



Groundsure

LOCATION INTELLIGENCE

Ground and Project Consultants Ltd
44, Victoria Road,
Altrincham, WA15 9AB

Groundsure Reference: GS-4228183
Your Reference: 40213_Grafton
Report Date: 4 Sep 2017
Report Delivery Method: Email - pdf

Enviro Insight

Address: 128, GRAFTON ROAD, LONDON, NW5 4BA

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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

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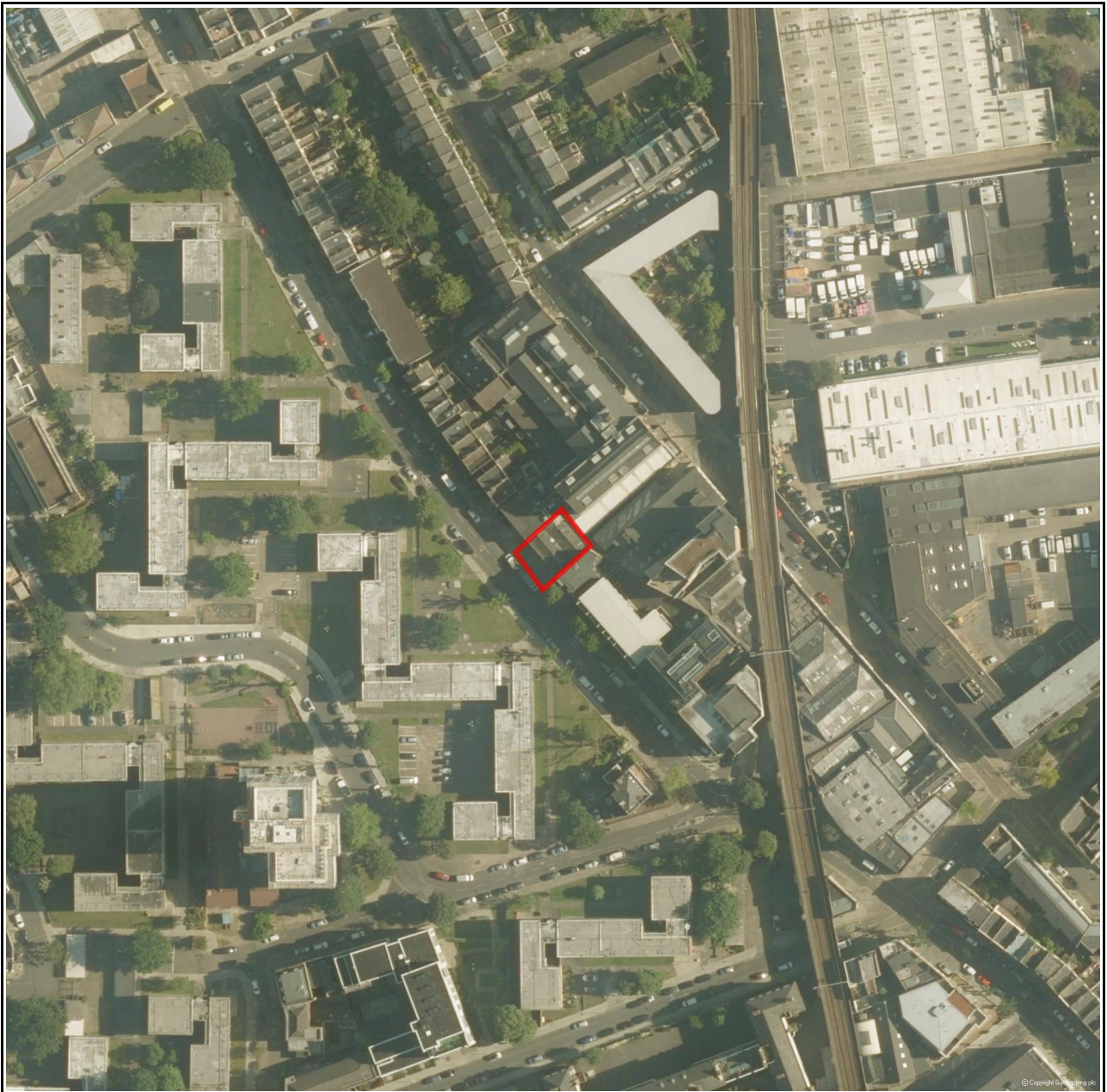
NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 07-Jun-2015
Grid Reference: 528488,185034
Site Size: 0.03ha

Report Reference: GS-4228183
Client Reference: 40213_Grafton

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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	4	1	49	105
1.2 Additional Information – Historical Tank Database	0	0	15	43
1.3 Additional Information – Historical Energy Features Database	0	0	39	31
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	0	33	19
1.6 Potentially Infilled Land	0	0	1	37
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	1	3	8
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	1	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	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	2	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	3	0	2

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	3	25	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	1
4.3 National Grid Underground Electricity Cables	0	0	0	20
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	5	0	10
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	4
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	2	0	3
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)	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	Yes
6.10 Detailed River Network entries within 500m of the site	0	0	1	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	1	0
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.

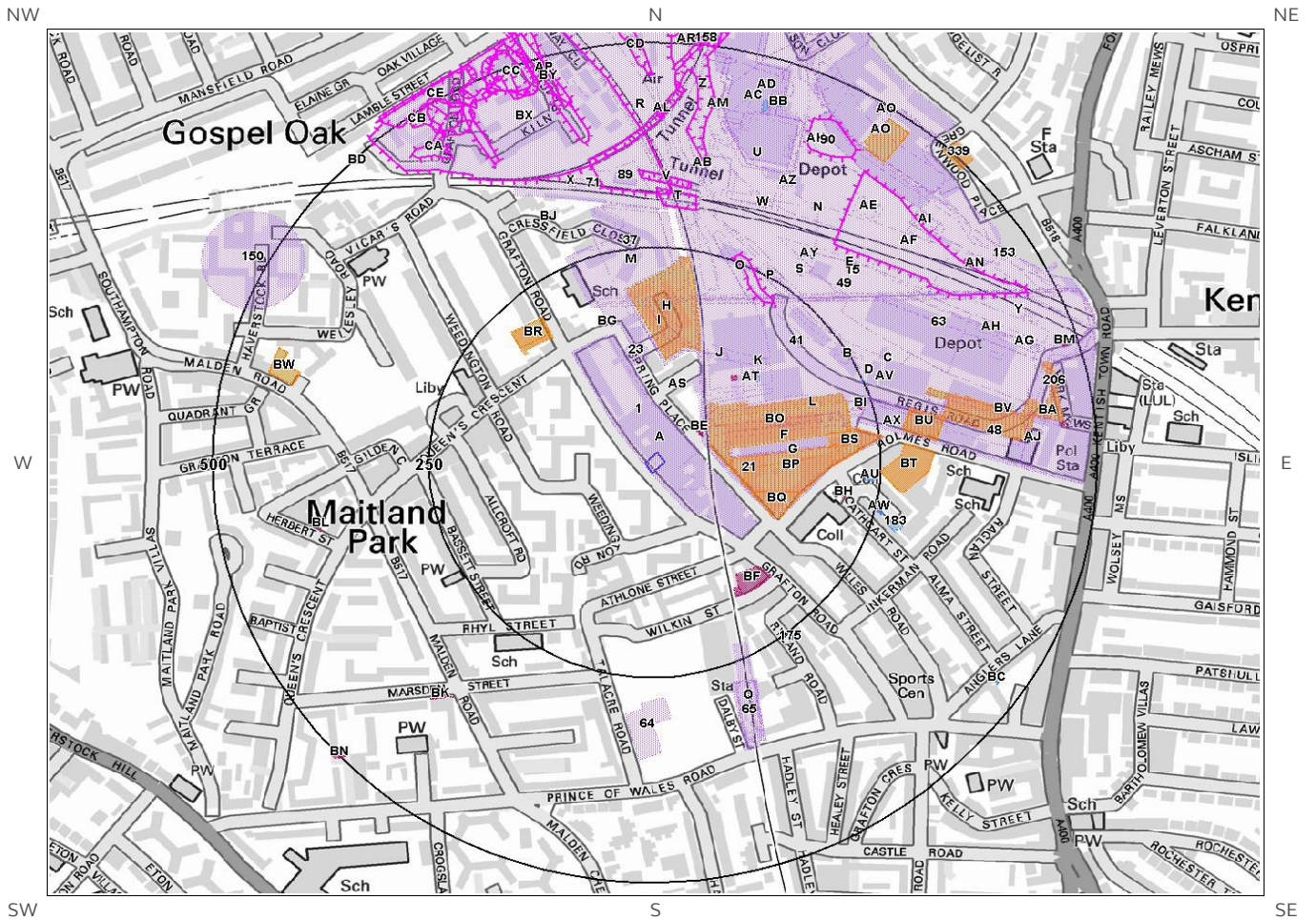
Note: Maps

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).

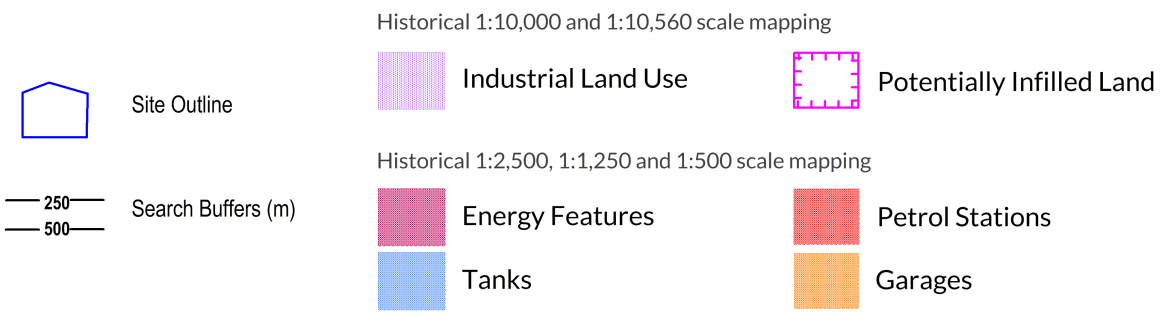
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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: 159

ID	Distance [m]	Direction	Use	Date
1	0	On Site	Colour Works	1949
2A	0	On Site	Unspecified Works	1938
3A	0	On Site	Unspecified Works	1920
4A	0	On Site	Unspecified Works	1920
5AV	50	NE	Unspecified Works	1894
6D	54	E	Railway Sidings	1882
7C	55	E	Railway Land	1911
8B	59	NE	Railway Sidings	1920
9B	59	NE	Railway Sidings	1938
10C	62	NE	Railway Sidings	1894
11D	63	NE	Railway Sidings	1911
12E	67	NE	Railway Sidings	1965
13E	67	NE	Railway Sidings	1958
14F	71	E	Railway Building	1882
15	74	NE	Railway Sidings	1949
16F	74	E	Unspecified Depot	1965
17F	74	E	Coal Depot	1938
18F	74	E	Coal Depot	1920
19G	76	E	Unspecified Depot	1974
20G	78	E	Coal Depot	1949
21	93	E	Unspecified Depot	1965
22I	110	N	Unspecified Works	1911
23	110	N	Road Works	1920
24H	115	N	Unspecified Works	1965
25H	115	N	Unspecified Commercial/Industrial	1958
26I	115	N	Road Vehicle Works	1938
27I	115	N	Road Vehicle Works	1920
28J	130	NE	Railway Building	1938
29J	130	NE	Railway Building	1920
30K	148	NE	Railway Building	1938
31K	148	NE	Railway Building	1920
32L	151	E	Railway Buildings	1920
33L	151	E	Railway Buildings	1938

