Specimen Address, Specimen Town

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.

PASS

Contaminated Land Liability
Passed  See page 4 for details

Flood Risk
Negligible  page 4

Further guidance

Ground Stability
Identified  page 4

Radon
Passed

Energy
Identified  page 9

Transportation
Not Identified

Planning Constraints
Identified  page 17

Planning Applications
49  page 17

Next steps indicator

Based on time, costs and complexity of proposed next steps relating to all sections of the report.

Avista Action Alert

Some actions
Unlikely impact to transaction

Site plan

Report ref: Sample
Your ref: Sample
Grid ref: 123456 123456
Date: 03 October 2018

Contact us with any questions at:
avista@groundsure.com
08444 159 000
Overview of findings and recommendations

These relate to environmental risks that may affect the enjoyment of the property, health, insurance premiums, property values and/or a lender’s willingness to lend.

We have searched a comprehensive library of information to determine the results within this report. We only provide maps and data tables when we have identified features within the search radius or we consider the results to be of note. A list of the other datasets that we have searched is provided for you in the back of this report.

Contaminated Land

The property has passed Groundsure’s Contaminated Land Liability assessment. Historic land uses (detailed in the Contaminated Land section of this report) may necessitate further assessment should the property be developed. The Local Planning Authority may formally request this through planning conditions. Occupation and enjoyment of the property for ongoing, continued use should not be affected.

Ground stability

Infilled land

The property is assessed to lie within 25m of an area of infilled land. Key recommended next steps:

- consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report
- consider conducting a visual check at the property looking out for cracks and other signs of subsidence, however be aware recent redecoration of the property may mask signs
- consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including planting trees
- if structural surveys have not considered the potential effects of being built on a site like this, you may wish to contact the local Building Regulations Officer, Planning Department and if recently constructed, the site developers. Newer developments may benefit from an NHBC guarantee or other environmental warranty that often covers structural issues
- unless information is available confirming that suitable ground engineering techniques have been used to protect the property, it is recommended that you contact the Local Authority Planning department to confirm whether protective design measures were used during construction
Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.

**Energy**

**Wind**
Existing or proposed wind installations have been identified within 5km. Key recommended next steps:
- use the details given in the report to find out more about the potential impacts on the property
- consider contacting the operating company and the relevant Local Authority for further information
- consider visiting the area in order to more accurately assess the impact this wind development would have on the property

**Solar**
Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:
- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- consider visiting the area in order to more accurately assess the impact this solar farm would have on the property

**Planning constraints**

**Visual and cultural designations**
The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:
- seek further guidance from the local planning department on any likely restrictions if considering any property development
Environmental summary

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the Avista Action Alert: on page 2 for further advice.

Contaminated Land

Our Contaminated Land searches have found some potential contamination risks, although these are not considered to be significant under Contaminated Land legislation. If any part of the site was to be (re)developed it is possible that you might have to investigate the presence of contamination from these land uses further.

Please see page 5 for details of the identified issues and page 28 for our methodology.

Flood Risk

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen here groundsure.com/understanding-flood-risk

Floodability Rating

Green

The rating is compiled by JBA, the UK’s leading flood expert. Please see page 29

Ground Stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see page 8 for details of the identified issues.

Radon

Local levels of radon are considered normal.

Percentage of affected homes in your local area is: Less than 1%.
Contaminated Land

Past land use

**Former industrial land use (1:10,560 and 1:10,000 scale)**
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see the Avista Action Alert: on page 2 for further advice.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>Unspecified Works</td>
<td>1983</td>
</tr>
</tbody>
</table>
This data is sourced from Ordnance Survey/Groundsure.
Ground stability

Non-natural ground subsidence

Infilled land
Maps suggest the property is located near a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled with various materials, and this can cause structural problems. Groundsure’s experts recommend that you check whether your structural surveys have taken this into account.

Please see the Avista Action Alert: on page 2 for further advice.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 m</td>
<td>E</td>
<td>Unspecified Heap</td>
<td>1952</td>
</tr>
</tbody>
</table>
Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.
Energy summary

Oil and Gas
No active or planned wells or extraction areas (such as fracking sites) identified near the property.

Wind and Solar
Our search of existing and planned renewable wind and solar infrastructure has identified results.
Please see the Avista Action Alert: on page 2 for further advice. Additionally, see page 10 for details of the identified issues.

Energy Infrastructure
Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.
Energy

