

LAND CONTAMINATION PHASE 1 DESK STUDY

Report No.: A231002-R01

Date: October 2023

WHITTLES YARD

**REAR OF 12-18 HALLOWED ROAD
NORTHWOOD
HA6 1DW**

On behalf of:

Revita Limited

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Document Control Record

Report Title: Land Contamination Phase 1 Desk Study

Project: Whittles Yard

Location: Rear Of 12-18 Hallowed Road, Northwood HA6 1DW

Client: Revita Limited

Report No.: A231002-R01

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Comments -

Written by: D. Fisher

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Confidentiality

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1. INTRODUCTION

1.1 Background & Objectives

Adeptus was appointed to undertake a Land Contamination Phase 1 Desk Study on behalf of Revita Limited, in support of a planning application for development at the site known as Whittles Yard (the study site). The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the proposed use.

The objectives of the desk study are to:

- Review past land use on and in proximity to the study site
- Assess the likelihood of contamination, as well as its potential nature and extent
- Evaluate the site geological, environmental and land use setting
- Develop an initial conceptual site model
- Undertake a preliminary risk assessment in line with LCRM guidance
- Determine whether further investigation is required

1.2 Regulatory Framework

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

1.3 Supporting Information

At the time of writing, no third-party reports have been made available to Adeptus.

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

1. SITE CONTEXT

This section provides a review of the land use on and in the vicinity of the Site, with the purpose of identifying potentially significant current features and environmental constraints.

2.1 Location and Proposals

Table 2-1: Site Particulars

Location	The site is situated west of Hallowell Rd in a predominantly residential area east of Northwood.
Area & Coordinates	0.09 ha 509345 191308 (centred on, approx.)
Development Proposals	Conversion of 2 detached workshop into 4 No. 2-bedroom residential units.



Figure 2-1: Site Location

2.2 Site Reconnaissance

A site walkover carried out and the findings are noted in Table 2-2, below, with any photos included as Appendix C.

Table 2-2: Site Walkover Observations

Date: 28/09/2023	Notes
Current/Recent Land Use	On-site: Workshop 2 remains as small light commercial units which are currently vacant. West of Workshop 2 the garage colony remains but appears to have been used predominantly for storage.
	Workshop 1 at the north of the site has previously been converted to 2No residential units. The adjacent garages are for use as car ports and bin storage.
	North: A small office building also sharing access with the study site occupied by a charity.
	East: Dwellings with gardens
	South: Cooks Garages is a motor repairs garage that is accessed via the shared entrance to the study site.
Retaining Structures	West: Carpark at Northwood Station
	None.
Topography	Generally flat and level.
Ground Cover Proportions On-site	Buildings: 60% - existing workshop and garages
	Hardstanding: 40% - shared access, tarmac and concrete surfaced
	Soft Landscaping: -
Drainage & Utilities	Downpipes are presumed to discharge to the public sewer. No other utilities or positive drainage system were noted.
Fuel and/or Chemical Storage	None evident during site walkover. However, not all of the units could be accessed, and their nature suggests the presence of drums and similar in the past is likely.
Off Site Potential Contaminant Sources	The motor repairs garage to the south is a potential source, as is the railway to the west.
Visual or olfactory evidence of contamination	None evident during site walkover.
Asbestos Containing Material (ACM)	Corrugated fibre cement roof sheets to the garages are considered to be ACM. However, these appear to be intact and the presence of a concrete slab would prevent any fragments entering the soil. This will require management during the works

3. PAST LAND USE

3.1 Historical Development

Historical Ordnance (OS) Survey map extracts have been examined to provide a summary of significant land use on and in proximity to the site, including industrial features within 100m and potential landfills within 250m.

Where available, more recent aerial photographs have also been reviewed for evidence of relevant land use.

Potentially significant features are noted in the table below. Where more than one instance of the same use occurs in the same direction, only the closest has been described.

Table 3-1: Historical Development Summary

On-site Source or Feature	Map Years Noted		Description
	First	Last	
Undeveloped land	1865	1898	The site historically falls within an area of farmland before being developed by 1913.
Workshop 1 and 2	1913	Today	The two buildings known as Workshop 1 and 2 at the east of the site appear between 1898 and 1913 with the layout being as today.
Garage colony	1935	Today	The garages at the west of the site appear between 1914 and 1935 with the layout being as today. Aerial photos dated 1999-2003 shows the apron between the buildings under concrete hardstanding.

Notes: 1 = earliest reviewed OS map | 2 = most recent reviewed OS map | 3 = aerial photograph

Off-site Source – Distance & Direction	Map Years Noted		Description
	First	Last	
Railway – 60m W	1896	Today	The railway appears running north to south as today, with additional sidings extending to within 20m of the site between 1914 and 1973. There is a goods shed 60m NW.
Smithy – 60m S	1913	1914	The smithy is a small building west of Forge Ln. which appears to remain until at least 2003 but is not labelled after 1914.
Works – 80m NW	1960	Today	A large building west of St. Johns church hall is initially labelled Works, and later Coach Building Works.
Garage – 100m NW	1960	1989	The garage is a large building beyond the railway and to the rear of No19 Murray Rd, and both are demolished by 1992. The site is now a carpark.
Electricity Substation - 59m S	1974	2003	The unit is south of Forge Ln until at least 2003 but does not remain today.

Small commercial building – 40mS	1960	Today	Two small buildings close to the railway are considered to be light commercial units. Attached beyond these is a small row of garages.
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Notes: 1 = earliest reviewed OS map | 2 = most recent reviewed OS map | 3 = aerial photograph

3.2 Landfill & Waste Sites

Landfills and other potentially significant waste sites identified within 250m of the site are reviewed in table below.

Table 3-2: Data on Landfill & Waste Sites

Records	Details & Significance
<ul style="list-style-type: none"> Active or recently closed landfills: 0 BGS/DOE historical landfills: 0 Local Authority(OS) historical landfill: 0 EA/NRW historical landfills: 0 EA/NRW current/recent landfills: 0 Historical permissioned waste sites: 0 Active or recently waste sites: 0 Waste exemptions: 0 	<p><i>There are no significant records within the search distance.</i></p>

3.3 Industrial Features & Records

Industrial features indicating an increased likelihood of the presence of contamination, pollution incidents, and sites determined as contaminated land by a statutory authority, within 100m, are reviewed in table below.

Table 3-3: Industrial Data

Records	Details & Significance
<ul style="list-style-type: none"> Current industrial sites: 3 Current or recent petrol stations: 0 Electricity cables: 0 Gas pipelines: 0 Sites determined as Contaminated Land: 0 COMAH Sites: 0 Regulated explosive sites: 0 Hazardous substance storage: 0 Integrated Pollution Control (IPC) records: 0 Part A(1) permitted installations: 0 Licensed pollutant releases (Part A(2)/B): 1 	<p><u>Industrial sites</u></p> <ul style="list-style-type: none"> Northwood Auto Services – On-Site <ul style="list-style-type: none"> Vehicle Repair, Testing and Servicing Works - 82m NW <ul style="list-style-type: none"> Vehicle bodyshop The garage is called Northwood coach Works and occupies the former coach buildings works identified in 3.1. <p><u>Licensed pollutant releases (Part A(2)/B)</u></p> <ul style="list-style-type: none"> Express Dry Cleaners - 110m NW <ul style="list-style-type: none"> Process: Dry Cleaning

<ul style="list-style-type: none"> Radioactive substance authorisations: 0 Licensed discharges to controlled waters: 0 Pollutant discharge to surface waters: 0 Pollutant release to public sewer: 0 List 1/2 dangerous substances discharge: 0 Pollution incidents: 0 Pollution inventory reporting: 0 	<ul style="list-style-type: none"> Status: Current Permit Permit Type: Part B No Enforcement Notified <p>As a modern regulated facility, the dry cleaners is not considered a potential source of significant contamination.</p>
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4. ENVIRONMENTAL SETTING

The site's environmental and geological setting are reviewed to characterise probable pathways and receptors, as well as identify relevant contaminant sources.

4.1 Geology & Geohazards

Published Geology

Data held by the British Geological Survey (BGS) indicate the site is underlain by the geological sequence summarised in the table below.

Table 4-1: Summary of Published Geology

Geological Unit	Description	Composition	Location
• Superficial/Drift:	None mapped	N/A	On site
• Bedrock/Solid:	London Clay Formation	Clay, Silt and Sand	On site

4.1.1 Unpublished Geology

There is 1No public borehole record within 250m of the site. Details of selected boreholes in proximity to the site are summarised in Table 4-2, below.

Table 4-2: Summary of Strata Encountered

Stratum	Borehole Location and Depth to Base of Stratum*
	105m NW
Clay	9.1
Clay and pebbles	15.2
Pebbles	18.3

Sands	18.4
Chalk and flints	>46
Drilled Length (m)	46
BGS Reference:	TQ09SE15

* Notes: + = full thickness not proven | ? = not stated

Geohazards

Potential health and environmental hazards relating to recorded or unrecorded mine workings, artificial ground and permanent gases are reviewed in the table below.

Table 4-2: Environmental Geohazards

Potential Geohazard	Details & Significance
• Coal Mining Legacy	The site is not located within 75m of a Coal Authority identified mining area.
• Infilled or Made Ground	No evidence of significant ground workings or infilled voids has been identified.
• Ground Gas Potential	The natural geological strata identified above not considered a significant source of permanent ground gases such as methane or carbon dioxide.

4.2 Controlled Waters

4.2.1 Groundwater

Designated groundwater aquifers underlying the site are reviewed in the table below, along with any licenced abstractions and source protection zones.

Table 4-3: Aquifers, Abstractions & Protection Zones

Records		Details & Significance
• Superficial Aquifer:	N/A	No mapped superficial deposits
• Bedrock Aquifer:	Unproductive	Rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
• Groundwater Abstractions Licenses: 0		
• Surface Water Abstractions Licenses: 0		
• Potable Water Abstractions Licenses: 0		
• The site is within a SPZ		Zone 3 (total catchment) – on-site

4.2.2 Surface Waters

Local surface water features and flood risk zones are reviewed in the table below.

Table 4-4: Surface Waters & Flood Risk Zones

Surface Waters	Details & Significance
• Unnamed watercourse – 84m S	The watercourse is likely to receive surface waters from the site.
• The site is in Flood Zone 1	Very low risk of flooding, with an annual probability according to the EA/NRW of less than 0.1%.

4.3 Protected Sites

4.3.1 Designated Environmental & Heritage Sites

Statutory protected environmental and heritage sites within 250m are reviewed in the table below.

Table 4-5: Statutory Protected Sites

Feature	Details & Significance
• Ramsar sites: 0 • Special Areas of Conservation (SAC): 0 • Special Protection Areas (SPA): 0 • National Nature Reserves (NNR): 0 • Local Nature Reserves (LNR): 0 • Designated Ancient Woodland: 0 • World Heritage Sites: 0 • Listed Buildings: 0	There are no further significant features within the search distance.

4.4 Summary Environmental Sensitivity

Table 4-6: Site Sensitivity Assessment

Aspect	Environmental Sensitivity
• Hydrogeology	<u>Moderate</u> . Unproductive bedrock strata with no superficial deposits. SPZ Zone 3 – outer catchment.
• Hydrology	<u>Moderate</u> . Unnamed watercourse – 84m S
• Environmental Designations	<u>Low</u> . None within 250m.
• Local Land Use	<u>High</u> . The wider area is generally residential.

• Proposed Use	<u>High</u> . Residential without garden.
Overall Environmental Sensitivity:	Moderate to High

5 INITIAL CONCEPTUAL SITE MODEL

For a conceptual risk of harm to human health or the environment to exist within the context of LCRM, all of the following elements must be present:

- a source – i.e., a substance (contaminant(s)) that is capable of causing pollution or adverse health effects;
- a receptor - i.e., something which could be adversely affected by the source; and
- a pathway – i.e., a route by which the contaminant could come into contact with, or affect, the receptor.

Information on these three elements is used to form an initial conceptual site model (CSM) and identify potentially significant contaminant linkages.

5.1 Pollutant Linkage Assessment

Based on the information presented in sections 2 and 3, the following potential sources, receptors and relevant pathways for exposure are identified in relation to the development.

5.1.1 On-Site Potential Sources of Contamination

Table 5-1: Potential on-site sources and contaminants of potential concern (CoC)

Source or Feature	Discussion	Primary CoPC
Workshops and garages	Both are potential source of significant contamination associated with use and potential spillage/leak of substances including fuel, lubricants, degreasers, as well as informal waste disposal.	Metals/metalloids, hydrocarbons, PAHs, PCBs, sulphates
Asbestos containing materials	The presence of ACM within the historical building fabric cannot be ruled out, and this could be disturbed by the works.	Asbestos fibres

5.1.2 Off-Site Potential Sources of Contamination

Table 5-2: Potential off-site sources and contaminants of potential concern (CoC)

Source or Feature	Discussion	Primary CoPC
Railway – 60m W Smithy – 60m S Works – 80m NW Garage – 100m NW Electricity Substation - 59m S	These general industrial uses in the vicinity present potential for releases to the environment and significant contamination which may affect the study site.	Metals/metalloids, hydrocarbons, PAHs, PCBs, sulphates

2.1.1 Potential Receptors

Potential receptors relevant to the documented history, potential sources, site-setting and proposed use include:

- **Human Health:** residential end users; nearby land users; construction workers
- **Controlled Waters:** watercourse; underlying SPZ
- **Property** in the form of buildings and structures

2.1.2 Potential Pathways

The primary pathways relevant to the identified potential sources and receptors are:

- **Ingestion**
- **Dermal contact**
- **Inhalation**
- **Surface water run-off:** leaching/migration
- **Surface water infiltration:** leaching/migration

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5.2 Preliminary Risk Assessment

Qualitative assessment of the risks posed by the potentially significant pollutant linkages identified in Section 5.1 is summarised in the table below. Risk classification is a function of the severity of a potential environmental or health effect, and the likelihood or frequency of its occurrence.

Table 5-3. Preliminary Risk Assessment

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Organic and inorganic contaminants potentially present in soils and/or made ground	Dermal contact, ingestion, particulate inhalation	Nearby site occupants & users (from on-Site sources)	Medium	Unlikely	Low Risk	Given the limited groundworks required, there is unlikely to be an elevated short-term risk to construction workers or off-site receptors from particulates liberated at the construction phase.
		Residential end users	Medium	Unlikely	Low Risk	In the absence of proposed soft landscaped areas, complete site coverage with buildings and paved external areas will preclude direct contact with any contaminated media should it be present, or liberation of particulates, as well as the establishment of gardens or growing of produce.
	Consumption of home grown produce		Medium	Unlikely	Low Risk	
	Diffusion through plastic water supply pipes	Water supply pipes	Medium	Unlikely	Low Risk	Water supply pipes may be sited in media containing contaminants capable of permeating standard polyethylene pipes.
	Migration of vapours via strata, structures or services; subsequent inhalation indoors	Future site occupants & users	Medium	Low Likelihood	Moderate/ Low Risk	No direct evidence of the site being affected volatile contaminants has been found, and no tanks have been identified in close proximity. It is also likely that any historical near surface sources would have been significantly attenuated by natural processes over time, including volatilisation and microbial degradation. However, the possibility of an active source cannot be ruled out given the previous and ongoing land use.

*in the absence of mitigation or remedial measures

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Cont'd	Leaching/migration into shallow groundwater; subsurface migration.	Groundwater	Medium	Unlikely	Low Risk	<p>Superficial deposits are absent beneath the site. Bedrock locally is thought to consist of clay, silt and sand and is designated Unproductive Strata.</p> <p>However, the site falls within an SPZ zone 3 (outer catchment).</p> <p>Whilst earlier industrial use of the site and adjacent land could potentially have resulted in a source of groundwater contamination, the likelihood of the study site itself acting as a significant and primary source today is very low.</p>
	Leaching/migration via Site drainage	Surface waters	Medium	Unlikely	Low Risk	<p>Additionally, it is noted that in the absence of a well-defined point source, it is often not feasible to attribute wider environmental conditions to any particular site.</p> <p>Mapped surface water features are at significant distance.</p>
Potential asbestos containing materials in soils	Release of asbestos fibres; subsequent inhalation	Residential end users	Medium	Unlikely	Low Risk	<p>Asbestos was not widely used until the 1950s, suggesting it was unlikely to have been incorporated into the original workshops. Nevertheless, the possibility of retrofitting cannot be ruled out.</p> <p>However, there is no evidence of any previous demolition or ground disturbance, and the presence of concrete slabs suggests the underlying ground is unlikely to be affected. Furthermore, any ACM in the subsurface would be capped beneath slabs and not affect end users.</p>
		Construction workers	Medium	Unlikely	Low Risk	<p>Additionally, construction works are subject to separate regulation requiring safe systems of work, with any risk e.g., to site operatives mitigated through the use of PPE.</p>

*in the absence of mitigation or remedial measures

6 CONCLUSIONS

6.1 Risk Assessment Summary

Adeptus was appointed by Revita Limited to undertake a Geo-Environmental Phase 1 Desk Study in support of a planning application for development at the site known as Whittles Yard.

On the basis of the available information, a potentially significant contaminant linkage has been identified. However, it is considered that relatively simple mitigation measures should be feasible to incorporate during the construction phase.

The current workshops have been present on the site since some time between 1865 and 1913, and the associated garage colony appeared between 1913 and 1935. These are potential sources of contamination associated with incidental release and waste disposal practices. The garage roofs also appear to be ACM, and ACM may be present within the buildings.

Off-site industrial land use such as the railway immediately west and works to the north, as well as the current garage to the south are also potential sources.

Potential contaminants include hydrocarbons, solvents, VOCs, PAHs, phenols, PCBs, metals and metalloids, and given the close proximity of some, have potential to affect the study site.

On this basis there is considered to be a potentially significant risk to human health from possible vapour intrusion as a result of historical and ongoing activities in very close proximity.

Risk to human health via other pathways is low, as complete site coverage with buildings and paved external areas will preclude direct contact with any contaminated media should it be present, or liberation of particulates, as well as the establishment of gardens or growing of produce. The site is not likely to be affected by Made Ground or asbestos, and furthermore this again would be capped beneath the existing floor slabs.

The site is in a moderately sensitive groundwater location. Whilst earlier industrial use of the study site could potentially have resulted in a source of groundwater contamination, the likelihood of the study site itself acting as a significant and primary source today is very low.

Crucially, in the absence of a well-defined point source, it is often not feasible to attribute wider environmental conditions to any particular site. Mapped surface water features are at significant distance.

N.B.: This summary forms part of the overall risk assessment and should not be viewed or used as an independent report.

6.2 Recommendations

Adeptus considered that mitigation of potential risk from vapour intrusion can be achieved via the incorporation of protection measures in lieu of intrusive investigation, to prevent any ingress of vapours should any be present.

Such measures would comprise a proprietary hydrocarbon barrier system in accordance with CIRIA C748:2014 standard for volatile organic compounds (VOC) protection. Potential systems include Alderprufe HC Geomembrane and Visqueen Ultimate HC BLOK.

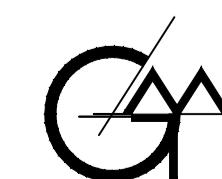
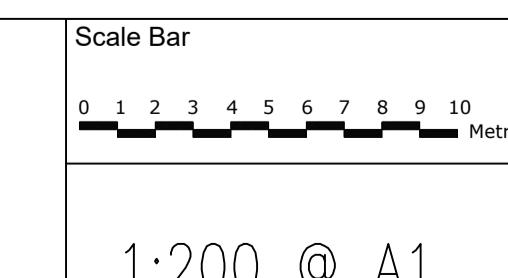
APPENDIX A – SITE PLAN



HALLOWELL ROAD

PROPOSED SITE PLAN

Whittles Yard rear of, 12-14 Hallowell Road,
Northwood, HA6 1DW



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 21/3484/602
Scale 1:200
Date 26/06/23
Drawn by SB

REVISION
C drawer

APPENDIX B – SUPPORTING INFORMATION

In compiling this report the following data sources have been consulted.

- Groundsure Enviro Insight Report (Appendix B1)
- Historical Ordnance Survey Maps (Appendix B2)
- Ordnance Survey Trade Directories
- British Geological Survey data, maps and memoirs
- Environment Agency and Local Authority designations, registers and permissions
- Site reconnaissance – walkover

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix C. In general, the listed information sources have been accessed via the Enviro Insight Report.

Appendix B1 – Enviro Insight Report

NORTHWOOD AUTO SERVICES, WHITLES YARD REAR OF 12-18, HALLOWELL ROAD, NORTHWOOD, HA6 1DW

Order Details

Date: 24/10/2023

Your ref: Whittles_Yard_ro_12-18_Hallowed_Rd_

Our Ref: GS-ZIM-MAB-4HT-8JS

Site Details

Location: 509345 191308

Area: 0.09 ha

Authority: [London Borough of Hillingdon](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	<u>Past land use ></u>	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	9	37	39	-
19 >	1.2 >	Historical tanks >	0	0	0	5	-
19 >	1.3 >	Historical energy features >	0	0	6	15	-
20	1.4	Historical petrol stations	0	0	0	0	-
21 >	1.5 >	Historical garages >	0	0	4	0	-
21	1.6	Historical military land	0	0	0	0	-
Page	Section	<u>Past land use - un-grouped ></u>	On site	0-50m	50-250m	250-500m	500-2000m
22 >	2.1 >	Historical industrial land uses >	1	16	55	55	-
27 >	2.2 >	Historical tanks >	0	0	0	6	-
28 >	2.3 >	Historical energy features >	0	0	17	32	-
30	2.4	Historical petrol stations	0	0	0	0	-
30 >	2.5 >	Historical garages >	0	0	6	0	-
Page	Section	<u>Waste and landfill ></u>	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
32	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
32	3.5	Historical waste sites	0	0	0	0	-
32	3.6	Licensed waste sites	0	0	0	0	-
32 >	3.7 >	Waste exemptions >	0	0	0	8	-
Page	Section	<u>Current industrial land use ></u>	On site	0-50m	50-250m	250-500m	500-2000m
34 >	4.1 >	Recent industrial land uses >	1	0	11	-	-
35	4.2	Current or recent petrol stations	0	0	0	0	-
36	4.3	Electricity cables	0	0	0	0	-
36	4.4	Gas pipelines	0	0	0	0	-
36	4.5	Sites determined as Contaminated Land	0	0	0	0	-



36	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
36	4.7	Regulated explosive sites	0	0	0	0	-
37	4.8	Hazardous substance storage/usage	0	0	0	0	-
37	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
37	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
<u>37</u> >	<u>4.11</u> >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	1	1	-
38	4.12	Radioactive Substance Authorisations	0	0	0	0	-
38	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
39	4.17	List 2 Dangerous Substances	0	0	0	0	-
<u>39</u> >	<u>4.18</u> >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	2	-
39	4.19	Pollution inventory substances	0	0	0	0	-
40	4.20	Pollution inventory waste transfers	0	0	0	0	-
40	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
41	5.1	Superficial aquifer		None (within 500m)			
<u>42</u> >	<u>5.2</u> >	<u>Bedrock aquifer ></u>		Identified (within 500m)			
<u>43</u> >	<u>5.3</u> >	<u>Groundwater vulnerability ></u>		Identified (within 50m)			
44	5.4	Groundwater vulnerability- soluble rock risk		None (within 0m)			
44	5.5	Groundwater vulnerability- local information		None (within 0m)			
<u>45</u> >	<u>5.6</u> >	<u>Groundwater abstractions ></u>	0	0	0	0	6
47	5.7	Surface water abstractions	0	0	0	0	0
<u>47</u> >	<u>5.8</u> >	<u>Potable abstractions ></u>	0	0	0	0	6
<u>49</u> >	<u>5.9</u> >	<u>Source Protection Zones ></u>	1	0	0	2	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
<u>50</u> >	<u>6.1</u> >	<u>Water Network (OS MasterMap) ></u>	0	0	3	-	-



[51](#) > [6.2](#) > [Surface water features](#) > 0 0 1 - -

[51](#) > [6.3](#) > [WFD Surface water body catchments](#) > 1 - - - -

[52](#) > [6.4](#) > [WFD Surface water bodies](#) > 0 0 0 - -

52 6.5 WFD Groundwater bodies 0 - - - -

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
53	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
53	7.2	Historical Flood Events	0	0	0	-	-
53	7.3	Flood Defences	0	0	0	-	-
54	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55	7.6	Flood Zone 2	None (within 50m)				
55	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
56 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)

Page	Section	Groundwater flooding	
58 >	9.1 >	Groundwater flooding >	Low (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
59 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
60	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
60	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
60	10.4	Special Protection Areas (SPA)	0	0	0	0	0
60 >	10.5 >	National Nature Reserves (NNR) >	0	0	0	0	2
61 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	8
61 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	10
62	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63 >	10.11 >	Green Belt >	0	0	0	1	6
63	10.12	Proposed Ramsar sites	0	0	0	0	0



64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
65 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
66 >	10.18 >	SSSI Units >	0	0	0	0	4

Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
69	11.1	World Heritage Sites	0	0	0	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
70 >	11.4 >	Listed Buildings >	0	0	2	-	-
71 >	11.5 >	Conservation Areas >	0	0	2	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	12.1 >	Agricultural Land Classification >		Urban (within 250m)			
73	12.2	Open Access Land	0	0	0	-	-
73	12.3	Tree Felling Licences	0	0	0	-	-
73	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-

Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	13.1 >	Priority Habitat Inventory >	0	0	1	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
75	13.4	Limestone Pavement Orders	0	0	0	-	-

Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	14.1 >	10k Availability >		Identified (within 500m)			
77 >	14.2 >	Artificial and made ground (10k) >	0	1	1	7	-
79	14.3	Superficial geology (10k)	0	0	0	0	-



79	14.4	Landslip (10k)	0	0	0	0	-
80 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
81	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-

Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	15.1 >	50k Availability >			Identified (within 500m)		
83	15.2	Artificial and made ground (50k)	0	0	0	0	-
83	15.3	Artificial ground permeability (50k)	0	0	-	-	-
84	15.4	Superficial geology (50k)	0	0	0	0	-
84	15.5	Superficial permeability (50k)			None (within 50m)		
84	15.6	Landslip (50k)	0	0	0	0	-
84	15.7	Landslip permeability (50k)			None (within 50m)		
85 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
86 >	15.9 >	Bedrock permeability (50k) >			Identified (within 50m)		
86	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-

Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	Natural ground subsidence >					

89 >	17.1 >	Shrink swell clays >	Moderate (within 50m)
90 >	17.2 >	Running sands >	Very low (within 50m)
91 >	17.3 >	Compressible deposits >	Negligible (within 50m)
92 >	17.4 >	Collapsible deposits >	Very low (within 50m)
93 >	17.5 >	Landslides >	Very low (within 50m)
94 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)

Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	18.1 >	BritPits >	0	0	0	2	-
97 >	18.2 >	Surface ground workings >	0	0	17	-	-
98 >	18.3 >	Underground workings >	0	0	0	0	1
98	18.4	Underground mining extents	0	0	0	0	-
99	18.5	Historical Mineral Planning Areas	0	0	0	0	-



99 >	18.6 >	Non-coal mining >	1	0	2	2	1
100	18.7	JPB mining areas	None (within 0m)				
100	18.8	The Coal Authority non-coal mining	0	0	0	0	-
100 >	18.9 >	Researched mining >	1	0	0	4	-
101	18.10	Mining record office plans	0	0	0	0	-
101	18.11	BGS mine plans	0	0	0	0	-
101	18.12	Coal mining	None (within 0m)				
101	18.13	Brine areas	None (within 0m)				
101	18.14	Gypsum areas	None (within 0m)				
102	18.15	Tin mining	None (within 0m)				
102	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
103	19.1	Natural cavities	0	0	0	0	-
104 >	19.2 >	Mining cavities >	0	0	1	0	3
104	19.3	Reported recent incidents	0	0	0	0	-
105	19.4	Historical incidents	0	0	0	0	-
105	19.5	National karst database	0	0	0	0	-

Page	Section	Radon >					
106 >	20.1 >	Radon >	Less than 1% (within 0m)				

Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
108 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
108 >	21.2 >	BGS Estimated Urban Soil Chemistry >	2	4	-	-	-
109	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	22.1 >	Underground railways (London) >	0	0	1	-	-
111	22.2	Underground railways (Non-London)	0	0	0	-	-
111	22.3	Railway tunnels	0	0	0	-	-
111 >	22.4 >	Historical railway and tunnel features >	4	24	14	-	-
113	22.5	Royal Mail tunnels	0	0	0	-	-



113	22.6	Historical railways	0	0	0	-	-
<u>113</u> >	<u>22.7</u> >	<u>Railways</u> >	0	0	8	-	-
114	22.8	Crossrail 1	0	0	0	0	-
114	22.9	Crossrail 2	0	0	0	0	-
114	22.10	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 21/04/2022

Site Area: 0.09ha



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 24 October 2023

Recent site history - 2021 aerial photograph



Capture Date: 13/06/2021

Site Area: 0.09ha



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 24 October 2023

Recent site history - 2015 aerial photograph



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Capture Date: 20/04/2015

Site Area: 0.09ha



Recent site history - 2013 aerial photograph



Capture Date: 28/04/2013

Site Area: 0.09ha



Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

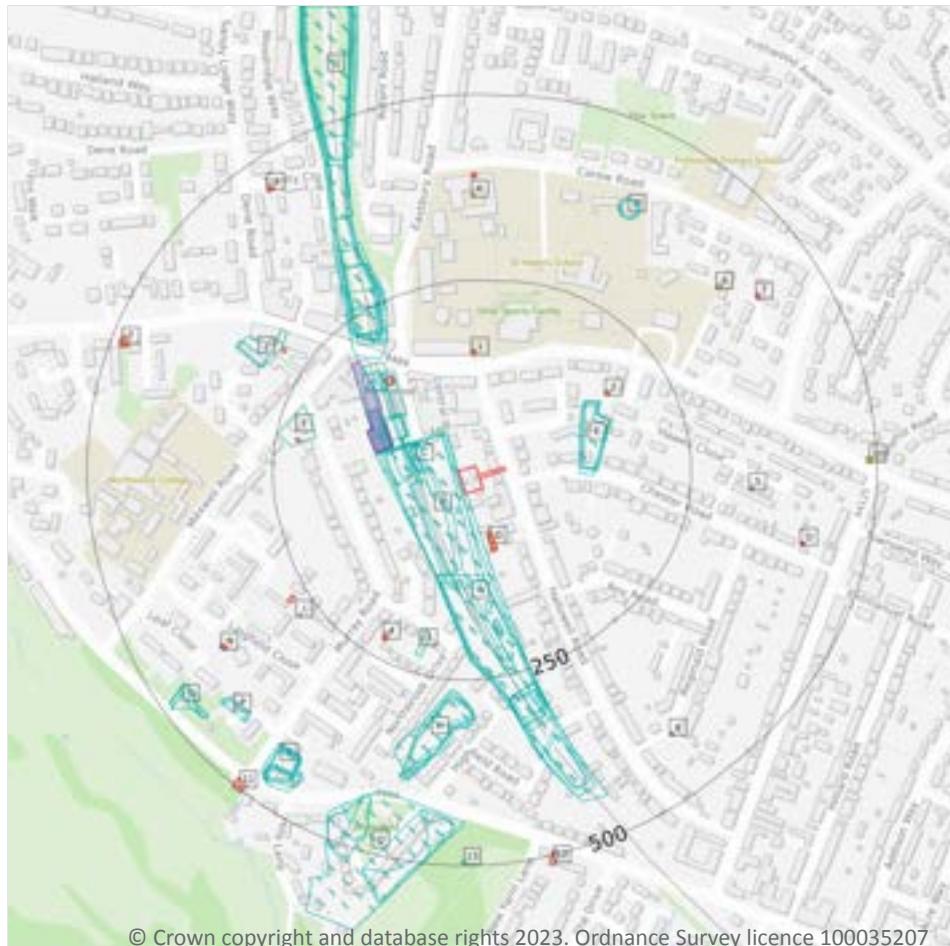
Site Area: 0.09ha



OS MasterMap site plan



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

86

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	On site	Railway Sidings	1965	2245150



