

Groundsure Siteguard

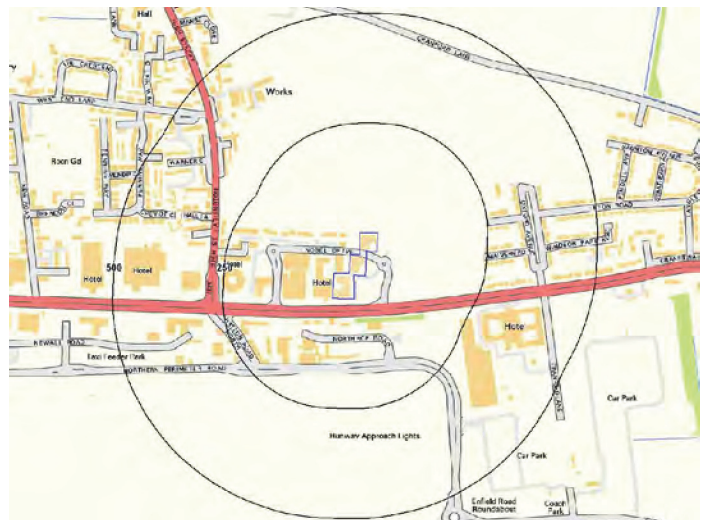
Groundsure Reference: GS-3447298

Address: 3 STATUS PARK, NOBEL DRIVE, HAYES, UB3 5EY

Date: 14 Nov 2016

Client Reference: 1539_-_MHA_Heathrow

Client: Kent Design Studio Ltd.



Brought to you by Groundsure



Report Reference: GS-3447298

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Groundsure on (T) 08444 159 000, email: info@groundsure.com

Environmental Risk Assessment: 3 STATUS PARK, NOBEL DRIVE, HAYES, UB3 5EY

This report is brought to you by Groundsure, a leading environmental consultancy and is based on the professional review of pertinent data associated with the property and surrounding area.

Conclusions

Based on information gathered the property is considered to be:-

In Need of Further Assessment (for banking security)

Does the property represent Acceptable Banking Security from an environmental risk perspective?	In Need of Further Assessment
Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	In Need of Further Assessment
Is there a risk that the property value may be impacted due to environmental liability issues?	In Need of Further Assessment
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	High

The study site has been identified as being located in close proximity to a landfill site which could potentially impact on the site. Additionally, the client has informed Siteguard's Consultant that the site is to change use for residential purposes. As such the study site has been identified as being of very high risk due to the potential for contamination to be encountered during the refurbishment works.

Groundsure considers that the following additional actions may further clarify the identified environmental risks:

- Undertake vendor enquiries in respect of existing environmental reports relating to the property.
- As the site is to change use, it is highly likely that further work to assess/remediate contaminated land will be required as part of the planning process. Furthermore, changes to requirements for planning applications brought about by the introduction of the Standard Planning Application Form (1APP) may dictate that a Phase 1 Desk Study be required to be submitted with a planning application.
- Given the above, Groundsure highly recommends undertaking further consultations with the Planning and Environmental Health Departments of the Local Authority in order to clarify what further measures will be required as part of the planning application and any subsequent permission for the proposed development.

Groundsure would be pleased to provide you with a quotation to undertake a Phase 1 assessment of the property. The cost of this further assessment would include a discount to reflect the entire cost of the report already undertaken.

†This report is provided for the benefit of the lender, the Bank's customer and (where appropriate) their appointed Chartered Surveyor as part of a commercial property valuation. Reliance by additional parties is done so at their own risk and Groundsure Ltd (Groundsure) has no legal obligation under such circumstances. This report is primarily designed to provide a basic environmental risk assessment associated with Banking Security arrangements, with an opinion provided through an automated risk algorithm. A prudent purchaser, and his legal advisers in respect of the Law Society Warning Card on Contaminated Land, may wish to make more detailed enquiries. The risk assessment is based upon the data sets contained within the report and information provided to Groundsure by the appointed Chartered Surveyor. No site inspection, site investigation or direct regulatory consultations have been undertaken or considered in this report. The Terms and Conditions and the User Guide detailing the risk assessment methodology underlying this report are available from Groundsure.

Additional Information

As the site lies within or in close proximity to an area with a Very Low risk rating in the RoFRaS database, no further recommendations are required.

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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3 STATUS PARK, NOBEL DRIVE, HAYES, UB3 5EY

Grid Reference: 509147,177005

Size of Site: 0.61 ha

Report Reference: GS-3447298

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Risk Factor	On Site	Adjacent	Less Than 250m
1. Past Land Use - 1:10,000 Scale Historical Data			
Potentially Contaminative Historical Land Uses	No	No	Yes
2. Incident and Registers			
EA Recorded Pollution Incidents	No	No	No
EPA1990 Sites	No	No	No
3. Landfill and Waste Sites			
EA Operational Landfill Sites	No	No	Yes
EA Historic Landfill Sites	No	Yes	Yes
BGS Landfill Sites	No	No	No
Groundsure Local Authority Landfill Sites	No	No	No
Environmental Permitting Regulations (Waste) Sites	No	No	No
4. Current Land Use Findings Data			
Potentially Contaminative Industrial Sites	No	Yes	Yes
Petrol & Fuel Sites	No	No	No
Historic IPC Authorisations	No	No	No
Part A(1) and IPPC Authorisations	No	No	No
Part A(2) and Part B Authorisations	No	No	Yes
List 1 Dangerous Substance Authorisations	No	No	No
List 2 Dangerous Substance Authorisations	No	No	No
Red List Discharge Consents	No	No	No
5. Hydrogeology			
Groundwater Vulnerability & Soil Leaching Potential	Yes	No	Yes
Source Protection Zones	No	No	No
Groundwater Abstraction Licences	No	No	Yes
Surface Water Abstraction Licences	No	No	No
Potable Water Abstraction Licences	No	No	No
6. Environmental Setting			
Sites of Special Scientific Interest (SSSI)	No	No	No
National Nature Reserves (NNR)	No	No	No
Special Areas of Conservation (SAC)	No	No	No
Special Protection Areas (SPA)	No	No	No
Ramsar Sites	No	No	No
Local Nature Reserves (LNR)	No	No	No
World Heritage Sites	No	No	No
Environmentally Sensitive Areas	No	No	No
Areas of Outstanding Natural Beauty (AONB)	No	No	No
National Parks	No	No	No
Green Belt land	No	Yes	No
7. Flood Risk			
What is the Risk of Flooding from Rivers and the Sea (RoFRaS) for the study site?	Very Low	-	-
Has the site been subject to past flooding as recorded by the Environment Agency?	No	-	-