Wind and solar

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>9-10 km</td>
<td>N</td>
<td>Site Name: Yew Tree Farm, Station Road, Laxfield, East of England Operator Developer: Landowner (private or company) Status of Project: Consented</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.25MW Total project capacity: 0.25 Approximate Grid Reference: 628307, 272799</td>
</tr>
</tbody>
</table>
This data is sourced from the UK Wind Energy Association (UKWED). Groundsure recommends further independent research with UKWED of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms
A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| 8  | 4-5 km   | SE        | Site Name: Parham Air Field, Parham, Suffolk Coastal, Woodbridge, Suffolk, IP13 9
Planning Application Reference: C09/0748
Type of Project: Wind Farm |
|    |          |           | Application Date: 2005-03-14
Planning Stage: Early Planning Detail Plans Refused
Project Details: Scheme comprises construction of six 1.3 MW turbines, each with an overall height of 100m (328 feet). The turbines consist of a tower of 69m (226 feet) and blades describing a circle of 62m in diameter
Approximate Grid Reference: 632444, 261719 |
| 10 | 4-5 km   | NE        | Site Name: Colston Farm Wood Road, Badingham, Woodbridge, Suffolk, IP13 8LB
Planning Application Reference: C/12/1445
Type of Project: 3 Wind Turbines |
|    |          |           | Application Date: 2012-07-09
Planning Stage: Plans Approved Detail Plans Granted
Project Details: Scheme comprises installation of a three micro scale wind turbines (14.97m to hub, 5.5m diameter blades).
Approximate Grid Reference: 631593, 267241 |
| 14 | 5-6 km   | W         | Site Name: Former Earl Soham Equestrian Centre, Earl Soham, Woodbridge, Suffolk, IP13 7
Planning Application Reference: C/08/1370
Type of Project: 2 Wind Turbines |
|    |          |           | Application Date: 2008-07-28
Planning Stage: Plans Approved Detail Plans Granted
Project Details: Scheme comprises installation of 2 wind turbines in field approx 350 metres due north of the park house to supply electricity for domestic purposes.
Approximate Grid Reference: 623221, 263077 |
| 15 | 6-7 km   | E         | Site Name: Rendham Hall Rendham Hall Farm, Rendham, Saxmundham, Suffolk, IP17 2AW
Planning Application Reference: C/12/1632
Type of Project: 3 Wind Turbines |
|    |          |           | Application Date: 2012-08-01
Planning Stage: Plans Approved Detail Plans Granted
Project Details: Scheme comprises Installation of 3 micro scale wind turbines (14.97m to hub, 5.6m diameter blades.
Approximate Grid Reference: 635264, 265963 |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| 16 | 7-8 km   | N         | Site Name: Wood Farm Barn Dennington Road, Laxfield, Woodbridge, Suffolk, IP13 8HJ  
|    |          |           | Planning Application Reference: 2158/12  
|    |          |           | Type of Project: 3 Wind Turbines  
|    |          |           | Application Date: 2012-07-17  
|    |          |           | Planning Stage: Early Planning Detail Plans Refused  
|    |          |           | Project Details: Scheme comprises installation of 3 wind turbines (14.97m to hub, 5.5m diameter blades).  
|    |          |           | Approximate Grid Reference: 629037, 270821 |
| 17 | 8-9 km   | N         | Site Name: Grove Farm Banyards Green, Laxfield, Woodbridge, Suffolk, IP13 8EY  
|    |          |           | Planning Application Reference: 2289/12  
|    |          |           | Type of Project: 2 Wind Turbines  
|    |          |           | Application Date: 2012-08-31  
|    |          |           | Planning Stage: Plans Approved Detail Plans Granted  
|    |          |           | Project Details: Scheme comprises construction of 2, 5kw wind turbines (14.97m to hub, 2.75m radius blades, 17.6m overall height).  
|    |          |           | Approximate Grid Reference: 630810, 271885 |
| 18 | 9-10 km  | N         | Site Name: Yew Tree Farm Station Road, Laxfield, Woodbridge, Suffolk, IP13 8HG  
|    |          |           | Planning Application Reference: 3848/10  
|    |          |           | Type of Project: 2 Wind Turbines  
|    |          |           | Application Date: 2010-12-20  
|    |          |           | Planning Stage: Plans Approved Detail Plans Granted  
|    |          |           | Project Details: Scheme comprises construction of two C & F Green Energy 20Kw. wind turbines on 20 metre tubular masts.  
|    |          |           | Approximate Grid Reference: 630810, 271885 |
| 20 | 9-10 km  | NE        | Site Name: Irongate Farm Long Lane, Heveningham, Halesworth, Suffolk, IP19 0EG  
|    |          |           | Planning Application Reference: C/11/1378  
|    |          |           | Type of Project: 3 Wind Turbines  
|    |          |           | Application Date: 2011-08-10  
|    |          |           | Planning Stage: Plans Approved Detail Plans Granted  
|    |          |           | Project Details: Scheme comprises construction of 3 small wind turbines (14.97m to hub, 5.5m diameter blades).  
|    |          |           | Approximate Grid Reference: 633358, 271662 |
| 21 | 9-10 km  | NE        | Site Name: Manor Farm Dunwich Lane, Peasenhall, Saxmundham, Suffolk, IP17 2JS  
|    |          |           | Planning Application Reference: C/12/0286  
|    |          |           | Type of Project: 3 Wind Turbines  
|    |          |           | Application Date: 2011-02-16  
|    |          |           | Planning Stage: Plans Approved Detail Plans Granted  
|    |          |           | Project Details: Scheme comprises installation of a three small scale wind turbines (14.97m to hub, 5.5m diameter blades).  
|    |          |           | Approximate Grid Reference: 635160, 271008 |

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.
**Proposed wind turbines**

