SCHOOL LANE, ELMSWELL, BURY ST EDMUNDS

PHASE I DESK STUDY APPRAISAL FOR CHRISTCHURCH LAND and ESTATES (Elmswell South) LTD

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Prepared for:
Christchurch Property Company Ltd
24 Fore Street
Ipswich
Suffolk IP4 1JU

This report has been prepared in accordance with GRM's Accredited Quality Procedures.

If you have any queries regarding this report, please contact the project manager in the first instance.

Prepared by:	Reviewed by:		Approved by:
Joe Baker MSci FGS (Acting Senior Engineer) joe.baker@grm-uk.com	**Lewis Gibbs** BSc FGS (Project Manager & Senior Engineer) lewis.gibbs@grm-uk.com	**Paul Wardle** BSc MA FGS (Acting Principal Geologist) paul.wardle@grm-uk.com	**Geoff Beckett** BSc CGeol (Director) geoff.beckett@grm-uk.com
When required in-house geological, geotechnical, environmental, structural and civil staff helped to produce this document.			

Issue	Description of Revision	Signature
Rev. A	Amendments in line with Client's information	PW
Rev. B	Additional Client's comments	PW
Rev. C	Additional Client's comments	PW
Rev. D	Landscape Masterplan	PW

TABLE OF CONTENTS

APPENDICES

1 INTRODUCTION

1.1 PREAMBLE

GRM Development Solutions Limited (GRM) has been appointed by Richard Brown Planning Ltd (Client's Agent) on behalf of Christchurch Land and Estates (Elmswell South) Limited to undertake a Phase I Site Appraisal (desk study). The desk study and site inspection form Phase I of the assessment and allow the geotechnical and geo-environmental setting of the site to be determined.

This site appraisal is intended to provide information that will assist decision making by identifying potential ground engineering and contamination issues.

GRM Standard Limitations of Reporting are provided in Appendix A of this report.

No detailed development proposals are available; although it is understood that the Client proposes to develop the site with a residential care home or retirement accommodation. The proposed end use has been assumed to include areas of both hard and soft landscaping. The outline development proposals provided by the Client are presented in Appendix B.

The Client has not informed GRM of any potential development hazards.

1.2 OBJECTIVES OF THE SITE APPRAISAL

The principal aims of the Phase I Site Appraisal (desk study) are as follows:

a) Obtain information, from easily accessible sources, about the soil and groundwater conditions within the area of the site.

b) Determine the possible ground related geotechnical and contamination hazards within the site boundaries that may affect the proposed development.

Whilst every effort has been made to pre-empt the likely requirements of the Local Authority and the Environment Agency, they are likely to have specific requirements that will need to be discussed and addressed at a later date.

2 PHASE I DESK STUDY AND SITE OBSERVATIONS

2.1 INFORMATION SOURCES

In addition to the general sources of information listed in Appendix A (i) the Client has supplied:

- the location of the site,
- past ground investigation information,
- licence agreement regarding the existing site compound,
- Illustrative Landscape Masterplan.

which have been used in the following assessment.

2.2 SITE DESCRIPTION

2.2.1 Geographical Setting

The site is located on the western outskirts of the village of Elmswell and approximately 13km east of Bury St Edmunds town centre. The National Grid Reference (NGR) for the approximate centre of the site is TL 982 640. A Site Location and Boundary Plan is presented in Appendix C.

The site comprises part of a larger arable field. The northern boundary is formed by a field track with a railway beyond, the eastern boundary by Parnell Lane, and the western boundary by a hedgerow with further agricultural land beyond. No physical southern boundary exists on the ground as the arable field extends southwards.

The topography of the site falls moderately from the east down to the west.

2.2.2 Site Inspection Observations

The Site Features Plan/General Site Photographs presented in Appendix D illustrate the salient observations made during a site inspection on 10th November 2022.

The site is presently used as arable farmland and covers an area of approximately 3.8 hectares. An area in the north east corner of the site is occupied by a compound for an adjacent construction site.

The site was observed to slope moderately from the east down towards the west, with a drop of 5m over 150m in the north and 10m over 170m in the south. The compound area was observed to have been raised above the field level by approximately 1m to form a level platform, and limited volumes of made ground can be anticipated in this area.

Information supplied by the Client's Agent confirms that the existing compound is the subject of a licence agreement and all materials will be removed and the area returned to its state prior to occupation. A copy of the licence agreement is presented in Appendix E.

The ground surface was generally soft under foot at the time of the walkover. The stream was noted along the western boundary flowing to the south.
A row of trees, tentatively identified as Horse Chestnut, were observed to line the eastern boundary.

Two manhole covers were noted in the centre of the site, with one appearing to be recently installed. Manhole covers were also noted along, and just within, the eastern boundary. Evidence of a freshly excavated trench, potentially for the installation of new services, was observed in the south east corner of the site.

Significant Features identified during site inspection:
Arable land.
Boundary stream.
Buried services.
Sloping site.

2.3 HISTORICAL DEVELOPMENT OF THE SITE

A review of the available historical Ordnance Survey (OS) maps gives an insight into the development of the site and can highlight potential hazards. Extracts of the maps reviewed are provided in Appendix F.

The earliest map reviewed (1883) shows the site to comprise agricultural land, with hedgerows, occasional trees and an internal field boundary. A railway is shown c.50m to the north, which remains to the present day. Between 1883 and 1903 a southerly flowing stream is recorded within the western boundary feeding into an area off-site to the south east, in which springs are also recorded.

By 1973 the stream is shown to directly follow the western boundary and is considered to have been diverted. The springs are not recorded post 1958 and agricultural improvement of the land is considered to have taken place.

Internal field boundaries are recorded to have been removed c1978.

The historical OS mapping records no further significant changes within, or close to, the site boundary. A construction compound for adjacent works is currently present in the north east corner of the site and manhole covers indicate the presence of buried services.

Significant Features identified on OS Maps:
Railway line.
Existing water course.
Former course of stream.
Former springs.
Buried services.

2.4 ANTICIPATED GEOLOGY

The BGS Geological Sheet for this area shows the site to be underlain by:

- Superficial deposits of the Lowestoft Formation (clay, silt, sand and gravel) are recorded across the north eastern half of the site and Head Deposits (clay, silt, sand and gravel) across the south western half. Alluvium (clay, silt and sand) is recorded to just cross the north western boundary. If present, the Alluvium is likely to overlie the Head deposits, which in turn will overlie the Lowestoft Formation.
- Solid geology of Crag Group (sand, gravel, silt and clay with dark green glauconitic sand with bright orange haematite 'iron pans') is anticipated to underlie the entire site. The Crag Group is recorded as being up to 70m in thickness.

The BGS holds borehole records close to the site copies of which are presented in Appendix G. The BGS boreholes suggest Boulder Clay (Lowestoft Formation) to about 20m depth overlying sand and gravel and green sand (Crag Group) to 83m below existing ground level (begl). Between c.83m begl and the base of the boreholes at 150m begl Chalk was recorded.

No local dip information is available; however, regionally, the strata are indicated to dip at a shallow angle to the east. No geological faults are recorded within 500m.

Made ground may be present along the former course of the stream and in the south east if land improvement has occurred.

The Client's Agent has supplied previous ground investigation information. The ground investigation included land outside the current site boundary with only two trial pits (TP09 and TP10) and a soakaway pit (SA01) being located within the present red-line boundary. TP07 and TP08 were located just beyond the southern boundary. A copy of the supplied information is presented in Appendix H.

The trial pits generally record topsoil between 0.4m to 0.7m in thickness directly over strata considered representative of either the Lowestoft Formation (TP09), or Head deposits (TP07) in accordance with the published geology.

In TP10 0.5m of made ground (natural cohesive strata mixed with brick fragments) was noted immediately below the topsoil. The shallow made ground is considered likely to be a result of access improvement works. Natural cohesive strata were noted to the base of the trial pit at 2.8m depth, which is considered representative of the Lowestoft Formation.

In TP08, to the south east, the topsoil was recorded to be underlain by 2.1m of made ground containing wood, brick, tile, concrete and brick, which in turn was underlain by silty, sandy, clay with gravel of chalk and chert (Lowestoft Formation) to the base of the trial pit at 3.3m below ground level.

TP08 is located within the area formerly described as containing springs and / or marshy ground. It maybe that the deep made ground recorded in the trial pit is a function of ground improvement works.

Significant Features identified from geological data:
Cohesive strata.
Variable strata.
Alluvium.
Off-site localised deep made ground (TP08 to south east).

2.5 HYDROGEOLOGICAL INFORMATION

The BGS borehole record reports a resting water level water at c.61m below ground level within the granular strata of the Crag Group. Although the groundwater level is likely to be subject to seasonal variations it is likely to be restricted due to the presence of overlying cohesive strata (Lowestoft Formation, Head deposits and Alluvium). No groundwater was recorded during the previous ground investigation works conducted.

The Environment Agency has classified the Alluvium as a Secondary A Aquifer, the Lowestoft Formation and Head deposits as Secondary Undifferentiated Aquifers, and the Solid strata of the Crag Group as a Principal Aquifer.

There are seven recorded groundwater abstraction licenses within 500m of the site. The abstractions are for general farming and domestic use and likely to be extracting from the Crag Group. The site is recorded to be within a Zone 2 Outer Catchment Groundwater Source Protection Zone (SPZ) relating to the Crag Group. Given the anticipated thickness of intervening cohesive strata and that no significant source of contamination has been identified, the risk to the abstraction points and SPZ is considered to be very low.

Information available at this stage suggests a groundwater table in the Crag Group and a flow direction towards the abstraction point 153m to the west. Hydraulic continuity is not expected between the site surface and the underlying Principal Aquifer due to the presence of a considerable thickness of intervening cohesive strata (Lowestoft Formation and Head deposits).

Significant Features identified from hydrogeological data:
Secondary A Aquifer (Alluvium – north west corner only).
SPZ abstraction point.

2.6 HYDROLOGICAL INFORMATION

The only local surface water feature identified is the stream along the western boundary, which flows towards the south.

There are no recorded surface water abstraction licenses with 2000m.

There are no recorded pollution incidents to controlled waters within 500m.

Significant Features identified from hydrological data:
Western boundary stream.

2.7 FLOOD RISK

Data sourced from Ambiental Risk Analytics records the level of risk from on-site groundwater flooding as low. The risk of flooding from Rivers or the Sea (RoFRaS) is assessed as high (1 in 30 chance of an annual event) in proximity to the western stream; the majority of the site is noted to be at very low risk.

The Environment Agency designates an area running parallel to the western boundary as Flood Zone 3, defined as land with a 1 in 100 (1%) or greater chance of flooding each year from rivers. The Environment Agency data records an area of Flood Zone 2 extending slightly beyond the area designated as Flood Zone 3. The majority of the site is not recorded to lie within a Flood Zone as defined by the Environment Agency.

The Client's Agent has confirmed the development will not be situated within the Flood Zone.

A Flood Risk Assessment (FRA) is required for this site as it is over 1ha in size.

Significant Flood Risk Features identified:
Site in excess of 1ha.

2.8 MINING

2.8.1 Coal

The site is not within an area recorded to require a Coal Authority mining report and no shallow coal-bearing strata are indicated; therefore, the risk from coal mining is considered to be negligible.

