Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

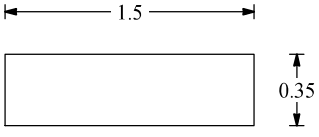
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP12**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	04-02-25	89.00	TL6871245766

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.15	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.15-1.00	Soft yellowish brown slightly sandy gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

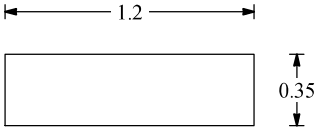
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP13**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	77.00	TL6910345505

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.35	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.35-0.60	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine and medium sub-angular and sub-rounded flint and chalk.				
0.60-1.00	Firm yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.80	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

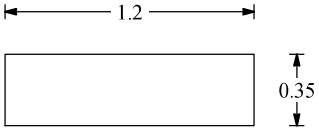
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP14**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	78.00	TL6906045577

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-0.50	Soft orangish brown slightly gravelly sandy CLAY. Sand is fine and medium. Gravel of fine to coarse sub-angular and sub-rounded flint.				
0.50-1.00	Firm yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

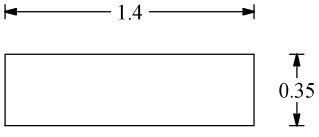
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP15**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	77.00	TL6911345617

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-1.00	Orangish brown slightly gravelly clayey SAND. Sand is fine and medium. Gravel of fine and medium sub-angular and sub-rounded flint.		0.70	1B	
1.00-1.10	Firm yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.				
1.10	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

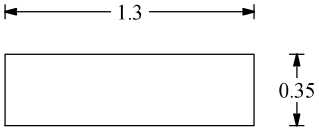
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP16**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	78.00	TL6903445634

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-0.60	Soft orangish brown slightly gravelly sandy CLAY. Sand is fine. Gravel of fine to coarse sub-angular and sub-rounded flint.				
0.60-1.00	Firm yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

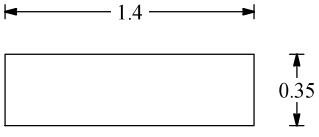
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP17**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	79.00	TL6903645690

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-0.70	Soft orangish brown slightly gravelly sandy CLAY. Sand is fine. Gravel of fine to coarse sub-angular and sub-rounded flint.				
0.70-1.00	Firm orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

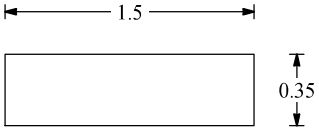
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP18**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	83.00	TL6892345643

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-1.00	Firm yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

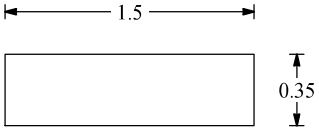
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP19**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	80.00	TL6898345566

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.25	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.25-1.00	Firm yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

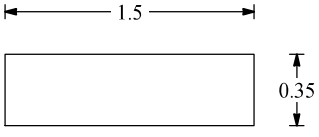
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP20**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	84.00	TL6893145529

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.25	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.25-1.00	Soft yellowish brown slightly sandy slightly gravelly CLAY. Gravel is fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

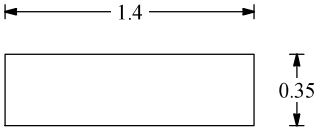
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP21**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	83.00	TL6896945471

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-1.00	Soft yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint, chalk and sandstone.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

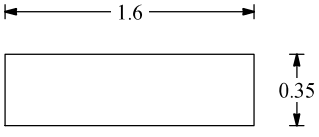
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP22**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	80.00	TL6903245486

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-0.70	Soft orangish brown slightly gravelly sandy CLAY. Sand is fine. Gravel of fine to coarse sub-angular and sub-rounded flint.				
0.70-1.00	Firm yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

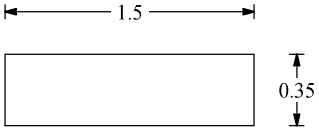
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP23**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	83.00	TL6907245406

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-1.00	Soft yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

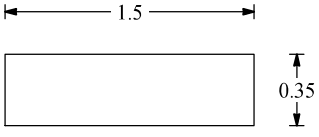
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP24**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	05-02-25	77.00	TL6909845456

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-0.60	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.				
0.60-1.00	Firm yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

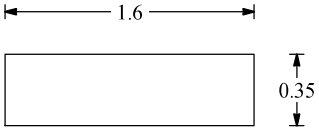
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP25**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	75.00	TL6924045180

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-1.00	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

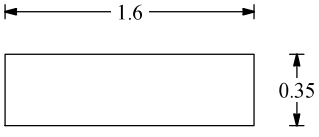
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP26**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	78.00	TL6918345154

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-1.00	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

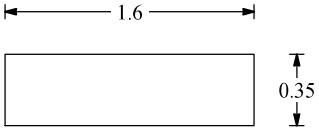
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP27**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	81.00	TL6911845181

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.20	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.20-0.80	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
0.80	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

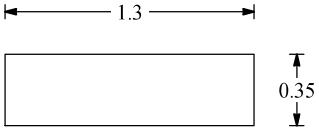
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP28**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	78.00	TL6917745207

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.20	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.20-1.00	Soft yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

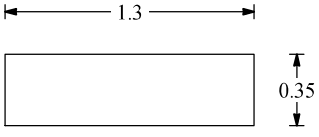
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP29**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	74.00	TL6922845296

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.25	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.25-0.90	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
0.90-1.00	Soft yellowish brown slightly sandy gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.				
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

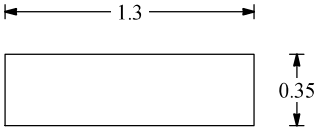
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP30**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	79.00	TL6914445258

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.25	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.25-1.00	Soft yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

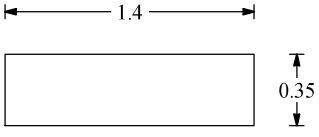
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP31**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	82.00	TL6907345259

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.30	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.30-1.00	Soft yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

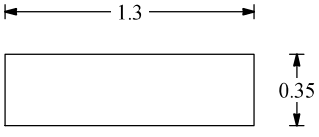
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP32**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	75.00	TL6919045361

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.25	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.25-0.90	Soft yellowish brown slightly gravelly sandy CLAY. Sand is fine and medium. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
0.90-1.00	Soft yellowish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint and chalk.				
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

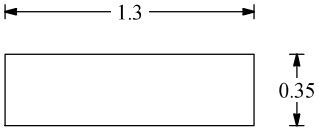
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP33**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	76.00	TL6917145410

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.25	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.25-1.20	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
1.20	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

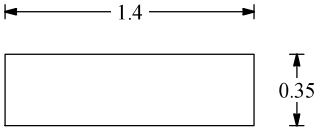
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP34**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	79.00	TL6912045320

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.35	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.35-1.00	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Geosphere Environmental Ltd
Unit 11 Brightwell Barns
IP10 0BJ
Telephone: 01603 298076

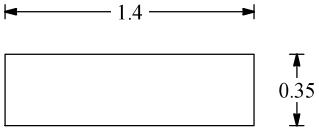
TRIAL PIT LOG

Project	Client	TRIAL PIT No
Great Wilsey Park,Haverhill	Cannon Consulting Engineers	**TP35**

Job No	Date	Ground Level (m)	Coordinates/Grid Reference ()
9081,GI	06-02-25	82.00	TL6904145320

Fieldwork By	Logged By	Sheet
GEL	AW	1 of 1

Depth	DESCRIPTION	Legend	Depth	No	Remarks/Tests
0.00-0.25	Soft dark brown slightly sandy slightly gravelly organic clay. Gravel of fine and medium sub-angular and sub-rounded flint and chalk with occasional fine active and inactive vegetative roots. [TOPSOIL]				
0.25-1.00	Soft orangish brown slightly sandy slightly gravelly CLAY. Gravel of fine to coarse sub-angular and sub-rounded flint.		0.70	1B	
1.00	END OF EXPLORATORY HOLE				



Shoring/Support: NONE
Stability: STABLE

All dimensions in metres Scale 1:20.8333333333333	Method Trial Pit/trench	Plant Used 2.7T Mechanical Excavator	Checked By

Appendix 8 – Infiltration Test Results

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

GEOSPHERE ENVIRONMENTAL

Project Number: 9081,GI

Date: 23/04/2025

Project Name: Great Wilsey Park, Haverhill

Time [min]	Depth to Water [mbgl]
0	1.45
1	1.44
2	1.44
3	1.44
4	1.44
5	1.44
10	1.44
15	1.43
20	1.43
30	1.43
45	1.43
60	1.43
120	1.43
180	1.42
240	1.42
300	1.42
1440	1.40

Pit Size [m]		
Length	**Width**	**Depth**
1.90	0.35	2.00

Infiltration Rate Calculations		
Parameter	**Unit**	**Result**
height		
h_{75}	[m]	1.863
h_{25}	[m]	1.588
h_{75}-h_{25}	[m]	0.275
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.183
effective area		
ap_{50}	[m^2]	1.903
soil infiltration rate		
f	[m/s]	N/A

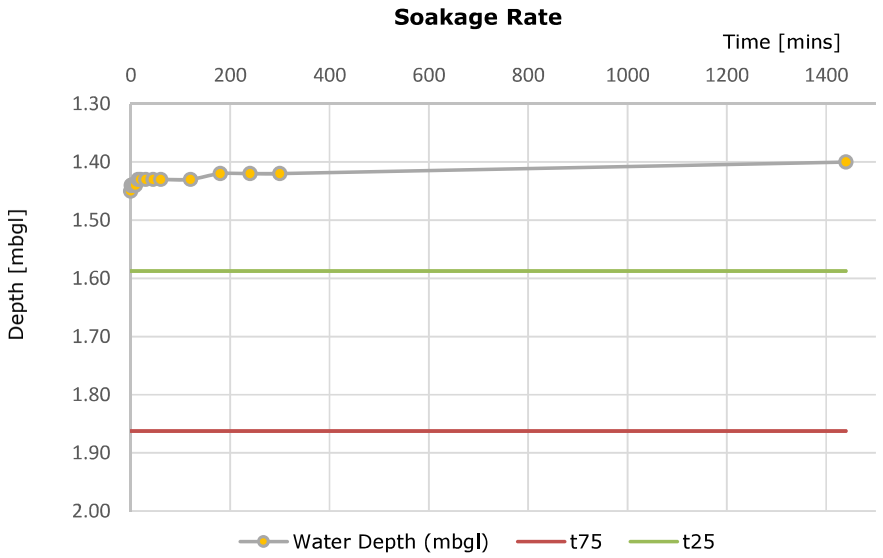
Trial Pit SK01

Run 1 of 1

Test Date 04/02/2025

Groundwater Encountered: 1.90mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

GEOSPHERE ENVIRONMENTAL

Project Number: 9081,GI

Date: 23/04/2025

Project Name: Great Wilsey Park, Haverhill

Time [min]	Depth to Water [mbgl]
0	1.50
1	1.50
2	1.50
3	1.50
4	1.50
5	1.51
10	1.51
15	1.51
20	1.51
30	1.51
45	1.51
60	1.51
120	1.50
180	1.50
240	1.50
300	1.50
1440	1.48

