




Desk Study: Preliminary Risk Assessment

Site Address	Denville Hall, 62 Ducks Hill Road, Northwood, HA6 2SB
Report Date	05 October 2018
Report reference	GSP-2018-1161-1 FINAL
Site size	1.20 hectares
Grid reference	508107,191341



Aerial photograph date: 2015

Document Status

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1 Executive Summary

Report objective

The report was commissioned by Cluttons LLP to assist in a preliminary constraints identification for redevelopment of at least part of the Site prior to a more detailed feasibility assessment.

Site Setting

Site address: Denville Hall, 62 Ducks Hill Road, Northwood, HA6 2SB

Current use: Residential care home and vacant flats and house.

Surroundings: Generally residential, with a field to the west and Duck's Hill Road to the east.

History: A building labelled as Northwood Hall in the south until c.1914, by which time rectangular-shaped ground workings had been cut into the north of the Site. By c.1932-1935 the ground workings had been potentially infilled and buildings had been constructed in the north east and east. In addition, the Site was labelled as Denville Hall at this time. The Site underwent several reconfigurations until it was developed to resemble its current layout by 2014.

Geology: Infilled/made ground (associated with the former worked ground), Lambeth Group (clay, gravels, limestone and sandstone) and underlying Seaford and Newhaven Chalk.

Controlled Waters: Secondary A, Principal aquifers, Source Protection Zone 2 and a stream 14m to the east, which potentially culverts beneath the Site.

Ecology: Nitrate Vulnerable Zone on Site and Green Belt Land adjacent to the west.

Human Health: Current and future site users, adjacent residential users, construction workers, Green Belt Land, groundwater, property and surface water features have been considered.

Conceptual Model

The following possible pollutant linkages have been identified:

Former Hall & infilled worked ground on Site → dermal contact; soil/dust ingestion/inhalation; gas inhalation; Migration via permeable geology and groundwater; Lateral migration of water and gases; Surface water runoff; Horizontal and vertical migration → Current and future site users; adjacent residential users; construction workers; Green Belt land; groundwater; property and surface water.

Potentially infilled gravel pit and ponds off site → lateral migration → dermal contact; soil ingestion; dust ingestion/ inhalation; migration via permeable geology and groundwater; horizontal and vertical migration → current and future site users; groundwater and surface water.

Recommendations

Complete a site inspection & Local Authority consultation prior to reviewing the need to complete a ground investigation a view to understand:

- geotechnical conditions in area of worked ground (if to be developed);
- geoenvironmental soil chemistry; and
- ground gas monitoring (if area to east has been filled).

Undertake a watching brief during excavations. Any localised areas of extraordinary ground conditions should be assessed upon discovery and in accordance with a method statement put in place to deal with any unexpected contamination. Any proposed ground investigation strategy should be reviewed with respect to the latest development design and agreed with the Local Authority.

Please refer to Section 11 for further recommendations.

This Executive Summary forms part of Groundsure report number GSP-2018-1161-1 FINAL is part of a wider document and should only be used for indicative purposes when in isolation.

2 Introduction

2.1 Background

Groundsure Ltd was instructed by Cluttons LLP to complete a Desk Study Preliminary Risk Assessment. The report is prepared in accordance with the Groundsure Ltd proposal (ref. GSP-2018-1161P, dated 13 Jul 2018) and Standard Terms and Conditions of Business for the use of the following entities:

- Denville Hall 2012 Limited.

The study site (known as 'the Site') is Denville Hall, 62 Ducks Hill Road, Northwood, HA6 2SB. A location plan and site layout can be found in Appendix A.

The report has been commissioned to assist with the master planning stage and to identify any environmental constraints associated with the development.

2.2 Purpose of this report

The purpose of the commission is to inform a feasibility assessment for the redevelopment of the eastern part of the Site for commercial purposes whilst retaining the residential care home in its current form.. The development proposals are currently at pre-feasibility stage and have not yet been submitted to the Local Authority.

2.3 Scope of works

This Desk Study Preliminary Risk Assessment comprises a review of readily available environmental, historical and planning records, any additional data supplied by the client. Data, where copyright permits, is presented within the appendices of the report.

The risk assessment was based on a qualitative assessment of the Source – Pathway – Receptor linkages that may exist at the Site because of past activities, in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and BS 10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of practice.

These assessments are associated with the following UK legislation

- National Planning Policy Framework.

2.4 Data sources

Data sources include:

- Groundsure data reports (GS-5475200- GS-5475204; and
- Site photographs provided by the client.

2.5 Report limitations

Groundsure does not accept any responsibility for use of the project outside the scope of the report detailed above. The report is based on the data detailed above and is not necessarily exhaustive.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

The advice and opinions presented in the report should be read and relied upon considering the terms of reference agreed with the Client. Furthermore, new information, improved practise and changes in legislation may change the conclusions presented here.

The report is confidential to the client and may be submitted to regulatory bodies where appropriate. Groundsure accepts no responsibility for loss or damage incurred because of reliance on this report outside its intended context or by third parties unless Groundsure has provided prior written agreement.

3 Risk Assessment Methodology

3.1 Qualitative Risk Ranking Criteria

An assessment of environmental risk associated with geo-environmental ground conditions is made in respect of the Environmental Protection Act 1990, the Water Resources Act 1991, the Environmental Damage Regulations 2015 and associated legislation, in order to provide a balanced and considered opinion of the property with regard to the intended end use. Where applicable, recommendations are made in respect of further actions considered to be appropriate.

The report discusses the potential commercial implications of the identified risks with reference to the following risk assessment definitions (based on CIRIA C552):

3.1.1 Consequence

This is based on assessment of most likely outcome. All assessments have a degree of uncertainty.

Minor: *Site considered suitable for present use and environmental setting. Contamination may be present but unlikely to have unacceptable impact on key targets. No action needed while site remains in present use.*

- No permanent health effects
- Easily repairable damage to buildings

Mild Risk: *Site is considered suitable for present use and environmental setting. Contamination may be present but unlikely to have unacceptable impact on key targets. Action unlikely to be needed in present use.*

- Pollution of non-sensitive water resources
- Minor changes to crops, buildings, structures and services

Medium Risk: *Site may not be suitable for present use or environmental setting. Contamination may be present, and likely to have unacceptable impact on key targets. Action may be needed in the medium term.*

- Chronic damage to human health
- Pollution of controlled waters
- Significant change in ecosystem
- Minor repairable damage to property

Severe Risk: *Site probably or certainly unsuitable for present use or environmental setting. Contamination probably or certainly present and likely to have an unacceptable impact on key targets. Urgent action needed.*

- Short term (acute) risk to human health likely to result in significant harm
- Short term (acute) risk to a sensitive water resource
- Significant short term risk to an ecosystem or organism forming part of an ecosystem
- Catastrophic damage to property

3.1.2 Likelihood

High Likelihood: *There is a pollution linkage and an event either appears very likely in the short term or almost inevitable in the long term, or there is evidence at the receptor of harm or pollution.*

Likely: *There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.*

Low Likelihood: *There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.*

Unlikely: *There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.*

3.1.3 Risk Table

Likelihood	Consequence (hazard-pathway-target)			
	Severe	Medium	Mild	Minor
High	High	High	Moderate-High	Moderate
Likely	High	Moderate-High	Moderate	Low-Moderate
Low	Moderate-High	Moderate	Low-Moderate	Low
Unlikely	Moderate	Low-Moderate	Low	Low

4 Site Setting & Description

Site Address		Denville Hall, 62 Ducks Hill Road, Northwood, HA6 2SB
Area		1.20 hectares.
Shape		Irregular shaped.
Site Location		The Site is in a western area of Northwood, approximately 5.5 miles to the south of Watford.
Current site activities		The Site is currently a 40 bed care facility building for ex actors and actresses in the west (photo 3). A block of flats in the north east (photo 5) and bungalow in the east are vacant and secured (photo 6). A large proportion of the Site would appear to be gardens and open space.
Proposed use		The redevelopment of the eastern part of the Site for commercial purposes whilst retaining the residential care home in its current form.
Topography		The Site's reduced level is approximately 70m Above Ordnance Datum (AOD) and slopes gently downwards from west to east.
Access/ Security		Vehicle and pedestrian access is possible through a lockable metal gate in the south east, via a driveway off Duck's Hill Road. A second access point is possible via a track off Duck's Hill Road in the far north east. A 1m high metal fence runs along the south eastern boundary of the site. (photo 1) There is no gate on the north eastern access. (photo 2) However, from the photos supplied to Groundsure there is no sign of trespassing or vandalism.
Proportion of hardstanding		Approximately 40% hardstanding (building footprint and carparking).
Proportion of Vegetation		Approximately 60% soft landscaping.
Surface water features		No surface water features are identified on the Site. However, a stream is mapped 15m to the east of the Site. Due to the general topography in the area the stream could potentially be culverted beneath the Site. Ponds are mapped 160m to the north, 190m to the west and 200m to the north east.
Types of building		A 40 bed brick built care facility is in the west and two vacant multi-storey brick built buildings are in the north east and east of the Site. (photos 3, 4 and 5)
Surroundings	North	Several residential dwellings with associated private gardens.
	East	Residential dwellings with associated private gardens and Duck's Hill Road, with woodland, a stream and residential dwellings beyond.

	South	A block of residential flats, with residential dwellings with gardens beyond.
	West	Open land associated with The Riverside Club and a pond approximately 150m to the north west.

A representation of the key site features, site location plan is presented in Appendix A.

5 Environmental Setting

5.1 Geology

On the basis of published geological mapping and available borehole data in the Site's vicinity the succession of natural strata at the Site is summarised below:

Geological Unit	Description	Comment (Estimated depth/thickness)
Infilled/Made ground	Worked ground potentially infilled between c.1913-1935.	Insufficient information to comment on thickness.
Bedrock (Lambeth Group)	Vertically and laterally variable sequences mainly of clay, some silty or sandy, with some sands and gravels, minor limestones and lignites and occasional sandstone and conglomerate.	Up to 39m
Bedrock (Seaford & Newhaven Formations)	Chalk	Significant depth
Sources: 1:50,000 scale British Geological Survey mapping (Sheet 255) BGS Website http://www.bgs.ac.uk/opengeoscience/ BGS Lexicon of Named Rock Units Groundsure Geological Pack (presented in Appendix C)		

5.2 Controlled Waters

5.2.1 Hydrogeology

Groundsure environmental data may be viewed in Appendix D.

Bedrock Aquifer (Lambeth Group)	Secondary A (regional): Permeable layers capable of supporting water supplies on a local rather than strategic scale and in some cases forming an important source of base flow to rivers.
Bedrock Aquifer (Seaford & Newhaven Formation)	Principal (regional): High permeability layers providing a high level of water storage that may support water supply/river base flow on a strategic scale.
Aquifer Characteristics	<p>The Lambeth Group and Chalk are considered likely to be in hydraulic continuity.</p> <p>Groundwater flow is anticipated to be influenced by surface topography and the nearby stream, with a potential south easterly flow direction expected.</p> <p>Groundwater flow in the Bedrock is likely to be moderate to very low and be mixed flow mechanisms. Chalk permeability can be very high via fracture flow.</p>

	<p>Insufficient information is available to comment on the anticipated depth to groundwater.</p> <p>It is also possible that localised perched water may be present.</p>
Environment Agency WFD Classification	The Site does not lie within a groundwater management catchment.
Source Protection Zones (SPZ)	A Source Protection Zone 2 (Outer Catchment) has been recorded on Site, with SPZ1 to north west and south east.
Non-Potable Groundwater Abstractions	Three active groundwater abstraction licences have been identified within 2,000m of the Site. The nearest licence lies 1633m to the north for direct spray irrigation use.
Potable Groundwater Abstractions	<p>Three active potable abstraction licences has been identified within 2,000m of the Site. The nearest licence lies 484m to the south west for direct potable public water supply use.</p> <p>*Note <20m³/day Local Authority registered private supply boreholes have not been considered in this assessment</p>

5.2.2 Hydrology

Nearest Surface Water	A stream is mapped 15m to the east of the Site. Due to the general topography in the area the stream could potentially be culverted beneath the Site. Ponds are mapped 160m to the north, 190m to the west and 200m to the north east.
Environment Agency River Quality Rating	No river quality data points identified within 250m.
Non-potable Surface Water Abstractions	No non-potable surface water abstraction licences have been identified within 250m of the Site.
Environment Agency WFD Classification	The Site lies within the Thames River Catchment within the Colne and Pinn confluences. It is linked to a Nitrates Directives Area. This is classified as an overall Moderate (2016).
Potable Surface Water Abstractions	No potable surface water abstraction licences have been identified within 250m of the Site.

5.2.3 Flood Risk

Groundsure flood data may be viewed in Appendix E.

River and Coastal Flood Risk

	On Site	Within 50m
Environment Agency indicative Zone 2 and 3 floodplains	Not identified.	Not identified.
Flood Defences	Not identified.	Not identified.
Areas benefiting from Flood Defences	Not identified.	Not identified.

	On Site	Within 50m
Areas of proposed flood defences	Not identified.	Not identified.
Areas used for flood storage	Not identified.	Not identified.
RoFRaS Flood Rating	Very low	Very low
Historic Flood Events	Not identified.	Not identified.

Pluvial (Surface Water) Flood Risk

	On Site	Within 50m
JBA Pluvial Flood Risk	<p>A small area in the far south east of the Site has been identified to have a low to significant risk.</p> <p>An area of low to low – moderate risk extends along the eastern boundary and an area of low to high risk is identified in the west.</p>	<p>An area of low to significant risk extends to the south east and west of the Site.</p> <p>The majority of the surrounding area has negligible risk. However, an area that has a risk rating between low and low-moderate extends to the north.</p>

BGS Groundwater Flood Susceptibility

	Within 50m of Site
BGS Groundwater Flooding susceptibility	The area is not considered to be prone to groundwater flooding based on rock type.
BGS Confidence Rating for Groundwater Flooding susceptibility Areas	N/A

Flood Risks from Reservoirs and Canals

	On Site	Within 50m
JBA Reservoir Failure Risk	No	No

5.3 Environmentally Sensitive Sites

Groundsure has considered the surrounding natural environment using Groundsure environmental data, presented in Appendix D, and freely available Natural England data.

A summary of designated environmentally sensitive sites on or within 500m of the Site is present below.

Designation	Location	Details
Nitrate Vulnerable Zone	On Site	Data sourced from DEFRA

Designation	Location	Details
Green Belt Land	Adjacent west and 13m south east	London Area Greenbelt

5.4 Culturally and Visually Sensitive Sites

Groundsure has considered archaeological matters using designated visually and culturally sensitive site data, which is presented in Appendix F.

The Site is not identified to lie within one of the five designated areas of archaeological importance.

A designated historic structure has been identified on site, known as The Cottage and has a Grade II listing.

Other local archaeological designations may also exist.

5.5 Other Sensitive Receptors

Residential dwellings have been identified adjacent to the north, east and south of the Site. Other sensitive receptors include site workers during the redevelopment and buildings and services.

6 Historical Setting

6.1 Historical Review

The following table provides an outline of the historical land use both on-Site and in the surrounding areas based on historical mapping and other data where available. These are not comprehensive as occasionally transient uses existed between map survey dates. A copy of the historical maps referred to below may be viewed in Appendix B. Dates are described based on the first appearance on mapping, although may appear earlier using the notation c (circa).

Date / Scale	On Site Features	Off Site Features
1865-1866/1:2,500 (partial mapping) 1865/1:10,560	The Site comprised an irregular-shaped building, labelled as Northwood Hall , in the south. A glasshouse adjoined to the south of the building and several further glasshouses were in the west. The remainder of the Site was wooded.	The Site was surrounded by landscaped parkland to the north, west and south. A large area of excavated ground extended east and included a drain and three very small ponds beyond. A pit was identified approximately 100m to the east and an orchard was 100m to the north east. Open land extended to the west and a landscaped lake was approximately 150m to the north.
1883/1:10,560	No significant changes identified.	No significant changes identified.
1895-1896/1:2,500 1898- 1899/1:10,560 (partial mapping)	A small unit had been constructed in the centre.	The excavated ground and a pond is no longer marked and contours suggest the area has just revegetated. However, there remains a potential the area has been filled .
1913/1:10,560 1914/1:2,500	A rectangular-shaped ground working [possibly levelled area] had been cut into the centre of the Site.	The orchard had been cleared and a pond had been infilled to the east.
1932-1935/1:2,500 (partial mapping) 1935/1:10,560	The glasshouses in the west had been demolished and the majority of the woodland across the Site had been cleared. The levelled area was no longer marked and a house had been built in the north and another house in the east. The main house of the former Northwood Hall had been modified and labelled as Denville Hall [Home for Aged Actors and Actresses]	A number of glasshouses, labelled as a nursery , had been built adjacent to the north. The surrounding area to the north, east and south had been developed for residential purposes. The former excavated ground is labelled as The Gravel Pits although they are not actively being extracted.
1955/1:10,560 1959/1:1,250	The main house in the south had been extended to the south and a small glasshouse had been erected in the west.	The nursery to the north was no longer labelled and the remaining pond beyond Duck's Hill Road to the east had been infilled .

Date / Scale	On Site Features	Off Site Features
1974/1:10,000 1974-1976/1:1,250	The main building had been extended to the west.	A pipeline was approximately 100m to the west.
1980-1985/1:1,250 (partial mapping) 1989/1:10,000 1992/1:1,250 (partial mapping)	No significant changes identified.	An equestrian centre had been constructed 120m to the north west.
2002/1:10,000	The remaining units in the north and east had been demolished.	The equestrian centre had been renamed The Riverside Club.
2010/1:10,000	The western part of the building in the south had been reconfigured.	No significant changes identified.
2014/1:10,000	The main building in the south had been further reconfigured and minor units had been built in the centre and north, bringing the Site to resemble its current layout.	No significant changes identified.

6.2 Additional Information

No additional historical information was identified.

7 Potentially Contaminative Land Use

7.1 Permits, Authorisations, Licences and Records

Groundsure environmental data may be viewed in Appendix D.

7.1.1 On site records

No records of interest are recorded at the Site.

7.1.2 Off Site Records

The following records were identified within 250m (unless alternative buffer is notes).

Off Site	No.	Details
Permits, licences and authorisations within 250m		
Licensed discharge consents	1	Single entry, associated with Mallard Way 125m to the north east involving sewage discharges to Cannon Brook. There are two versions of this permit.
Environment Agency recorded pollution incidents within 250m		
NIRS List 2	1	Two incidents, both 88m to the north west of the Site on the 8 Nov 2012, whereby firefighting run-off and smoke were noted to have had a significant impact to air and a minor impact to land.
Current uses within 100m		
Local records	2	Electricity substations identified 25m to the south east and 56m to the north.

8 Other Issues

8.1 Radon

The Site does not fall within a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are required for new structures.

The Health Protection Agency recommends that the domestic Action and Target levels should be applied to non-domestic buildings with public occupancy exceeding 2000 hours per year and also to all schools. Measurement programmes for non-domestic buildings should conform to a protocol to be agreed by the appropriate government departments and national agencies¹.

In addition, guidance published by the Health and Safety Executive (HSE)² discuss that although the radon data used in production of the indicative atlas above (Affected Areas) comes from measurements in homes, the maps indicate the likely extent of the local radon hazard in all buildings. The Management of Health and Safety at Work Regulations 1999 require the assessment of health and safety risks and this should include radon for occupied below ground workplaces (for example occupied greater than an average of an hour per week/ 52 hours per year), or those containing an open water source. This applies to all below ground workplaces in the UK, irrespective of the above ground Affected Areas status.

Groundsure radon data may be viewed in Appendix C.

8.2 Mining & Subsidence

The Site is not identified to lie within an area which may have been affected by historic coal mining activities. However, it has been identified to lie within an area that many have been affected by historic chalk mining. Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered.

Geotechnical Considerations	Maximum Assessed Rating
Shrink-Swell Hazard	Moderate
Landslide Hazard	Very Low
Soluble Rock Hazard	Negligible
Compressible Ground	Negligible
Collapsible Rocks	Very Low
Running Sand Hazard	Very Low

The Site is identified as being at moderate risk of natural ground subsidence as advised by the BGS. This is due to the presence of predominantly high plasticity shrink-swell clays beneath the Site, possibly London Clay on the western edge of the Site. Considering this, it is advised that the planting or removal of trees or shrubs near to buildings not be undertaken without expert advice about their effect and management. Additionally, for new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE) and for existing

¹ Limitation of Human Exposure to Radon, Advice from the Health Protection Agency. RCE-15 (July 2010).

² <http://www.hse.gov.uk/radiation/ionising/radon.htm#legalrequirements>

property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

The Groundsure geology data may be viewed in Appendix C.

8.3 Unexploded Ordnance

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on Site, a preliminary risk assessment of the likelihood of UXO risk should be considered in compliance with the Construction (Design and Management) Regulations 2015.

8.4 Asbestos Risks

It is noted that the buildings on Site were constructed prior to the ban on the use of asbestos (2000) and as such asbestos-containing materials may be present within site structures. Confirmation of the existence of an up-to-date Asbestos Register for the Site is required. In the absence of an appropriate register an asbestos survey should be undertaken by a UKAS accredited consultancy.

9 Regulatory Consultations

9.1 Introduction

Groundsure was advised that consultations were not required at this stage of the feasibility assessment.

9.2 Planning

Groundsure did not approach the Planning Department, however the Groundsure Planval report identified the following planning application on site:

- 71798/APP/2016/2997 (2016) - Erection of a three storey building to create 9 x 3-bed self-contained flats with car parking within basement, with associated parking and landscaping, installation of vehicular crossover to front and detached summerhouse to rear, involving demolition of existing houses.

This application was refused by London Borough of Hillingdon and further research by Groundsure reveals it relates to an area 20m to the north of the Site.

10 Conceptual Site Model

The qualitative assessment provides a conceptual model based on a source-pathway-receptor pollutant linkage risk assessment as detailed in the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11, 2004). If one of these elements is missing there can be no significant environmental risk according to the statutory definition of "Contaminated Land" under Part 2A of the Environmental Protection Act 1990. This is a test to demonstrate that no significant harm is occurring.