ID	Location	Land use	Dates present	Group ID
B	2m W	Railway Sidings	1920 - 1938	2270265
A	5m SW	Railway Sidings	1955	2221380
A	9m W	Railway Sidings	1911 - 1913	2179955
B	20m SW	Railway Building	1913 - 1920	2288359
B	26m SW	Railway Sidings	1895	2175316
B	34m SW	Railway Sidings	1898 - 1899	2211147
C	42m W	Railway Building	1965	2224537
C	47m W	Railway Building	1935 - 1938	2224338
C	50m W	Railway Buildings	1913 - 1920	2292925
C	51m W	Railway Building	1955	2173054
C	53m NW	Railway Building	1913	2148823
C	62m W	Railway Station	1899	2170497
C	63m NW	Railway Building	1935	2174974
C	64m NW	Railway Building	1938	2191806
C	65m W	Railway Station	1938	2288553
B	74m SW	Railway Building	1974	2148819
C	81m NW	Railway Station	1895 - 1898	2285427
C	81m NW	Railway Station	1965	2265955
C	85m NW	Railway Station	1913 - 1955	2190679
E	100m E	Nursery	1938	2217888
E	101m E	Nursery	1955	2222759
C	104m NW	Railway Station	1974 - 1989	2203373
E	104m E	Nursery	1938	2193130
E	105m E	Nursery	1935	2270206
A	109m S	Railway Sidings	1935 - 1938	2228450
A	116m S	Railway Sidings	1897	2192507
A	117m S	Railway Sidings	1894	2187572
C	145m NW	Cuttings	1898	2282268



ID	Location	Land use	Dates present	Group ID
A	148m S	Railway Building	1911	2226496
C	164m NW	Cuttings	1913 - 1920	2183947
A	174m S	Railway Building	1911 - 1913	2258068
A	175m S	Railway Building	1911	2184326
C	185m NW	Cuttings	1898 - 1899	2205196
3	190m S	Unspecified Ground Workings	1913	2133431
F	197m W	Police Station	1965 - 1989	2258478
C	198m NW	Cuttings	1895	2240021
G	204m NW	Cuttings	1935	2242352
G	206m NW	Cuttings	1955	2216475
G	209m NW	Cuttings	1938	2209190
G	209m NW	Cuttings	1938	2274055
A	209m S	Railway Sidings	1911	2186880
C	216m NW	Cuttings	1920	2224716
C	216m NW	Cuttings	1913	2250715
A	222m S	Railway Building	1911 - 1913	2195739
C	239m NW	Cuttings	1895	2253852
C	247m NW	Cuttings	1965 - 1989	2224517
H	264m S	Unspecified Pit	1935	2249387
A	269m S	Cuttings	1913	2282201
H	269m S	Unspecified Pit	1938	2291334
C	269m NW	Cuttings	1920	2206359
A	270m S	Cuttings	1911	2236427
H	272m S	Unspecified Pit	1955	2191546
H	272m S	Old Clay Pit	1911 - 1913	2268166
H	278m S	Old Clay Pit	1911	2200534
A	279m S	Cuttings	1935 - 1938	2238134
A	279m S	Cuttings	1911	2233941



ID	Location	Land use	Dates present	Group ID
A	282m S	Cuttings	1894 - 1897	2235323
J	290m NW	Unspecified Works	1965 - 1974	2224318
J	299m NW	Smithy	1913 - 1920	2200334
A	345m S	Cuttings	1911	2278645
H	353m S	Unspecified Ground Workings	1911 - 1913	2277406
L	373m NW	Cuttings	1913	2170680
L	373m NW	Cuttings	1920	2190933
M	373m NE	Unspecified Tank	1935	2181027
M	374m NE	Unspecified Tank	1938	2175604
M	374m NE	Unspecified Tank	1955	2249702
P	413m SW	Unspecified Pit	1913	2125030
P	415m SW	Unspecified Ground Workings	1911	2133433
Q	415m S	Brick Field	1894 - 1897	2260345
R	415m SW	Unspecified Ground Workings	1935	2222301
R	417m SW	Unspecified Ground Workings	1938	2250505
R	418m SW	Unspecified Pits	1913	2217666
R	420m SW	Unspecified Pits	1955	2230852
R	420m SW	Unspecified Ground Workings	1911	2203602
Q	426m S	Old Clay Pits	1911	2215860
Q	426m S	Old Clay Pits	1913	2231632
Q	429m S	Old Clay Pits	1913	2237123
Q	429m S	Old Clay Pits	1911	2231524
L	440m N	Cuttings	1898 - 1899	2177152
R	444m SW	Unspecified Pit	1911	2125032
L	446m N	Cuttings	1895	2233219
S	451m SW	Unspecified Pit	1911 - 1913	2197494
S	451m SW	Unspecified Ground Workings	1911	2133435
L	477m N	Cuttings	1965 - 1989	2266194



ID	Location	Land use	Dates present	Group ID
13	493m S	Sand Pit Shaft	1882	2135514

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

5

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	273m SW	Unspecified Tank	1932 - 1935	392553
5	330m E	Unspecified Tank	1913	364029
K	364m N	Unspecified Tank	1986	364028
6	374m NE	Unspecified Tank	1914	364031
10	485m E	Unspecified Tank	1913	364030

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

21

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
D	59m S	Electricity Substation	1974	272693
D	60m S	Electricity Substation	1985 - 1992	278896



ID	Location	Land use	Dates present	Group ID
1	150m N	Electricity Substation	1985 - 1992	263332
2	167m NE	Electricity Substation	1970 - 1992	285901
4	214m SW	Electricity Substation	1970 - 1992	275926
F	216m W	Electricity Substation	1970 - 1992	281319
I	267m SW	Electricity Substation	1974 - 1992	288826
J	283m NW	Electricity Substation	1970 - 1992	281519
N	381m SW	Electricity Substation	1974 - 1985	275227
N	382m SW	Electricity Substation	1992	272561
K	387m N	Electricity Substation	1992	284608
K	391m N	Electricity Substation	1986	270851
7	409m NE	Electricity Substation	1981 - 1995	266810
O	409m E	Electricity Substation	1978 - 1986	287963
O	411m E	Electricity Substation	1992	272043
8	415m SE	Electricity Substation	1970 - 1993	279205
9	453m NW	Electricity Substation	1973 - 1992	260668
T	475m W	Electricity Substation	1973 - 1992	272998
T	483m W	Electricity Substation	1980	244353
11	488m SW	Electricity Substation	1974 - 1997	286396
12	492m S	Electricity Substation	1974 - 1997	276031

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
---------------------	---

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

4

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
C	93m W	Garage	1985	79083
C	93m W	Garage	1959	76800
C	94m W	Garage	1960 - 1974	85474
C	96m W	Garage	1959	79210

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

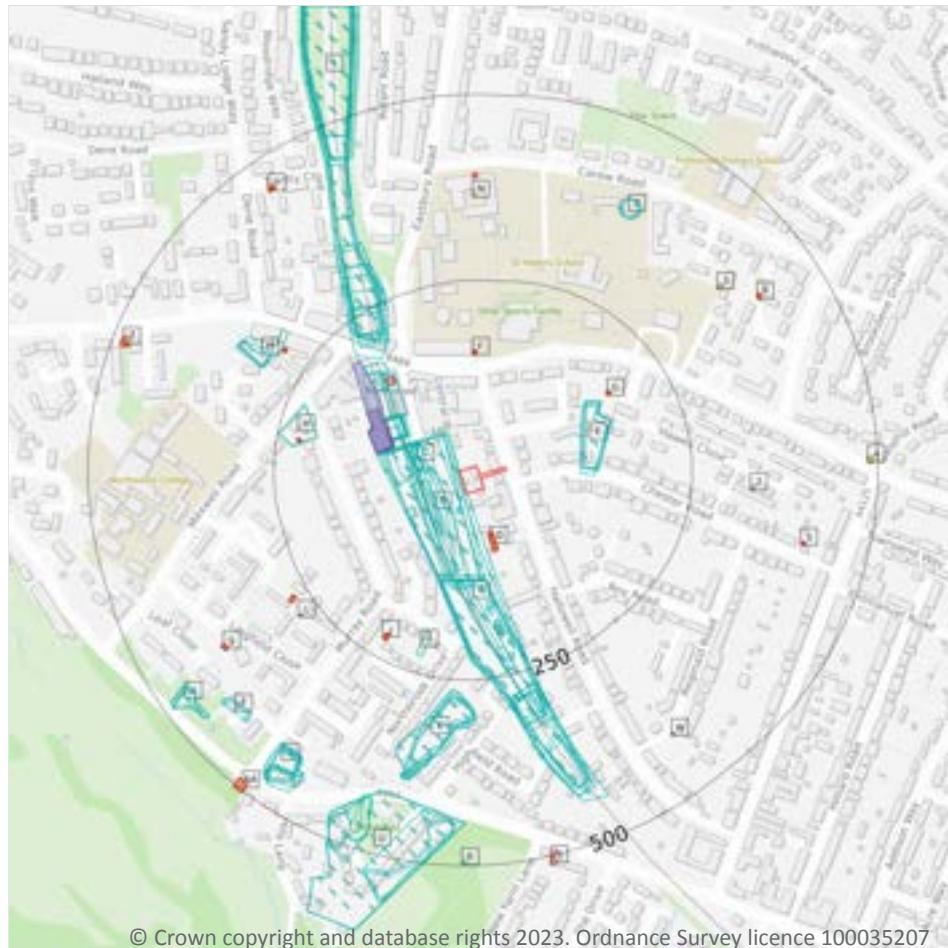
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

127

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Railway Sidings	1965	2245150
B	2m W	Railway Sidings	1938	2270265
A	5m SW	Railway Sidings	1955	2221380



ID	Location	Land Use	Date	Group ID
B	9m W	Railway Sidings	1920	2270265
B	9m W	Railway Sidings	1913	2179955
B	13m SW	Railway Sidings	1935	2270265
B	20m SW	Railway Building	1920	2288359
B	20m SW	Railway Building	1913	2288359
B	26m SW	Railway Sidings	1895	2175316
B	28m SW	Railway Sidings	1938	2270265
B	34m SW	Railway Sidings	1899	2211147
B	42m SW	Railway Sidings	1898	2211147
C	42m W	Railway Building	1965	2224537
C	47m W	Railway Building	1935	2224338
C	48m W	Railway Building	1938	2224338
C	50m W	Railway Buildings	1920	2292925
C	50m W	Railway Buildings	1913	2292925
C	51m W	Railway Building	1955	2173054
C	53m NW	Railway Building	1913	2148823
C	62m W	Railway Station	1899	2170497
C	63m NW	Railway Building	1935	2174974
C	64m NW	Railway Building	1938	2191806
C	65m W	Railway Station	1938	2288553
B	74m SW	Railway Building	1974	2148819
C	81m NW	Railway Station	1898	2285427
C	81m NW	Railway Station	1965	2265955
C	84m NW	Railway Station	1895	2285427
C	85m NW	Railway Station	1938	2190679
C	86m NW	Railway Station	1935	2190679
C	86m NW	Railway Station	1920	2190679
C	86m NW	Railway Station	1913	2190679



ID	Location	Land Use	Date	Group ID
C	89m NW	Railway Station	1955	2190679
E	100m E	Nursery	1938	2217888
E	101m E	Nursery	1955	2222759
C	104m NW	Railway Station	1989	2203373
C	104m NW	Railway Station	1974	2203373
E	104m E	Nursery	1938	2193130
E	105m E	Nursery	1935	2270206
A	109m S	Railway Sidings	1935	2228450
A	114m S	Railway Sidings	1938	2228450
A	116m S	Railway Sidings	1897	2192507
A	117m S	Railway Sidings	1913	2179955
A	117m S	Railway Sidings	1894	2187572
A	124m S	Railway Sidings	1911	2179955
C	145m NW	Cuttings	1898	2282268
A	148m S	Railway Building	1911	2226496
A	155m S	Railway Building	1911	2226496
C	164m NW	Cuttings	1920	2183947
C	164m NW	Cuttings	1913	2183947
A	174m S	Railway Building	1913	2258068
A	175m S	Railway Building	1911	2184326
A	180m S	Railway Building	1911	2258068
C	185m NW	Cuttings	1898	2205196
1	190m S	Unspecified Ground Workings	1913	2133431
C	192m NW	Cuttings	1899	2205196
H	197m W	Police Station	1989	2258478
H	197m W	Police Station	1974	2258478
H	197m W	Police Station	1965	2258478
C	198m NW	Cuttings	1895	2240021

ID	Location	Land Use	Date	Group ID
I	204m NW	Cuttings	1935	2242352
I	206m NW	Cuttings	1955	2216475
I	209m NW	Cuttings	1938	2209190
I	209m NW	Cuttings	1938	2274055
A	209m S	Railway Sidings	1911	2186880
C	216m NW	Cuttings	1920	2224716
C	216m NW	Cuttings	1913	2250715
A	222m S	Railway Building	1913	2195739
A	226m S	Railway Building	1911	2195739
C	239m NW	Cuttings	1895	2253852
C	247m NW	Cuttings	1989	2224517
C	247m NW	Cuttings	1974	2224517
C	247m NW	Cuttings	1965	2224517
K	264m S	Unspecified Pit	1935	2249387
K	264m S	Unspecified Pit	1935	2249387
A	269m S	Cuttings	1913	2282201
K	269m S	Unspecified Pit	1938	2291334
C	269m NW	Cuttings	1920	2206359
A	270m S	Cuttings	1911	2236427
K	272m S	Unspecified Pit	1955	2191546
K	272m S	Old Clay Pit	1913	2268166
K	273m S	Old Clay Pit	1911	2268166
K	278m S	Old Clay Pit	1911	2200534
A	279m S	Cuttings	1935	2238134
A	279m S	Cuttings	1938	2238134
A	279m S	Cuttings	1911	2233941
A	282m S	Cuttings	1897	2235323
A	283m S	Cuttings	1894	2235323



ID	Location	Land Use	Date	Group ID
M	290m NW	Unspecified Works	1965	2224318
M	298m NW	Unspecified Works	1974	2224318
M	299m NW	Smithy	1920	2200334
M	299m NW	Smithy	1913	2200334
A	345m S	Cuttings	1911	2278645
K	353m S	Unspecified Ground Workings	1913	2277406
K	354m S	Unspecified Ground Workings	1911	2277406
A	356m S	Cuttings	1911	2278645
O	373m NW	Cuttings	1920	2190933
O	373m NW	Cuttings	1913	2170680
P	373m NE	Unspecified Tank	1935	2181027
P	374m NE	Unspecified Tank	1938	2175604
P	374m NE	Unspecified Tank	1955	2249702
T	413m SW	Unspecified Pit	1913	2125030
T	415m SW	Unspecified Ground Workings	1911	2133433
U	415m S	Brick Field	1897	2260345
V	415m SW	Unspecified Ground Workings	1935	2222301
V	415m SW	Unspecified Ground Workings	1935	2222301
U	415m S	Brick Field	1894	2260345
V	417m SW	Unspecified Ground Workings	1938	2250505
V	418m SW	Unspecified Pits	1913	2217666
V	420m SW	Unspecified Pits	1955	2230852
V	420m SW	Unspecified Ground Workings	1911	2203602
U	426m S	Old Clay Pits	1911	2215860
U	426m S	Old Clay Pits	1913	2231632
U	429m S	Old Clay Pits	1913	2237123
U	429m S	Old Clay Pits	1911	2215860
U	429m S	Old Clay Pits	1911	2231524



ID	Location	Land Use	Date	Group ID
O	440m N	Cuttings	1898	2177152
U	442m S	Old Clay Pits	1911	2231524
V	444m SW	Unspecified Pit	1911	2125032
O	446m N	Cuttings	1895	2233219
O	447m N	Cuttings	1899	2177152
X	451m SW	Unspecified Pit	1913	2197494
X	451m SW	Unspecified Ground Workings	1911	2133435
X	454m SW	Unspecified Pit	1911	2197494
O	477m N	Cuttings	1989	2266194
O	477m N	Cuttings	1974	2266194
O	477m N	Cuttings	1965	2266194
6	493m S	Sand Pit Shaft	1882	2135514

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

6

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

ID	Location	Land Use	Date	Group ID
L	273m SW	Unspecified Tank	1932	392553
L	273m SW	Unspecified Tank	1935	392553
2	330m E	Unspecified Tank	1913	364029
N	364m N	Unspecified Tank	1986	364028
3	374m NE	Unspecified Tank	1914	364031
4	485m E	Unspecified Tank	1913	364030

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

49

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

ID	Location	Land Use	Date	Group ID
D	59m S	Electricity Substation	1974	272693
D	60m S	Electricity Substation	1985	278896
D	62m S	Electricity Substation	1992	278896
F	150m N	Electricity Substation	1992	263332
F	151m N	Electricity Substation	1985	263332
G	167m NE	Electricity Substation	1992	285901
G	167m NE	Electricity Substation	1986	285901
G	167m NE	Electricity Substation	1970	285901
G	168m NE	Electricity Substation	1978	285901
J	214m SW	Electricity Substation	1985	275926
J	215m SW	Electricity Substation	1974	275926
J	215m SW	Electricity Substation	1970	275926
H	216m W	Electricity Substation	1992	281319
H	216m W	Electricity Substation	1985	281319
H	217m W	Electricity Substation	1974	281319
H	217m W	Electricity Substation	1970	281319
J	217m SW	Electricity Substation	1992	275926
L	267m SW	Electricity Substation	1985	288826
L	267m SW	Electricity Substation	1974	288826
L	268m SW	Electricity Substation	1992	288826
M	283m NW	Electricity Substation	1974	281519
M	283m NW	Electricity Substation	1970	281519
M	283m NW	Electricity Substation	1992	281519



ID	Location	Land Use	Date	Group ID
M	283m NW	Electricity Substation	1985	281519
Q	381m SW	Electricity Substation	1985	275227
Q	381m SW	Electricity Substation	1974	275227
Q	382m SW	Electricity Substation	1992	272561
N	387m N	Electricity Substation	1992	284608
N	391m N	Electricity Substation	1986	270851
R	409m NE	Electricity Substation	1981	266810
R	409m NE	Electricity Substation	1989	266810
R	409m NE	Electricity Substation	1995	266810
R	409m NE	Electricity Substation	1995	266810
S	409m E	Electricity Substation	1978	287963
S	410m E	Electricity Substation	1986	287963
S	411m E	Electricity Substation	1992	272043
W	415m SE	Electricity Substation	1987	279205
W	416m SE	Electricity Substation	1970	279205
W	416m SE	Electricity Substation	1993	279205
Y	453m NW	Electricity Substation	1992	260668
Y	454m NW	Electricity Substation	1981	260668
Y	454m NW	Electricity Substation	1973	260668
Y	454m NW	Electricity Substation	1986	260668
Z	475m W	Electricity Substation	1973	272998
Z	478m W	Electricity Substation	1992	272998
Z	483m W	Electricity Substation	1980	244353
AA	488m SW	Electricity Substation	1997	286396
AA	488m SW	Electricity Substation	1974	286396
5	492m S	Electricity Substation	1997	276031

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

6

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

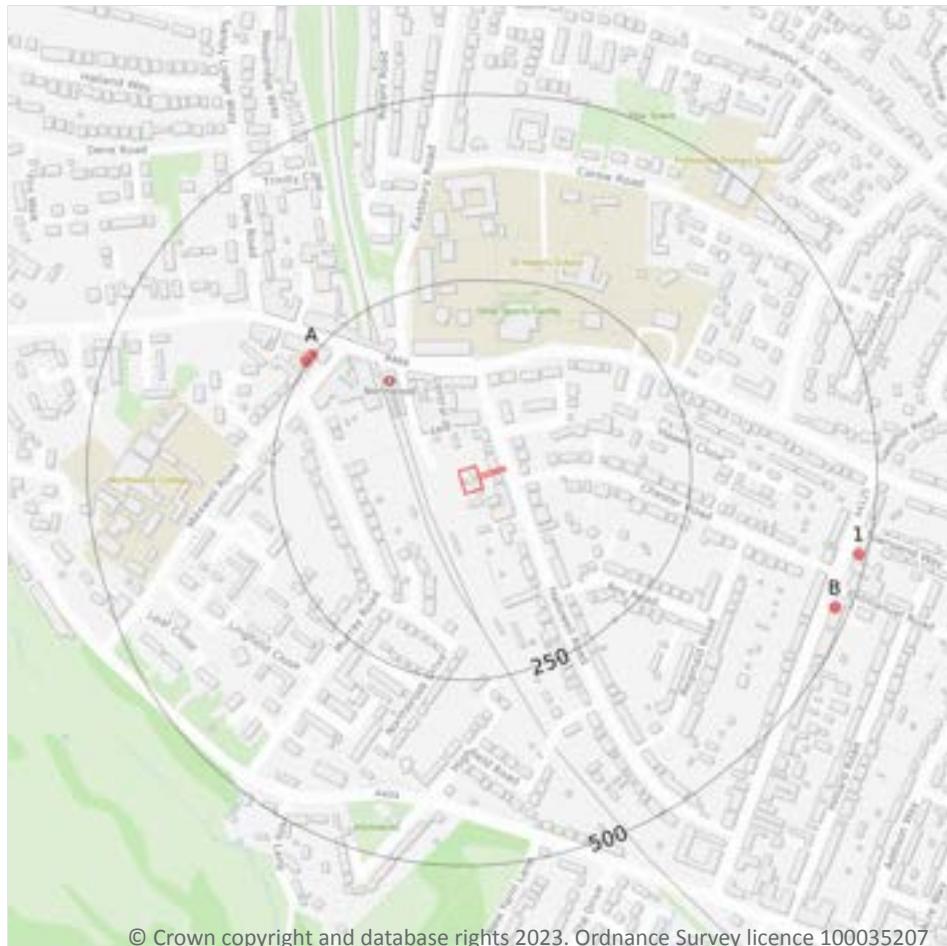
Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

ID	Location	Land Use	Date	Group ID
C	93m W	Garage	1985	79083
C	93m W	Garage	1959	76800
C	94m W	Garage	1960	85474
C	94m W	Garage	1974	85474
C	94m W	Garage	1970	85474
C	96m W	Garage	1959	79210

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m

8

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	252m NW	3-4 Clive Parade NORTHWOOD Middlesex HA6 2QF	EPR/RF0707PA /A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal

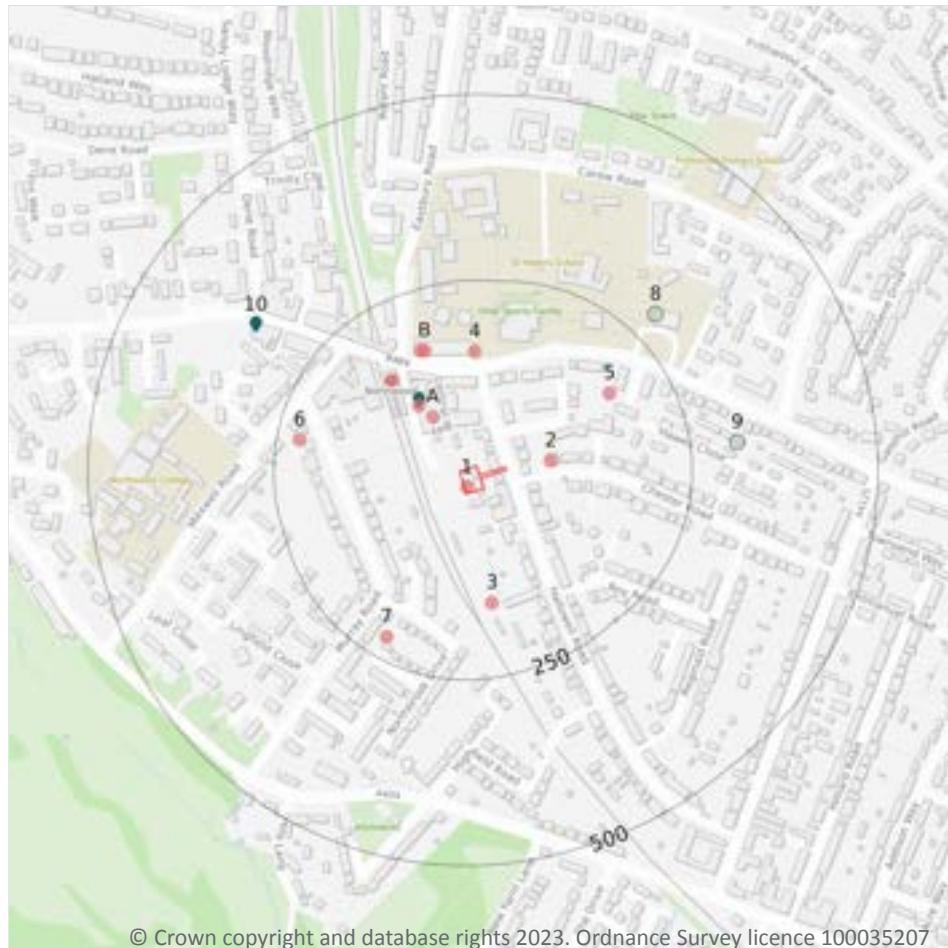


ID	Location	Site	Reference	Category	Sub-Category	Description
A	253m NW	3-4, CLIVE PARADE, NORTHWOOD, HA6 2QF	WEX106090	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	253m NW	3-4, CLIVE PARADE, NORTHWOOD, HA6 2QF	WEX250079	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	480m E	112-114, HIGH STREET, NORTHWOOD, HA6 1BJ	WEX113068	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	480m E	112-114, HIGH STREET, NORTHWOOD, HA6 1BJ	WEX113068	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	480m E	112-114, HIGH STREET, NORTHWOOD, HA6 1BJ	WEX253988	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	480m E	112-114, HIGH STREET, NORTHWOOD, HA6 1BJ	WEX253988	Storing waste exemption	Not on a farm	Storage of waste in secure containers
1	488m E	Church Lane Surgery, 24 Church Lane, Brighouse, HA6 1AS	WEX235876	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

12

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Company	Address	Activity	Category
1	On site	Northwood Auto Services	Whittles Yard Rear of 12-18, Hallowell Road, Northwood, Greater London, HA6 1DW	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	61m E	Budamar Shipping Co Ltd	1, Chester Road, Northwood, Greater London, HA6 1BE	Distribution and Haulage	Transport, Storage and Delivery



ID	Location	Company	Address	Activity	Category
A	82m NW	Works	Greater London, HA6	Unspecified Works Or Factories	Industrial Features
A	104m NW	Northwood Coachworks	12, Station Approach, Northwood, Greater London, HA6 2XN	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	150m S	Mast (Telecommunication)	Greater London, HA6	Telecommunications Features	Infrastructure and Facilities
A	152m NW	Northwood	Northwood Station, Station Approach, Northwood, Greater London, HA6 2XL	Underground Network Stations	Public Transport, Stations and Infrastructure
4	154m N	Electricity Sub Station	Greater London, HA6	Electrical Features	Infrastructure and Facilities
B	169m N	Northwood Computer Repairs	3 Rowland Place, Green Lane, Northwood, Greater London, HA6 1AB	Electrical Equipment Repair and Servicing	Repair and Servicing
B	171m NW	Multi Graphics	2 Rowland Place, Green Lane, Northwood, Greater London, HA6 1AB	Clothing, Components and Accessories	Consumer Products
5	172m NE	Electricity Sub Station	Greater London, HA6	Electrical Features	Infrastructure and Facilities
6	219m W	Electricity Sub Station	Greater London, HA6	Electrical Features	Infrastructure and Facilities
7	220m SW	Electricity Sub Station	Greater London, HA6	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.



4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

2

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Address	Details	
A	110m NW	Express Dry Cleaners, 8 Station Approach, Northwood, Middlesex, HA6 2XW	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
10	337m NW	Impressive Dry Cleaners, 30 Green Lane, Northwood, Middlesex, HA6 2QB	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m

0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

2

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Details	
8	288m NE	Incident Date: 05/12/2002 Incident Identification: 124767 Pollutant: Oils and Fuel Pollutant Description: Lubricating Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
9	313m E	Incident Date: 04/03/2003 Incident Identification: 140836 Pollutant: Oils and Fuel Pollutant Description: Hydraulic Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

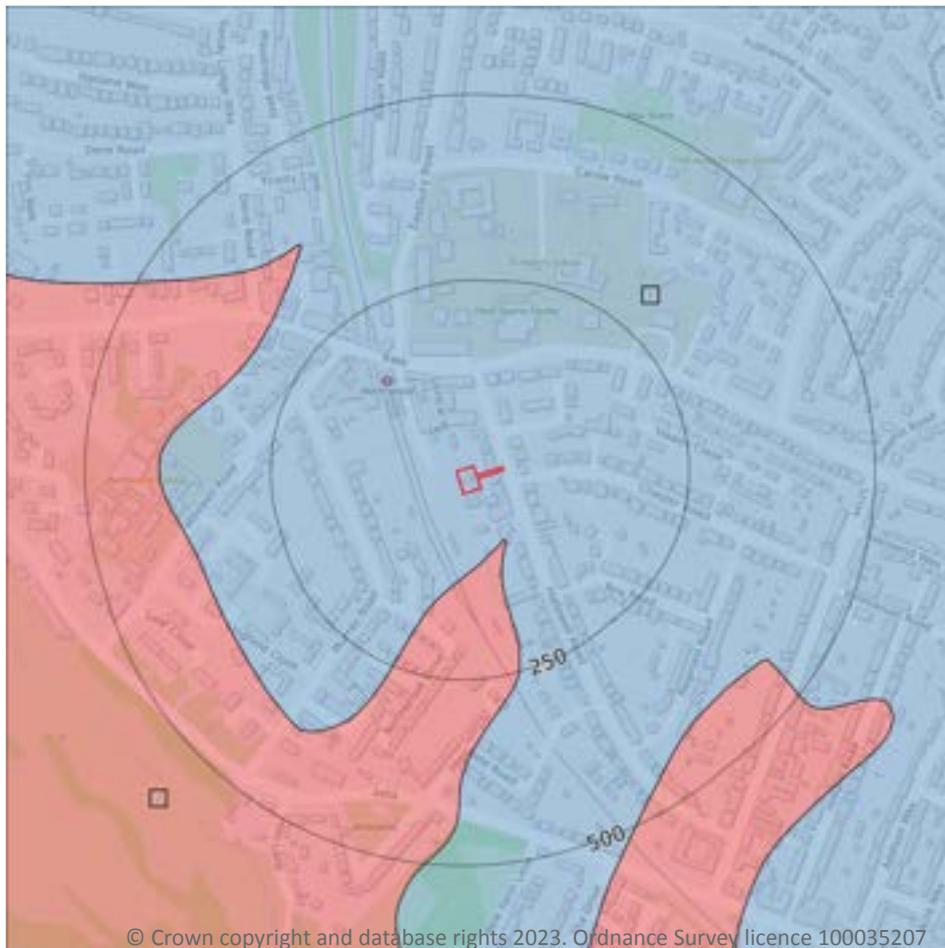
Records within 500m**0**

Aquifer status of groundwater held within superficial geology.

