



Phase 1 Ground Contamination Desk Study

The Vixen, Millfields Way, Haverhill, CB9 0JB

Client Name: Radford Interiors

Project Number: P2610.2.0

Date: 31 March 2016

Client:	Radford Interiors
Site:	The Vixen, Millfields Way, Haverhill, CB9 0JB.
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Executive Summary

The client, Radford Interiors, has requested a Phase 1 desk study of The Vixen, Millfields Way, Haverhill, CB9 0JB.

Development Proposals

The development proposals are understood to comprise the conversion of the existing building to apartments above a ground floor retail unit, and the demolition of the garage and store to the north-east of the site followed by the construction of a car park.

Conclusions and Risk Summary

Based on the findings of the Conceptual Site Model (CSM), no plausible source-pathway-receptor (SPR) pollutant linkages have been identified.

Recommendations

If a detailed and up-to-date Asbestos Register of the property is not available it is recommended that an Asbestos Survey is undertaken.

We would recommend that this report is forwarded to the relevant statutory consultees including the Environment Agency and Local Authority to seek their comments and subsequent approval prior to site works commencing.

Contents

1	Introduction	5
1.1	Development Proposals	5
1.2	Purpose of Investigation	5
2	Site Details.....	6
3	Geological Information	7
3.1	Anticipated Ground Conditions and Permeability	7
3.2	Radon.....	7
3.3	Geotechnical Issues.....	7
3.3.1	Geological Hazards.....	7
3.3.2	Engineering Hazards	8
4	Hydrogeology and Hydrology	9
4.1	Aquifer	9
4.2	Abstraction Licences.....	9
4.3	Source Protection Zones and Groundwater Vulnerability	9
4.4	Surface Water Features / River Network.....	9
4.5	Flooding.....	10
5	Historical Information	11
5.1	Historical Industrial Sites.....	11
5.2	Historical Mapping	12
6	Environmental Information	14
6.1	Environmental Permits, Incidents and Registers.....	14
6.2	Landfill and Other Waste Sites.....	14
6.3	Current Land Uses.....	15
6.4	Designated Environmentally Sensitive Sites	15
6.5	Railways and Tunnels.....	15
7	Ground Workings, Mining, Extraction and Cavities.....	16
7.1	Working Features.....	16
7.2	Mining, Extraction and Natural Cavities.....	16
8	Conceptual Site Model and Risk Assessment	17
8.1	Potential Contaminant Sources.....	17
8.2	Pathways	17
8.3	Receptors	17
8.4	Preliminary Qualitative Risk Assessment	18
9	Conclusion and Recommendations.....	20
9.1	Summary of Development Proposals	20

9.2	Conclusion	20
9.3	Recommendations	20
9.3.1	Asbestos Containing Materials in Existing Building	20
9.3.2	Consultees.....	20
10	Limitations	21

Appendices

- Appendix 1 Plans
- Appendix 2 Photographs
- Appendix 3 GroundSure Historical Maps and Reports
- Appendix 4 Preliminary Qualitative Risk Assessment

1 Introduction

The client, Radford Interiors, has requested a Phase 1 desk study for The Vixen, Millfields Way, Haverhill, CB9 0JB. The development proposals and purpose of investigation are detailed below.

1.1 Development Proposals

The development proposals are understood to comprise the conversion of the existing building, a derelict public house, to apartments above a ground floor retail unit and the demolition of the garage and store to the north-east of the site followed by the construction of a car park. A copy of the Design and Access Statement is presented in **Appendix 1**.

1.2 Purpose of Investigation

The objectives of the desk study were as follows:

- Research the geology, hydrology and hydrogeology of the site;
- Research the history of the site and surrounding area;
- Collate statutory held records for historical and current potential sources of contamination;
- Establish the potential contaminant sources, the possible pathways and receptors;
- Develop a conceptual site model (CSM) with preliminary risk assessment; and
- Provide outline recommendations.

The report has been formulated in general accordance with BS10175:2011+A1:2013 *Investigation into Potentially Contaminated Sites – Code of Practice* and CLR11 – *Model Procedures for the Management of Land Contamination*, and from the National Planning Policy Framework.

2 Site Details

The location of the site, the topography and findings of the walkover survey, conducted on 16th March 2016, are provided in **Table 2.1**.

Table 2.1 Site Details

Item	Details
Location	The Vixen public house is located off Millfields Way to the north of Haverhill town centre. The irregular-shaped site covers an area of approximately 0.07ha and is centred at National Grid Reference 567555 245765. A location plan is presented in Appendix 1 .
Topography	The site and immediately surrounding area is at an elevation of approximately 80mOD (above Ordnance Datum). Overall the site and surrounding land sloped down to the north-west.
Surrounding Land and Site Boundaries	<p>The site was located in a predominately urban area. At the time of the walkover the site was accessed from Ingham Road, via a car park to the south-east. Millfields Way, with a soft landscaped verge, was to the east; and a mixed residential and commercial building, including a newsagent and fast food restaurant, was to the south at a lower elevation. An area of public open space, including a playground, was to the west and to the north-west, separated from the site by a sloping verge along the north-west boundary, and a footpath at a lower elevation.</p> <p>A short subway tunnel was to the north of the site and passed beneath Millfields Way. An electricity substation was located approximately 70m to the south. Recycling containers were located within the car park to the south-east of the site.</p>
Site Description	The site comprised the disused Vixen public house, occupying approximately two-thirds of the site, and a brick wall enclosed yard with domestic garage and store in the north-east. The irregular shaped building was up to two-storeys of brick masonry construction and flat roofed. The building could not be entered at the time of the walkover and may have a basement. The yard was surfaced with predominantly asphalt along with some areas of paving slabs. There were several piles of timber along with brick, concrete and metal piping. Selected photographs of the site are presented in Appendix 2 .

3 Geological Information

Salient information regarding anticipated ground conditions and ground permeability is summarised in the following sections. Unless otherwise noted, the following information has been obtained from public archives via the data supplier GroundSure; the GroundSure reports are presented in **Appendix 3**.

3.1 Anticipated Ground Conditions and Permeability

The anticipated superficial deposits, underlying solid geology and recorded Made Ground within 250m of the site are detailed in **Table 3.1**.

Table 3.1 Ground Conditions and Permeability

Item	Anticipated Ground Conditions	Recorded Permeability
Made/Artificial Ground	None recorded.	-
Superficial Deposits	The site is shown to be underlain by Lowestoft Formation. River Terrace Deposits (undifferentiated) are indicated 250m to the south-west.	Lowestoft Formation recorded permeability of moderate to low with a mixed flow type.
Solid Geology	The superficial deposits are underlain by Lewes Nodular Chalk Formation and Seaford Chalk Formation (undifferentiated), this chalk is shown at surface immediately south-west of the site.	Recorded permeability of very high with fracture flow type.

3.2 Radon

Information regarding radon is provided in **Table 3.2**.

Table 3.2 Radon

Item	Details
Radon	The site is not within a radon affected area, as less than 1% of properties are above the action level as defined by the Health Protection Agency (HPA). No radon protective measures, therefore, are considered necessary for new properties or extensions as described in Building Research Establishment (BRE) publication BR211.

3.3 Geotechnical Issues

Preliminary information regarding geotechnical issues is provided below. The information has been sourced from the GroundSure reports, CIRIA, BRE and various other publications.

3.3.1 Geological Hazards

Based on information provided by the British Geological Survey (BGS), the risk of geological hazards affecting the site is summarised in **Table 3.3**.

Table 3.3 Geological Hazards

Hazard	Distance	Hazard Rating
Shrink-swell clays	On site	Negligible / low
Landslides	On site	Negligible / very low
Ground dissolution of soluble rocks	On site	Very low / low
Compressible deposits	On site	Negligible
Collapsible deposits	On site	Very low

Hazard	Distance	Hazard Rating
Running sands	On site	Negligible / very low

3.3.2 Engineering Hazards

Potential engineering hazards associated with the anticipated ground conditions are provided in **Table 3.4**.

Table 3.4 Engineering Hazards

Stratum	Details
Made Ground.	Instability when excavated. Poor load carrying properties including variable settlement.
Lowestoft Formation.	Instability when excavated. Variable ground conditions. Possible volume change.
Chalk	Collapse of chalk dissolution features and/or underground cavities.

4 Hydrogeology and Hydrology

Salient information regarding aquifers, licensed groundwater abstractions, source protection zones (SPZs), surface water features and flooding within 250m of the study site is summarised below.

4.1 Aquifer

Details regarding aquifers beneath the site are detailed in **Table 4.1**.

Table 4.1 Aquifers

Item	Distance/Direction	Designation
Superficial Deposits	On site	Secondary (undifferentiated) Aquifer.
	250m south-west	Secondary A Aquifer.
Solid Geology	On site	Principal Aquifer.

4.2 Abstraction Licences

Recorded abstraction licences within 250m of the site are detailed in **Table 4.2**.

Table 4.2 Abstraction Licences

Item	Distance/Direction	Details	Point
Groundwater	-	None recorded.	-
Surface Water	-	None recorded.	-
Potable Water	-	None recorded.	-

4.3 Source Protection Zones and Groundwater Vulnerability

Details of SPZs and groundwater vulnerability within 250m of the site are summarised in **Table 4.3**.

Table 4.3 Source Protection Zones and Groundwater Vulnerability

Item	Distance/Direction	Classification / Soil Vulnerability Category
SPZs	-	None recorded.
SPZs within Confined Aquifers	-	None recorded.
Groundwater Vulnerability and Leaching Potential	On site	Major aquifer with high leaching potential, HU.

4.4 Surface Water Features / River Network

Details of river networks and surface water features are provided in **Table 4.4**.

Table 4.4 Surface Water Features and River Network

Item	Distance/Direction	Details
Detailed River Network	-	None recorded.
Surface Water Features	-	None recorded.

4.5 Flooding

Details regarding flooding are provided in **Table 4.5**.

Table 4.5 Flooding

Item	Details
Environment Agency Zone 2 and Zone 3 Floodplains.	The site is not located within Environment Agency Zone 2 or Zone 3 floodplains.
Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating	The highest risk of flooding on site is recorded as 'very low', with less than 1 in a 1000 chance of flooding in any given year.
Flood Defences	None recorded.
Areas benefitting from Flood Defences	None recorded.
Areas benefitting from Flood Storage	None recorded.
Groundwater Flooding Susceptibility Areas and Flooding Confidence Areas	The site is located within 50m of a groundwater flooding susceptible area, this relates to clearwater flooding with limited potential. The BGS confidence rating in this result is high.

5 Historical Information

A summary of recorded historical features and a review of historical maps are provided below.

5.1 Historical Industrial Sites

Salient information regarding historical industrial sites is provided in **Table 5.1**.

Table 5.1 Records of Historical Potentially Contaminative Uses

Item	Distance/Direction	Use	Map Date
Potentially Contaminative Uses	145m-203m south-west and west	Railway sidings and railway buildings (25 records)	1885 to 1991
	190m-224m south	Unspecified depot (2 records)	1967 to 1971
	240m-243m east	Fire station (2 records)	1971 to 1991
Historical Tank Database	235m-235m south	Unspecified tanks (3 records)	1973 to 1989
Historical Energy Features Database	60m south-east	Electricity substation	1973 to 1989
	149m-153m east	Electricity substations (3 records)	1994
	172m-174m north	Electricity substations (2 records)	1968 to 1989
	179m-182m north-east	Electricity substations (4 records)	1968 to 1989
	196m south	Gas distribution station	1989
	238m north-west	Electricity substations (2 records)	1989 to 1992
	246m-248m east	Electricity substations (3 records)	1973 to 1989
Historical Petrol and Fuel Database	-	None recorded.	-
Historical Garage and Motor Vehicle Repair Database	-	None recorded.	-
Potentially Infilled Land	-	None recorded.	-

5.2 Historical Mapping

With reference to the GroundSure historical maps, salient information regarding historical land use either on or within 250m of the site is summarised in **Table 5.2**. The GroundSure historical maps are presented in **Appendix 3**.

Table 5.2 Summary of Historical Maps

Map Extract	On Site	Off Site
1884 at 1:2,500 scale 1885 at 1:10,560 scale	The site is an open plot located within land parcel 53.	The site is surrounded by fields. The London and North Eastern Railway (LNER), oriented north-west to south-east is approximately 150m to the south-west and dwellings are located approximately 250m to the south-west of the site.
1896 at 1:10,560 scale	There are no apparent significant changes from the previous edition.	There are no apparent significant changes from the previous edition.
1902-05 at 1:10,560 scale 1902 at 1:2,500 scale	There are no apparent significant changes from the previous edition.	Allotment Gardens are located within land parcel 52 approximately 100m to the south and approximately 240m to the south-west. A collection of buildings have been constructed approximately 200m to the south-west.
1924 at 1:10,560 scale 1926 at 1:2,500 scale	There are no apparent significant changes from the previous edition.	Several buildings have been constructed adjacent the railway to the south-west.
1938 at 1:10,560 scale	There are no apparent significant changes from the previous edition.	There are no apparent significant changes from the previous edition.
1946-49 at 1:10,560 scale 1947 at 1:10,560 scale	There are no apparent significant changes from the previous edition.	There are no apparent significant changes from the previous edition.
1951 at 1:10,560 scale	There are no apparent significant changes from the previous edition.	There are no apparent significant changes from the previous edition.
1959-60 at 1:10,560 scale 1959-60 at 1:2,500 scale 1967-70 at 1:10,560 scale 1968 at 1:2,500 scale	There are no apparent significant changes from the previous edition.	The building adjacent the railway to the south-west is referenced as a Goods Shed and a Depot is also to the south-west some 230m distant from the site. The 1968 edition shows terraced dwellings to the north and around east of the site beyond Millfields Way, electricity substations are located to the north and north-east; the nearest approximately 150m distant and the railway to the south is referenced as disused. A Coal Yard is located approximately 200m to the west.

Map Extract	On Site	Off Site
1972 at 1:10,000 scale* 1973-78 at 1:2,500 scale	An irregular-shaped building used as a Public House named 'The Scarlet Pimpernel' covers two-thirds of the site, with the remainder of the site comprising an enclosed space with a square-shaped outbuilding to the north-east of the site.	The site is bound by a car park to the south-east, dwellings and a Social Centre are to the south and land immediately west of the site has remained open. Additional houses are to the north around to the east and south-east of the site and Chalkstone Middle School is approximately 50m west of the site. Millfields Way is shown to be partially upon an embankment to the north-west, slopes are also indicated around the school grounds probably as a consequence of re-contouring. A Sports Centre is approximately 200m south of the site and the former Goods Shed is now a Council Yard.
1981 at 1:10,000 scale 1989 at 1:1,250 scale	There are no apparent significant changes from the previous edition.	Electricity substations are located to the east, north and south with the nearest some 60m to the south. A gas distribution station is located approximately 200m to the south. The social centre to the south renamed Community Centre.
1991 at 1:10,000 scale 1992-94 at 1:1,250 scale	There are no apparent significant changes from the previous edition.	There are no apparent significant changes from the previous edition.
2002 at 1:10,000 scale 2010 at 1:10,000 scale	There are no apparent significant changes from the previous edition.	There are no apparent significant changes from the previous edition.
2014 at 1:10,000 scale	There are no apparent significant changes from the previous edition.	There are no apparent significant changes from the previous edition.

* Partial map.

6 Environmental Information

Records of environmental permits, incidents and registers along with details of landfill or waste sites on or within the vicinity of the site, obtained from public archives via the data supplier GroundSure, are summarised in this section.

6.1 Environmental Permits, Incidents and Registers

Salient information regarding sites holding licences and authorisations, dangerous or hazardous sites, pollution incidents and recorded contaminated land within 250m of the study site is provided in **Table 6.1**.

Table 6.1 Environmental Permits, Incidents and Registers

Item	Distance/Direction	Detail
Industrial Sites Holding Licences and/or Authorisations	-	None recorded.
Dangerous or Hazardous Sites	-	None recorded.
Environment Agency Recorded Pollution Incidents	213m south-west	Date: 11 th September 2011. Pollutant: oils and fuels described as diesel. Minor impact to land, no impact to water or air.
Recorded Part 2A Sites	-	None recorded.

6.2 Landfill and Other Waste Sites

Details of Environment Agency historical or current landfill sites, BGS/DoE non-operational landfill sites, Local Authority Landfill sites or other waste treatment, transfer or disposal sites within 250m of the site are provided in **Table 6.2**.

Table 6.2 Environmental Permits, Incidents and Registers

Item	Distance/Direction	Detail
Environment Agency Landfills	-	None recorded.
Environment Agency Historical Landfills	-	None recorded.
BGS/DoE Non-operation Landfill Sites	-	None recorded.
Landfills from Local Authority and Historical Mapping Records	-	None recorded.
Other Waste Sites	-	None recorded.
Environment Agency Licensed Waste Sites	-	None recorded.

6.3 Current Land Uses

Records of current potentially contaminative land uses are summarised in **Table 6.3**.

