

Recent site history - 1999 aerial photograph



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Capture Date: 18/07/1999

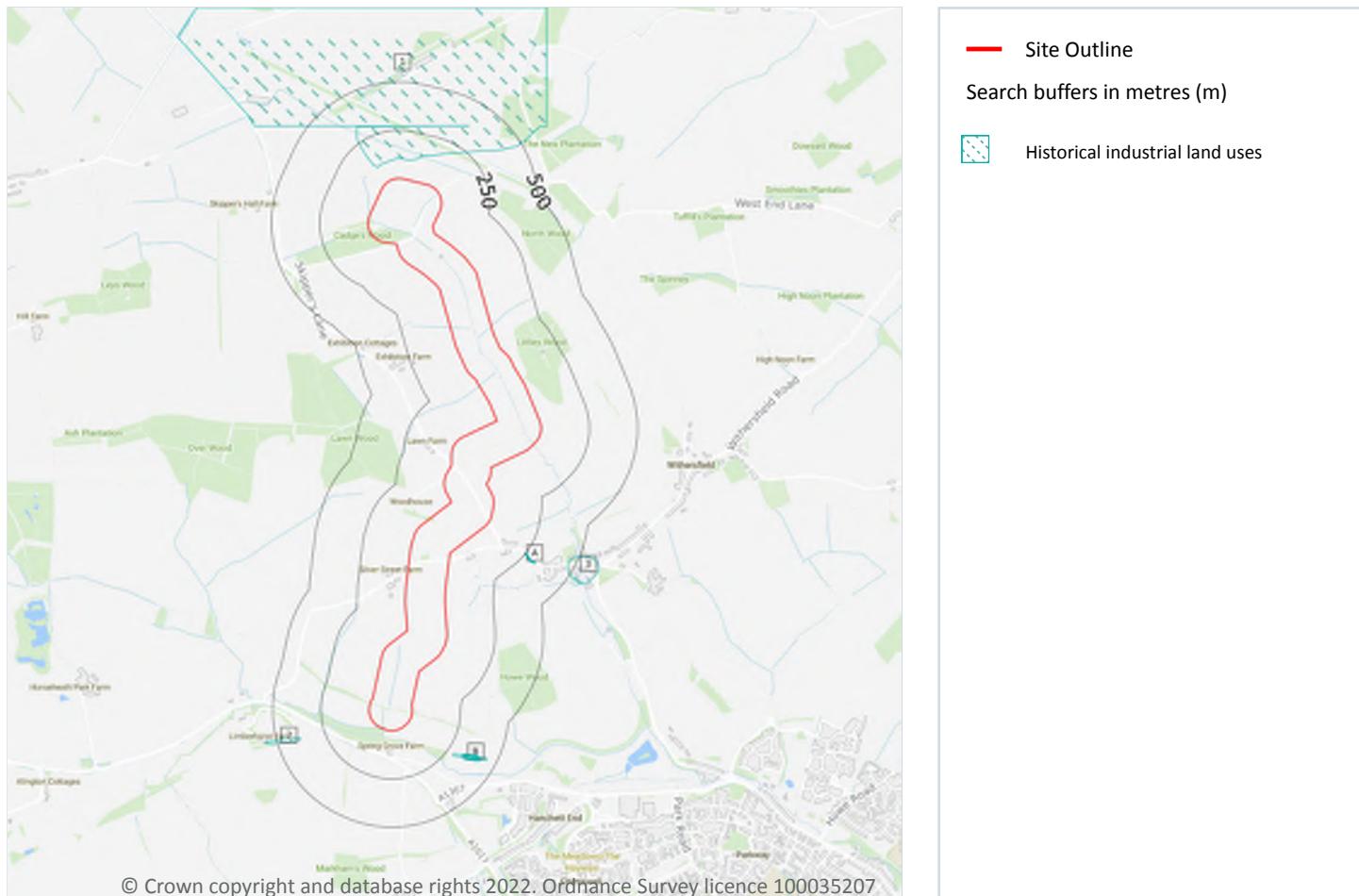
Site Area: 72.4ha



Contact us with any questions at:
info@groundsure.com
08444 159 000

Date: 29 November 2022

1 Past land use



1.1 Historical industrial land uses

Records within 500m

15

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13](#)

ID	Location	Land use	Dates present	Group ID
1	91m N	Airfield	1959 - 1970	2112684



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Date: 29 November 2022

ID	Location	Land use	Dates present	Group ID
A	248m SE	Unspecified Ground Workings	1901	2087625
A	248m SE	Unspecified Ground Workings	1924	2096708
A	249m SE	Unspecified Ground Workings	1924	2095127
B	286m S	Cuttings	1885	2091658
B	332m S	Cuttings	1924	2117467
B	334m S	Cuttings	1901	2077648
B	334m S	Cuttings	1949 - 1970	2091950
B	334m S	Cuttings	1924	2111365
B	336m S	Cuttings	1919	2088561
B	336m S	Cuttings	1949	2112175
2	380m SW	Railway Sidings	1885	2062244
B	386m S	Cuttings	1946	2071169
B	386m S	Cuttings	1924	2114558
3	464m SE	Smithy	1901	2070653

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-



grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

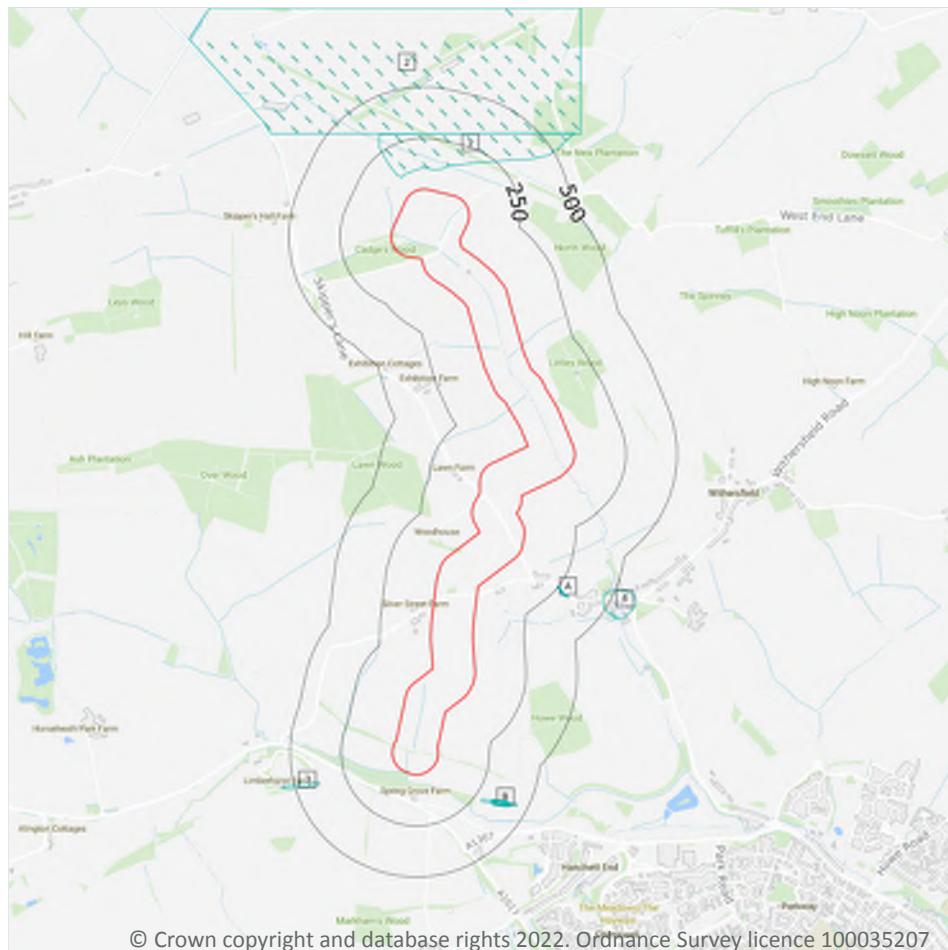
Records within 500m	0
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Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
-  Historical industrial land uses

2.1 Historical industrial land uses

Records within 500m

17

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 16](#)

ID	Location	Land Use	Date	Group ID
1	91m N	Airfield	1970	2112684
A	248m SE	Unspecified Ground Workings	1924	2096708
A	248m SE	Unspecified Ground Workings	1901	2087625



ID	Location	Land Use	Date	Group ID
A	249m SE	Unspecified Ground Workings	1924	2095127
2	272m N	Airfield	1959	2112684
B	286m S	Cuttings	1885	2091658
B	332m S	Cuttings	1924	2117467
B	334m S	Cuttings	1949	2091950
B	334m S	Cuttings	1924	2111365
B	334m S	Cuttings	1901	2077648
B	336m S	Cuttings	1949	2112175
B	336m S	Cuttings	1919	2088561
B	346m S	Cuttings	1970	2091950
3	380m SW	Railway Sidings	1885	2062244
B	386m S	Cuttings	1946	2071169
B	386m S	Cuttings	1924	2114558
4	464m SE	Smithy	1901	2070653

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0
Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.	

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0
Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.	

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

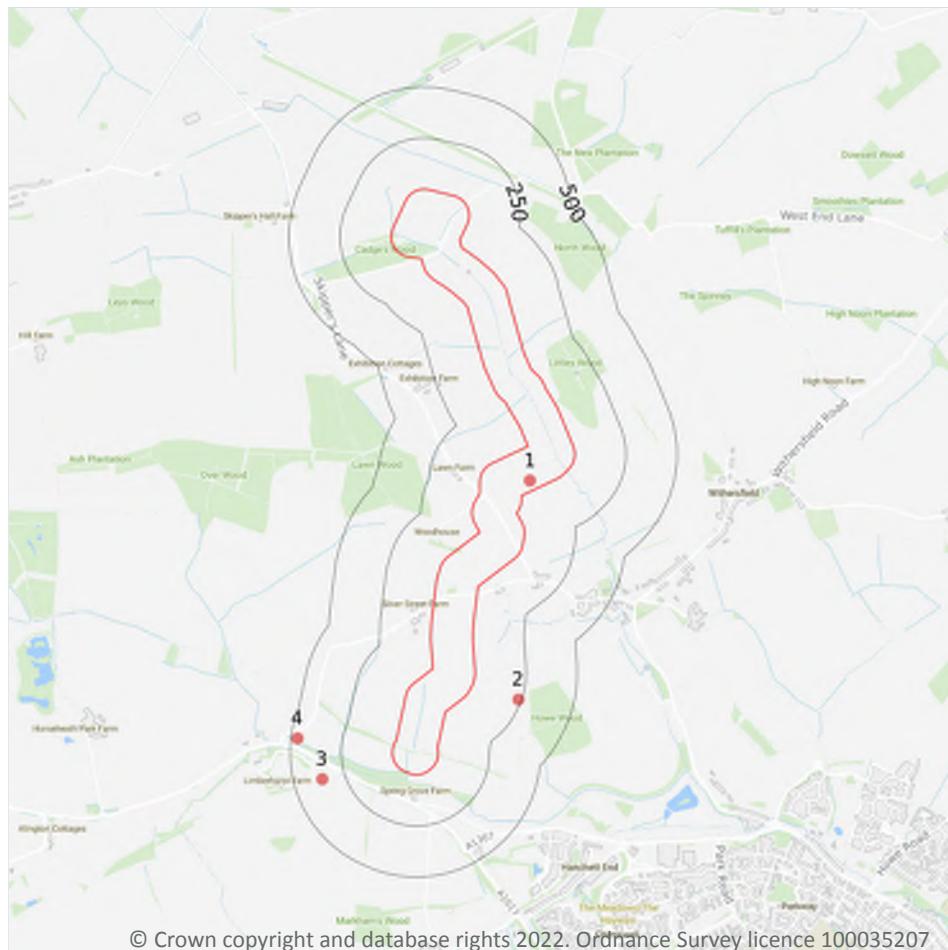
0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m

4

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 19**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	On site	-	WEX227671	Storing waste exemption	On a Farm	Storage of sludge

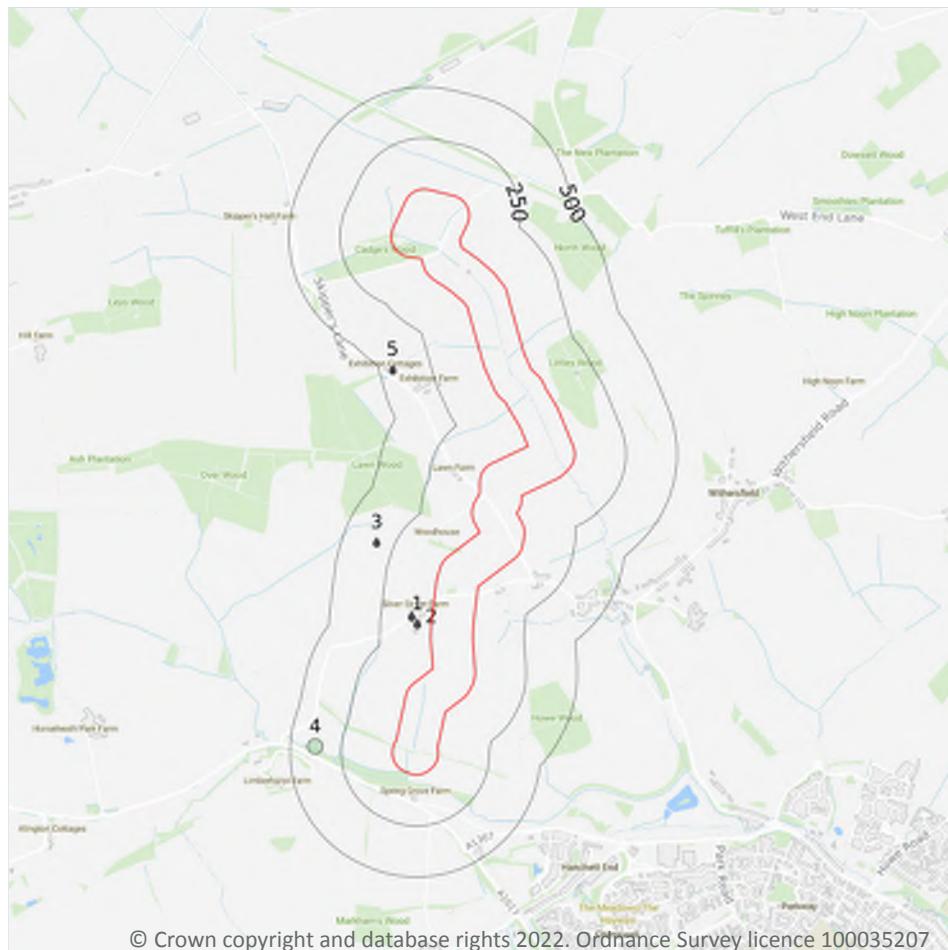


ID	Location	Site	Reference	Category	Sub-Category	Description
2	232m S	-	WEX227669	Storing waste exemption	On a Farm	Storage of sludge
3	366m SW	-	WEX290264	Storing waste exemption	On a Farm	Storage of sludge
4	471m SW	-	WEX131335	Storing waste exemption	On a farm	Storage of sludge

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.



4.8 Hazardous substance storage/usage

Records within 500m**0**

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m**0**

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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



4.13 Licensed Discharges to controlled waters

Records within 500m

4

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 22**

ID	Location	Address	Details	
1	67m S	SILVER STREET FARM BARNs, SILVER STREET, WITHERSFIELD, SUFFOLK, IP14 4HE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PRENF10715 Permit Version: 1 Receiving Water: tributary River Stour	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 14/02/1997 Effective Date: 14/02/1997 Revocation Date: -
2	102m SW	SILVER STREET FARM, SILVER STREET, WITHERSFIELD, HAVERHILL, SUFFOLK, CB9 7SN	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRTP3926XG Permit Version: 1 Receiving Water: TRIBUTARY OF RIVER STOUR	Status: NEW ISSUED UNDER EPR 2010 Issue date: 20/06/2012 Effective Date: 20/06/2012 Revocation Date: -
3	335m SW	Gascoigne Rd S.Tank	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2612 Permit Version: 1 Receiving Water: RODING	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
5	435m NW	1 AND 2 EXHIBITION COTTAGES, SKIPPERS LANE, WITHERSFIELD, SUFFOLK, CB9 7SJ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRZP3924XT Permit Version: 1 Receiving Water: TRIB OF STOUR BROOK	Status: NEW ISSUED UNDER EPR 2010 Issue date: 12/02/2013 Effective Date: 12/02/2013 Revocation Date: -

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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



4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 22](#)

ID	Location	Details	
4	377m SW	Incident Date: 27/10/2002 Incident Identification: 116933 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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



4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

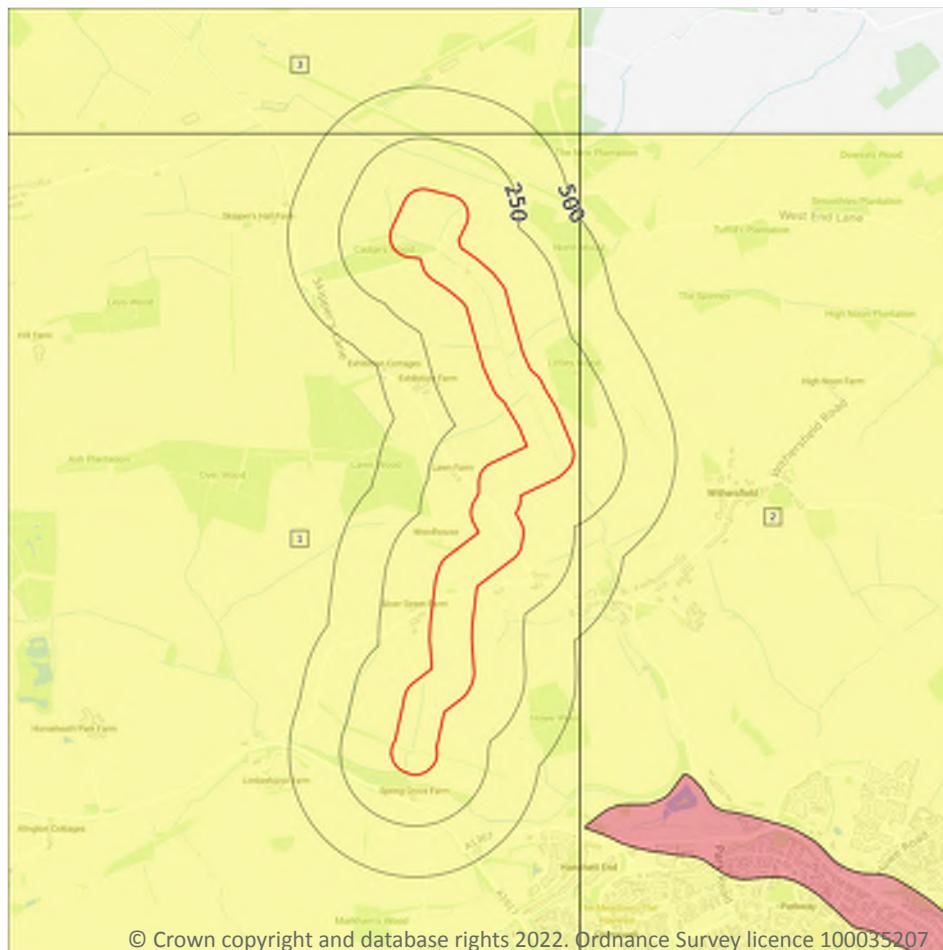
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



— Site Outline
 Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m			3
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	30m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

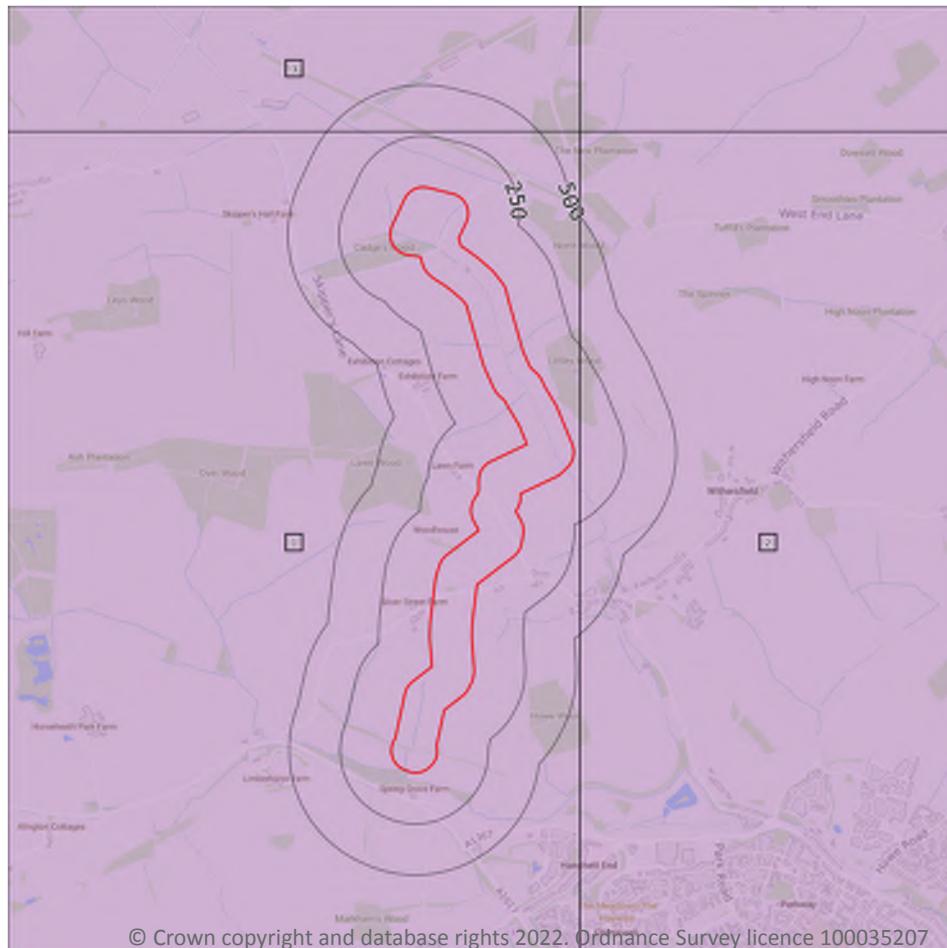


ID	Location	Designation	Description
3	272m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



— Site Outline
 Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m			3
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	30m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

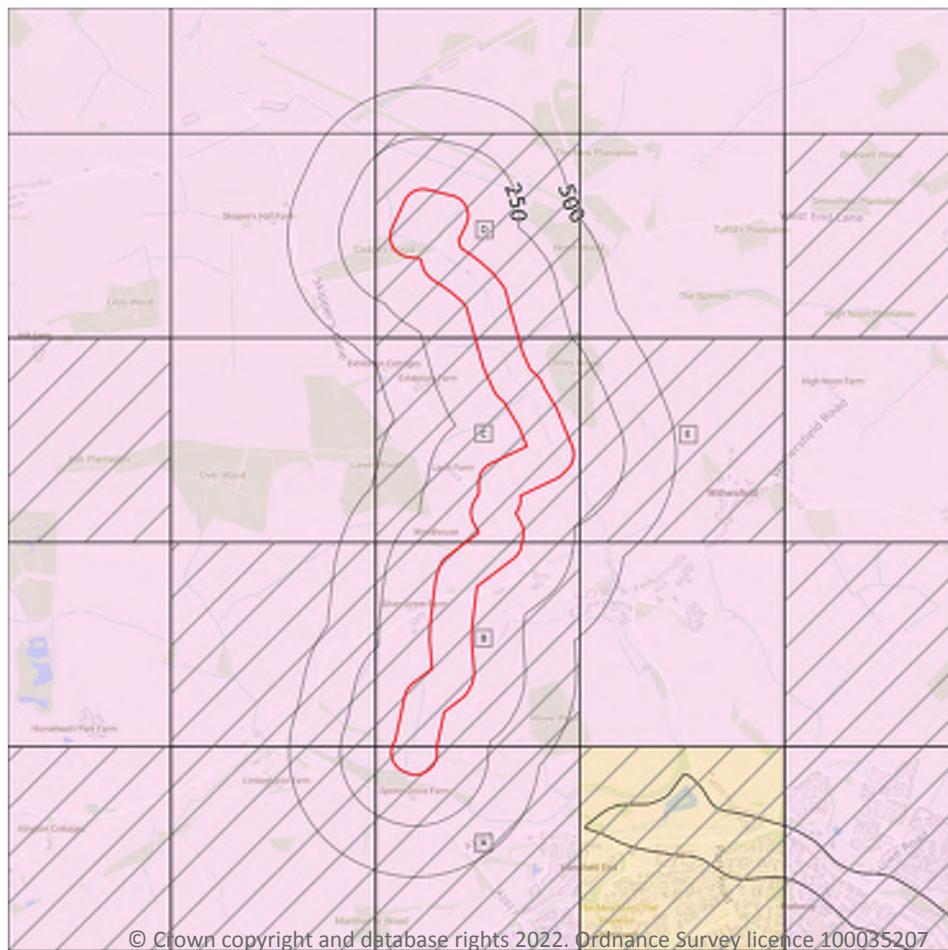


ID	Location	Designation	Description
3	272m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Groundwater vulnerability



Site Outline
Search buffers in metres (m)
Superficial vulnerability
Principal superficial aquifer, high vulnerability
Secondary superficial aquifer, high vulnerability
Principal superficial aquifer, medium vulnerability
Secondary superficial aquifer, medium vulnerability
Principal superficial aquifer, low vulnerability
Secondary superficial aquifer, low vulnerability
Bedrock vulnerability
Principal bedrock aquifer, high vulnerability
Secondary bedrock aquifer, high vulnerability
Principal bedrock aquifer, medium vulnerability
Secondary bedrock aquifer, medium vulnerability
Principal bedrock aquifer, low vulnerability
Secondary bedrock aquifer, low vulnerability
Other information
Unproductive aquifer
Soluble rock risk
Local information

5.3 Groundwater vulnerability

Records within 50m

5

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 32](#)



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
B	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
C	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
D	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
E	30m E	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

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



5.4 Groundwater vulnerability- soluble rock risk

Records on site

4

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	36.0%
B	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	1.0%
C	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	17.0%
D	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	0.0%

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

5.5 Groundwater vulnerability- local information

Records on site

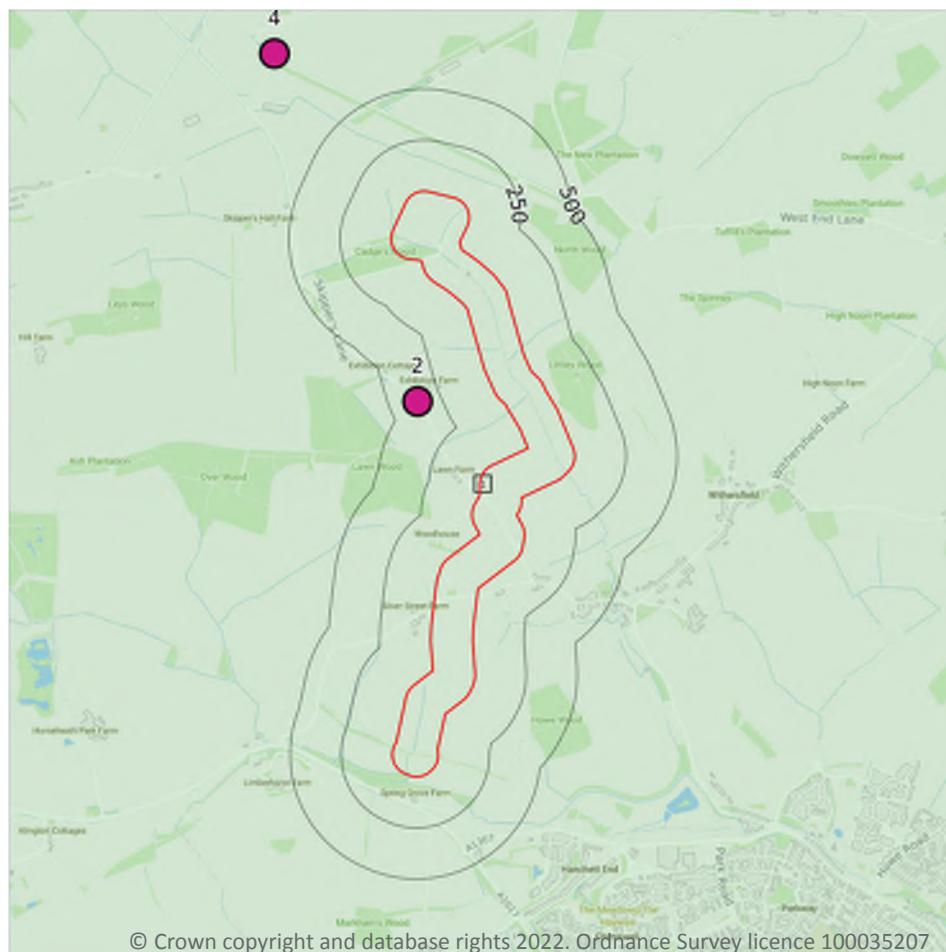
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

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



Abstractions and Source Protection Zones



Search buffers in metres (m)	
Source Protection Zone 1	Site Outline
Inner catchment	
Source Protection Zone 2	
Outer catchment	
Source Protection Zone 3	
Total catchment	
Source Protection Zone 4	
Zone of Special Interest	
Source Protection Zone 1c	
Inner catchment - confined aquifer	
Source Protection Zone 2c	
Outer catchment - confined aquifer	
Source Protection Zone 3c	
Total catchment - confined aquifer	
Drinking water abstraction licences	
Drinking water abstraction licences	
Polygon features	
Drinking water abstraction licences	
Linear features	
Groundwater abstraction licence (point)	
Groundwater abstraction licence (area)	
Groundwater abstraction licence (linear)	
Surface Water Abstractions (point)	
Surface Water Abstractions (area)	
Surface Water Abstractions (linear)	

5.6 Groundwater abstractions

Records within 2000m

4

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 35](#)



ID	Location	Details	
2	362m NW	Status: Historical Licence No: 8/36/11/*G/0045 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: EXHIBITION FARM, WITHERSFIELD. Data Type: Point Name: RICKETT Easting: 564200 Northing: 248700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1966 Version End Date: -
-	962m S	Status: Historical Licence No: 8/36/11/*G/0039 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: HANCHETT HALL, WITHERSFIELD. Data Type: Point Name: HAYLOCK Easting: 564200 Northing: 245900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1966 Version End Date: -
4	964m NW	Status: Historical Licence No: 8/36/11/*G/0050 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WESTON WOODS FARM, W. COLVILLE Data Type: Point Name: THURLOW ESTATE FARMS Easting: 563500 Northing: 250400	Annual Volume (m ³): 7,300 Max Daily Volume (m ³): 24 Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1226m NW	Status: Active Licence No: 8/36/11/*G/0050 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: WESTON WOODS FARM BOREHOLE Data Type: Point Name: THURLOW ESTATE FARMS Easting: 563404 Northing: 250664	Annual Volume (m ³): 7,300 Max Daily Volume (m ³): 24 Original Application No: NPS/WR/029236 Original Start Date: 01/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 15/05/2020 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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



5.8 Potable abstractions

Records within 2000m
0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m
1

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

Features are displayed on the Abstractions and Source Protection Zones map on **page 35**

ID	Location	Type	Description
1	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

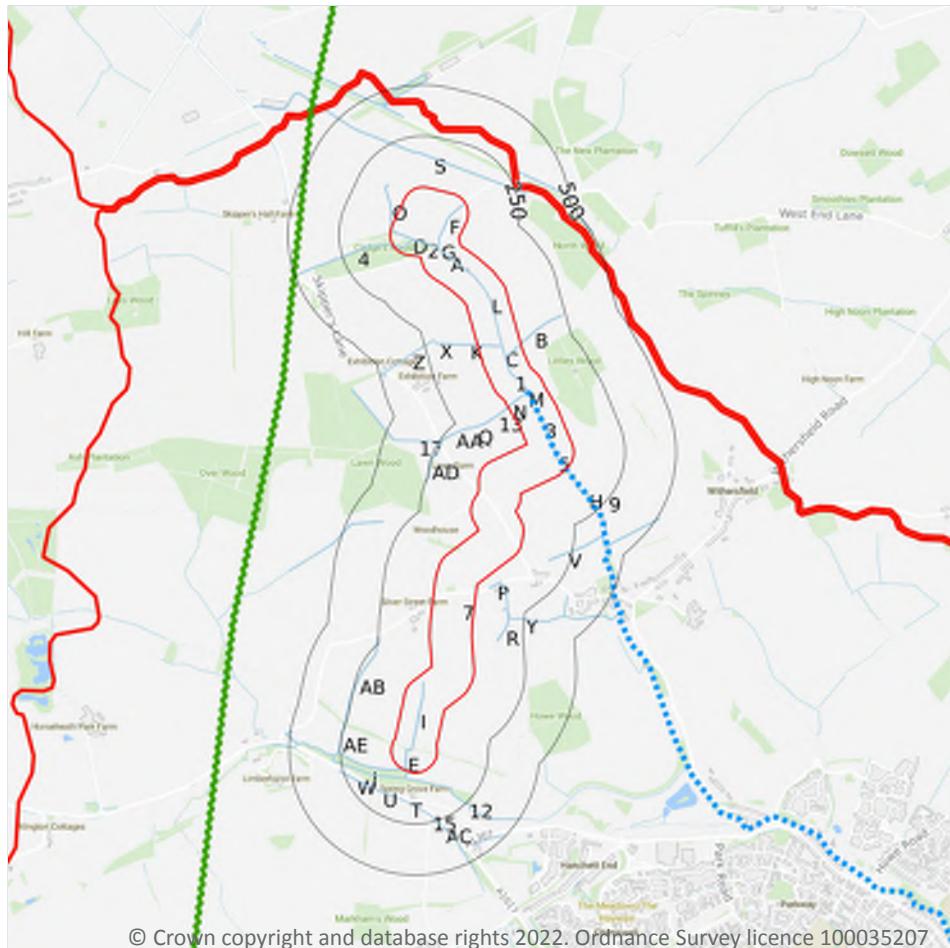
Records within 500m
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

78

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 38](#)

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



ID	Location	Type of water feature	Ground level	Permanence	Name
2	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
3	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
4	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
5	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Stour Brook
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
C	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
C	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Stour Brook
C	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	On site	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
D	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	On site	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
G	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Stour Brook
H	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
I	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Stour Brook
M	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
N	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
O	1m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	34m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	35m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
12	36m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	38m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
P	50m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	61m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
13	68m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
P	70m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Q	71m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	74m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
P	89m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	110m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
P	115m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
R	122m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	127m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	135m S	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
T	139m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
U	142m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	144m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
V	152m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
U	160m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
P	162m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	163m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
W	164m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	164m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
P	164m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
X	179m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
Y	182m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
X	191m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
X	193m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
Z	194m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
15	207m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AA	215m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AA	218m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AB	221m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AC	230m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AA	230m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AA	231m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AD	234m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
17	245m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AA	245m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AE	248m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

23

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 38](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 38](#)

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

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

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 38](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
8	On site	River	Stour Brook	GB105036040950	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site

