

Specimen Address, Specimen Town

Professional opinion

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



PASS



Contaminated Land Liability
Passed

page 4



Flood Risk
Negligible

Further guidance



Ground Stability
Identified

page 4



Radon
Passed



Energy
Identified

page 8



Transportation
Not identified



Planning Constraints
Identified

page 16

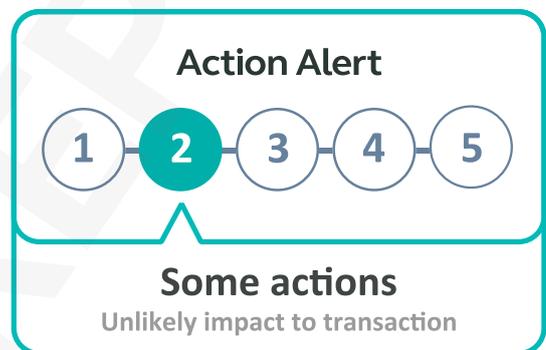


Planning Applications
55

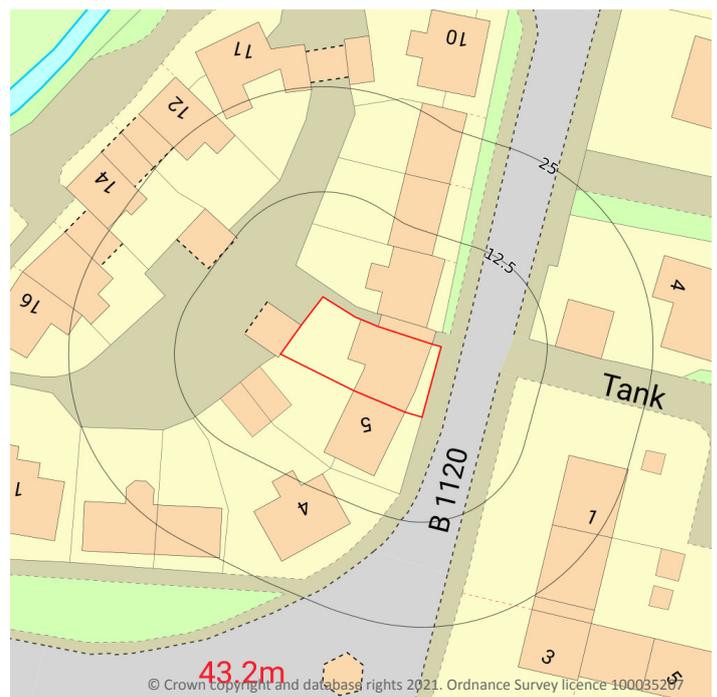
page 16

Next steps indicator

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



Site Plan



Useful contacts

East Suffolk Council:
<https://www.eastsuffolk.gov.uk/>
customerservices@eastsuffolk.gov.uk
0333 016 2000

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Action Alert

2

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 30**.



Contaminated Land

The property has passed Groundsure's Contaminated Land Liability assessment. Historical 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

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend

following any advice given in the survey findings

- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report

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 10km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit 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.

Next steps for consideration:

- 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
- visit the area in order to more accurately assess the impact this solar farm would have on the property

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 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 33** for our assessment methodology.

Contaminated Land Liability **Passed**

Past Land Use **Identified**

Waste and Landfill **Passed**

Current and Recent Industrial **Passed**



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 in the Flood information on **page 33**.

River and Coastal Flooding **Very Low**

Groundwater Flooding **Low**

Surface Water Flooding **Negligible**

Past Flooding **Not identified**

Flood Storage Areas **Not identified**

FloodScore™ insurance rating

Very Low

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 33**



Ground stability

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

Please see **page 6** for details of the identified issues.

Natural Ground Stability **Low**

Non-Natural Ground Stability **Identified**



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon affected area



Contaminated Land / Past land use



— Site Outline

Search buffers in metres (m)

 Former industrial land uses

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Former industrial land use (1:10,560 and 1:10,000 scale)