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



— Site Outline
 Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

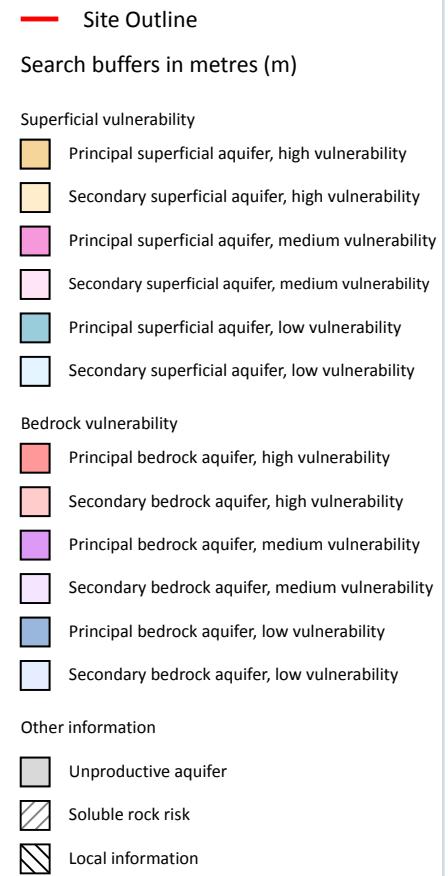
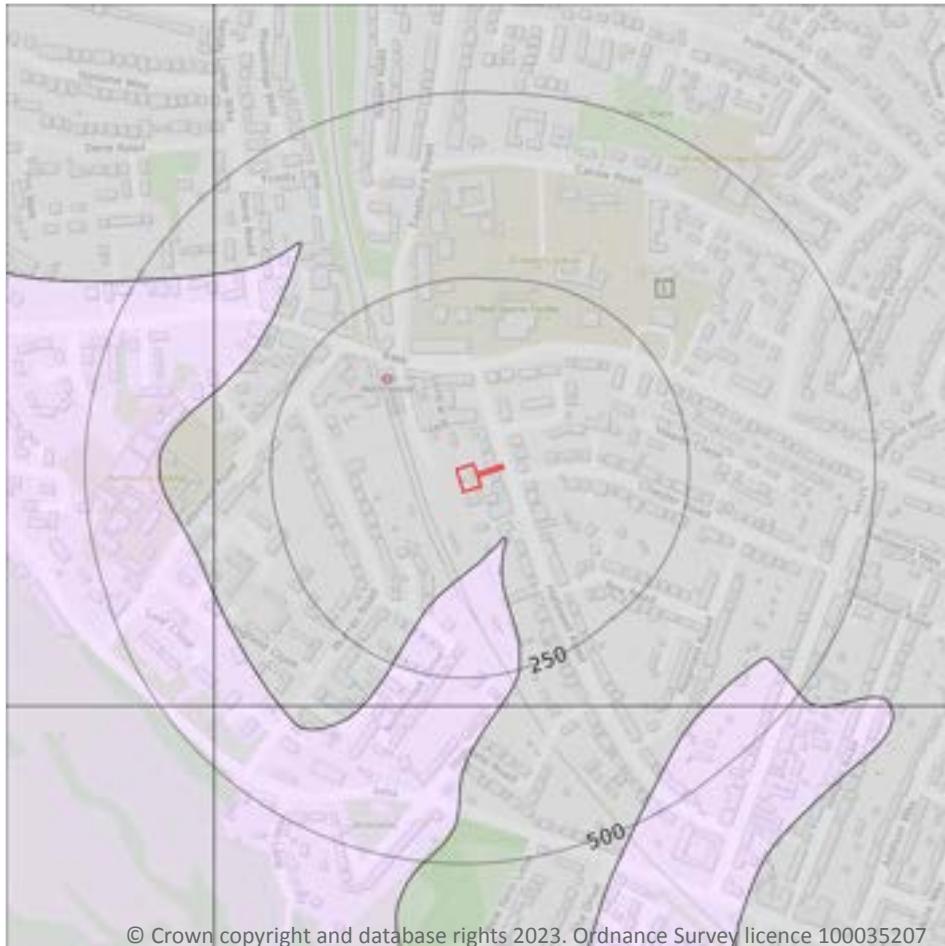
Features are displayed on the Bedrock aquifer map on [page 42](#) >

ID	Location	Designation	Description
1	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	76m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 43 >](#)



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

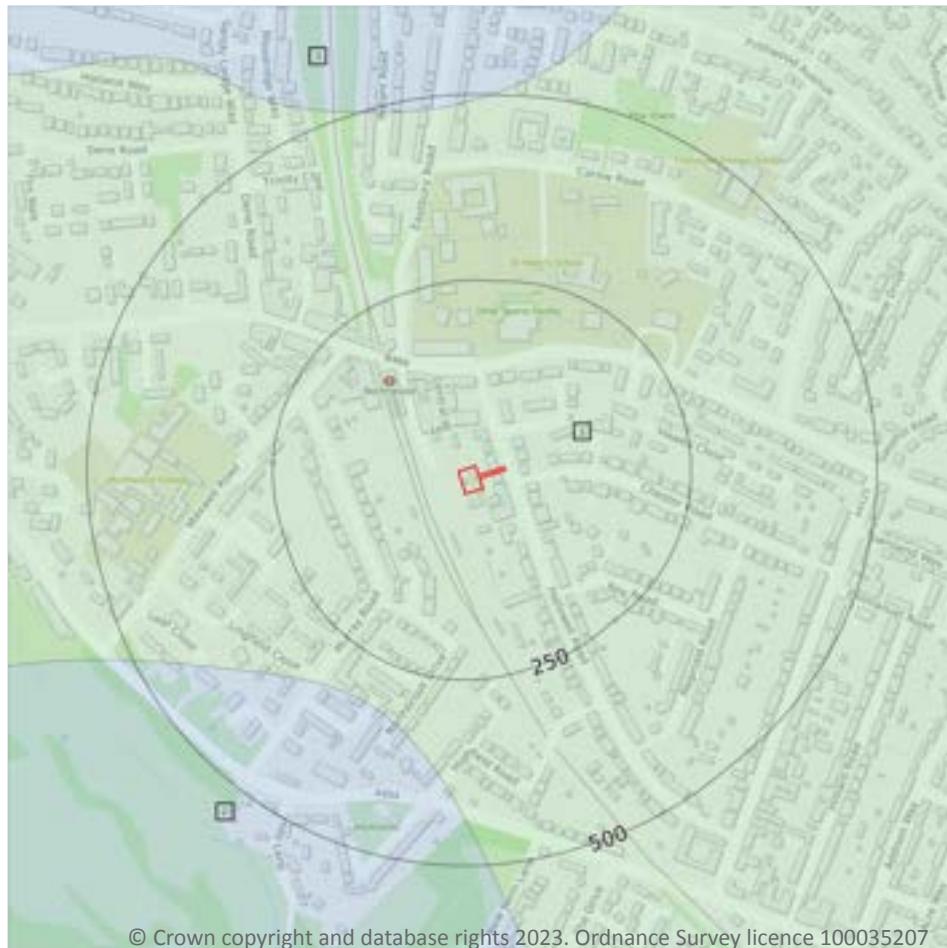
Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



Search buffers in metres (m)	
Source Protection Zone 1	Site Outline
Inner catchment	
Source Protection Zone 2	
Outer catchment	
Source Protection Zone 3	
Total catchment	
Source Protection Zone 4	
Zone of Special Interest	
Source Protection Zone 1c	
Inner catchment - confined aquifer	
Source Protection Zone 2c	
Outer catchment - confined aquifer	
Source Protection Zone 3c	
Total catchment - confined aquifer	
Drinking water abstraction licences	
Drinking water abstraction licences	
Polygon features	
Drinking water abstraction licences	
Linear features	
Groundwater abstraction licence (point)	
Groundwater abstraction licence (area)	
Groundwater abstraction licence (linear)	
Surface Water Abstractions (point)	
Surface Water Abstractions (area)	
Surface Water Abstractions (linear)	

5.6 Groundwater abstractions

Records within 2000m

6

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 45 >](#)



ID	Location	Details	
-	1433m S	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION POINT B Data Type: Point Name: Affinity Water Limited Easting: 508883 Northing: 189927	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -
-	1454m S	Status: Historical Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 508900 Northing: 189900	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 286404 Original Application No: NPS/WR/011805 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	1459m S	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION POINT A Data Type: Point Name: Affinity Water Limited Easting: 508886 Northing: 189899	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -
-	1698m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: NORTHWOOD PUMPING STATION POINT A Data Type: Point Name: Affinity Water Limited Easting: 507638 Northing: 191128	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -
-	1727m W	Status: Active Licence No: 28/39/28/0515 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT MOUNT VERNON HOSPITAL, NORTHWOOD, MIDDLESEX Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 507700 Northing: 191900	Annual Volume (m ³): 103944 Max Daily Volume (m ³): 283 Original Application No: - Original Start Date: 17/10/1986 Expiry Date: - Issue No: 101 Version Start Date: 26/07/2006 Version End Date: -



ID	Location	Details	
-	1739m W	Status: Historical Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: NORTHWOOD PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 507600 Northing: 191100	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 286404 Original Application No: NPS/WR/011805 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	6
----------------------	---

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 45 >](#)

ID	Location	Details	
-	1433m S	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION POINT B Data Type: Point Name: Affinity Water Limited Easting: 508883 Northing: 189927	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -



ID	Location	Details	
-	1454m S	Status: Historical Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 508900 Northing: 189900	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 286404 Original Application No: NPS/WR/011805 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	1459m S	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION POINT A Data Type: Point Name: Affinity Water Limited Easting: 508886 Northing: 189899	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -
-	1698m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: NORTHWOOD PUMPING STATION POINT A Data Type: Point Name: Affinity Water Limited Easting: 507638 Northing: 191128	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -
-	1727m W	Status: Active Licence No: 28/39/28/0515 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT MOUNT VERNON HOSPITAL, NORTHWOOD, MIDDLESEX Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 507700 Northing: 191900	Annual Volume (m ³): 103944 Max Daily Volume (m ³): 283 Original Application No: - Original Start Date: 17/10/1986 Expiry Date: - Issue No: 101 Version Start Date: 26/07/2006 Version End Date: -
-	1739m W	Status: Historical Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: NORTHWOOD PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 507600 Northing: 191100	Annual Volume (m ³): 43260641 Max Daily Volume (m ³): 286404 Original Application No: NPS/WR/011805 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -



This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

3

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

Features are displayed on the Abstractions and Source Protection Zones map on [page 45 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment
2	310m SW	2	Outer catchment
3	484m N	2	Outer catchment

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m

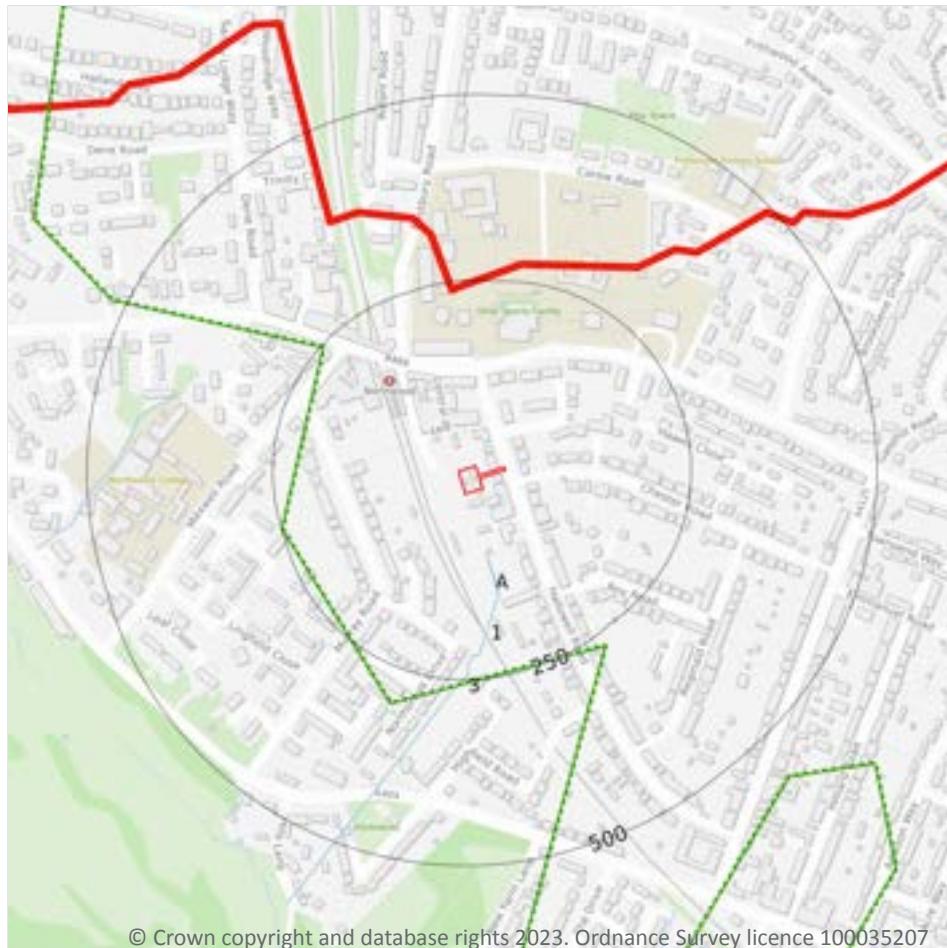
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

3

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	84m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
1	142m S	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
3	216m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

1

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 50 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Pinn	GB106039023070	Colne	Colne

This data is sourced from the Environment Agency and Natural Resources Wales.



6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2774m SE	River	Pinn	GB106039023070 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site

0

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m**0**

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

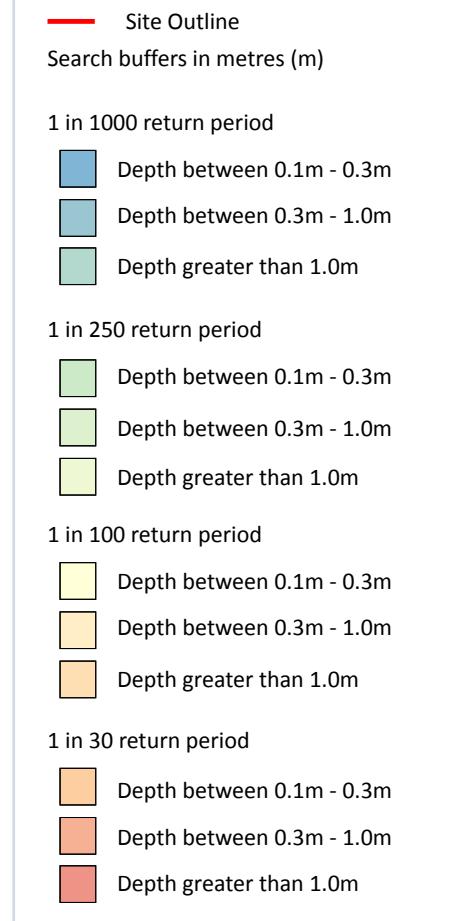
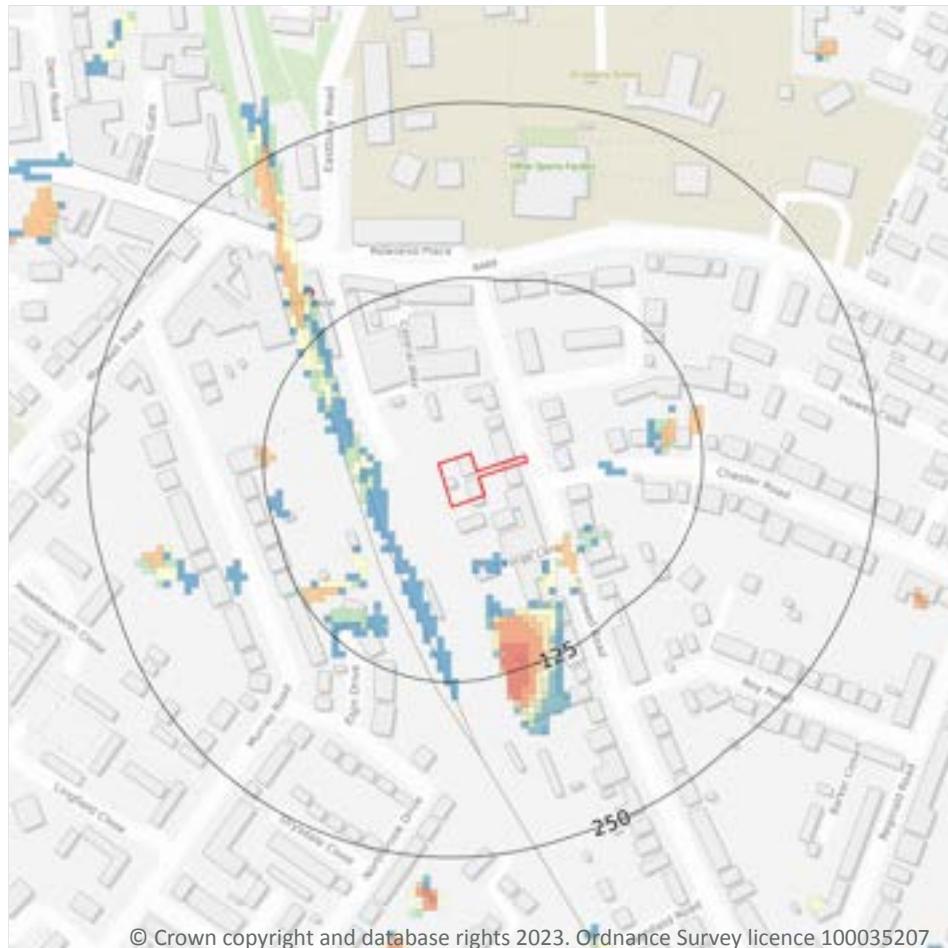
Records within 50m**0**

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site	Negligible
Highest risk within 50m	1 in 100 year, 0.1m - 0.3m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 56 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.



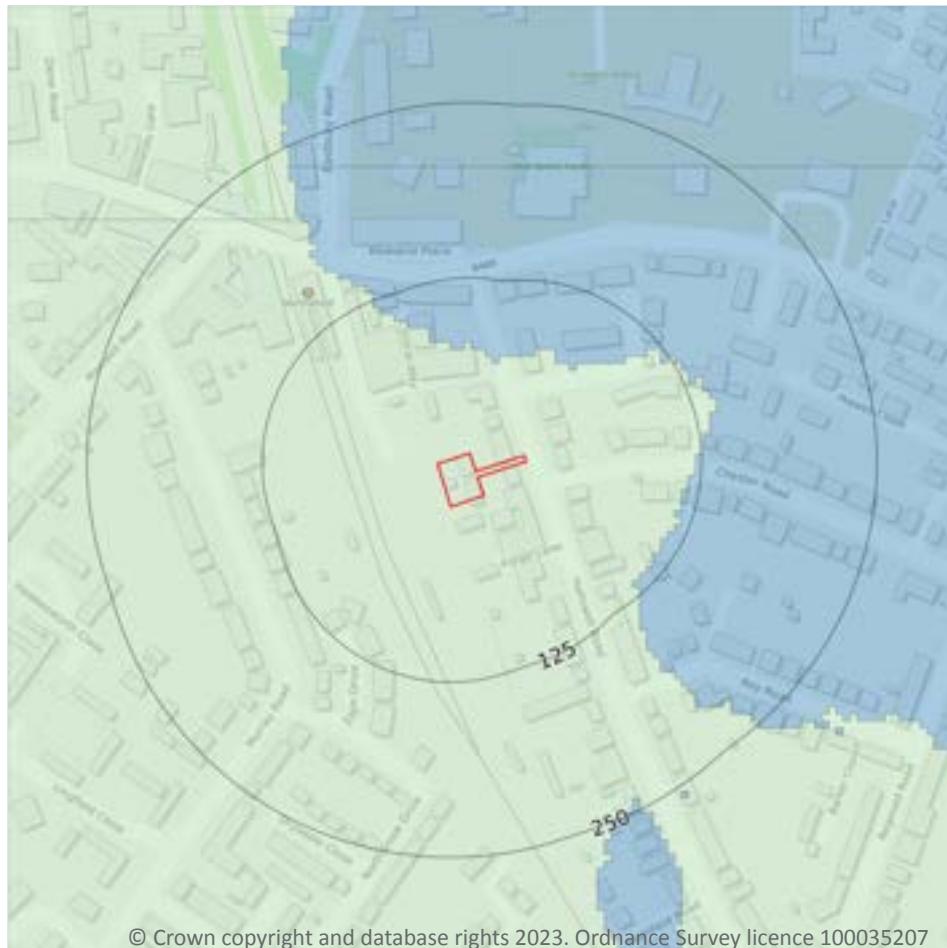
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
 Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site	Low
Highest risk within 50m	Low

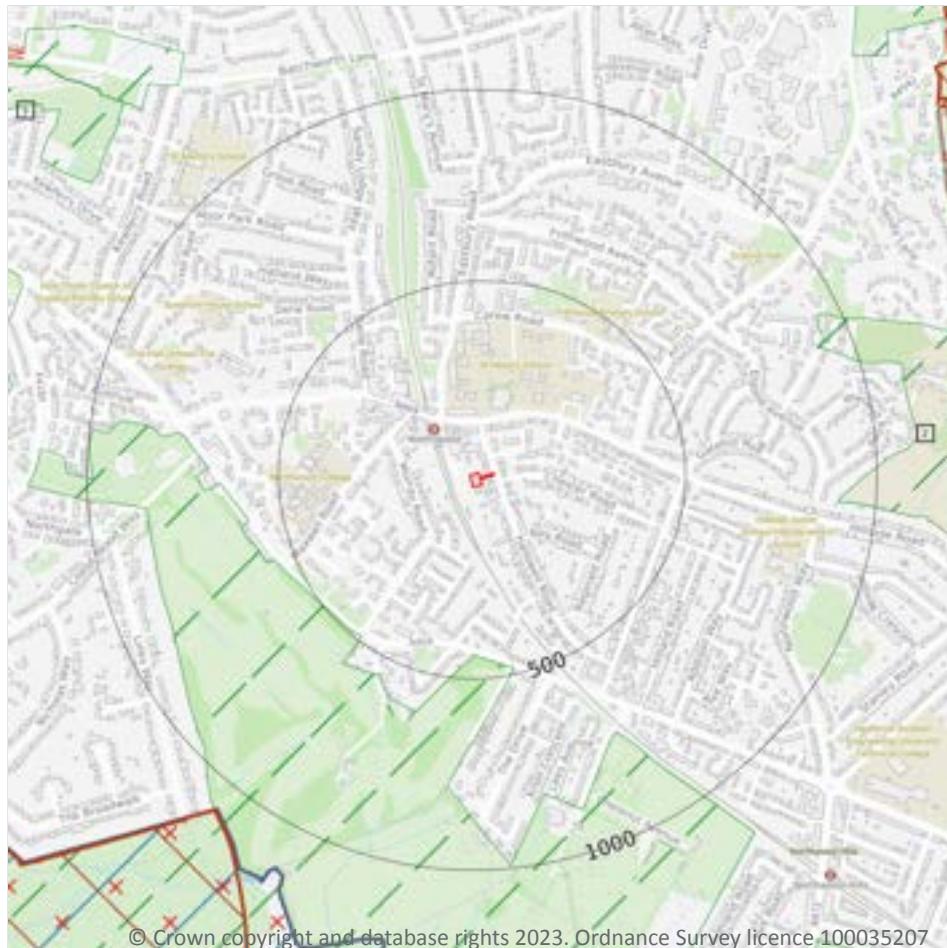
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 58](#) >

This data is sourced from Ambiental Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Local Nature Reserves (LNR)
- Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 59 >](#)

ID	Location	Name	Data source
A	1074m SW	Ruislip Woods	Natural England



ID	Location	Name	Data source
-	1412m S	Ruislip Woods	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

2

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

Features are displayed on the Environmental designations map on [page 59 >](#)



ID	Location	Name	Data source
A	1074m SW	Ruislip Woods	Natural England
-	1412m S	Ruislip Woods	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

8

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 59 >](#)

ID	Location	Name	Data source
B	1348m NE	Oxhey Woods	Natural England
-	1564m NE	Oxhey Woods	Natural England
D	1596m NW	Batchworth Heath	Natural England
D	1605m NW	Batchworth Heath	Natural England
10	1619m NE	Oxhey Woods	Natural England
-	1846m NW	Batchworth Heath	Natural England
-	1856m NW	Batchworth Heath	Natural England
-	1920m NW	Batchworth Heath	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

10

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 59 >](#)



ID	Location	Name	Woodland Type
3	1080m SW	Unknown	Ancient & Semi-Natural Woodland
B	1391m E	Abbotts Wood	Ancient & Semi-Natural Woodland
-	1412m S	Park Wood	Ancient & Semi-Natural Woodland
11	1622m NE	Abbotts Wood	Ancient Replanted Woodland
12	1678m NE	Abbotts Wood	Ancient & Semi-Natural Woodland
-	1685m E	Pinner Wood	Ancient & Semi-Natural Woodland
-	1801m NE	Abbotts Wood	Ancient & Semi-Natural Woodland
-	1804m E	Pinner Wood	Ancient & Semi-Natural Woodland
-	1884m E	Pinner Wood	Ancient & Semi-Natural Woodland
-	1988m W	Top Wood/french Grove	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

7

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 59 >](#)

ID	Location	Name	Local Authority name
1	438m S	London	Hillingdon
2	903m E	London	Hillingdon
4	1217m W	London	Hillingdon
5	1248m NW	London	Hillingdon
-	1257m E	London	Harrow
7	1273m NW	London	Three Rivers
8	1475m SE	London	Hillingdon

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m
0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m
0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m
0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

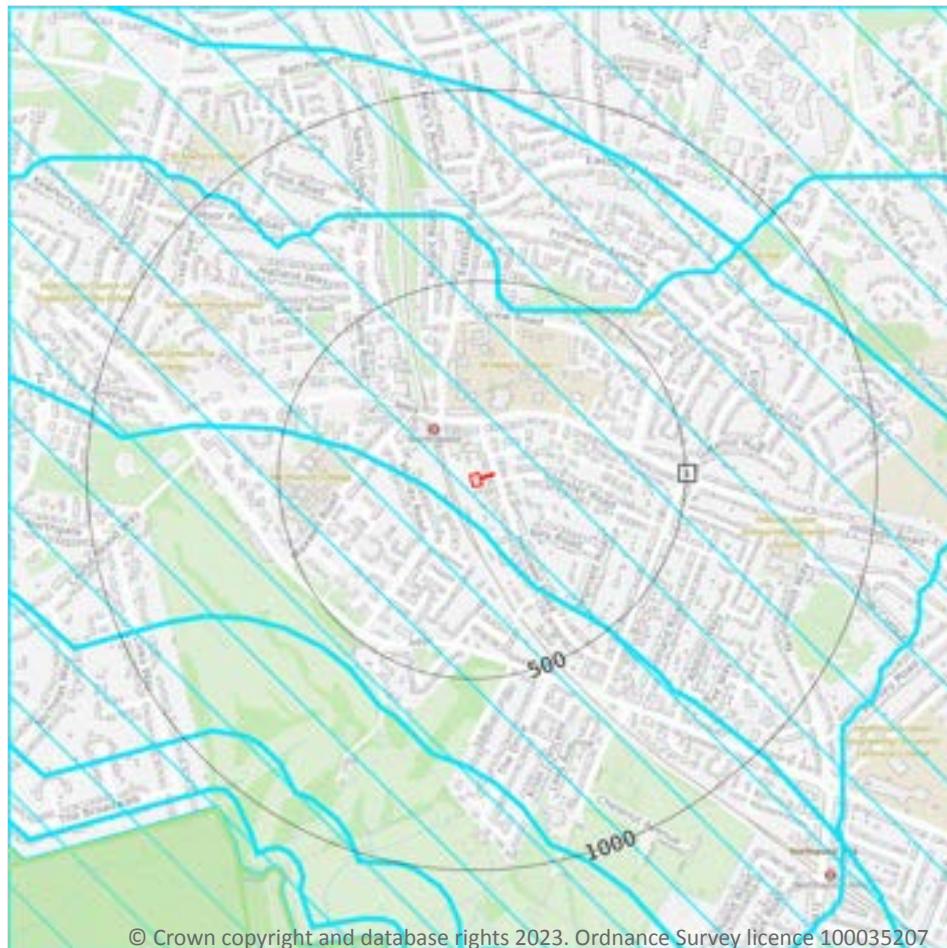
Records within 2000m
0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
 - Not recorded
 - Favourable
 - Unfavourable - Recovering
 - Unfavourable - No change
 - Unfavourable - Declining
 - Partially destroyed
 - Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 65 >](#)



ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.</p> <p>Rural non-residential - Large non residential developments outside existing settlements/urban areas where footprint exceeds 1ha.</p> <p>Rural residential - Any residential development of 100 or more houses outside existing settlements/urban areas.</p> <p>Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).</p> <p>Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion</p> <p>Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management</p> <p>Discharges - Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p> <p>Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	4
Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.	

