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Standard Terms and Conditions

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<https://www.groundsure.com/terms-and-conditions-sept-2016/>

APPENDIX D

Desk Study Data – Environmental Data (Groundsure EnviroInsight)



Groundsure

LOCATION INTELLIGENCE

Gabriel Geo Consulting
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ASHFORD, TN24 8DH

Groundsure Reference: GS-4687365

Your Reference: 18672

Report Date 26 Jan 2018

Report Delivery Method: Email - pdf

Enviro Insight

Address: 71, GOLDHURST TERRACE, LONDON, NW6 3HA

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Enviro Insight

Address: 71, GOLDHURST TERRACE, LONDON, NW6 3HA
Date: 26 Jan 2018
Reference: GS-4687365
Client: Gabriel Geo Consulting

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 07-Jun-2015
Grid Reference: 526281,184338
Site Size: 0.03ha

Report Reference: GS-4687365
Client Reference: 18672

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	10	64
1.2 Additional Information – Historical Tank Database	0	0	0	10
1.3 Additional Information – Historical Energy Features Database	0	0	5	43
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	3	17	29
1.6 Potentially Infilled Land	0	0	9	22
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	4	9
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	1	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	3	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	7	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	2
4.3 National Grid Underground Electricity Cables	0	0	0	12
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	No					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	4	0	5
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	3
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	1	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	0	0	0	0	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding						
7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No					
7.2 Are there any Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	No					
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low					
7.4 Are there any Flood Defences within 250m of the study site?	No					
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No					
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No					
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Prone					
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable					

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	3
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Moderate
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Moderate
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Negligible
9.2 Radon	
9.2.1 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.
9.2.2 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.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

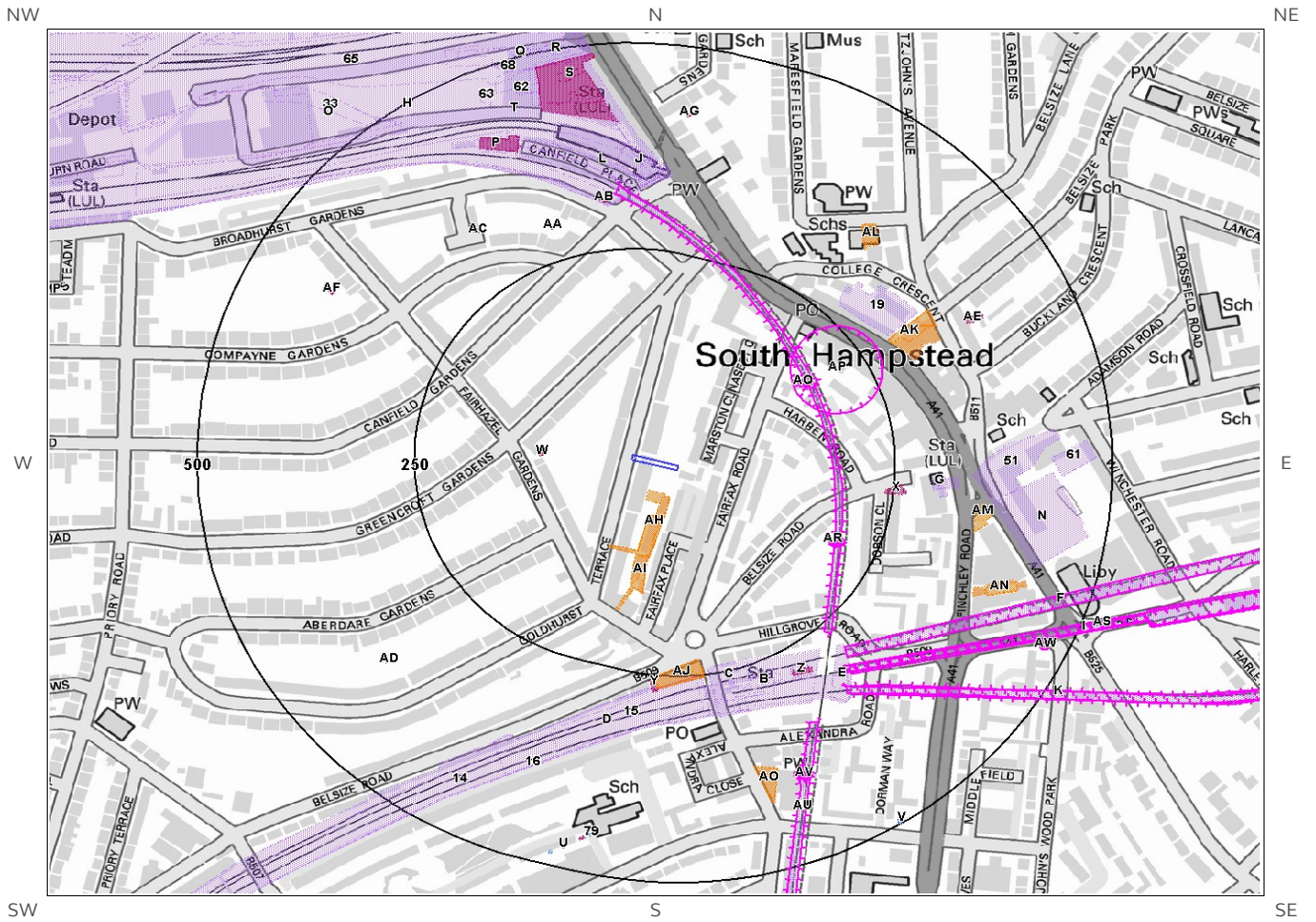
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