1

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

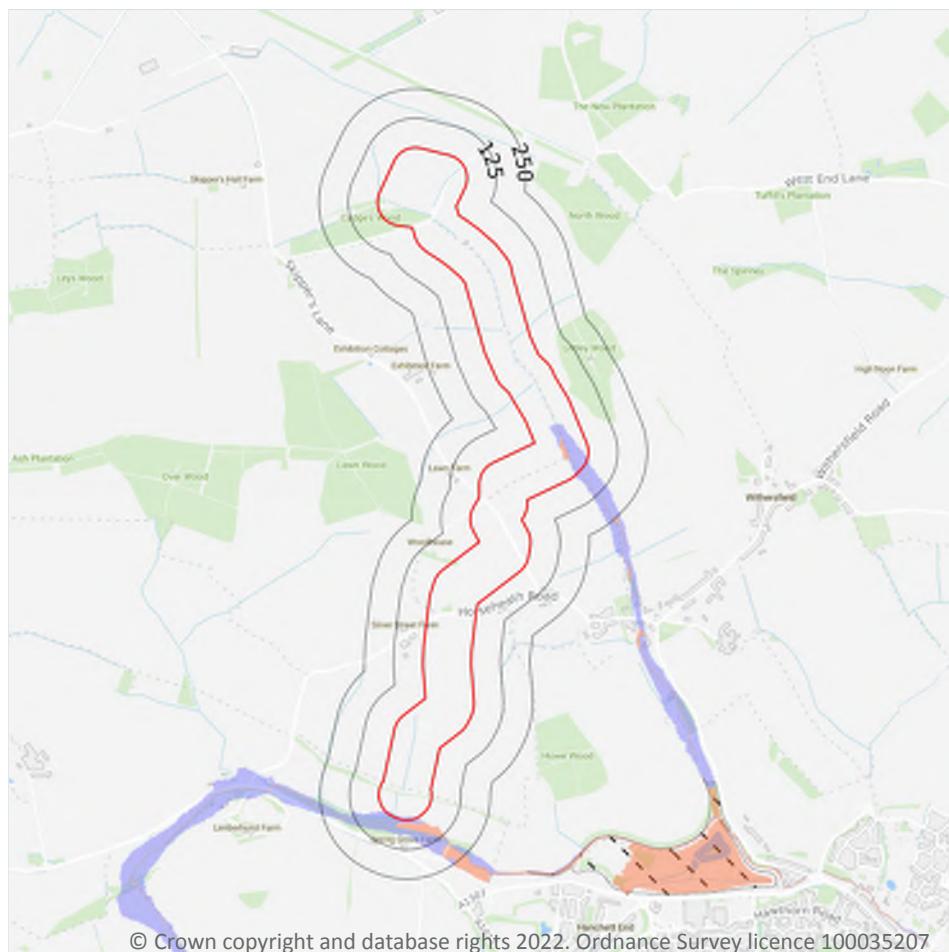
Features are displayed on the Hydrology map on [page 38](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
9	On site	North Essex Chalk	GB40501G400700	Poor	Poor	Poor	2019

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



7 River and coastal flooding



— Site Outline
 Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

7

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on [page 47](#)



Distance	Flood risk category
On site	High
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	0
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Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m	0
---------------------	---

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0
---------------------	---

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

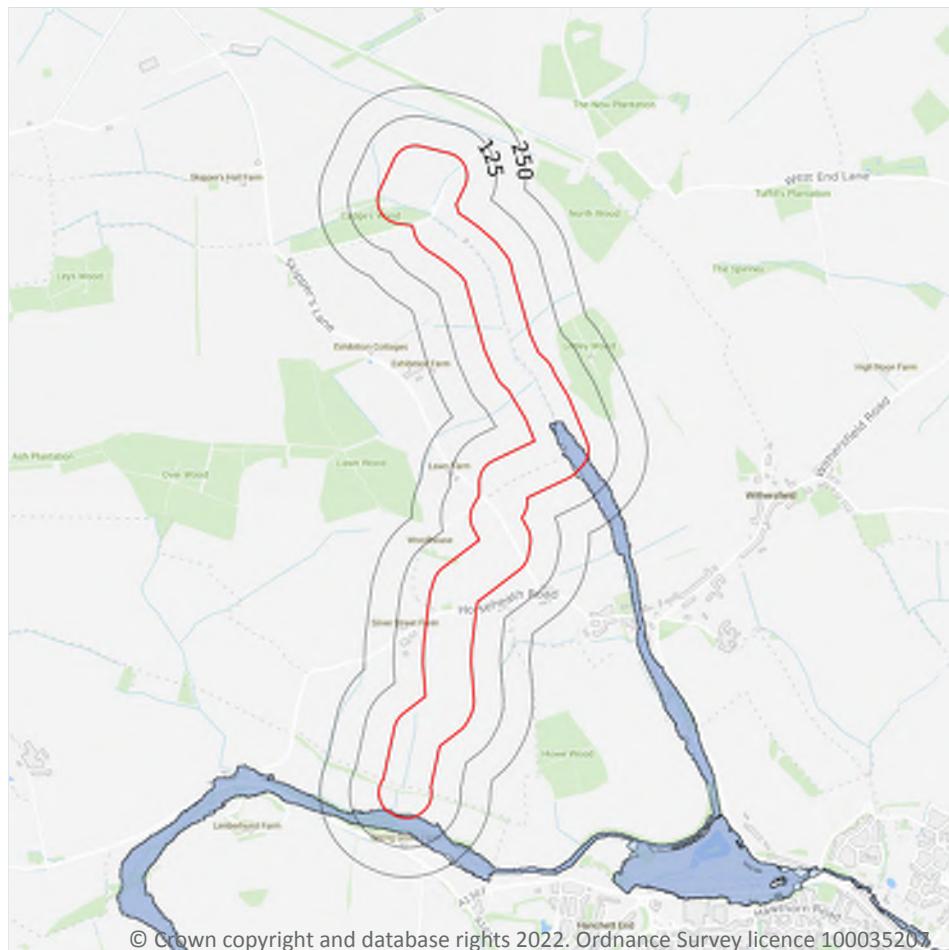
Records within 250m	0
---------------------	---

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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



River and coastal flooding - Flood Zones



— Site Outline
 Search buffers in metres (m)

□ Flood zone 2
 □ Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on [page 47](#)

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

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



7.7 Flood Zone 3

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

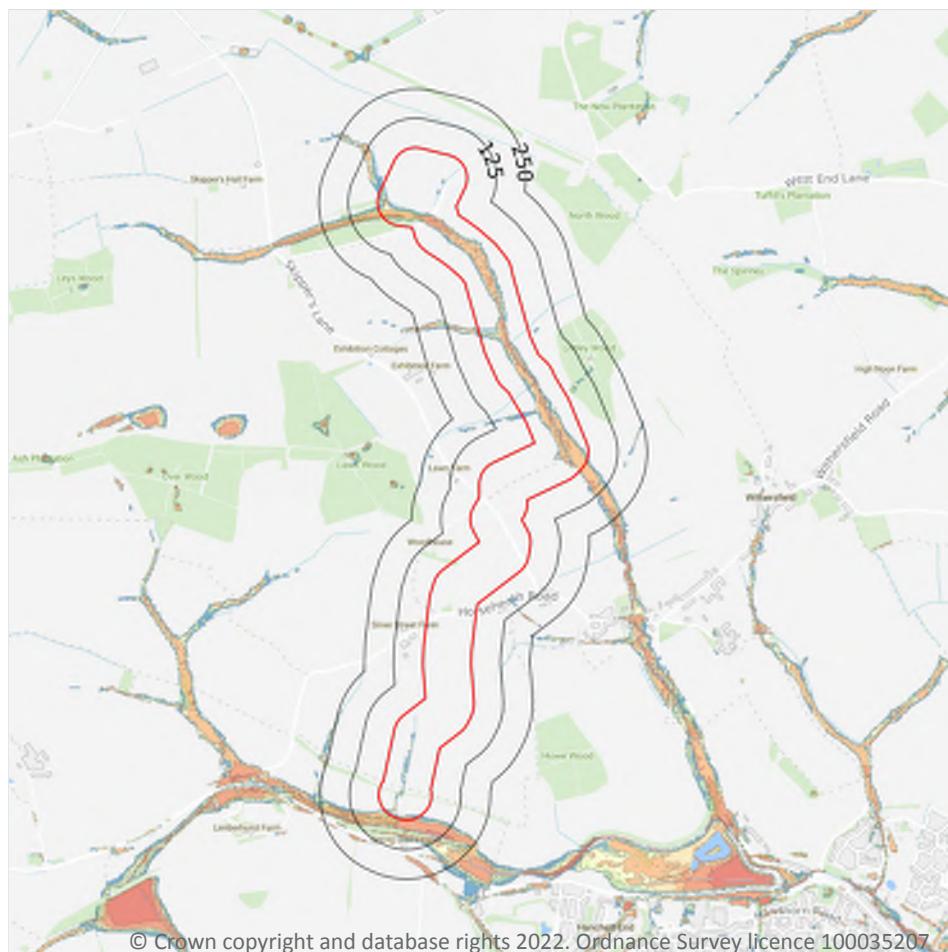
Features are displayed on the River and coastal flooding map on **page 47**

Location	Type
On site	Zone 3 - (Fluvial Models)

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



8 Surface water flooding



— Site Outline
 Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 51](#)

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



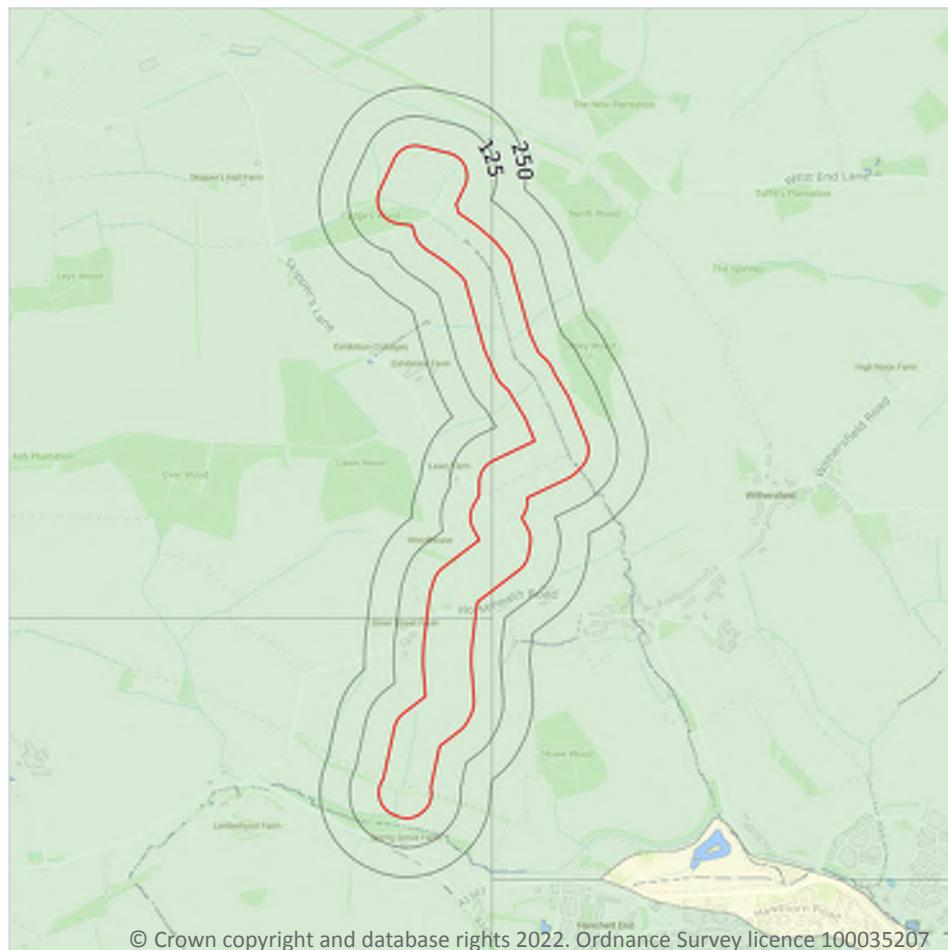
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
 Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site	Low
Highest risk within 50m	Low

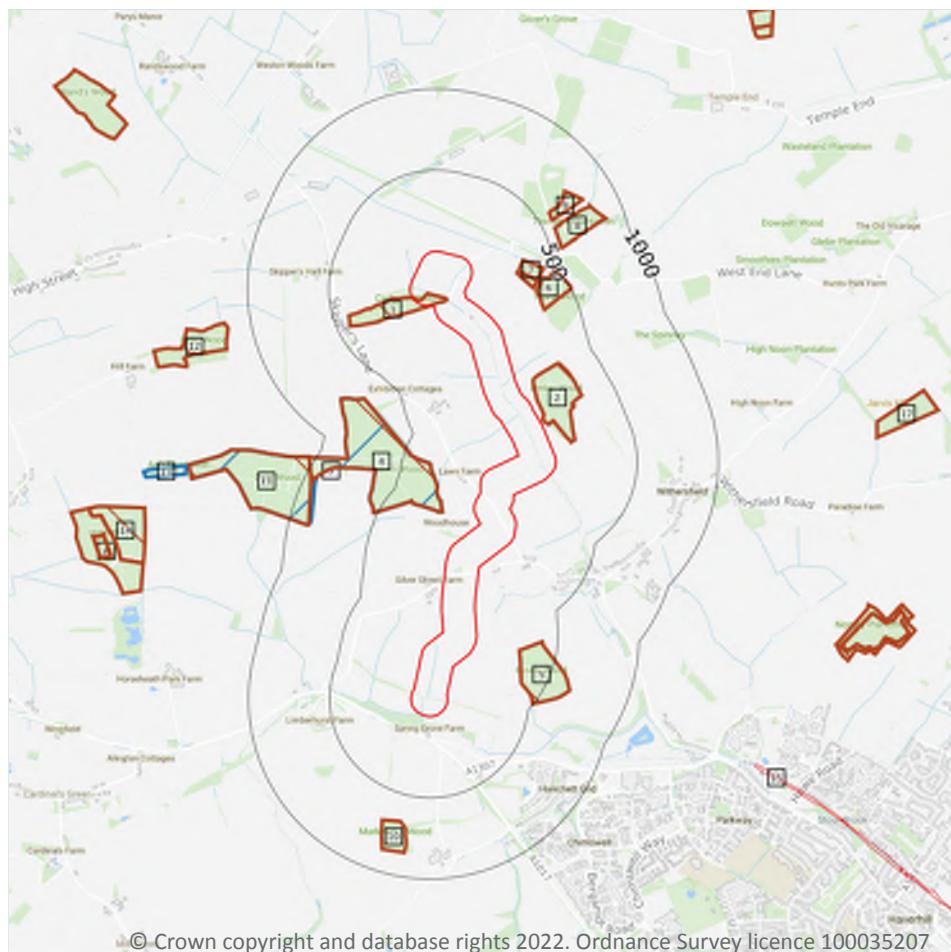
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 53**

This data is sourced from Ambiental Risk Analytics.



10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 54](#)

ID	Location	Name	Data source
3	196m SW	Over and Lawn Woods	Natural England

ID	Location	Name	Data source
13	1692m W	Over and Lawn Woods	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 54](#)

ID	Location	Name	Data source
15	1879m SE	Haverhill Railway Walks	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

16

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 54](#)

ID	Location	Name	Woodland Type
1	On site	Cadges Wood	Ancient & Semi-Natural Woodland
2	20m NE	Littley Wood	Ancient Replanted Woodland
4	196m SW	Lawn Wood	Ancient & Semi-Natural Woodland
5	273m S	Howe Wood	Ancient & Semi-Natural Woodland
6	277m N	Unknown	Ancient Replanted Woodland
7	285m N	Unknown	Ancient Replanted Woodland
8	566m N	The New Plantation	Ancient Replanted Woodland
9	574m N	Unknown	Ancient Replanted Woodland
10	668m S	Markhams Wood	Ancient & Semi-Natural Woodland
11	877m W	Over Wood	Ancient & Semi-Natural Woodland
12	1144m NW	Leys Wood	Ancient & Semi-Natural Woodland
A	1772m W	Hare Wood	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
14	1804m W	Hare Wood	Ancient Replanted Woodland
-	1893m N	Lophams Wood	Ancient & Semi-Natural Woodland
17	1983m E	Unknown	Ancient & Semi-Natural Woodland
-	1993m N	Lophams Wood	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

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

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

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

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.



10.12 Proposed Ramsar sites

Records within 2000m**0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m

10

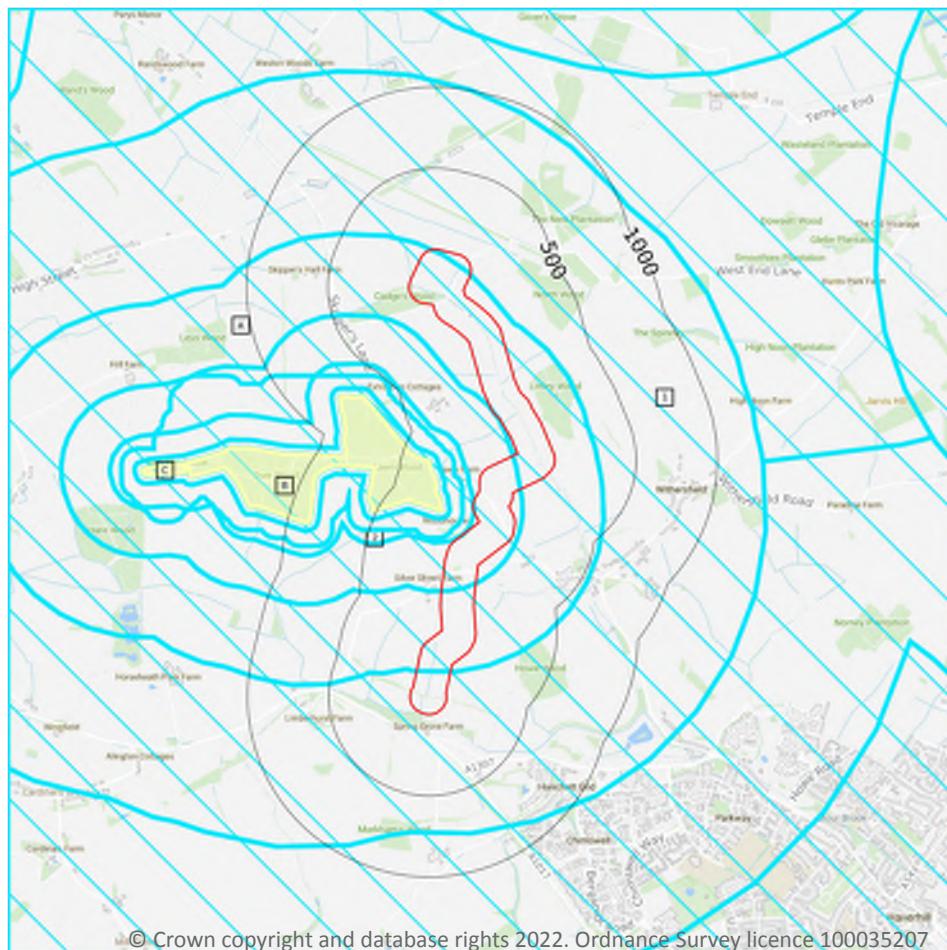
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Lower Stour NVZ	Surface Water	424	Existing
On site	Lower Stour NVZ	Surface Water	424	Existing
On site	Sandlings and Chelmsford	Groundwater	78	Existing
On site	Sandlings and Chelmsford	Groundwater	78	Existing
881m S	Lower Stour NVZ	Surface Water	424	Existing
881m S	Sandlings and Chelmsford	Groundwater	78	Existing
886m S	Lower Stour NVZ	Surface Water	424	Existing
886m S	Sandlings and Chelmsford	Groundwater	78	Existing
1170m W	Ely Ouse and Cut-off channel NVZ	Surface Water	390	Existing
1170m W	Anglian Chalk	Groundwater	71	Existing

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
 - Not recorded
 - Favourable
 - Unfavourable - Recovering
 - Unfavourable - No change
 - Unfavourable - Declining
 - Partially destroyed
 - Destroyed

10.17 SSSI Impact Risk Zones

Records on site

4

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 60](#)



ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.</p> <p>Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).</p> <p>Combustion - General combustion processes >20mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.</p>
2	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.</p> <p>Residential - Residential development of 50 units or more.</p> <p>Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas.</p> <p>Air pollution - Any development that could cause air pollution or dust either in its construction or operation (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores).</p> <p>Combustion - All general combustion processes. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management.</p> <p>Composting - Any composting proposal. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .</p>



ID	Location	Type of developments requiring consultation
A	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.</p> <p>Residential - Residential development of 100 units or more.</p> <p>Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas.</p> <p>Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).</p> <p>Combustion - General combustion processes >20mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .</p>
A	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.</p> <p>Residential - Residential development of 100 units or more.</p> <p>Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas.</p> <p>Air pollution - Any development that could cause air pollution (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores).</p> <p>Combustion - All general combustion processes. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management.</p> <p>Composting - Any composting proposal. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2
Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.	



Features are displayed on the SSSI Impact Zones and Units map on **page 60**

ID: B
 Location: 196m SW
 SSSI name: Over and Lawn Woods
 Unit name: Wood
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Recovering	07/06/2011

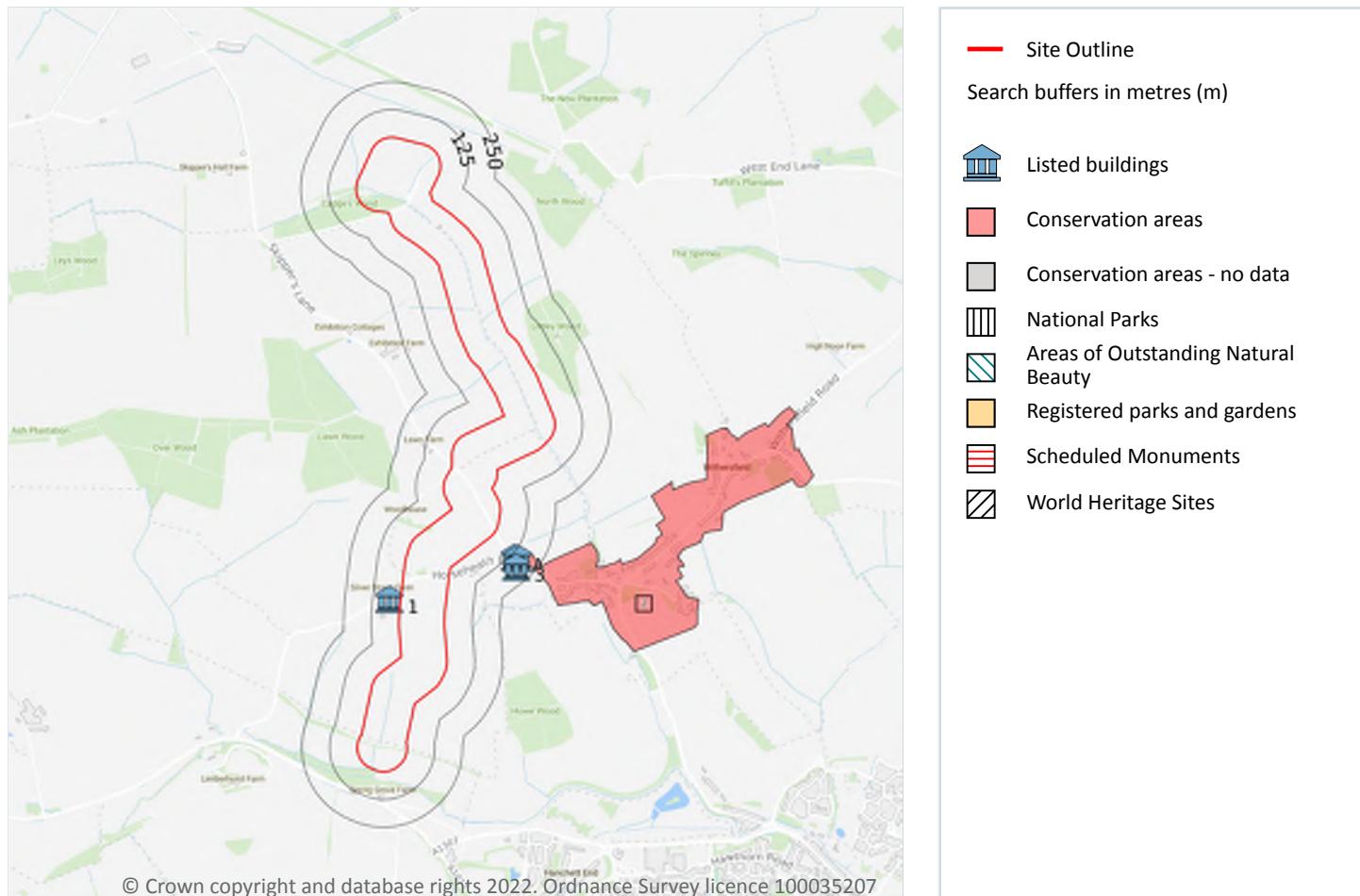
ID: C
 Location: 1692m W
 SSSI name: Over and Lawn Woods
 Unit name: Wood
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Recovering	07/06/2011

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



11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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



Contact us with any questions at:
info@groundsure.com
08444 159 000

Date: 29 November 2022

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

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

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

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

11.4 Listed Buildings

Records within 250m

4

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 64**

ID	Location	Name	Grade	Reference Number	Listed date
1	49m S	Silver Street Farmhouse, Withersfield, West Suffolk, Suffolk, CB9	II	1236109	20/05/1974
A	141m SE	Four Cottages Immediately West of Little Thatch, Withersfield, West Suffolk, Suffolk, CB9	II	1264778	20/05/1974
A	155m SE	Little Thatch, Withersfield, West Suffolk, Suffolk, CB9	II	1236073	20/05/1974
3	178m SE	White Horse inn, Withersfield, West Suffolk, Suffolk, CB9	II	1236074	20/05/1974

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



11.5 Conservation Areas

Records within 250m

1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on [page 64](#)

ID	Location	Name	District	Date of designation
2	119m SE	Withersfield	St. Edmundsbury	02/08/1973

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

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

11.7 Registered Parks and Gardens

Records within 250m

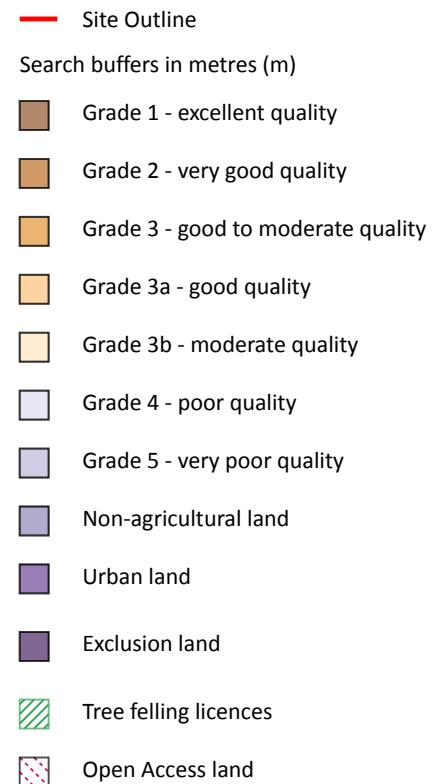
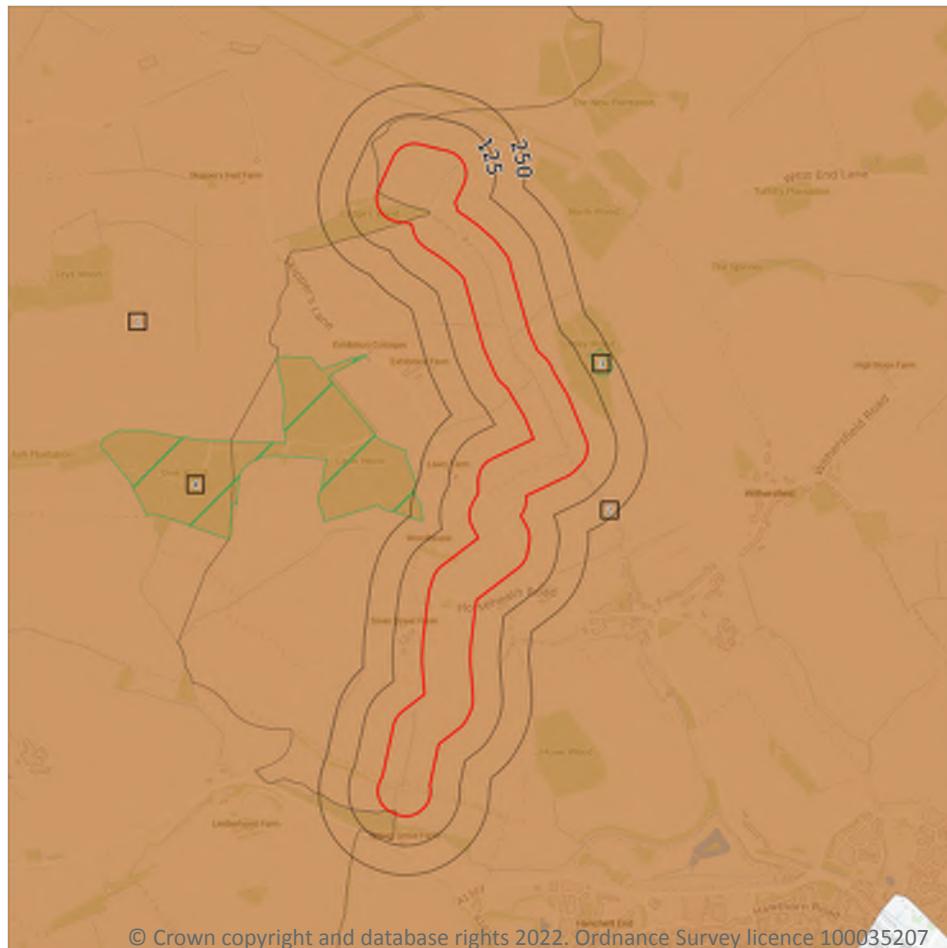
0

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

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



12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 67](#)



ID	Location	Classification	Description
1	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
2	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0
---------------------	---

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

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

12.3 Tree Felling Licences

Records within 250m	2
---------------------	---

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

Features are displayed on the Agricultural designations map on **page 67**

ID	Location	Description	Reference	Application date
3	155m NE	Selective Fell/Thin (Unconditional)	017/44/10-11	24/05/2010
4	197m SW	Selective Fell/Thin (Conditional)	017/549/15-16	11/05/2016

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

14

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	310755	Countryside Stewardship (Higher Tier)	01/01/2017	31/12/2021
On site	482342	Countryside Stewardship (Higher Tier)	01/01/2018	31/12/2027
On site	497081	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
On site	497081	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
On site	497081	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
On site	497081	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
On site	497081	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
14m NE	310755	Countryside Stewardship (Higher Tier)	01/01/2017	31/12/2021
64m S	497081	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
124m E	497081	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
158m S	355743	Countryside Stewardship (Middle Tier)	01/01/2017	31/12/2021
197m SW	310755	Countryside Stewardship (Higher Tier)	01/01/2017	31/12/2021

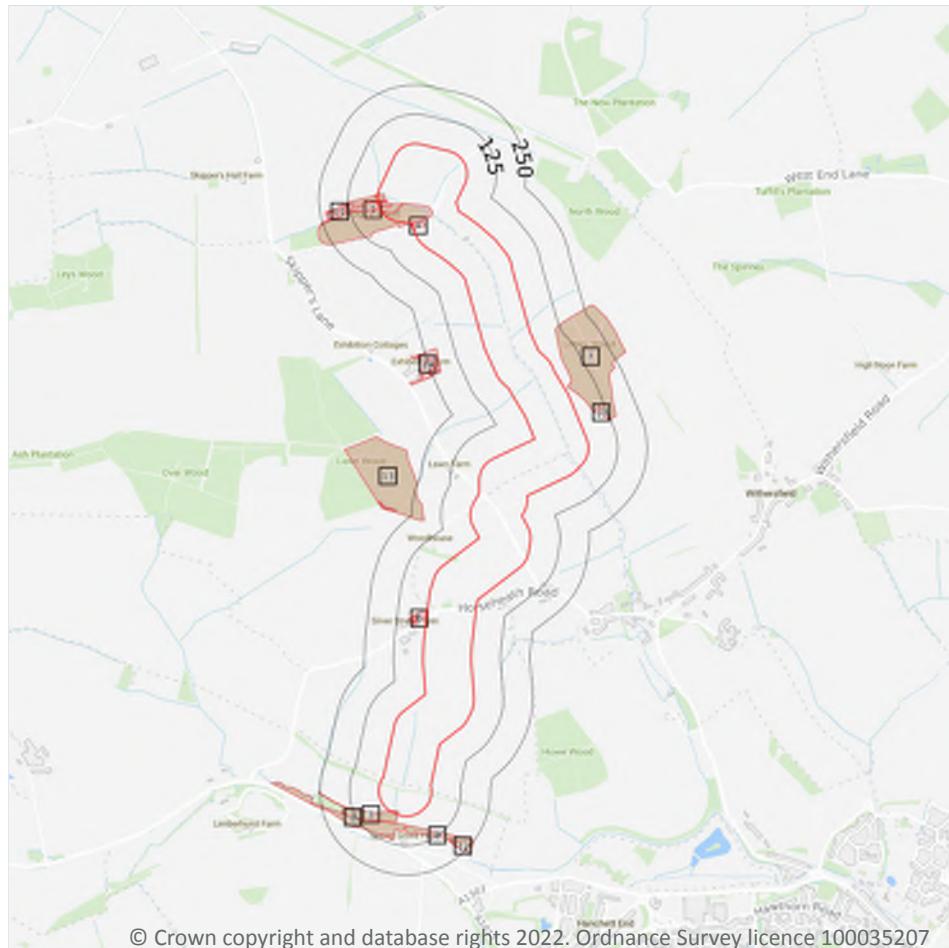


Location	Reference	Scheme	Start Date	End Date
231m N	497081	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022
246m SW	355743	Countryside Stewardship (Middle Tier)	01/01/2017	31/12/2021

This data is sourced from Natural England.



13 Habitat designations



— Site Outline
 Search buffers in metres (m)

- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

21

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

Features are displayed on the Habitat designations map on [page 71](#)

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	1m S	No main habitat but additional habitats present	Additional: TORCH (INV 50%)
7	14m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	36m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	40m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	41m S	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
B	44m S	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
10	73m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	104m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	168m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	197m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)
14	198m N	No main habitat but additional habitats present	Additional: TORCH (INV 50%)
C	203m N	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
C	203m N	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0
Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.	

This data is sourced from Natural England.



