

## 4. Current Land Uses

### 4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

24

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	36	NE	Phone Clinic	533498 178459	271, Old Kent Road, London, SE1 5LU	Electrical Equipment Repair and Servicing	Repair and Servicing
2	51	S	Newold Scaffolding Ltd	533489 178354	2, Kinglake Street, London, SE17 2RR	Construction and Tool Hire	Hire Services
3	71	W	Electricity Sub Station	533398 178398	SE17	Electrical Features	Infrastructure and Facilities
4A	91	SE	Works	533553 178352	SE17	Unspecified Works Or Factories	Industrial Features
5A	92	SE	Albany Garage London	533556 178356	1, Mina Road, London, SE17 2QS	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	109	NW	All Kent Motors	533375 178475	1a, Madron Street, London, SE17 2LE	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	111	NE	Electricity Sub Station	533577 178485	SE1	Electrical Features	Infrastructure and Facilities
8B	116	N	Park Thomas A Beckett Filling Station	533435 178538	233-247, Old Kent Road, London, SE1 5LU	Petrol and Fuel Stations	Road and Rail
9B	116	N	Park Garage Group	533435 178538	233-247, Old Kent Road, London, SE1 5LU	Vehicle Repair, Testing and Servicing	Repair and Servicing
10B	116	N	Hand Car Wash	533435 178538	233-247, Old Kent Road, London, SE1 5LU	Vehicle Cleaning Services	Personal, Consumer and Other Services
11	129	SE	Blue Mantle Antiques	533586 178333	The Old Fire Station 306-312, Old Kent Road, London, SE1 5UE	Fireplaces and Mantelpieces	Consumer Products
12	140	W	Electricity Sub Station	533332 178454	SE17	Electrical Features	Infrastructure and Facilities
13	156	SE	A2 Hand Carwash	533612 178324	314-318, Old Kent Road, London, SE1 5UE	Vehicle Cleaning Services	Personal, Consumer and Other Services
14C	160	N	Tank	533518 178585	SE1	Tanks (Generic)	Industrial Features
15C	165	N	Tank	533522 178589	SE1	Tanks (Generic)	Industrial Features
16C	170	N	Tank	533525 178593	SE1	Tanks (Generic)	Industrial Features
17	172	SE	Madhouse Tyres	533609 178294	4-12, Albany Road, London, SE5 0DS	Vehicle Parts and Accessories	Motoring

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
18D	206	NE	Tesco Filling Station	533652 178544	107, Dunton Road, London, SE1 5HG	Petrol and Fuel Stations	Road and Rail
19D	206	NE	Tesco Southwark	533652 178544	107, Dunton Road, London, SE1 5HG	Petrol and Fuel Stations	Road and Rail
20	217	E	Tank	533700 178461	SE1	Tanks (Generic)	Industrial Features
21	237	NW	A2z Computer Solutions	533288 178572	348, East Street, London, SE17 2SX	Electrical Equipment Repair and Servicing	Repair and Servicing
22	240	NW	Wil Network	533300 178592	174, Old Kent Road, Southwark, London, SE1 5TY	Published Goods	Industrial Products
23	243	NW	Electricity Sub Station	533383 178654	SE1	Electrical Features	Infrastructure and Facilities
24	246	NW	Dream Curtain Design	533331 178627	195, Old Kent Road, London, SE1 5NA	Curtains and Blinds	Consumer Products

## 4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

3

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
25B	115	NW	533425 178532	Unbranded	Thomas A Beckett Filling Station, 233-247, Old Kent Road, Old Kent Road, Southwark, London, Greater London, SE1 5LU	No	Closed
26D	203	NE	533657 178529	Tesco	Tesco Southwark, 107, Dunton Road, Dunton Road, Mandella Street, Southwark, London, Greater London, SE1 5HG	No	Open
27	474	SE	533857 178120	Obsolete	Shell Old Kent Road, 450, Old Kent Road, Old Kent Road, Southwark, London, Greater London, SE1 5AG	Not Applicable	Obsolete

### 4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

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### 4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

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## 5. Geology

### 5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

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### 5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
KPGR	KEMPTON PARK GRAVEL FORMATION	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

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### 5.3 Bedrock and Solid Geology

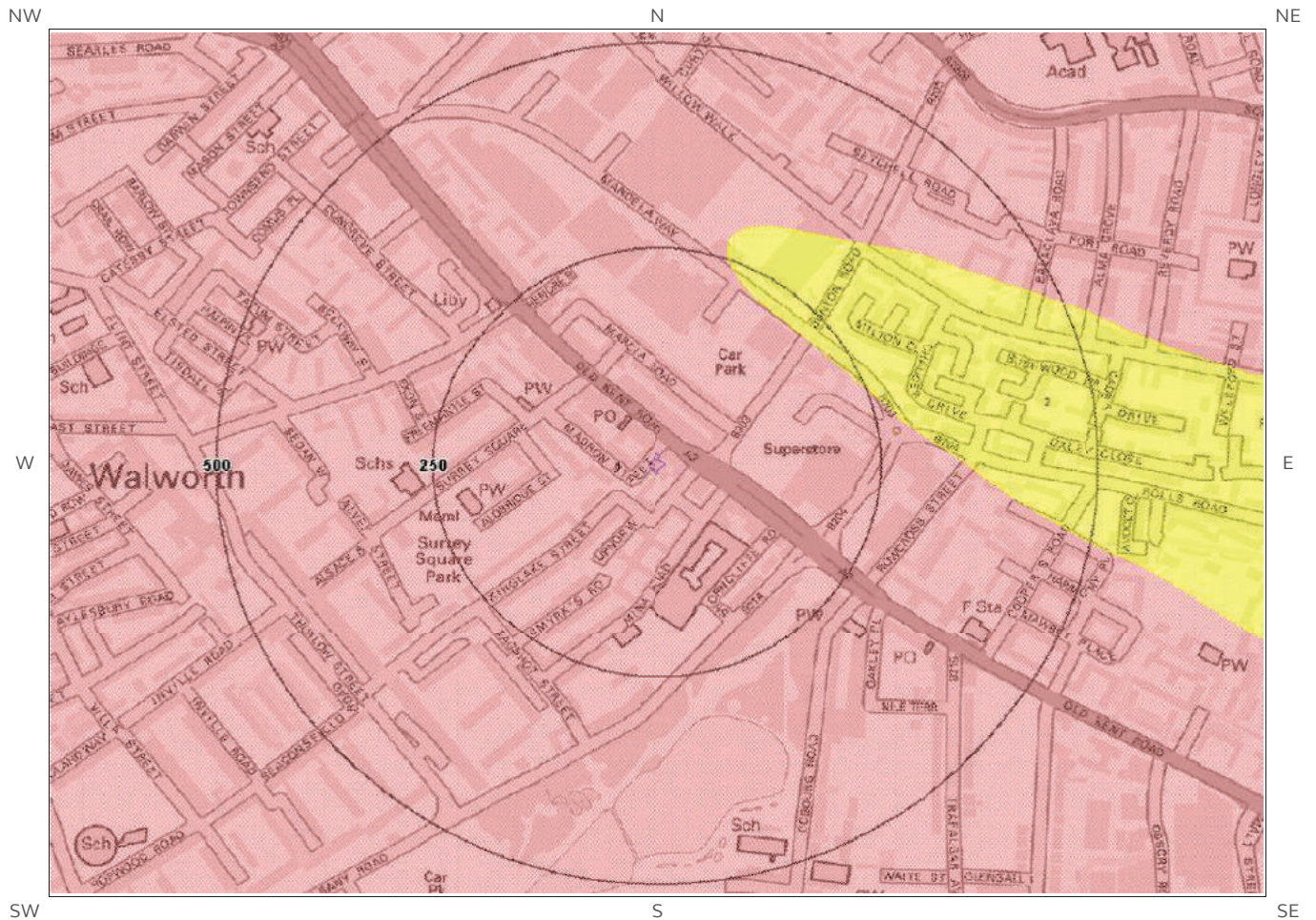
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LMBE-CLSISA	LAMBETH GROUP	CLAY, SILT AND SAND