2.8.2 Brine

The site is not within the area defined by the Brine Compensation Board and no readily soluble shallow strata are indicated; therefore, the risk from dissolution is considered to be negligible.

2.8.3 Ironstone

The site is not within an area where ironstone has been extracted; therefore, the risk of surface instability caused by ironstone extraction is considered to be negligible.

2.8.4 Gypsum

The site is not within an area where gypsum has been extracted; therefore, the risk of surface instability caused by gypsum extraction is considered to be negligible.

2.8.5 Oil And Gas

GRM have conducted an online search, which has shown that the Oil and Gas Authority does not record the site to lie within an onshore licence area. The site is not recorded to be within either an onshore Hydrocarbon Field or a Shale Prospecting Area. Any

future prospecting activities will require consideration of nearby residential properties, which is likely to make exploration socially and commercially unacceptable.

Significant Mining Risks:
None identified.

2.9 QUARRYING

There is no evidence of any non-coal mineral extraction having taken place within the site area. Surface ground workings are recorded 42m and 53m to the north and north east respectively, and relate to the railway cutting.

The Groundsure report indicates an area 300m to the south west of the site may have undergone sporadic underground chalk mining. BGS mapping does not indicate the presence of chalk at shallow depths within, or close to, the site boundary. Therefore, the risk posed to surface stability from chalk mining is considered to be negligible.

Significant Quarrying Risks:
None identified.

2.10 MINERAL RESOURCE PROTECTION

The BGS Aggregate Safeguarding Map for Suffolk has been used to provide an initial assessment of the known reserves of aggregates in the area of the site. The safeguarding map records the site to partially lie within a Minerals Consultation Area for sand and gravel.

The BGS records Glaciofluvial deposits across the area; however, these are considered likely to be the Lowestoft Formation, which due to its heterogeneous nature is highly unlikely to provide a reliable source of aggregate. Nearby sand and gravel operations such as Wetherden 1.6km to the south east work the more reliable Croxton Sand and Gravel Member, which is absent from the site area.

Overall, it is considered unlikely that the site is underlain by significant and easily exploitable reserves of sand and gravel and so a detailed Mineral Risk Assessment is unlikely to be required.

Mineral Risk Assessment:
Low risk of further assessment being required.

2.11 ENVIRONMENTAL INFORMATION

An Environmental Report has been acquired for the site. The full report is presented in Appendix I. A summary of the relevant information not included elsewhere in this report is presented below:

- There are no recorded licensed waste sites within 250m.
- There are no SSSI, Ramsar or Ancient Woodland sites within 250m.

- There are no significant industrial land uses within 250m considered to pose a risk to the proposed development.

Significant Features identified from Environmental data:
None identified.

2.12 ARCHAEOLOGY

Archaeological information has not been sought as part of this desk study and has not been identified as an issue by the Client. Some Local Authorities require at least an initial archaeological appraisal for development sites. GRM can undertake such appraisals if required. Archaeological investigations occasionally reveal ground-related problems from ancient times (prior to the 1st Edition OS maps) and can occasionally cause foundation and contamination development hazards.

Archaeological Hazards:
Not assessed.

2.13 INVASIVE PLANT SPECIES/ECOLOGY

GRM is not a specialist in this topic and has not conducted such a survey; however, we will endeavour to report easily recognisable issues such as Japanese Knotweed, Giant Hogweed, badger sets etc, when seen on site. No such issues were observed during the walkover.

Invasive Plant Species/Ecological Hazards:
None observed.

2.14 RADON ASSESSMENT

The site has been assessed following the guidelines in 'Radon: guidance on protective measures for new dwellings' (BR211 2015). The site is not within an area recorded to require radon protection measures.

Radon Hazard:
None.

2.15 CONTAMINANTS OF CONCERN

In addition to the general contaminants listed in Appendix A (ii), the following site-specific contaminants have been identified:

- Pesticides associated with past and current arable land use.

3 PHASE I CONCEPTUAL SITE MODEL

HUMAN HEALTH			
Source	**Pathway**	**Receptor**	**Level of Risk**
Pesticides associated with arable land use.	Indoor and outdoor inhalation of soil dust, the ingestion of, and dermal contact with, contaminated soil and soil dust, ingestion of vegetables that have taken up contamination and contaminated soil attached to vegetables.	End users.	Very Low.
Localised made ground associated with services trenches.		Construction and Maintenance Workers.	
Natural strata (Alluvium).	Inhalation of ground gas.	End users.	Very Low.
Off-site deep made ground.			

CONTROLLED WATERS			
Pesticides associated with arable land use.	Leaching of contaminants and vertical migration to the groundwater.	Secondary A Aquifer (Alluvium).	Very Low.
		Abstraction Point in Source Protection Zone.	
Localised made ground associated with services trenches.	Leaching of contaminants and lateral migration to surface waters.	Stream on western boundary.	Very Low.

4 CONTAMINATION / REMEDIATION RECOMMENDATIONS

The risk from ground contamination is considered to be very low.

The risk from ground gas is considered to be very low.

5 PRELIMINARY GEOTECHNICAL ASSESSMENT

It should be noted that the following comments and recommendations are based on the findings of this desk study which may not give a true indication of a soils actual engineering properties (i.e. stability, mass structure etc). However, at this stage based on the desk-based information available it is considered:

- The ground conditions are likely to comprise clay, silt, sand and gravel of the Lowestoft Formation in the north eastern half of the site and Head Deposits comprising clay, silt, sand and gravel in the south western half. Alluvium, (comprising clay, silt and sand) is anticipated in the north west corner. Rock is not expected to be present at shallow depth.
- Overly aggressive ground conditions are not anticipated, and standard concrete should be suitable.
- Given the anticipated geology, the adoption of a soakaway drainage system is considered unlikely.
- Given the anticipated geology CBR values of between 2% and 4% are considered likely in the natural cohesive strata, and <1% in Alluvium. Lower CBR values should be expected during periods of inclement weather.

Following your review of this document, a copy of it should be submitted to the Planning Department of the Local Authority for comment and approval.

6 CONCLUSIONS

This Phase I Site Appraisal has shown the site is suitable for the proposed development. The development design should take account of the various points raised within this report, and were considered necessary by the designers, further advice sought.

APPENDIX A

GENERAL APPRAISAL COMMENTS

i INFORMATION SOURCES

Where available the following sources have been used for the identification and assessment of potential ground hazards:

- Relevant British Standards
- British Geological Survey (BGS) Geology Map Scale 1:10,000 for local area
- British Geological Survey (BGS) Geology Map Scale 1:50,000/1:63,320
- BGS Memoir
- BGS Borehole Records
- BGS online viewer: http://www.bgs.ac.uk/data/mapViewers/home.html
- Environment Agency Groundwater Vulnerability Maps
- Historical Ordnance Survey (OS) Maps
- Environmental Data Report
- Environment Agency Website: http://www.environment-agency.gov.uk/
- Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites, UKWIR, 2010.
- Coal Authority Records / Coal Mining Report
- DEFRA/Environment Agency Contaminated Land publications and DoE Industry Profiles
- BRE Guide BR211 (2015), 'Radon: Guidance on protective measures for new buildings'
- HPA-RPD-033 (2007), 'Indicative Atlas of Radon in England and Wales'
- PHE-CRCE-032 (PHE, 2017), Radon in Homes in England: 2016 Data Report
- CIRIA C665 'Assessing risks posed by hazardous ground gases to buildings'
- BS8485:2015, 'Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'
- Other technical references used throughout this document are detailed in the text.

ii CONTAMINANTS OF CONCERN

The DoE Industry Profiles are normally used to assess likely contaminants from past land use and potential nearby industrial sources. For land uses where no profile is available, likely contaminants of concern are selected by GRM based on past experience of similar sites, a general screening suite of contaminants covered by CLEA and common contaminants from the Industry Profiles.

- Arsenic
- Cadmium
- Chromium
- Lead
- Mercury
- Selenium
- Copper
- Nickel
- Zinc
- Phenols
- cyanide (total)
- pH
- Water soluble sulphate
- PAH (polycyclic aromatic hydrocarbons)

Asbestos and PCBs are listed in the vast majority of profiles. PCBs are listed as the profiles expect electricity substations and switch boxes on all industrial sites. There is the potential for asbestos containing material to be mixed up with made ground, following any demolition works.

iii CONCEPTUAL MODEL METHODOLOGY

The consideration of contamination is based upon the principles of risk assessment, using the 'source-pathway-receptor' model in order to establish the presence, or potential presence, of a pollutant linkage.

To create a risk, contamination must have the potential to cause harm to susceptible targets or receptors such as humans, the water environment or the built environment. The potential for harm to occur requires three conditions to be satisfied to form a pollutant linkage:

- The presence of substances that may cause harm (SOURCE).
- The presence of a target which may be harmed (RECEPTOR).
- The existence of a plausible migration route between the source and the receptor (PATHWAY).

In the absence of a plausible pollutant linkage there is no risk. Where a potential linkage is identified in order for it not to pose a risk to the identified receptor it must be broken.

iv INTRUSIVE INVESTIGATION SAMPLING METHODOLOGY

The ground investigation (including fieldwork, sampling, monitoring and laboratory analyses) has been designed to identify and assess potential ground related problems and to allow cost effective solutions to be advised. It has been planned on the basis of the desk study, site inspection and the proposed development layout (where available). All fieldwork and soil descriptions were carried out in general accordance with relevant British Standards.

The exploratory holes have been positioned and advanced to depths to determine the general ground/groundwater/gas conditions below the site. A general grid pattern has been adopted, where possible, to provide sufficient information based on the current proposed layout scheme. Some holes have been targeted at particular hazards identified in the Phase I assessment. The resultant exploratory hole density is considered to be commensurate with the complexity of the site conditions and detail of information required for this phase of the investigation.

v GROUND GAS RISK ASSESSMENT METHODOLOGY

Gas monitoring programmes undertaken by GRM are designed to broadly comply with the recommendations outlined in CIRIA Report C665 'Assessing risks posed by hazardous ground gas to buildings' (2007) and BS8576 'Guidance on Investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs) (2013).

To assess the risks posed by ground gases such as radon, carbon dioxide and methane, the relevant current guidance has been used. For radon the site has been assessed following the guidelines in 'Radon: guidance on protective measures for new dwellings (BR211: 2015)'. For methane and carbon dioxide the primary guidance document used to determine if protection measures are required is *BS8485:2015 Code of practice for the design of protective measures from methane and carbon dioxide ground gases for new buildings*. This uses hazardous gas flow rates (Q_{hg}), which are gas concentrations multiplied by borehole flow rates, to derive a Gas Flow Rate (GSV) for the site. The gas regime is then determined based on the GSV and other limiting factors such as gas concentrations.

Where flow is not recorded during the monitoring a default flow rate of 0.1l/hr will be used in the assessment to produce a positive result.

vi HUMAN HEALTH RISK ASSESSMENT METHODOLOGY

Guidance contained in the Environment Agency's CLEA Reports has been used to assess the risks posed to human health.

For residential developments that include domestic gardens the default Tier 1 Assessment Criteria (TAC) for 'residential land with plant uptake' are used, i.e. a female with a start age class of one and an end age class of six. All pathways are considered including the consumption of home-grown vegetables.