13.3 Open Mosaic Habitat

Records within 250m**0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

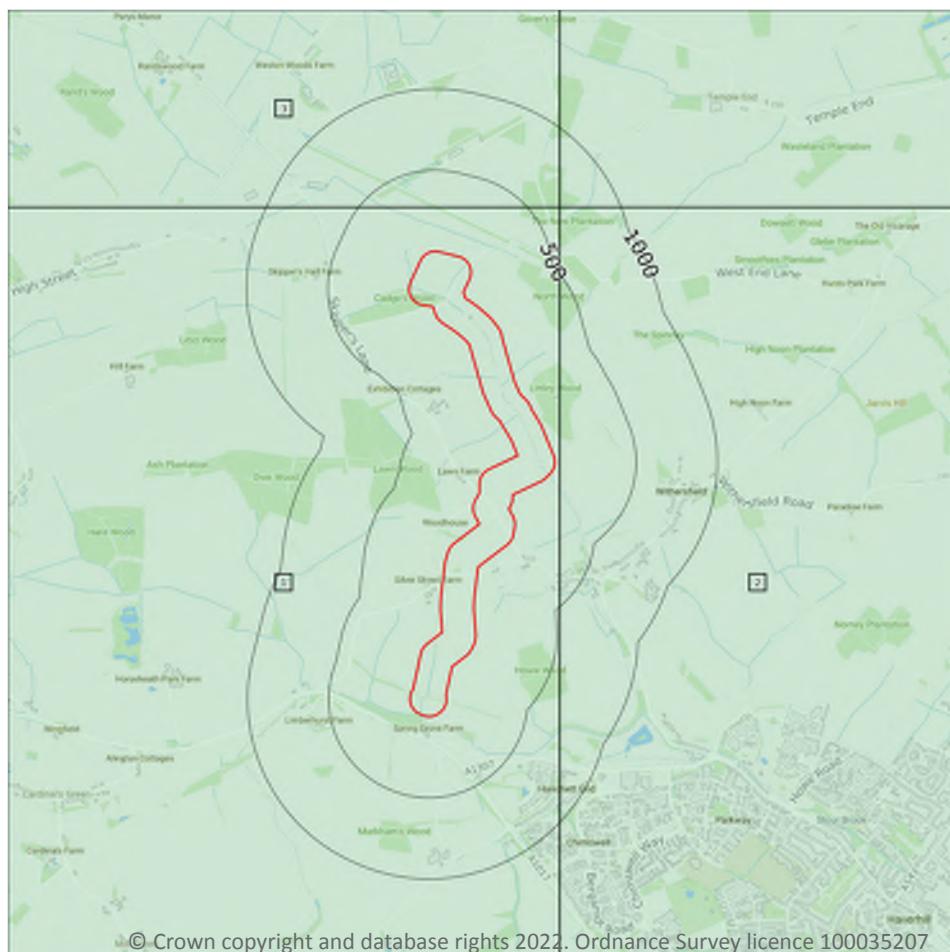
Records within 250m**0**

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

3

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

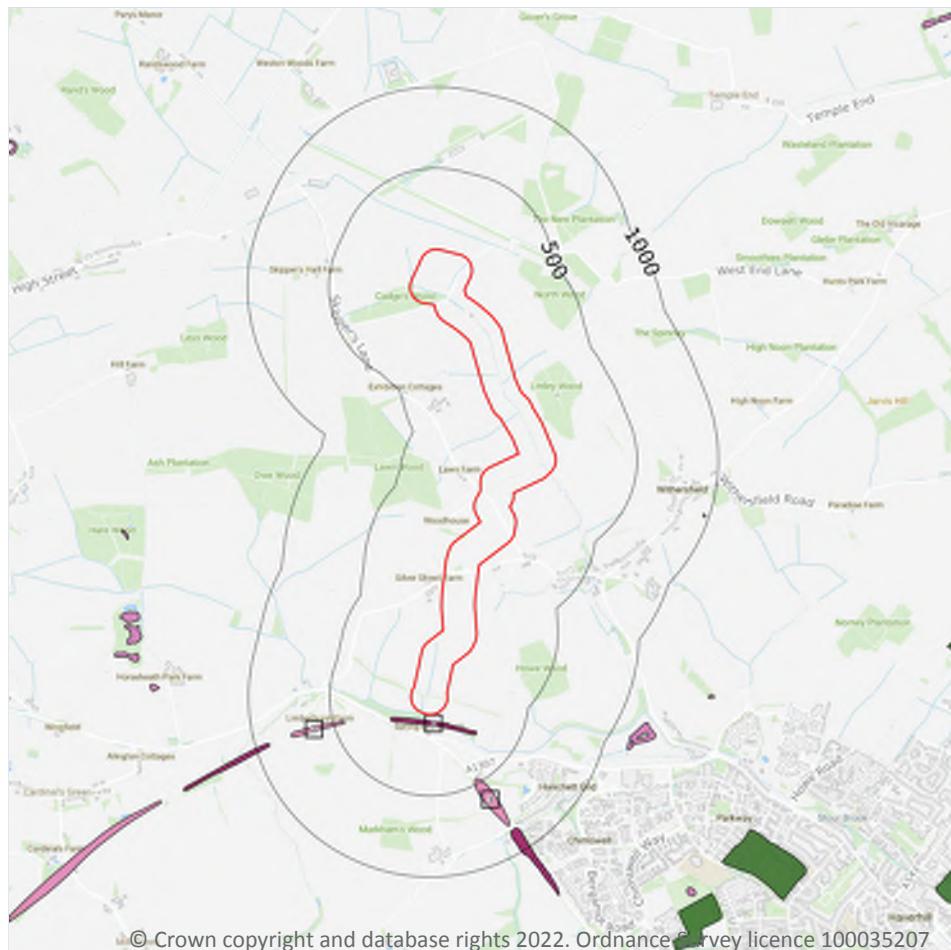
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 74**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TL64NW
2	30m E	Full	Full	Full	No coverage	TL64NE
3	272m N	Full	Full	Full	No coverage	TL65SW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



— Site Outline
 Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

3

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

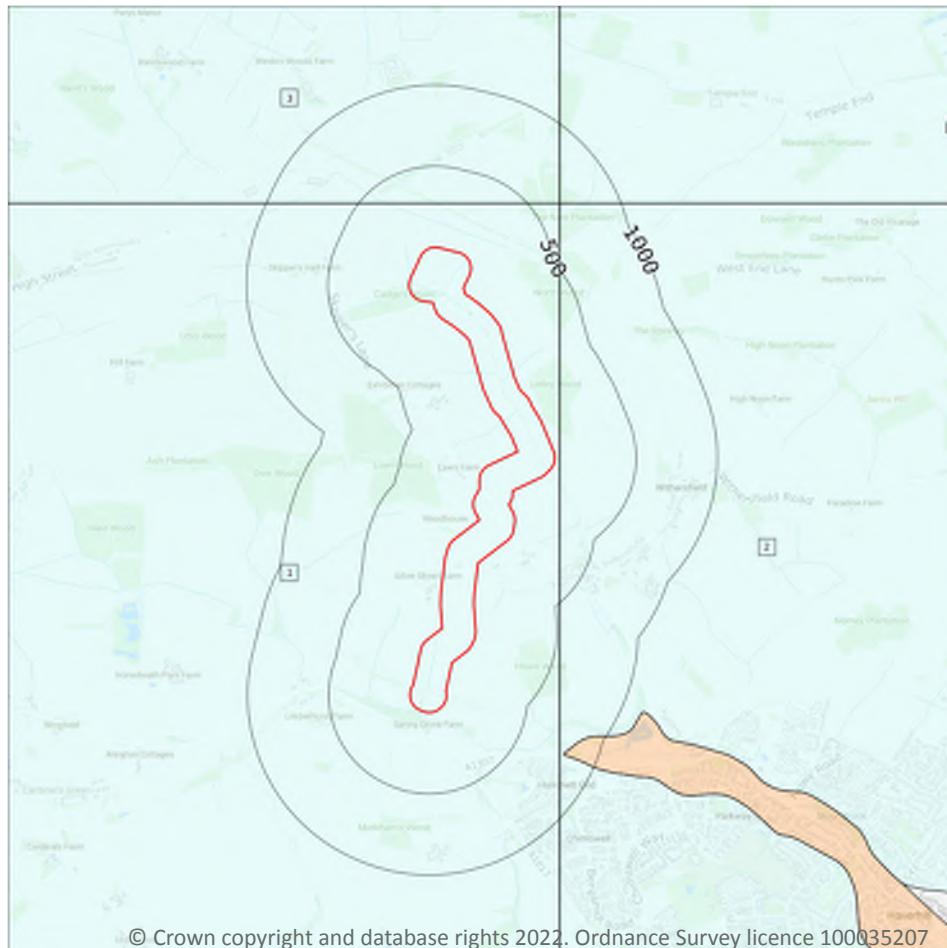
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 75](#)

ID	Location	LEX Code	Description	Rock description
1	36m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	430m SW	WGR-VOID	Worked Ground (Undivided)	Void
3	469m S	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— Site Outline

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

3

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 76](#)

ID	Location	LEX Code	Description	Rock description
1	On site	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
2	30m E	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
3	272m N	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

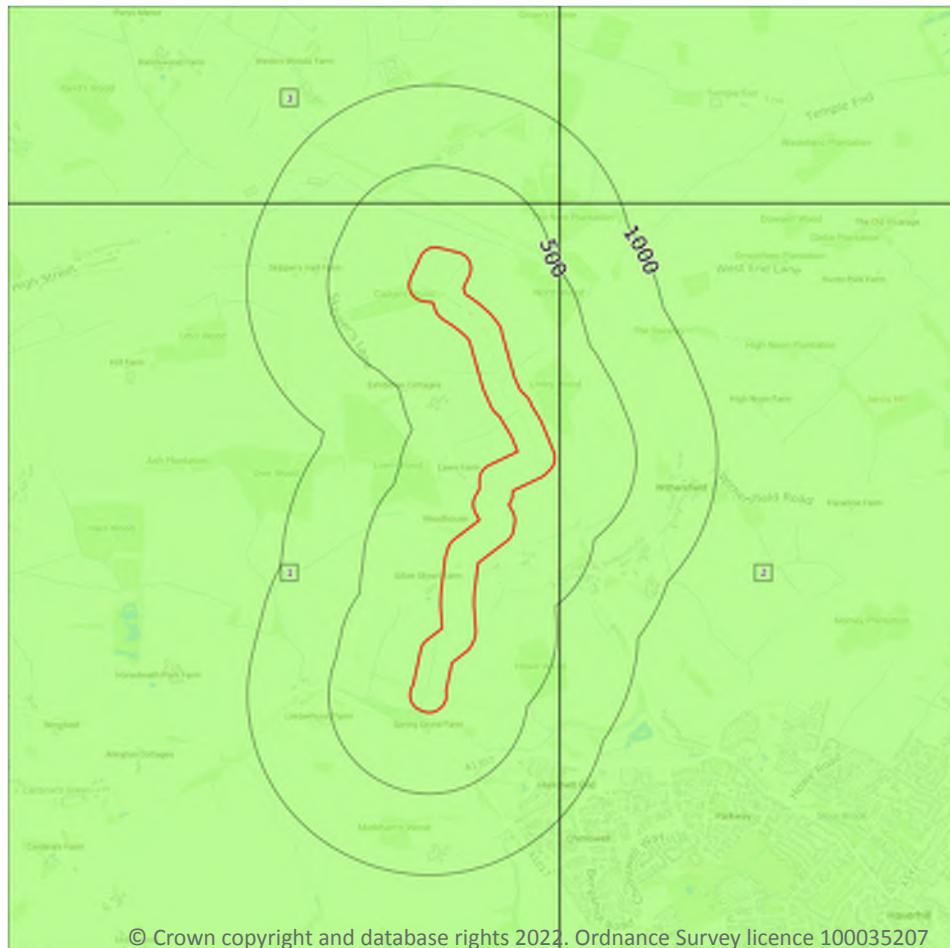
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline
 Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)
 Bedrock geology (10k)
 Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

3

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 78**

ID	Location	LEX Code	Description	Rock age
1	On site	LESE-CHLK	Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk	Santonian Age - Turonian Age
2	30m E	LESE-CHLK	Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk	Santonian Age - Turonian Age



ID	Location	LEX Code	Description	Rock age
3	272m N	LESE-CHLK	Lewes Nodular Chalk Formation And Seaford Chalk Formation (undifferentiated) - Chalk	Santonian Age - Turonian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

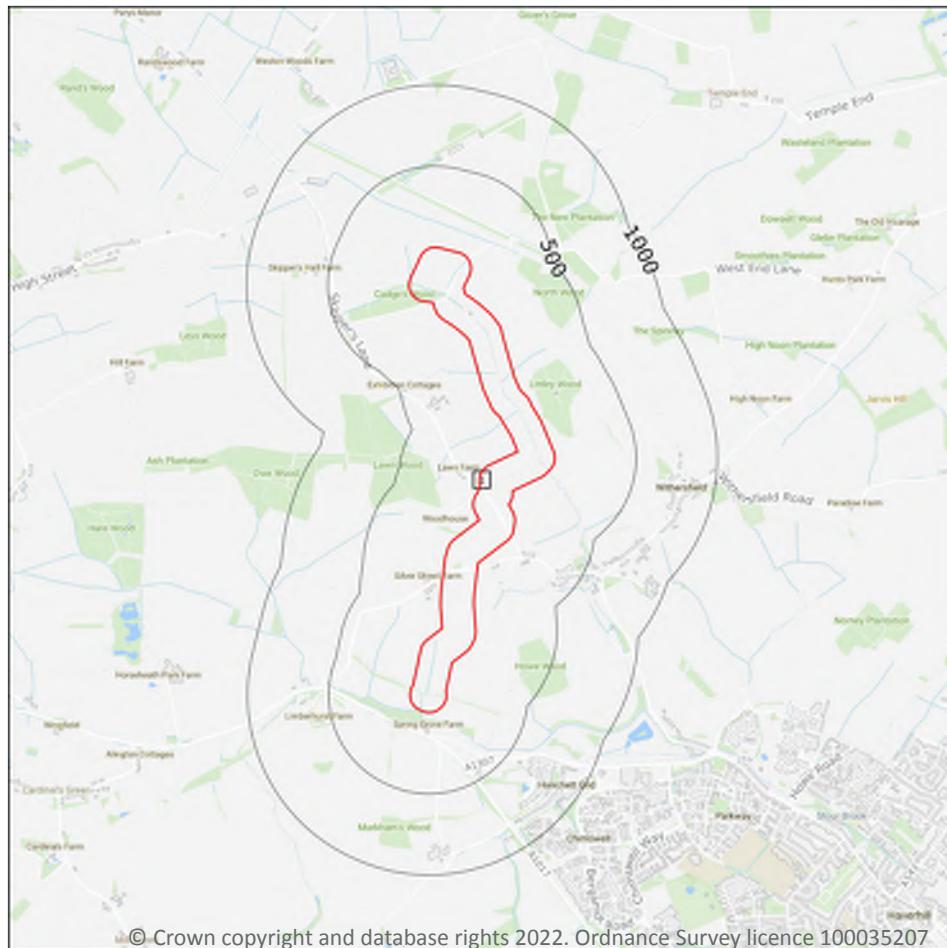
Records within 500m	0
---------------------	---

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m						1
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.						

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 80**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW205_saffron_walden_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

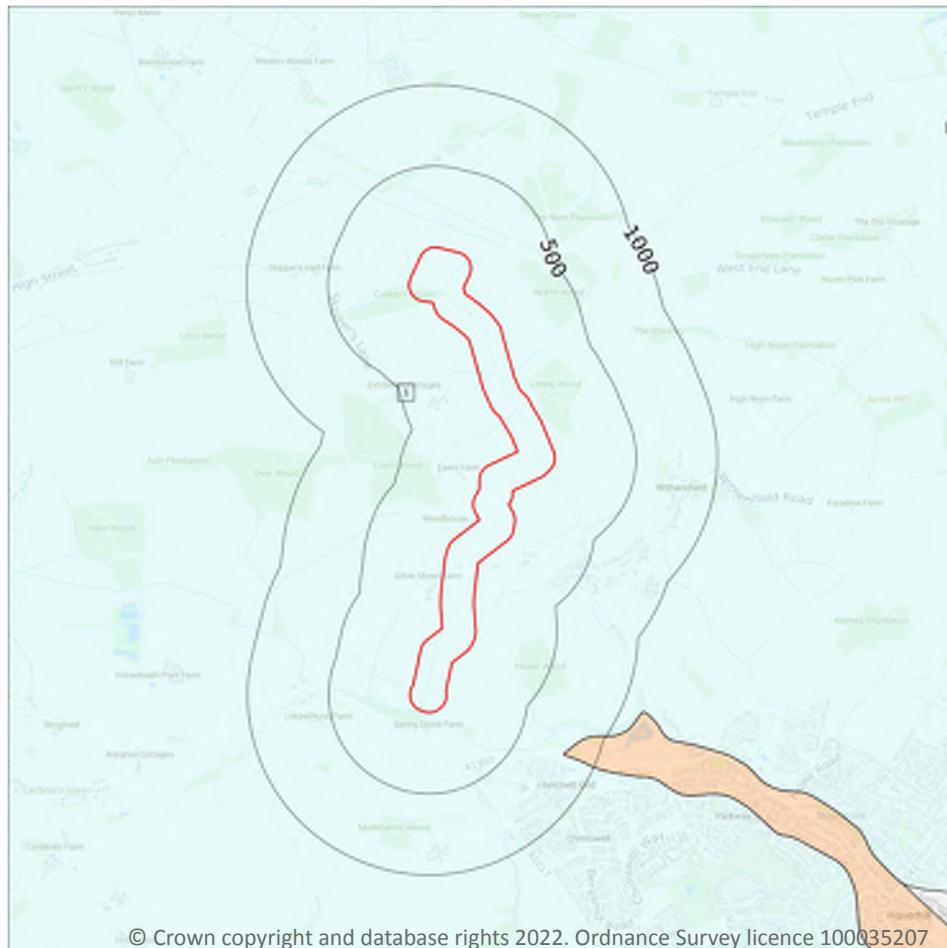
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline
 Search buffers in metres (m)

 Landslip (50k)
 Superficial geology (50k)
 Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 82**

ID	Location	LEX Code	Description	Rock description
1	On site	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Low
30m E	Mixed	Moderate	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

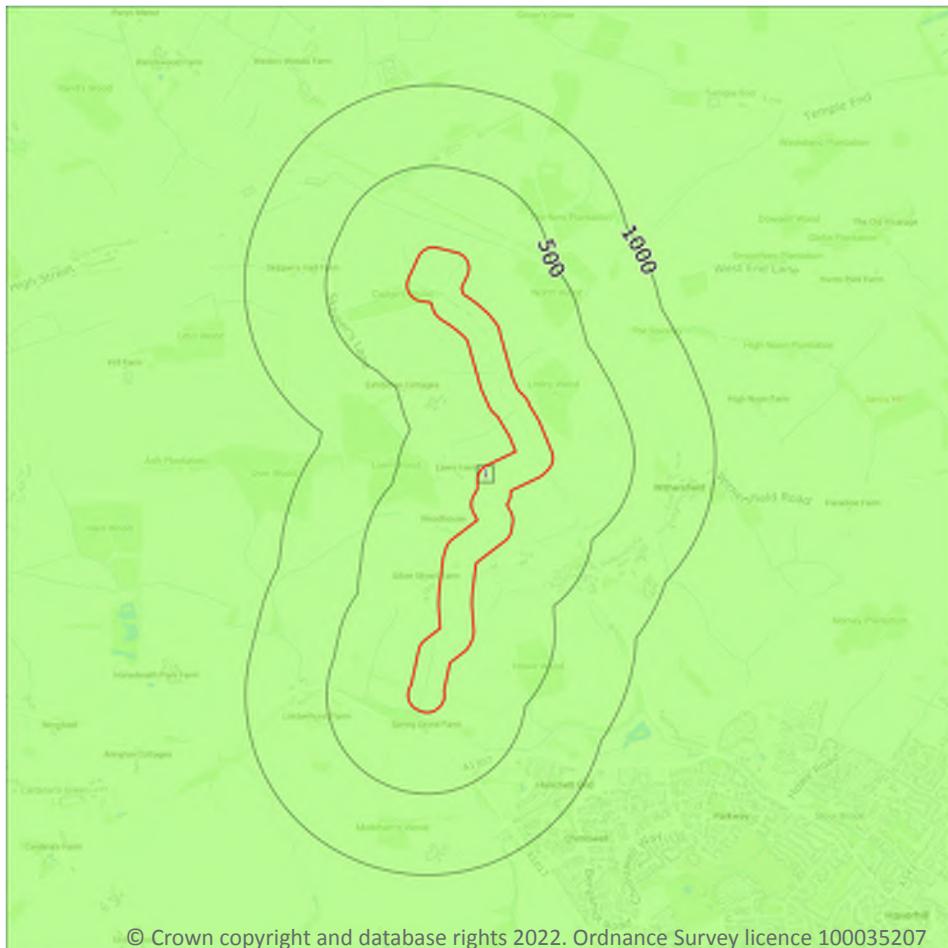
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline
 Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)
 Bedrock geology (50k)
 Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 84**

ID	Location	LEX Code	Description	Rock age
1	On site	LESE-CHLK	LEWES NODULAR CHALK FORMATION AND SEAFORD CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High
30m E	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

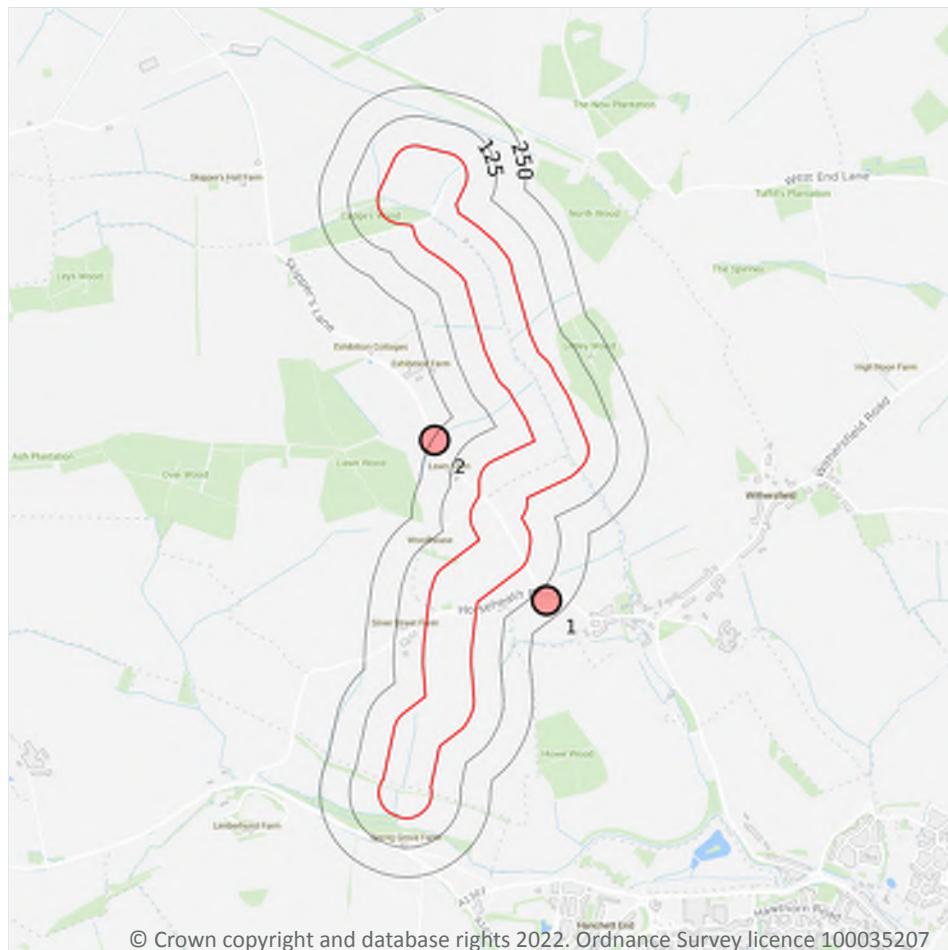
0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
 Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

2

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

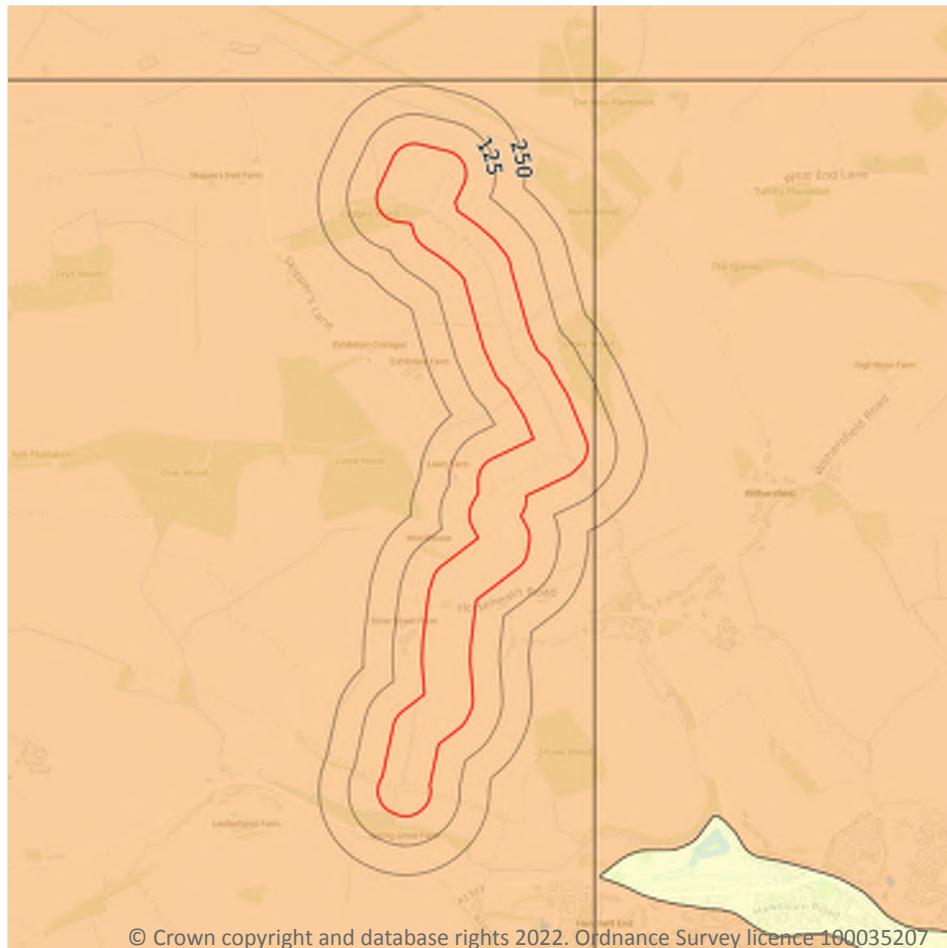
Features are displayed on the Boreholes map on [page 86](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	174m SE	564790 247790	PUBLIC WELL NEAR WHITE HORSE INN WITHERSFIELD	48.76	N	546904
2	239m NW	564316 248471	SKIPERS LANE, WITHERSFIELD	110.0	N	12082387

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

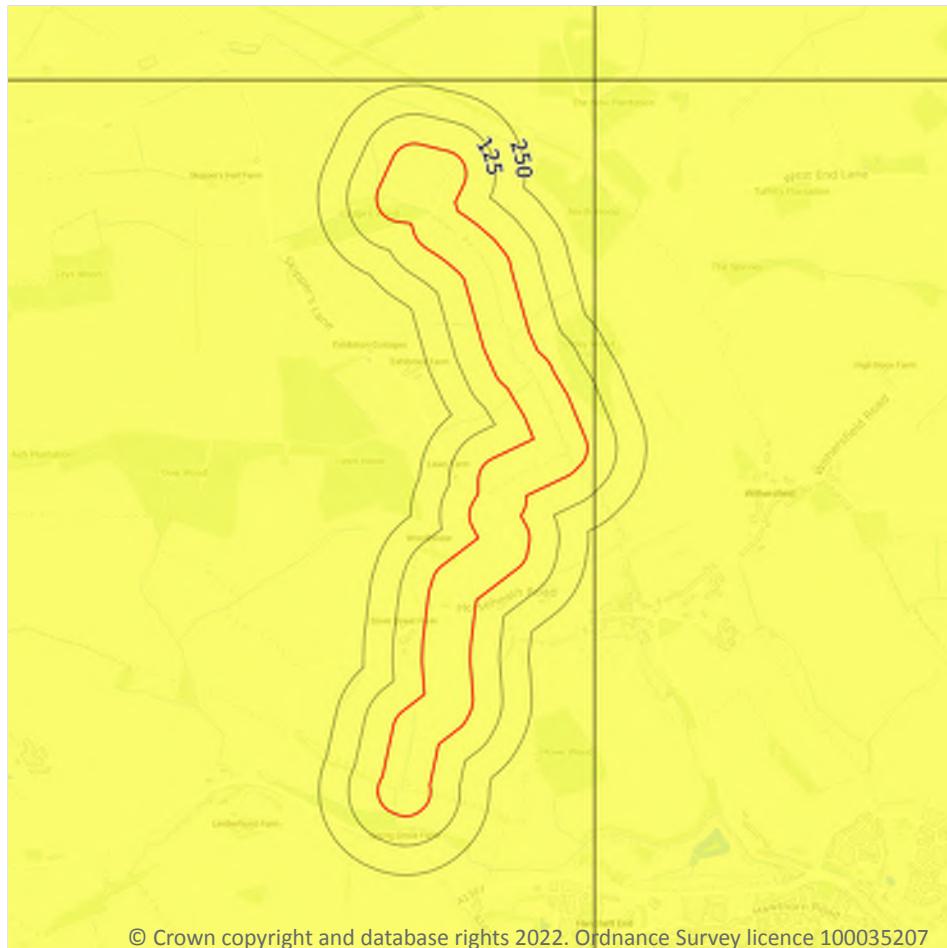
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 87](#)

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.
30m E	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



— Site Outline



17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 88](#)

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

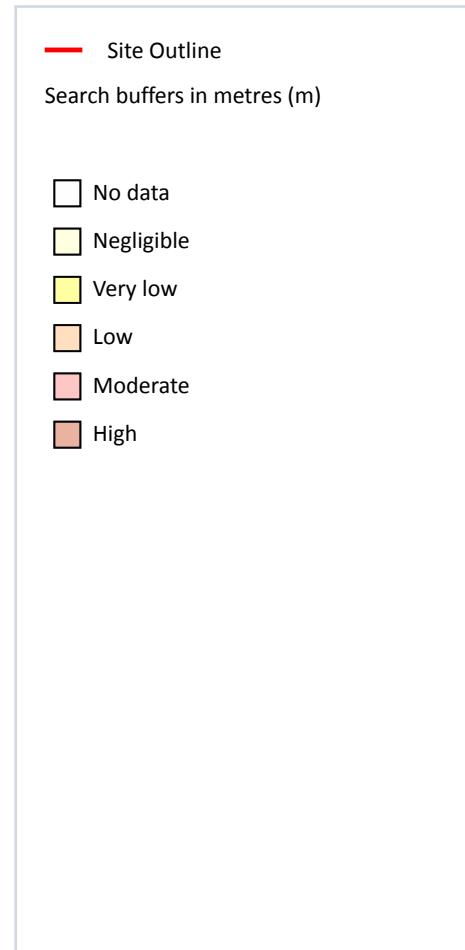
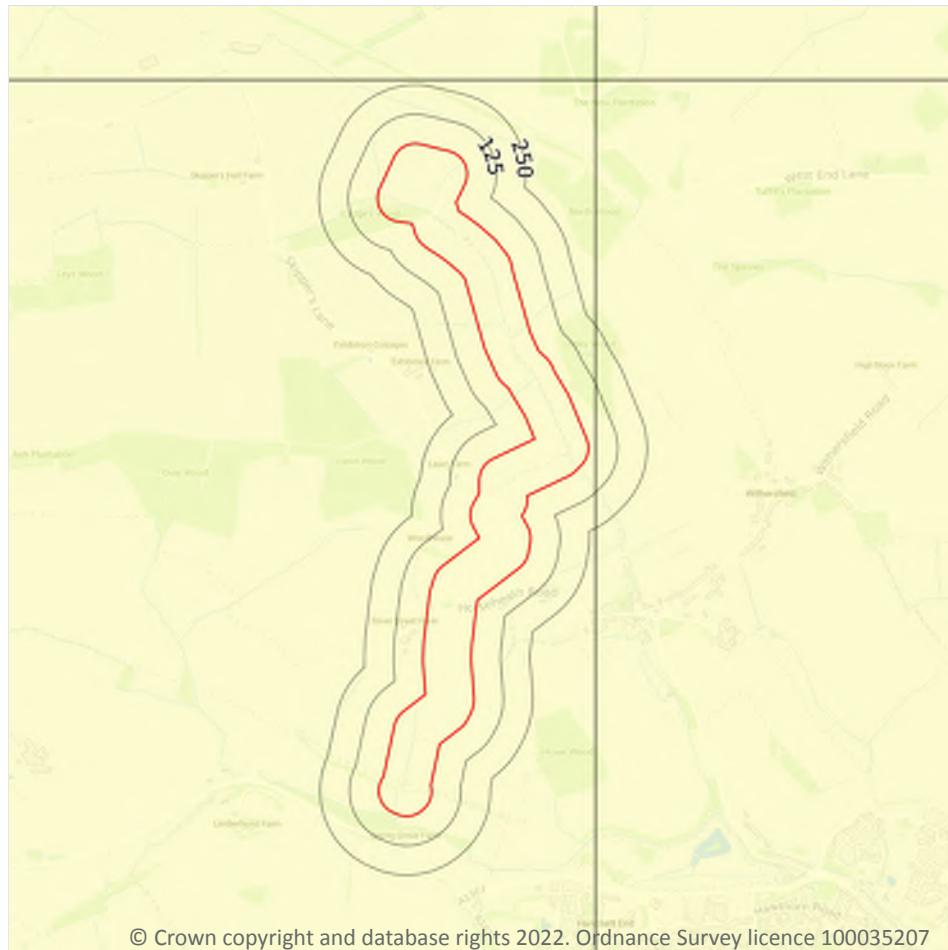


Location	Hazard rating	Details
30m E	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

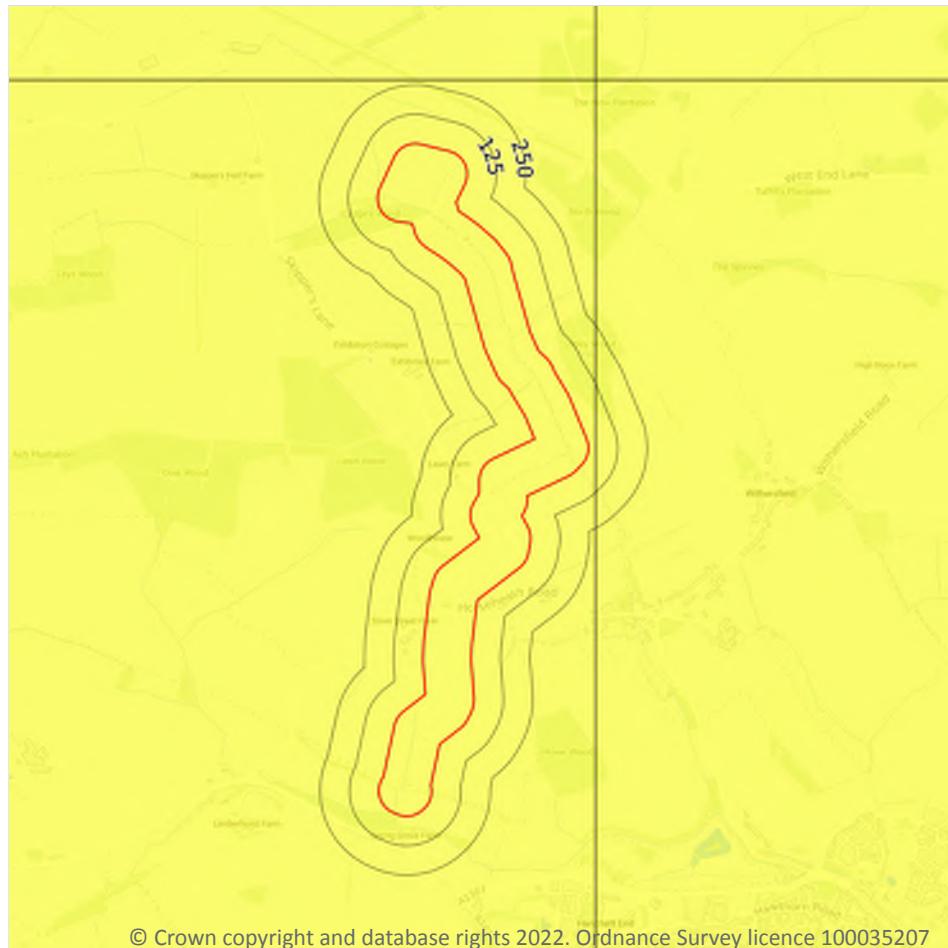
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 90](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
30m E	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m