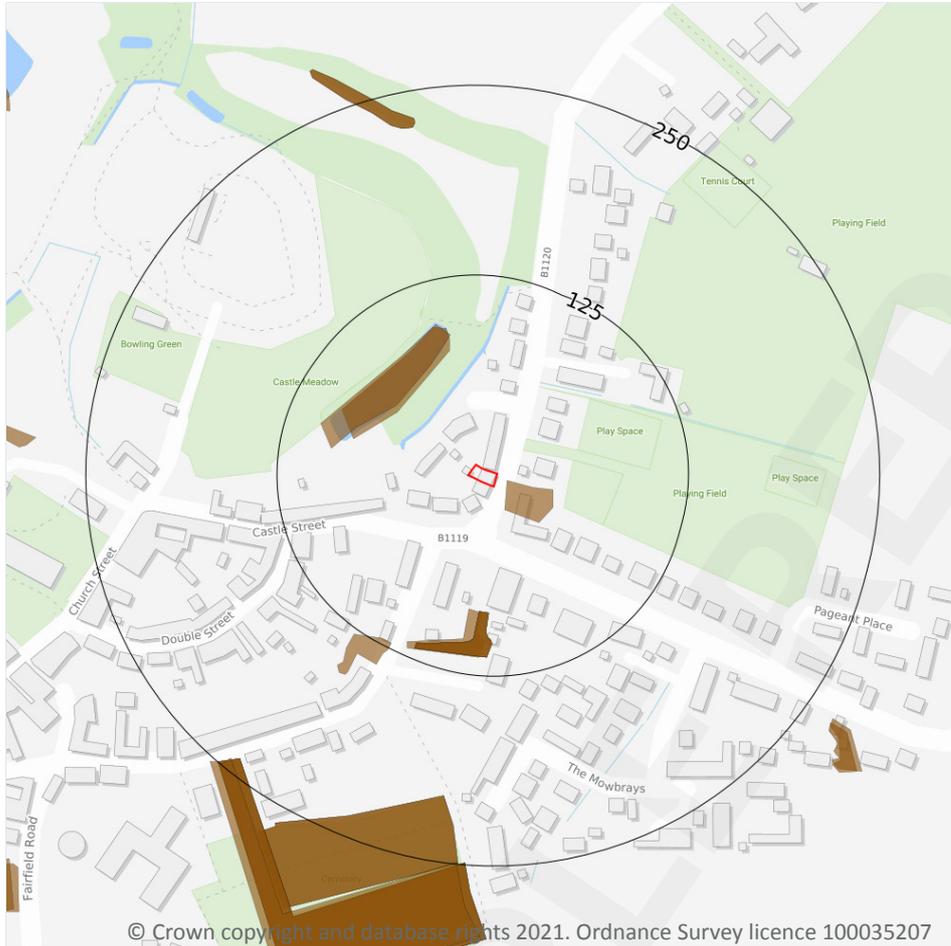
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Works	1983

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 **page 2** for further advice.

Distance	Direction	Use	Date
7 m	E	Unspecified Heap	1952

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.

SAMPLE REPORT

Energy summary



Oil and Gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and Gas Areas
Oil and Gas Wells

Not identified
Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see the Action Alert: on **page 2** for further advice. Additionally, see **page 9** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

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

Power stations

Not identified

Energy Infrastructure

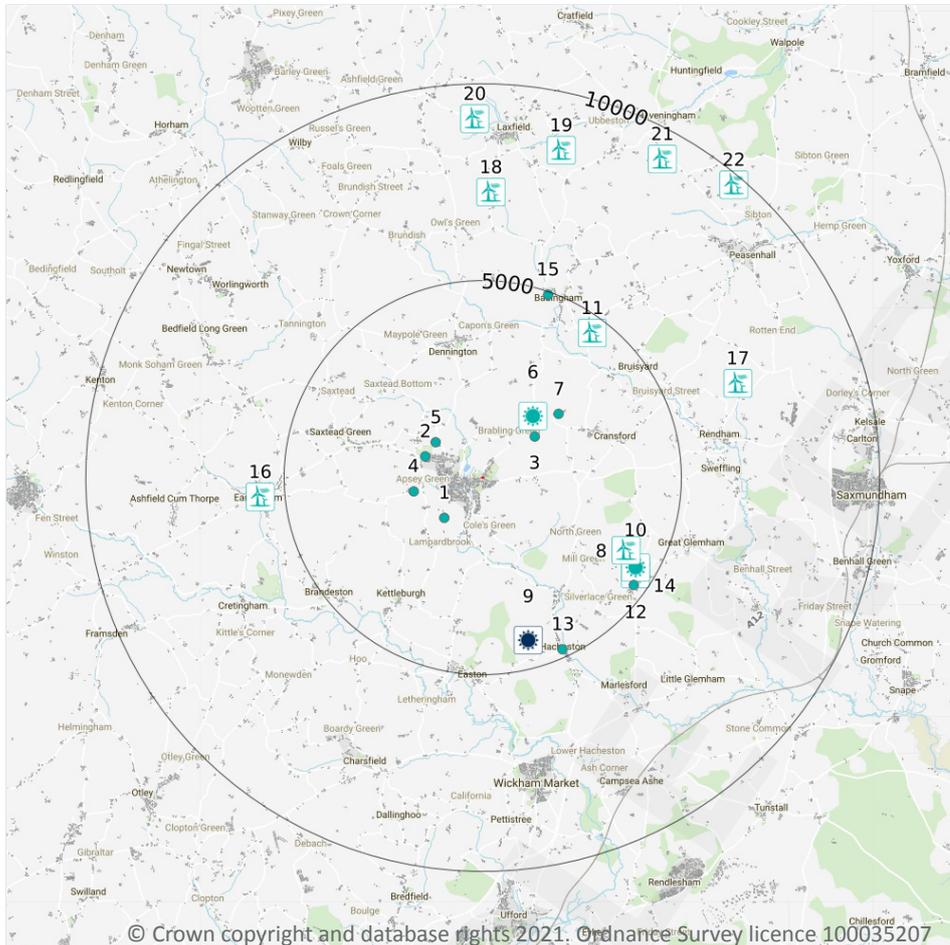
Not identified

Projects

Not identified



Energy / Wind and Solar



Site Outline

Search buffers in metres (m)

- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

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. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
8	4-5 km	SE	<p>Site Name: Parham Air Field, Parham, Suffolk Coastal, Woodbridge, Suffolk, IP13 9 Planning Application Reference: C09/0748 Type of Project: Wind Farm</p>	<p>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</p>
11	4-5 km	NE	<p>Site Name: Colston Farm Wood Road, Badingham, Woodbridge, Suffolk, IP13 8LB Planning Application Reference: C/12/1445 Type of Project: 3 Wind Turbines</p>	<p>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</p>
16	5-6 km	W	<p>Site Name: Former Earl Soham Equestrian C The Street, Earl Soham, Woodbridge, Suffolk, IP13 7 Planning Application Reference: C/08/1370 Type of Project: 2 Wind Turbines</p>	<p>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</p>
17	6-7 km	E	<p>Site Name: Rendham Hall Rendham Hall Farm, Rendham, Saxmundham, Suffolk, IP17 2AW Planning Application Reference: C/12/1632 Type of Project: 3 Wind Turbines</p>	<p>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</p>
18	7-8 km	N	<p>Site Name: Wood Farm Barn Dennington Road, Laxfield, Woodbridge, Suffolk, IP13 8HJ Planning Application Reference: 2158/12 Type of Project: 3 Wind Turbines</p>	<p>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</p>
19	8-9 km	N	<p>Site Name: Grove Farm Banyards Green, Laxfield, Woodbridge, Suffolk, IP13 8EY Planning Application Reference: 2289/12 Type of Project: 2 Wind Turbines</p>	<p>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</p>

ID	Distance	Direction	Details	
20	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: 628628, 272685
21	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
22	9-10 km	NE	Site Name: Manor Farm Dunwich Lane, Peasehall, 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. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	1-2 km	SW	Site Name: Hill Farm Victoria Mill Road, Framlingham, Woodbridge, Suffolk, IP13 9SA Planning Application Reference: C/11/0551 Type of Project: Wind Turbine	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). Approximate Grid Reference: 627865, 262551
2	1-2 km	W	Site Name: Thomas Mills High School Saxtead Road, Framlingham, Woodbridge, Suffolk, IP13 9HE Planning Application Reference: C/10/2669 Type of Project: Wind Turbine	Application Date: 2010-10-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 627387, 264111
3	1-2 km	NE	Site Name: Culpho Farm Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9JA Planning Application Reference: C/11/1676 Type of Project: Wind Turbine	Application Date: 2011-07-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 630137, 264613
4	1-2 km	W	Site Name: The Durbans Farm High Road, Apsay Green, Framlingham, Woodbridge, Suffolk, IP13 9RP Planning Application Reference: C/12/0919 Type of Project: Wind Turbine	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. Approximate Grid Reference: 627085, 263227
5	1-2 km	NW	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	Application Date: 2010-01-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 627259, 264477
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

ID	Distance	Direction	Details	
13	4-5 km	SE	<p>Site Name: The Street, Hacheston, Suffolk Coastal, Woodbridge, Suffolk, IP13 0DS</p> <p>Planning Application Reference: C/08/0439</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2008-02-27</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>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.</p> <p>Approximate Grid Reference: 630852, 259211</p>
14	4-5 km	SE	<p>Site Name: Parham Airfield West Parham Airfield, Parham, Woodbridge, Suffolk, IP13 9AF</p> <p>Planning Application Reference: C/11/0191</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2011-01-28</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>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.</p> <p>Approximate Grid Reference: 632832, 260744</p>
15	4-5 km	N	<p>Site Name: Low Road, Laxfield, Dennington, Mid Suffolk, Woodbridge, Suffolk, IP13 8JY</p> <p>Planning Application Reference: 0618/10</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2010-03-08</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of an 11kw 18m high lattice tower Gaia wind turbine with 13m diameter blade (surplus exported to National Grid).</p> <p>Approximate Grid Reference: 630475, 268223</p>

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.

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.

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

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is 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. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
6	2-3 km	NE	Sweetwater Barn, Cransford Lane, Badingham, Suffolk, IP13 9JB	Applicant name: Mr Daniel Dring Application Status: Full Application Application Date: 02/03/2015 Application Number: DC/15/0879/FUL
10	4-5 km	SE	Land To The North And South Of New Road, East Of Silverlace Green, Parham, Suffolk, IP13 0AL	Applicant name: Natalie Williams Application Status: Awaiting decision Application Date: 01/03/2021 Application Number: DC/21/1001/FUL
12	4-5 km	SE	B-17 Solar Farm Parham Airfield Parham Suffolk, IP17 2DA	Applicant name: Aecom Limited Application Status: Awaiting decision Application Date: 27/11/2020 Application Number: DC/20/4846/EIA

The data is sourced from public registers of planning information and is updated every two weeks.

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.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

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

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

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

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified



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.

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Large Developments

searched to 750m

Please see **page 16** for details of the proposed developments.

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Small Developments

searched to 500m

Please see **page 20** for details of the proposed developments.

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House extensions or new builds

searched to 125m

Please see **page 24** for details of the proposed developments.

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.