Features are displayed on the SSSI Impact Zones and Units map on [page 65 >](#)

ID:	10
Location:	1074m SW
SSSI name:	Ruislip Woods
Unit name:	Copse Wood
Broad habitat:	Broadleaved, Mixed And Yew Woodland - Lowland
Condition:	Favourable
Reportable features:	

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Favourable	18/11/2020



Feature name	Feature condition	Date of assessment
Invert. assemblage A2 wood decay	Favourable	18/11/2020
Lowland mixed deciduous woodland	Favourable	18/11/2020

ID: 11
 Location: 1120m SW
 SSSI name: Ruislip Woods
 Unit name: Poor's Field
 Broad habitat: Acid Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Favourable	18/11/2020
Lowland dry acid grassland (U1e)	Favourable	18/11/2020

ID: -
 Location: 1412m S
 SSSI name: Ruislip Woods
 Unit name: Park Wood
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Favourable	18/11/2020
Invert. assemblage A2 wood decay	Favourable	18/11/2020
Lowland mixed deciduous woodland	Favourable	18/11/2020

ID: 15
 Location: 1530m SW
 SSSI name: Ruislip Woods
 Unit name: Duck's Hill
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

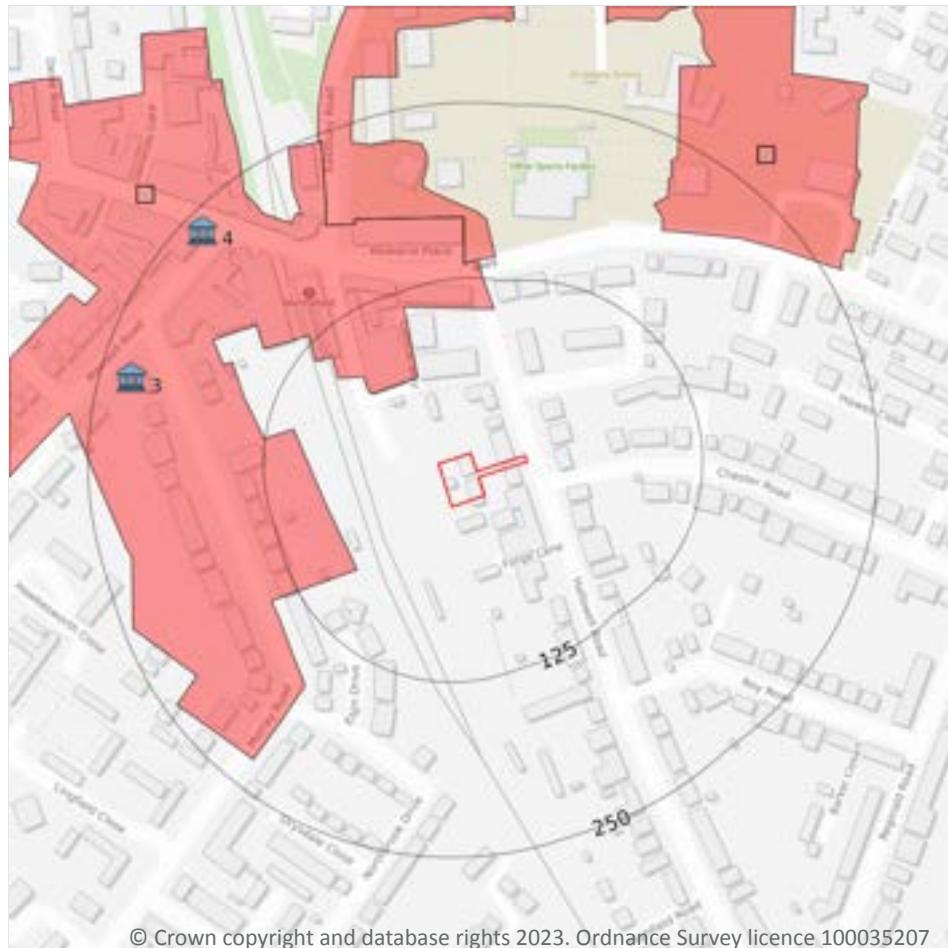


Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Favourable	25/08/2021
Invert. assemblage A2 wood decay	Favourable	25/08/2021
Lowland mixed deciduous woodland	Favourable	25/08/2021

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
-  Listed buildings
-  Conservation areas
-  Conservation areas - no data
-  National Parks
-  Areas of Outstanding Natural Beauty
-  Registered parks and gardens
-  Scheduled Monuments
-  World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

2

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 69 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
3	228m W	Northwood Police Station Including Police Lamp, Call Box, Boundary Fence And Gates	II	1392966	31/10/2008
4	236m NW	Northwood War Memorial	II	1444974	20/03/2017

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.5 Conservation Areas

Records within 250m

2

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on [page 69 >](#)

ID	Location	Name	District	Date of designation
1	63m NW	Green Lane, Northwood Town Centre	Hillingdon	11/2009
2	135m N	Frithwood, Northwood	Hillingdon	1989

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

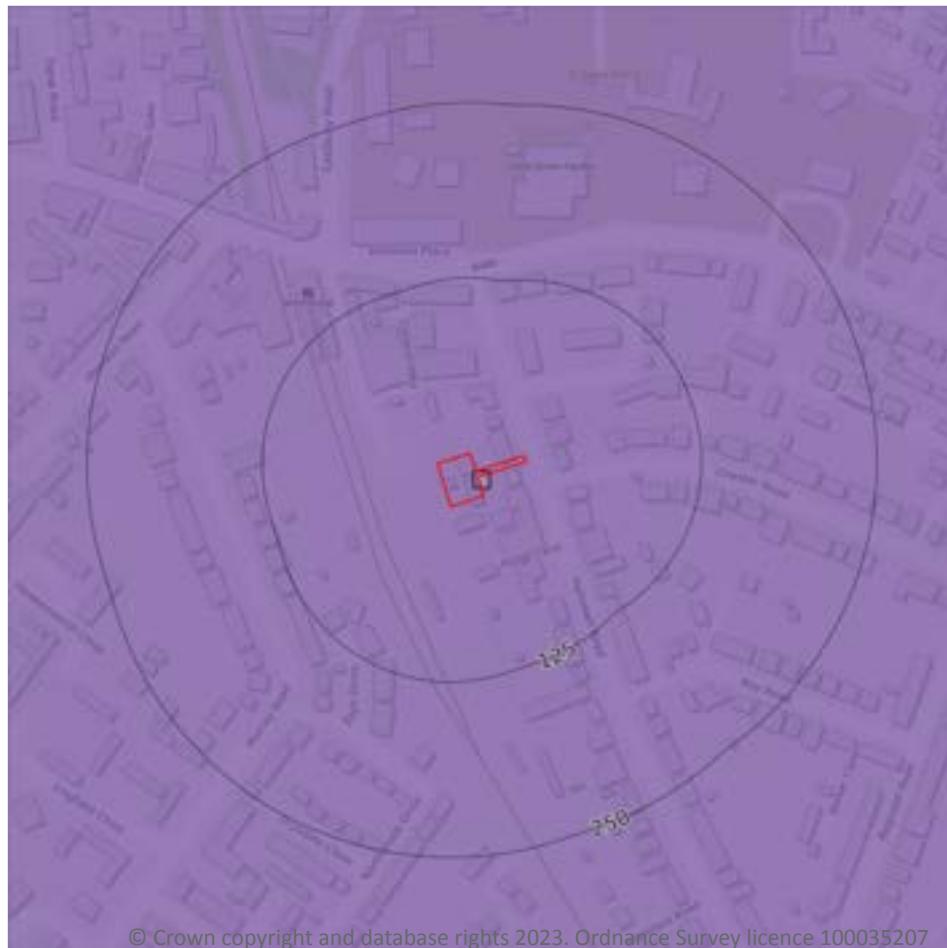
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m 1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 72 >](#)

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations



— Site Outline
 Search buffers in metres (m)

■ Priority Habitat Inventory
 □ Open Mosaic Habitat
 □ Limestone Pavement Orders

Habitat Networks
 □ Primary Habitat
 □ Restorable Habitat
 □ Associated Habitats
 □ Habitat Restoration-Creation
 □ Network Enhancement Zone 1
 □ Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

1

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 74 >](#)

ID	Location	Main Habitat	Other habitats
1	215m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m**0**

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m**0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

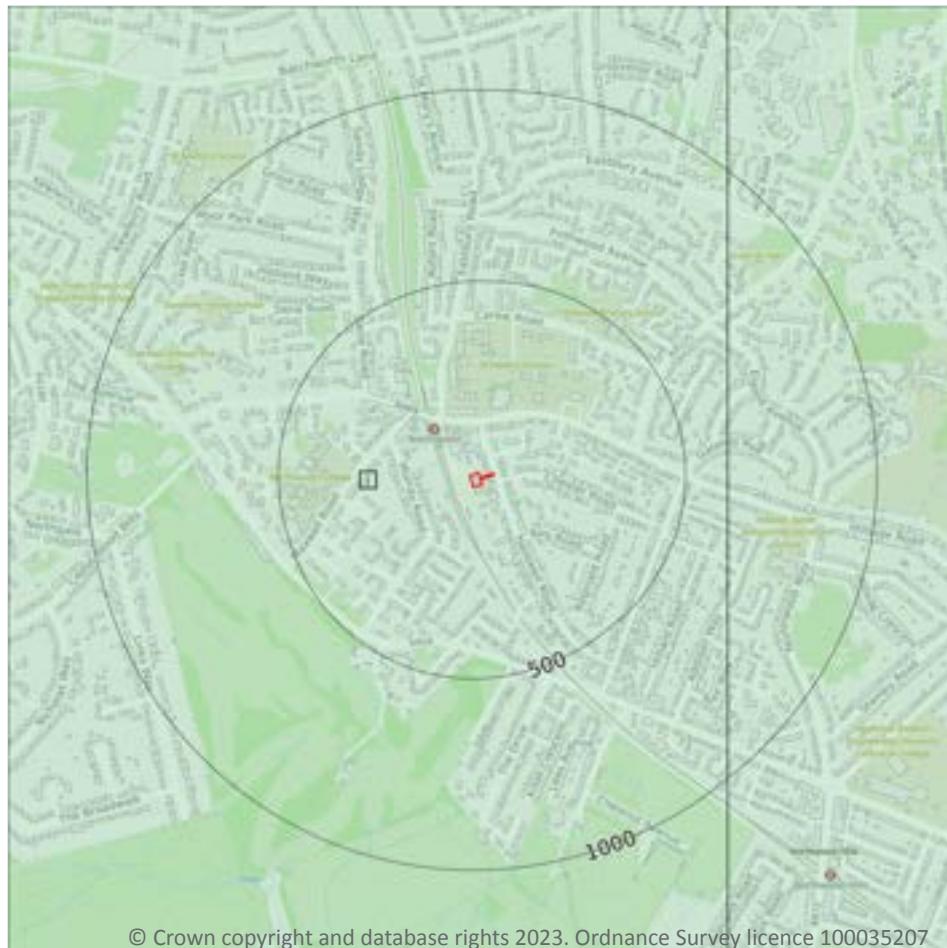
Records within 250m**0**

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

- █ Full coverage
- █ Partial coverage
- █ No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 76 >](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ09SE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



— Site Outline
 Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

9

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 77 >](#)

ID	Location	LEX Code	Description	Rock description
1	26m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	198m NW	WGR-VOID	Worked Ground (Undivided)	Void
3	259m S	WGR-VOID	Worked Ground (Undivided)	Void
4	281m S	WGR-VOID	Worked Ground (Undivided)	Void



ID	Location	LEX Code	Description	Rock description
A	417m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
B	424m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
B	425m S	WGR-VOID	Worked Ground (Undivided)	Void
A	450m SW	WGR-VOID	Worked Ground (Undivided)	Void
5	472m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m**0**

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m**0**

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline
 Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)
 Bedrock geology (10k)
 Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m 2

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 80 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
2	76m SE	LMBE-CLISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

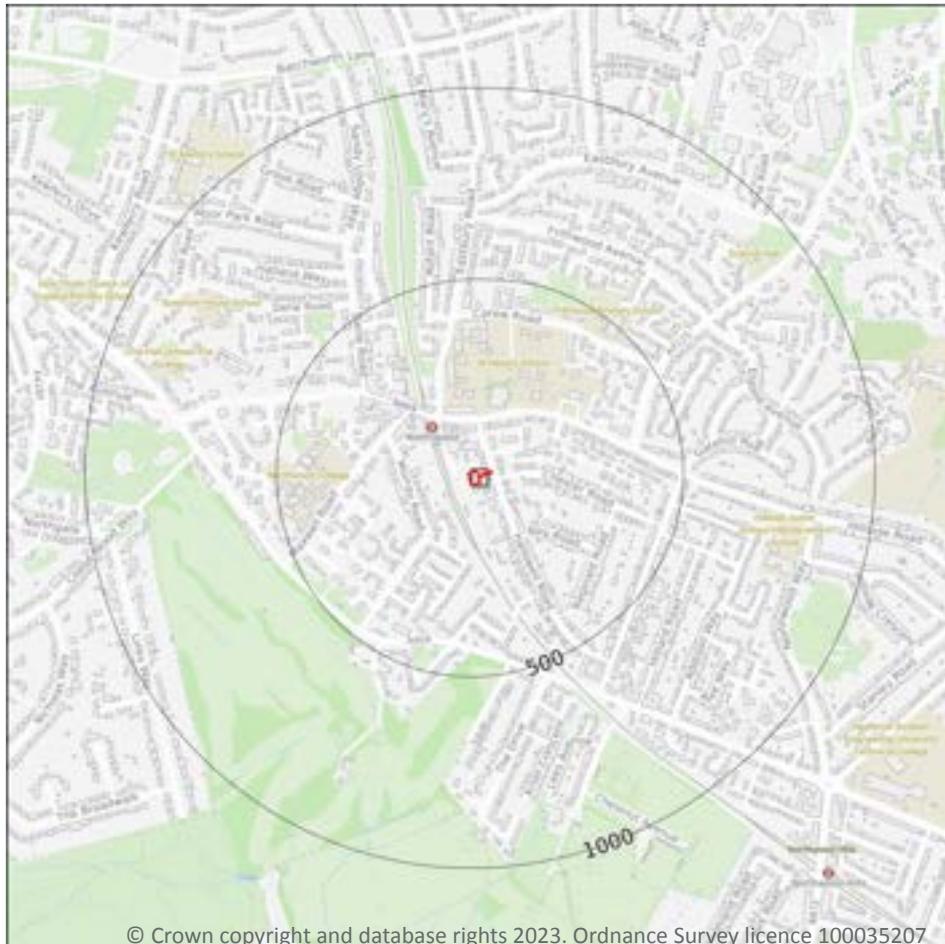
Records within 500m**0**

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 82 >](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW255_beaconsfield_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m**0**

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m**0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m**0**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m**0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

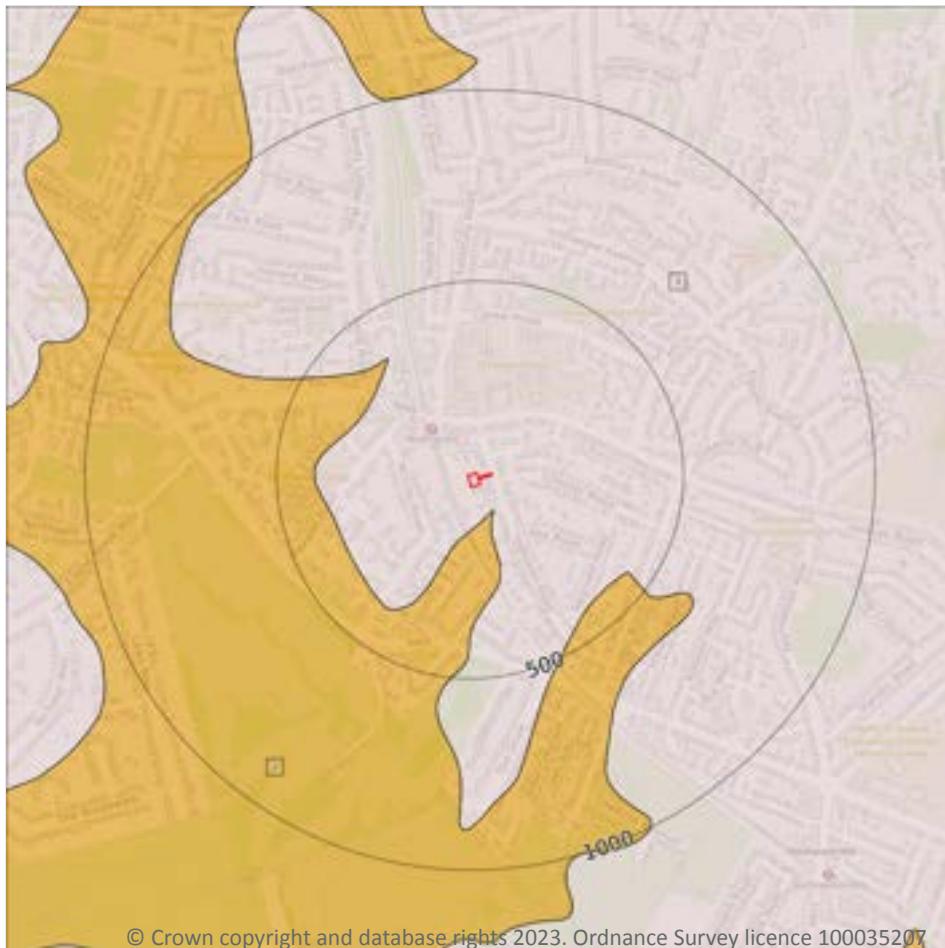
Records within 50m**0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 85 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
2	76m SE	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

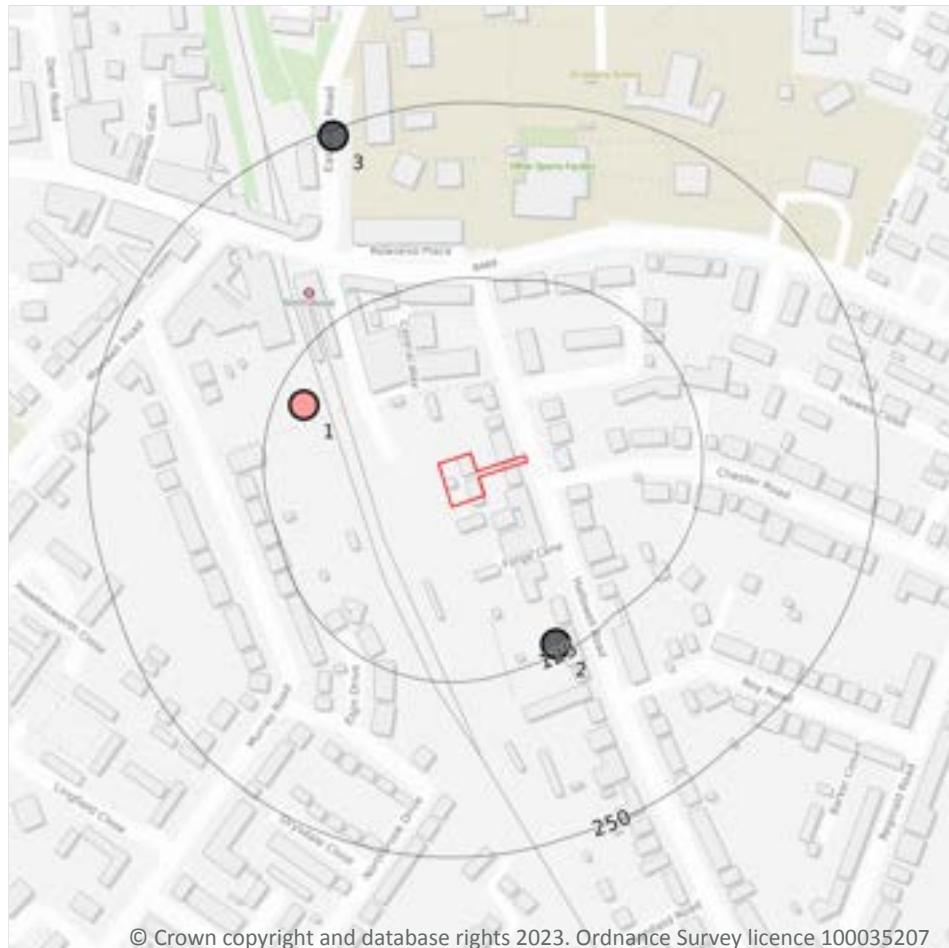
0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
 Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

3

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 87 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	105m NW	509230 191360	NORTHWOOD RAILWAY STATION NORTHWOOD	45.72	N	577332 >
2	117m SE	509410 191190	CHALKWELL HALLOWELL ROAD	-	Y	N/A
3	245m N	509251 191552	NORTHWOOD DRAINAGE 13	-	Y	N/A



NORTHWOOD AUTO SERVICES,
WHITTLES YARD REAR OF 12-18,
HALLOWELL ROAD, NORTHWOOD,
HA6 1DW

Ref: GS-ZIM-MAB-4HT-8JS
Your ref: Whittles_Yard_ro_12-
18_Hallowed_Rd_
Grid ref: 509345 191308

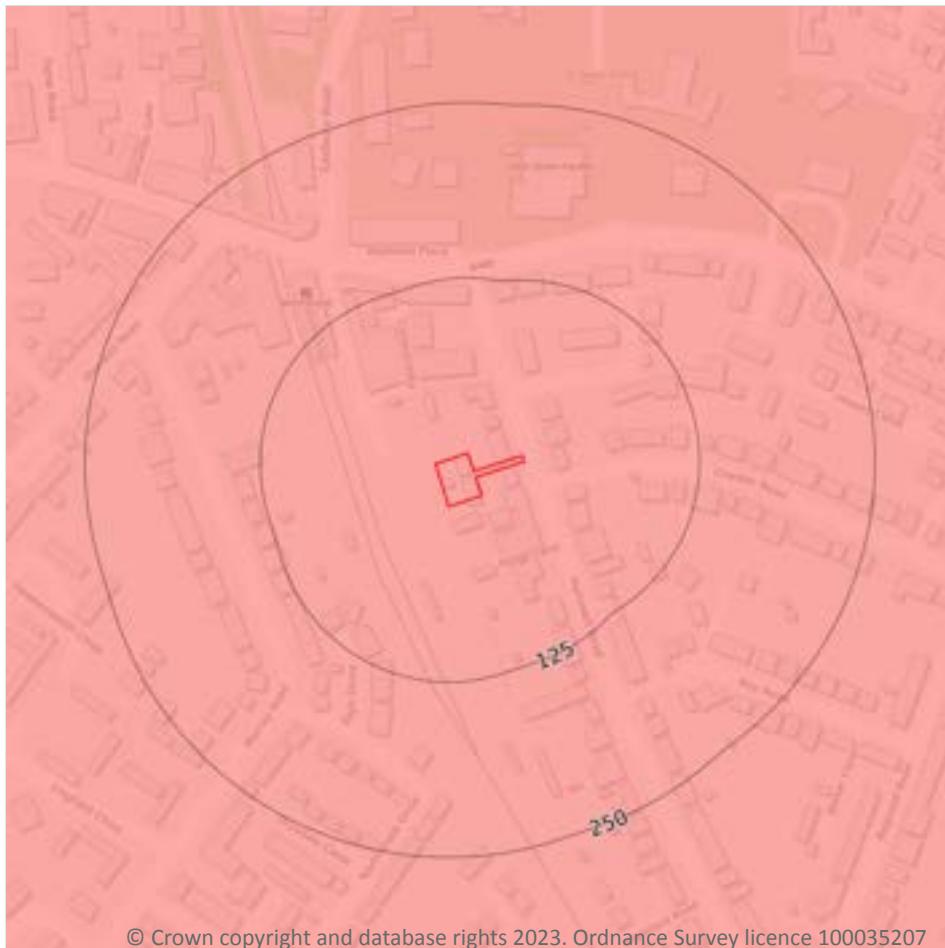
This data is sourced from the British Geological Survey.



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01273 257 755

Date: 24 October 2023

17 Natural ground subsidence - Shrink swell clays



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

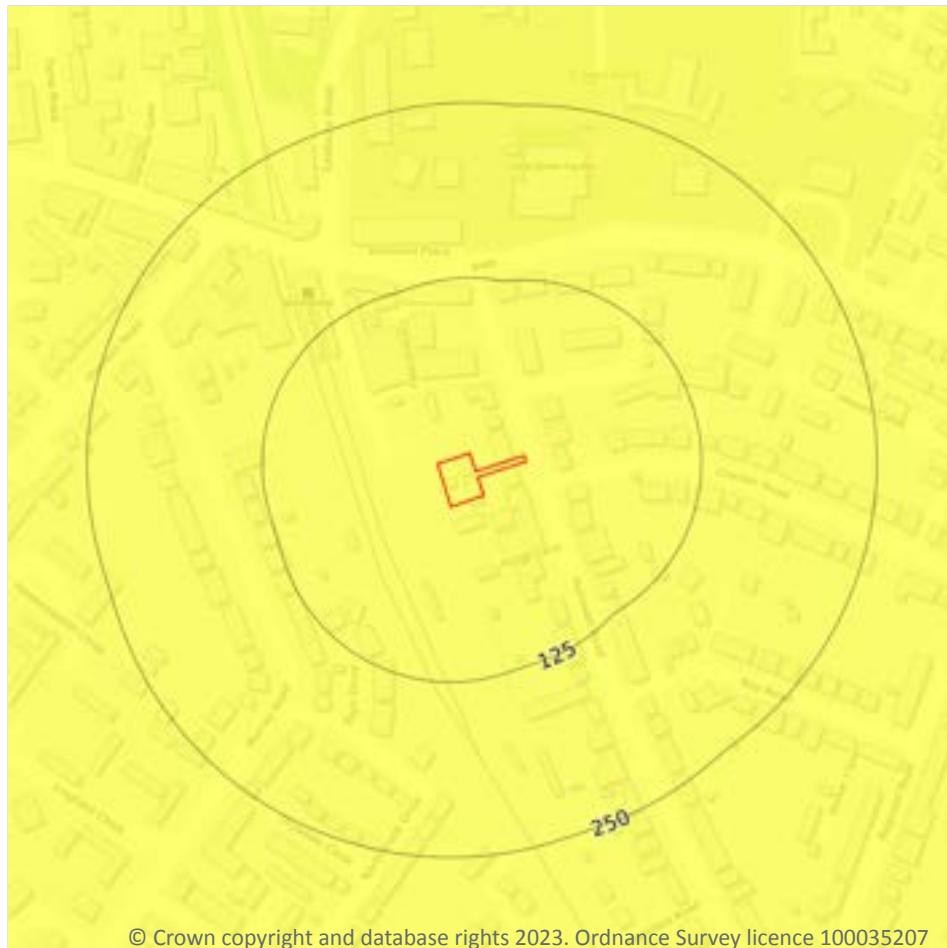
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 89](#) >

Location	Hazard rating	Details
On site	Moderate	Ground conditions predominantly high plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

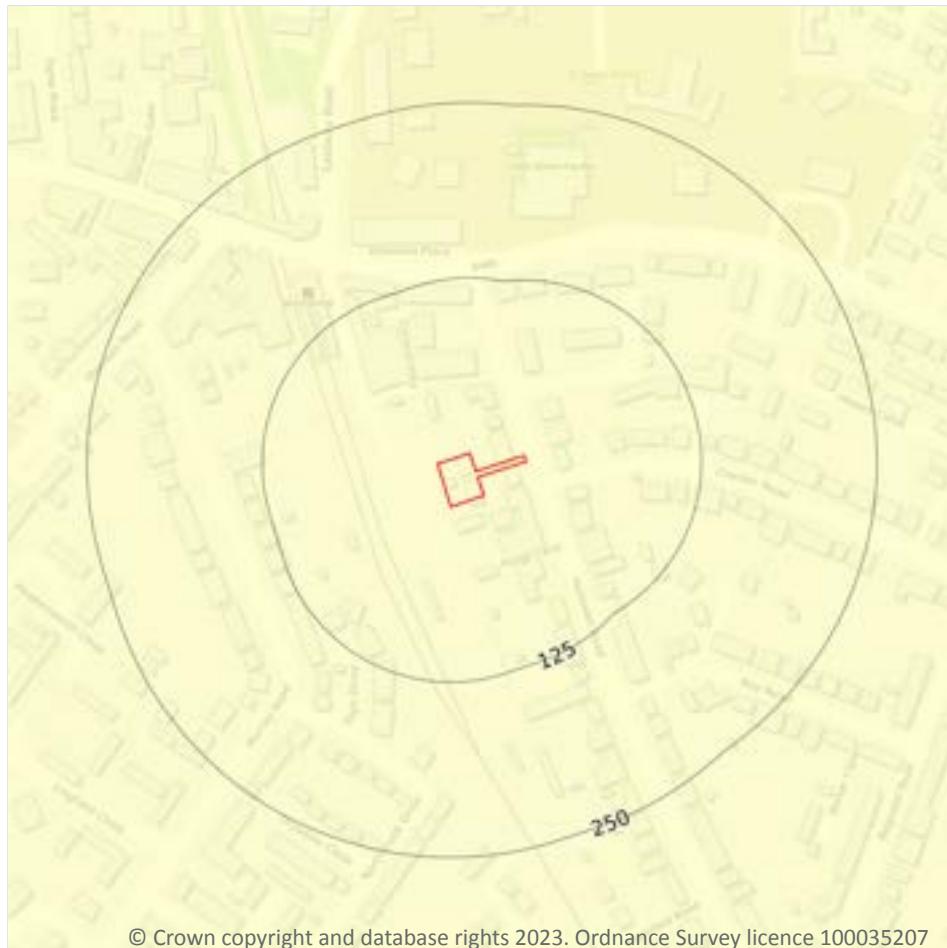
Features are displayed on the Natural ground subsidence - Running sands map on [page 90 >](#)

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

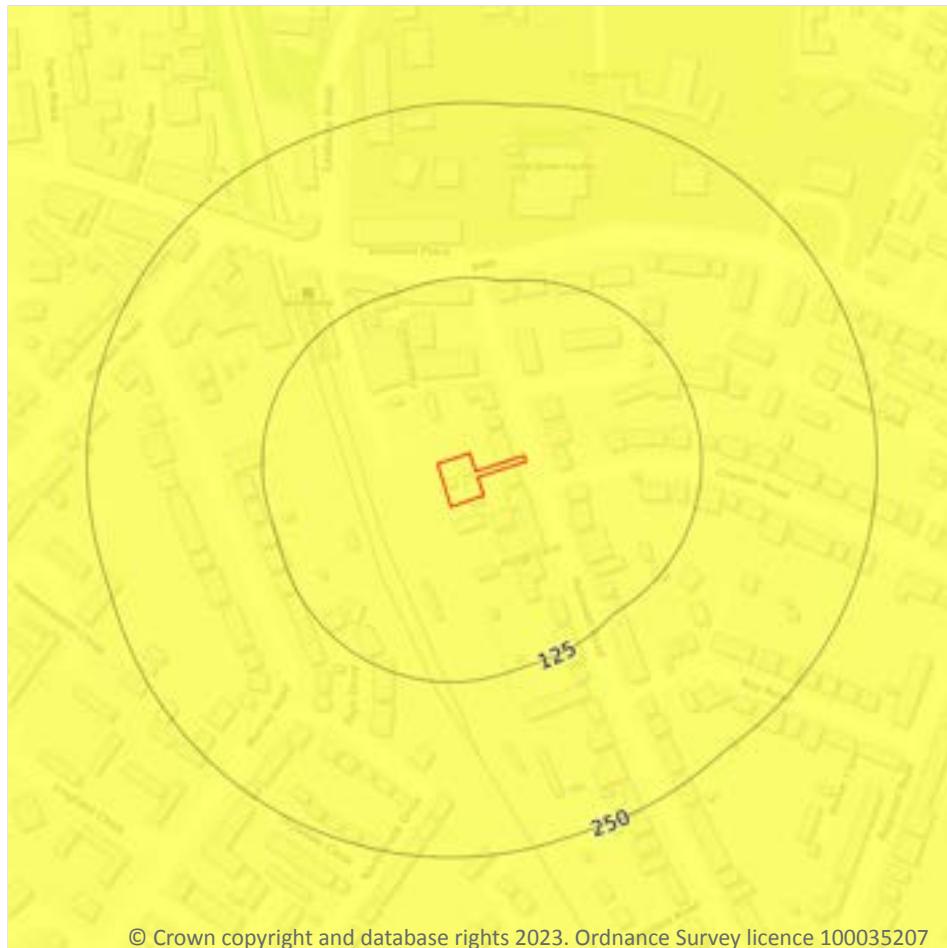
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 91 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