In the process of ordering this report the following questions were answered as detailed below:

What is the current use of the site?	Commercial - Offices
What is the intended use of the site?	Residential
Are you aware of any intention to redevelop the site? (e.g. will intrusive works be undertaken i.e. new build, not refurbishment)	No
Is there any significant bulk fuel or chemical storage contained within underground storage tanks etc (excluding septic tanks / LPG tanks)?	No
Distance to the nearest surface water feature:	None
Distance to the nearest residential property:	Adjacent

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (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 250m of the search centre: 17

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
45.0	S	Airport	1964
52.0	SW	Saw Pit	1882
59.0	SW	Saw Pit	1865
102.0	SE	Sand and Gravel Works	1938
103.0	SE	Sand and Gravel Works	1935
144.0	SE	Airport	1959
162.0	S	Airport	1987
162.0	S	Airport	1974
188.0	N	Gravel Pit	1987
199.0	SE	Gravel Pit	1932
232.0	SW	Nursery	1912
235.0	SW	Nursery	1912
235.0	SW	Nursery	1935
236.0	SW	Nursery	1938
236.0	SW	Nursery	1932
247.0	W	Telephone Exchange	1974
248.0	W	Unspecified Depot	1987

2. Incidents and Registers Findings

2.1 Environment Agency Recorded Pollution Incidents

National Incidents Recording System, List 2

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

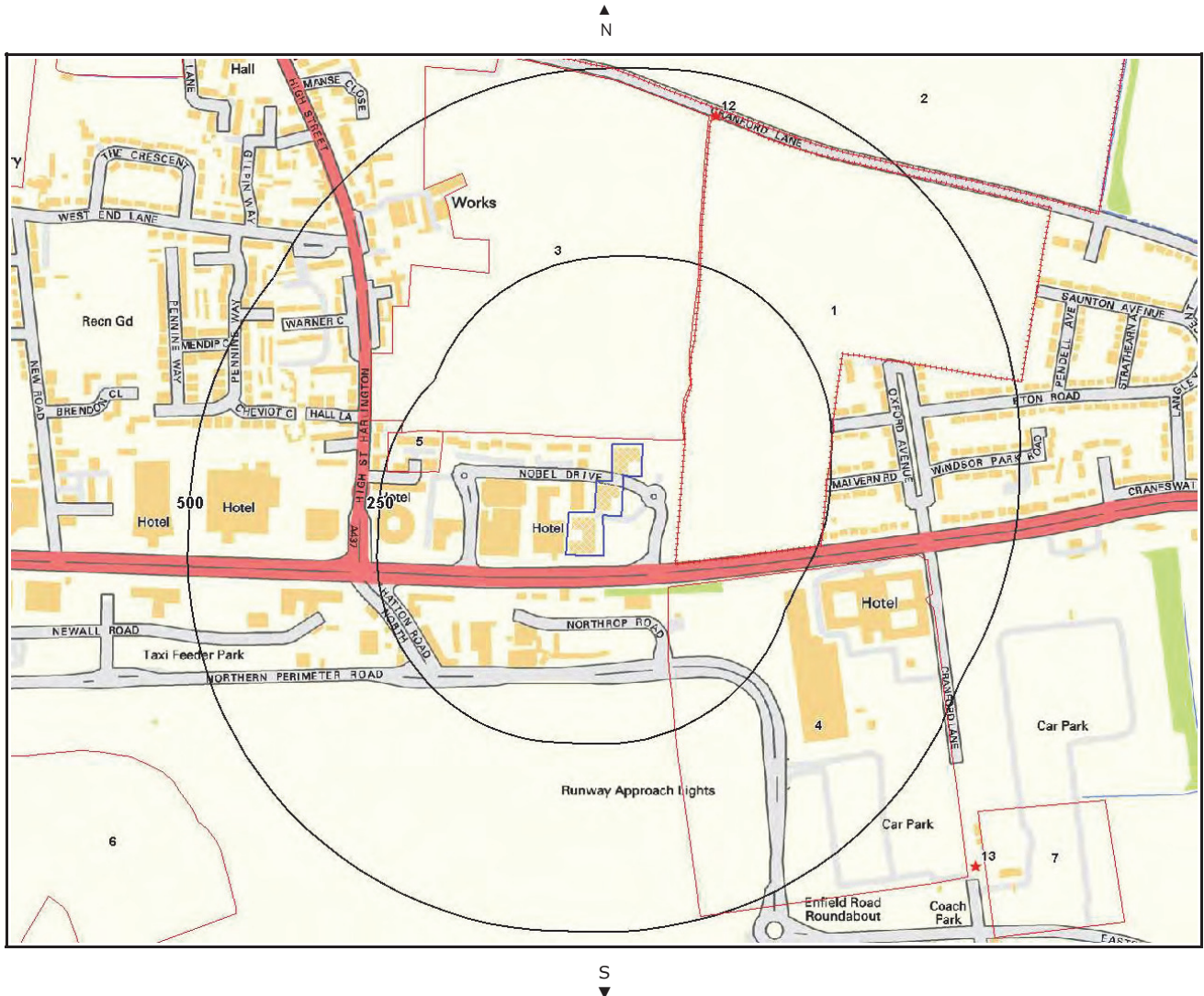
2.2 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

