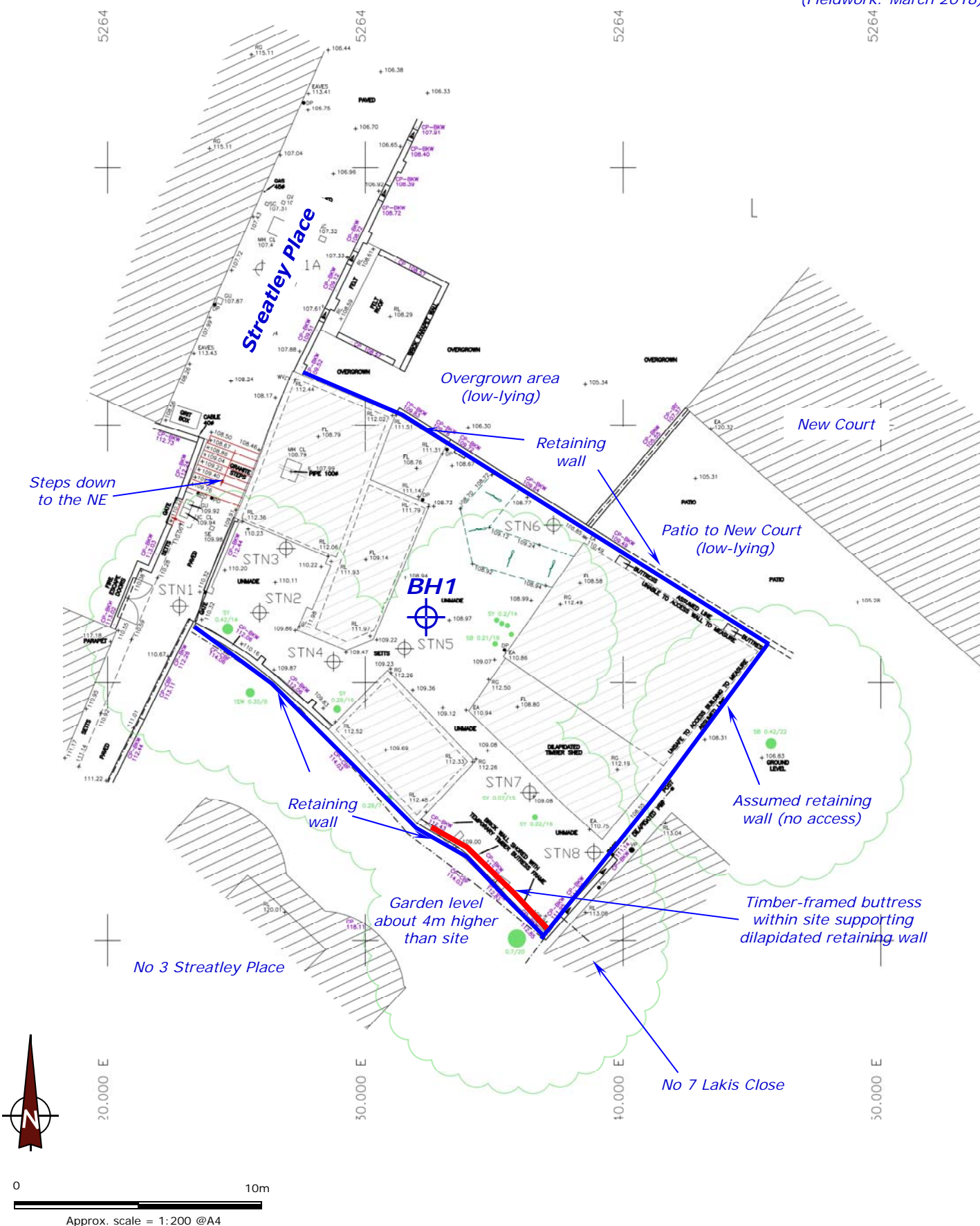


Site Plan

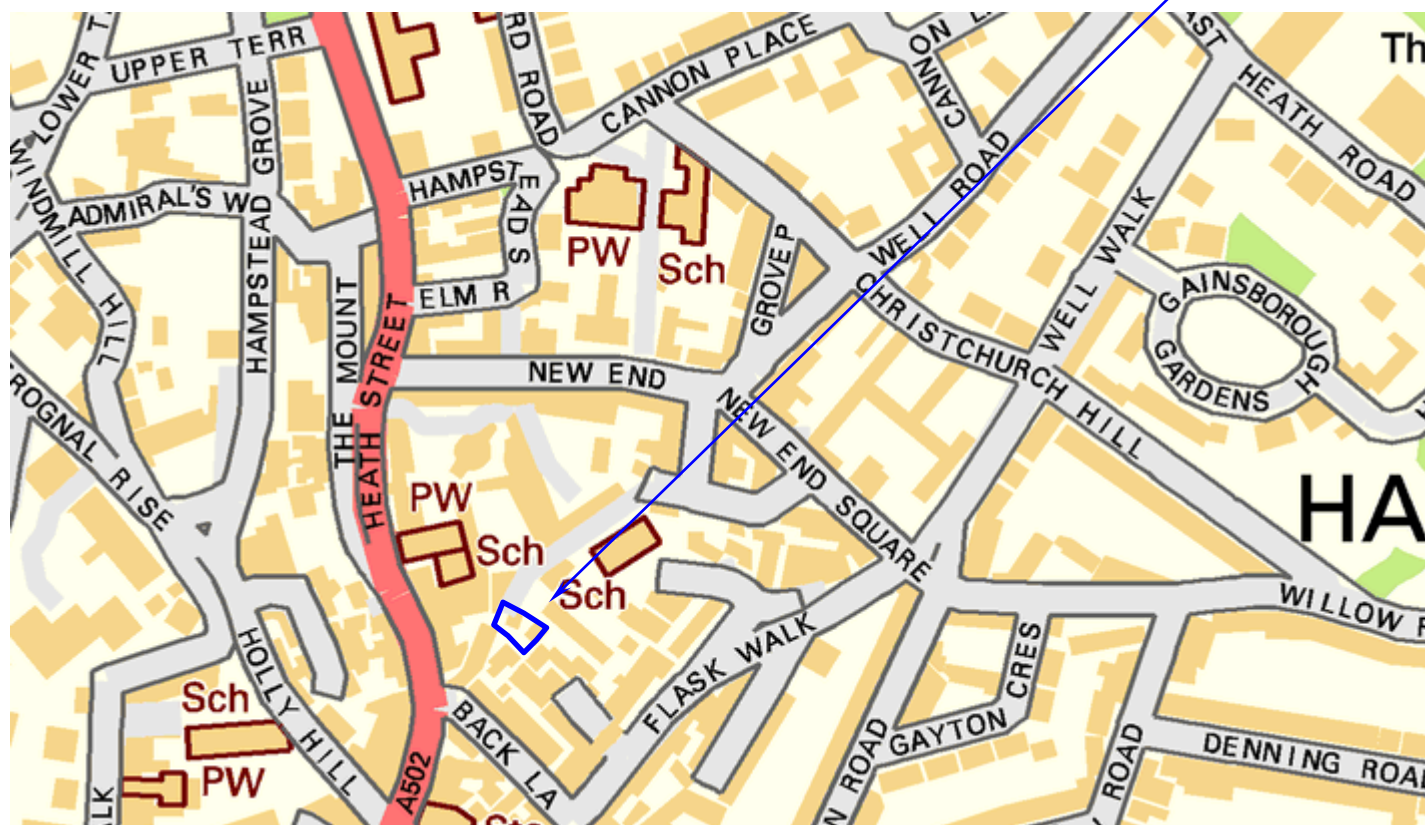
(Fieldwork: March 2018)



Location Plan






The Site



[Contains Ordnance Survey data © Crown copyright and database right 2018]

APPENDIX B

-  GroundSure Enviro Insight Report: (Ref SCL-4792470)
-  GroundSure Geo Insight Report (Ref: SCL-4792471)
-  GroundSure historical maps (Ref: SCL-4792472)



Soil Consultants Ltd

Chiltern House, Earl Howe Road,
Buckinghamshire, HP15 6QT

Groundsure
Reference: SCL-4792470

Your Reference: SCL_10219

Report Date 8 Mar 2018

Report Delivery Method: Email - pdf

Enviro Insight

Address: 6 STREATLEY PLACE, LONDON, NW3 1HR

Dear Sir/ Madam,

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

If you need further assistance, please do not hesitate to contact our helpline on 01494 712494 quoting the above Soil Consultants Ltd reference number.