Table 6.3 Potentially Contaminative Land Uses

Item	Distance/Direction	Detail
Potentially Contaminative Industrial Sites	63m-250m south-east, east, north, north-east and north-west	Electricity substations (6 records).
	167m north-east	Grey Trucks International; distribution and haulage.
	190 south-west	Premier Tyres; vehicle parts and accessories.
	204m south	Gas distribution station.
	215m south-west	Jecta Ltd; medical equipment, supplies and pharmaceuticals.
	222m south-west	Test Plugs; electronic equipment.
Petrol and Fuel Sites	-	None recorded.
Underground Electricity Transmission Cables	-	None recorded.
High Pressure Gas Transmission Pipelines	-	None recorded.

6.4 Designated Environmentally Sensitive Sites

Details of Environmentally Sensitive Sites within 250m of the study site as summarised in **Table 6.4**.

Table 6.4 Environmentally Sensitive Sites

Environmentally Sensitive Site Type	Distance/Direction	Data Source
Haverhill Railway Walks	138m and 150m south-west	Natural England (2 records).
Nitrate Vulnerable Zones	On site	DEFRA (2 records).

6.5 Railways and Tunnels

Details regarding railways and tunnels on or within 250m of the study site are provided in **Table 6.5**.

Table 6.5 Railways and Tunnels

Feature	Details
Tunnels	None recorded.
Historical Railway and Tunnel Features	There are 23 recorded railway, railway sidings and disused railway sidings (dated 1884 to 1971) within 250m of the site to the south-west and west.
Historical Railways	157-158m south-west, historical railway (dismantled and abandoned).
	212m south, historical railway (abandoned).
Active Railways	None recorded.
Railway Projects	None recorded.

7 Ground Workings, Mining, Extraction and Cavities

Salient information regarding historical and current surface and underground working features, extraction and natural cavities on or within the vicinity of the site is summarised below.

7.1 Working Features

Details of historical surface ground working features, historical underground working features and current ground working features within 250m of the site are summarised in **Table 7.1**.

Table 7.1 Working Features

Feature	Distance/Direction	Use/Detail	Mapping Date
Historical Surface Ground Working Features	-	None recorded.	-
Historical Underground Ground Working Features	-	None recorded.	-
Current Ground Workings	-	None recorded.	-

7.2 Mining, Extraction and Natural Cavities

Details of mining, extraction and cavities are provided in **Table 7.2**.

Table 7.2 Mining, Extraction and Natural Cavities

Feature	Distance/Direction	Use/Detail
Historical Mining	-	None recorded.
Coal Mining	-	None recorded.
Records Held by Johnson Poole and Bloomer	-	The study site is not within 1000m of an area when Johnson Poole and Bloomer hold information.
Non-coal Mining	On site	Occasional minor chalk mining may have occurred but of restricted extent.
Non-coal Mining Cavities	-	None recorded.
Natural Cavities	-	None recorded.
Brine Extraction	-	None recorded.
Gypsum Extraction	-	None recorded.
Tin Mining	-	None recorded.
Clay Mining	-	None recorded.

8 Conceptual Site Model and Risk Assessment

An initial CSM and preliminary assessment of plausible contaminant linkages is presented in this section. It is aimed at identifying possible risks, if any, arising from substances used or deposited on-site, or from other sources of land contamination. Both past and current potentially contaminative land uses have been considered.

8.1 Potential Contaminant Sources

Based on the site walkover and desk study research, the identified potentially contaminative land uses on or within the vicinity of the site are summarised in **Table 8.1**.

Table 8.1 Potential Contaminative Sources

Potentially Contaminative Sources	Potential Contaminants of Concern
<p><u>Historical Site Uses</u> Open plot prior to development of site as public house. Minor occasional chalk mining may have occurred but is not recorded.</p> <p><u>Current Site Use</u> Disused public house.</p>	Asbestos Containing Materials (ACMs) within existing building.
<p><u>Historical Land Use / Features Within Vicinity</u> Unspecified depot; unspecified tanks; electricity substations; gas distribution station; diesel oils/fuels incident; railway; goods shed; coal yard; allotment gardens.</p> <p><u>Current Land Use Within Vicinity</u> Electricity substations; distribution and haulage; vehicle parts and accessories; gas distribution service; medical equipment, supplies and pharmaceuticals; electronic equipment.</p>	Metals. Total petroleum hydrocarbons. Polychlorinated biphenyls (PCBs). Polycyclic aromatic hydrocarbons (PAHs). ACMs. Ground gases.

8.2 Pathways

For the purpose of this assessment, the principal potential pathways for contaminant migration are provided in **Table 8.2**.

Table 8.2 Pathways

Source	Pathway
Soil / dust / fibres.	Dermal contact, ingestion and inhalation.
Liquid (including surface water / groundwater).	Dermal contact, ingestion.
Harmful ground gases / vapour.	Inhalation, accumulation within confined spaces with subsequent asphyxiation or explosion.

8.3 Receptors

Based on the proposals and the findings of the desk study the identified receptors are described in **Table 8.3**.

Table 8.3 Receptors

Receptor	Detail
Site workers	Site workers are anticipated to include those involved with the construction works at the site.
End Users	Residents, visitors, employees.

Receptor	Detail
Controlled Waters	The site is underlain by superficial deposits designated Secondary (undifferentiated) Aquifer and the underlying solid geology is designated a Principal Aquifer. The site is not within 250m of an SPZ. There are no recorded surface water features within 250m of the site. The site is not located within EA Zone 2 and Zone 3 floodplains.
Flora and fauna	Plants and animals are unlikely to be affected by the proposed development. The site is within a nitrate vulnerable zone and Haverhill Railway Walks have been identified within the vicinity of the site.
Buildings	The building and materials within the completed dwellings.
Buried services	Potable water pipes are not anticipated as part of proposals.

8.4 Preliminary Qualitative Risk Assessment

A CSM illustrating a preliminary assessment of plausible contaminant linkages has been formulated for this site and presented in tabular format in **Appendix 4**.

The contaminant linkages have been individually assessed and a summary of the potential geo-environmental risks associated with the site and in the context of the proposed development is provided in **Table 8.4**.

Table 8.4 Summary of Preliminary Qualitative Risk Assessment

Issue	Risk Rating	Justification Comments
Contamination Potential		
Potential for significant on site contamination.	Low	Potential contaminated and/or gas generating Made Ground may be present on site, although the risk is considered low.
Potential for contaminants to migrate via soil/air/groundwater pathways to site.	Low	
Potential for contaminants to migrate via soil/air/groundwater pathways off-site.	Low	
Geo-environmental Risk		
Risk of harm to human health based on anticipated conditions.	Low	Possible sources of contamination have been identified but linkage to receptors restricted by hardcover.
Risk to site workers.	Low	Possible sources of contamination have been identified however risk may be mitigated by use of personal protective equipment and contact with soils/dust kept to a minimum. Suitable precautions required for any persons entering confined spaces.
Risk of pollution to controlled water.	Low	Underlying ground conditions designated Secondary (undifferentiated) Aquifer overlying Principal Aquifer, however hardcover restricts contaminate linkage.
Hazards to flora and fauna.	Very low	Hardcover restricts contaminant linkage.
Hazards to building structures and services – excluding ground gas.	Low	Potential sources of contaminants (including pH, sulphates and organics).
Liabilities		
Likelihood of designation as Contaminated Land under Part 2A of EPA 1990.	Negligible	Possible sources of contamination have been identified. The risk however is considered to be low and is expected to be addressed under the planning regime.

Issue	Risk Rating	Justification Comments
Liability issues for owner.	Low	Potential liability issues identified.
<i>Development Implications</i>		
Possible requirement for remediation of soil.	Low	Remediation unlikely to be required.
Possible requirement for remediation of groundwater.	Low	Remediation unlikely to be required.
Possible requirement for gas protection.	Negligible	Potential sources of ground gases have been identified, but unlikely that gas protection is required.
Special requirements for water supply pipes.	Low	Pipes may be directed through affected soil; however, specialist pipework may not be required.
Potential limitations on foundation design.	Low risk	Concrete unlikely to be affected by potential chemical attack.
Risk of encountering materials classed as hazardous waste.	Low	Potential sources of contamination have been identified but restricted by hardcover.

9 Conclusion and Recommendations

Recommendations for the site with regards to development proposals and potential contaminated land are discussed below.

9.1 Summary of Development Proposals

The development proposals are understood to comprise the conversion of the existing building, a derelict public house, to apartments above a ground floor retail unit and the demolition of the garage and store to the north-east of the site followed by the construction of a car park.

9.2 Conclusion

Based on the findings of the CSM no plausible pollutant linkages have been identified. Therefore additional ground investigation is considered unnecessary.

9.3 Recommendations

Recommendations are provided below.

9.3.1 Asbestos Containing Materials in Existing Building

If a detailed and up-to-date Asbestos Register of the property is not available it is recommended that an Asbestos Survey is undertaken.

9.3.2 Consultees

We would recommend that this report is forwarded to the relevant statutory consultees including the Environment Agency and Local Authority to seek their comments and subsequent approval prior to site works commencing.

10 Limitations

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the research carried out. The results of the research should be viewed in the context of the work that has been carried out and no liability can be accepted for matters outside the stated scope of the research. Any comments made on the basis of information obtained from third parties are given in good faith on the assumption that the information is accurate. No independent validation of third party information has been made by agb Environmental Ltd.

Should any changes to the development be proposed, including changes to the proposed landscaping, then the risks will need to be reassessed. This may require additional site investigation work and may result in the need for alteration of the remedial works.

Advice provided within this report is based on current guidelines available at the time of writing. This report is subject to amendment in light of additional information becoming available or statutory consultee review, including the Environment Agency and Local Authority and the NHBC.

It is possible the conditions observed during the site investigation may change. This may result in changes to sources, pathways or receptors that were unforeseen and unexpected. Statements relating to ground gas or groundwater conditions are based on observations made at the time of the site investigation (unless otherwise stated). Ground gas or groundwater conditions may vary as a result of seasonal fluctuations or other effects.

Ground contamination can exist as small discrete areas of contamination and there can be no certainty that any or all such areas have been sampled or identified. This is particularly significant for an investigation by exploratory holes (as used in this site investigation) as a relatively small sample of soil is extracted, which may not be entirely representative of the surrounding ground conditions.

This report is written in the context of an agreed scope of work between agb Environmental Ltd and the Client and should only be used in this specific context. Re-interpretation of the Site Investigation and/or this report in whole or part may become necessary if additional information becomes available or practices or legislation changes. agb Environmental Ltd does not provide legal advice; the advice of the Client's legal advisors may also be required. agb Environmental Ltd Terms and Conditions apply.

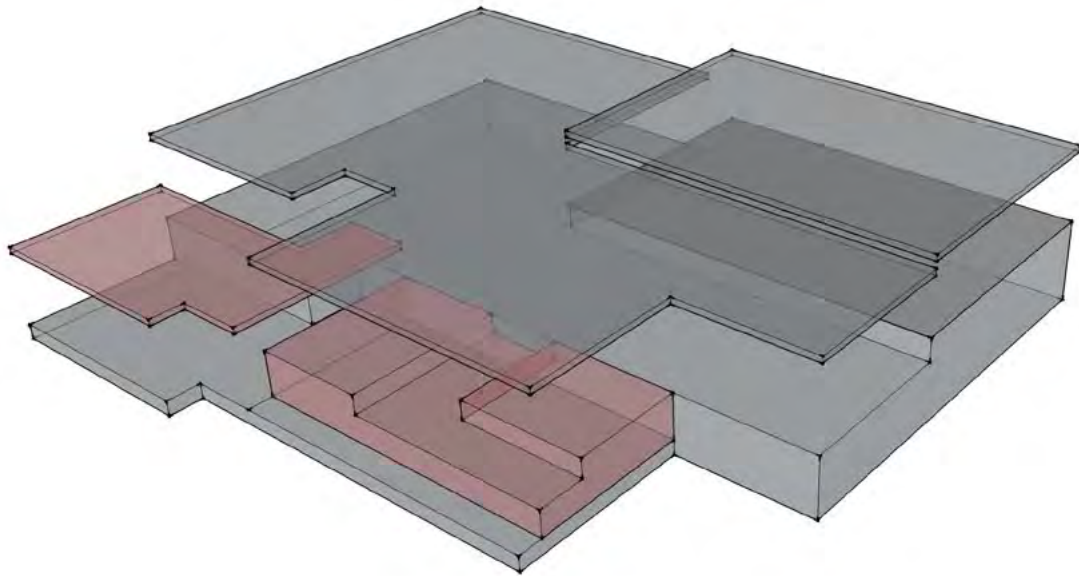
Appendix 1 Plans

- 1 The Vixen Public House
- 2 Strasbourg Square and adjacent shopping precinct, community centre and children's play area.
- 3 Public play area
- 4 Children's Play Equipment
- 5 Chalkstone Middle School site, now a new care home.
- 6 Tesco's Supermarket site.
- 7 Aldi's Supermarket.
- 8 Car Park
- 9 Chalkstone Housing Estate
- 10 Established pedestrian access through housing estate to Samuel Ward Academy, Haverhill Community Sports Association (0.5 mile walk) and Haverhill Rovers Football Club (0.3 mile walk).