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
<th>Applications</th>
<th>Planning Stage</th>
<th>Project Details</th>
<th>Approximate Grid Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1-2 km</td>
<td>SW</td>
<td>Site Name: Hill Farm Victoria Mill Road, Framlingham, Woodbridge, Suffolk, IP13 9SA Planning Application Reference: C/11/0551 Type of Project: Wind Turbine</td>
<td>Application Date: 2011-03-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 15m 5kw wind turbine (17.75m high to blade tip).</td>
<td></td>
<td></td>
<td>627865, 262551</td>
</tr>
<tr>
<td>2</td>
<td>1-2 km</td>
<td>W</td>
<td>Site Name: Thomas Mills High School Saxtead Road, Framlingham, Woodbridge, Suffolk, IP13 9HE Planning Application Reference: C/10/2669 Type of Project: Wind Turbine</td>
<td>Application Date: 2010-10-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine.</td>
<td></td>
<td></td>
<td>627387, 264111</td>
</tr>
<tr>
<td>3</td>
<td>1-2 km</td>
<td>NE</td>
<td>Site Name: Culpho Farm Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9JA Planning Application Reference: C/11/1676 Type of Project: Wind Turbine</td>
<td>Application Date: 2011-07-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine.</td>
<td></td>
<td></td>
<td>630137, 264613</td>
</tr>
<tr>
<td>4</td>
<td>1-2 km</td>
<td>W</td>
<td>Site Name: The Durbans Farm High Road, Apsey Green, Framlingham, Woodbridge, Suffolk, IP13 9RP Planning Application Reference: C/12/0919 Type of Project: Wind Turbine</td>
<td>Application Date: 2012-05-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a single 50kW wind turbine with a hub height of 24.6m and rotor diameter of 19.2m.</td>
<td></td>
<td></td>
<td>627085, 263227</td>
</tr>
<tr>
<td>5</td>
<td>1-2 km</td>
<td>NW</td>
<td>Site Name: Playing Field Peppers Wash Lane, Off Saxtead Road, Framlingham, Woodbridge, Suffolk, IP13 9 Planning Application Reference: C/10/0100 Type of Project: Wind Turbine</td>
<td>Application Date: 2010-01-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine.</td>
<td></td>
<td></td>
<td>627259, 264477</td>
</tr>
<tr>
<td>ID</td>
<td>Distance</td>
<td>Direction</td>
<td>Details</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 7  | 2-3 km   | NE        | Site Name: Cransford Lane, Badingham, Suffolk Coastal, Woodbridge, Suffolk, IP13 9NX  
Planning Application Reference: C/08/0065  
Type of Project: Wind Turbine  
Application Date: 2008-02-05  
Planning Stage: Plans Approved Detail Plans Granted  
Project Details: Scheme comprises installation of a 10m tall 3kw domestic free-standing wind turbine.  
Approximate Grid Reference: 630753, 265184 |
| 11 | 4-5 km   | SE        | Site Name: The Street, Hacheston, Suffolk Coastal, Woodbridge, Suffolk, IP13 0DS  
Planning Application Reference: C/08/0439  
Type of Project: Wind Turbine  
Application Date: 2008-02-27  
Planning Stage: Plans Approved Detail Plans Granted  
Project Details: Scheme comprises installation of a 5kw Iskra AT5-1 wind turbine mounted on a 15m tower located on the eastern boundary of the property.  
Approximate Grid Reference: 630753, 265184 |
| 12 | 4-5 km   | SE        | Site Name: Parham Airfield West Parham Airfield, Parham, Woodbridge, Suffolk, IP13 9AF  
Planning Application Reference: C/11/0191  
Type of Project: Wind Turbine  
Application Date: 2011-01-28  
Planning Stage: Early Planning Detail Plans Refused  
Project Details: Scheme comprises construction of operation of 800kW wind turbine (50m to hub, 74m to tip), including construction of associated infrastructure, new access track, hardstanding beside turbine, 11kV substation & underground cabling.  
Approximate Grid Reference: 630852, 259211 |
| 13 | 4-5 km   | N         | Site Name: Low Road, Laxfield, Dennington, Mid Suffolk, Woodbridge, Suffolk, IP13 8JY  
Planning Application Reference: 0618/10  
Type of Project: Wind Turbine  
Application Date: 2010-03-08  
Planning Stage: Plans Approved Detail Plans Granted  
Project Details: Scheme comprises installation of an 11kw 18m high lattice tower Gaia wind turbine with 13m diameter blade (surplus exported to National Grid).  
Approximate Grid Reference: 630473, 268223 |

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure’s experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.
Solar

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Address</th>
<th>Details</th>
<th>Pre Consent Status</th>
<th>Post Consent Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>4-5 km</td>
<td>S</td>
<td>Hacheston Solar farm, N/O Easton Lane, Hacheston, Woodbridge, Suffolk, IP13</td>
<td>Contractor: Hive Energy LPA Name: Suffolk Coastal District Council Capacity (MW): 25</td>
<td>Application Date: 04/09/2012</td>
<td>Appeal Refused</td>
</tr>
</tbody>
</table>

The solar installation data is supplied by Department of Energy and Climate Change (DECC) and updated on a monthly basis.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property. Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. See below for details of the proposals.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Address</th>
<th>Details</th>
<th>Application Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>2-3 km</td>
<td>NE</td>
<td>Sweetwater Barn, Cransford Lane, Badingham, Suffolk, IP13 9JB</td>
<td>Applicant name: Mr Daniel Dring Application Status: Full Application Application Date: 02/03/2015</td>
<td>DC/15/0879/FUL</td>
</tr>
</tbody>
</table>