Pit Size [m]		
Length	Width	Depth
2.00	0.35	2.00

Infiltration Rate Calculations		
Parameter	Unit	Result
height		
h_{75}	[m]	1.875
h_{25}	[m]	1.625
h_{75}-h_{25}	[m]	0.250
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.175
effective area		
ap_{50}	[m^2]	1.875
soil infiltration rate		
f	[m/s]	N/A

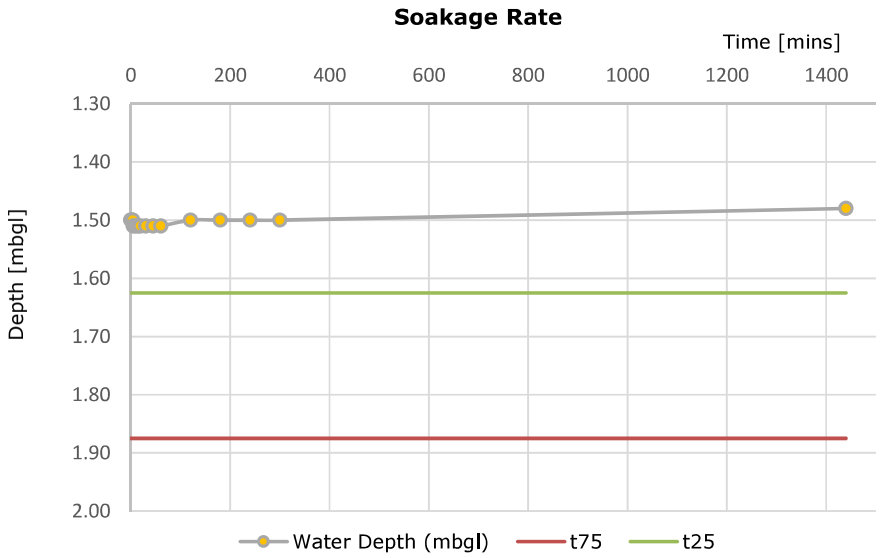
Trial Pit SK02

Run 1 of 1

Test Date 04/02/2025

Groundwater Encountered: 1.80mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

GEOSPHERE ENVIRONMENTAL

Project Number: 9081,GI

Date: 23/04/2025

Project Name: Great Wilsey Park, Haverhill

Time [min]	Depth to Water [mbgl]
0	1.40
1	1.40
2	1.41
3	1.41
4	1.41
5	1.41
10	1.42
15	1.42
20	1.42
30	1.42
45	1.42
60	1.42
120	1.41
180	1.41
240	1.41
300	1.41
1440	1.38

Pit Size [m]		
Length	**Width**	**Depth**
2.00	0.35	2.00

Infiltration Rate Calculations		
Parameter	**Unit**	**Result**
height		
h_{75}	[m]	1.850
h_{25}	[m]	1.550
h_{75}-h_{25}	[m]	0.300
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.210
effective area		
ap_{50}	[m^2]	2.110
soil infiltration rate		
f	[m/s]	N/A

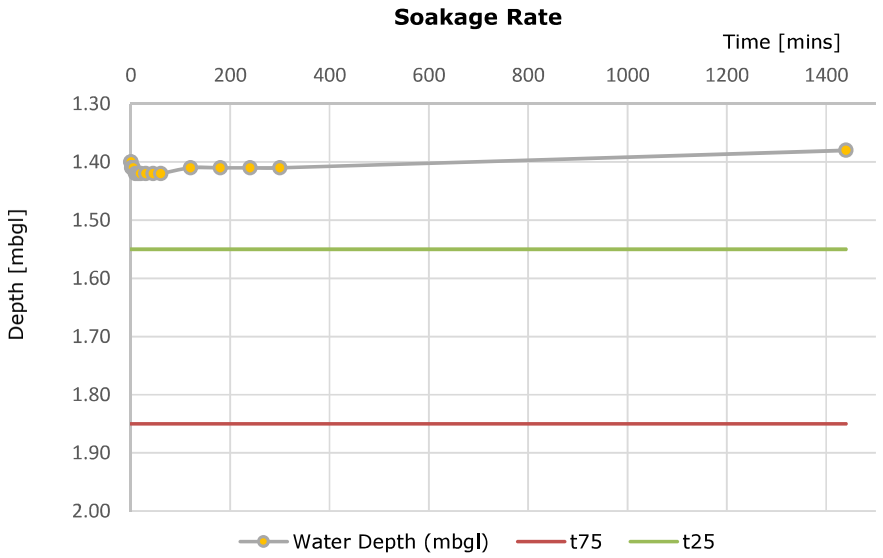
Trial Pit SK03

Run 1 of 1

Test Date 04/02/2025

Groundwater Encountered: 1.20mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

Project Number: 9081,GI

Date: 23/04/2025

Project Name: Great Wilsey Park, Haverhill

Time [min]	Depth to Water [mbgl]
0	1.48
1	1.49
2	1.49
3	1.49
4	1.49
5	1.49
10	1.50
15	1.50
20	1.50
30	1.51
45	1.51
60	1.51
120	1.52
180	1.52
240	1.52
300	1.51
1440	1.50

Pit Size [m]		
Length	**Width**	**Depth**
1.50	0.35	2.00

Infiltration Rate Calculations		
Parameter	**Unit**	**Result**
height		
h_{75}	[m]	1.870
h_{25}	[m]	1.610
h_{75}-h_{25}	[m]	0.260
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.137
effective area		
ap_{50}	[m^2]	1.487
soil infiltration rate		
f	[m/s]	N/A

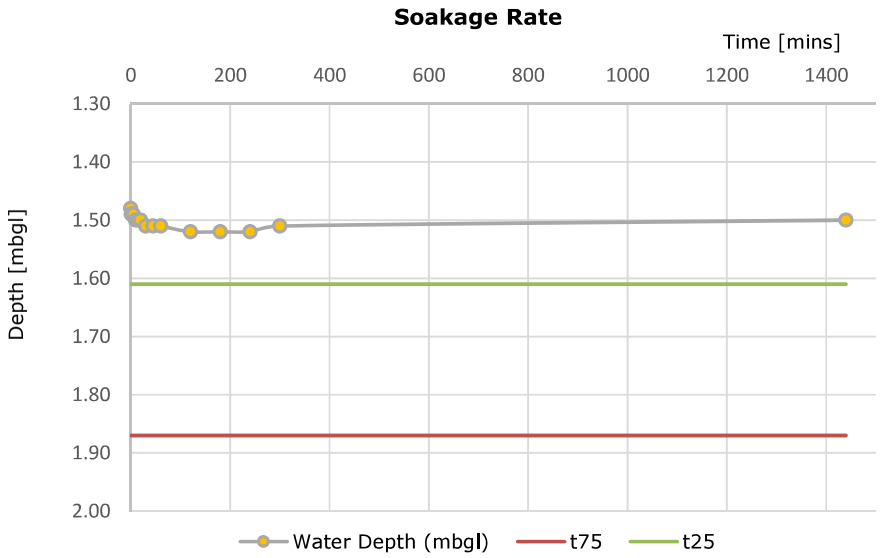
Trial Pit SK04

Run 1 of 1

Test Date 05/02/2025

Groundwater Encountered: 1.95mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

Project Number: 9081,GI

Project Name: Great Wilsey Park, Haverhill

Date: 23/04/2025

Time [min]	Depth to Water [mbgl]
0	1.45
1	1.46
2	1.45
3	1.45
4	1.45
5	1.45
10	1.46
15	1.46
20	1.46
30	1.46
45	1.47
60	1.47
120	1.47
180	1.47
240	1.47
300	1.47
1440	1.43

Pit Size [m]		
Length	**Width**	**Depth**
1.60	0.35	2.00

Infiltration Rate Calculations		
Parameter	**Unit**	**Result**
height		
h_{75}	[m]	1.863
h_{25}	[m]	1.588
h_{75}-h_{25}	[m]	0.275
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.154
effective area		
ap_{50}	[m^2]	1.633
soil infiltration rate		
f	[m/s]	N/A

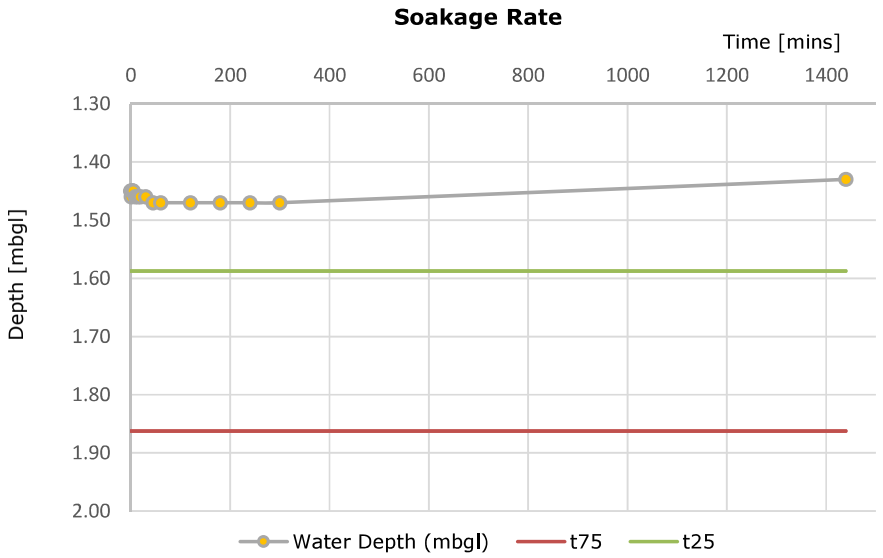
Trial Pit SK05

Run 1 of 1

Test Date 05/02/2025

Groundwater Encountered: 1.90mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

GEOSPHERE ENVIRONMENTAL

Project Number: 9081,GI

Date: 23/04/2025

Project Name: Great Wilsey Park, Haverhill

Time [min]	Depth to Water [mbgl]
0	1.50
1	1.50
2	1.50
3	1.50
4	1.50
5	1.51
10	1.51
15	1.51
20	1.51
30	1.52
45	1.52
60	1.52
120	1.53
180	1.53
240	1.54
300	1.54
1440	1.55

Pit Size [m]		
Length	Width	Depth
1.50	0.35	2.00

Infiltration Rate Calculations		
Parameter	Unit	Result
height		
h_{75}	[m]	1.875
h_{25}	[m]	1.625
h_{75}-h_{25}	[m]	0.250
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.131
effective area		
ap_{50}	[m^2]	1.450
soil infiltration rate		
f	[m/s]	N/A

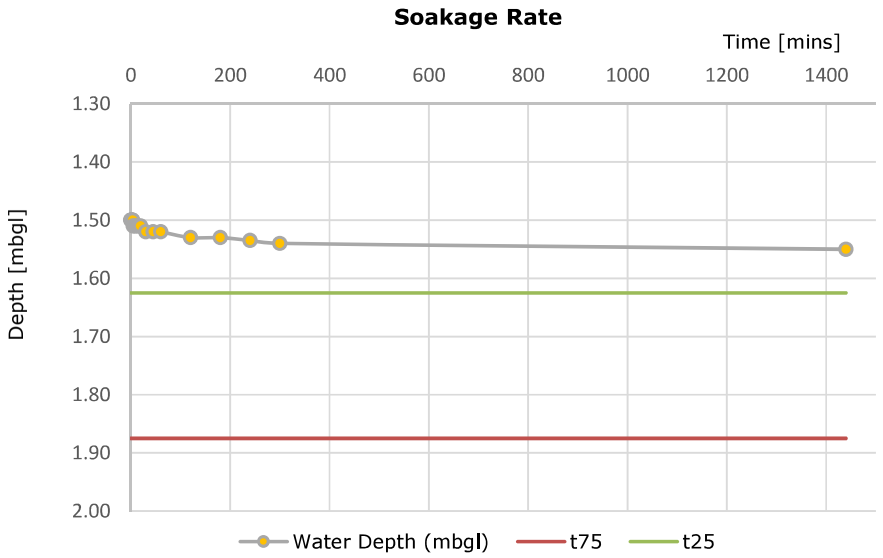
Trial Pit SK06

Run 1 of 1

Test Date 05/02/2025

Groundwater Encountered: 2.00mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