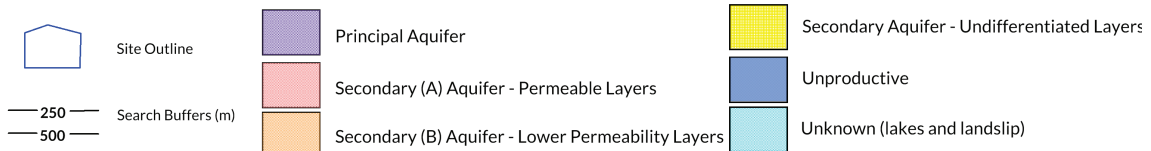
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

# 6 Hydrogeology and Hydrology

## 6a. Aquifer Within Superficial Geology

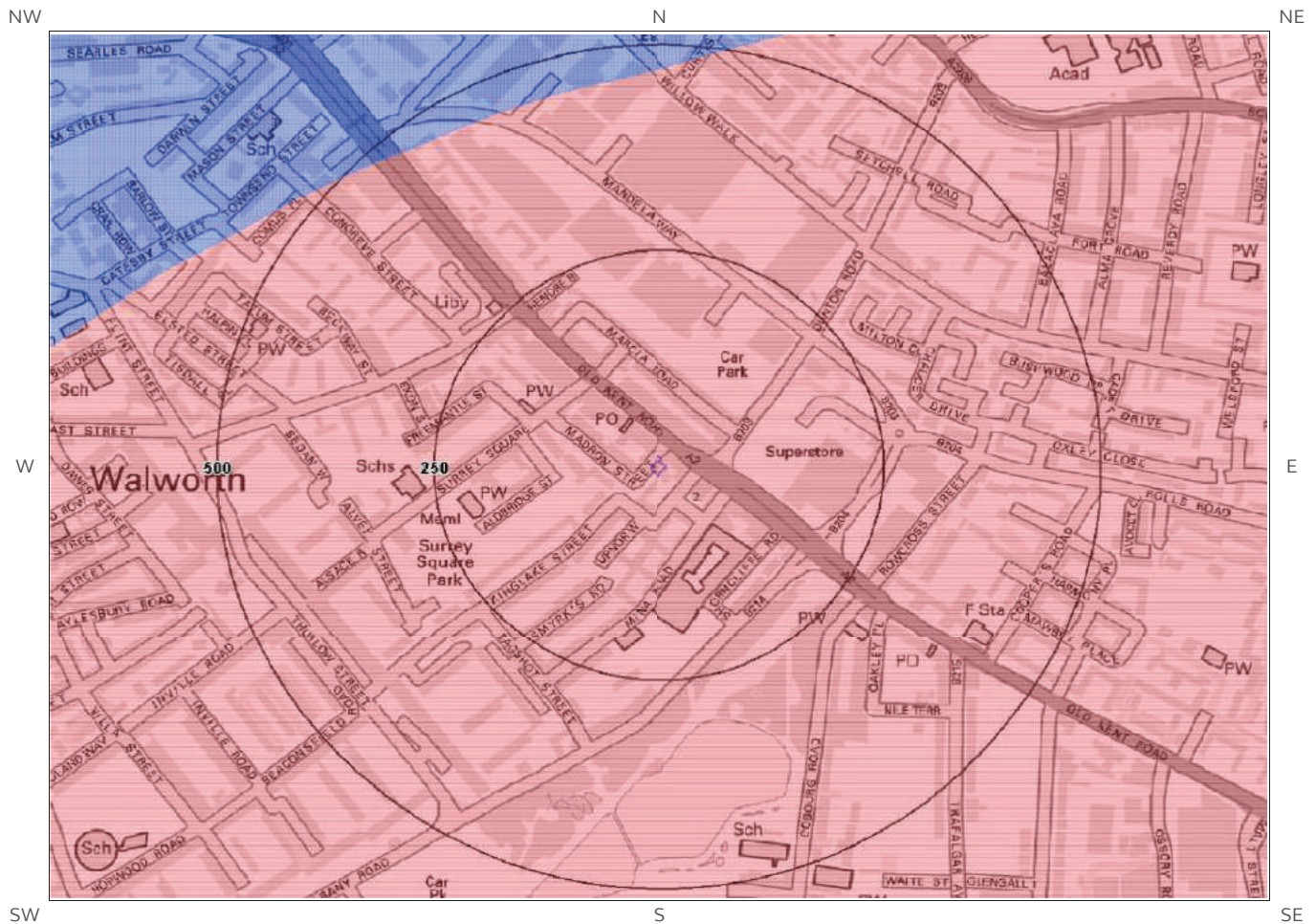


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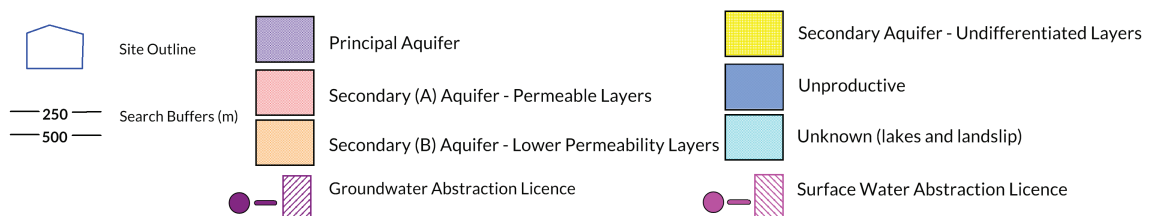