34M	180	N	Timber Yard	1920
35M	185	N	Timber Yard	1938
36N	188	N	Railway Sidings	1920
37	189	N	Unspecified Depot	1965
38AZ	190	N	Railway Sidings	1938
39N	191	N	Railway Sidings	1894
40N	191	N	Unspecified Commercial/Industrial	1894
41	204	NE	Railway Building	1920
42O	214	NE	Railway Sidings	1879
43O	214	NE	Railway Sidings	1869
44O	221	NE	Unspecified Ground Workings	1920
45Q	229	SE	Railway Station	1911
46B	232	NE	Railway Building	1938
47B	232	NE	Railway Building	1920
48	233	E	Unspecified Commercial/Industrial	1949
49	238	NE	Railway Sidings	1974
50R	241	N	Railway Sidings	1894
51P	244	NE	Railway Building	1920
52P	247	NE	Railway Buildings	1949
53N	249	NE	Railway Sidings	1869
54N	249	NE	Railway Sidings	1879
55P	252	NE	Railway Building	1938
56Q	271	S	Railway Station	1920
57Q	271	S	Railway Station	1938
58S	272	NE	Railway Building	1920
59Q	273	S	Railway Station	1973
60Q	273	S	Railway Station	1968
61Q	273	S	Railway Station	1989
62Q	273	S	Railway Station	1957
63	274	NE	Unspecified Depot	1974
64	274	S	Unspecified Works	1973
65	275	S	Railway Station	1948
66Q	275	S	Railway Station	1894
67R	275	N	Railway Sidings	1920
68Q	277	SE	Railway Station	1882
69S	277	NE	Railway Building	1938
70S	282	NE	Railway Building	1949
71	297	N	Railway Sidings	1938
72T	299	N	Tunnel	1965
73T	299	N	Tunnel	1974
74T	299	N	Tunnel	1996
75T	299	N	Tunnel	1958
76BX	316	N	Brick Works	1894
77T	316	N	Railway Building	1938

78R	317	N	Railway Sidings	1949
79R	317	N	Railway Sidings	1958
80U	321	N	Unspecified Sheds	1879
81U	321	N	Unspecified Sheds	1869
82U	321	N	Railway Building	1894
83W	322	N	Railway Building	1920
84V	324	N	Tunnel	1965
85V	324	N	Tunnel	1996
86V	324	N	Tunnel	1974
87V	324	N	Tunnel	1958
88AF	326	NE	Cuttings	1869
89	328	N	Railway Building	1996
90	330	NE	Unspecified Depot	1974
91W	334	N	Railway Building	1949
92X	338	N	Railway Building	1920
93X	339	N	Railway Building	1938
94Y	339	NE	Railway Sidings	1920
95Y	346	NE	Railway Sidings	1911
96AB	349	N	Railway Building	1920
97AK	351	NE	Unspecified Depot	1996
98Z	356	N	Unspecified Ground Workings	1869
99Z	356	N	Unspecified Ground Workings	1879
100AA	359	N	Tunnel	1996
101AA	359	N	Tunnel	1958
102AA	359	N	Tunnel	1965
103AA	359	N	Tunnel	1974
104AB	360	N	Railway Building	1949
105Y	361	NE	Railway Sidings	1938
106AC	364	N	Locomotive Sheds	1920
107AC	367	N	Locomotive Sheds	1938
108AE	372	NE	Railway Building	1894
109AD	373	N	Unspecified Commercial/Industrial	1965
110AD	373	N	Locomotive Sheds	1949
111AD	373	N	Unspecified Commercial/Industrial	1958
112AE	373	NE	Railway Building	1879
113AE	373	NE	Railway Building	1869
114BY	387	N	Unspecified Ground Workings	1949
115AG	395	NE	Railway Buildings	1949
116AF	396	NE	Railway Building	1920
117AG	397	E	Railway Building	1882
118AH	399	NE	Railway Building	1965
119AH	399	NE	Railway Building	1958

120BZ	400	NW	Unspecified Ground Workings	1920
121AI	404	NE	Railway Building	1949
122AI	405	NE	Railway Building	1965
123AI	405	NE	Railway Building	1958
124AI	406	NE	Railway Building	1938
125AJ	410	E	Police Station	1965
126AJ	410	E	Police Station	1996
127AJ	410	E	Police Station	1974
128AK	410	NE	Unspecified Heap	1894
129AL	411	N	Unspecified Shaft	1965
130AL	414	N	Unspecified Shaft	1996
131AL	414	N	Unspecified Shaft	1974
132AM	424	N	Railway Building	1869
133AM	424	N	Railway Building	1879
134AN	425	NE	Railway Building	1920
135AN	432	NE	Railway Building	1949
136CA	432	NW	Unspecified Ground Workings	1920
137AO	432	NE	Bottling Stores	1920
138AP	435	N	Unspecified Ground Workings	1894
139AN	435	NE	Railway Building	1938
140AO	440	NE	Unspecified Stores	1938
141AP	441	N	Unspecified Depot	1965
142AQ	442	NE	Unspecified Commercial/Industrial	1965
143AQ	442	NE	Bottling Stores	1949
144AQ	442	NE	Unspecified Commercial/Industrial	1958
145AG	444	E	Railway Building	1965
146AG	444	E	Railway Building	1958
147Y	448	NE	Railway Building	1920
148Y	450	NE	Railway Building	1949
149AN	451	NE	Railway Building	1920
150	457	NW	Unspecified Station	1938
151AN	459	NE	Railway Building	1949
152CC	460	N	Unspecified Pit	1938
153	460	NE	Railway Building	1938
154CE	469	NW	Unspecified Ground Workings	1938
155AR	473	N	Unspecified Pit	1869
156AR	473	N	Unspecified Pit	1879
157CB	482	NW	Unspecified Pit	1938
158	484	N	Railway Sidings	1920
159AR	498	N	Cuttings	1894

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:

58

ID	Distance (m)	Direction	Use	Date
160AS	82	N	Unspecified Tank	1995
161AS	82	N	Unspecified Tank	1992
162AS	83	N	Unspecified Tank	1977
163AS	83	N	Unspecified Tank	1990
164AS	83	N	Unspecified Tank	1985
165AS	83	N	Unspecified Tank	1990
166AS	83	N	Unspecified Tank	1991
167AT	137	NE	Tanks	1896
168AT	144	NE	Tanks	1896
169AU	232	E	Tanks	1968
170AU	233	E	Tanks	1967
171AV	247	NE	Tanks	1977
172AW	248	E	Unspecified Tank	1968
173AW	248	E	Unspecified Tank	1966
174AW	249	E	Unspecified Tank	1980
175	256	SE	Unspecified Tank	1875
176AX	264	E	Unspecified Tank	1990
177AX	264	E	Unspecified Tank	1990
178AX	264	E	Unspecified Tank	1985
179AX	264	E	Unspecified Tank	1991
180AX	265	E	Unspecified Tank	1977
181AX	265	E	Unspecified Tank	1995
182AX	265	E	Unspecified Tank	1992
183	268	E	Unspecified Tank	1996
184AW	272	E	Unspecified Tank	1970
185AW	272	E	Unspecified Tank	1968
186AW	272	E	Unspecified Tank	1966
187AW	273	E	Unspecified Tank	1987
188AW	273	E	Unspecified Tank	1991
189AW	273	E	Unspecified Tank	1980
190AY	294	NE	Unspecified Tank	1990
191AY	294	NE	Unspecified Tank	1991
192AY	294	NE	Unspecified Tank	1990
193AY	294	NE	Unspecified Tank	1985
194AY	294	NE	Unspecified Tank	1995
195AY	294	NE	Unspecified Tank	1992
196AZ	433	N	Tanks	1896

197BA	441	E	Unspecified Tank	1991
198BA	441	E	Unspecified Tank	1985
199BA	441	E	Unspecified Tank	1990
200BA	441	E	Unspecified Tank	1990
201BA	442	E	Unspecified Tank	1992
202BA	442	E	Unspecified Tank	1995
203BB	444	N	Unspecified Tank	1936
204BB	445	N	Unspecified Tank	1952
205BB	445	N	Unspecified Tank	1952
206	460	E	Unspecified Tank	1977
207BC	465	SE	Unspecified Tank	1916
208BC	468	SE	Unspecified Tank	1970
209BC	468	SE	Unspecified Tank	1952
210BC	468	SE	Unspecified Tank	1968
211BC	468	SE	Unspecified Tank	1952
212BC	468	SE	Unspecified Tank	1980
213BC	468	SE	Unspecified Tank	1966
214BC	468	SE	Unspecified Tank	1952
215BD	494	NW	Unspecified Tank	1952
216BD	494	NW	Unspecified Tank	1952
217BD	494	NW	Unspecified Tank	1952

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:

70

ID	Distance (m)	Direction	Use	Date
218BE	51	NE	Electricity Substation	1977
219BE	52	NE	Electricity Substation	1968
220BE	52	NE	Electricity Substation	1990
221BE	52	NE	Electricity Substation	1985
222BE	52	NE	Electricity Substation	1990
223BE	52	NE	Electricity Substation	1991
224BE	52	NE	Electricity Substation	1995
225BE	52	NE	Electricity Substation	1992
226BE	53	NE	Electricity Substation	1967
227AT	123	NE	Electricity Substation	1991
228AT	123	NE	Electricity Substation	1990
229AT	123	NE	Electricity Substation	1990
230AT	123	NE	Electricity Substation	1995
231AT	123	NE	Electricity Substation	1992

232BF	158	SE	Electricity Substation	1952
233BF	158	SE	Electricity Substation	1952
234BG	166	N	Electricity Substation	1974
235BG	166	N	Electricity Substation	1979
236BG	166	N	Electricity Substation	1991
237BG	166	N	Electricity Substation	1982
238BG	166	N	Electricity Substation	1982
239BG	166	N	Electricity Substation	1991
240BG	166	N	Electricity Substation	1952
241BG	166	N	Electricity Substation	1952
242BG	166	N	Electricity Substation	1952
243BF	169	SE	Electricity Substation	1996
244BF	169	SE	Electricity Substation	1999
245BF	173	SE	Electricity Substation	1991
246BF	173	SE	Electricity Substation	1987
247BH	208	E	Electricity Substation	1987
248BH	208	E	Electricity Substation	1991
249BH	209	E	Electricity Substation	1996
250BH	209	E	Electricity Substation	1999
251BI	232	E	Electricity Substation	1990
252BI	232	E	Electricity Substation	1991
253BI	232	E	Electricity Substation	1985
254BI	232	E	Electricity Substation	1990
255BI	233	E	Electricity Substation	1995
256BI	233	E	Electricity Substation	1992
257BJ	310	NW	Electricity Substation	1991
258BJ	310	NW	Electricity Substation	1991
259BJ	310	NW	Electricity Substation	1982
260BJ	310	NW	Electricity Substation	1982
261BJ	310	NW	Electricity Substation	1974
262BJ	310	NW	Electricity Substation	1979
263BK	357	SW	Electricity Substation	1975
264BK	369	SW	Electricity Substation	1982
265BK	369	SW	Electricity Substation	1991
266BL	381	W	Electricity Substation	1982
267BL	381	W	Electricity Substation	1991
268BL	383	W	Electricity Substation	1975
269BA	460	E	Electricity Substation	1985
270BA	460	E	Electricity Substation	1990
271BA	460	E	Electricity Substation	1991
272BA	460	E	Electricity Substation	1990
273BA	461	E	Electricity Substation	1977
274BA	466	E	Electricity Substation	1992
275BA	466	E	Electricity Substation	1995
276BM	480	E	Electricity Substation	1985
277BM	480	E	Electricity Substation	1990