Yours faithfully,

Soil Consultants Ltd

Enc.
Groundsure Enviroinsight

Address: 6 STREATLEY PLACE, LONDON, NW3 1HR

Date: 8 Mar 2018

Reference: SCL-4792470

Client: Soil Consultants Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 12-Aug-2016

Grid Reference: 526434,185872

Site Size: 0.02ha

Report Reference: SCL-4792470

Client Reference: SCL_10219

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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	6	12	16
1.2 Additional Information – Historical Tank Database	0	0	0	3
1.3 Additional Information – Historical Energy Features Database	0	0	22	26
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	3	3	26	10
1.6 Potentially Infilled Land	0	0	3	30
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	2	1
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	1
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	1
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	0	0	1
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	0	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	1	13	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	8	4
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology

5.1 Records of Artificial Ground and Made Ground present beneath the study site

None identified

5.2 Records of Superficial Ground and Drift Geology present beneath the study site

None identified

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 Records of Strata Classification in the Superficial Geology within 500m of the study site

None identified

6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site

Identified

	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	0	0	4
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	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	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)	1	0	0	1	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 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 Environment Agency Zone 2 floodplains within 250m of the study site	None identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Limited potential					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Low					

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	3
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	1	2
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	2
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 Maximum risk of natural ground subsidence	Moderate
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Moderate
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Low
9.2 Radon	
9.2.1 Radon Affected Area rating	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Radon protection measures requirements	No radon protective measures are necessary.

Section 10: Mining	
10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

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.

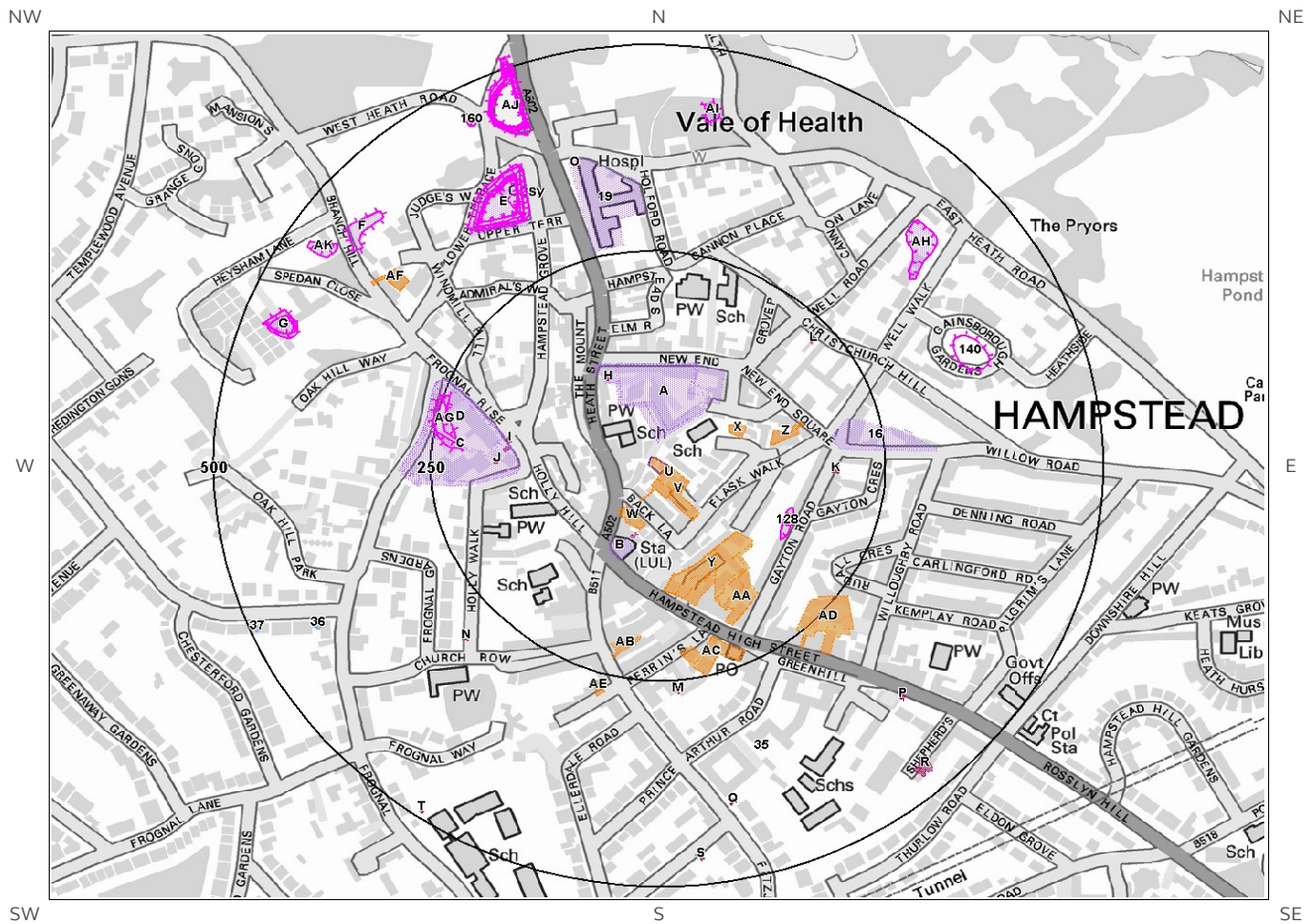
Note: Maps

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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Historical 1:10,000 and 1:10,560 scale mapping



Site Outline



Industrial Land Use



Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping



Search Buffers (m)



Energy Features



Petrol Stations



Tanks



Garages

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: 34

ID	Distance [m]	Direction	Use	Date
1A	19	N	Unspecified Workhouse	1894
2A	29	NE	Unspecified Workhouse	1911
3A	30	N	Hospital	1949
4A	36	NE	Hospital	1965
5A	36	NE	Hospital	1974
6A	36	NE	Hospital	1958
7B	87	SW	London Transport Station	1974
8B	87	SW	London Transport Station	1996
9B	87	SW	London Transport Station	1965
10B	87	SW	Unspecified Station	1958
11C	148	W	Hospital	1920
12C	150	W	Hospital	1938
13C	151	W	Hospital	1938
14D	163	W	Hospital	1911
15D	169	W	Hospital	1894
16	188	E	Militia Barracks	1873
17D	218	W	Unspecified Ground Workings	1920
18AG	222	W	Unspecified Ground Workings	1949
19	257	N	Hospital	1996
20E	314	NW	Water Works	1873
21E	321	NW	Unspecified Heap	1996
22E	321	NW	Unspecified Heap	1965
23E	321	NW	Unspecified Heap	1974
24E	321	NW	Unspecified Heap	1958
25AH	359	NE	Gravel Pit	1873
26AI	412	N	Gravel Pit	1873
27F	418	NW	Unspecified Ground Workings	1974
28F	418	NW	Unspecified Ground Workings	1996
29F	418	NW	Unspecified Ground Workings	1965
30F	418	NW	Unspecified Ground Workings	1958

31G	434	W	Unspecified Ground Workings	1920
32G	436	W	Unspecified Ground Workings	1938
33G	437	W	Unspecified Ground Workings	1949
34AK	440	NW	Unspecified Pit	1938

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:

3

ID	Distance (m)	Direction	Use	Date
35	350	S	Unspecified Tank	1896
36	423	SW	Unspecified Tank	1896
37	489	SW	Unspecified Tank	1896

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
38B	75	S	Electricity Substation	1998
39H	104	NW	Electricity Substation	1991
40H	105	NW	Electricity Substation	1998
41H	105	NW	Electricity Substation	1974
42I	160	W	Electricity Substation	1953
43I	160	W	Electricity Substation	1998
44I	161	W	Electricity Substation	1953
45I	161	W	Electricity Substation	1953
46J	170	W	Electricity Substation	1991
47J	170	W	Electricity Substation	1953
48J	170	W	Electricity Substation	1953
49J	170	W	Electricity Substation	1974
50J	170	W	Electricity Substation	1953
51K	189	E	Electricity Substation	1991
52K	190	E	Electricity Substation	1973

53K	192	E	Electricity Substation	1953
54L	222	NE	Electricity Substation	1954
55L	222	NE	Electricity Substation	1953
56L	222	NE	Electricity Substation	1986
57L	222	NE	Electricity Substation	1991
58L	222	NE	Electricity Substation	1987
59L	222	NE	Electricity Substation	1998
60M	261	S	Electricity Substation	1991
61M	262	S	Electricity Substation	1974
62M	262	S	Electricity Substation	1991
63N	294	SW	Electricity Substation	1998
64N	294	SW	Electricity Substation	1974
65N	295	SW	Electricity Substation	1973
66O	363	N	Electricity Substation	1991
67O	363	N	Electricity Substation	1991
68O	363	N	Electricity Substation	1991
69P	384	SE	Electricity Substation	1991
70P	385	SE	Electricity Substation	1991
71Q	402	S	Electricity Substation	1986
72Q	402	S	Electricity Substation	1977
73Q	402	S	Electricity Substation	1953
74Q	403	S	Electricity Substation	1953
75R	457	SE	Electricity Substation	1978
76R	461	SE	Electricity Substation	1991
77S	461	S	Electricity Substation	1995
78S	461	S	Electricity Substation	1992
79S	461	S	Electricity Substation	1995
80S	461	S	Electricity Substation	1992
81T	489	SW	Electricity Substation	1991
82T	489	SW	Electricity Substation	1978
83T	489	SW	Electricity Substation	1970
84T	490	SW	Electricity Substation	
85T	490	SW	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: 42