How many sites does the Local Authority hold information on under Section 78R of the Environmental Protection Act 1990 within 500m of the study site: 0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

3 Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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3. Landfill and Other Waste Sites Findings

3.1 Landfill Sites

Environment Agency Registered Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site:

2

The following Environment Agency landfill records are represented as polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Site Address	Operator	Landfill Reference	Environmental Permitting Regulations (Waste) Reference
1	52.0	E	Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA	Henry Streeter (Sand & Ballast) Ltd	80068.0	STR003
2	453.0	N	The Gravel Pit, High Street, Harlington, Hayes, Middlesex, UB3 5DA	Henry Streeter (Sand & Ballast) Ltd	80066.0	STR001

Environment Agency Historic Landfill Sites

Records of historic landfill sites within 1500m of the study site:

9

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

ID	Distance [m]	Direction	Site Name	Site Reference	Waste Type	Control Measures
3	7.0	N	South of Cranford Lane, Cranford Lane West	5510/0046	Inert	Gas control
4	94.0	SE	Northern Perimeter Road, Cranford, Hounslow, London	5510/0077	Inert	-
5	179.0	W	Land Rear of Airport Bowl, Airport Bowl	-	-	-
6	598.0	SW	Heathrow Runway, Heathrow Airport, Hillingdon, London	-	-	-
7	600.0	SE	East of Cranford Lane, Cranford Lane	5510/0056	-	-
8	748.0	NW	Imperial College, South of Sipson Lane, Harlington, Middlesex	-	-	-
Not shown	1067.0	NE	Crane Meadow, Harlington, West Drayton, Hillingdon, London	5510/0032	Inert	-
Not shown	1122.0	N	Saint Peters Way, Harlington, West Drayton, Hillingdon, London	-	-	-
Not shown	1454.0	SE	Cranebank-Hazelmere, North Feltham, Hounslow, London	5540/0028	-	-

BGS/DoE Landfill Site Survey

Records of non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

Report Reference: **GS-3447298**

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Groundsure Local Authority Landfill Sites Data

Records of landfill sites within 1500m of the study site:

1

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
Not shown	1446.0	SE	-	London Borough of Hounslow	Polygon

3. Landfill and Other Waste Sites Findings

3.2 Other Waste Sites

Environmental Permitting Regulations (Waste) Sites

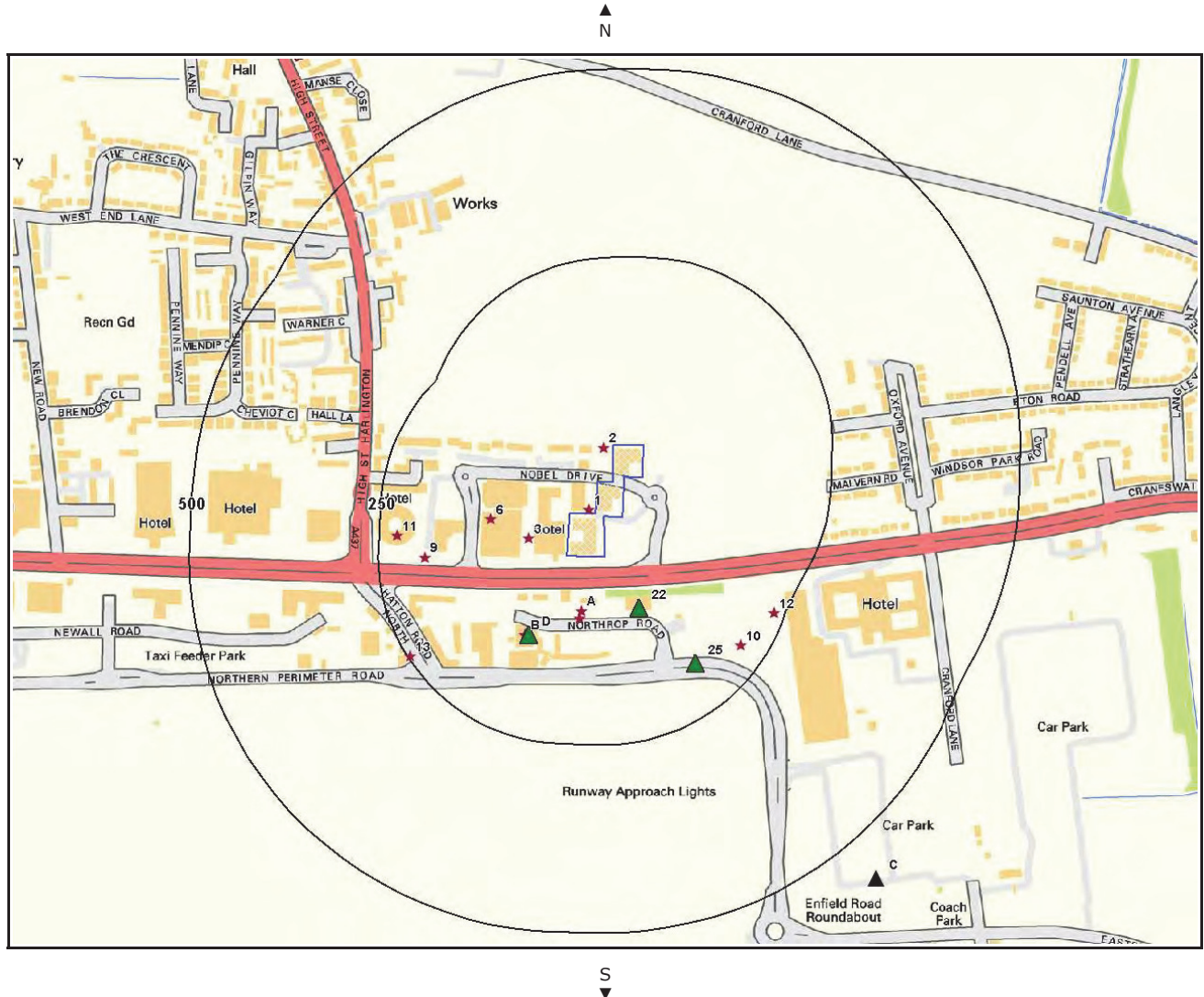
Records of Environment Agency waste sites within 1500m of the study site:

4

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

ID	Distance [m]	Direction	Address	Type	Size	Status
12	447.0	N	Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA	Landfill taking Non-Biodegradable Wastes	Small	Closure
13	642.0	SE	Heathrow Airport Ltd, Cranford Lane Transfer Station, Eastern Perimeter Road, Hillingdon, Middlesex, TW6 1JH	Household, Commercial & Industrial Waste T Stn	Medium	Issued
Not shown	857.0	N	The Gravel Pit, High Street, Harlington, Hayes, Middlesex, UB3 5DA	Landfill taking other wastes	Large	Closure
Not shown	1472.0	NW	Henry Streeter (Sand & Ballast) Ltd, Imperial College, (south, Of) Sipson Lane, Harlington, Middlesex, UB7 0JG	Landfill taking Non-Biodegradable Wastes	Medium	Modified

4 Current Land Use Map



Current Land Use Legend

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- | | |
|--|---|
| Petrol & Fuel Sites | Current Industrial Sites |
| Site Outline | Dangerous Substances (List 1) |
| Part A(1) Authorised Processes and Historic IPC Authorisations | |
| Dangerous Substances (List 2) | Part A(2) and Part B Authorised Processes |
| Red List Discharge Consents | |
| Search Buffers (m)
— 250 —
— 500 — | |

4. Current Land Use Findings

4.1 Current Industrial Sites Data

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

13

The following Industrial records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Company / Description	Address	Activity	Category
1	4.0	N	Electricity Sub Station	UB3	Electrical Features	Infrastructure and Facilities
2	13.0	W	Electricity Sub Station	UB3	Electrical Features	Infrastructure and Facilities
3	52.0	W	Electricity Sub Station	UB3	Electrical Features	Infrastructure and Facilities
4A	73.0	S	Electricity Sub Station	TW6	Electrical Features	Infrastructure and Facilities
5A	83.0	S	Electricity Sub Station	TW6	Electrical Features	Infrastructure and Facilities
6	104.0	W	Electricity Sub Station	UB3	Electrical Features	Infrastructure and Facilities
7B	119.0	SW	Budget Rent A Car	Unit B Northrop Road, London Heathrow Airport, Hounslow, TW6 2QA	Vehicle Hire and Rental	Hire Services
8B	119.0	SW	Avis Rent A Car	Building 220, Northrop Road, London Heathrow Airport, Hounslow, TW6 2QA	Vehicle Hire and Rental	Hire Services
9	188.0	W	Electricity Sub Station	TW6	Electrical Features	Infrastructure and Facilities
10	215.0	SE	Approach Lights	TW6	Aeronautical Features	Air
11	227.0	W	Oscar Cars Heathrow	118, Bath Road, Harlington, Hayes, UB3 5AJ	Airlines and Airline Services	Transport, Storage and Delivery
12	235.0	E	Approach Lights	TW6	Aeronautical Features	Air
13	247.0	SW	Electricity Sub Station	TW6	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

Industrial Sites Holding Licence and/or Authorisations

Searches of information provided by the Environment Agency/Local Authority reveal the following information:

4.3 Part A(1), IPPC and IPC Authorisations

Records of Historic IPC Authorisations within 1000m of the study site:

7

The following historic IPC Licences are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	NGR	Details
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14C	560.0	SE	509500,176500	Operator: Hawker Pacific Aerospace Ltd Address: Heathrow Airport, Tba S337, PO Box 10, Hounslow, TW6 2JA Process: Inorganic Chemical Processes	Permit Number: AO0130 Original Permit Number: IPCAPP Date Approved: 1-5-1995 Effective Date: 8-5-1995 Status: Superseded By Variation
15C	560.0	SE	509500,176500	Operator: Hawker Pacific Aerospace Ltd Address: Heathrow Airport, Tba S337, PO Box 10, Hounslow, TW6 2JA Process: Inorganic Chemical Processes	Permit Number: BC9291 Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked
Not shown	973.0	NW	508500,177800	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes	Permit Number: AA3506 Original Permit Number: IPCAPP Date Approved: 30-4-1992 Effective Date: 30-4-1992 Status: Superseded By Variation
Not shown	973.0	NW	508500,177800	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes	Permit Number: BI5132 Original Permit Number: IPCMINVAR Date Approved: 17-7-2003 Effective Date: 1-8-2003 Status: Revoked - Now Ippc
Not shown	973.0	NW	508500,177800	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes	Permit Number: AU9519 Original Permit Number: IPCMINVAR Date Approved: 16-5-1997 Effective Date: 1-6-1997 Status: Superseded By Variation
Not shown	973.0	NW	508500,177800	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes	Permit Number: AG6494 Original Permit Number: IPCMINVAR Date Approved: 22-3-1993 Effective Date: 22-3-1993 Status: Superseded By Variation
Not shown	973.0	NW	508500,177800	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes	Permit Number: BD5143 Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Superseded By Variation

Records of Part A(1) and IPPC Authorisations within 1000m of the study site:

1

The following Part A(1)/IPPC Licences are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	NGR	Details
Not shown	552.0	N	509190,177630	Operator: Heathrow Airport Limited Installation Name: Airside Waste Sweepings Transfer & Treatment Facility Epr/dp3035ay Process: DISPOSAL OR RECOVERY OF HAZARDOUS WASTE WITH A CAPACITY EXCEEDING 10 TONNES PER DAY INVOLVING PHYSICO-CHEMICAL TREATMENT Permit Number: DP3035AY Original Permit Number: DP3035AY Issue Date: 11/12/2015 Effective Date: 11/12/2015 Status: Effective