GEOSPHERE ENVIRONMENTAL

Project Number: 9081,GI

Date: 23/04/2025

Project Name: Great Wilsey Park, Haverhill

Time [min]	Depth to Water [mbgl]
0	1.40
1	1.40
2	1.40
3	1.40
4	1.40
5	1.40
10	1.41
15	1.41
20	1.41
30	1.41
45	1.41
60	1.41
120	1.40
180	1.40
240	1.40
300	1.40
1440	1.38

Pit Size [m]		
Length	Width	Depth
1.30	0.35	2.00

Infiltration Rate Calculations		
Parameter	Unit	Result
height		
h_{75}	[m]	1.850
h_{25}	[m]	1.550
h_{75}-h_{25}	[m]	0.300
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.137
effective area		
ap_{50}	[m^2]	1.445
soil infiltration rate		
f	[m/s]	N/A

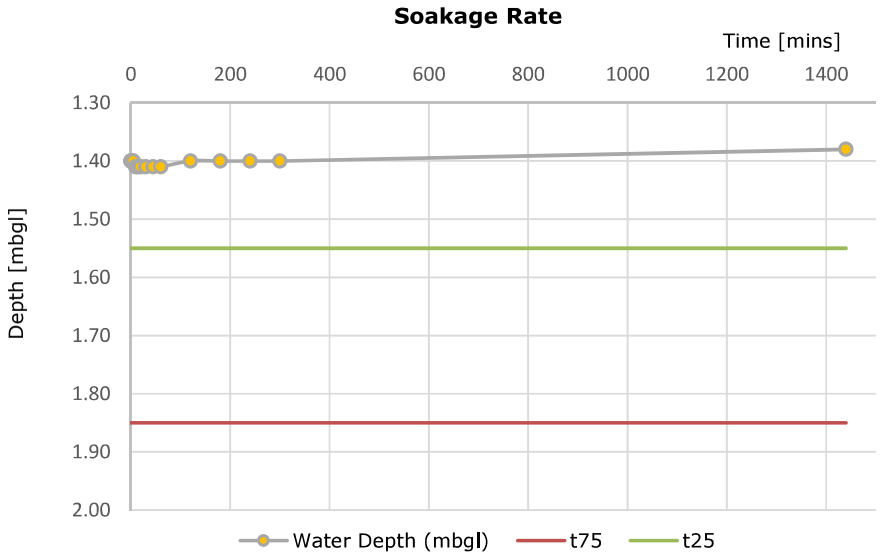
Trial Pit SK07

Run 1 of 1

Test Date 05/02/2025

Groundwater Encountered: 1.90mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

Project Number: 9081,GI

Project Name: Great Wilsey Park, Haverhill

Date: 23/04/2025

Time [min]	Depth to Water [mbgl]
0	1.45
1	1.44
2	1.44
3	1.44
4	1.44
5	1.44
10	1.44
15	1.44
20	1.44
30	1.45
45	1.45
60	1.45
120	1.46
180	1.46
240	1.46
300	1.46
1440	1.48

Pit Size [m]		
Length	**Width**	**Depth**
1.70	0.35	2.00

Infiltration Rate Calculations		
Parameter	**Unit**	**Result**
height		
h_{75}	[m]	1.863
h_{25}	[m]	1.588
h_{75}-h_{25}	[m]	0.275
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.164
effective area		
ap_{50}	[m^2]	1.723
soil infiltration rate		
f	[m/s]	N/A

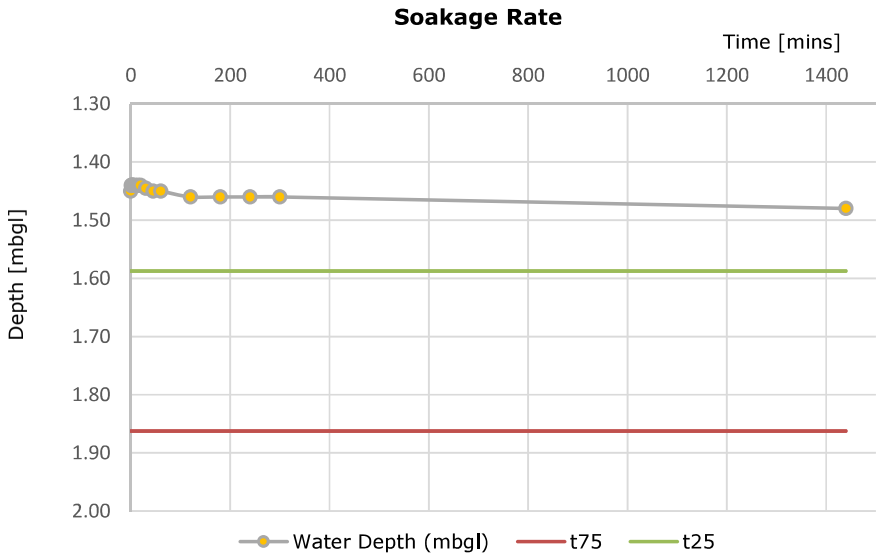
Trial Pit SK08

Run 1 of 1

Test Date 06/02/2025

Groundwater Encountered: 1.95mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

GEOSPHERE ENVIRONMENTAL

Project Number: 9081,GI

Date: 23/04/2025

Project Name: Great Wilsey Park, Haverhill

Time [min]	Depth to Water [mbgl]
0	1.49
1	1.48
2	1.48
3	1.48
4	1.48
5	1.49
10	1.49
15	1.50
20	1.50
30	1.50
45	1.50
60	1.50
120	1.50
180	1.50
240	1.50
300	1.50
1440	1.52

Pit Size [m]		
Length	**Width**	**Depth**
2.00	0.35	2.00

Infiltration Rate Calculations		
Parameter	**Unit**	**Result**
height		
h_{75}	[m]	1.873
h_{25}	[m]	1.618
h_{75}-h_{25}	[m]	0.255
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.179
effective area		
ap_{50}	[m^2]	1.899
soil infiltration rate		
f	[m/s]	N/A

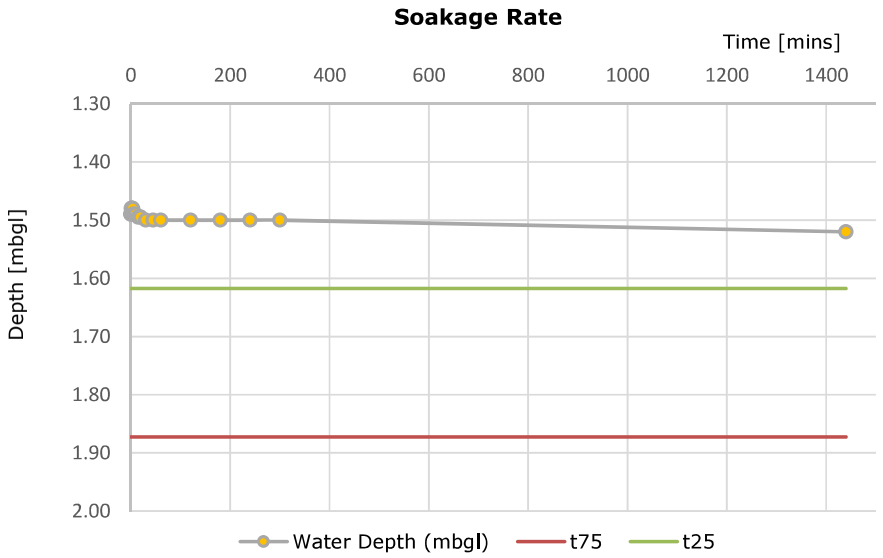
Trial Pit SK09

Run 1 of 1

Test Date 06/02/2025

Groundwater Encountered: 1.80mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

TRIAL PIT INFILTRATION TEST - BRE DIGEST 365

GEOSPHERE ENVIRONMENTAL

Project Number: 9081,GI

Date: 23/04/2025

Project Name: Great Wilsey Park, Haverhill

Time [min]	Depth to Water [mbgl]
0	1.45
1	1.45
2	1.45
3	1.46
4	1.46
5	1.46
10	1.46
15	1.46
20	1.46
30	1.46
45	1.46
60	1.46
120	1.46
180	1.46
240	1.46
300	1.46
1440	1.45

Pit Size [m]		
Length	**Width**	**Depth**
1.90	0.35	2.00

Infiltration Rate Calculations		
Parameter	**Unit**	**Result**
height		
h_{75}	[m]	1.863
h_{25}	[m]	1.588
h_{75}-h_{25}	[m]	0.275
time		
t_{75}	[s]	N/A
t_{25}	[s]	N/A
t_{75} - t_{25}	[s]	N/A
effective volume		
v_{75-25}	[m^3]	0.183
effective area		
ap_{50}	[m^2]	1.903
soil infiltration rate		
f	[m/s]	N/A

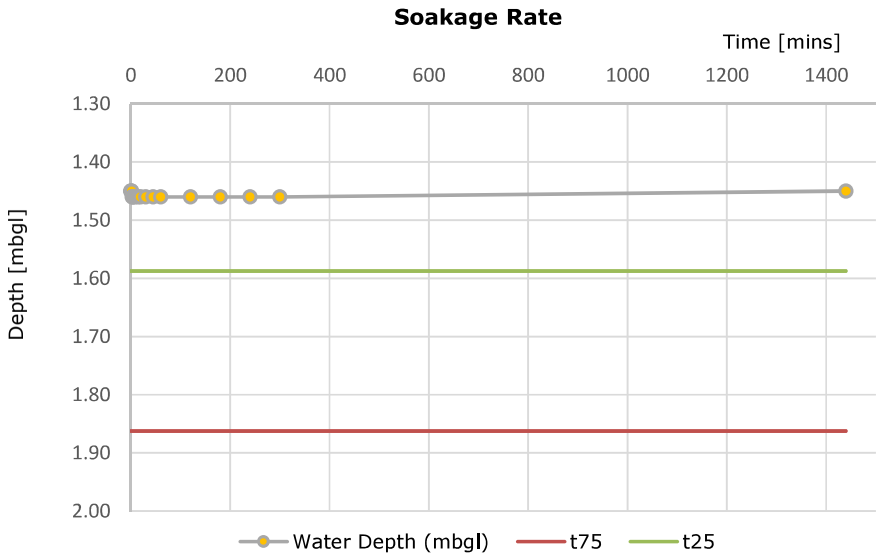
Trial Pit SK10

Run 1 of 1

Test Date 06/02/2025

Groundwater Encountered: 1.50mbgl

Remarks: Infiltration test exceeded 24 hours.



