

Former St John Ambulance Site, Burton End, Haverhill CB9 9AD

Report details

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Location: 566359, 245310

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Area 0.14 ha

Status: Final



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Executive Summary

Report objective

The purpose of the commission was to inform the redevelopment of the property from a former St John Ambulance training site to the development of four residential dwellings with gardens. We understand that this Phase 1 report is being prepared as part of the planning application. Groundsure has been provided with initial layout plans of the proposed development.

Site Setting

Current use: Currently vacant parcel of land, dominated by car park area.

Surroundings: Surrounded by residential properties with gardens.

History: The Site was occupied by residential dwellings and gardens from the earliest available mapping until approximately 1988. Planning application history indicates a change of use of the Site to car park and modular building for St Johns Ambulance training from 1995. This use has remained until recently when it was partially cleared of the existing structures in preparation for redevelopment.

Geology: Superficial deposits of the Lowestoft Formation are underlain by bedrock layers of the Lewes Nodular Chalk Formation and Seaford Chalk Formation (undifferentiated).

Controlled Waters: Secondary Undifferentiated within superficial deposit of diamicton of medium vulnerability, underlain by a bedrock chalk aquifer of low vulnerability.

Human Health: Future Site residents, groundworkers during the proposed development, and residents of the nearby dwellings with private gardens.

Ecology: No designated ecological habitats have been recorded but the vegetated borders could provide potential habitats for vulnerable species, but there is no evidence of this.

Site Reconnaissance

A remote Site walkover was conducted with Bianca Dyer on 8 March 2024. At that time the Site was vacant and no significant environmental concerns were observed.

Regulatory Consultation

Groundsure contacted West Suffolk Council for details of historical uses and potential contamination for the Site. A response was received on 5 March 2024 from Terrance Stocks, an Environment Officer.

The Officer advised Groundsure that the Council was not aware of any historical or current land uses that could have caused contamination. According to the council records, there are no reasons as to why the Site may not be considered suitable for its current or proposed use. Additionally, the council has no records of historical landfilling within 250m of the Site. It was confirmed by the Officer that the Site was not determined as Contaminated Land under Part 2A of the Environmental Protection Act 1990.

Conclusions

Based on the historical land uses at the Site, this preliminary risk assessment considered there to be a low-moderate risk with respect to the proposed development. No other unacceptable risks have been identified and the Site can be suitable for the proposed development.

However, a historical well is recorded near the centre of the Site. Investigation and confirmation of the location, condition and infill of this historical well should be undertaken prior to the commencement of construction.

Recommendations

Redevelopment plans should take into account the potential impact of the historical well in relation to the safety and ground stability at the Site.

Any soils imported for use in the landscaping should be suitable for the proposed residential use.

Health and Safety risk assessment should be addressed as part of the implementation of Construction Design Management 2015 Regulations. This would address the potential for exposure to construction staff, future maintenance staff and off-Site users.

A watching brief is recommended during development for unexpected ground conditions, particularly given the potential for made ground and the possible presence of the historical well. Should such conditions be identified, work should cease in the area, conditions assessed by a suitably qualified person and the way forward agreed with the Local Authority.

This Executive Summary forms part of Groundsure report number GSP-2024-2437 is part of a wider document and should not be used in isolation.

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1 Introduction

1.1 Background

Groundsure Ltd was instructed by Bianca Dyer of Freshwater Estates to complete a Phase 1 Preliminary Risk Assessment. The report was prepared in accordance with the Groundsure Ltd proposal (ref. GSP-2024-2437p, dated 4 March 2024) and Standard Terms and Conditions of Business for the use of the following entities:

- **Freshwater Estates (Mildenhall) Ltd**

The study site (known as 'the Site') was Former St John Ambulance Site, Burton End, Haverhill CB9 9AD. A location plan and site layout can be found in Appendix A.

1.2 Purpose of this report

The purpose of the commission was to inform the redevelopment of the property from a former St John Ambulance training site to the development of four residential dwellings with gardens.

We understand that this Phase 1 report is being prepared as part of the planning application. Groundsure has been provided with initial layout plans of the proposed development.

1.3 Scope of works

This Phase 1: Preliminary Risk Assessment comprises a review of readily available environmental, historical and planning records, any additional data supplied by the client and a remote site inspection. Data, where copyright permits, is presented within the appendices of the report.

The risk assessment was based on a qualitative assessment of the Contaminant – Pathway – Receptor linkages that may exist at the Site because of past activities, in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM) published 8 October 2020 (updated 20 July 2023)¹ and BS10175:2011+A2:2017 Investigation of Potentially Contaminated Sites Code of Practice.

These assessments were associated with the following UK legislation

- Environmental Protection Act 1990;
- The Water Resources Act 1991; and
- Environmental Permitting Regulations (2015).

1.4 Data sources

Data sources include:

- Groundsure data reports (refs. GS-6BB-Y25-BQ8-JGG and GS-85X-GMZ-7UJ-F65)
- Remote Site inspection dated 8 March 2024 with Bianca Dyer;
- Data found on the Local Authority planning website;
- Local Authority Environmental Health consultation;

1.5 Report limitations

All work has been undertaken in accordance with our standard [terms & conditions](#) for a Consultancy Service. It should be noted that liability for any claim in relation to asbestos is excluded.

The report is based on the data sources listed within the report and is not necessarily exhaustive. The report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the identified land uses. Where access is restricted this affects the

¹ <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

reliability of inferences pertaining to operations and conditions within such areas of a Site. Hazards associated with any other activities are not assessed.

It has been assumed that the conditions on Site at the time of the site reconnaissance are representative of general conditions and operations unless the Site is to be redeveloped and then it has been assumed operations cease. Furthermore, new information, improved practice and changes in legislation may change the conclusions presented here.

The report may only be relied upon by the Client and those with written approval from Groundsure. It may be submitted to regulatory bodies where appropriate. Groundsure will not accept any responsibility for use of the project outside the scope of the report.

Any values provided in recommendations are for indicative purposes of scale only. They should not be considered as quotes.

1.5.1 Site reconnaissance

The site reconnaissance was non-intrusive and below ground services were not inspected and samples were not taken. A remote site survey was undertaken with Bianca Dyer on 8 March 2024 which included a live video walkover of the Site, supplemented by representative photographs.

2 Risk Assessment Methodology

2.1 Qualitative Risk Ranking Criteria

An assessment of environmental risk associated with geo-environmental ground conditions is made in respect of the Environmental Protection Act 1990, the Water Resources Act 1991, the Environmental Damage Regulations 2015 and associated legislation, to provide a balanced and considered opinion of the property regarding the intended end use. Where applicable, recommendations are made in respect of further actions considered to be appropriate.

The report discusses the potential commercial implications of the identified risks with reference to the following risk assessment definitions (based on CIRIA C552):

2.1.1 Consequence

This is based on an assessment of the most likely outcome. All assessments have a degree of uncertainty.

Minor: *Site considered suitable for present use and environmental setting. Contamination may be present but unlikely to have an unacceptable impact on key targets. No action needed while the Site remains in present use.*

- No permanent health effects
- Easily repairable damage to buildings

Mild Risk: *Site is considered suitable for present use and environmental setting. Contamination may be present but unlikely to have an unacceptable impact on key targets. Action unlikely to be needed in present use.*

- Pollution of non-sensitive water resources
- Minor changes to crops, buildings, structures and services

Medium Risk: *Site may not be suitable for present use or environmental setting. Contamination may be present, and likely to have unacceptable impact on key targets. Action may be needed in the medium term.*

- Chronic damage to human health
- Pollution of controlled waters
- Significant change in ecosystem
- Minor repairable damage to property

Severe Risk: *Site probably or certainly unsuitable for present use or environmental setting. Contamination probably or certainly present and likely to have an unacceptable impact on key targets. Urgent action needed.*

- Short term (acute) risk to human health likely to result in significant harm
- Short term (acute) risk to a sensitive water resource
- Significant short-term risk to an ecosystem or organism forming part of an ecosystem
- Catastrophic damage to property

2.1.2 Likelihood

High Likelihood: There is a pollution linkage and an event either appears very likely in the short term or almost inevitable in the long term, or there is evidence at the receptor of harm or pollution.

Likely: There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.

Low Likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.

Unlikely: There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Risk Table

Likelihood	Consequence (hazard-pathway-target)			
	Severe	Medium	Mild	Minor
High	High	High	Moderate-High	Moderate
Likely	High	Moderate-High	Moderate	Low-Moderate
Low	Moderate-High	Moderate	Low-Moderate	Low
Unlikely	Moderate	Low-Moderate	Low	Low

3 Site Setting & Description

Site Location	The Site is located within a largely residential area, 850m west of Haverhill town centre.	
Current use	The Site is currently vacant, but until recently was a commercial premises, undertaking first aid training courses.	
Proposed use	Proposed redevelopment to residential properties.	
Access/ Security	<p>The Site is currently accessed from Burton End Road, via a driveway which is secured by metal gates, with additional Heras fence panels at the end of the driveway securing the remainder of the Site.</p> <p>There have been no reported incidents of trespassing, fly-tipping or vandalism at the time of the site reconnaissance. No CCTV was in operation across the Site.</p>	
Buildings	There are no buildings present at the Site. A prefabricated modular office unit had been removed and cleared from the Site prior to the Site reconnaissance.	
Topography	The centre and the south of the Site are relatively flat. The Site slopes down along the northern and eastern Site boundaries, an approximate 1.5 to 2.0m drop in elevation from the level of the Site, to level of the road to the north. The change in elevation is expressed in the vegetated banks, and in the sloping access driveway, with a small brick wall acting as a part retaining wall at the base of the slope and before the pavements.	
External areas	<p>The Site is dominated by a central asphalt car park area which was generally of good condition with little evidence of cracking or potholes. The car park area was surrounded by raised kerbing.</p> <p>A strip of hardpacked gravel, earth and broken concrete is located to the south of the asphalt car park area, where the former prefabricated office unit was located. Narrow strips of vegetated soft landscaping are located along the perimeters of the Site and on either side of the sloping driveway.</p>	
Surface water features	No surface water features were identified on or near to the Site.	
Site drainage	Based on the topography of the Site, rainwater falling on the car park area drains downslope into a possible municipal storm drain located at the base of the sloping access driveway. Across the rest of the Site, the surface waters freely drain into the underlying soils.	
Services	The Site is served by mains electricity, water and connected to the municipal drainage system. It is anticipated that new service connections will be required as part of the proposed development.	
Surroundings	North	Burton End road.
	South	Residential apartments with parking.
	East	Greenfields Way road with residential properties with gardens beyond.
	West	Yerrill Garden access road with residential properties with gardens beyond.

Site location plans and a representation of the key site features were presented in Appendix A. Photographs taken during the recent site reconnaissance were shown in Appendix B.

4 Environmental Setting

4.1 Geology

4.1.1 Regional

The anticipated regional geological succession based on 1:10,000 and 1:50,000 scale British Geological Survey (BGS) mapping is presented in the Groundsure Insight and summarised in the table below.

Geological Unit	Description*	Comment
Superficial		
Lowestoft Formation - Diamicton	The Lowestoft Formation forms an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays. The till is characterised by its chalk and flint content	Mapped across the site.
Bedrock		
Lewes Nodular Chalk Formation and Seaford Chalk Formation (undifferentiated) - Chalk	Chalk with subsidiary calcareous mudstone and flint.	Santonian Age - Turonian Age
Notes: * Description is based on information within the BGS Lexicon of Named Rock Units and the Groundsure Insight		

4.1.2 Natural Ground Subsidence

The following table summarises the maximum hazard of natural subsidence recorded within 50m of the Site, as assessed by the BGS.

Geotechnical Hazards	Maximum Hazard Rating
Shrink-Swell	Low
Running Sands	Very Low
Compressible deposits	Negligible
Collapsible deposits	Very Low
Landslides	Very Low
Ground dissolution of soluble rocks	Low

4.1.3 Mining, ground workings and natural cavities

The Site lies within an area which may have been affected by sporadic chalk underground mining of restricted extent may have occurred.

The closest recorded entry in the BritPits database was Puddle Brook Gravel Pit (sand & gravel), 400m south.

4.1.4 Radon

The Site does not fall within a Radon Affected Area, less than 1% of properties are estimated to be affected.

4.2 Controlled Waters

4.2.1 Hydrogeology

Groundsure environmental data may be viewed in Appendix C.

Superficial Aquifer	Secondary Undifferentiated: In general these layers have previously been designated as both minor and non-aquifers in different locations due to the variable characteristics of the rock type.
Bedrock Aquifer	Principal: High permeability layers providing a high level of water storage that may support water supply/river base flow on a strategic scale.
Groundwater Vulnerability - Superficial	Medium - Intermediate between high and low vulnerability. Thickness - >10m
Groundwater Vulnerability - Bedrock	Low - Areas that provide the greatest protection from pollution.
Groundwater vulnerability - Soluble Rock Risk	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Percentage of the grid square covered by maximum risk - 4%
Groundwater Abstractions	37 groundwater abstraction licences have been identified within 2,000m of the Site. The closest entry was for a historical licence 646m to the east for general use. However, the closest active entry was 663m to the south east for the daily abstraction of the 720m ³ of groundwater for Boiler Feed. *Note <20m ³ /day Local Authority registered private supply boreholes have not been considered in this assessment.
Potable Groundwater Abstractions	No potable groundwater abstraction are recorded been identified within 2,000m of the Site.
Source Protection Zones	A Source Protection Zone 3 (Total Catchment) has been recorded on Site.
Water Framework Directive (WFD) Groundwater Body Classification	Groundwater body – North Essex Chalk Overall rating – Poor Reasons for failure – Poor Chemical and Quantitative ratings in 2019.

Groundwater level and flow	No groundwater level information was available at the time of writing.
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4.2.2 Hydrology

Nearest Surface Water	No surface water features have been identified within 250m of the Site.
Water Framework Directive (WFD) Surface Water Body Classification	Water body catchment on-site - Stour Brook River Location - 769m north east Environment Agency ratings in 2019: <ul style="list-style-type: none"> • Overall - Moderate; • Chemical - Fail; and • Ecological -Moderate.
Surface Water Abstractions	No active surface water abstraction licences have been identified within 250m of the Site.

4.2.3 Flood Risk

The table below summarises the highest risk for each flood type data provided in the Groundsure Insight report.

	On Site	Within 50m
Risk of Flooding from Rivers and Sea (RoFRaS)	None	None
Historical Flood Events	Not identified	Not identified
Flood Defences	Not identified	Not identified
Areas Benefiting from Flood Defences	Not identified	Not identified
Flood Storage Areas	Not identified	Not identified
Flood Zone 2	None	None
Flood Zone 3	None	None
Surface water flooding	1 in 30 year, 0.1m - 0.3m	1 in 30 year, 0.3m - 1.0m
Groundwater flooding	Low	Low

4.3 Environmental Designations

The relevant environmental designations recorded in the Groundsure Insight on or within 500m of the Site have been summarised in the following table.

Designation	Number	Details
Nitrate Vulnerable Zones	2 (on-site)	Surface water - Lower Stour NVZ Groundwater - Sandlings and Chelmsford

Sites of Special Scientific Interest (SSSI) Impact Risk Zones	1 (on-site)	No related developments requiring consultation identified.
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4.4 Culturally and Visually Sensitive Sites

The visual and cultural designations recorded in the Groundsure Insight on or 250m the Site are summarised in the following table.

Designation	Number	Details
Listed Buildings	1	The entry relates to the Grade II 78 Burton End, 123m north east of the Site.

4.5 Agricultural Designations

The Site and the surrounding area has been classified as Grade 2 (very good) agricultural land.

4.6 Ecological Habitat Designations

No ecological habitat designations have been recorded in the Groundsure Insight on or within 250m of the Site.

5 Potentially Contaminative Land Use

5.1 Permits, Authorisations, Licences and Records

Groundsure environmental data may be viewed in Appendix C.

5.1.1 On site records

Data held by Groundsure indicates that the Site has not been designated as Contaminated Land under Part 2A of the Environmental Protection Act.

No other records of interest have been identified at the Site.

5.1.2 Off site records

The following records were identified within 250m.

Type	No.	Comments
Current industrial land uses		
Recent industrial land uses	5	The nearest entries related to an Electricity Sub Station 101m south east.
Pollution Incidents	3	The nearest incident involved Organic Chemicals/Products (Hydrocarbons) causing a minor impact on air in 2001, located 212m to the north east.

6 Historical Setting

6.1 Historical Review

The following table provides an outline of the historical land use both on-Site and in the surrounding areas based (unless otherwise referenced) on mapping and aerial imagery from the Groundsure Insight (Appendix C) and Historical Map Pack (Appendix D).

These are not comprehensive as occasionally transient uses existed between map survey dates.

Date	On Site Features	Off Site Features
1884	Prior to this date the site had been developed to comprise a row of terrace buildings with private gardens along the west and part of several adjoined buildings in the north west. In the centre, a well was labelled and three ancillary units were situated in the south.	The Site is situated in the largely rural settlement of Burton End. Several properties line the road to the north and a watercourse is situated beyond these properties.
1884-1899	No significant changes were identified.	No significant changes were identified.
1903	No significant changes were identified.	Rope walk mapped 245m East.
1903-1924	No significant changes were identified.	No significant changes were identified.
1926	The part of the buildings along the north perimeter and the ancillary units have been demolished. Additionally, the well was no longer labelled and the majority of the buildings no longer had private gardens.	No significant changes were identified.
1938	No significant changes were identified.	An allotment garden was labelled immediately adjacent to the west of the site.
1936-1960	No significant changes were identified.	Significant residential development in the local area. The property adjoining the south is named Parson Yard.
1967	Minor reconfiguration had occurred to the terrace building and two ancillary units had been constructed in the south. The site was possibly associated with Parson Yard.	Parson Yard extends off site to the south. The area 40m north of the site had been developed into residential housing.
1968	The ancillary units in the south had been extended and joined together. Banks shown along the north and east boundary, sloping down to adjoining roads.	The surrounding area to the west and south had been developed for residential purposes.

1968-1986	No significant changes were identified.	No significant changes were identified.
1988	The terrace buildings in the west had been cleared.	The rope walk had been cleared.
1988-1994	No significant changes were identified.	No significant changes were identified.
1999 (Aerial Imagery)	The site had been redeveloped to comprise a building in the south and a car park in the north.	No significant changes were identified.
2007 (Aerial Imagery)	No significant changes were identified.	The former parson yard to the south had been cleared with evidence of groundworks.
2013 (Aerial Imagery)	No significant changes were identified.	The site to the south was redeveloped into residential apartments.
2017 -Recent (Aerial Imagery)	The site remained unchanged.	No significant changes were identified.

6.2 Underground features and proposed infrastructure

No records of tunnels or proposed infrastructure projects have been recorded within the Groundsure Insight.

6.3 Historical military land

No additional records of military land have been recorded within the Groundsure Insight.

6.4 Unexploded Ordnance

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity was the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. However, no evidence of bomb damages (such as ruins) were identified on post war mapping.

7 Site Reconnaissance

A remote walkover of the Site was carried out by a Groundsure representative on 8 March 2024 with Bianca Dyer. The weather was overcast but fair at the time of inspection. The general description was provided in Section 3.

A site plan of key features (Figure 2) was included in Appendix A and a photographic record of the site walkover was provided in Appendix B.

7.1 Operational and Environmental Observations

Site Activities	The Site was vacant at the time of the walkover, but the previous prefabricated office and shed had been cleared from the Site. Some construction materials had recently been brought to the Site in preparation of Site works commencing.
Materials / Waste Stored	<p>The Site was largely vacant and empty at the time of the walkover. However, the following materials had recently been brought to the Site relating to proposed construction works. The following materials were stored in the south of the Site:</p> <ul style="list-style-type: none">● Empty steel skinned internally banded 500L white diesel tank, to be used to refuel plant when construction works commence,● Concrete beams,● Plastic drainage pipes,● Step ladder,● Tiles. <p>Wind blown litter had gathered along the perimeters of the Site.</p>
Environmental Management	No formal environmental management system was in operation or required.
Environmental observations - surroundings	Whilst the neighbouring properties were not inspected, no significant environmental concerns were observed.

7.2 Regulated Activities

Groundsure did not identify activities requiring environmental permits were being undertaken at the Site.

8 Regulatory Consultations

8.1 Local Authority Environmental Protection Team

Groundsure contacted West Suffolk Council for details of historical uses and potential contamination for the Site. A response was received from Terence Stocks, Environment Officer at the Council regarding contaminated land matters at the Site on 5 March 2024.

The Officer advised that the Council was not aware of any potentially contaminative activities at the Site. It was confirmed by the Officer that the Site was not determined as Contaminated Land under Part 2A of the Environmental Protection Act 1990. Furthermore, it was also not on the Council's list for detailed inspection and there they do not intend to take action against the Site under Part 2A.

With regards to the potential redevelopment, the officer confirmed that depending on how many residential units the property is being split into would depend on the level of information. If it is 1 or 2 they would require a questionnaire and a desktop report or similar, if it is more than 2 we would require a phase 1 desk study.

The full response from the Local Authority was included in Appendix E.

8.2 Local Authority Planning Section

Groundsure did not consider it necessary to undertake consultations with the Local Authority Planning Department. However, Groundsure reviewed the planning information available on the West Suffolk Council website and a summary of the previous applications on the Site can be found in the table below.

Date of application	Application description
26 July 1995	Reference: E/95/2145/P Decision: Approve application Erection of modular building and garage for use as St. John Ambulance Headquarters, provision of car parking and alteration of existing vehicular access. There were no contaminated land conditions detailed on the decision notice associated with this planning permission.
24 November 1980	Reference: E/80/3624/P Decision: Approve application Proposal: ERECTION OF 4 TERRACED HOUSES WITH ACCESS There were no contaminated land conditions detailed on the decision notice associated with this planning permission.
30 September 1975	Reference: E/75/2896/P Decision: Approve application Proposal: FOUR HOUSES FOUR GARAGES AND ACCESS There were no contaminated land conditions detailed on the decision notice associated with this planning permission. It is however noted that the previous uses are described as builders yards and funeral directors.

In addition to the above, the following planning application related to the site adjacent to the south, and previously referred to as Parsons Yard, which was submitted in January 2007:

SE/07/0052 | Planning Application - Erection of 10 residential flats, provision of parking and landscaping and new vehicular access following demolition of existing dwelling and outbuildings (revised scheme) as amended by plans received 17 Jan 2007 showing alterations to the access. | 1, York Road Haverhill CB9 8JS

There were no contaminated land conditions detailed on the decision notice associated with this planning permission. A review of the planning history revealed that this neighbouring site to the South was previously: a builders yard, toll hire yard and office, and a dance studio.

8.3 Petroleum Licensing Section

Groundsure did not consider it necessary to undertake consultations with the Petroleum Licensing Department.

8.4 Environment Agency

Groundsure did not consider it necessary to undertake consultations with the Environment Agency.

9 Conceptual Site Model

The qualitative assessment provides a conceptual model based on a source-pathway-receptor pollutant linkage risk assessment as detailed in the Environment Agency's Land Contamination Risk Management model (LCRM). If one of these elements is missing there can be no significant environmental risk according to the statutory definition of "Contaminated Land" under Part 2A of the Environmental Protection Act 1990. This is a test to demonstrate that no significant harm is occurring.

9.1 Receptors

The following identified receptors may be impacted by an environmental hazard if linking pathways are found to be present:

- Human health
 - Site Users - Future residents, visitors in the existing format and construction workers during the proposed redevelopment
 - Surrounding Site Users - Surrounding residential properties.
- Controlled waters
 - Groundwater - Secondary Undifferentiated within superficial deposit of diamicton of medium vulnerability, underlain by a Principal aquifer within bedrock chalk aquifer of low vulnerability.
 - Surface water - Watercourse 151m north of the Site.
- Other
 - Ecological - No sensitive habitats identified near the Site.
 - Property - Existing and proposed subsurface buildings and infrastructure

9.2 Overview of potential current and historical sources of contamination and associated contaminants

The following identified potentially contaminative land uses may be a source of environmental hazard if linking pathways are found to be present.

9.2.1 On Site

Activity	Dates	Location	Potential contaminants of concern
Made ground (from previous residential buildings on Site and infilled well)	Pre 1884 to potentially until 1988	West of the Site	Possible metals, fuel and oil hydrocarbons, asbestos, and other organic and inorganic compounds.

9.2.2 Off Site

Activity	Dates	Location	Potential contaminants of concern
Agricultural use and allotment gardens	Pre 1884 to 1926	West and south	PAHs, ash, metals, herbicides.
Builders yard	Circa 1960 to 1988	Adjacent to the south	Possible metals, fuel and oil hydrocarbons, asbestos, and other organic and inorganic compounds.

9.3 Conceptual Model

Receptor	Pathways	Risk
SOURCE: Current and former activities on the Site		
Site Users	Dermal contact; Soil ingestion; Dust ingestion/ inhalation	Low-Moderate
Groundworkers		Low-Moderate
Surrounding Site Users	Migration via permeable geology and groundwater then Dermal contact (water/ soils); Soil ingestion.	Low
	Migration via surface water runoff then Dermal contact (water/ soils); Soil ingestion.	Low
Groundwater	Horizontal and vertical migration	Low-Moderate
Surface Water	Surface water runoff and/or Lateral migration via permeable geology.	Low
Ecology	Surface water runoff and/or Migration via permeable geology and groundwater then Direct uptake then Bioaccumulation	Low
Property	Direct contact (chemical attack) Explosive conditions	Low

Receptor	Pathways	Risk
SOURCE: Current and former activities in the surrounding area		
Site Users	Migration via permeable geology and groundwater then Dermal contact; Soil ingestion; Dust ingestion/ inhalation	Low-Moderate
Groundwater	Horizontal and vertical migration via the creation of preferential pathway	Low
Property	Migration via permeable geology and groundwater then Direct contact (chemical attack)	Low

9.4 Justification

A review of the available mapping records indicates that the Site was occupied by residential dwellings and gardens from the earliest available mapping until approximately 1988. Planning application history indicates a change of use of the Site to car park and modular building for St Johns Ambulance training from 1995. This use has remained until recently when it was partially cleared of the existing structures in preparation for redevelopment. There is a slight risk of oils and hydrocarbons across the Site from the car park, however this is considered to be low due to the good condition of the asphalt and drainage away to the north of the Site. As the previous structures across the Site have been demolished over time, there is a risk of made ground being present. However, Groundsure considered it unlikely that the underlying soils could pose an unacceptable risk to current and future Site users and surrounding Site users.

The Site is underlain by superficial deposits of the Lowestoft Formation - Diamicton, overlying the bedrock of the Lewes Nodular Chalk Formation and Seaford Chalk Formation (undifferentiated) - Chalk. Additionally, a well is shown in the centre of the Site in the historical mapping from 1884 until 1960 when it was either infilled or covered, presenting a possible direct pathway to groundwater. As such there is no to little protection for the vulnerable underlying secondary undifferentiated aquifer and the principal bedrock aquifer. Furthermore, the closest watercourse was located 151m north of the Site. Therefore, it can not be discounted that preferential pathways could be created into underlying groundwaters via the construction of foundations during the redevelopment. However, as the redevelopment is for low-rise residential buildings not requiring deep foundations, and there is unlikely to be significant levels of ground contamination at the Site, the risk to surface water and groundwater is considered to be Low-Moderate.

10 Conclusions & Recommendations

10.1 Conclusions

Based on the historical land uses at the Site, this preliminary risk assessment considered there to be a low-moderate risk with respect to the proposed development.

A historical well is recorded near the centre of the Site. Investigation and confirmation of the location, condition and infill of this historical well should be undertaken prior to the commencement of construction.

No other unacceptable risks have been identified and the Site can be suitable for the proposed development.

10.2 Recommendations

Redevelopment plans should take into account the potential impact of the historical well (if present) on the safety and ground stability at the Site.

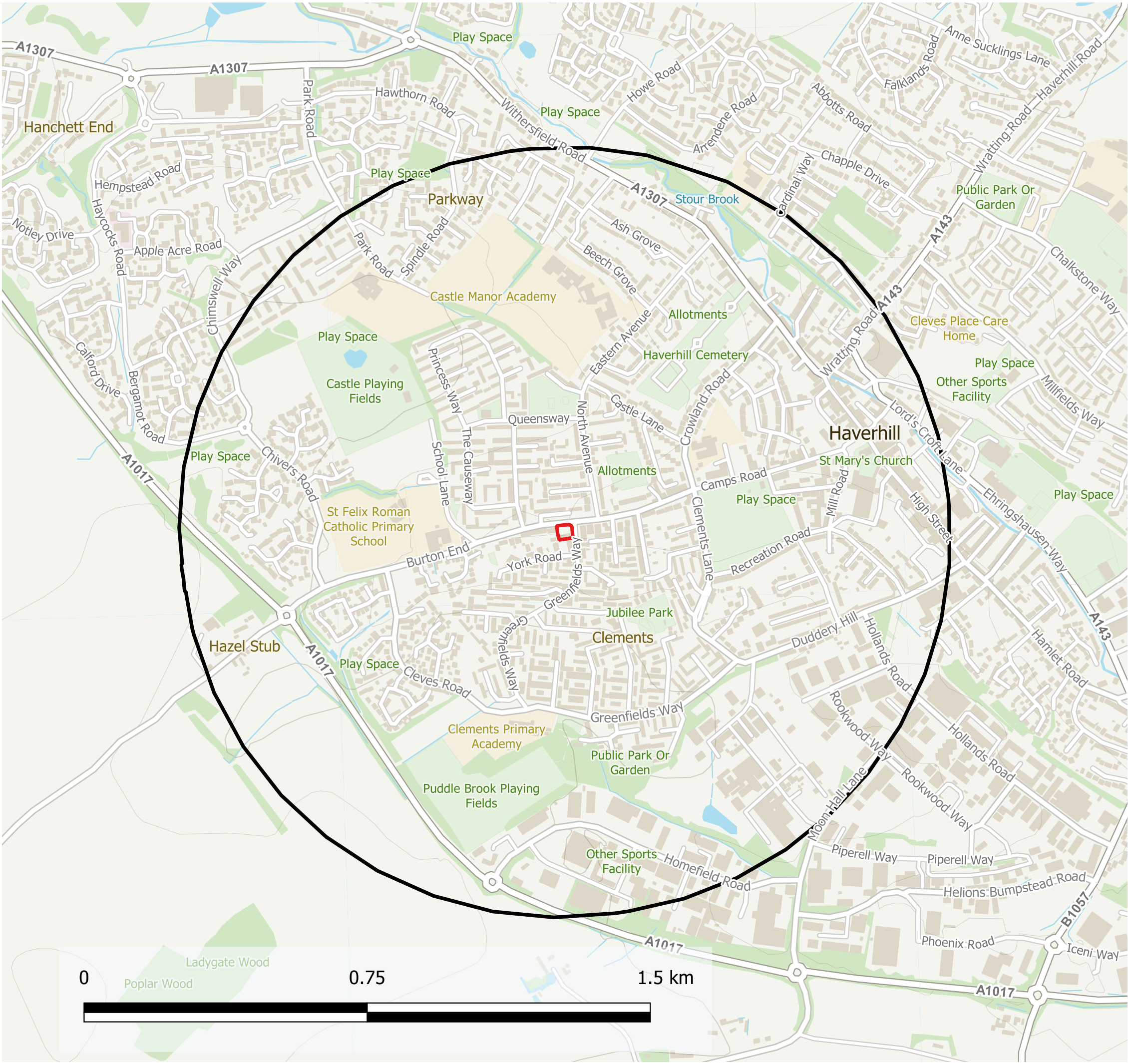
Any soils imported for use in the landscaping should be suitable for the proposed residential use.