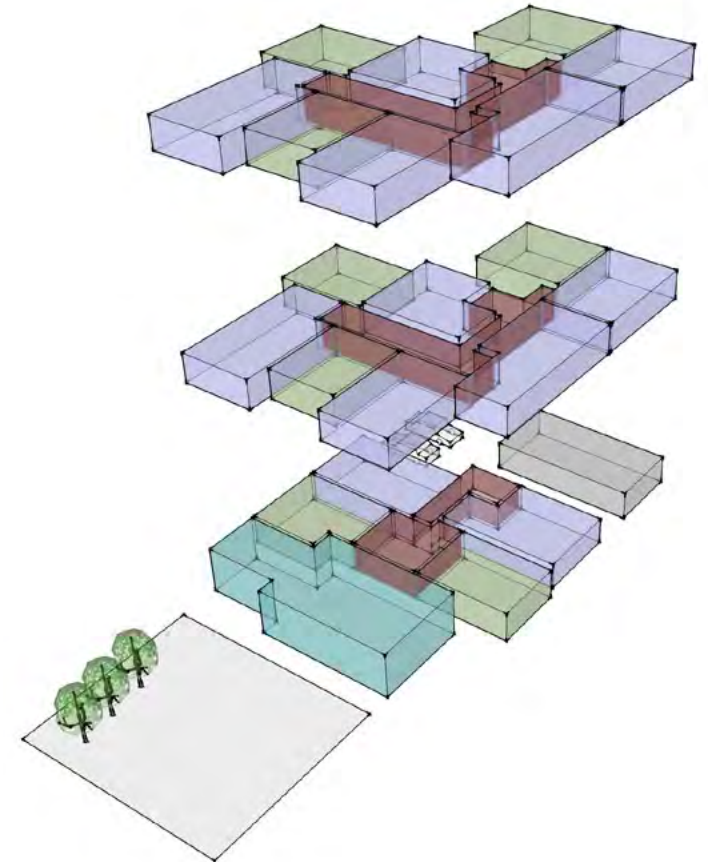


Right: Aerial view showing site and local context

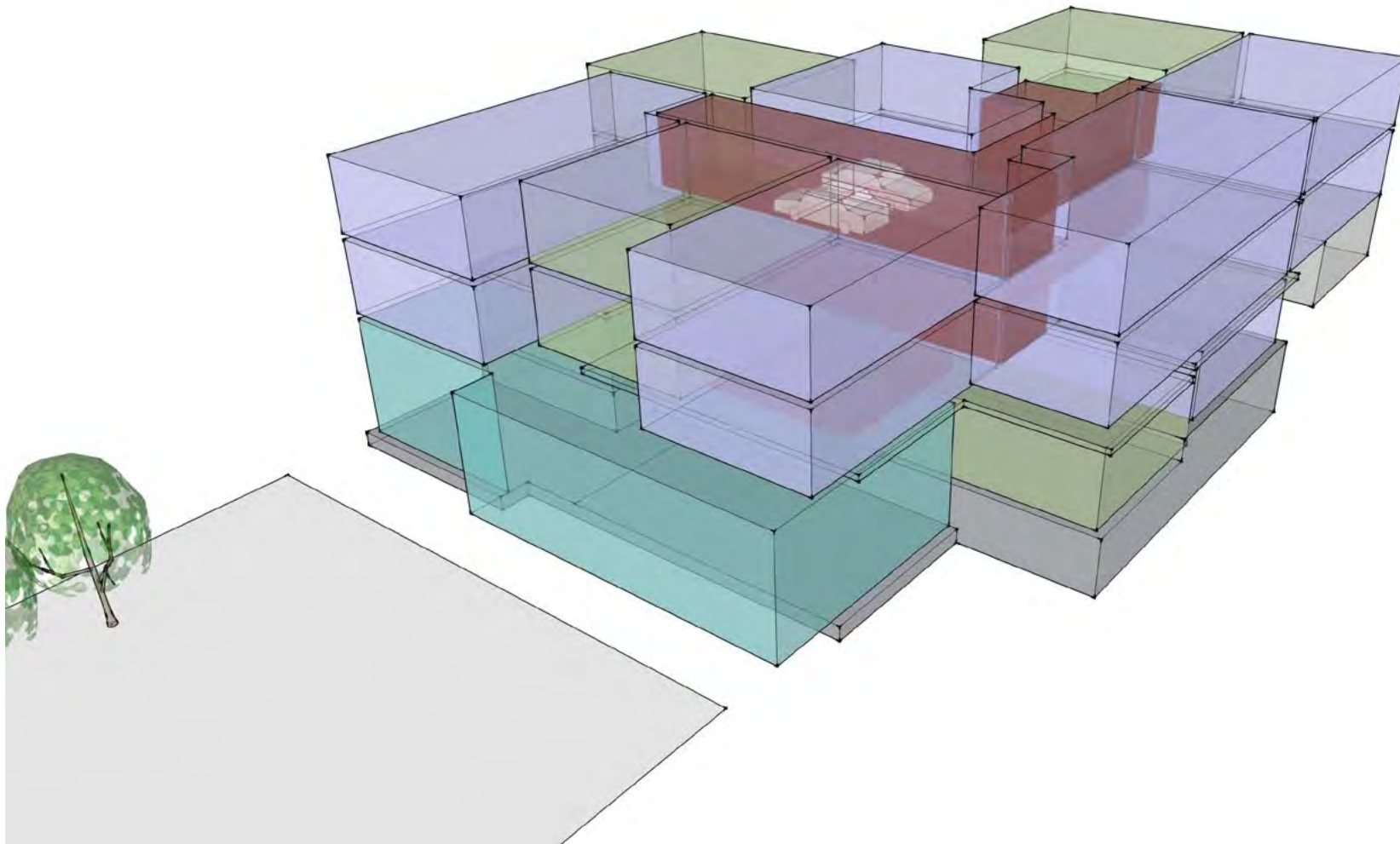
Floor Plates - Proposed Demolition



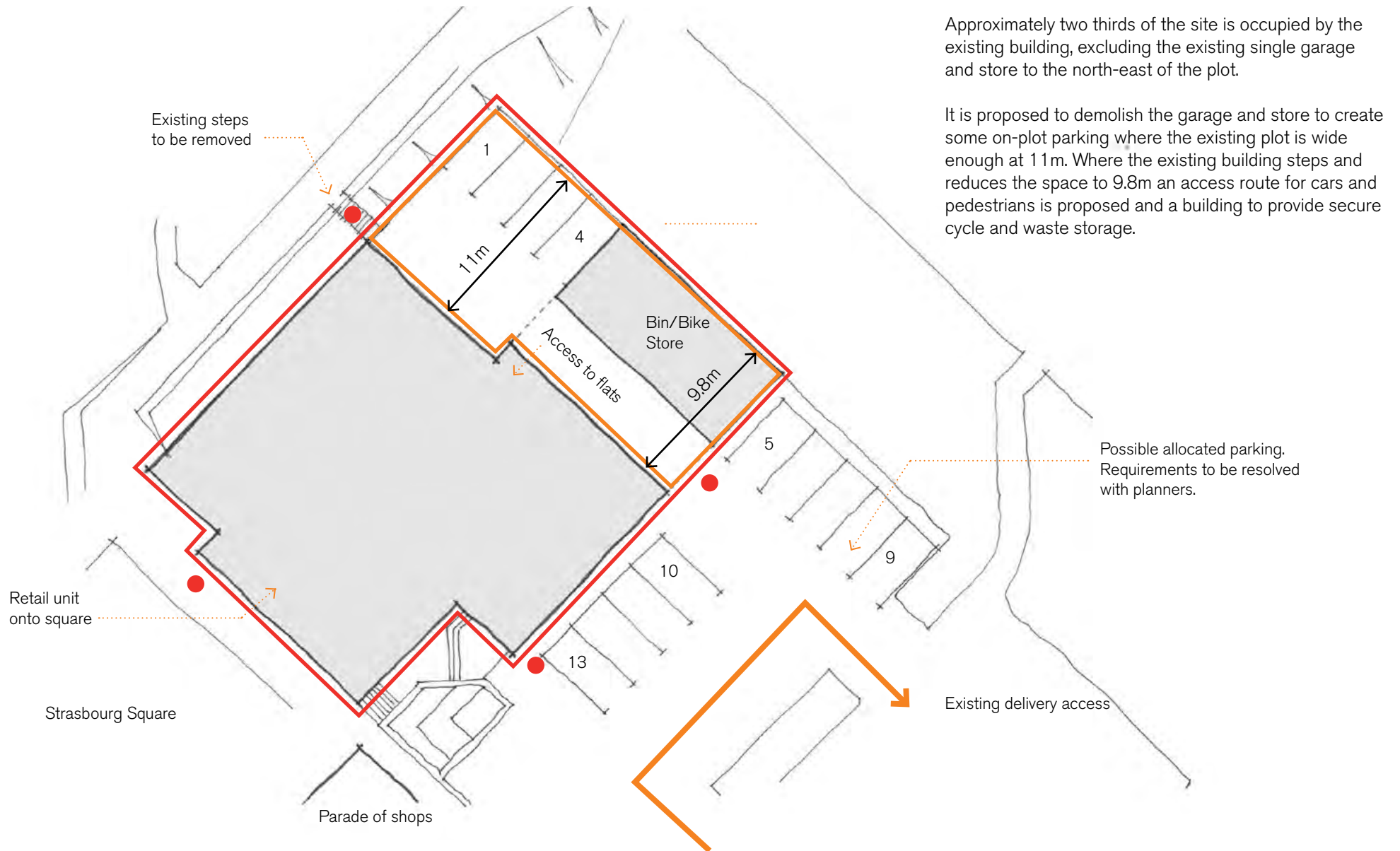
Floor plates indicated
in red to be demolished



Massing Arrangement



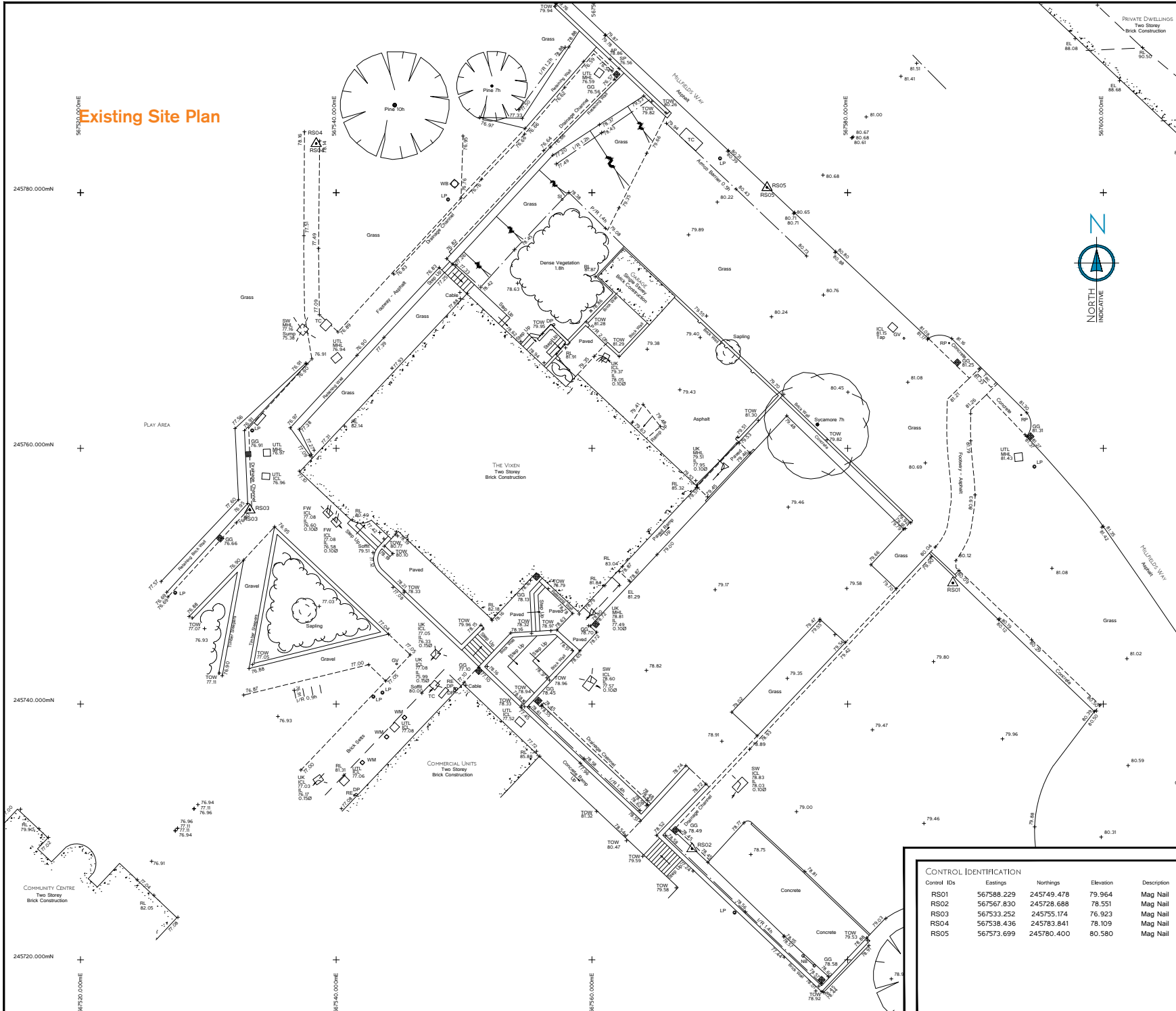
Proposed Site Plan



Approximately two thirds of the site is occupied by the existing building, excluding the existing single garage and store to the north-east of the plot.

It is proposed to demolish the garage and store to create some on-plot parking where the existing plot is wide enough at 11m. Where the existing building steps and reduces the space to 9.8m an access route for cars and pedestrians is proposed and a building to provide secure cycle and waste storage.

Existing Site Plan



TOPOGRAPHICAL | MEASURED BUILDING NOTES

DRAWING SYMBOLS | ABBREVIATIONS

AV Air Valve	FV Foul Water	SV Stay
AL Arch Head Level	GG Gully Grate	SV Sluice Valve
BH Borehole	GV Gas Valve	TC Telecom Cover
BL Bed Level	HL Head Level	TH Threshold
BO Bollard	ICL Inspection Cover Level	THL Threshold Level
BS Bus Stop	IL Invert Level	TL Traffic Light
BU Bush	KO Koth Outlet	TOW Top of Wall
BX Box	LP Lamp Post	TV Cable Cover
CL Cell Level	MH Manhole Level	TP Telegraph Pole
Col. Column	MP Marker Post	UF Unknown Tree
DC Drainage Channel	NB Name Board	UB Underneath of Beam
DL Door Level	OH Overhead Line	UL Unlikely To Lift
DP Drain Pipe	PP Post Box	VP Vent Pipe
DR Driveway	PM Parking Meter	WM Waster Bin
ECL Electric Cover Level	PO Post	WL Water Level
EL Eaves Level	RE Rodding Eye	WM Water Meter
ET Electric Transformer	RL Ridge Level	WO Wash Out
EP Electric Pole	RS Road Sign	
ER Earth Road	RP Reflector Post	
FB Flowerbed	SL Arch Spring Level	
FH Fire Hydrant	SC Stop Cock	
FL Floor Level	SI Siph	
FP Flag Pole	SW Surface Water	

FINCH TYPES

- B/W Barbed Wire
- C/B Close Board
- C/L Chain Link
- C/P Chestnut Paling
- I/R Iron Railing
- Pa Panel
- P/R Post & Rail
- P/W Post & Wire

TREE TYPES

- Saplings & Bushes
- Coniferous Trees
- Deciduous Trees

SURVEY CONTROL

- Primary Control Station
- Secondary Control Station

DRAWING NOTES

TOPOGRAPHICAL LAND SURVEYS

- Trees are drawn to scale showing an average canopy spread. Descriptions and heights should be used as a guide only.
- All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including sizes, depth, description will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.
- Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

MEASURED BUILDING SURVEYS

- Measurements to internal walls are taken to the wall finishes at 1m above the floor level.

ADDITIONAL NOTES

- The client must check and verify all site and building dimensions, levels, utilities and drainage details prior to commencing work. Any errors or discrepancies must be notified to Rigour Survey immediately.
- The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.
- The survey control IDs listed are only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.
- © Rigour Survey Ltd hold the copyright to all the information contained within this document and their written consent must be obtained before using the data other than for the purpose it was originally supplied.
- Do not scale from this drawing.

SURVEY GRID & LEVEL DATUM

Ordnance Survey national grid coordinates & level have been established for survey control using Leica GPS Smartnet and related to osm02(Gb) and OSGM02(Gb). The survey Grid is orientated to Grid North with a scale factor of 1.000.

REVISION NOTES

Revision	Description	Drawn	Date
A	Section Details & Survey Data Added	MWK	08.10.15

RIGOUR SURVEY
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32 Henstead Road
Hetherst
Norwich
NR9 3JH

CONTROL IDENTIFICATION

Control IDs	Eastings	Northings	Elevation	Description
RS01	567588.229	245749.478	79.964	Mag Nail
RS02	567587.830	245728.698	78.551	Mag Nail
RS03	567533.252	245735.174	76.923	Mag Nail
RS04	567538.436	245783.841	78.109	Mag Nail
RS05	567573.699	245760.400	80.580	Mag Nail

PROJECT INFO
THE VIXEN, HAVERHILL
SUFFOLK.

DRAWING DETAIL
TOPOGRAPHICAL SURVEY

CLIENT INFO
RADFORD INTERIORS

SURVEYOR	SURVEY DATE	SCALE	STATUS
MARK KEMP	30.09.2015	1:200	FINAL

DRAWING ID	CHECKED	REVISION	ISSUE DATE
RS-1012-01	<input checked="" type="checkbox"/>	A	06.10.2015

Appendix 2 Photographs



Photograph 1:

View of site, looking north.



Photograph 2:

View of north-east site boundary.



Photograph 3:

View from the south.



Photograph 4:

View of northern-west site boundary.



Photograph 5:

View of garage and courtyard.



Photograph 6:

View of courtyard to the north-east of the site; includes waste materials.



Photograph 7:

View of south-west site.



Photograph 8:

View of north-west site boundary toward northern end of site.



AGB Environmental Ltd
341 A G B ENVIRONMENTAL LTD, EXNING
ROAD,
NEWMARKET, CB8 0AT

Groundsure Reference: HMD-453-2859149

Your Reference: P2610

Report Date 18 Mar 2016

Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: THE VIXEN, MILLFIELDS WAY, HAVERHILL, CB9 0JB

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01638 663226 quoting the above report reference number.

Yours faithfully,

AGB Environmental Ltd

Enc.
Groundsure Enviroinsight

Groundsure Enviroinsight

Address: THE VIXEN, MILLFIELDS WAY, HAVERHILL, CB9 0JB
Date: 18 Mar 2016
Reference: HMD-453-2859149
Client: AGB Environmental Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 02-May-2013
Grid Reference: 567555,245765
Site Size: 0.07ha

Report Reference: HMD-453-2859149
Client Reference: P2610

Contents Page

Contents Page	3
Overview of Findings	6
Using this report	10
1. Historical Land Use	11
1. Historical Industrial Sites	12
1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping	12
1.2 Additional Information – Historical Tank Database	15
1.3 Additional Information – Historical Energy Features Database	15
1.4 Additional Information – Historical Petrol and Fuel Site Database	17
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	17
1.6 Potentially Infilled Land	17
2. Environmental Permits, Incidents and Registers Map	19
2. Environmental Permits, Incidents and Registers	20
2.1 Industrial Sites Holding Licences and/or Authorisations	20
2.1.1 Records of historic IPC Authorisations within 500m of the study site	20
2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site	20
2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site	20
2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site	20
2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site	21
2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site	21
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	21
2.1.8 Records of Licensed Discharge Consents within 500m of the study site	21
2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site	22
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	22
2.2 Dangerous or Hazardous Sites	22
2.3 Environment Agency Recorded Pollution Incidents	23
2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site	23
2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site	23
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	24
3. Landfill and Other Waste Sites Map	25
3. Landfill and Other Waste Sites	26
3.1 Landfill Sites	26
3.1.1 Records from Environment Agency landfill data within 1000m of the study site	26
3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site	26
3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site	27
3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site	27
3.2 Other Waste Sites	27
3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site	27
3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site	28
4. Current Land Use Map	30
4. Current Land Uses	31
4.1 Current Industrial Data	31
4.2 Petrol and Fuel Sites	31
4.3 National Grid High Voltage Underground Electricity Transmission Cables	32
4.4 National Grid High Pressure Gas Transmission Pipelines	32
5. Geology	33
5.1 Artificial Ground and Made Ground	33