For residential developments that do not include domestic gardens the default Tier 1 Assessment Criteria (TAC) for 'residential land without plant uptake' are used, i.e. a female with a start age class of one and an end age class of six. All pathways are considered except the consumption of home-grown vegetables. For commercial/industrial developments the default Tier 1 Assessment Criteria (TAC) for 'commercial/industrial' are used, i.e. a female with a start age class of sixteen and an end age class of eighteen. All pathways are considered except the consumption of home-grown vegetables.

The TAC used by GRM include Category 4 Screening Levels (C4SLs) published by DEFRA, values calculated by GRM using the CLEA v1.071 risk assessment, and values and Suitable for Use Levels (S4UL) developed by LQM/CIEH. The TAC used in the assessment are selected based on the lowest site specific SOM values returned as part of the chemical analysis.

Where soil chemical analysis results are found to exceed the TAC, Site-Specific Risk Assessments may be undertaken using the CLEA v1.071 risk assessment software using the age classes and pathways described above.

vii RISK TO SITE WORKERS – GENERAL COMMENTS

The risks to site workers are similar to those posed to site end users, although likely to be less severe due to the site workers' shorter exposure to the identified contamination. However, site workers (particularly groundworkers) are more likely to come into direct contact with contaminated soils due to the nature of their work. On this basis ground and construction workers should be provided with basic Personal Protective Equipment based on the site's general health and safety risk assessment, but including as a minimum safety footwear, gloves and overalls.

A site specific risk assessment should be carried out for all hazards identified within the ground investigation in accordance with current health and safety legislation. This assessment should identify any measures required to further reduce risks i.e. providing further Personal Protective Equipment, welfare facilities and if necessary preventing access to certain areas.

Demolition and dismantling of existing structures on the site must be carried out to a safe and acceptable standard, in accordance with current UK guidance and best practice. Whilst not ground related, asbestos and hazardous substances surveys should be conducted prior to any demolition.

Any unusual colours, odours and suspicious ground should be reported immediately to site management and then GRM.

Whilst this appraisal has considered the long-term effects of contamination, GRM can also help during the formulation of Health and Safety documentation, if required.

viii CONTROLLED WATERS RISK ASSESSMENT METHODOLOGY

Where the desk study and fieldwork do not reveal a potential source of contamination no leachate or groundwater testing will be performed. Where a potential source is identified the testing will comprise leachate testing on the material considered most likely to pose a risk, groundwater testing will be undertaken if water is present at shallow depth.

The UK Drinking Water Standards (UKDWS) or Environmental Quality Standards (EQS) are usually adopted for comparison with the leachate/groundwater test results. When the most sensitive receptor is considered to be the aquifer (groundwater) UKDWS will be adopted as the Initial Tier 1 screening values. Where the most sensitive receptor is a surface water feature the EQS values will be used as Initial Tier I Screening values.

ix CONSTRUCTION MATERIALS RISK ASSESSMENT METHODOLOGY

The 'screening levels' adopted for the assessment of risk to construction materials are taken from the following documents:

- UK Water Industry Research (UKWIR) Contamination thresholds for sub-surface water pipes, for the protection of buried pipes.
- Building Research Establishment (BRE) Special Digest SD1 (2005), 'Concrete in Aggressive Ground', for the protection of buried concrete.

x WASTE DISPOSAL, SITE WASTE MANAGEMENT PLANS AND MATERIAL MANAGEMENT PLANS

Under current Waste Management Regulations, waste soil materials produced from the site will require characterisation to enable it to be disposed of correctly.

The chemical analysis results included in this report should be provided to the relevant landfill operators to establish the characterisation of the waste, confirm its suitability for landfill disposal and provide estimated costings. If material is classified as hazardous, then the site will need to be registered with the Environment Agency prior to the movement of the waste. Depending on the receiving landfill's current permit, further chemical analysis, incorporating Waste Acceptance Criteria (WAC) leachate analysis, may be required.

All materials removed from the site will be classified as 'waste' and therefore must be removed by a suitably licensed carrier of waste. This applies whether or not the waste is contaminated. All waste removed to landfill will attract Landfill Tax.

The developer/builder is likely to be classed as the waste producer and therefore, has a duty of care to ensure that all waste is disposed of appropriately. This includes ensuring the waste carrier is licensed and disposes of the waste to a suitably licensed landfill site. They are also required to keep a paper trail from 'cradle to grave' including copies of the waste disposal tickets.

Efficient materials management on site is recommended as it can lead to significant cost savings when compared to the traditional side casting or single stockpile of arisings. GRM can assist in the production of Material Management Plans under the CL:AIRE Definition of Waste: Code of Practice. The DoWCoP enables:

- The direct transfer and re-use of clean naturally occurring soil materials between sites, and
- The re-use of both contaminated and uncontaminated materials on their site of origin and between sites within defined Cluster projects.

GRM can also undertake the role of Qualified Person and submit the DoW CoP project Declaration.

Likewise making the site as volume neutral as possible will reduce the costs of development. Whilst not a statutory requirement, Site Waste Management Plans allow better waste management practices, help to reduce the amount of waste produced and identify best environmental disposal options. Implementing a Site Waste Management Plan (SWMP) can reduce costs (increasing business profits) and maximise resource efficiency.

xi GEOTECHNICAL ASSESSMENT GENERAL COMMENTS

Where finished floor levels of proposed structures have not been provided by the Client, then for the purposes of initial assessment, GRM will assume that finished levels will not vary appreciably from the existing ground levels. If the depths of any underground engineering works (i.e. sewers, pumping stations

etc.) are unknown they will not be taken in to account in the assessment and it will be assumed that any such works will not compromise foundation or ground stability.

Should the development proposals or finished levels be different from these assumptions then the comments/recommendations in the Geotechnical Assessment may require revising.

It should be noted that the results of window sampling and/or cable percussive boreholes may not give a true indication of a soils actual engineering properties (i.e. stability, mass structure etc). GRM consider that that prior to development trial pitting should be undertaken to confirm the recommendations in the Geotechnical Assessment.

xii GEOTECHNICAL ASSESSMENT – ENGINEERING GROUND TREATMENT

Near surface soils have the potential to be disturbed by weathering and site traffic. Precautions should always be taken to avoid this, as excessive disturbance may leads to more onerous floor slab designs, road cap thickness and increased amounts of off-site disposal etc.

Near surface soils may need treatment or reinforcing to allow safe movement of construction plant and labour. An assessment by the contractor should be undertaken once the type of machinery/plant needed to complete the development is known.

xiii GEOTECHNICAL ASSESSMENT – EXCAVATIONS

Excavation instability (over-break) can result in damage to existing services or structures (e.g. foundations, roads or boundary walls/fences) both on and off-site, as well as increased foundation concrete costs. In order to minimise this, all excavations deeper than 1.2m deep (or any excavation within 1.5m of any existing structure or service) should be supported. Full support should be provided to the full depth of all near vertically sided excavations in made ground, soft and very soft clays and granular soils. A reduction to intermediate support should be acceptable within firm and stiffer natural clays.

Wherever possible, man entry into excavations should be prevented; however, where this is not possible, entry to, and time spent in, excavations should be kept to a minimum.

The build program should be tailored to reflect the impact that deep excavations through potentially unstable strata can have on adjacent properties, so that they are not undermined.

All excavations on site should be in accordance with HSE guidelines and stability should be practically maintained at all times. Reference should be made to HSE construction information sheet No. 8 (Revision 1) ‘Safety in Excavations’.

Care should be taken to ensure that falls from excavation faces do not adversely affect the integrity of foundation concrete.

If contaminated water enters excavations it should be removed and transported to an appropriate treatment facility by a suitably licensed carrier before construction begins.

xiv GEOTECHNICAL ASSESSMENT – SUBSTRUCTURES

Where practicable, existing buried construction should be fully removed; however, if this is not practicable all new foundations should be carried down to fully penetrate it and it should be broken well away from all new structures.

There may be existing structures and/or infrastructure in close proximity to the proposed development. New build foundations may be constructed next to pavements with existing underground services beneath them, or excavations may be required near existing footings associated with adjacent properties. These potential hazards need to be taken into consideration when designing foundations and the groundworker needs to be made aware of their potential impact during the redevelopment works. Foundations close to existing underground services or buildings may require alternative foundation techniques (such as piling) to protect the integrity of these structures.

The contractor for the works should carry them out in such a fashion so as to not cause excessive overbreak, concrete usage or undermine existing buildings/roads/ services that are to be retained.

xv GEOTECHNICAL ASSESSMENT – SOAKAWAYS

Soakaway testing in trial pits by GRM is broadly carried out in accordance with BRE DG 365 (2016). The testing comprises the excavation of a test pit to a suitable depth, and the placement of water into the pit. The level of water present is then monitored over time. For borehole installations, the permeability testing (falling head/rising head) is undertaken in accordance with BS5930.

If it is decided to proceed with the use of soakaway drainage, then the following general points should be noted:

- Soakaways should not be placed so that water can be discharged through potentially contaminated made ground.
- The Environment Agency may require soakaways to be sealed systems such that only roof run off falls to soakaway.
- Interceptors are likely to be required for soakaways for highway drainage. The adopting authority for the highways should be consulted at the earliest opportunity regarding the use of soakaways for highways drainage.
- Consideration of site levels and slopes should be taken into account during the design.
- The construction of all soakaways should be in accordance with the current building regulations.
- Soakaways should not be placed within 5m of a proposed building.
- Placement of soakaways needs to be considered so as to avoid ponding of water down slope.
- The base of a soakaway should not be below the highest recorded water level.
- The Environment Agency prefer 1m of dry soil to be present between the base of a soakaway and the water table to provide attenuation for contamination.

xvi GEOTECHNICAL ASSESSMENT – FOUNDATIONS

If soft or hard spots are encountered during foundation excavation then they should be replaced with suitably compacted material or the footings deepened to suitable strata, to avoid differential settlement.

If strata of differing bearing character (e.g. sand and clay) are encountered at foundation levels within the excavations for a single plot then the excavation depths should be altered as appropriate to ensure the foundations rest on a single stratum, or strata that will not induce differential settlement. Where this is impractical then GRM should be contacted to assess a reinforced concrete detail or an alternative foundation solution (e.g. piles or vibro-replacement).

NOTES ON LIMITATIONS

General

GRM Development Solutions Limited has prepared this report solely for the use of the Client and those parties with whom a warranty agreement had been executed, or with whom an assignment had been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from GRM Development Solutions Limited; a charge may be levied against such approval.

GRM Development Solutions Limited accepts no responsibility or liability for:

a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and

b) the consequences of this document being used by any third party with whom an agreement has not been executed.

Phase I Environmental Audits/ Desk Studies

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, GRM Development Solutions Limited reserves the right to review such information and as considered necessary and appropriate to modify the opinions accordingly. It should be noted that any risks identified in a Phase 1 report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Phase II Environmental Audits (Contamination Investigations)

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, ground and groundwater conditions to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated with potential human targets, building materials, and controlled waters.

The amount of exploratory work and chemical testing undertaken has necessarily been restricted by the short timescale available, and the locations of exploratory holes have been restricted to the areas unoccupied by the building(s) on the site and by buried services. A more comprehensive investigation may be required if the site is to be redeveloped as, in addition to risk assessment, a number of important engineering and environmental issues need to be resolved.