Health and Safety risk assessment should be addressed as part of the implementation of Construction Design Management 2015 Regulations. This would address the potential for exposure to construction staff, future maintenance staff and off-Site users.

A watching brief is recommended during development for unexpected ground conditions, particularly given the potential for made ground and possible presence of the historical well. Should such conditions be identified, work should cease in the area, conditions assessed by a suitably qualified person and the way forward agreed with the Local Authority.

Appendix A

Figures



Site Address: Former St John Ambulance Site, Burton End, Haverhill CB9 9AD

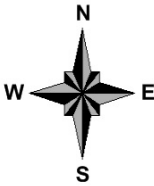
Project Reference: GSP-2024-2437

Grid Reference: 566359, 245311

Scale at A3: 1:10,000

Figure 1: Large Scale Site Location

Date: 22/03/2024



Site Details

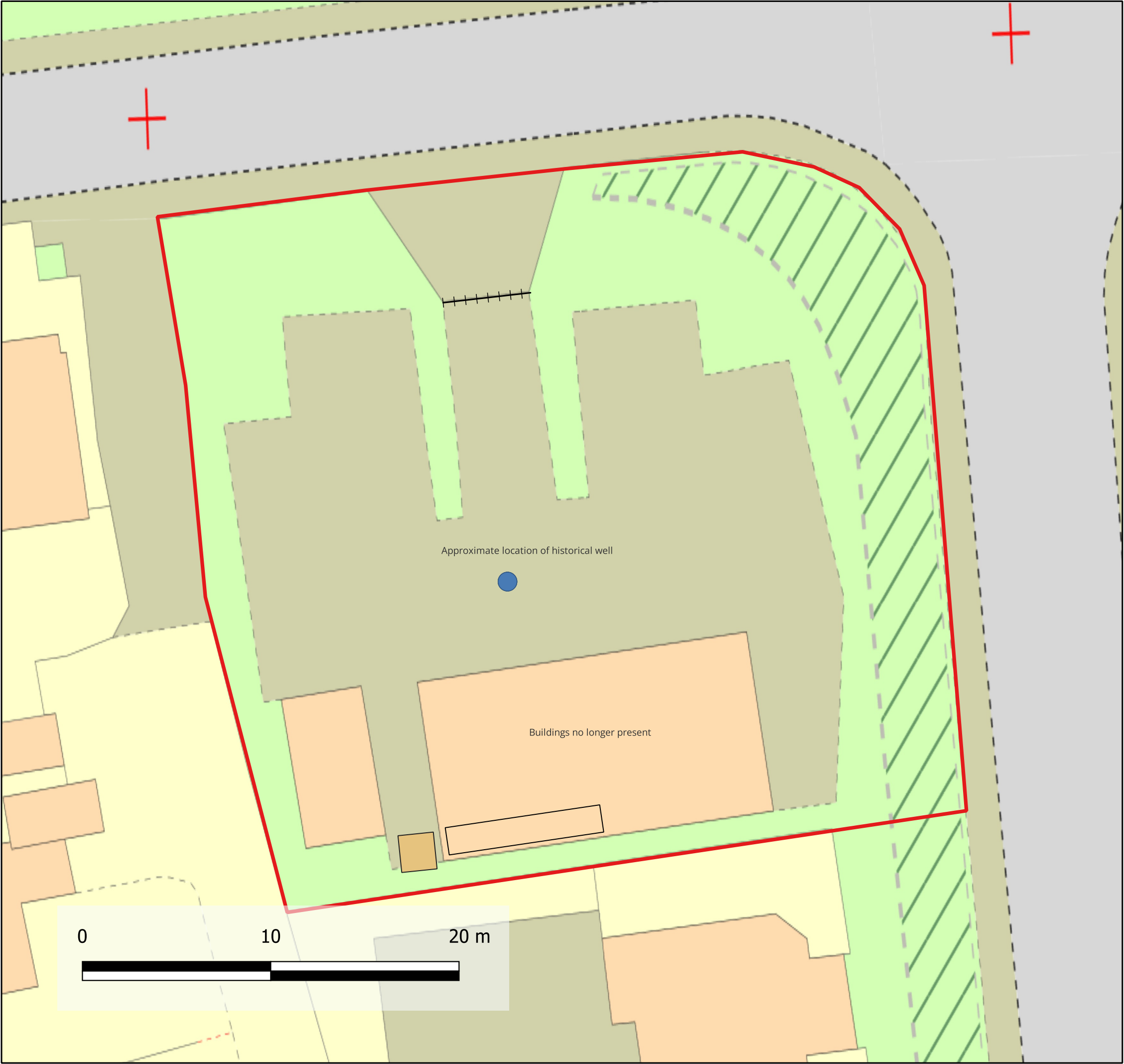
Outline 1km Buffer



Produced by Groundsure

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E: info@groundsure.com
W: www.groundsure.com

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Site Address: Former St John Ambulance Site, Burton End, Haverhill CB9 9AD

Project Reference: GSP-2024-2437

Grid Reference: 566359, 245311







Scale at A3: 1:500

Figure 2: Key Features Plan


Date: 22/03/2024




Mastermap Legend


 Multi Surface	 Manmade Surface
 Building	 Road or Track
 Water	 Natural Surface


Site Details

 outline

Layers

 Gate

 Construction materials

 Above Ground Storage Tank

Annotations not to scale



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Appendix B

Photographic Record

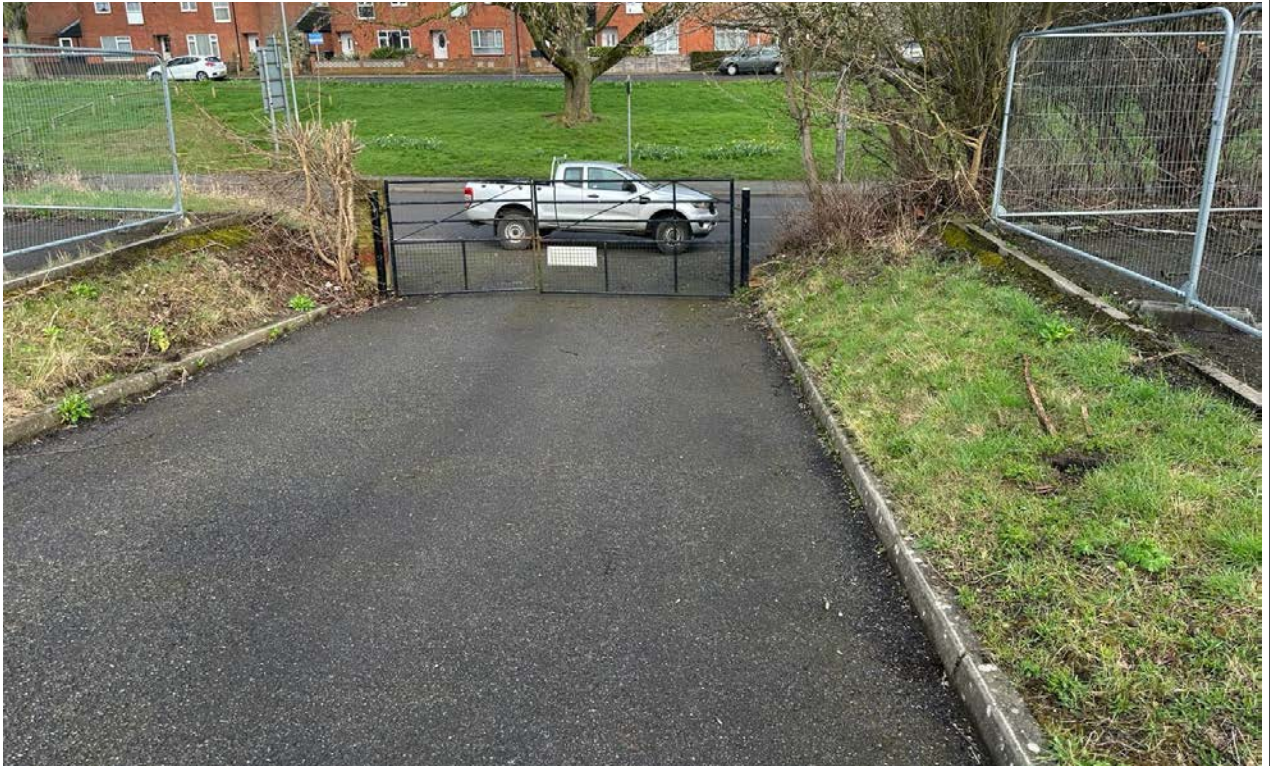


Photo 1: Site access from sloping driveway, with lockable gates at the base of the ramp.



Photo 2: Grassed embankment with a small retaining wall along the access driveway in north of the Site.



Photo 3: Typical view across the centre of the Site dominated by the apshalted car park area.



Photo 4: View of the southern portion of the Site where the previous office unit was removed.



Photo 5: Currently empty (at time of walkover) 500L white diesel tank.



Photo 6: Construction materials stored in the south of the Site.



Photo 7: Example of the wind blown litter along the south of the Site.



Photo 8: View of the north east corner of the Site, dominated by former car parking area.

Appendix C

Groundsure Insight

ST JOHNS AMBULANCE, BURTON END, HAVERHILL, SUFFOLK, CB9 8JS

Order Details

Date: 05/03/2024
Your ref: GSP-2024-2437
Our Ref: GS-6BB-Y25-BQ8-JGG

Site Details

Location: 566359 245310
Area: 0.14 ha
Authority: [West Suffolk](#) ↗



Summary of findings

[p.2 >](#) **Aerial image**

[p.9 >](#)

OS MasterMap site plan

[p.14 >](#) groundsure.com/insightuserguide ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	6	38	-
17 >	1.2 >	Historical tanks >	0	0	0	1	-
18 >	1.3 >	Historical energy features >	0	0	7	14	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	0	1	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	0	8	45	-
22 >	2.2 >	Historical tanks >	0	0	0	1	-
23 >	2.3 >	Historical energy features >	0	0	19	41	-
25	2.4	Historical petrol stations	0	0	0	0	-
25 >	2.5 >	Historical garages >	0	0	0	2	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
28	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
28 >	3.7 >	Waste exemptions >	0	0	0	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	4.1 >	Recent industrial land uses >	0	0	5	-	-
31	4.2	Current or recent petrol stations	0	0	0	0	-
31	4.3	Electricity cables	0	0	0	0	-
31	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-



32	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.7	Regulated explosive sites	0	0	0	0	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
32	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
33	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
33 >	4.12 >	<u>Radioactive Substance Authorisations</u> >	0	0	0	1	-
33 >	4.13 >	<u>Licensed Discharges to controlled waters</u> >	0	0	0	2	-
34	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.15	Pollutant release to public sewer	0	0	0	0	-
34	4.16	List 1 Dangerous Substances	0	0	0	0	-
34	4.17	List 2 Dangerous Substances	0	0	0	0	-
34 >	4.18 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	3	0	-
35	4.19	Pollution inventory substances	0	0	0	0	-
35	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
36 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
38 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
40 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
41 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk</u> >	Identified (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	37
50	5.7	Surface water abstractions	0	0	0	0	0
51	5.8	Potable abstractions	0	0	0	0	0
51 >	5.9 >	<u>Source Protection Zones</u> >	1	1	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	6.1 >	<u>Water Network (OS MasterMap)</u> >	0	0	1	-	-



53	6.2	Surface water features	0	0	0	-	-
53 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
53 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
54 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	7.2	Historical Flood Events	0	0	0	-	-
55	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57	7.6	Flood Zone 2	None (within 50m)				
57	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
58 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
60 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	8
63 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	3
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64	10.11	Green Belt	0	0	0	0	0
64	10.12	Proposed Ramsar sites	0	0	0	0	0



65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	2
67 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
68	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
69	11.1	World Heritage Sites	0	0	0	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
70 >	11.4 >	Listed Buildings >	0	0	1	-	-
71	11.5	Conservation Areas	0	0	0	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
73	12.2	Open Access Land	0	0	0	-	-
73	12.3	Tree Felling Licences	0	0	0	-	-
73	12.4	Environmental Stewardship Schemes	0	0	0	-	-
74	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
75	13.1	Priority Habitat Inventory	0	0	0	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
75	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	14.1 >	10k Availability >	Identified (within 500m)				
77 >	14.2 >	Artificial and made ground (10k) >	0	0	0	2	-
78 >	14.3 >	Superficial geology (10k) >	1	0	0	2	-



79	14.4	Landslip (10k)	0	0	0	0	-
80 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
81	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	15.1 >	50k Availability >	Identified (within 500m)				
83	15.2	Artificial and made ground (50k)	0	0	0	0	-
83	15.3	Artificial ground permeability (50k)	0	0	-	-	-
84 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
85 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
85	15.6	Landslip (50k)	0	0	0	0	-
85	15.7	Landslip permeability (50k)	None (within 50m)				
86 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
87 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
87	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
88 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
89 >	17.1 >	Shrink swell clays >	Low (within 50m)				
90 >	17.2 >	Running sands >	Very low (within 50m)				
91 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
92 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
93 >	17.5 >	Landslides >	Very low (within 50m)				
94 >	17.6 >	Ground dissolution of soluble rocks >	Low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	18.1 >	BritPits >	0	0	0	1	-
97	18.2	Surface ground workings	0	0	0	-	-
97	18.3	Underground workings	0	0	0	0	0
97	18.4	Underground mining extents	0	0	0	0	-
97	18.5	Historical Mineral Planning Areas	0	0	0	0	-



98 >	18.6 >	Non-coal mining >	1	0	0	1	0
98	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
99	18.9	Researched mining	0	0	0	0	-
99	18.10	Mining record office plans	0	0	0	0	-
99	18.11	BGS mine plans	0	0	0	0	-
99	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
100	18.14	Gypsum areas	None (within 0m)				
100	18.15	Tin mining	None (within 0m)				
100	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
101	19.1	Natural cavities	0	0	0	0	-
101	19.2	Mining cavities	0	0	0	0	0
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
102	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
103 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-



107	22.6	Historical railways	0	0	0	-	-
107	22.7	Railways	0	0	0	-	-
107	22.8	Crossrail 1	0	0	0	0	-
107	22.9	Crossrail 2	0	0	0	0	-
107	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 05/04/2020

Site Area: 0.14ha



Recent site history - 2017 aerial photograph



Capture Date: 09/04/2017

Site Area: 0.14ha



Recent site history - 2013 aerial photograph



Capture Date: 02/05/2013

Site Area: 0.14ha



Recent site history - 2007 aerial photograph



Capture Date: 25/08/2007

Site Area: 0.14ha



Recent site history - 1999 aerial photograph



Capture Date: 05/05/1999

Site Area: 0.14ha



BURTON CLOSE

YERRIL GARDEN

Fennells

88

2

1

5

6 to 10

1 to 5

10

7

76.6m

77.3m

12.5

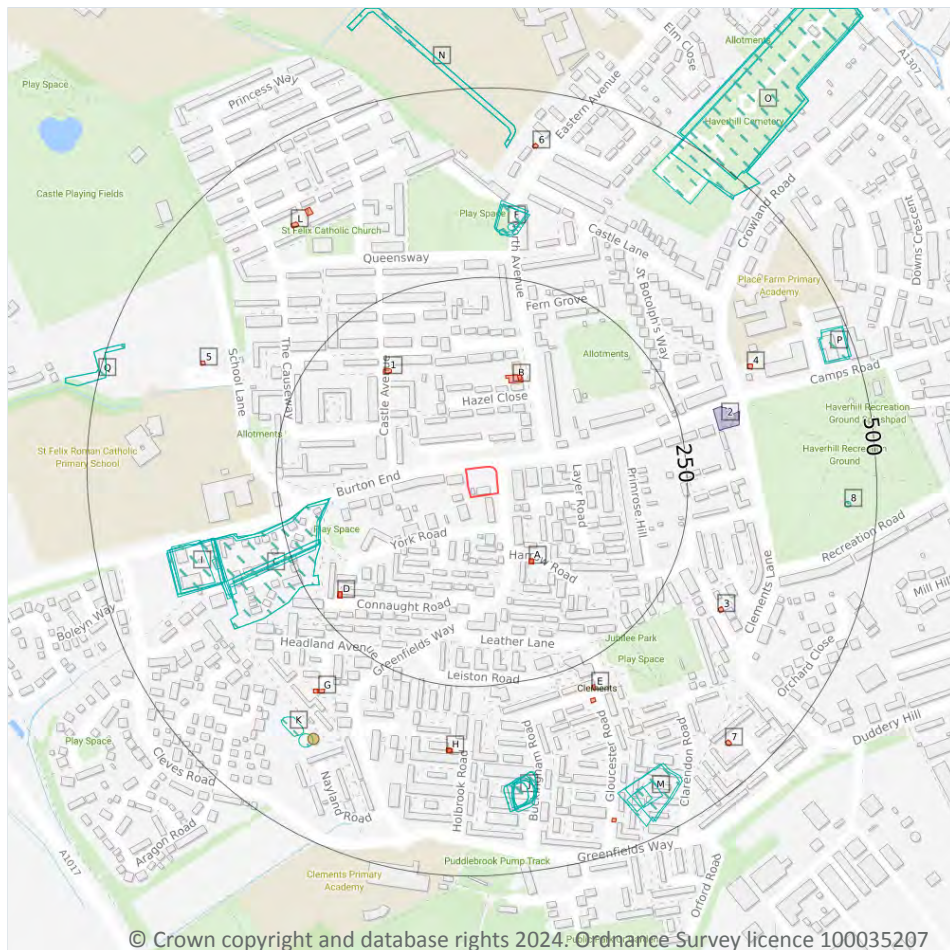
25

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1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

44

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 15](#) >

ID	Location	Land use	Dates present	Group ID
C	183m W	Unspecified Works	1979	2083377



ID	Location	Land use	Dates present	Group ID
C	183m W	Unspecified Works	1967 - 1971	2119779
C	185m W	Rope Walk	1924	2096092
C	189m W	Unspecified Works	1959	2101062
C	208m W	Rope Walk	1924	2090320
C	208m W	Rope Walk	1946 - 1949	2121007
F	305m N	Windmill	1896	2087341
F	306m N	Windmill	1924	2117561
F	306m N	Corn Windmill	1885	2050102
F	311m N	Windmill	1905	2074618
F	314m N	Unspecified Windmill	1899	2053290
I	342m W	Water Works	1901	2091110
I	342m W	Water Works	1924	2104105
I	342m W	Water Works	1946 - 1949	2118802
I	343m W	Water Works	1924	2064192
I	346m W	Unspecified Works	1959	2098041
I	356m W	Unspecified Depot	1979	2048072
J	370m S	Unspecified Pit	1949	2100847
J	370m S	Unspecified Pit	1938	2067313
K	373m SW	Unspecified Heap	1970	2054297
J	374m S	Old Gravel Pit	1885	2108387
J	376m S	Unspecified Pit	1905	2116247
J	379m S	Old Gravel Pit	1896	2097134
K	379m SW	Unspecified Tank	1970	2044370
J	380m S	Old Gravel Pit	1899	2113551
J	381m S	Unspecified Pit	1946	2103811
J	381m S	Unspecified Pit	1924	2123239
M	417m SE	Isolation Hospital	1905	2118661
M	418m SE	Isolation Hospital	1946 - 1949	2070115



ID	Location	Land use	Dates present	Group ID
N	422m N	Unspecified Ground Workings	1979	2087139
N	422m N	Unspecified Ground Workings	1991	2087287
N	422m N	Unspecified Ground Workings	1967 - 1971	2087824
M	431m SE	Hospital	1938	2062569
M	431m SE	Isolation Hospital	1924	2069502
O	435m NE	Cemetery	1991	2067765
P	457m E	Police Station	1971	2108372
8	458m E	Unspecified Tank	1959	2044371
P	459m E	Police Station	1979	2108883
O	473m NE	Cemetery	1979	2103906
O	473m NE	Cemetery	1959 - 1971	2110432
Q	478m W	Unspecified Ground Workings	1979	2064196
Q	478m W	Unspecified Ground Workings	1991	2067387
O	497m NE	Cemetery	1946 - 1949	2077759
O	497m NE	Cemetery	1905 - 1924	2081129

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
K	373m SW	Unspecified Tank	1968	344489

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

21

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	96m SE	Electricity Substation	1968 - 1983	240026
A	97m SE	Electricity Substation	1988 - 1990	231933
B	114m N	Electricity Substation	1968 - 1973	236757
B	120m N	Electricity Substation	1983 - 1990	236919
1	161m NW	Electricity Substation	1968 - 1990	236333
D	211m SW	Electricity Substation	1968 - 1990	229826
D	211m SW	Electricity Substation	1983 - 1988	229176
E	282m SE	Electricity Substation	1988	226409
E	298m SE	Electricity Substation	1968 - 1983	236920
G	318m SW	Electricity Substation	1983	231329
G	324m SW	Electricity Substation	1968 - 1990	237409
3	328m SE	Electricity Substation	1968 - 1988	229339
H	332m S	Electricity Substation	1968 - 1995	231418
H	333m S	Electricity Substation	1988	232137
4	359m NE	Electricity Substation	1968 - 1988	236046
5	371m NW	Electricity Substation	1979 - 1998	233582
L	390m NW	Electricity Substation	1983 - 1988	235073
L	393m NW	Electricity Substation	1968 - 1973	232745
6	424m N	Electricity Substation	1968 - 1988	239755
7	445m SE	Electricity Substation	1968 - 1988	236658
M	455m S	Electricity Substation	1988	226411



This data is sourced from Ordnance Survey / Groundsure.

1.4 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, 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

1

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
2	298m E	Garage	1960 - 1968	72533

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

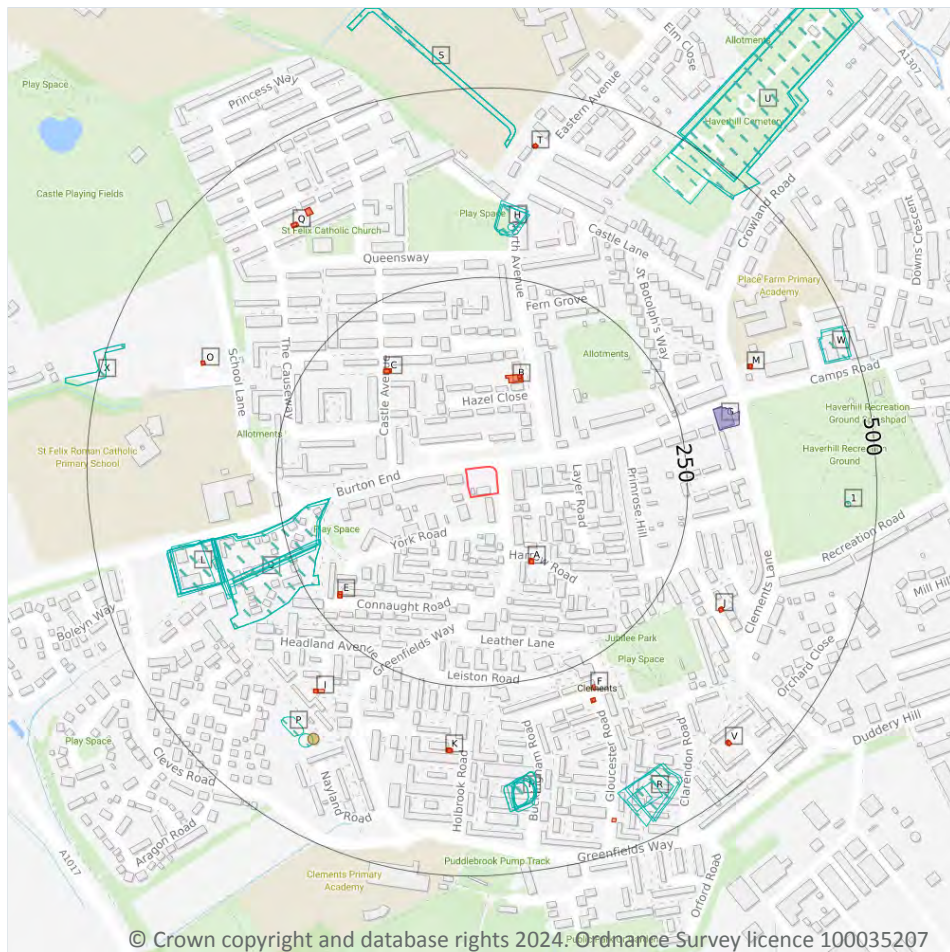
0

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

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



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

53

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 20](#) >

ID	Location	Land Use	Date	Group ID
D	183m W	Unspecified Works	1967	2119779
D	183m W	Unspecified Works	1979	2083377
D	183m W	Unspecified Works	1971	2119779



ID	Location	Land Use	Date	Group ID
D	185m W	Rope Walk	1924	2096092
D	189m W	Unspecified Works	1959	2101062
D	208m W	Rope Walk	1949	2121007
D	208m W	Rope Walk	1924	2090320
D	212m W	Rope Walk	1946	2121007
H	305m N	Windmill	1896	2087341
H	306m N	Windmill	1924	2117561
H	306m N	Corn Windmill	1885	2050102
H	311m N	Windmill	1905	2074618
H	314m N	Unspecified Windmill	1899	2053290
L	342m W	Water Works	1949	2118802
L	342m W	Water Works	1924	2104105
L	342m W	Water Works	1901	2091110
L	343m W	Water Works	1924	2064192
L	345m W	Water Works	1946	2118802
L	345m W	Water Works	1924	2104105
L	346m W	Unspecified Works	1959	2098041
L	356m W	Unspecified Depot	1979	2048072
N	370m S	Unspecified Pit	1949	2100847
N	370m S	Unspecified Pit	1949	2100847
N	370m S	Unspecified Pit	1938	2067313
P	373m SW	Unspecified Heap	1970	2054297
N	374m S	Old Gravel Pit	1885	2108387
N	376m S	Unspecified Pit	1905	2116247
N	379m S	Old Gravel Pit	1896	2097134
P	379m SW	Unspecified Tank	1970	2044370
N	380m S	Old Gravel Pit	1899	2113551
N	381m S	Unspecified Pit	1946	2103811



ID	Location	Land Use	Date	Group ID
N	381m S	Unspecified Pit	1924	2123239
R	417m SE	Isolation Hospital	1905	2118661
R	418m SE	Isolation Hospital	1949	2070115
R	418m SE	Isolation Hospital	1946	2070115
S	422m N	Unspecified Ground Workings	1967	2087824
S	422m N	Unspecified Ground Workings	1979	2087139
S	422m N	Unspecified Ground Workings	1991	2087287
S	422m N	Unspecified Ground Workings	1971	2087824
R	431m SE	Hospital	1938	2062569
R	431m SE	Isolation Hospital	1924	2069502
U	435m NE	Cemetery	1991	2067765
W	457m E	Police Station	1971	2108372
1	458m E	Unspecified Tank	1959	2044371
W	459m E	Police Station	1979	2108883
U	473m NE	Cemetery	1979	2103906
U	473m NE	Cemetery	1971	2110432
X	478m W	Unspecified Ground Workings	1979	2064196
X	478m W	Unspecified Ground Workings	1991	2067387
U	493m NE	Cemetery	1967	2110432
U	493m NE	Cemetery	1959	2110432
U	497m NE	Cemetery	1946	2077759
U	497m NE	Cemetery	1924	2081129

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

1

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



Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
P	373m SW	Unspecified Tank	1968	344489

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	60
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
A	96m SE	Electricity Substation	1983	240026
A	96m SE	Electricity Substation	1973	240026
A	96m SE	Electricity Substation	1968	240026
A	97m SE	Electricity Substation	1990	231933
A	97m SE	Electricity Substation	1988	231933
B	114m N	Electricity Substation	1973	236757
B	114m N	Electricity Substation	1968	236757
B	120m N	Electricity Substation	1990	236919
B	122m N	Electricity Substation	1983	236919
C	161m NW	Electricity Substation	1988	236333
C	162m NW	Electricity Substation	1973	236333
C	162m NW	Electricity Substation	1968	236333
C	162m NW	Electricity Substation	1983	236333
C	162m NW	Electricity Substation	1990	236333
E	211m SW	Electricity Substation	1973	229826
E	211m SW	Electricity Substation	1968	229826
E	211m SW	Electricity Substation	1983	229176
E	213m SW	Electricity Substation	1988	229176



