ben.	Rev	LT	Minor	Repair of hedgerow network and addition of new hedgerows integral to design.	Ben.	Rev.	LT	Minor
Impact upon drainage ditch network	Loc.	Low	Ben.	Rev.	LT	Minor	Retention and preservation of drainage ditch network integral to masterplan design.	Ben.	Rev.	LT	Minor
Impact upon tree cover	Reg. / Coun.	Med / High	Ben.	Rev.	LT	Mod.	Retention of existing trees and addition of new tree planting areas on higher ground integral to masterplan design.	Ben.	Rev.	LT	Mod.
Impact upon Ann Suckling Way	Dist.	Med.	Neut.	N/A	N/A	Neut.	Existing path of footpath retained.	Neut.	N/A	N/A	Neut.
Impact upon County Wildlife Sites	Reg. / Coun.	High	Neut.	N/A	N/A	Neut.	NA – New alternative footpath route proposed to east of ASW CWS.	Neut.	N/A	N/A	Neut.
Impact upon listed properties	Reg. / Coun.	High	Adv.	Irrev.	LT	Minor	New are of open space created to south west of property and additional hedge and tree planting.	Adv.	Irrev.	LT	Minor



Impact upon field pattern	Dist.	Med / Low	Ben.	Rev.	LT	Minor	Retention of existing field pattern integral to masterplan design.	Ben.	Rev.	LT	Minor
Impact upon Countryside Character locally	Reg. / Coun.	Med / High	Ben.	Rev.	LT	Maj.	Retention of characteristic features and promotion of built characteristics integral to design.	Ben.	Rev.	LT	Maj.
Loss of open countryside	Dist.	Med.	Adv.	Irrev.	LT	Mod.	Creation of strong landscape framework to reduce mass of built area and to reduce visual impact. Retention of most important areas and features.	Adv.	Irrev.	LT	Mod.
Loss of townscape character	Dist.	Med.	Ben.	Rev.	LT	Min.	Promotion of characteristic features, materials and building typologies.	Ben.	Rev.	LT	Minor
Ecology											
Pollution from Construction Activities on Ann Suckling Way CWS	Count	Low	Adv.	Rev.	ST	Min.	Construction best practice to avoid spillages and minimise dust generation	Neut.	N/A	N/A	Neg.
Disturbance from increased visitor pressure on Ann Suckling Way CWS	Count	High	Adv.	Irrev.	LT	Maj.	Diversion of public footpath to avoid CWS	Neut.	N/A	N/A	Neg.
Increased airborne nutrient enrichment on Ann Suckling Way CWS	Count	Low	Neut.	Irrev.	LT	Min.	Design of site to give maximum possible distance between road and CWS	Neut.	N/A	N/A	Neg.
Pollution from Construction Activities on Norney Plantation CWS	Count	Low	Adv.	Rev.	ST	Min.	Construction best practice to avoid spillages and minimise dust generation	Neut.	N/A	N/A	Neg.
Increased airborne nutrient enrichment on Norney Plantation CWS	Count	Low	Neut.	Irrev.	LT	Neg.	Design of site to give maximum possible distance between road and CWS	Neut.	N/A	N/A	Neg.
Noise disturbance on Norney Plantation CWS	Count	Low	Neut.	Rev.	LT	Neg.	Design of site to give maximum possible distance between road and CWS Buffer planting	Adv.	Rev.	LT	Min.