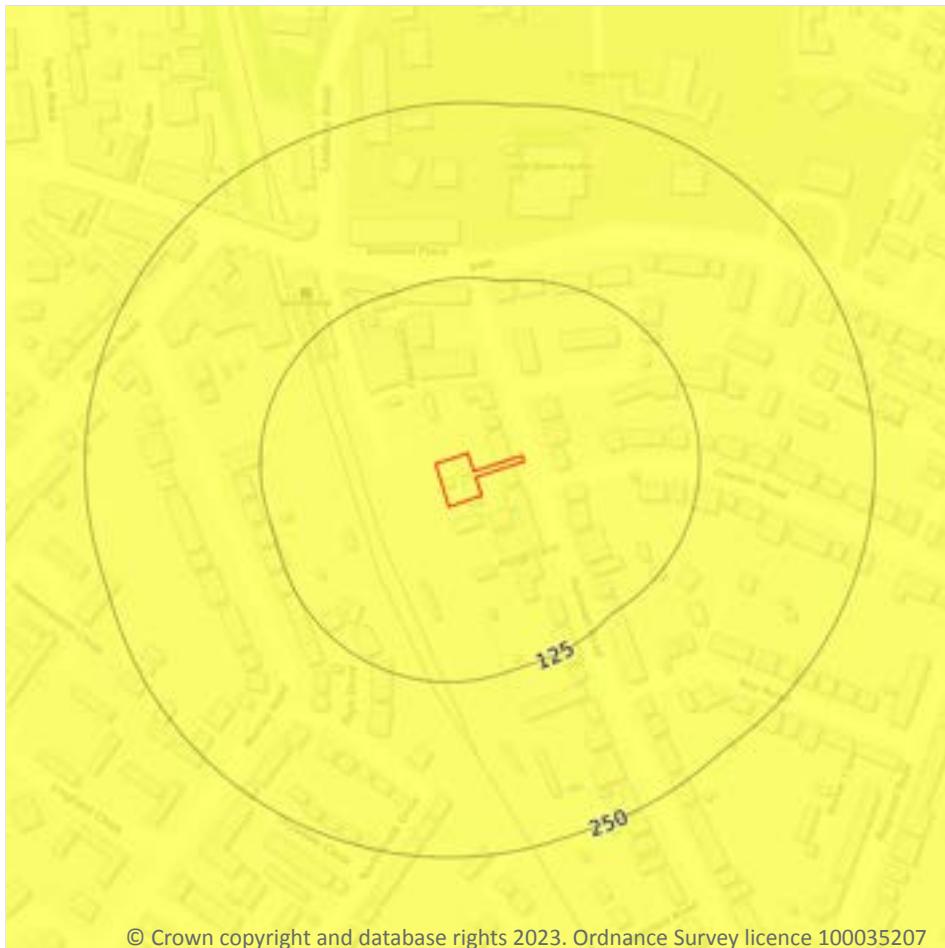
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 92 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

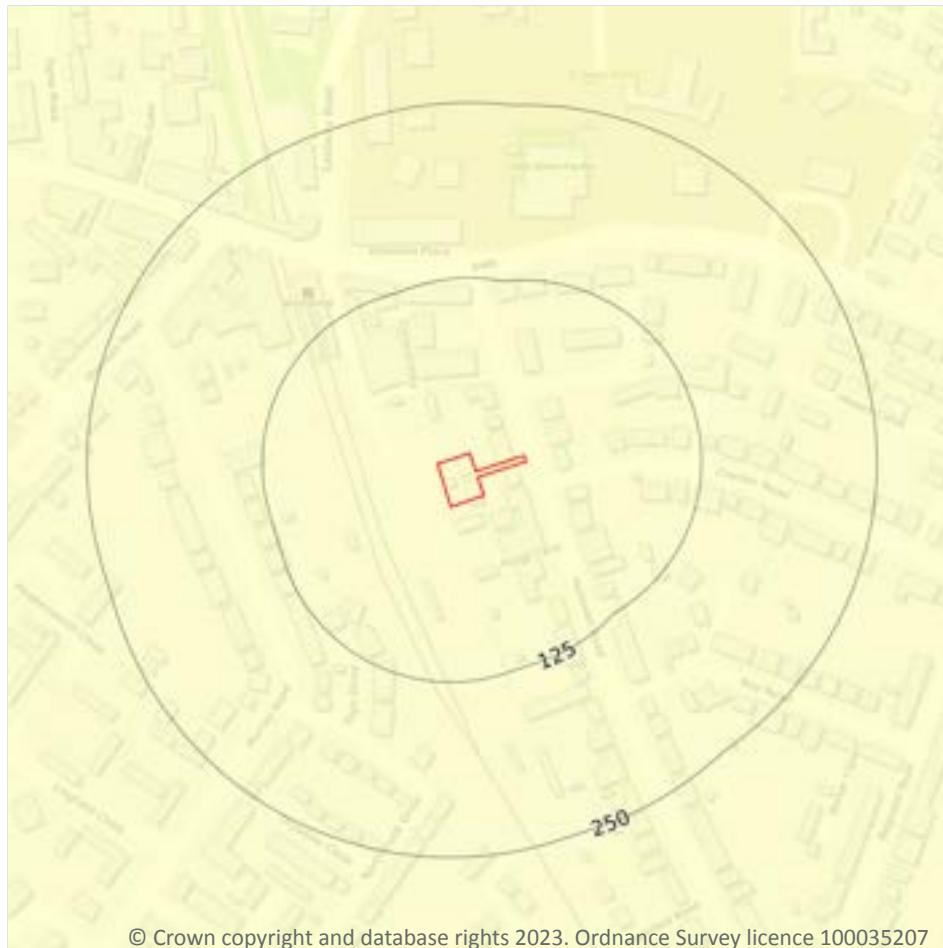
Features are displayed on the Natural ground subsidence - Landslides map on [page 93 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



— Site Outline
 Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 94](#)

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



NORTHWOOD AUTO SERVICES,
WHITTLES YARD REAR OF 12-18,
HALLOWELL ROAD, NORTHWOOD,
HA6 1DW

Ref: GS-ZIM-MAB-4HT-8JS
Your ref: Whittles_Yard_ro_12-
18_Hallowed_Rd_
Grid ref: 509345 191308

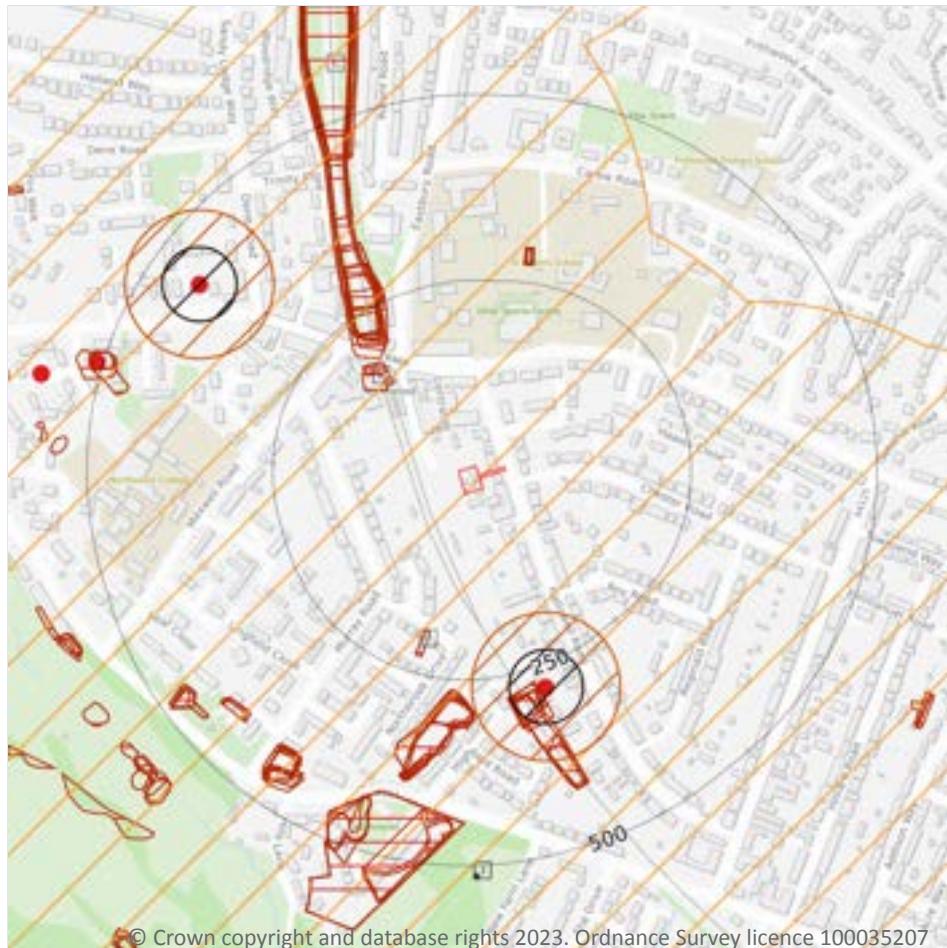
This data is sourced from the British Geological Survey.



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Date: 24 October 2023

18 Mining and ground workings



18.1 BritPits

Records within 500m

2

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 96 >](#)



ID	Location	Details	Description
B	280m S	Name: Hallowell Road Chalkwell Address: Northwood, RAMSGATE, Kent Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
F	430m NW	Name: Green Lane Chalk Mine Address: Northwood, RAMSGATE, Kent Commodity: Chalk Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

17

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	145m NW	Cuttings	1898	1:10560
A	164m NW	Cuttings	1920	1:10560
A	164m NW	Cuttings	1913	1:10560
A	185m NW	Cuttings	1898	1:10560
2	190m S	Unspecified Ground Workings	1913	1:10560
A	192m NW	Cuttings	1899	1:10560
A	198m NW	Cuttings	1895	1:10560
C	204m NW	Cuttings	1935	1:10560
C	206m NW	Cuttings	1955	1:10560
C	209m NW	Cuttings	1938	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	209m NW	Cuttings	1938	1:10560
A	216m NW	Cuttings	1920	1:10560
A	216m NW	Cuttings	1913	1:10560
A	239m NW	Cuttings	1895	1:10560
A	247m NW	Cuttings	1989	1:10000
A	247m NW	Cuttings	1974	1:10000
A	247m NW	Cuttings	1965	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

1

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
3	512m S	Unspecified Shaft	1864	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

6

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
B	180m S	Hallowell Road	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
B	230m S	Hallowell Road	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
F	330m NW	Green Lane	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
F	380m NW	Green Lane	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	611m E	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.



This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

5

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
On site	Stone
259m S	Unspecified
342m NW	Unspecified
343m NW	Unspecified
424m S	Stone

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.



18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site

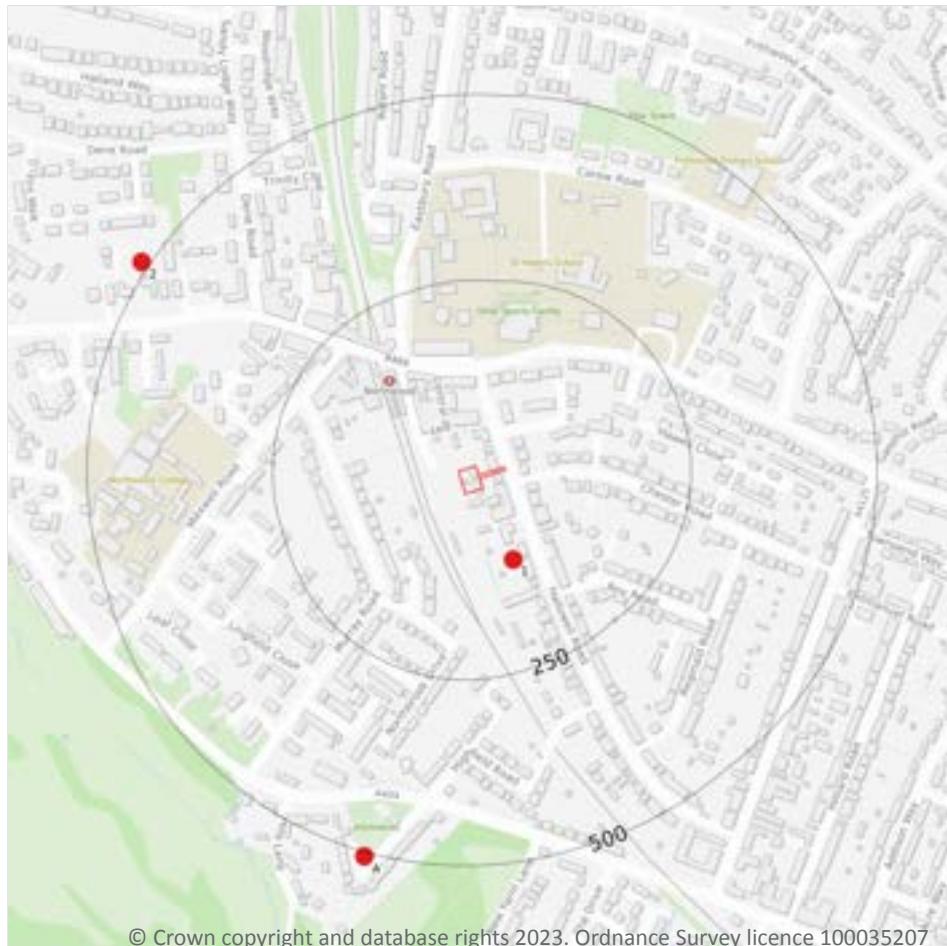
0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes



— Site Outline
 Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.



19.2 Mining cavities

Records within 1000m

4

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Features are displayed on the Ground cavities and sinkholes map on [page 103 >](#)

ID	Location	Mine Address	Mineral	Data source	Publisher
1	104m SE	Northwood, Greater London	Chalk	-	Chelsea Speleological Society
A	506m S	Northwood	Unknown	-	Chelsea Speleological Society
A	506m S	Northwood	Firestone, Freestone, Hearthstone , Honestone, Ragstone, Sandstone, Scythestone , Silver Sand, Whetstone	-	-
2	511m NW	Northwood, Greater London	Chalk	-	-

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.



19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

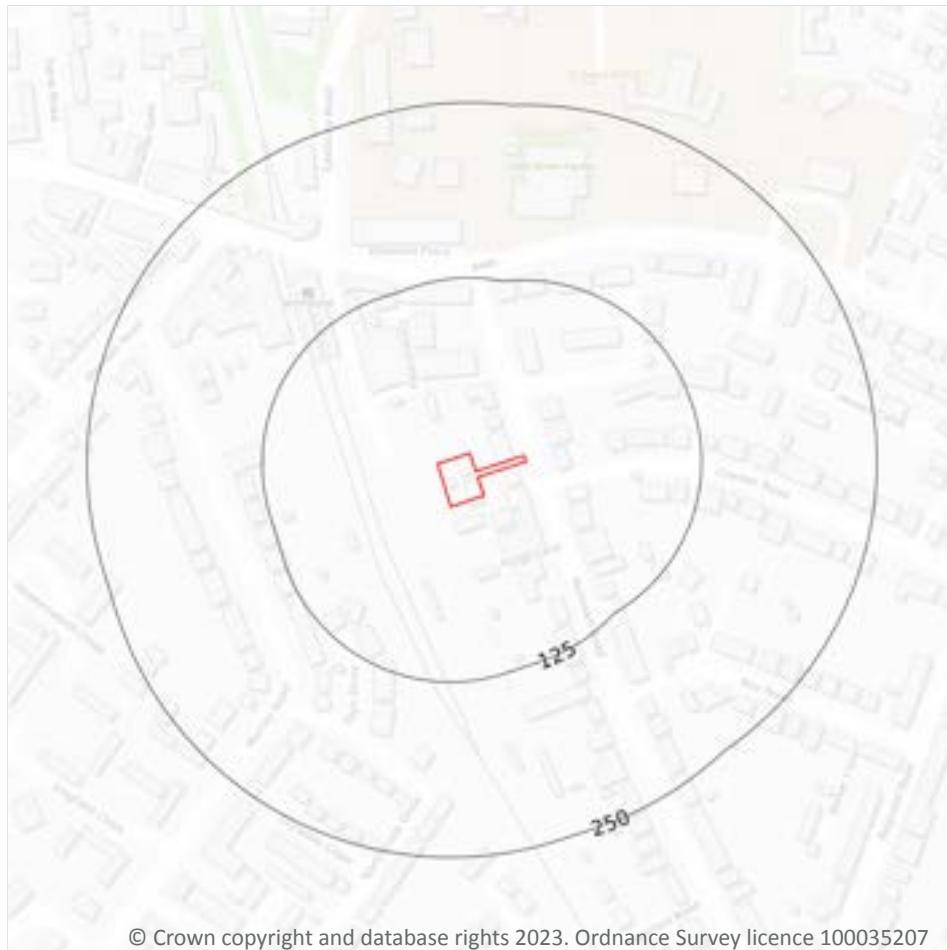
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site	1
The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).	

Features are displayed on the Radon map on [page 106 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



NORTHWOOD AUTO SERVICES,
WHITTLES YARD REAR OF 12-18,
HALLOWELL ROAD, NORTHWOOD,
HA6 1DW

Ref: GS-ZIM-MAB-4HT-8JS
Your ref: Whittles_Yard_ro_12-
18_Hallowed_Rd_
Grid ref: 509345 191308

This data is sourced from the British Geological Survey and UK Health Security Agency.



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 24 October 2023

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	No data	No data	No data	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	24	4.2	250	172	0.6	66	41	22	13
On site	27	4.7	258	177	0.6	65	38	22	13
11m E	24	4.2	222	153	0.6	70	39	24	11
23m E	25	4.4	219	150	0.6	71	36	22	10
26m W	24	4.2	265	182	0.6	62	41	21	14
30m W	25	4.4	264	181	0.6	62	41	20	14

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

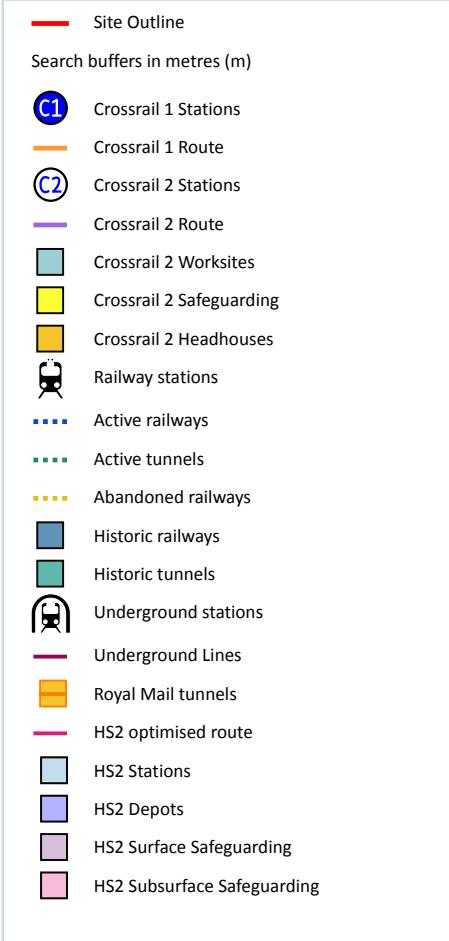
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



22.1 Underground railways (London)

Records within 250m

1

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

Features are displayed on the Railway infrastructure and projects map on [page 110 >](#)

Location	Line Name	Line Section	Track Type	Depth (m bgl)	Operational hours
57m SW	Metropolitan Line	Metropolitan Line	Surface Track	0	Mon-Sat: Early 0500 Late 0119, Sun: Early 0636 Late 0016

This data is sourced from publicly available information by Groundsure.



22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

42

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 110 >](#)

Location	Land Use	Year of mapping	Mapping scale
On site	Railways	1936	-
On site	Railways	1914	-
On site	Railways	1898	-
On site	Railway Sidings	1965	10560
2m W	Railway Sidings	1938	10560
5m SW	Railway Sidings	1955	10560
9m W	Railway Sidings	1920	10560
9m W	Railway Sidings	1913	10560
13m SW	Railway Sidings	1935	10560
14m SW	Railway Sidings	1959	2500
15m SW	Railway Sidings	1970	1250
15m SW	Railway Sidings	1960	1250



Location	Land Use	Year of mapping	Mapping scale
18m SW	Railway Sidings	1914	2500
18m SW	Railway Sidings	1935	2500
19m SW	Railway Sidings	1913	2500
26m SW	Railway Sidings	1895	10560
28m SW	Railway Sidings	1938	10560
33m SW	Railway Sidings	1914	2500
33m SW	Railway Sidings	1935	2500
33m SW	Railway Sidings	1913	2500
34m SW	Railway Sidings	1899	10560
35m SW	Railway Sidings	1898	2500
38m SW	Railway Sidings	1896	2500
40m SW	Railway Sidings	1985	1250
40m W	Railway Sidings	1974	1250
40m W	Railway Sidings	1970	1250
42m SW	Railway Sidings	1898	10560
42m SW	Railway Sidings	1992	1250
109m S	Railway Sidings	1935	10560
114m S	Railway Sidings	1938	10560
114m S	Railway Sidings	1913	2500
114m S	Railway Sidings	1896	2500
116m S	Railway Sidings	1932	2500
116m S	Railway Sidings	1935	2500
116m S	Railway Sidings	1897	10560
117m S	Railway Sidings	1913	10560
117m S	Railway Sidings	1894	10560
124m S	Railway Sidings	1911	10560
174m NW	Railways	1936	-
174m NW	Railways	1914	-

Location	Land Use	Year of mapping	Mapping scale
174m NW	Railways	1898	-
209m S	Railway Sidings	1911	10560

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

8

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on [page 110 >](#)

Location	Name	Type
53m SW	Not given	Multi Track
54m SW	Not given	Multi Track
59m SW	Metropolitan Line	rail
63m SW	Metropolitan Line	rail
163m NW	Not given	Multi Track
181m S	Not given	Multi Track
202m NW	Not given	Multi Track



Location	Name	Type
211m NW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0
---------------------	---

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0
---------------------	---

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0
---------------------	---

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

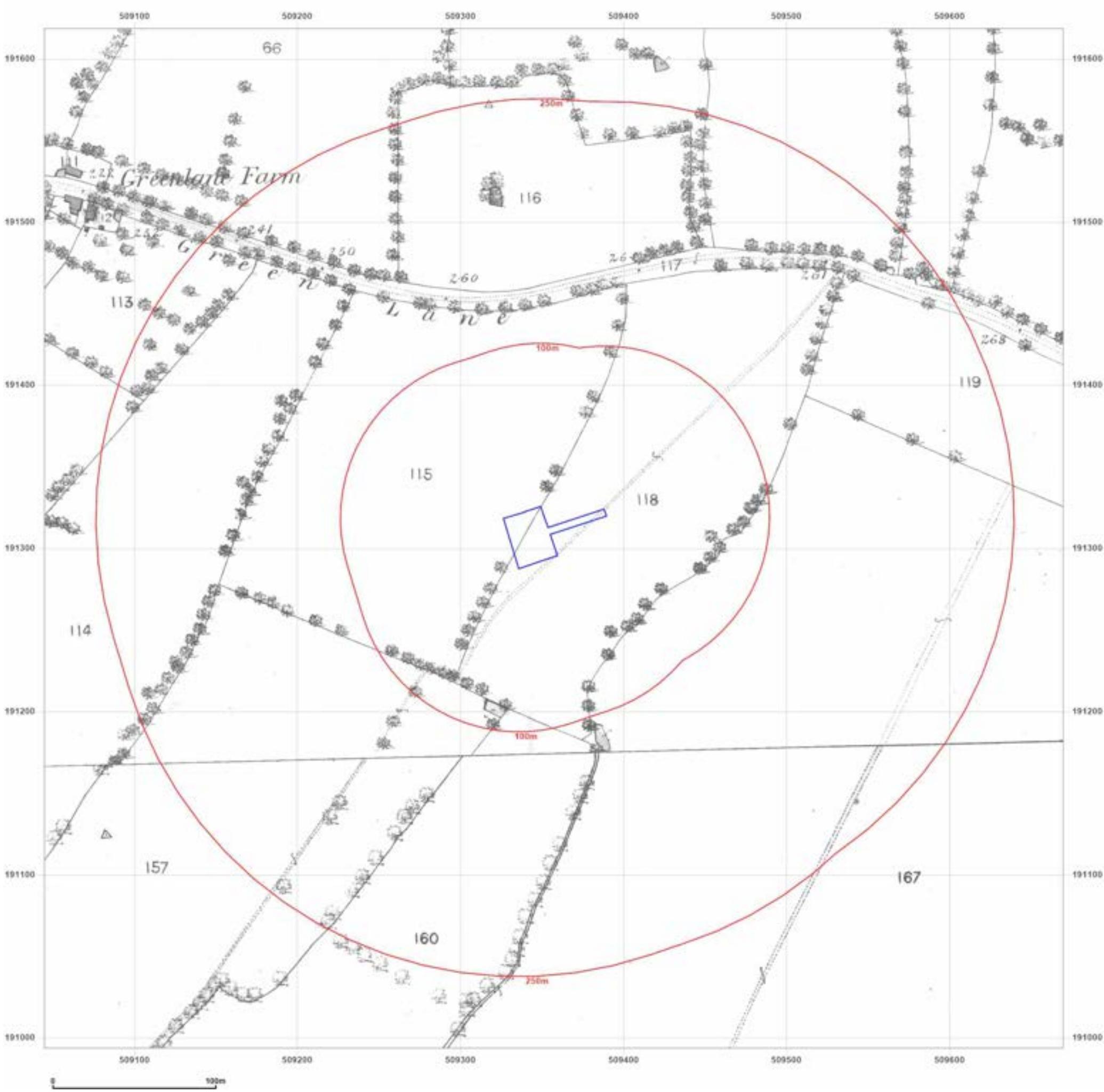
Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

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Appendix B2 – Historical Ordnance Survey Maps



Site Details:

NORTHWOOD AUTO SERVICES,
WHITTES YARD REAR OF
12-18, HALLOWELL ROAD,
NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

Map date: 1865

Scale: 1:2 500

Printed at: 1:2 500



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
Transcribed N/A

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Entered N/A

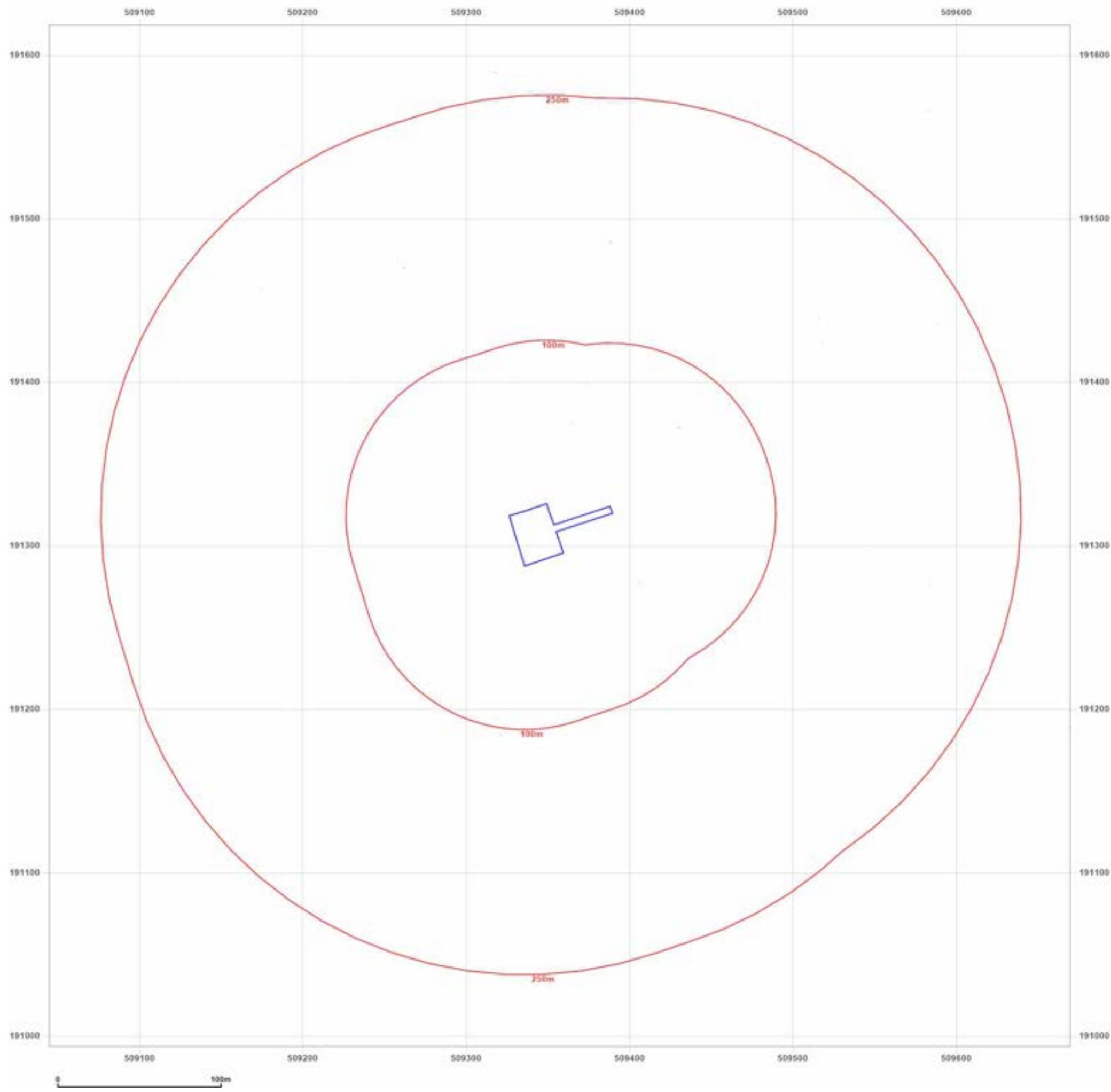


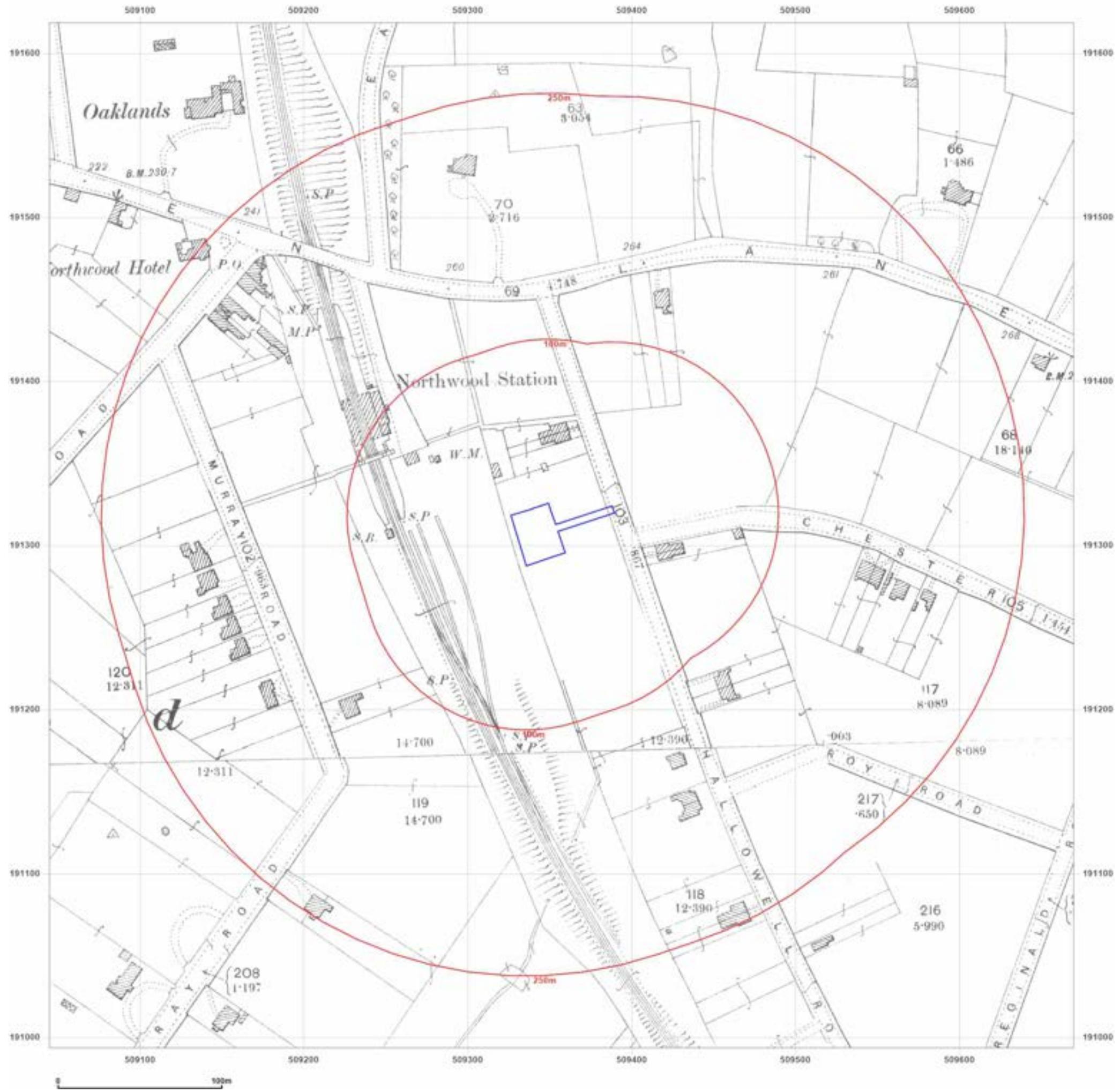
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Production date: 24 October 2023