ID	Location	Land Use	Date	Group ID
E	214m SW	Electricity Substation	1990	229826
F	282m SE	Electricity Substation	1988	226409
F	298m SE	Electricity Substation	1983	236920
F	298m SE	Electricity Substation	1973	236920
F	298m SE	Electricity Substation	1968	236920
I	318m SW	Electricity Substation	1983	231329
I	324m SW	Electricity Substation	1973	237409
I	324m SW	Electricity Substation	1968	237409
I	324m SW	Electricity Substation	1988	237409
I	325m SW	Electricity Substation	1990	237409
J	328m SE	Electricity Substation	1983	229339
J	329m SE	Electricity Substation	1973	229339
J	329m SE	Electricity Substation	1968	229339
J	329m SE	Electricity Substation	1988	229339
K	332m S	Electricity Substation	1973	231418
K	332m S	Electricity Substation	1968	231418
K	333m S	Electricity Substation	1970	231418
K	333m S	Electricity Substation	1986	231418
K	333m S	Electricity Substation	1995	231418
K	333m S	Electricity Substation	1988	232137
M	359m NE	Electricity Substation	1983	236046
M	360m NE	Electricity Substation	1988	236046
M	361m NE	Electricity Substation	1973	236046
M	361m NE	Electricity Substation	1968	236046
O	371m NW	Electricity Substation	1979	233582
O	371m NW	Electricity Substation	1983	233582
O	371m NW	Electricity Substation	1995	233582
O	371m NW	Electricity Substation	1998	233582



ID	Location	Land Use	Date	Group ID
Q	390m NW	Electricity Substation	1983	235073
Q	392m NW	Electricity Substation	1988	235073
Q	393m NW	Electricity Substation	1973	232745
Q	393m NW	Electricity Substation	1968	232745
T	424m N	Electricity Substation	1983	239755
T	425m N	Electricity Substation	1988	239755
T	425m N	Electricity Substation	1973	239755
T	425m N	Electricity Substation	1968	239755
V	445m SE	Electricity Substation	1973	236658
V	445m SE	Electricity Substation	1968	236658
V	445m SE	Electricity Substation	1988	236658
V	447m SE	Electricity Substation	1970	236658
V	447m SE	Electricity Substation	1986	236658
R	455m S	Electricity Substation	1988	226411

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

2

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

Features are displayed on the Past land use - un-grouped map on [page 20](#) >



ID	Location	Land Use	Date	Group ID
G	298m E	Garage	1968	72533
G	298m E	Garage	1960	72533

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**2**

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 27 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	425m NE	haverhill pharmacy Camps Road Haverhill Suffolk CB9 8HF	EPR/YH0073A Q/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal



ID	Location	Site	Reference	Category	Sub-Category	Description
2	491m S	David Holland Pharmacy Norton Road HAVERHILL Suffolk CB9 8LU	EPR/CE5349KB /A001	Treating waste exemption	Non- Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Radioactive Substance Authorisations
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Company	Address	Activity	Category
1	101m SE	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
2	124m N	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
3	166m NW	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	216m SW	Electricity Sub Station	Suffolk, CB9	Electrical Features	Infrastructure and Facilities
5	240m W	Dans Skips	1, Old Rope Walk, Haverhill, Suffolk, CB9 9DF	Construction and Tool Hire	Hire Services

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

1

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

Features are displayed on the Current industrial land use map on [page 30 >](#)

ID	Location	Address	Details	
6	423m NE	English Welsh And Scottish Railway Ltd, Leiston Railhead, Leiston, Suffolk	Operator: English Welsh And Scottish Railway Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AN7716 Date of approval: 07/11/1994	Effective from: 07/12/1994 Last date of update: 01/01/2015 Status: Revoked/cancelled

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

4.13 Licensed Discharges to controlled waters

Records within 500m

2

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 30 >](#)

ID	Location	Address	Details	
B	449m SW	PROPERTY IN COUPALS ROAD, HAVERHILL, SUFFOLK	Effluent Type: UNSPECIFIED Permit Number: PR2LFS05376 Permit Version: 1 Receiving Water: Land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 21/05/1976 Effective Date: 21/05/1976 Revocation Date: 29/09/2005
B	449m SW	PROPERTY IN COUPALS ROAD, HAVERHILL, SUFFOLK	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: PR2LFS05376 Permit Version: 2 Receiving Water: Land	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/09/2005 Effective Date: 30/09/2005 Revocation Date: 30/09/2017



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

3

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 30](#) >



ID	Location	Details	
A	212m NE	Incident Date: 27/06/2001 Incident Identification: 11809 Pollutant: Organic Chemicals/Products Pollutant Description: Hydrocarbons	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
A	212m NE	Incident Date: 21/06/2001 Incident Identification: 10676 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Chemical Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
A	238m NE	Incident Date: 31/07/2001 Incident Identification: 20705 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	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

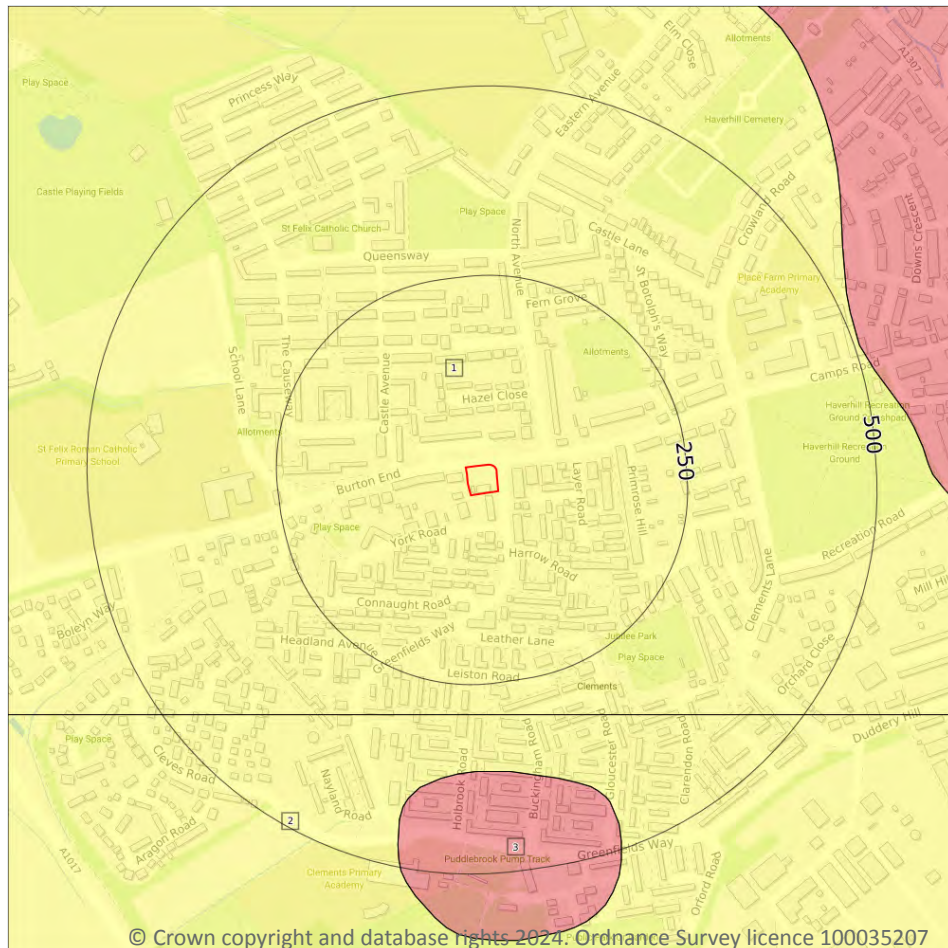
Records within 500m	0
----------------------------	----------

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

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 36](#) >

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	290m S	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

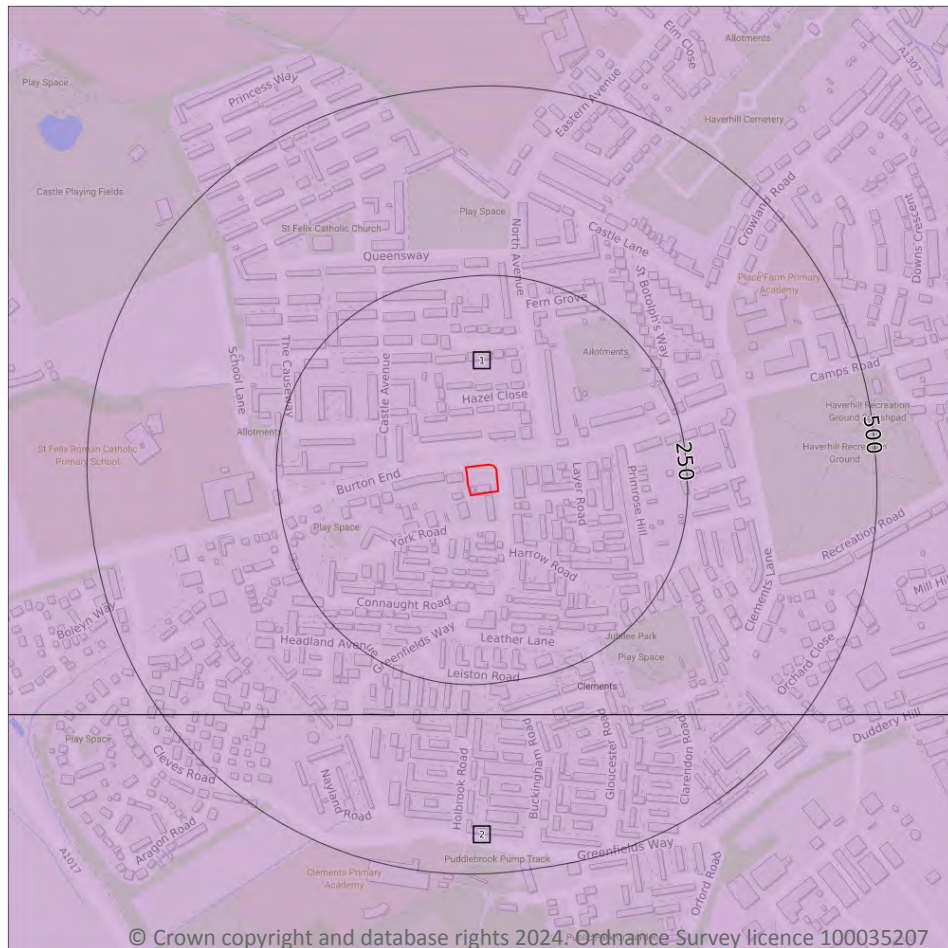


ID	Location	Designation	Description
3	365m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 38](#) >

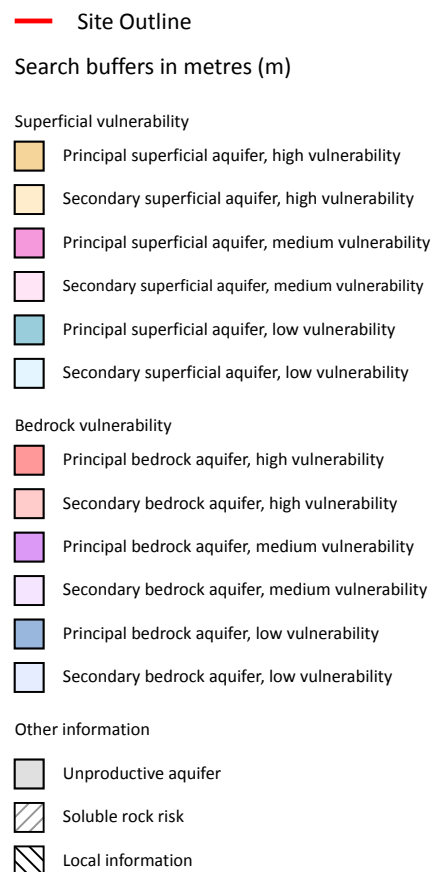
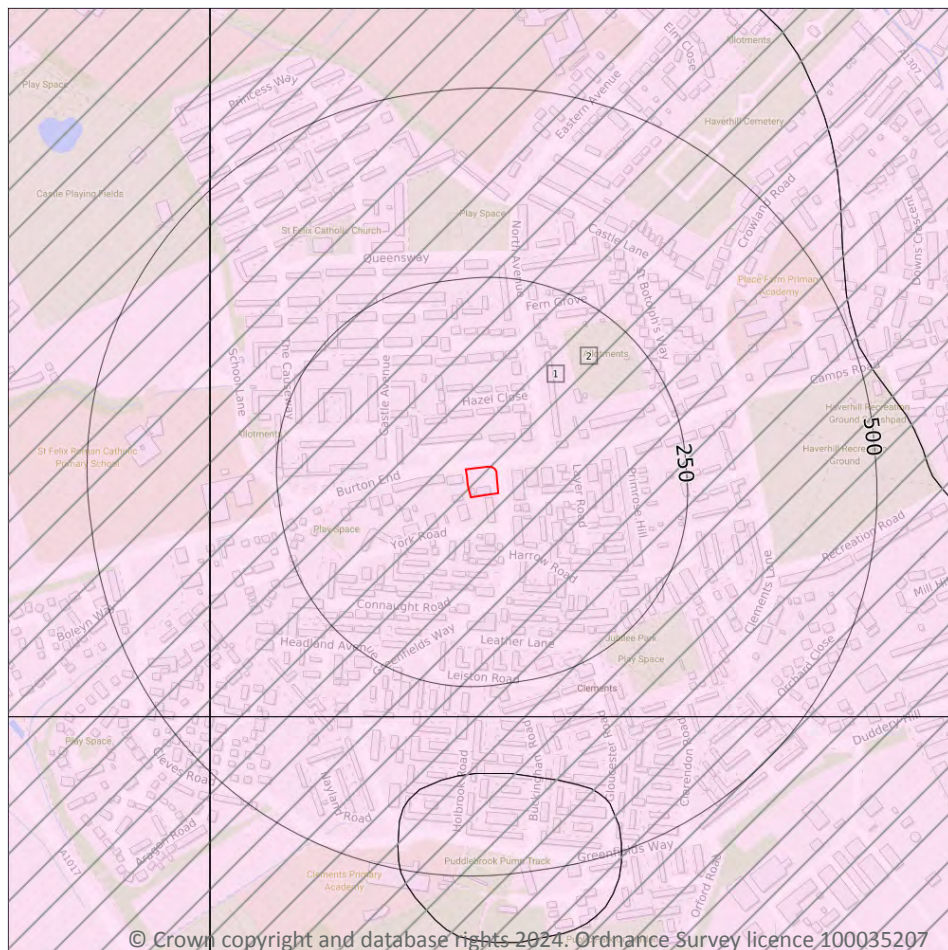
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	290m S	Principal	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



5.3 Groundwater vulnerability

Records within 50m

1

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 40](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >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	1
------------------------	----------

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	4.0%

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

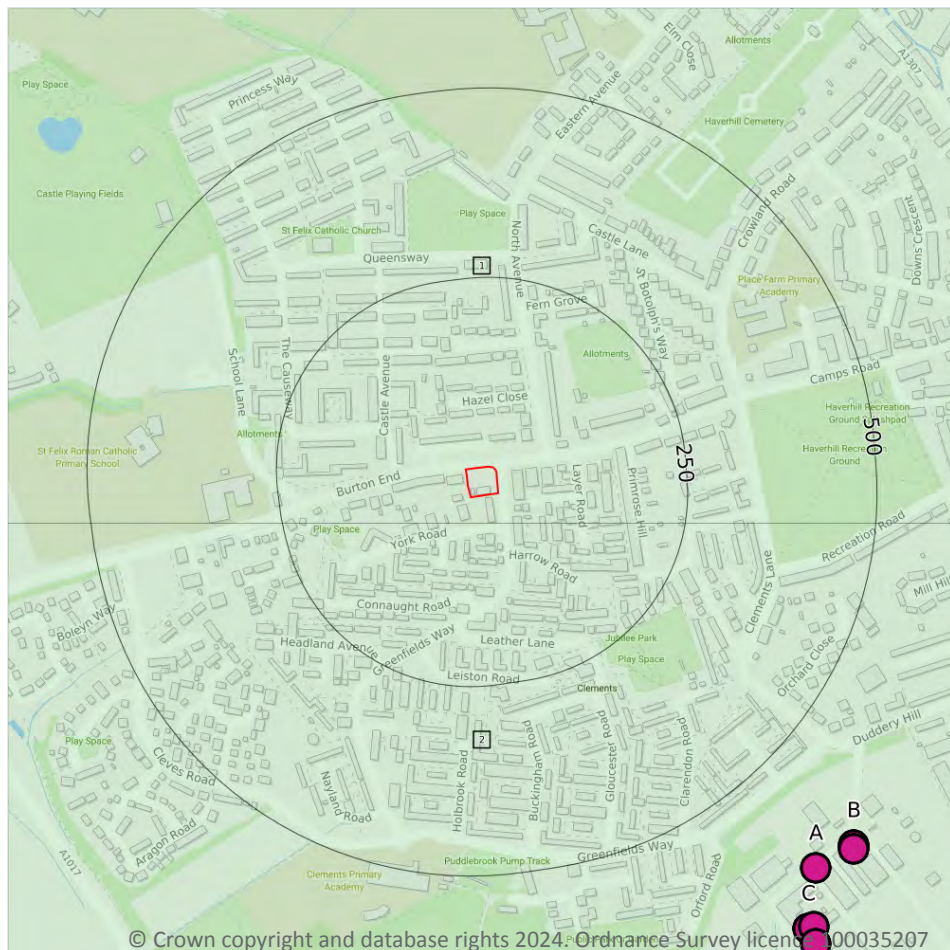
5.5 Groundwater vulnerability- local information

Records on site	0
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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



- Site Outline
- Search buffers in metres (m)**
- Source Protection Zone 1
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
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

37

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 42](#) >



ID	Location	Details	
-	646m E	Status: Historical Licence No: 8/36/11/*G/0002 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT HAVERHILL Data Type: Point Name: INNISFAIL LAUNDRY LTD Easting: 567000 Northing: 245500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/01/1997 Version End Date: -
A	648m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 2, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
A	648m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 2, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
A	648m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 2, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -



ID	Location	Details	
A	648m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Process water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 2, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
B	660m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
B	660m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
B	660m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
B	660m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -



ID	Location	Details	
B	660m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
B	660m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
B	660m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244830	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
B	663m SE	Status: Active Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244826	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
B	663m SE	Status: Active Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244826	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -



ID	Location	Details	
B	663m SE	Status: Active Licence No: 8/36/11/*G/0001 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244826	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
B	663m SE	Status: Active Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 1 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566850 Northing: 244826	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
C	706m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
C	706m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -
C	706m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2005 Version End Date: -



ID	Location	Details	
C	706m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
C	706m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
C	706m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
C	706m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566790 Northing: 244720	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/03/2016 Version End Date: -
C	707m SE	Status: Active Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566797 Northing: 244723	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -



ID	Location	Details	
C	707m SE	Status: Active Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566797 Northing: 244723	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
C	707m SE	Status: Active Licence No: 8/36/11/*G/0001 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566797 Northing: 244723	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
C	707m SE	Status: Active Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE 2 DUDDERY HILL HAVERHILL Data Type: Point Name: IFF (GREAT BRITAIN) LTD Easting: 566797 Northing: 244723	Annual Volume (m ³): 180000 Max Daily Volume (m ³): 720 Original Application No: NPS/WR/030457 Original Start Date: 20/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 02/03/2020 Version End Date: -
C	728m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Non-Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 1, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
C	728m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Boiler Feed Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 1, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -



ID	Location	Details	
C	728m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 1, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
C	728m SE	Status: Historical Licence No: 8/36/11/*G/0001 Details: Process water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: I.F.F. BORE 1, HAVERHILL Data Type: Point Name: INTERNATIONAL FLAVOURS & FRAGRANCES LTD Easting: 566800 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
-	1287m SW	Status: Historical Licence No: 8/36/11/*G/0006 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: NOSTERFIELD FM.,CAMBS. Data Type: Point Name: SILLS Easting: 565200 Northing: 244700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1987 Version End Date: -
-	1431m S	Status: Historical Licence No: 8/36/11/*G/0042 Details: General Farming & Domestic Direct Source: GROUND WATER SOURCE OF SUPPLY Point: MOON HALL, HAVERHILL. Data Type: Point Name: CARTER Easting: 566700 Northing: 243900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/03/1994 Version End Date: -
-	1512m SE	Status: Historical Licence No: 8/36/11/*G/0075 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PIPERELL WAY Data Type: Point Name: DELTECH EUROPE LTD Easting: 567600 Northing: 244400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1994 Expiry Date: 31/01/2004 Issue No: 104 Version Start Date: 03/07/2003 Version End Date: -



ID	Location	Details	
-	1512m SE	Status: Historical Licence No: 8/36/11/*G/0075 Details: Process water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PIPERELL WAY Data Type: Point Name: DELTECH EUROPE LTD Easting: 567600 Northing: 244400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1994 Expiry Date: 31/01/2004 Issue No: 104 Version Start Date: 03/07/2003 Version End Date: -
-	1512m SE	Status: Historical Licence No: 8/36/11/*G/0083 Details: Evaporative Cooling Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PIPERELL WAY Data Type: Point Name: DELTECH EUROPE LTD Easting: 567600 Northing: 244400	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 91 Original Application No: - Original Start Date: 01/02/2004 Expiry Date: 31/03/2008 Issue No: 1 Version Start Date: 01/02/2004 Version End Date: -
-	1512m SE	Status: Historical Licence No: 8/36/11/*G/0083 Details: Process Water Direct Source: GROUND WATER SOURCE OF SUPPLY Point: BOREHOLE AT PIPERELL WAY Data Type: Point Name: DELTECH EUROPE LTD Easting: 567600 Northing: 244400	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 91 Original Application No: - Original Start Date: 01/02/2004 Expiry Date: 31/03/2008 Issue No: 1 Version Start Date: 01/02/2004 Version End Date: -

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**2**

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 42 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment
2	34m S	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

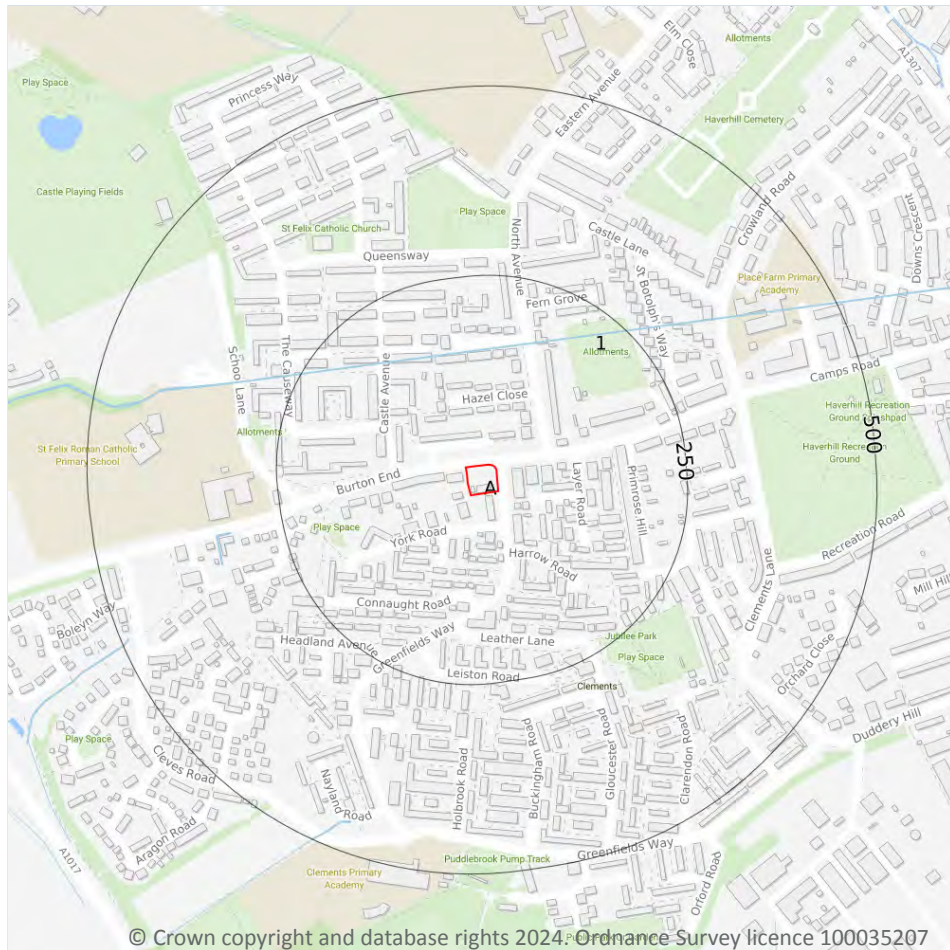
Records within 500m**0**

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

1

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 52 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
1	151m N	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m	0
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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.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
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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 52 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	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
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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 52 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	769m NE	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
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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 52](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	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

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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).

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

7.2 Historical Flood Events

Records within 250m

0

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

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

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

7.6 Flood Zone 2

Records within 50m

0

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.

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

7.7 Flood Zone 3

Records within 50m

0

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.

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, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 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 58 >](#)

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

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

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

Negligible

Highest risk within 50m

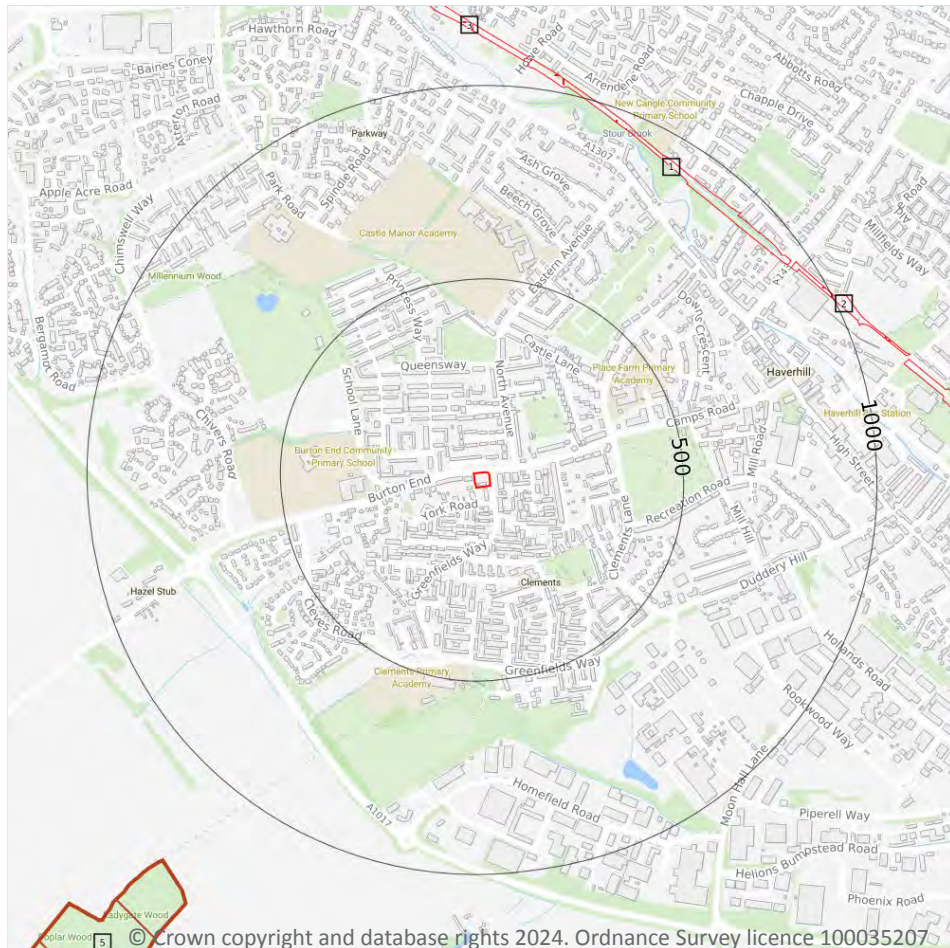
Low

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 60 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

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

8

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

Features are displayed on the Environmental designations map on [page 61 >](#)

ID	Location	Name	Data source
1	905m NE	Haverhill Railway Walks	Natural England
2	946m NE	Haverhill Railway Walks	Natural England
3	1068m N	Haverhill Railway Walks	Natural England
4	1110m E	Haverhill Railway Walks	Natural England
-	1526m E	Haverhill Railway Walks	Natural England
-	1565m SE	Haverhill Railway Walks	Natural England
-	1644m SE	Haverhill Railway Walks	Natural England
-	1987m E	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

3

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 61 >](#)

ID	Location	Name	Woodland Type
5	1259m SW	Ladygate/poplar Woods	Ancient & Semi-Natural Woodland
-	1919m N	Norney Plantation	Ancient & Semi-Natural Woodland
-	1977m N	Norney Plantation	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**4**

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

Location	Name	Type	NVZ ID	Status
On site	Lower Stour NVZ	Surface Water	424	Existing

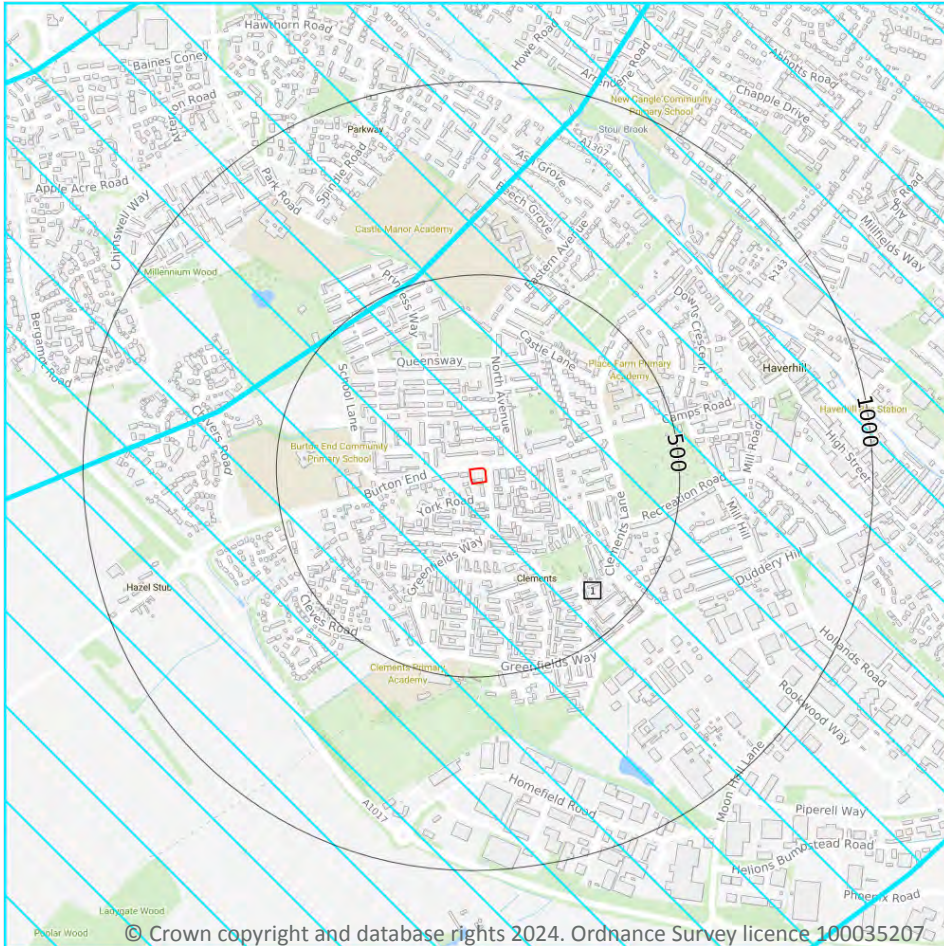


Location	Name	Type	NVZ ID	Status
On site	Sandlings and Chelmsford	Groundwater	78	Existing
652m N	Lower Stour NVZ	Surface Water	424	Existing
652m N	Sandlings and Chelmsford	Groundwater	78	Existing

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

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 67](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m ² , slurry lagoons & digestate stores > 750m ² , manure stores > 3500t.