The data is sourced from the public register of planning information and is updated on a bi-weekly basis.
## Transportation summary

### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HS2 Route</td>
<td>Not identified</td>
</tr>
<tr>
<td>HS2 Safeguarding</td>
<td>Not identified</td>
</tr>
<tr>
<td>HS2 Stations</td>
<td>Not identified</td>
</tr>
<tr>
<td>HS2 Depots</td>
<td>Not identified</td>
</tr>
<tr>
<td>HS2 Noise</td>
<td>Not assessed</td>
</tr>
<tr>
<td>HS2 Visual impact</td>
<td>Not assessed</td>
</tr>
</tbody>
</table>

### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crossrail 1 Route</td>
<td>Not identified</td>
</tr>
<tr>
<td>Crossrail 1 Stations</td>
<td>Not identified</td>
</tr>
<tr>
<td>Crossrail 1 Worksites</td>
<td>Not identified</td>
</tr>
<tr>
<td>Crossrail 2 Route</td>
<td>Not identified</td>
</tr>
<tr>
<td>Crossrail 2 Stations</td>
<td>Not identified</td>
</tr>
<tr>
<td>Crossrail 2 Worksites</td>
<td>Not identified</td>
</tr>
<tr>
<td>Crossrail 2 Safeguarding</td>
<td>Not identified</td>
</tr>
<tr>
<td>Crossrail 2 Headhouse</td>
<td>Not identified</td>
</tr>
</tbody>
</table>

### Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Railways and Tunnels</td>
<td>Not identified</td>
</tr>
<tr>
<td>Historical Railways and Tunnels</td>
<td>Not identified</td>
</tr>
<tr>
<td>Railway and Tube Stations</td>
<td>Not identified</td>
</tr>
<tr>
<td>Underground</td>
<td>Not identified</td>
</tr>
</tbody>
</table>
Planning summary

Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

Large Developments searched to 750m

10

Please see page 19 for details of the proposed developments.

Small Developments searched to 500m

32

Please see page 20 for details of the proposed developments.

House extensions or new builds searched to 125m

7

Please see page 23 for details of the proposed developments.

Large developments: 10 or more houses (or 1-9 houses if value if greater than £1m) and all other projects with a value greater than £250,000. Small developments: 3-9 houses or other developments with project value of less than £250,000.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority’s planning website.

Planning constraints

Protected areas have been identified within 50 metres of the property.

Environmental Protected Areas

Not identified

Visual and Cultural Protected Areas

Identified

Please see page 25 for details of the identified issues.

Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Mobile phone masts

Not identified
Large projects searched to 750m

10 large developments within 750m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

<table>
<thead>
<tr>
<th>ID</th>
<th>Details</th>
<th>Description</th>
<th>Online record</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Application reference: C/11/0842 Application date: 11/04/2011 Council: East Suffolk Accuracy: Exact</td>
<td>Address: The Pageant Field, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Youth Centre Last known status: The application for detail approval has been withdrawn.</td>
<td>Link</td>
</tr>
<tr>
<td>ID</td>
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</table>
| 6   | ID: 6 Distance: 157 m Direction: W | Application reference: DC/16/3054/COU  
Application date: 22/07/2016  
Council: East Suffolk  
Accuracy: Exact | Address: Framlingham Castle, 18 Castle Street, Framlingham, Woodbridge, Suffolk, IP13 9BS  
Project: Visitor Centre (Extension)  
Last known status: Detailed plans have been granted. | Link |
| 9   | ID: 9 Distance: 338 m Direction: SW | Application reference: C/13/0192  
Application date: 07/02/2013  
Council: East Suffolk  
Accuracy: Exact | Address: Mills Meadow Residential Home, Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF  
Project: Care Home & Community Centre  
Last known status: Detailed plans have been granted. | Link |
| 14  | ID: 14 Distance: 522 m Direction: W | Application reference: C/11/1481  
Application date: 28/06/2011  
Council: East Suffolk  
Accuracy: Exact | Address: Reads Bakery, 1 Bridge Street, Framlingham, Woodbridge, Suffolk, IP13 9DR  
Project: 5 Flats & 3 Retail Units  
Last known status: Detailed plans have been granted. | Link |
| J   | ID: J Distance: 608 m Direction: W | Application reference: C/13/0572  
Application date: 19/09/2013  
Council: East Suffolk  
Accuracy: Proximity | Address: Pig Fattening Unit, New Road, Framlingham, Countess Wells Farm, Woodbridge, Suffolk, IP13 9AT  
Project: Anaerobic Digestion Plant  
Last known status: Detailed plans have been granted. | Link |
| J   | ID: J Distance: 608 m Direction: W | Application reference: DC/14/2573/FUL  
Application date: 11/08/2014  
Council: East Suffolk  
Accuracy: Exact | Address: New Road, Framlingham, Woodbridge, Suffolk, IP13 9AT  
Project: 18 Elderly Persons Houses/Flats  
Last known status: The application for detail approval has been withdrawn. | Link |
| 15  | ID: 15 Distance: 686 m Direction: W | Application reference: DC/15/0960/FUL  
Application date: 09/03/2015  
Council: East Suffolk  
Accuracy: Proximity | Address: Os 9634, Brook Lane, Framlingham, Woodbridge, Suffolk, IP13 9  
Project: 14 Elderly Flats  
Last known status: Detailed plans have been granted. | Link |
| 16  | ID: 16 Distance: 734 m Direction: SW | Application reference: C/13/0773  
Application date: 23/04/2013  
Council: East Suffolk  
Accuracy: Exact | Address: Land Off, Station Road, Framlingham, Woodbridge, Suffolk, IP13 9EA  
Project: 140 Homes/Office/Light Industry  
Last known status: Outline approval has been granted. | Link |
| K   | ID: K Distance: 749 m Direction: NW | Application reference: C/13/0665  
Application date: 05/04/2013  
Council: East Suffolk  
Accuracy: Exact | Address: Framlingham College, College Road, Framlingham, Woodbridge, Suffolk, IP13 9EY  
Project: College Groundsmans Building (Extension)  
Last known status: Detailed plans have been granted. | Link |
| K   | ID: K Distance: 749 m Direction: NW | Application reference: C/13/0445  
Application date: 07/03/2013  
Council: East Suffolk  
Accuracy: Exact | Address: Framlingham College, College Road, Framlingham, Woodbridge, Suffolk, IP13 9EY  
Project: College (Extension)  
Last known status: Detailed plans have been granted. | Link |
Small projects searched to 500m