Map legend available at:
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Site Details:

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12-18, HALLOWELL ROAD,
NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

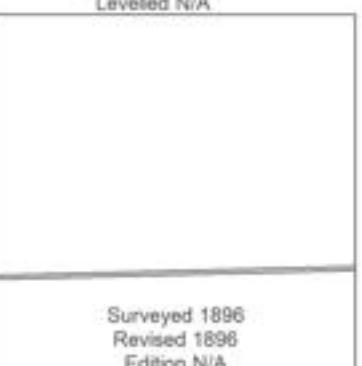


Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

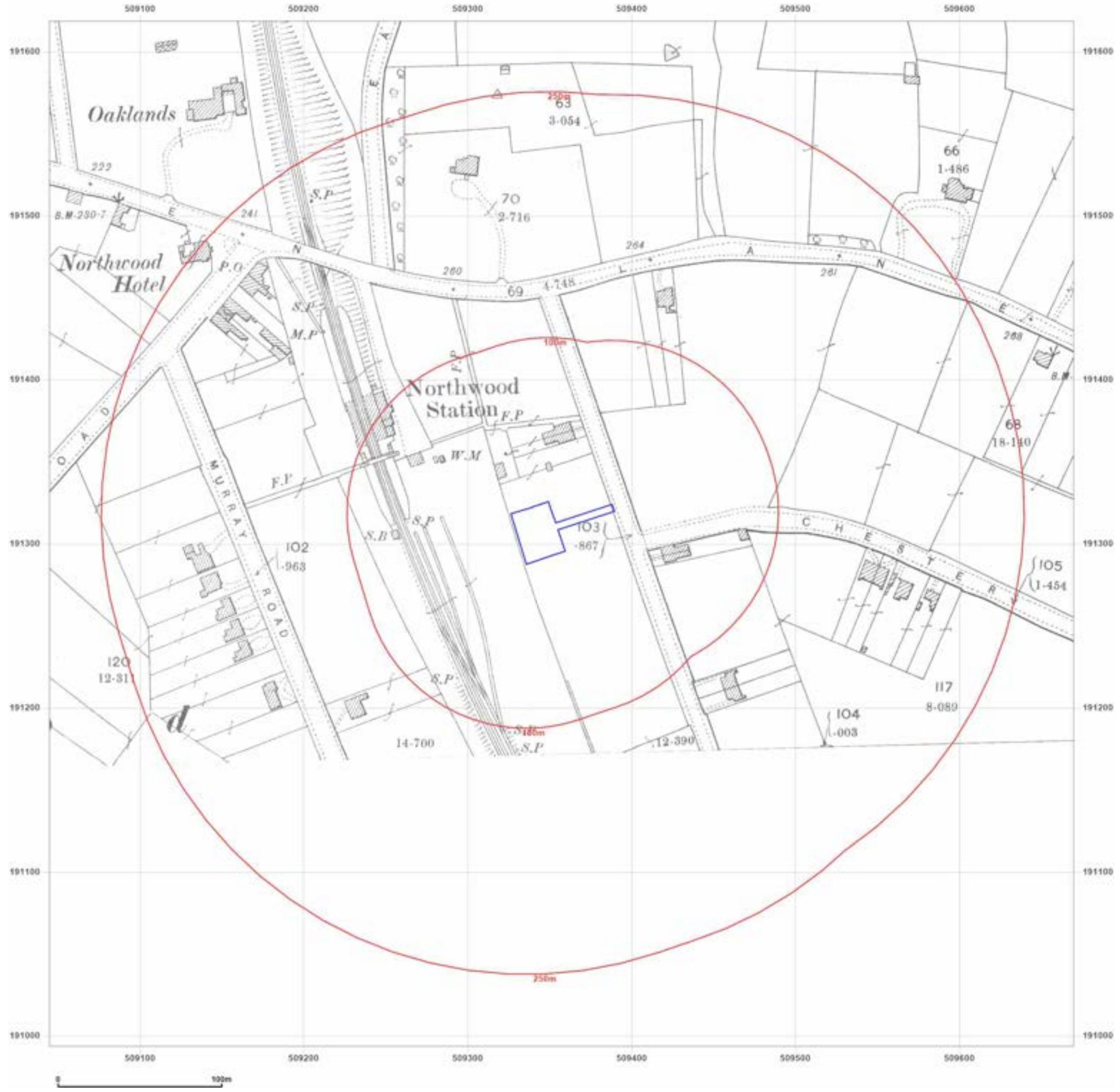


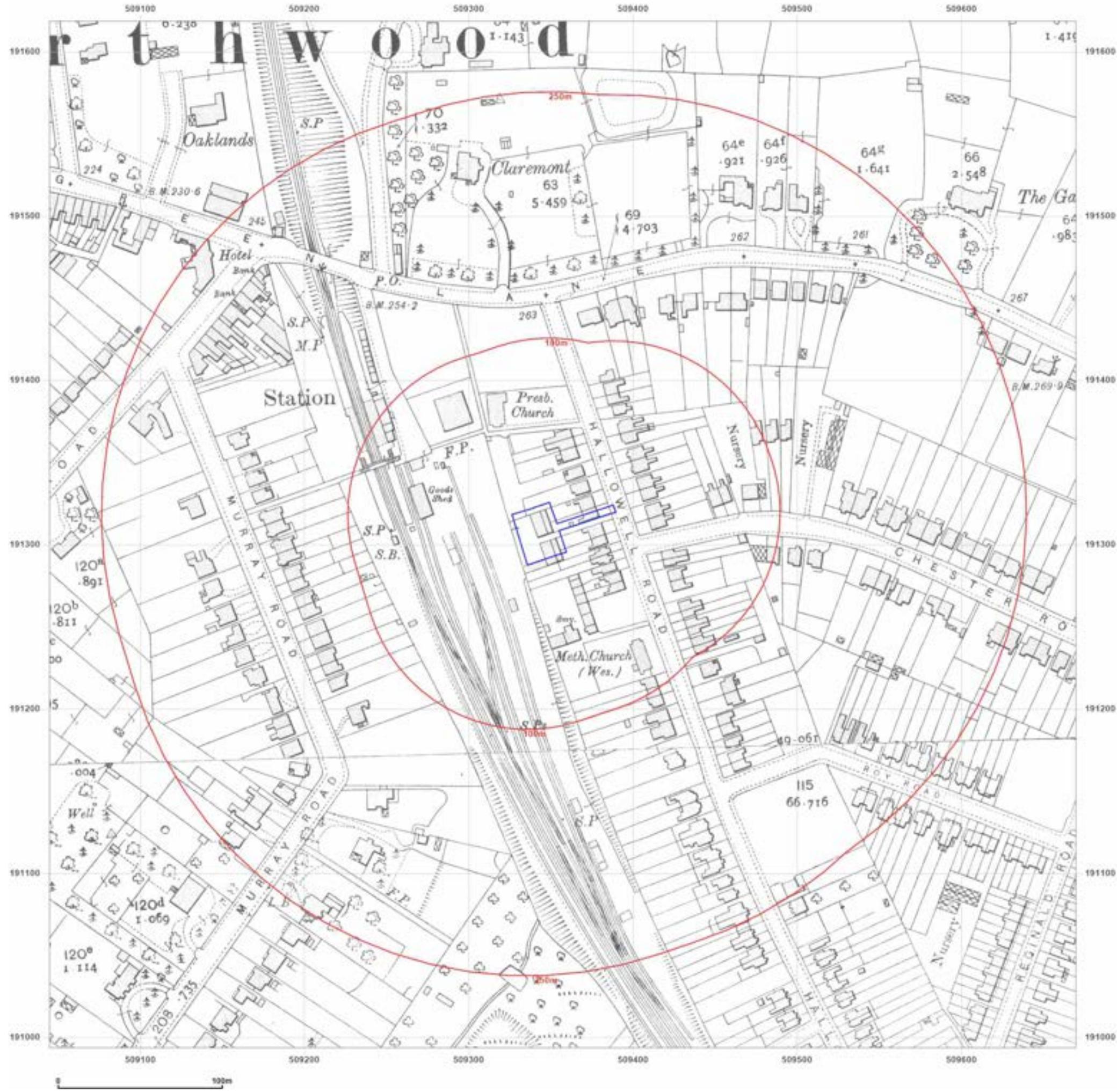
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Site Details:

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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series



Map date: 1913

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1913
Revised 1913
Edition N/A
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Surveyed 1913
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

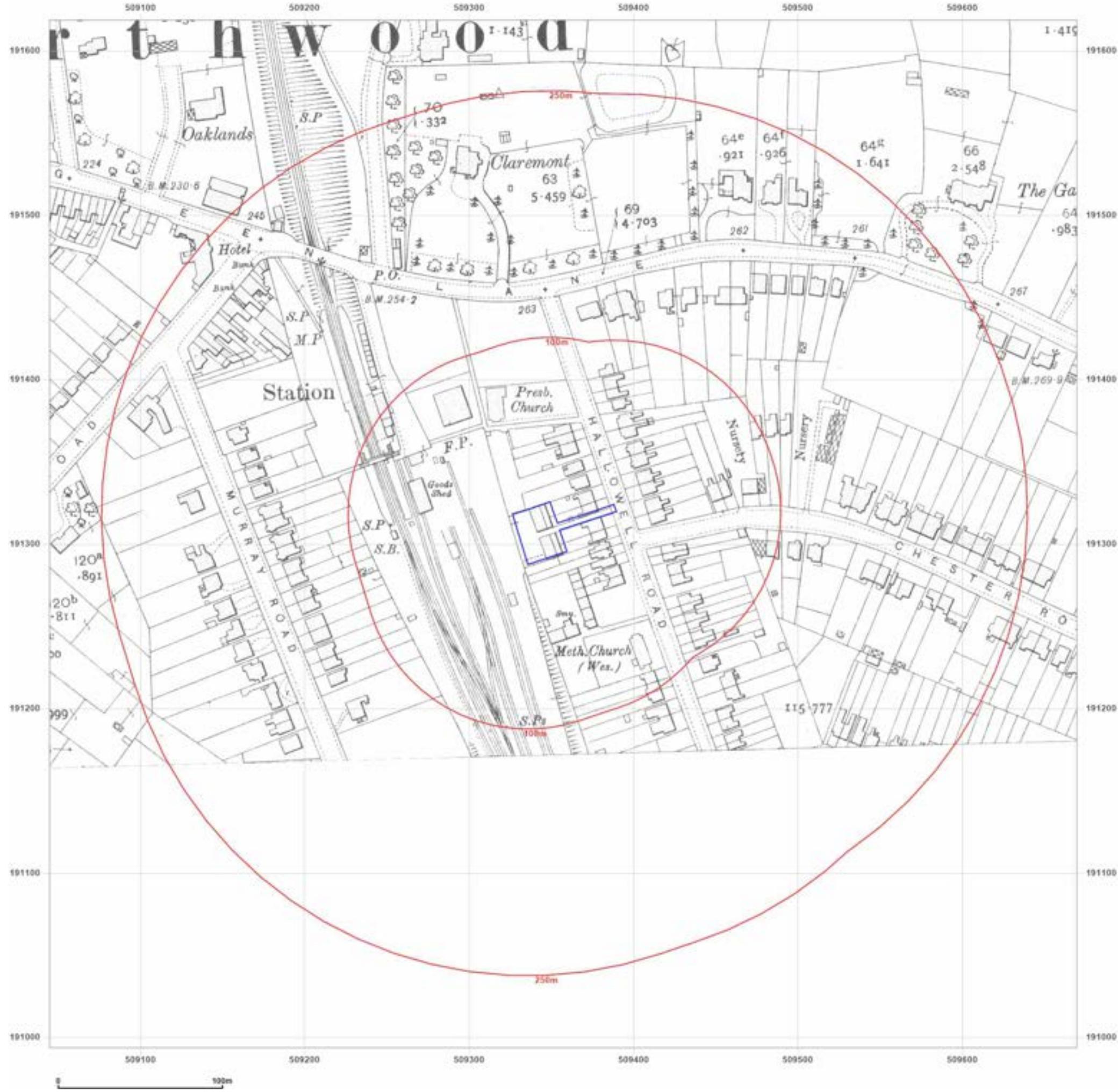


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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

Map date: 1914

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1914
Revised 1914
Edition N/A
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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

Map date: 1932-1935

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1935
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1932
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

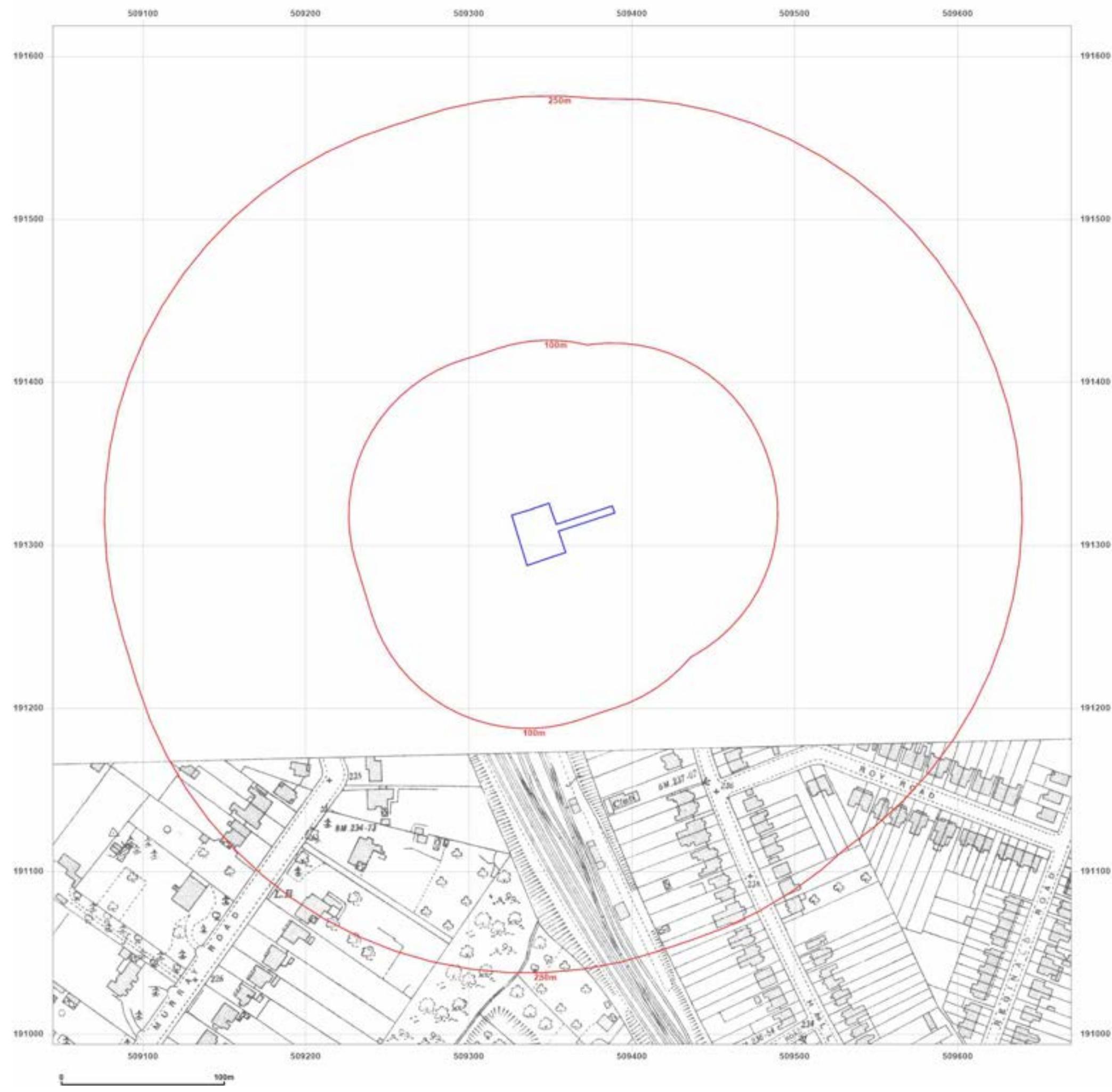


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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid



Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000

Surveyed 1959
Revised 1959
Edition N/A
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Levelled 1956

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Revised 1959
Edition N/A
Copyright 1960
Levelled 1956

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1956

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1956



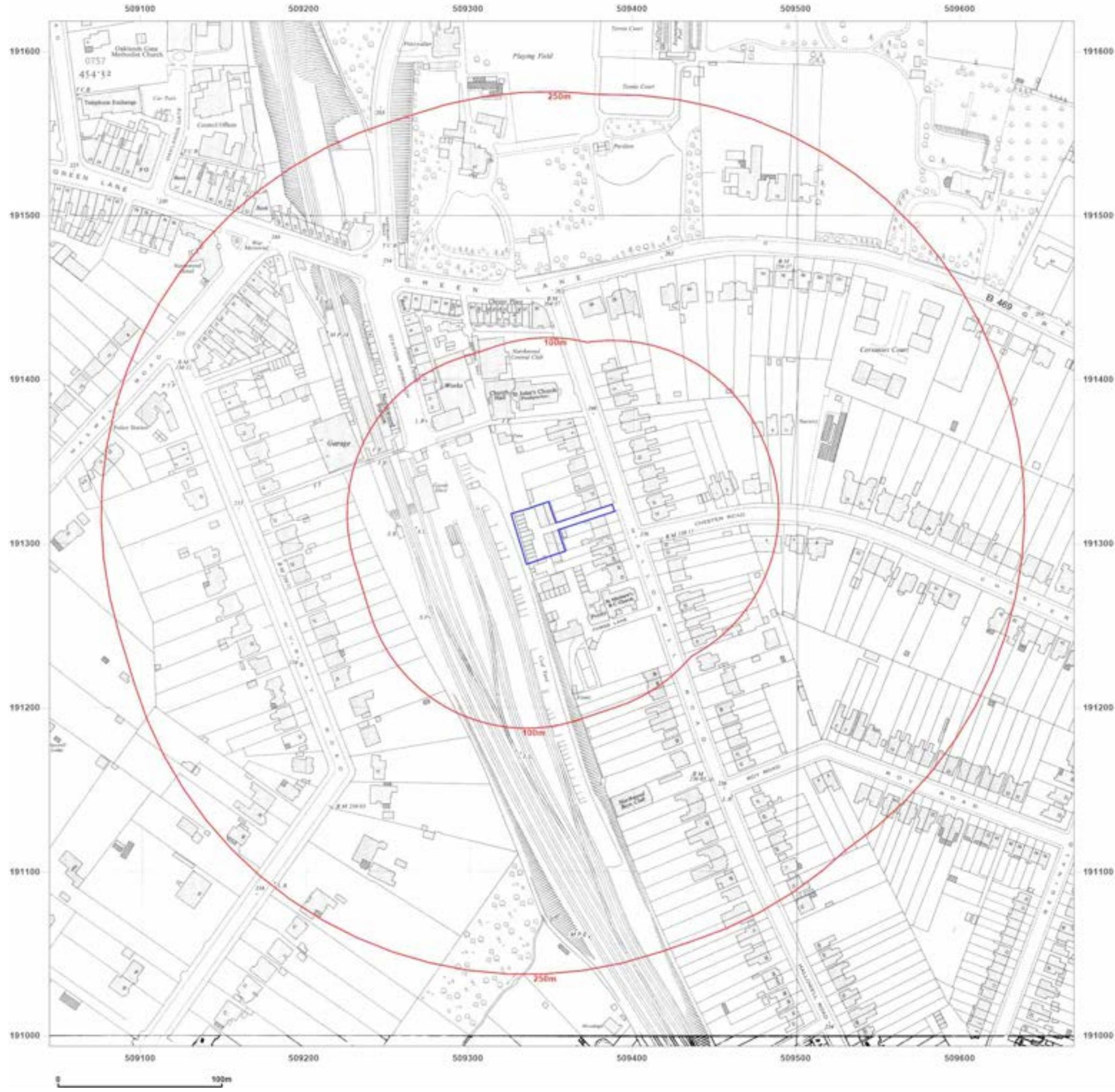
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Site Details:

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WHITTLES YARD REAR OF
12-18, HALLOWELL ROAD,
NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid

Map date: 1959-1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
Revised 1959
Edition 1960
Copyright 1960
Levelled 1957

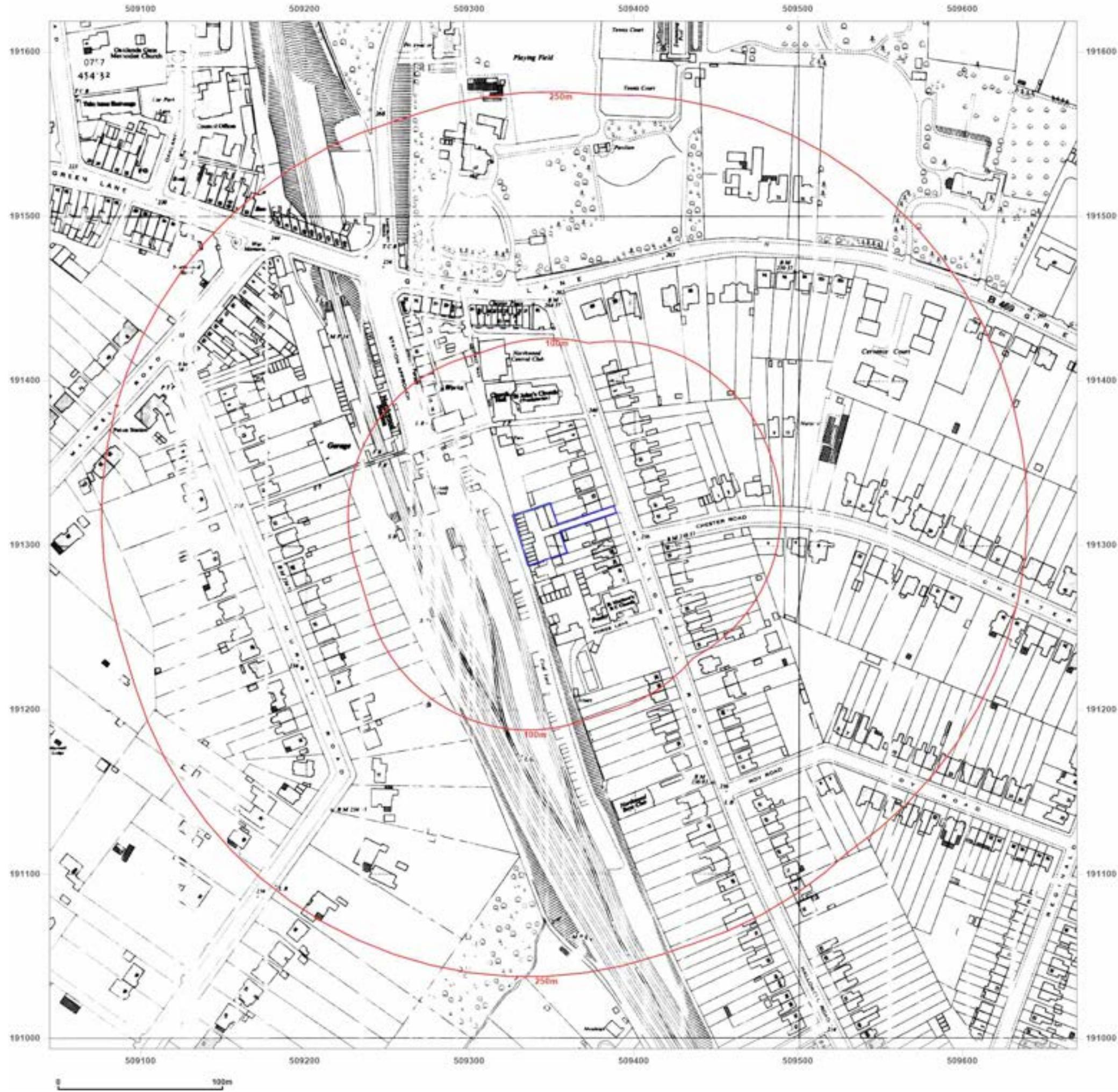


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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid



Map date: 1959-1960

Scale: 1:2,500

Printed at: 1:2,500

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1959
Revised 1959
Edition 1960
Copyright 1980
Levelled 1957

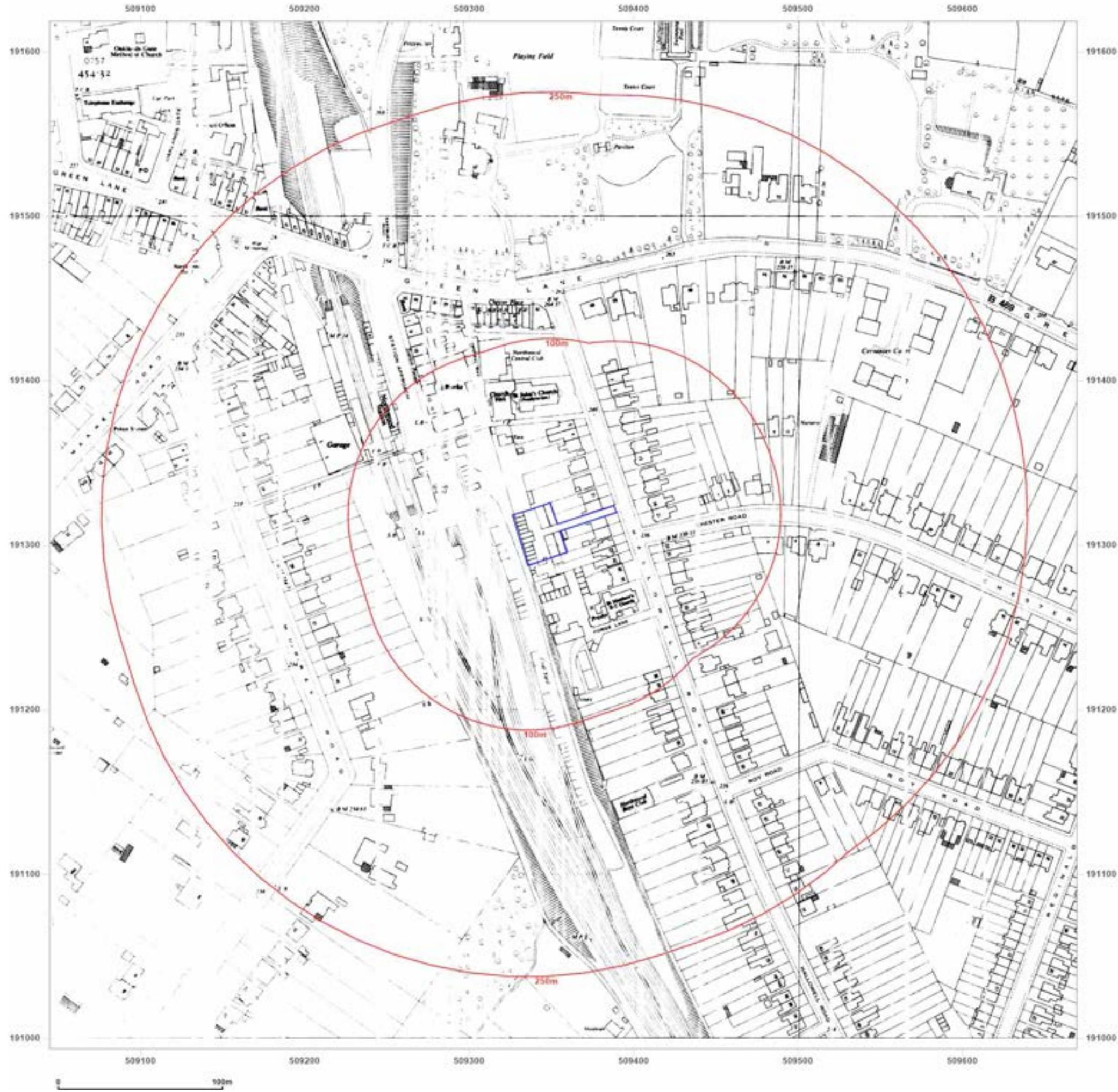


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Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

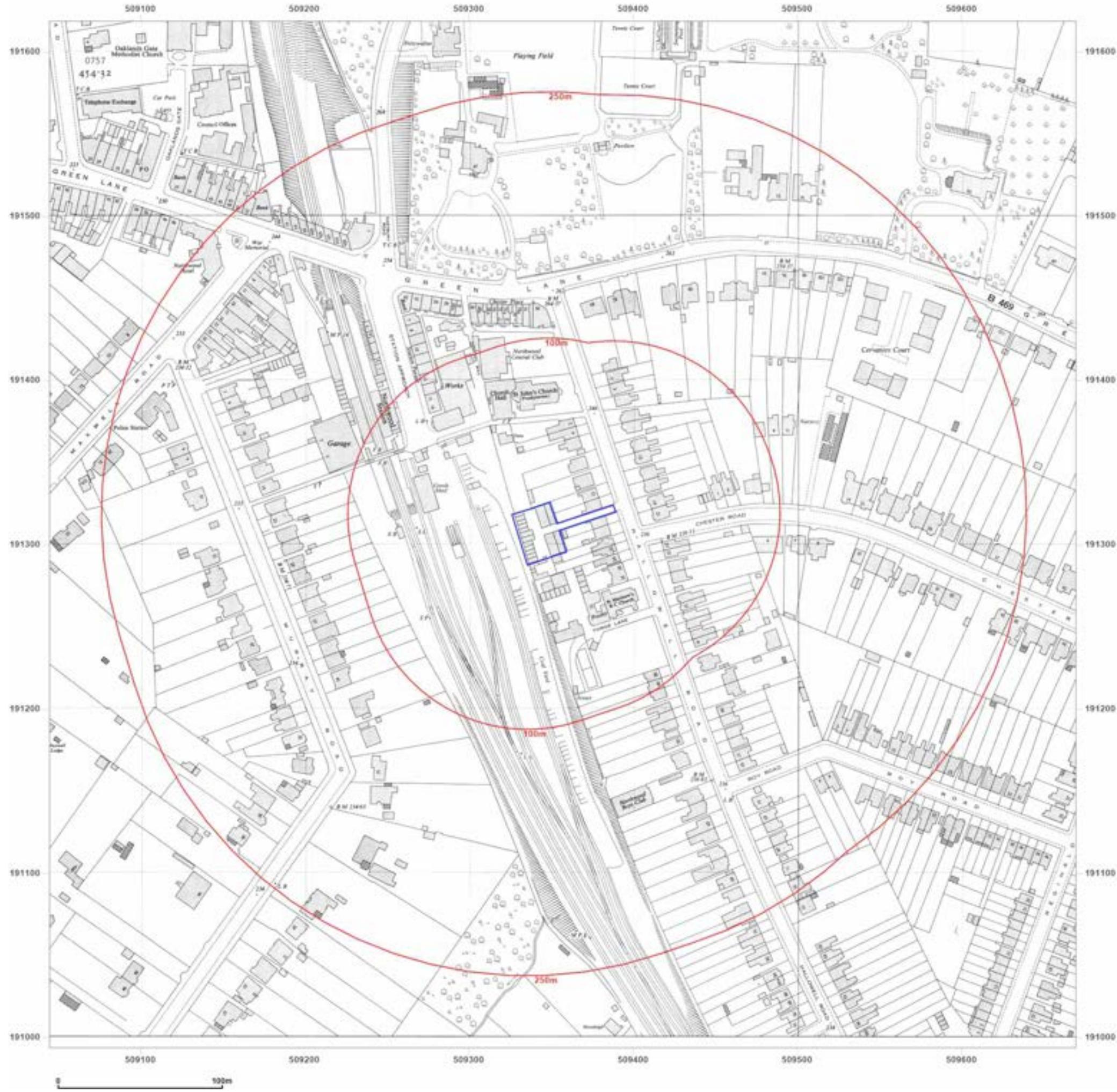


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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
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Edition 1960
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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid

Map date: 1970-1973

Scale: 1:1 250

Printed at: 1:2 000



Surveyed 1959
Revised 1972
Edition N/A
Copyright 1973
January 1959

Surveyed 1959
Revised 1969
Edition N/A
Copyright 1970
Lansell 1959

Surveyed 1959
Revised 1969
Edition N/A
Copyright 1970
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Surveyed 1959
Revised 1969
Edition N/A
Copyright 1970
1970-1975

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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid



Map date: 1974

Scale: 1:1,250

Printed at: 1:2,000

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1949
Revised 1974
Edition N/A
Copyright 1974
Levelled 1956

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

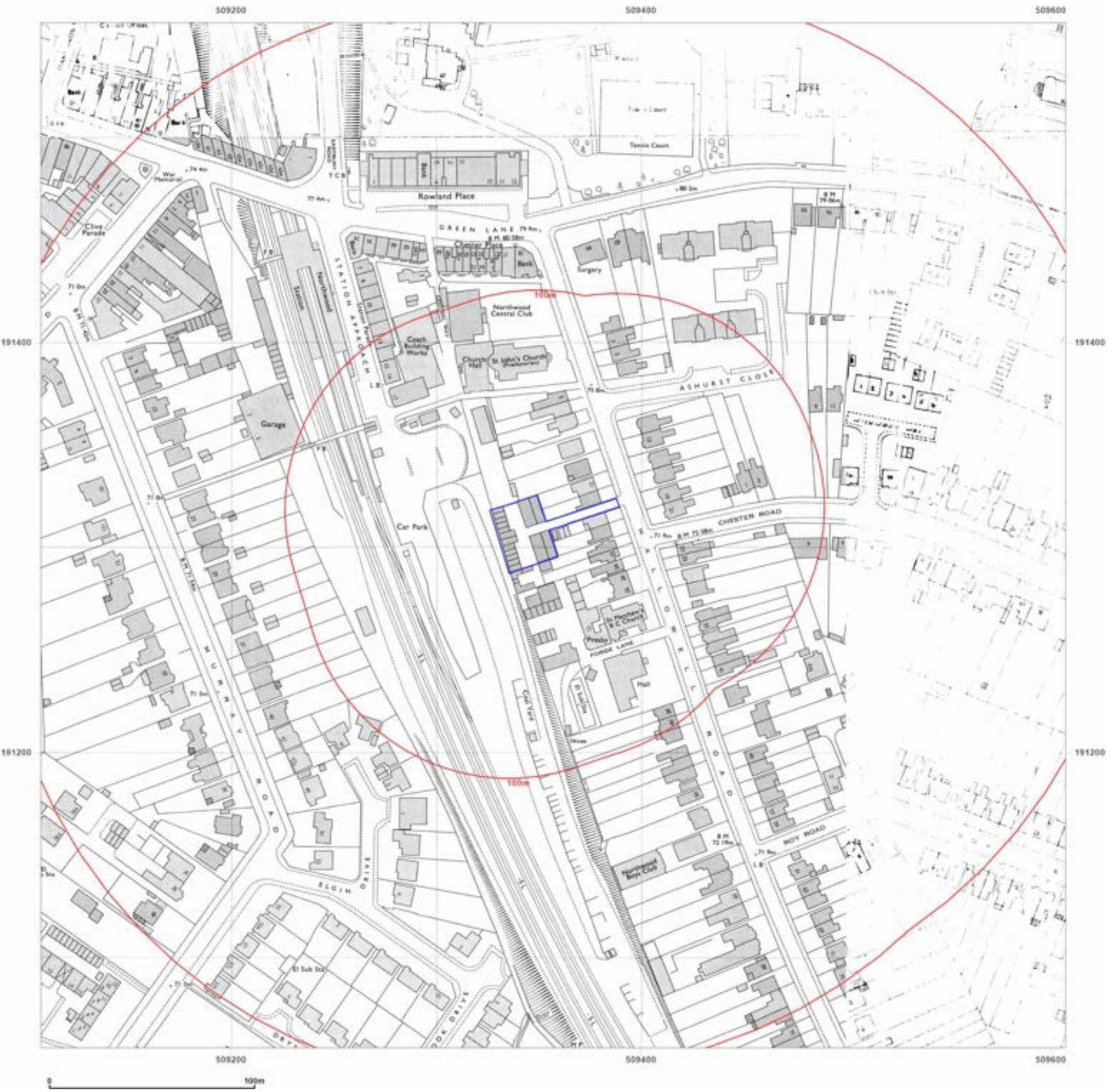


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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid



Map date: 1985-1989

Scale: 1:1,250

Printed at: 1:2,000

Surveyed 1958
Revised 1985
Edition N/A
Copyright 1986
Levelled 1956

Surveyed 1958
Revised 1989
Edition N/A
Copyright 1989
Levelled 1956

Surveyed 1956
Revised 1985
Edition N/A
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Surveyed 1956
Revised 1985
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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid



Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: LandLine



Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



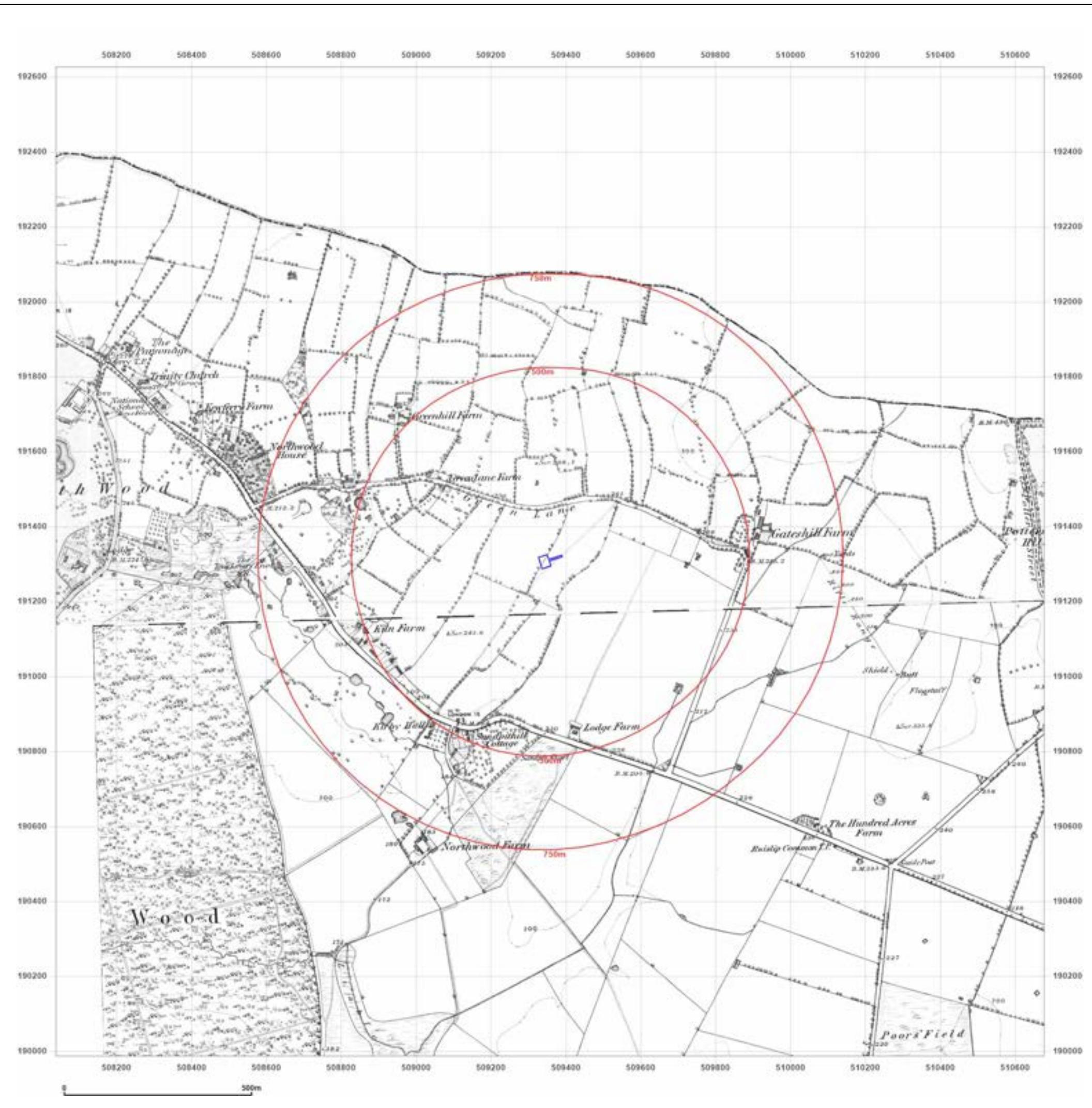
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Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

Map date: 1864-1865

Scale: 1:10,560

Printed at: 1:10.560



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
Levellled N/A

Surveyed 1864
Revised 1864
Edition N/A
Copyright N/A
Levelled N/A



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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

Map date: 1883

Scale: 1:10,560

Printed at: 1:10.560



Surveyed 1872
Revised N/A
Edition 1883
Copyright N/A
Levelled N/A

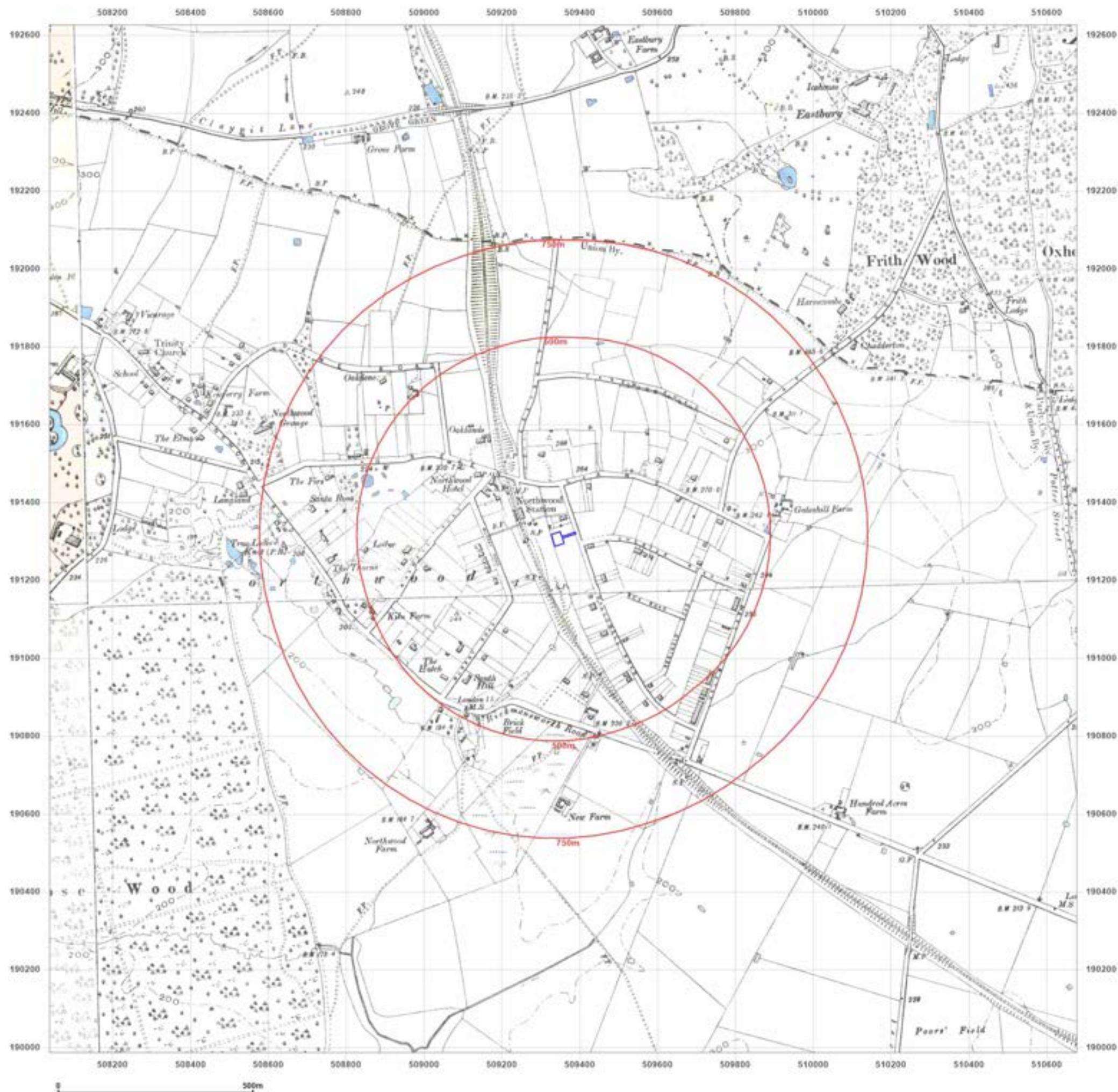


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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

Map date: 1894-1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1894
Edition N/A
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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

Map date: 1897-1899

Scale: 1:10,560

Printed at: 1:10.560



Surveyed 1871
Revised 1896
Edition N/A
Copyright N/A
Issued N/A

Surveyed 1864
Revised 1894
Edition N/A
Copyright N/A
Issued N/A

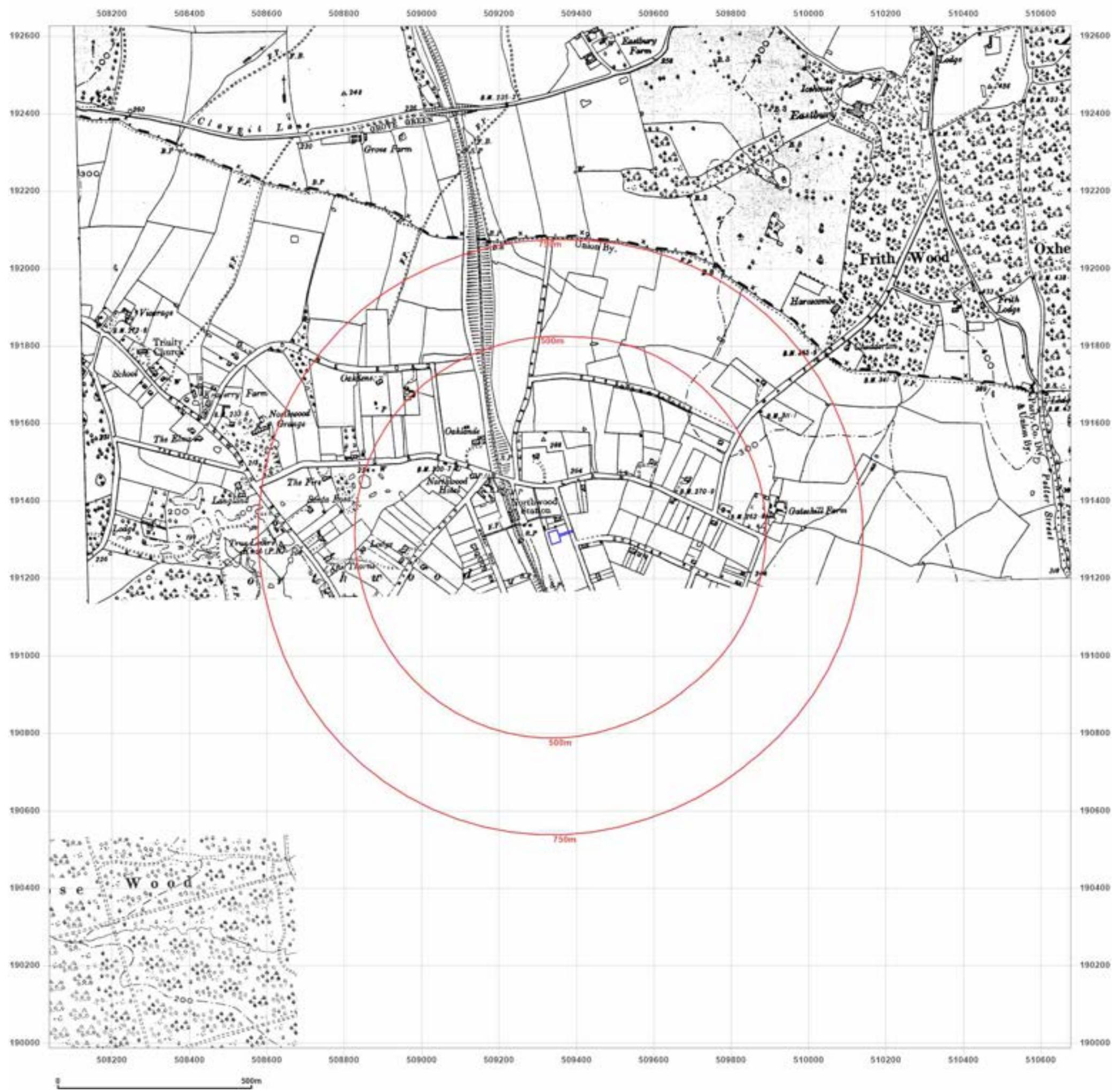


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Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

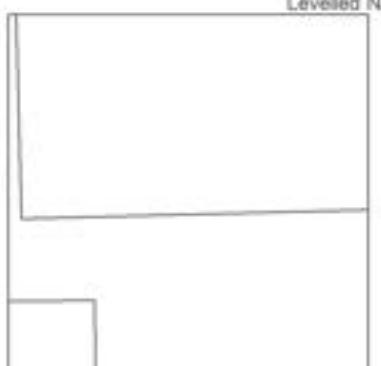
Map date: 1899-1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1896
Edition 1899
Copyright N/A
Levelled N/A



Surveyed 1875
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

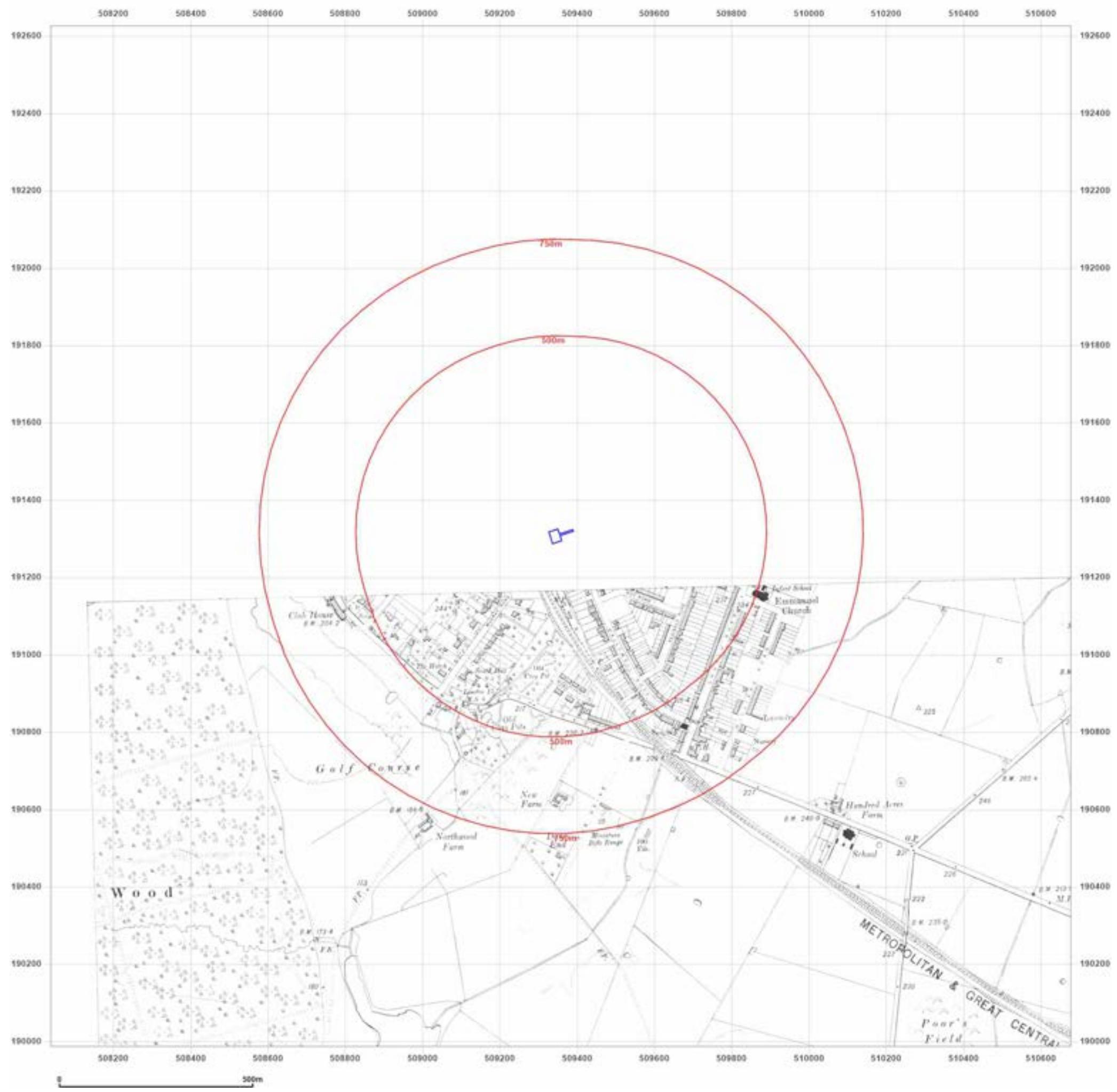


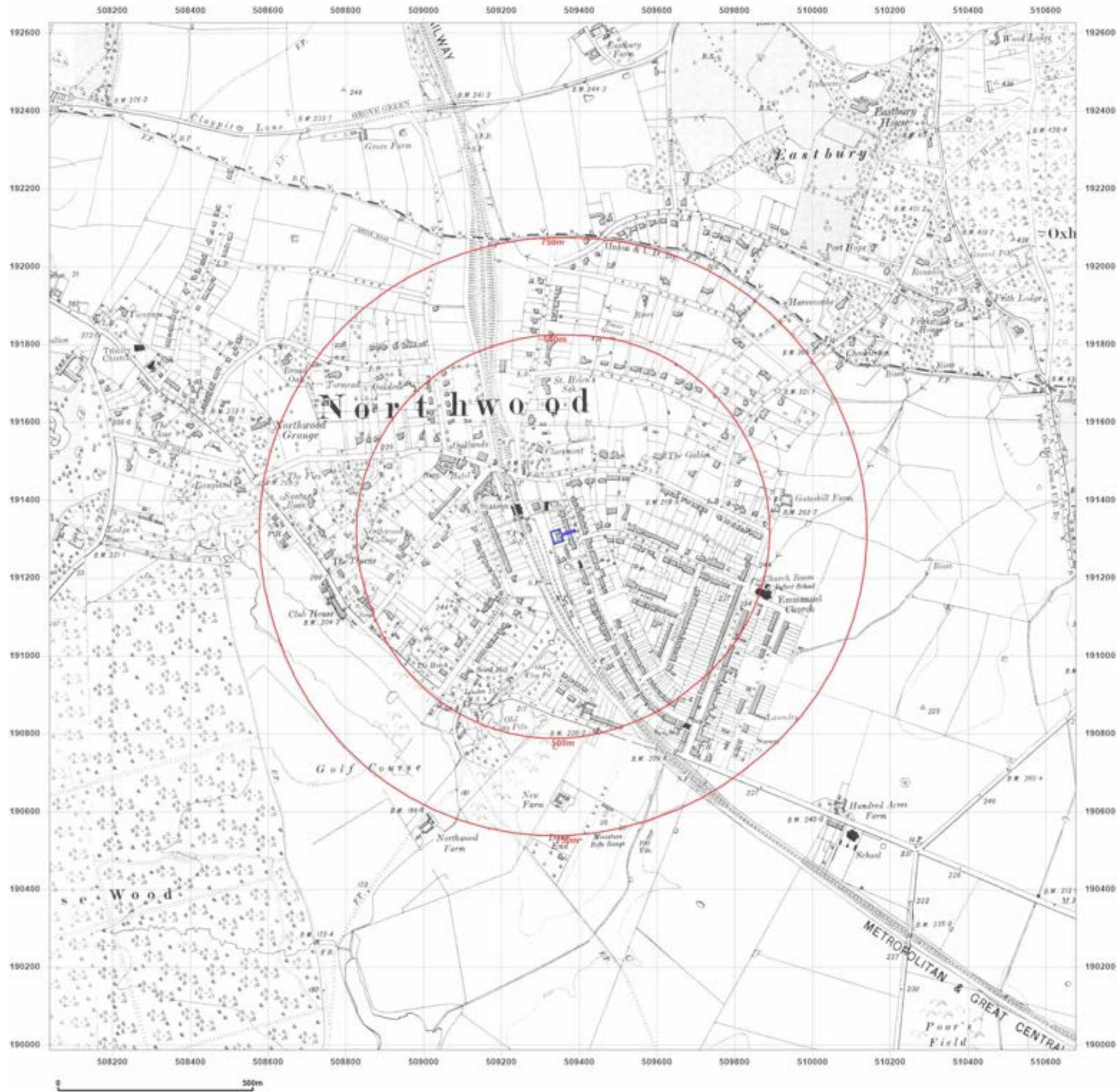
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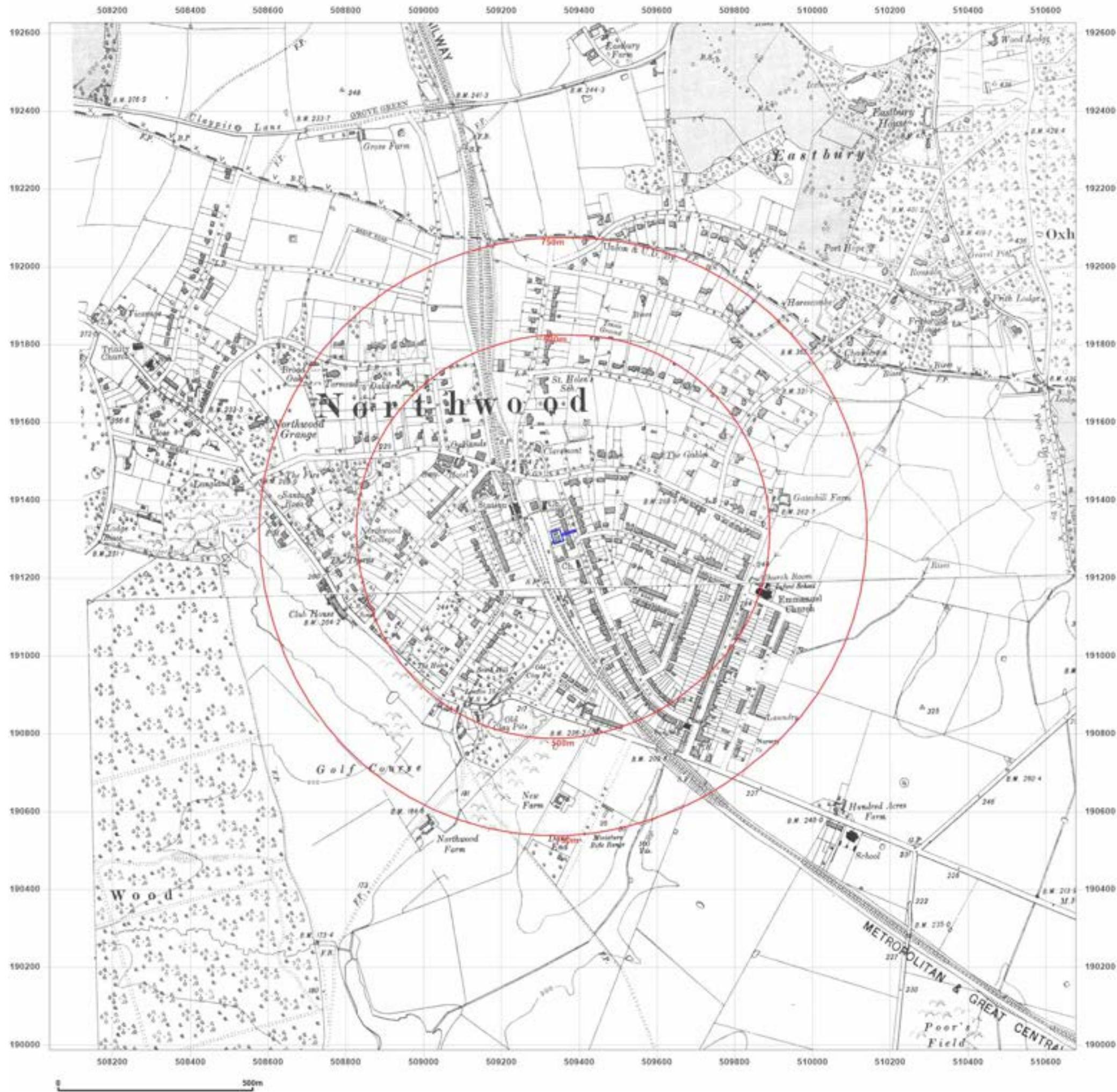
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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

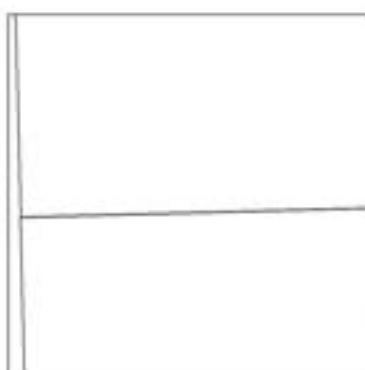


Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1872
Revised 1920
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1864
Revised 1913
Edition 1920
Copyright N/A
Levelled N/A