2

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

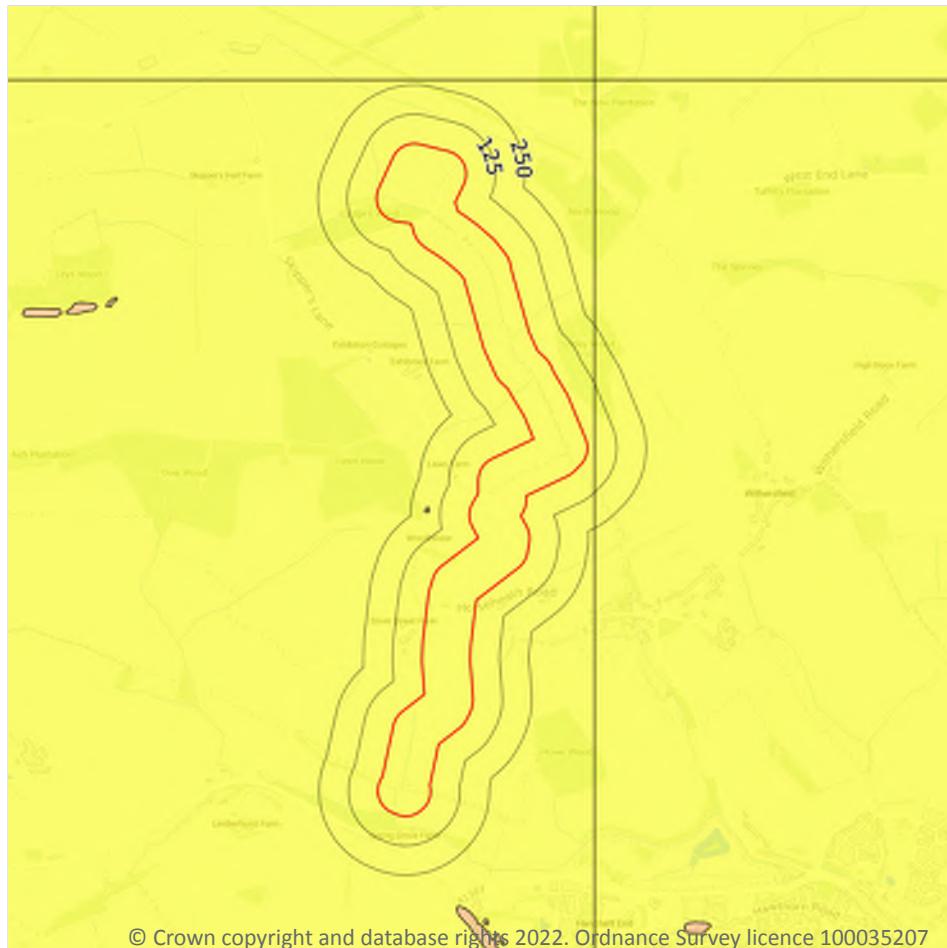
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 91](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
30m E	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m

2

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 92](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

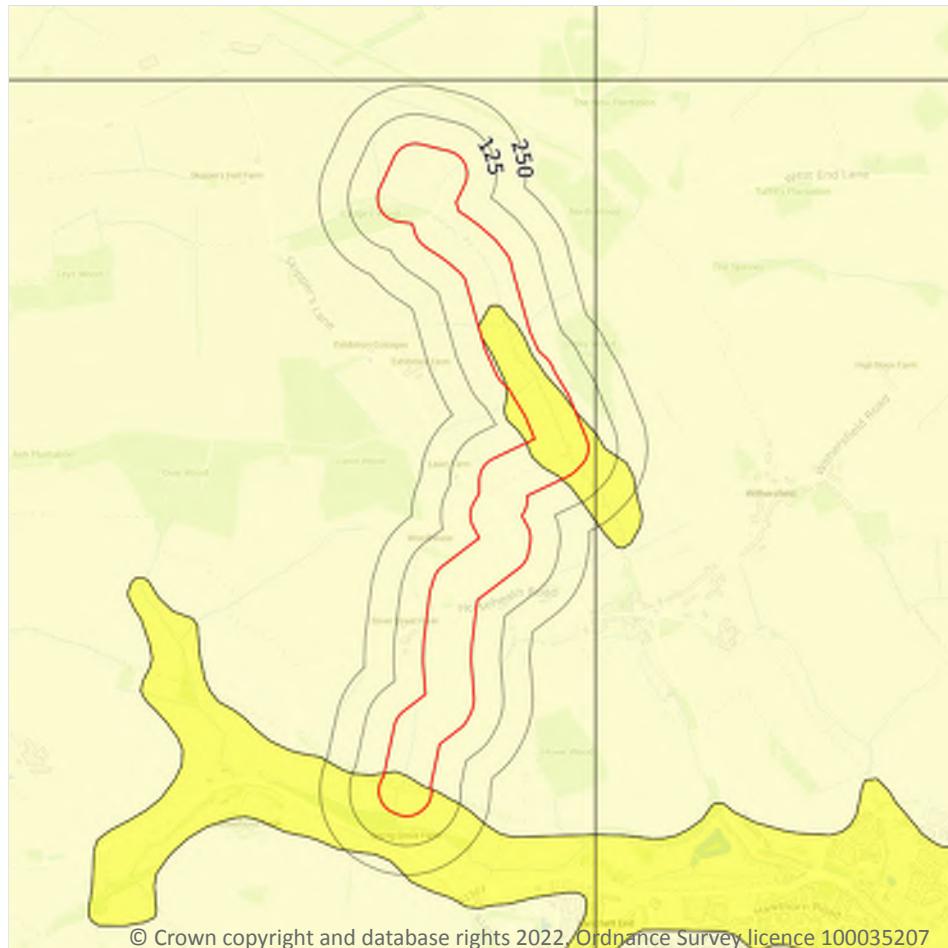


Location	Hazard rating	Details
30m E	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m

4

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 94](#)

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

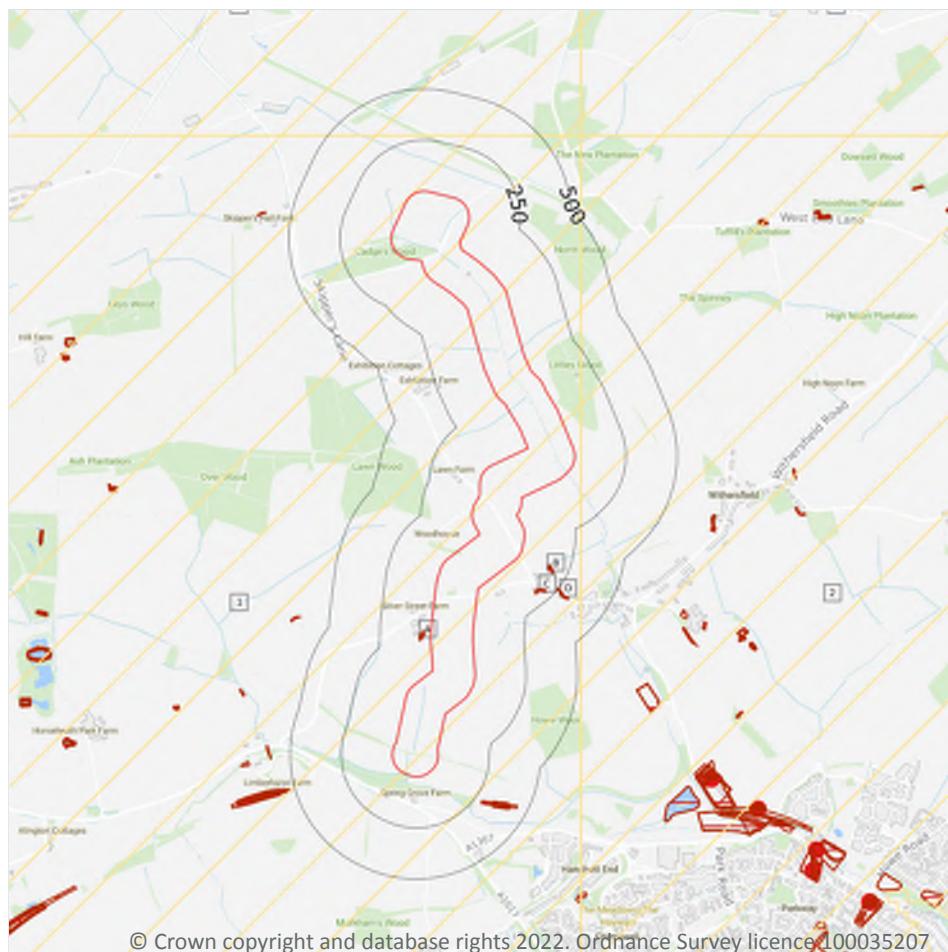


Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.
30m E	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.
45m E	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.



18.2 BritPits

Records within 500m
0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m
10

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 96**

ID	Location	Land Use	Year of mapping	Mapping scale
A	30m S	Pond	1982	1:10000
A	32m S	Pond	1949	1:10560
B	150m SE	Pond	1885	1:10560
B	154m SE	Pond	1982	1:10000
C	180m SE	Ponds	1885	1:10560
C	180m SE	Ponds	1924	1:10560
C	183m SE	Ponds	1924	1:10560
D	248m SE	Unspecified Ground Workings	1924	1:10560
D	248m SE	Unspecified Ground Workings	1901	1:10560
D	249m SE	Unspecified Ground Workings	1924	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m
0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

4

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining, ground workings and natural cavities map on **page 96**

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
2	30m E	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
3	272m N	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
6	661m N	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.



18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.



18.12 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.13 Clay mining

Records on site

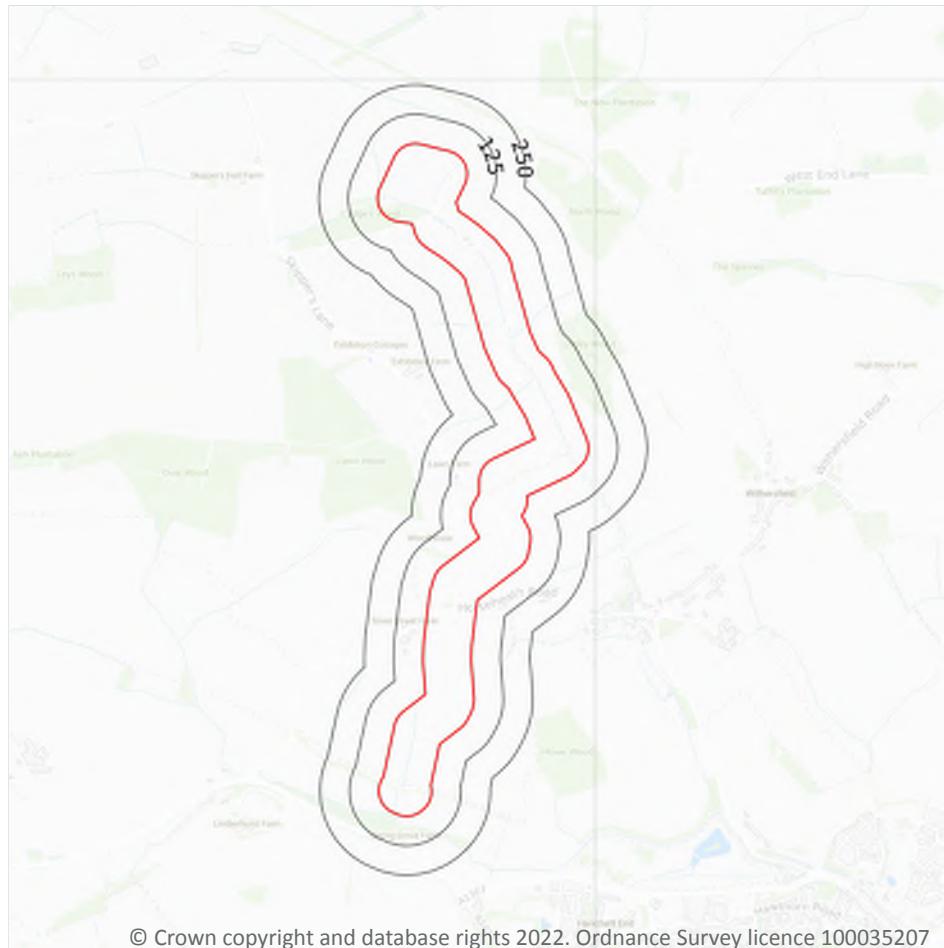
0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Radon



19.1 Radon

Records on site	1
Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.	

Features are displayed on the Radon map on [page 101](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

21

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
17m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
30m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
30m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
46m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
46m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
47m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0
Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km ²).	

This data is sourced from the British Geological Survey.

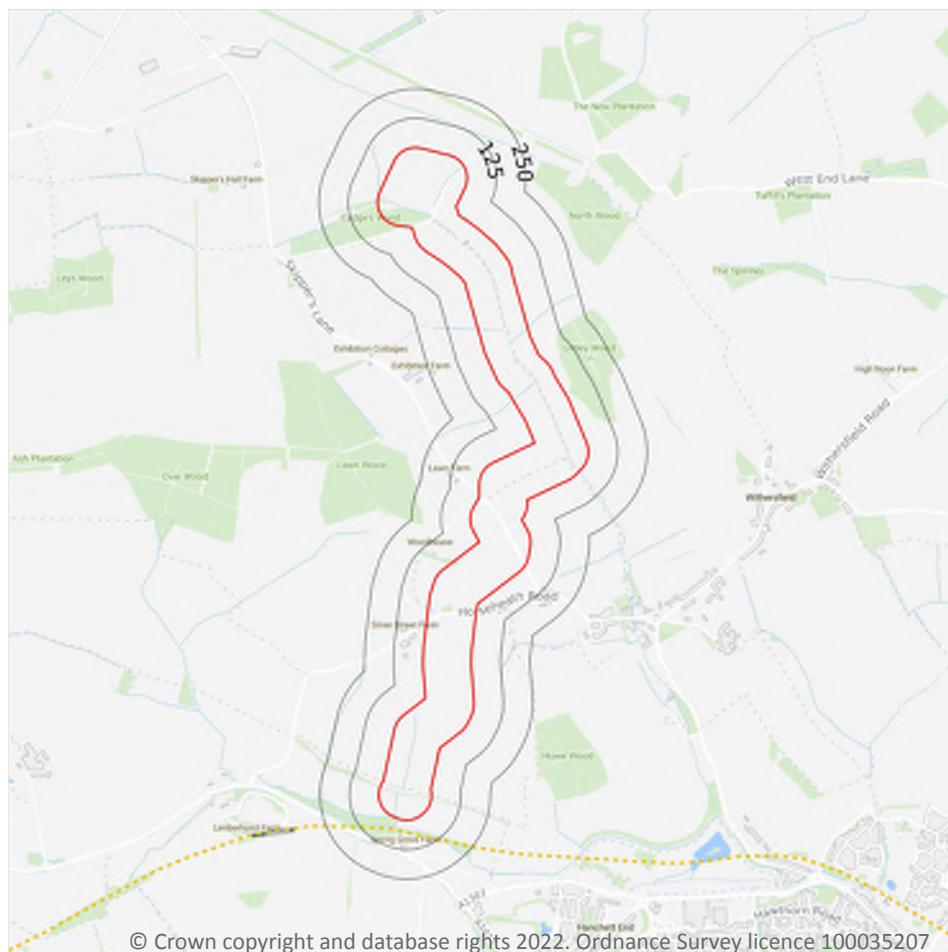
20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0
The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km ² .	

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



—	Site Outline
—	Search buffers in metres (m)
○	Crossrail 1 Stations
—	Crossrail 1 Route
○	Crossrail 2 Stations
—	Crossrail 2 Route
—	Crossrail 2 Worksites
—	Crossrail 2 Safeguarding
—	Crossrail 2 Headhouses
■	Railway stations
—	Active railways
—	Active tunnels
—	Abandoned railways
■	Historic railways
—	Historic tunnels
■	Underground stations
—	Underground Lines
—	Royal Mail tunnels
—	HS2 optimised route
—	HS2 Stations
—	HS2 Depots
—	HS2 Surface Safeguarding
—	HS2 Subsurface Safeguarding

21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

1

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on [page 104](#)

Location	Description
48m S	Abandoned

This data is sourced from OpenStreetMap.



21.7 Railways

Records within 250m**0**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m**0**

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m**0**

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m**0**

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

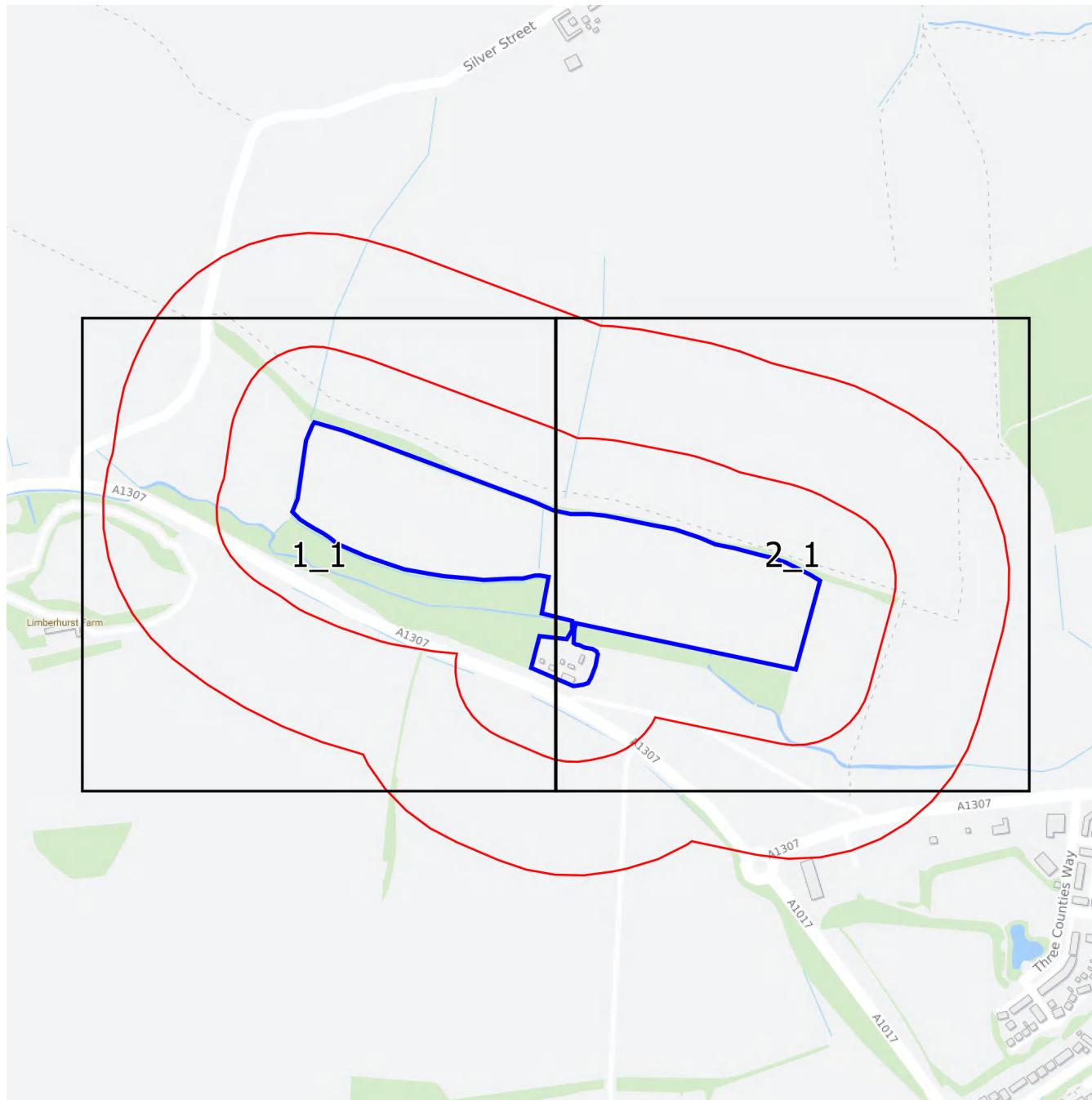
Terms and conditions

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



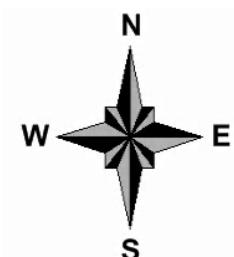
APPENDIX 03

Historical Ordnance Survey Maps



Groundsure
INSIGHTS

1:2,500 Scale Grid Index



Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349_LS_1_1
 Grid Ref: 563855, 246915

Map Name: County Series

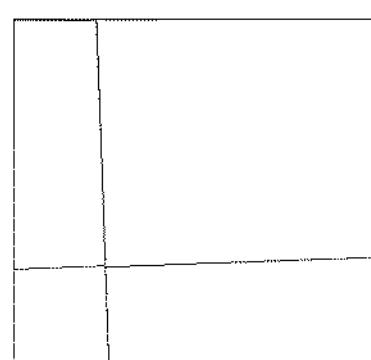
Map date: 1884-1886

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1886
 Revised 1886
 Edition N/A
 Copyright N/A
 Levelled N/A

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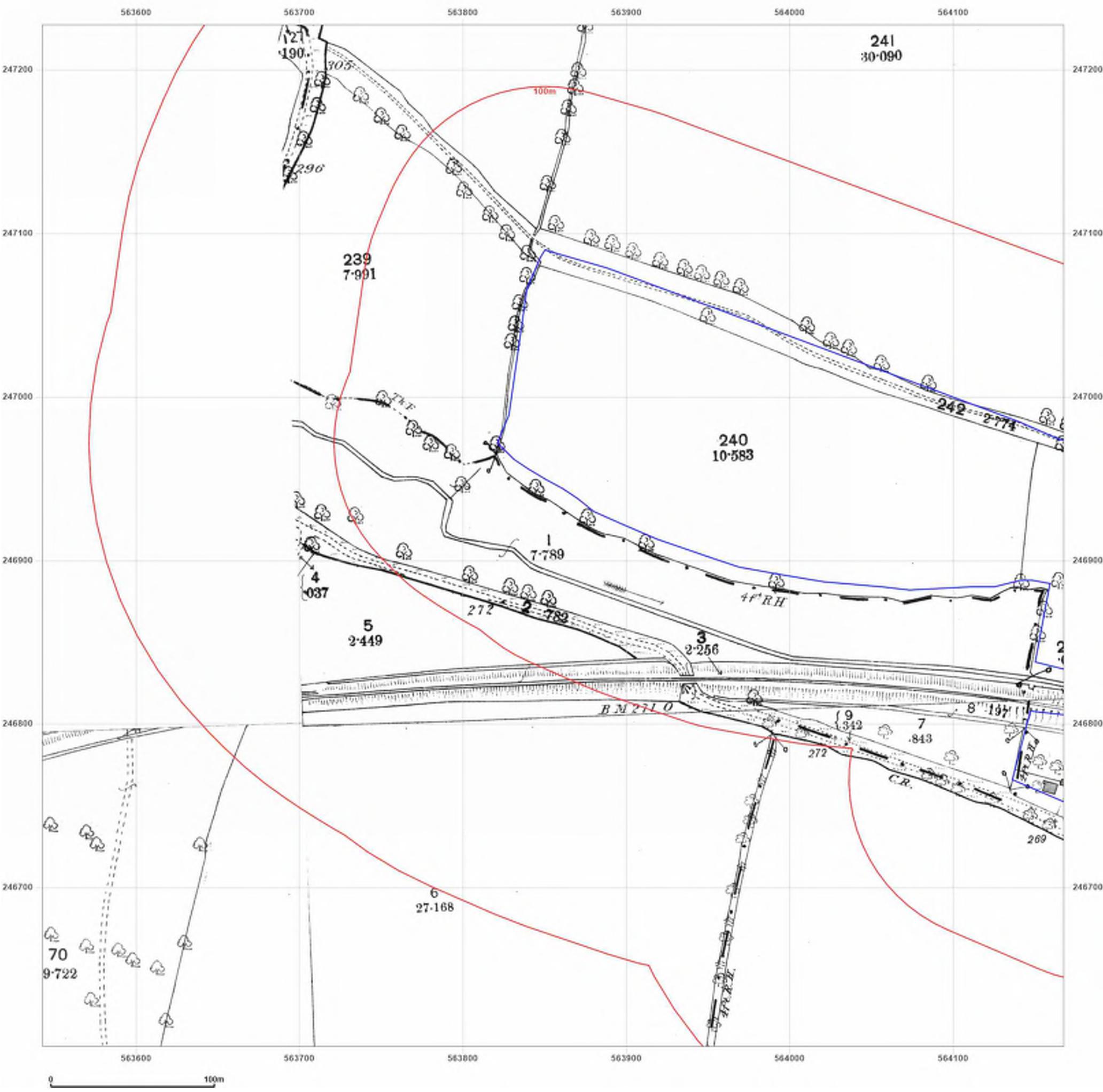


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Production date: 16 March 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349_LS_1_1
 Grid Ref: 563855, 246915

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1903
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1903
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1903
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1903
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

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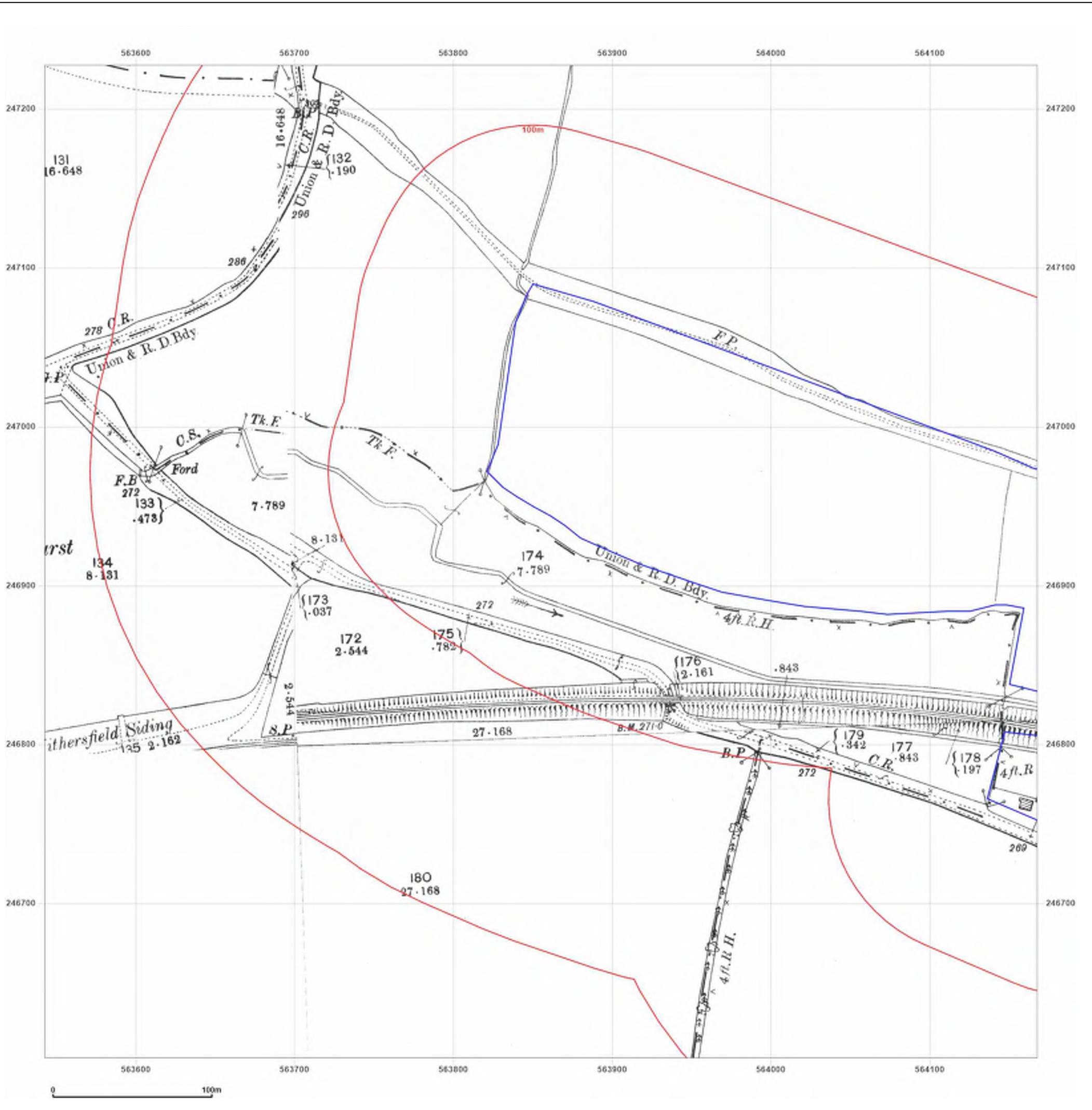
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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_1_1
Grid Ref: 563855, 246915

Map Name: County Series

Map date: 1903

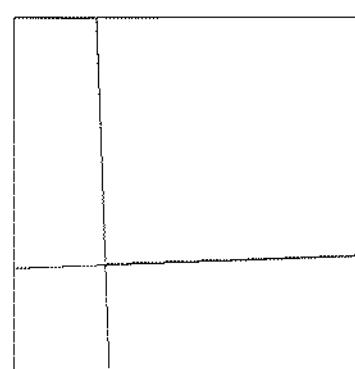
Scale: 1:2,500

Printed at: 1:2 500



Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Leavelled N/A

Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Levied N/A



Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349_LS_1_1
 Grid Ref: 563855, 246915

Map Name: County Series

Map date: 1926

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1926
 Revised 1926
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1926
 Revised 1926
 Edition N/A
 Copyright N/A
 Levelled N/A

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 Revised 1926
 Edition N/A
 Copyright N/A
 Levelled N/A

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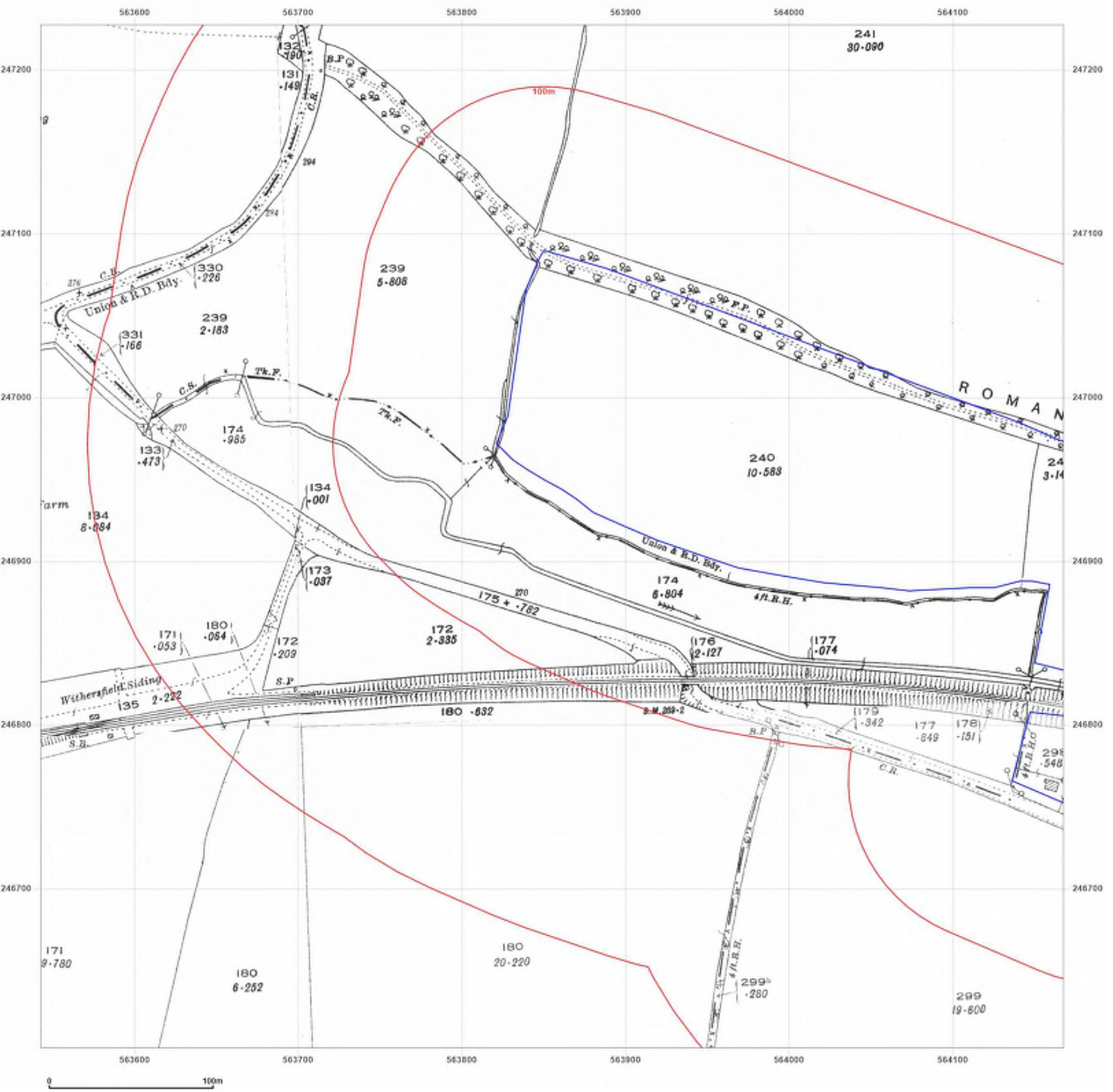