5.2 Superficial Ground and Drift Geology	33
5.3 Bedrock and Solid Geology	33
6 Hydrogeology and Hydrology	34
6a. Aquifer Within Superficial Geology	34
6b. Aquifer Within Bedrock Geology and Abstraction Licenses	35
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses	36
6d. Hydrogeology – Source Protection Zones within confined aquifer	37
6e. Hydrology – Detailed River Network and River Quality	38
6.Hydrogeology and Hydrology	39
6.1 Aquifer within Superficial Deposits.....	39
6.2 Aquifer within Bedrock Deposits.....	39
6.3 Groundwater Abstraction Licences.....	40
6.4 Surface Water Abstraction Licences.....	43
6.5 Potable Water Abstraction Licences.....	43
6.6 Source Protection Zones.....	44
6.7 Source Protection Zones within Confined Aquifer.....	44
6.8 Groundwater Vulnerability and Soil Leaching Potential.....	44
6.9 River Quality.....	44
6.9.1 Biological Quality:.....	45
6.9.2 Chemical Quality:.....	45
6.10 Detailed River Network.....	45
6.11 Surface Water Features.....	46
7a. Environment Agency Flood Map for Planning (from rivers and the sea)	47
7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map	48
7 Flooding	49
7.1 River and Coastal Zone 2 Flooding.....	49
7.2 River and Coastal Zone 3 Flooding.....	49
7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating.....	49
7.4 Flood Defences.....	49
7.5 Areas benefiting from Flood Defences.....	49
7.6 Areas benefiting from Flood Storage.....	50
7.7 Groundwater Flooding Susceptibility Areas.....	50
7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes.....	50
7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?.....	50
7.8 Groundwater Flooding Confidence Areas.....	50
8. Designated Environmentally Sensitive Sites Map	51
8. Designated Environmentally Sensitive Sites	52
8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:.....	52
8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:.....	52
8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:.....	52
8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:.....	52
8.5 Records of Ramsar sites within 2000m of the study site:.....	52
8.6 Records of Ancient Woodland within 2000m of the study site:	53
8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:.....	53
8.8 Records of World Heritage Sites within 2000m of the study site:.....	53
8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:	53
8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:	54
8.11 Records of National Parks (NP) within 2000m of the study site:	54
8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:.....	54
8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:.....	54

8.14 Records of Green Belt land within 2000m of the study site:.....	54
9. Natural Hazards Findings	55
9.1 Detailed BGS GeoSure Data.....	55
9.1.1 Shrink Swell.....	55
9.1.2 Landslides.....	55
9.1.3 Soluble Rocks.....	55
9.1.4 Compressible Ground.....	56
9.1.5 Collapsible Rocks.....	56
9.1.6 Running Sand.....	56
9.2 Radon.....	56
9.2.1 Radon Affected Areas.....	56
9.2.2 Radon Protection.....	57
10. Mining	58
10.1 Coal Mining.....	58
10.2 Non-Coal Mining.....	58
10.3 Brine Affected Areas	58
Contact Details	59
Standard Terms and Conditions	61

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	29	99
1.2 Additional Information – Historical Tank Database	0	0	3	12
1.3 Additional Information – Historical Energy Features Database	0	0	16	36
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	8
1.6 Potentially Infilled Land	0	0	0	13
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	1
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	6
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	1	7
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	4	2
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	2	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	9

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	11	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	1	26
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology

0-500m

6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
6.10 Detailed River Network entries within 500m of the site	0	0	0	6	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	No
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	2
8.7 Records of Local Nature Reserves (LNR)	0	0	2	1	1	4
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	2	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Low
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

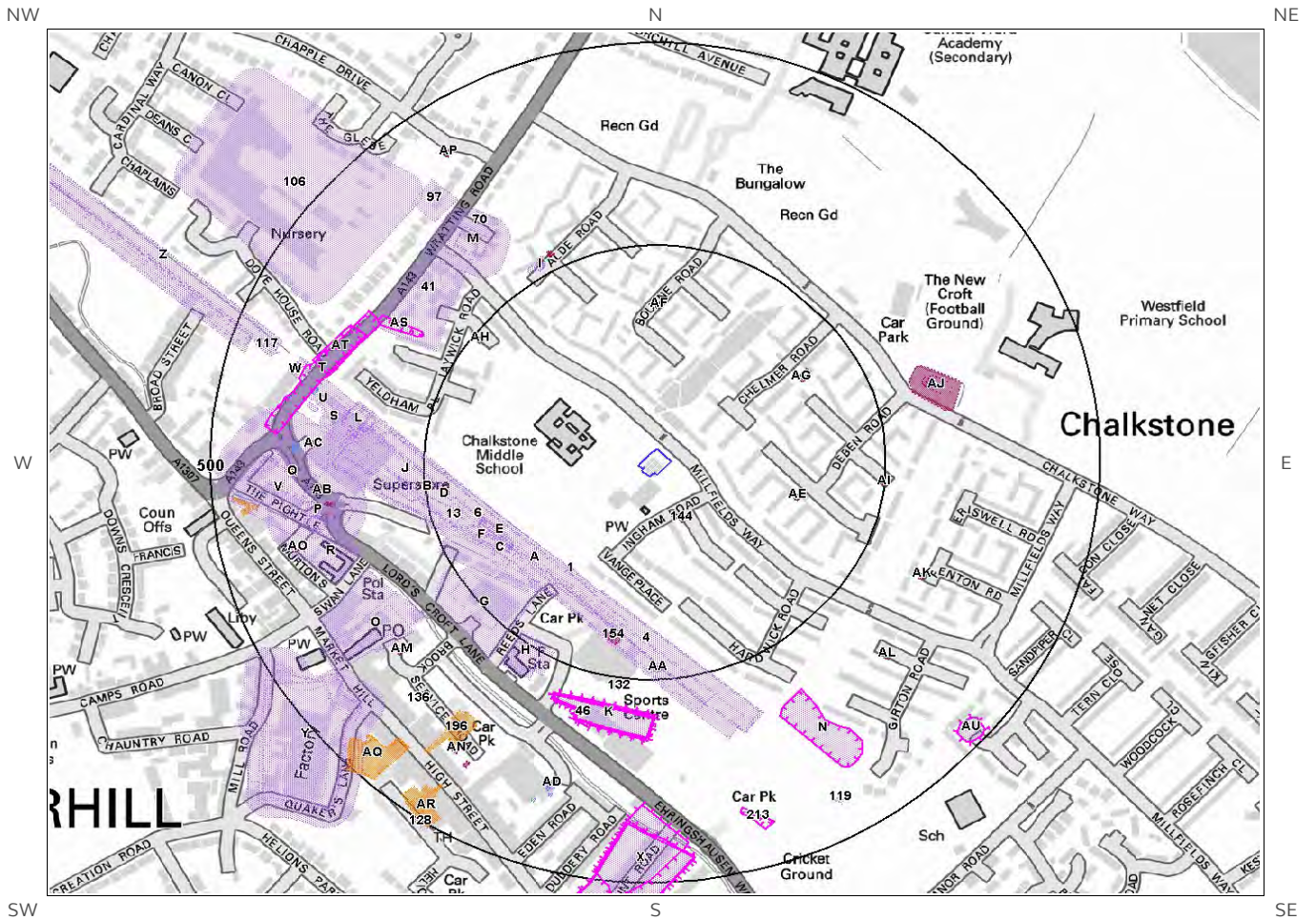
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 128

ID	Distance [m]	Direction	Use	Date
1	145	SW	Railway Building	1938
2A	145	SW	Railway Sidings	1938
3A	146	SW	Railway Sidings	1949
4	149	SW	Railway Sidings	1905
5D	151	SW	Railway Sidings	1896
6	151	SW	Railway Sidings	1885
7B	157	SW	Railway Sidings	1967
8B	157	SW	Railway Sidings	1971
9C	161	SW	Railway Sidings	1924
10C	165	SW	Railway Sidings	1959
11D	166	SW	Railway Sidings	1899
12E	169	SW	Railway Building	1938
13	169	SW	Railway Sidings	1946
14E	173	SW	Railway Buildings	1967
15E	173	SW	Railway Buildings	1971
16E	174	SW	Railway Building	1949
17E	174	SW	Railway Building	1905
18E	176	SW	Railway Building	1885
19E	177	SW	Railway Buildings	1896
20C	179	SW	Railway Building	1899
21C	187	SW	Railway Building	1924
22C	187	SW	Railway Building	1946
23G	190	SW	Unspecified Depot	1971
24F	193	SW	Railway Building	1959
25F	201	SW	Railway Building	1938
26J	203	W	Railway Sidings	1905
27G	224	SW	Unspecified Depot	1967
28H	240	SW	Fire Station	1991
29H	243	SW	Fire Station	1971
30B	252	W	Railway Building	1896
31I	257	NW	Unspecified Windmill	1899
32I	258	NW	Windmill	1896
33H	259	SW	Fire Station	1979
34I	260	NW	Windmill	1946

35I	260	NW	Windmill	1924
36I	260	NW	Corn Windmill	1885
37I	260	NW	Windmill	1938
38I	260	NW	Windmill	1905
39I	264	NW	Windmill	1949
40J	269	W	Railway Building	1924
41	275	NW	Unspecified Mill	1959
42K	283	S	Brick Works	1885
43K	286	S	Brick Works	1896
44M	286	NW	Corn Mill	1938
45K	288	S	Brick Works	1899
46	296	S	Unspecified Kiln	1885
47L	296	W	Railway Station	1899
48AS	298	NW	Unspecified Pit	1885
49O	310	SW	Unspecified Factory	1905
50L	310	W	Railway Station	1949
51M	311	NW	Corn Mill	1885
52M	311	NW	Corn Mill	1896
53L	311	W	Railway Station	1905
54N	313	SE	Unspecified Pit	1991
55N	313	SE	Unspecified Pit	1979
56M	313	NW	Corn Mill	1905
57M	314	NW	Corn Mill	1946
58M	314	NW	Corn Mill	1924
59L	315	W	Railway Station	1967
60L	315	W	Railway Station	1971
61O	316	SW	Unspecified Works	1971
62O	316	SW	Unspecified Works	1967
63L	319	W	Railway Station	1938
64L	319	W	Railway Station	1885
65Q	319	W	Corn Mill	1938
66L	320	W	Railway Station	1924
67L	320	W	Railway Station	1946
68L	321	W	Railway Station	1896
69P	321	W	Corn Mill	1885
70	324	NW	Corn Mill	1899
71L	325	W	Railway Station	1959
72O	333	SW	Unspecified Factory	1924
73P	336	W	Police Station	1967
74R	339	W	Police Station	1991
75AC	339	W	Corn Mill	1949
76P	343	W	Corn Mill	1896
77P	343	W	Corn Mill	1899
78Q	344	W	Unspecified Mill	1971
79Q	344	W	Unspecified Mill	1967
80Q	344	W	Unspecified Mill	1979

81P	348	W	Police Station	1946
82T	348	NW	Cuttings	1885
83R	350	W	Police Station	1979
84P	353	W	Police Station	1938
85P	354	W	Police Station	1949
86S	354	W	Railway Building	1896
87S	355	W	Railway Building	1905
88AT	357	NW	Cuttings	1949
89P	366	W	Police Station	1924
90U	370	W	Railway Building	1896
91P	371	W	Police Station	1959
92Q	373	W	Police Station	1899
93Q	373	W	Corn Mill	1905
94T	375	W	Railway Building	1905
95U	380	W	Railway Building	1924
96V	380	W	Corn Mill	1946
97	380	NW	Corn Mill	1949
98V	384	W	Unspecified Mill	1959
99V	387	W	Corn Mill	1924
100V	392	W	Police Station	1896
101AD	393	S	Unspecified Tank	1949
102T	399	W	Railway Building	1938
103T	401	W	Railway Building	1949
104T	402	W	Railway Building	1905
105X	404	S	Brick Works	1896
106	405	NW	Nursery	1991
107W	410	W	Railway Building	1946
108W	410	W	Railway Building	1924
109Y	411	SW	Unspecified Factory	1885
110X	425	S	Brick Works	1885
111X	428	S	Brick Works	1899
112Y	433	SW	Unspecified Factory	1991
113Y	435	SW	Unspecified Works	1967
114Y	435	SW	Unspecified Works	1971
115Y	437	SW	Unspecified Factory	1896
116Y	438	SW	Unspecified Factory	1899
117	443	W	Railway Sidings	1885
118Z	443	W	Railway Sidings	1949
119	449	SE	Railway Building	1938
120Z	451	W	Railway Sidings	1938
121Y	453	SW	Unspecified Factory	1924
122Y	453	SW	Unspecified Commercial/Industrial	1959
123AU	467	SE	Unspecified Pit	1967
124Z	470	W	Railway Sidings	1905
125Z	477	W	Railway Sidings	1959

126Z	478	W	Railway Sidings	1946
127Z	478	W	Railway Sidings	1924
128	499	SW	Smithy	1924

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

15

ID	Distance (m)	Direction	Use	Date
129AA	235	S	Unspecified Tank	1973
130AA	235	S	Unspecified Tank	1989
131AA	236	S	Unspecified Tank	1978
132	262	S	Unspecified Tank	1988
133AB	368	W	Unspecified Tank	1978
134AB	370	W	Unspecified Tank	1968
135AB	370	W	Unspecified Tank	1973
136	384	SW	Unspecified Tank	1988
137U	385	W	Unspecified Tank	1960
138AC	396	W	Tanks	1960
139AD	399	S	Unspecified Tank	1926
140AD	399	S	Unspecified Tank	1902
141AD	406	S	Unspecified Tank	1884
142AD	418	S	Unspecified Tank	1926
143AD	418	S	Unspecified Tank	1902

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

52

ID	Distance (m)	Direction	Use	Date
144	60	SE	Electricity Substation	1989
145AE	149	E	Electricity Substation	1989
146AE	151	E	Electricity Substation	1973
147AE	153	E	Electricity Substation	1978
148AF	172	N	Electricity Substation	1989
149AF	174	N	Electricity Substation	1968

150AG	179	NE	Electricity Substation	1989
151AG	181	NE	Electricity Substation	1968
152AG	181	NE	Electricity Substation	1973
153AG	182	NE	Electricity Substation	1978
154	196	S	Gas Distribution Station	1989
155AH	238	NW	Electricity Substation	1992
156AH	238	NW	Electricity Substation	1989
157AI	246	E	Electricity Substation	1989
158AI	247	E	Electricity Substation	1973
159AI	248	E	Electricity Substation	1978
160I	266	NW	Electricity Substation	1982
161I	267	NW	Electricity Substation	1990
162I	267	NW	Electricity Substation	1973
163I	267	NW	Electricity Substation	1989
164I	267	NW	Electricity Substation	1956
165AJ	293	E	Electricity Substation	1978
166AJ	307	E	Electricity Substation	1989
167AJ	309	E	Electricity Substation	1968
168AJ	309	E	Electricity Substation	1973
169AK	322	SE	Electricity Substation	1989
170AK	322	SE	Electricity Substation	1973
171AK	323	SE	Electricity Substation	1978
172AL	345	SE	Electricity Substation	1989
173AL	345	SE	Electricity Substation	1973
174AL	346	SE	Electricity Substation	1978
175AM	356	SW	Electricity Substation	1978
176AM	357	SW	Electricity Substation	1992
177AM	359	SW	Electricity Substation	1989
178P	361	W	Electricity Substation	1978
179P	363	W	Electricity Substation	1973
180P	363	W	Electricity Substation	1968
181AD	390	S	Electricity Substation	1978
182AD	391	S	Electricity Substation	1988
183AD	391	S	Electricity Substation	1996
184AN	402	SW	Electricity Substation	1978
185AO	409	W	Electricity Substation	1992
186AN	409	SW	Electricity Substation	1973
187AN	409	SW	Electricity Substation	1968
188AO	410	W	Electricity Substation	1989
189AN	410	SW	Electricity Substation	1988
190AN	410	SW	Electricity Substation	1996
191AP	434	NW	Electricity Substation	1989
192AP	434	NW	Electricity Substation	1982
193AP	435	NW	Electricity Substation	1973
194AP	435	NW	Electricity Substation	1990
195AP	436	NW	Electricity Substation	1956

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 8

ID	Distance (m)	Direction	Use	Date
196	360	SW	Garage	1960
197AQ	434	SW	Garage	1968
198AQ	434	SW	Garage	1960
199AQ	434	SW	Garage	1973
200AQ	436	SW	Garage	1978
201	446	W	Garage	1960
202AR	449	SW	Garage	1960
203AR	457	SW	Garage	1968