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

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.

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**1**

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 69 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	123m NE	78, Burton End	II	1375500	24/02/1993

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



11.5 Conservation Areas

Records within 250m

0

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.

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



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

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 72 >](#)

ID	Location	Classification	Description
1	On site	Urban	-



ID	Location	Classification	Description
2	179m W	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	0
----------------------------	----------

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

This data is sourced from the Forestry Commission.

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

0

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

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

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

2

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 76 >](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TL64NE
2	290m S	Full	Full	Full	No coverage	TL64SE

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

2

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.

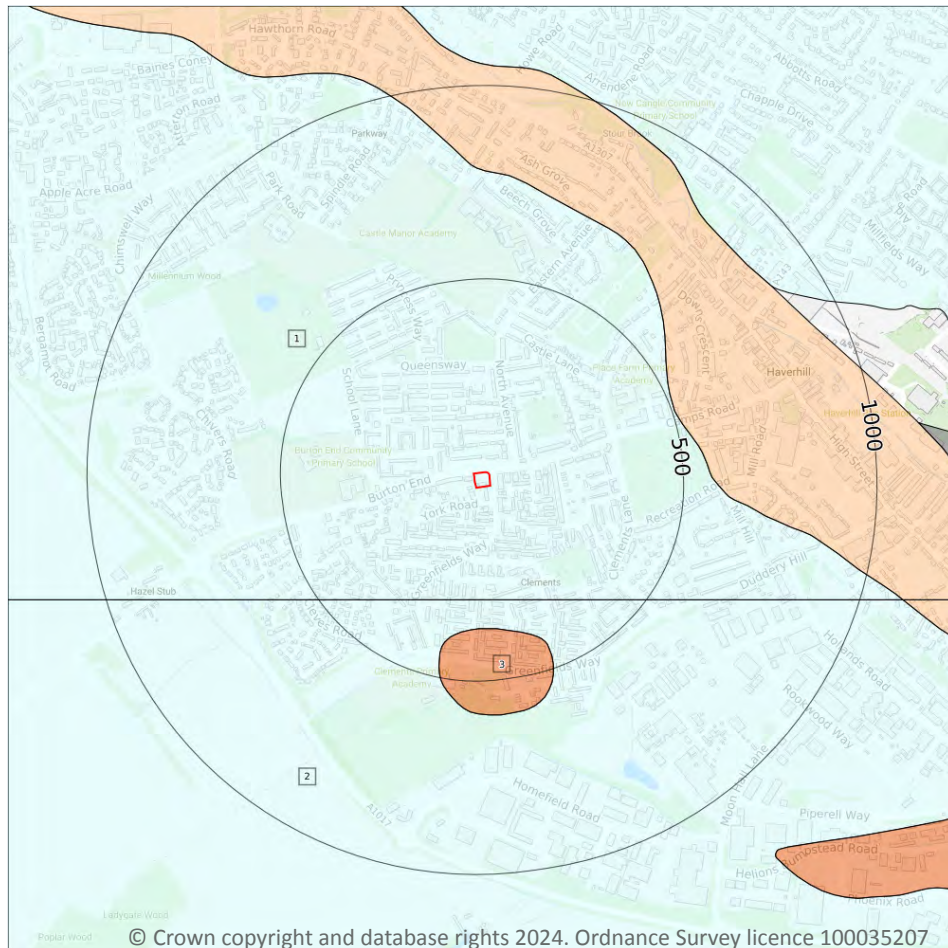
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 77](#) >

ID	Location	LEX Code	Description	Rock description
1	391m N	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
2	450m NW	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

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 78 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
2	290m S	LOFT-DMTN	Lowestoft Formation - Diamicton	Diamicton
3	364m S	LOFT-XSV	Lowestoft Formation - Sand And Gravel	Sand And Gravel

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

2

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 80](#) >

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	290m S	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

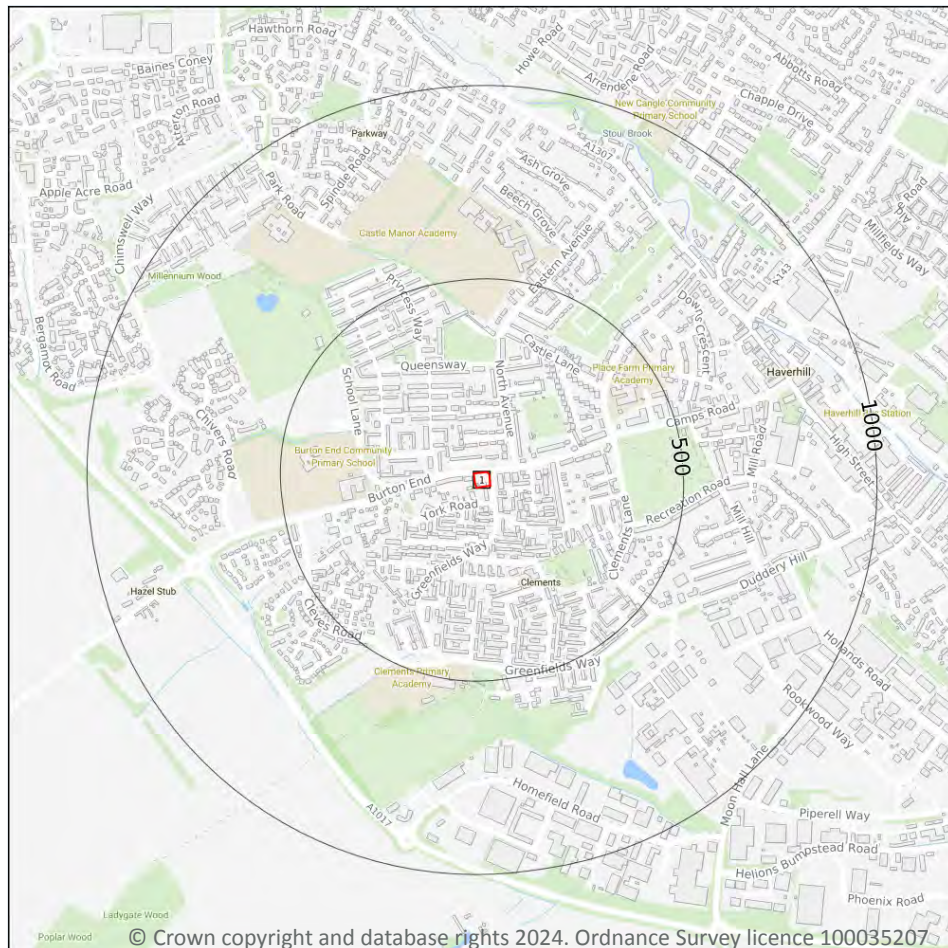
0

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 82](#) >

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

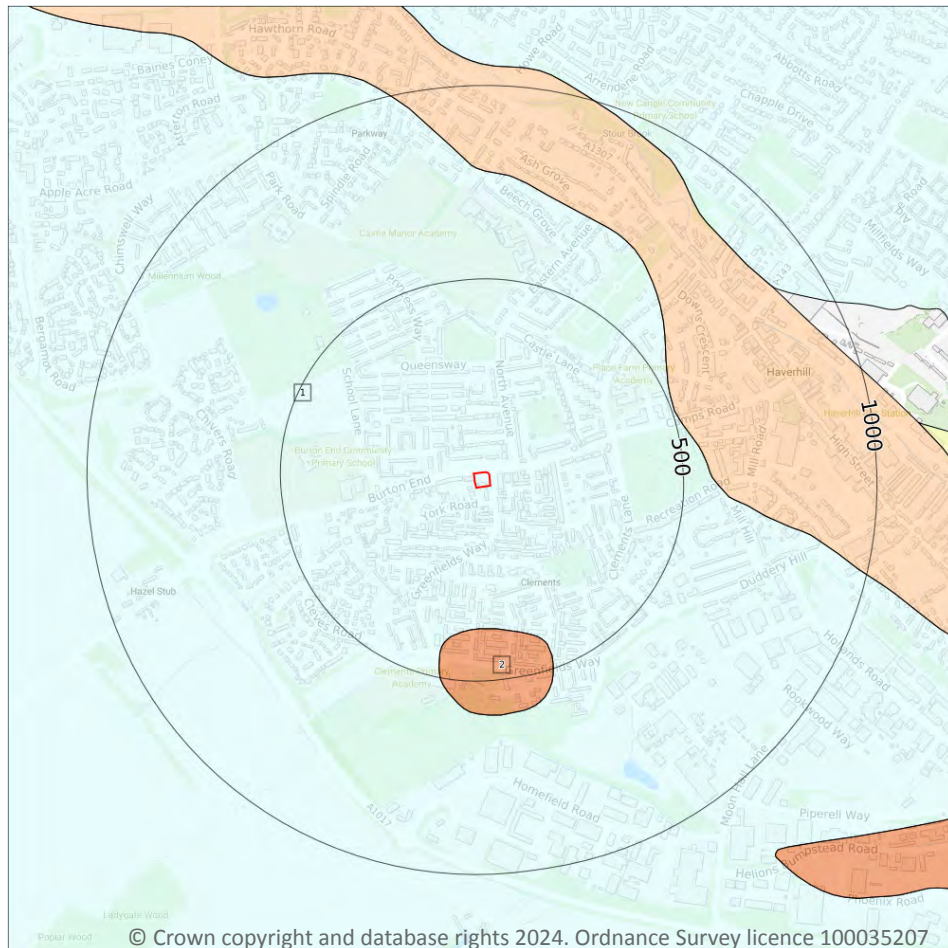
0

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

2

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 84](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	LOFT-DMTN	LOWESTOFT FORMATION	DIAMICTON
2	365m S	LOFT-XSV	LOWESTOFT FORMATION	SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

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

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

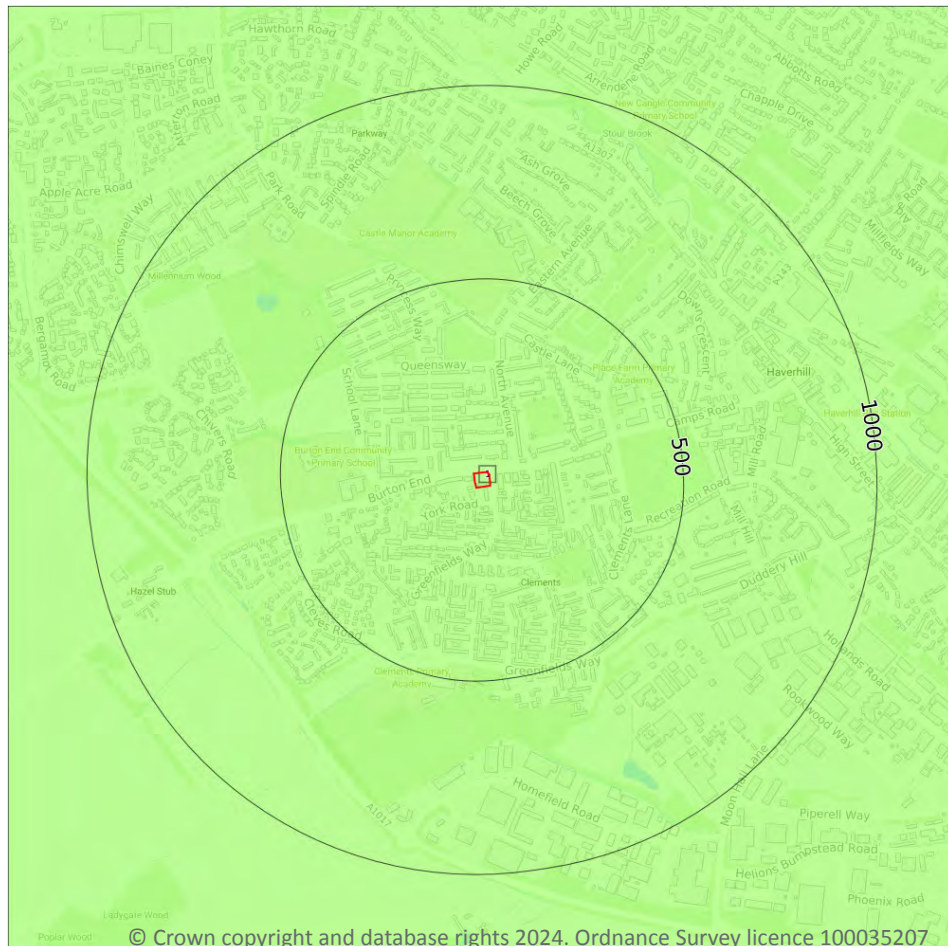
0

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 86](#) >

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

1

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

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

1

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.

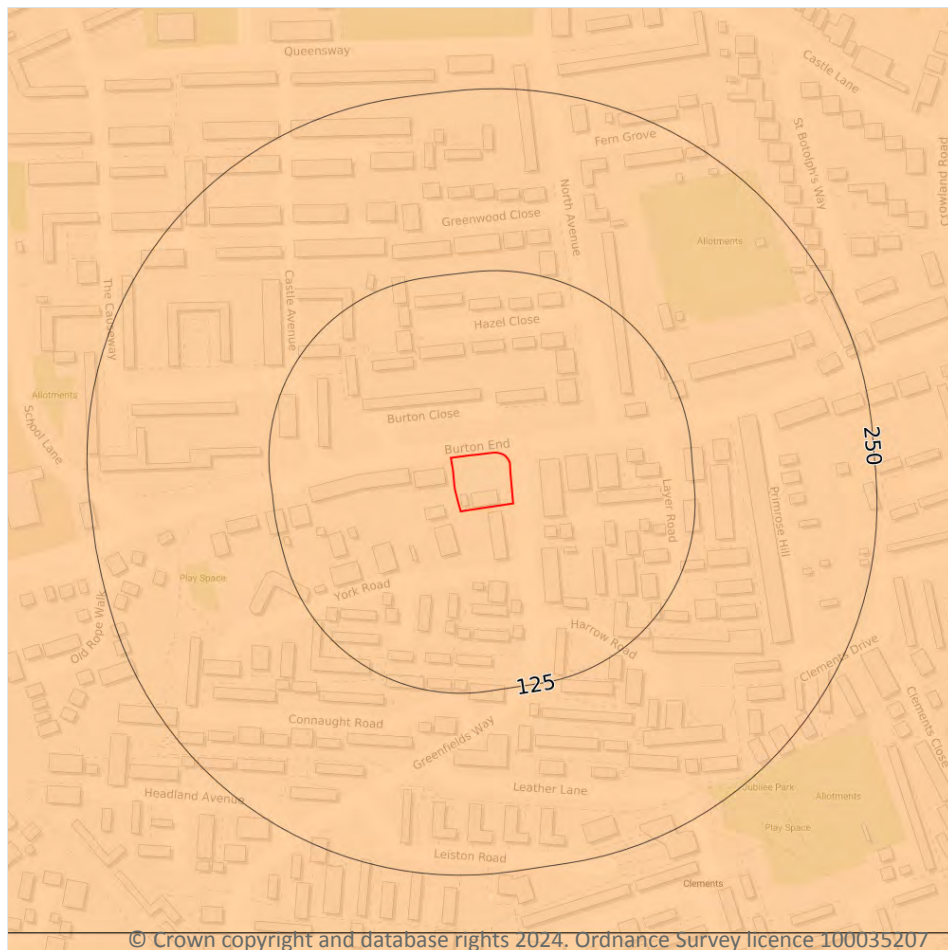
Features are displayed on the Boreholes map on [page 88](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	250m SW	566120 245180	PUMPING STATION, CAMPS ROAD, HAVERHILL	137.16	N	546879 ➔

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

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).

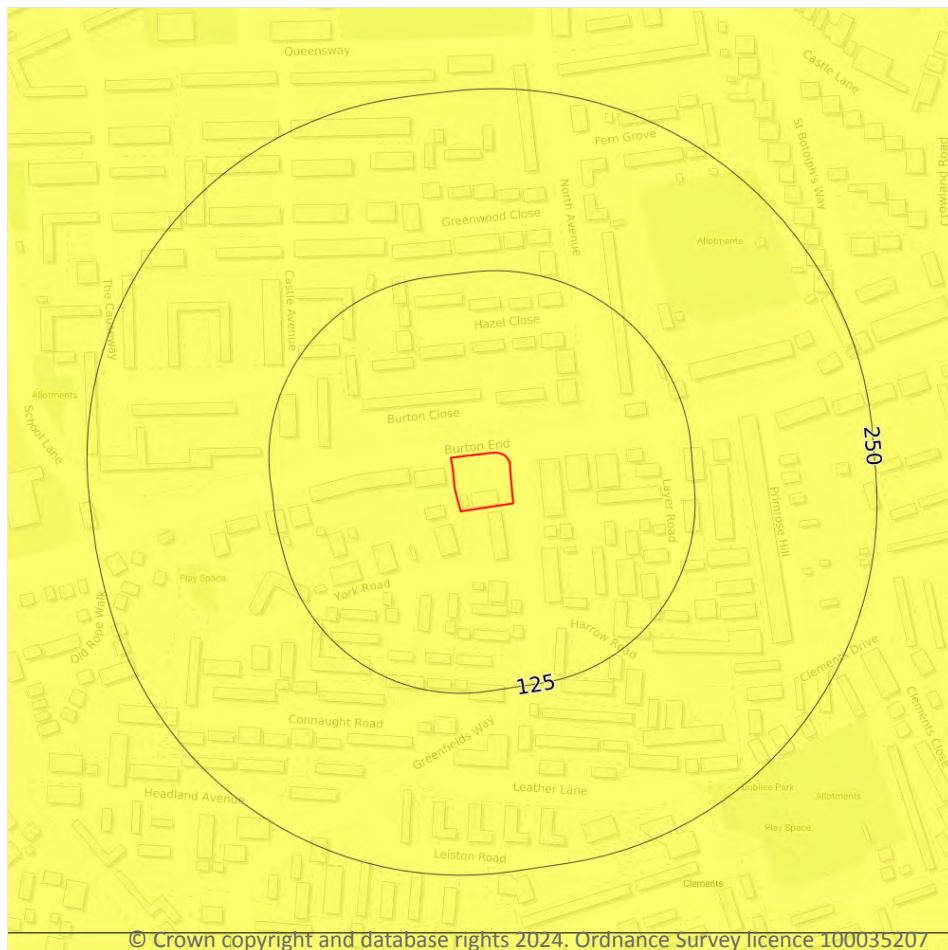
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 89](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

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.

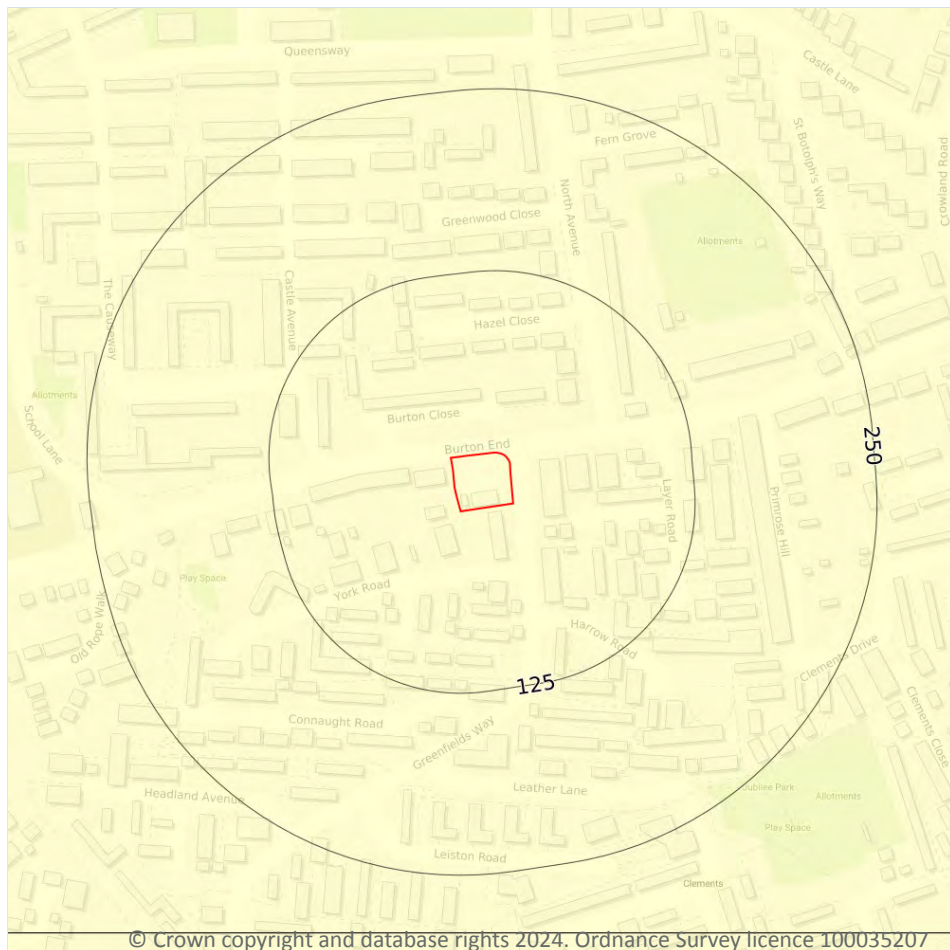
Features are displayed on the Natural ground subsidence - Running sands map on [page 90](#) >

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.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline**
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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.

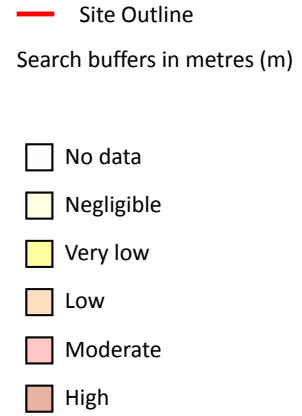
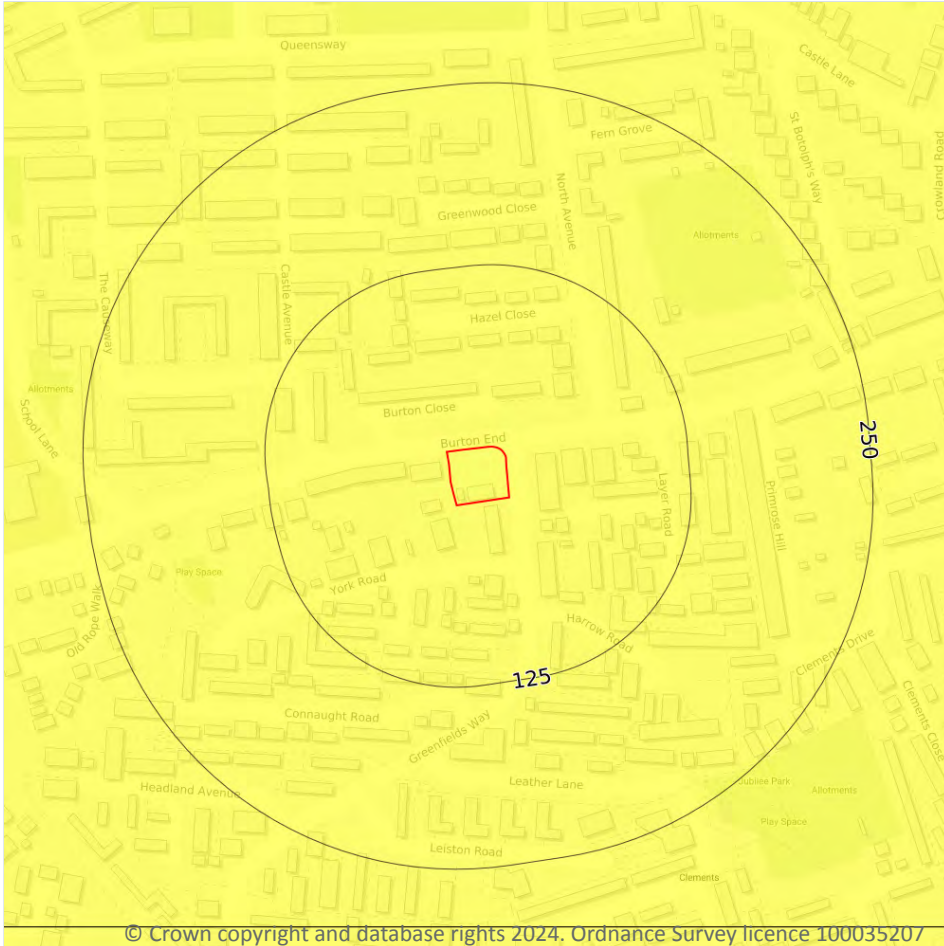
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 91](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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17.4 Collapsible deposits

Records within 50m

1

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.

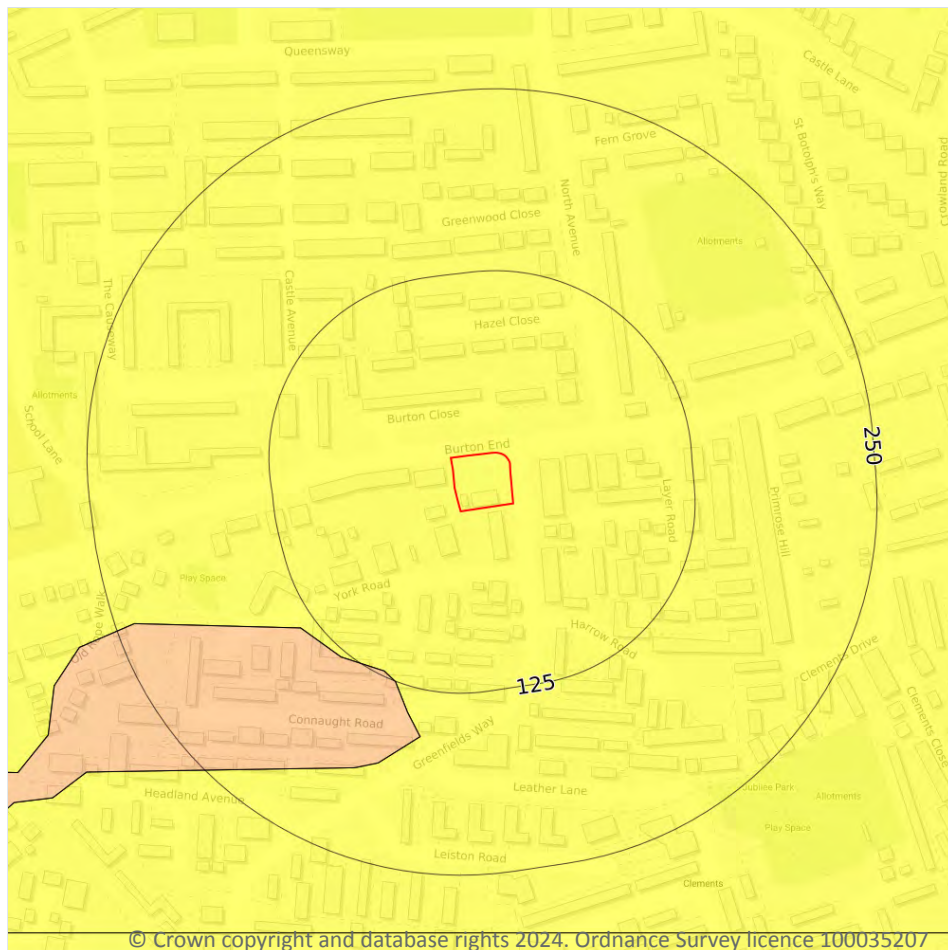
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 92 >](#)

Location	Hazard rating	Details
On site	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

1

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.