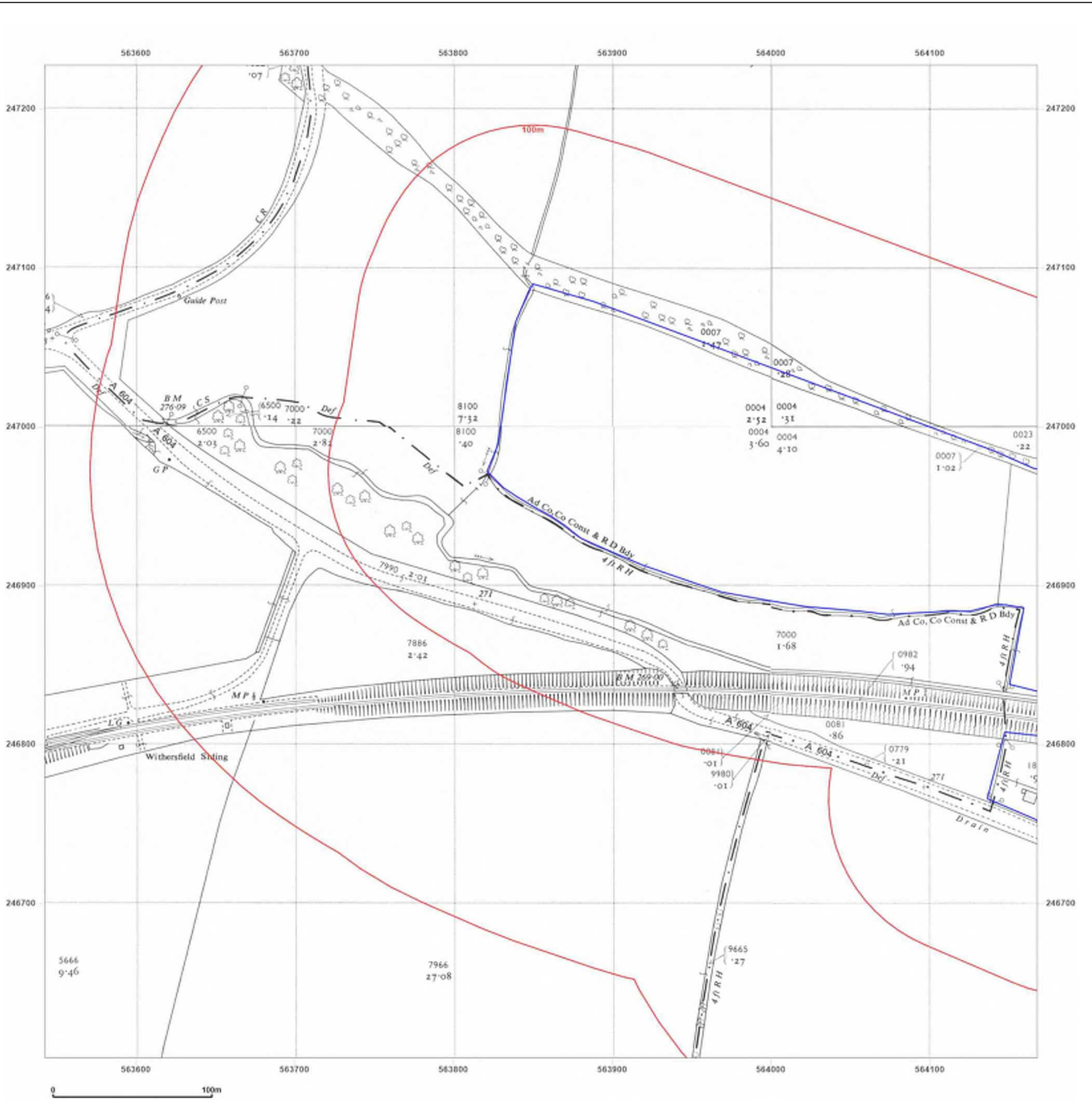
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Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_1_1
Grid Ref: 563855, 246915

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2 500



Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Published 1956

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levied 1956

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Published 1956

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_1_1
Grid Ref: 563855, 246915

Map Name: National Grid

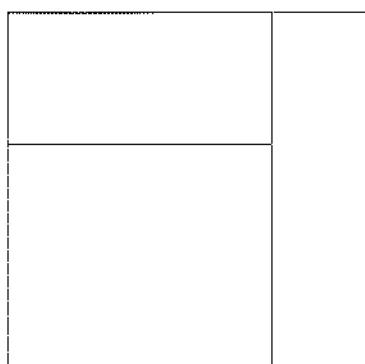
Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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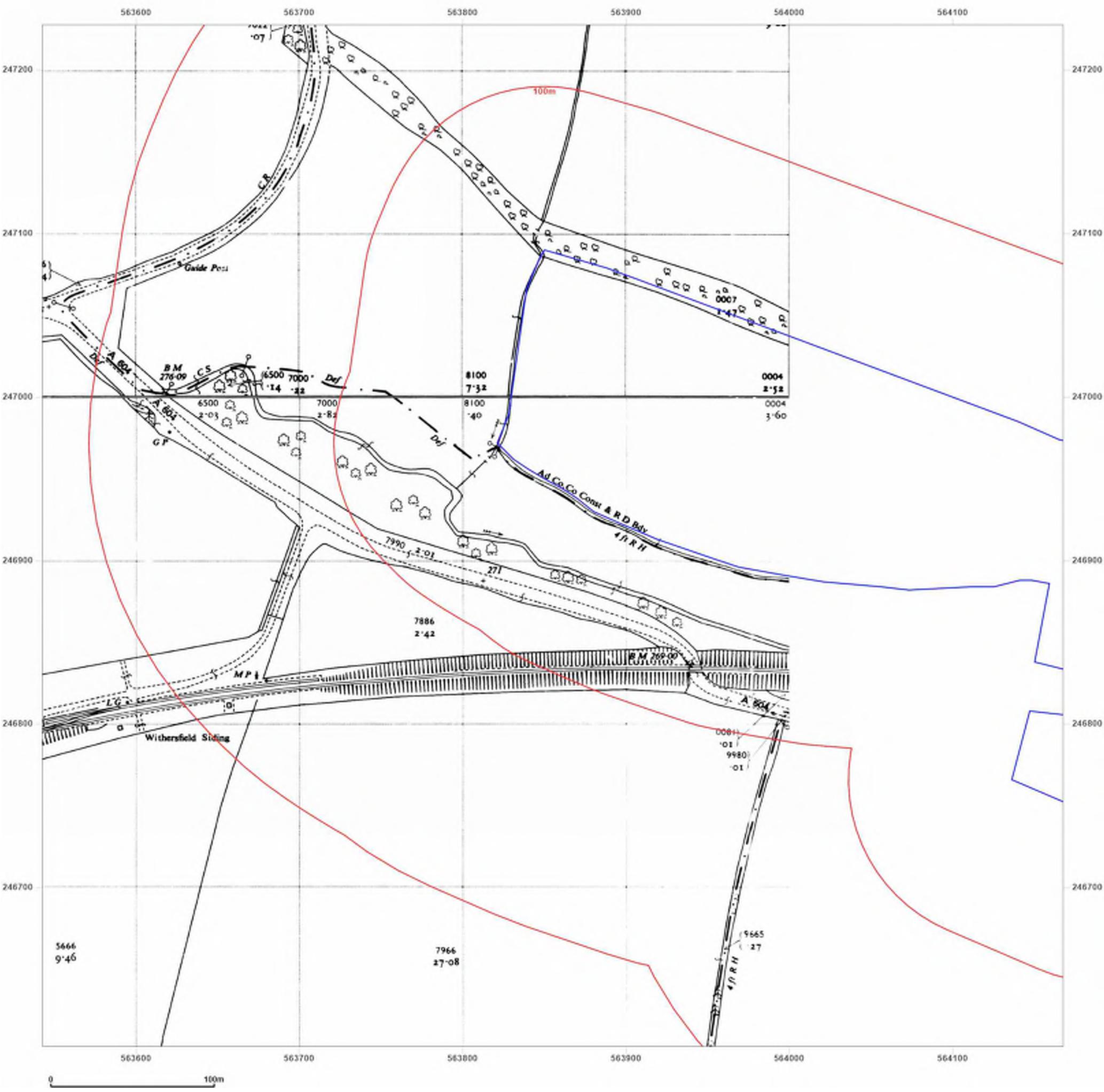


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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_1_1
Grid Ref: 563855, 246915

Map Name: National Grid

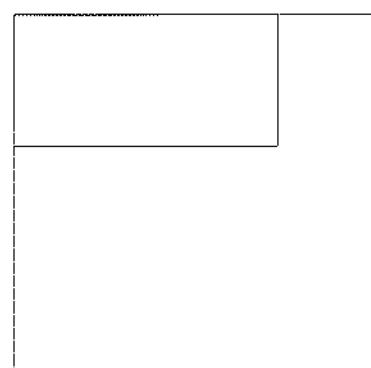
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Printed at: 1:2,500



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Edition N/A
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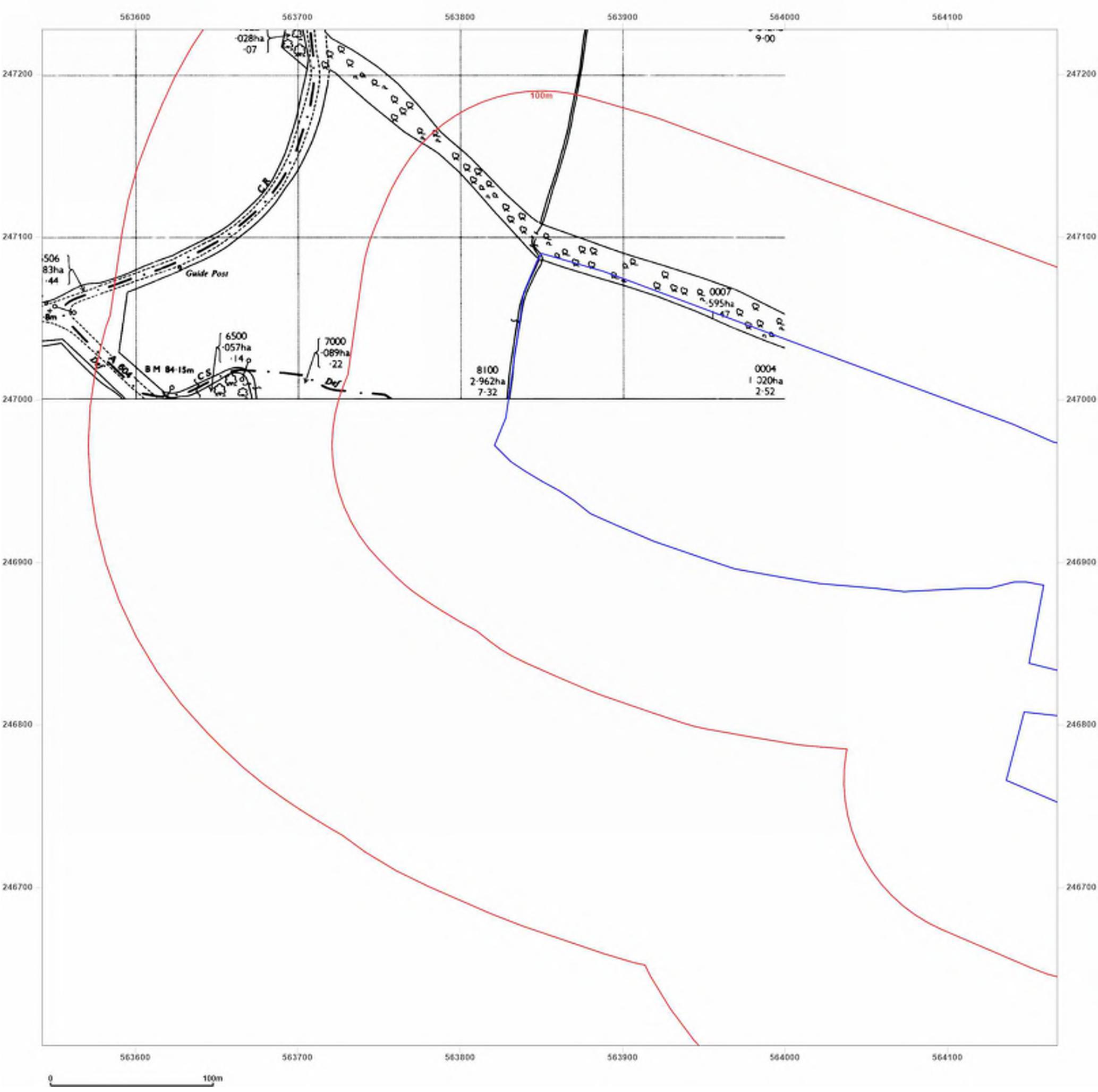


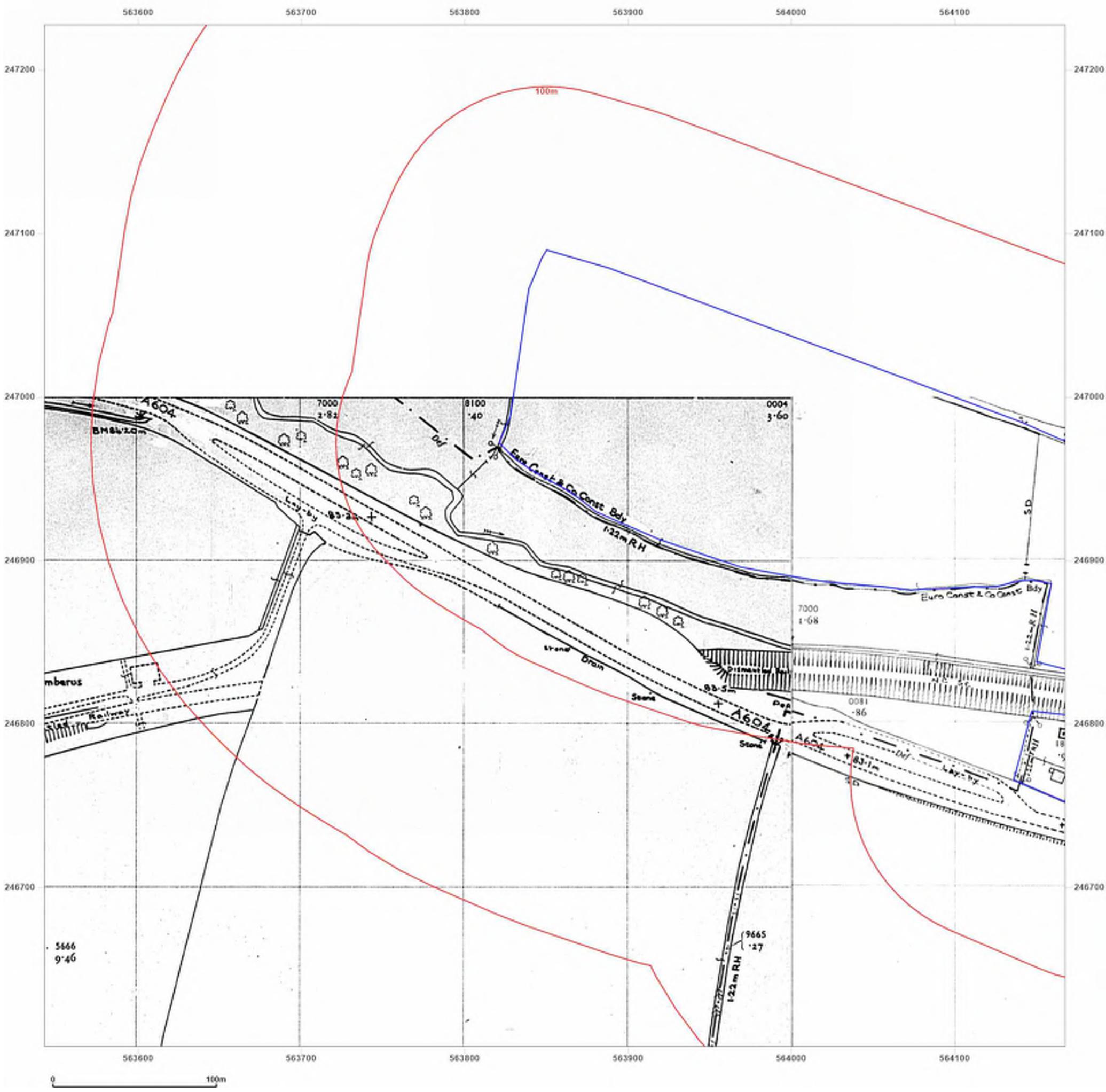
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Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_1_1
Grid Ref: 563855, 246915

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2 500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled 1972

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Leveled 1972



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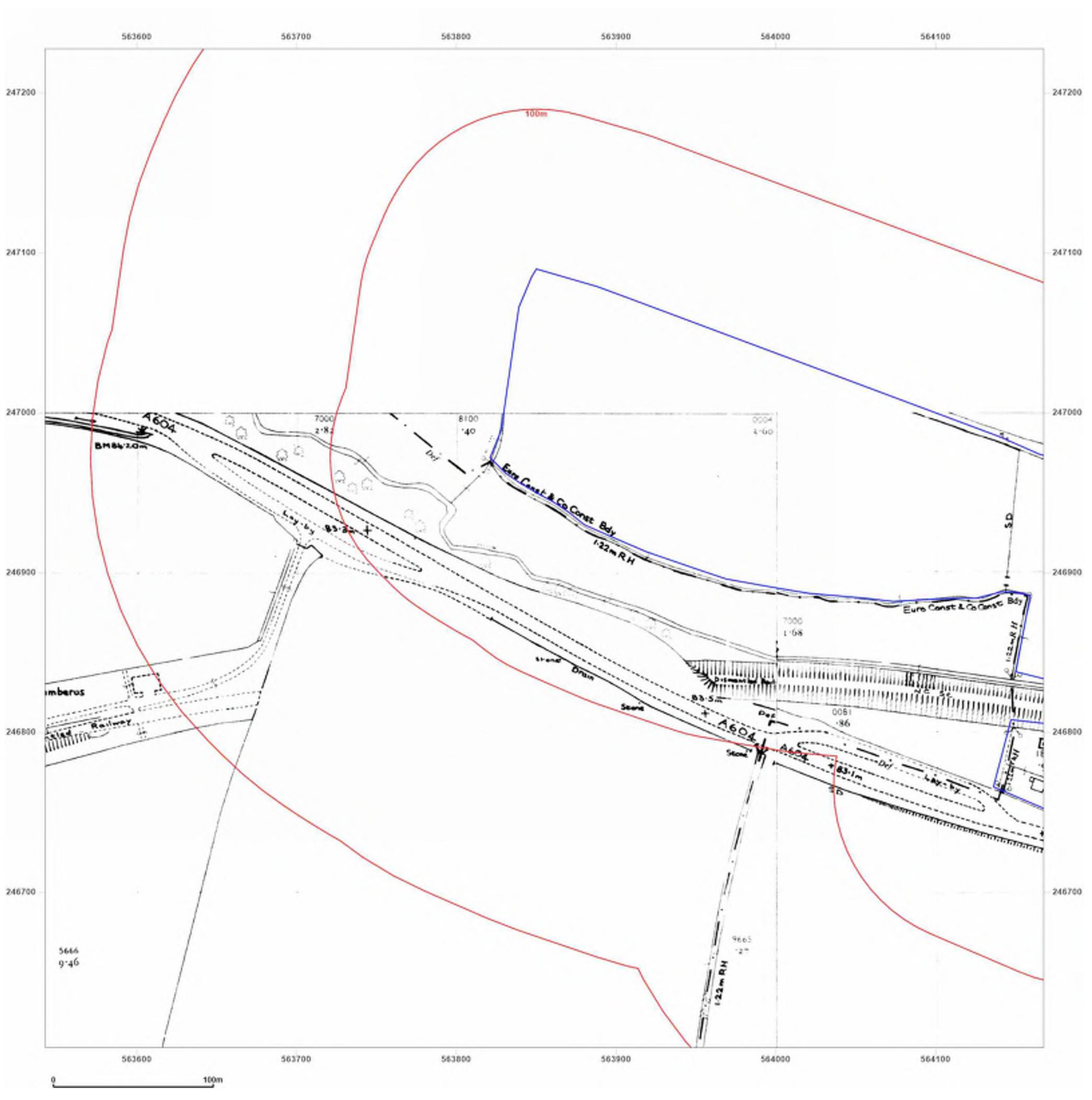
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Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_1_1
Grid Ref: 563855, 246915

Map Name: National Grid

Map date: 1981-1982

Scale: 1:2,500

Printed at: 1:2 500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Unresolved N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
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Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_1_1
Grid Ref: 563855, 246915

Map Name: National Grid

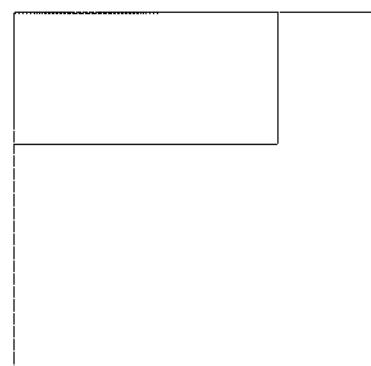
Map date: 1988

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1972
Revised 1988
Edition N/A
Copyright 1988
Levelled 1972



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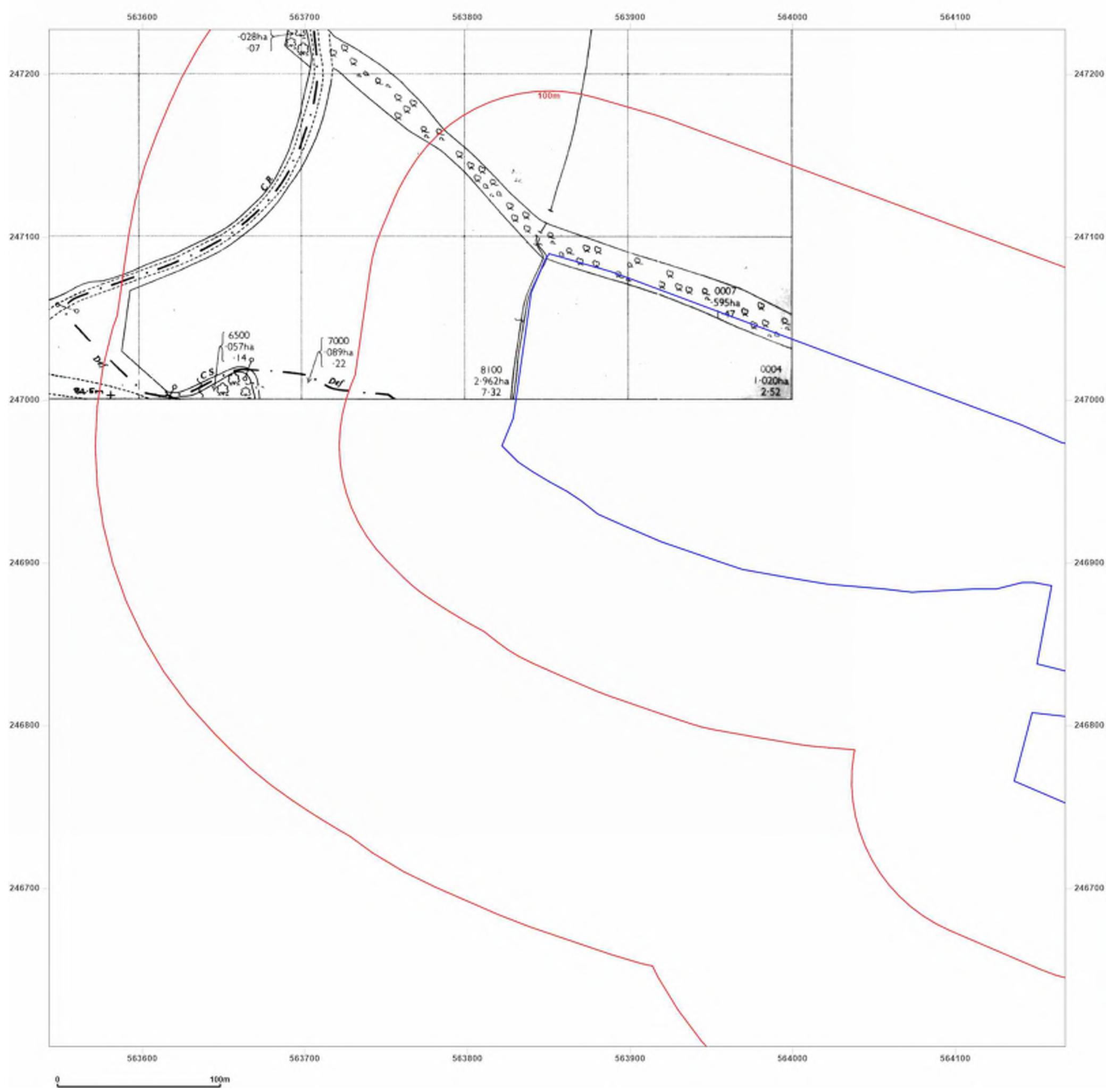


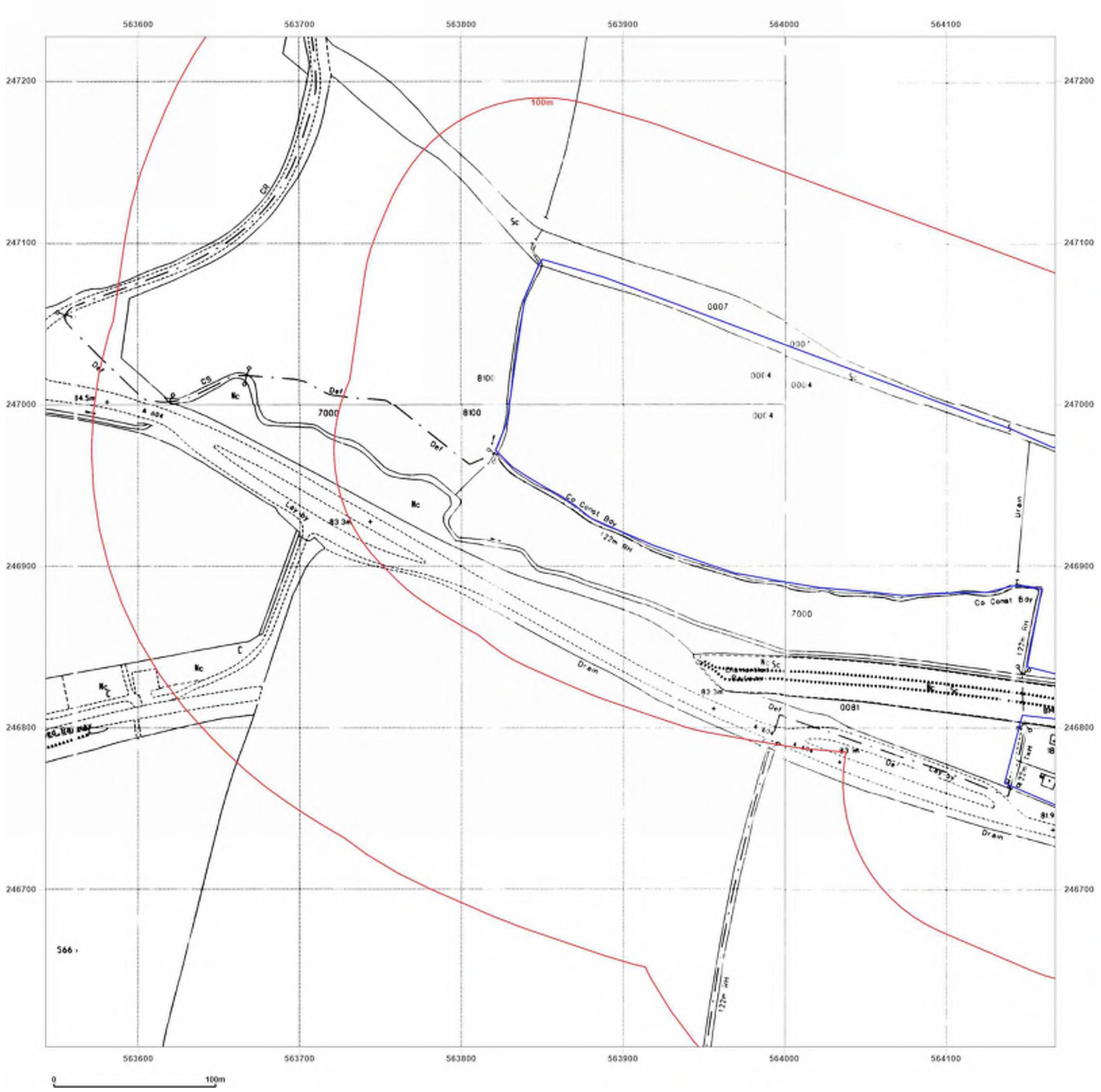
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Site Details:

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Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_1_1
Grid Ref: 563855, 246915

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2 500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levied N/A

Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

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Edition N/A
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Map legend available at:

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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349_LS_2_1
 Grid Ref: 564480, 246915

Map Name: County Series

Map date: 1884-1885

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

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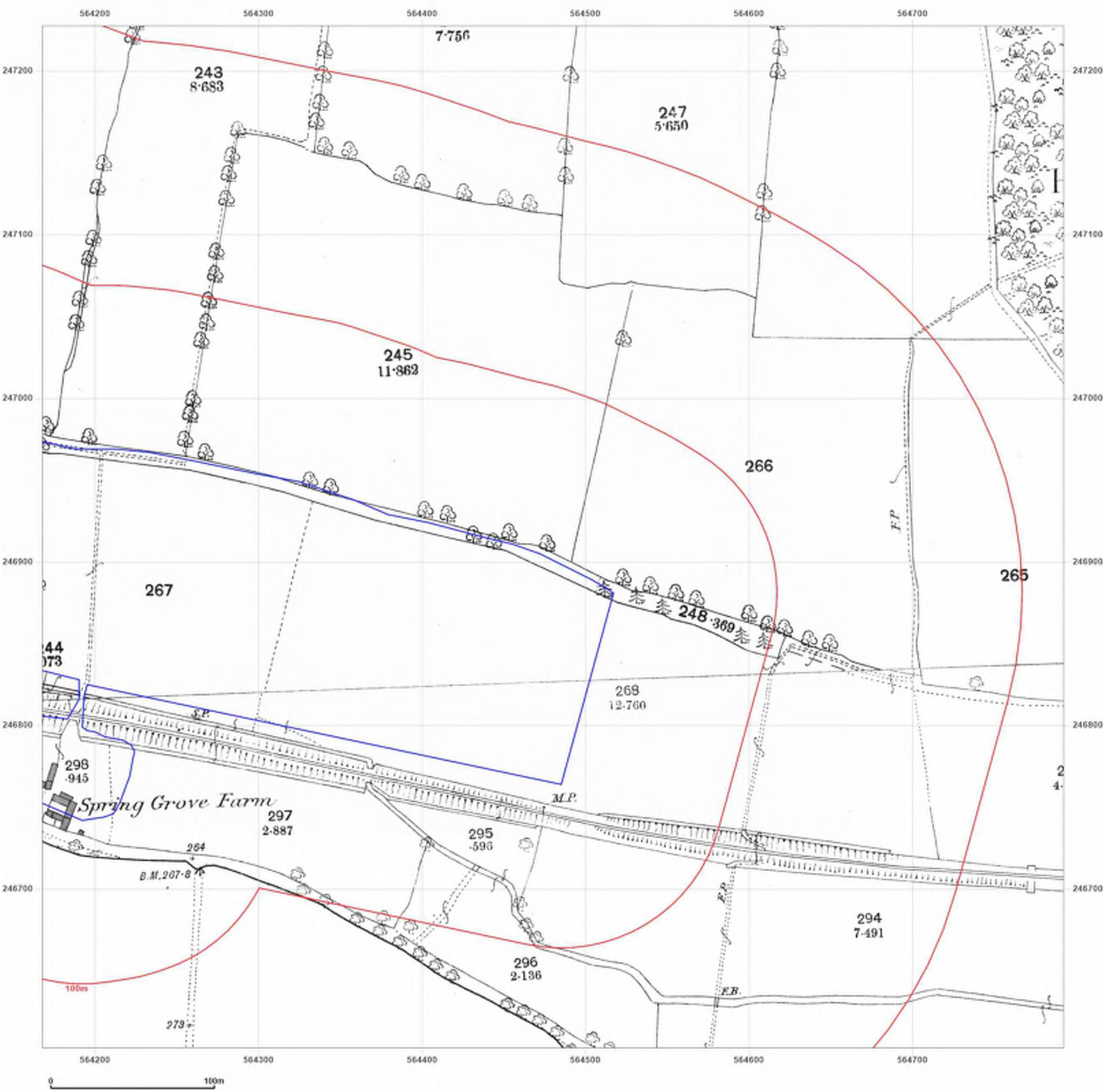


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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349_LS_2_1
 Grid Ref: 564480, 246915

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1903
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1903
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

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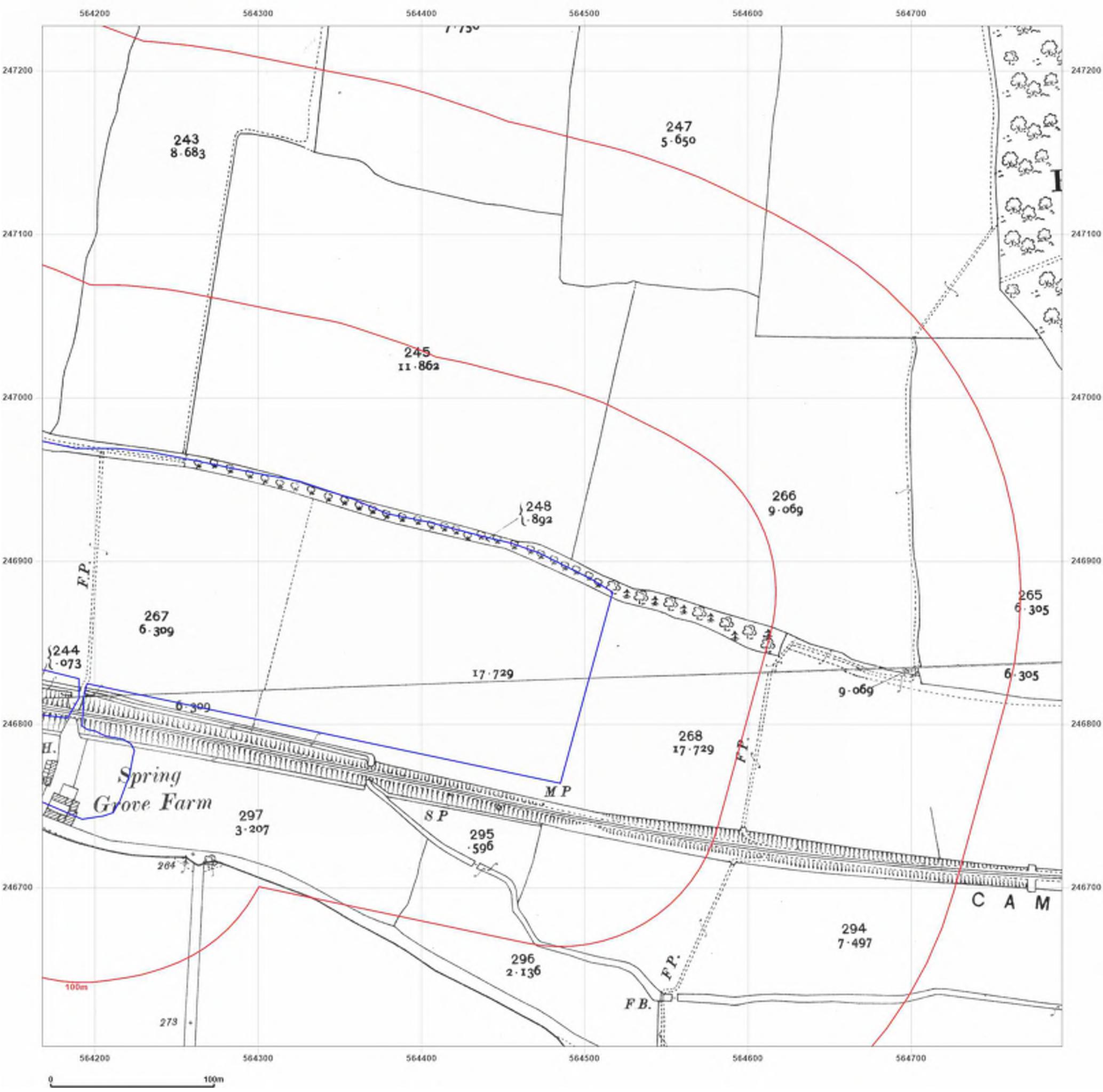


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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349_LS_2_1
 Grid Ref: 564480, 246915

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1903
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1903
 Revised 1903
 Edition N/A
 Copyright N/A
 Levelled N/A