Calculated by: AW

Checked by: JK

Appendix D

Anglian Water Historic Foul Drainage Assessment Report and S104 & S106 Agreements

GROWTH PLANNING
AND EQUIVALENCE

Pre Planning Assessment Report

Land at Haverhill, HAVERHILL - Haverhill East

Section 1: Proposed Development

Thank you for submitting a pre planning enquiry. This has been produced for Brookbanks Consulting Ltd. Your reference number is 00003551. If you have any questions upon receipt of this report, please contact Catherine McArdle on 01733 414690 or email planningliaison@anglianwater.co.uk.

The response within this report has been based on the following information which was submitted as part of your application:

List of Planned Developments		
Type of Development	Type of Unit	No. Of Units
C3 Dwellings	Dwellings	2500
D2 Assembly and Leisure	Community Centre	3
D1 Non-residential	School	2

- The grid reference for the site is TL6817045910.
- The site currently does not have planning permission and is located on a Greenfield site.

Figure 1: Location of proposed development

The comments contained within this report relate to the public water mains and sewers indicated on our records. Your attention is drawn to the disclaimer in the useful information section of this report.

Section 2: Assets Affected

Our records indicate that there are no public water mains or public sewers or other assets owned by Anglian Water within the boundary or overlapping your development site. However, it is recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Section 3: Water Supply

In examining the available capacity for your development site we assess the capacity and costs for two categories of water main. These are:

Strategic – these are the offsite potable water mains which deliver water within an area to a large number of development sites often across a number of towns. The strategic provision of these water mains enables us to provide of the cheapest solution across a large geographical area.

Local reinforcement – these are the offsite potable water mains that connect your site to the closest available public water main. Alternatively, reinforcement may be needed to protect existing houses against the loss of water or water pressure.

Water Supply Network

There is insufficient capacity in the current network to supply this development site and therefore offsite reinforcements are needed. Details of the necessary upgrades and their costs can be found in the water infrastructure and cost section of this report. If you wish to proceed with the development then you will need to complete an application for a new supply. This is recommended to be done at the earliest opportunity as it could take a minimum of 12 months to install any offsite reinforcement works.

Currently, there is no expectation that there will be a need for any strategic main contributions. However, capacity can be reduced at any time due to an increased demand from existing commercial and residential housing as well as from new developments. You are therefore recommended to formally apply for a connection at your earliest convenience.

The connection point for the site will be from the existing 21 inch AC water main in Boyton Hall Water Tower, accessed from Witherfield Road, Great Wratting at National Grid Reference (NGR) TL6744847217.

Water Budget Costs

The costs provided in this report are based on the current information available. These costs are provided as an indicative estimate to help inform you on a budget for supplying water to your site.

- The strategic costs are based on a proportion of the total strategic scheme cost. These costs are calculated based on the flow rate that your development requires as compared to the total flow rate that the strategic main has been designed against.

- The local reinforcement costs have been calculated based on the typical costs of providing a length of water main across a similar distance as required for this development site.

Based on these estimated and predicted costs, the cost to provide water to your site:

Predicted costs for supplying water to your development		
Strategic Water Mains	Based on	Cost
None		£ 0
Estimated Local reinforcement Mains		
Land at Haverhill	Booster & 750m of 280mm HPPE main	£ 554,782.00
Total Cost for providing the water infrastructure		£ 554.782.00

The above table provides an estimated breakdown of the costs to supply the water infrastructure. A more detailed cost provision will be provided following a formal application for a new water mains or water connection.

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development

Water Recycling Centre

The foul drainage from the proposed development is in the catchment of Haverhill Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth and due to environmental and regulation driven changes.

Used Water Network

Anglian Water has assessed your proposals and a desktop study has indicated that a direct connection to the public foul sewerage system is likely to have a detrimental effect on the existing sewerage network. Therefore further hydraulic modelling work is required to enable Anglian Water to provide you with a solution for draining the foul flows from the proposed development. There is no additional charge for this work.

Rob Morris, our Senior Growth Planning Engineer for this area, will be responsible for undertaking this additional work. Rob will contact you shortly to discuss the timescales and to obtain any further information required. For your reference, Rob can be contacted on 07702 341018 or at rmorris2@anglianwater.co.uk.

If this modelling work confirms your development will have a detrimental effect on the existing sewerage network, the drainage strategy will be detailed within the pre-planning addendum report. This will be issued to you under separate cover within the timescales advised by Rob. This will include a no detriment foul drainage solution which will encompass a connection point, details of any upgrades or work required and indicative budgetary costs.

If an alternative drainage solution is required following the work undertaken for the pre-planning addendum report, any additional hydraulic modelling work will be at the cost of the developer. A cost and timescale is available upon request.

Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure the strategy is implemented to mitigate the risk of flooding.

Surface Water Disposal

Due to the proximity of the watercourse/ditch to the site, it is considered not appropriate to provide a connection to the public sewer. Disposal via infiltration should also be explored first to ensure SUDS hierarchy is followed.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website at www.anglianwater.co.uk/developers/sewer-connection/suds.aspx. We will adopt

features located in public open space that are designed and constructed, in conjunction with the future SuDs Approving Body, to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating than the assets can be maintained both now and in the future with adequate access.

Our preference is that the Local Authority is requested to adopt in the first instance as duty will pass to them in future legislation. Consequently as part of your submission, evidence will need to be provided to show that you have approached the local authority. If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at:
http://www.anglianwater.co.uk/_assets/media/SuDS_Adoption_Form_2012.pdf

Trade Effluent

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

Used Water Budget Costs

It has been assumed that the onsite used water network will be provided under a section 104 Water Industry Act application. It is recommended that you also budget for both infrastructure charges and connection costs. The 2014/15 charges are:

Infrastructure Charge	£345.00 per connection
S104 Supervision and inspection costs	2.5% of estimated construction costs
S104 Survey costs	10% of estimated construction costs

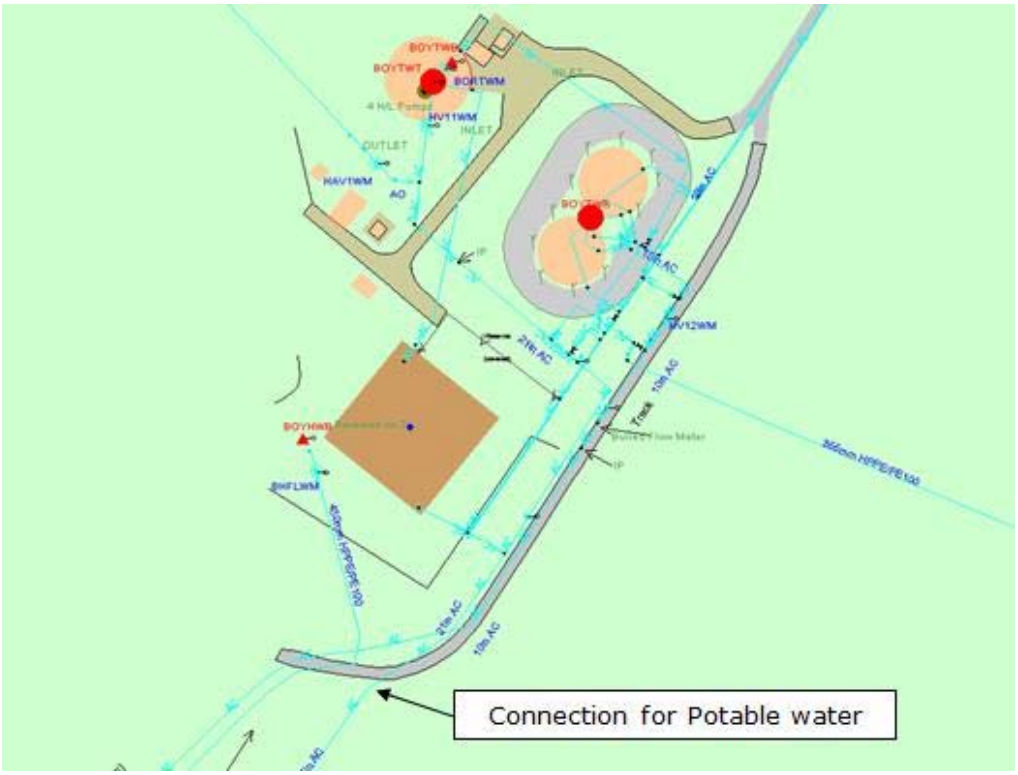


Figure 1: Showing your water point of connection at Boyton Hall Water Tower, accessed from Witherfield Road, Great Wratting at NGR TL6744847217.

Water

Water Industry Act – Key Water Sections:

- Section 41: This provides you with the right to requisition a new water main to connect your site to the public water network.
- Section 45: This provides you with a right to have a connection from a building or part of a building to the public water main.
- Section 51A: This provides you with the right to provide the water main or service connection yourselves and for us to vest them into our company.
- Section 185: This provides you with the right to have a public water asset diverted.

Details on how to make an application and the s185 form is available on our website at http://www.anglianwater.co.uk20/developers or via our Developer Services team on 08457 60 66 087.

Details on how to make a formal application for a new water main, new connection or diversion are available on our website at www.anglianwater.co.uk/developers or via our Developer Services team on 08457 60 66 087.

If you have any other queries on your rights to requisition or connect your housing to the public water and used water infrastructure then please contact our developer services team at: Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY or Telephone: 0845 60 66 087 or Email: developerservices@anglianwater.co.uk

Self Lay of Water Mains: A list of accredited Self Lay Organisations can be found at www.lloydsregister.co.uk/schemes/WIRS/providers-list.aspx.

Water pressure and flow rate:

The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act (1991). This states that we must supply a flow rate of 9 litres per second at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

Used Water

Water Industry Act – Key Used Water Sections:

- Section 98: This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

- Section 102: This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.
- Section 104: This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.
- Section 106: This provides you with the right to have your constructed sewer connected to the public sewer.
- Section 185: This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website at www.anglianwater.co.uk/developers or via our Developer Services team on 08457 60 66 087.

Sustainable Drainage Systems:
Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Therefore our preferred method of surface water disposal is through the use of Sustainable Drainage Systems (SuDS). SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website at http://anglianwater.co.uk/developers/sewer-connection/suds.aspx. We also recommend that you contact the future SuDS Approving Body (SAB) for the area to discuss your application.

Private Sewer Transfers: Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

- Surface water sewers and lateral drains that did not discharge to the public sewer, e.g. those that discharged to a watercourse.
- Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.
- Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

Encroachment: Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are

planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website at http://anglianwater.co.uk/developers/encroachment.aspx

Locating our assets: Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from www.digdat.co.uk. All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge. We have more information on our website at: www.anglianwater.co.uk/developers/our-assets/

Summary of charges: A summary of this year's water and used water connection and infrastructure charges can be found at
http://www.anglianwater.co.uk/developers/charges/

Disclaimer: The information provided within this report is based on the best data currently recorded, recorded within the last 12 months or provided by a third party. The position must be regarded as approximate. If there is further development in the area or for other reasons the position may change.

The accuracy of this report is therefore not guaranteed and does not obviate the need to make additional appropriate searches, inspections and enquiries. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation.

Any cost calculations provided within the report are estimated only and may be subject to change.