Please see **page 28** for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Identified



Telecoms

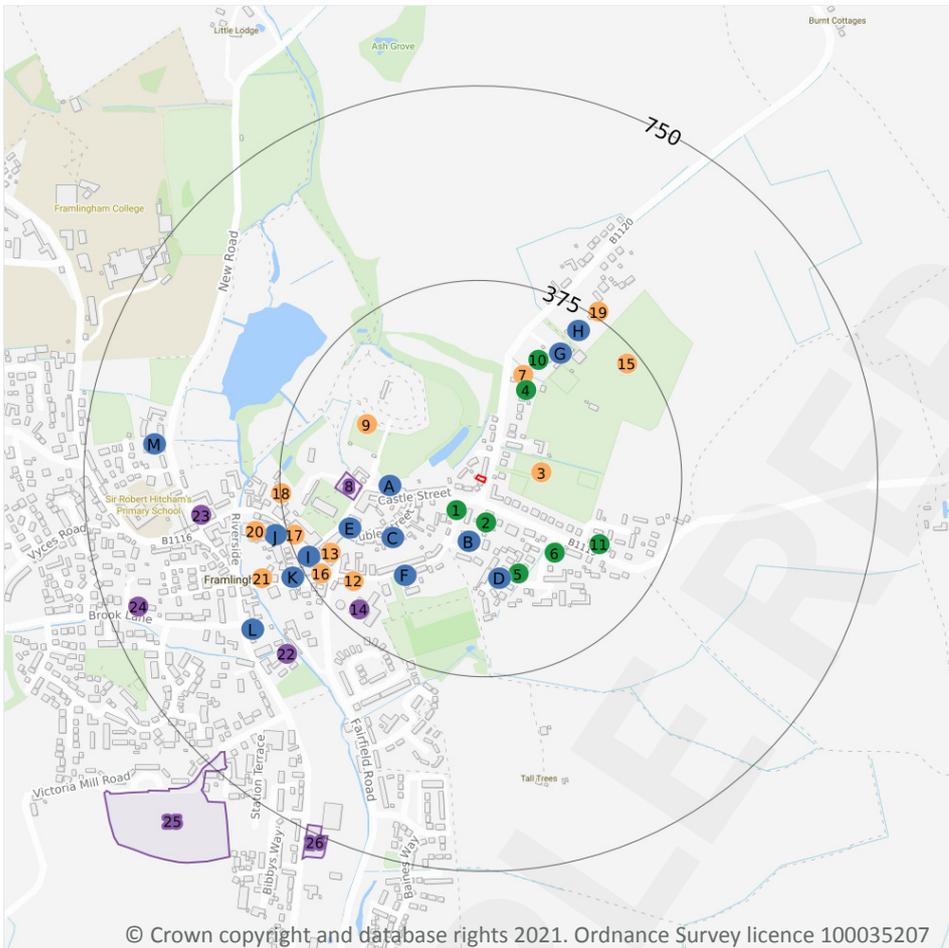
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Mobile phone masts

Not identified



Planning Applications



Site Outline

Search buffers in metres (m)

- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

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Large projects searched to 750m

12 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.

ID	Details	Description	Online record
ID: A Distance: 167 m Direction: W	Application reference: DC/16/3054/COU Application date: 22/07/2016 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Castle, 18 Castle Street, Framlingham, Woodbridge, Suffolk, IP13 9BS Project: Visitor Centre (Extension) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: 8 Distance: 218 m Direction: W	Application reference: DC/20/5044/FUL Application date: 09/12/2020 Council: East Suffolk Accuracy: Exact	Address: St Michaels Rooms, Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BH Project: Community Building Last known status: Detailed plans have been granted.	Link
ID: 14 Distance: 338 m Direction: SW	Application reference: C/13/0192 Application date: 07/02/2013 Council: East Suffolk Accuracy: Proximity	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
ID: 22 Distance: 497 m Direction: SW	Application reference: DC/19/3042/EIA Application date: 26/07/2019 Council: East Suffolk Accuracy: Proximity	Address: Land At, Victoria Mill Road, Framlingham, Woodbridge, Suffolk, IP13 9DW Project: 44 Houses/6 Flats Last known status: An application has been submitted for outline approval.	Link
ID: L Distance: 518 m Direction: SW	Application reference: C/13/0773 Application date: 23/04/2013 Council: East Suffolk Accuracy: Proximity	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
ID: L Distance: 518 m Direction: SW	Application reference: NA Application date: 09/11/2015 Council: East Suffolk Accuracy: Proximity	Address: Land Off, Station Road, Framlingham, Woodbridge, Suffolk, IP13 9EA Project: 140 Homes/Office/Light Industry Last known status: Outline approval has been granted.	N/A
ID: 23 Distance: 531 m Direction: W	Application reference: C/11/1481 Application date: 28/06/2011 Council: East Suffolk Accuracy: Proximity	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
ID: M Distance: 619 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
ID: M Distance: 619 m Direction: W	Application reference: DC/14/2573/FUL Application date: 11/08/2014 Council: East Suffolk Accuracy: Proximity	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
ID: 24 Distance: 692 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
ID: 25 Distance: 713 m Direction: SW	Application reference: DC/20/3326/OUT Application date: 07/09/2020 Council: East Suffolk Accuracy: Exact	Address: Land At, Victoria Mill Road, Framlingham, Woodbridge, Suffolk, IP13 9DW Project: 44 Houses/6 Flats Last known status: An application has been submitted for outline approval.	Link

ID	Details	Description	Online record
ID: 26 Distance: 733 m Direction: SW	Application reference: DC/21/0244/FUL Application date: 19/01/2021 Council: East Suffolk Accuracy: Exact	Address: Potters Business Park, Station Road, Framlingham, Woodbridge, Suffolk, IP13 9EE Project: Filling Station Shop & Business Unit (New/Extension) Last known status: Detailed plans have been granted.	Link

Small projects searched to 500m

37 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.