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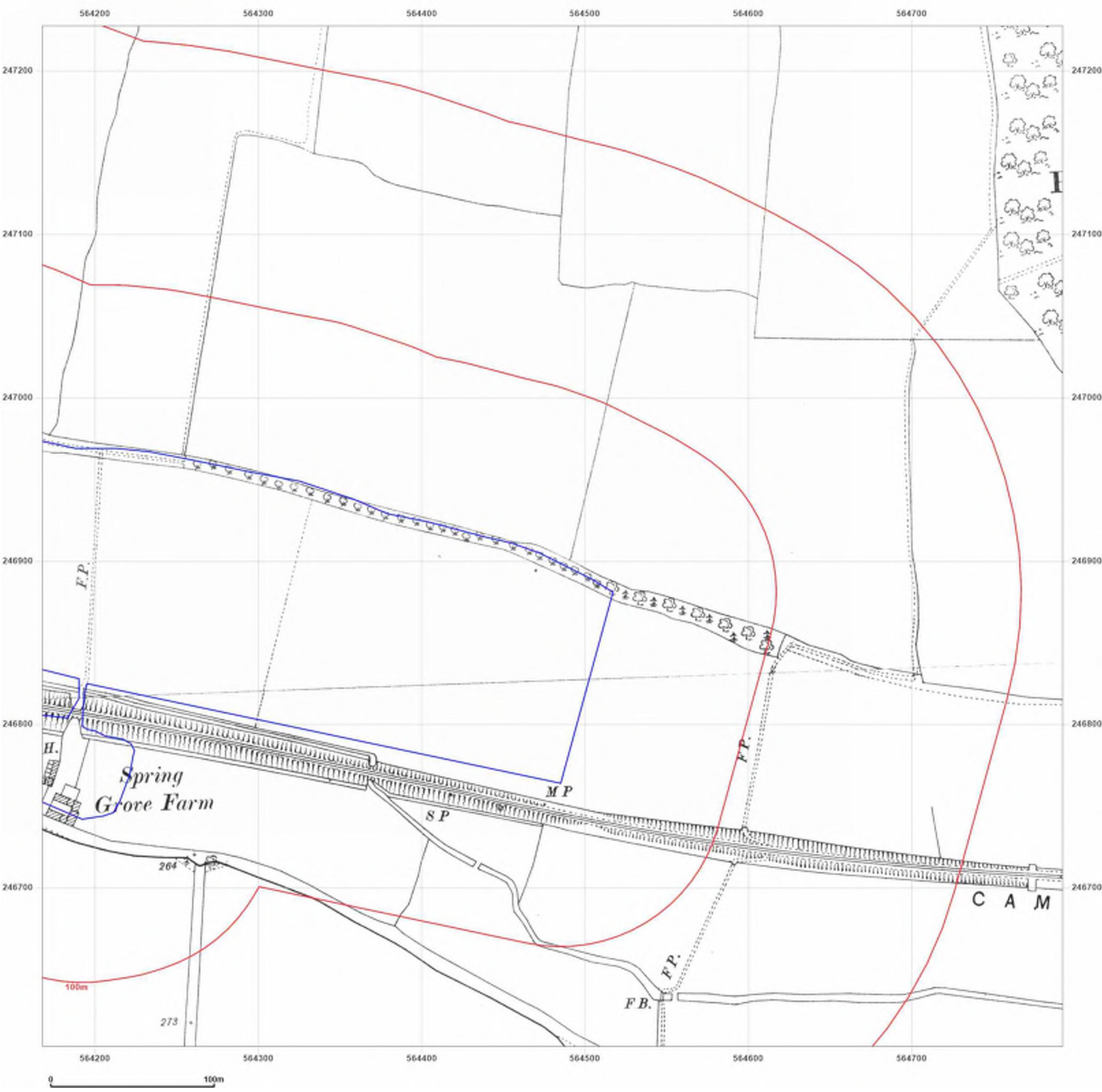


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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349_LS_2_1
 Grid Ref: 564480, 246915

Map Name: County Series

Map date: 1926

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1926
 Revised 1926
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1926
 Revised 1926
 Edition N/A
 Copyright N/A
 Levelled N/A

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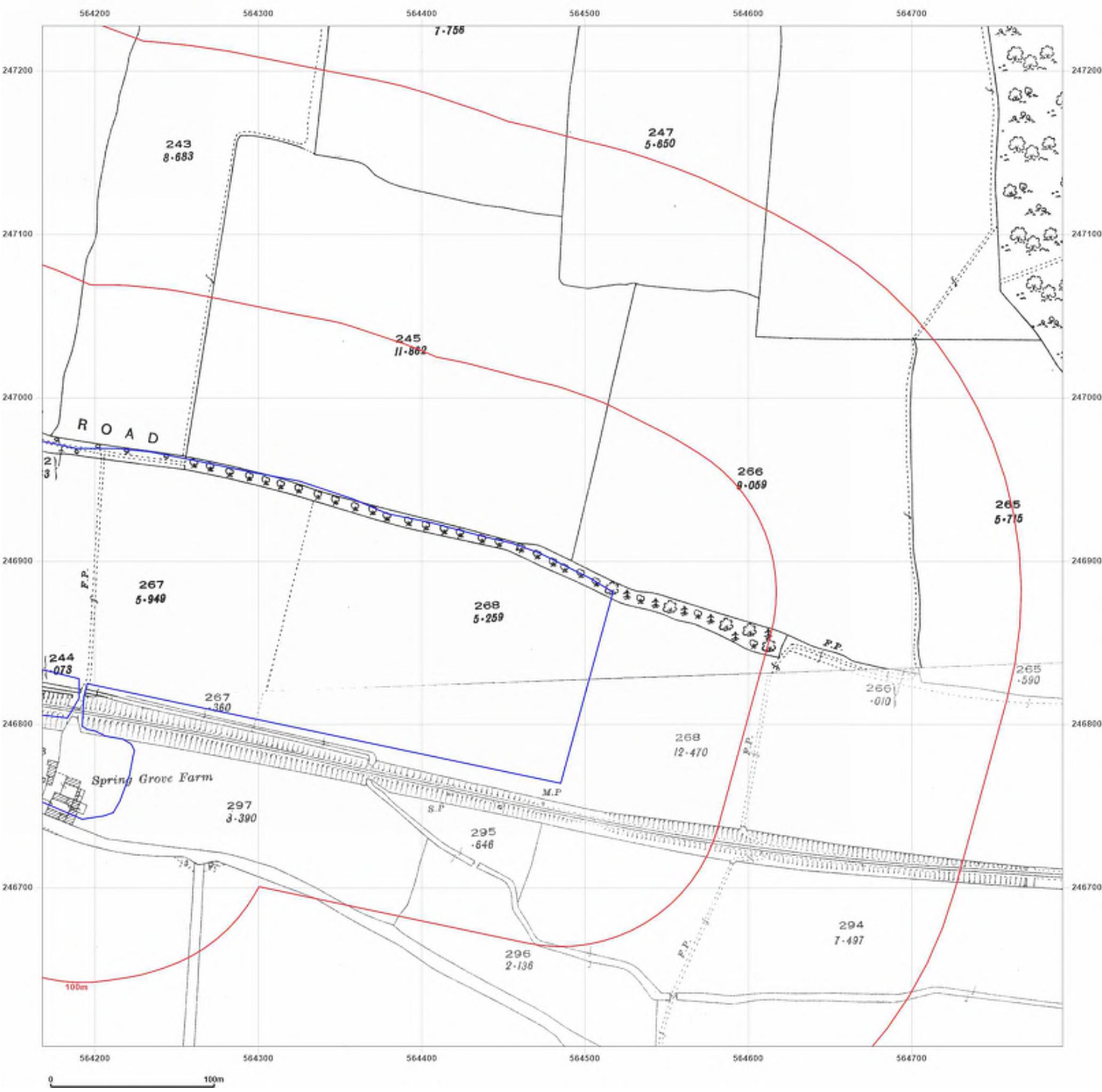


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Production date: 16 March 2022

Map legend available at:
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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349_LS_2_1
Grid Ref: 564480, 246915

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1956

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1956

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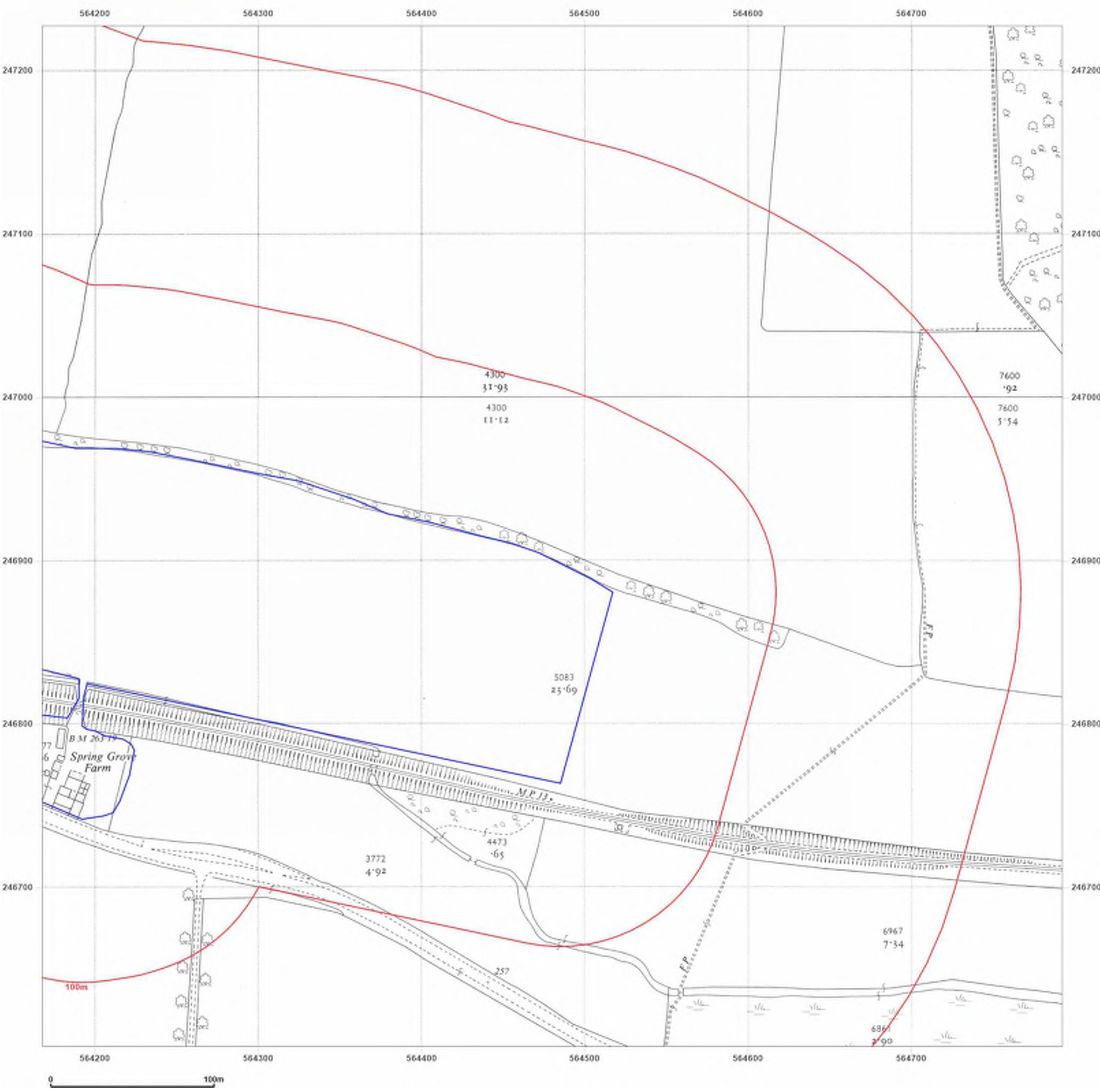


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Production date: 16 March 2022

Map legend available at:
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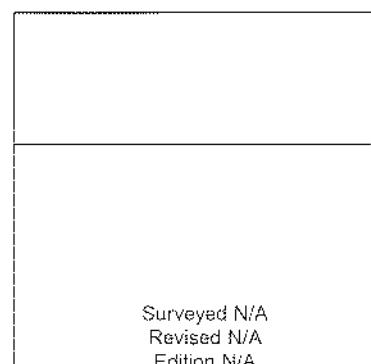
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Grid Ref: 564480, 246915

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



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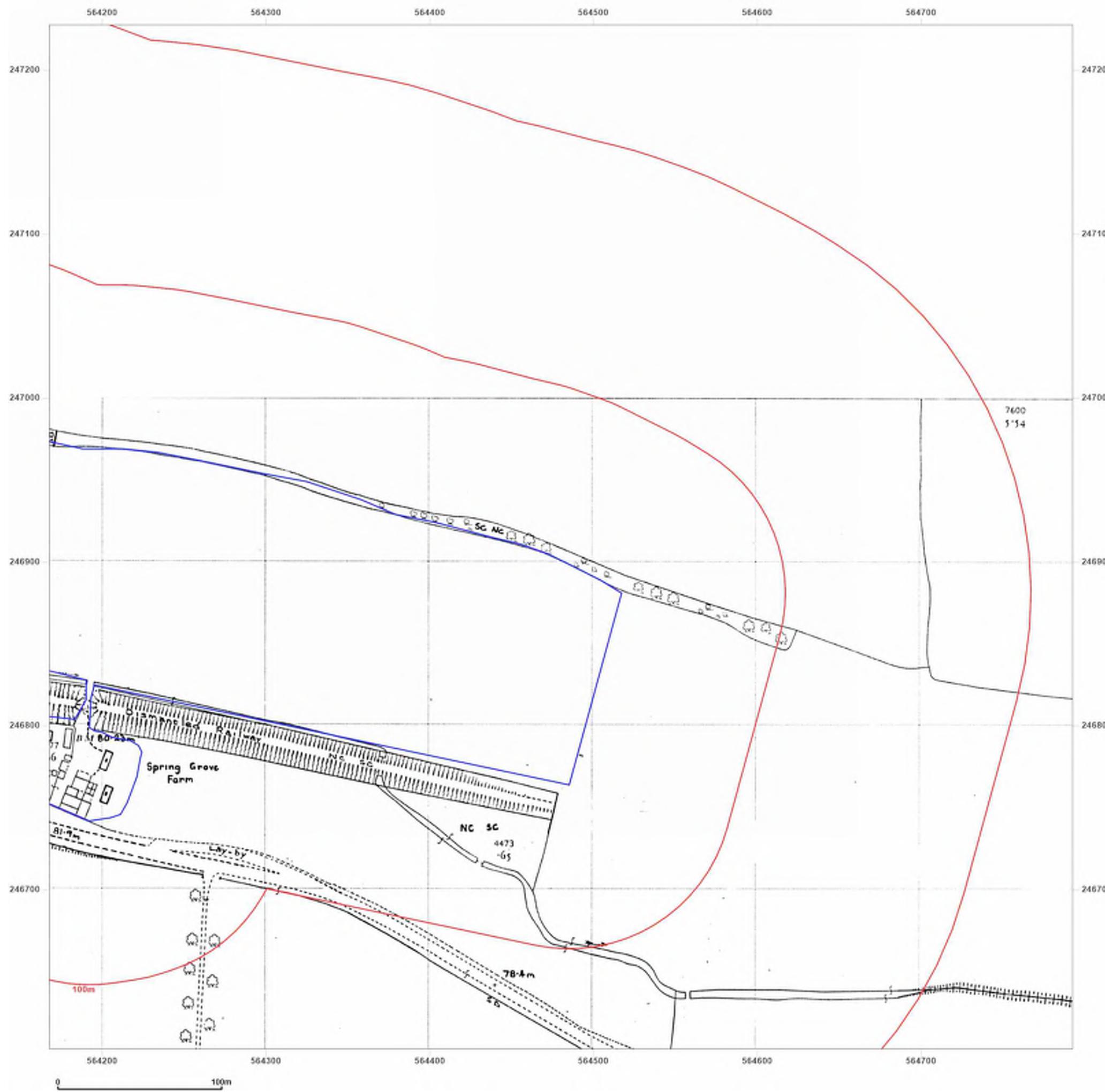


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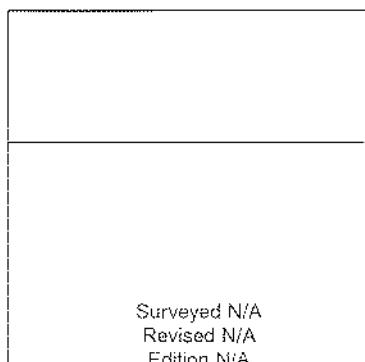
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Report Ref: EMS-767085_992349_LS_2_1
Grid Ref: 564480, 246915

Map Name: National Grid

Map date: 1982

Scale: 1:2,500

Printed at: 1:2,500



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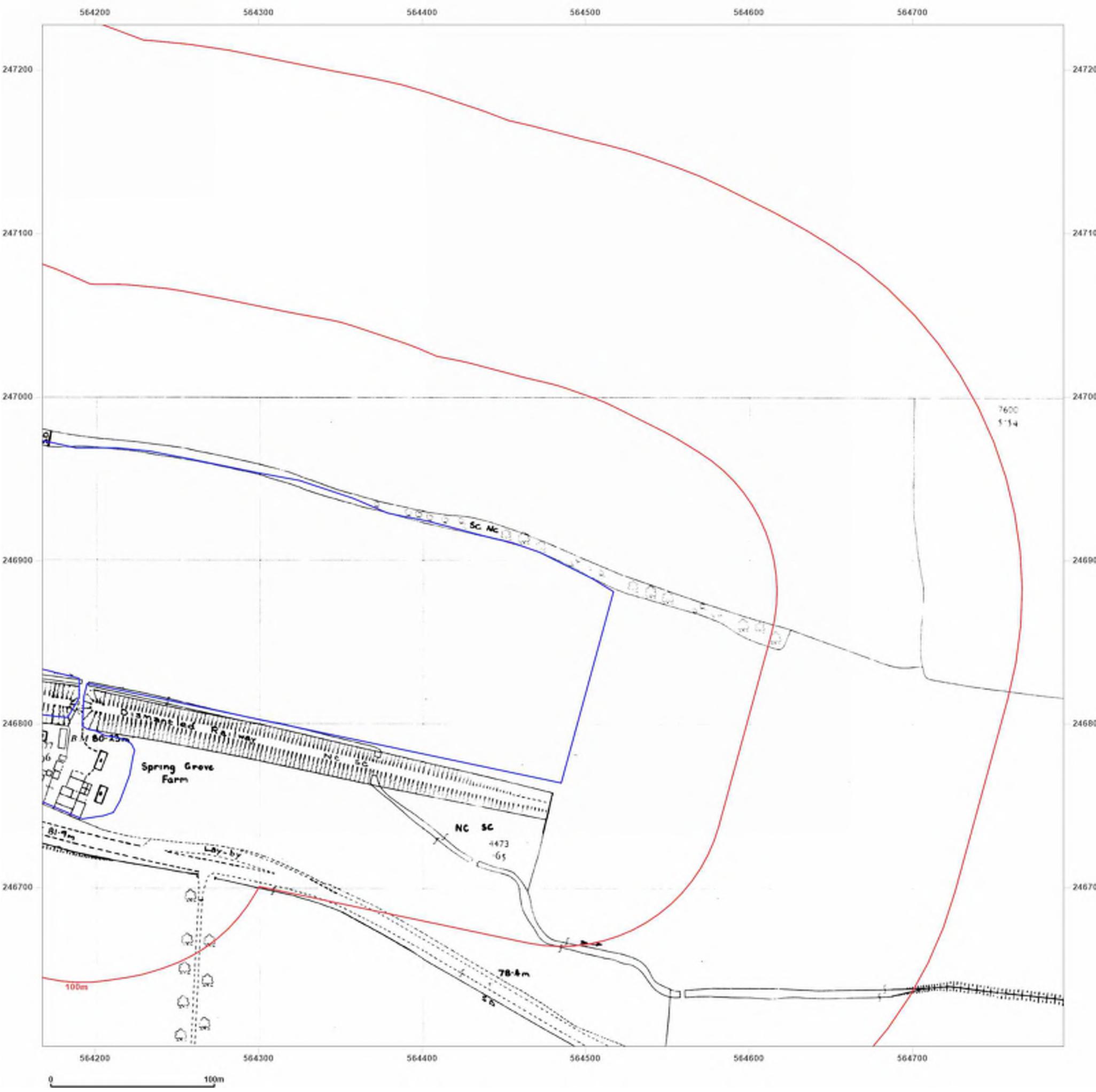


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Production date: 16 March 2022

Map legend available at:
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Site Details:

Thurlow 2, Haverhill, CB9 7SW

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Report Ref: EMS-767085_992349_LS_2_1
Grid Ref: 564480, 246915

Map Name: National Grid

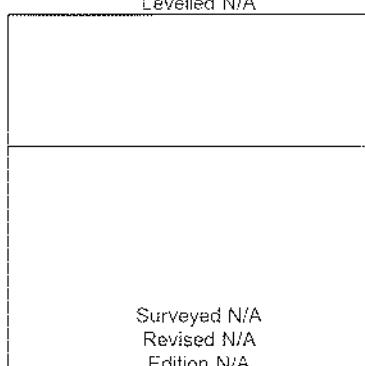
Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

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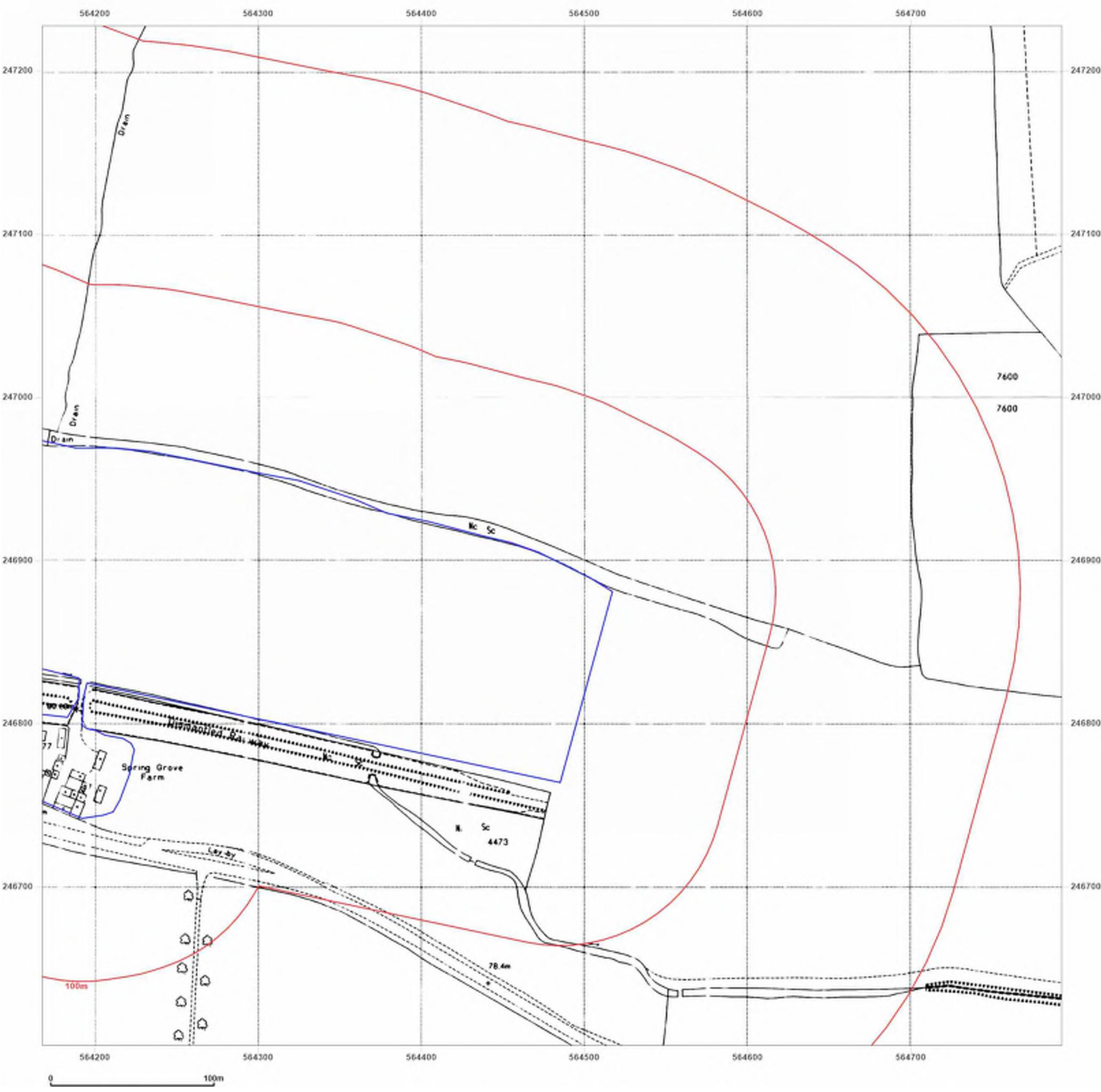


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Production date: 16 March 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

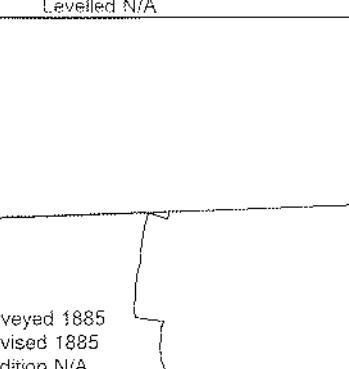
Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1885
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1885
 Revised 1885
 Edition N/A
 Copyright N/A
 Levelled N/A

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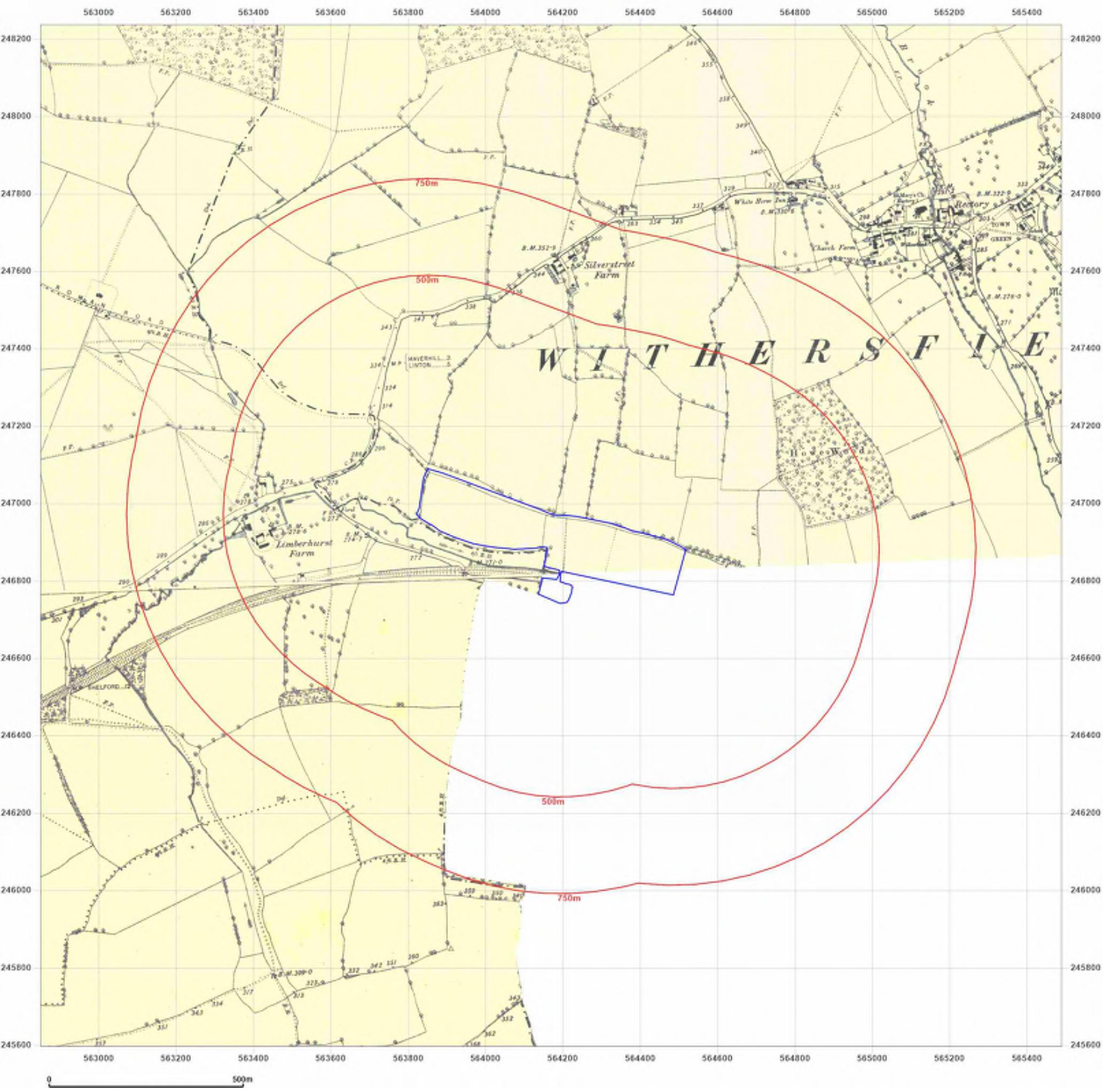


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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

Map date: 1901

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A

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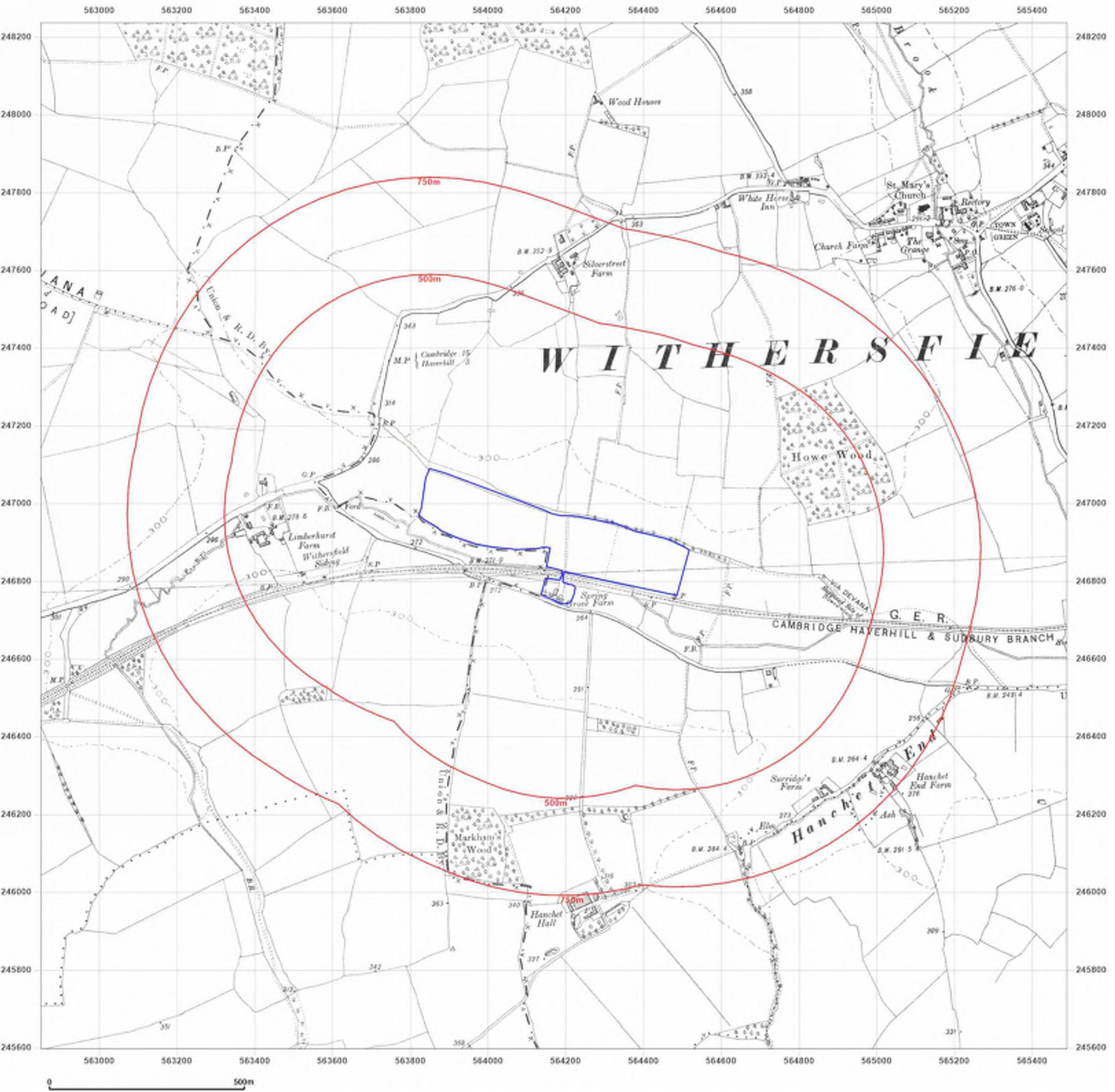


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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

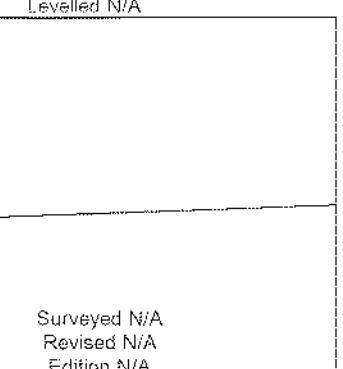
Map date: 1903

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
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Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