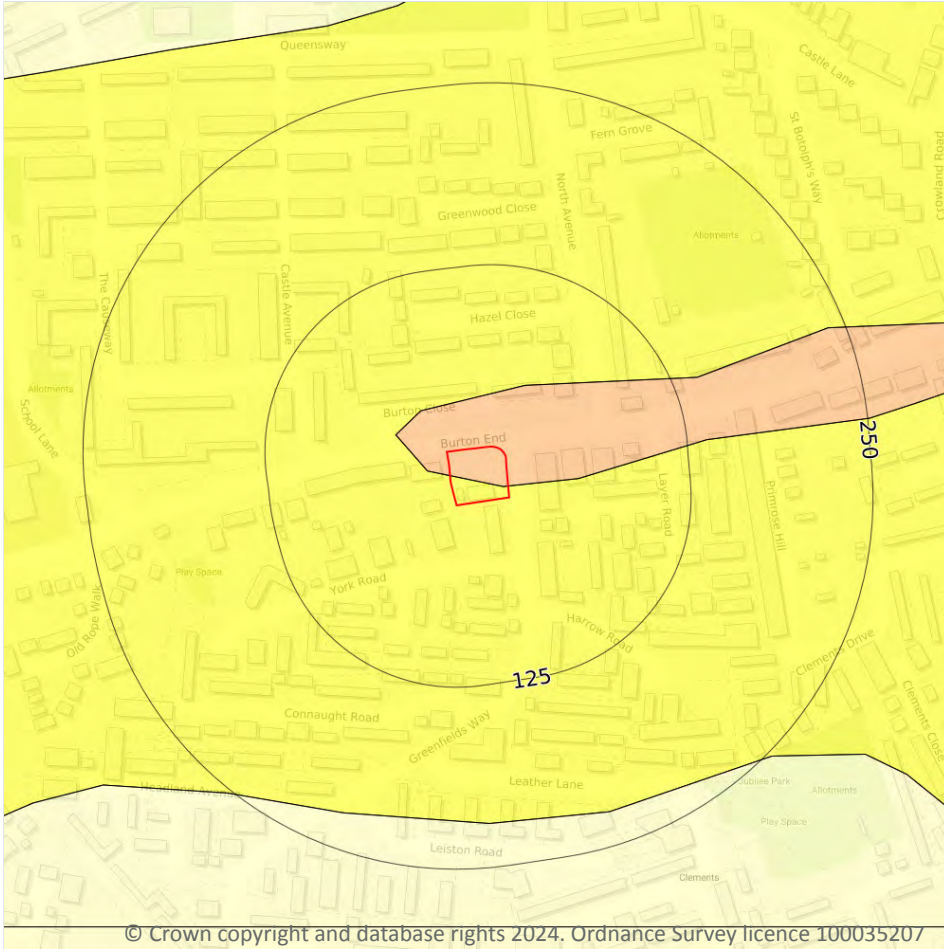
Features are displayed on the Natural ground subsidence - Landslides map on [page 93 >](#)

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.

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

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17.6 Ground dissolution of soluble rocks

Records within 50m

2

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	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.

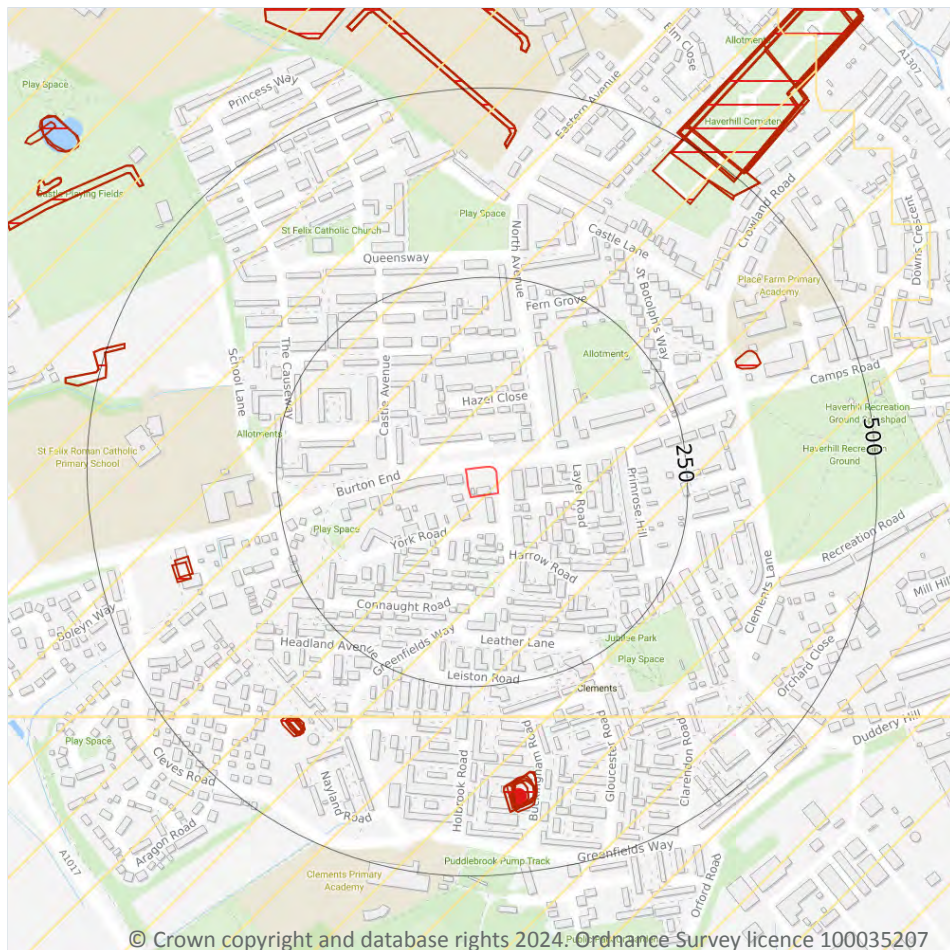


Location	Hazard rating	Details
On site	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

1

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.

Features are displayed on the Mining and ground workings map on [page 96 >](#)



ID	Location	Details	Description
A	400m S	Name: Puddle Brook Gravel Pit Address: HAVERHILL, Suffolk Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

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

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.

This is data is sourced from Ordnance Survey/Groundsure.

18.3 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 is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

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

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from 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

2

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 and ground workings map on [page 96 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	290m S	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 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.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 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.

18.13 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.



18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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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 Ground cavities and sinkholes

19.1 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.

19.2 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.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

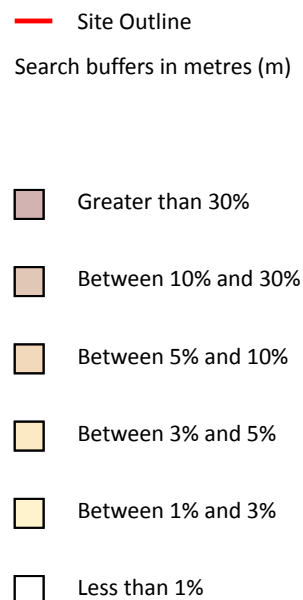
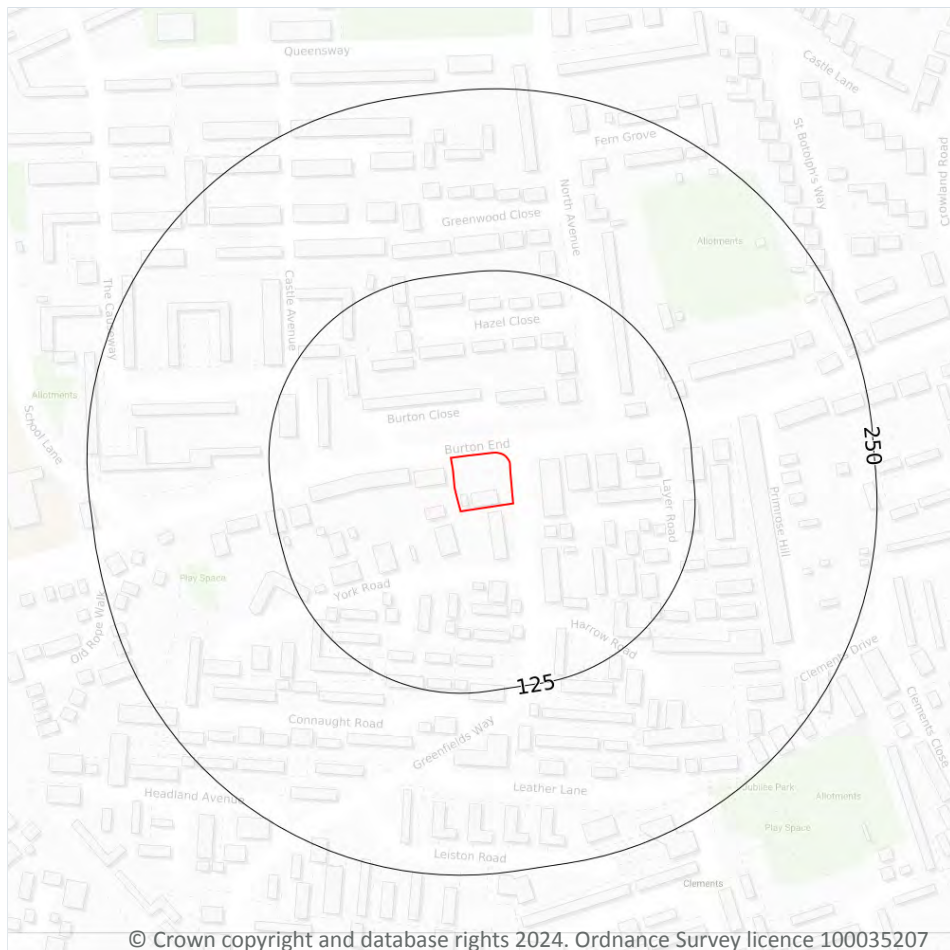
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 103 >](#)

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



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

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

This data is sourced from the British Geological Survey.

21.2 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 km²).

This data is sourced from the British Geological Survey.

21.3 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 km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 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.

22.2 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.

22.3 Railway tunnels

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

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 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.

22.5 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.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 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.

22.8 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.

22.9 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.

22.10 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> ↗.

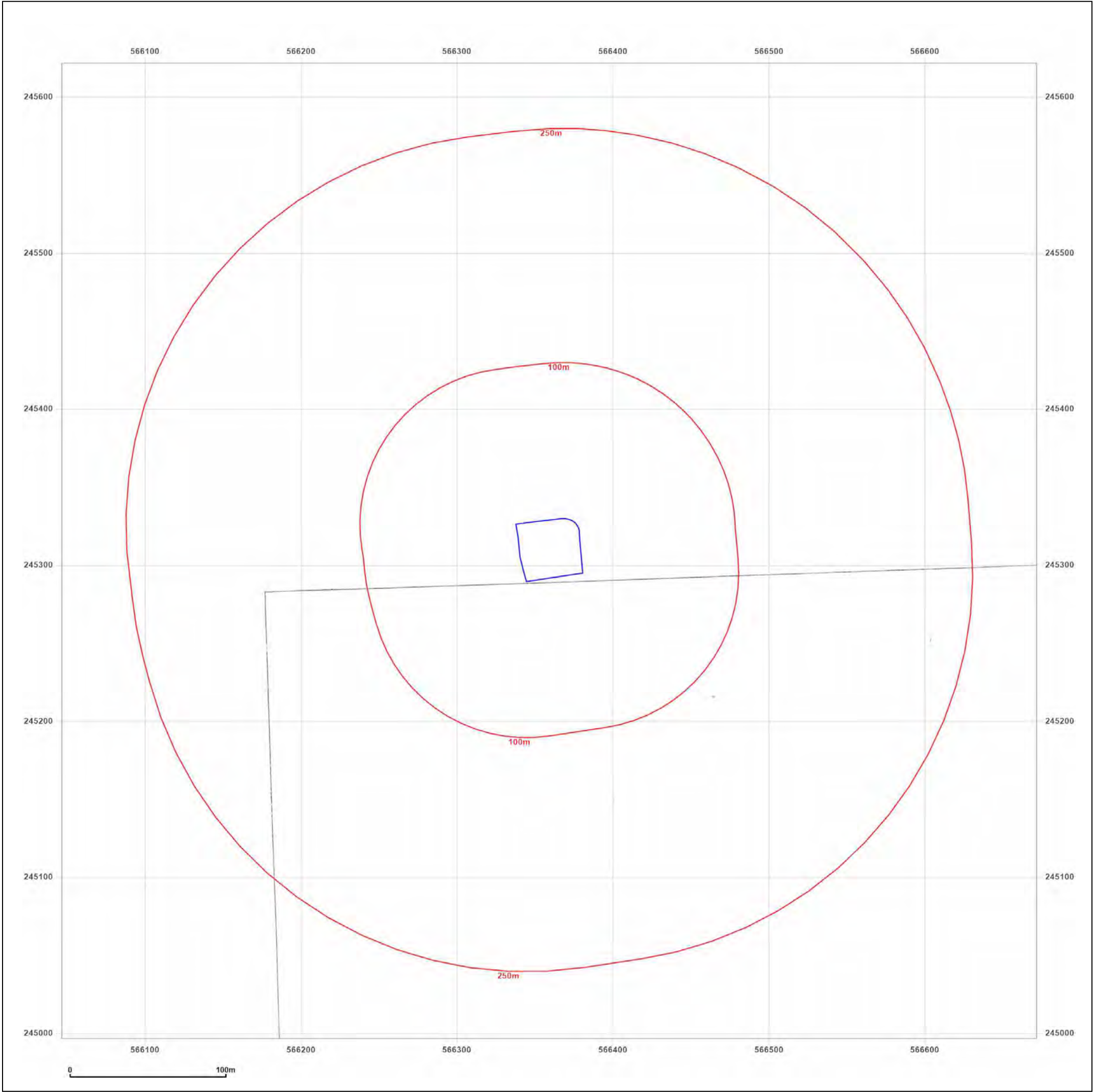
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Appendix D

Groundsure Historical Map Pack



Site Details:

ST JOHNS AMBULANCE,
BURTON END, HAVERHILL,
SUFFOLK, CB9 8JS

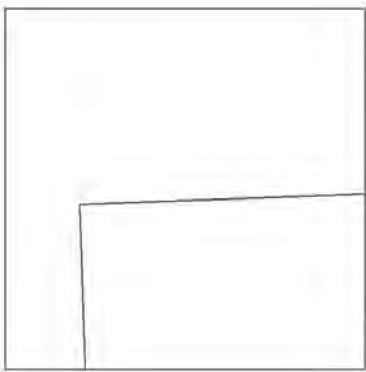
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Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1877

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1877
Revised 1877
Edition N/A
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Map legend available at:
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Site Details:

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BURTON END, HAVERHILL,
SUFFOLK, CB9 8JS

Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1884-1887

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
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Revised 1884
Edition N/A
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Surveyed 1886
Revised 1886
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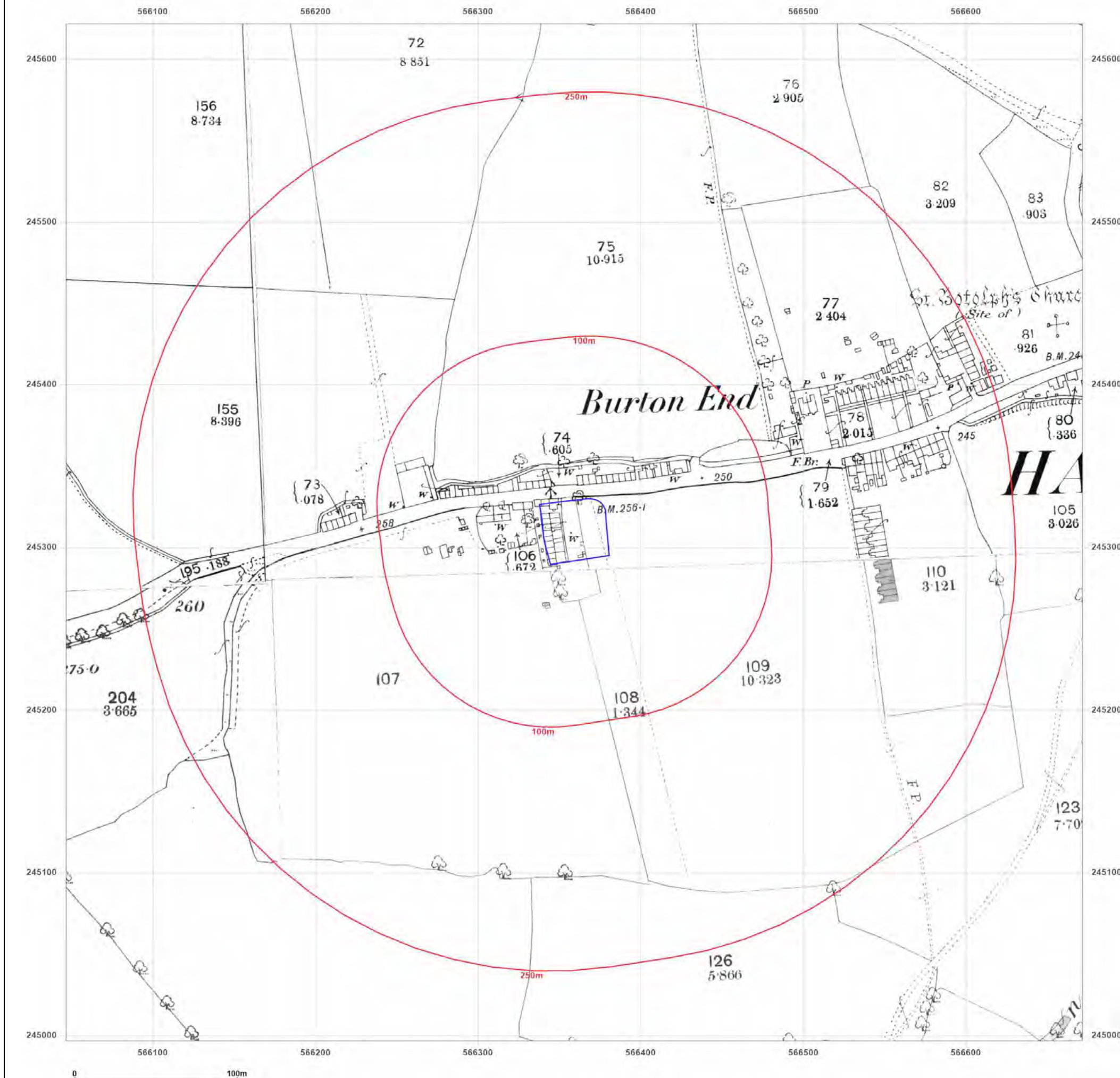


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Site Details:

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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1897-1902

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

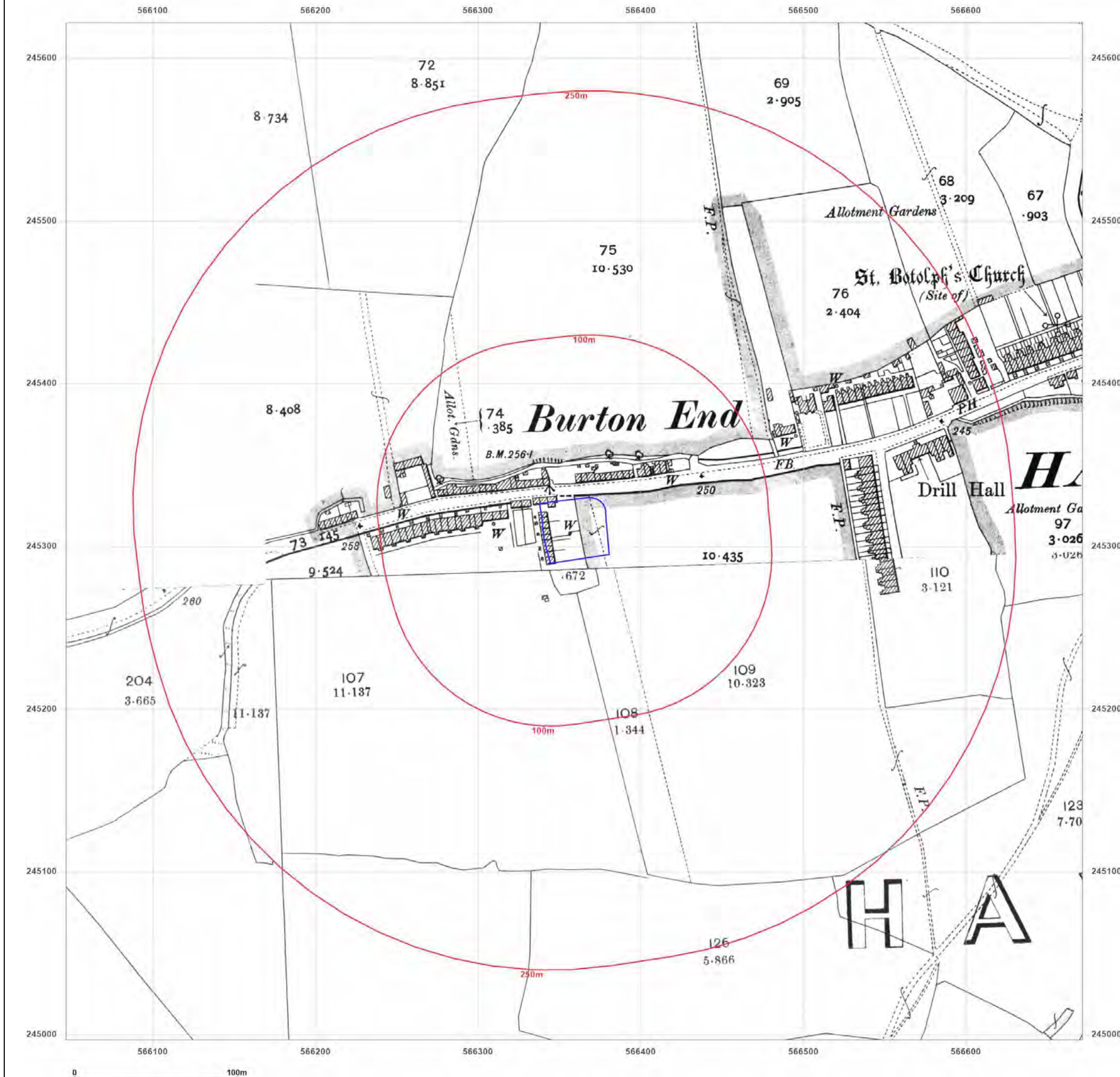


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Site Details:

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BURTON END, HAVERHILL,
SUFFOLK, CB9 8JS

Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1926

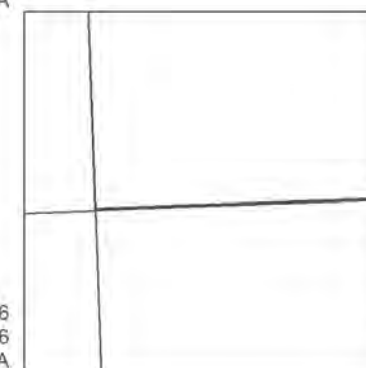
Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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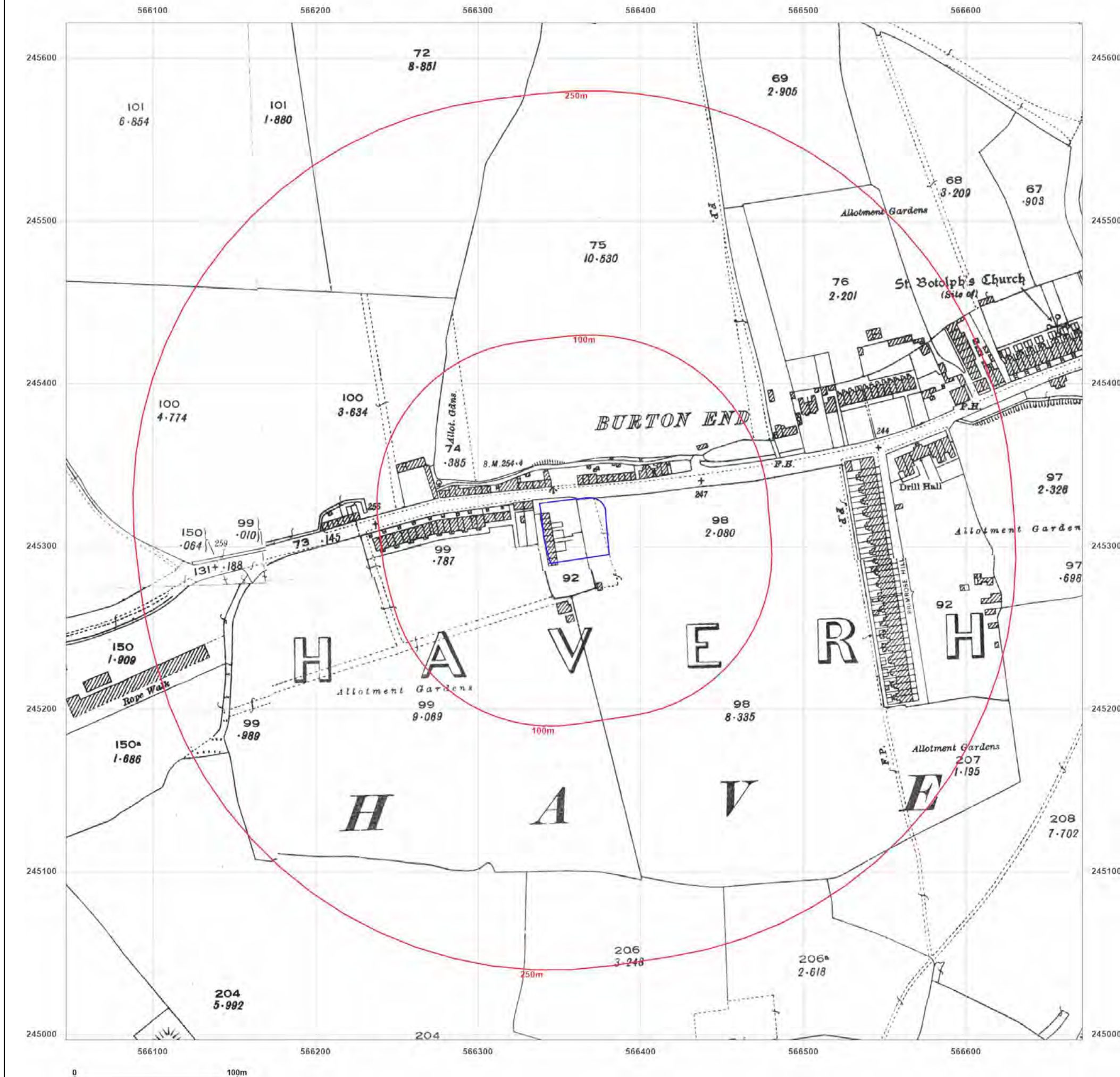


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Site Details:

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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1958

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1957

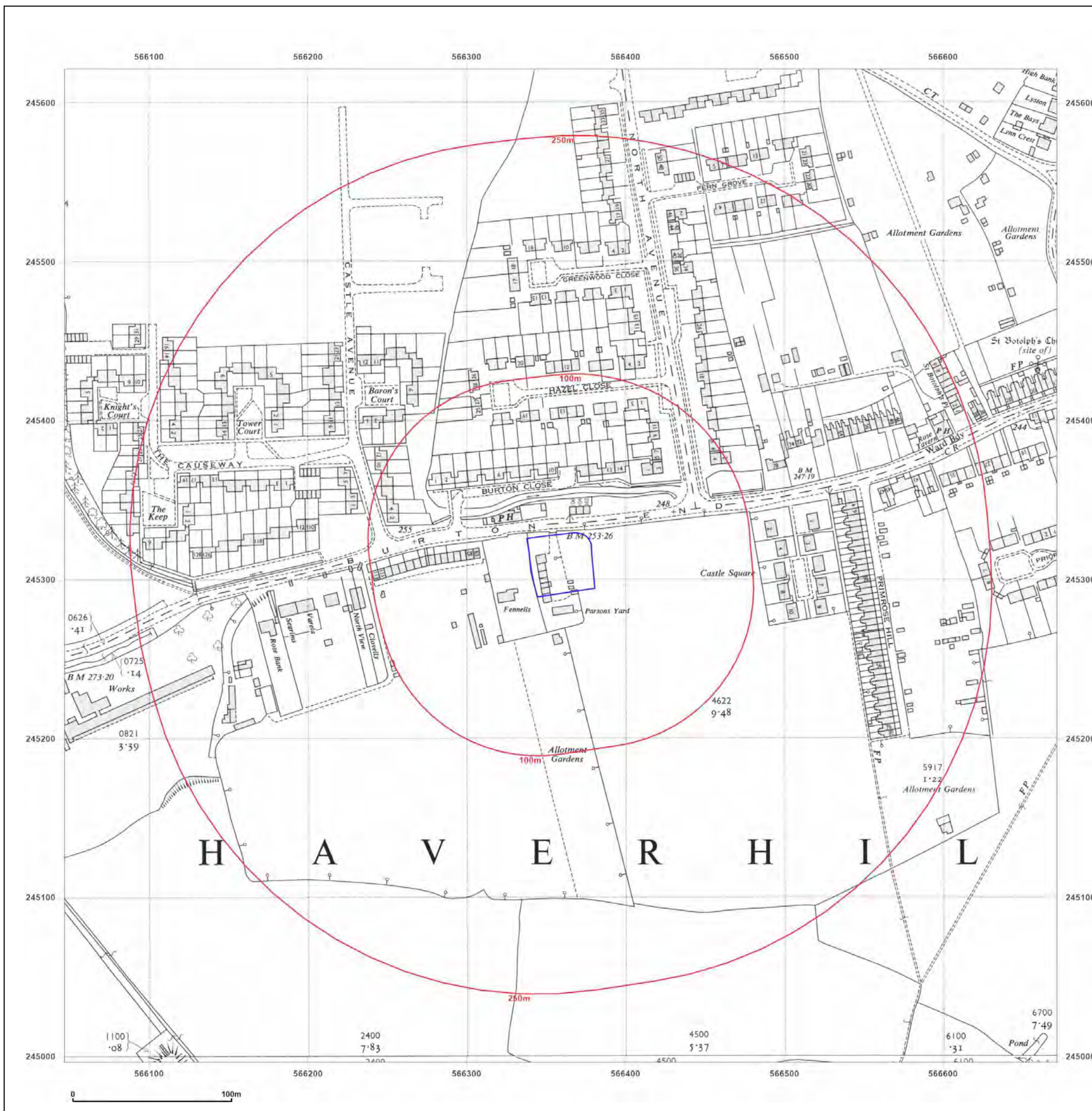


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1958

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

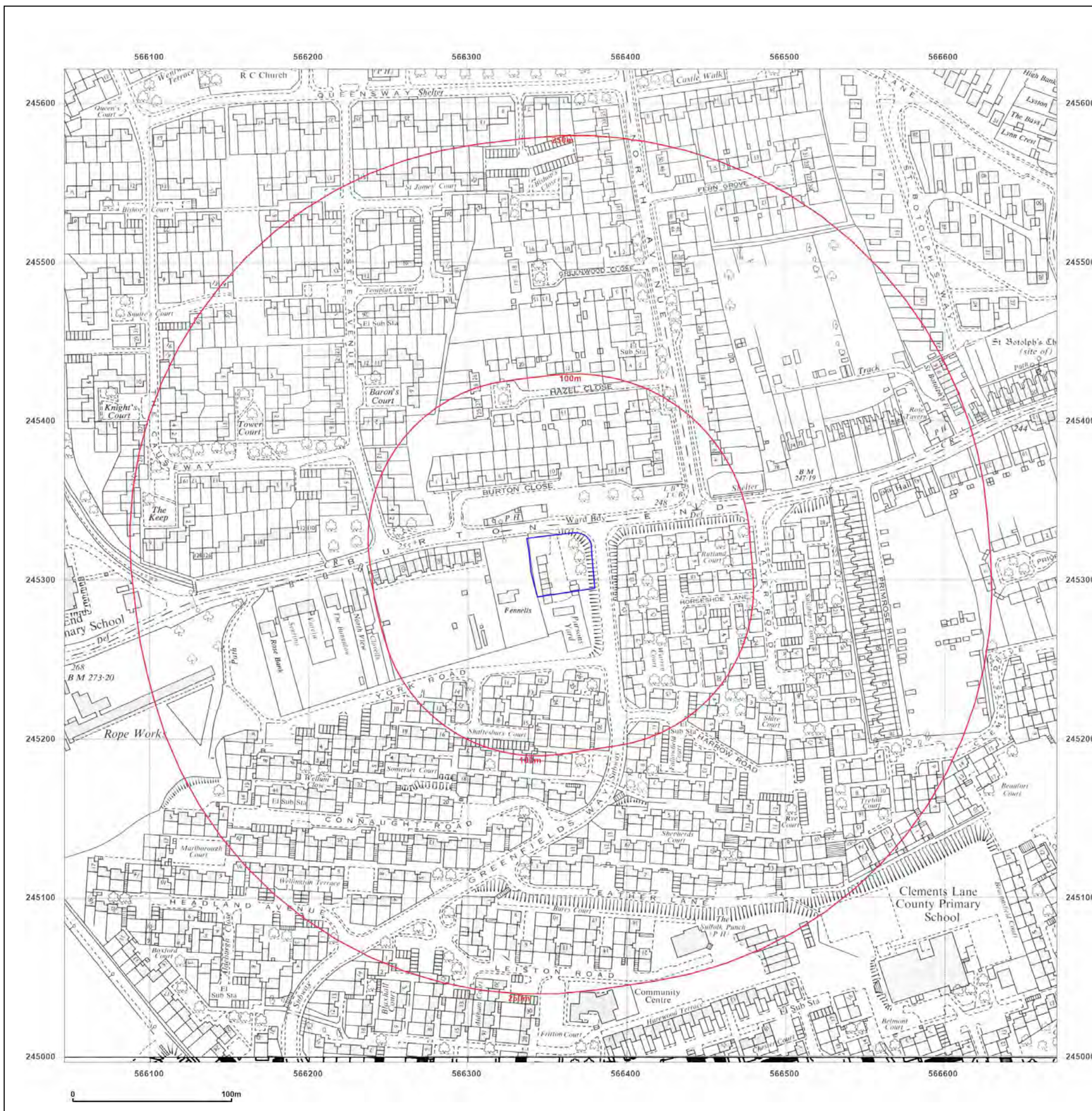


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 1983-1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1972
Revised 1983
Edition N/A
Copyright 1983
Levelled 1972