The responses made in this report are based on the presumption that your proposed development obtains planning permission. Whilst this report has been prepared to help assess the viability of your proposal, it must not be considered in isolation. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework (NPPF). As a spatial planning statutory consultee, we assist planning authorities in the preparation of a sustainable local plan on the basis of capacity within our water and water recycling (formerly referred to as wastewater) infrastructure. Consequently, any infrastructure needs identified in this report must only be considered in the context of up to date, adopted or emerging local plans. Where local plans are absent, silent or out of date these needs should be considered against the definition of sustainability set out in the NPPF as a whole.

No liability whatsoever including liability for negligence is accepted by Anglian Water Services Limited for any error or inaccuracy or omission including the failure to accurately record or record at all, the location of any water main, discharge pipe, sewer, or drain or disposal main or any item of apparatus.

Contacting us: If you have any comments or suggestions based on the information provided in this report then please feel free to contact on Jonathan Hardy 01733 414690 or email planningliason@anglianwater.co.uk

Addendum to the Pre-planning Report dated 1 October 2014

Project Title:

Land East of Haverhill

Anglian Water Services contact:

Rob Morris
Senior Growth Planning Engineer
Thorpe Wood House
Thorpe Wood
Peterborough
PE3 6WT
Mobile Number: 07702341018
Our reference number: 3551
23 December 2014

1. Introduction

This report has been undertaken in response to an enquiry by Brookbanks Consulting Ltd to determine a feasible foul drainage solution for the proposed development at land East of Haverhill. It should be read in conjunction with the pre-planning report dated 1 October 2014, which states that a direct connection to the public foul sewerage system is likely to have a detrimental effect on the existing sewerage network and that further hydraulic modelling is required to enable Anglian Water to provide a solution for draining the foul flows from the proposed development.

The enquiry for a residential development proposal comprising 2500 residential dwellings, 2 schools and 3 community centres across 33ha was received and a response was provided stating that the development is within the catchment of the Haverhill Water Recycling Centre (WRC), see figure 1, where capacity will be made available to accommodate the flows from this development.

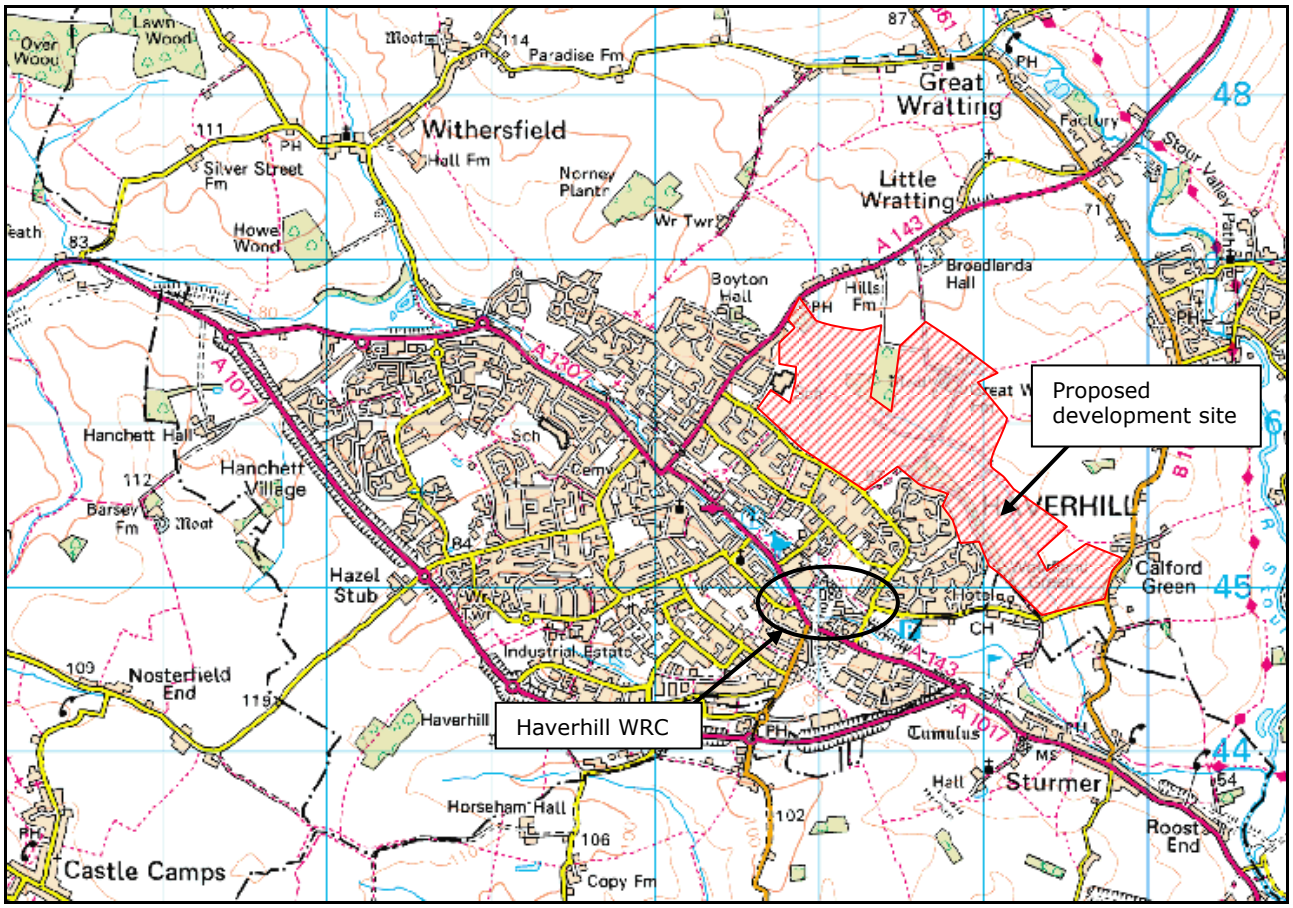


Figure 1. Haverhill Water Recycling Centre and development location

This assessment has considered the hydraulic impact of the proposed foul flows entering the Anglian Water sewerage network only. It provides, where required, an option for draining the development site together with indicative costs associated with any mitigation and conveyance. The contents of this report and costs supplied are an estimate based on a solution generated by a desktop hydraulic model. These are estimated figures which are not to be relied upon without further detailed investigations.

The sizes of the existing sewers adjacent to the proposed development site are all too small to cater for the proposed flows from the development site. Therefore a direct connection to the Haverhill WRC is proposed (see figure 2). Conveyance of flows from

the development site to the connection point is considered to be via a pumped arrangement. The flow assumptions are set out in Appendix 1.

Connecting to the local sewerage network would require the upgrading of the sewers from the connection point all the way downstream to the WRC and this would be very expensive and disruptive and as such has not been taken forward or developed as an option.

Therefore in order to accommodate the proposed development a direct connection to the WRC is proposed. With this means of connection there is no requirement for off-site mitigation.

Proposal – see figure 3

- On-site pumping station rated at 42.4l/s, with a 1.45km long 250mm diameter rising main.

If the developer wishes Anglian Water to provide this then the predicted capital scheme cost for the proposed conveyance of flows from the development directly to the Haverhill WRC is £1,119,244. The indicative cost chargeable to the developer following the offsetting of expected future revenue is predicted to be £279,967. This future revenue has been calculated based on constructing 50 residential dwellings in year 1 followed by 200 dwellings per year thereafter (see Table 1).

The predicted total combined embodied carbon (tCO_2e) is 271.42. The predicted combined water footprint (m^3H_2Oe) is 391.21.

2. Hydraulic Modelling

The proposed development site is located on the eastern side of Wisbech. The sewerage network drains to Wisbech, West Walton WRC, which is situated approximately 800m due South of the proposed development site, via a series of gravity sewers.

After careful consideration in assessing the risk to predicted flooding with a direct local connection and the high likelihood of significant off-site mitigation to accommodate the flows from the development it was decided that the hydraulic modelling of a local connection was not productive and therefore a direct connection to the Haverhill WRC is proposed.

The proposed connection point for the development is therefore considered to be direct to the WRC (see figure 2).

Levels within the development do not allow connection via a gravity regime and local sewer sizesTherefore, a pumped regime with a rate of 42.4l/s is proposed. Based on the topography, location and layout of the development site, no alternative connection point was considered suitable.

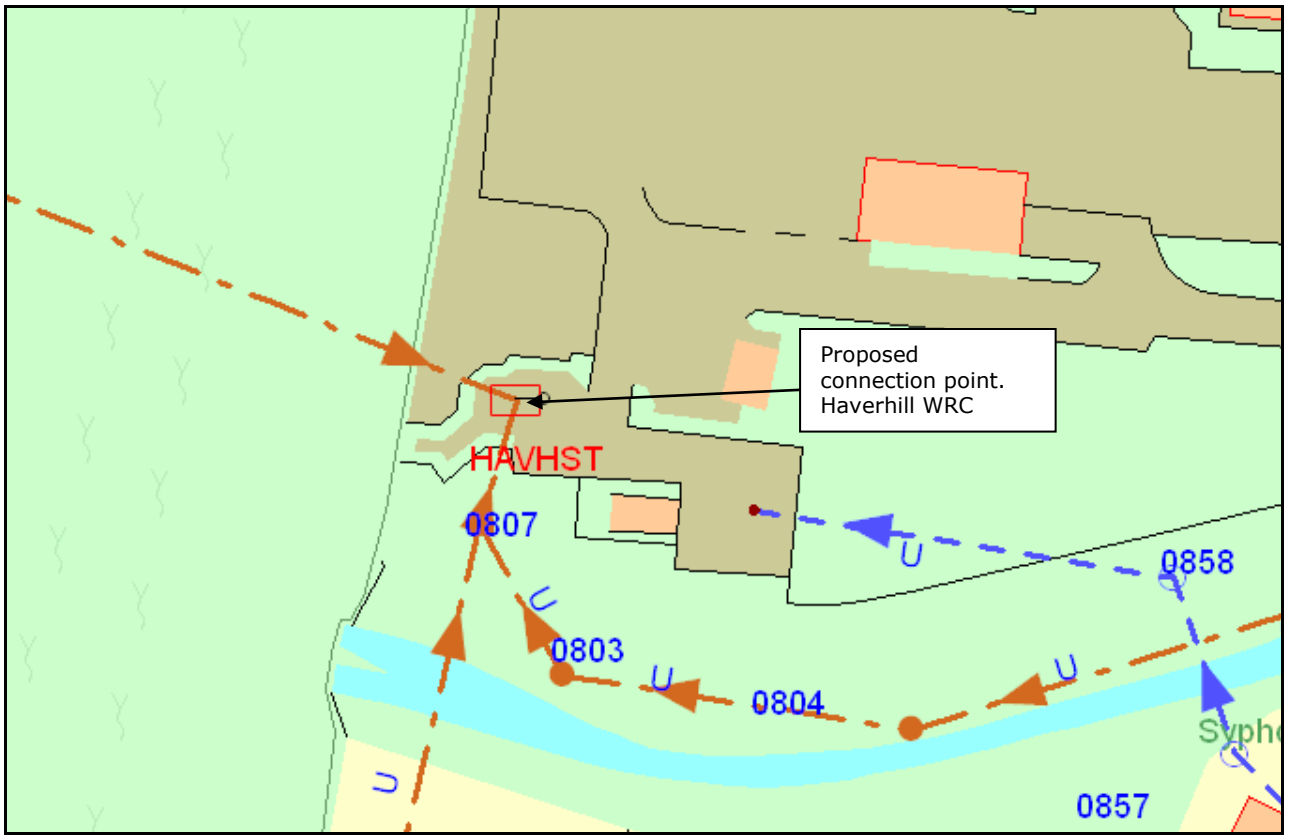


Figure 2. Proposed connection point

The study concludes therefore that the development will cause detriment if a local connection point is made, however a pumped connection direct to the Haverhill WRC will obviate the need for off-site mitigation.