For these reasons if costs have been included in relation to site remediation these must be considered as provisional only and must, in any event, be confirmed by a commercial adviser.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. Whilst exploratory testing is intended to gain an accurate representation of the site, the very nature of sampling and testing is such that it cannot ensure that all localised conditions are detected

The risk assessment and opinions provided take in to consideration, inter alia, currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

Phase II Geo-environmental Investigations (Combined Geotechnical and Contamination Investigations)

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions to provide a reasonable assessment of the environment risks together with engineering and development implications. If costs have been included in relation to site development a commercial adviser must confirm these.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site for each of the exploratory holes. There may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

The comments made on groundwater conditions are based on observations made at the time the site work was conducted. It should be noted that groundwater levels will vary owing to seasonal, tidal and weather related effects.

The scope of the investigation was selected on the basis of the specific development proposed by the Client and may be inappropriate to another form of development or scheme.

The risk assessment and opinions provided take in to consideration, inter alia, currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

APPENDIX B

Issue:

Site Boundary

Existing vegetation

Existing public right of way

Proposed connection

Proposed native woodland with native shrub understory

Proposed community orchard and growing area

Proposed native shrubs

Proposed native hedgerow

Proposed native trees

Proposed feature trees

Proposed trees tolerant to seasonably wet conditions

Proposed community beehive (locations indicative only)

Proposed seasonally wet shrubs

Proposed meadow

Proposed mown paths through wildflower meadow

Proposed amenity grassland

Proposed ornamental shrubs

Proposed bulb planting

Proposed footpaths

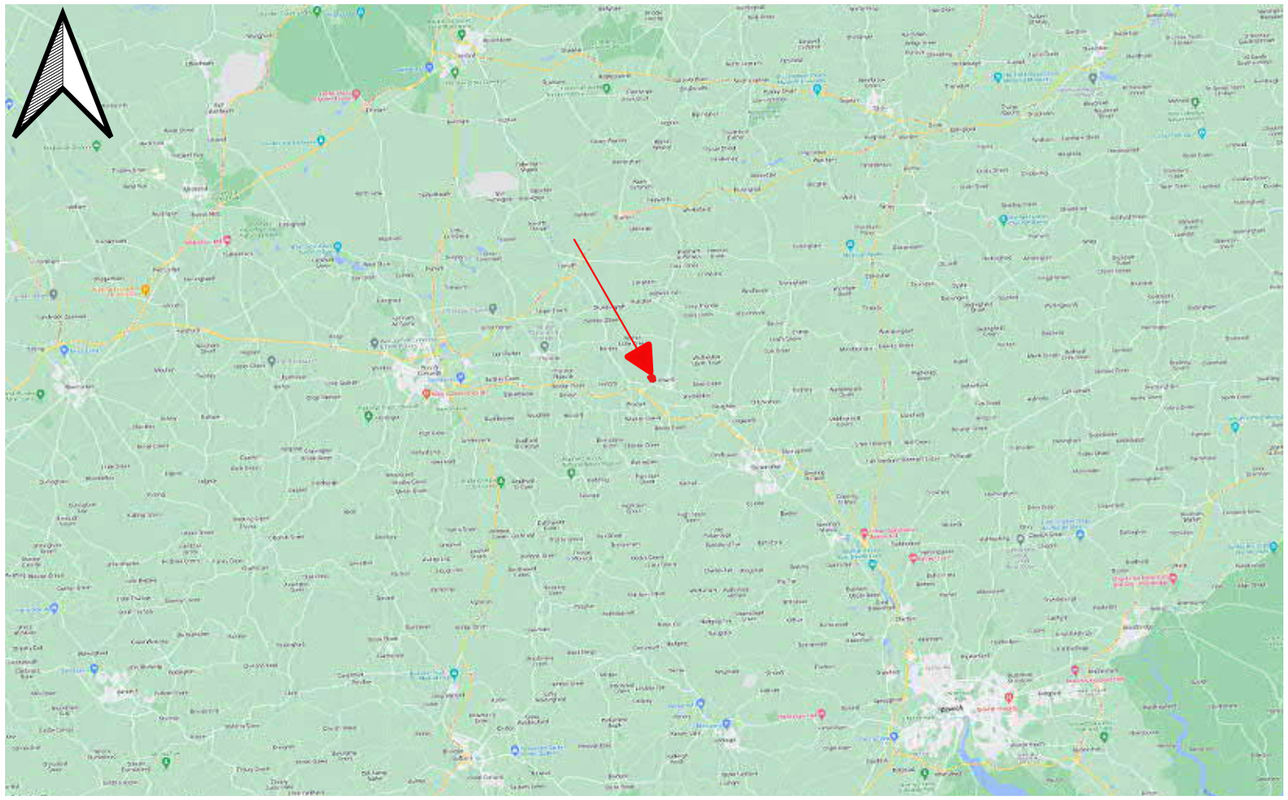
Proposed road network

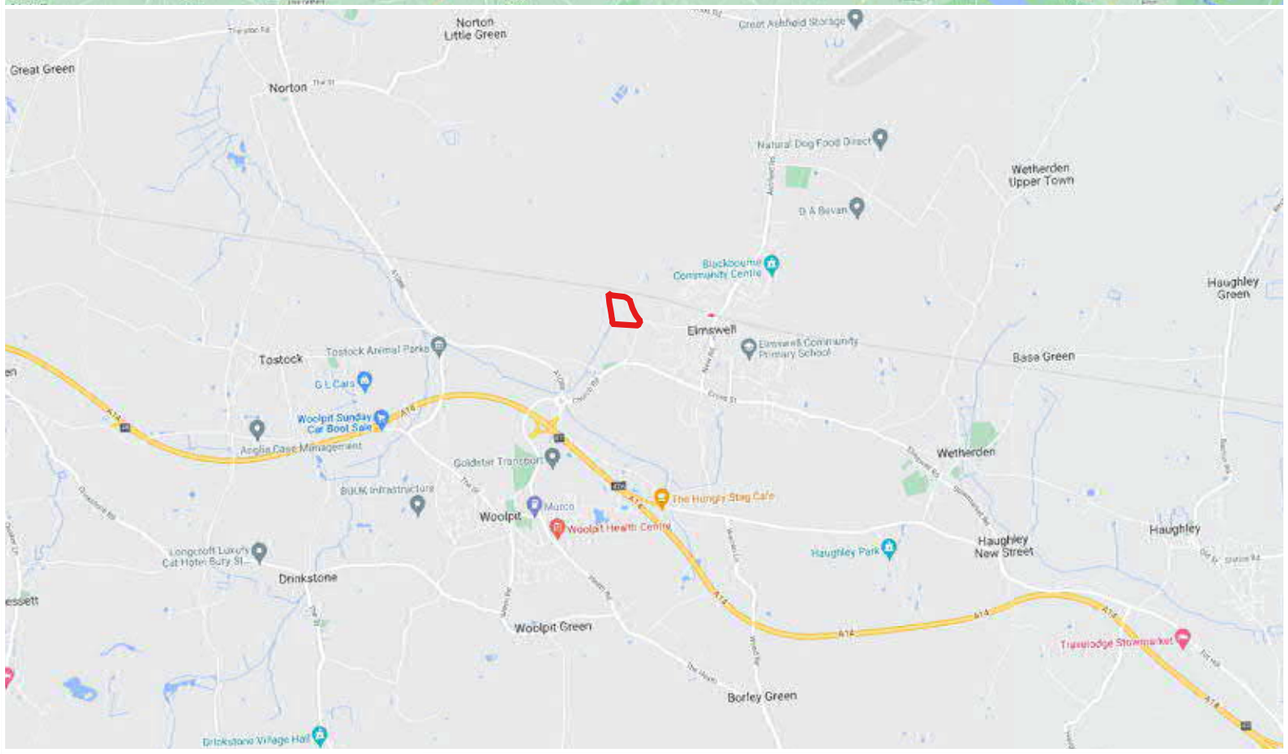
Proposed built form

Maintained Viewpoint Location

- Figure 8: Illustrative Landscape Masteplan

APPENDIX C





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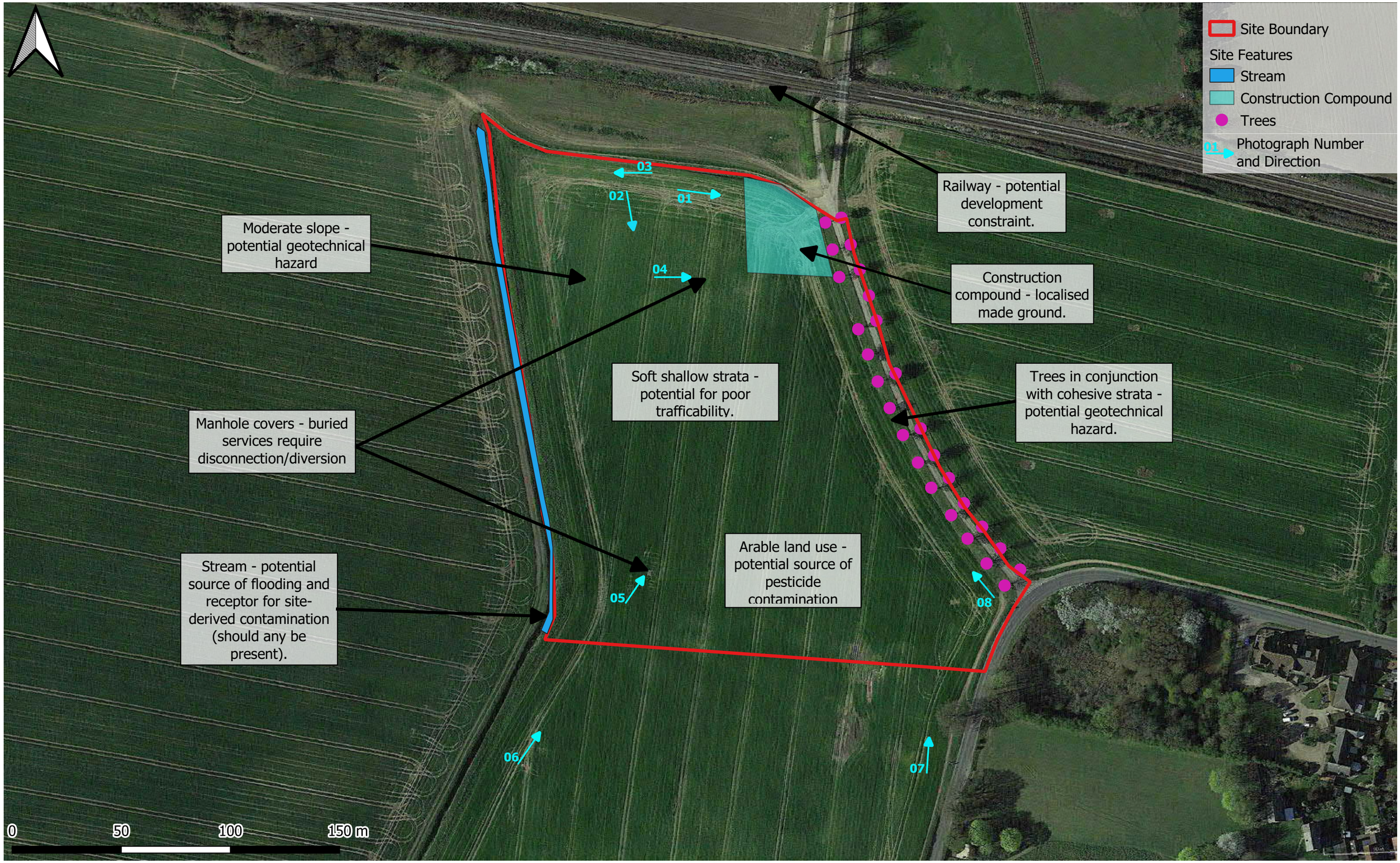
	PROJECT: SCHOOL ROAD, ELMSWELL - PHASE 2	DRAWING NUMBER: 001	ISSUE: FINAL	
	TITLE: SITE LOCATION AND BOUNDARY PLAN			