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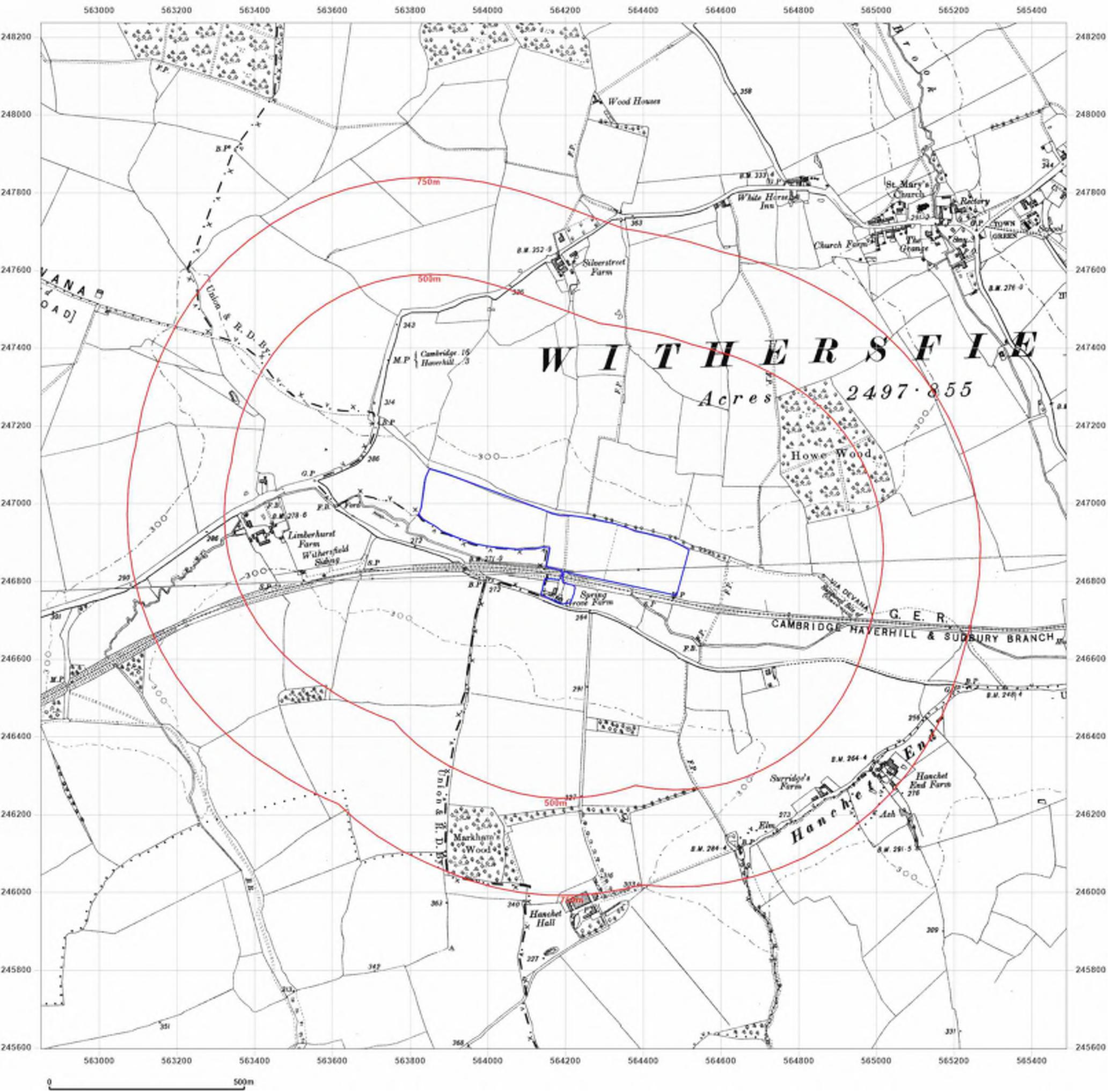


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Site Details:

Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

Map date: 1919-1924

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
 Revised 1924
 Edition N/A
 Copyright N/A
 Levelled N/A

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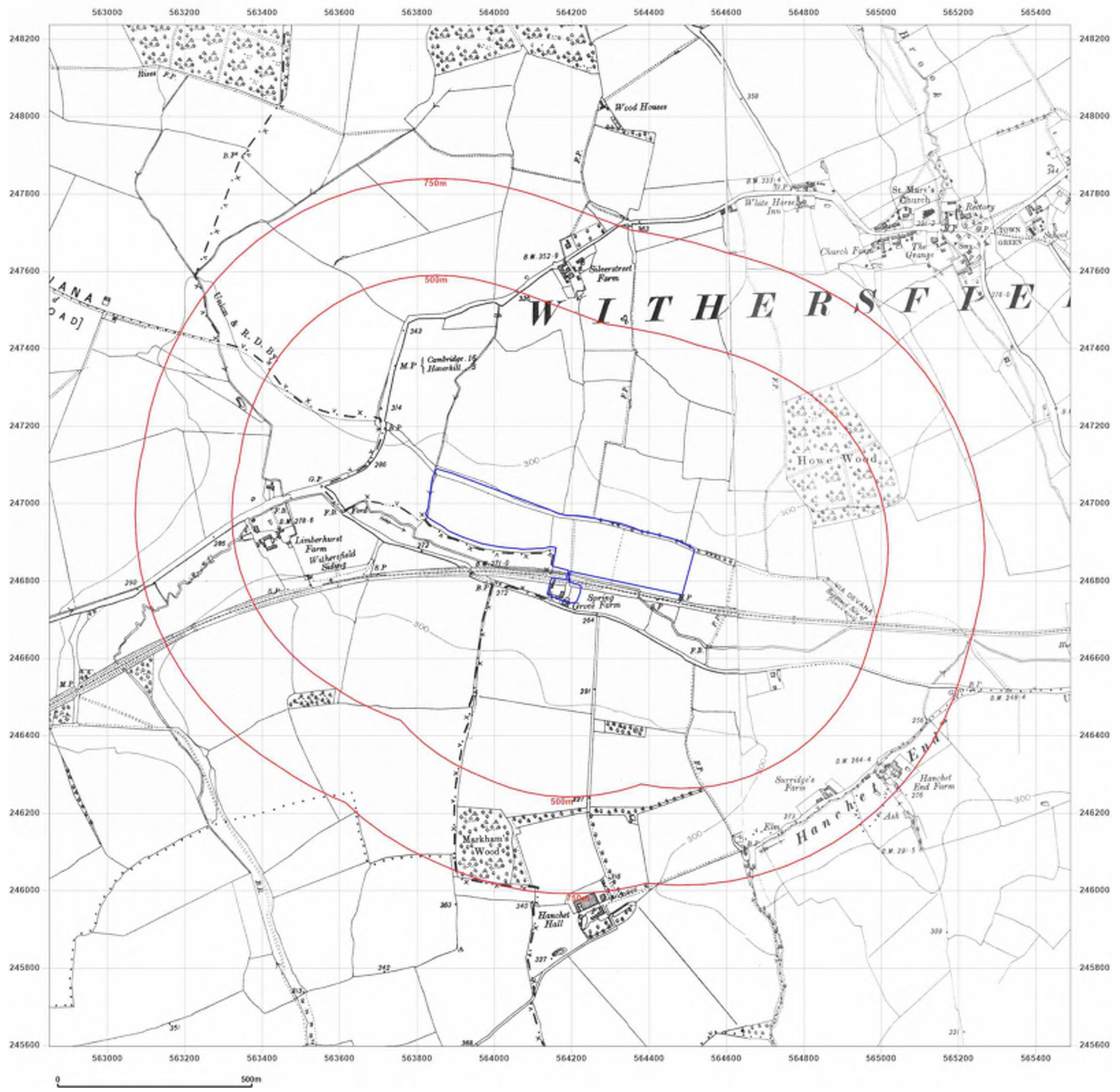


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Site Details:

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Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

Map date: 1924

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1924
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1924
 Edition N/A
 Copyright N/A
 Levelled N/A

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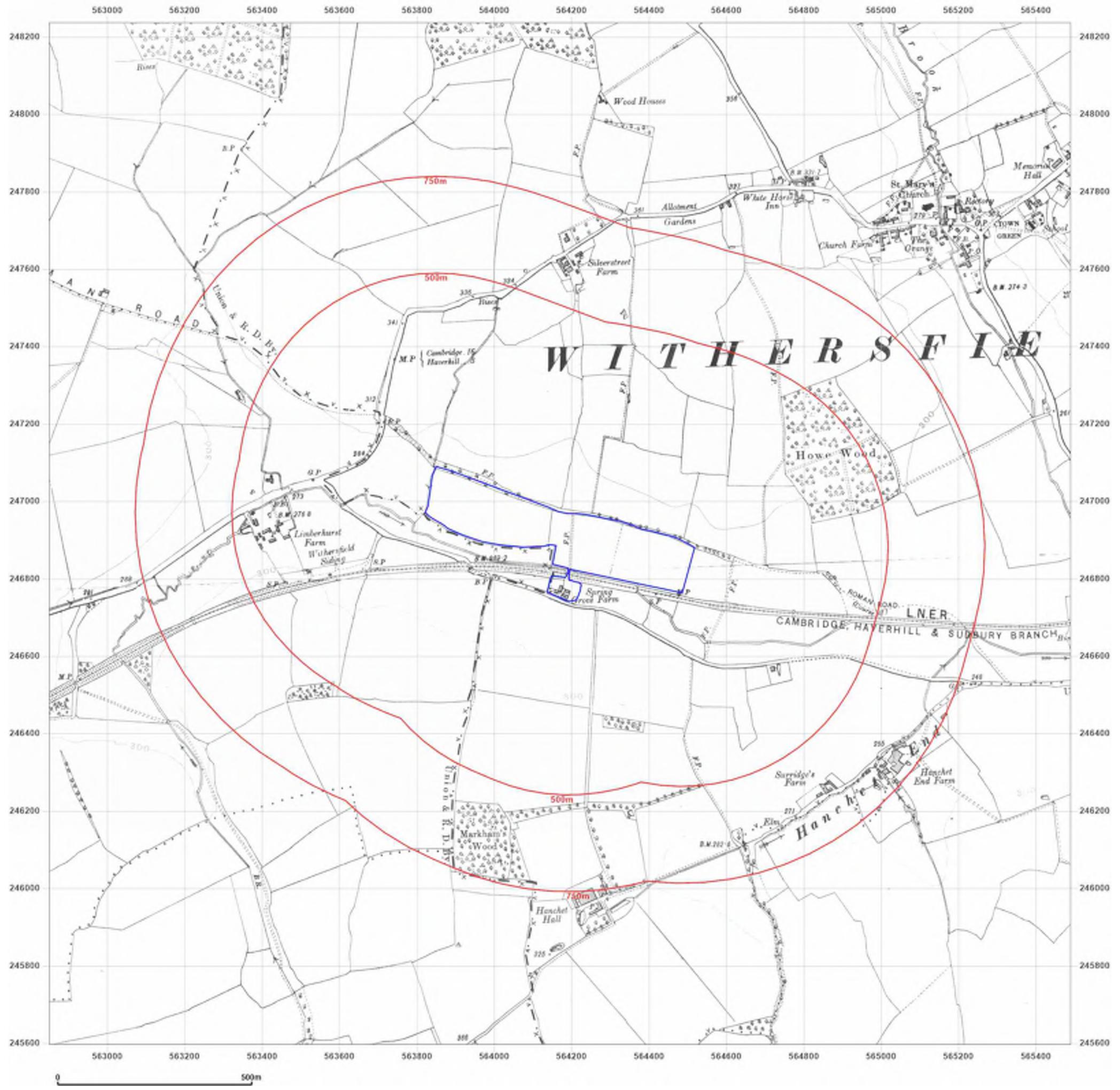


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Thurlow 2, Haverhill, CB9 7SW

Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

Map date: 1924

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1924
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1924
 Edition N/A
 Copyright N/A
 Levelled N/A

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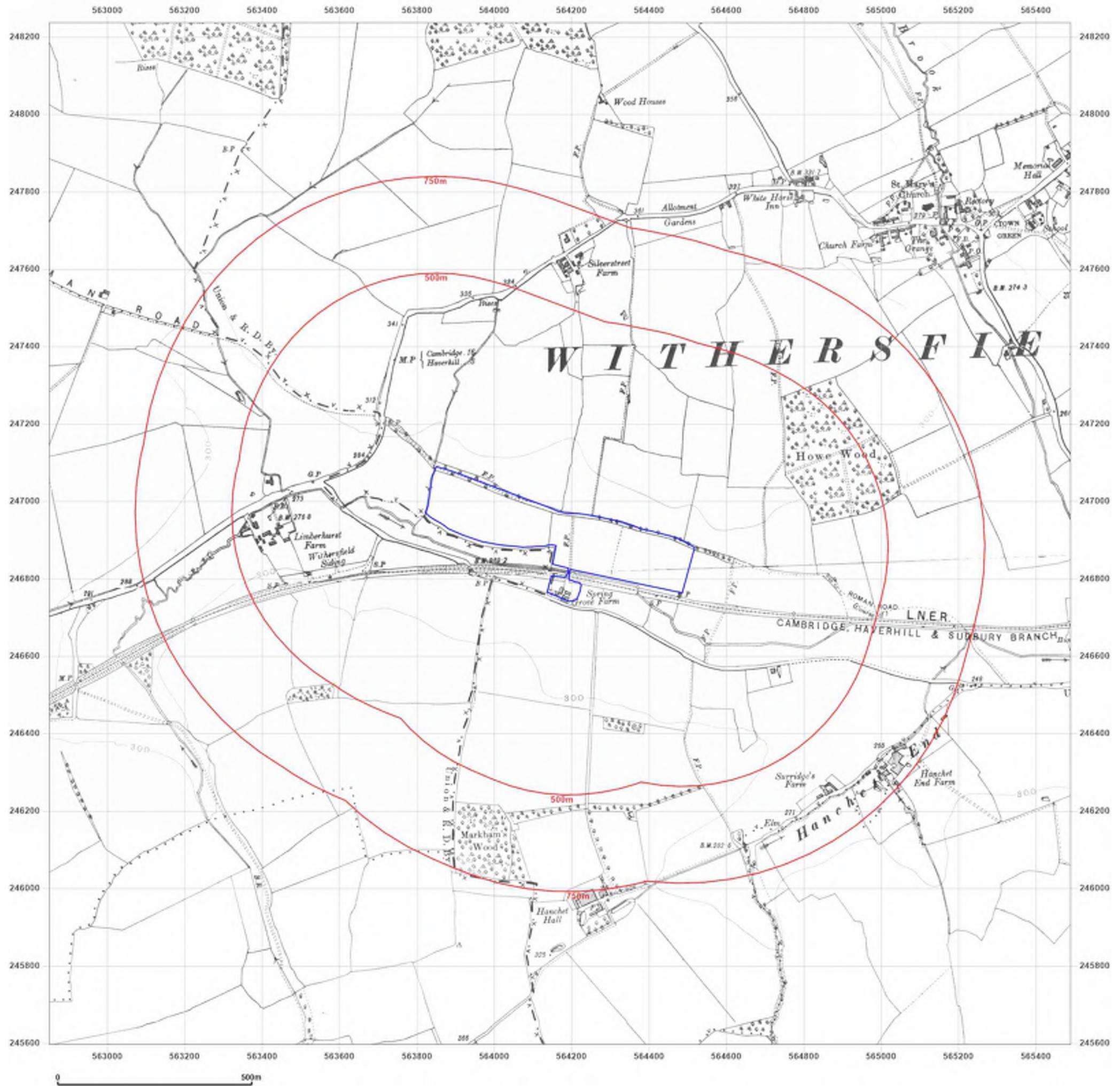


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Site Details:

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Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

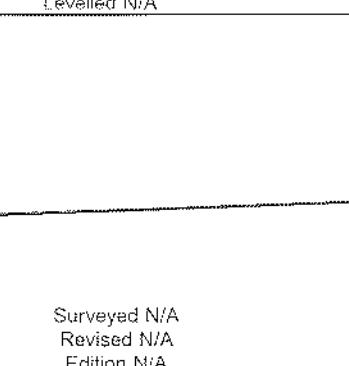
Map date: 1927

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

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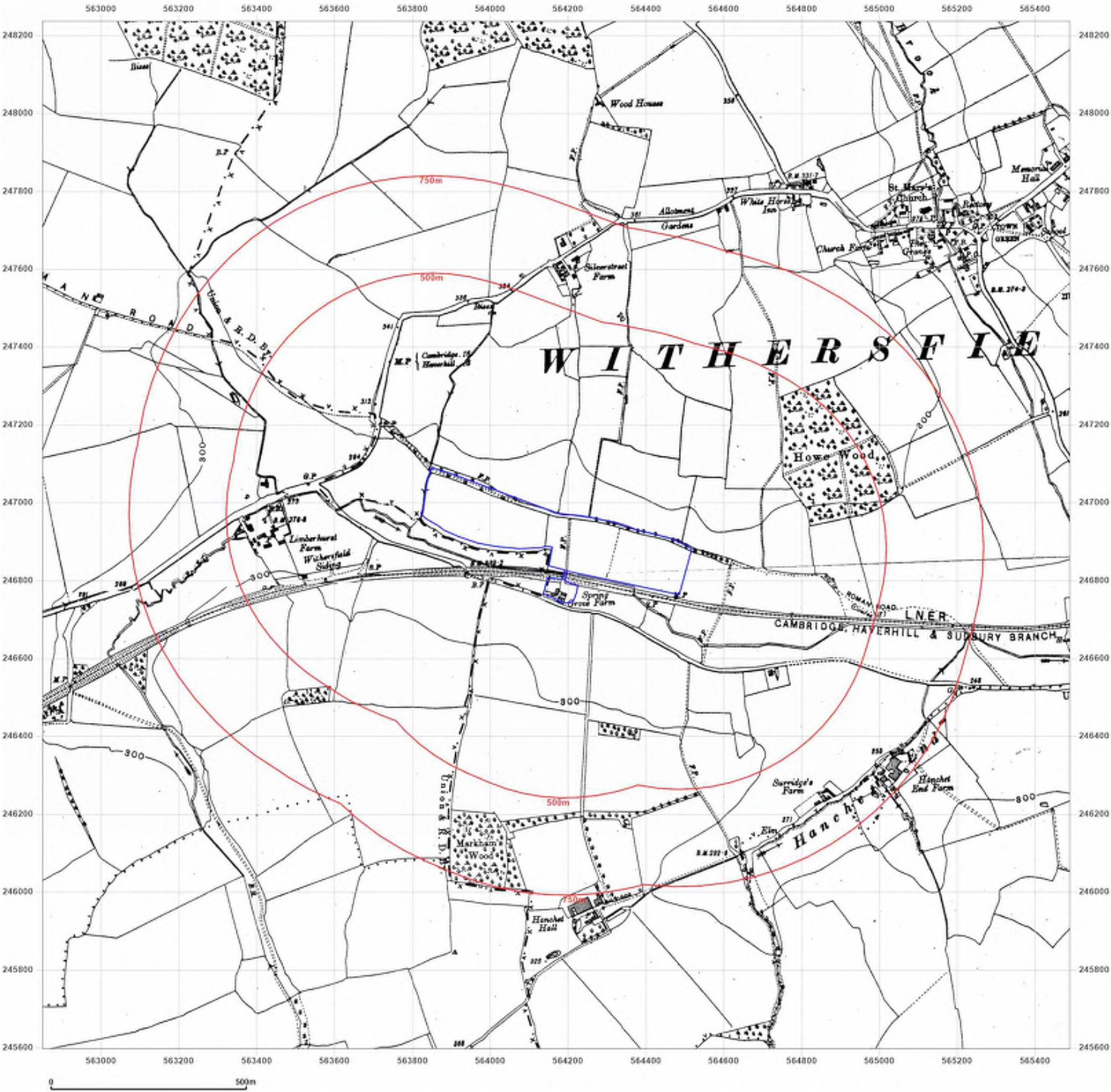


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Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

Map date: 1949

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1949
 Edition 1949
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1949
 Edition N/A
 Copyright N/A
 Levelled N/A

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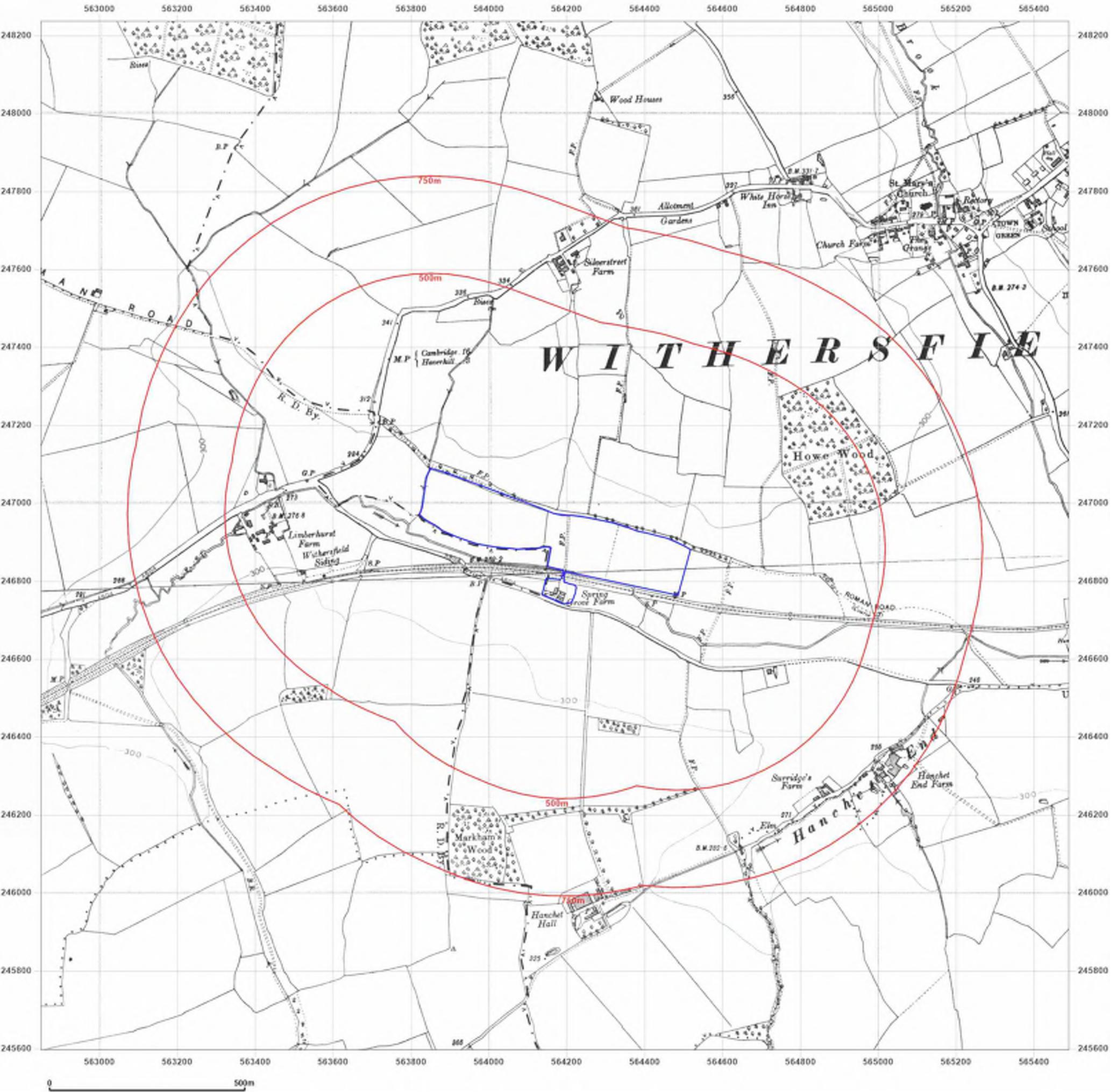


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Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: County Series

Map date: 1949-1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1949
 Edition 1951
 Copyright N/A
 Levelled 1920

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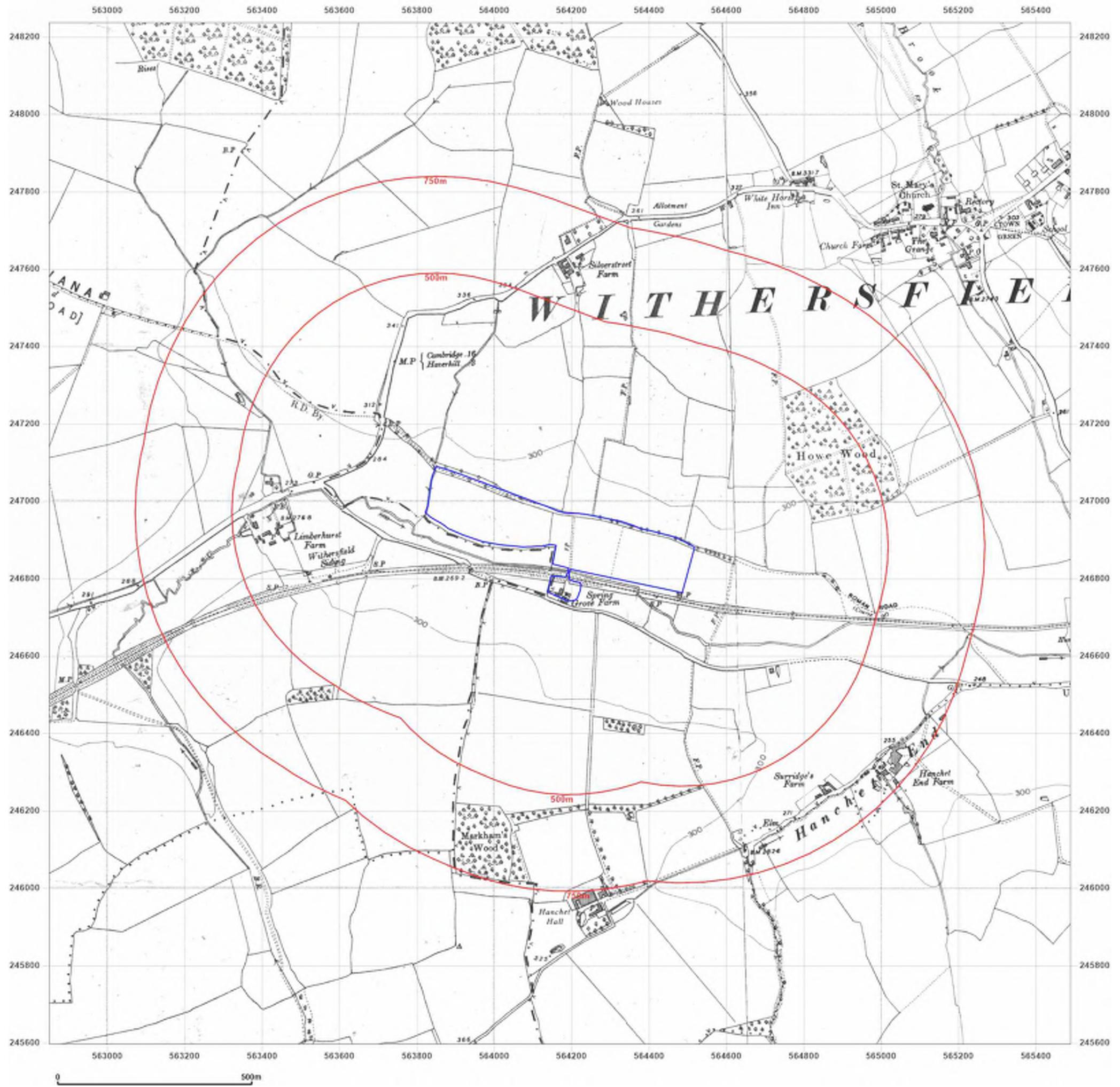


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Site Details:

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Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: Provisional

Map date: 1959

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised 1959
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled N/A

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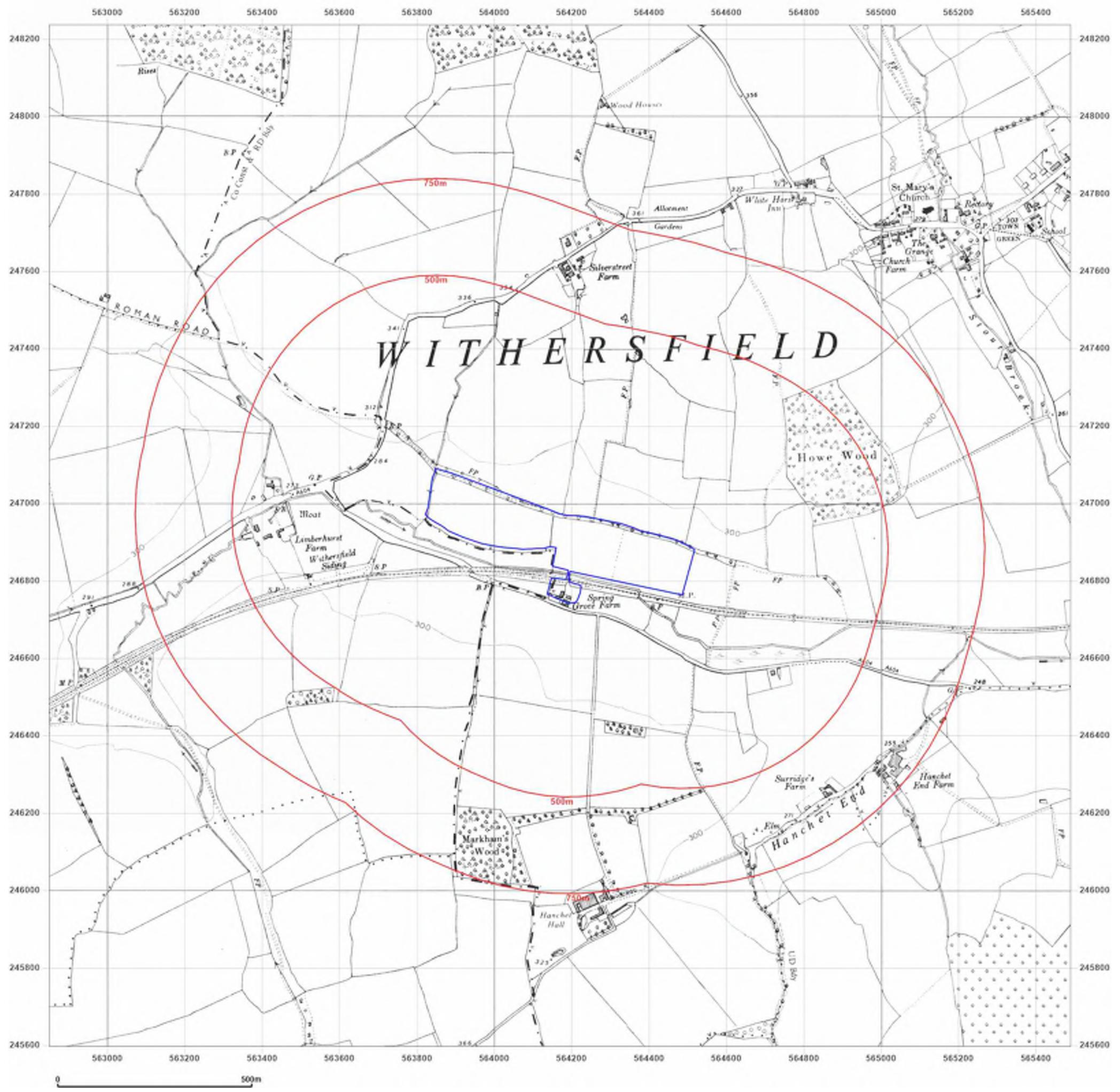


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Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349
Grid Ref: 564169, 246916

Map Name: Provisional

Map date: 1967-1970

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised 1970
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright N/A
 Levelled N/A

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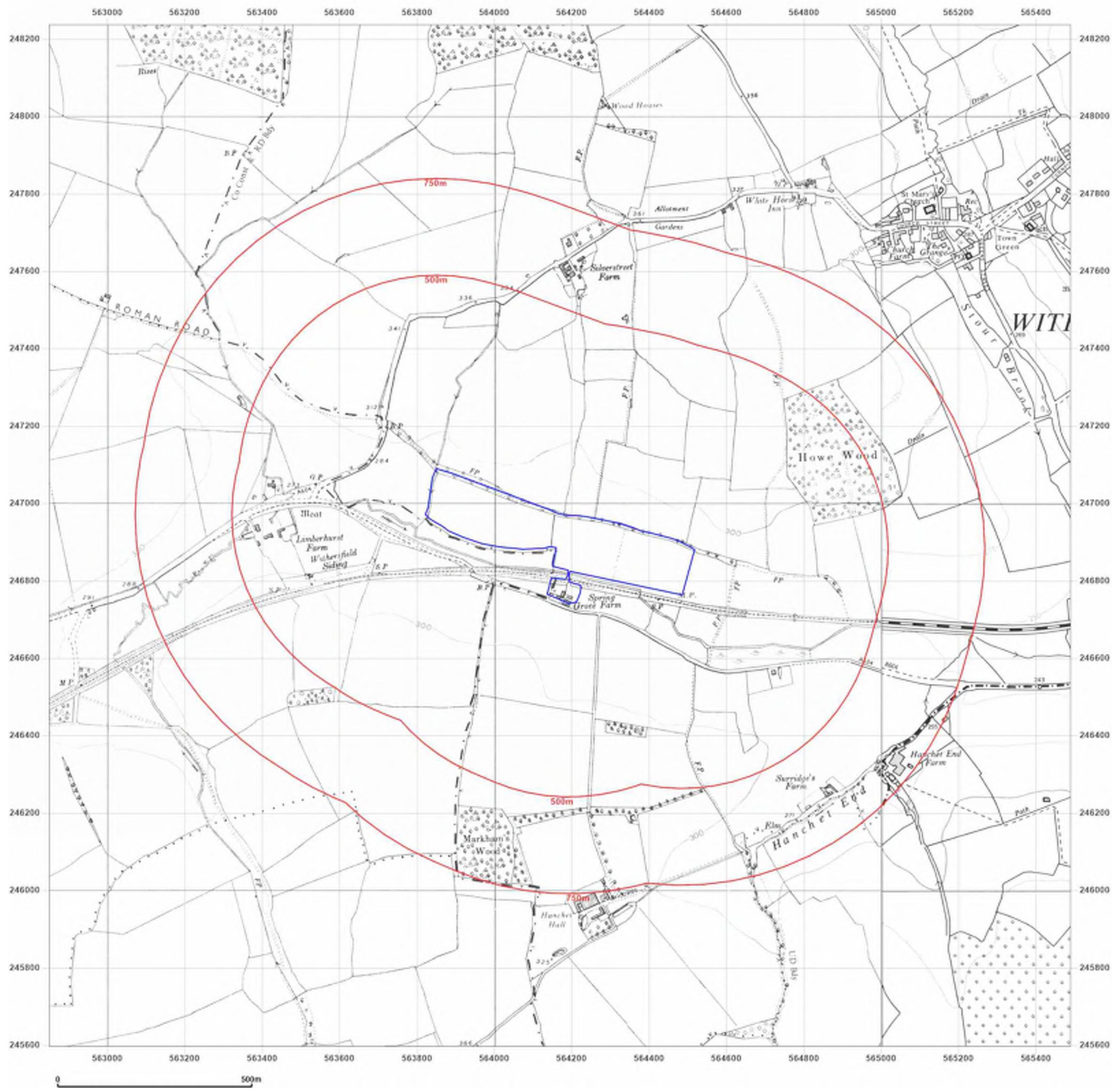


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Site Details:

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Client Ref: EMS_767085_954607
 Report Ref: EMS-767085_992349
 Grid Ref: 564169, 246916

Map Name: National Grid

Map date: 1981-1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
 Revised 1981
 Edition N/A
 Copyright N/A
 Levelled N/A