The means by which this proposed development site is served comprises the following (see figure 3):

Proposal

- Provide an on-site pumping station rated at 42.4l/s with 1.45km long, 250mm diameter rising main.

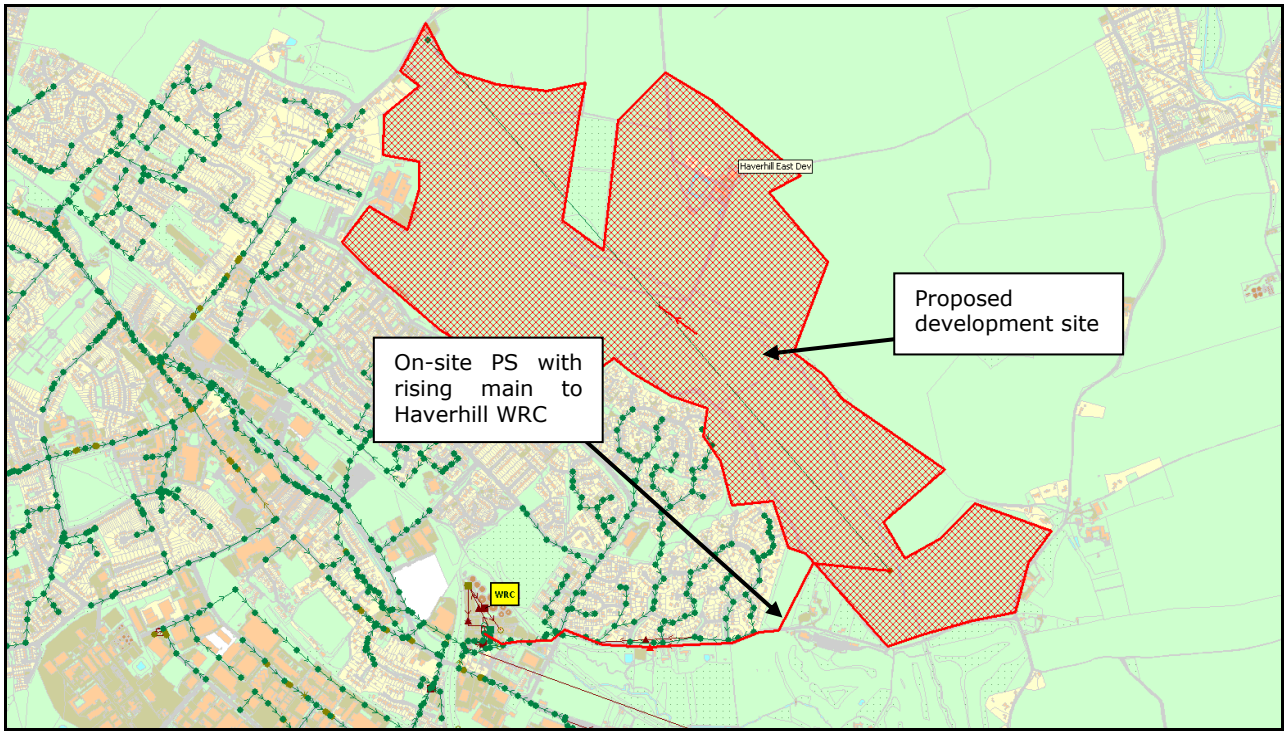


Figure 3. Indicative location and route of pumping station and rising main for means of conveyance

If the developer wishes Anglian Water to provide this then the predicted capital scheme cost for the proposed conveyance of flows from the development directly to the Haverhill WRC is £1,119,244. The indicative cost chargeable to the developer following the offsetting of expected future revenue is predicted to be £279,967. This future revenue has been calculated based on constructing 50 residential dwellings in year 1 followed by 200 dwellings per year thereafter (see Table 1).

The predicted total combined embodied carbon (tCO_2e) is 271.42. The predicted combined water footprint (m^3H_2Oe) is 391.21.

3. Summary of Cost Estimates

The study concludes that the development will cause detriment to the capacity of the sewer system immediately adjacent to the proposed development site therefore, in order to accommodate the development a proposed connection direct to the Haverhill WRC via a pumped conveyance is proposed.

The Water Industry Act enables the developer to benefit from any wastewater revenue generated from the houses they have built. In simplified terms, future revenue from the new dwellings is offset from the developer's contribution. Instead of paying the full contribution the developer pays the difference between their capital contribution and the future revenue. This is calculated on an annual basis for 12 years (see Appendix 2). The developer has the option of paying this annually (relevant deficit) or upfront as a commuted sum (discounted aggregate deficit).

Proposal

- Provide an on-site pumping station rated at 42.4l/s with 1.45km long, 250mm diameter rising main.

If the developer wishes Anglian Water to provide this then the predicted capital scheme cost for the proposed conveyance of flows from the development directly to the Haverhill WRC is £1,119,244. The indicative cost chargeable to the developer following the offsetting of expected future revenue is predicted to be £279,967. This future revenue has been calculated based on constructing 50 residential dwellings in year 1 followed by 200 dwellings per year thereafter (see Table 1).

Table 2: Showing the predicted developer contribution based on an estimated capital cost of £1,119,244

Scheme Title:	**Land East of Haverhill - Conveyance**
Developer:	**Brookbanks Consulting Ltd**

Year	Annual Build Rate
1	0
2	50
3	200
4	200
5	200
6	200
7	200
8	200
9	200
10	200
11	200
12	200
13	200
14	200
15	50
Total	2500

Estimated Construction costs		
Offsite Used Water	£	1,119,244.0
Total scheme cost	£	1,119,244.0

Your estimated contribution towards construction costs		
Relevant Deficit	£	301,360
Discounted Aggregate Deficit	£	279,967

The indicative cost to the developer, as a commuted sum, for the conveyance of flows from the development site to the proposed connection point (Haverhill WRC), is therefore £279,967.

The contents of this report and costs supplied are an estimate based on a solution generated by a desktop hydraulic model. These are estimated figures which are not to be relied upon without further detailed investigations.

A detailed breakdown of the relevant deficit and discounted aggregate deficit is provided in Appendix 2.

4. Summary and recommendation

Flows from the proposed development have been considered a significant risk of flooding should a local connection to the gravity sewers adjacent to the site be made. The cost and disruption required to address this issue is considered to be significant and therefore a local upgrade solution has not be developed. A direct connection to the Haverhill WRC via an on-site pumping station and rising main is proposed.

The estimated capital cost to provide this conveyance is £1,119,967 with a predicted developer contribution of £279,967 (see table 2.

Embodied carbon cost

The embodied carbon predicted in this solution is 271.42tCO_2e (see **Error! Reference source not found.** and Appendix 3).

Water footprinting

The predicted water footprint for this solution is 391.21m^3H_2O (see **Error! Reference source not found.** and Appendix 3).

Table 2. Summary of cost proposals

Description	Predicted Capital Cost	Indicative Developer Contribution	Predicted Total Embodied Carbon (tCO_2e)	Predicted Total Water footprint (m^3H_2Oe)
Conveyance	£1,119,244	£279,967	271.42	391.21

5. Next steps

To proceed with this option as a baseline for detail design, then it is recommended that an application is made under Section 98 of the Water Industry Act. This will enable a detailed design and robust cost to be generated and the scheme to be delivered. An application form is available on our web site at www.anglianwater.co.uk/developers/sewer-connection/new-sewer.aspx.

Underwriting detailed design

Detailed design commences on receipt of an underwriting agreement. Payment is only sought from the developer if they choose to abort the work. Otherwise, it is incorporated into the total scheme cost. For this scheme, an underwriting of £28,000 will provide detailed options from which a preferred option may be chosen. A underwriting of £117,000 will take the preferred option to a level of design where it is ready for construction. Typically this takes a minimum of 44 weeks depending on the complexity of the scheme. At this stage a robust cost for the scheme can be provided.

Further work required for a section 104 or section 106 applications

Please note, it would be deemed premature by Anglian Water to submit a Section 106 or Section 104 application under the Water Industry Act 1991 to Developer Services prior to a Legal Agreement being signed under Section 98 of the same act ensuring the provision of the necessary upgrade works as identified within this report.

Anglian Water supports sustainable development as set out in the NPPF

The responses made in this report are based on the presumption that your proposed development obtains planning permission. Whilst this report has been prepared to help assess the viability of your proposal, it must not be considered in isolation. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework (NPPF). As a spatial planning statutory consultee, we assist planning authorities in the preparation of a sustainable local plan on the basis of capacity within our water and water recycling (formerly referred to as wastewater) infrastructure. Consequently, any infrastructure needs identified in this report must only be considered in the context of up to date, adopted or emerging local plans. Where local plans are absent, silent or out of date these needs should be considered against the definition of sustainability set out in the NPPF as a whole.

APPENDIX 1. - Development details

Proposed Connection				
Proposed connection location	WRC			
Connection sewer or node reference (incl X&Y)	-			
Connection sewer diameter	-			
Connection relative to the development	-			
Discharge regime	Pumped			
Pump discharge rate	42.4 l/s			
Creep& Storage				
Total creep (5 m^2per property)	1.25 Ha			
Total development storage (m^3)	1500 m3			
Pump storage volume, m3	224.6 m3			
Highest Point of development (mAOD)	-			
Lowest Point of development (mAOD)	-			
DWF Calculations				
	Attribute	**Value**	**Totals**	**Unit / Calculation**
	Development size			Ha
	Residential			
A	Residential dwellings	2500		No.
B	Residential occupancy	2.3		No.
C	Residential population (P)	5750		No. (A x B)
D	Residential PCC (G)	150		l/h/d
$E_{(avg)}$	*Residential demand - Average*		**9.98**	l/s (C x D)/86400
$E_{(peak)}$	*Residential demand - Peak*		**21.16**	l/s ($E_{(avg)}$ x 2.12)
F	**Infiltration**		**2.50**	l/s (0.25 x $E_{(avg)}$)
	Industrial/Trade			
G	Industrial/trade area			Ha
H	Industrial/trade discharge per ha			l/s
I	Industrial/trade domestic element per ha			l/s
$J_{(avg)}$	*Commercial/trade - Average*		**0**	l/s (GxH+GxI)
$J_{(peak)}$	*Commercial/trade- Peak*		**0**	l/s ($J_{(avg)}$ x 2.4)
	Schools			
K	School PCC			l/h/d
L	School occupancy			No.
$M_{(avg)}$	*School demand - Average*		**0**	l/s (K x L)/86400
$M_{(peak)}$	*School demand - Peak*		**0**	l/s ($M_{(avg)}$ x 3)
	Other			
$N_{(avg)}$	*Other demand - Average*		**0**	l/s
$N_{(peak)}$	*Other demand - Peak*		**0**	l/s
$O_{(avg)}$	**Total Discharge - Average**		**9.98**	l/s ($E_{(avg)}$+$J_{(avg)}$+$M_{(avg)}$+$N_{(avg)}$)
$O_{(peak)}$	**Total Discharge - Peak**		**21.16**	l/s ($E_{(peak)}$+$J_{(peak)}$+$M_{(peak)}$+$N_{(peak)}$)
	DWF Total - Average		**12.48**	l/s($O_{(avg)}$ + F)
	DWF Total - Peak		**23.66**	l/s($O_{(peak)}$ + F)

APPENDIX 2.- Calculation of relevant deficit and discounted aggregate deficit.