ID	Details	Description	Online record
ID: 3 Distance: 106 m Direction: E	Application reference: DC/19/3477/FUL Application date: 04/09/2019 Council: East Suffolk Accuracy: Proximity	Address: The Pageant Field, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Pavilion Last known status: Detailed plans have been granted.	Link
ID: B Distance: 120 m Direction: S	Application reference: DC/17/2910/FUL Application date: 19/09/2017 Council: East Suffolk Accuracy: Proximity	Address: The Flat Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DD Project: 4 Houses Last known status: Detailed plans have been granted.	Link
ID: B Distance: 120 m Direction: S	Application reference: DC/16/4094/FUL Application date: 03/10/2016 Council: East Suffolk Accuracy: Proximity	Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Office (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: B Distance: 121 m Direction: S	Application reference: C/13/0935 Application date: 20/05/2013 Council: East Suffolk Accuracy: Proximity	Address: 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Office (Conversion) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 151 m Direction: W	Application reference: DC/16/3823/LBC Application date: 07/10/2016 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Castle, 18 Castle Street, Framlingham, Woodbridge, Suffolk, IP13 9BS Project: Office (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: 7 Distance: 210 m Direction: N	Application reference: DC/18/3552/FUL Application date: 29/08/2018 Council: East Suffolk Accuracy: Proximity	Address: 4 Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9JX Project: Starter Home Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: F Distance: 212 m Direction: SW	Application reference: DC/14/0538/FUL Application date: 17/02/2014 Council: East Suffolk Accuracy: Proximity	Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: 2 Flats & 1 Office (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: F Distance: 212 m Direction: SW	Application reference: C/13/0935 Application date: 20/05/2013 Council: East Suffolk Accuracy: Proximity	Address: Conrad House, 38 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Office (Conversion) Last known status: An application has been submitted for detailed approval.	Link
ID: E Distance: 225 m Direction: W	Application reference: DC/19/3035/FUL Application date: 02/08/2019 Council: East Suffolk Accuracy: Proximity	Address: The Former Conservative Club, 10 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BH Project: Houses/Restaurant/Pub/Office/Training Centre (Alterations) Last known status: Detailed plans have been granted.	Link
ID: E Distance: 225 m Direction: W	Application reference: DC/19/3036/LBC Application date: 02/08/2019 Council: East Suffolk Accuracy: Proximity	Address: The Former Conservative Club, 10 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BH Project: Flat/Restaurants/Cafe/Pub/Office/Training Centre (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: F Distance: 232 m Direction: SW	Application reference: DC/16/5386/FUL Application date: 22/12/2016 Council: East Suffolk Accuracy: Proximity	Address: 26 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: 6 Houses/2 Flats/1 Office Last known status: Detailed plans have been granted.	Link
ID: F Distance: 233 m Direction: SW	Application reference: DC/13/2518/FUL Application date: 30/08/2013 Council: East Suffolk Accuracy: Proximity	Address: 26 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: 5 Houses Last known status: The application for detail approval has been withdrawn.	Link
ID: 9 Distance: 234 m Direction: NW	Application reference: DC/20/5055/FUL Application date: 17/12/2020 Council: East Suffolk Accuracy: Proximity	Address: Bowls Club, Castle Street, Framlingham, Woodbridge, Suffolk, IP13 9BP Project: Bowls Club (Alterations) Last known status: Detailed plans have been granted.	Link
ID: E Distance: 261 m Direction: W	Application reference: C/11/2406 Application date: 21/10/2011 Council: East Suffolk Accuracy: Proximity	Address: 6 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BH Project: Restaurant/Take Away (Conversion) Last known status: Detailed plans have been granted.	Link
ID: G Distance: 279 m Direction: NE	Application reference: C/13/0268 Application date: 14/02/2013 Council: East Suffolk Accuracy: Proximity	Address: Land North Of 2 Burnt Cottages, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Menage Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: G Distance: 279 m Direction: NE	Application reference: DC/13/2336/FUL Application date: 12/08/2013 Council: East Suffolk Accuracy: Proximity	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.	Link
ID: G Distance: 280 m Direction: NE	Application reference: DC/14/0471/FUL Application date: 13/03/2014 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Artificial Pitch Last known status: Detailed plans have been granted.	Link
ID: G Distance: 280 m Direction: NE	Application reference: C/13/0503 Application date: 15/03/2013 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Tennis Pavilion Last known status: Detailed plans have been granted.	Link
ID: E Distance: 280 m Direction: SW	Application reference: DC/14/3861/LBC Application date: 26/11/2014 Council: East Suffolk Accuracy: Proximity	Address: 5 Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BQ Project: Bank (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: G Distance: 285 m Direction: NE	Application reference: C/13/0503 Application date: 15/03/2013 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Sports Ground, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Pavilion Last known status: Detailed plans have been granted.	Link
ID: 12 Distance: 307 m Direction: SW	Application reference: DC/18/3972/FUL Application date: 25/09/2018 Council: East Suffolk Accuracy: Proximity	Address: 22 - 24 Fore Street, Framlingham, Woodbridge, Suffolk, IP13 9DF Project: Shop/Flat (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: 13 Distance: 314 m Direction: SW	Application reference: DC/20/0408/FUL Application date: 03/02/2020 Council: East Suffolk Accuracy: Proximity	Address: Upstairs At The Lemon Tree, 3C Church Street, Framlingham, Woodbridge, Suffolk, IP13 9BQ Project: Restaurant/Cafe & Office (Conversion) Last known status: Detailed plans have been granted.	Link
ID: H Distance: 334 m Direction: NE	Application reference: DC/16/2345/FUL Application date: 08/06/2016 Council: East Suffolk Accuracy: Proximity	Address: Police Station, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: 6 Houses Last known status: Detailed plans have been granted.	Link
ID: H Distance: 334 m Direction: NE	Application reference: DC/16/2621/FUL Application date: 27/06/2016 Council: East Suffolk Accuracy: Proximity	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
ID: 15 Distance: 348 m Direction: NE	Application reference: DC/21/0561/FUL Application date: 16/02/2021 Council: East Suffolk Accuracy: Proximity	Address: Framlingham Sports Club, Badingham Road, Framlingham, Woodbridge, Suffolk, IP13 9HS Project: Sports Club (Extension) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: 16 Distance: 349 m Direction: SW	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: Retail Unit (Conversion) Last known status: Detailed plans have been granted.	Link
ID: I Distance: 355 m Direction: SW	Application reference: DC/21/1853/FUL Application date: 16/04/2021 Council: East Suffolk Accuracy: Proximity	Address: The Crown Hotel, 28 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AP Project: Hotel/Pub (Alterations) Last known status: An application has been submitted for detailed approval.	Link
ID: I Distance: 355 m Direction: SW	Application reference: DC/21/1854/LBC Application date: 16/04/2021 Council: East Suffolk Accuracy: Proximity	Address: The Crown Hotel, 28 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AP Project: Hotel/Pub (Alterations) Last known status: An application has been submitted for detailed approval.	Link
ID: 17 Distance: 365 m Direction: W	Application reference: DC/16/5362/FUL Application date: 04/01/2017 Council: East Suffolk Accuracy: Proximity	Address: The Guildhal, 34 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AZ Project: Bank (Alterations) Last known status: Detailed plans have been granted.	Link
ID: 18 Distance: 374 m Direction: W	Application reference: C/11/1868 Application date: 15/08/2011 Council: East Suffolk Accuracy: Proximity	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
ID: 19 Distance: 385 m Direction: NE	Application reference: C/13/0449 Application date: 19/03/2013 Council: East Suffolk Accuracy: Proximity	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
ID: J Distance: 399 m Direction: W	Application reference: C/11/2688 Application date: 05/12/2011 Council: East Suffolk Accuracy: Proximity	Address: 10b Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AN Project: Offices (Conversion) Last known status: Detailed plans have been granted.	Link
ID: K Distance: 400 m Direction: SW	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: J Distance: 400 m Direction: W	Application reference: DC/20/1516/LBC Application date: 20/04/2020 Council: East Suffolk Accuracy: Proximity	Address: 8 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AN Project: Convenience Store (Alterations) Last known status: The application for detail approval has been withdrawn.	Link