278BM	480	E	Electricity Substation	1991
279BM	480	E	Electricity Substation	1990
280BM	480	E	Electricity Substation	1995
281BM	480	E	Electricity Substation	1992
282BM	480	E	Electricity Substation	1968
283BM	481	E	Electricity Substation	1977
284BM	481	E	Electricity Substation	1967
285BN	493	SW	Electricity Substation	1952
286BN	493	SW	Electricity Substation	1952
287BN	493	SW	Electricity Substation	1952

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: 52

ID	Distance (m)	Direction	Use	Date
288BO	56	E	Garage	1990
289BO	56	E	Garage	1991
290BO	56	E	Garage	1990
291F	57	E	Garage	1995
292F	57	E	Garage	1992
293BP	72	E	Road Services Depot	1952
294G	76	E	Road Services Depot	1968
295BP	76	E	Road Services Depot	1967
296BP	91	E	Road Services Depot	1952
297BQ	105	E	Road Services Depot	1952
298BQ	105	E	Road Services Depot	1966
299BQ	105	E	Road Services Depot	1952
300BQ	105	E	Road Services Depot	1968
301BQ	105	E	Road Services Depot	1952
302BQ	105	E	Road Services Depot	1970
303H	114	N	Engineering Workshops	1952

304H	114	N	Engineering Workshops	1968
305H	114	N	Engineering Workshops	1952
306H	120	N	Engineering Workshops	1952
307H	120	N	Engineering Workshops	1952
308BR	185	NW	Garage	1979
309BR	191	NW	Garage	1974
310BS	191	E	Garage	1995
311BS	191	E	Garage	1992
312BR	191	NW	Garage	1991
313BR	191	NW	Garage	1991
314BR	191	NW	Garage	1982
315BS	197	E	Garage	1985
316BS	222	E	Garage	1991
317BS	222	E	Garage	1990
318BS	222	E	Garage	1990
319BT	249	E	Taxicab Service Depot	1952
320BT	249	E	Taxicab Service Depot	1952
321BU	276	E	Garage	1990
322BU	276	E	Garage	1990
323BU	276	E	Garage	1991
324BU	276	E	Garage	1985
325BU	280	E	Garage	1995
326BU	280	E	Garage	1992
327BV	312	E	Carriage Shed	1952
328BV	313	E	Carriage Shed	1952
329BW	414	W	Garage	1991
330BW	414	W	Garage	1991
331BW	414	W	Garage	1982
332BW	414	W	Garage	1982
333BW	414	W	Garage	1967
334BW	414	W	Garage	1979
335BW	414	W	Garage	1974
336BW	414	W	Garage	1966
337AO	440	NE	Garage	1952
338AO	441	NE	Garage	1952
339	493	NE	Coach Building Works	1952

1.6 Potentially Infilled Land

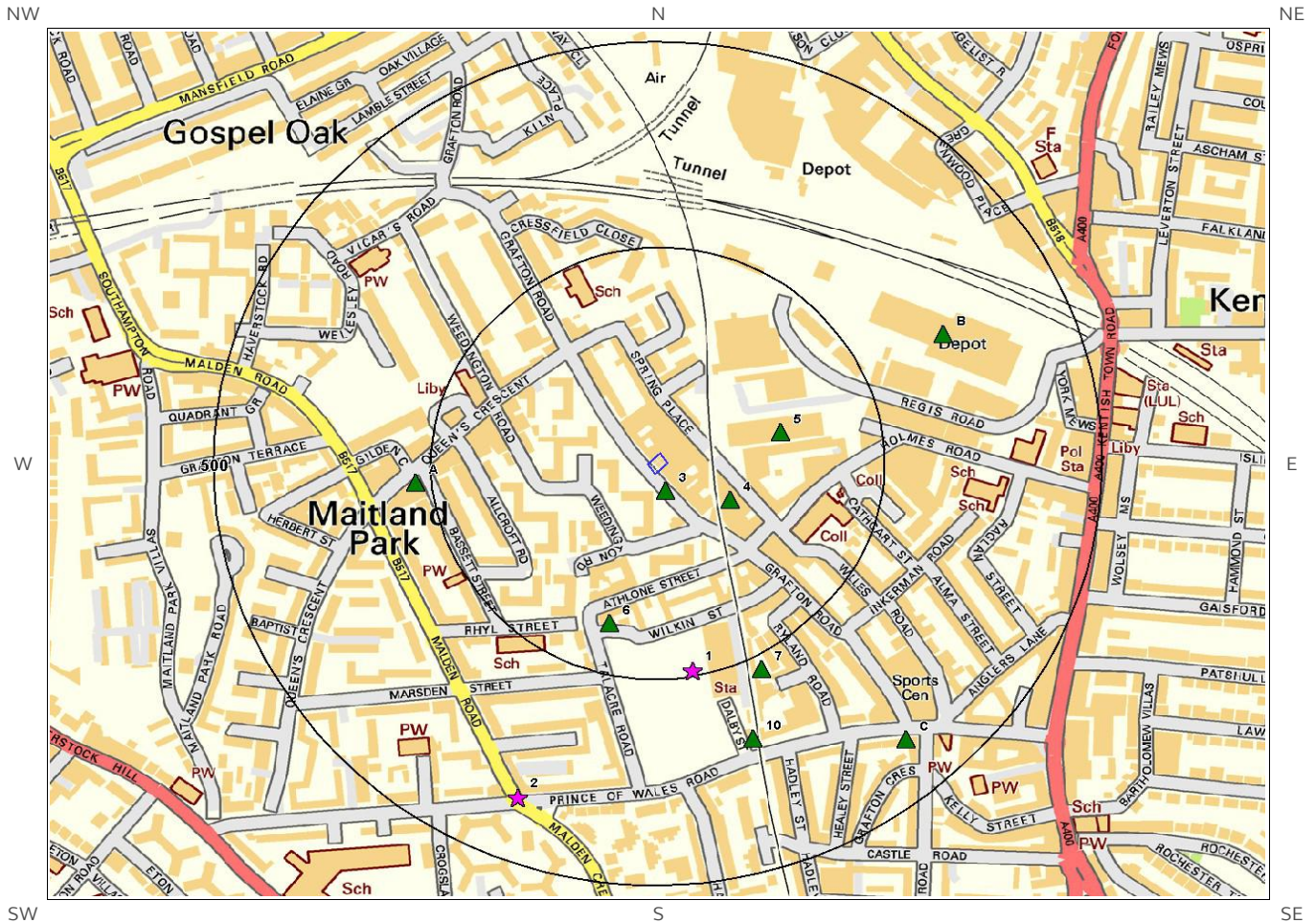
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 38

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














ID	Distance(m)	Direction	Use	Date
3400	221	NE	Unspecified Ground Workings	1920

341T	299	N	Tunnel	1958
342T	299	N	Tunnel	1996
343T	299	N	Tunnel	1974
344T	299	N	Tunnel	1965
345BX	316	N	Brick Works	1894
346V	324	N	Tunnel	1965
347V	324	N	Tunnel	1996
348V	324	N	Tunnel	1958
349V	324	N	Tunnel	1974
350AF	326	NE	Cuttings	1869
351Z	356	N	Unspecified Ground Workings	1869
352Z	356	N	Unspecified Ground Workings	1879
353AA	359	N	Tunnel	1958
354AA	359	N	Tunnel	1996
355AA	359	N	Tunnel	1974
356AA	359	N	Tunnel	1965
357BY	387	N	Unspecified Ground Workings	1949
358BZ	400	NW	Unspecified Ground Workings	1920
359AK	410	NE	Unspecified Heap	1894
360AL	411	N	Unspecified Shaft	1965
361AL	414	N	Unspecified Shaft	1974
362AL	414	N	Unspecified Shaft	1996
363CA	432	NW	Unspecified Ground Workings	1920
364AP	435	N	Unspecified Ground Workings	1894
365BZ	449	NW	Pond	1938
366CB	459	NW	Pond	1920
367CC	460	N	Pond	1920
368CC	460	N	Unspecified Pit	1938
369CC	460	N	Pond	1938
370CD	461	N	Water Body	1879
371CD	461	N	Water Body	1869
372CC	468	N	Pond	1949
373CE	469	NW	Unspecified Ground Workings	1938
374AR	473	N	Unspecified Pit	1869
375AR	473	N	Unspecified Pit	1879
376CB	482	NW	Unspecified Pit	1938
377AR	498	N	Cuttings	1894

2. Environmental Permits, Incidents and Registers Map



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

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:

12

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
3	26	SE	528500 185000	Address: Jt Coachwks, Spring Pl, Kentish Town, NW5 3BH Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4	86	SE	528574 184989	Address: Solus London Ltd, 3-6 Spring Place, NW5 4BA Process: Unknown Status: Historical Permit Permit Type: Part B Enforcement: Enforcement Notified Date of Enforcement: 26/05/2007 Comment: Not given
5	135	E	528632 185071	Address: Hexagon of Highgate, 1 Browns Lane, Regis Road, Kentish Town, London, NW5 3EX Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
6	191	S	528435 184840	Address: L G Coachworks, 65 Wilkin Street Mews, Kentish Town, London, NW5 3NN Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	269	SE	528610 184784	Address: D P Enamellers, Imperial Works, Perren Street, London NW5 3ED Process: Metal Coating Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
8A	269	W	528212 185010	Address: Moderna Dry Cleaners, 70 Queens Crescent, NW5 4EE Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
9A	269	W	528212 185010	Address: Moderna Dry Cleaners, 70 Queens Crescent, NW5 4EE Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
10	342	S	528600 184700	Address: Jt Coachwks, Prince Of Wales Rd, London, NW5 3LR Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
11B	353	NE	528819 185191	Address: Post Office Vehicle Services, Unit A Kentish Town Business Park, Regis Road, London, NW5 3RR Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
12B	353	NE	528819 185191	Address: Post Office Vehicle Services, Unit A Kentish Town Business Park, Regis Road, London, NW5 3RR Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Distance (m)	Direction	NGR	Details	
13C	435	SE	528776 184698	Address: Prince of Wales Dry Cleaners, 17 Prince of Wales Road, NW5 3LH Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
14C	435	SE	528776 184698	Address: Prince of Wales Dry Cleaners, 17 Prince of Wales Road, NW5 3LH Process: Dry Cleaning Status: Historical 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:

0

Database searched and no data found.

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:

2

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	243	S	528530 184784	Incident Date: 13-Dec-2001 Incident Identification: 48132 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2	424	S	528329 184630	Incident Date: 30-May-2002 Incident Identification: 82130 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	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.