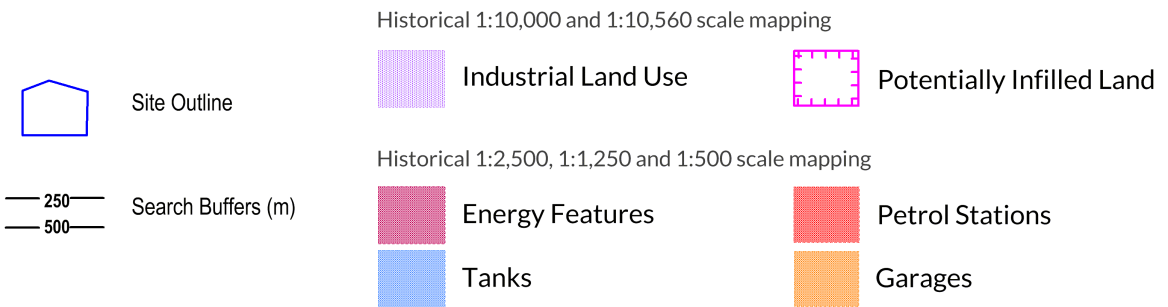
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 74

ID	Distance [m]	Direction	Use	Date
1A	175	E	Tunnel	1973
2A	175	E	Tunnel	1968
3A	175	E	Tunnel	1957
4C	241	S	Railway Station	1948
5B	241	S	Railway Sidings	1973
6B	241	S	Railway Sidings	1968
7C	241	S	Railway Station	1989
8C	241	S	Railway Station	1957
9C	241	S	Railway Station	1973
10C	241	S	Railway Station	1968
11D	251	S	Railway Sidings	1973
12D	251	S	Railway Sidings	1968
13D	251	S	Railway Sidings	1989
14	251	S	Railway Sidings	1957
15	253	S	Railway Sidings	1948
16	263	S	Railway Sidings	1894
17B	263	S	Railway Station	1894
18C	266	S	Railway Station	1920
19	269	NE	Hospital	1948
20Z	274	SE	Railway Building	1989
21E	280	SE	Railway Sidings	1973
22E	280	SE	Railway Sidings	1968
23F	288	SE	Tunnel	1968
24F	288	SE	Tunnel	1989
25F	288	SE	Tunnel	1957
26F	288	SE	Tunnel	1973
27G	292	E	London Transport Station	1989
28G	299	E	Railway Station	1894
29G	300	E	Unspecified Station	1920
30O	303	N	Railway Sidings	1920
31H	305	N	Railway Sidings	1957
32AS	305	SE	Tunnels	1957
33	305	N	Railway Sidings	1948
34H	306	N	Railway Sidings	1973