ID	Details	Description	Online record
ID: K Distance: 408 m Direction: SW	Application reference: DC/16/4053/COU Application date: 28/09/2016 Council: East Suffolk Accuracy: Proximity	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: 20 Distance: 435 m Direction: W	Application reference: C/12/2431 Application date: 27/11/2012 Council: East Suffolk Accuracy: Proximity	Address: 9 Market Hill, Framlingham, Woodbridge, Suffolk, IP13 9AL Project: Financial & Professional Service Last known status: Detailed plans have been granted.	Link
ID: 21 Distance: 454 m Direction: SW	Application reference: C/12/2361 Application date: 16/11/2012 Council: East Suffolk Accuracy: Proximity	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 250m

29 house extensions and small new builds within 250m from the property have been submitted for planning permission during the last ten years.

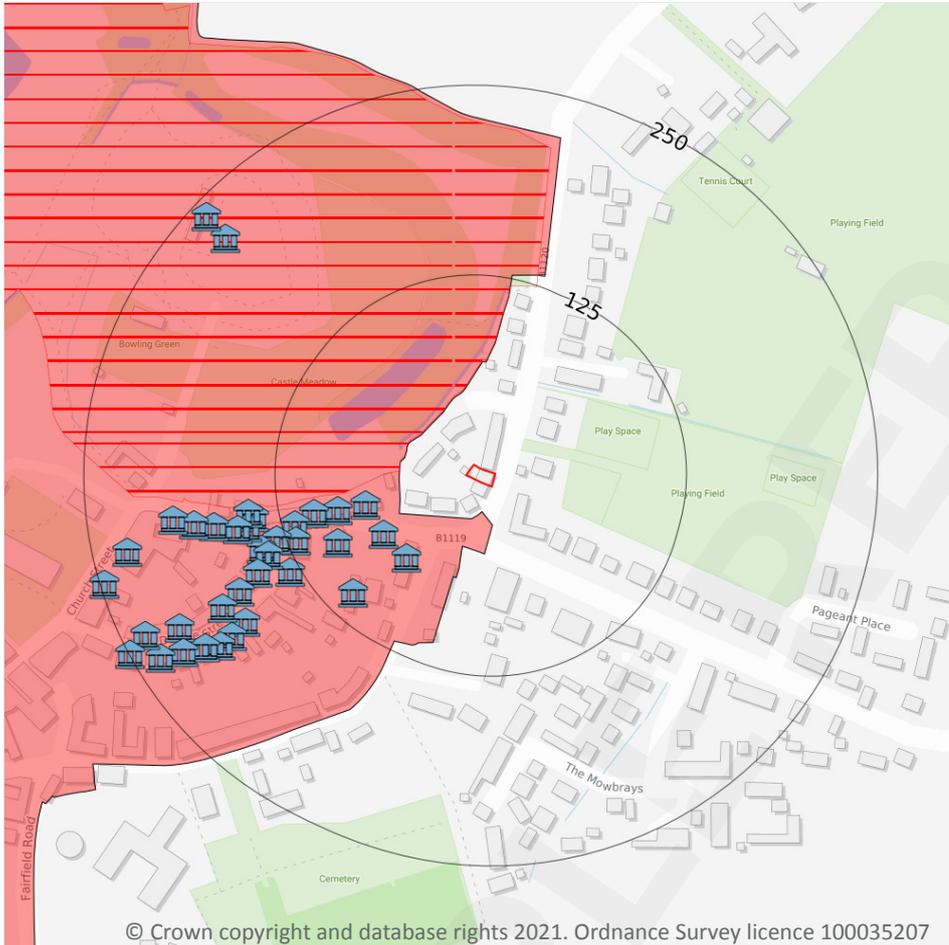
ID	Details	Description	Online record
ID: 1 Distance: 73 m Direction: SW	Application reference: DC/19/1041/LBC Application date: 28/03/2019 Council: East Suffolk Accuracy: Exact	Address: 77 Fore Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DD Project: House (Alterations) Last known status: The application for detail approval has been withdrawn.	Link
ID: A Distance: 75 m Direction: W	Application reference: C/12/1105 Application date: 22/05/2012 Council: East Suffolk 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 Distance: 78 m Direction: S	Application reference: C/12/1162 Application date: 28/05/2012 Council: East Suffolk 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
ID: A Distance: 99 m Direction: W	Application reference: C/13/0321 Application date: 19/02/2013 Council: East Suffolk Accuracy: Exact	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.	Link

ID	Details	Description	Online record
ID: A Distance: 105 m Direction: W	Application reference: C/13/0322 Application date: 19/02/2013 Council: East Suffolk Accuracy: Exact	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.	Link
ID: B Distance: 121 m Direction: S	Application reference: C/13/0008 Application date: 07/01/2013 Council: East Suffolk Accuracy: Exact	Address: 38 Fore Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DF Project: House (Conversion) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 125 m Direction: W	Application reference: DC/16/3178/FUL Application date: 03/08/2016 Council: East Suffolk Accuracy: Exact	Address: 17 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 134 m Direction: W	Application reference: C/13/0948 Application date: 23/05/2013 Council: East Suffolk Accuracy: Exact	Address: 15 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: Loft Conversion Last known status: Detailed plans have been granted.	Link
ID: A Distance: 148 m Direction: W	Application reference: C/13/0952 Application date: 21/05/2013 Council: East Suffolk Accuracy: Proximity	Address: 4 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BS Project: House (Extension) Last known status: An application has been submitted for detailed approval.	Link
ID: A Distance: 151 m Direction: W	Application reference: DC/17/1689/LBC Application date: 19/04/2017 Council: East Suffolk Accuracy: Exact	Address: Framlingham Castle, Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BS Project: Porch Last known status: Detailed plans have been granted.	Link