4.4 Part A(2) Part B Authorisations

Records of Part A(2) and Part B Authorisations within 250m of the study site:

4

The following Part B Authorisations (LAAPC Processes) records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Address	Local Authority	Processes Undertaken
22	83.0	SE	Avis Rent-a-Car Ltd, Unit B, Northrop Road, London Heathrow Airport, Hounslow, TW6 2EB	Hillingdon London Borough Council	Unloading of Petrol into Storage at Service Stations:N/A:N/A
23D	119.0	SW	Valet Building Avis Rent A Car, Northrop Road, HAL, TW6 2QA	Hillingdon London Borough Council	Unloading of Petrol into Storage at Service Stations:N/A:N/A
24D	119.0	SW	Avis Rent-a-Car Ltd, Valet Building, Northrop Road, London Heathrow Airport, Hounslow, TW6 2QA	Hillingdon London Borough Council	Unloading of Petrol into Storage at Service Stations:N/A:N/A
25	187.0	SE	Budget Rent A Car, Northern Perimeter Rd, HAL	Hillingdon London Borough Council	Unloading of Petrol into Storage at Service Stations:N/A:N/A

4.5 List 1 Dangerous Substance Authorisations

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

4.6 List 2 Dangerous Substance Authorisations

Records of List 2 Dangerous Substances Inventory Sites within 500m of the study site: 0

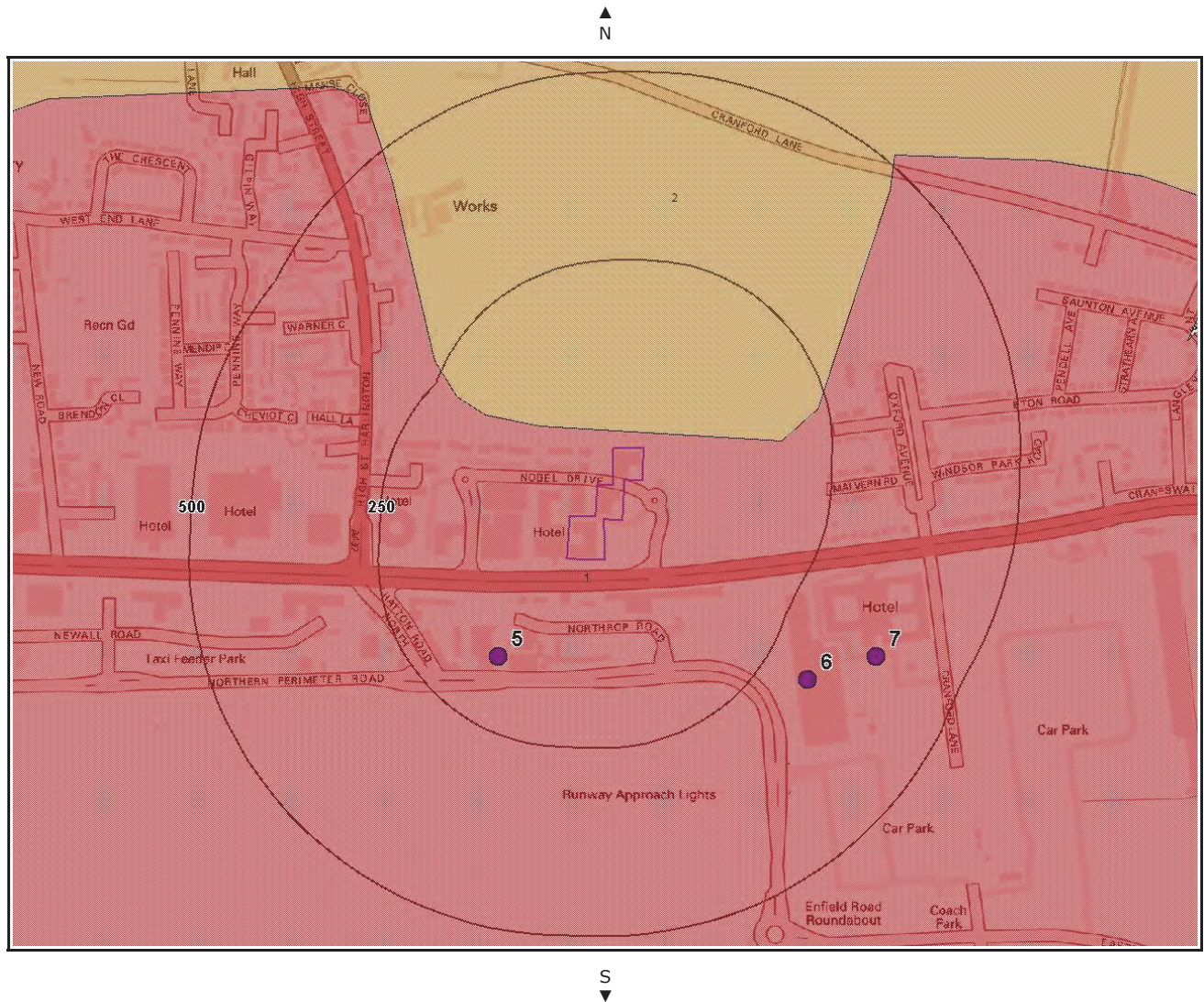
Database searched and no data found.