35H	306	N	Railway Sidings	1968
36E	307	SE	Railway Building	1989
37I	308	SE	Tunnel	1973
38I	308	SE	Tunnel	1989
39I	308	SE	Tunnel	1968
40L	319	N	Railway Station	1948
41J	325	N	Railway Station	1920
42K	326	SE	Tunnels	1957
43J	329	N	Railway Station	1894
44K	329	SE	Tunnel	1973
45K	329	SE	Tunnel	1989
46K	329	SE	Tunnel	1968
47L	336	N	London Transport Station	1957
48L	336	N	London Transport Station	1968
49L	336	N	London Transport Station	1973
50L	336	N	Railway Station	1989
51	340	E	Unspecified Station	1948
52AU	342	SE	Tunnel	1957
53AT	342	SE	Tunnel	1968
54M	342	SE	Tunnel	1973
55M	342	SE	Tunnel	1989
56N	365	E	Hospital	1957
57N	365	E	Hospital	1948
58O	370	N	Railway Sidings	1894
59P	393	N	Railway Building	1948
60P	394	N	Railway Building	1920
61	430	E	London Transport Station	1968
62	455	N	Railway Building	1920
63	456	N	Railway Building	1968
64S	459	N	Railway Building	1920
65	477	N	Railway Sidings	1866
66Q	484	N	Coal Depot	1968
67Q	484	N	Coal Depot	1957
68	486	N	Railway Building	1894
69Q	488	N	Railway Buildings	1948
70Q	488	N	Railway Building	1920
71R	493	N	Railway Buildings	1894
72R	497	N	Railway Building	1920
73Q	498	N	Railway Building	1920
74R	498	N	Railway Building	1920

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

10

ID	Distance (m)	Direction	Use	Date
75S	405	N	Gas Board Depot	1953
76S	429	N	Gas Board Depot	1955
77T	437	N	Unspecified Tank	1955
78T	437	N	Unspecified Tank	1953
79	451	S	Unspecified Tank	1871
80U	472	S	Unspecified Tank	1871
81U	482	S	Unspecified Tank	1871
82V	493	SE	Unspecified Tank	1978
83V	493	SE	Unspecified Tank	1991
84V	493	SE	Unspecified Tank	1969

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

48

ID	Distance (m)	Direction	Use	Date
85W	101	W	Electricity Substation	1983
86W	101	W	Electricity Substation	1991
87W	102	W	Electricity Substation	1999
88X	240	E	Electricity Substation	1991
89X	240	E	Electricity Substation	1984
90Y	253	S	Electricity Substation	1983
91Y	253	S	Electricity Substation	1991
92X	261	E	Electricity Substation	1995
93Y	266	S	Electricity Substation	1999
94Z	277	SE	Electricity Substation	1953
95Z	277	SE	Electricity Substation	1955
96AA	289	N	Electricity Substation	1971
97AA	290	N	Electricity Substation	1986
98AA	290	N	Electricity Substation	1991
99AA	290	N	Electricity Substation	1994
100AB	308	N	Electricity Substation	1955

101AB	308	N	Electricity Substation	1991
102AB	308	N	Electricity Substation	1986
103AB	308	N	Electricity Substation	1953
104AB	308	N	Electricity Substation	1971
105AB	308	N	Electricity Substation	1994
106AC	322	NW	Electricity Substation	1971
107AC	322	NW	Electricity Substation	1986
108AC	322	NW	Electricity Substation	1991
109AC	323	NW	Electricity Substation	1994
110AD	369	SW	Electricity Substation	1970
111AD	370	SW	Electricity Substation	1990
112AD	370	SW	Electricity Substation	1990
113AD	370	SW	Electricity Substation	1991
114AE	375	NE	Electricity Substation	1994
115AE	389	NE	Electricity Substation	1985
116AE	389	NE	Electricity Substation	1991
117P	391	N	Electricity Substation	1955
118P	391	N	Electricity Substation	1953
119AE	394	NE	Electricity Substation	1974
120AF	395	NW	Electricity Substation	1994
121AF	396	NW	Electricity Substation	1984
122AF	396	NW	Electricity Substation	1992
123AF	396	NW	Electricity Substation	1991
124AF	396	NW	Electricity Substation	1953
125S	405	N	Gas Board Depot	1991
126AG	414	N	Electricity Substation	1986
127AG	414	N	Electricity Substation	1971
128AG	415	N	Electricity Substation	1994
129AG	415	N	Electricity Substation	1955
130S	429	N	Gas Board Depot	1955
131U	456	S	Electricity Substation	1953
132U	456	S	Electricity Substation	