ID	Distance (m)	Direction	Use	Date
86U	0	On Site	Garage	1953
87U	0	On Site	Garage	1953
88V	0	SE	Garage	1953
89U	6	SW	Automobile Radiator Works	1953
90V	6	SW	Automobile Radiator Works	1953
91V	6	SW	Automobile Radiator Works	1953
92W	54	SW	Garage	1953
93W	54	SW	Garage	1953
94W	54	SW	Garage	1953
95X	81	NE	Garage	1953
96X	81	NE	Garage	1965
97X	81	NE	Garage	1953
98X	81	NE	Garage	1973
99X	81	NE	Garage	1966
100Y	109	SE	Garage	1965
101Y	109	SE	Garage	1953
102Y	109	SE	Garage	1973
103Y	109	SE	Garage	1966
104Y	110	SE	Garage	1953
105Y	110	SE	Garage	1974
106Y	110	SE	Garage	1966
107Z	121	E	Garage	1953
108Z	121	E	Garage	1953
109AA	153	SE	Garage	1953
110AA	153	SE	Garage	1953
111AB	197	S	Garage	1953
112AB	197	S	Garage	1953
113AC	204	S	Garage	1965
114AC	206	S	Garage	1953
115AC	207	S	Garage	1953
116AD	230	SE	Garage	1953
117AD	231	SE	Garage	1953
118AE	260	S	Garage	1953
119AE	260	S	Garage	1953
120AE	260	S	Garage	1953

121AF	351	NW	Garage	1953
122AF	351	NW	Garage	1953
123AF	351	NW	Garage	1953
124AF	351	NW	Garage	1953
125AF	351	NW	Garage	1973
126AF	351	NW	Garage	1991
127AF	351	NW	Garage	1991

1.6 Potentially Infilled Land

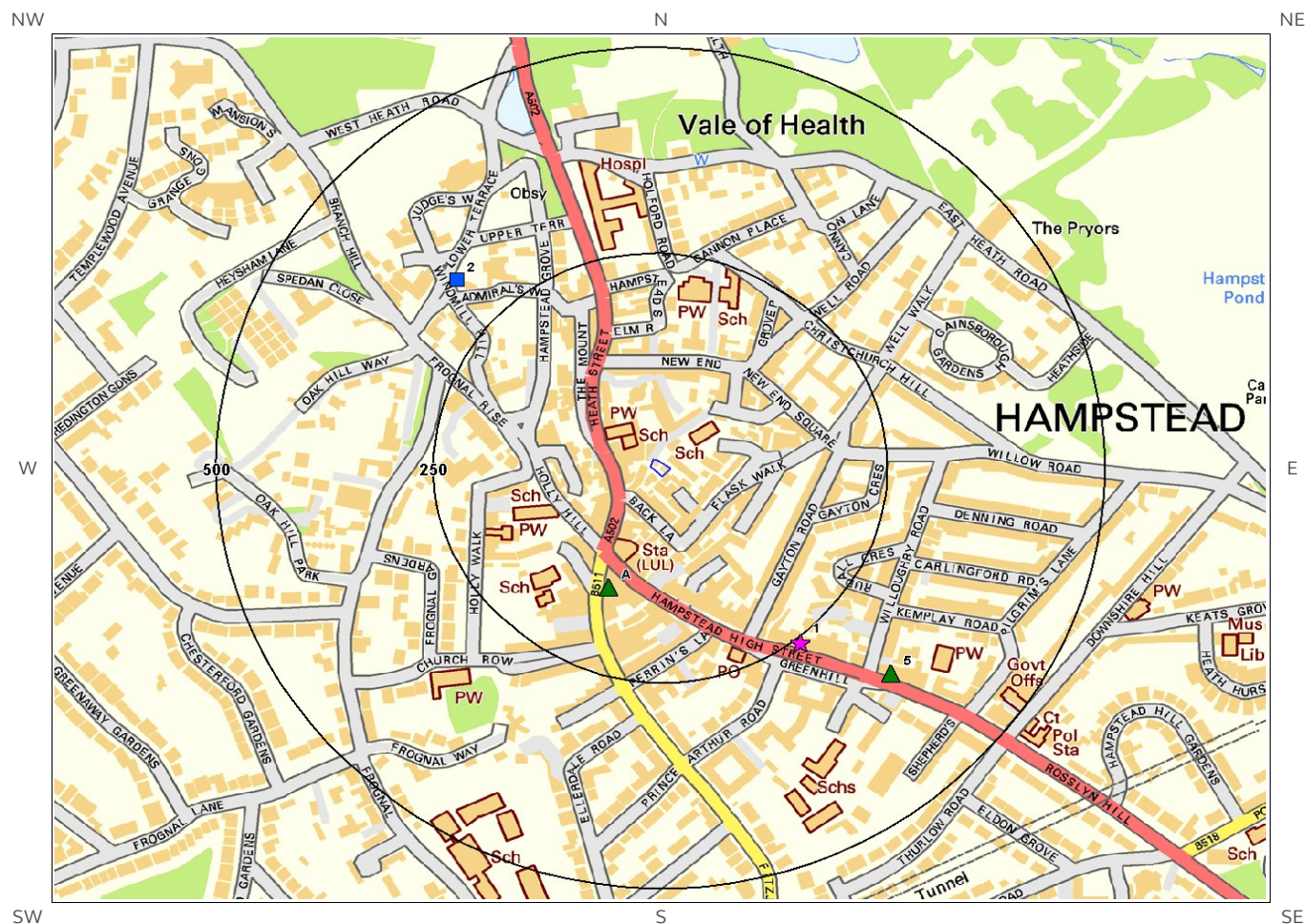
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 33

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














ID	Distance(m)	Direction	Use	Date
128	147	E	Pond	1873
129AG	218	W	Unspecified Ground Workings	1920
130AG	222	W	Unspecified Ground Workings	1949
131E	321	NW	Unspecified Heap	1958
132E	321	NW	Unspecified Heap	1965
133E	321	NW	Unspecified Heap	1974
134E	321	NW	Unspecified Heap	1996
135E	324	NW	Reservoir	1938
136E	327	NW	Covered Reservoir	1873
137E	328	NW	Reservoir	1920
138E	332	NW	Reservoir	1938
139E	333	NW	Reservoir	1949
140	357	E	Pond	1873
141AH	359	NE	Gravel Pit	1873
142AI	412	N	Gravel Pit	1873
143AJ	418	N	Pond	1894
144F	418	NW	Unspecified Ground Workings	1974
145F	418	NW	Unspecified Ground Workings	1996
146F	418	NW	Unspecified Ground Workings	1965
147F	418	NW	Unspecified Ground Workings	1958
148AJ	418	N	Pond	1873
149AJ	424	N	Pond	1920
150AJ	424	N	Pond	1996
151AJ	424	N	Pond	1974
152AJ	424	N	Pond	1965
153AJ	424	N	Pond	1958
154AJ	427	N	Pond	1938

155AJ	429	N	Pond	1938
156G	434	W	Unspecified Ground Workings	1920
157G	436	W	Unspecified Ground Workings	1938
158G	437	W	Unspecified Ground Workings	1949
159AK	440	NW	Unspecified Pit	1938
160	451	NW	Pond	1949

2. Environmental Permits, Incidents and Registers Map



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- | | | |
|---|---|--|
|  Site Outline |  Recorded Pollution Incident |  RAS 3 & 4 Authorisations |
|  Dangerous Substances (List 1) |  Dangerous Substances (List 2) |  Part A(1) Authorised Processes and Historic IPC Authorisations |
|  Water Industry Referrals |  Licenced Discharge Consents |  Part A(2) and Part B Authorised Processes |
|  Red List Discharge Consents |  COMAH / NIHHS Sites |  Sites Determined as Contaminated Land |
| |  Hazardous Substance Consents and Enforcements | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

3

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
3A	150	SW	526376 185724	Address: Perkins Dry Cleaners, 40 Heath Street, NW3 6TE Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4A	150	SW	526376 185724	Address: Perkins Dry Cleaners, 40 Heath Street, NW3 6TE Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5	357	SE	526700 185618	Address: Heath Dry Cleaners, 66 Rosslyn Hill, NW3 1ND Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
2	315	NW	526200 186100	Address: Hampstead, Hampstead, -, -, - Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: TEMP.0140 Permit Version: 1 Receiving Water: RIVER THAMES Status: REVOKED - UNSPECIFIED Issue date: 15/09/1989 Effective Date: 15-Sep-1989 Revocation Date: 05/10/2000

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

1

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	256	SE	526595 185659	Incident Date: 13-Feb-2002 Incident Identification: 58214 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