4.7 Red List Discharge Consents

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

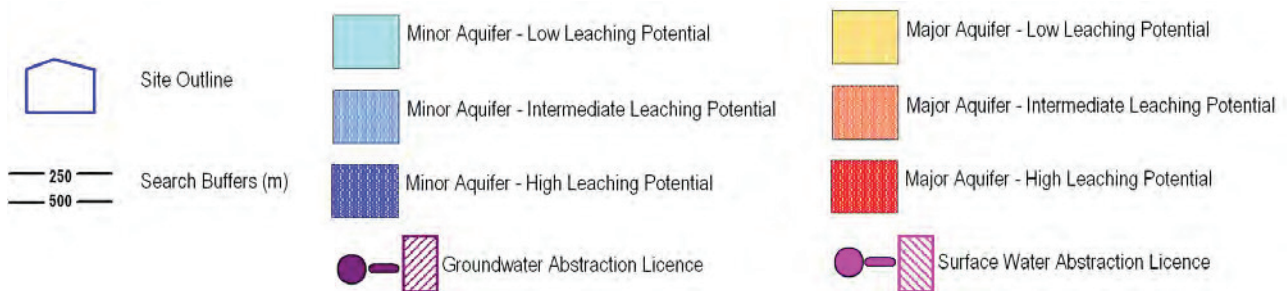
Database searched and no data found.

5a Hydrogeology - Aquifer and Abstraction Licence Map

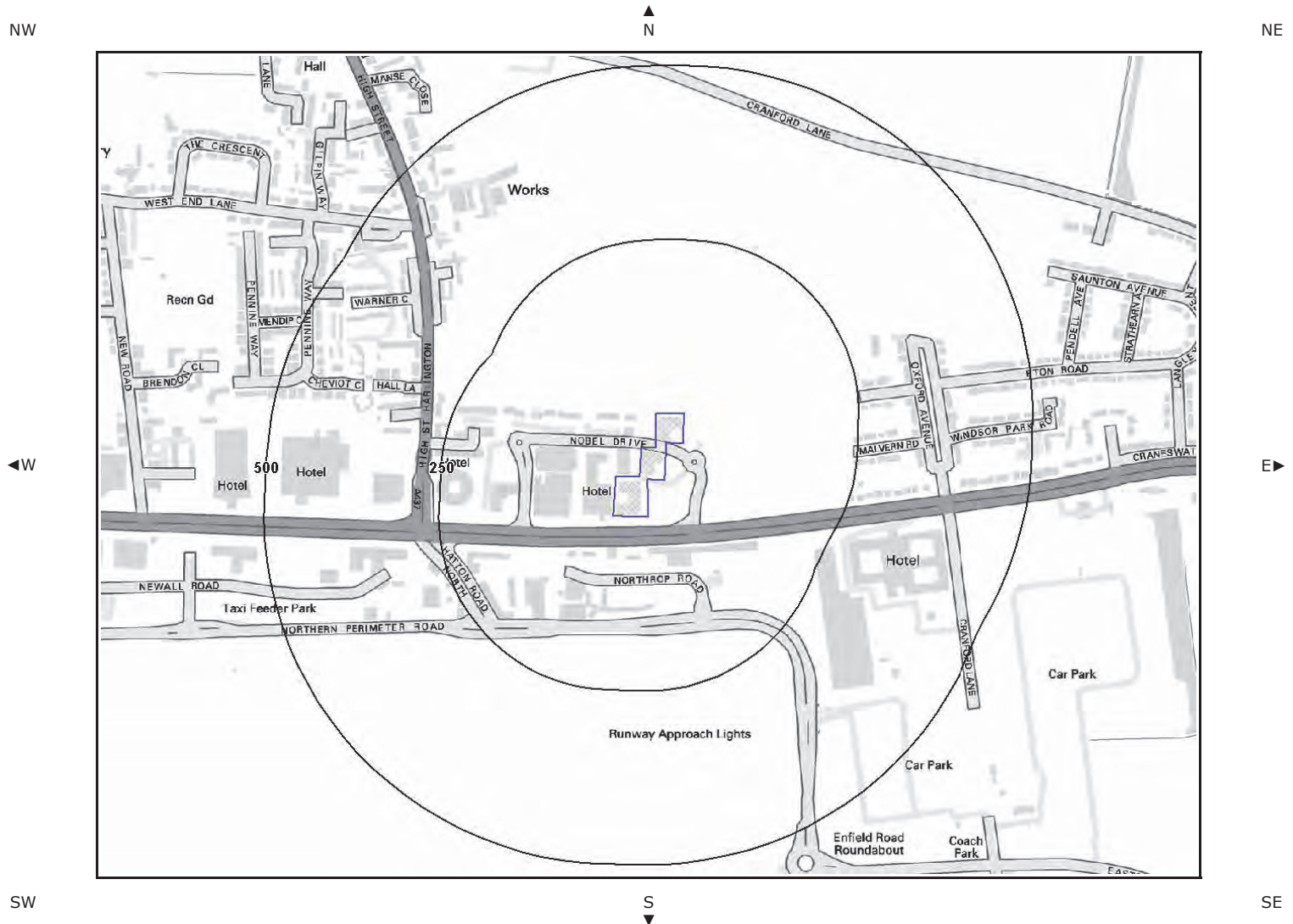


Hydrogeology Legend

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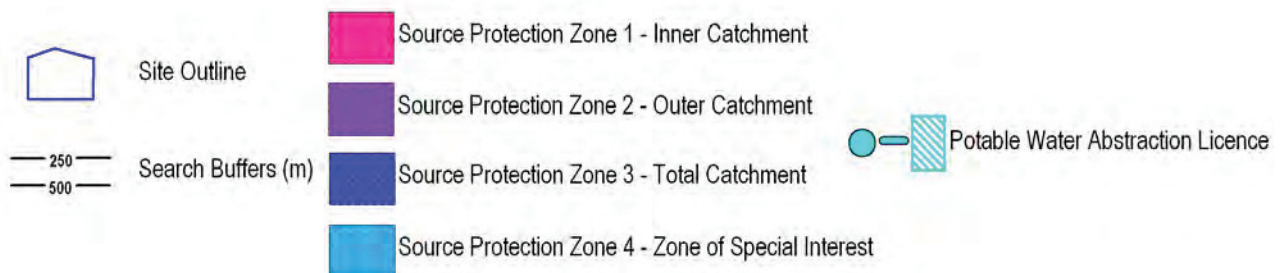


5b Hydrogeology - SPZ and Potable Water Abstraction Map



Hydrogeology Legend

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5. Hydrogeology

5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

The following groundwater information is represented as polygons on the Aquifer and Abstraction Map 5a:

ID	Distance [m]	Direction	Classification
1	0.0	On Site	Major Aquifer/High Leaching Potential
2	21.0	N	Major Aquifer/Intermediate Leaching Potential
Not shown	807.0	E	Major Aquifer/High Leaching Potential
Not shown	896.0	E	Major Aquifer/Intermediate Leaching Potential

5.2 Source Protection Zones

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

No

Database searched and no data found.