# 6b. Aquifer Within Bedrock Geology and Abstraction Licenses

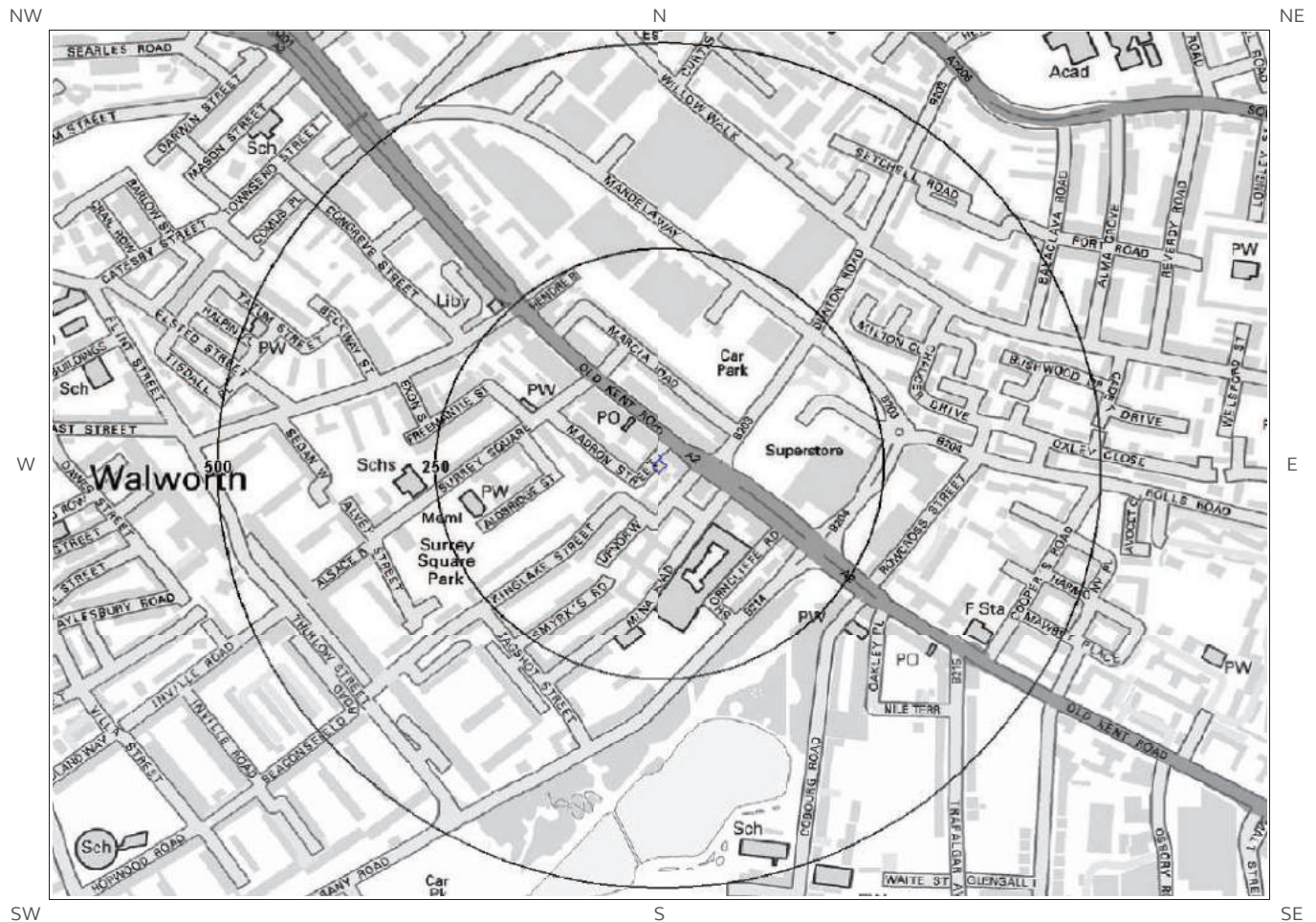


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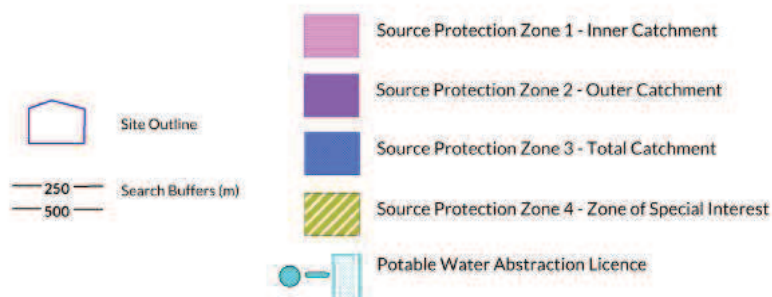