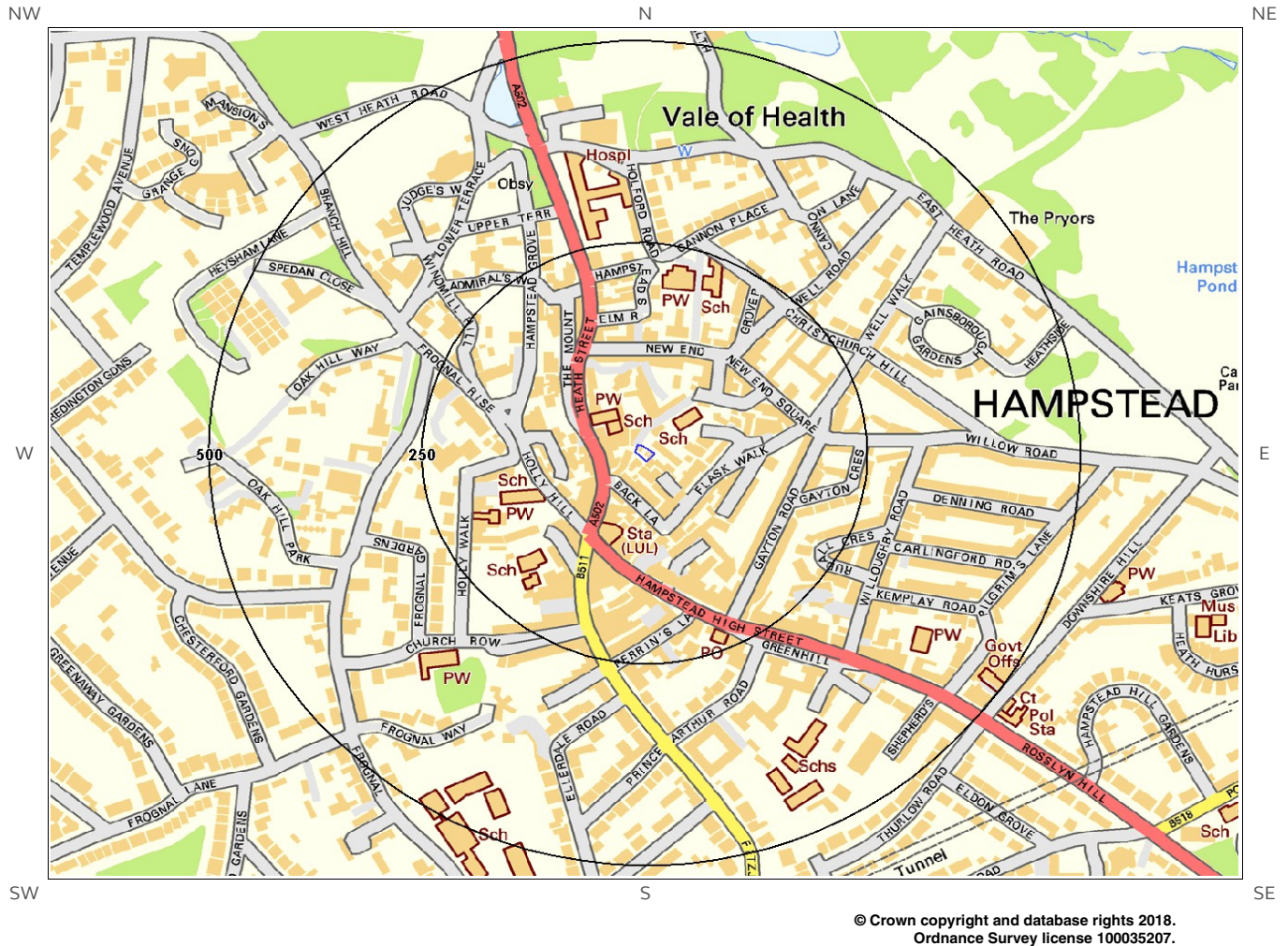
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990








Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



- | | | | | | |
|---|---------------------------|---|----------------------------|---|---|
|  | Site Outline |  | EA/NRW Active Landfill |  | Historic and Planned Waste Sites |
|  | EA/NRW Historic Landfill |  | EA/NRW Licensed Waste Site |  | Local Authority/Historical Mapping Landfill Records |
|  | BGS / DoE Survey Landfill | | | | |
- 250 — Search Buffers (m)
— 500 —

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1109	S	526000 184800	Site Address: Canfield Place, London NW6 Waste Licence: - Site Reference: DON009 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

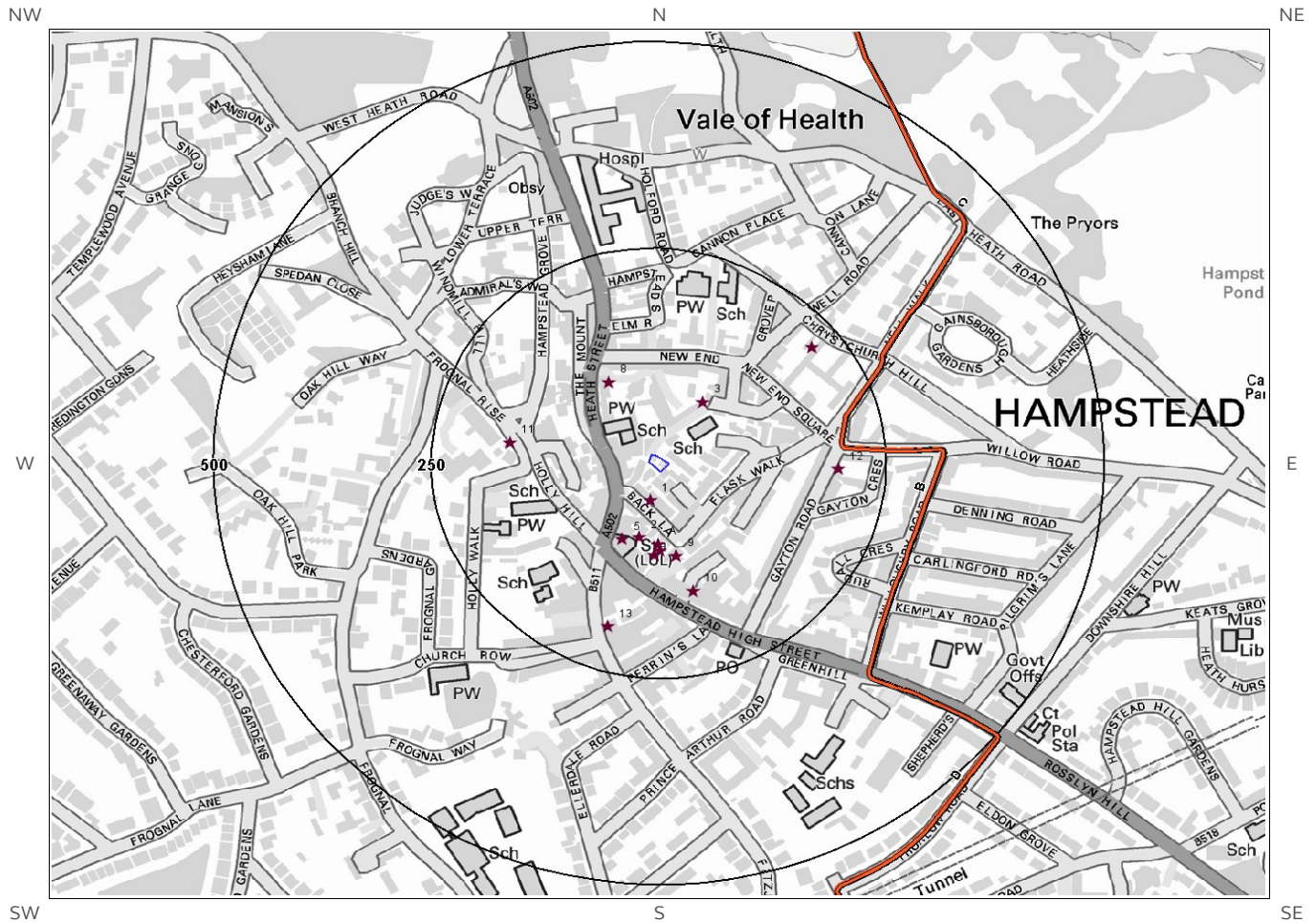
Database searched and no data found.

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

4. Current Land Use Map



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Site Outline

★ Current Industrial Sites

— Electricity Transmission Cables

— 250 — Search Buffers (m)
— 500 —

● Petrol & Fuel Sites

— Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

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

14

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	35	S	Soul Revolver	526425 185826	9, Back Lane, London, NW3 1HL	Leather Products	Consumer Products
2	82	S	Electricity Sub Station	526412 185782	NW3	Electrical Features	Infrastructure and Facilities
3	84	NE	Chimney	526485 185946	NW3	Chimneys	Industrial Features
4A	86	S	Card Aid	526434 185774	Back Lane, London, NW3 1HL	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
5	92	SW	Hampstead	526392 185780	Hampstead Station, Hampstead High Street, London, NW3 1QG	Underground Network Stations	Public Transport, Stations and Infrastructure
6A	94	S	Bubbles & Light Ltd	526435 185765	9a, Flask Walk, London, NW3 1HJ	Candles	Consumer Products
7A	100	S	Scaffolders of Cricklewood	526429 185760	7, Flask Walk, London, NW3 1HJ	Construction and Tool Hire	Hire Services
8	101	NW	Electricity Sub Station	526377 185970	NW3	Electrical Features	Infrastructure and Facilities
9	102	S	Scaffolding Solutions of Hampstead	526454 185759	14, Flask Walk, London, NW3 1HE	Construction and Tool Hire	Hire Services
10	148	S	Lily's Kitchen	526474 185716	32, Hampstead High Street, London, NW3 1QD	Animal Feeds, Pet Foods, Hay and Straw	Foodstuffs
11	161	W	Electricity Sub Station	526264 185897	NW3	Electrical Features	Infrastructure and Facilities
12	195	E	Electricity Sub Station	526641 185865	NW3	Electrical Features	Infrastructure and Facilities
13	196	S	Boots Hearing Care	526376 185674	26, Heath Street, London, NW3 6TE	Disability and Mobility Equipment	Consumer Products
14	216	NE	Electricity Sub Station	526610 186012	NW3	Electrical Features	Infrastructure and Facilities

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

0

Database searched and no data found.