1.6 Potentially Infilled Land

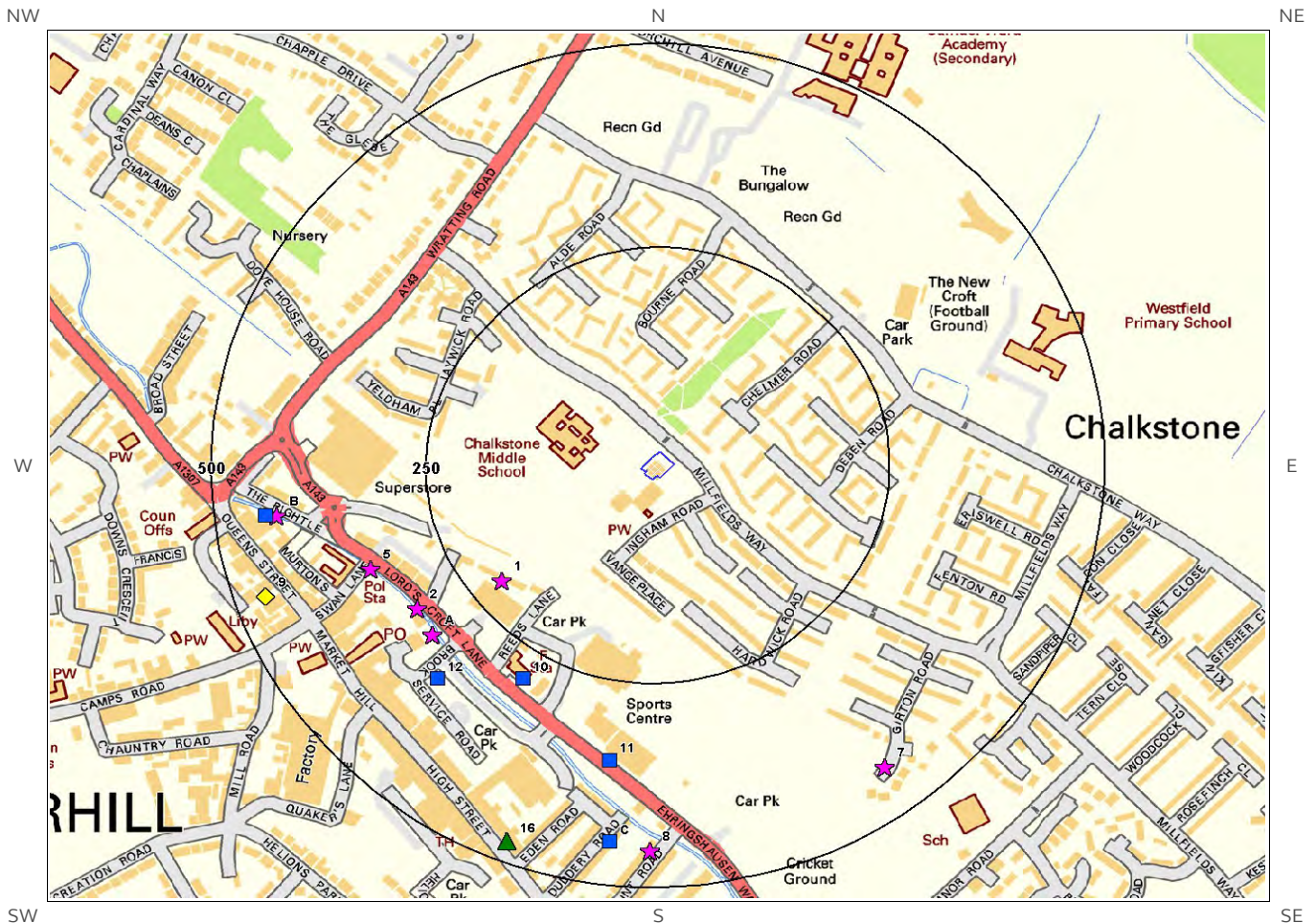
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 13

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
204K	283	S	Brick Works	1885
205K	286	S	Brick Works	1896
206K	288	S	Brick Works	1899
207AS	298	NW	Unspecified Pit	1885
208N	313	SE	Unspecified Pit	1991
209N	313	SE	Unspecified Pit	1979
210T	348	NW	Cuttings	1885
211AT	357	NW	Cuttings	1949
212X	404	S	Brick Works	1896
213	422	S	Pond	1896

214X	425	S	Brick Works	1885
215X	428	S	Brick Works	1899
216AU	467	SE	Unspecified Pit	1967

2. Environmental Permits, Incidents and Registers Map



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- | | | |
|---|-------------------------------|--|
| Site Outline | Recorded Pollution Incident | RAS 3 & 4 Authorisations |
| Dangerous Substances (List 1) | Dangerous Substances (List 2) | Part A(1) Authorised Processes and Historic IPC Authorisations |
| Water Industry Referrals | Licenced Discharge Consents | Part A(2) and Part B Authorised Processes |
| Red List Discharge Consents | COMAH / NIHHS Sites | Sites Determined as Contaminated Land |
| Hazardous Substance Consents and Enforcements | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

1

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
9	465	W	567100 245600	Name: The Launderette Status: Not Active Receiving Water: Na Authorised Substances: pH

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

1

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
16	476	S	567381 245299	Address: Magic Touch, 65a High Street, Haverhill, CB9 8AH Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

6

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
10	286	SW	567400 245500	Address: 39 HIGH STREET, HAVERHILL, SUFFOLK, CB9 8AE Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE09267 Permit Version: 1 Receiving Water: Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 22/06/1967 Effective Date: 22-Jun-1967 Revocation Date: 12/02/1992

ID	Distance (m)	Direction	NGR	Details	
11	348	S	567500 245400	Address: 61-63 HIGH STREET, HAVERHILL, SUFFOLK Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE06264 Permit Version: 1	Receiving Water: Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 21/08/1964 Effective Date: 21-Aug-1964 Revocation Date: 18/08/1992
12	349	SW	567300 245500	Address: SHOP DEVLPT AT 27-29 HIGH STREET, HAVERHILL, SUFFOLK Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE19065 Permit Version: 1	Receiving Water: Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 18/11/1965 Effective Date: 18-Nov-1965 Revocation Date: 21/04/1992
13B	441	W	567100 245700	Address: QUEEN STREET, HAVERHILL, SUFFOLK Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE01563 Permit Version: 1	Receiving Water: Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 21/02/1963 Effective Date: 21-Feb-1963 Revocation Date: 08/03/1993
14C	447	S	567500 245300	Address: DUDDERY HILL, DUDDERY ROAD, HAVERHILL, SUFFOLK Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE00870 Permit Version: 1	Receiving Water: Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 17/02/1970 Effective Date: 17-Feb-1970 Revocation Date: 08/03/1993
15C	447	S	567500 245300	Address: DUDDERY HILL, DUDDERY ROAD, HAVERHILL, SUFFOLK Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: PR2NFE07759 Permit Version: 1	Receiving Water: Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 10/01/1960 Effective Date: 10-Jan-1960 Revocation Date: 04/03/1993

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

8

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
1	213	SW	567374 245620	Incident Date: 11-Sep-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)
2	313	SW	567276 245586	Incident Date: 06-Mar-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)
3A	317	SW	567294 245554	Incident Date: 09-Apr-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)
4A	317	SW	567294 245554	Incident Date: 09-Apr-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)
5	339	W	567222 245634	Incident Date: 05-Apr-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)
6B	429	W	567112 245700	Incident Date: 05-Sep-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)
7	440	SE	567819 245391	Incident Date: 21-Jun-2003 Incident Identification: 167705 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
8	455	S	567547 245289	Incident Date: 03-Mar-2002 Incident Identification: 61736 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

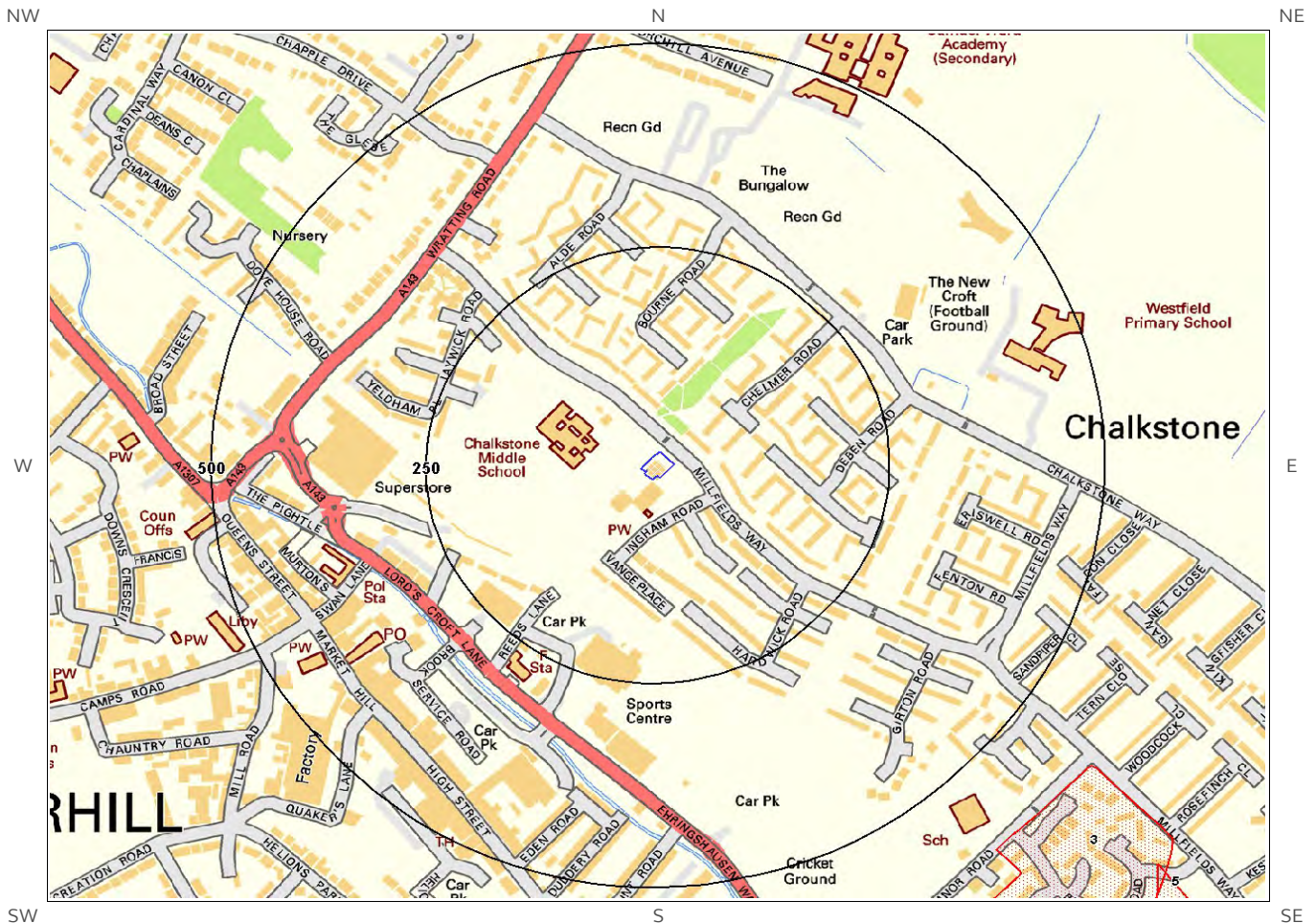
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

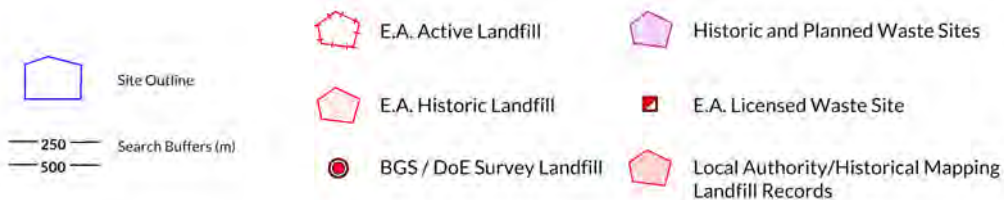
0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

6

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
3	599	SE	568000 245200	Site Address: Junction Hole, Relief Road, Haverhill, Suffolk Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Haverhill Urban District Council First Recorded: - Last Recorded: 30-Sep-1972
Not shown	653	SE	567900 245100	Site Address: Railway Cutting, Relief Road, Haverhill, Suffolk Waste Licence: - Site Reference: - Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Haverhill Urban District Council First Recorded: 31-Jan-1972 Last Recorded: -
5	702	SE	568100 245100	Site Address: Millfields Way, Millfields Way, Haverhill Waste Licence: - Site Reference: SE08 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: St Edmondsbury Borough Council First Recorded: - Last Recorded: -
Not shown	836	SE	568100 244900	Site Address: By Sewage Treatment Works, Off Chalkstone Way, Haverhill Waste Licence: - Site Reference: SE10 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -

ID	Distance (m)	Direction	NGR	Details	
Not shown	1414	S	568100 244300	Site Address: Sturmer End Industrial Estate, Off A1017, Haverhill, Suffolk Waste Licence: - Site Reference: SE09 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -
Not shown	1498	SW	566200 244600	Site Address: Puddle Brook Tip, Norton Road, Haverhill, Suffolk Waste Licence: - Site Reference: SE07 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Haverhill Urban District Council First Recorded: 30-Nov-1970 Last Recorded: -

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

2

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
Not shown	702	SE	568000.0 245200.0	Address: Junction Hole, Relief Rd, Haverhill, Suffolk BGS Number: 2413.0	Risk: Risk to major aquifer Waste Type: N/A
Not shown	769	SE	568100.0 245200.0	Address: Junction Hole, Relief Rd, Haverhill, Suffolk BGS Number: 2414.0	Risk: Risk to major aquifer Waste Type: N/A