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map 5A:

ID	Distance [m]	Direction	NGR	Details
5	160.0	SW	509000,176800	Licence No: 28/39/36/0058 Details: Process Water Direct Source: Thames Groundwater Point: Borehole At Northrop Road, Heathrow Airport, Hounslow Data Type: Point Original Application No: - Original Start Date: 1/3/1993 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:
6	312.0	SE	509410,176770	Licence No: 28/39/36/0063 Details: Process water Direct Source: Thames Groundwater Point: Argonaut House, Bath Road, Hayes- Borehole A Data Type: Point Original Application No: - Original Start Date: 16/12/1998 Expiry Date: 31/12/2008 Issue No: 101 Version Start Date: 13/12/2002 Version End Date:
7	381.0	E	509500,176800	Licence No: 28/39/36/0063 Details: Process water Direct Source: Thames Groundwater Point: Argonaut House, Hayes - Borehole Data Type: Point Original Application No: WRA/N/1036 Original Start Date: 16/12/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 16/12/1998 Version End Date:

Not shown	945.0	N	509400,178000	Licence No: 28/39/36/0060 Details: Mineral Washing Direct Source: Thames Groundwater Point: Wet Pit At High Street, Harlington, Middlesex Data Type: Point	Original Application No: - Original Start Date: 6/12/1994 Expiry Date: - Issue No: 101 Version Start Date: 1/3/2006 Version End Date:
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5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? No

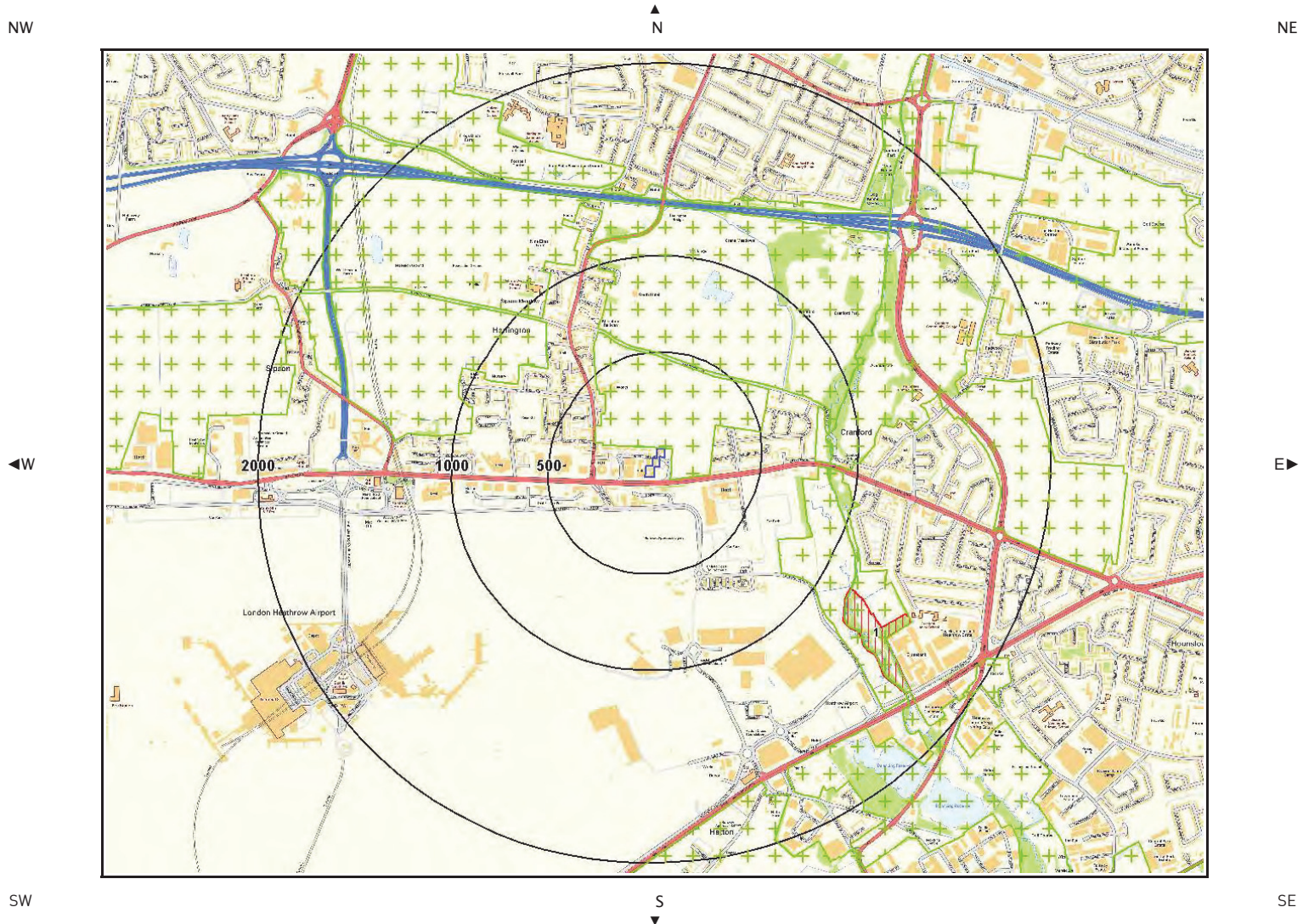
Database searched and no data found.