Trampling from recreational users, nutrient enrichment from dogs on Boyton Hall Track CWS	Dist.	High	Adv.	Irrev.	LT	Mod.	Additional habitat creation Provision of facilities for disposal of dog faeces and appropriate signage	Adv.	Irrev.	LT	Min.
Loss of hedgerows for construction	Nat.	High	Adv.	Irrev.	LT	Maj.	Design of site to minimise hedgerow losses Planting of new hedgerows Management of retained hedgerows	Adv.	Irrev.	ST	Min.
Damage to retained hedgerows during construction	Nat.	Mod.	Adv.	Rev.	ST	Mod.	Erection of protected fencing Construction best practice to avoid spillages and minimise dust generation	Adv.	Rev.	ST	Min.
Disturbance from increased visitor pressure on Ancient and / or species-rich hedgerows	Nat.	Low	Adv.	Irrev.	LT	Mod.	Design of site to minimise disturbance to hedgerows Provision of facilities for disposal of litter and dog faeces Management of retained hedgerows	Adv.	Rev.	LT	Min.
Pollution from construction activities on Crested Cow-wheat	Nat.	Med.	Adv.	Irrev.	ST	Mod.	Construction best practice to avoid spillages and minimise dust generation	Neut.	N/A	N/A	Neg.
Disturbance from increased visitor pressure on Crested Cow-wheat	Nat.	High	Adv.	Irrev.	LT	Maj.	Diversion of public footpath to avoid CWS	Neut.	N/A	N/A	Neg.
Pollution from construction activities on Sulphur Clover	Nat.	Low	Adv.	Irrev.	ST	Min.	Construction best practice to avoid spillages and minimise dust generation	Neut.	N/A	N/A	Neg.
Loss of one population for construction	Nat.	High	Adv.	Irrev.	LT	Maj.	Translocation of affected population	Neut.	N/A	N/A	Neg.
Disturbance from increased visitor pressure on Sulphur Clover	Nat.	High	Adv.	Irrev.	LT	Maj.	Diversion of public footpath to avoid CWS	Neut.	N/A	N/A	Neg.
Loss of hedgerow habitat for construction on Invertebrates	Nat.	High	Adv.	Irrev.	LT	Maj.	Design of site to minimise hedgerow losses Planting of new hedgerows Management of retained hedgerows	Adv.	Irrev.	ST	Min.



Pollution from construction activities on Invertebrates	Nat.	Low	Adv.	Rev.	ST	Min.	Construction best practice to avoid spillages and minimise dust generation	Adv.	Rev.	ST	Neg.
Disturbance from increased visitor pressure on Invertebrates	Count	High	Adv.	Irrev.	LT	Min.	Design of site to minimise disturbance to hedgerows Provision of facilities for disposal of litter and dog faeces Management of retained hedgerows	Adv.	Rev.	LT	Min.
Loss of Slow-worm habitat	Par.	High	Adv.	Irrev.	ST	Maj.	Design of site to minimise hedgerow losses Creation of areas of new reptile habitat	Ben.	Rev.	ST	Min.
Slow –worm mortality during construction	Par.	Low	Adv.	Irrev.	ST	Min.	Erection of fencing to prevent Slow-worm from entering the construction site	Neut.	N/A	N/A	Neg.
Slow-worm mortality from predation by pets	Par.	Med.	Adv.	Irrev.	LT	Min.	Provision of refuges in areas of new habitat	Neut.	N/A	N/A	Neg.
Slow-worm mortality from construction traffic	Par.	Med.	Adv.	Irrev.	ST	Min.	Design of site to maximise habitat connectivity Provision of crossing points under roads in key areas	Neut.	N/A	N/A	Neg.
Loss of Breeding Bird Habitats	Dist.	Low	Adv.	Irrev.	LT	Min.	Design of site to minimise hedgerow losses Provision of additional breeding bird habitat	Ben.	Rev.	LT	Min.
Breeding Bird mortality during construction	Dist.	Low	Adv.	Irrev.	ST	Min.	Timing of vegetation clearance to avoid breeding season	Neut.	N/A	N/A	Neg.
Disturbance during construction	Dist.	Low	Adv.	Rev.	LT	Min.	Construction best practice	Adv.	Rev.	ST	Neg.
Mortality from predation by cats on breeding birds	Dist.	Low	Adv.	Irrev.	LT	Min.	Provision of safe nesting sites (bird boxes)	Neut.	N/A	N/A	Neg.
Noise and visual disturbance on breeding birds	Dist.	Low	Adv.	Irrev.	LT	Min.	Design of site to maximise habitat connectivity Woodland buffer planting	Adv.	Irrev.	LT	Neg.
Noise and lighting from construction	Dist.	Low	Adv.	Rev.	ST	Min.	Restriction of construction working hours	Adv.	Rev.	ST	Neg.