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

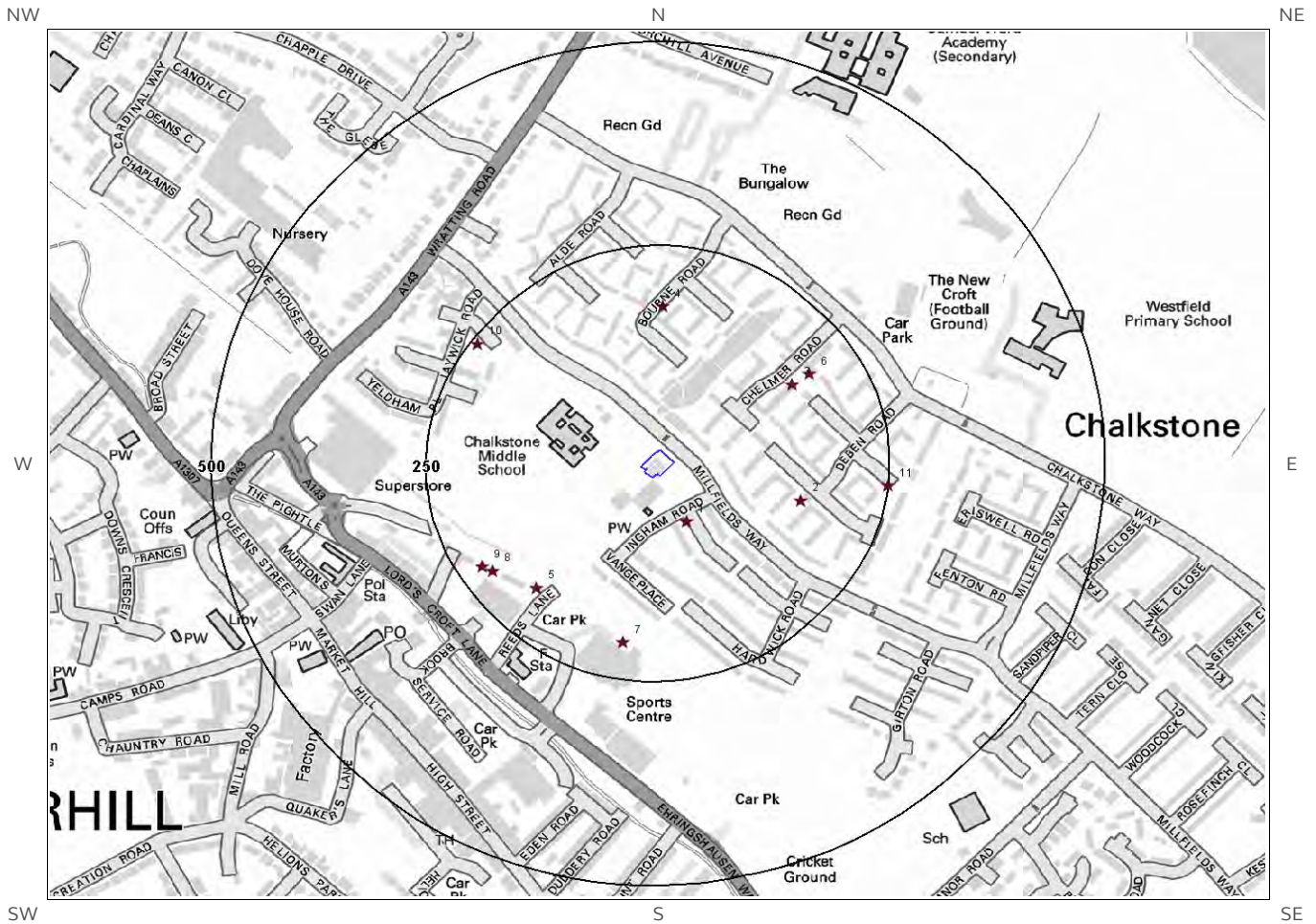
9

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1110	SE	568226 244859	<p>Site Address: Haverhill H W R C, Coupals Road, Haverhill, Suffolk, CB9 7UR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WAS097 EPR reference: EA/EPR/DP3499VV/V003 Operator: F C C Recycling (U K) Limited Waste Management licence No: 70776 Annual Tonnage: 7500.0</p> <p>Issue Date: 25/05/1994 Effective Date: 06/07/2009 Modified: 05/02/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Haverhill Household Waste Recycling Centre Correspondence Address: -, -</p>
Not shown	1110	SE	568226 244859	<p>Site Address: Land/ Premises At, Coupals Road, Haverhill, Suffolk, CB9 7UR Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WAS097 EPR reference: EA/EPR/DP3499VV/T001 Operator: Waste Recycling Ltd Waste Management licence No: 70776 Annual Tonnage: 7500.0</p> <p>Issue Date: 25/05/1994 Effective Date: 06/07/2009 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Haverhill Civic Amenity Site Correspondence Address: -, -</p>
Not shown	1110	SE	568226 244859	<p>Site Address: Haverhill H W R C, Coupals Road, Haverhill, Suffolk, CB9 7UR Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WAS097 EPR reference: EA/EPR/DP3499VV/V002 Operator: F C C Recycling (U K) Limited Waste Management licence No: 70776 Annual Tonnage: 7500.0</p> <p>Issue Date: 25/05/1994 Effective Date: 06/07/2009 Modified: 28/09/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Haverhill Household Waste Recycling Centre Correspondence Address: -, -</p>
Not shown	1110	SE	568226 244859	<p>Site Address: Coupals Road, Haverhill, Suffolk Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUF014 EPR reference: - Operator: Viridor Waste Suffolk Ltd Waste Management licence No: 70776 Annual Tonnage: 0.0</p> <p>Issue Date: 25/05/1994 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Haverhill Civic Amenity Site Correspondence Address: -, 2, The Square, Martlesham Heath, Ipswich, Suffolk, IP5 7SL</p>
Not shown	1110	SE	568226 244859	<p>Site Address: Coupals Road, Haverhill, Suffolk, CB9 7UR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WAS097 EPR reference: DP3499VV/T001 Operator: Waste Recycling Ltd Waste Management licence No: 70776 Annual Tonnage: 7500.0</p> <p>Issue Date: 25/05/1994 Effective Date: 06/07/2009 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Haverhill Civic Amenity Site Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1252	S	567215 244538	<p>Site Address: Rookwood Way, Haverhill, Suffolk, CB9 8PQ Type: In-House Storage Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BEC001 EPR reference: - Operator: Becker Acroma Kemira Ltd Waste Management licence No: 70805 Annual Tonnage: 0.0</p>	<p>Issue Date: 07/12/1994 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Becker Acroma Kemira Ltd Correspondence Address: -, Rookwood Way, Haverhill, Suffolk, CB9 8PQ</p>
Not shown	1252	S	567215 244538	<p>Site Address: Haverhill, Suffolk, CB9 8PQ Type: In-House Storage Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BEC001 EPR reference: EA/EPR/DP3895NK/V002 Operator: Beckers (U K) Limited Waste Management licence No: 70805 Annual Tonnage: 2499.0</p>	<p>Issue Date: 07/12/1994 Effective Date: - Modified: 02/10/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Land/ Premises At Rookwood Way Correspondence Address: -, -</p>
Not shown	1252	S	567215 244538	<p>Site Address: Land/ Premises At, Rookwood Way, Haverhill, Suffolk, CB9 8PQ Type: In-House Storage Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BEC001 EPR reference: EA/EPR/DP3895NK/A001 Operator: Becker Acroma Ltd Waste Management licence No: 70805 Annual Tonnage: 2499.0</p>	<p>Issue Date: 07/12/1994 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Becker Acroma Correspondence Address: -, -</p>
Not shown	1401	SE	568200 244500	<p>Site Address: Falconer Road Ind Estate, Haverhill, Suffolk, CB9 7UU Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WIG001 EPR reference: EA/EPR/RP3995NP/S002 Operator: Wigmore Gregory Llewellyn Waste Management licence No: 70791 Annual Tonnage: 369.0</p>	<p>Issue Date: 28/10/1996 Effective Date: - Modified: - Surrendered Date: 02/07/2001 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: - Correspondence Address: -, -</p>

4. Current Land Use Map



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-  Site Outline
-  Current Industrial Sites
-  Electricity Transmission Cables
-  Petrol & Fuel Sites
-  Gas Transmission Pipelines
-  Search Buffers (m)

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

11

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	63	SE	Electricity Sub Station	567590 245691	CB9	Electrical Features	Infrastructure and Facilities
2	153	E	Electricity Sub Station	567722 245717	CB9	Electrical Features	Infrastructure and Facilities
3	167	NE	Grey Trucks International	567712 245859	1, Hundon Place, Haverhill, CB9 OAP	Distribution and Haulage	Transport, Storage and Delivery
4	176	N	Electricity Sub Station	567562 245955	CB9	Electrical Features	Infrastructure and Facilities
5	190	SW	Premier Tyres	567415 245609	6, Reeds Lane, Haverhill, CB9 OEL	Vehicle Parts and Accessories	Motoring
6	190	NE	Electricity Sub Station	567732 245872	CB9	Electrical Features	Infrastructure and Facilities
7	204	S	Gas Distribution Station	567516 245543	CB9	Gas Features	Infrastructure and Facilities
8	215	SW	Jecta Ltd	567363 245631	3, Reeds Lane, Haverhill, CB9 OEL	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
9	222	SW	Test Plugs	567351 245635	2, Reeds Lane, Haverhill, CB9 OEL	Electronic Equipment	Industrial Products
10	243	NW	Electricity Sub Station	567346 245909	CB9	Electrical Features	Infrastructure and Facilities
11	250	E	Electricity Sub Station	567824 245735	CB9	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LOFT	LOWESTOFT FORMATION	DIAMICTON

5.3 Bedrock and Solid Geology

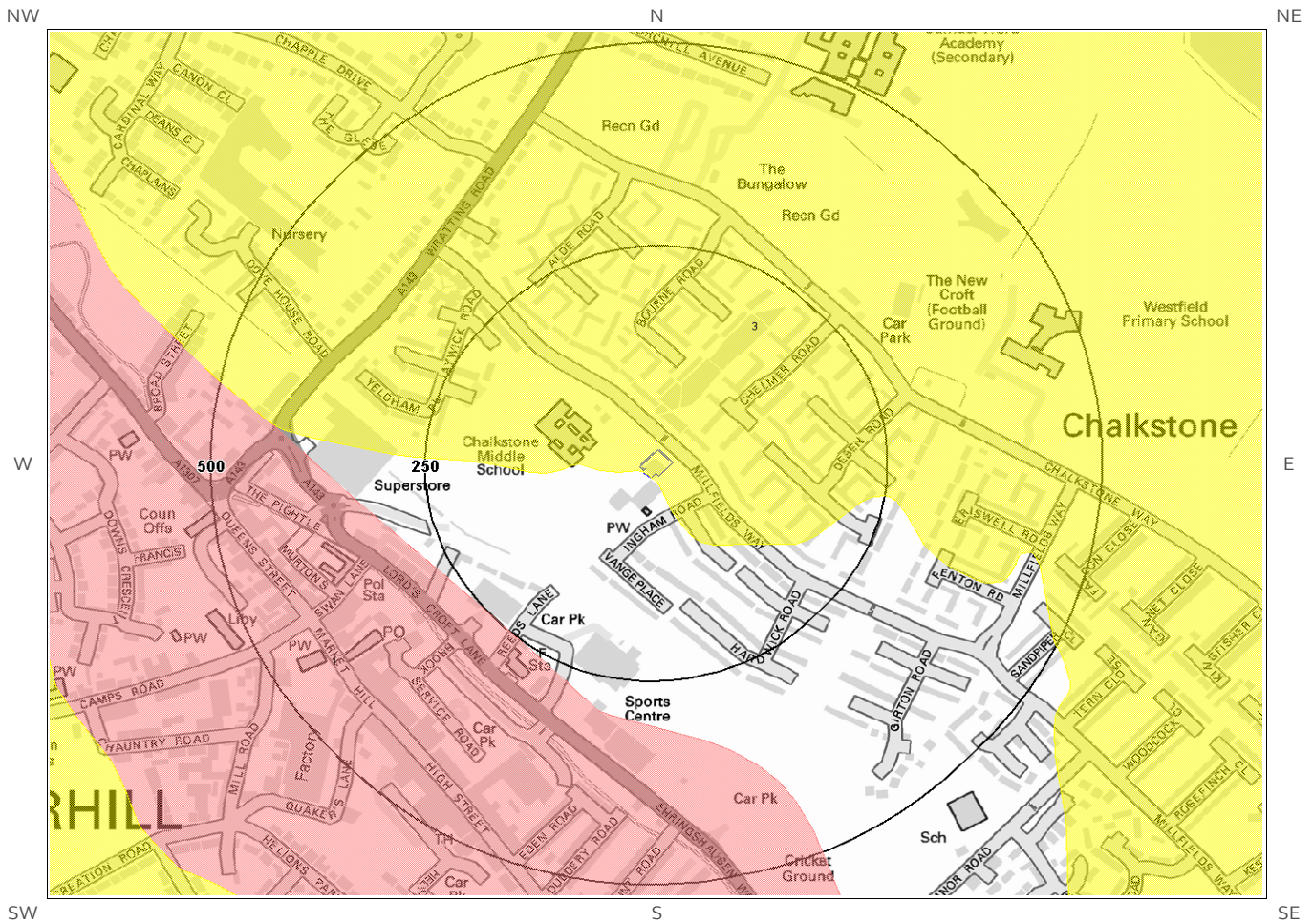
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LESE-CHLK	LEWES NODULAR CHALK FORMATION AND SEAFORD CHALK FORMATION (UNDIFFERENTIATED)	CHALK

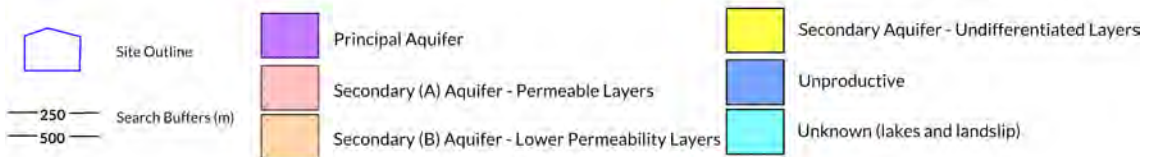
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

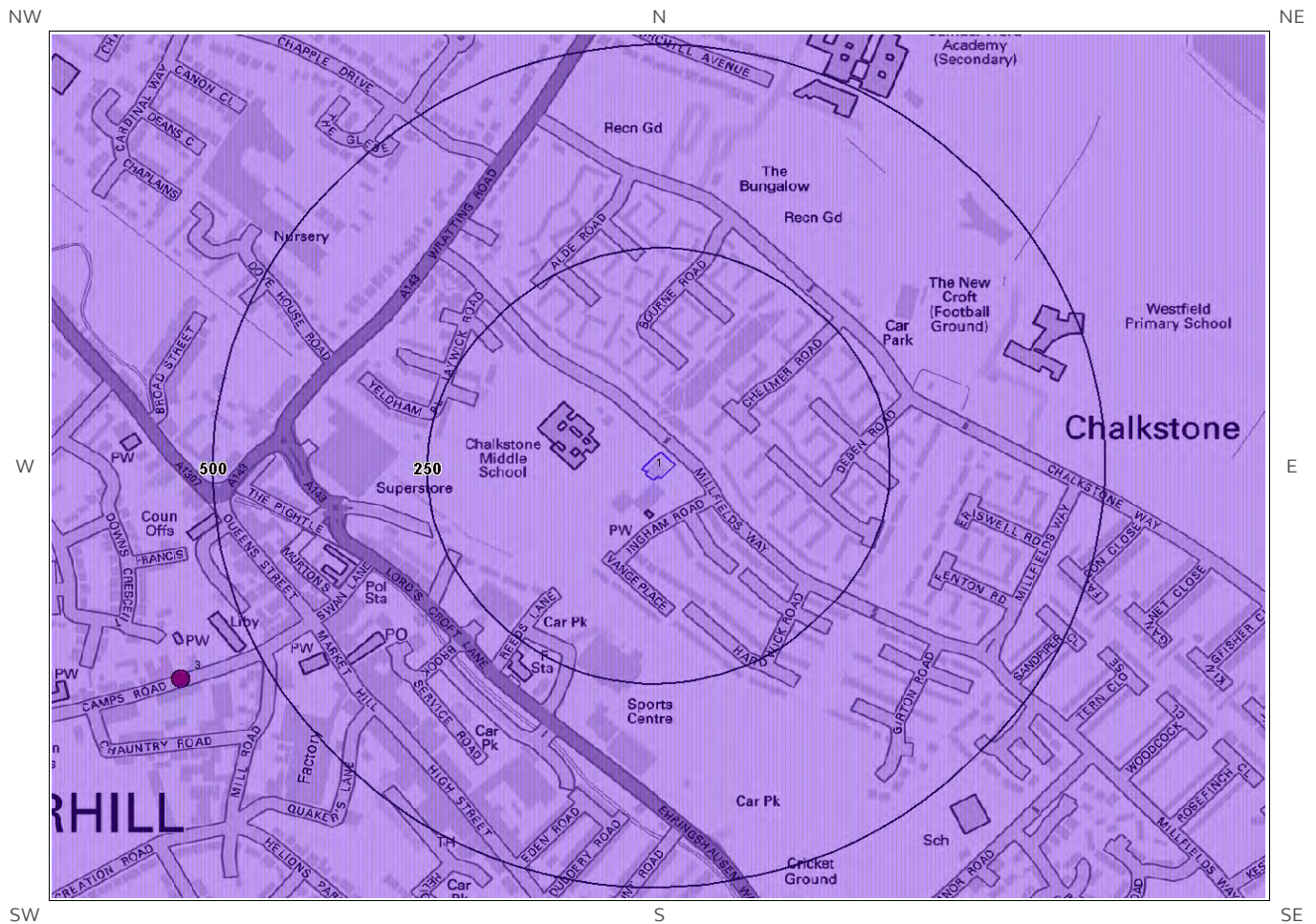
6a. Aquifer Within Superficial Geology



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6b. Aquifer Within Bedrock Geology and Abstraction Licenses

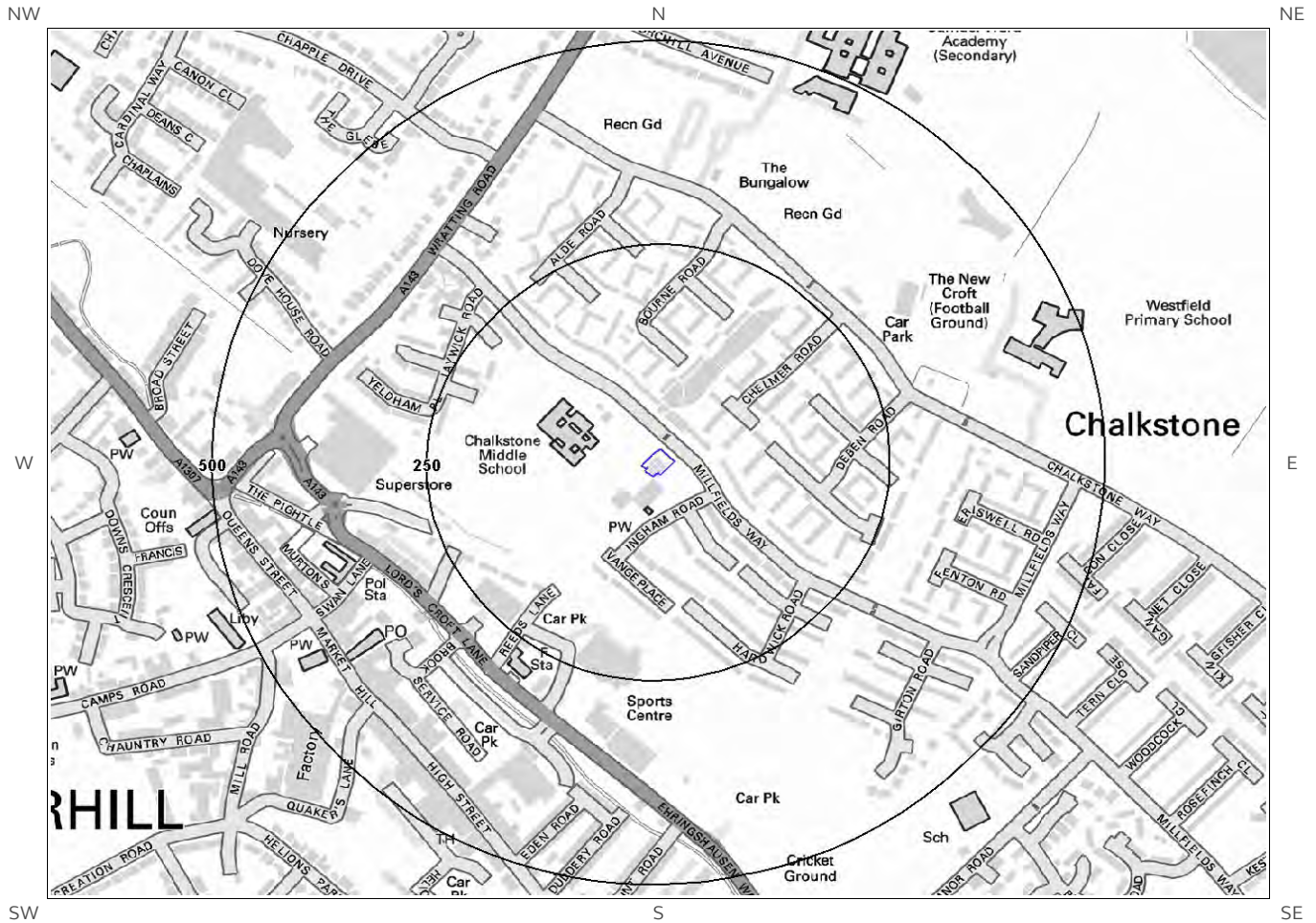


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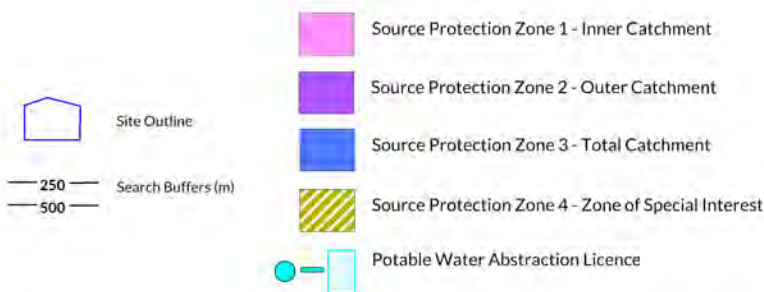