10.1 Overall Environmental Sensitivity

The sensitivity of a Site is a measure of its potential to be impacted should a contaminant be present.

Receptor	Environmental Sensitivity	Reason
Human Health		
Site Users	Moderate	Residents and staff of the care home.
Future Site Users	Moderate-High	Residents and staff of the care home and future development users.
Construction Workers	Moderate	During development works.
Surrounding Site Users	Moderate-High	Residential dwellings with associated private gardens adjacent to the north and east.
Controlled Waters		
Groundwater	Moderate-High	Secondary A aquifer in continuity with Principal aquifer.
Surface Water	Moderate	A stream 14m to the east, which has been potentially culverted beneath the Site.
Other		
Ecological	Moderate	Green Belt Land adjacent to the west and trees and open space on Site.
Property	Low-Moderate	Associated with the future property. Groundsure has not been supplied with the plans for the proposed development.

10.2 Overview of potential current and historical sources of contamination and associated contaminants

The following identified potentially contaminative land uses may be a source of environmental hazard if linking pathways are found to be present.

10.2.1 On Site

Activity	Dates	Potential chemicals of concern
Potential Infilled/made ground associated with former ground workings.	1914-1935	Likely to be reworked ground, although some potential for material to have been deposited including but potential for metals, inorganic compounds, TPH, PAH, pH, ash, asbestos.
Former Hall with greenhouses	1865-1914	Fuel, ash, asbestos.

10.2.2 Off Site

Activity	Dates, Distance, Direction	Potential chemicals of concern
The orchard and infilled ponds and large pit.	1895-1959, beyond the road to the east	Ground gas, acids, ammoniacal compounds, iron and other metals, inorganic compounds, elevated biological oxygen demand, asbestos.
Electricity substation	1974 and 1992 11m south east	PCBs. Due to the distance to the Site, this is considered an unlikely source, as such have been discounted.
Equestrian centre	1980-2002 120m north west	Organic compounds, fuels and asbestos. Due to the distance to the Site, this is considered an unlikely source, as such have been discounted.
Pipeline	1974	Insufficient information.

Receptor	Pathways	Likelihood/ Consequence Risk	Justification/ Mitigation	Likelihood/ Consequence Residual Risk
Source: On Site: Ground works, potential filling. Former Hall.				
Current Site Users	Dermal contact; Soil ingestion; Dust ingestion/ inhalation	Low	<p>The northern and eastern areas of the Site are currently vacant, however, the Site can be accessed by trespassers in the north east.</p> <p>The Site is currently used as a residential care home and as such has communal open space and no private garden areas.</p>	Low
Future Site Users	Dermal contact; Soil ingestion; Dust ingestion/ inhalation Inhalation (ground gases/vapours)	Moderate	<p>The potential sources for contamination are limited at the Site. However, contaminants from potential infilling of the former ground workings cannot be discounted. Former Halls can have contamination resulting from the application of ash and leakage from heating oil tanks and demolition of asbestos buildings.</p> <p>From the photographs provided to Groundsure there was no visual evidence of contamination (such as vegetation dieback) on the Site. (photo 6), although photos were not comprehensive.</p> <p>Groundsure has not been provided with the plans for the proposed development. However, the proposed developed will be used for commercial purposes, reducing the likelihood for a direct contact pathway to a sensitive receptor.</p> <p><i>Complete a Site inspection and Local Authority Consultation</i></p> <p><i>It is recommended that there is a simple ground investigation is completed to establish the chemical and geotechnical nature of the soils at the Site. It is recommended that the central area of groundworks/ levelling is targeted. This should be specified with a specific end use in mind.</i></p>	Low

Receptor	Pathways	Likelihood/ Consequence Risk	Justification/ Mitigation	Likelihood/ Consequence Residual Risk
			<i>A further watching brief may be required as part of the groundworks of a future development.</i>	
Construction Workers	Migration via permeable geology and groundwater then Dermal contact (water/ soils); Soil ingestion.	Low-Moderate	Potential for exposure to contamination arising from hydrocarbon hotspots should be considered within the Designer Risk assessment under Construction Design Management 2015 .	Low
Surrounding Site Users	Migration via permeable geology and groundwater then Dermal contact (water/ soils); Soil ingestion. Dust inhalation (wind migration)	Low	Residential dwellings with associated private gardens are adjacent to the north and east. Due to the permeable underlying geology the migration of contaminants to the surrounding site users from the potential infilled ground cannot be discounted. However, due to the possible shallow fill, its age and its distance to the residential gardens it is considered unlikely to impact surrounding users.	Low

Receptor	Pathways	Likelihood/ Consequence Risk	Justification/ Mitigation	Likelihood/ Consequence Residual Risk
Surface water	Surface water runoff Lateral migration via permeable geology.	Low-Moderate	<p>A stream is identified 15m to the east of the Site and due to the general topography in the area the stream could potentially be culverted beneath the Site.</p> <p><i>It is recommended that there is a simple ground investigation is completed to establish the nature of the soils at the Site. This should be specified with a specific end use in mind.</i></p>	Low
Groundwater	Horizontal and vertical migration	Low-Moderate	<p>Due to the permeable underlying geology the migration of contaminants to groundwater cannot be discounted. It is therefore likely residual contaminants have leached from the infilled/made ground into the underlying bedrock.</p> <p>There was no evidence of vegetation dieback in the area that was potentially infilled.</p> <p><i>Review this assessment in line the with finalised development design.</i></p> <p><i>Undertake a watching brief during excavations. Any localised areas of extraordinary ground conditions should be assessed upon discovery and in accordance with a method statement put in place to deal with any unexpected contamination.</i></p>	Low
Ecology	Horizontal migration through permeable geology	Low	<p>An area of Green Belt Land is adjacent to the west of the Site. The Site itself has potential for protected species.</p>	Low

Receptor	Pathways	Likelihood/ Consequence Risk	Justification/ Mitigation	Likelihood/ Consequence Residual Risk
Property	Direct contact; Lateral migration of water and gases.	Low-Moderate	Groundsure have not been provided with the plans for the proposed development. <i>A review of the proposed development in the light of the ground investigation findings is recommended.</i>	Low

Receptor	Pathways	Likelihood/ Consequence Risk	Justification/ Mitigation	Likelihood/ Consequence Residual Risk
Source: Off Site: potentially infilled Gravel Pit and ponds				
Current and Future Site Users	Dermal contact; Soil ingestion; Dust ingestion/ inhalation Migration via permeable geology and groundwater	Moderate	<p>The potential lateral migration of gases from the potentially infilled pit through the permeable geology cannot be discounted due to its proximity to the Site.</p> <p><i>It is recommended a site inspection and consultation be completed to establish the likely presence of filling.</i></p> <p><i>If filling is likely it is recommended that a ground investigation is completed to establish the nature of the groundwater and soil gas at the Site. This should be specified with a specific end use in mind.</i></p>	Low
Groundwater	Horizontal and vertical migration	Low-Moderate		Low
Surface water	Lateral migration via permeable geology	Low-Moderate		Low

11 Conclusions & Recommendations

11.1 Overview

The property known as 'the Site' is a 40 bed care facility building for ex actors and actresses in the west and a block of flats in the north east and bungalow in the east, which are vacant known as Denville Hall, 62 Ducks Hill Road, Northwood, HA6 2SB. The purpose of the commission is to inform the redevelopment of the block of flats and bungalow to commercial purposes.

11.2 Conclusions

Historically the Site comprised Northwood Hall from c.1865 until c.1914, by which time a rectangular-shaped ground working, possibly ground levelling for a tennis court or similar, had been cut into the centre of the Site. By c.1932-1935 the ground workings were no longer marked and may have been infilled and buildings had been constructed in the north east and east. In addition, the Site was labelled as Denville Hall at this time. The Site underwent several minor reconfigurations until it was developed to resemble its current layout by 2014.

The area has been widely residential since at least c.1932-1935. The only opportunity for offsite sources that have been identified are the presence of several infilled ponds and a large gravel pit and an orchard beyond the road to the east. If infilling of the Gravel Pit has occurred then it is a potential source of landfill gas and leachates. This should be considered further.

The potential sources of former Hall and reworked/infilled land on Site have been considered. Receptors include the current and future site users, adjacent residential users, construction workers, Green Belt Land, groundwater, property and surface water features.

There exists some potential at the Site for former activity on and off Site to affect the suitability for the future site users, groundwater are at a moderate risk and surface water, ecology and property features are at low-moderate risk from direct exposure to soils and dust and migration of contaminants through the permeable geology.

Considering the distance to the potentially infilled pit, the Site could potentially be impacted by the migration of gases.

In addition, a demolitions asbestos survey should be completed prior to a pre-demolition strip.

11.3 Recommendations

11.3.1 Contaminated Land

Action	Phase	Priority
Complete a Local Authority Consultation	Feasibility	High
Chalk mining report	Feasibility	High
Complete a site inspection	Feasibility	High

Action	Phase	Priority
Review this assessment in the light of development proposals	Feasibility	High
Complete a preliminary UXO assessment for the Site	Feasibility	High
Review the need to complete a ground investigation in the light of the above with a view to understand: <ul style="list-style-type: none"> • geotechnical conditions in area of worked ground (if to be developed); • geoenvironmental soil chemistry; and • ground gas monitoring (if area to east has been filled). 	Feasibility/ Pre- application	High
Health and Safety risk assessment should be addressed as part of the implementation of Construction Design Management 2015 Regulations.	Development	High
An up-to-date Asbestos Demolition survey should be available for the property for the purposes of legal compliance with the Control of Asbestos Regulations 2012.	Development	High
Undertake a watching brief during excavations. Any localised areas of extraordinary ground conditions should be assessed upon discovery and in accordance with a method statement put in place to deal with any unexpected contamination.	Development	High

11.3.2 Other constraints identified

Protected ecology could reasonably be expected on Site so an ecology survey is recommended and any pruning or removal of vegetation constrained to September to March to avoid the bird nesting season.

A pipeline has been identified to the west of the Site. This has not been identified as a high pressure national grid line in Groundsure reporting. However, it is recommended that its purpose is clarified and any developmental constraints identified.

A culvert may exist on the Site. This should be clarified and, if present, located and condition assessed.

The vacant house on site is Grade II Listed.

Groundsure Terms & Conditions

Groundsure Standard Terms and Conditions

1. Definitions

In these Conditions, the following words have the following meanings:

Consultancy Services: a report, including a verbal report, prepared by Groundsure for the Client and any other consultancy services that Groundsure may agree to provide to a Client.

Client: the party placing an Order.

Conditions: these conditions.

Contract: the contract between Groundsure and the Client which shall incorporate these Conditions and the Order.

End User: the person or entity for whose benefit the Client orders the Product. If the Client orders a Product for its own benefit, all references in these Conditions to the End User shall be deemed to be references to the Client.

Fees: the sums due for the Product.

Groundsure: Groundsure Limited, a company registered in England and Wales, registered number 03421028, registered office c/o Ascential Group Limited, The Prow, 1 Wilder Walk, London W1B 5AP.

Groundsure Insights Products: a report containing data, mapping or other imagery prepared by Groundsure under these Conditions and identified as an Insights report on the Website.

Groundsure Insights Data: data, mapping or other imagery prepared by Groundsure under these Conditions and identified as Insights data on the Website.

Groundsure Searches Products: a report containing data, mapping or other imagery prepared by Groundsure under these Conditions and identified as a searches report on the Website

IP Rights: any patent, copyright, design right, trade mark, moral right and know-how whether registered or not, or registrable and including applications for the same or any other rights of a similar nature anywhere in the world.

Order: an electronic, written or other order submitted by the Client for a Product, and in the case of Consultancy Services, agreed by Groundsure.

Product: Consultancy Services, Groundsure Insights Products, Groundsure Insights Data and/or Groundsure Searches Products.

Reseller: a reseller of the Products who is authorised by Groundsure to do so.

Site: the area of land in respect of which Groundsure provides the Product.

Terminal: a server, laptop, PC, tablet, workstation, portable computer, personal digital assistant, mobile phone or other electronic means of access to (including viewing) the Groundsure Insights Data, and which is internal or personal to the Client or an End User or both.

Third Party Conditions: conditions of and restrictions on use of Third Party Data in the Products set out here [link]; and conditions of and restrictions on use of Ordnance Survey data in Groundsure Insights Data set out here [link];

Third Party Data: data which belongs to a Third Party Provider and is used by Groundsure in the Products.

Third Party Provider: any third party who provides data to Groundsure, including but not limited to a third party that is the subject of Third Party Conditions.

Website: the Groundsure website.

2. Formation of Contract

2.1 The terms of the Contract govern the supply of Products to the exclusion of all other terms and conditions of business, including any that the Client may provide, and any terms implied by law, custom or practice to the maximum extent permitted by law. These Conditions shall apply whether the Client purchase the Products directly from Groundsure or through a Reseller.

2.2 Quotations or proposals are valid for 30 days only.

2.3 Groundsure may vary these Conditions from time to time and Groundsure will post such amended Conditions on the Website. Any changes to the Conditions shall not affect any Orders received before such changes are posted save where a Third Party Provider requires such change to take place immediately.

2.4 If there is any inconsistency between the terms of an Order and these Conditions, these

Conditions shall prevail.

3. Orders

3.1 Groundsure Searches Products, Groundsure Insights Data and Groundsure Insights Products may be ordered from Groundsure by any means including email and through the Website, or through a Reseller. Consultancy Services may only be ordered directly with Groundsure and may not be ordered through the Website.

3.2 The Client shall not share or transfer its login credentials for the Website.

3.3 During the Order process on the Website the Client may select an additional delivery email for the Products. The Client is responsible for ensuring that the recipient of the additional email shall keep the terms of the Product confidential, save for disclosure to the End User and the parties named in Condition 6.2.

3.4 An Order is accepted when the Client is sent an email order confirmation.

3.5 If a Groundsure Insights Data Order is limited to a specified number of Terminals, the Client shall not permit any Terminal to access the Data in excess of on 1 (one) Terminal unless otherwise agreed with Groundsure. The Client shall monitor the access to Groundsure Insights Data through its Terminals to ensure compliance with this Condition 3.5 and have in place a reasonable mechanism or process that ensures that the number of Terminals accessing the Groundsure Insights Data can be promptly identified.

3.6 The Client agrees that Ordnance Survey content is protected by Crown copyright. The Client shall not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid paper map copying licence from Ordnance Survey.

3.7 If the Client exceeds the permitted number of Terminals under Condition 3.5 or prints content in breach of Condition 3.6, the Client shall pay to Groundsure such costs and expenses as Groundsure incurs from Third Party Providers as a result.

3.8 Groundsure shall be entitled to make available to Ordnance Survey the Client's name, address and telephone number, and Ordnance Survey shall be permitted to use such details to contact the Client for the purposes of monitoring their dealings with Ordnance Survey data, and enforcing Ordnance Survey's rights against the Client.

4. Products

4.1 Groundsure shall use reasonable endeavours to meet any timetable for delivery of the Products, but time shall not be of the essence.

4.2 Groundsure is an executive member of the Council of Property Search Organisations and shall comply with the Property Codes Compliance Board Search Code. If the Client makes a complaint and Groundsure is unable to resolve it to the Client's satisfaction, the Client may refer the complaint to The Property Ombudsman scheme (web site www.tpos.co.uk, email: admin@tpos.co.uk). Groundsure will co-operate fully with the Ombudsman during an investigation and comply with the Ombudsman's final decision.

4.3 At the request of the Client, Groundsure shall use reasonable endeavours to recommend insurance in connection with any risk identified in the Product, but makes no warranty that such insurance shall be available from insurers and/or that it will be offered on reasonable terms. Any insurance purchased by the Client shall be subject to the terms of the policy issued by insurers. Groundsure does not act as an agent or broker for any insurance providers. The Client should take independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

4.4 The Client shall comply with all Third Party Conditions applicable to any Third Party Data in the Product and the Client acknowledges that a Third Party Provider shall be entitled to enforce the provisions of the Contract, including any Third Party Conditions, against the Client.

4.5 The Client acknowledges that Groundsure does not warrant the accuracy or completeness of Third Party Data nor that the Third Party Providers are the only sources that could be consulted to prepare the Product.

5. The Client's obligations

5.1 The Client shall comply with the terms of the Contract and use reasonable endeavours to bring the terms of the Contract to the attention of the End User.

5.2 Notwithstanding any recommendation or otherwise of Groundsure, the Client shall be solely responsible for ensuring that the Product is appropriate and suitable for its and/or the End User's needs.

5.3 The Client shall supply to Groundsure or the Reseller as the case may be accurate and complete information relating to the Site.

5.4 Within 2 working days of receipt of the Product, and in any event before circulation to any third party, the Client shall review the Product to ensure that the Product has been prepared for the correct location and description of the Site, and shall notify Groundsure of any errors in relation to the Site. Groundsure shall promptly amend such errors at no cost to the Client save where the error arises as a result of any information provided by the Client under Condition 5.3.

5.5 The Client shall promptly provide to Groundsure full details of any claim or complaint received by the Client concerning a Product (a "**Claim**"). The Client shall not incur any third party costs in relation to a Claim nor make any admission in respect of a Claim on behalf of Groundsure without the prior written consent of Groundsure. At the request of Groundsure, the Client shall give to Groundsure or its nominee the exclusive control of such Claim.

6. Reliance

6.1 The Products are intended for use by professional advisers who are experienced and skilled in the use and interpretation of environmental data and/or risk assessment opinions.

6.2 The following may rely on the Groundsure Searches Products and the Groundsure Insight Products: (i) the Client; (ii) the End User; (iii) the End User's professional advisers; (iv) any person providing funding to the End User in relation to the Site (whether directly or as part of a lending syndicate); (v) the first purchaser or first tenant of the Site; and (vi) the professional advisers and lenders of the first purchaser or tenant of the Site.

6.3 Only the Client, the End User and any parties expressly named in the Order are entitled to rely on the Consultancy Services.

6.4 Only the Client is entitled to rely on a Groundsure Insights Data, provided that the Client shall not be entitled to rely on Groundsure Insights Data 12 months after the date such Groundsure Insights Data is received.

6.5 Each of the parties entitled to rely on the Product as set out in this Condition 6 shall be entitled to enforce these Conditions as if they were named in the Contract, provided that (i) the Fee has been paid in full; (ii) the party relying on the Product accepts Conditions 8 and 10 and accepts that Groundsure shall be entitled to take action against the party for breach of these Conditions; and (iii) the party relying on the Product is not in breach of any of these Conditions.

6.6 Except where Groundsure expressly agrees otherwise, Groundsure makes no physical inspection of the Site. The Client acknowledges that certain land uses or features and/or the condition of a Site may be apparent only from a physical inspection.

7 Fees

7.1 For Products ordered directly with Groundsure, the Fees shall be calculated and paid as set out in (i) the Order process for Orders received through the Website; and (ii) the quote provided by Groundsure for all other Orders, together with all applicable value added tax. Disbursements shall also be due and payable in respect of any Consultancy Services. For products ordered through a Reseller, the Fee shall be agreed with the Reseller.

7.2 If the Client has an account with Groundsure, the Client shall pay all invoices in full without deduction, counterclaim or set off within 30 days of the date of the invoice. If the Client does not have an account with Groundsure, all sums are due to Groundsure before the Order can be accepted.

7.3 If the Client fails to pay an invoice by the due date, Groundsure shall be entitled to refuse to accept and/or process any further Orders and to charge interest and compensation on any overdue sums, accruing from the due date up to the date of actual payment in accordance with the Late Payment of Commercial Debts (Interest) Act 1998.

8. Use of the Products

8.1 No IP Rights in the Products (including in any Third Party Data) are assigned to the Client or an End User under the Contract. The Client acknowledges that the Third Party Data is

owned by the Third Party Provider and is subject to the Third Party Conditions.

8.2 Subject to receipt of all Fees, and the terms of the Contract, Groundsure grants to the Client a non-exclusive, non-transferable right to access, download and use the Products for its internal purposes and to grant a sub-licence of such right to the End User and any party wishing to rely on the Product under Condition 6.

8.3 The Client shall:

- (i) not remove, suppress or modify any proprietary marking from the Product;
- (ii) be entitled to use the Product in respect of the Site only; and the Product may not be used or relied on in respect of adjacent or nearby sites;
- (iii) except to provide advice to any party entitled to rely on the Product under Condition 6, not create any product which is derived directly or indirectly from the Product nor combine the Product into any other information data or service, not reformat, modify, amend or add to the Product nor sell the Product; and
- (iv) not use the Product or any part of it except as permitted under the Contract.

9. Confidentiality

9.1 Save where and to the extent that disclosure is expressly permitted under the terms of the Contract, the Client shall treat in confidence and use appropriate and adequate technical and security measures (including any that a Third Party Provider might require) to ensure that all information received from Groundsure in connection with the Contract is kept confidential. The Client shall not (i) disclose such information to any third party other than in accordance with the terms of the Contract; or (ii) use such information for a purpose other than the exercise of its rights and obligations under the Contract.

9.2 Condition 9.1 shall not restrict the Client from disclosing information to the extent required by law or a court of competent jurisdiction.

9.3 Condition 9.1 shall not apply to (i) information which the Client can prove was rightfully in its possession prior to disclosure; and (ii) information which is in the public domain (other than by a breach of the Contract or any other contract).

10. Liability

10.1 Subject to Condition 10.3, Groundsure shall exercise reasonable skill and care in the preparation of the Product and the Product shall comply with the description on the Website. All other warranties, conditions and other terms implied by statute or common law are excluded from the Contract, to the fullest extent permitted by law.

10.2 Subject to Conditions 5, 10.3 and 10.6, Groundsure shall be liable to the Client for any loss or damage caused by Groundsure's negligence in mapping the Client's plan of the Site on to Groundsure's system.