GRM Development Solutions Ltd
Tel: 01283 551 249
mail@grm-uk.com www.grm-uk.com

APPENDIX D



NOTES:

CLIENT: RICHARD BROWN PLANNING LTD

PROJECT: SCHOOL ROAD, ELMSWELL - PHASE 2

TITLE: SITE FEATURES AND PHOTOGRAPHS PLAN

PROJECT No: P10171

DATE: NOV 2022

DESIGN/DRAWN: JB

DRAWING NUMBER: 002

ISSUE: FINAL

GRM Development Solutions Ltd
Tel: 01283 551 249
mail@grm-uk.com www.grm-uk.com

DO NOT SCALE

NOTES:

GRM Development Solutions Ltd
Laurus House, First Ave, Centrum 100,
Burton-on-Trent, Staffordshire
Tel: 01283 551 249 Fax: 01283 211 968
mail@grm-uk.com www.grm-uk.com

CLIENT:

Richard Brown Planning Ltd

PROJECT:

School Lane, Elmswell

TITLE:

General Site Photographs

SCALE@SIZE :	ISSUE:
NTS	FINAL
DESIGN/DRAWN :	DATE:
JB	NOV 2022
PROJECT No:	DRAWING No:
P10171	002

DO NOT SCALE

NOTES:

GRM Development Solutions Ltd
Laurus House, First Ave, Centrum 100,
Burton-on-Trent, Staffordshire
Tel: 01283 551 249 Fax: 01283 211 968
mail@grm-uk.com www.grm-uk.com

CLIENT:

Richard Brown Planning Ltd

PROJECT:

School Lane, Elmswell

TITLE:

General Site Photographs

SCALE@SIZE :	ISSUE:
NTS	FINAL
DESIGN/DRAWN :	DATE:
JB	NOV 2022
PROJECT No:	DRAWING No:
P10171	002

APPENDIX E

Private & Confidential

2714804/RJM01

Dated 15 August 2022

BLOOR HOMES LIMITED **(1)**

AND

KATHLEEN FRANCES HARMAN OVER **(2)**

LICENCE TO OCCUPY

Land to the North of School Road, Elmswell

GOWLING WLG

Tel +44 (0)370 903 1000 Fax +44 (0)370 904 1099 mail@gowlingwlg.com www.gowlingwlg.com

CONTENTS

THIS LICENCE is dated 15 August 2022

PARTIES:

(1) **BLOOR HOMES LIMITED** (Co. No. 02162661) whose registered office is at Ashby Road, Measham, Swadlincote, Derbyshire DE12 7JP ("**Licensee**"); and

(2) **KATHLEEN FRANCES HARMAN OVER** of Elmswell Hall, Elmswell, Bury St Edmunds, Suffolk IP30 9EN ("**Licensor**").

AGREED TERMS

1 INTERPRETATION

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

1.1 Definitions:

Competent Authority	any statutory undertaker or any statutory public local or other authority or regulatory body or any court of law or government department or any of them or any of their duly authorised officers;
Compound Area	the area shown edged blue on Plan 1;
Development Site	the land shown edged red on Plan 2 and any other land upon which associated infrastructure is to be constructed which shall include, without prejudice to the generality of the foregoing, the completion of any roadworks;
End Date	the date on which this licence is determined in accordance with clause 4;
Licence Fee	the amount of £15,000;
Licence Period	the period from and including the date of this Licence until the End Date;
Necessary Consents	all planning permissions and all other consents, licences, permissions, certificates, authorisations and approvals whether of a public or private nature which shall be required by any Competent Authority for the Permitted Use;
Permitted Use	the use of:

	(a) the Compound Area as a site compound for materials, plant, welfare facilities and vehicles on the Property in connection with the construction of the Licensee's residential development on the Development Site; and (b) the Soil Deposit Area for the storage of soil removed from and/ or required in connection with the Licensee's development on the Development Site
Plan 1	the plan attached to this licence and labelled 'Plan 1';
Plan 2	the plan attached to this licence and labelled 'Plan 2';
Property	the Compound Area and Soil Deposit Area collectively both forming part of the land to the north of School Road, Elmswell;
Service Media	all media for the supply or removal of heat, electricity, gas, water, sewage, energy, telecommunications, data and all other services and utilities and all structures, machinery and equipment ancillary to those media.
Soil Deposit Area	the area shown edged green on Plan 1;

1.2 Clause, Schedule and paragraph headings shall not affect the interpretation of this licence.

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

1.4 The schedule forms part of this licence and shall have effect as if set out in full in the body of this licence. Any reference to this licence includes the schedule.

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

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

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

1.8 Unless otherwise specified, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time and shall include all subordinate legislation made

from time to time under that statute or statutory provision and all orders, notices, codes of practice and guidance made under it.

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

1.10 Any obligation on a party not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.

1.11 References to clauses and schedules are to the clauses and schedules of this licence and references to paragraphs are to paragraphs of the relevant schedule.

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

1.13 Unless expressly provided otherwise, the obligations and liabilities of the Licensee under this licence are joint and several.

1.14 A **working day** is any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

2 LICENCE TO OCCUPY

2.1 Subject to clause 3 and clause 4, and in consideration of the payment of the Licence Fee (receipt of which the Licensor hereby acknowledges) the Licensor permits the Licensee its employees, contractors, agents and all those properly authorised by the Licensee the right to occupy the Property for the Permitted Use for the Licence Period

2.2 The Licensee acknowledges that:

(a) the Licensee shall occupy the Property as a licensee and that no relationship of landlord and tenant is created between the Licensor and the Licensee by this licence;

(b) the Licensor retains control, possession and management of the Property and the Licensee has no right to exclude the Licensor from the Property provided that for health and safety reasons only the Licensors may only access the Property on prior notice and shall at all times comply with all health and safety requirements of the Licensee and its contractors which have been notified to the Licensors; and

(c) the licence to occupy granted by this agreement is personal to the Licensee and is not assignable and the rights given in clause 2 may only be exercised by the Licensee its employees, contractors, agents and all those properly authorised by the Licensee.

3 LICENSEE'S OBLIGATIONS

3.1 The Licensee agrees and undertakes:

(a) to pay to the relevant suppliers all costs in connection with the supply and removal of Service Media to or from the Property;

(b) to keep the Property clean, tidy and clear of rubbish;

(c) not to use the Property other than for the Permitted Use;

(d) not to make any alteration or addition whatsoever to the Property provided that the use of the Property for the Permitted Use in accordance with the Necessary Consents and the terms of the Licence shall not be a breach of this clause;

(e) not to do or permit to be done on the Property anything which is illegal or which may be or become a nuisance (whether actionable or not), annoyance, inconvenience or disturbance to the Licensor or any owner or occupier of neighbouring property provided that the use of the Property for the Permitted Use in accordance with the Necessary Consents and the terms of the Licence shall not be a breach of this clause;

(f) not to cause or permit to be caused any damage to:

(i) the Property or any neighbouring property; or

(ii) any property of the owners or occupiers of the Property, or any neighbouring property,

provided that the use of the Property for the Permitted Use in accordance with the Necessary Consents and the terms of the Licence shall not be a breach of this clause;

(g) not to apply for any planning permission in respect of the Property (save to the extent required by the Necessary Consents). In the event that consent is obtained for change of use for the Property, the Licensee will make such application(s) as may reasonably be required to revert the use (with effect from the End Date) to agriculture (unless otherwise requested by the Licensor in writing);

(h) not to do anything that will or might constitute a breach of any Necessary Consents affecting the Property from time to time;

(i) to comply with all laws and with any recommendations of the relevant suppliers relating to the supply and removal of electricity, gas, water, sewage, telecommunications and data and other services and utilities to or from the Property;

(j) to observe any reasonable rules and regulations the Licensor makes and notifies to the Licensee from time to time governing the Licensee's use of the Property;

(k) to leave the Property in a clean and tidy condition and to remove the Licensee's furniture equipment and goods from the Property at the end of the Licence Period;

(l) to indemnify the Licensor and keep the Licensor indemnified against all losses, claims, demands, actions, proceedings, damages, costs, expenses or other liability in any way arising from:

(i) this licence;

(ii) any breach of the Licensee's undertakings contained in clause 3; and/or

(iii) the exercise of any rights given in clause 2.

4 TERMINATION

4.1 This licence shall end on the earliest of:

(a) 3 years from the date of this agreement (subject to any extension agreed between the parties in writing); or

(b) the expiry of not less than five days' notice given by the Licensee to the Licensor; or

(c) the Licensors giving notice to the Licensee upon a material breach or persistent breaches of any of the Licensee's obligations contained in this Licence provided that the Licensors in the case of a remediable breach has previously notified the Licensee of the breach complained of and given the Licensee a reasonable period of time (being no more than 21 days) to remedy the breach.

4.2 Termination of this licence shall not affect the rights of either party in connection with any breach of any obligation under this licence which existed at or before the date of termination.

5 NOTICES

5.1 Any notice or other communication given under this licence shall be in writing and shall be delivered by hand or sent by pre-paid first-class post or other next working day delivery service to the relevant party as follows:

(a) to the Licensee at: Bloor Homes Eastern, Marauder House, Skyliner Way, Bury St Edmunds, Suffolk, IP32 7YA for the attention of Oliver Hurlock; and

(b) to the Licensor at: Elmswell Hall, Elmswell, Bury St Edmunds, Suffolk IP30 9EN and c/o Birketts LLP Providence House 141-145 Princes Street Ipswich Suffolk IP1 1QJ Reference: TJRV/KLM/352849.01

or as otherwise specified by the relevant party by notice in writing to each other party.

5.2 Any notice or other communication given in accordance with clause 5.1 will be deemed to have been received:

(a) if delivered by hand, on signature of a delivery receipt or at the time the notice or other communication is left at the proper address; or

(b) if sent by pre-paid first-class post or other next working day delivery service, at 9.00 am on the second working day after posting.

5.3 A notice or other communication given under this licence shall not be validly given if sent by e-mail or by fax.

5.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

6 NO WARRANTIES FOR USE OR CONDITION

6.1 The Licensor gives no warranty that the Property possesses the Necessary Consents for the Permitted Use.

6.2 The Licensor gives no warranty that the Property is physically fit for the purposes specified in clause 2.

6.3 The Licensee acknowledges that it does not rely on, and shall have no remedies in respect of, any representation or warranty (whether made innocently or negligently) that may have been made by or on behalf of the Licensor before the date of this licence as to any of the matters mentioned in clause 6.1 or clause 6.2.