32 small developments within 500m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

<table>
<thead>
<tr>
<th>ID</th>
<th>Details</th>
<th>Description</th>
<th>Online record</th>
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<td>Distance: 120 m</td>
<td>Application reference: DC/17/2910/FUL</td>
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<td>Direction: S</td>
<td>Application date: 19/09/2017</td>
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<td>Council: East Suffolk</td>
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<td>Accuracy: Exact</td>
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<tr>
<td></td>
<td></td>
<td>Address: The Flat Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DD</td>
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<tr>
<td></td>
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<td>Project: 4 Houses</td>
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<td>Last known status: Detailed plans have been granted.</td>
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<td>ID: B</td>
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<td>Accuracy: Exact</td>
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<tr>
<td></td>
<td></td>
<td>Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF</td>
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<td></td>
<td>Project: Office (Extension/Alterations)</td>
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<td>Direction: S</td>
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<td>Council: East Suffolk</td>
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<td>Accuracy: Exact</td>
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<td></td>
<td></td>
<td>Address: 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF</td>
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<tr>
<td></td>
<td></td>
<td>Project: Office (Conversion)</td>
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<td>ID: 5</td>
<td>Distance: 144 m</td>
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<td>Direction: W</td>
<td>Application date: 07/10/2016</td>
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<td>Council: East Suffolk</td>
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<td>Accuracy: Exact</td>
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<tr>
<td></td>
<td></td>
<td>Address: Framlingham Castle, 18 Castle Street, Framlingham, Woodbridge, Suffolk, IP13 9BS</td>
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<tr>
<td></td>
<td></td>
<td>Project: Office (Alterations)</td>
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<td>Last known status: Listed Building Consent has been granted for this scheme.</td>
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<td>ID: 7</td>
<td>Distance: 209 m</td>
<td>Application reference: DC/18/3552/FUL</td>
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<td>Direction: NE</td>
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<td>Council: East Suffolk</td>
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<td>Accuracy: Exact</td>
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<tr>
<td></td>
<td></td>
<td>Address: 4 Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9JX</td>
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<tr>
<td></td>
<td></td>
<td>Project: Starter Home</td>
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<td>Accuracy: Proximity</td>
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<tr>
<td></td>
<td></td>
<td>Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF</td>
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<td></td>
<td>Project: Office (Conversion)</td>
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<td>Last known status: An application has been submitted for detailed approval.</td>
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<td>ID: C</td>
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<td>Application reference: DC/14/0538/FUL</td>
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<td>Direction: SW</td>
<td>Application date: 17/02/2014</td>
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<td>Council: East Suffolk</td>
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<td>Accuracy: Proximity</td>
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<tr>
<td></td>
<td></td>
<td>Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF</td>
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<tr>
<td></td>
<td></td>
<td>Project: 2 Flats &amp; 1 Office (Extension/Alterations)</td>
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<td>Last known status: Detailed plans have been granted.</td>
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<td>ID: C</td>
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<td>Application reference: DC/16/5386/FUL</td>
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<td>Direction: SW</td>
<td>Application date: 22/12/2016</td>
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<td>Council: East Suffolk</td>
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<td></td>
<td></td>
<td>Accuracy: Exact</td>
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<tr>
<td></td>
<td></td>
<td>Address: 26 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF</td>
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<tr>
<td></td>
<td></td>
<td>Project: 6 Houses/2 Flats/1 Office</td>
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<td>Last known status: Detailed plans have been granted.</td>
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<td>ID: C</td>
<td>Distance: 233 m Direction: SW</td>
<td>Application reference: DC/13/2518/FUL Application date: 30/08/2013 Council: East Suffolk Accuracy: Exact</td>
<td>Address: 26 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: 5 Houses Last known status: The application for detail approval has been withdrawn. <a href="#">Link</a></td>
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<td>ID: D</td>
<td>Distance: 255 m Direction: W</td>
<td>Application reference: C/11/2406 Application date: 21/10/2011 Council: East Suffolk Accuracy: Exact</td>
<td>Address: 6 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BH Project: Restaurant/Take Away (Conversion) Last known status: Detailed plans have been granted. <a href="#">Link</a></td>
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<tr>
<td>ID: D</td>
<td>Distance: 266 m Direction: SW</td>
<td>Application reference: C/09/0237 Application date: 12/03/2009 Council: East Suffolk Accuracy: Exact</td>
<td>Address: Double House, 2 - 4 Double Street, Framlingham, Woodbridge, Suffolk, IP13 9BN Project: Demolition Last known status: Detailed plans have been granted. N/A</td>
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<td>ID: D</td>
<td>Distance: 275 m Direction: SW</td>
<td>Application reference: DC/14/3861/LBC Application date: 26/11/2014 Council: East Suffolk Accuracy: Exact</td>
<td>Address: 5 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BQ Project: Bank (Alterations) Last known status: Detailed plans have been granted. <a href="#">Link</a></td>