The financial propositions that are available in the Water Industry Act (WIA) are:

- Relevant Deficit (WIA section 100)
- Discounted Aggregate Deficit (WIA section 100A)

Under each option, the cost of installing the required infrastructure is calculated. This cost is then translated into a notional 'loan' to fund the installation. The revenue is then offset over a period of 12 years, taking into account inflation. If the cost of financing the loan exceeds the revenue in any year, then this deficit is charged to the developer.

A2.1 Relevant Deficit

This option takes the actual cost of providing the infrastructure as the basis for a notional loan. On an annual basis (for 12 years) the actual revenue we receive in respect of the infrastructure is then offset against the cost of the annual repayments of the notional loan. The deficit is paid annually by the developer for a period of up to 12 years. This is shown in Figure A2.1 below.

The developer will need to provide an undertaking to pay the deficit each year and also provide security for the estimated annual deficits either in the form of a cash deposit or a bond.

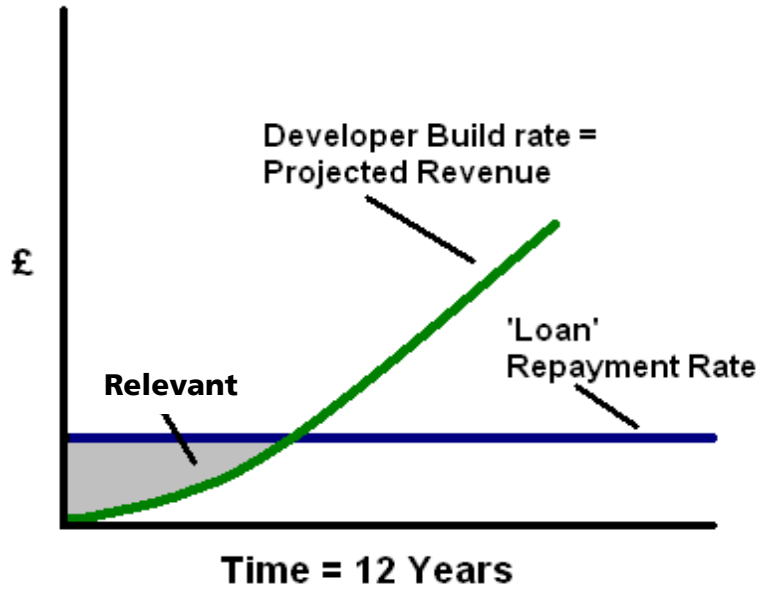


Figure A2.1 – Graphical imagery of a typical Relevant Deficit over 12 years

A2.2 Discounted Aggregate Deficit

This follows the same principles as the Relevant Deficit payment method, except that the deficit will be paid as a single payment and the revenue is estimated from the build rate rather than from the actual revenue.

The yearly relevant deficit is calculated across the 12 years and a discount factor is applied to bring the deficit to its net present value. The deficit is normally reconciled against the security (see below) within 12 months of completing the infrastructure and is payable as a single commuted sum. This can be seen in Figure A2.2.

The developer will need to provide an undertaking to pay the full deficit after reconciliation and a security amount for the estimated deficit either in the form of a cash deposit or a bond. The deficit itself is payable on completion of the water mains following the reconciliation.

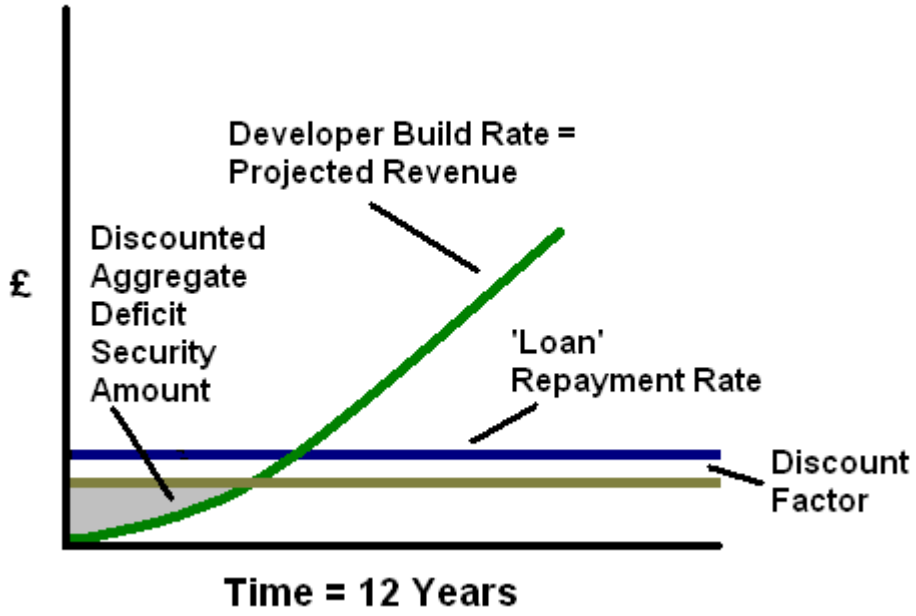


Figure A2.2 – Graphical imagery of a typical Discounted Aggregate Deficit over 12 years

APPENDIX 3.– Embodied carbon and water footprinting

Carbon footprint

In 2006 Anglian Water recognised the impacts of changing climate as one of the most significant challenges facing the organisation. In response we have developed and implemented a strategy of measure, manage and reduce our carbon emissions. We have set ourselves goals to halve our overall greenhouse emissions by 2035 (from 2010 levels) and to halve the embodied carbon in all new assets we build in 2015, compared to those that were built in 2010.

Water footprinting

Water is our most precious resource and at present we do not fully understand how sustainable each litre of water we supply to our customers is over our full supply chain. In response, we are implementing a strategy of 'water footprinting'.

Primarily water footprinting assesses the impact of human activity on the water environment. The process measures the volumes and scarcity of freshwater consumption including geographical and temporal components in producing a product or service. This is followed by an assessment defining actions required to achieve sustainable and equitable water use especially in water scarcity 'hot spots'.

Sean Young
2 Aurum Court
Sylvan Way
Basildon
United Kingdom
SS15 6TH

Anglian Water Services Limited
Development Services
Henderson House
PO Box 495
Huntingdon
Cambridgeshire
PE29 6YY

Tel: **03456 066087**
Our Ref: **ALD-0074465**

23 March 2020

Dear Sean,

Section 106 Water Industry Act 1991 Sewer Connection at Great Wilsey Park Infrastructure, 63 Green Rd, Chalkstone Way, Haverhill, Suffolk, CB9 0PR

Thank you for your application for a sewer connection to serve the above premises.
I can confirm that Anglian Water has no objection to the proposed foul connection to the public foul water sewerage system at manhole reference 8803, all details as agreed by our Pre-Development Team, with surface water discharging via a watercourse. Please note that approval from Anglian Water does not confer any rights of access onto third party land in order to carry out the connection, if necessary. .

Please note that our approval is based upon the public sewer records. No physical surveys have been carried out by Anglian Water to ascertain the existence or position of the sewer(s) to which you are intending to connect. The actual position of all apparatus should be established by trial holes. On this occasion we have decided not to exercise our right under section 107(1) Water Industry Act 1991 to undertake the sewer connection ourselves.

We will inspect work carried out on the public sewer and we may have to issue permits to your contractor. Please follow the necessary steps on InFlow to arrange an appointment for a Drainage Technician to visit site. Alternatively, a visit can be arranged by contacting Ian Reddy directly on 07711351229 giving 5 working days notice of when the work on the public sewer will commence.

As you are installing a private pumping station, it is the responsibility of the pumping station owner to ensure that septic sewage isn't discharged to the public foul sewerage system via the pumping station. The discharge of septic sewage to the public sewerage system can give rise to the release of hydrogen sulphide, which is both toxic to humans and corrosive to cement based products such as concrete. The discharge of septic sewage to the public sewerage system is also an offence under section 111 of the Water Industry Act 1991. If you have any queries regarding this issue, please contact your pumping station supplier who should be able to advise you further.

Whilst Anglian Water has no objection to the type of 'connection' proposed; approval of the connection does not endorse your Section 104 sewer design. Approval of the adoptable sewer design should be received before works commence on site. Any works carried out prior to the granting of technical approval is done so entirely at the developer's risk. If these works don't comply with the relevant standards and specifications, they may not be suitable for adoption.

Please be aware that as of 1st April 2017, if you are connecting a non-household premise, at the point of connection you will need to have selected a retailer. To find out more and for guidance on how to select a retailer go to www.Open-water.org.uk/Customers/.

The property will be billed for sewerage charges three months from the date of the approval letter if we have not

had notification of the connection date or that the connection is not proceeding.

You will be required to pay a zonal charge in addition to the connection fee. This comprises of both a fixed element of £370.00 and a variable element of £101.00. This will be billed by the water company either before or shortly after the connection has taken place. For further information regarding this charge, please see the Development Services Charging Arrangements document on our website at www.anglianwater.co.uk/developers/charges

Please be advised that whilst this letter confirms that we have no objection to the type of connection proposed, it should not be issued to the Planning Authority as proof that a drainage strategy has been agreed with Anglian Water. If we have placed a drainage condition at the planning stage, you are still required to comply with any stipulations we have made regarding the point of connection or discharge rates before we will confirm to the Planning Authority that the condition has been satisfied.

Finally, please be aware of your obligation under the Construction (Design and Management) Regulations 2015, more information can be found at www.hse.gov.uk

Yours sincerely,

Maryanne Hollands
Development Services

DATED 15 October 2021

THE HAVEBURY HOUSING PARTNERSHIP

and

REDROW HOMES LIMITED

DEED OF EASEMENT

relating to

LAND AT KIRTLING PLACE AND MILDENHALL PLACE

THIS DEED is dated the 15 day of October 2021

BETWEEN

(1) **THE HAVEBURY HOUSING PARTNERSHIP** (Community Benefit Socity No. 7648) of Havebury House, Western Way, Bury St. Edmunds IP33 3SP (the **Grantor**); and

(2) **REDROW HOMES LIMITED** (registered number 01990710) whose registered office is at Redrow House St Davids Park Ewloe Deeside CH5 3RX (the **Grantee**).

1 INTERPRETATION

The following definitions and rules of interpretation apply in this deed.

1.1 Definitions:

"Accessway"	means that part of the Grantor's Property shown coloured blue on the Plan in so far as it lies within the Grantor's Property or if approved by the Grantor (the Grantor acting reasonably and without delay) such other part of the Grantor's Property.
"Charge"	the charges appearing at entry 1 and entry 2 of the Charges register of title number SK231589 and entry 2 and entry 3 of the Charges Register of title number SK232453
"Conduits"	All pipes cables and other service media for the transmission of Services to and from the Grantees' Property to be laid under the Accessway
"Grantee Property"	the land registered under title number SK390097 together with any other land acquired or which may be acquired by the Grantee from time to time adjacent to or adjoining such land to form part of or ancillary to the Grantee's Proposed Development.
"Grantees' Covenants"	the covenants set out clause 5

"Grantor's Covenants"	the covenants set out in clause 4
"Grantor's Property"	all land registered at the land registry as at the date hereof under the title numbers SK232453 and SK231589
"Plan"	the plan annexed to this deed at Appendix 1.
"Proposed Development"	A mixed use residential led development on the Grantees' Property to be constructed on the Grantee's Property
"Rights"	the rights set out in Schedule 1.
"Services"	Foul water drainage with or without matter of any kind.
"VAT"	value added tax charged under the Value Added Tax Act 1994 and any similar replacement tax and any similar additional tax.