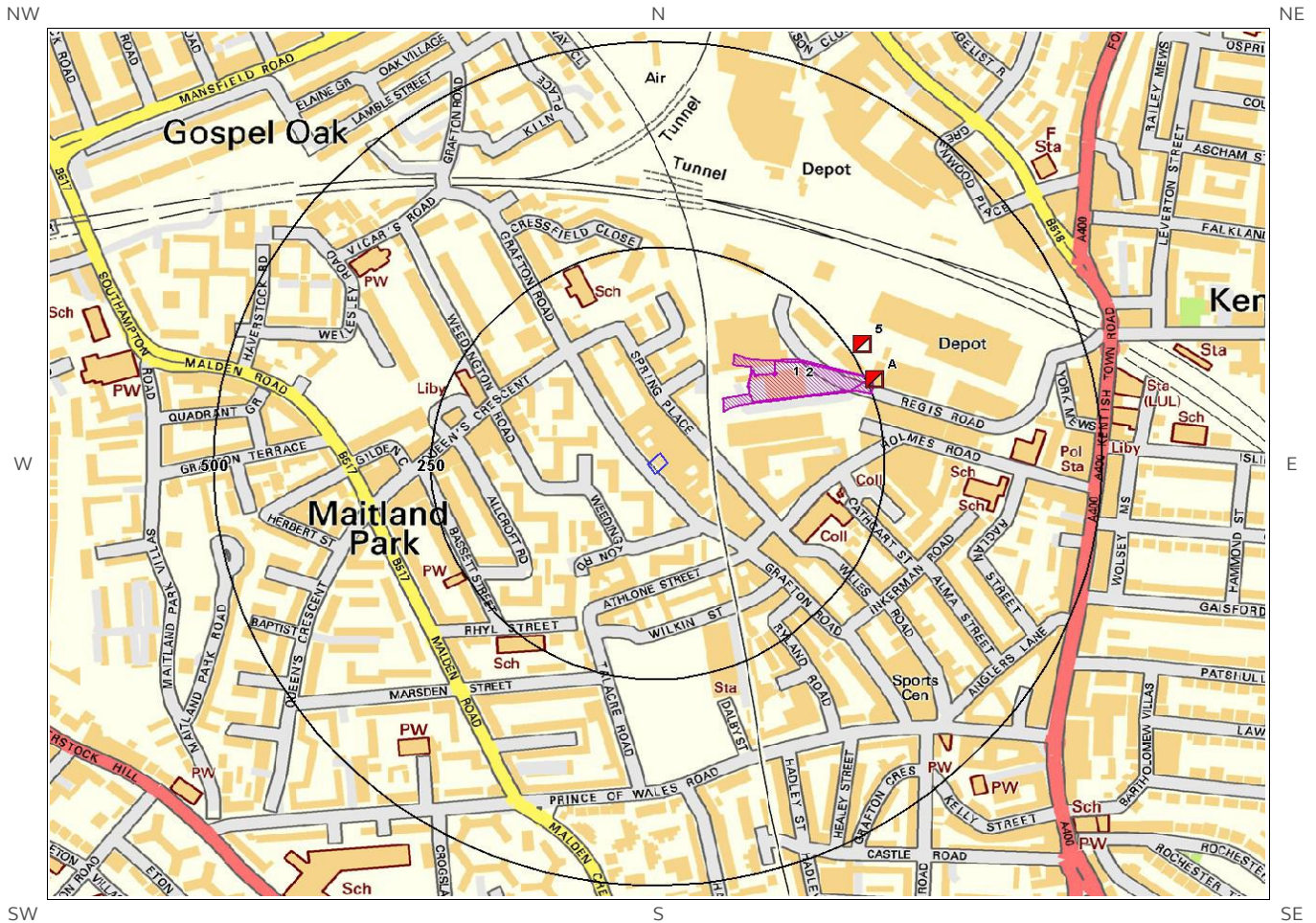
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many 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



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

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:

0

Database searched and no data found.

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:

2

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
1	89	NE	528649 185132	Type of Site: Scrap Metal Depot Site Address: N/A	Planning Application Reference: N/A Date: 1967	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
2	124	NE	528662 185137	Type of Site: Scrap Metal Depot Site Address: N/A	Planning Application Reference: N/A Date: 1967	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

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

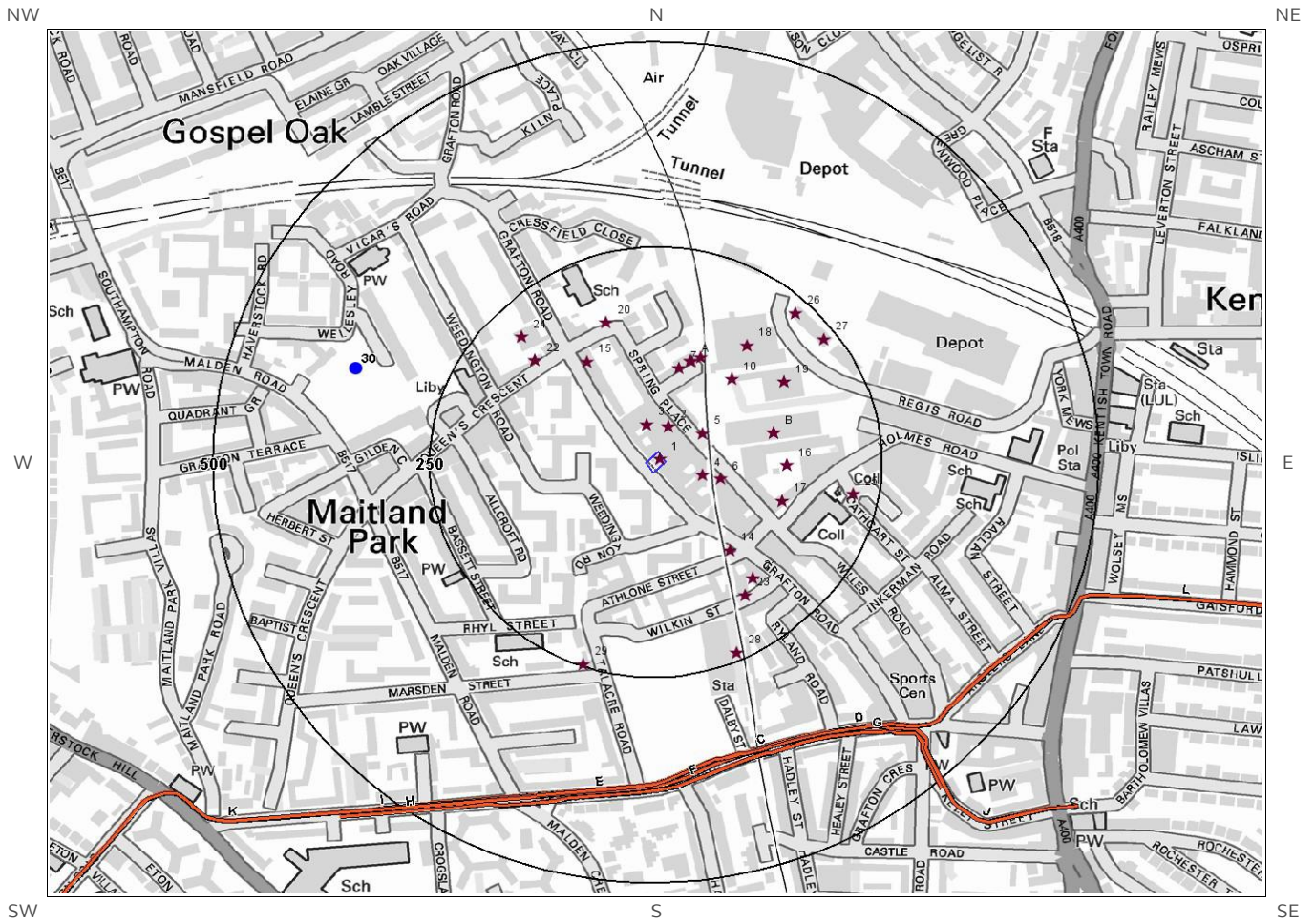
5

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
3A	259	NE	528740 185138	Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM001 EPR reference: EA/EPR/DP3091NK/V003 Operator: Camden London Borough Council Waste Management licence No: 80349 Annual Tonnage: 7793.0	Issue Date: 10/12/1996 Effective Date: - Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified	Site Name: Regis Road Recycling Centre Correspondence Address: -
4A	259	NE	528740 185138	Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: Londonwaste Limited Waste Management licence No: 80349 Annual Tonnage: 7793.0	Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred	Site Name: Regis Road Recycling Centre Correspondence Address: -

ID	Distance (m)	Direction	NGR	Details
5	267	NE	528726 185181	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: LondonWaste Ltd Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: 0 Expiry Date: 0 Cancelled Date: 0 Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -</p>
Not shown	1004	S	528667 184035	<p>Site Address: - Type: Household Waste Amenity Site Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: CAM003 EPR reference: - Operator: Camden London Borough Council Waste Management licence No: 80482 Annual Tonnage: 0.0</p> <p>Issue Date: 15/10/1994 Effective Date: - Modified: - Surrendered Date: 25/07/1997 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Jamestown Road Ca Site Correspondence Address: Camden LB Council, Town Hall Extension, Argyle Street, London, WC1H 8EQ</p>
Not shown	1004	S	528667 184035	<p>Site Address: - Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM003 EPR reference: EA/EPR/UP3697NB/S002 Operator: Camden London Borough Council Waste Management licence No: 80482 Annual Tonnage: 20000.0</p> <p>Issue Date: 15/10/1994 Effective Date: - Modified: - Surrendered Date: 1.99707e+016 Expiry Date: 0 Cancelled Date: 0 Status: Surrendered Site Name: Jamestown Road CA Site Correspondence Address: -</p>

4. Current Land Use Map



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-  Site Outline
-  Current Industrial Sites
-  Electricity Transmission Cables
-  Search Buffers (m)
-  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:

29

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	E & D Scaffold Co Ltd	528495 185040	128-130, Grafton Road, London, NW5 4BA	Construction and Tool Hire	Hire Services
2	34	N	Aktiva	528504 185079	Spring House 10, Spring Place, London, NW5 3BH	Lampshades and Lighting	Consumer Products
3	37	N	Chimney	528480 185082	NW5	Chimneys	Industrial Features
4	45	E	Works	528544 185020	NW5	Unspecified Works Or Factories	Industrial Features
5	54	NE	Electricity Sub Station	528544 185071	NW5	Electrical Features	Infrastructure and Facilities
6	66	E	Works	528565 185016	NW5	Unspecified Works Or Factories	Industrial Features
7	106	N	The Car Surgery Ltd	528517 185150	2, Arctic Street, London, NW5 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
8A	117	N	The End Garage	528530 185158	5, Arctic Street, London, NW5 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
9A	118	N	Arctic Motors	528531 185159	1, 5, Arctic Street, Belsize Park, London, NW5 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	123	NE	Electricity Sub Station	528578 185137	NW5	Electrical Features	Infrastructure and Facilities
11A	126	N	The Car Surgery	528541 185164	Arctic Garages, Arctic Street, London, NW5 4DJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
12B	129	E	Spire Automotive	528626 185071	1, Browns Lane, London, NW5 3EX	New Vehicles	Motoring
13B	129	E	Spire BMW	528626 185071	1, Browns Lane, Kentish Town, London, NW5 3EX	Vehicle Repair, Testing and Servicing	Repair and Servicing
14	129	SE	Christo Print & Design Ltd	528576 184929	61, Grafton Road, London, NW5 3EN	Published Goods	Industrial Products
15	138	NW	Congo Music	528410 185158	178, Grafton Road, London, NW5 4BA	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
16	140	E	Council Depot	528642 185032	NW5	Container and Storage	Transport, Storage and Delivery
17	142	E	Council Depot	528636 184989	NW5	Container and Storage	Transport, Storage and Delivery
18	166	NE	Warehouse	528596 185178	NW5	Container and Storage	Transport, Storage and Delivery
19	167	NE	Warehouse	528638 185134	NW5	Container and Storage	Transport, Storage and Delivery