10.3 Subject to Condition 10.6, Groundsure shall not be liable for: (i) loss of profits; (ii) loss of business; (iii) loss or corruption of data or information; (iv) business interruption; (v) any kind of special, indirect, consequential loss or pure economic loss; (vi) loss or damage that arises as a result of the use of all or part of the Products in breach of the Contract; (vii) loss or damage arising as a result of any error, omission or inaccuracy in the Products where such error, omission or inaccuracy is caused by any data provided by the Client, any Third Party Data or any reasonable interpretation of the data provided by the Client or the Third Party Data; (viii) loss or damage caused by a delay or loss of use of the Website; and/or (ix) any advice, act or omission of the Client, the Reseller or any other third party, including funders, solicitors and the parties entitled to rely on the Product. The parties agree that the provisions of this Condition 10.3 are severable.

10.4 Subject to the other provisions of this Condition: (i) Groundsure's total liability to the Client for all claims or series of claims relating to Groundsure Insights Data whether in contract, negligence or otherwise for any damages, losses or expenses shall be limited to the Fee paid for the Groundsure Insights Data; and (ii) Groundsure's total liability for all other Products to all (and not to each) of the parties seeking to rely on a Product, whether in contract, negligence or otherwise for any damages, losses or expenses shall be limited to £10 million.

10.5 The Client acknowledges and agrees that neither the Client, the End User nor any other party entitled to rely on the Product shall have any claim or recourse against any Third Party Provider under the Contract.

10.6 Nothing in the Contract limits or excludes the liability of Groundsure for: (i) breach of

its obligations under section 12 of the Sale of Goods Act 1979 and/or section 2 of the Supply of Goods and Services Act 1982; (ii) death or personal injury resulting from negligence; or (iii) fraud or fraudulent misrepresentation.

11. Suspension or Termination

11.1 The Contract shall commence on acceptance of an Order in accordance with Condition 3.4 and shall terminate on the later of receipt of the Fee and completion of the parties' obligations under Condition 5.4, provided that Groundsure Insights Data is a subscription product for a term of 1 (one) year.

11.2 Groundsure shall be entitled to suspend the provision of the Product or terminate the Contract if: (i) the Client has not provided the information or assistance required to prepare the Product; (ii) the Client fails to pay any sum due to Groundsure or the Reseller as the case may be, within 30 days of the due date; (iii) the Reseller fails to pay the relevant fee for the Products provided to the Client; or (iv) the Client or the End User breaches any term of the Contract which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

11.3 If the Client is a consumer (and not a business), the Client expressly acknowledges and agrees that: (i) the services for the supply of the Product commence immediately upon Groundsure's acceptance of the Order; and (ii) the Product is supplied to the Client's specification(s) and therefore there is no right to cancel the Order following acceptance. If the Client is a consumer, then notwithstanding any other provisions of the Contract, none of the Client's consumer statutory rights are affected.

11.4 Upon suspension or termination of the Contract the Client shall pay to Groundsure all and any Fees due to Groundsure.

11.5 On termination of the Contract, the provisions of the following Conditions shall continue to apply: Conditions 4.4, 4.5, 5.4, 5.5, 6, 7, 8, 9, 10, 11.4, 11.5 and 12, provided that Conditions 6 and 8 shall not continue to apply for: (i) the Client, the End User or any party named in Condition 6 if the Contract is terminated because the Fee for the Product has not been paid by the Client, or the Reseller fails to pay the relevant fee for the Products provided to the Client; and (ii) any party if that party is in breach of Condition 8.

12 General

12.1 No amendment or variation to the Contract shall be valid unless signed by an authorised representative of the parties.

12.2 No failure or delay on the part of Groundsure to exercise any right, power or provision under the Contract shall operate as a waiver.

12.3 Except as expressly provided in the Contract, no person other than Groundsure and the Client shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.4 Groundsure shall not be liable to the Client if the provision of the Product is delayed or prevented for reasons beyond Groundsure's control including any telecommunications, network or system failure.

12.5 Any notice shall be in writing and delivered by hand or sent by first class post or by email to the other party's address or email address. Deemed delivery shall be the day of delivery if delivered by hand, or email (unless that day is not a working day, then, deemed delivery shall be the next working day) and on the second working day after the day of posting if sent by first class post.

12.6 Each of the provisions of the Contract is severable and distinct from the others. If one or more provisions is becomes unenforceable, the enforceability of the remaining provisions shall not be affected.

12.7 The Client and Groundsure shall comply with its obligations under the Bribery Act 2010 and its own bribery policies. Each party shall promptly report to the other any request of demand for any undue financial or other advantage of any kind it receives in connection with the performance of the Contract.

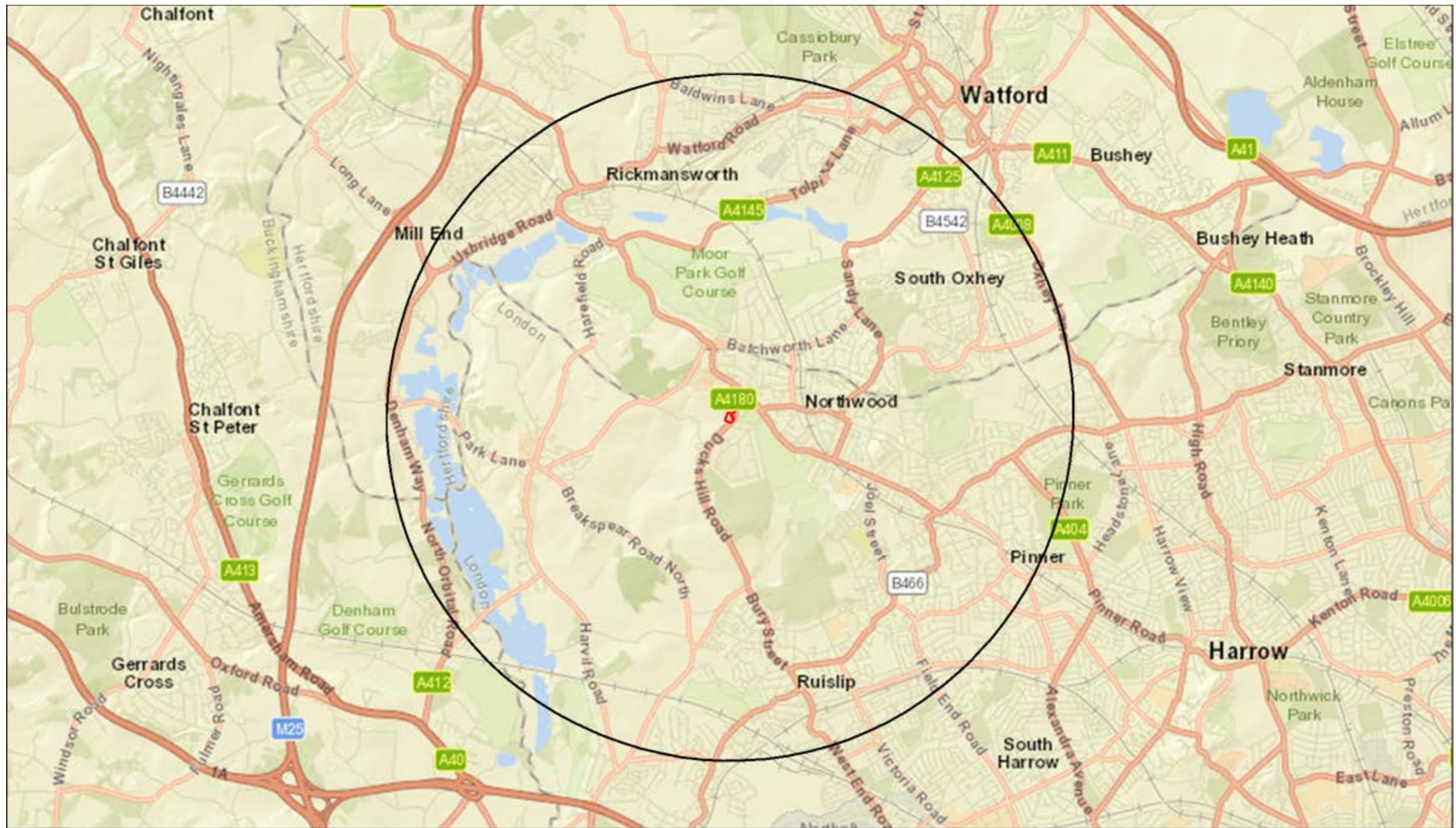
12.8 The Client may not assign or otherwise transfer any of its rights or obligations under the Contract.

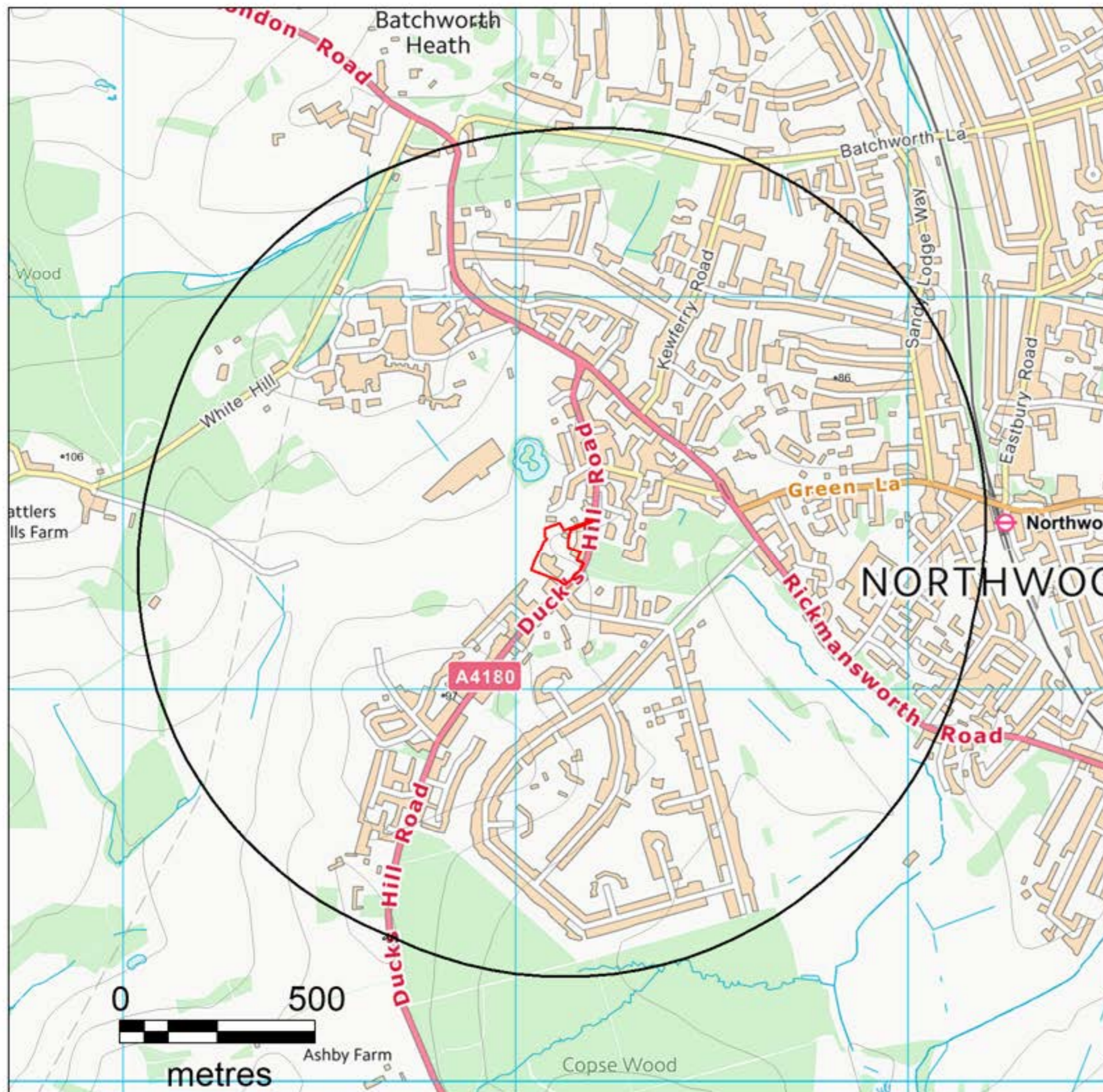
12.9 The Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with the Contract shall be subject to the exclusive jurisdiction of the English courts.

Appendix A

Figures and Photographs

Figure 1





Site Address: Denville Hall,
62 Ducks Hill Road,
Northwood, HA6 2SB

Project Reference: GSP-2018-1161

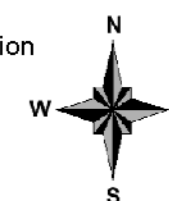
Grid Reference: 508091,191308

Scale at A3: 1:10,000

Figure 2: Large Scale Site Location

Version: A

Date: 02/10/2018

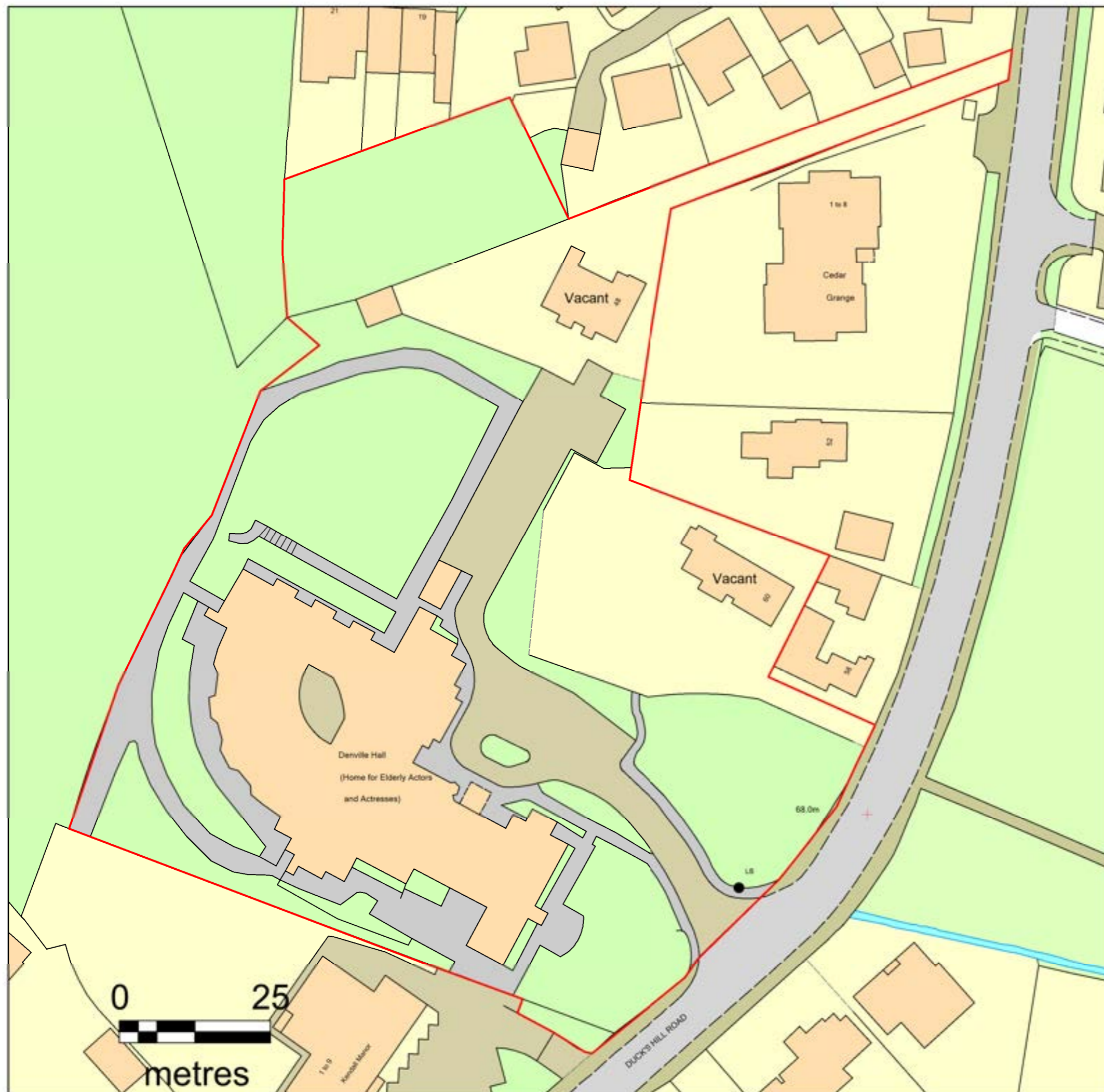


Legend

- Site Boundary
- 1 Km Buffer
- 10m Contours
- Spot Height



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E: info@groundsure.com
W: www.groundsure.com



Site Address: Denville Hall,
62 Ducks Hill Road,
Northwood, HA6 2SB

Project Reference: GSP-2018-1161

Grid Reference: 508091,191308

Scale at A3: 1:650

Figure 3: Key Features Plan

Version: A


Date: 02/10/2018



MasterMap Legend

 Building	 Natural Surface
 Manmade Surface	 Road Or Track
 Multi Surface	 Structure
 Natural Environment	 Water

Site Legend

 Site boundary



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Photo 1: South eastern access, with a lockable gate and fence off Duck's Hill Road.



Photo 2: North eastern access off Duck's Hill Road



Photo 3: 40 bed care home building.



Photo 4: Vacant cottage building in the east.



Photo 5: Vacant block of flats in the north east.



Photo 6: Area of potentially infilled former ground workings in the centre of the Site, with no vegetation dieback identified.

Appendix B

Groundsure Historical Map Pack

Site Details:

DENVILLE HALL, 62 DENVILLE
HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

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
Levelled N/A

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

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

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

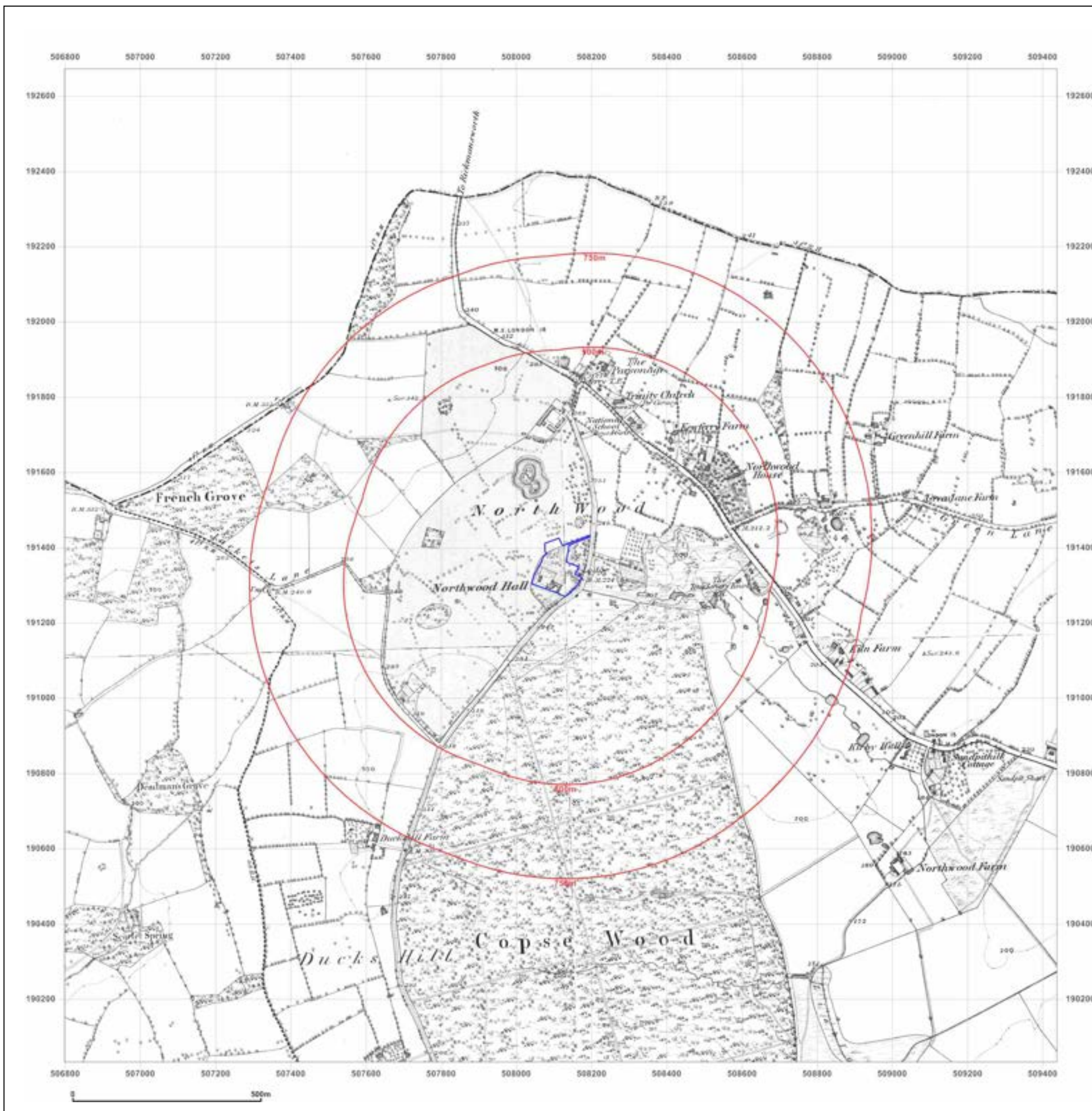


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Groundsure Insights
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W: www.groundsure.com

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Production date: 25 September 2018