ID: A Distance: 161 m Direction: W	Application reference: DC/16/3453/FUL Application date: 23/08/2016 Council: East Suffolk Accuracy: Exact	Address: 5 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: House (Alterations) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 167 m Direction: W	Application reference: C/13/0948 Application date: 23/05/2013 Council: East Suffolk Accuracy: Proximity	Address: 15 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BP Project: Loft Conversion Last known status: An application has been submitted for detailed approval.	Link
ID: C Distance: 179 m Direction: SW	Application reference: DC/14/1252/FUL Application date: 29/04/2014 Council: East Suffolk Accuracy: Exact	Address: 21 Double Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BN Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: 4 Distance: 185 m Direction: NE	Application reference: DC/15/3056/FUL Application date: 24/07/2015 Council: East Suffolk Accuracy: Exact	Address: Parkwood, 2 Badingham Road, Framlingham, Woodbridge, Suffolk, East of England, IP13 9JX Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: D Distance: 187 m Direction: S	Application reference: DC/17/3353/FUL Application date: 08/08/2017 Council: East Suffolk Accuracy: Exact	Address: 57 The Mowbrays, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DL Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: D Distance: 187 m Direction: S	Application reference: DC/19/4854/FUL Application date: 23/12/2019 Council: East Suffolk Accuracy: Exact	Address: 57 The Mowbrays, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DL Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 188 m Direction: SW	Application reference: C/12/0643 Application date: 28/03/2012 Council: East Suffolk Accuracy: Exact	Address: 19 Double Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BN Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: 5 Distance: 188 m Direction: S	Application reference: DC/13/3313/FUL Application date: 06/11/2013 Council: East Suffolk Accuracy: Proximity	Address: 16 The Mowbrays, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DL Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link
ID: 6 Distance: 191 m Direction: SE	Application reference: DC/18/3294/FUL Application date: 08/08/2018 Council: East Suffolk Accuracy: Exact	Address: 3 The Mowbrays, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DL Project: House (Alterations) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 197 m Direction: SW	Application reference: C/11/2556 Application date: 14/11/2011 Council: East Suffolk Accuracy: Exact	Address: 24 Double Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BN Project: Domestic Conservatory Last known status: Detailed plans have been granted.	Link
ID: E Distance: 201 m Direction: W	Application reference: C/13/0952 Application date: 21/05/2013 Council: East Suffolk Accuracy: Exact	Address: 4 Castle Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BS Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: F Distance: 209 m Direction: SW	Application reference: C/11/0685 Application date: 28/03/2011 Council: East Suffolk Accuracy: Exact	Address: 49 Fore Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DD Project: Loft Conversion Last known status: Detailed plans have been granted.	N/A
ID: F Distance: 211 m Direction: SW	Application reference: C/13/0363 Application date: 07/03/2013 Council: East Suffolk Accuracy: Exact	Address: 30 - 32 Fore Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DF Project: 2 Storey Rear Extension Last known status: Detailed plans have been granted.	Link
ID: C Distance: 218 m Direction: SW	Application reference: DC/20/1994/LBC Application date: 01/06/2020 Council: East Suffolk Accuracy: Exact	Address: 11 Double Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BN Project: House (Extension) Last known status: Listed Building Consent has been granted for this scheme.	Link