# 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

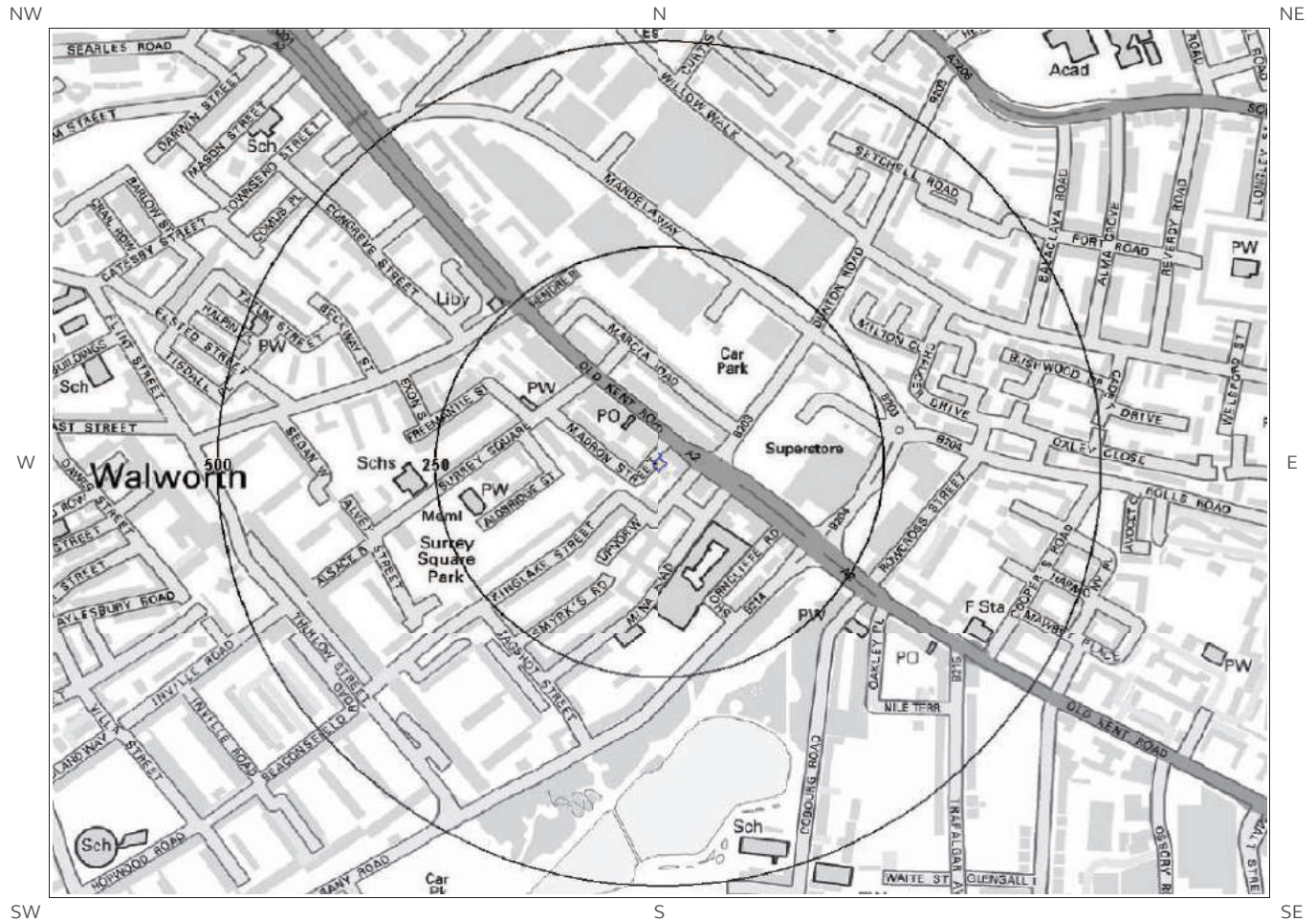


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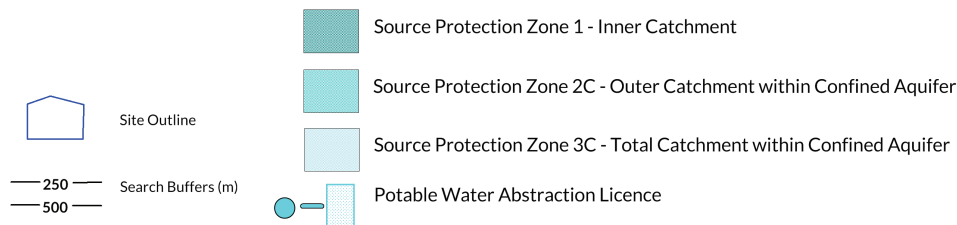




# 6d. Hydrogeology – Source Protection Zones within confined aquifer

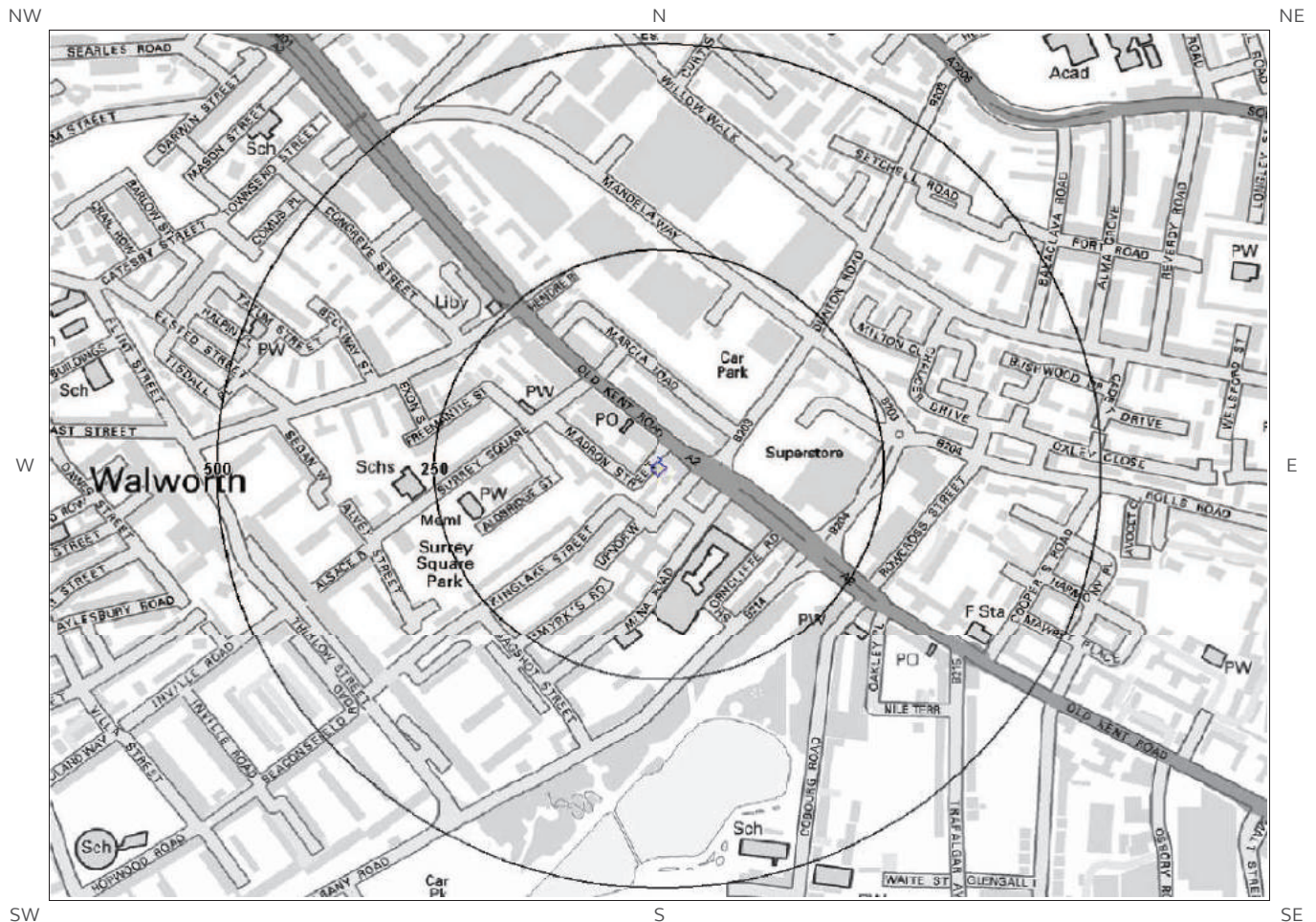


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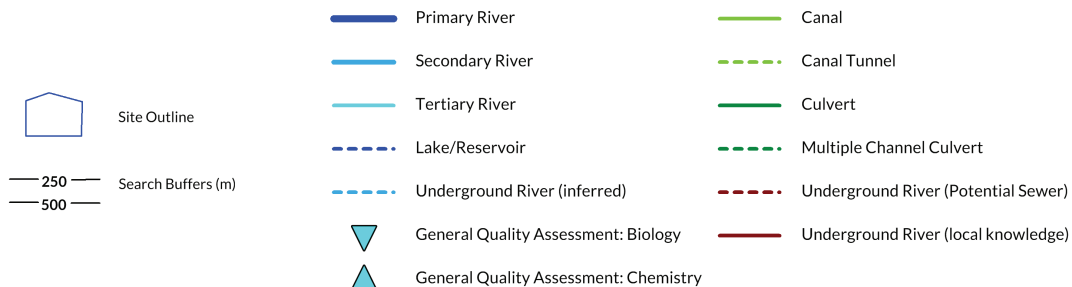