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:

12

The following Underground Electricity Transmission Cable records are represented as linear features on the Current Land Use map:

ID	Distance (m)	Direction	Details
15B	199	E	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
16B	200	E	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 2 Cable Make: - Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: 1963 Cable in tunnel: -
17B	200	E	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: - Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: 1963 Cable in tunnel: -
18B	201	E	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
19C	243	E	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
20C	244	E	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 2 Cable Make: - Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: 1963 Cable in tunnel: -
21C	244	E	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: - Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: 1963 Cable in tunnel: -
22C	247	NE	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -

ID	Distance (m)	Direction	Details	
23D	376	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
24D	379	SE	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 1 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: 1963 Cable in tunnel: -
25D	379	SE	Cable Set: - Cable Route: MILL HILL - ST JOHNS WOOD 2 Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: 1963 Cable in tunnel: -
26D	382	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -

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.

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.

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

5.3 Bedrock and Solid Geology

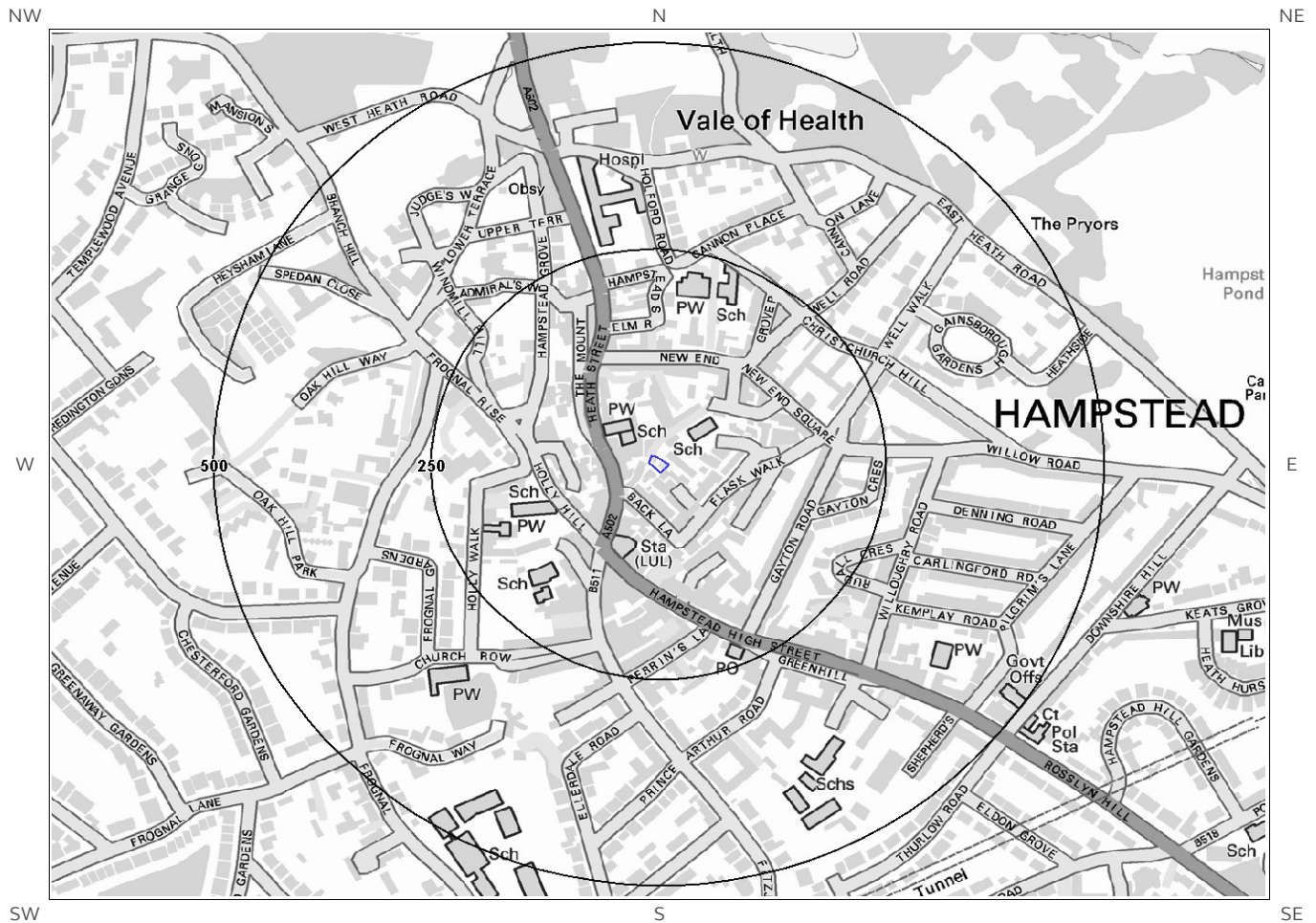
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
BGS-S	BAGSHOT FORMATION	SAND
CLGB-XCZS	CLAYGATE MEMBER	CLAY, SILT AND SAND

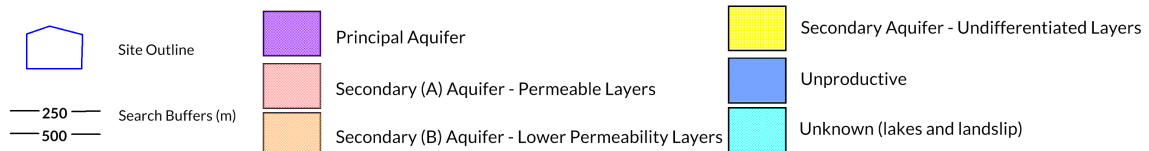
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