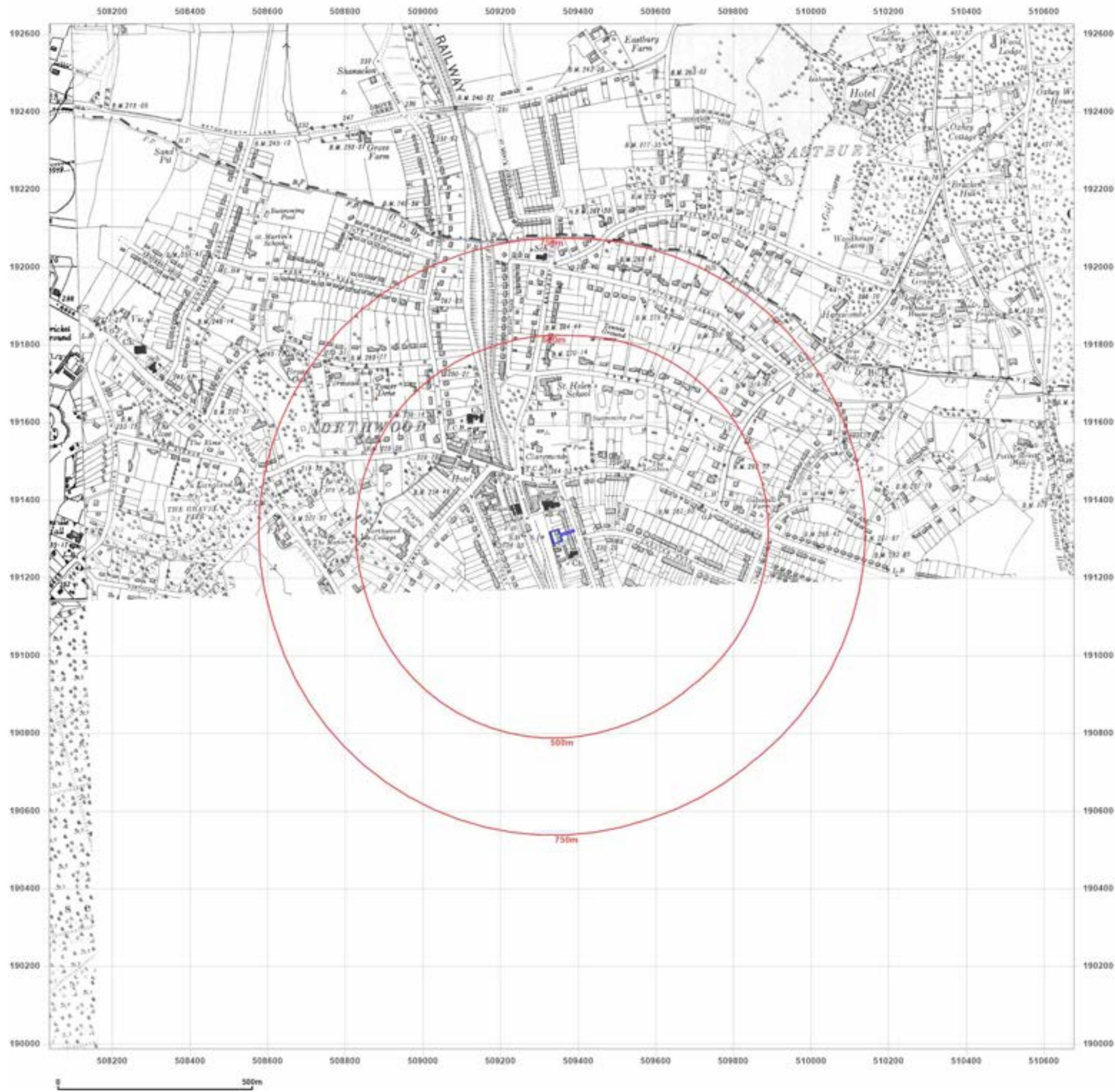


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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series

Map date: 1934-1938

Scale: 1:10,560

Printed at: 1:10,560



Site Details:

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12-18, HALLOWELL ROAD,
NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series



Map date: 1935-1938

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1871
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

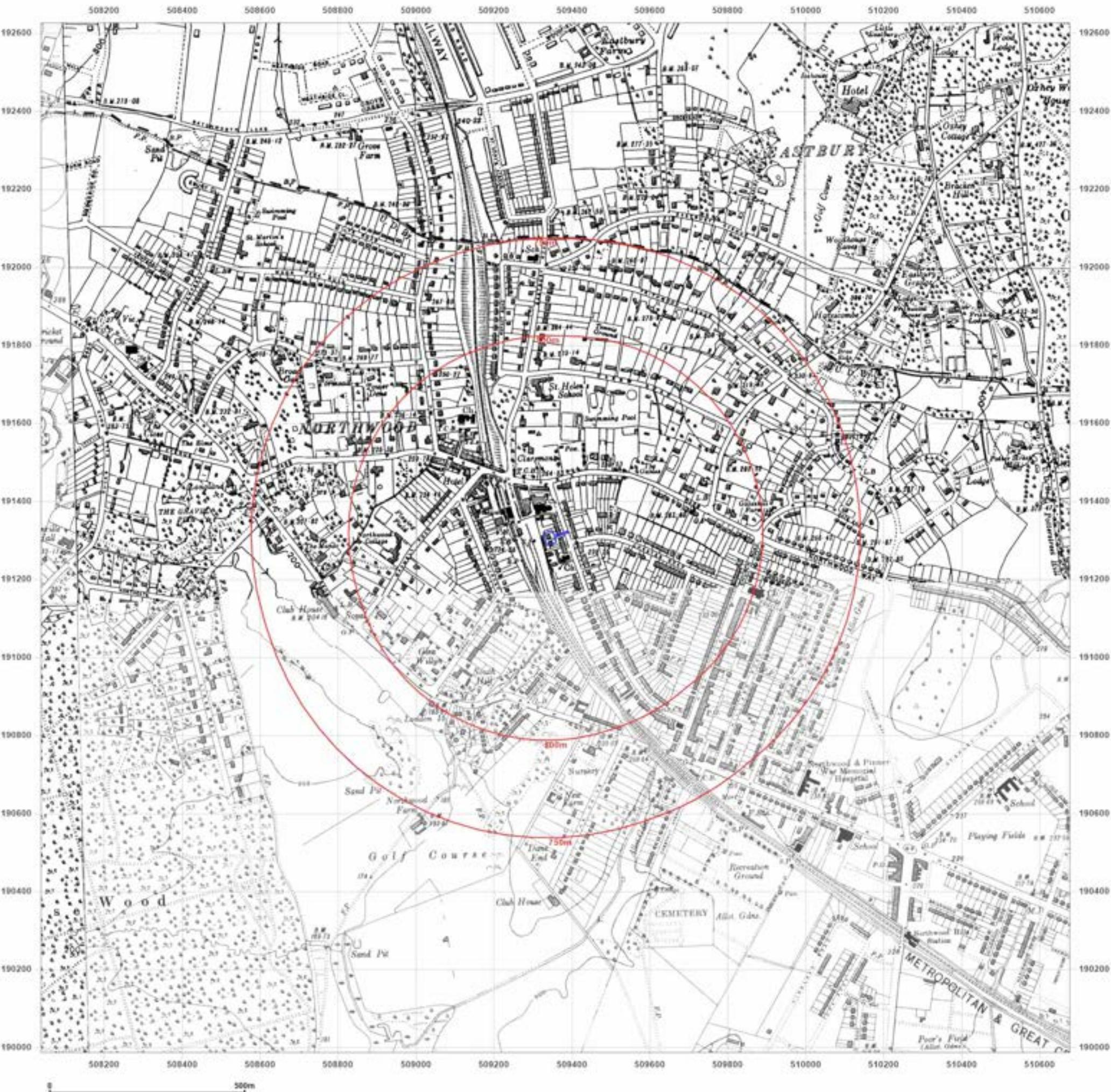


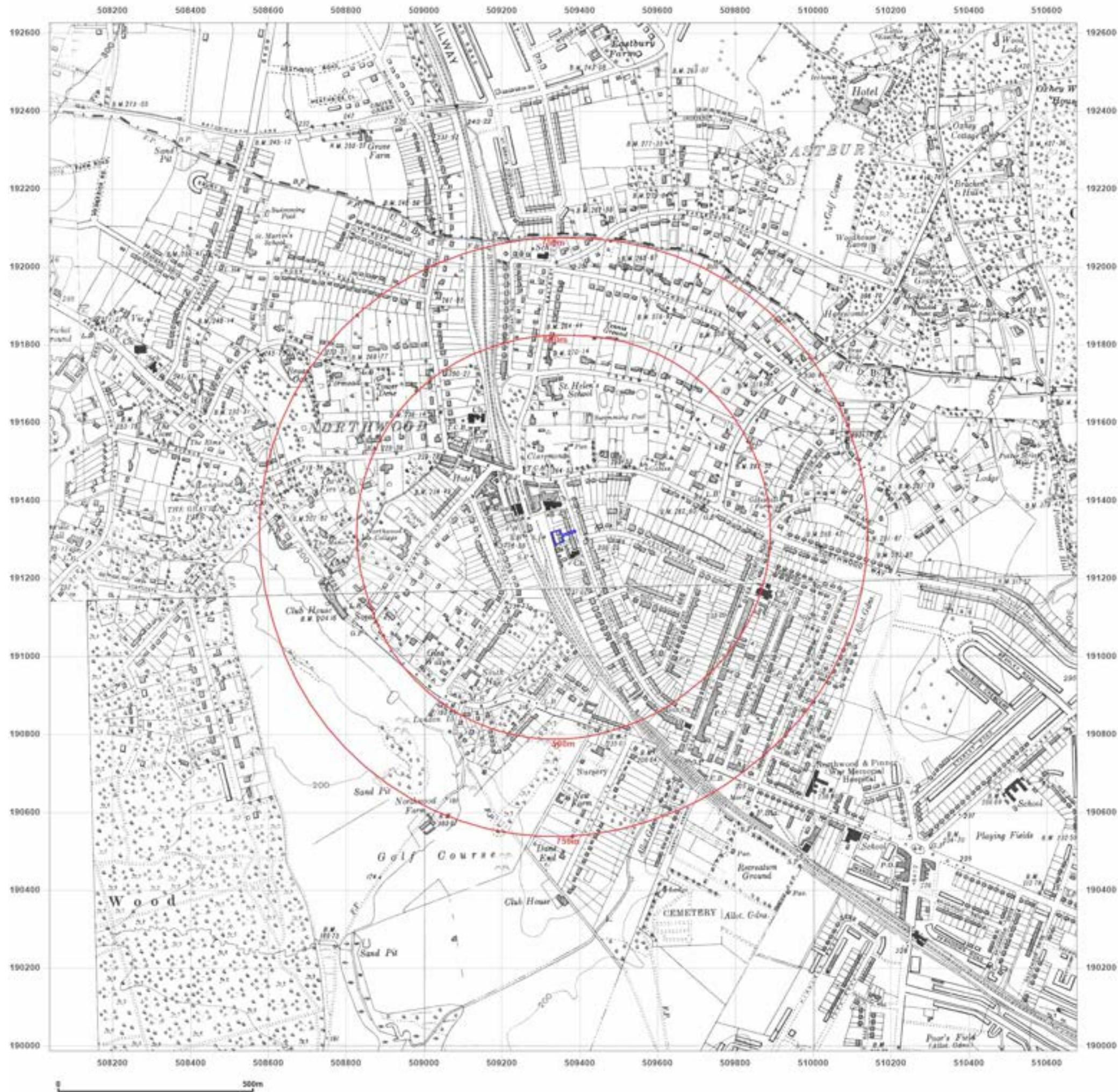
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Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: County Series



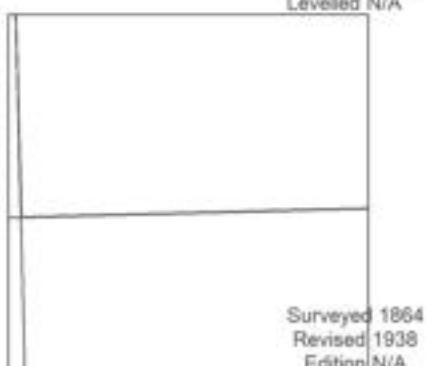
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1871
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1864
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

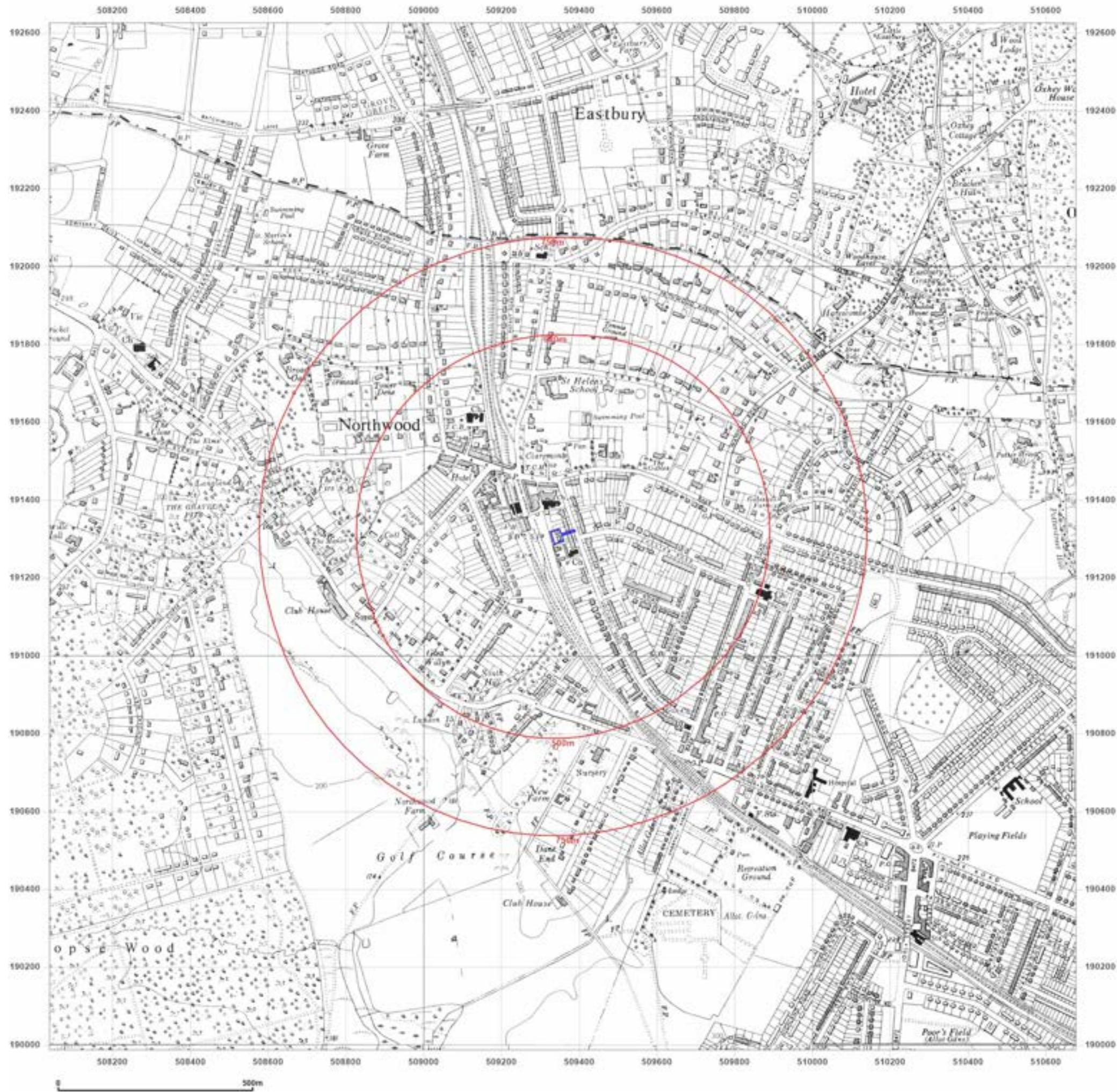


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Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: Provisional

Map date: 1955-1960

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1959
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1955
Revised 1960
Edition 1960
Copyright 1980
Levelled N/A

Surveyed 1955
Revised 1960
Edition 1960
Copyright 1980
Levelled N/A

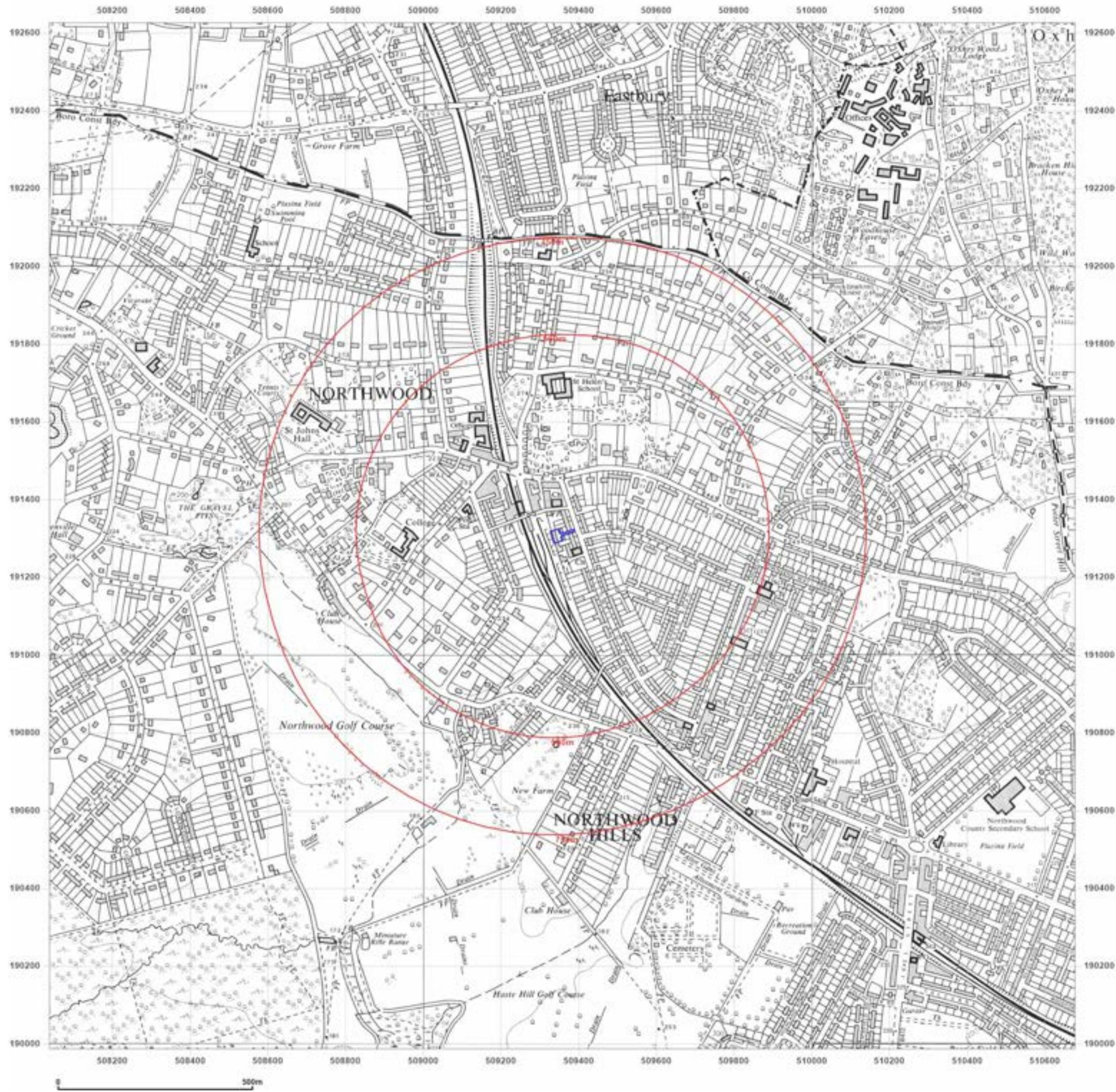


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Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: Provisional

Map date: 1965-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1967
Edition N/A
Copyright 1967
Levelled 1965



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NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid

Map date: 1974-1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1976
Edition N/A
Copyright 1976
Levelled 1972

Surveyed 1973
Revised 1976
Edition N/A
Copyright 1976
Levelled 1972

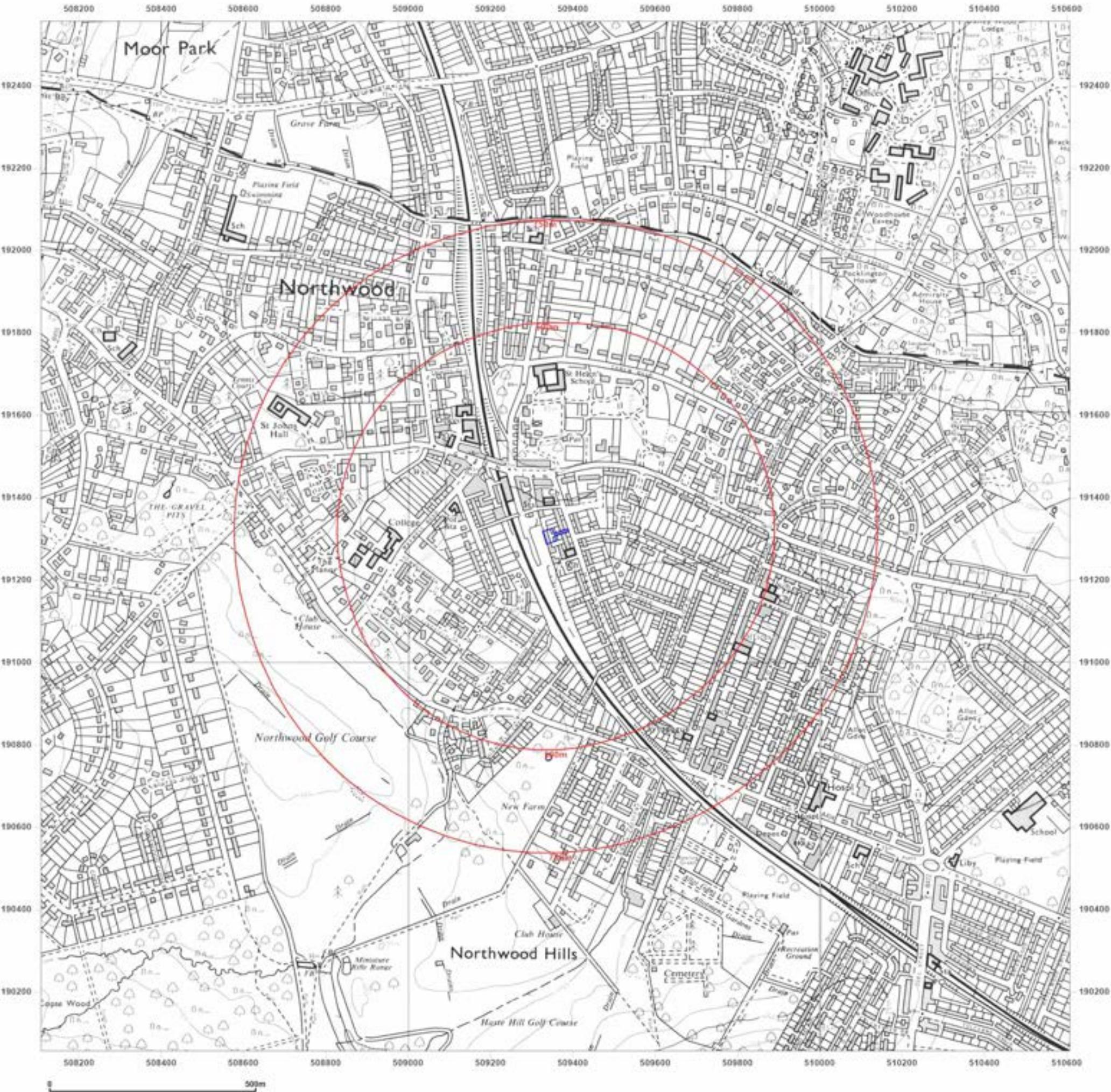


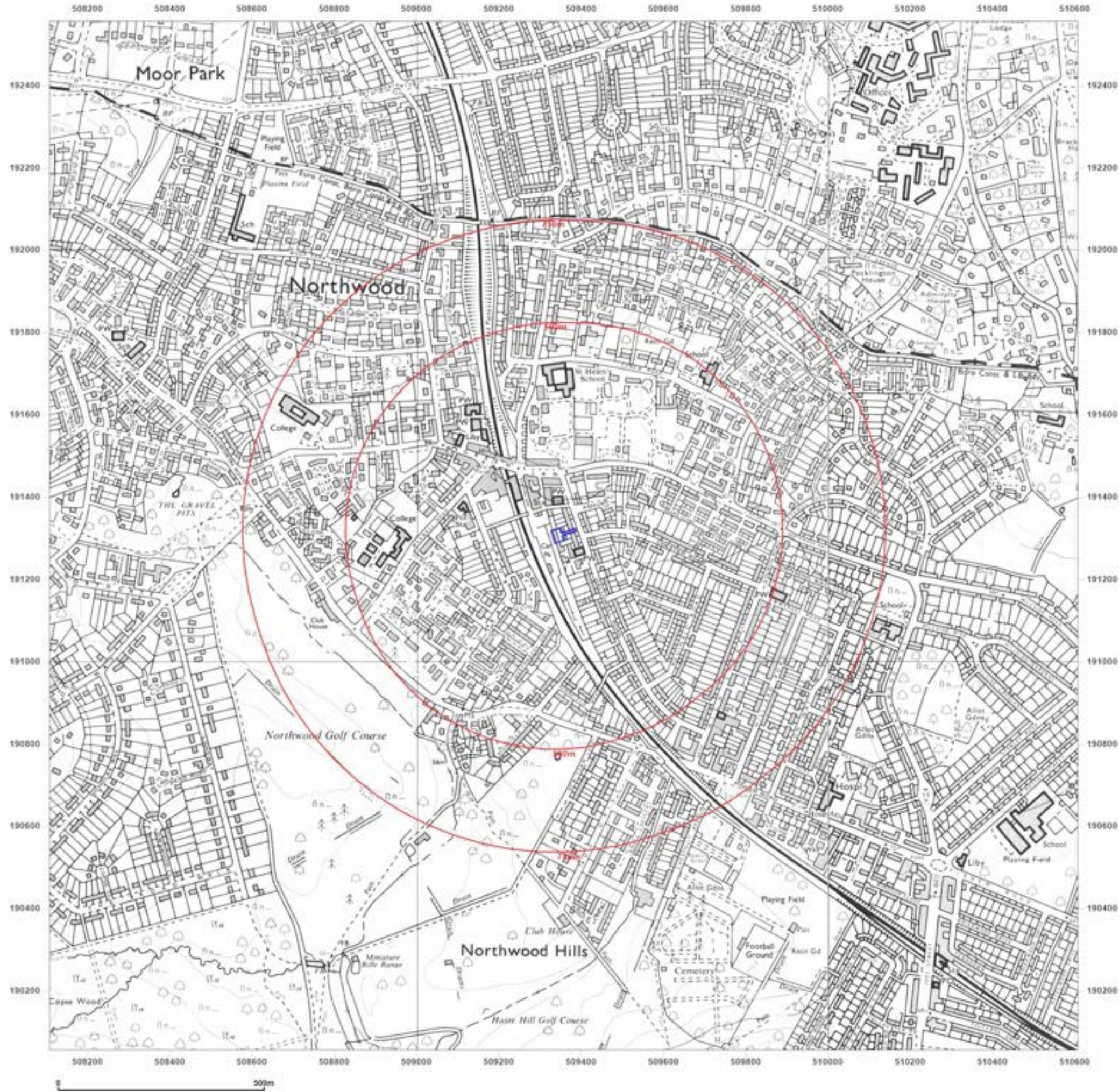
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Site Details:

NORTHWOOD AUTO SERVICES,
WHITTLES YARD REAR OF
12-18, HALLOWELL ROAD,
NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306



Surveyed 1973
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

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Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid



Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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12-18, HALLOWELL ROAD,
NORTHWOOD, HA6 1DW

Client Ref: Whittles_Yard_ro_12-18_Hallowed_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid

Map date: 2010

Scale: 1:10 000

Printed at: 1:10 000



2010

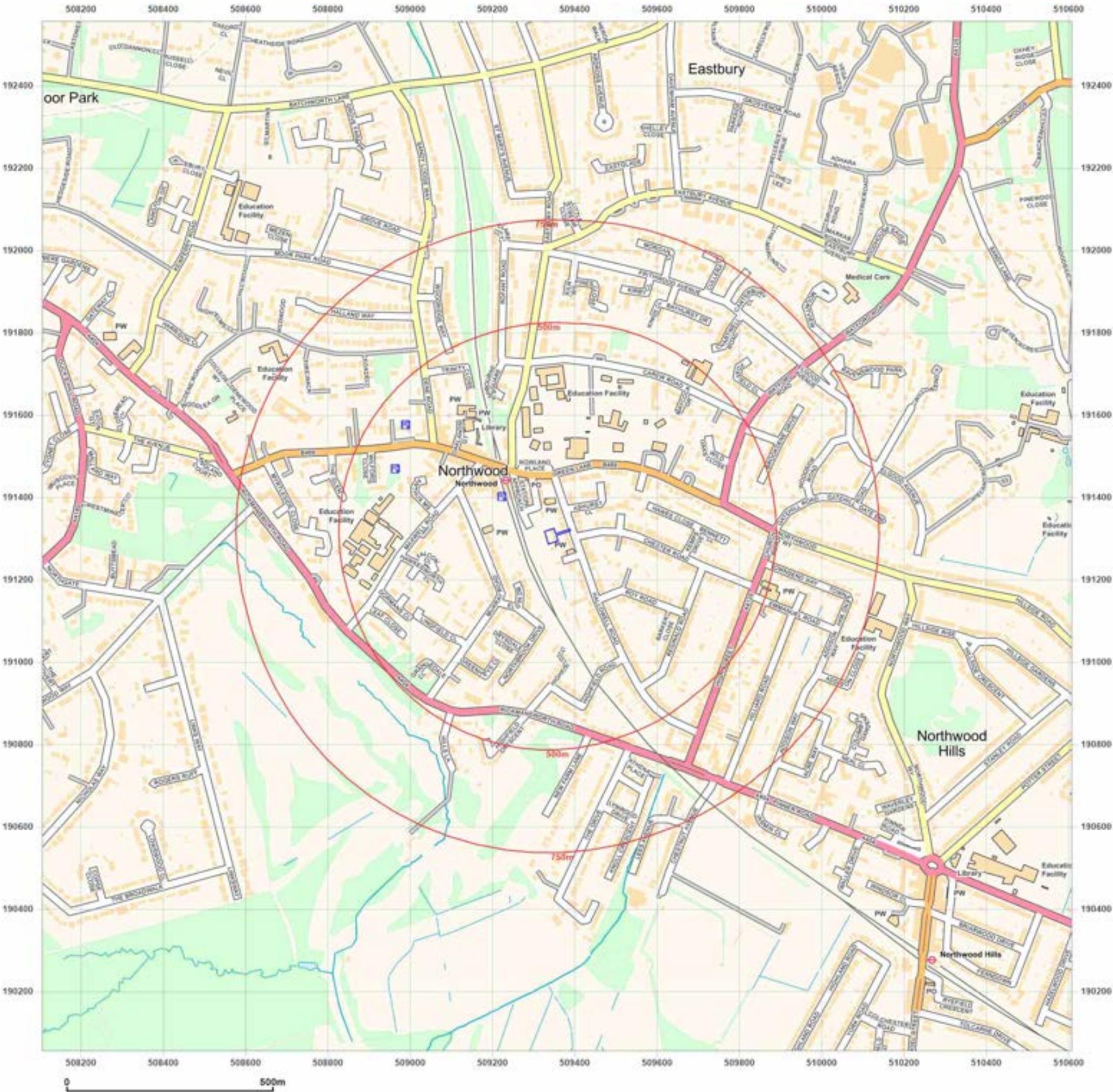


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Client Ref: Whittles_Yard_ro_12-18_Hallowell_Rd_
Report Ref: GS-Z11-FY3-P24-8MH
Grid Ref: 509357, 191306

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



2023



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APPENDIX C – SITE RECONNAISSANCE PHOTOS

C1 – Site entrance (looking west)



C2 – Workshop 2 (looking southwest)



C3 – Workshop 2 (looking southeast)



C4 – Workshop 2 (looking east)



C5 – Garages facing Worksop 2 (looking southwest)



C6 – Motor repairs garage accessed via study site (looking south)



APPENDIX D – LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.