# 6e. Hydrology – Detailed River Network and River Quality



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# 6. Hydrogeology and Hydrology

## 6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	218	NE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

## 6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
2	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	455	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

## 6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	874	W	532610 178590	<p>Status: Historical Licence No: 28/39/42/0076 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Stead Street Se17 - Borehole Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 780 Original Application No: WRA/S/1317 Original Start Date: 9/5/2008 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 9/5/2008 Version End Date:</p>
Not shown	1451	SW	532681 177193	<p>Status: Active Licence No: TH/039/0042/013 Details: Laundry Use Direct Source: Thames Groundwater Point: Lomond Grove, Camberwell, London, Borehole 'A' Data Type: Point Name: Berendsen UK Limited</p> <p>Annual Volume (m³): 88650 Max Daily Volume (m³): 341 Original Application No: NPS/WR/013888 Original Start Date: 11/6/2010 Expiry Date: 31/3/2025 Issue No: 2 Version Start Date: 22/7/2013 Version End Date:</p>
Not shown	1451	SW	532681 177193	<p>Status: Historical Licence No: TH/039/0042/005 Details: Laundry Use Direct Source: Thames Groundwater Point: Lomond Grove, Camberwell, London, Borehole 'a' Data Type: Point Name: SUNLIGHT SERVICE GROUP LTD</p> <p>Annual Volume (m³): 88650 Max Daily Volume (m³): 341 Original Application No: NPS/WR/003028 Original Start Date: 11/6/2010 Expiry Date: 11/6/2011 Issue No: 1 Version Start Date: 11/6/2010 Version End Date:</p>
Not shown	1457	SW	532690 177180	<p>Status: Historical Licence No: 28/39/42/0059 Details: Laundry Use Direct Source: Thames Groundwater Point: Lomond Grove, Camberwell, London, Borehole 'a' Data Type: Point Name: SUNLIGHT SERVICE GROUP LTD</p> <p>Annual Volume (m³): 88650 Max Daily Volume (m³): 341 Original Application No: WRA/S/1049 Original Start Date: 19/1/2000 Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 19/1/2000 Version End Date:</p>
Not shown	1662	W	531860 178840	<p>Status: Historical Licence No: 28/39/42/0076 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Brook Street, Se11 - Borehole Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 780 Original Application No: WRA/S/1317 Original Start Date: 9/5/2008 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 9/5/2008 Version End Date:</p>
Not shown	1720	N	533450 180150	<p>Status: Historical Licence No: 28/39/42/0062 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1- Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: 13/12/2005 Version End Date:</p>



ID	Distance (m)	Direction	NGR	Details
Not shown	1720	N	533450 180150	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1-Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: 13/12/2005 Version End Date:</p>
Not shown	1720	N	533450 180150	<p>Status: Historical Licence No: 28/39/42/0062 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: Borehole 'a' At Gla Building, Tooley Street, London Se1 Data Type: Point Name: LONDON BRIDGE HOLDINGS LTD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/11/2001 Expiry Date: 31/12/2013 Issue No: 2 Version Start Date: 13/1/2003 Version End Date:</p>
Not shown	1720	N	533450 180150	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole 'a' At Gla Building, Tooley Street, London Se1 Data Type: Point Name: LONDON BRIDGE HOLDINGS LTD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/11/2001 Expiry Date: 31/12/2013 Issue No: 2 Version Start Date: 13/1/2003 Version End Date:</p>
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Not shown	1720	N	533450 180150	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1-Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: 13/12/2005 Version End Date:</p>
Not shown	1720	N	533450 180150	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1-Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: 13/12/2005 Version End Date:</p>
Not shown	1720	N	533450 180150	<p>Status: Active Licence No: TH/039/0042/022 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1-Borehole 'a' Data Type: Point Name: MLFH Limited</p> <p>Annual Volume (m³): 400000 Max Daily Volume (m³): 1850 Original Application No: NPS/WR/015223 Original Start Date: 5/6/2013 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 30/1/2014 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1720	N	533450 180150	Status: Active Licence No: TH/039/0042/022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1-Borehole 'a' Data Type: Point Name: MLFH Limited	Annual Volume (m³): 400000 Max Daily Volume (m³): 1850 Original Application No: NPS/WR/015223 Original Start Date: 5/6/2013 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 30/1/2014 Version End Date:
Not shown	1720	N	533450 180150	Status: Historical Licence No: 28/39/42/0062 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1-Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 300000 Max Daily Volume (m³): 1850 Original Application No: WRA/S/1295 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 5 Version Start Date: 17/5/2007 Version End Date:
Not shown	1720	N	533450 180150	Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1-Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 300000 Max Daily Volume (m³): 1850 Original Application No: WRA/S/1295 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 5 Version Start Date: 17/5/2007 Version End Date:
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1-borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: 13/12/2005 Version End Date:
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole 'b' At Gla Building, Tooley Street, London Se1 Data Type: Point Name: LONDON BRIDGE HOLDINGS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/11/2001 Expiry Date: 31/12/2013 Issue No: 2 Version Start Date: 13/1/2003 Version End Date:
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1-borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: 13/12/2005 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1 -borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: 13/12/2005 Version End Date:
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1 -borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: 13/12/2005 Version End Date:
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: Borehole 'b' At Gla Building, Tooley Street, London Se1 Data Type: Point Name: LONDON BRIDGE HOLDINGS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/11/2001 Expiry Date: 31/12/2013 Issue No: 2 Version Start Date: 13/1/2003 Version End Date:
Not shown	1752	N	533390 180180	Status: Active Licence No: TH/039/0042/022 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1 -borehole 'b' Data Type: Point Name: MLFH Limited	Annual Volume (m³): 400000 Max Daily Volume (m³): 1850 Original Application No: NPS/WR/015223 Original Start Date: 5/6/2013 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 30/1/2014 Version End Date:
Not shown	1752	N	533390 180180	Status: Active Licence No: TH/039/0042/022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1 -borehole 'b' Data Type: Point Name: MLFH Limited	Annual Volume (m³): 400000 Max Daily Volume (m³): 1850 Original Application No: NPS/WR/015223 Original Start Date: 5/6/2013 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 30/1/2014 Version End Date:
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Non-Evaporative Cooling Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1 -borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 300000 Max Daily Volume (m³): 1850 Original Application No: WRA/S/1295 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 5 Version Start Date: 17/5/2007 Version End Date:



ID	Distance (m)	Direction	NGR	Details
Not shown	1752	N	533390 180180	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1 -borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m<sup>3</sup>): 300000 Max Daily Volume (m<sup>3</sup>): 1850 Original Application No: WRA/S/1295 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 5 Version Start Date: 17/5/2007 Version End Date:</p>
Not shown	1761	NE	535110 179100	<p>Status: Historical Licence No: TH/039/0042/001 Details: Make-Up Or Top Up Water Direct Source: Thames Groundwater Point: Borehole At Southwark Park, Southwark London Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m<sup>3</sup>): 25000 Max Daily Volume (m<sup>3</sup>): 800 Original Application No: NPSWR 000165 Original Start Date: 18/5/2009 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 18/5/2009 Version End Date:</p>
Not shown	1761	NE	535110 179100	<p>Status: Historical Licence No: TH/039/0042/001 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At Southwark Park, Southwark London Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m<sup>3</sup>): 25000 Max Daily Volume (m<sup>3</sup>): 800 Original Application No: NPSWR 000165 Original Start Date: 18/5/2009 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 18/5/2009 Version End Date:</p>
Not shown	1770	NE	535101 179144	<p>Status: Active Licence No: TH/039/0042/021 Details: Make-Up Or Top Up Water Direct Source: Thames Groundwater Point: Point 'a' At Southwark Park Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m<sup>3</sup>): 21000 Max Daily Volume (m<sup>3</sup>): 800 Original Application No: NPS/WR/009262 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:</p>
Not shown	1770	NE	535101 179144	<p>Status: Active Licence No: TH/039/0042/021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Point 'a' At Southwark Park Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m<sup>3</sup>): 21000 Max Daily Volume (m<sup>3</sup>): 800 Original Application No: NPS/WR/009262 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:</p>
Not shown	1770	NE	535101 179144	<p>Status: Active Licence No: TH/039/0042/021 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Point 'a' At Southwark Park Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m<sup>3</sup>): 21000 Max Daily Volume (m<sup>3</sup>): 800 Original Application No: NPS/WR/009262 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:</p>

## 6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

## 6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	874	W	532610 178590	<p>Status: Historical Licence No: 28/39/42/0076 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Stead Street Se17 - Borehole Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 780 Original Application No: WRA/S/1317 Original Start Date: 9/5/2008 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:</p>
Not shown	1662	W	531860 178840	<p>Status: Historical Licence No: 28/39/42/0076 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Brook Street, Se11 - Borehole Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 780 Original Application No: WRA/S/1317 Original Start Date: 9/5/2008 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:</p>
Not shown	1720	N	533450 180150	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1- Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: Version End Date:</p>
Not shown	1720	N	533450 180150	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1- Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1720	N	533450 180150	Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole 'a' At Gla Building, Tooley Street, London Se1 Data Type: Point Name: LONDON BRIDGE HOLDINGS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/11/2001 Expiry Date: 31/12/2013 Issue No: 2 Version Start Date: Version End Date:
Not shown	1720	N	533450 180150	Status: Active Licence No: TH/039/0042/022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1-Borehole 'a' Data Type: Point Name: MLFH Limited	Annual Volume (m³): 400000 Max Daily Volume (m³): 1850 Original Application No: NPS/WR/015223 Original Start Date: 5/6/2013 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: Version End Date:
Not shown	1720	N	533450 180150	Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1-Borehole 'a' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 300000 Max Daily Volume (m³): 1850 Original Application No: WRA/S/1295 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 5 Version Start Date: Version End Date:
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1-borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED	Annual Volume (m³): 610400 Max Daily Volume (m³): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: Version End Date:
Not shown	1752	N	533390 180180	Status: Active Licence No: TH/039/0042/022 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1-borehole 'b' Data Type: Point Name: MLFH Limited	Annual Volume (m³): 400000 Max Daily Volume (m³): 1850 Original Application No: NPS/WR/015223 Original Start Date: 5/6/2013 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: Version End Date:
Not shown	1752	N	533390 180180	Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole 'b' At Gla Building, Tooley Street, London Se1 Data Type: Point Name: LONDON BRIDGE HOLDINGS LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/11/2001 Expiry Date: 31/12/2013 Issue No: 2 Version Start Date: Version End Date:



ID	Distance (m)	Direction	NGR	Details
Not shown	1752	N	533390 180180	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Gla Building, Tooley Street, London Se1 -borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m<sup>3</sup>): 610400 Max Daily Volume (m<sup>3</sup>): 4320 Original Application No: WRA/S/1083 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 4 Version Start Date: Version End Date:</p>
Not shown	1752	N	533390 180180	<p>Status: Historical Licence No: 28/39/42/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: City Hall, The Queens Walk, London Se1 -borehole 'b' Data Type: Point Name: LONDON BRIDGE DEVELOPMENT LIMITED</p> <p>Annual Volume (m<sup>3</sup>): 300000 Max Daily Volume (m<sup>3</sup>): 1850 Original Application No: WRA/S/1295 Original Start Date: 15/11/2001 Expiry Date: 31/3/2013 Issue No: 5 Version Start Date: Version End Date:</p>
Not shown	1761	NE	535110 179100	<p>Status: Historical Licence No: TH/039/0042/001 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At Southwark Park, Southwark London Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m<sup>3</sup>): 25000 Max Daily Volume (m<sup>3</sup>): 800 Original Application No: NPSWR 000165 Original Start Date: 18/5/2009 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:</p>
Not shown	1770	NE	535101 179144	<p>Status: Active Licence No: TH/039/0042/021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Point 'a' At Southwark Park Data Type: Point Name: LONDON BOROUGH OF SOUTHWARK</p> <p>Annual Volume (m<sup>3</sup>): 21000 Max Daily Volume (m<sup>3</sup>): 800 Original Application No: NPS/WR/009262 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: Version End Date:</p>

## 6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

## 6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

## 6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

## 6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? No

### 6.9.1 Biological Quality:

Database searched and no data found.

### 6.9.2 Chemical Quality:

Database searched and no data found.

## 6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

No

Database searched and no data found.

---

## 6.11 Surface Water Features

Are there any surface water features within 250m of the study site?

No

Database searched and no data found.