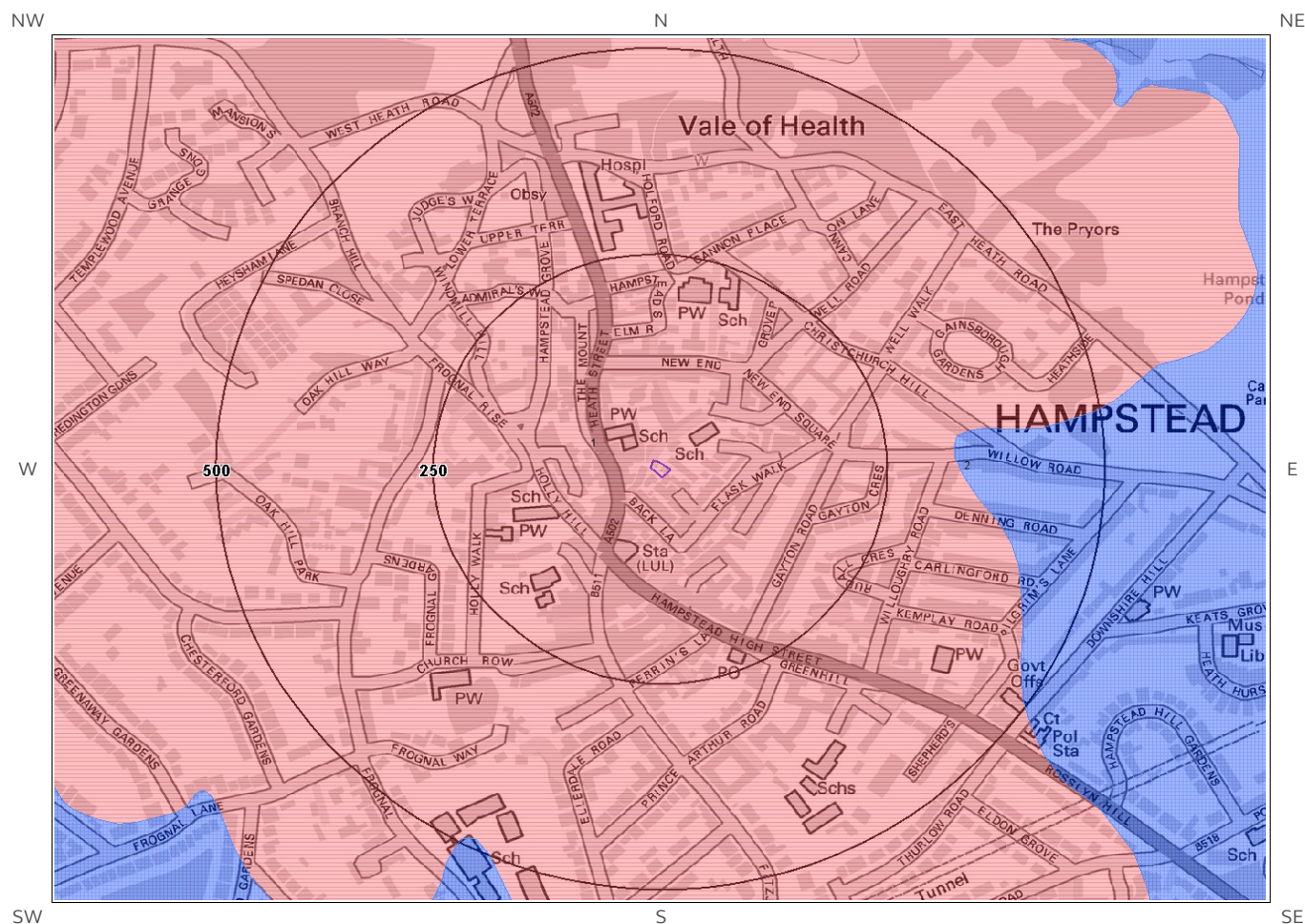
6a. Aquifer Within Superficial Geology



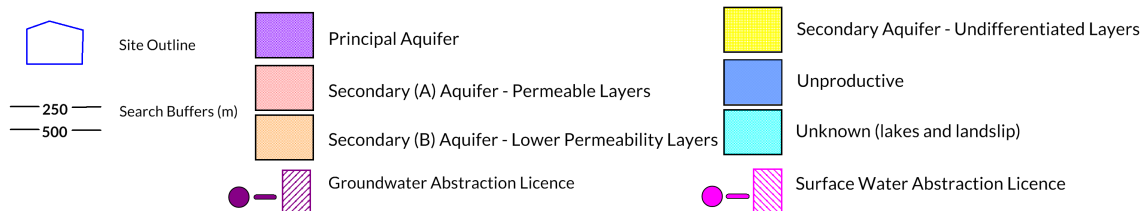
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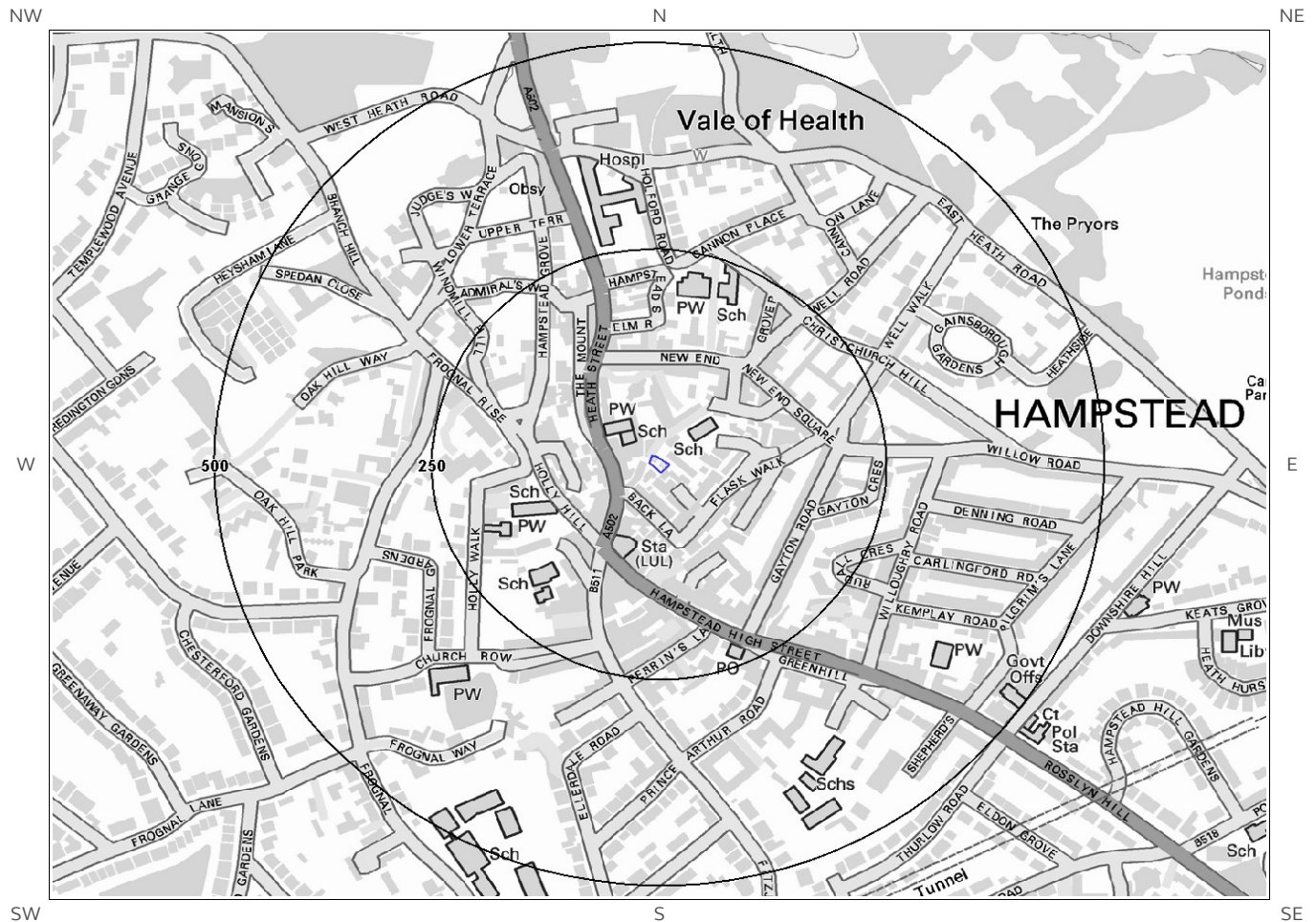
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



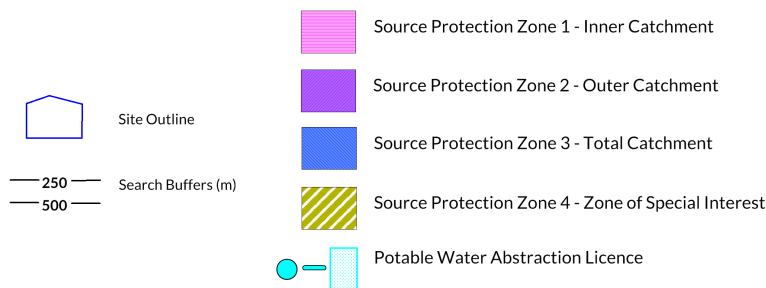
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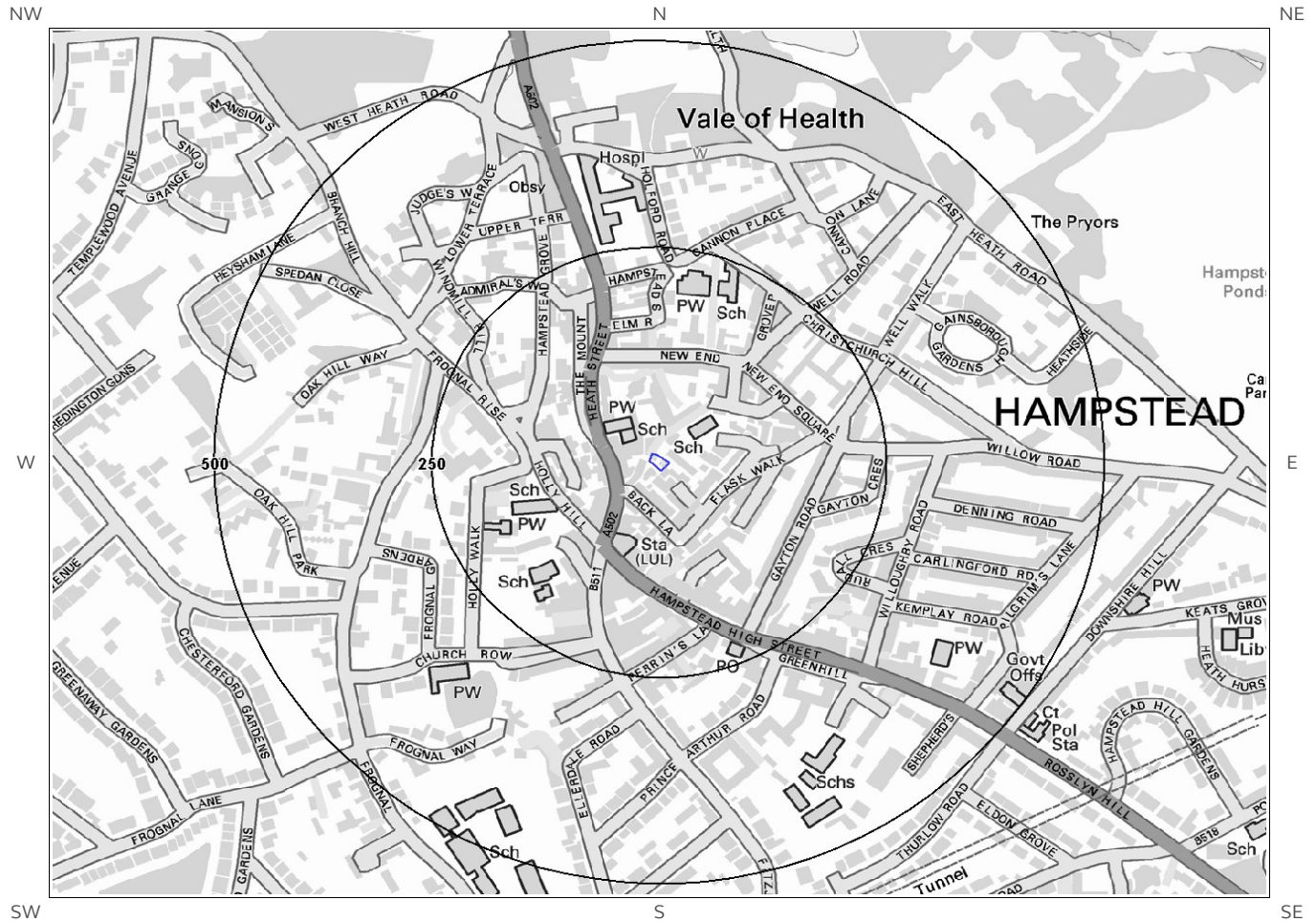
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