ID	Details	Description	Online record
ID: F Distance: 235 m Direction: SW	Application reference: C/12/1867 Application date: 28/08/2012 Council: East Suffolk Accuracy: Exact	Address: 45 Fore Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9DD Project: Domestic Conservatory Last known status: Detailed plans have been granted.	Link
ID: E Distance: 243 m Direction: W	Application reference: DC/16/5345/LBC Application date: 21/12/2016 Council: East Suffolk Accuracy: Exact	Address: 9 Church Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BH Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: E Distance: 243 m Direction: W	Application reference: DC/16/5344/FUL Application date: 21/12/2016 Council: East Suffolk Accuracy: Exact	Address: 9 Church Street, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BH Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: 10 Distance: 248 m Direction: NE	Application reference: DC/20/1484/FUL Application date: 16/04/2020 Council: East Suffolk Accuracy: Exact	Address: Pentlands, Badingham Road, Framlingham, Woodbridge, Suffolk, East of England, IP13 9HS Project: House Last known status: Detailed plans have been granted.	Link
ID: 11 Distance: 249 m Direction: SE	Application reference: DC/21/1171/FUL Application date: 11/03/2021 Council: East Suffolk Accuracy: Exact	Address: 25 Saxmundham Road, Framlingham, Woodbridge, Suffolk, East of England, IP13 9BY Project: Domestic Conservatory Last known status: Detailed plans have been granted.	Link

Planning Constraints



— Site Outline

Search buffers in metres (m)

-  Listed buildings
-  Certificates of immunity from listing
-  Conservation areas
-  National Parks
-  Areas of Outstanding Natural Beauty
-  Registered parks and gardens
-  Scheduled Monuments
-  World Heritage Sites
-  Internationally important wetland sites (Ramsar Sites)
-  Sites of Special Scientific Interest
-  Designated Ancient Woodland
-  Green Belt
-  Local Nature Reserves
-  Special Areas of Conservation
-  National Nature Reserves
-  Special Protection Areas (for birds)

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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.

Distance	Direction	Name	District
18 m	S	Framlingham	Suffolk Coastal

This data is sourced from Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

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.

Distance	Direction	Ancient Monument Name	Listed Entry
39 m	NW	Framlingham Castle and its associated landscape including the mere, town ditch and Anglo-Saxon cemetery	1002965

Oil and Gas

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar

Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

Energy Infrastructure

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Transportation

HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified

Transportation

Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 1 worksites	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning

Large projects searched to 750m	Identified
Small projects searched to 500m	Identified
House extensions and small new builds searched to 125m	Identified
Mobile phone masts	Not identified
Mobile phone masts planning records	Not identified

Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified

Planning constraints

Special Areas of Conservation Not identified

Special Protection Areas (for birds) Not identified

National Nature Reserves Not identified

Local Nature Reserves Not identified

Designated Ancient Woodland Not identified

Green Belt Not identified

World Heritage Sites Not identified

Areas of Outstanding Natural Beauty Not identified

National Parks Not identified

Conservation Areas Identified

Listed Buildings Not identified

Certificates of Immunity from Listing Not identified

Scheduled Monuments Identified

Registered Parks and Gardens Not identified

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
- 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.

Flood information

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 and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient Risk Analytics.

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

Ambiental Risk Analytics 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 30 year, 1 in 100 year, 1 in 250 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 1 in 100 year and 1 in 250 year return periods.

Ambiental FloodScore™ insurance rating

The property has been rated as Very Low risk. Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>). The Ambiental FloodScore™ insurance rating is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and no additional checks are made to ensure its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure do not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for small developments and points and polygons for large

developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has been downgraded. The location of applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the study site. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure have incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure have distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large projects, 75m for small projects and 50m for house extensions
- Urban: 500m for large projects, 125m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 250m for house extensions

Please note, the search radius assigned to this property is detailed within the planning section of the report.

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 have excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report also excludes information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

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. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

SAMPLE REPORT

Conveyancing Information Executive and our terms & conditions

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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

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