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

DENVILLE HALL, 62 DENVILLE HALL, DUCKS HILL ROAD, NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1898-1899

Scale: 1:10,560

Printed at: 1:10,560



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

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

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

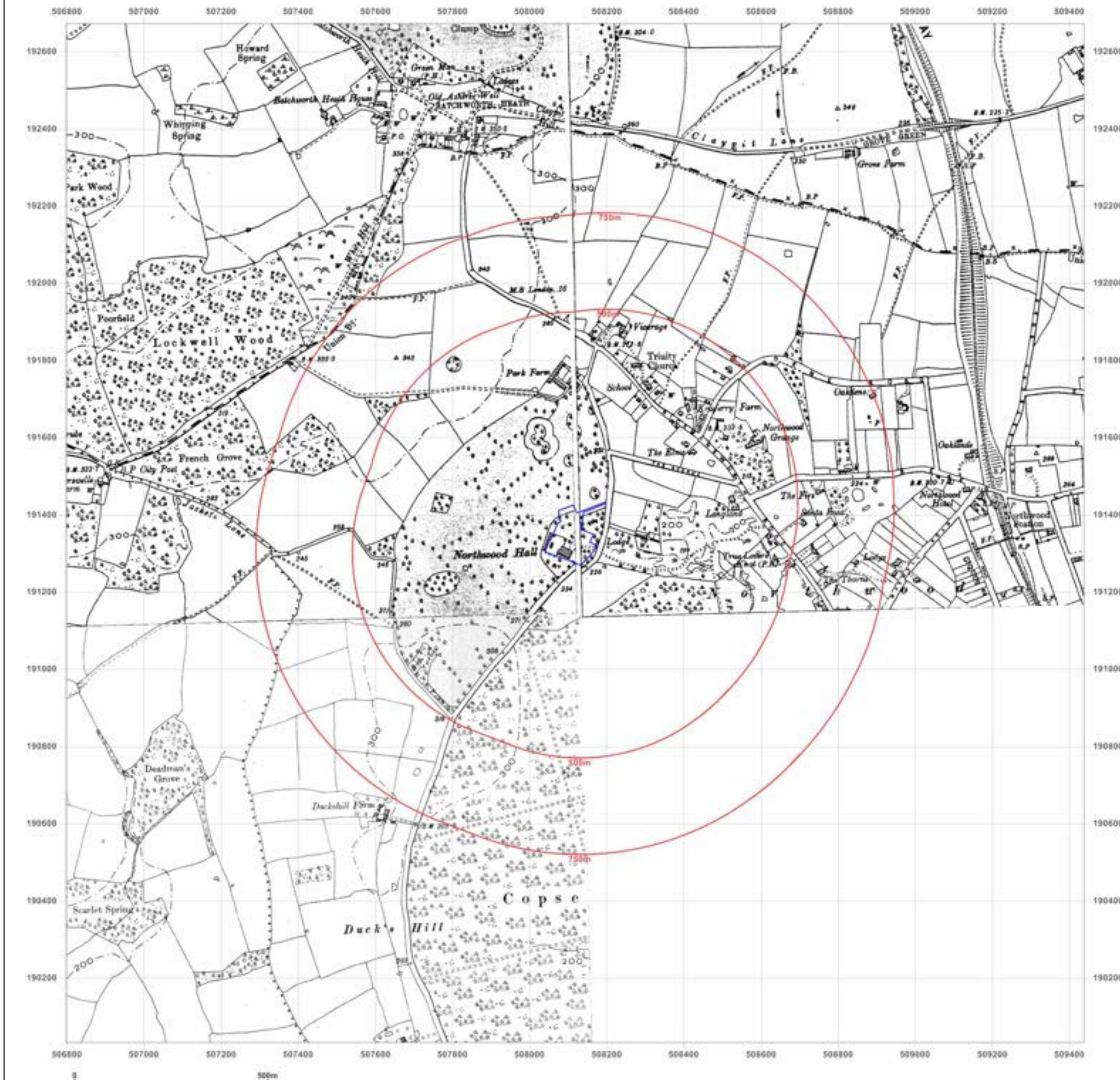


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Production date: 25 September 2018

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

DENVILLE HALL, 62 DENVILLE
HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1895-1899

Scale: 1:10,560

Printed at: 1:10,560



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

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

Surveyed 1875
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

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

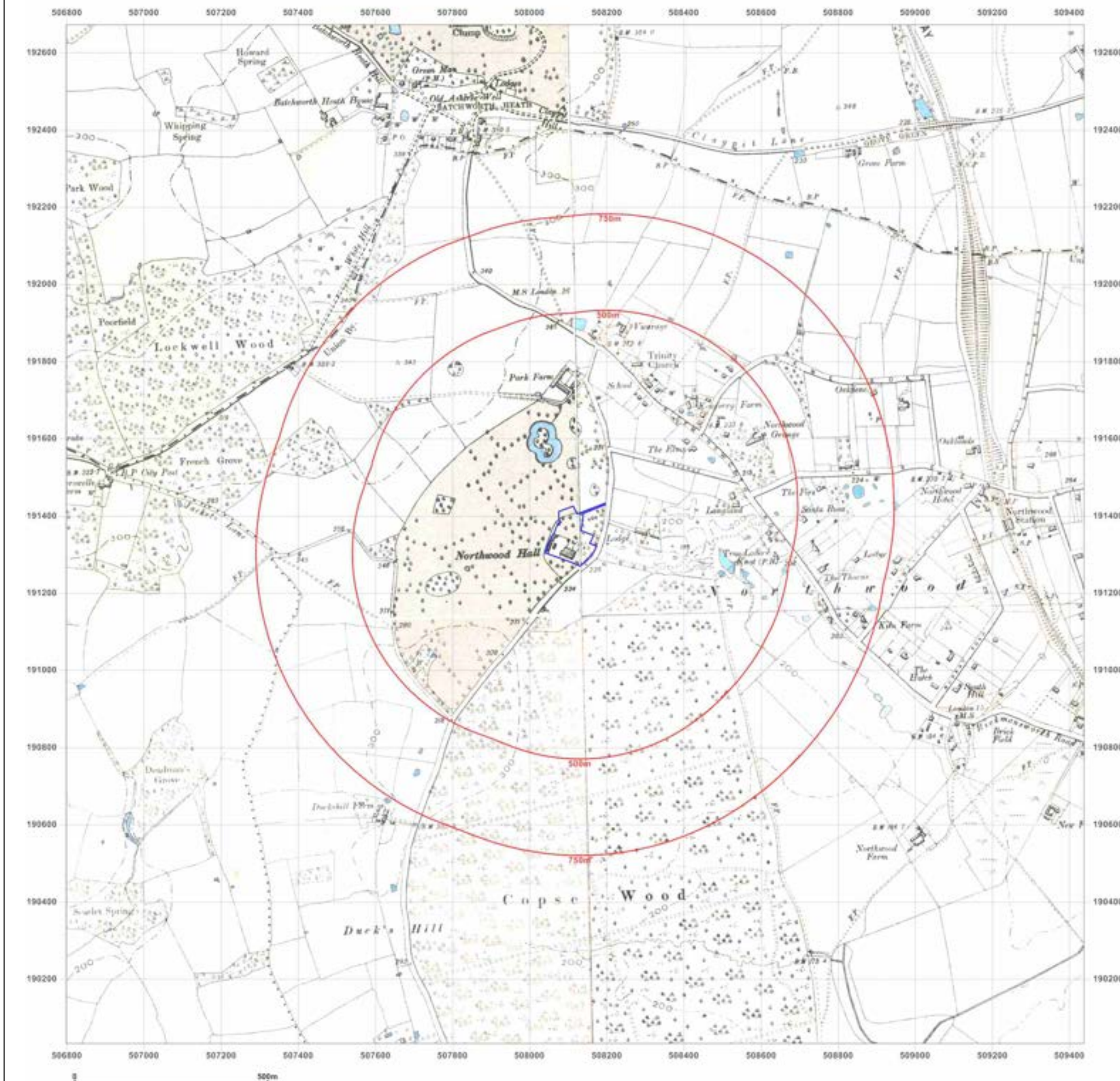


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Production date: 25 September 2018

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Site Details:

DENVILLE HALL, 62 DENVILLE
HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1911-1913

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1864
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A

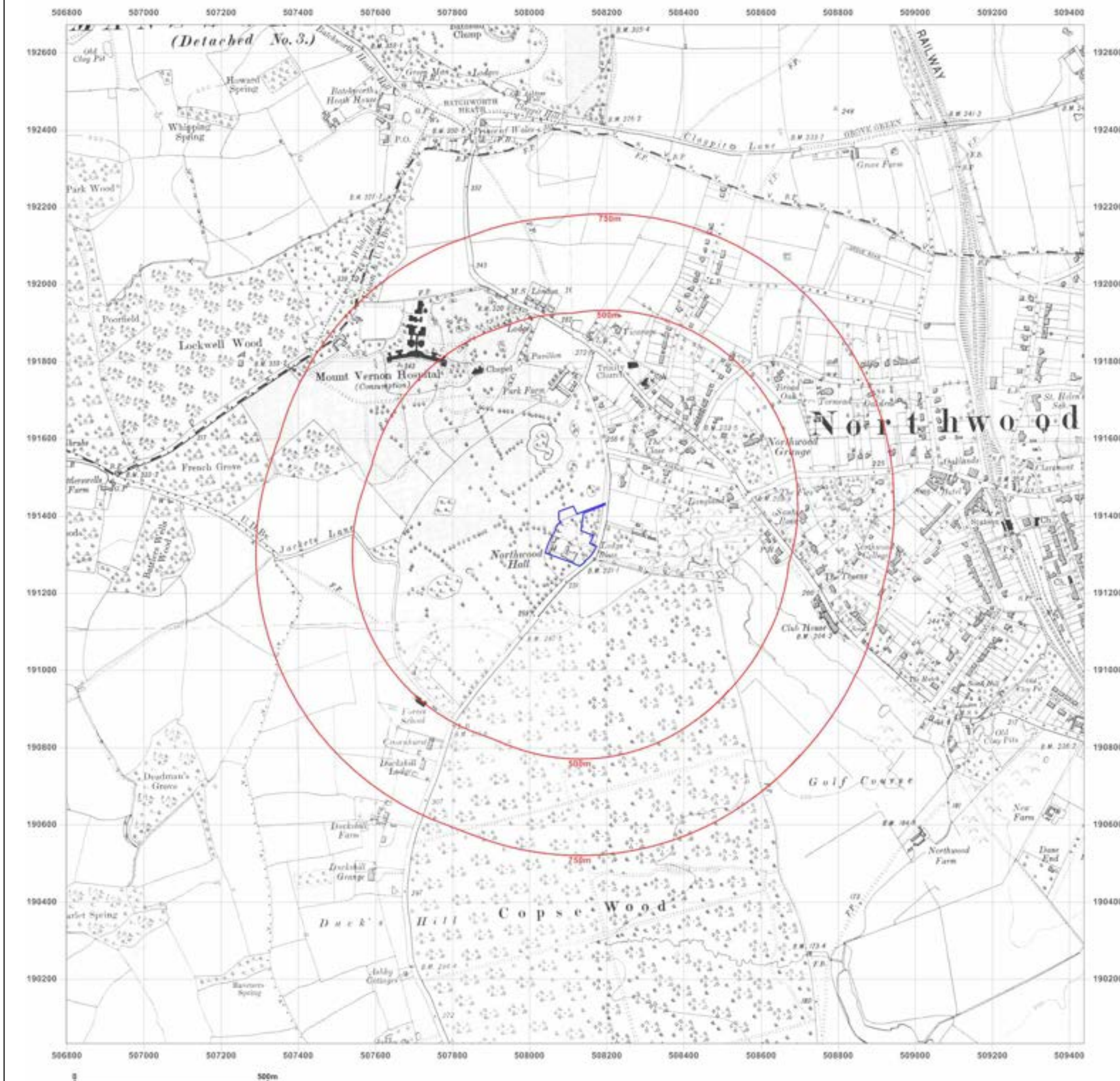


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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

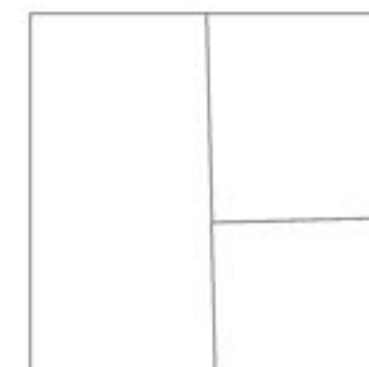
Map date: 1920

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

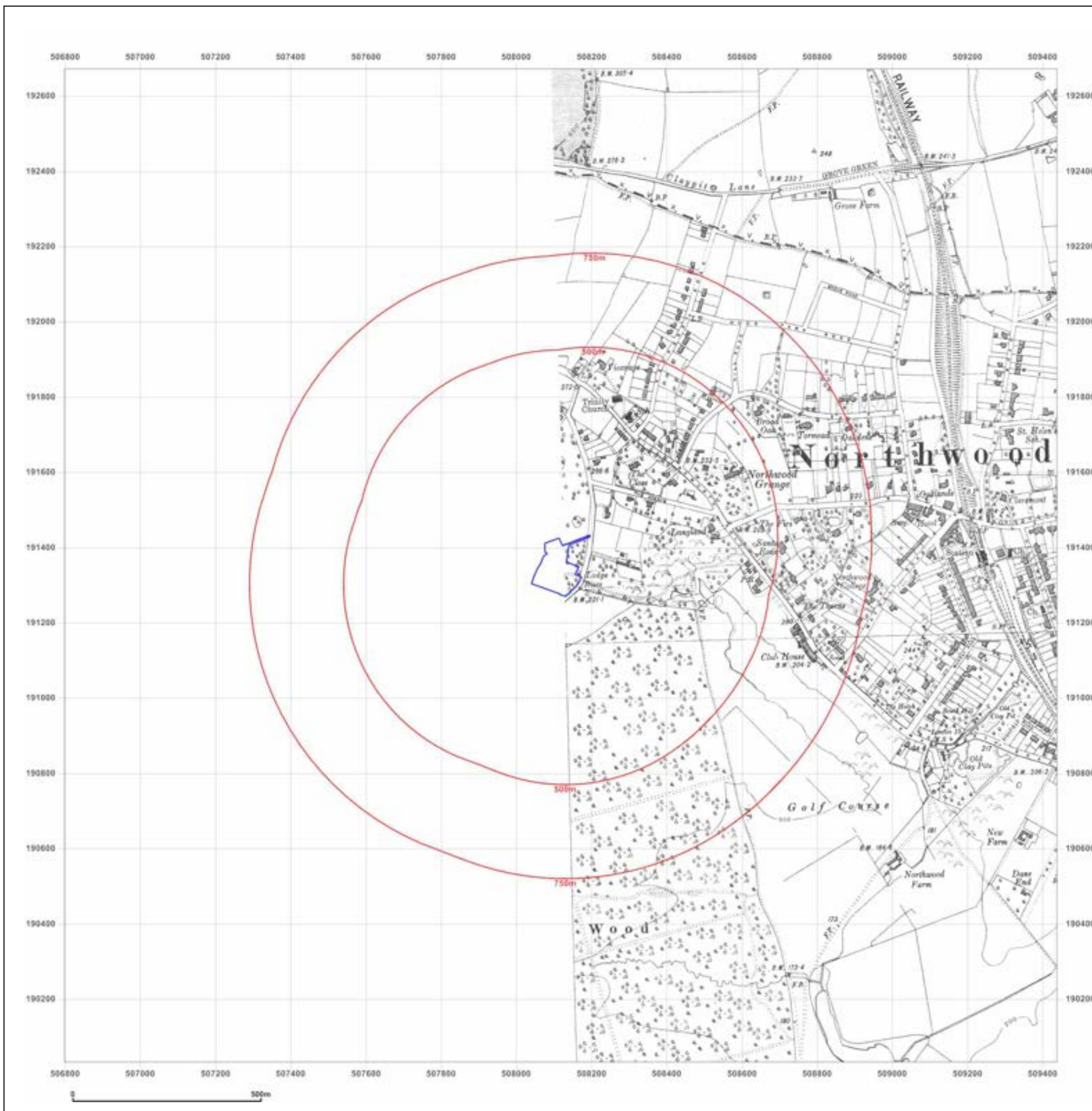


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Production date: 25 September 2018

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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1934-1935

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

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

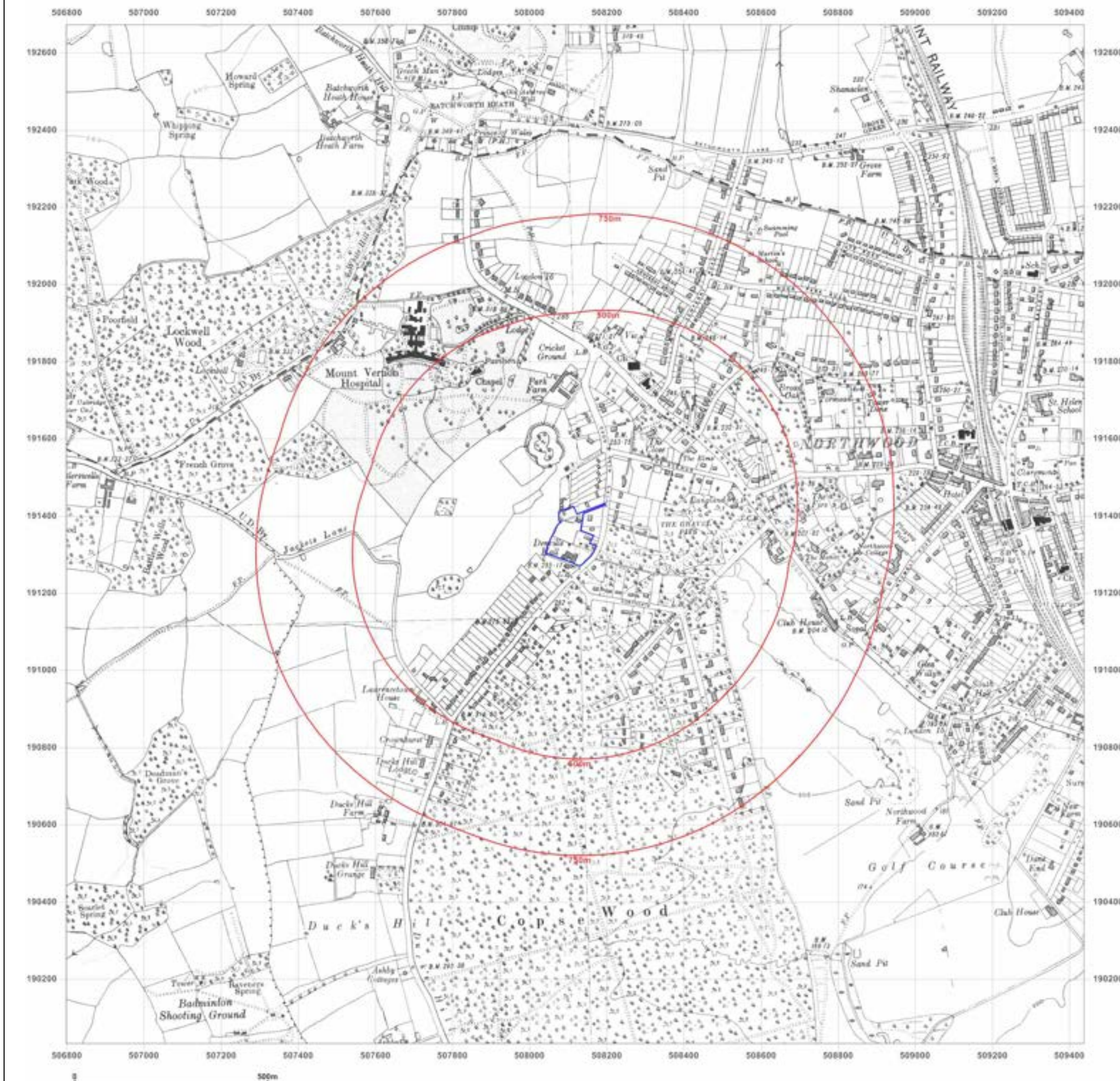


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Production date: 25 September 2018

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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1938

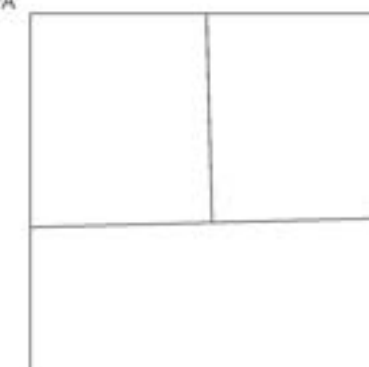
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Printed at: 1:10,560



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

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

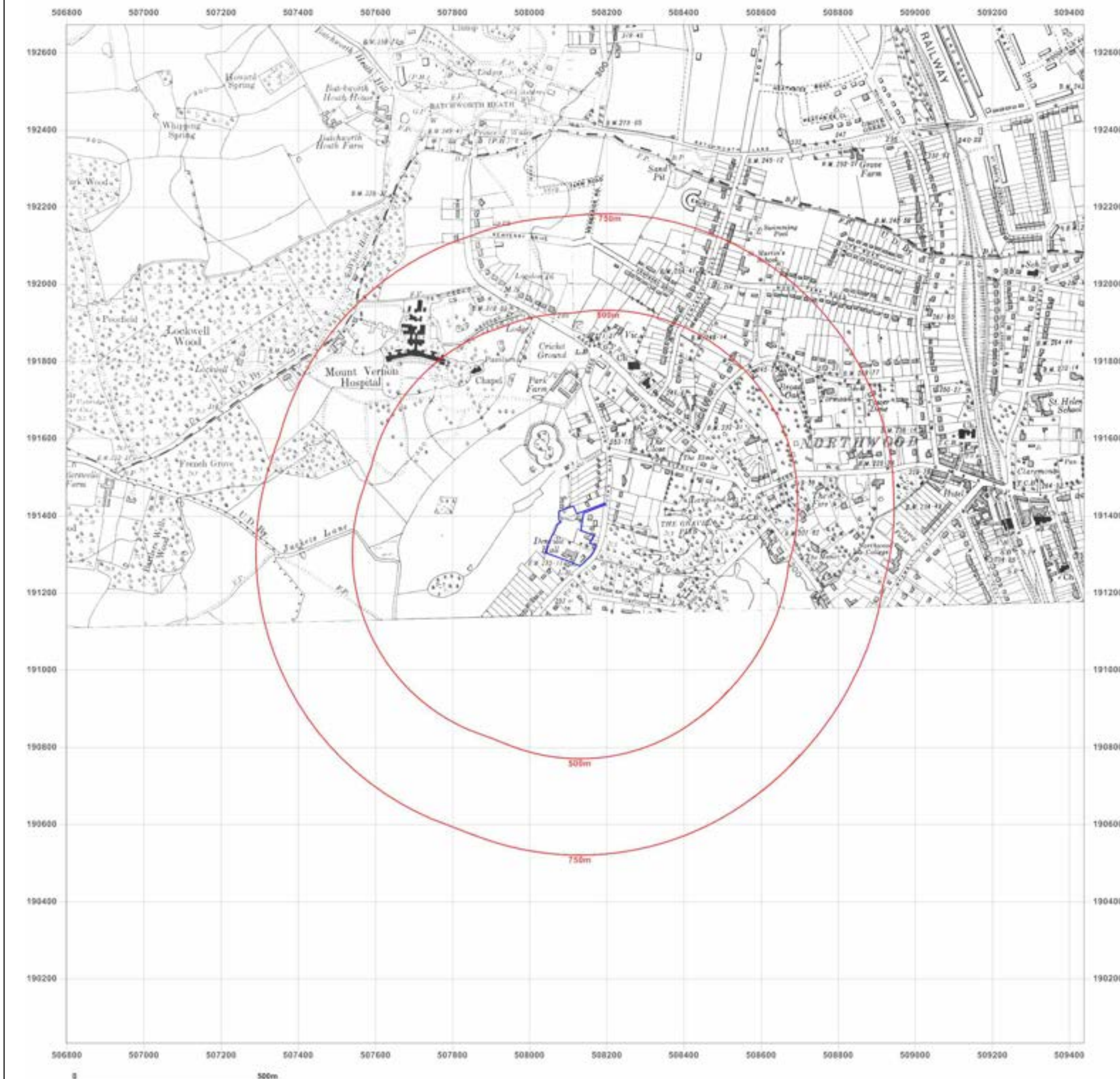


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Production date: 25 September 2018