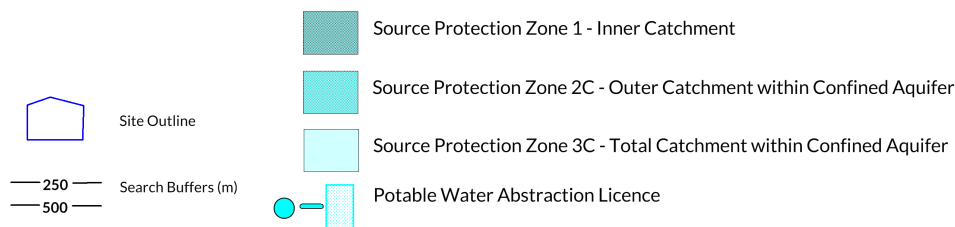
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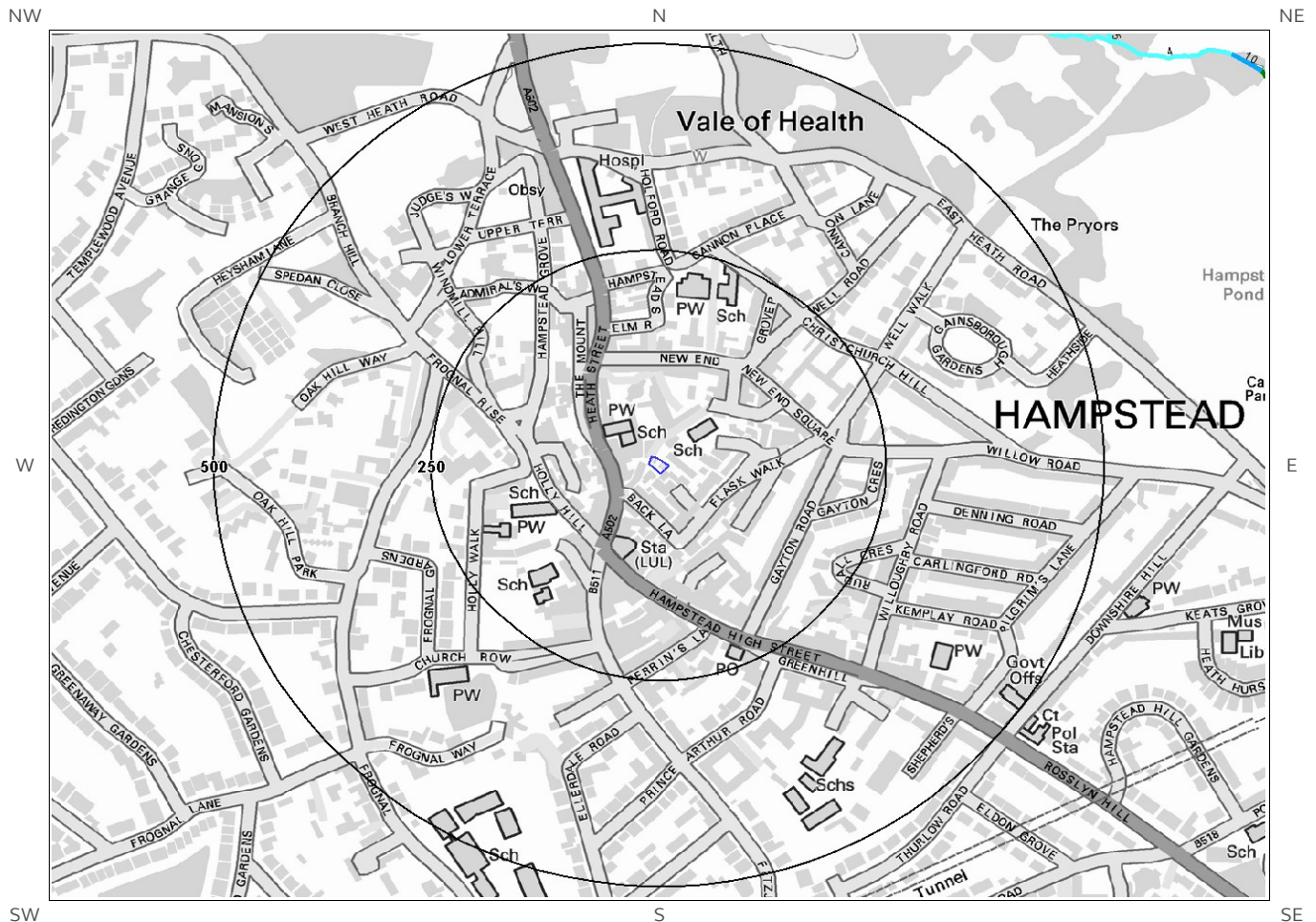
6d. Hydrogeology – Source Protection Zones within confined aquifer



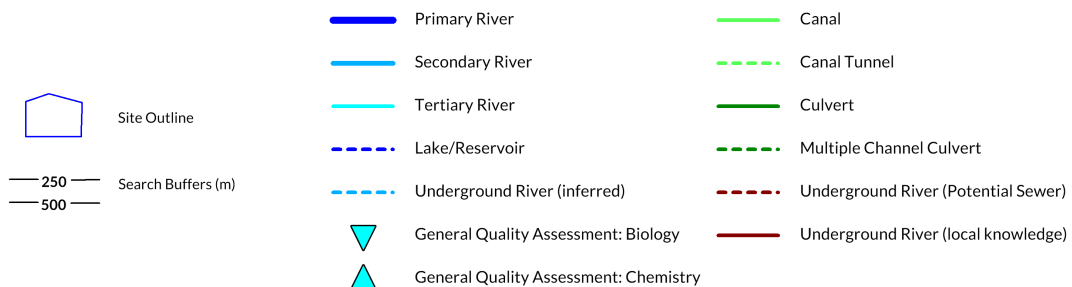
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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property No

Database searched and no data found.

From 1 April 2010, the Environment Agency/Natural Resources Wales'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 Enviro Insight User Guide.

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales'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 Enviro Insight User Guide.

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

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	327	E	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

Groundwater Abstraction Licences within 2000m of the study site Identified

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	1621	S	526800 184280	<p>Status: Historical Licence No: 28/39/39/0219 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN</p> <p>Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: WRA/N/1407 Original Start Date: 12/8/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 1/4/2008 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1630	S	526750 184261	<p>Status: Active Licence No: TH/039/0039/087 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN</p> <p>Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:</p>
Not shown	1630	S	526750 184261	<p>Status: Active Licence No: TH/039/0039/087 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN</p> <p>Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:</p>
Not shown	1630	S	526750 184261	<p>Status: Active Licence No: TH/039/0039/087 Details: Lake & Pond Throughflow Direct Source: Thames Groundwater Point: Swiss Cottage Open Space- Borehole Data Type: Point Name: LONDON BOROUGH OF CAMDEN</p> <p>Annual Volume (m³): 10512 Max Daily Volume (m³): 28.8 Original Application No: NPS/WR/014567 Original Start Date: 5/12/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 5/12/2013 Version End Date:</p>

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site None identified

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

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site Identified

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.
441	N	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site None identified

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

Detailed River Network entries within 500m of the study site

None identified

Database searched and no data found.