---



# 7a. Environment Agency Flood Map for Planning (from rivers and the sea)

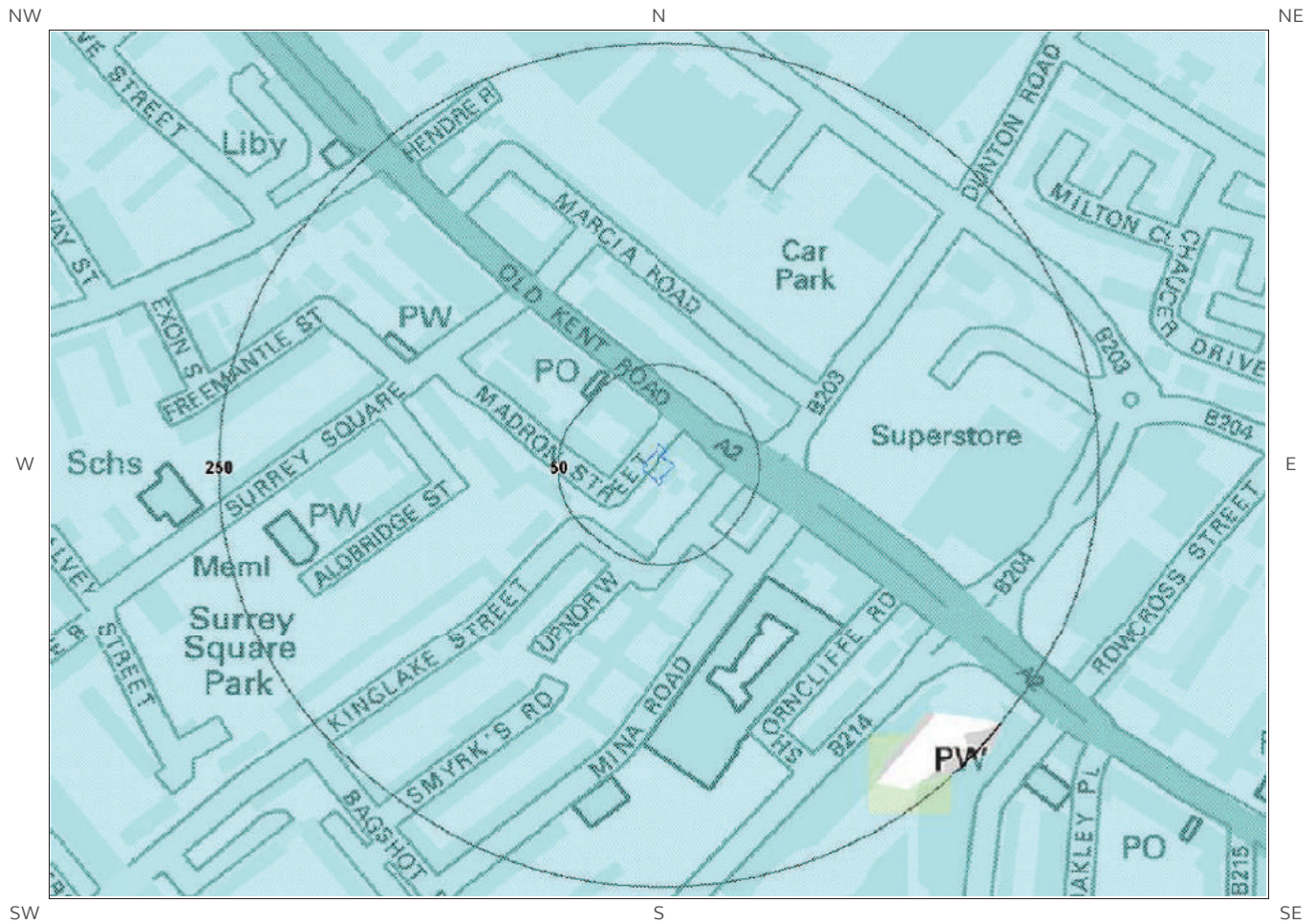


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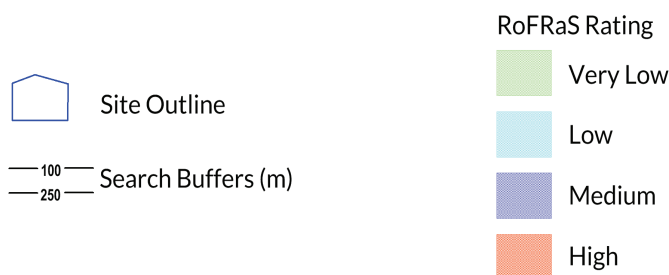




# 7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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# 7 Flooding

## 7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? Yes

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	0	On Site	08-Feb-2016	Zone 2 - (Fluvial /Tidal Models)

## 7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? Yes

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance (m)	Direction	Update	Type
1	0	On Site	12-Feb-2016	Zone 3 - (Fluvial Models)

## 7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	Low



## 7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No  
Database searched and no data found.

---

## 7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? Yes

---

## 7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

---

## 7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

---

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

---

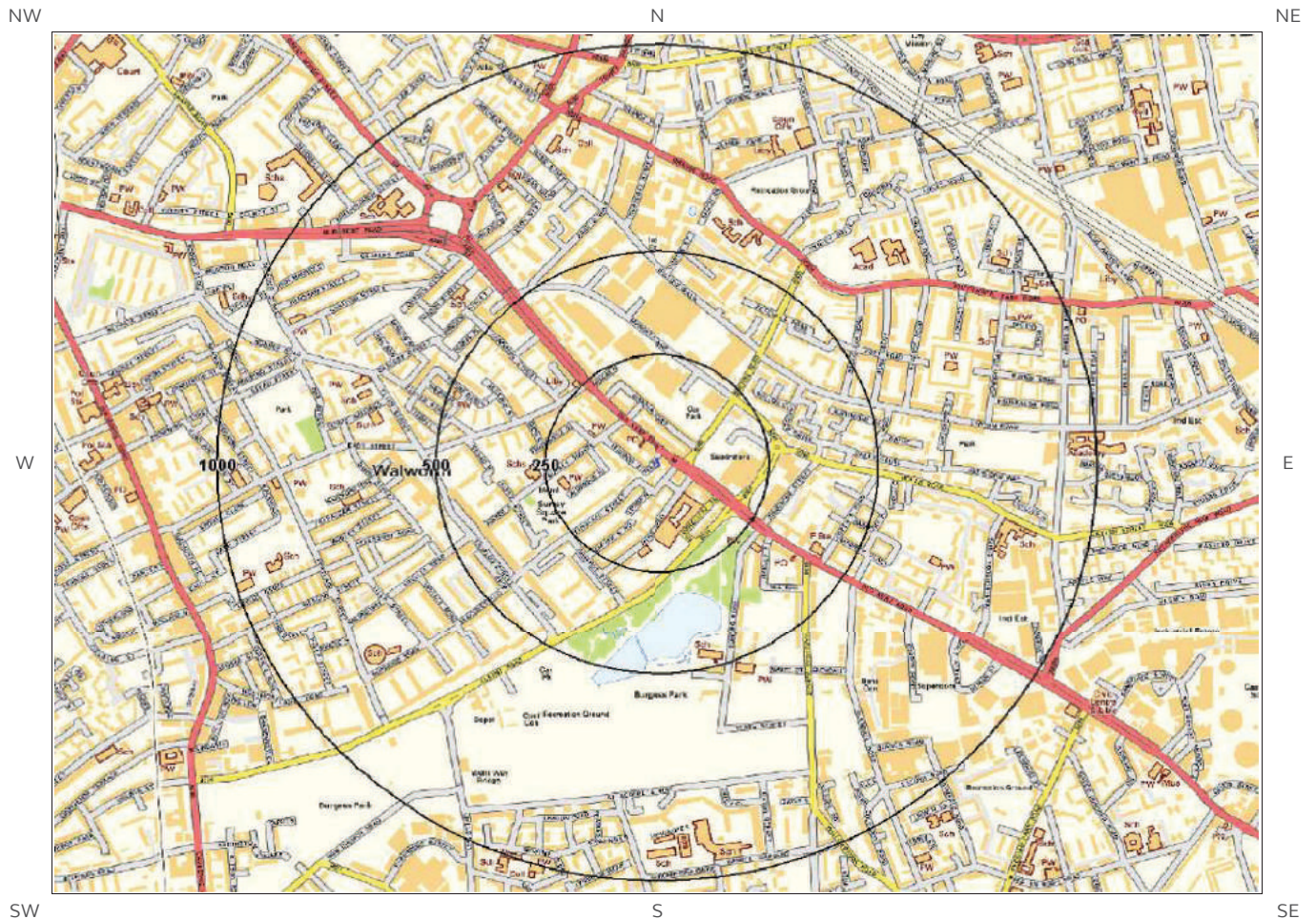
## 7.8 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Moderate