Bat habitat loss	Dist.	Low	Adv.	Irrev.	ST	Min.	Design of site to minimise hedgerow losses Creation of areas for new foraging / roosting habitat	Adv.	Irrev.	LT	Neg.
Habitat severance on Bats	Dist.	Min.	Adv.	Irrev.	LT	Min.	Woodland and hedgerow planting north of Relief Road	Adv.	Neut.	LT	Neg.
Light disturbance on Bats	Dist.	Min.	Neut.	Rev.	LT	Neg.	Design of site to maximise habitat connectivity Woodland buffer planting	Neut.	N/A	N/A	Neg.
Archaeology											
Soil Stripping	Loc.		Adv.	Irrev.	ST.	Mod. / Min.	Archaeological excavation prior to construction phase	Neut.	N/A	N/A	Neut.
Cutting of footings	Loc.		Adv.	Irrev.	ST	Mod. / Min.	Archaeological excavation prior to construction phase	Neut.	N/A	N/A	Neut.
Cutting of Service Trenches	Loc.		Adv.	Irrev.	ST	Mod. / Min.	Archaeological excavation prior to construction phase	Neut.	N/A	N/A	Neut.
Road Cutting	Loc.		Adv.	Irrev.	ST	Min.	Archaeological evaluation and excavation prior to construction phase	Neut.	N/A	N/A	Neut.
Flooding & Drainage											
Discharge rate of surface water run-off from site.	Loc.	Med.	Adv.	Rev.	ST.	Min.	Control discharge rate from attenuation areas to receiving watercourses to no more than corresponding greenfield run-off rates.	Ben.	Rev.	LT	Min.
Pollutants entering watercourses.	Loc.	Med.	Adv.	Rev.	ST.	Neut.	Use of Sustainable Drainage Techniques to remove potential pollutants before discharge to watercourse.	Ben.	Rev.	LT	Neg.
Discharge of 'muddy' water from site during construction phase.	Loc.	Low.	Adv.	Rev.	ST.	Neut.	Utilise temporary settlement ponds to allow particles to settle out before discharge.	Ben.	Rev.	ST	Neg.



Anglian Water foul sewers not having sufficient capacity for additional flows beyond 755 properties.	Dist.	Med.	Adv.	Rev.	ST.	Min.	Pre-development application to determine and whether capacity any upgrade to system is required.	Ben.	Rev.	LT	Min.
Traffic and Transportation											
Impact of Construction traffic - dust and delays to peak hour flows.	Dist.	Med.	Adv.	Irrev.	ST.	Min.	Construction traffic on and off site during various phases of work. Construction and Environmental Management Plan	Adv.	Rev.	ST	Min.
Traffic volumes on existing highway network	Dist.	Med.	Ben.	Irrev.	LT	Min.	None proposed. Construction of relief road will enable HGV traffic to avoid town centre. Signing HGV's to industrial areas avoiding the town centre will also be provided.	Ben.	Irrev.	LT	Minor
Performance of The Cangle junction, before Relief Road constructed.	Loc.	Med.	Adv.	Rev.	LT	Min.	Construction of Relief Road to reduce traffic on Wratting Road and Withersfield Road and delays to traffic using The Cangle Junction.	Ben.	Irrev.	LT	Minor
Public transport	Loc.	Med.	Ben.	Rev.	LT	Min.	Proactive measures to improve public transport links to serve established passengers and encourage overall public transport usage. Travel Plan initiatives including bus stop improvements.	Ben.	Rev.	LT	Minor
Walking	Loc.	Med.	Neut.	N/A	LT	Min.	Encourage increased journeys on foot. Provide connectivity to existing established routes. Grade separated link across Relief Road. Travel Plan initiatives.	Ben.	Irrev.	LT	Minor
Cycling	Loc.	Med.	Neut.	N/A	LT	Min.	Increased cycle usage in Home Zone environment and on dedicated cycle routes. Reduced traffic flows on local roads.	Ben.	Irrev.	LT	Minor
Noise											
Impact of Construction Noise	Loc.	Low	Adv.	Irrev.	ST.	Min.	Implement 'best practices', as recommended by BS 5228: 1997	Adv.	Irrev.	ST.	Minor