6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

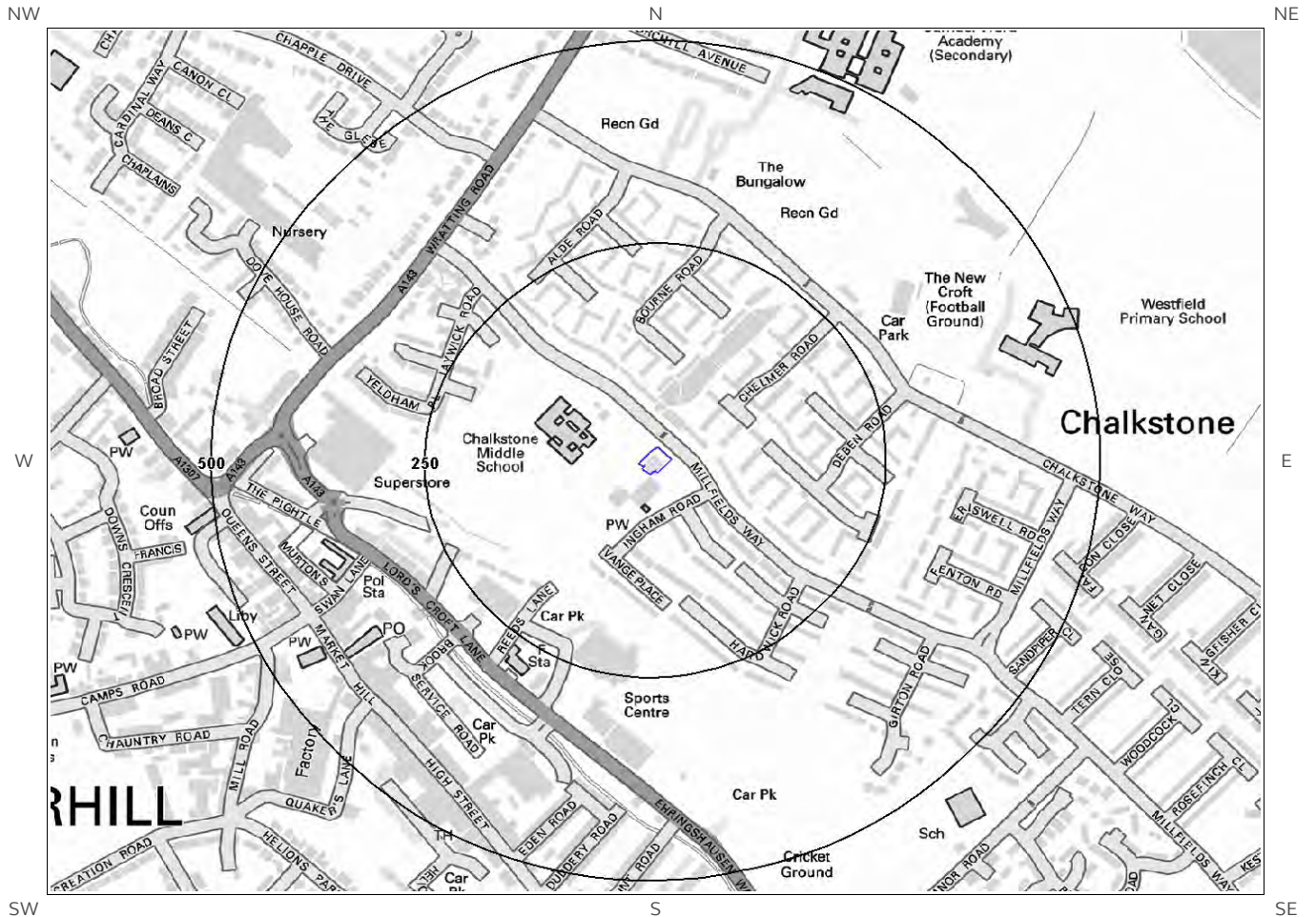


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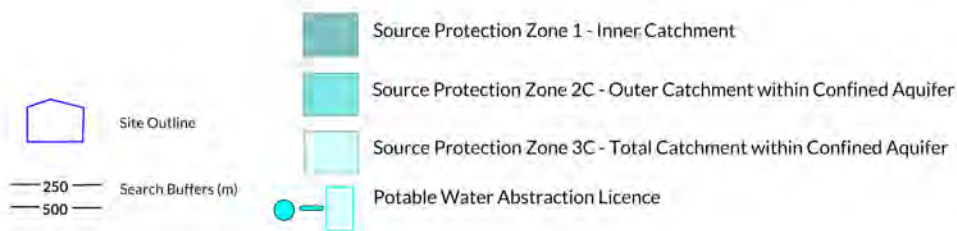




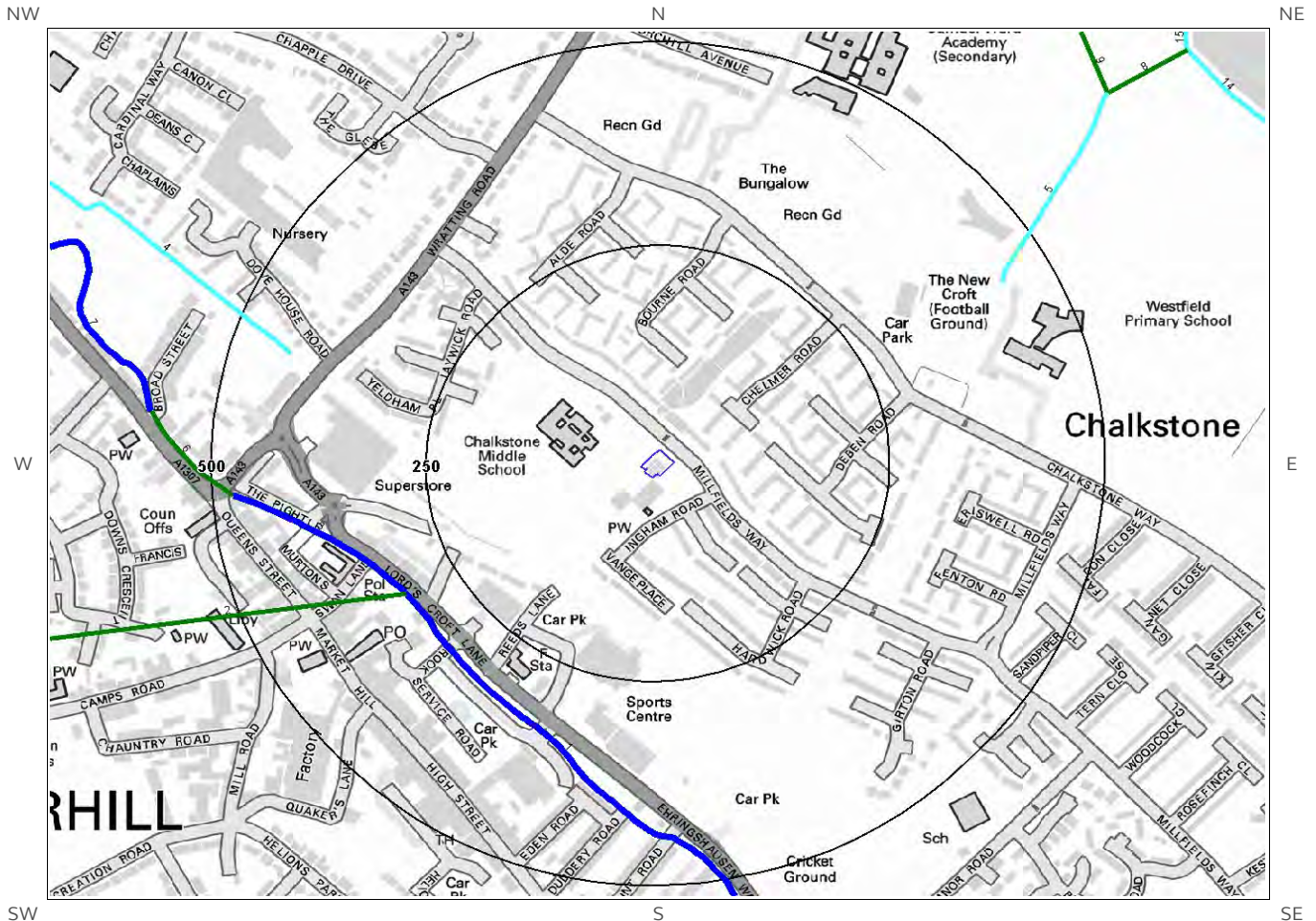
6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
3	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
1	250	SW	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

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	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

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
3	596	SW	567000 245500	<p>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</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/6/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/1/1997 Version End Date:</p>
Not shown	1151	SW	566850 244830	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV1968 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2005 Version End Date:</p>
Not shown	1151	SW	566850 244830	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV1968 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2005 Version End Date:</p>
Not shown	1151	SW	566850 244830	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV2472 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2008 Version End Date:</p>
Not shown	1151	SW	566850 244830	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV2472 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2008 Version End Date:</p>
Not shown	1151	SW	566850 244830	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV1968 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2005 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1151	SW	566850 244830	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV2472 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2008 Version End Date:</p>
Not shown	1151	SW	566850 244830	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV2472 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2008 Version End Date:</p>
Not shown	1206	SW	566800 244800	<p>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</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1994 Version End Date:</p>
Not shown	1206	SW	566800 244800	<p>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</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1994 Version End Date:</p>
Not shown	1206	SW	566800 244800	<p>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</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1994 Version End Date:</p>
Not shown	1206	SW	566800 244800	<p>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</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1994 Version End Date:</p>
Not shown	1275	SW	566790 244720	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV1968 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2005 Version End Date:</p>
Not shown	1275	SW	566790 244720	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV2472 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2008 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1275	SW	566790 244720	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV1968 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2005 Version End Date:</p>
Not shown	1275	SW	566790 244720	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV2472 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2008 Version End Date:</p>
Not shown	1275	SW	566790 244720	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV2472 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2008 Version End Date:</p>
Not shown	1275	SW	566790 244720	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV1968 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 101 Version Start Date: 1/1/2005 Version End Date:</p>
Not shown	1275	SW	566790 244720	<p>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</p> <p>Annual Volume (m³): 180000 Max Daily Volume (m³): 720 Original Application No: EV2472 Original Start Date: 20/4/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2008 Version End Date:</p>
Not shown	1285	SW	566800 244700	<p>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</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1994 Version End Date:</p>
Not shown	1285	SW	566800 244700	<p>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</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1994 Version End Date:</p>
Not shown	1285	SW	566800 244700	<p>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</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1994 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1285	SW	566800 244700	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	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 1/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/3/1994 Version End Date:
Not shown	1345	S	567600 244400	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	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: ES2584 Original Start Date: 1/2/1994 Expiry Date: 31/1/2004 Issue No: 104 Version Start Date: 3/7/2003 Version End Date:
Not shown	1345	S	567600 244400	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	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 91 Original Application No: EN1860 Original Start Date: 1/2/2004 Expiry Date: 31/3/2008 Issue No: 1 Version Start Date: 1/2/2004 Version End Date:
Not shown	1345	S	567600 244400	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	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 91 Original Application No: EN1860 Original Start Date: 1/2/2004 Expiry Date: 31/3/2008 Issue No: 1 Version Start Date: 1/2/2004 Version End Date:
Not shown	1345	S	567600 244400	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	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: ES2584 Original Start Date: 1/2/1994 Expiry Date: 31/1/2004 Issue No: 104 Version Start Date: 3/7/2003 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site?

Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Major Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
258	NE	Major Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1044	SE	568000 244800	River Name: Stour Brook Reach: Haverhill Stw...stour End/Start of Stretch: Start of Stretch NGR	C	B	B	B	C
Not shown	1044	SE	568000 244800	River Name: Stour Brook Reach: Withersfield...haverhill Stw End/Start of Stretch: End of Stretch NGR	C	B	B	B	C

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1044	SE	568000 244800	River Name: Stour Brk Reach: Haverhill Stw Stour End/Start of Stretch: Start of Stretch NGR	D	D	C	C	C

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details	
1	310	SW	River Name: Stour Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
2	314	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
3	314	SW	River Name: Stour Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
4	430	W	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5	440	NE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
6	475	W	River Name: Stour Brook Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined

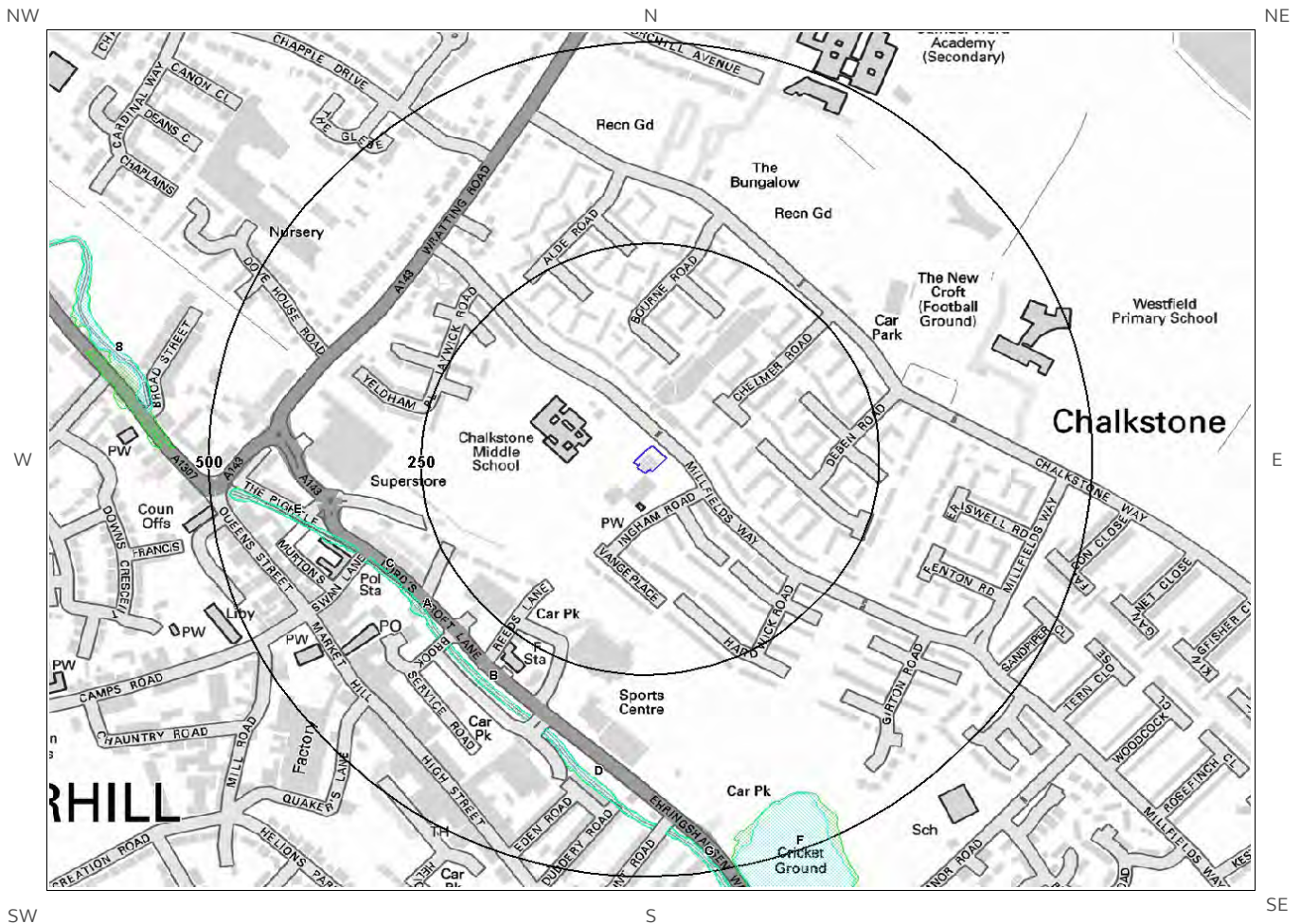
6.11 Surface Water Features

Are there any surface water features within 250m of the study site?

No

Database searched and no data found.