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 1000m of the study site? No

Database searched and no data found.

6 Environmental Setting Map



Environmental Setting Legend

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6.Environmental Setting Findings

6.1 Designated Sites

Presence of sites of ecological and landscape value within 2000m of the study site? Yes

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 0
Database searched and no data found.

Records of National Nature Reserves (NNR) within 2000m of the study site: 0
Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0
Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: 0
Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: 0
Database searched and no data found.

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	1160.0	SE	Cranebank	Natural England

Records of World Heritage Sites within 2000m of the study site: 0
Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: 0
Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0
Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: 0

Database searched and no data found.

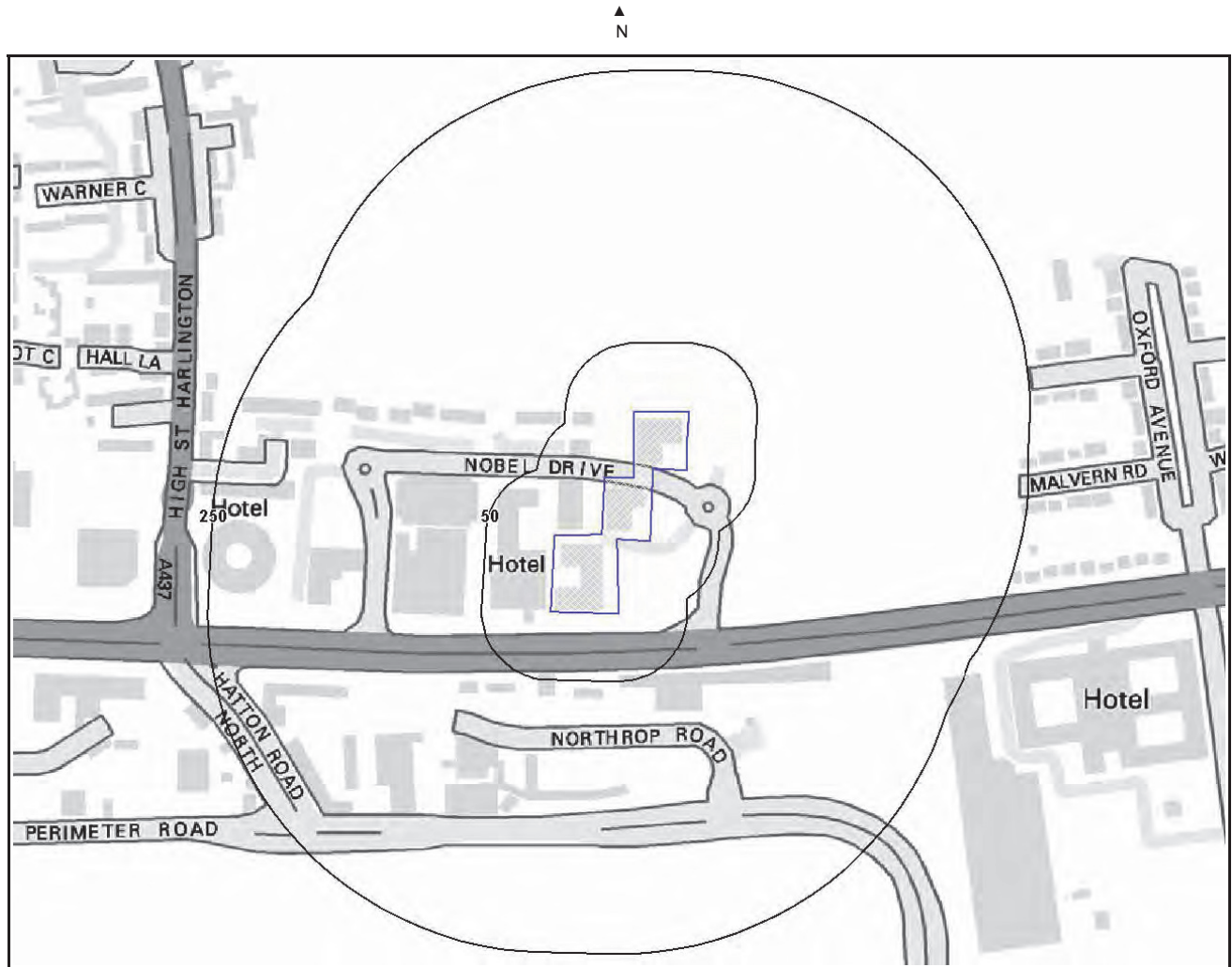
Records of Green Belt land within 2000m of the study site:

2

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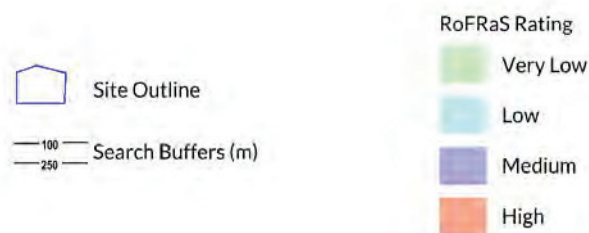
ID	Distance [m]	Direction	Green Belt Name	Local Authority Name
2	3.0	N	London Area Greenbelt	Hillingdon London Borough
3	455.0	N	London Area Greenbelt	Hillingdon London Borough

7 Environment Agency RoFRaS Flooding Map



Environment Agency RoFRaS Flood
Legend

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7. Flooding

7.1 Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the highest risk of flooding onsite?

Very Low

RoFRaS data for the study site indicates the property has a Very Low (less than 1 in 1000) chance of flooding in any given year.

A number of major insurance companies refer to this information within their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a High risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, are advised to sign up to the Environment Agency's Flood Warning scheme

Any relevant data within 250m is represented on Map 7– RoFRaS Flooding.

7.2 Historic Flood Outlines

Has the site been subject to historic flooding as recorded by the Environment Agency?

No

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.