6.4 Nothing in this clause shall limit or exclude any liability for fraud.

7 LIMITATION OF LICENSOR'S LIABILITY

7.1 Subject to clause 7.2, the Licensor is not liable for:

(a) the death of, or injury to the Licensee, its employees, customers or invitees to the Property; or

(b) damage to any property of the Licensee or that of the Licensee's employees, customers or other invitees to the Property; or

(c) any losses, claims, demands, actions, proceedings, damages, costs or expenses or other liability incurred by Licensee or the Licensee's employees, customers or other invitees to the Property in the exercise or purported exercise of the rights granted by clause 2.

7.2 Nothing in clause 7.1 shall limit or exclude the Licensor's liability for:

(a) death or personal injury or damage to property caused by negligence on the part of the Licensor or its employees or agents; or

(b) any matter in respect of which it would be unlawful for the Licensor to exclude or restrict liability.

8 LICENSOR'S OBLIGATIONS

8.1 Licensor shall not dispose of any part of the Property by way of a transfer or lease for as long as this Licence subsists without procuring from its successor in title a licence in favour of Licensee on the same terms as this Licence and delivering a copy of that licence to Licensee.

8.2 Licensor consents to the registration of the following title restriction on the title to the extent of the Licensor's land comprising the Property (only):

"No transfer or lease of the registered estate or any part thereof is to be registered without a certificate signed by a conveyancer that the provisions of clause 8.1 of a licence dated [being the date of this licence] made between (1) Bloor Homes Limited and (2) Kathleen Frances Harman Over have been complied with"

8.3 Licensor shall be irrevocably authorised by Licensee to apply to Land Registry for the removal of the title restriction referred to in clause 8.2 following the occurrence of the Termination Date and Licensee shall offer Licensor all reasonable assistance in this regard.

9 THIRD PARTY RIGHTS

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

10 GOVERNING LAW

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

11 JURISDICTION

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

THIS LICENCE has been entered into on the date stated at the beginning of it.

Signed by [A LOWE] for and on behalf of
BLOOR HOMES LIMITED

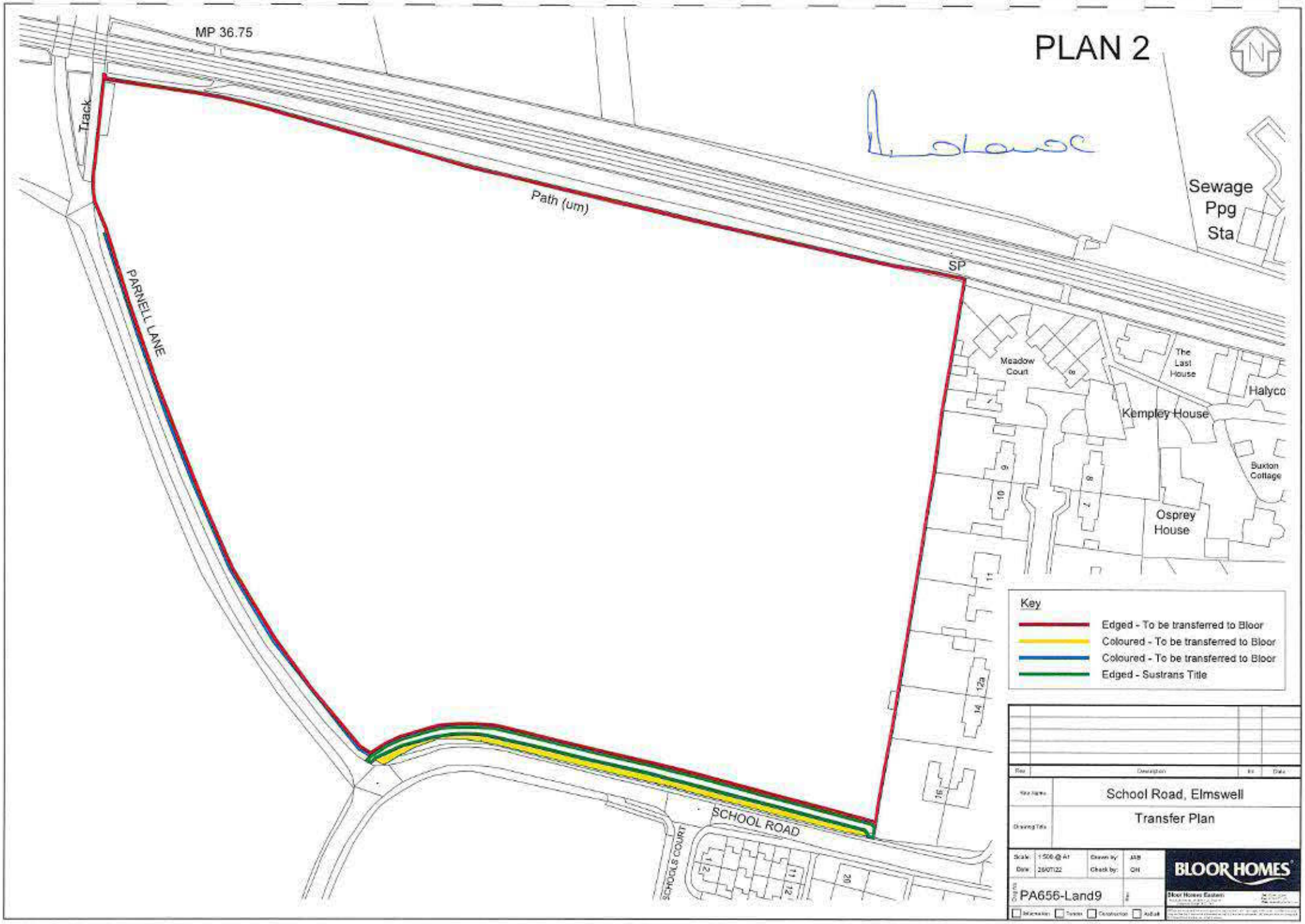
Anthony Lowe
Authorised Signatory

.....
Authorised Signatory

Signed by **KATHLEEN FRANCES HARMAN OVER**

.....

School Road, Elmswell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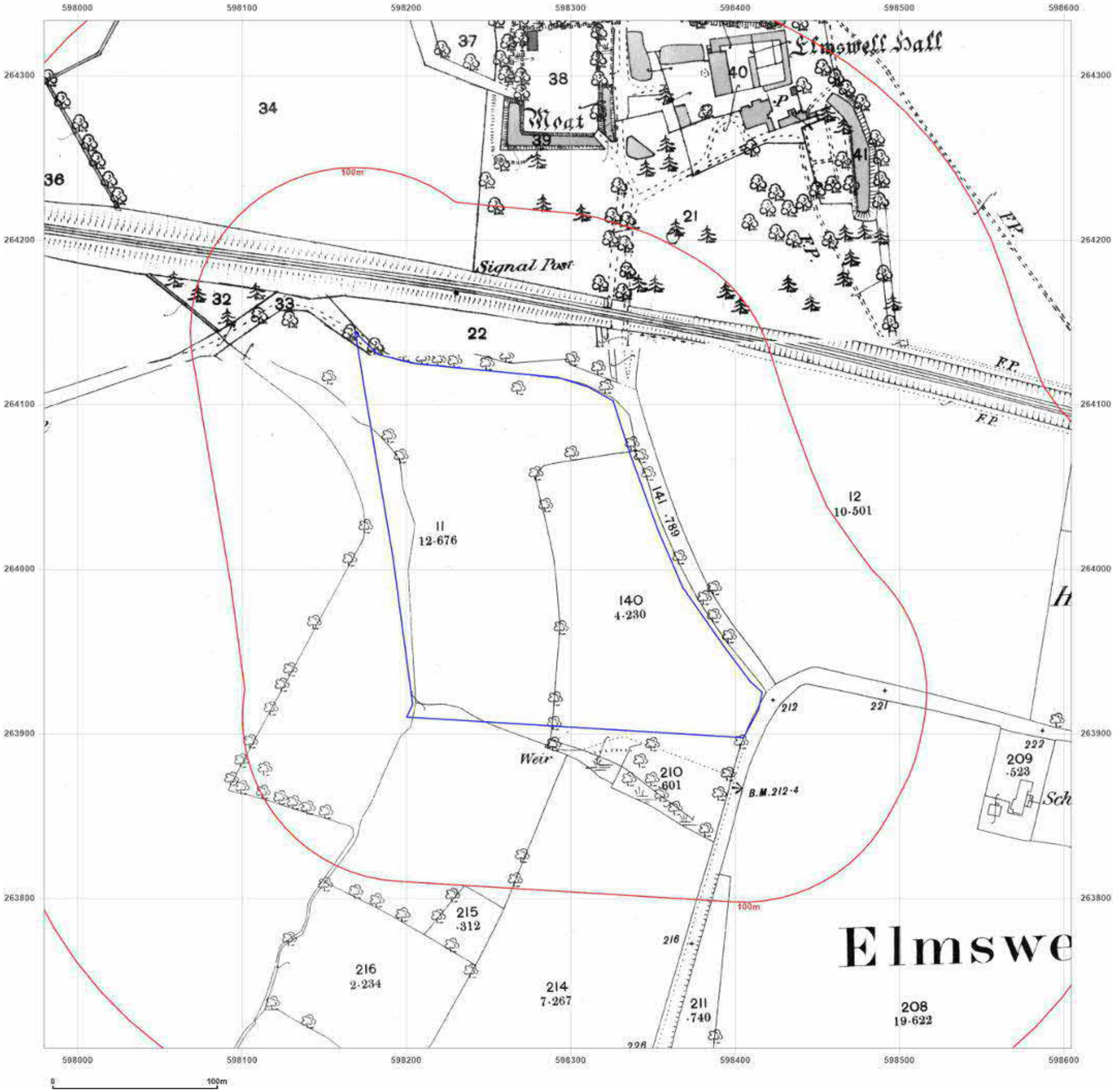
APPENDIX F



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Grid Ref: 598292, 264021

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Map date: **1883**

Scale: 1:2,500

Printed at: 1:2,500

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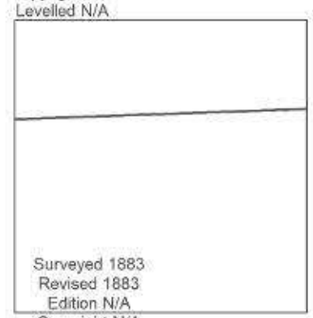
Surveyed 1883
Revised 1883
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1883
Revised 1883
Edition N/A
Copyright N/A
Levelled N/A