Surveyed 1970
Revised 1986
Edition N/A
Copyright 1986
Levelled 1970

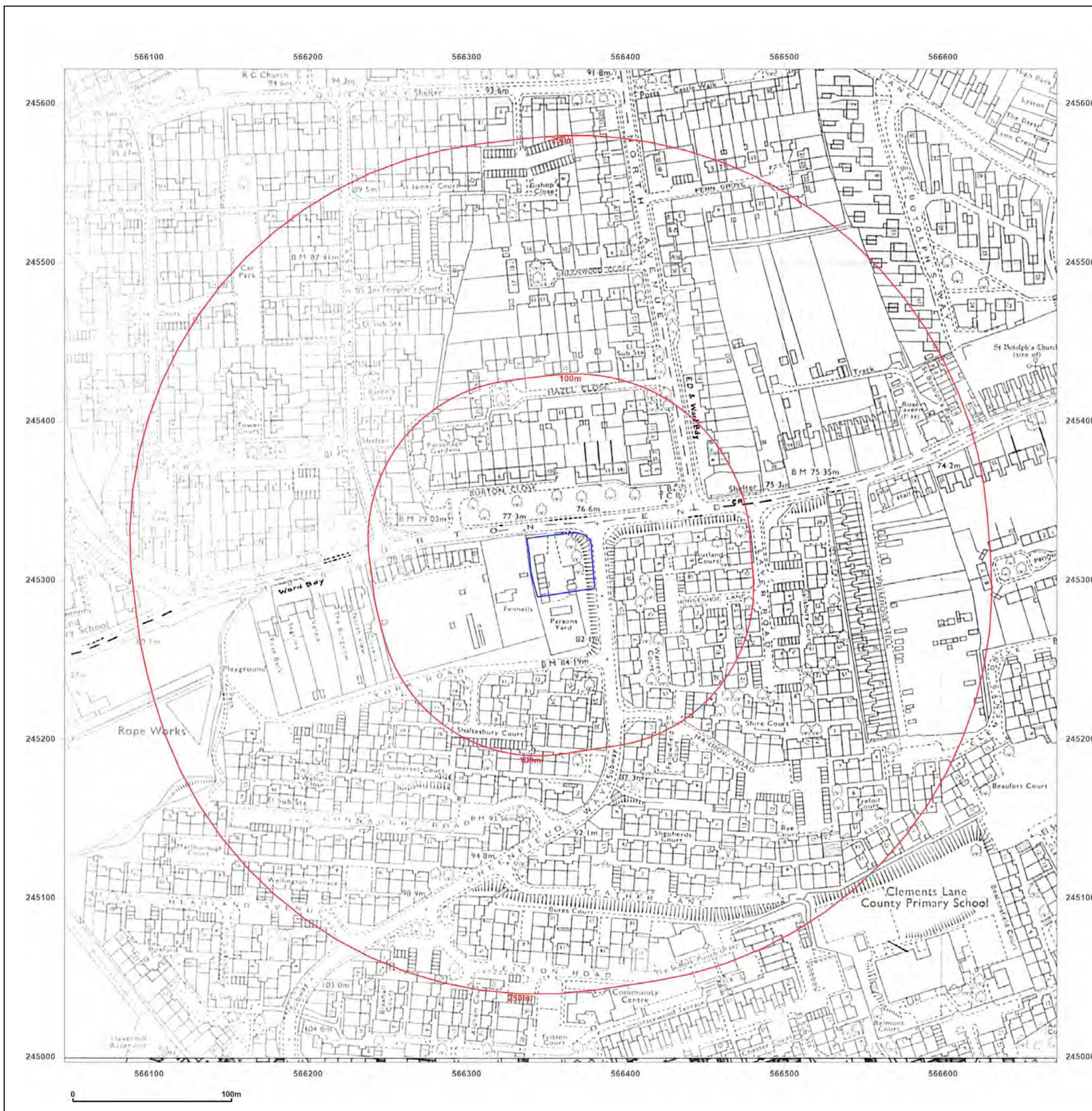


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1987
Revised 1987
Edition N/A
Copyright 1988
Levelled 1986

Surveyed 1987
Revised 1987
Edition N/A
Copyright 1988
Levelled 1986

Surveyed 1987
Revised 1987
Edition N/A
Copyright 1988
Levelled 1986

Surveyed 1987
Revised 1987
Edition N/A
Copyright 1988
Levelled 1986

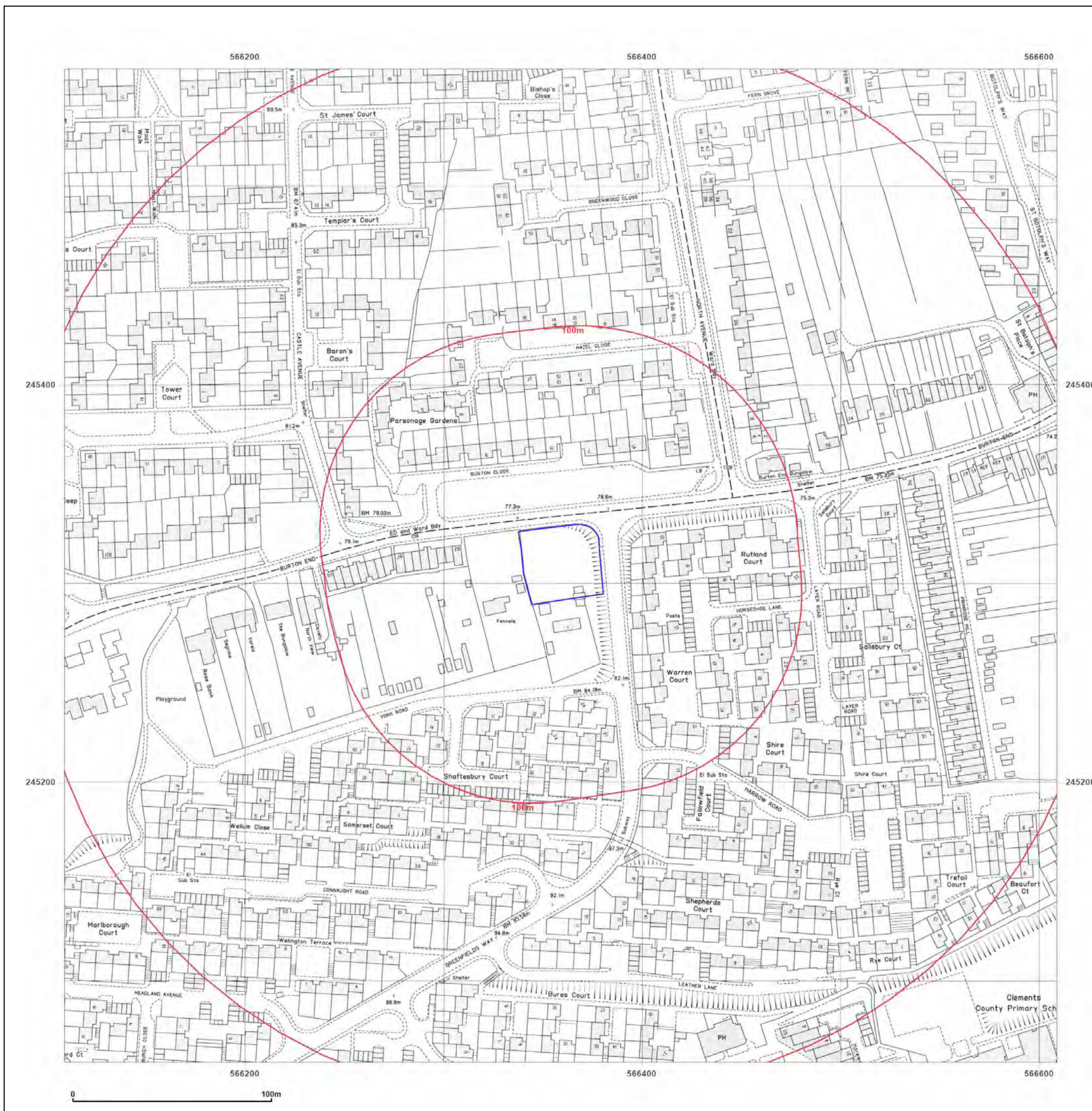


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1986
Revised 1990
Edition N/A
Copyright 1990
Levelled 1986

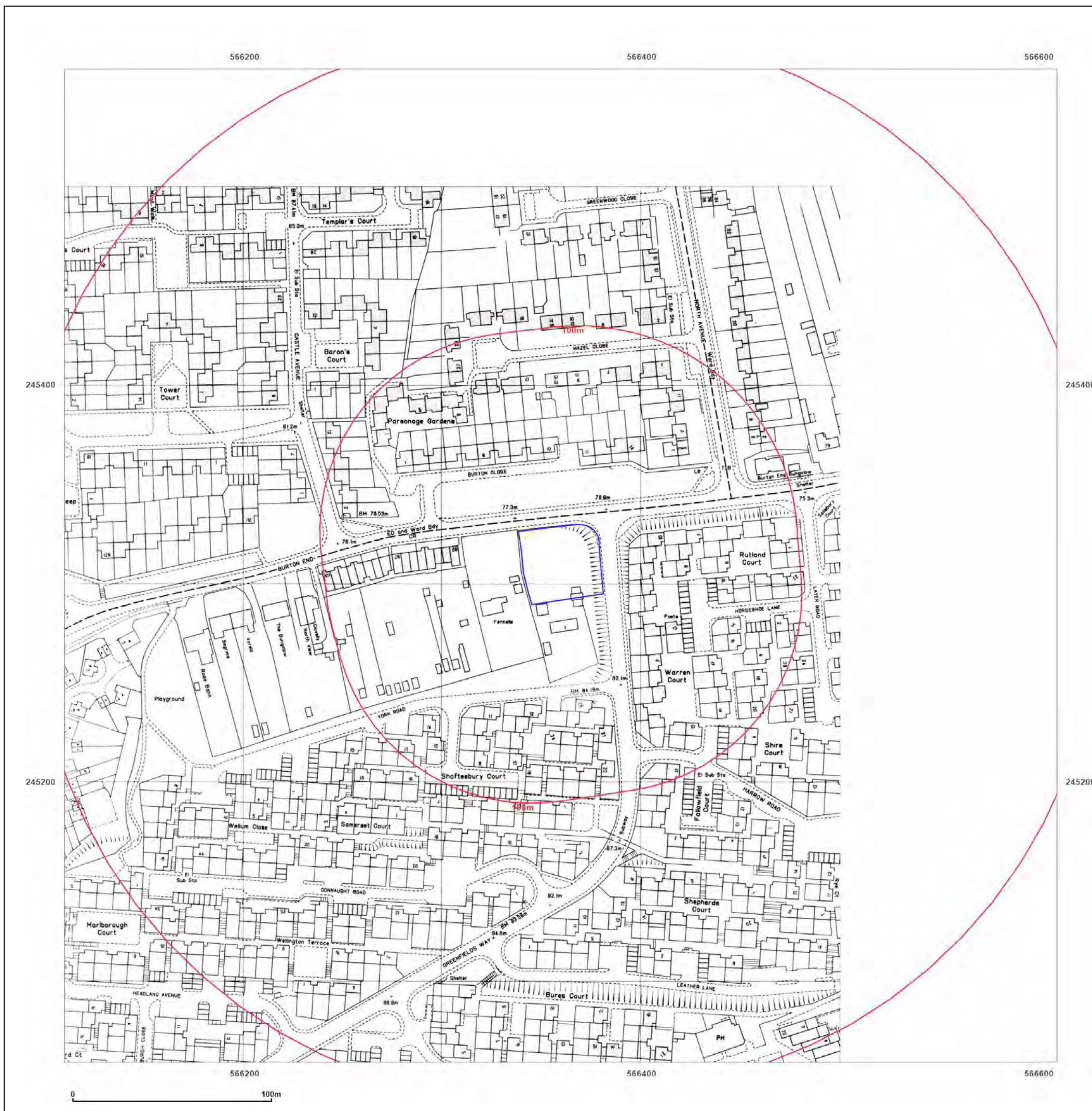


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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

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
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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



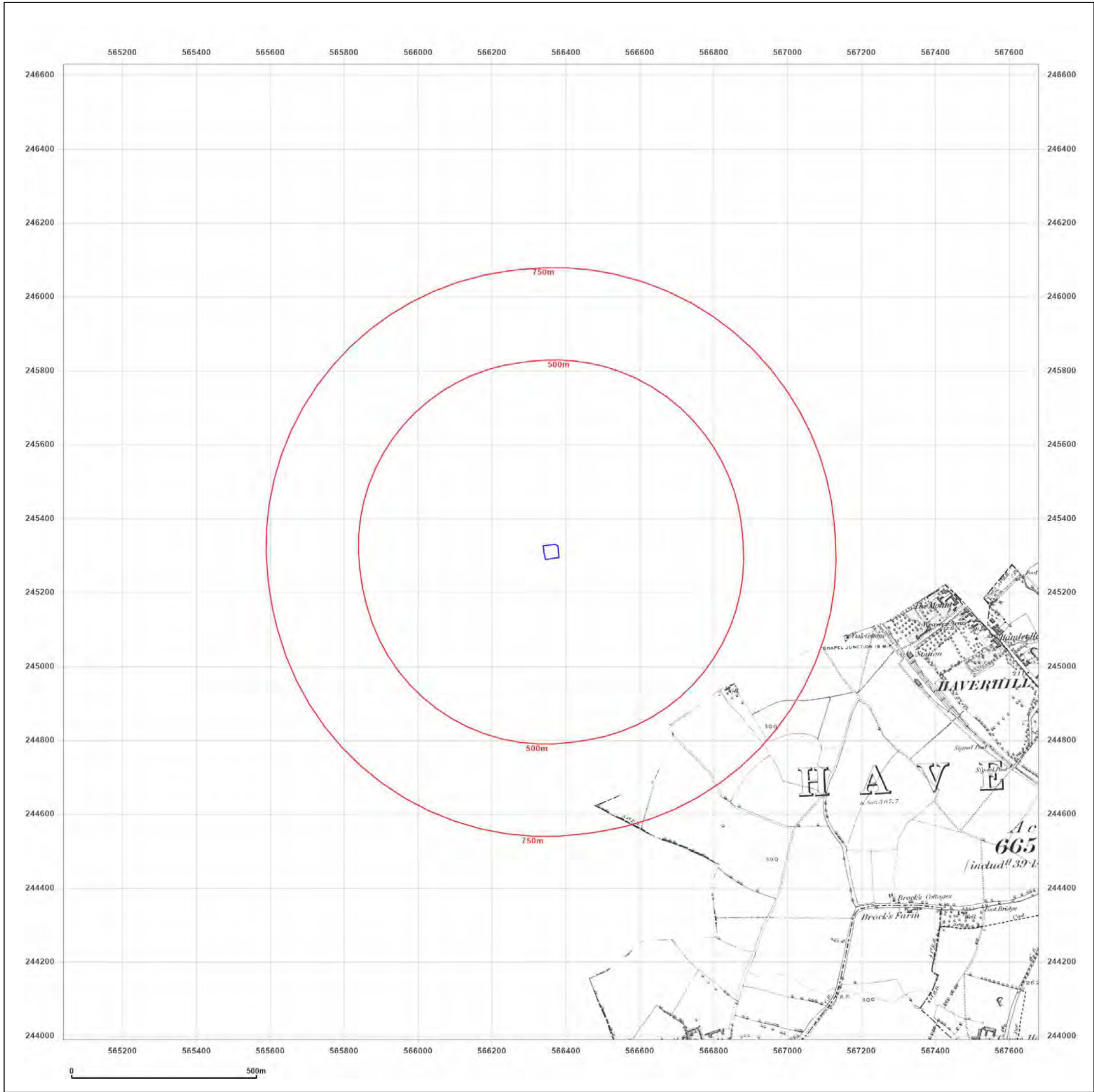
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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series
Map date: 1880
Scale: 1:10,560
Printed at: 1:10,560

Surveyed 1877
Revised 1877
Edition 1880
Copyright N/A
Levelled N/A

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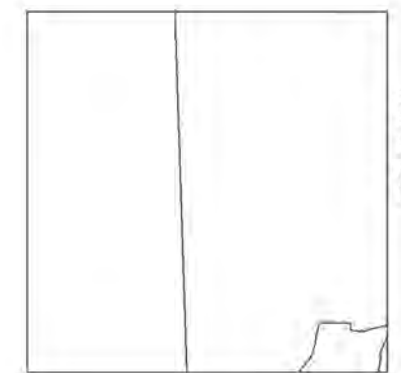
Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



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

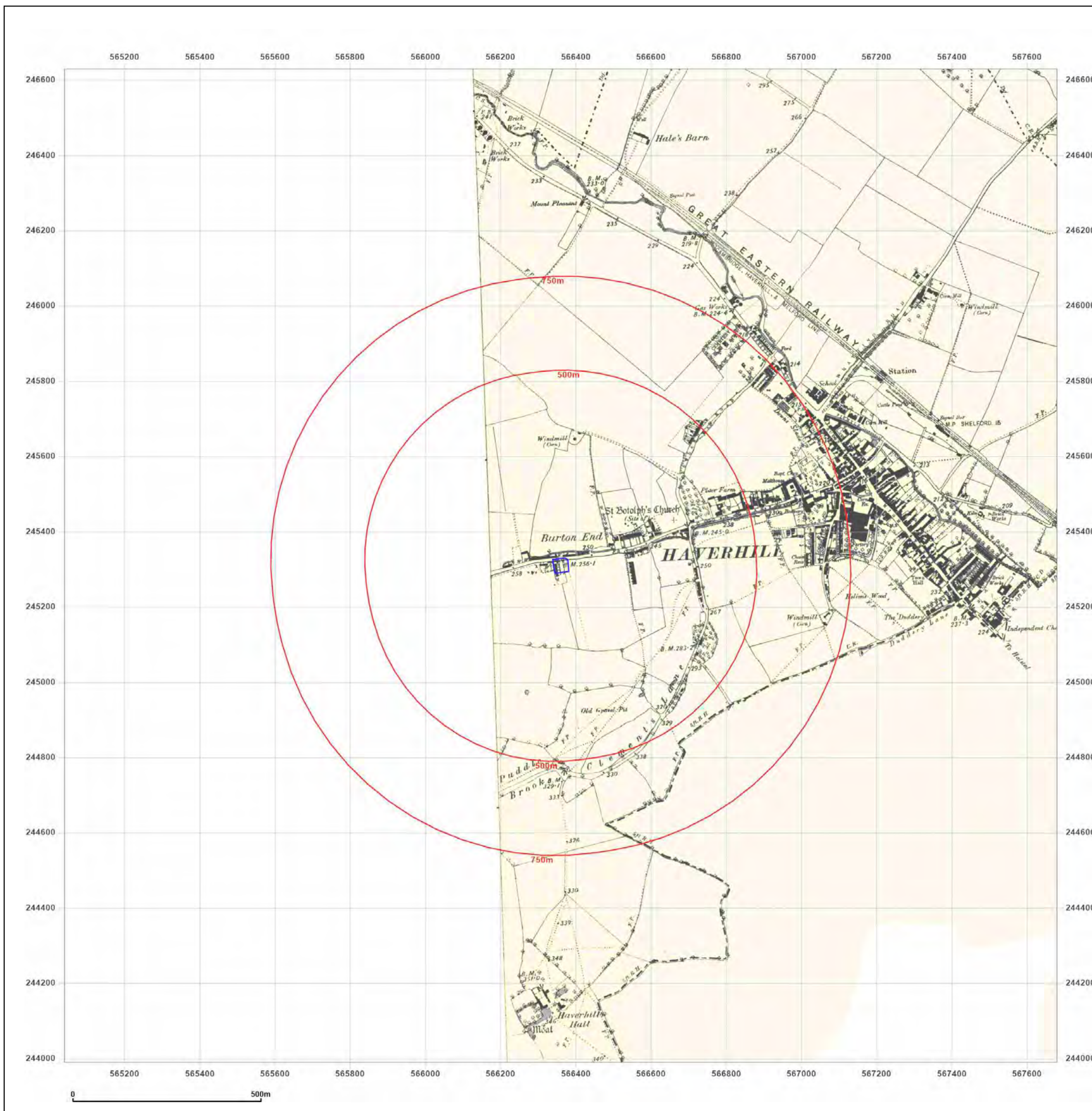


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1885-1888

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 N/A
Edition 1885
Copyright N/A
Levelled N/A

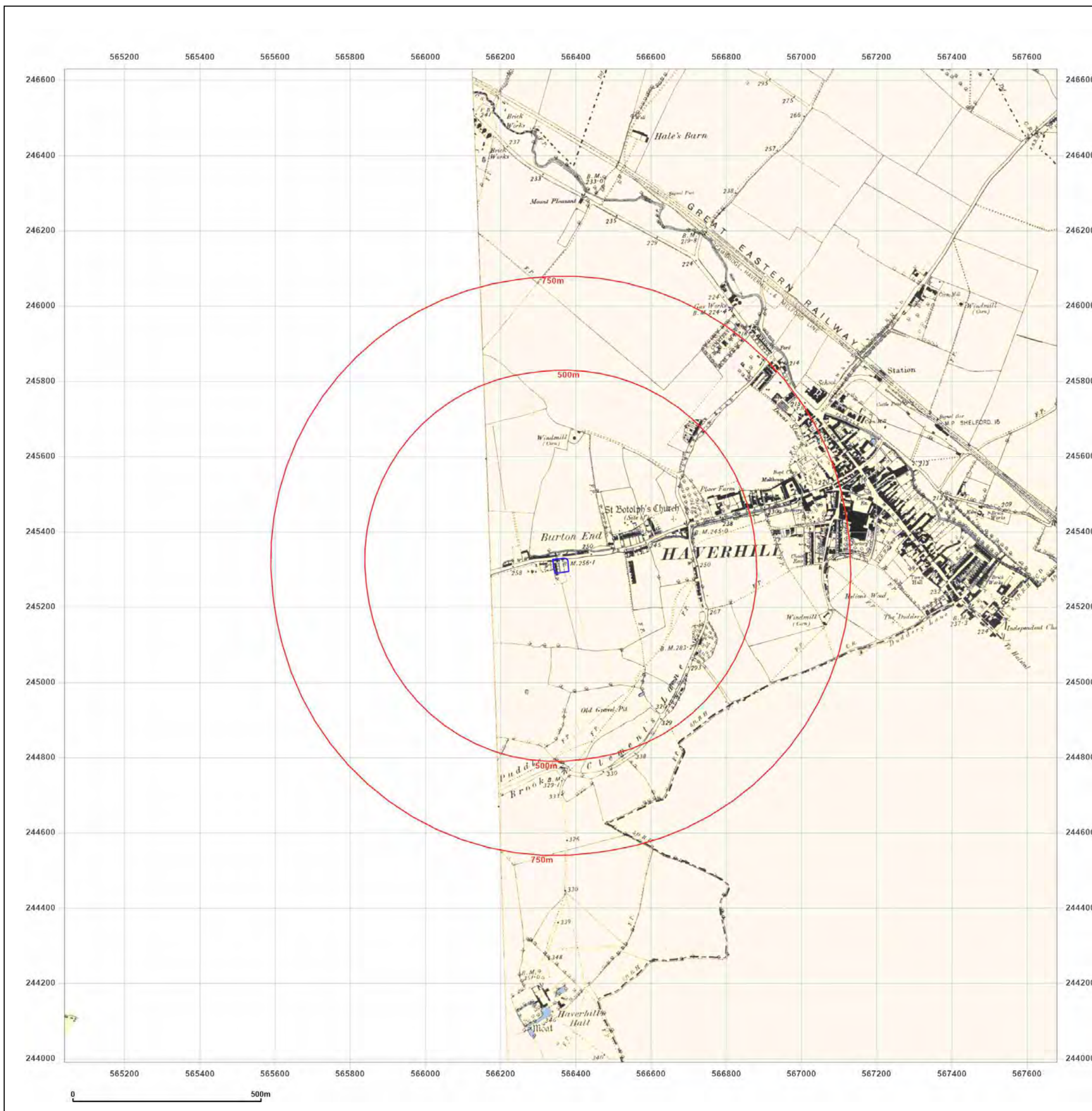


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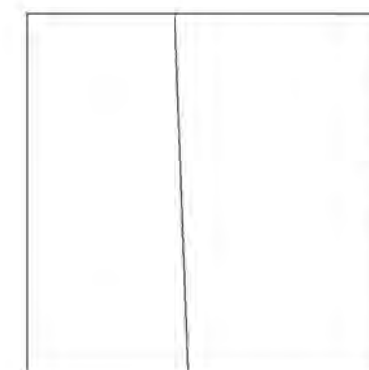
Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