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Site Details:

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NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



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

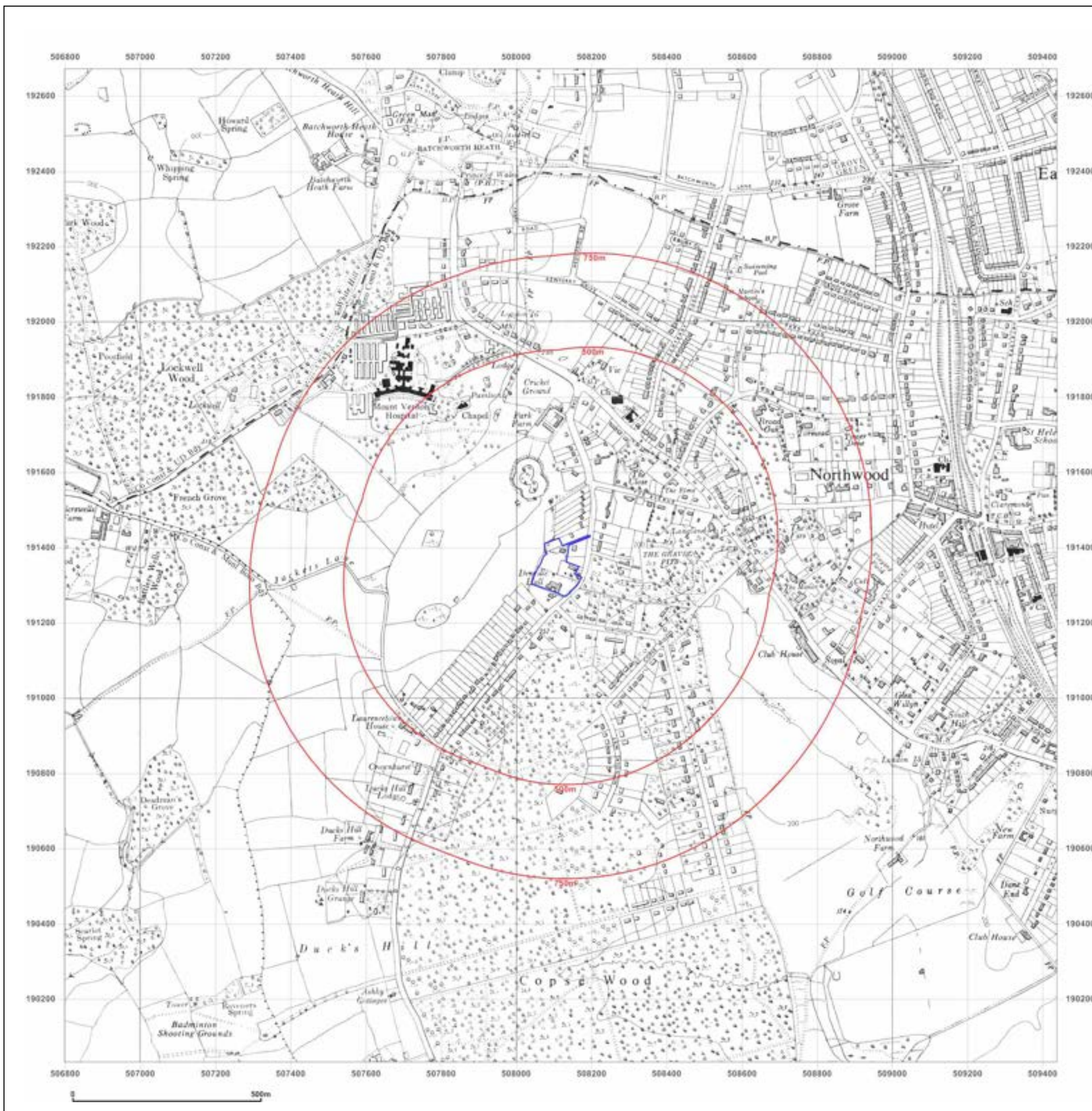


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Site Details:

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NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: Provisional

Map date: 1965

Scale: 1:10,560

Printed at: 1:10,560



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

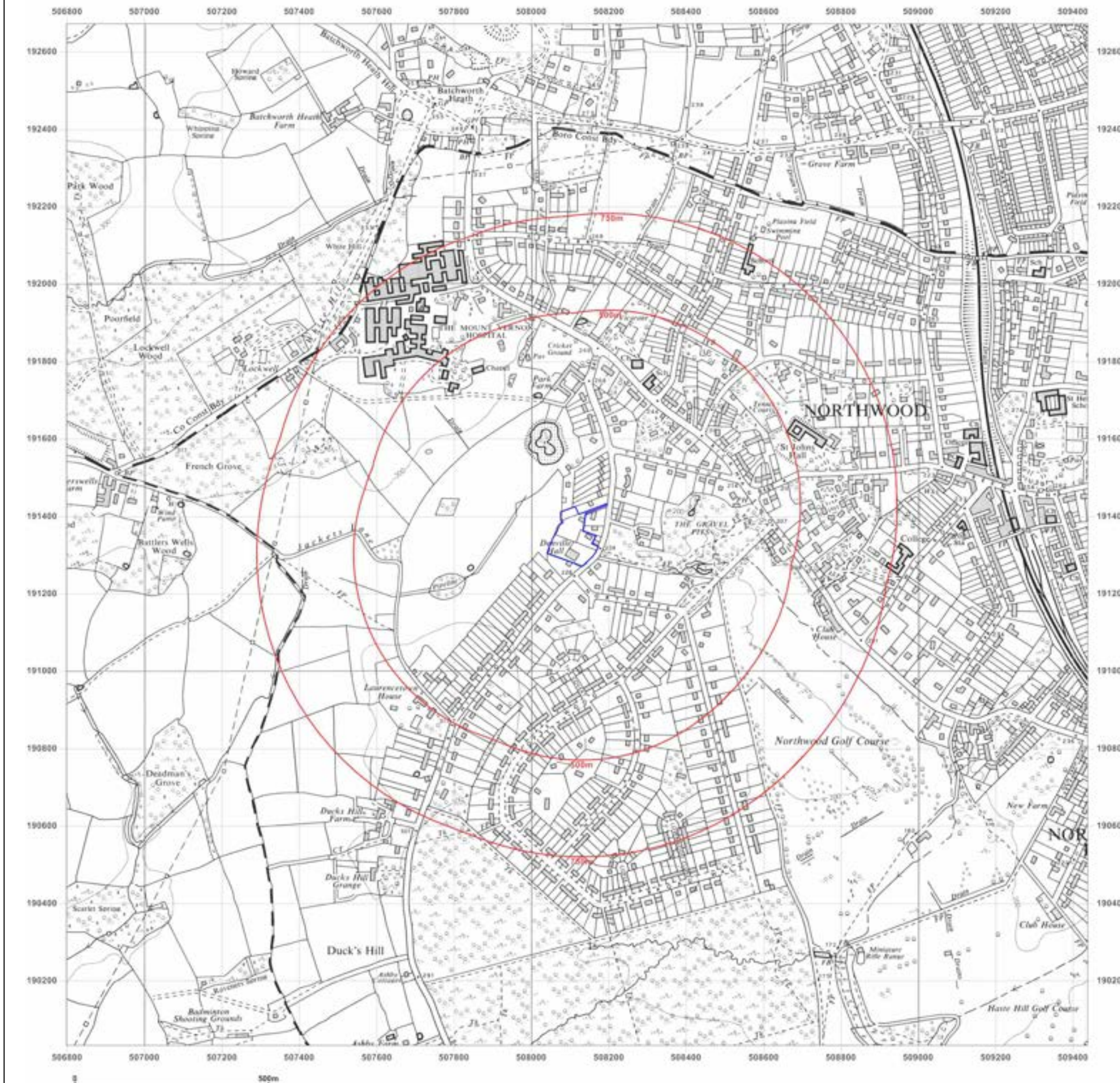


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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: National Grid

Map date: 1974

Scale: 1:10,000

Printed at: 1:10,000



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

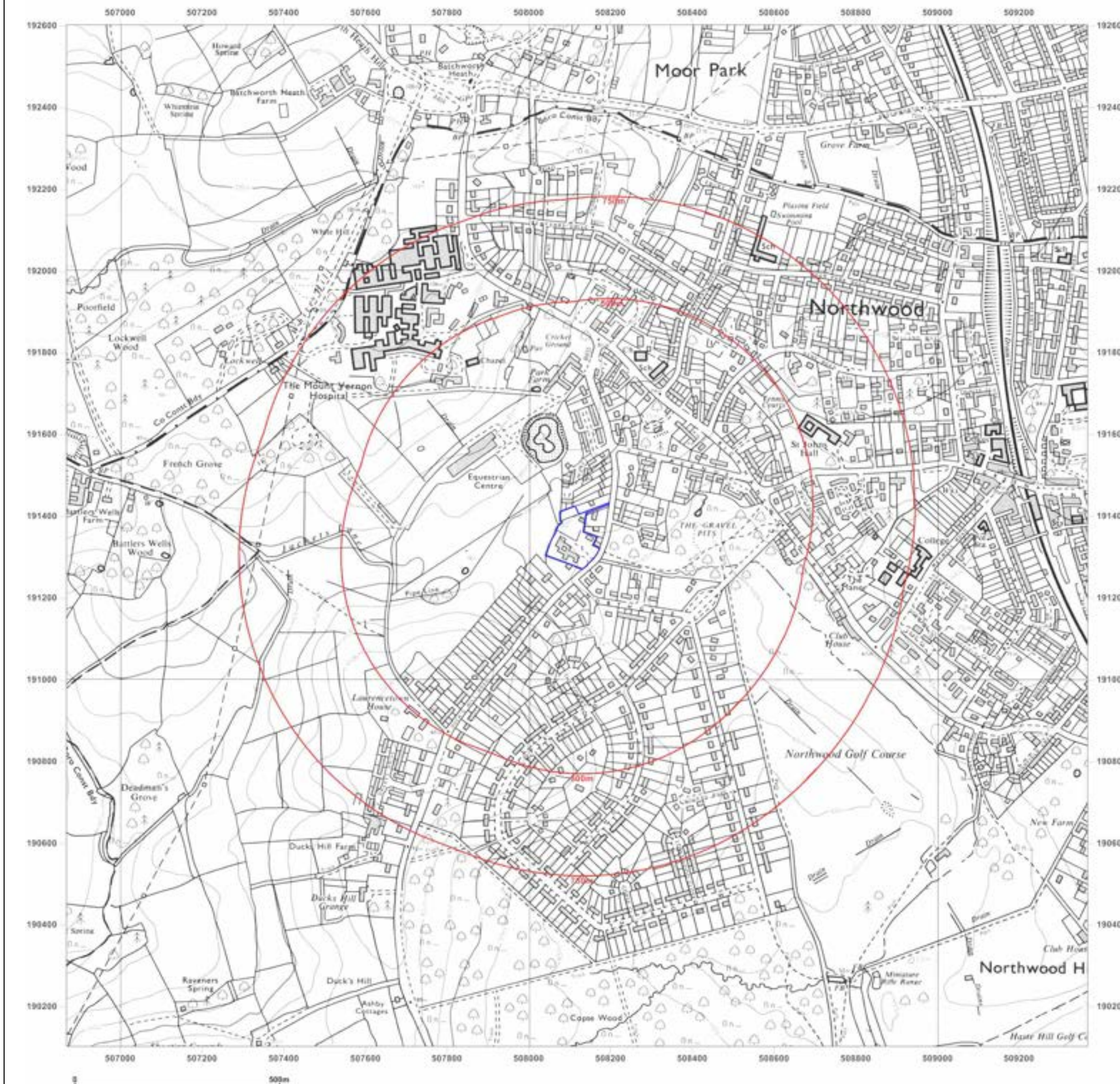


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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: National Grid

Map date: 1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

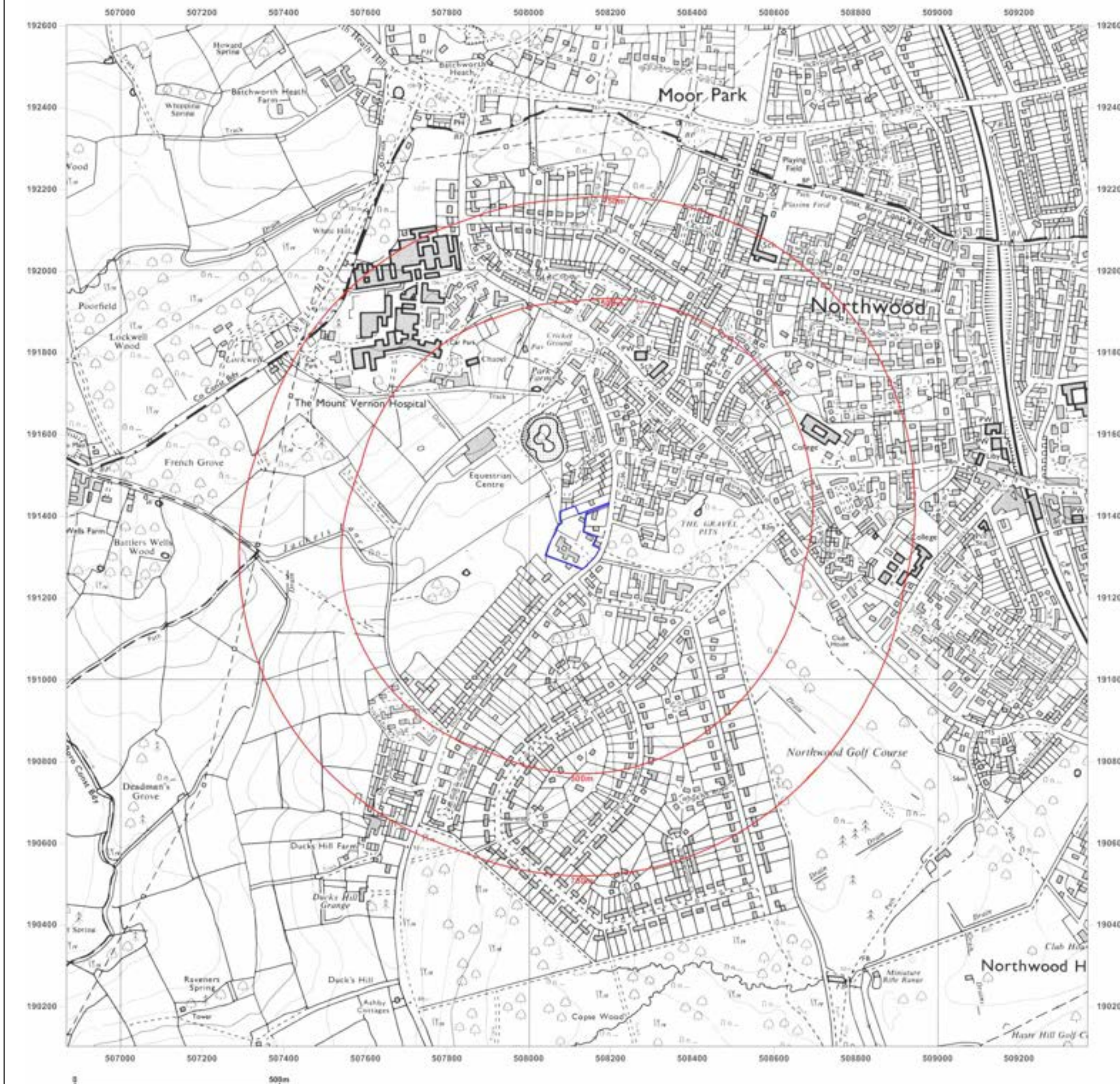


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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

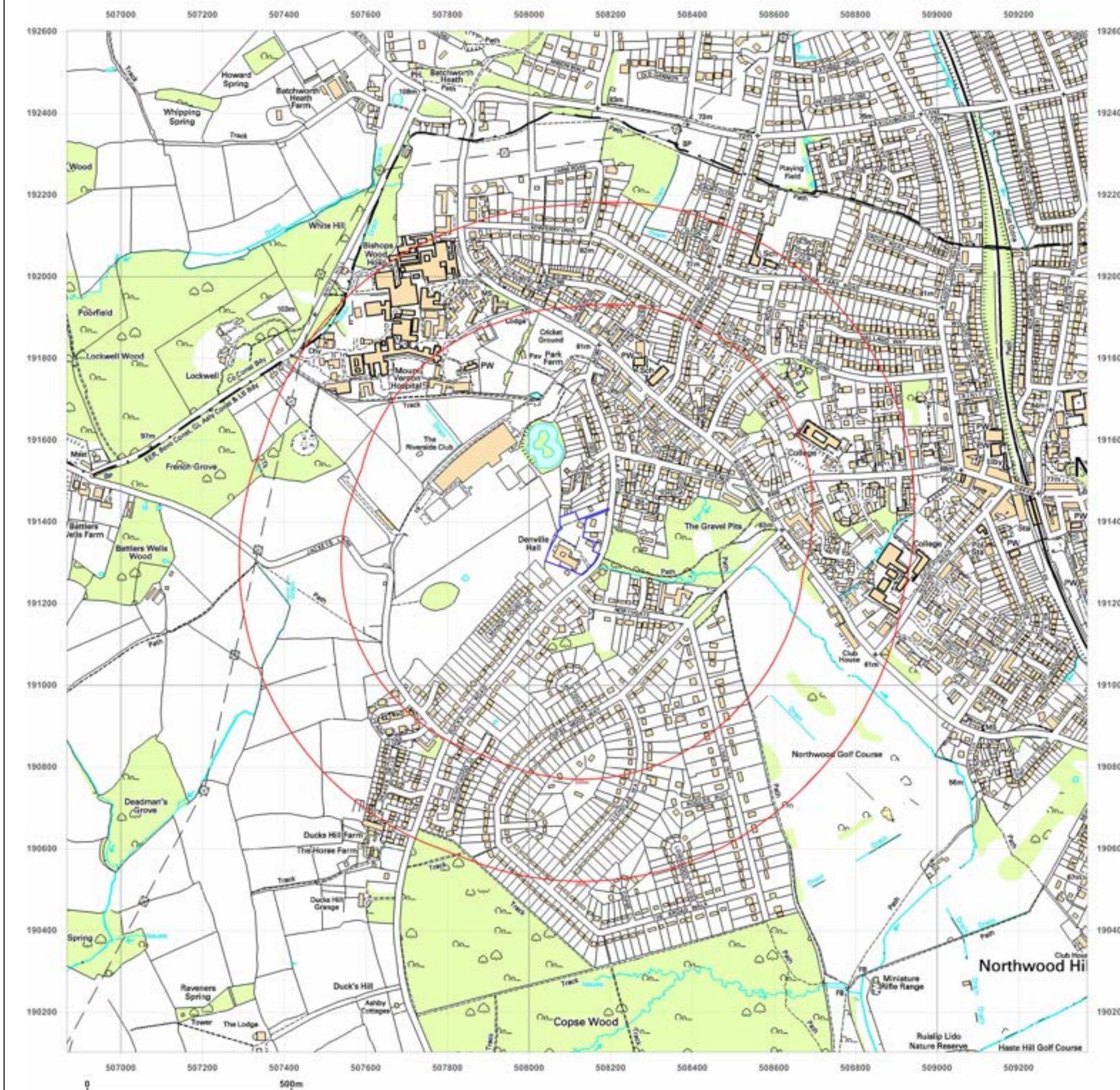


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Production date: 25 September 2018

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NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