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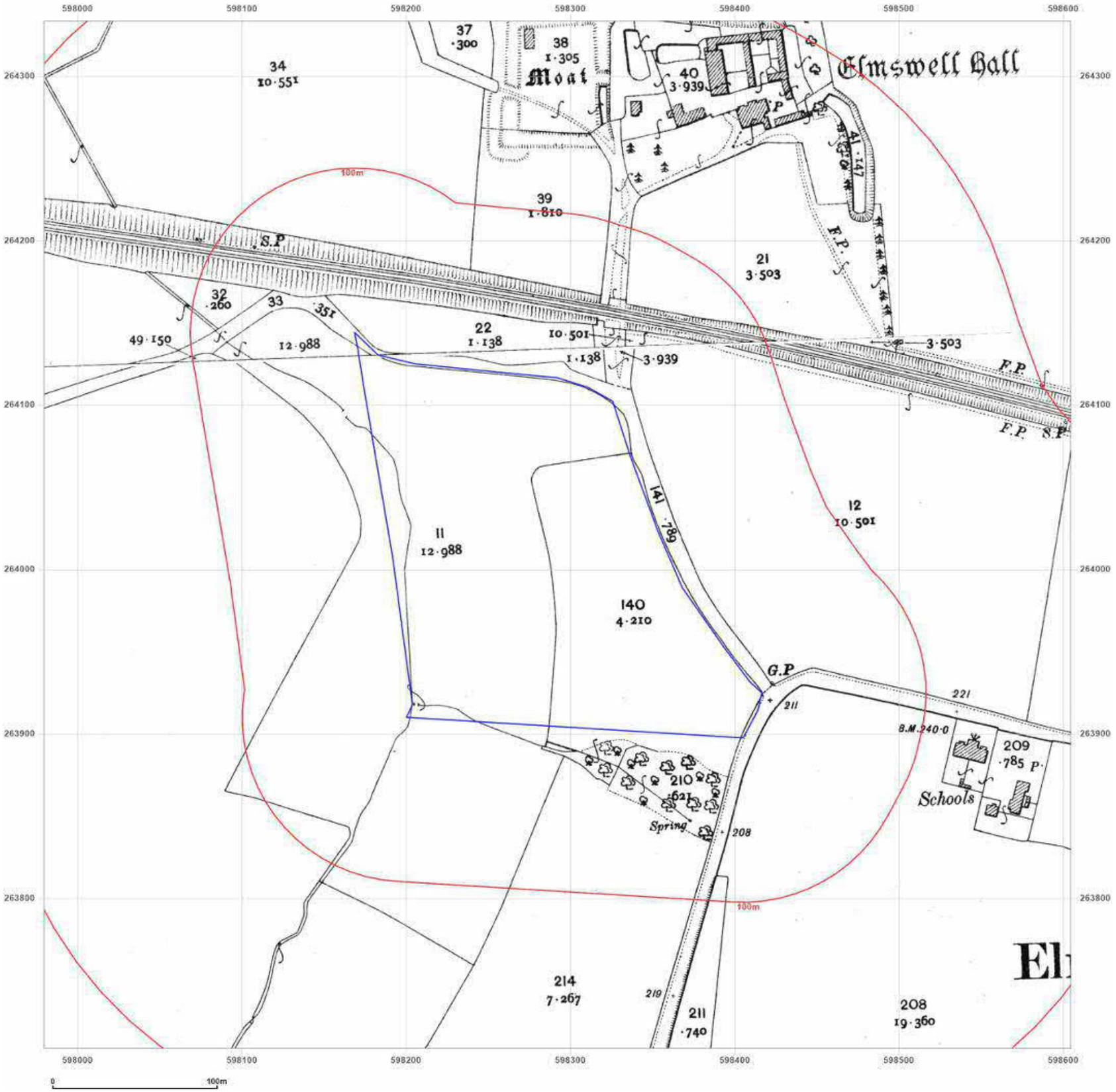
Production date: 04 November 2022

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



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Printed at: 1:2,500

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

Surveyed 1883
Revised 1903
Edition 1904
Copyright N/A
Levelled 1924

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Production date: 04 November 2022

Map legend available at:
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EMAPSITE™

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Report Ref: EMS-822302_1057135
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Map date: **1973-1974**
Scale: 1:2,500
Printed at: 1:2,500

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

Surveyed 1973
Revised 1973
Edition N/A
Copyright 1974
Levelled 1971

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Production date: 04 November 2022

Map legend available at:
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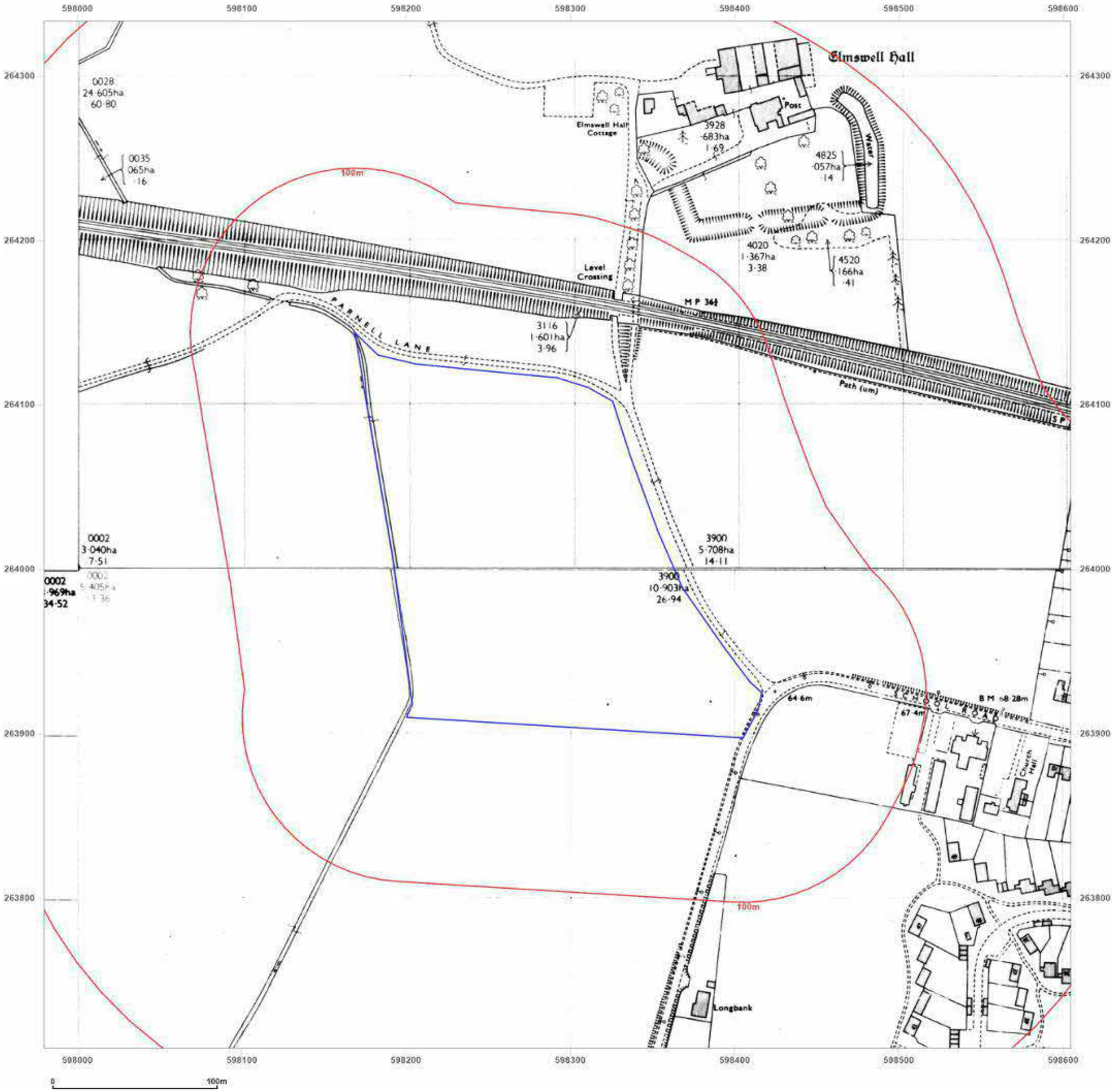

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Scale: 1:2,500
Printed at: 1:2,500

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Revised 1986
Edition N/A
Copyright 1986
Levelled 1970

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

Surveyed N/A
Revised N/A
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Site Details:

Client Ref: EMS_822302_1016779
Report Ref: EMS-822302_1057135
Grid Ref: 598292, 264021

Map Name: National Grid
Map date: **1995**
Scale: 1:2,500
Printed at: 1:2,500

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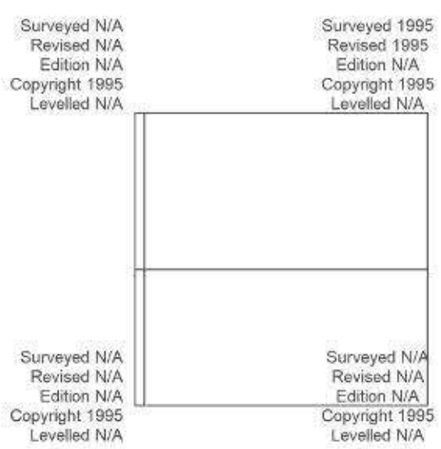

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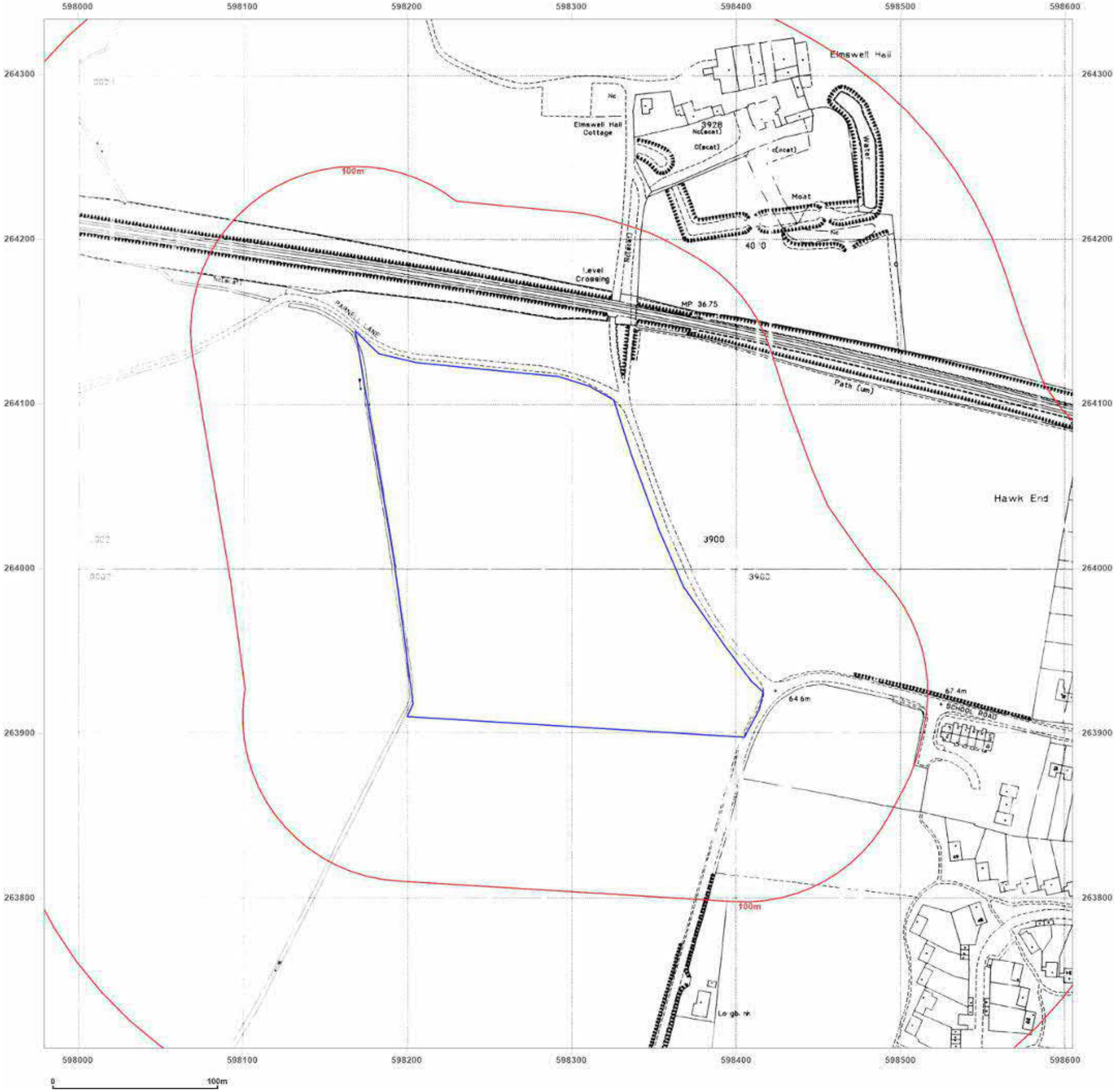