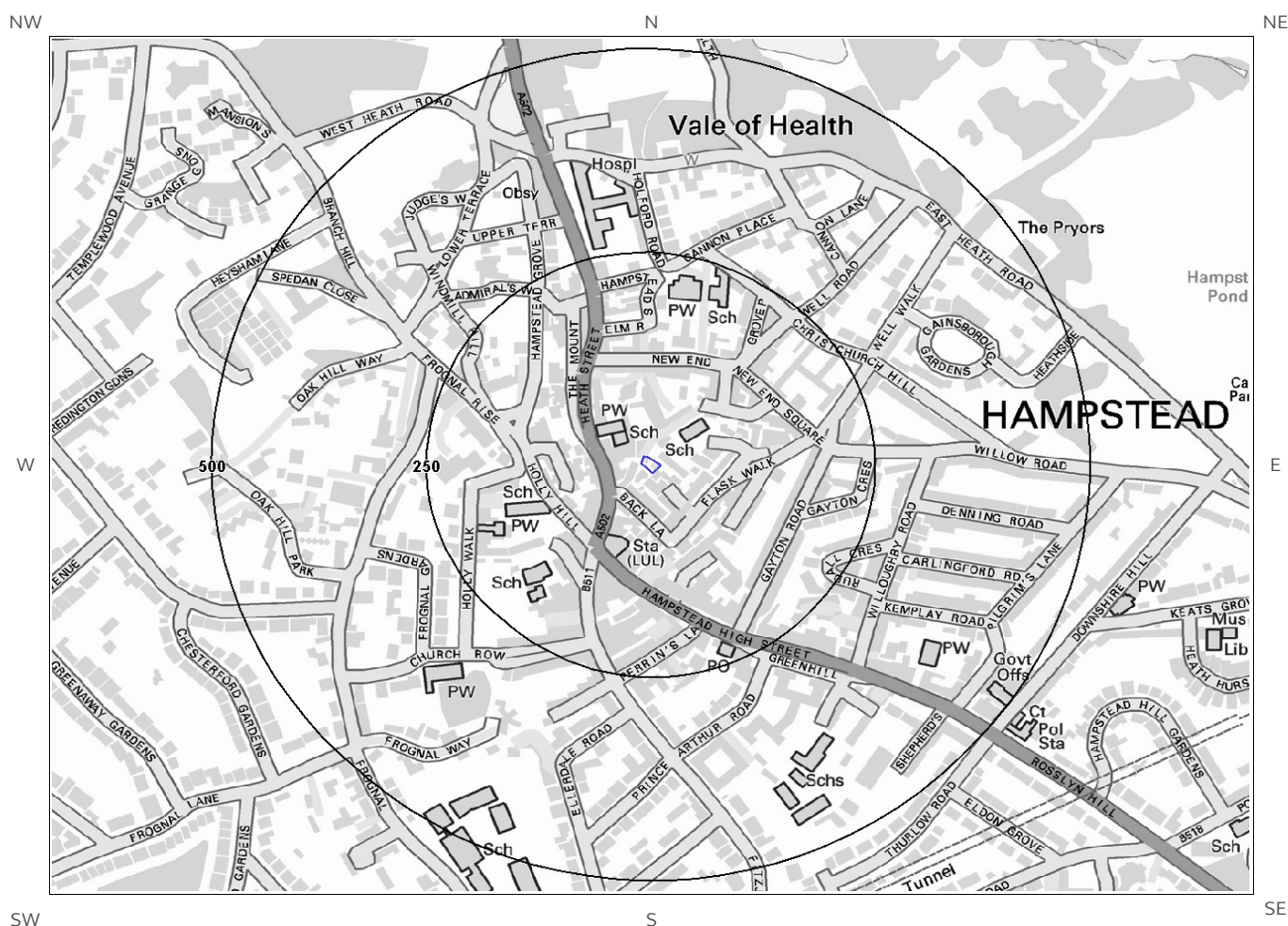
6.11 Surface Water Features

Surface water features within 250m of the study site

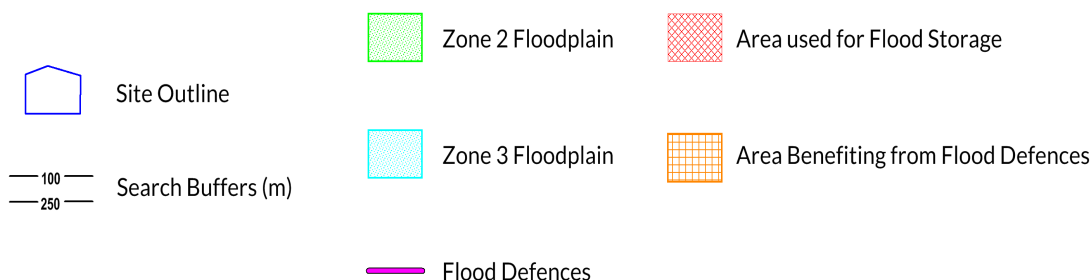
None identified

Database searched and no data found.

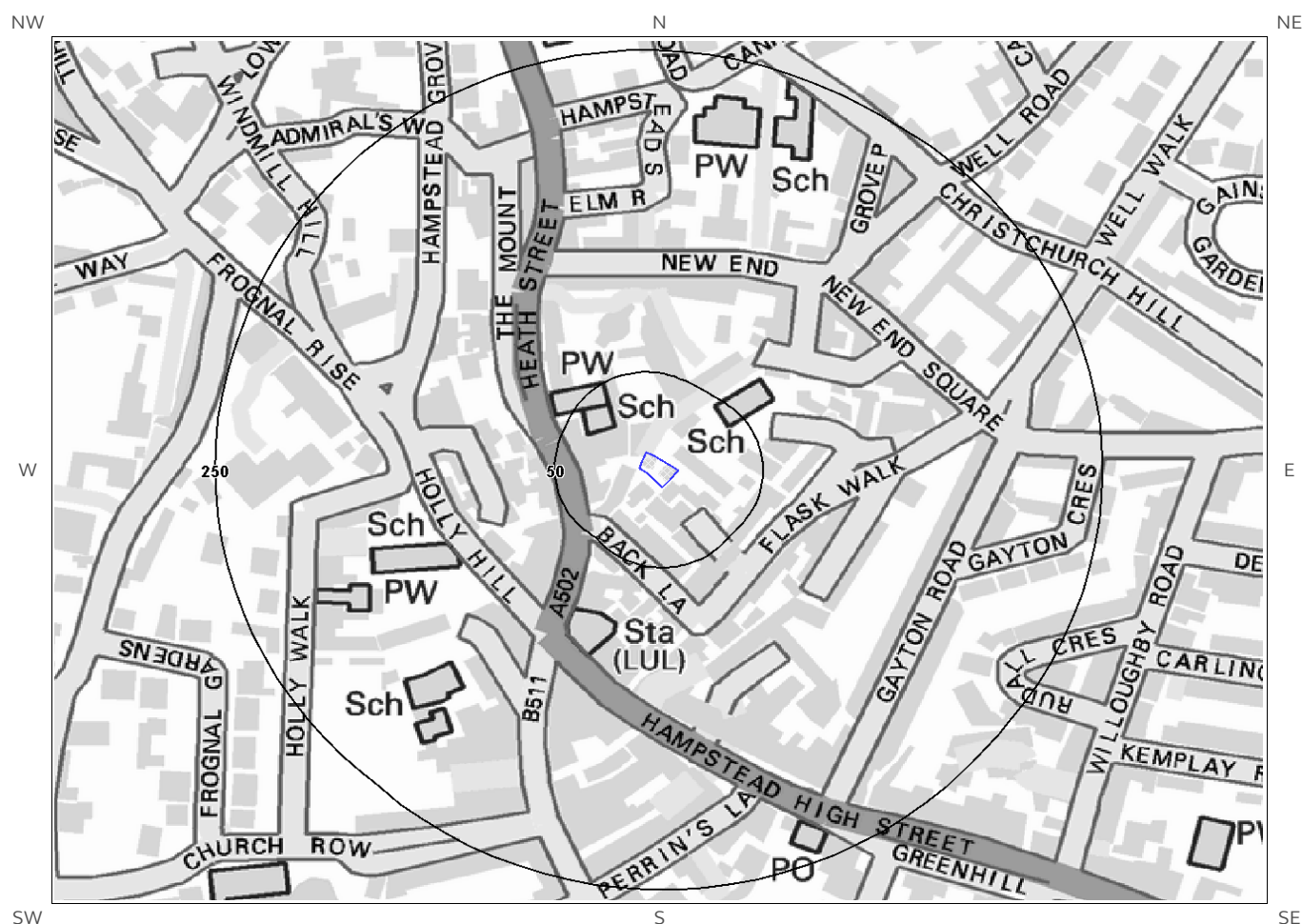
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



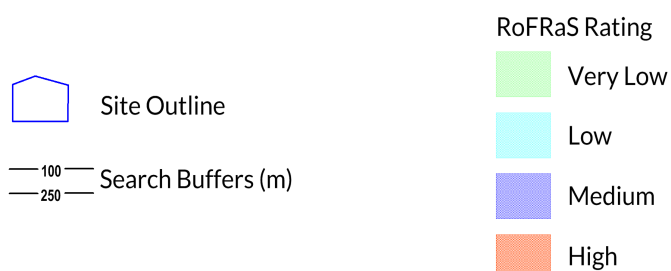
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m None identified

Environment Agency/Natural Resources Wales 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:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m None identified

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.

Database searched and no data found.

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

Highest risk of flooding onsite Very Low

The Environment Agency/Natural Resources Wales 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 Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Flood Defences within 250m of the study site None identified
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site None identified