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
20	170	N	Electricity Sub Station	528433 185206	NW5	Electrical Features	Infrastructure and Facilities
21	172	SE	Works	528602 184895	NW5	Unspecified Works Or Factories	Industrial Features
22	180	NW	5a Studio	528351 185160	193-199, Queens Crescent, London, NW5 4DS	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services
23	183	SE	Electricity Sub Station	528594 184874	NW5	Electrical Features	Infrastructure and Facilities
24	211	NW	West Hampstead Motors Ltd	528335 185188	155-161, Grafton Road, London, NW5 4AY	Vehicle Repair, Testing and Servicing	Repair and Servicing
25	220	E	Electricity Sub Station	528718 184997	NW5	Electrical Features	Infrastructure and Facilities
26	232	NE	E K O	528651 185217	Unit 1-3 Kentish Town Industrial Estate, Regis Road, London, NW5 3EW	Office and Shop Equipment	Industrial Products
27	236	NE	City Scaffolding	528684 185186	Kentish Town Industrial Estate, Regis Road, London, NW5 3EW	Construction and Tool Hire	Hire Services
28	239	SE	Camden Town Brewery	528584 184804	Units 55-59, Wilkin Street Mews, London, NW5 3NN	Alcoholic Drinks	Foodstuffs
29	247	S	Gay to Z Directories Ltd	528407 184790	35, Talacre Road, London, NW5 3PJ	Published Goods	Industrial Products

4.2 Petrol and Fuel Sites

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

1

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
30	355	W	528143 185150	Obsolete	Court Service Station, 160A, Malden Road, Malden Road, Kentish Town, London, Inner London, NW5 4BT	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:

20

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

ID	Distance (m)	Direction	Details
31C	356	S	Cable Set: CABLE SECT T2 Cable Route: ST JOHNS WOOD - TOTTENHAM 1 Cable Make: BICC 275KV (OIL) CABLE S/CORE AL SHEATH Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 2001 Cable in tunnel: Y
32C	356	S	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
33D	358	S	Cable Set: - Cable Route: - Cable Make: - Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
34D	358	S	Cable Set: - Cable Route: - Cable Make: - Cable Type: DECOMMISSIONED Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
35E	359	S	Cable Set: - Cable Route: - Cable Make: - Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
36E	359	S	Cable Set: - Cable Route: - Cable Make: - Cable Type: DECOMMISSIONED Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
37F	365	S	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
38F	366	S	Cable Set: CABLE SECT 52 Cable Route: ST JOHNS WOOD - TOTTENHAM 2 Cable Make: BICC 275KV OIL FILLED PB SHEATH CABLE Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: -
39G	367	S	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
40G	368	S	Cable Set: CABLE SECT 51 Cable Route: ST JOHNS WOOD - TOTTENHAM 2 Cable Make: BICC 275KV OIL FILLED PB SHEATH CABLE Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: -
41H	411	S	Cable Set: - Cable Route: - Cable Make: - Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -

ID	Distance (m)	Direction	Details	
42H	411	S	Cable Set: CABLE SECT 53 Cable Route: ST JOHNS WOOD - TOTTENHAM 2 Cable Make: BICC 275KV OIL FILLED PB SHEATH CABLE	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: -
43I	417	S	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
44I	417	S	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
45J	455	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
46J	455	SE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
47K	470	SW	Cable Set: CABLE SECT T3 Cable Route: ST JOHNS WOOD - TOTTENHAM 1 Cable Make: BICC 275KV (OIL) CABLE S/CORE AL SHEATH	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 2001 Cable in tunnel: Y
48K	470	SW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
49L	475	SE	Cable Set: CABLE SECT T1 Cable Route: ST JOHNS WOOD - TOTTENHAM 1 Cable Make: BICC 275KV (OIL) CABLE S/CORE AL SHEATH	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 2001 Cable in tunnel: Y
50L	476	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

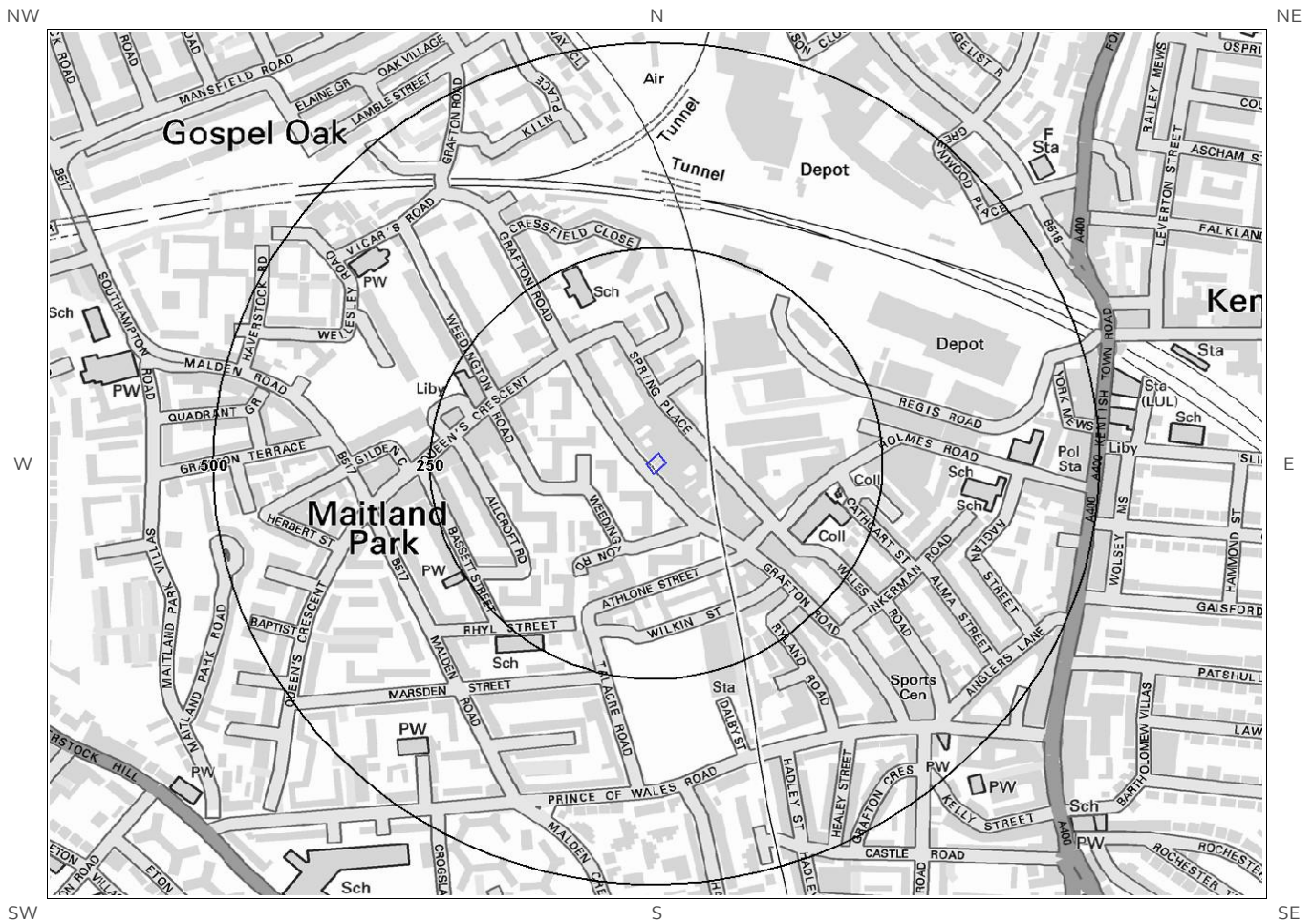
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LC-XCZS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

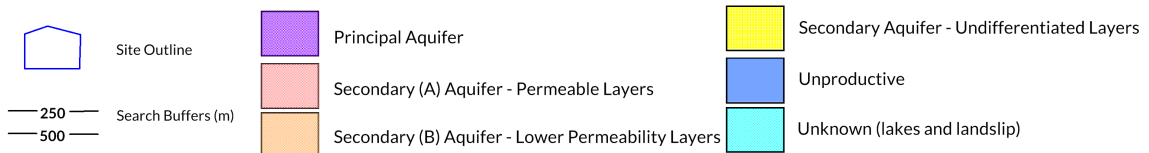
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