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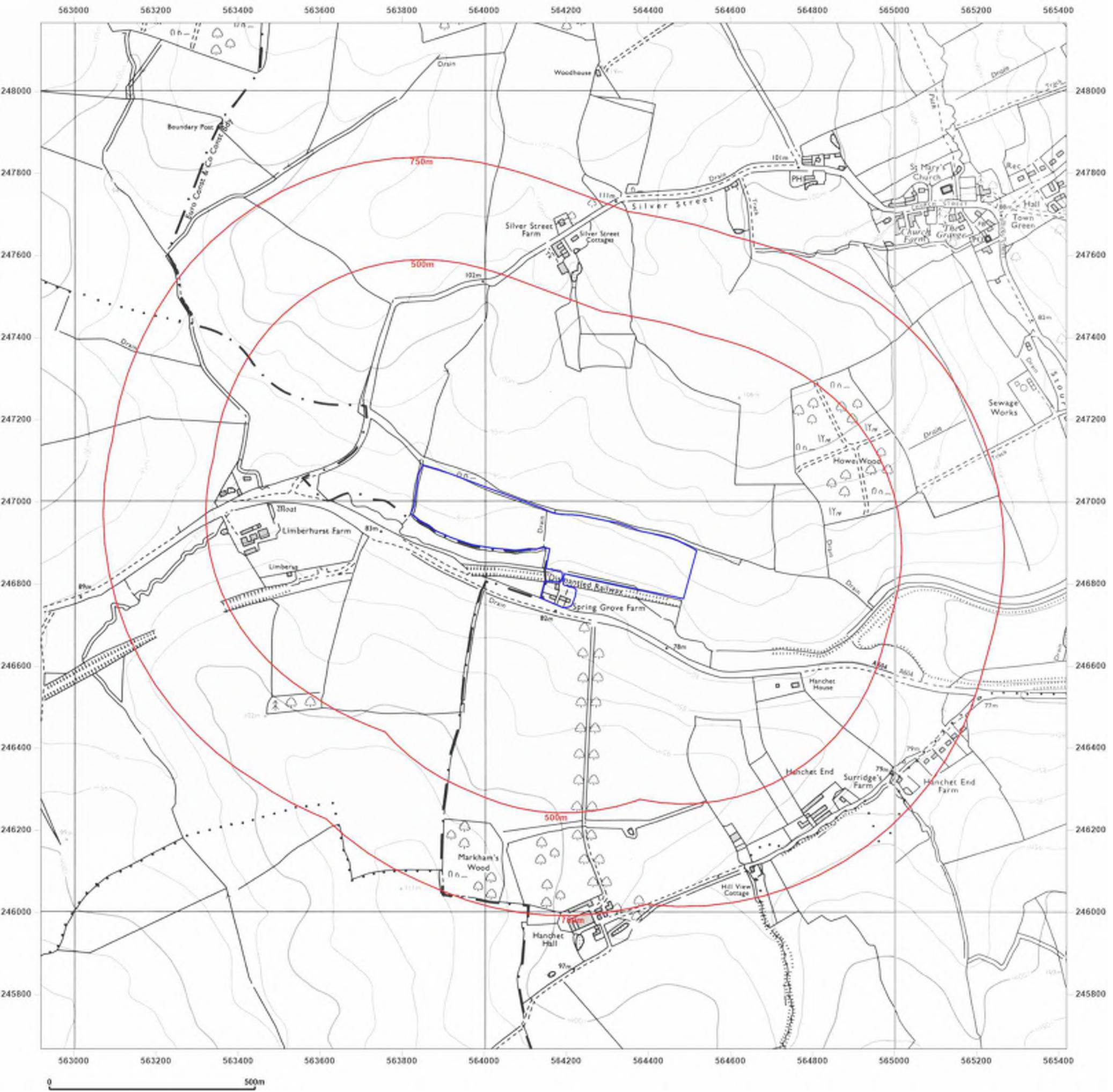


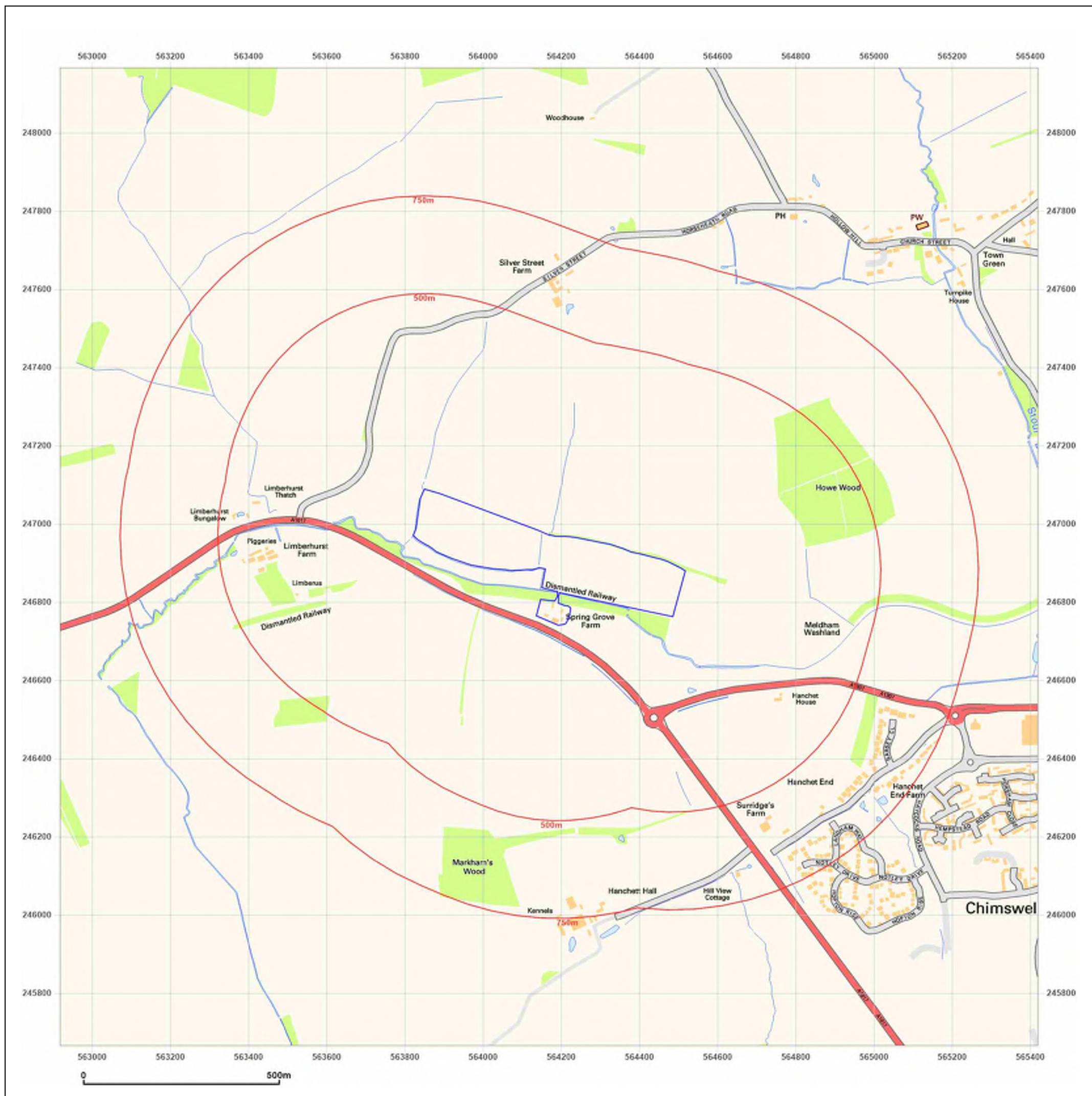
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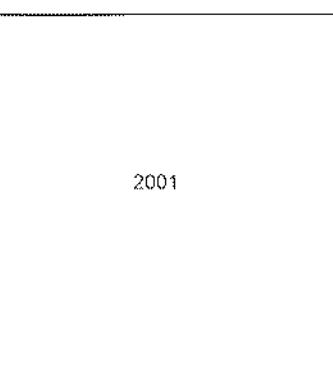
Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349
Grid Ref: 564169, 246916

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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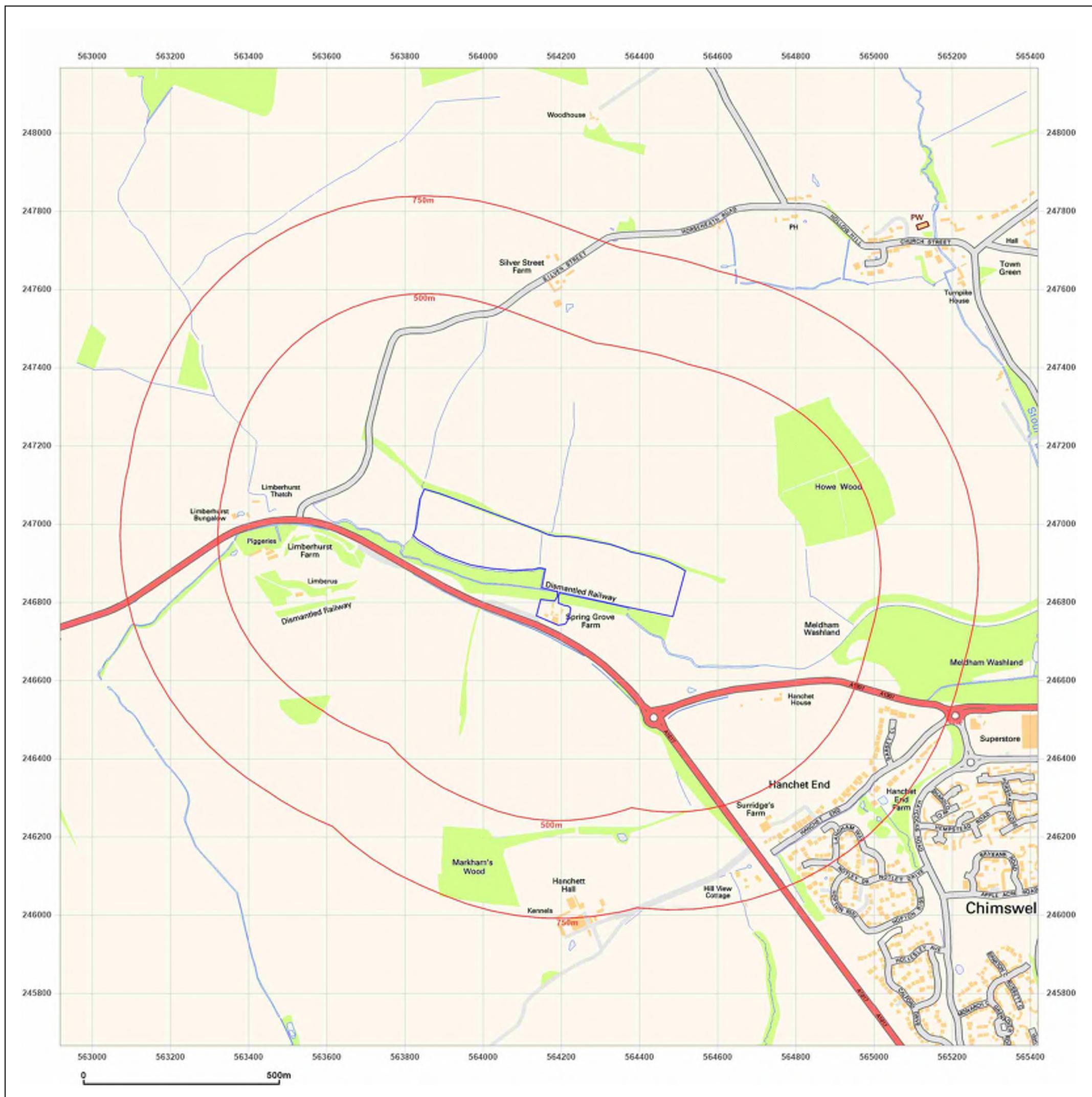


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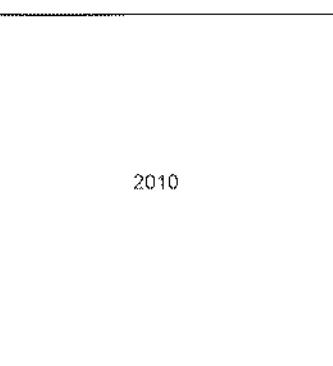
Client Ref: EMS_767085_954607
Report Ref: EMS-767085_992349
Grid Ref: 564169, 246916

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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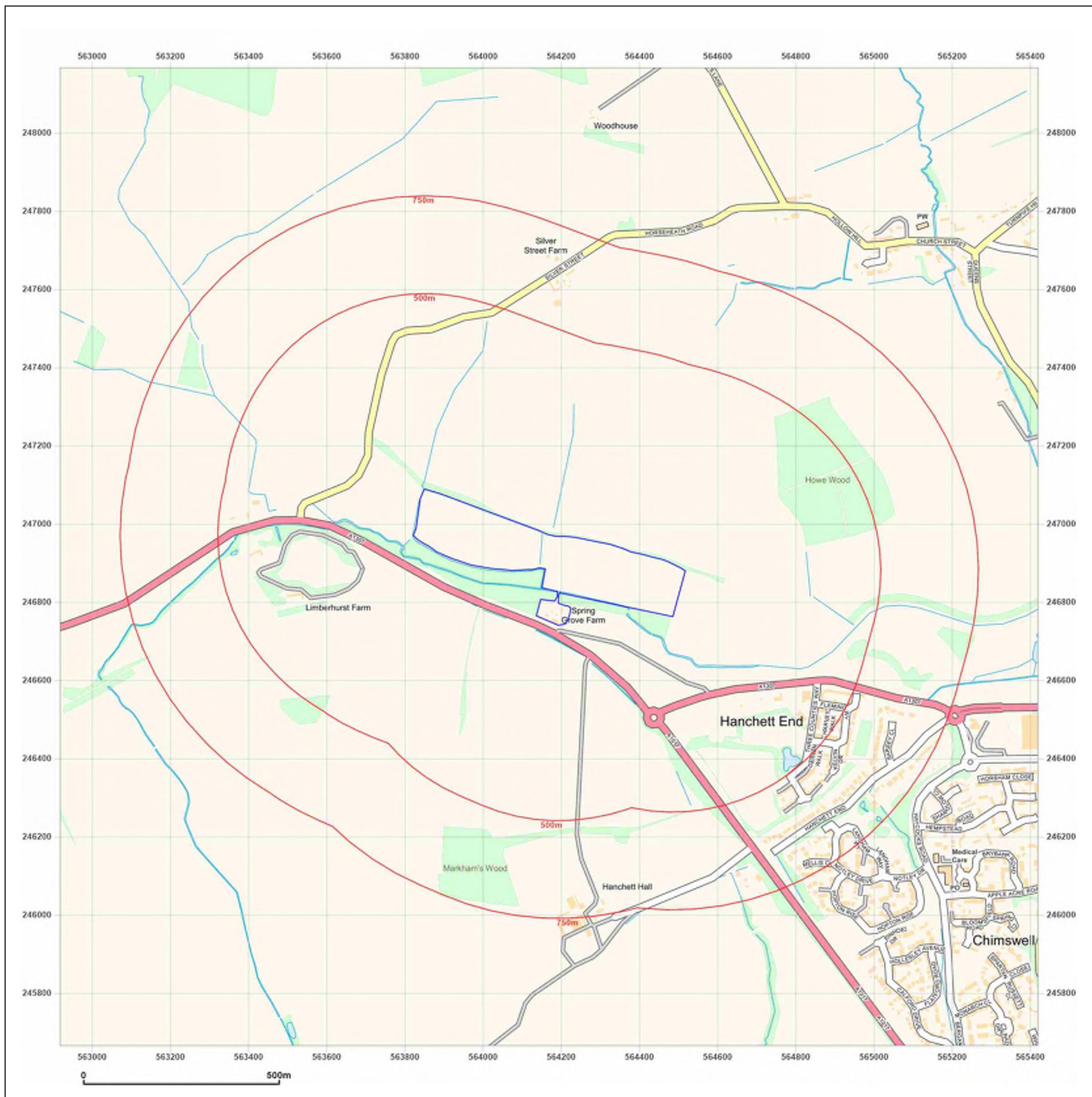


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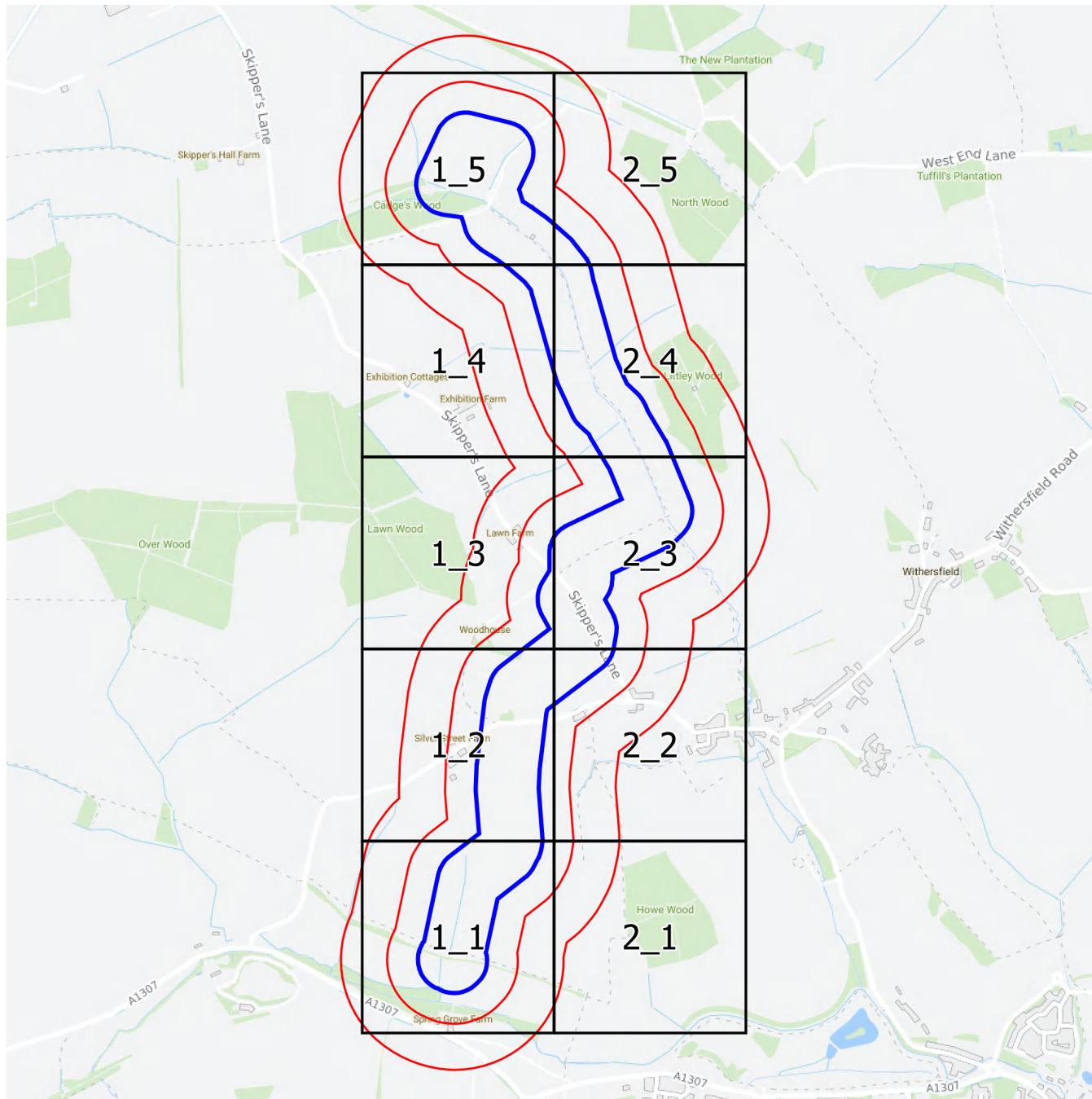
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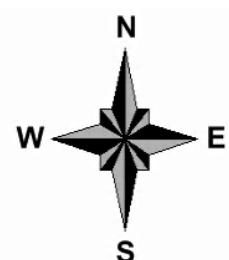
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1:2,500 Scale Grid Index



EMAP SITE™

Site Details:

Client Ref: EMS_827983_1024367
Report Ref: EMS-827983_1064633_LS_1_1
Grid Ref: 564207, 247045

Map Name: County Series

Map date: 1884-1885

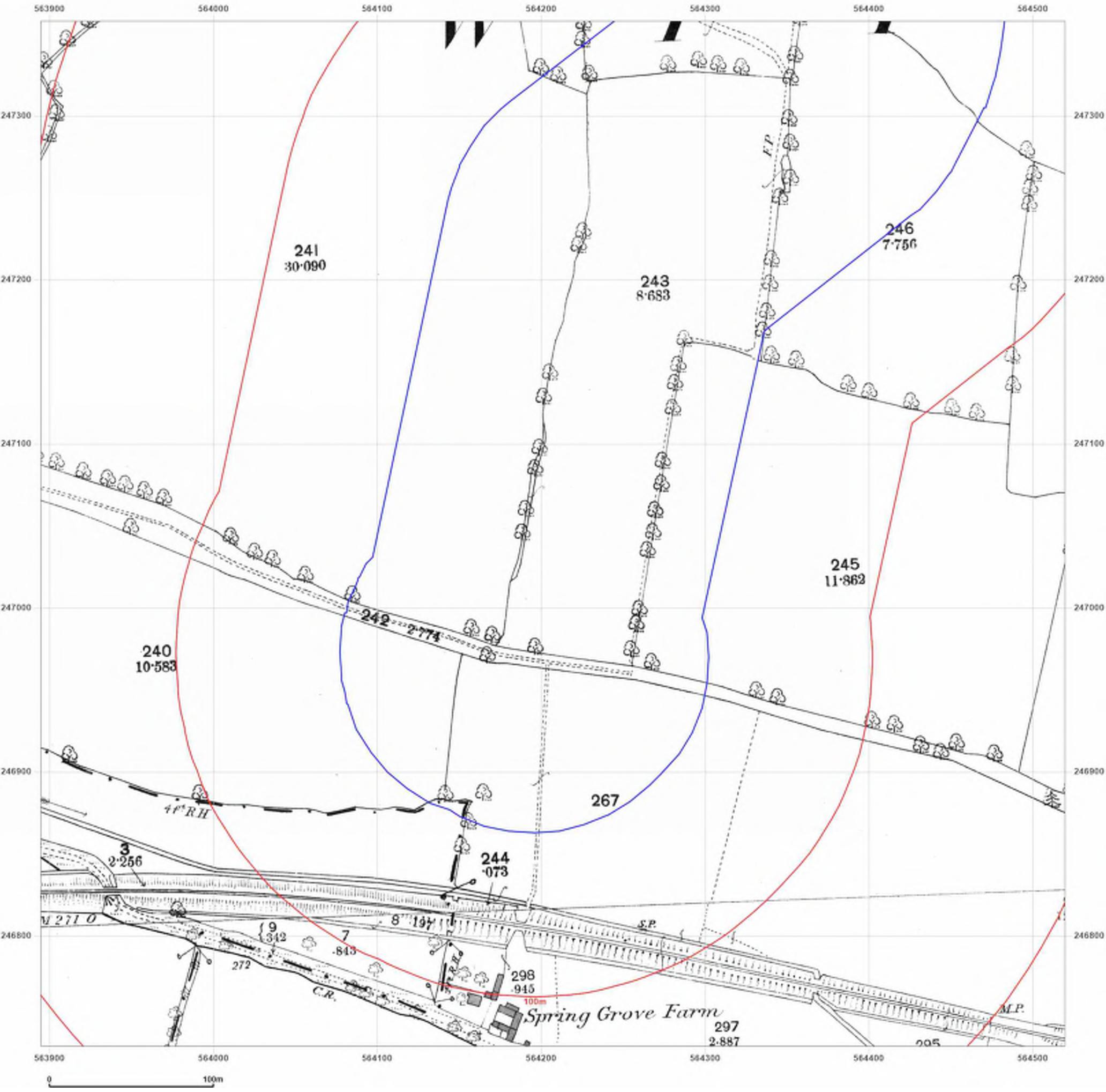
Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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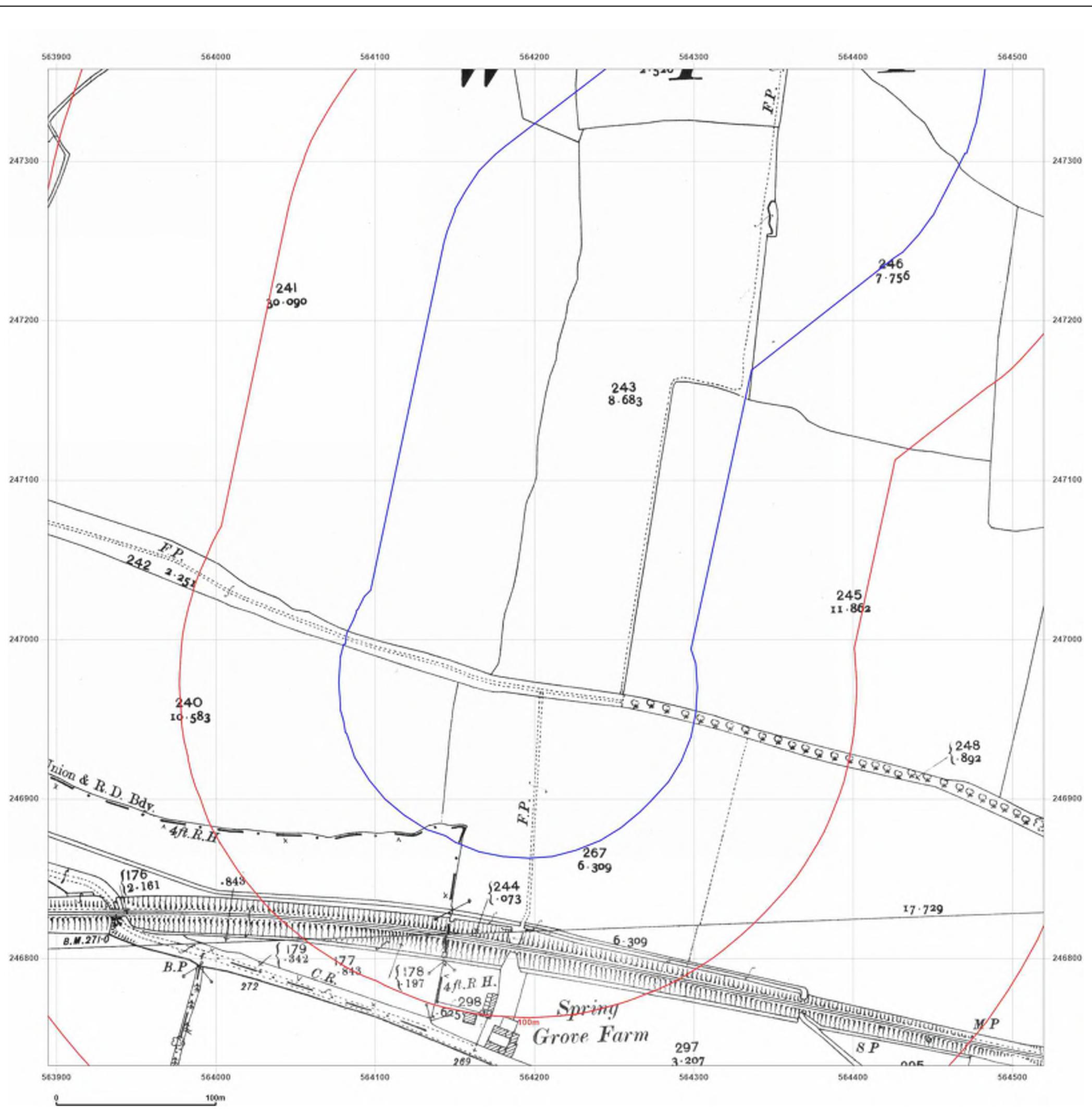


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Site Details:

Client Ref: EMS_827983_1024367
Report Ref: EMS-827983_1064633_LS_1_1
Grid Ref: 564207, 247045

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2 500



Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Laundered N/A

Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
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Site Details:

Client Ref: EMS_827983_1024367
Report Ref: EMS-827983_1064633_LS_1_1
Grid Ref: 564207, 247045

Map Name: County Series

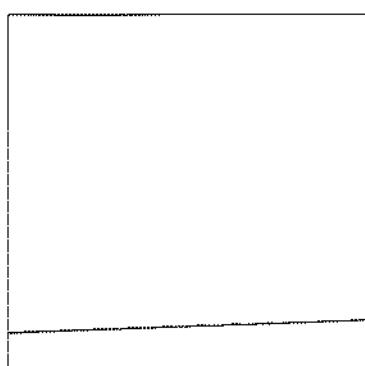
Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
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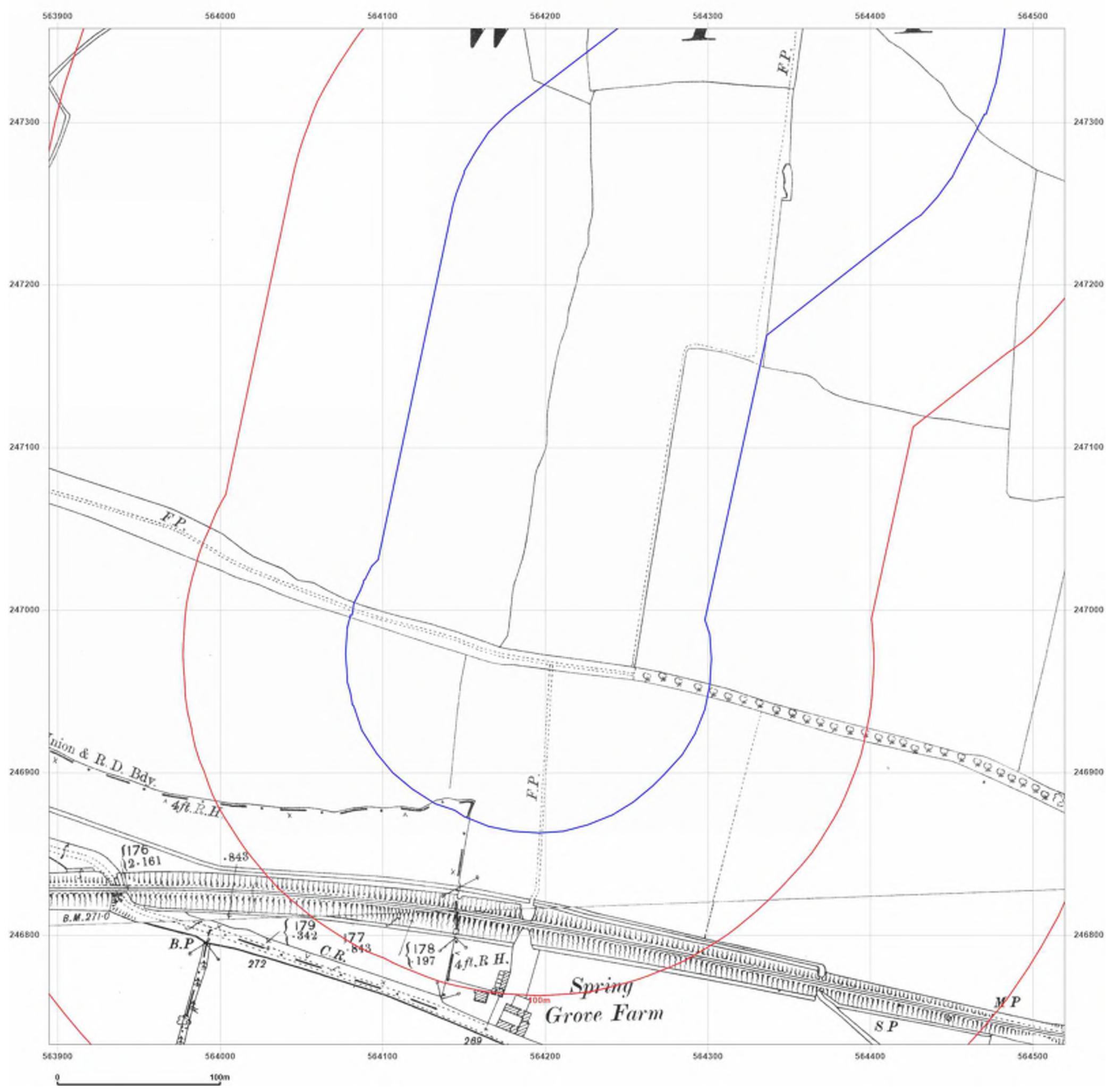
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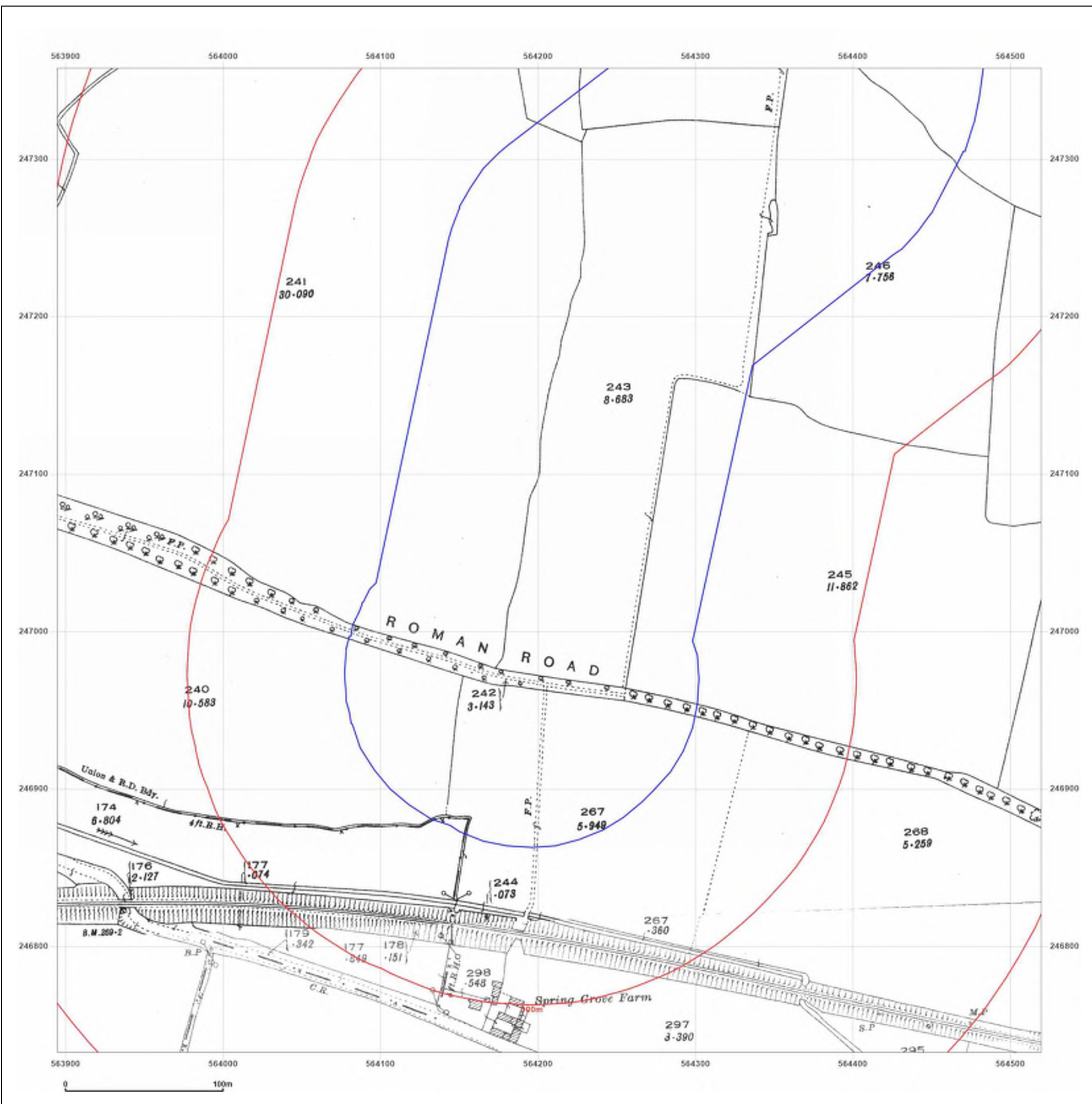
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Map Name: County Series

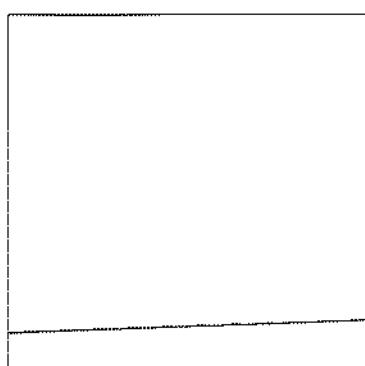
Map date: 1926

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1926
 Revised 1926
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1926
 Revised 1926
 Edition N/A
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