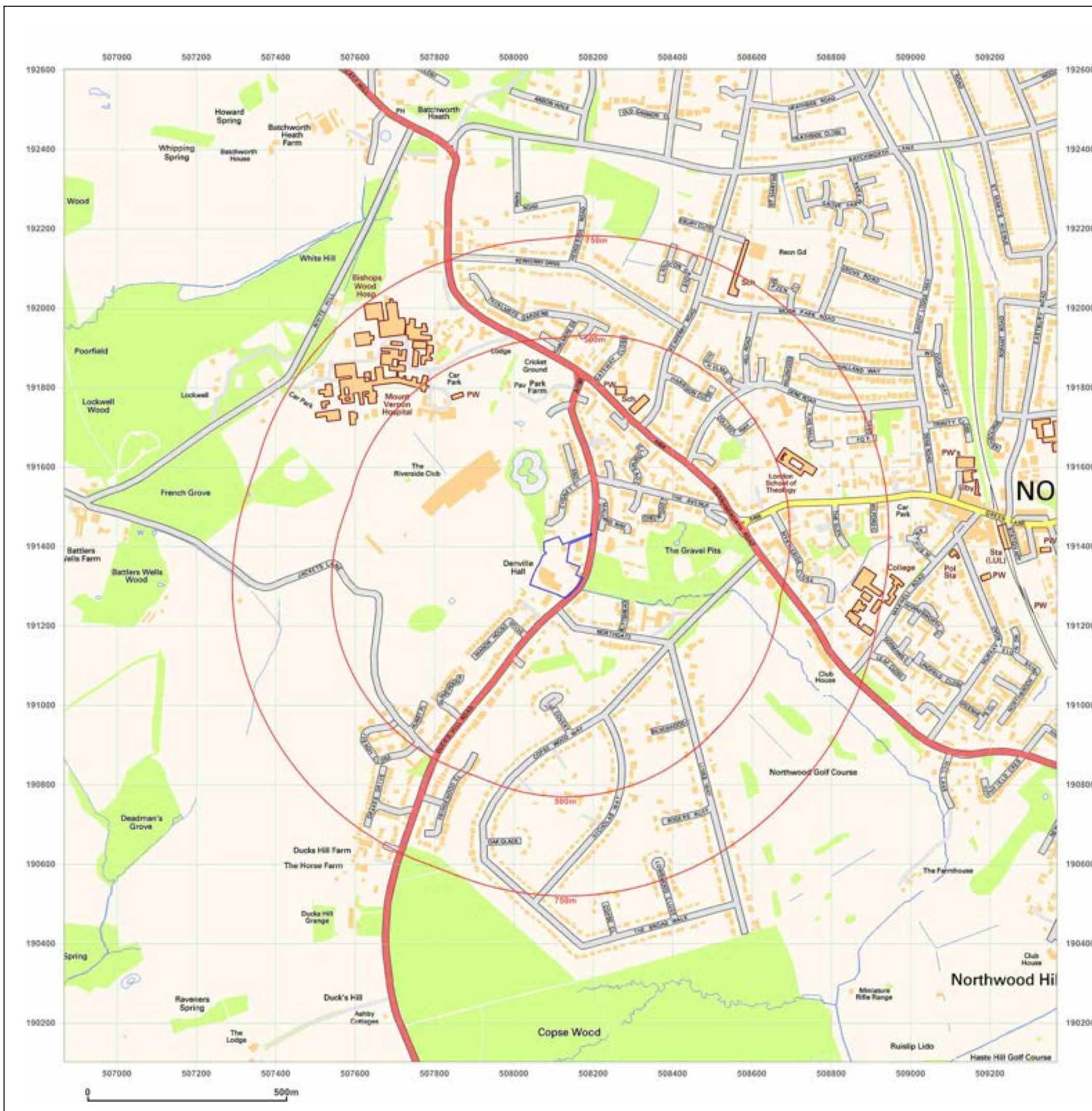


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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000

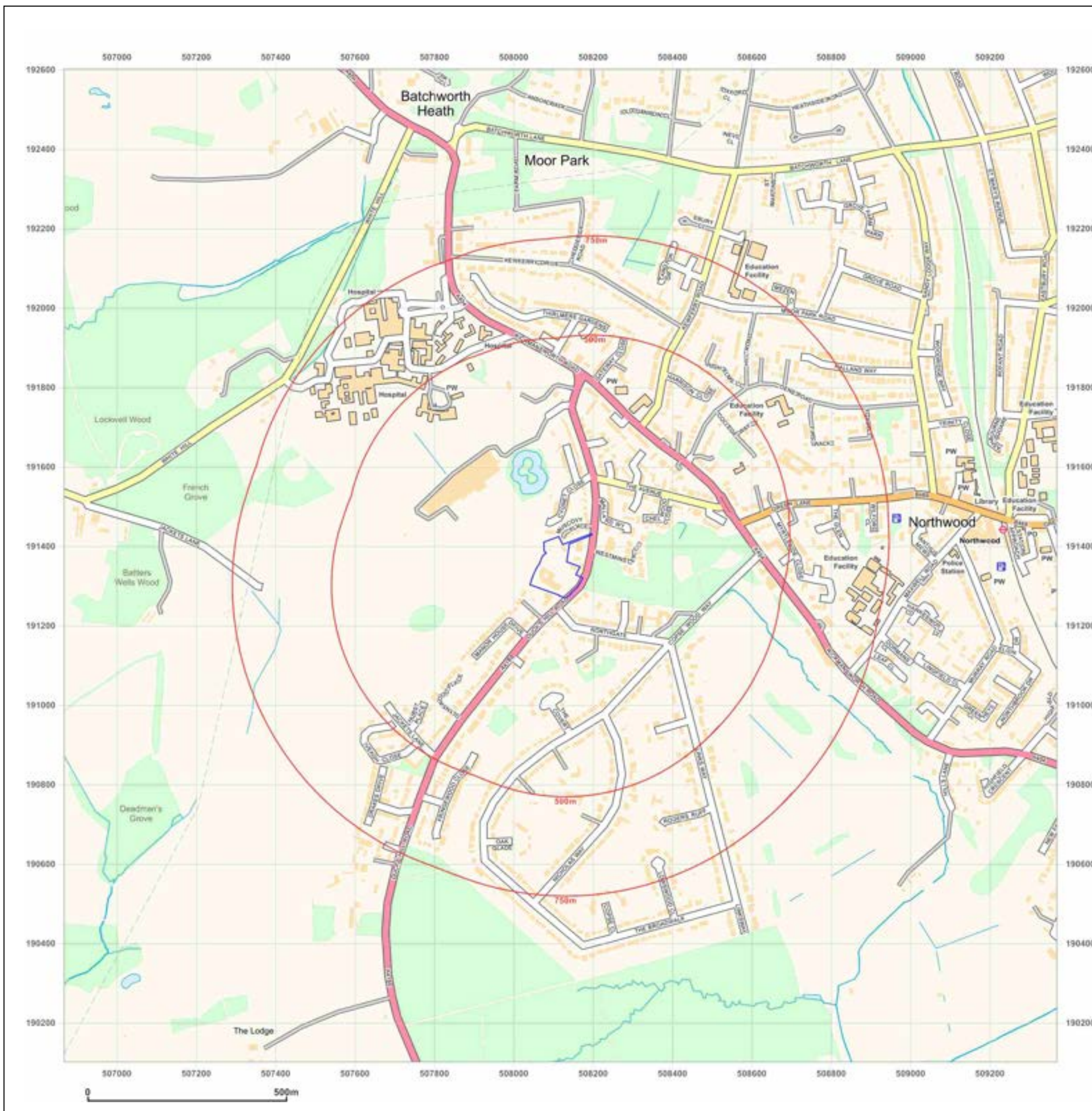


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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1865-1866

Scale: 1:2,500

Printed at: 1:2,500



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

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

Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A

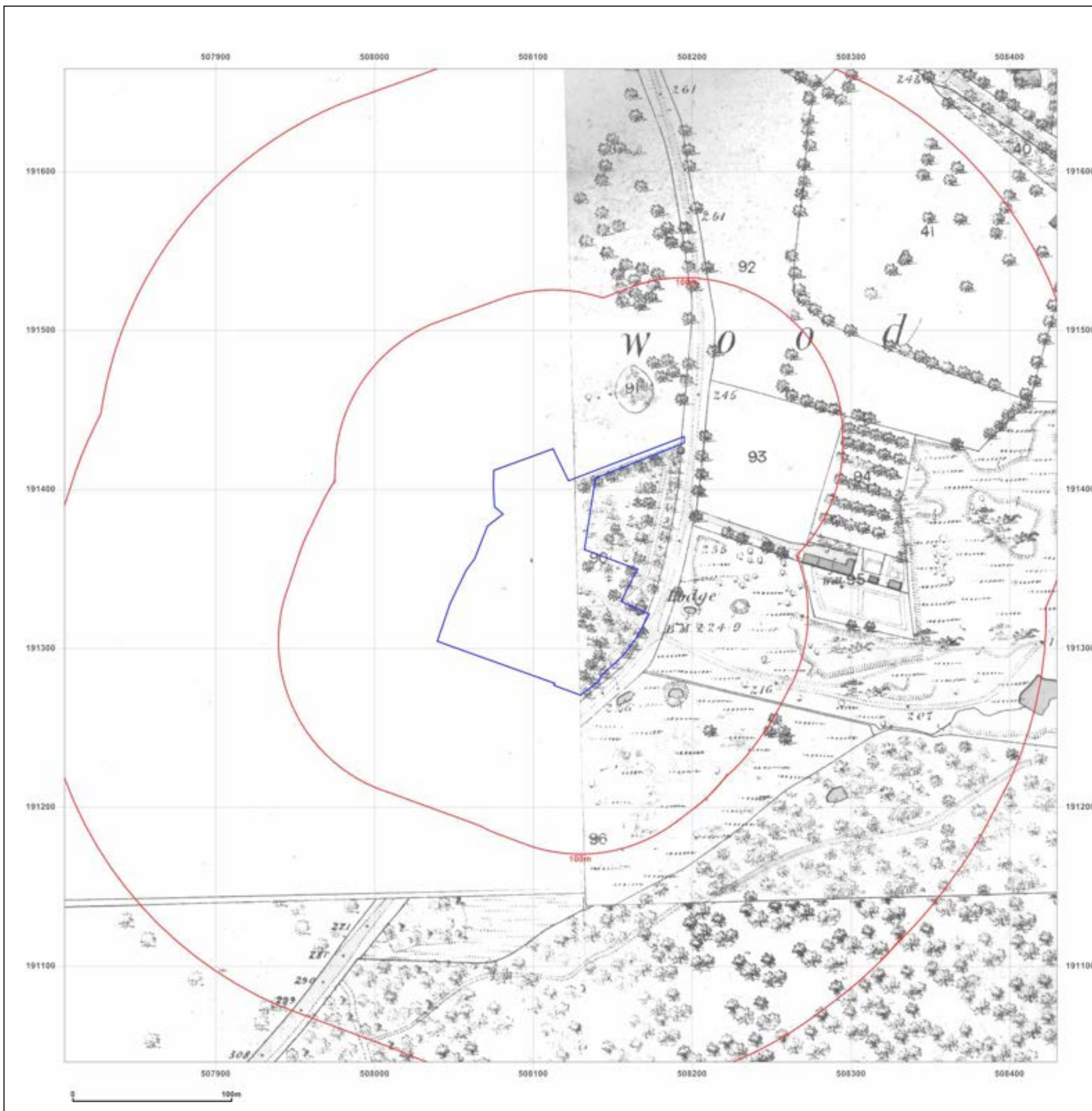


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Site Details:

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NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1865-1866

Scale: 1:2,500

Printed at: 1:2,500



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



Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A

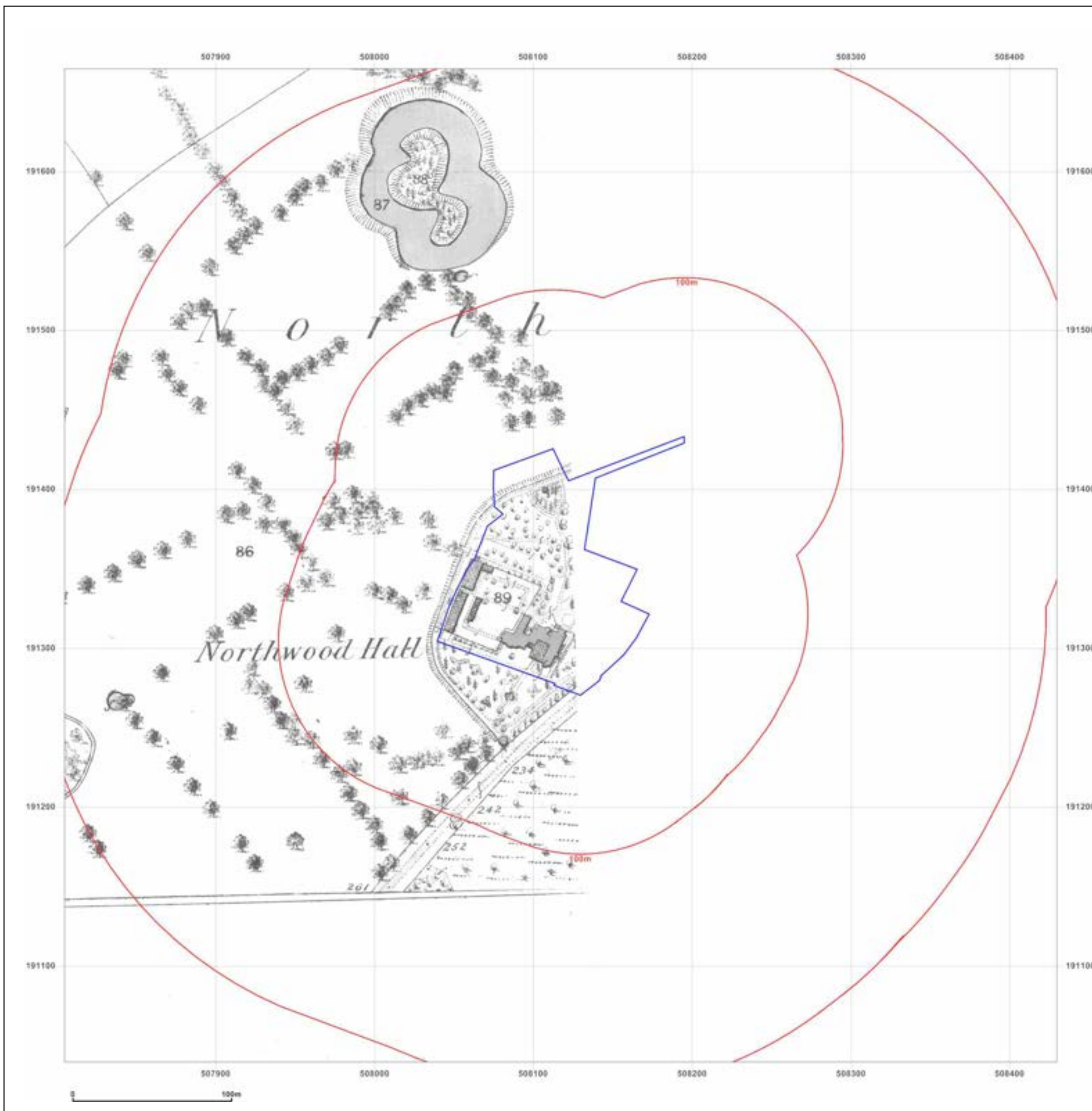


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Production date: 25 September 2018

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Site Details:

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Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1895-1896

Scale: 1:2,500

Printed at: 1:2,500



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

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

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

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

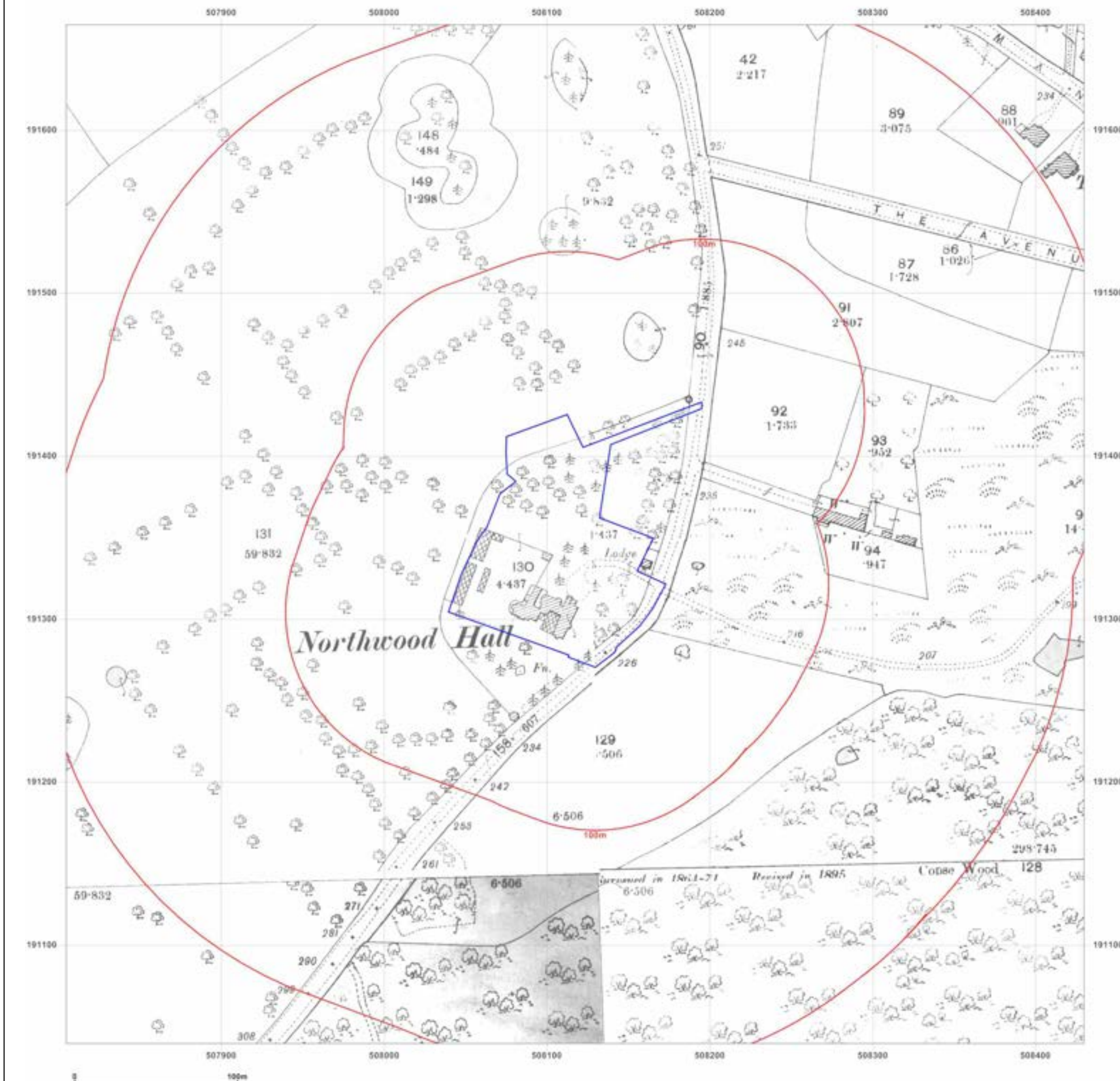


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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1898

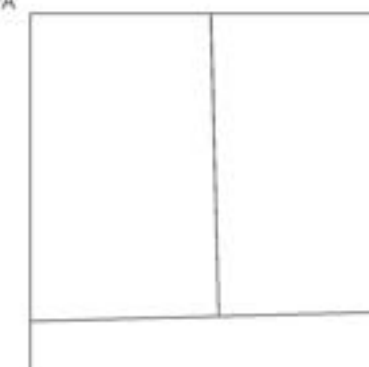
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

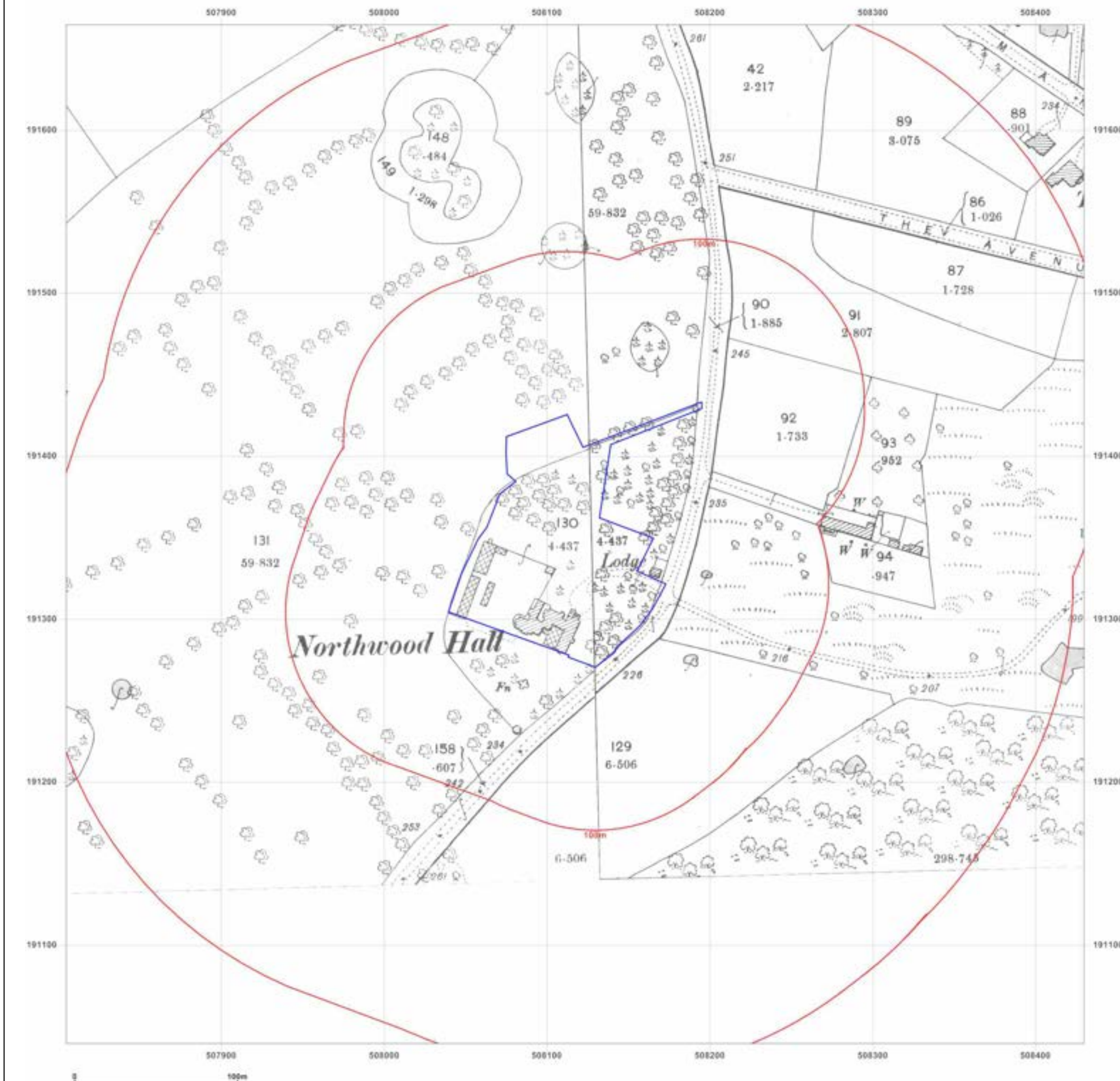


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Site Details:

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Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: County Series

Map date: 1913-1914

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1871
 Revised 1912
 Edition 1914
 Copyright N/A
 Levelled N/A

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

Surveyed 1914
 Revised 1914
 Edition N/A
 Copyright N/A
 Levelled N/A

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

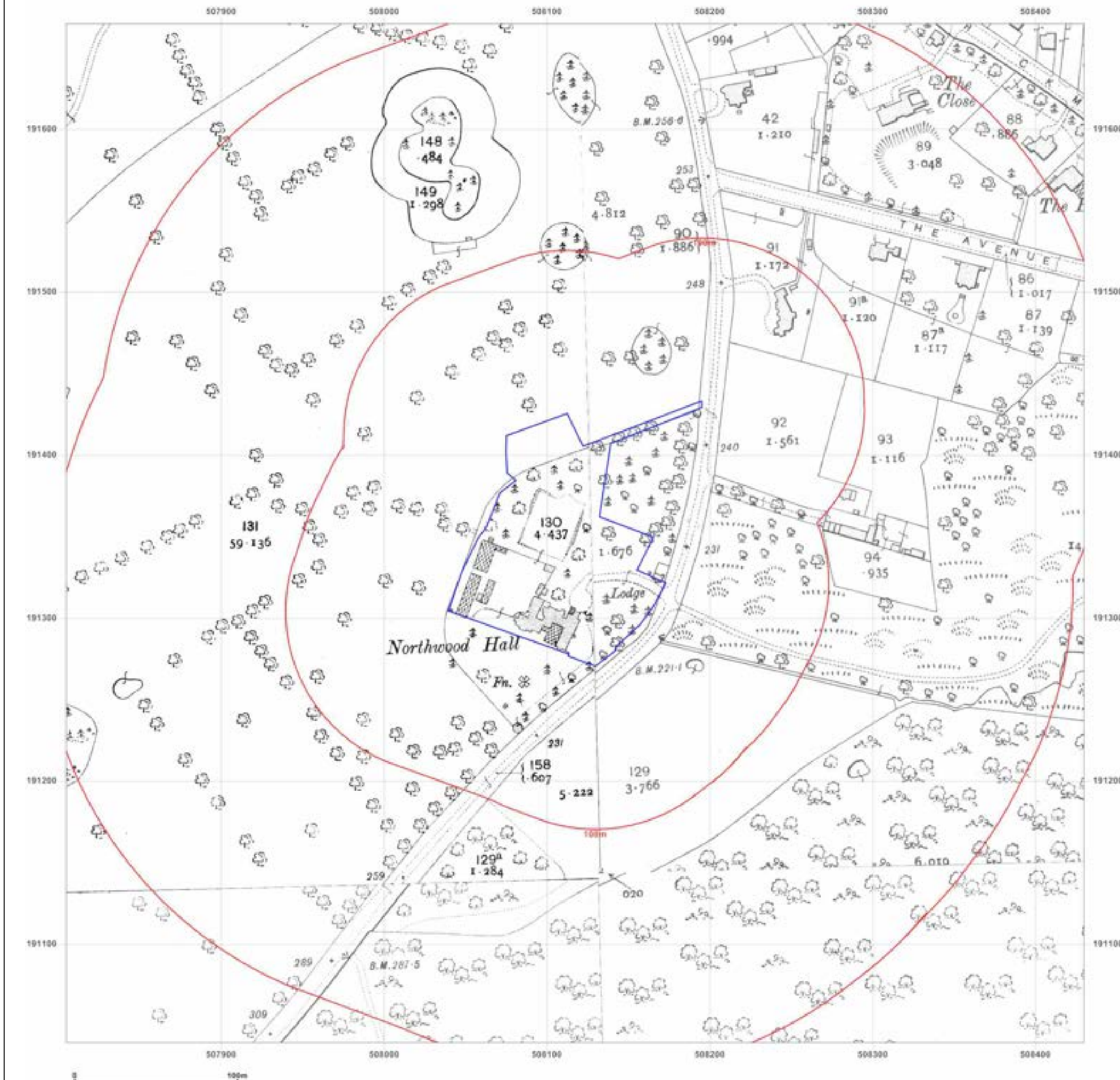


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Site Details:

DENVILLE HALL, 62 DENVILLE
HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

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

Surveyed 1934
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

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

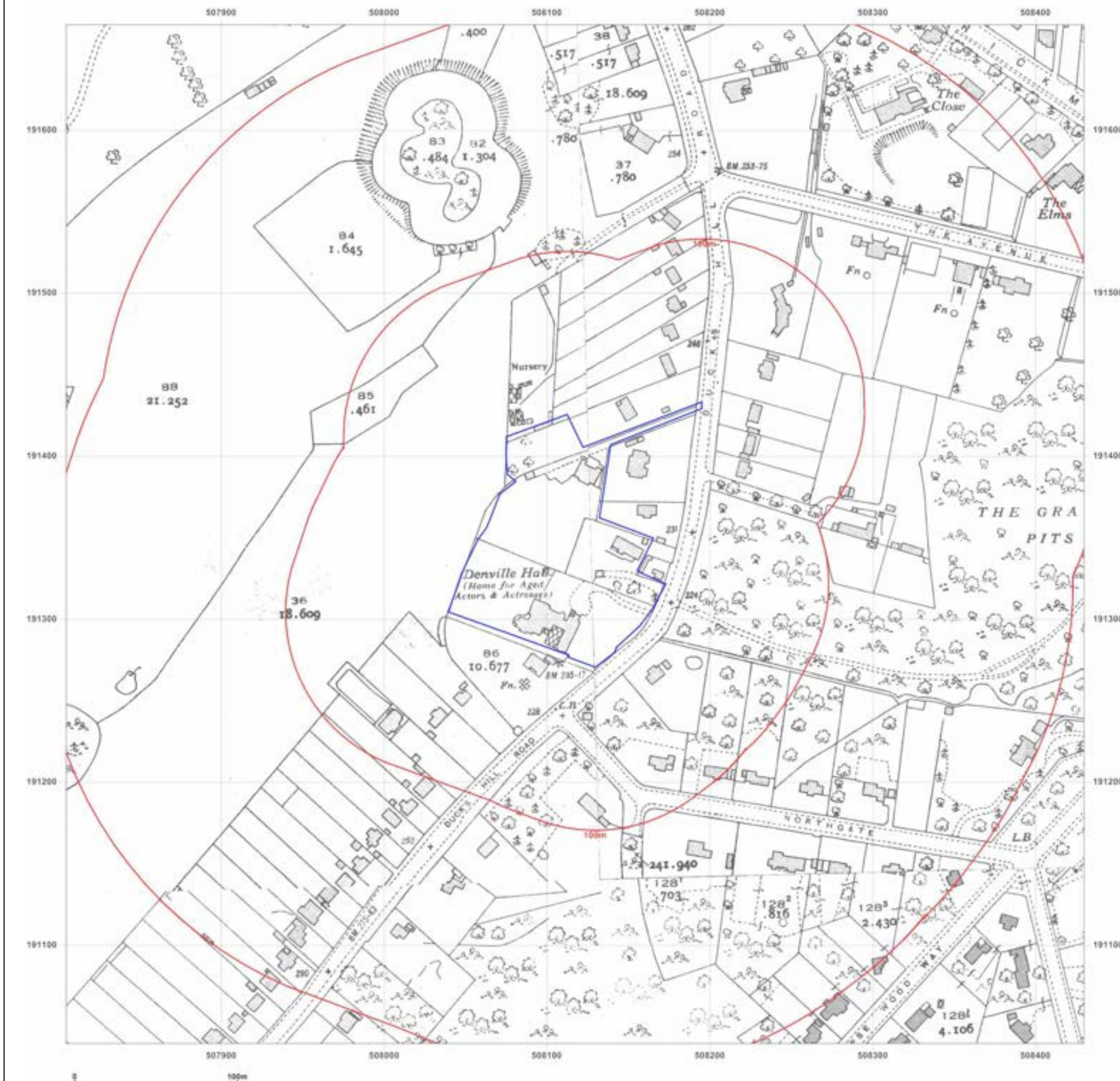


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Production date: 25 September 2018

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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
Revised 1959
Edition N/A
Copyright 1959
Levelled 1957

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1959
Levelled 1957

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

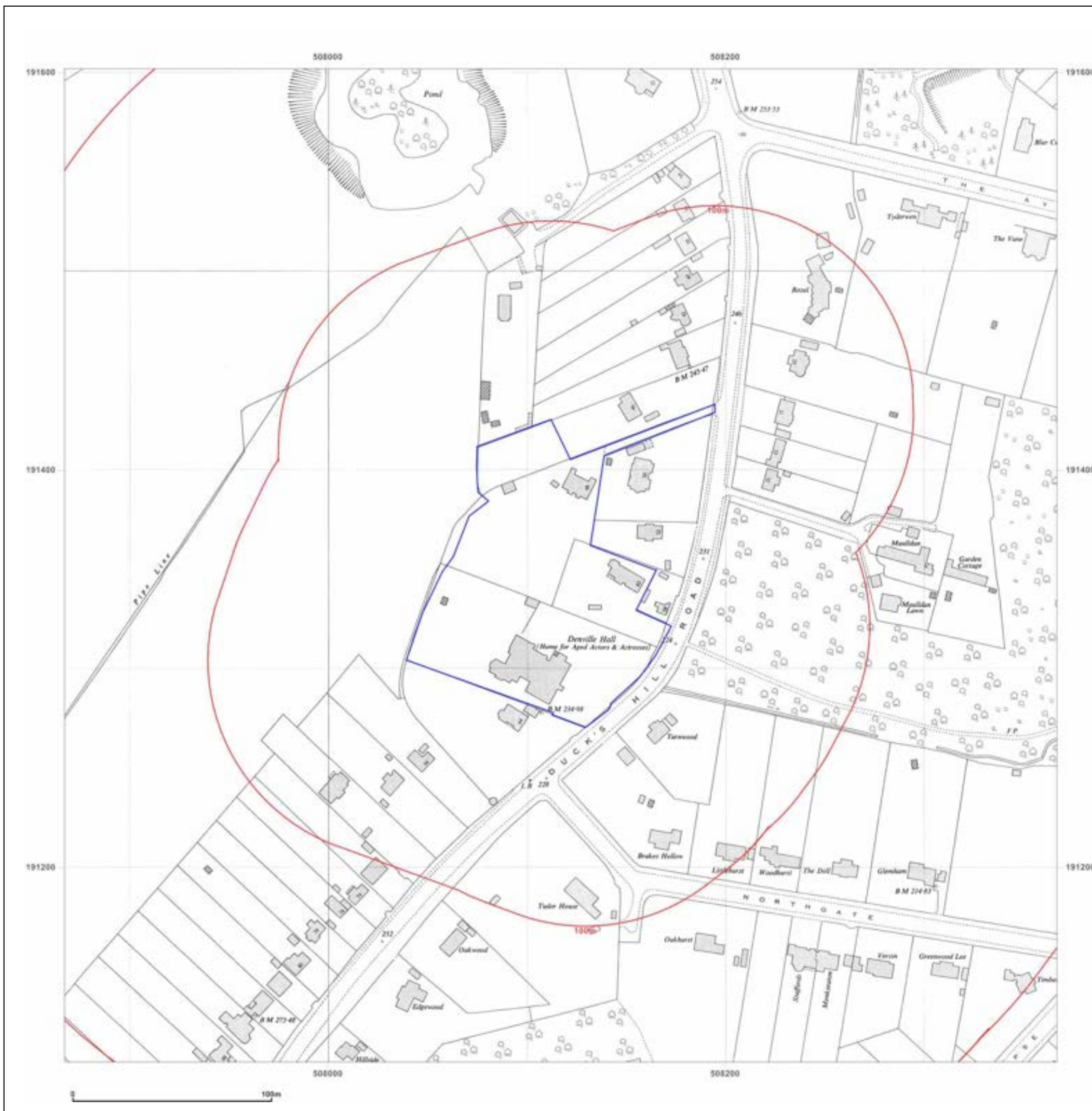


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Production date: 25 September 2018

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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: National Grid

Map date: 1959-1961

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 1960
Levelled 1957

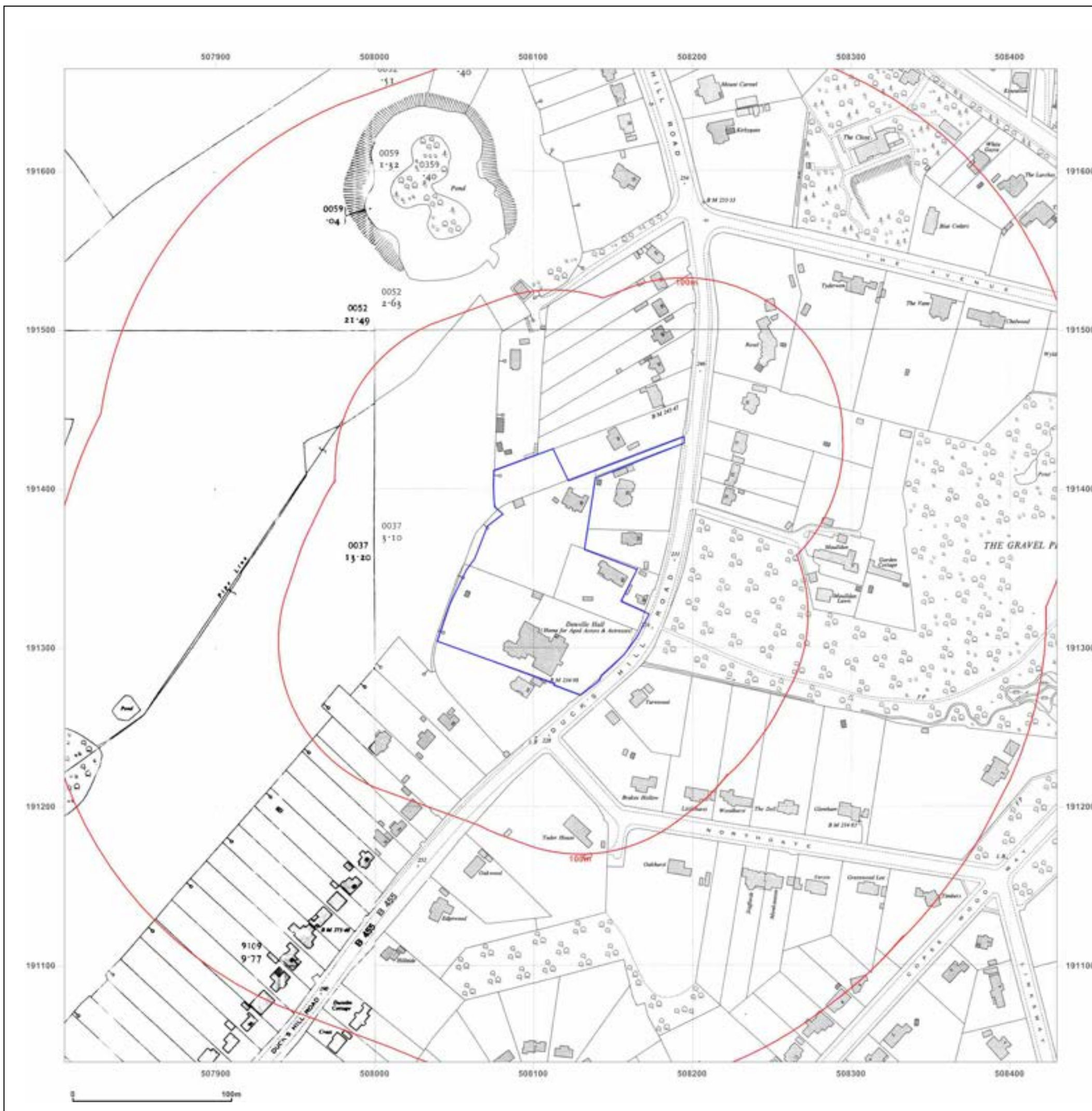


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Map legend available at:
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Site Details:

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Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

Map Name: National Grid

Map date: 1980-1985

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1959
 Revised 1984
 Edition N/A
 Copyright 1985
 Levelled 1976

Surveyed 1957
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1957

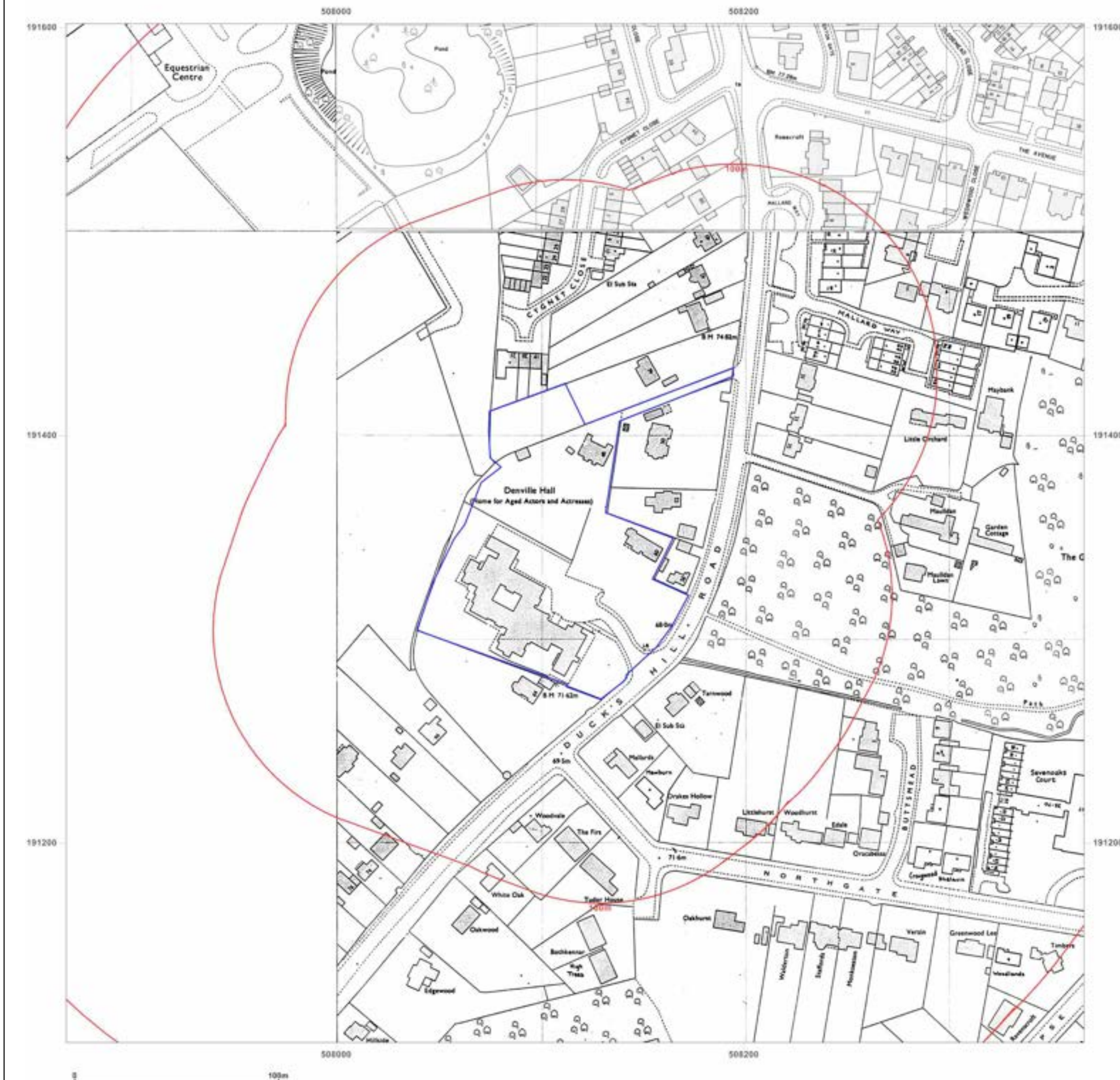


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Site Details:

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HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Client Ref: GSP-2018-1161
Report Ref: GS-5475203
Grid Ref: 508117, 191352

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
Copyright 1992
Levelled N/A

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

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



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Appendix C

Groundsure Geology Data

Groundsure

SOVEREIGN HOUSE, CHURCH STREET,
BRIGHTON, BN1 1UJ

Groundsure
Reference:

GS-5475202

Your Reference: GSP-2018-1161

Report Date 25 Sep 2018

Report Delivery Method: Email - pdf

Geo Insight

Address: DENVILLE HALL, 62 DENVILLE HALL, DUCKS HILL ROAD, NORTHWOOD, HA6 2SB

Dear Sir/ Madam,

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

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

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Geo Insight

Address: DENVILLE HALL, 62 DENVILLE HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Date: 25 Sep 2018

Reference: GS-5475202

Client: Groundsure

NW N NE



SW S SE

Aerial Photograph Capture date: 20-Apr-2015
Grid Reference: 508107,191341
Site Size: 1.20ha

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Overview of Findings

The Groundsure Geo Insight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 and 1:10,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Non-coal mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

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

Section 1: Geology 1:10,000 Scale

1.1 Artificial Ground	1.1 Is there any Artificial Ground/ Made Ground present beneath the study site at 1:10,000 scale?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site at 1:10,000 scale?*	No
	1.2.2 Are there any records of landslide within 500m of the study site boundary at 1:10,000 scale?	No
1.3 Bedrock, Solid Geology and linear features	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale?	No

Section 2: Geology 1:50,000 Scale

2.1 Artificial Ground	2.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	2.1.2 Are there any records relating to permeability of artificial ground within the study site*boundary?	No
2.2 Superficial Geology and Landslips	2.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	No
	2.2.2 Are there any records of permeability of superficial ground within 500m of the study site?	No
	2.2.3 Are there any records of landslide within 500m of the study site boundary?	No
	2.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No

Section 2: Geology 1:50,000 Scale

2.3 Bedrock, Solid Geology and linear features

2.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.