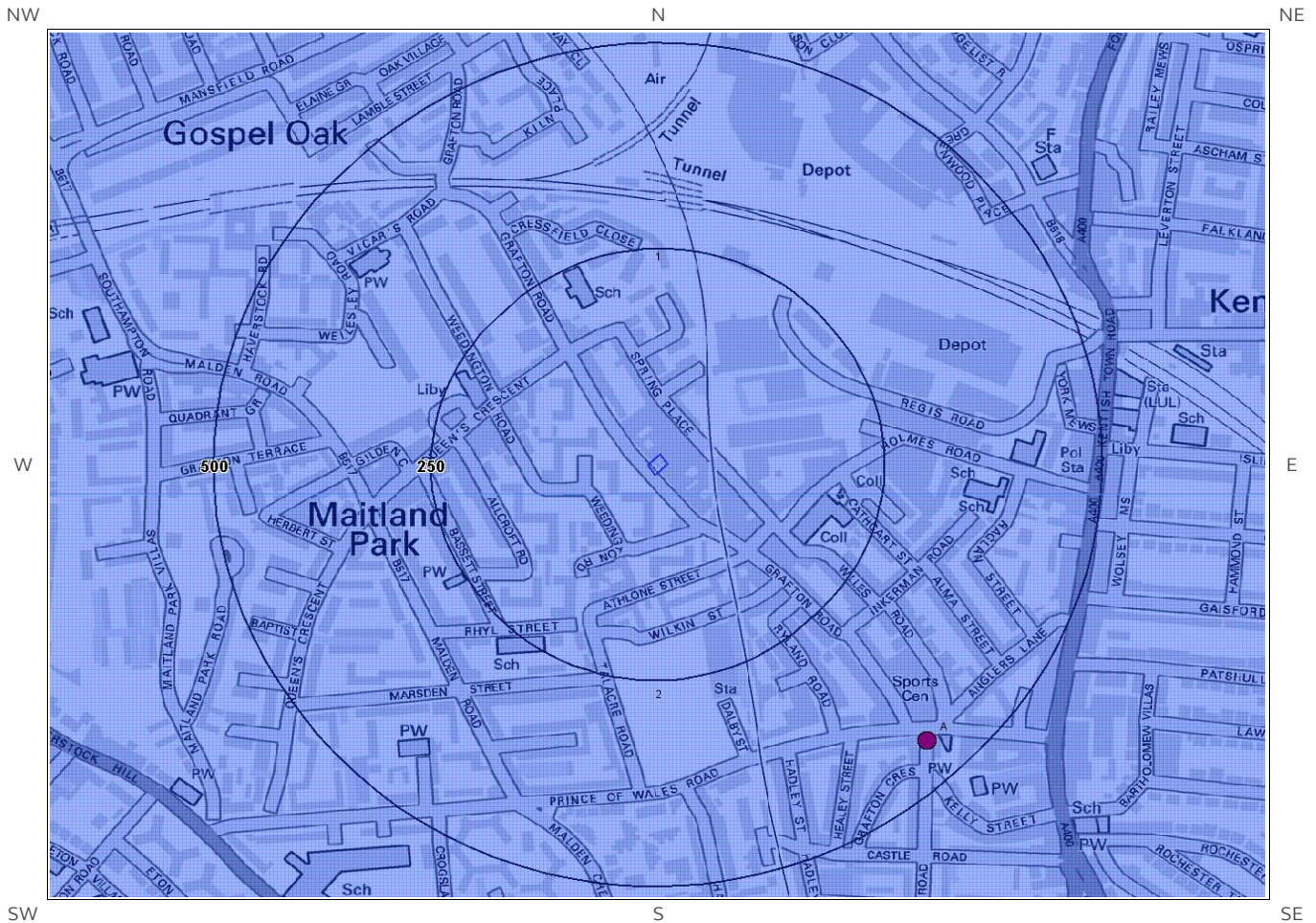
6a. Aquifer Within Superficial Geology



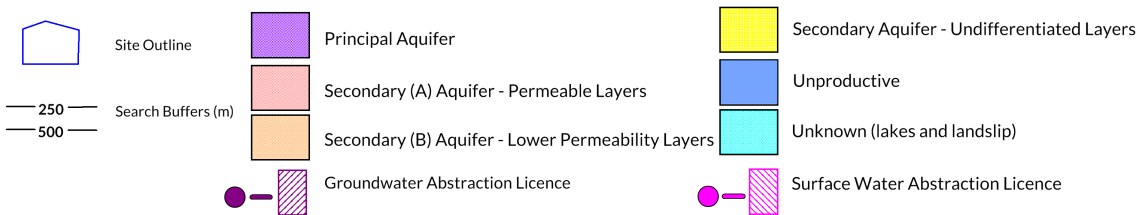
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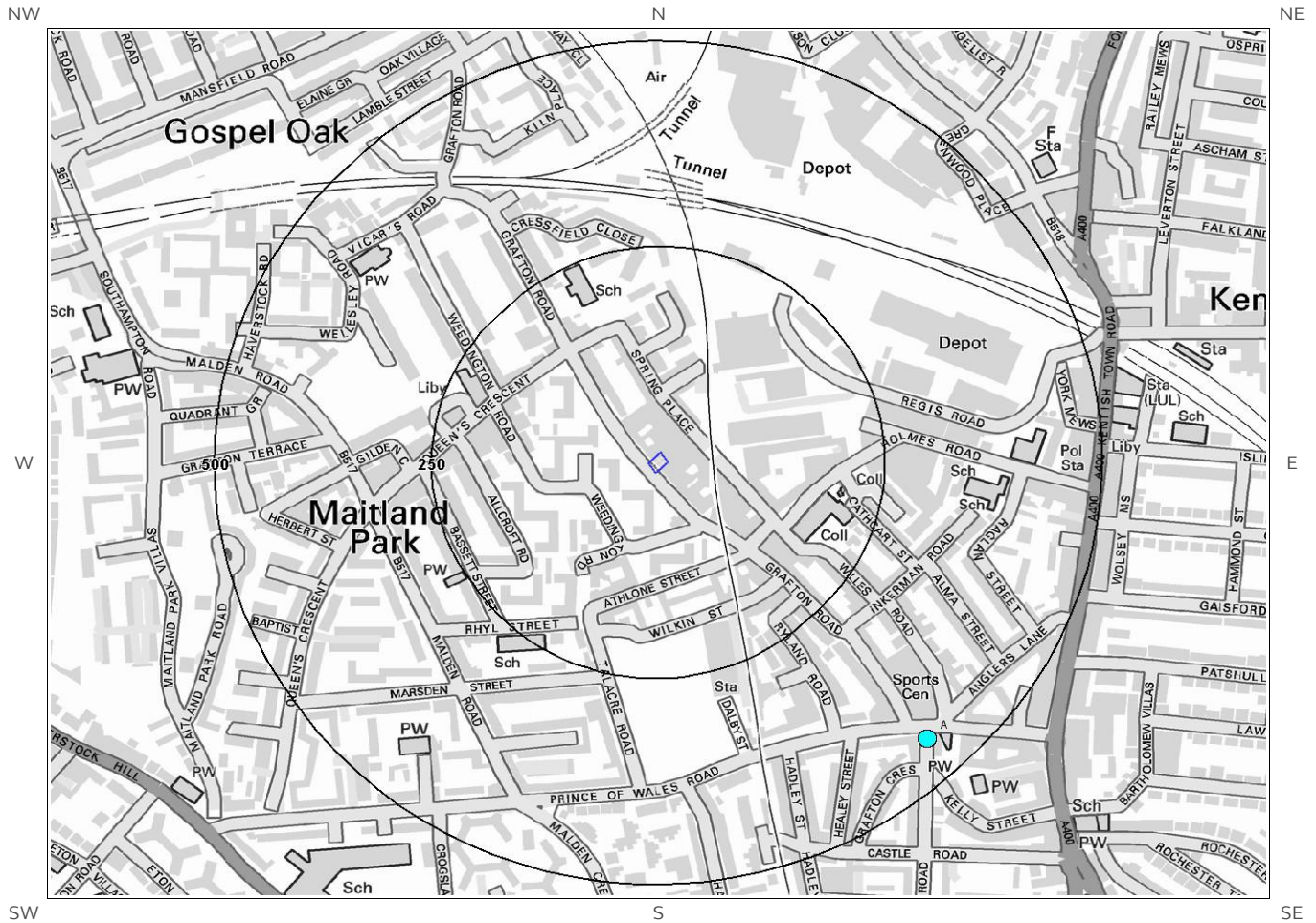
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



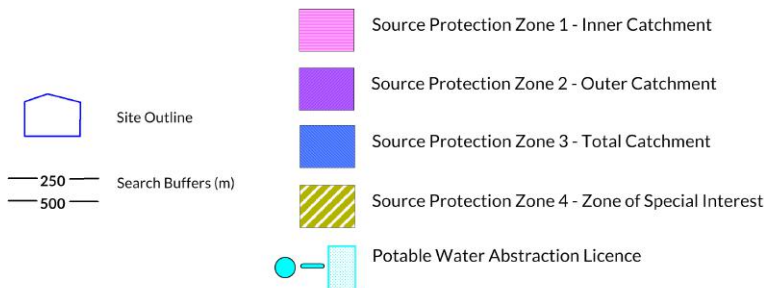
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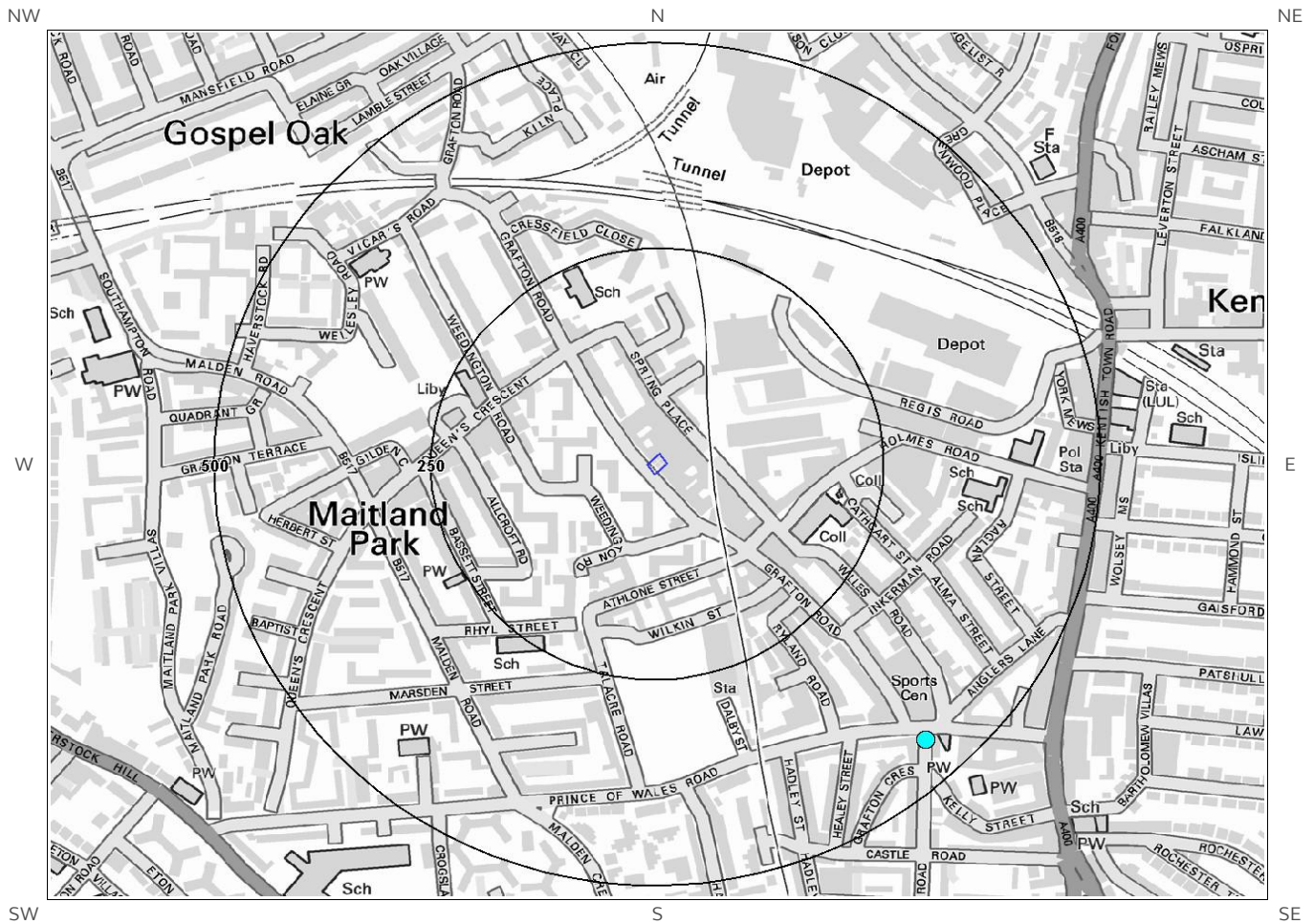
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