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<td>ID: E</td>
<td>Distance: 279 m Direction: NE</td>
<td>Application reference: DC/13/2336/FUL Application date: 12/08/2013 Council: East Suffolk Accuracy: Proximity</td>
<td>Address: Land Between Haresfield And Pl, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: 5 House Last known status: The application for detail approval has been withdrawn. <a href="#">Link</a></td>
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<tr>
<td>ID: E</td>
<td>Distance: 279 m Direction: NE</td>
<td>Application reference: C/13/0268 Application date: 14/02/2013 Council: East Suffolk Accuracy: Proximity</td>
<td>Address: Land North Of 2 Burnt Cottages, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Menage Last known status: Detailed plans have been granted. <a href="#">Link</a></td>
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<tr>
<td>ID: E</td>
<td>Distance: 280 m Direction: NE</td>
<td>Application reference: C/13/0503 Application date: 15/03/2013 Council: East Suffolk Accuracy: Proximity</td>
<td>Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Tennis Pavilion Last known status: Detailed plans have been granted. <a href="#">Link</a></td>
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<tr>
<td>ID: E</td>
<td>Distance: 280 m Direction: NE</td>
<td>Application reference: DC/14/0471/FUL Application date: 13/03/2014 Council: East Suffolk Accuracy: Proximity</td>
<td>Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Artificial Pitch Last known status: Detailed plans have been granted. <a href="#">Link</a></td>
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<tr>
<td>ID: E</td>
<td>Distance: 285 m Direction: NE</td>
<td>Application reference: C/13/0503 Application date: 15/03/2013 Council: East Suffolk Accuracy: Proximity</td>
<td>Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Pavilion Last known status: Detailed plans have been granted. <a href="#">Link</a></td>
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<td>ID: 8</td>
<td>Distance: 306 m Direction: SW</td>
<td>Application reference: DC/18/3972/FUL Application date: 25/09/2018 Council: East Suffolk Accuracy: Exact</td>
<td>Address: 22 - 24 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Shop/Flat (Extension/Alterations) Last known status: Detailed plans have been granted. <a href="#">Link</a></td>
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| F  | ID: F  
Distance: 334 m  
Direction: NE | Application reference: DC/16/2345/FUL  
Application date: 08/06/2016  
Council: East Suffolk  
Accuracy: Exact | Address: Police Station, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS  
Project: 6 Houses  
Last known status: Detailed plans have been granted. | Link |
| F  | ID: F  
Distance: 334 m  
Direction: NE | Application reference: DC/16/2621/FUL  
Application date: 27/06/2016  
Council: East Suffolk  
Accuracy: Exact | Address: Beulah, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS  
Project: 4 Houses (New/Conversion)  
Last known status: The application for detail approval has been withdrawn. | Link |
| G  | ID: G  
Distance: 340 m  
Direction: SW | Application reference: C/09/1520  
Application date: 02/10/2009  
Council: East Suffolk  
Accuracy: Exact | Address: 29 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AN  
Project: Office (Conversion)  
Last known status: Detailed plans have been granted. | N/A |
| G  | ID: G  
Distance: 340 m  
Direction: SW | Application reference: C/10/1967  
Application date: 18/08/2010  
Council: East Suffolk  
Accuracy: Exact | Address: 2 & 3, 29 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AN  
Project: Air Conditioning Units  
Last known status: Detailed plans have been granted. | Link |
| G  | ID: G  
Distance: 346 m  
Direction: SW | Application reference: C/13/0893  
Application date: 08/05/2013  
Council: East Suffolk  
Accuracy: Exact | Address: 25 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DY  
Project: Retail Unit (Conversion)  
Last known status: Detailed plans have been granted. | Link |
| 10 | ID: 10  
Distance: 358 m  
Direction: W | Application reference: DC/16/5362/FUL  
Application date: 04/01/2017  
Council: East Suffolk  
Accuracy: Exact | Address: The Guildhal, 34 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AZ  
Project: Bank (Alterations)  
Last known status: Detailed plans have been granted. | Link |
| 11 | ID: 11  
Distance: 364 m  
Direction: W | Application reference: C/11/1868  
Application date: 15/08/2011  
Council: East Suffolk  
Accuracy: Exact | Address: Old Tithe Barn, Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9BA  
Project: 8 Solar Photovoltaic Panels  
Last known status: The application for detail approval has been refused. | Link |
| 12 | ID: 12  
Distance: 385 m  
Direction: NE | Application reference: C/13/0449  
Application date: 19/03/2013  
Council: East Suffolk  
Accuracy: Exact | Address: Land Between Harsfield, Badingham Road, And plantation Barn, Framlingham, Woodbridge, Suffolk, IP13 9HS  
Project: 3 Residential Units  
Last known status: Detailed plans have been granted. | Link |
| H  | ID: H  
Distance: 390 m  
Direction: W | Application reference: C/10/0269  
Application date: 01/02/2010  
Council: East Suffolk  
Accuracy: Exact | Address: 26 & 28, Bridge Street, Framlingham, Woodbridge, Suffolk, IP13 9AH  
Project: Flat & Dental Practice (Conversion)  
Last known status: Detailed plans have been granted. | Link |
| H  | ID: H  
Distance: 392 m  
Direction: W | Application reference: C/11/2688  
Application date: 05/12/2011  
Council: East Suffolk  
Accuracy: Exact | Address: 10b Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AN  
Project: Offices (Conversion)  
Last known status: Detailed plans have been granted. | Link |
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| ID: H | Application reference: C/12/2431  
Application date: 27/11/2012  
Council: East Suffolk  
Accuracy: Exact | Address: 9 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AL  
Project: Financial & Professional Service  
Last known status: Detailed plans have been granted. | Link |
| ID: I | Application reference: C/13/0893  
Application date: 08/05/2013  
Council: East Suffolk  
Accuracy: Proximity | Address: 25 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DY  
Project: Shop (Conversion)  
Last known status: An application has been submitted for detailed approval. | Link |
| ID: I | Application reference: DC/16/4053/COU  
Application date: 28/09/2016  
Council: East Suffolk  
Accuracy: Exact | Address: Freur House, 17a Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DY  
Project: Office Accommodation (Conversion)  
Last known status: Detailed plans have been granted. | Link |
| ID: 13 | Application reference: C/12/2361  
Application date: 16/11/2012  
Council: East Suffolk  
Accuracy: Exact | Address: Jade House, 3 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DY  
Project: Office (Conversion)  
Last known status: An application has been submitted for detailed approval. | Link |