1.2 Any reference to the **Grantor** or **Grantees** shall include that party's personal representatives, successors in title or permitted assigns.

1.3 Clause, Schedule and paragraph headings shall not affect the interpretation of this deed.

1.4 Except where a contrary intention appears, references to clauses and Schedules are to the clauses and Schedules of this deed and reference to paragraphs are to paragraphs of the relevant Schedule.

1.5 The Schedules form part of this deed and shall have effect as if set out in full in the body of this deed. Any reference to this deed includes the Schedules.

1.6 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.7 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

1.8 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

1.9 A reference to **writing** or **written** excludes fax and e-mail.

1.10 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.

1.11 Any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

1.12 A reference to laws in general is a reference to all local, national and directly applicable supra-national laws as amended, extended or re-enacted from time to time and shall include all subordinate laws made from time to time under them and all orders, notices, codes of practice and guidance made under them.

1.13 A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time and shall include all subordinate legislation made from time to time under that statute or statutory provision and all orders, notices, codes of practice and guidance made under it.

2 RECITALS

2.1 The Grantor owns the freehold interest in the Grantor's Property and the Grantee owns the freehold interest in the Grantee's Property.

2.2 The Grantor has agreed to grant the Rights to the Grantee for the benefit of the Grantees' Property on the terms contained in this deed.

3 GRANT

3.1 In consideration of £1.00 (one pound only) (exclusive of VAT) (the receipt of which the Grantor acknowledges) and the covenant given by the Grantees in clause 5, the Grantor with full title guarantee grants to the Grantees the Rights in fee simple for the benefit of the Grantees' Property.

4 GRANTOR'S COVENANTS

The Grantor covenants with the Grantees so as to bind the Grantor's Property into whoever's hands it may come, for the benefit of the Grantees' Property, that the Grantor and its successors in title shall:

4.1 Not endanger injure or damage the Conduits or render access thereto more difficult or expensive

4.2 not obstruct, interrupt or interfere with the exercise of the Rights by the Grantees.

4.3 not to erect construct or place any building wall or other structure or erection or any work of any kind whether permanent or temporary on the Accessway.

4.4 not to alter the ground levels within the Accessway or withdraw support from the Conduits or from the Accessway.

4.5 not to undertake or cause or permit to be undertaken any piling or percussive works within the Accessway.

4.6 not to plant or cause or permit to be planted any trees or shrubs in the Accessway

4.7 At the request of the Grantees and as soon as is reasonably practicable (and subject to the Grantee paying the proper costs of the Grantor) enter into any agreement and obtain such necessary consent of any other party and join in any other party to such agreement that may be reasonably required for the adoption of the Conduits at public expense provided that the liability of the Grantor shall be limited in any such agreement to entering into any necessary documentation as land owner only.

5 GRANTEES' COVENANTS

The Grantee covenants with the Grantor so as to bind the Grantee's Property into whoever's hands it may come, for the benefit of the Grantor's Property, that the Grantee, their successors in title and anyone authorised by any of them to use the Rights shall:

5.1 Cause as little damage to the Grantor's Property as is reasonably practicable in exercising the Rights and as soon as possible make good any damage caused to the Grantor's reasonable satisfaction.

5.2 Not cause any nuisance, annoyance or disturbance to the Grantor or the owner or occupier of any neighbouring land.

5.3 Not deposit any waste, rubbish, soil or other material on any part of the Grantor's Property provided that nothing in this clause shall prevent the Grantees from entering such other adjoining parts of the Grantor's Property as is reasonably required for the purpose of constructing the Conduits and maintaining structures supporting the Conduits on the Grantor's Property and the other rights granted by the Schedule to this Deed.

5.4 To maintain the Conduits which are capable of or intended for adoption to adoptable standards at its sole costs until adoption.

5.5 To use reasonable and commercially sensible endeavours to procure adoption of the Conduits.

5.6 When exercising the Rights, comply with all laws governing the installation and use of the Conduits.

6 **LAND REGISTRY**

6.1 The Grantor consents to notice of the Rights and of any restrictive covenants made in this deed by the Grantor being noted against the Grantor's registered title to the Grantor's Property.

6.2 On completion of this deed, the Grantee shall:

6.2.1 apply to the Land Registry to note the Rights and any restrictive covenants against the Grantor's registered title.

6.2.2 submit a certified copy of the consent of the proprietor of the Charge to the Land Registry with the Grantee's application to register the Rights and to enter a notice of any restrictive covenants on the registered title to the Grantor's Property; and

6.2.3 apply to the Land Registry to enter a notice of any restrictive covenants made by the Grantees in this deed against the registered title to the Grantees' Property and to enter the Rights in the Property register of the Grantees' titles as appurtenant rights.

6.3 Within 7 days of registration of this deed, the Grantee shall give to the Grantor official copies of the registered title to the Grantor's Property, to show that the Rights and

any restrictive covenants made by the Grantor have been properly and correctly entered against the respective titles.

7 JOINT AND SEVERAL LIABILITY

7.1 Where the Grantor comprises more than one person, those persons shall be jointly and severally liable for the obligations and liabilities of the Grantor arising under this deed. The Grantees may take action against, or release or compromise the liability of, or grant time or other indulgence to, any one of those persons without affecting the liability of any other of them.

7.2 Where the Grantees comprises more than one person, those persons shall be severally liable for the obligations and liabilities of the Grantee arising under this deed. The Grantor may take action against, or release or compromise the liability of, or grant time or other indulgence to, any one of those persons without affecting the liability of any other of them.

8 VAT

8.1 All sums payable by the Grantees are exclusive of any VAT that may be chargeable. Subject to clause 8.3 the Grantees shall pay VAT in respect of all taxable supplies made to them in connection with this deed on the due date for making any payment or, if earlier, the date on which that supply is made for VAT purposes.

8.2 Every obligation on the Grantees, under or in connection with this deed, to pay the Grantor any sum by way of a contribution or refund, shall include an obligation to pay an amount equal to any VAT incurred on that sum by the Grantor, except to the extent that the Grantor obtains credit for such VAT under the Value Added Tax Act 1994.

8.3 The Grantees shall not be required to make any payment of VAT unless and until the Grantor provides the Grantees with a valid VAT invoice addressed to the Grantee.

9 TRANSFER OF THE GRANTOR'S PROPERTY AND LAND REGISTRY RESTRICTION

9.1 Upon any transfer of the Grantor's Property the Grantor shall procure that the disponee shall by deed (the form of deed being agreed between the Grantor and Grantee acting reasonably and without delay) covenant with the Grantees to perform

the Grantor's Covenants and all other obligations of the Grantor contained in this deed.

9.2 The Grantor consents to the entry of the following restriction against the Grantor's title to the Property at the Land Registry following the registration of this deed and shall provide the Grantees with all necessary assistance and/or documentation to permit entry of the restriction:

"No transfer of the land coloured blue by the proprietor of the registered estate, or by the proprietor of any registered charge not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 9.1 of a deed of easement dated 15 October 2020 made between [redacted] (1) Redrow Homes Limited and (2) The Havebury Housing Partnership have been complied with or that they do not apply to the disposition."

10 THIRD PARTY RIGHTS

A person who is not a party to this deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

11 GOVERNING LAW

This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England.

12 JURISDICTION

Each party irrevocably agrees that the courts of England shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this deed or its subject matter or formation (including non-contractual disputes or claims).

IN WITNESS this has been executed and delivered as a Deed by the parties on the date first above written

SCHEDULE 1

The Rights

The right for the Grantees and their successors in title and those authorised by them:

1.1 Subject to prior notice on the Grantor, to enter upon the unbuilt areas of the Grantor's Property as is reasonably necessary together with workmen contractors and machinery for the purpose of constructing the Conduits and afterwards to retain, inspect, maintain, repair, alter, renew, replace and remove the Conduits

2 Subject to the Grantor's prior written consent, to fell, trim or lop any trees, bushes and other vegetation over such parts of the Grantor's Property as is reasonably necessary which obstruct or interfere with the exercise of the rights granted to the Grantees by this Deed provided that the Grantees seeks the Grantor's prior written consent and removes from the Grantor's Property all timber, wood and vegetation cut and leaves the Grantor's Property neat and tidy

3 Subject to the Grantor's prior written consent, the right of temporary fencing or severing off such part of the Accessway from the adjoining and adjacent land of the Grantor as shall be necessary during the exercise of the Rights

4 To the free passage of Services to and from the Grantees' Property through the Conduits

5 Such ancillary rights as may be reasonably be required to permit any works required to be undertaken to permit the construction and retention of the Conduits to a standard which is not less than the minimum standard required to:

5.1 Facilitate the proposed development and occupation of the Grantees' Property as anticipated at the date of this deed.

Appendix 1: Plan 1

Legend

Title No. SK232453

Title No. SK231589

Accessway

CHALKSTONE WAY

Glemsford Place

DEBEN ROAD

Kirtling Place

Linton Place

ERISWELL ROAD

Newton Place

Middenhall

Middenhall Place

Subway

Drain

Path (um)

El Sub Sta

91.3m

93.0m

93.3m

SM

TCB

PRINCIPAL STREET

PRIVATE DRIVE

CHALKSTONE

Development	Great Wissy Park
Location	Haverhill, Suffolk
Marketing Name	Hawthorn Mews/The Parklands
Drawing Title	FW Deed of Easement Plan
Drawing Number	8510-FW-Easement
Revision	Scale @ A3 1:1000
Drawn By	SY
Date Started	April 2021
Checked by	Date

REDROW HOMES

Redrow Homes (Eastern) Limited

2 Aurum Court, Sylvan Way, Southfields Business Park, Laindon, Basildon, Essex SS15 6TU

Tel: 01268 866400 Web: www.redrow.co.uk

Legal Disclaimer TBC

This layout has been designed after due consideration of our Context & Constraints Plan

EXECUTED as a **DEED** by COLIN LIVESEY.
as attorney for
REDROW HOMES LIMITED
in the presence of:-

.....
as attorney for **REDROW HOMES LIMITED**

Signature of witness .....
Name (in BLOCK CAPITALS) ..... RICHARD FRANKS
Address ..... 2 Avrum Court, Sylvan Way,
Laindon, Basildon, Essex,
SS15 6TU

EXECUTED as a **DEED** by TOM WRIGHT.
as attorney for
REDROW HOMES LIMITED
in the presence of:-

.....
as attorney for **REDROW HOMES LIMITED**

Signature of witness .....
Name (in BLOCK CAPITALS) ..... RICHARD FRANKS
Address ..... 2 Avrum Court, Sylvan Way,
Laindon, Basildon, Essex, SS15 6TU

Executed as a deed by

THE HAVEBURY HOUSING PARTNERSHIP acting by a Director and Secretary or two Directors:

.....

Director

Name

.....

Director/Secretary

Name