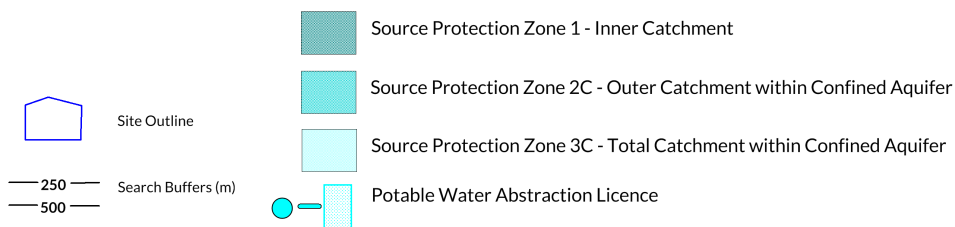
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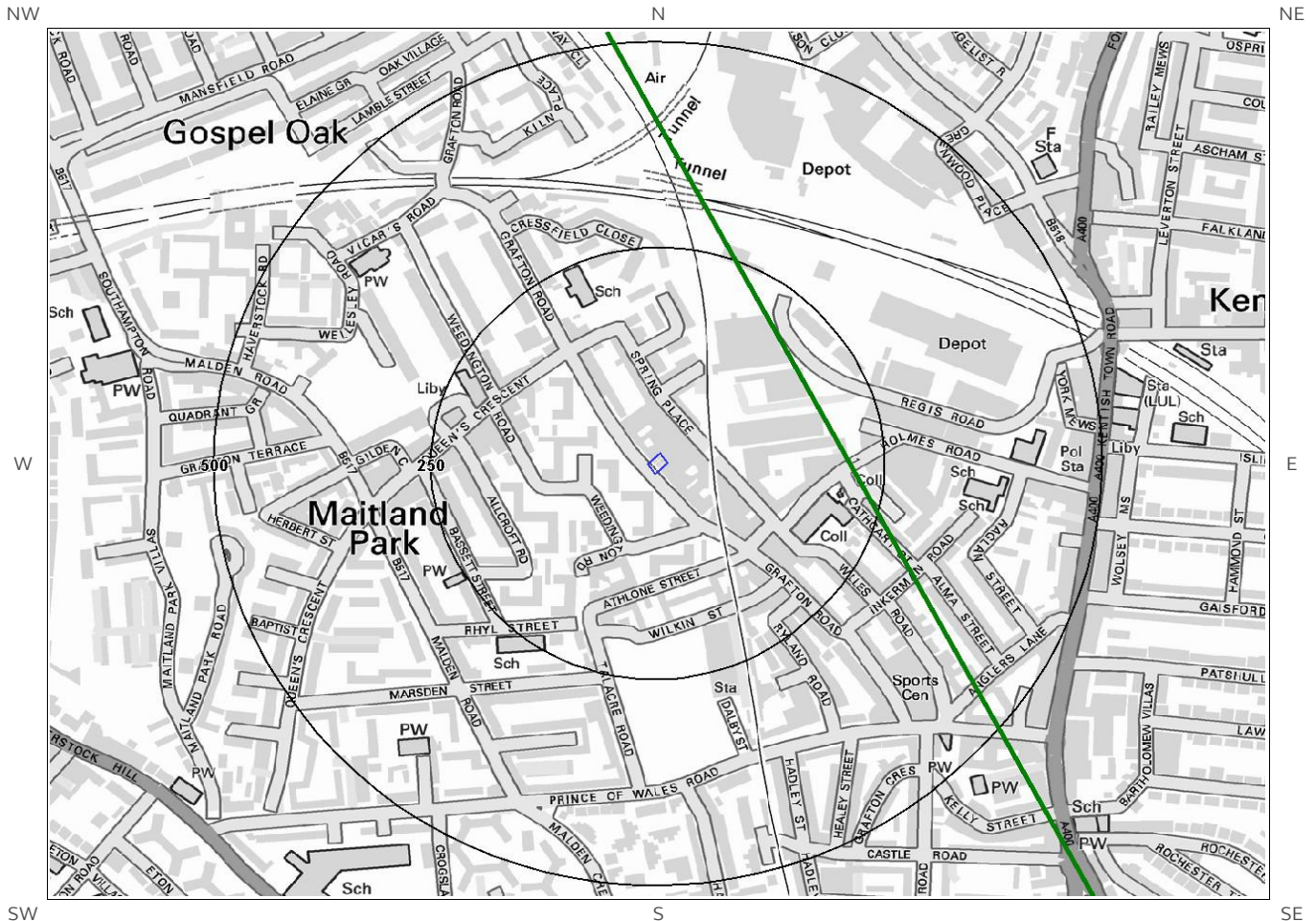
6d. Hydrogeology – Source Protection Zones within confined aquifer



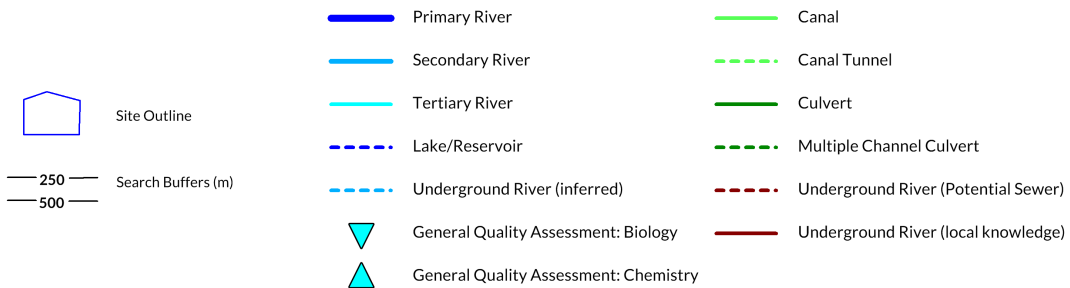
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6e. Hydrology – Detailed River Network and River Quality



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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? 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

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/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	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	23	S	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
3A	449	SE	528800 184700	<p>Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD</p> <p>Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details	
4A	449	SE	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m ³): 94506 Max Daily Volume (m ³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
5A	449	SE	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Laundry Use Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m ³): 94506 Max Daily Volume (m ³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:
6A	449	SE	528800 184700	Status: Active Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED	Annual Volume (m ³): 17997 Max Daily Volume (m ³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:
7A	449	SE	528800 184700	Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED	Annual Volume (m ³): 17997 Max Daily Volume (m ³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:
Not shown	1576	SW	527636 183697	Status: Active Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Borehole At Barrow Hill Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m ³): 631000 Max Daily Volume (m ³): 2000 Original Application No: NPS/WR/009229 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:
Not shown	1580	SW	527640 183690	Status: Historical Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m ³): 631000 Max Daily Volume (m ³): 2000 Original Application No: WRA/R/1026 Original Start Date: 1/4/2007 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 1/4/2007 Version End Date:
Not shown	1580	SW	527640 183690	Status: Historical Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m ³): 631000 Max Daily Volume (m ³): 2000 Original Application No: WRA/2/2(24) Original Start Date: 26/9/2002 Expiry Date: 31/3/2007 Issue No: 1 Version Start Date: 26/9/2002 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	1695	S	528000 183400	<p>Status: Historical Licence No: 28/39/39/0035 Details: Animal Watering & General Use in non Farming situations Direct Source: Thames Groundwater Point: Borehole At Regent's Park, London Nw1 Data Type: Point Name: ZOOLOGICAL SOCIETY OF LONDON</p> <p>Annual Volume (m³): 681.9 Max Daily Volume (m³): 59 Original Application No: - Original Start Date: 4/4/1966 Expiry Date: - Issue No: 100 Version Start Date: 4/4/1966 Version End Date:</p>
Not shown	1733	SE	529920 184040	<p>Status: Historical Licence No: 28/39/39/0222 Details: General Use Relating To Secondary Category (High Loss) Direct Source: Thames Groundwater Point: Kings Cross Concrete Plant-borehole Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD</p> <p>Annual Volume (m³): 55200 Max Daily Volume (m³): 200 Original Application No: GEN/39/ Original Start Date: 31/8/2006 Expiry Date: 31/3/2010 Issue No: 1 Version Start Date: 31/8/2006 Version End Date:</p>
Not shown	1733	SE	529920 184040	<p>Status: Active Licence No: TH/039/0039/027 Details: General Use Relating To Secondary Category (High Loss) Direct Source: Thames Groundwater Point: Kings Cross Concrete Plant-borehole Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD</p> <p>Annual Volume (m³): 33400 Max Daily Volume (m³): 200 Original Application No: NPS/WR/011609 Original Start Date: 21/4/2010 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 13/8/2012 Version End Date:</p>
Not shown	1841	SW	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>
Not shown	1895	SW	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	1895	SW	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	1895	SW	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

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

Yes

The following Surface Water 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	1003	S	528490 184020	Status: Historical Licence No: 28/39/39/0173 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Oval Road, Camden - Grand Union Regents Canal Data Type: Point Name: BRITISH WATERWAYS BOARD Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: - Original Start Date: 8/12/1994 Expiry Date: - Issue No: 100 Version Start Date: 8/12/1994 Version End Date:
Not shown	1003	S	528500 184020	Status: Active Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: Thames Surface Water - Non Tidal Point: Southampton Bridge, London, Nw8 - Regents Canal Data Type: Point Name: Canal and River Trust Annual Volume (m ³): 7010000 Max Daily Volume (m ³): 19520 Application No: - Original Start Date: 18/7/1980 Expiry Date: - Issue No: 101 Version Start Date: 17/12/2007 Version End Date:
Not shown	1902	SE	529750 183600	Status: Historical Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: Thames Surface Water - Non Tidal Point: Camley Street Nature Park, London Data Type: Point Name: BRITISH WATERWAYS BOARD Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 18/9/1991 Version End Date:
Not shown	1902	SE	529750 183600	Status: Historical Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: Thames Surface Water - Non Tidal Point: Grand Union Canal At Camley Street Nature Park, London Data Type: Point Name: BRITISH WATERWAYS BOARD Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: - Original Start Date: 18/9/1991 Expiry Date: - Issue No: 100 Version Start Date: 18/9/1991 Version End Date:

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
1A	449	SE	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD Annual Volume (m ³): 94506 Max Daily Volume (m ³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:

ID	Distance (m)	Direction	NGR	Details
2A	449	SE	528800 184700	<p>Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED</p> <p>Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:</p>
Not shown	1576	SW	527636 183697	<p>Status: Active Licence No: TH/039/0039/058 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Borehole At Barrow Hill Data Type: Point Name: THAMES WATER UTILITIES LTD</p> <p>Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: NPS/WR/009229 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: Version End Date:</p>
Not shown	1580	SW	527640 183690	<p>Status: Historical Licence No: 28/39/39/0202 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD</p> <p>Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/2/2(24) Original Start Date: 26/9/2002 Expiry Date: 31/3/2007 Issue No: 1 Version Start Date: Version End Date:</p>
Not shown	1580	SW	527640 183690	<p>Status: Historical Licence No: 28/39/39/0231 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Barrow Hill Pumping Station - Borehole Data Type: Point Name: THAMES WATER UTILITIES LTD</p> <p>Annual Volume (m³): 631000 Max Daily Volume (m³): 2000 Original Application No: WRA/R/1026 Original Start Date: 1/4/2007 Expiry Date: 31/3/2013 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/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site? No

Database searched and no data found.

6.9 River Quality

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site? Yes

6.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1136	SE	529150 184100	River Name: Grand Union Canal (paddington Arm) Reach: Canal Feeder - Camden Road End/Start of Stretch: End of Stretch NGR	F	F	F	F	E

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?

Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details
1	185	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined

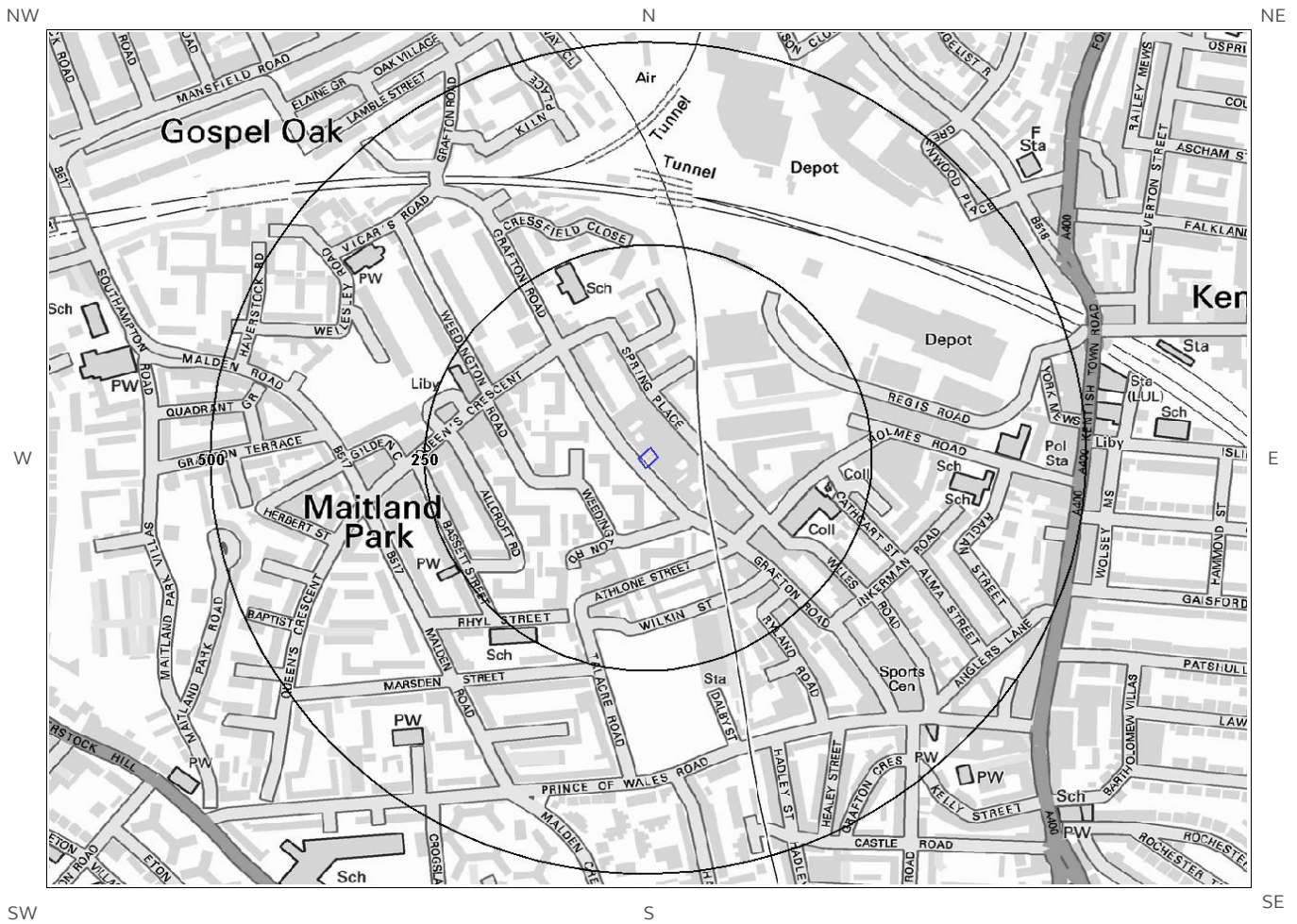
6.11 Surface Water Features

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

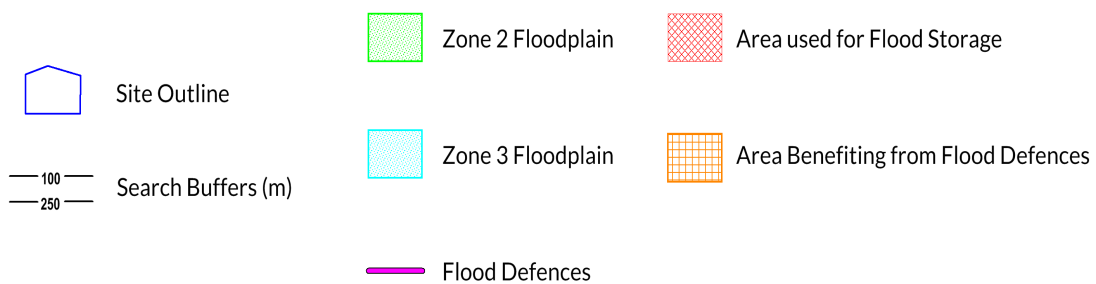
No

Database searched and no data found.

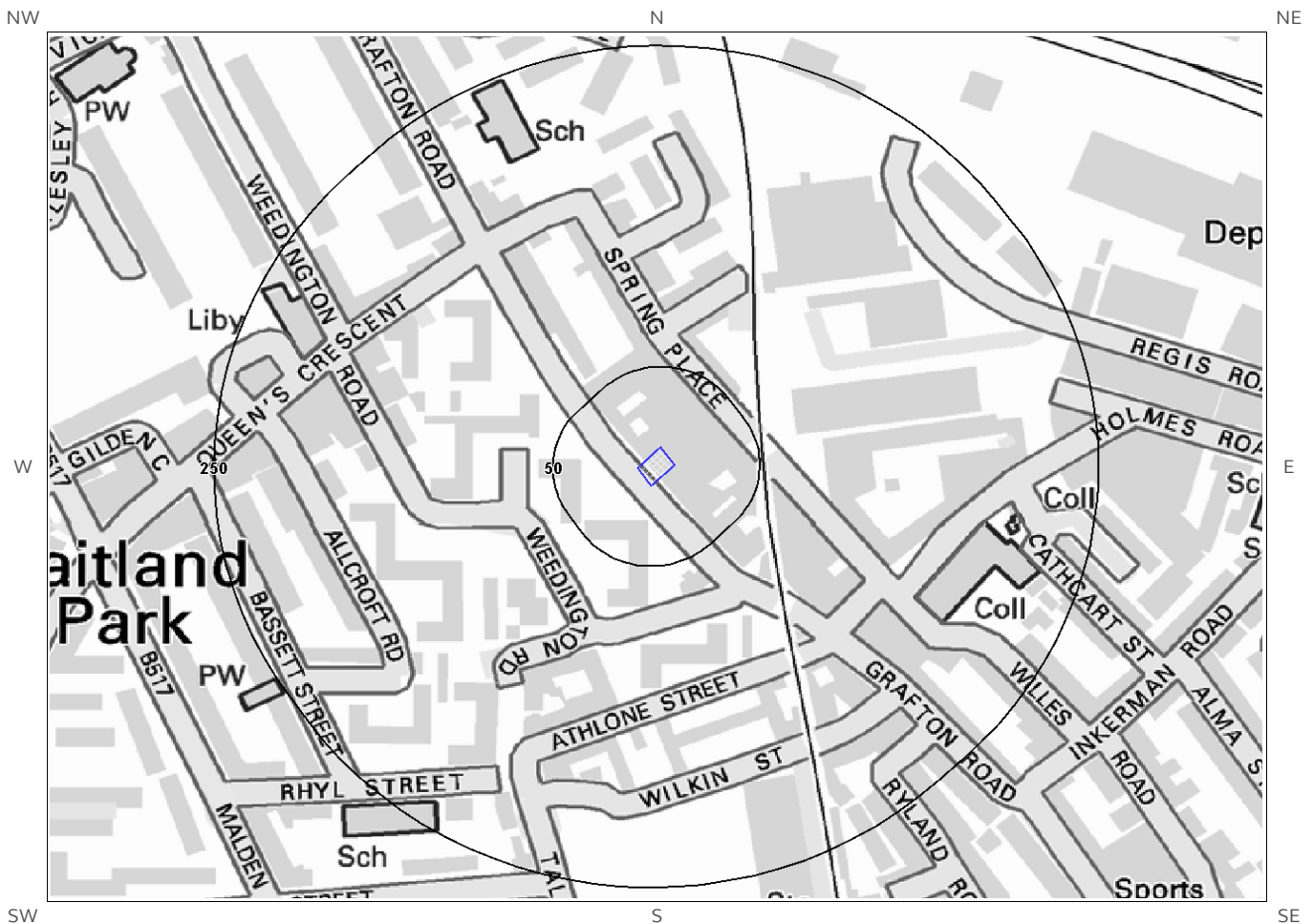
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



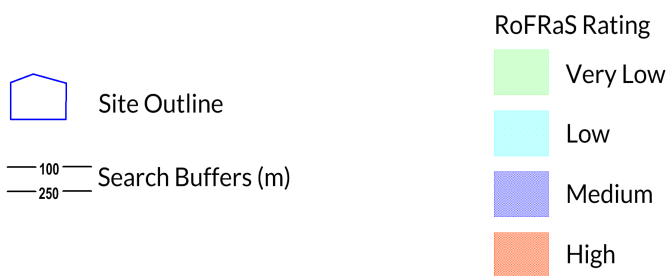
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 2 floodplain? No

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

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 3 floodplain? No

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

What is the 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

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? No

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? No

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?

Not Prone

The area is not considered to be prone to groundwater flooding based on rock type.

7.8 Groundwater Flooding Confidence Areas

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

Not Applicable

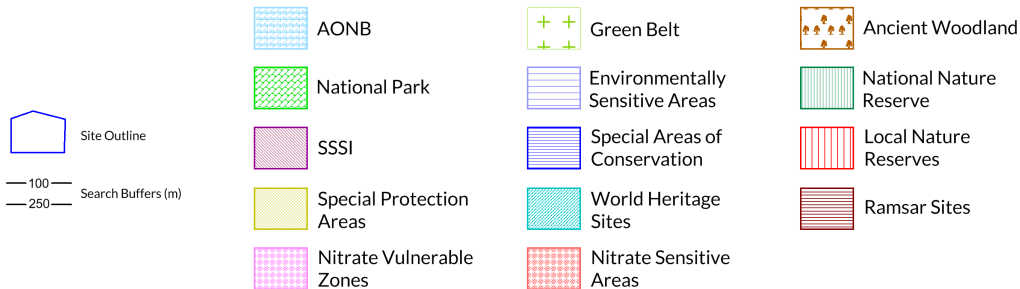
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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:

1

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	972	W	Belsize Wood	Natural England

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

0

Database searched and no data found.

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 Geo Insight**, 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? Moderate

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

Hazard
Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

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? Negligible

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

Hazard
No indicators for running sand identified. 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? No

Database searched and no data found.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No
Guidance: No Guidance Required.

Contact Details

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info@groundsure.com

British Geological Survey Enquiries

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Fax: 0115 936 3276.
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Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

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Tel: 03708 506 506

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk

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Email: enquiries@phe.gov.uk
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