### House extensions and small new builds searched to 125m

7 house extensions and small new builds within 125m from the property have been submitted for planning permission during the last ten years.

<table>
<thead>
<tr>
<th>ID</th>
<th>Details</th>
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| ID: 1 | Application reference: C/09/1085  
Application date: 15/07/2009  
Council:  
Accuracy: Exact | Address: Haynings Mill, 6 Badingham Road, Framlingham, Woodbridge, Suffolk, East of England, IP13 9JU  
Project: House (Extension)  
Last known status: Detailed plans have been granted. | N/A |
| ID: A | Application reference: C/12/1105  
Application date: 22/05/2012  
Council:  
Accuracy: Exact | Address: Moat House, 31 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP  
Project: House (Extension)  
Last known status: Detailed plans have been granted. | Link |
| ID: 2 | Application reference: C/12/1162  
Application date: 28/05/2012  
Council:  
Accuracy: Exact | Address: 4 Saxmundham Road, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DB  
Project: Domestic Conservatory  
Last known status: Detailed plans have been granted. | Link |
<table>
<thead>
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<td>Application reference: C/13/0321 Application date: 19/02/2013 Council: Accuracy: Exact</td>
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<td>Address: 27 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.</td>
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<td>ID:  A</td>
<td>Distance: 97 m Direction: W</td>
<td>Application reference: C/13/0322 Application date: 19/02/2013 Council: Accuracy: Exact</td>
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<tr>
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<td>Address: 27 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: Single Storey Side Extension Last known status: Detailed plans have been granted.</td>
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<td>ID:  4</td>
<td>Distance: 118 m Direction: NE</td>
<td>Application reference: C/10/2853 Application date: 08/11/2010 Council: Accuracy: Exact</td>
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<tr>
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<td></td>
<td>Address: Police Station, Badingham Road, Framlingham, Woodbridge, Suffolk, East of England, IP13 9HS Project: 2 Houses Last known status: Detailed plans have been granted.</td>
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</tr>
<tr>
<td>ID:  B</td>
<td>Distance: 121 m Direction: S</td>
<td>Application reference: C/13/0008 Application date: 07/01/2013 Council: Accuracy: Exact</td>
<td>Link</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Address: 38 Fore Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DF Project: House (Conversion) Last known status: Detailed plans have been granted.</td>
<td></td>
</tr>
</tbody>
</table>
Visual and Cultural Designations

Conservation Areas
Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Name</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 m</td>
<td>S</td>
<td>Framlingham</td>
<td>Suffolk Coastal</td>
</tr>
</tbody>
</table>
Scheduled Monuments
Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England’s website for further information.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Ancient Monument Name</th>
<th>Listed Entry</th>
</tr>
</thead>
<tbody>
<tr>
<td>26 m</td>
<td>NW</td>
<td>Framlingham Castle and its associated landscape including the mere, town ditch and Anglo-Saxon cemetery</td>
<td>1002965</td>
</tr>
</tbody>
</table>

This data is sourced from the Local Authorities. For more information please see https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/.
Datasets searched but no features were found at this location

In addition to the results detailed in the maps and tables in this report, all of these datasets were also queried but did not reveal any results relevant to the site or surrounding area.