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps

provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 49

ID	Distance (m)	Direction	Use	Date
133AH	31	S	Garage	1999
134AH	34	S	Garage	1991
135AH	34	S	Garage	1967
136AH	60	S	Garage	1955
137AH	60	S	Garage	1953
138AH	60	S	Garage	1962
139AI	108	S	Garage	1955
140AI	108	S	Garage	1967
141AI	108	S	Garage	1962
142AI	108	S	Garage	1953
143AI	119	S	Garage	1983
144AI	119	S	Garage	1991
145AI	122	S	Garage	1999
146AJ	230	S	Garage	1991
147AJ	230	S	Garage	1983
148AJ	231	S	Garage	1967
149AJ	231	S	Garage	1962
150AJ	231	S	Garage	1953
151AJ	231	S	Garage	1999
152AJ	235	S	Garage	1955
153AK	285	NE	Garage	1973
154AK	285	NE	Garage	1967
155AK	285	NE	Garage	1962
156AK	286	NE	Garage	1995
157AK	286	NE	Garage	1991
158AK	286	NE	Garage	1978
159AK	286	NE	Garage	1979
160AK	286	NE	Garage	1984
161AK	314	NE	Garage	1967
162AK	314	NE	Garage	1994
163AK	314	NE	Garage	1991
164AK	314	NE	Garage	1985
165AK	314	NE	Garage	1991
166AL	338	NE	Garage	1985
167AL	338	NE	Garage	1967
168AL	344	NE	Garage	1955
169AL	344	NE	Garage	1953
170AM	346	E	Garage	1967
171AM	346	E	Garage	1962

172AN	369	SE	Garage	1973
173AN	369	SE	Garage	1983
174AN	369	SE	Garage	1991
175AO	369	S	Garage	1995
176AO	370	S	Garage	1979
177AN	381	E	Garage	1991
178AN	383	E	Garage	1978
179AN	383	E	Garage	1984
180AN	383	E	Garage	
181AN	383	E	Garage	

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 31

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
182AP	163	NE	Air Shaft	1920
183AQ	169	NE	Air Shaft	1948
184AP	174	NE	Air Shaft	1957
185AQ	175	E	Tunnel	1973
186A	175	E	Tunnel	1968
187A	175	E	Tunnel	1957
188AR	194	SE	Air Shaft	1948
189AR	197	SE	Air Shaft	1920
190AR	198	SE	Air Shaft	1957
191F	288	SE	Tunnel	1973
192F	288	SE	Tunnel	1968
193F	288	SE	Tunnel	1989
194F	288	SE	Tunnel	1957
195AS	305	SE	Tunnels	1957
196AS	308	SE	Tunnel	1973
197AS	308	SE	Tunnel	1968
198AS	308	SE	Tunnel	1989
199K	326	SE	Tunnels	1957
200K	329	SE	Tunnel	1973
201K	329	SE	Tunnel	1968
202K	329	SE	Tunnel	1989
203M	342	SE	Tunnel	1973
204AT	342	SE	Tunnel	1968
205M	342	SE	Tunnel	1989
206AU	342	SE	Tunnel	1957
207AV	392	S	Air Shaft	1968
208AV	392	S	Air Shaft	1948
209AV	392	S	Air Shaft	1957

210AV	395	S	Air Shaft	1920
211AW	469	SE	Air Shaft	1973
212AW	469	SE	Air Shaft	1968