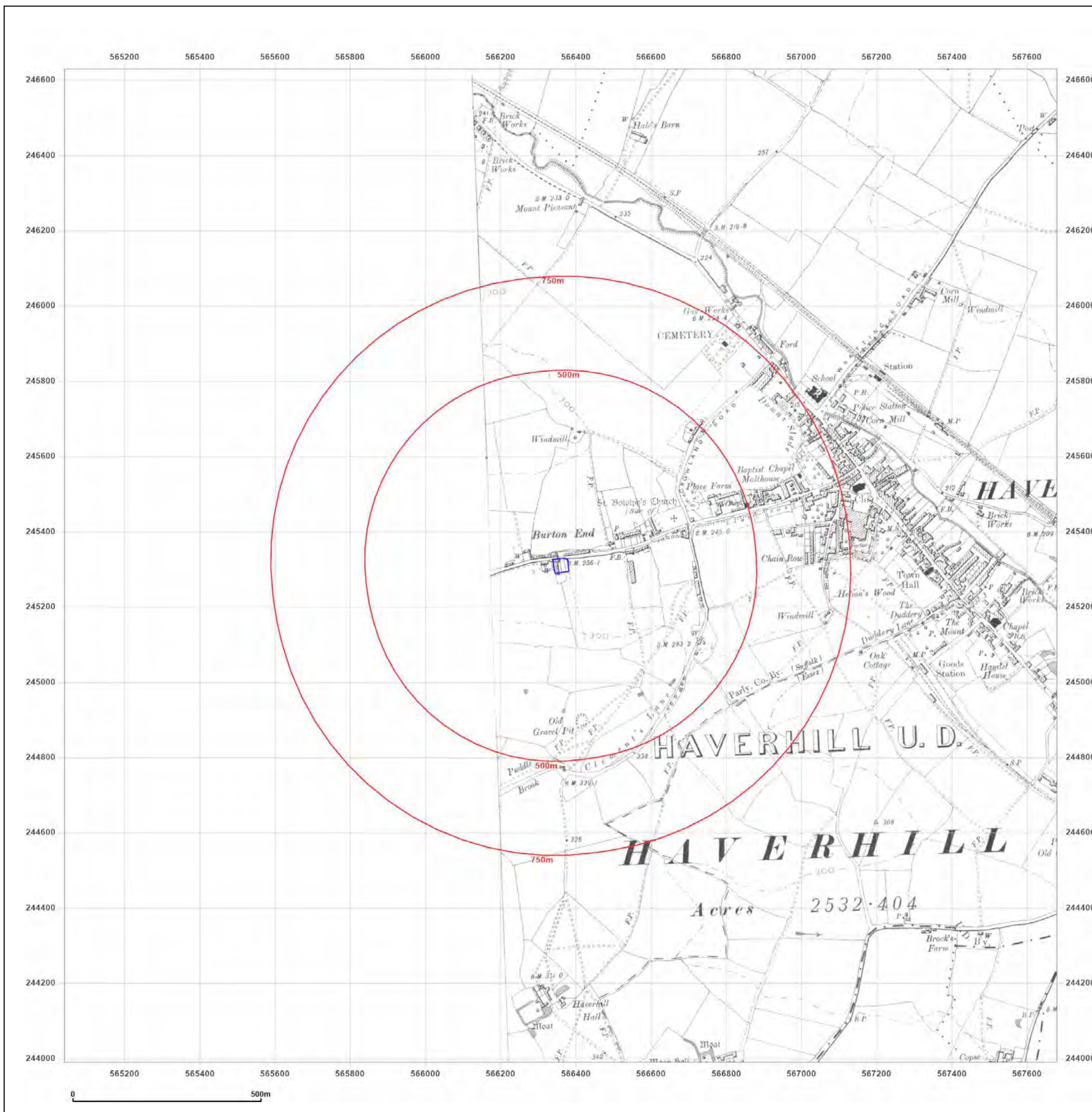


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

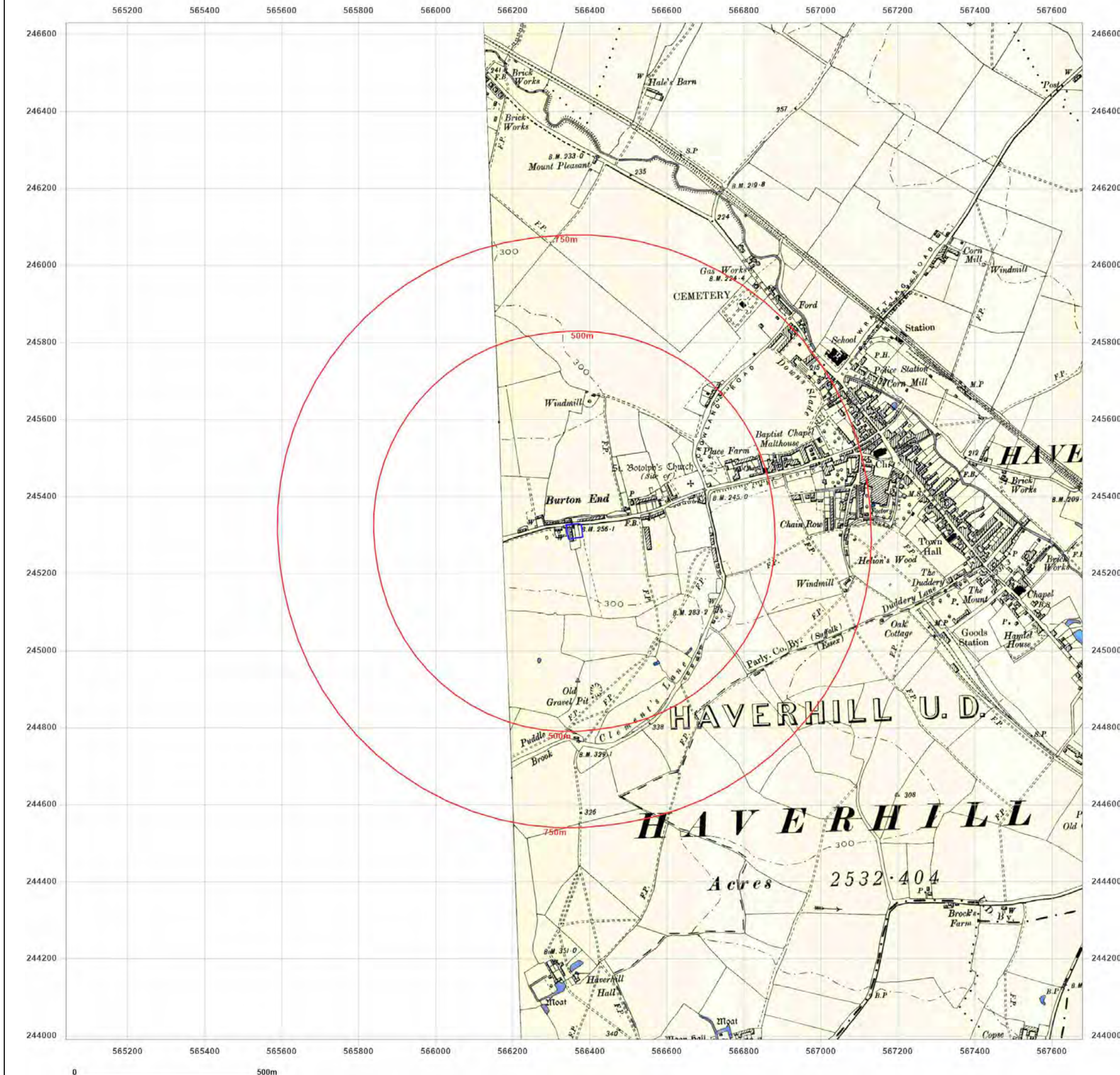


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1901-1905

Scale: 1:10,560

Printed at: 1:10,560



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

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

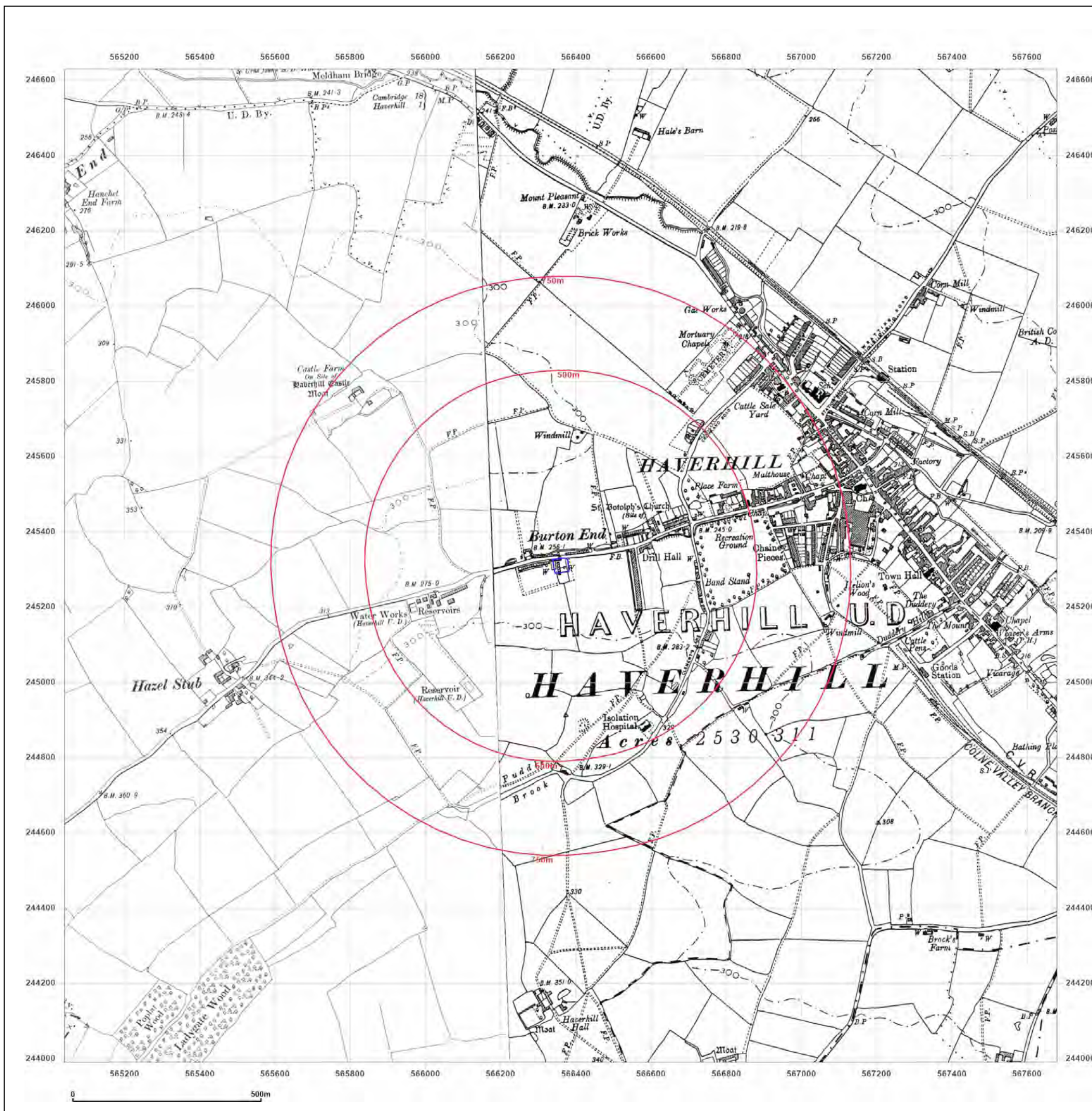


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1903-1905

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1876
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

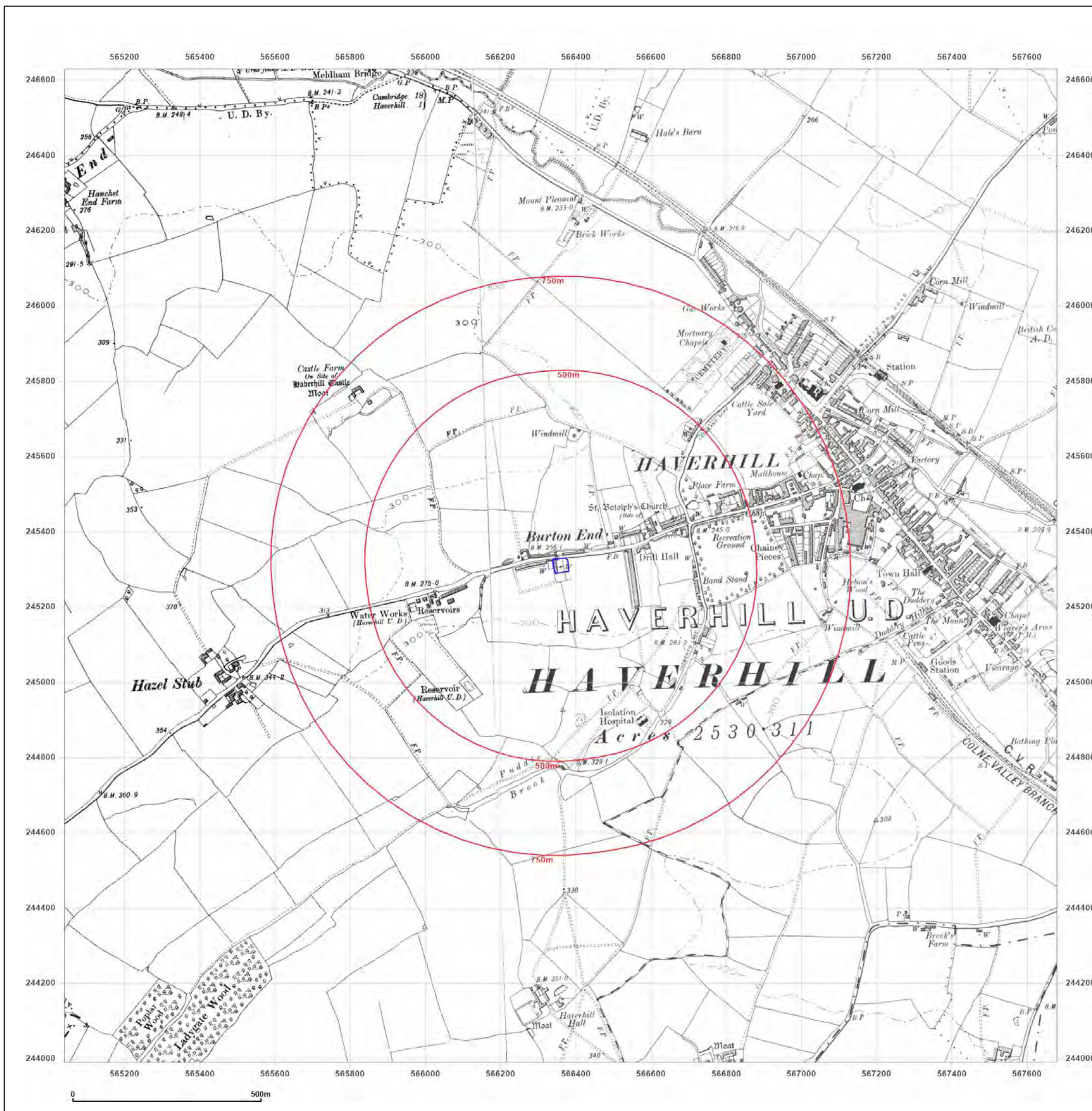


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

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

Surveyed 1876
Revised 1919
Edition N/A
Copyright N/A
Levelled N/A

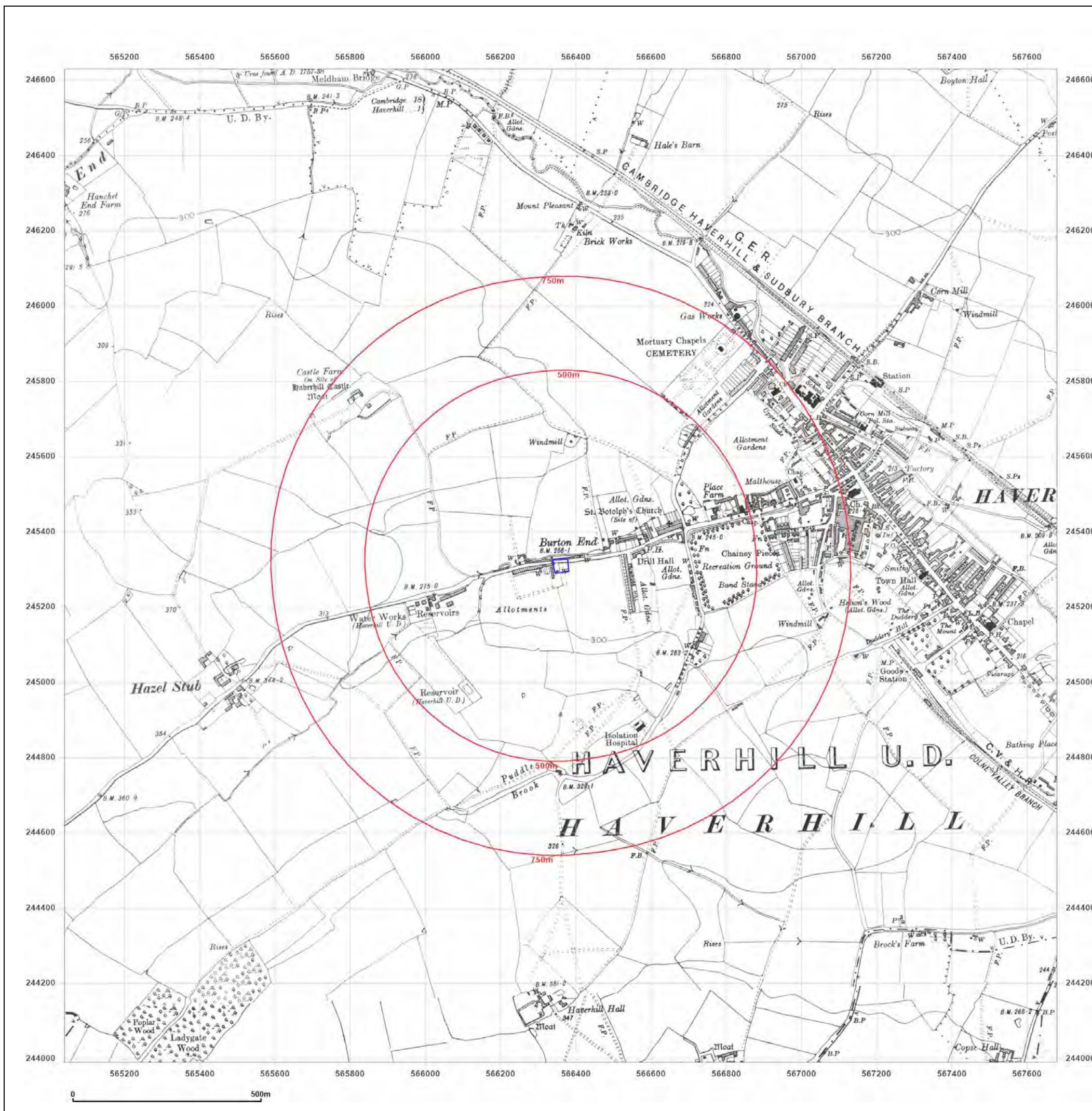


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

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 1884
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

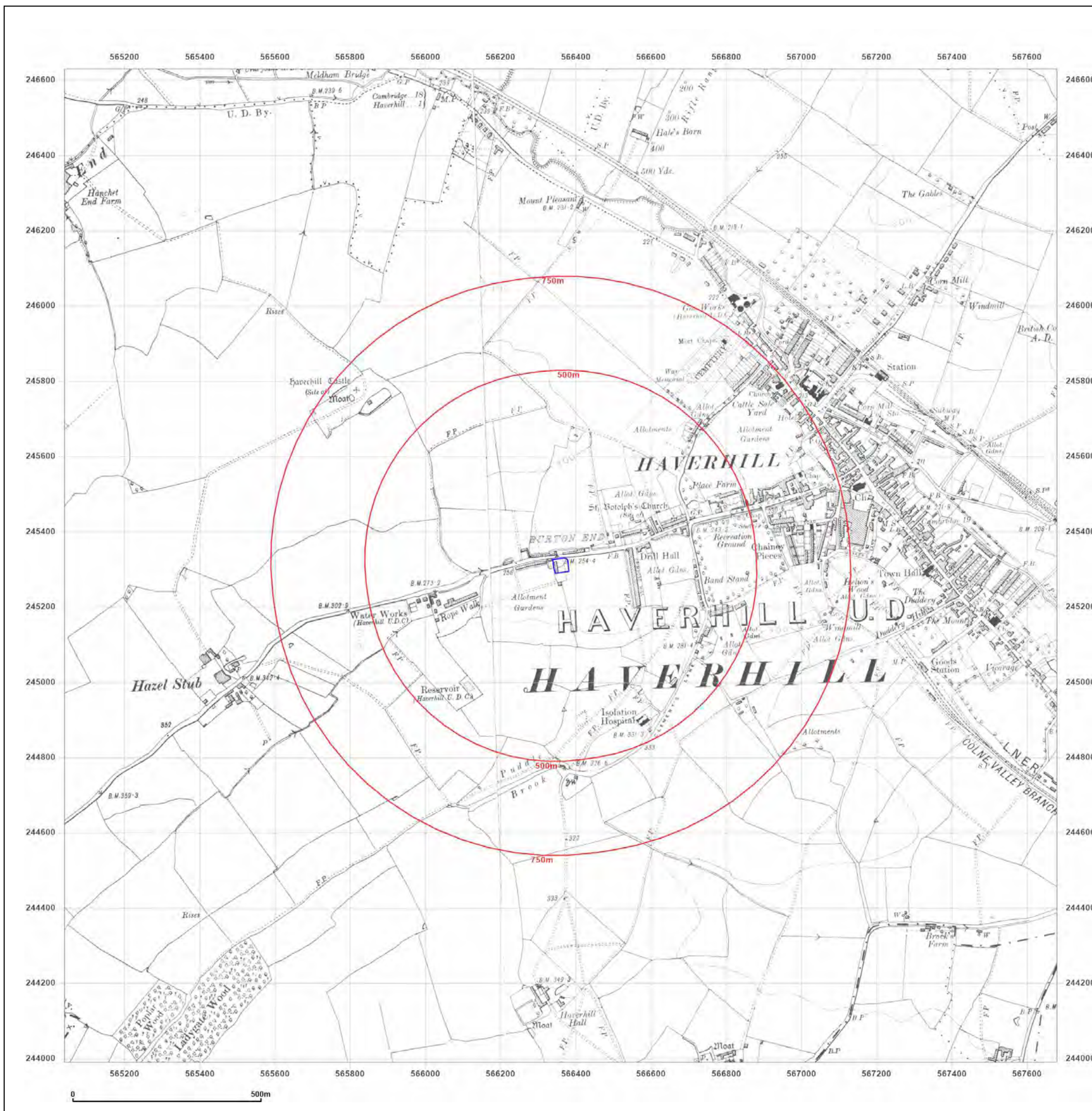


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

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

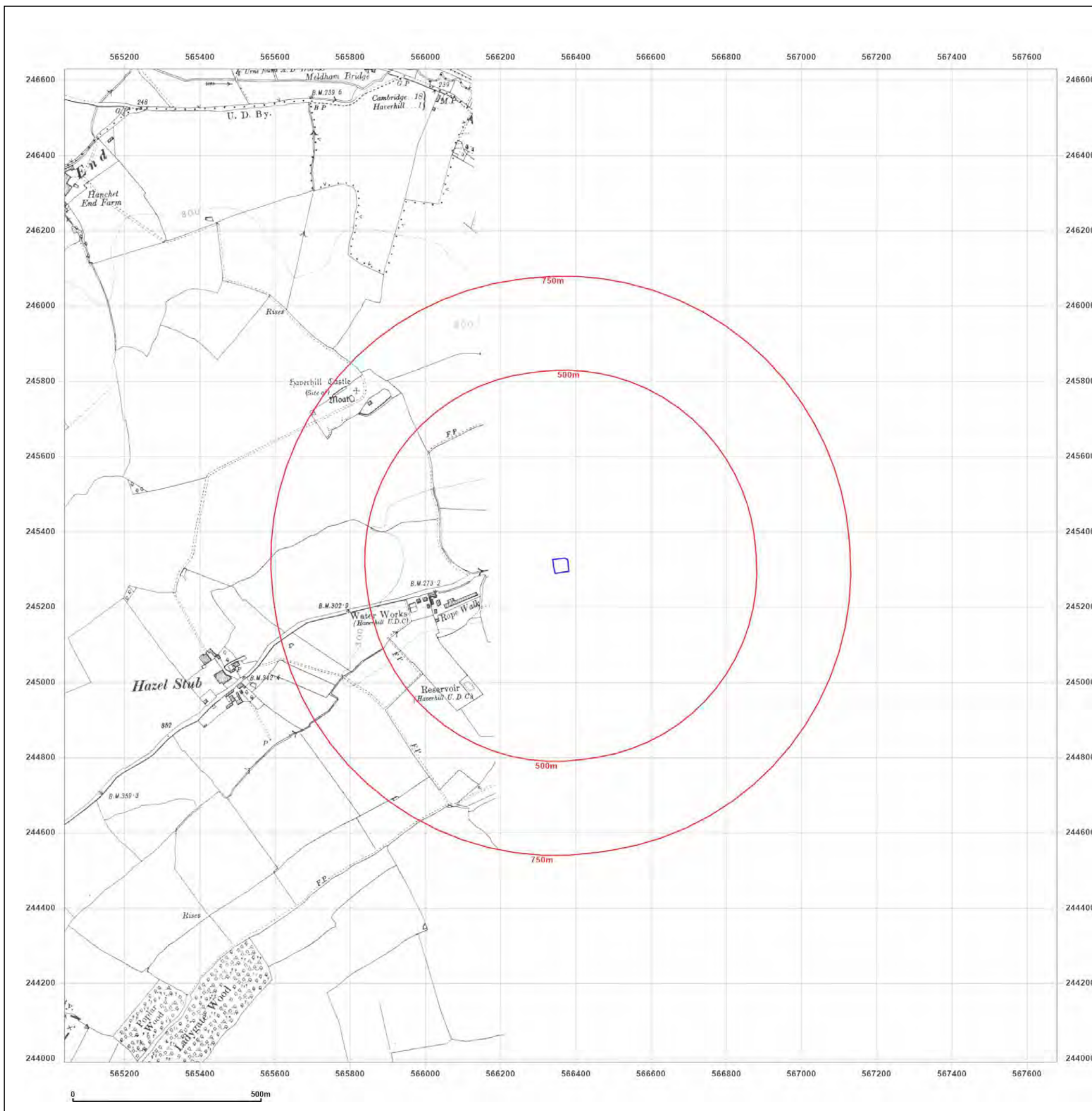


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

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

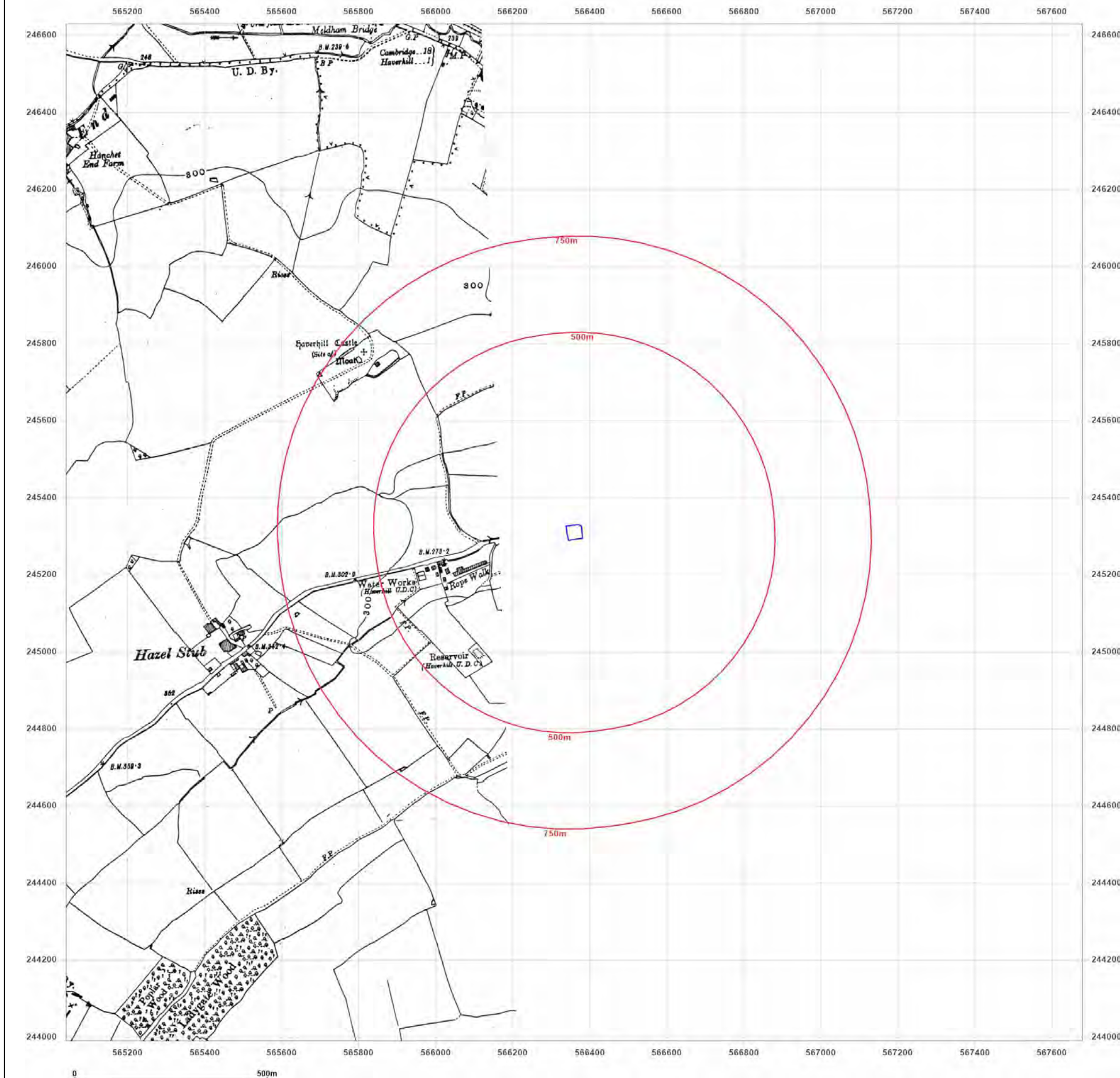


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

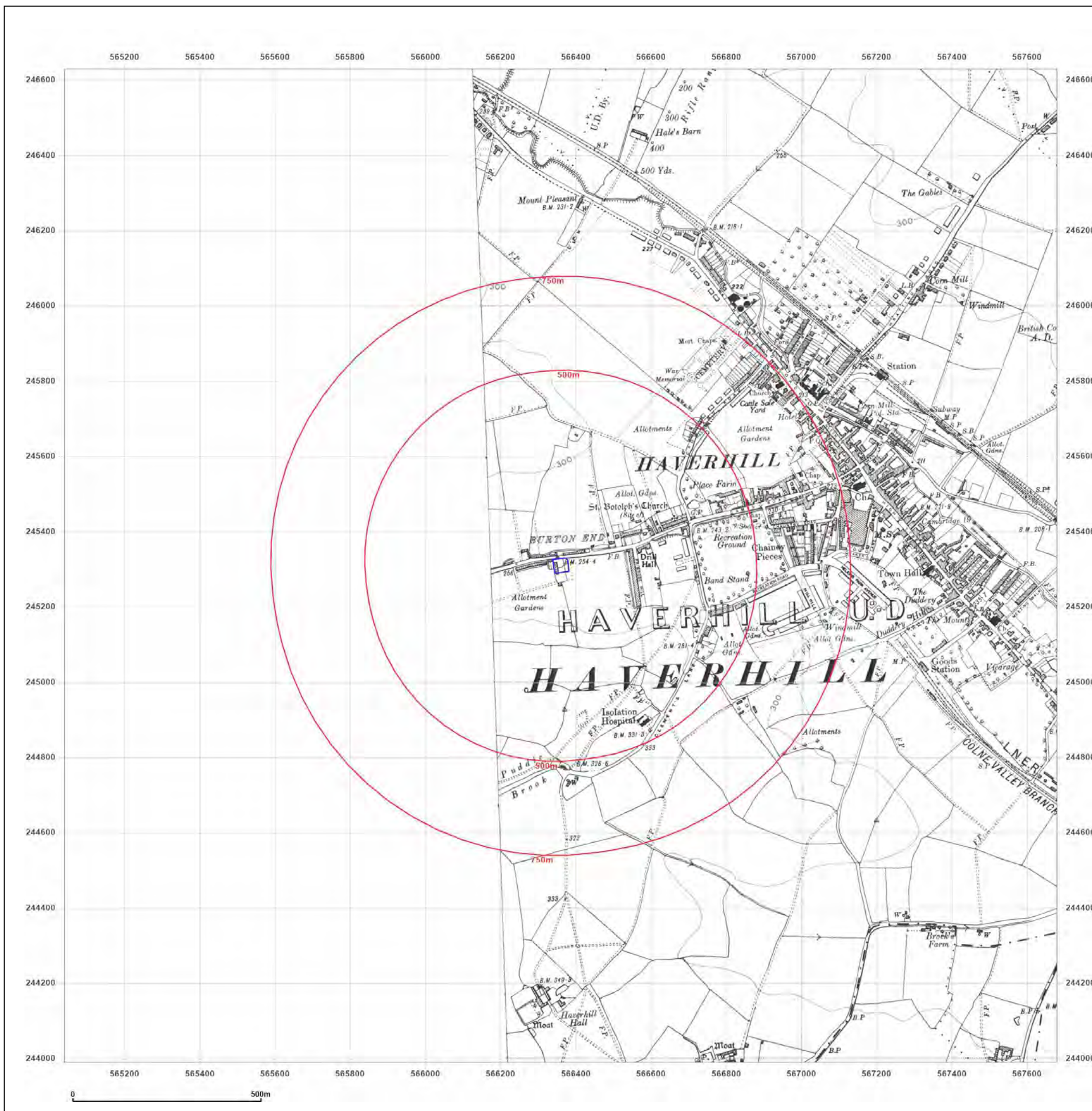


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1949

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1884
Revised 1949
Edition 1949
Copyright N/A
Levelled N/A