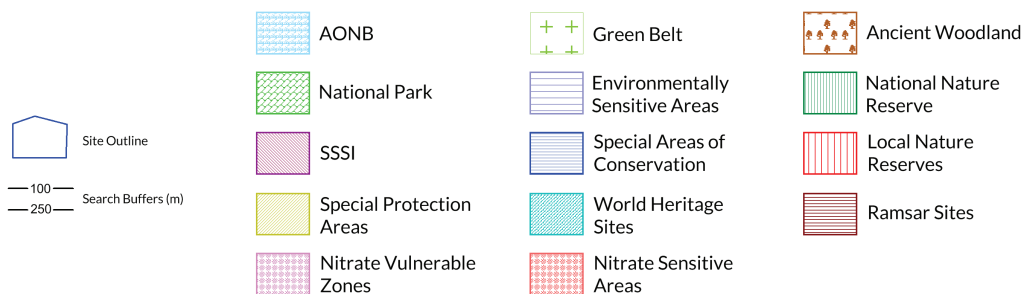
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

# 8. Designated Environmentally Sensitive Sites Map



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## 8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site?

Yes

---

### 8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

---

### 8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

---

### 8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

---

### 8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

---

### 8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

## 8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

## 8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

## 8.8 Records of World Heritage Sites within 2000m of the study site:

1

The following World Heritage Site records provided by English Heritage and Cadw are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	World Heritage Site Name	Data Source
Not shown	1982	N	Tower of London	English Heritage

## 8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

## 8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

## 8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.



## 8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

---

## 8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

---

## 8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

---

# 9. Natural Hazards Findings

## 9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure GeoInsight, available from our [website](#). The following information has been found:

### 9.1.1 Shrink Swell

What is the maximum Shrink-Swell\* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

### 9.1.2 Landslides

What is the maximum Landslide\* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

### 9.1.3 Soluble Rocks

What is the maximum Soluble Rocks\* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

\* This indicates an automatically generated 50m buffer and site.

#### 9.1.4 Compressible Ground

What is the maximum Compressible Ground\* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

#### 9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks\* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

#### 9.1.6 Running Sand

What is the maximum Running Sand\*\* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

### 9.2 Radon

#### 9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

\* This indicates an automatically generated 50m buffer and site.

### 9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment?      No radon protective measures are necessary.



# 10. Mining

## 10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

---

## 10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Chalk	Rare and localised small scale mining may have occurred.

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

---

## 10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

---

# Contact Details

## **CENTREMAPS**

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## **British Geological Survey Enquiries**

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BGS Geological Hazards Reports and general geological enquiries:  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)



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NATURAL ENVIRONMENT RESEARCH COUNCIL

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Rotherham, S60 1BY  
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133-155 Waterloo Road, London, SE1 8UG  
[www.gov.uk/phe](http://www.gov.uk/phe)

Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

Main switchboard: 020 7654 8000



**Public Health  
England**

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DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



**The Coal  
Authority**

## **Ordnance Survey**

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Tel: 08456 050505



## **Local Authority**

Authority: London Borough of Southwark  
Phone: 020 7525 5000  
Web: <http://www.southwark.gov.uk>  
Address: Town Hall, Peckham Road, London, SE5 8UB

## **Gemapping PLC**

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Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**“Beneficiary”** means the person or entity for whose benefit the Client has obtained the Services.

**“Client”** means the party or parties entering into a Contract with Groundsure.

**“Commercial”** means any building or property which is not Residential.

**“Confidential Information”** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

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(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

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**“Groundsure”** means Groundsure Limited, a company registered in England and Wales under number 03421028.

**“Groundsure Materials”** means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**“Intellectual Property”** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**“Mapping”** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**“Order”** means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

**“Ordnance Survey”** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**“Order Website”** means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

**“Report”** means a Risk Screening Report or Data Report for Commercial or Residential property.

**“Residential”** means any building or property used as or intended to be used as a single dwelling.

**“Risk Screening Report”** means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

**“Services”** means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

**“Site”** means the area of land in respect of which the Client has requested Groundsure to provide the Services.

**“Third Party Content”** means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

**“User Guide”** means the user guide, as amended from time to time, available upon request from Groundsure and on the website ([www.Groundsure.com](http://www.Groundsure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

### 3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary’s professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and



frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

## 7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

## 8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

## 12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website [www.tpos.co.uk](http://www.tpos.co.uk) or email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013

### 3. Supporting information

#### 3.4 Risk assessment methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
<b>High likelihood</b>	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
<b>Likely</b>	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
<b>Low likelihood</b>	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
<b>Unlikely</b>	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
<b>Severe</b>	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
<b>Medium</b>	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

### 3. Supporting information

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
<b>Mild</b>	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
<b>Minor</b>	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects or damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk



## 3. Supporting information

### 3.5 Historical land use maps

Historical Ordnance Survey maps relating to the site and its surrounding area have been provided by Groundsure.