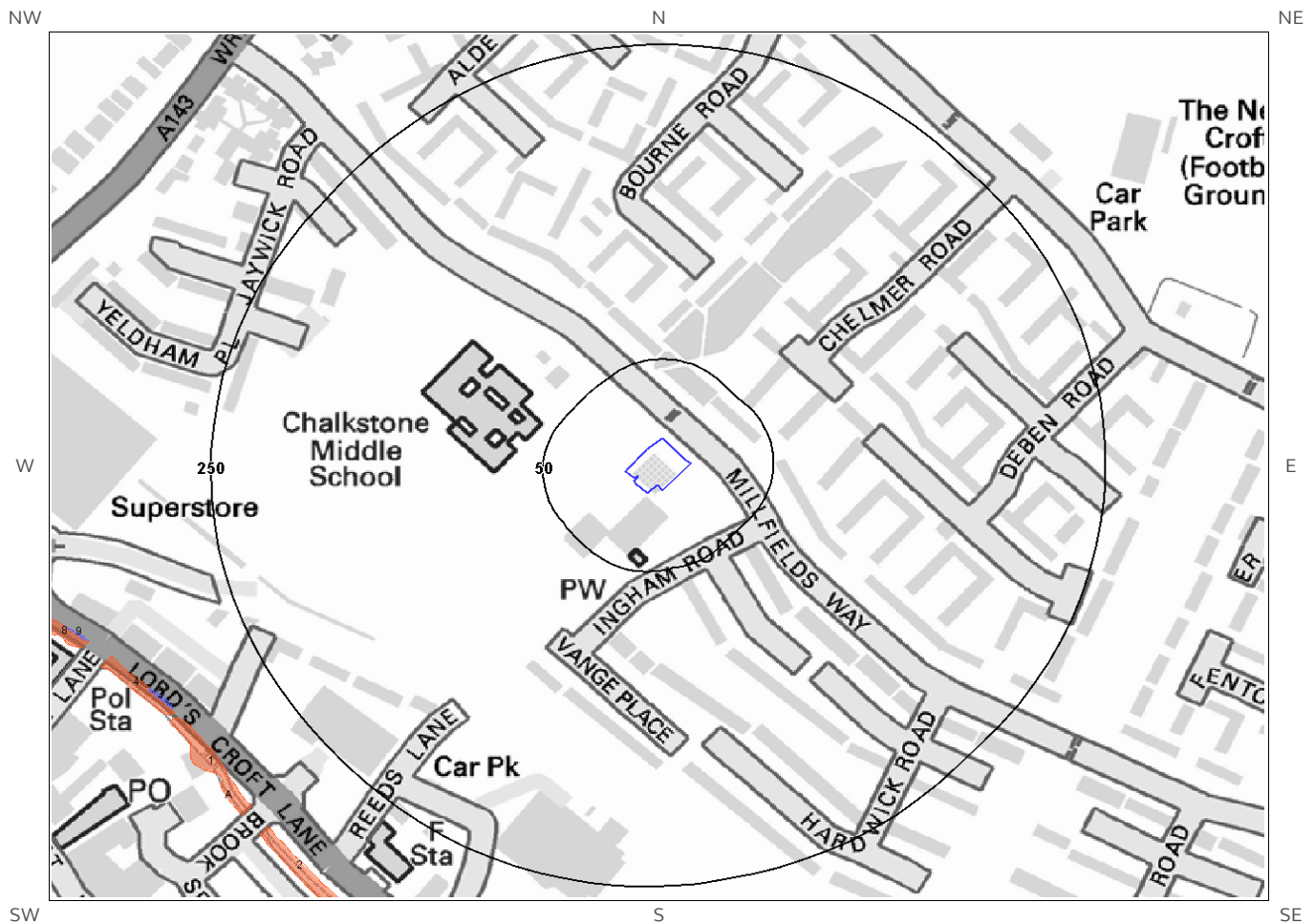
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



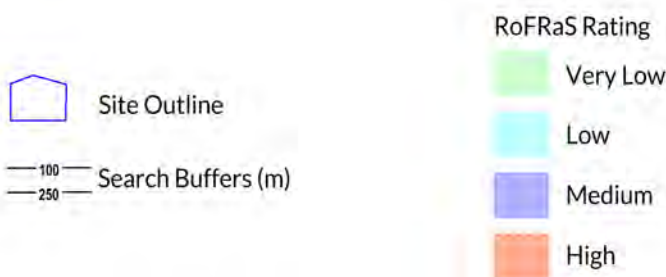
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? No

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? No

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

7.8 Groundwater Flooding Confidence Areas

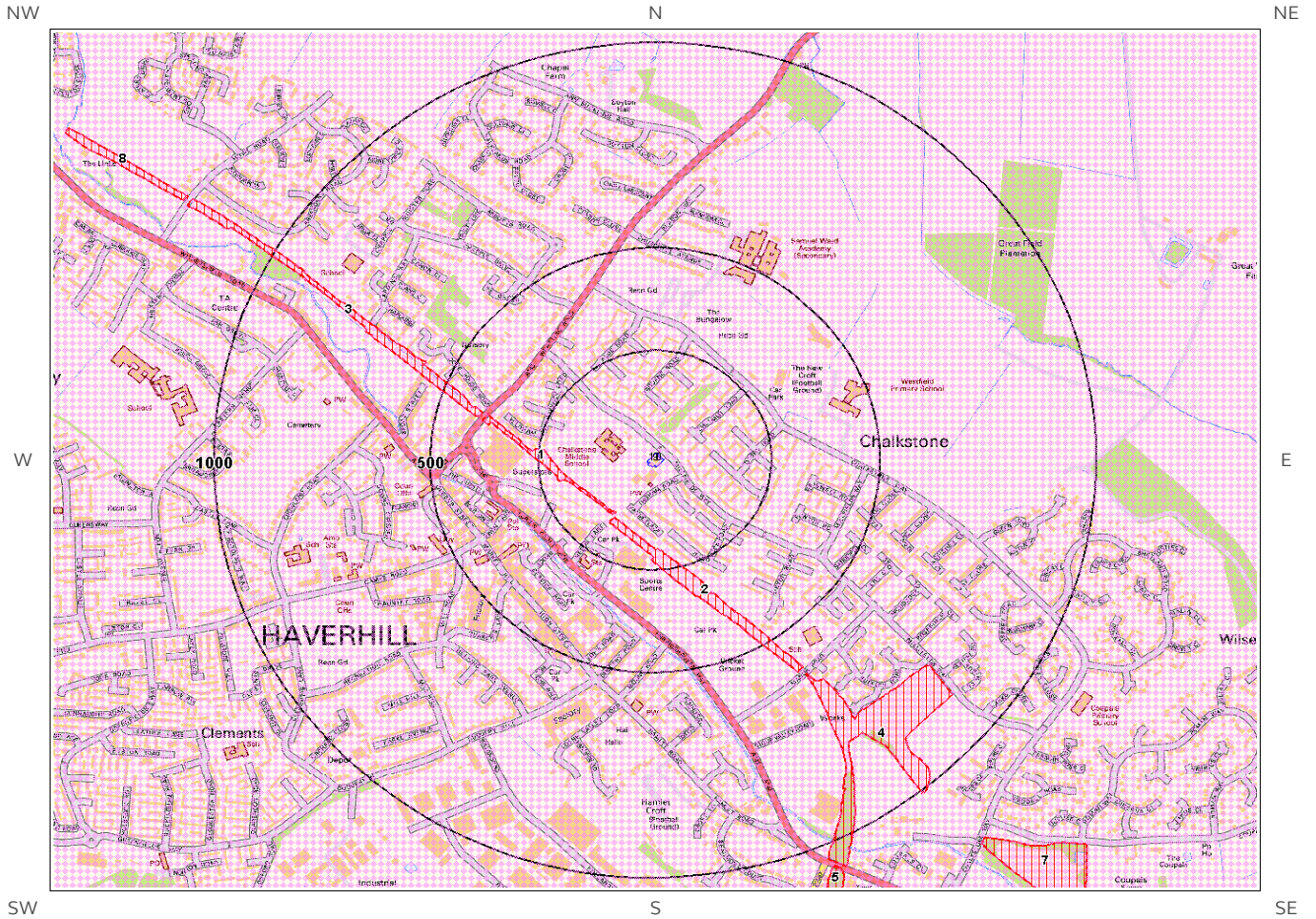
What is the British Geological Survey confidence rating in this result?

High

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

2

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1584	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1616	N	UNKNOWN	Ancient Replanted Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

8

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	138	SW	Haverhill Railway Walks	Natural England
2	150	SW	Haverhill Railway Walks	Natural England
3	397	W	Haverhill Railway Walks	Natural England
4	612	SE	Haverhill Railway Walks	Natural England
5	1056	SE	Haverhill Railway Walks	Natural England
Not shown	1147	S	Haverhill Railway Walks	Natural England
7	1181	SE	Haverhill Railway Walks	Natural England
8	1240	NW	Haverhill Railway Walks	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

2

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
9	0	On Site	Existing	DEFRA
10	0	On Site	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure GeoInsight, available from our website. The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build Ò site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property Ò possible increase in insurance risk due to soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Chalk	Occasional minor mining may have occurred but of restricted extent.

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

Contact Details

AGB Environmental Ltd
Telephone: 01638 663226
info@agbenvironmental.co.uk



British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web:www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk



Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web:www.environment-agency.gov.uk
Email:enquiries@environment-agency.gov.uk



Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email:enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk



Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: St Edmundsbury Borough Council
Phone: 01284 763233
Web: <http://www.stedmundsbury.gov.uk/>
Address: West Suffolk House, Western Way, Bury St Edmunds,

Gemapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444





Groundsure

LOCATION INTELLIGENCE



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary’s professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013



AGB Environmental Ltd

341 A G B ENVIRONMENTAL LTD, EXNING
ROAD,
NEWMARKET, CB8 0AT

Report Reference: HMD-453-2859150

Your Reference: P2610

Report Date 18 Mar 2016

Report Delivery Method: Email - pdf

Groundsure Geosight

Address: THE VIXEN, MILLFIELDS WAY, HAVERHILL, CB9 0JB

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geosight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01638 663226 quoting the above report reference number.

Yours faithfully,

AGB Environmental Ltd

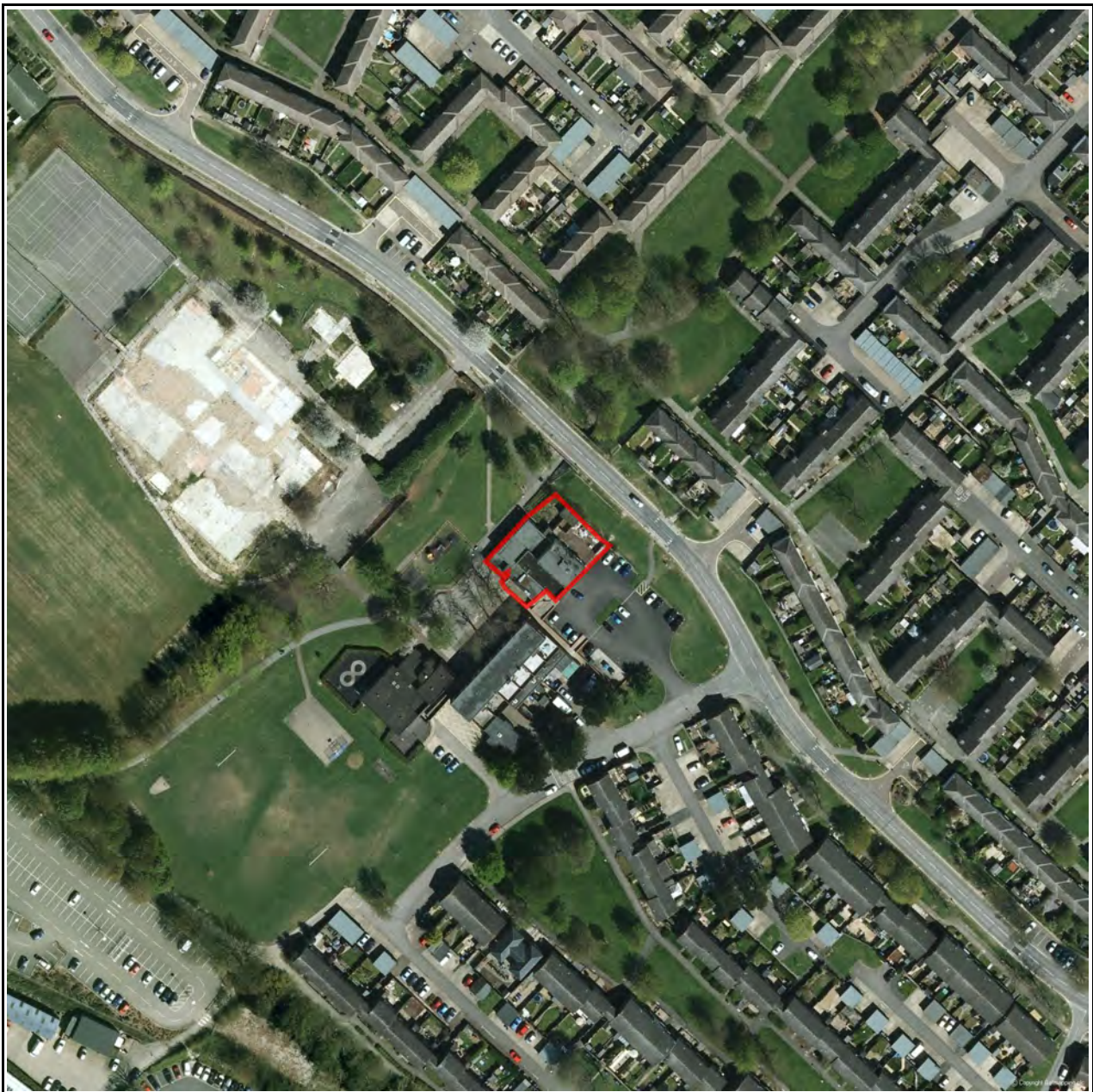
Enc.
Groundsure Geosight



Groundsure Geoinsight

Address: THE VIXEN, MILLFIELDS WAY, HAVERHILL, CB9 0JB
Date: 18 Mar 2016
Reference: HMD-453-2859150
Client: AGB Environmental Ltd

NW N NE



W E

SW S SE

Aerial Photograph Capture date: 02-May-2013
Grid Reference: 567555,245765
Site Size: 0.07ha

Contents Page

Overview of Findings.....	5
1 Geology.....	8
1.1 Artificial Ground Map.....	8
1 Geology.....	9
1.1 Artificial Ground.....	9
1.1.1 Artificial/ Made Ground.....	9
1.1.2 Permeability of Artificial Ground.....	9
1.2 Superficial Deposits and Landslips Map.....	10
1.2 Superficial Deposits and Landslips.....	11
1.2.1 Superficial Deposits/ Drift Geology.....	11
1.2.2 Permeability of Superficial Ground.....	11
1.2.3 Landslip.....	11
1.2.4 Landslip Permeability.....	11
1.3 Bedrock and Faults Map.....	12
1.3 Bedrock, Solid Geology & Faults.....	13
1.3.1 Bedrock/ Solid Geology.....	13
1.3.2 Permeability of Bedrock Ground.....	13
1.3.3 Faults.....	13
1.4 Radon Data.....	14
1.4.1 Radon Affected Areas.....	14
1.4.2 Radon Protection.....	14
2 Ground Workings Map.....	15
2 Ground Workings.....	16
2.1 Historical Surface Ground Working Features derived from Historical Mapping.....	16
2.2 Historical Underground Working Features derived from Historical Mapping.....	16
2.3 Current Ground Workings.....	16
3 Mining, Extraction & Natural Cavities Map.....	17
3 Mining, Extraction & Natural Cavities.....	18
3.1 Historical Mining.....	18
3.2 Coal Mining.....	18
3.3 Johnson Poole and Bloomer.....	18
3.4 Non-Coal Mining.....	18
3.5 Non-Coal Mining Cavities.....	19
3.6 Natural Cavities.....	19
3.7 Brine Extraction.....	19
3.8 Gypsum Extraction.....	19
3.9 Tin Mining.....	19
3.10 Clay Mining.....	20
4 Natural Ground Subsidence.....	21
4.1 Shrink-Swell Clay Map.....	21
4.2 Landslides Map.....	22
4.3 Ground Dissolution Soluble Rocks Map.....	23
4.4 Compressible Deposits Map.....	24
4.5 Collapsible Deposits Map.....	25
4.6 Running Sand Map.....	26
4 Natural Ground Subsidence.....	27
4.1 Shrink-Swell Clays.....	27
4.2 Landslides.....	27
4.3 Ground Dissolution of Soluble Rocks.....	28

4.4 Compressible Deposits.....	28
4.5 Collapsible Deposits.....	28
4.6 Running Sands.....	28
5 Borehole Records Map.....	30
5 Borehole Records.....	31
6 Estimated Background Soil Chemistry.....	32
7 Railways and Tunnels Map.....	33
7 Railways and Tunnels.....	34
7.1 Tunnels	34
7.2 Historical Railway and Tunnel Features	34
7.3 Historical Railways.....	35
7.4 Active Railways.....	36
7.5 Railway Projects.....	36