Surveyed 1876
Revised 1949
Edition N/A
Copyright N/A
Levelled N/A

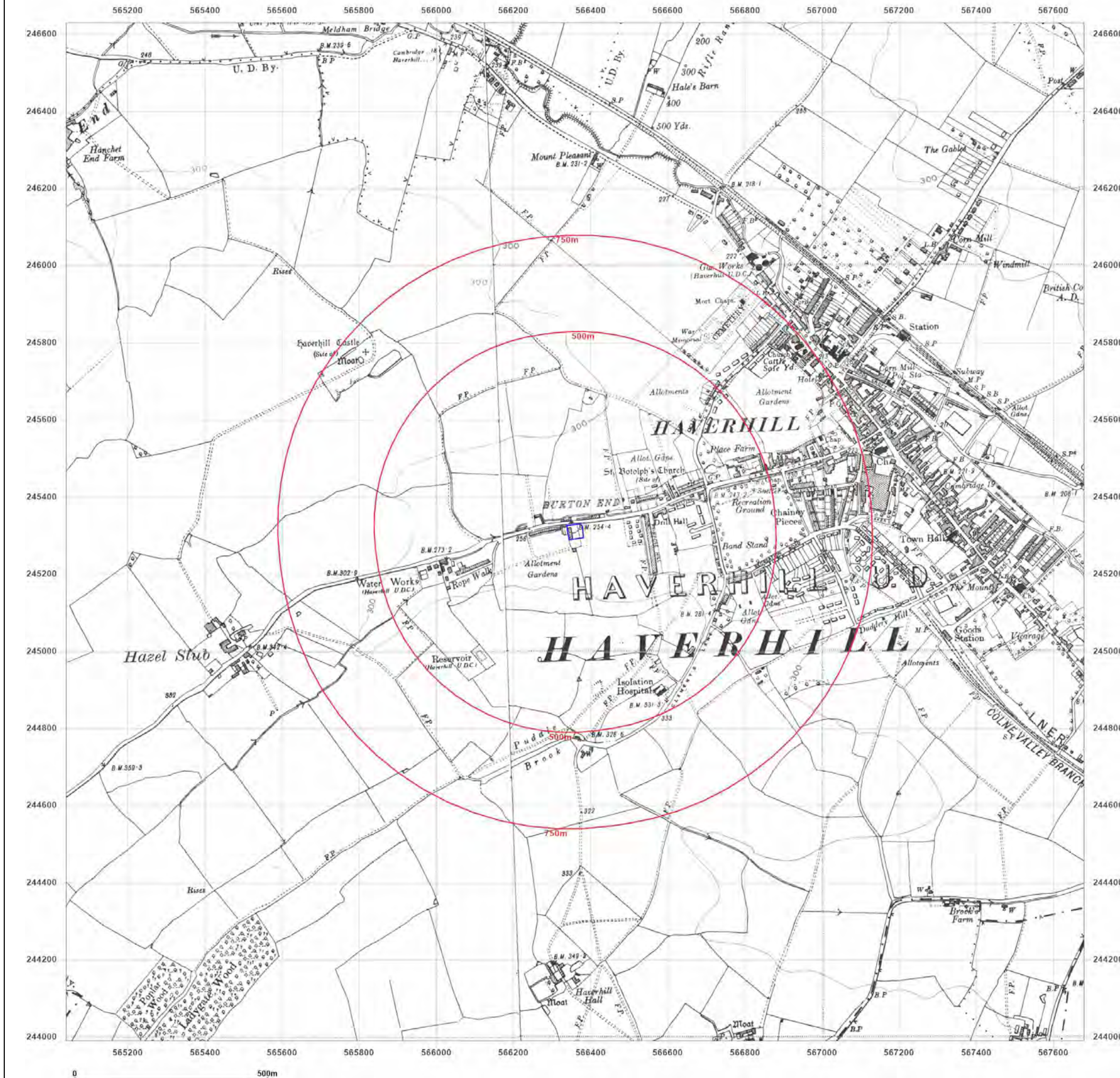


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SUFFOLK, CB9 8JS

Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: County Series

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



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

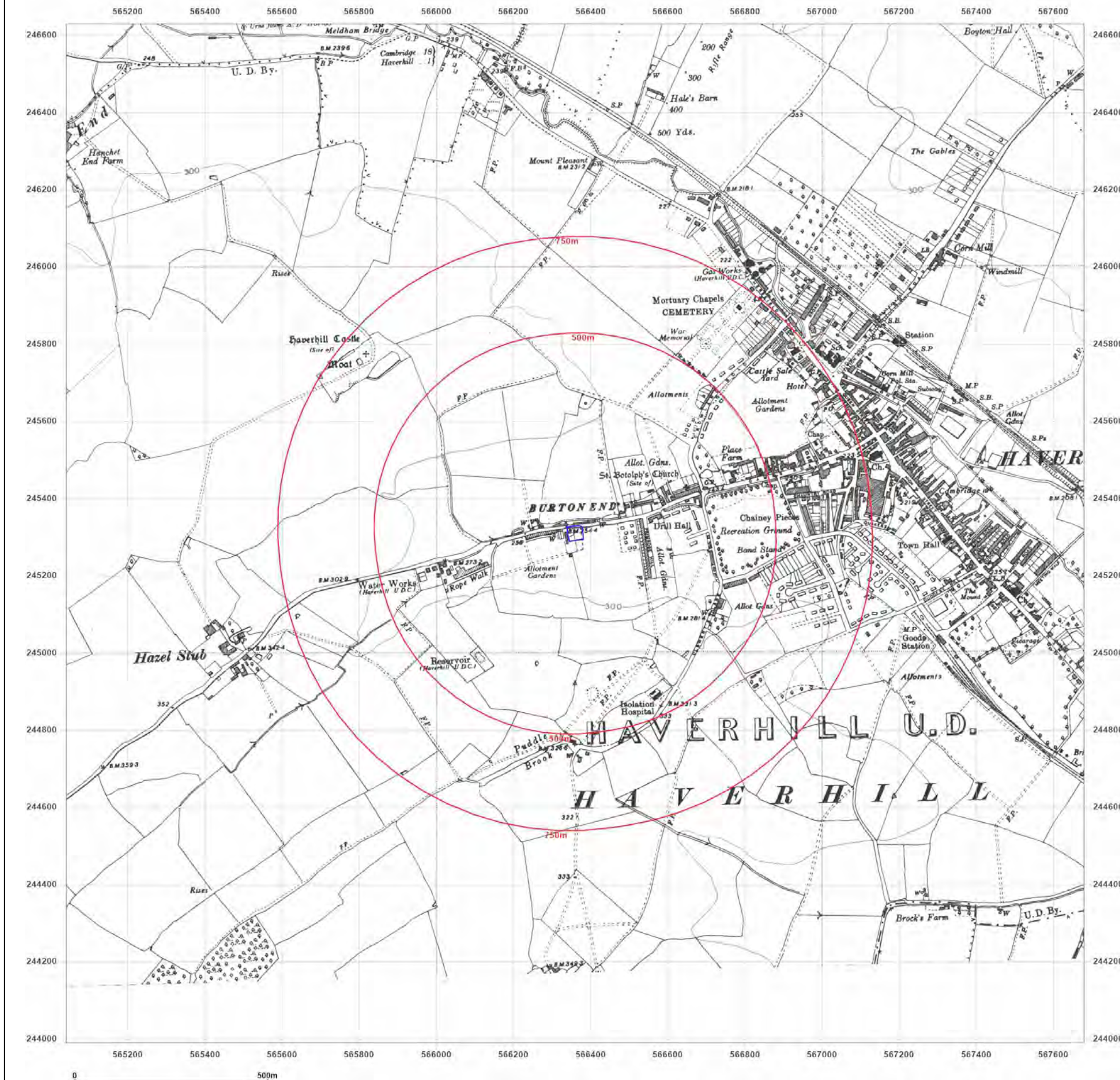


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: Provisional

Map date: 1959-1960

Scale: 1:10,560

Printed at: 1:10,560



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

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

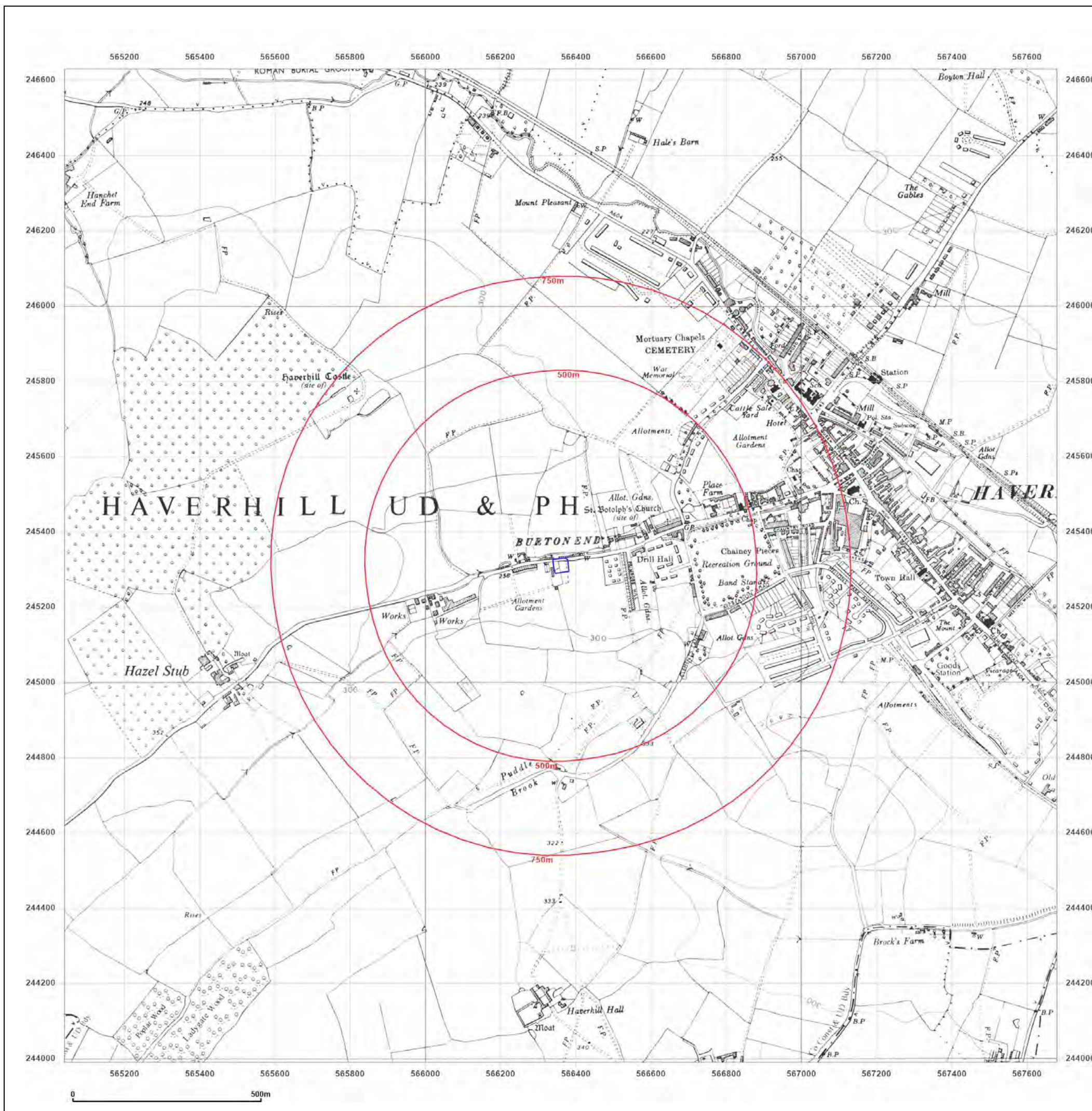


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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 1972

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1970
Revised 1972
Edition N/A
Copyright 1972
Levelled 1961



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Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1978

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

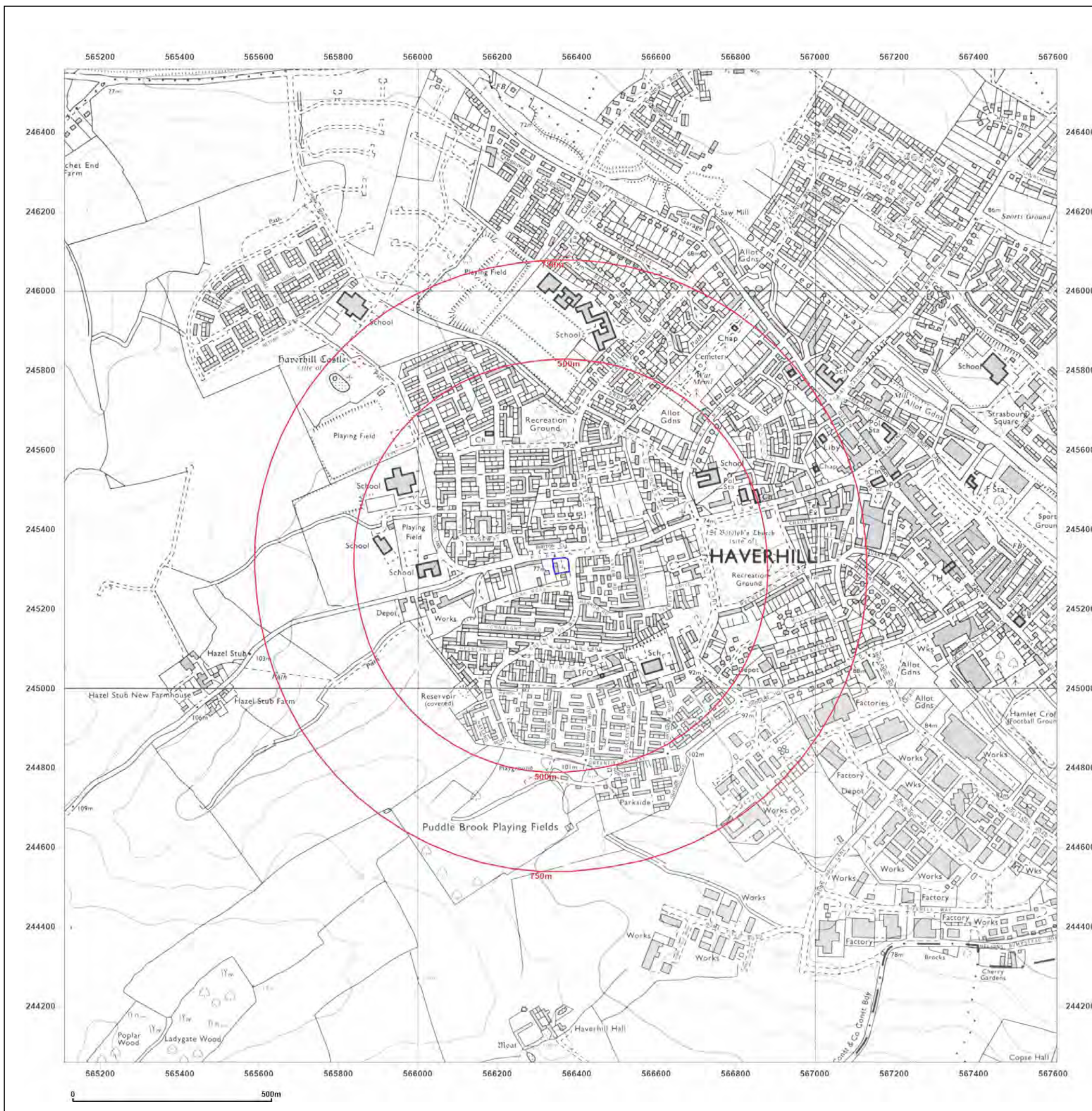


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Site Details:

ST JOHNS AMBULANCE,
BURTON END, HAVERHILL,
SUFFOLK, CB9 8JS

Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

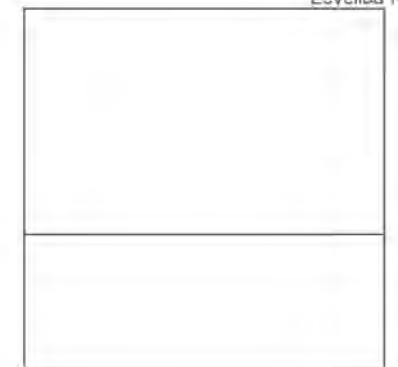
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Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
Revised 1991
Edition N/A
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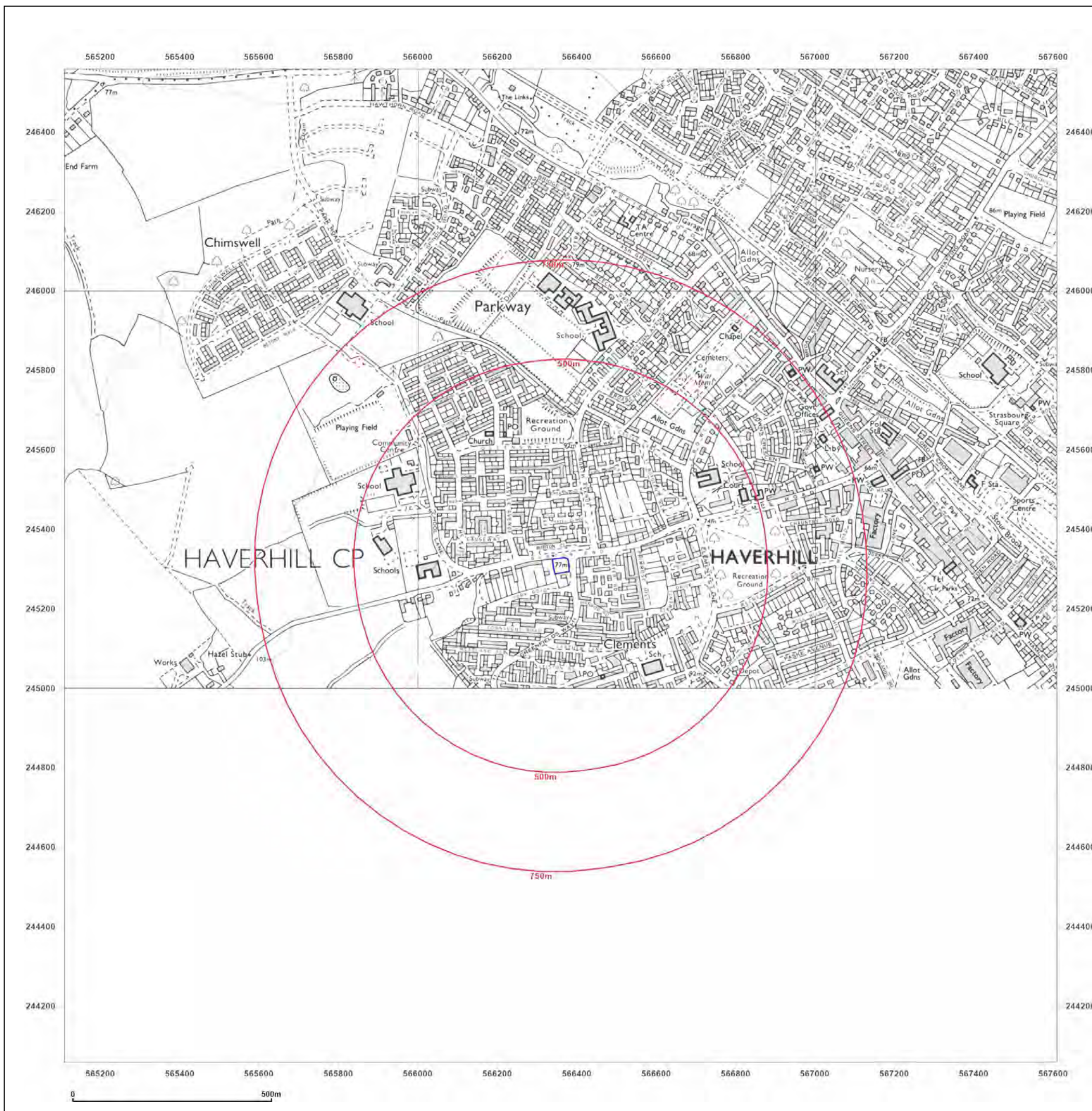


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Site Details:

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SUFFOLK, CB9 8JS

Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

ST JOHNS AMBULANCE,
BURTON END, HAVERHILL,
SUFFOLK, CB9 8JS

Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

ST JOHNS AMBULANCE,
BURTON END, HAVERHILL,
SUFFOLK, CB9 8JS

Client Ref: GSP-2024-2437
Report Ref: GS-85X-GMZ-7UJ-F65
Grid Ref: 566359, 245309

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

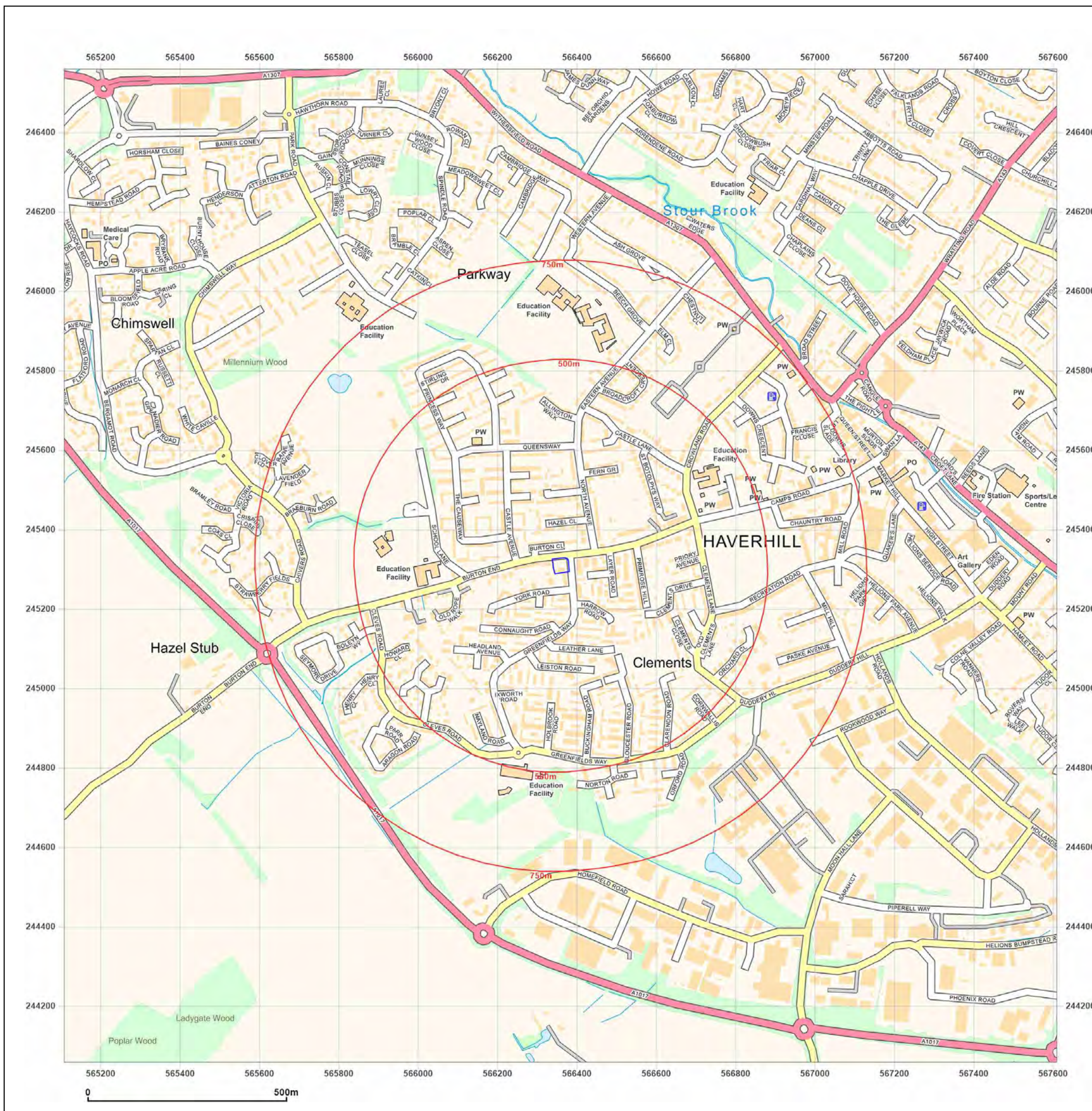


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Appendix E

Regulatory Responses

GSP-2024-2437 - Environmental Information Request - Former St John Ambulance Site, Burton End, Haverhill CB9 9AD

Stocks, Terence <Terence.Stocks@westsuffolk.gov.uk>
To: "projects@groundsure.com" <projects@groundsure.com>

5 March 2024 at 17:34

Hello Aaron

Please see comments below

Many thanks.

Terence Stocks

Environment Officer

Regulatory Services

Direct dial: 01284 757621

Email: Terence.Stocks@westsuffolk.gov.uk

www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

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From: Groundsure Ltd <projects@groundsure.com>
Sent: Tuesday, March 5, 2024 3:52 PM
To: Environment <environment@westsuffolk.gov.uk>
Subject: GSP-2024-2437 - Environmental Information Request - Former St John Ambulance Site, Burton End, Haverhill CB9 9AD

You don't often get email from projects@groundsure.com. [Learn why this is important](#)

[THIS IS AN EXTERNAL EMAIL]

Dear Sir/Madam,

We have been asked to carry out an environmental assessment (Phase 1) and as part of our data search would appreciate the following information.

The Site address is: Former St John Ambulance Site, Burton End, Haverhill CB9 9AD (Coordinates : 566359, 245310) and the site boundary is shown below:



It is understood that the Study Site is currently vacant but formerly used as a commercial premises for training provided by St John Ambulance. Currently, consideration is being given to the redevelopment of the Site to form residential dwellings.

- Can you confirm that you are aware of the current and former uses and any other potentially contaminative activities at the study site? **To our records we are not aware of any potentially contaminative activities at the site.**
- Is the study site (or part of it) likely to be assessed as part of the Local Authority Contaminated Land Inspection Strategy? Please give details of likely priority and approximate time scales, if known. **At this time the site is not likely to be assessed as part of a contaminated land inspection strategy.**
- Are you aware of any site investigations (Part 2A or otherwise) or remedial works undertaken at the site or close by ? Please provide details where appropriate. **To our records we do not have any remediation or investigations within 150m of the site.**
- Are there any reasons why the site may not be considered suitable for its current/proposed use? If yes, please specify why. **Not at this current time**
- If the Site were to be redeveloped for more sensitive use, please can you confirm what your minimum requirements would be (if any) for the development? **Depending on how many residential units the property is being split into would depend on the level of information. If it is 1 or 2 we would require a questionnaire and groundsure report or similar, if it is more than 2 we would require a phase 1 desk study.**

I understand that there may be a fee attached to undertaking this search. Please provide me with the cost and information on how to make payment and the expected timeframe.

Kind regards,
Aaron Moyle MSci FGS
He/Him
 Environment and Geology Manager

Mobile 07900 803943 Office +44 (0)1273 257755
 Pool Innovation Centre, **Trevenson Road, Pool, Redruth, TR15 3PL**

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