Impact of Traffic Noise (Withersfield Road, Wrattling Road, Howe Road)	Loc.	Low.	Neut.	Irrev.	LT.	Neut.	No mitigation is deemed necessary	Neut.	Irrev.	LT.	Neut.
Impact of Traffic Noise (new relief road)	Loc.	low	Adv.	Irrev.	LT.	Min.	Glazing and ventilation specs.	Adv.	Irrev.	LT.	Minor
Impact of Plant at Local Centre	Loc.	Low	Adv.	Irrev.	LT.	Min	Use careful layout design and plant choice to minimise impact	Neut. to Adv.	Irrev.	LT.	Neut. to Minor
Impact of noise from Primary School	Loc.	Low	Adv.	Irrev.	Lt.	Min.	Use careful layout design to minimise impact	Neut. to Adv.	Irrev.	LT.	Neut. to Minor
Impact of HGV/LGV traffic at Local Centre	Loc	Low	Adv.	Irrev.	LT.	Min.	Location of loading bays, limitation on delivery hours	Neut. to Adv.	Irrev.	LT.	Neut. to Minor
Air Quality											
Impact of Construction Dust and PM ₁₀	Loc.	Low	Adv.	Irrev.	ST	Min.	Sheeting of material delivery, damping of roads, temporary surface and work areas; regular sweeping of both public and internal tarred roads. All plant to be well maintained. No burning of waste on site.	Ben.	Rev.	ST	Neg.
NO ₂ and PM ₁₀ pollution concentrations within Haverhill Town Centre	Loc	Med.	Ben.	Irrev.	LT	Mod.	None required	Ben.	Rev.	LT	Mod.
NO ₂ and PM ₁₀ pollution concentrations along Ann Suckling Road	Loc.	Med.	Adv.	Irrev.	LT	Mod.	Implementing better sustainable form of transport to minimise journeys	Ben.	Rev.	LT	Mod.
NO ₂ and PM ₁₀ pollution concentrations at Withersfield roundabout	Loc.	High	Adv.	Irrev.	LT	Maj.	Implementing better sustainable form of transport to minimise journeys	Ben.	Rev.	LT	Mod.
NO ₂ and PM ₁₀ pollution concentrations at New Road	Loc	High	Adv.	Irrev.	LT	Maj.	Implementing better sustainable form of transport to minimise journeys	Ben.	Rev.	LT	Mod.



Waste											
Generation of dust from re-profiling and loading lorries for off-site disposal of soils.	Loc.	Low	Adv.	Irrev.	ST	Min.	Use of dust suppression during re-profiling activities and loading lorries.	Ben.	Rev.	ST	Neut.
Generation of dust from un-sheeted lorries transporting soil to landfill.	Dis.	Low	Adv.	Irrev.	ST	Min.	Sheeting lorries before they leave site; regular inspection and cleaning of local highways.	Ben.	Rev.	ST	Neut.
Pressure on transport network from bulk soil-removal off-site resulting from re-profiling activities.	Reg.	Low	Adv.	Irrev.	LT	Min.	Re-use as much material on-site as possible, e.g. building and subgrade, re-use of topsoil, re-use of soil in earthworks such as bunding.	Adv.	Rev.	ST	Neut.
Impact on landfill capacity from bulk soil-removal off-site resulting from re-profiling activities.	Reg.	Med.	Adv.	Irrev.	LT	Mod.	Reduce quantity of soil to be removed off site by increasing site levels or re-using soil on site in earthworks such as bunding.	Adv.	Rev.	LT	Min.
Impact on landfill capacity from bulk soil-removal off-site resulting from re-profiling activities.	Reg.	Med.	Adv.	Irrev.	LT	Mod.	In addition to reducing quantity for off-site disposal, ship soil off-site to spread on local exempt sites that require levels to be increased, thus diverting soil from landfill.	Ben.	Rev.	LT	Neut.
Impact on landfill capacity from disposal of construction-materials	Reg.	Low	Adv.	Irrev.	LT	Min.	Reduce amount of waste produced by selection of materials to reduce waste	Adv.	Rev.	LT	Min.
Impact on landfill capacity from disposal of construction-materials	Reg.	Low	Adv.	Irrev.	LT	Min.	In addition to reducing amount of waste produced, increase levels of recycling over and above targets	Ben.	Rev.	LT	Neut.