EMAPSITE™

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Client Ref: EMS_822302_1016779
Report Ref: EMS-822302_1057135
Grid Ref: 598292, 264021

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500

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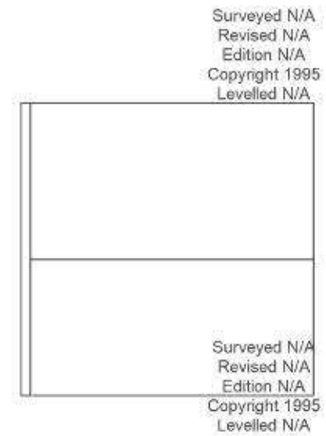

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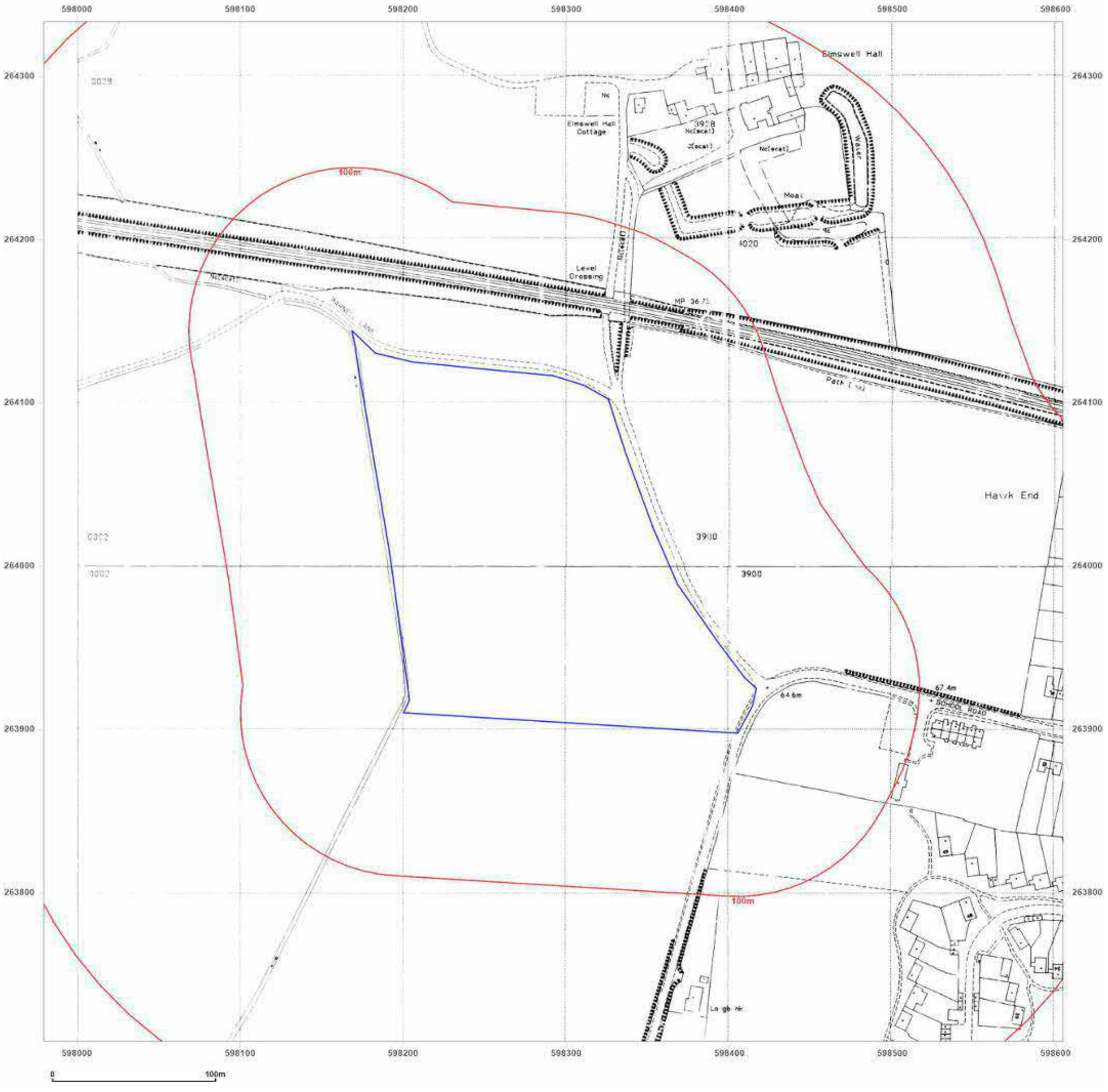

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Client Ref: EMS_822302_1016779
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Grid Ref: 598292, 264021

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500

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Edition N/A
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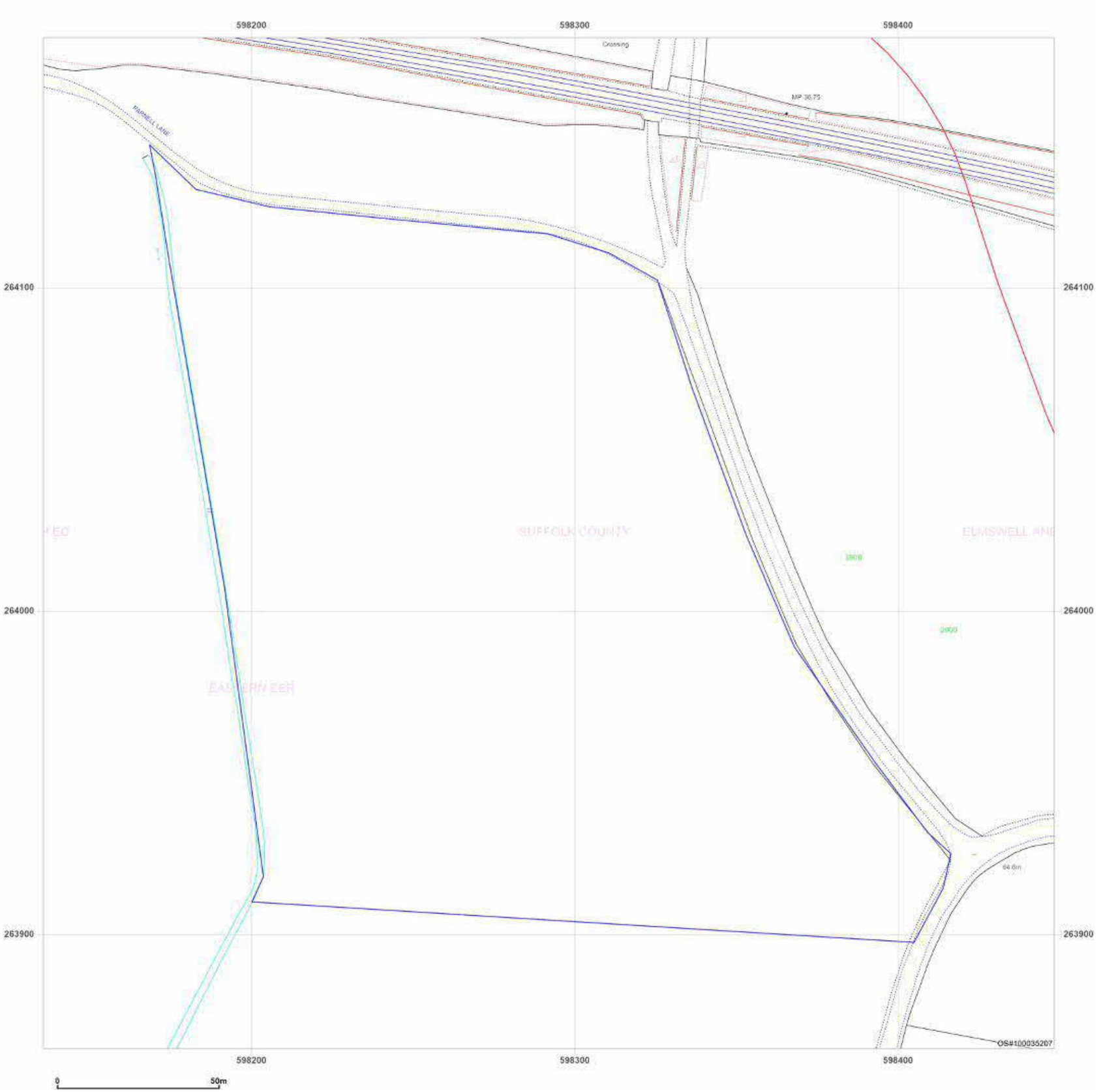

EMAPSITE™

Site Details:

Client Ref: EMS_822302_1016779
Report Ref: EMS-822302_1057135
Grid Ref: 598292, 264021

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Production date: 04 November 2022

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APPENDIX G

TM96/22

190/387 West Suffolk County Council Primary School, Elmswell.
(Disused)

Surface +215. Shaft 26¼ x 3¼; rest bore. Depth 55. Lining tubes: × 6 in from 14 down. *Date unknown.*

R.W.L. +200 (bore). P.W.L. +187. Had not recovered to +200 after 8 h. R.W.L. +192¼. P.W.L. +189. Yield 700 g.p.h. (½ h. test). *Thurston, Nov. 1948.* Deepened. Lining tubes: 160½ x 4 in from surface. Water struck at +15 to -5. R.W.L. +127½. P.W.L. +126. Recovered to +127½ immediately. Suction +90. Yield 650 g.p.h. (8 h. test). Hardness: total 308. Ferruginous. Anal. *Thurston, June 1949.* Electric pump. *1955.*

Boulder Clay	...	...	65¼	65¼
Sand and Gravel)				
? Crag)	...	....	55½	121
UCk	...	...	101	222

Boulder Clay { Excavating 6" Bore 55 55
Blue Clay 10½ 65½
Sand & Gravel { Gravel 20½ 86
Green Sand 35 121
? Crag
U Ck { Chalk with flints 101 222