**Contaminated Land**
- Former tanks
- Former energy features
- Former petrol stations
- Former garages
- Former military land
- Former landfill (from British Geological Survey records, 1973)
- Former landfill (from Local Authority and historical mapping records)
- Waste site no longer in use
- Active or recent landfill
- Former landfill (from Environment Agency Records)
- Active or recent licensed waste sites
- Recent industrial land uses
- Current or recent petrol stations
- Dangerous or explosive sites
- Hazardous substance storage/usage
- Sites designated as Contaminated Land
- Historical licensed industrial activities
- Current or recent licensed industrial activities
- Local Authority licensed pollutant release
- Pollutant release to surface waters
- Pollutant release to public sewer
- Dangerous industrial substances (D.S.I. List 1)
- Dangerous industrial substances (D.S.I. List 2)
- Pollution incidents

**Flood Risk**
- Risk of flooding from rivers and the sea
- Flood storage areas: part of floodplain
- Historical flood areas
- Areas benefiting from flood defences
- Flood defences
- Proposed flood defences
- Surface water flood risk
- Groundwater flooding

**Ground Stability**
- Natural ground subsidence
- Natural geological cavities
- Coal mining
- Non-coal mining
- Mining cavities
- Radon

**Oil and Gas**
- Oil or gas drilling well
- Proposed oil or gas drilling well
- Licensed blocks
- Potential future exploration areas

**Energy Infrastructure**
- Electricity transmission lines and pylons

**National Grid energy infrastructure**
- Power stations
- Nuclear installations
- Large Energy Projects

**Transportation**
- HS2 route: nearest centre point of track
- HS2 route: nearest overground section
- HS2 surface safeguarding
- HS2 subsurface safeguarding
- HS2 Homeowner Payment Zone
- HS2 Extended Homeowner Protection Zone
- HS2 stations
- HS2 depots
- HS2 noise and visual assessment
- Crossrail 1 route
- Crossrail 1 stations
- Crossrail 1 worksites
- Crossrail 2 route
- Crossrail 2 stations
- Crossrail 2 worksites
- Crossrail 2 headhouses
- Crossrail 2 safeguarding area
- Active railways
- Railway tunnels
- Active railway stations
- Historical railway infrastructure
- Abandoned railways
- London Underground and DLR lines
- London Underground and DLR stations
- Underground
- Underground stations

**Planning**
- Mobile phone masts
- Mobile phone masts planning records

**Planning Constraints**
- Sites of Special Scientific Interest
- Internationally important wetland sites (Ramsar Sites)
- Special Areas of Conservation
- Special Protection Areas (for birds)
- National Nature Reserves
- Local Nature Reserves
- Designated Ancient Woodland
- Green Belt
- World Heritage Sites
- Areas of Outstanding Natural Beauty
- National Parks
- Listed Buildings
- Certificates of Immunity from Listing
- Registered Parks and Gardens
Contaminated Land Liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement
In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study
This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.
The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

Risk of flooding from rivers and the sea
This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events
Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding
JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 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 older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences
The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas
Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or ‘the functional floodplain’ and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.
Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and a 1 in 100 year return period.

JBA Floodability

The property has been rated as **Green**.

Flood Re is a joint initiative between the Government and insurers. It was set up to help UK residents who are at risk of flooding to obtain flood cover as part of their household insurance. There are several exemptions from the Flood Re scheme including new properties built after 1 January 2009, commercial property, buy to let properties and blocks of flats with four or more units. A full list of exemptions is available on the Flood Re website ([https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/](https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/)).

JBA's Floodability rating provides an indication of the likelihood of a property being ceded into the Flood Re scheme from river, coastal and surface water flood only. It does not consider the many other factors needed for ceding into the Flood Re scheme, nor does it consider the other requirements for obtaining insurance.

The JBA Floodability Index is categorised on a fivefold scale:

- **Black 2** indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a very high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

- **Black 1** indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

- **Red** indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a moderate possibility of insurance companies ceding the property into the Flood Re scheme particularly if the property has flooded in the past.

- **Amber** indicates a level of flood hazard such that insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms. There is a low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

- **Green** indicates a level of flood hazard such that insurance covering flood risk may be obtainable relatively easily as part of a standard household insurance contract. There is a very low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

**N/A** indicates that a Floodability rating has not been provided for the property. This is either because the property is a new build and doesn’t contain an OS Address Point or the nearest Floodability rating is outside of the 10m search radius. Please contact Groundsure for further assistance.
Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below. The location of applications as “exact” relates to a point within or close to the development, but does not represent the nearest border. Locations marked “proximity” are estimated from the site address details or similar and should not be considered as an accurate representation of the project’s location. Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually.

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- sets out minimum standards which firms compiling and selling search reports have to meet
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- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

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- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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You can get more information about the PCCB from https://pccb.org.uk/.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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