Pressure on the Local Authority's waste management infrastructure resulting from the increase in the amount of municipal waste produced in the borough.	Reg.	Low.	Adv.	Rev.	LT	Min.	Design recycling facilities on site in an effort to assist with the achievement of the target of recycling 70% waste in the borough.	Ben.	Rev.	LT	Neut.
Energy and Climate Change											
Carbon Emissions	Nat.	Low	Adv.	Rev.	LT	Min.	Proposed 25% emission rate improvement over Building Regs. 10% renewables on site- Solar thermal, solar PV or biomass district heating viable. Passive solar gain and shelter belts maximised within masterplan Code Level 3*** achieved as minimum for dwellings	Adv.	Rev.	LT	Neg.
Water use	Loc.	Med.	Adv.	Rev.	ST	Mod.	Water consumption reduced to 105 litres per person per day.	Adv.	Rev.	LT	Neg.
Loss of ecological habitat	Loc.	Low	Adv.	Irrev.	LT	Min.	Creation of green corridors creates new habitat areas and potentially improves biodiversity.	Ben.	Rev.	LT	Mod.
NOx emissions	Loc.	Low	Adv.	Rev.	LT	Mod.	Materials rated A-C used. Class 4 boilers incorporated.	Adv.	Rev.	LT	Neg.
Socio-economic Impacts											
Population	Reg.	Low	Neut.	Irrev.	LT.	Min.	N/A	Ben.	Rev.	ST	Neg.
Housing	Loc.	Med.	Ben.	Irrev.	LT	Mod.	Provision of a mix of house types and provision of affordable housing	Ben.	Irrev.	LT	Maj.
Primary Education	Loc.	Low.	Adv.	Rev.	LT	Min.	Provision of 1FE Primary School	Neut.	Irrev.	LT	Neg.
Secondary Education	Loc.	Low.	Neut.	Rev.	LT	Neg.	None	Neut.	Rev.	LT	Neg.
Open Space	Loc	Low.	Adv.	Irrev.	LT	Min.	Provision of 11.38 ha Open Space	Ben.	Irrev.	LT	Min.



Community Facilities	Loc.	Low	Adv.	Rev.	LT	Min.	Provision of 300 sq m floorspace within local centre for community facilities	Ben.	Irrev.	LT	Min.
Construction Employment	Reg.	Low	Ben.	Rev.	ST	Min.	Maximising local employment opportunities	Ben.	Rev.	ST	Min.
Operational Employment	Loc.	Low	Ben.	Rev.	LT	Min.	Maximising local employment opportunities	Ben.	Rev.	LT	Min.
Centres	Loc.	Low	Neut.	Rev.	LT	Neg.	Conditions to control amount of floorspace	Neut.	Rev.	LT	Neg.
Ground Contamination											
Impact of existing ground contamination on groundwater in aquifer	Loc	Low	Adv.	Irrev.	LT	Min.	Localised removal of any soil significantly contaminated.	Neut.	Rev.	LT	Neg.
Impact of existing ground contamination on construction workers	Loc.	Low	Adv.	Irrev.	ST	Min.	Apply appropriate health and safety controls.	Neut.	Rev.	ST	Neg.
Impact of existing ground contamination on building materials	Loc.	Low	Adv.	Irrev.	LT	Mod.	Localised removal of any soil significantly contaminated.	Neut.	Rev.	LT	Neg.
Impact of potentially contaminated surface water and run-off on groundwater in aquifer	Loc.	Med	Adv.	Irrev.	LT	Mod.	Minimise run-off from contaminated ground – contaminated soils not to be stockpiled on site. Water from wheel washers to be disposed of safely.	Neut.	Rev.	LT	Neg.
Impact of piled foundations on groundwater in aquifer	Loc.	Med	Adv.	Irrev.	LT	Mod.	Localised removal of any soil significantly contaminated prior to piling.	Neut.	Rev.	LT	Neg.
Impact of dust generated during construction on site workers and neighbours	Loc.	Low	Adv.	Irrev.	ST	Mod.	Damping down exposed soils in dry weather.	Adv.	Rev.	ST	Neg.
Impact of existing below ground contamination on future residents and visitors	Loc.	Low	Adv.	Irrev.	LT	Min.	Localised removal of any soil significantly contaminated.	Neut.	Rev.	LT	Neg.