2.3.2 Are there any records relating to permeability of bedrock ground within the study site boundary?

Yes

2.3.3 Are there any records of linear features within 500m of the study site boundary?

No

Section 3: Radon

3. Radon

3.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

3.2 Radon Protection

No radon protective measures are necessary.

Section 4: Ground Workings

	On-site	0-50m	51-250	251-500	501-1000
4.1 Historical Surface Ground Working Features from Small Scale Mapping	0	1	23	Not Searched	Not Searched
4.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
4.3 Current Ground Workings	0	0	4	5	7

Section 5: Mining, Extraction & Natural Cavities

	On-site	0-50m	51-250	251-500	501-1000
5.1 Historical Mining	0	0	0	0	0
5.2 Coal Mining	0	0	0	0	0
5.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
5.4 Non-Coal Mining*	1	0	0	0	4
5.5 Non-Coal Mining Cavities	0	0	0	0	2
5.5 Natural Cavities	0	0	0	0	1

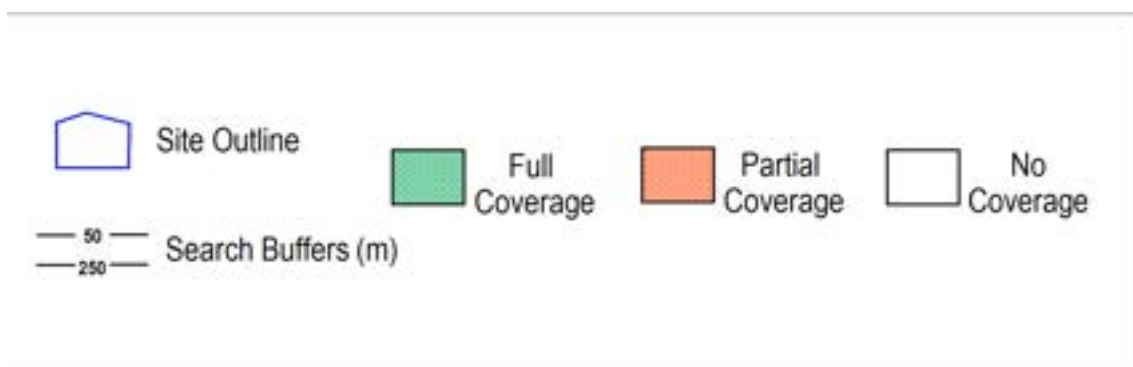
Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.6 Brine Extraction	0	0	0	0	0
5.7 Gypsum Extraction	0	0	0	0	0
5.8 Tin Mining	0	0	0	0	0
5.9 Clay Mining	0	0	0	0	0
Section 6: Natural Ground Subsidence	On-site				
6.1 Shrink-Swell Clay	Moderate				
6.2 Landslides	Very Low				
6.3 Ground Dissolution of Soluble Rocks	Negligible				
6.4 Compressible Deposits	Negligible				
6.5 Collapsible Deposits	Very Low				
6.5 Running Sand	Very Low				
Section 7: Borehole Records	On-site	0-50m	51-250		
7 BGS Recorded Boreholes	0	0	0		
Section 8: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
8 Records of Background Soil Chemistry	1	2	0		
Section 9: Railways and Tunnels	On-site	0-50m	51-250	250-500	
9.1 Tunnels	0	0	0	Not Searched	
9.2 Historical Railway and Tunnel Features	0	0	0	Not Searched	
9.3 Historical Railways	0	0	0	Not Searched	
9.4 Active Railways	0	0	0	Not Searched	
9.5 Railway Projects	0	0	0	0	

1:10,000 Scale Availability



1_10,000 Availability Legend

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Availability of 1:10,000 Scale Geology Mapping

The following information represents the availability of the key components of the 1:10,000 scale geological data.

ID	Distance	Artificial Coverage	Superficial Coverage	Bedrock Coverage	Mass Movement Coverage
1	0.0	Some deposits are mapped	Full	Full	No coverage
N2	1271.0	Some deposits are mapped	Full	Full	No coverage
N3	1805.0	Some deposits are mapped	Full	Full	No coverage

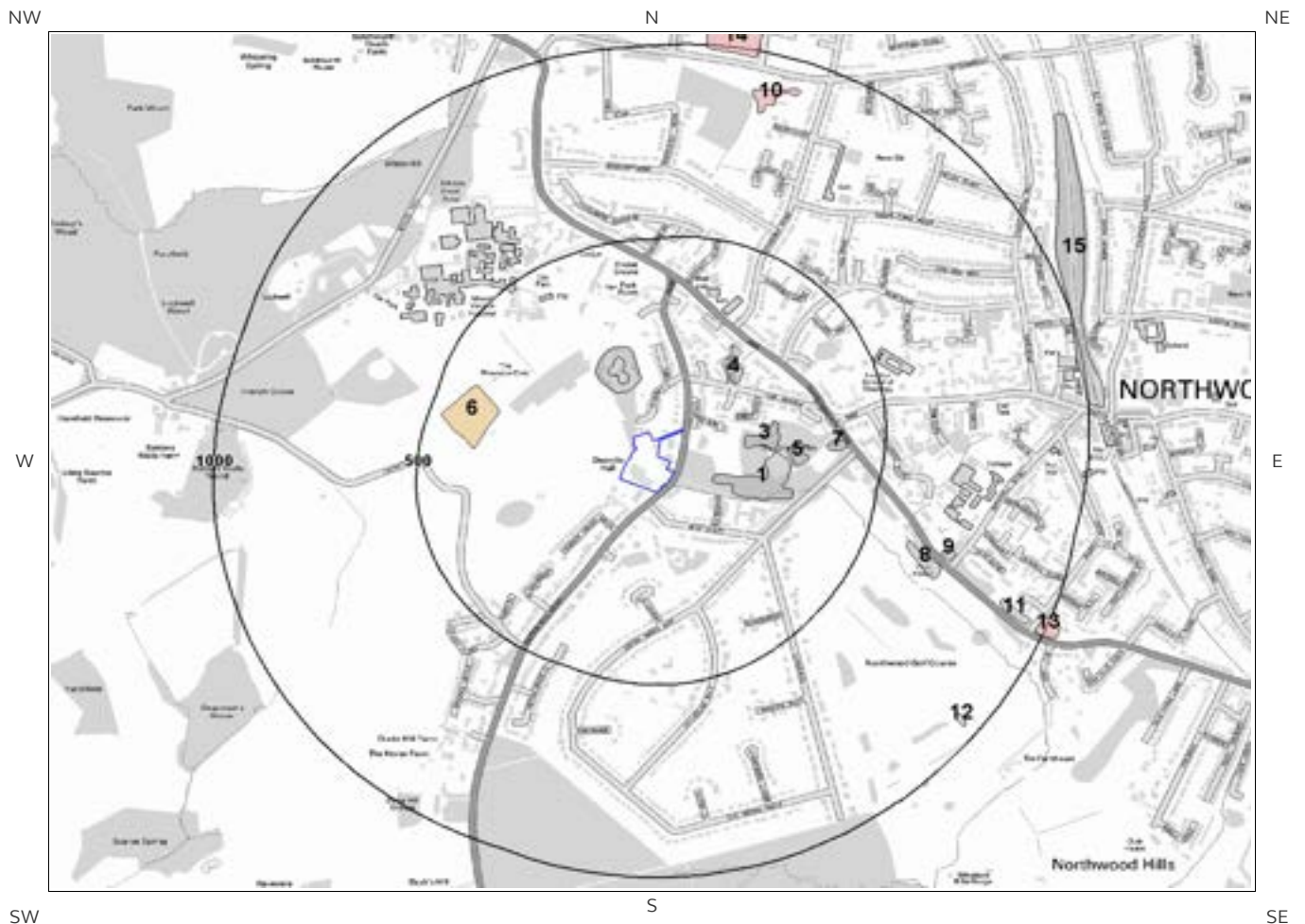
Guidance: The 1:10,000 scale geological interpretation is the most detailed generally available from BGS and is the scale at which most geological surveying is carried out in the field. The database is presented as four types of geology (artificial, mass movement, superficial and bedrock), although not all themes are mapped or available on every map sheet. Therefore a coverage layer showing the availability of the four themes is presented above.

The definitions of coverage are as follows:

Geology	Full Coverage	Partial Coverage	No Coverage
Bedrock	The whole tile has been mapped	Some but not all the tile has been mapped	No coverage
Superficial	The whole tile has been mapped	Some but not all of the tile has been mapped	No coverage
Artificial	Some deposits are mapped on this tile	-	No deposits are mapped
Mass Movement	Some deposits are mapped on this tile	-	No coverage

1 Geology (1:10,000 scale).

1.1 Artificial Ground map (1:10,000 scale)



Artificial Ground Legend

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1. Geology 1:10,000 scale

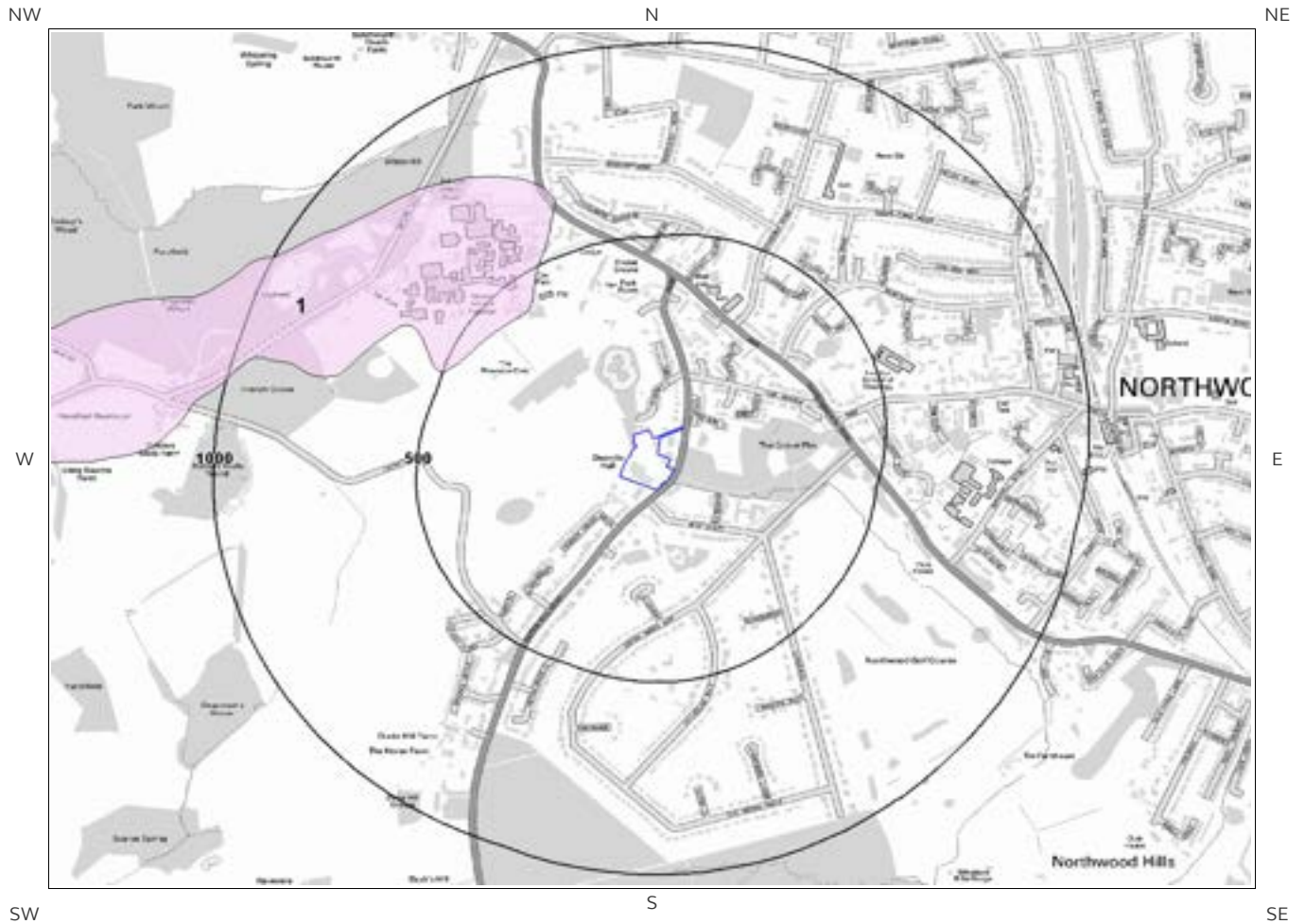
1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

Are there any records of Artificial/ Made Ground within 500m of the study site boundary at 1:10,000 scale? Yes

ID	Distance	Direction	LEX Code	Description	Rock Description
1	94.0	E	WGR-VOID	Worked Ground (Undivided)	Void
2	120.0	N	WGR-VOID	Worked Ground (Undivided)	Void
3	152.0	E	WGR-VOID	Worked Ground (Undivided)	Void
4	174.0	NE	WGR-VOID	Worked Ground (Undivided)	Void
5	264.0	E	WGR-VOID	Worked Ground (Undivided)	Void
6	339.0	W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	357.0	E	WGR-VOID	Worked Ground (Undivided)	Void

1.2 Superficial Deposits and Landslips map (1:10,000 scale)



Artificial Ground Legend

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1.2 Superficial Deposits and Landslips

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary at 1:10,000 scale? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	416.0	NW	SGAO-XSV	Sand And Gravel Of Uncertain Age And Origin - Sand And Gravel	Sand And Gravel

1.2.2 Landslip

Are there any records of Landslip within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:10,000 scale

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3 Bedrock and linear features map (1:10,000 scale)



Bedrock and linear features Legend

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1.3 Bedrock and linear features

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary at 1:10,000 scale.

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch
2	14.0	W	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
3	436.0	NE	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

1.3.2 Linear features

Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found at this scale.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of great Britain at 1:10,000 scale.

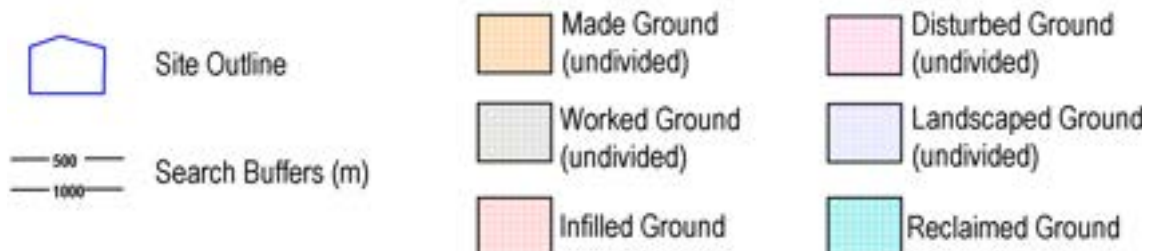
This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

2 Geology 1:50,000 Scale

2.1 Artificial Ground map



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2. Geology 1:50,000 scale

2.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 255

2.1.1 Artificial/ Made Ground

Are there any records of Artificial/ Made Ground within 500m of the study site boundary? Yes

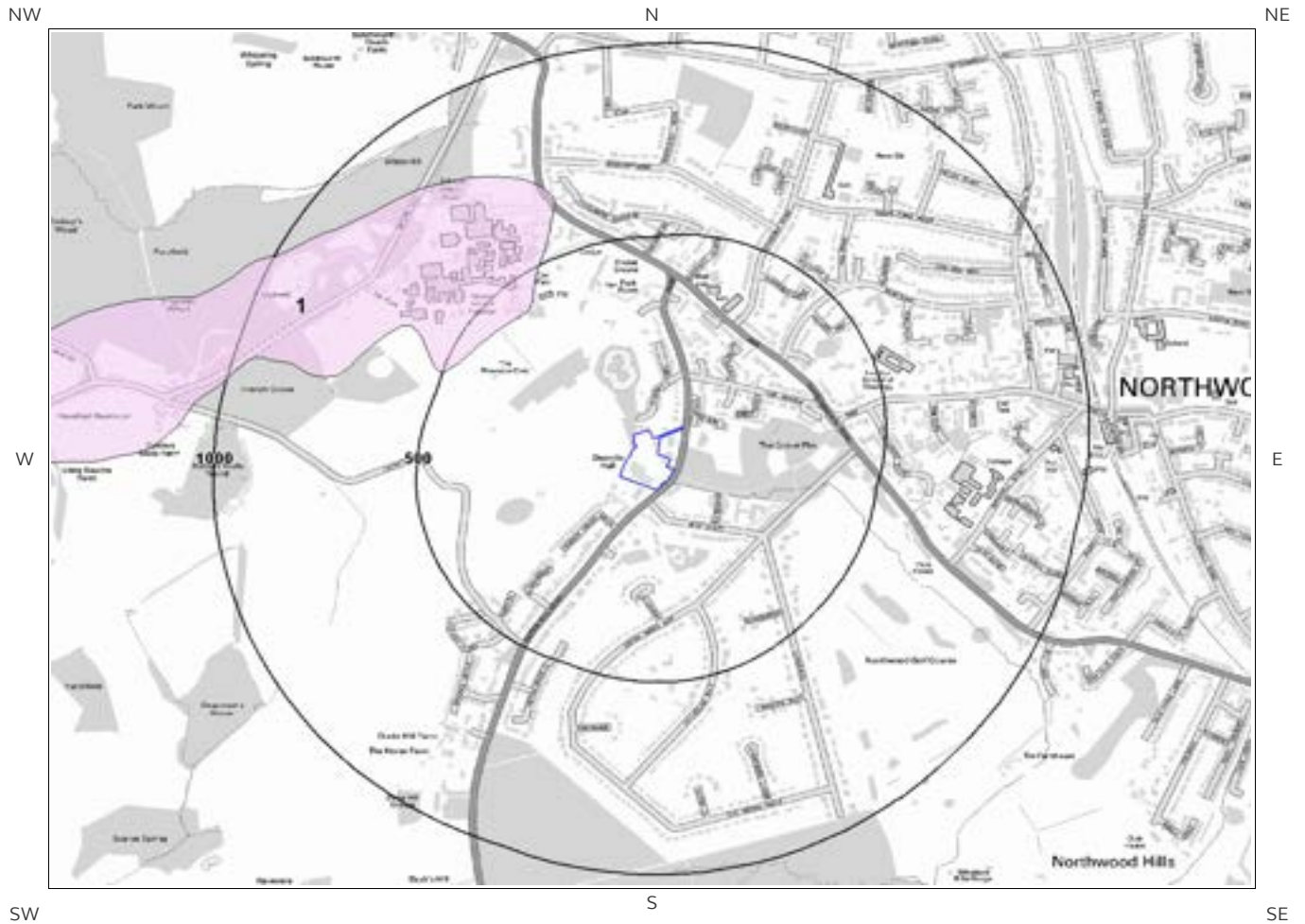
ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	340.0	W	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

2.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

2.2 Superficial Deposits and Landslips map (1:50,000 scale)



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2.2 Superficial Deposits and Landslips

2.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance	Direction	LEX Code	Description	Rock Description
1	416.0	NW	SUPD-XSV	SUPERFICIAL DEPOSITS	SAND AND GRAVEL

2.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? No

Database searched and no data found.

2.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, there are: Artificial/ Made Ground, Superficial/ Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

2.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site boundary? No

Database searched and no data found.

2.3 Bedrock and linear features map (1:50,000 scale)



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2.3 Bedrock, Solid Geology & linear features

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 255

2.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN
2	14.0	W	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
3	437.0	NE	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

2.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site boundary? Yes

Distance	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Moderate	Very Low
14.0	W	Mixed	Moderate	Very Low

2.3.3 Linear features

Are there any records of linear features within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nation wide coverage.

3 Radon Data

3.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

3.2 Radon Protection

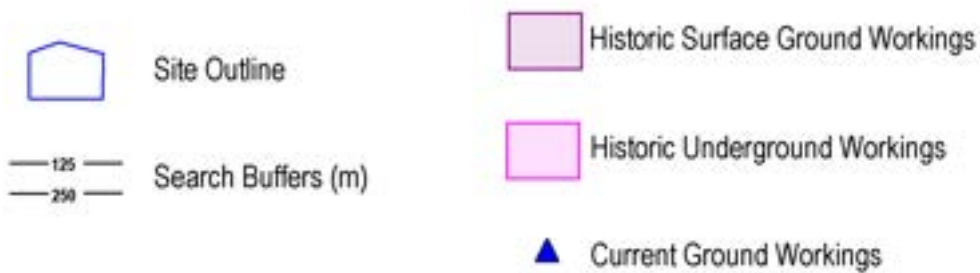
Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

4 Ground Workings map



Ground Workings Legend

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4 Ground Workings

4.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Use	Date
1	34.0	SE	508192 191271	Unspecified Pit	1865
2	90.0	E	508298 191301	Unspecified Pit	1865
3A	111.0	N	508033 191581	Pond	1955
4B	112.0	N	508043 191580	Pond	1913
5A	119.0	N	508037 191588	Pond	1935
6B	119.0	N	508037 191588	Pond	1938
7B	120.0	N	508035 191585	Pond	1865
8A	122.0	N	508037 191592	Pond	1965
9A	122.0	N	508037 191592	Pond	1974
10A	122.0	N	508037 191592	Pond	1989
11B	124.0	N	508037 191591	Water Body	1895
12	143.0	E	508340 191359	Unspecified Ground Workings	1865
13C	176.0	NE	508296 191589	Unspecified Ground Workings	1920
14C	177.0	NE	508301 191586	Unspecified Ground Workings	1913
15	177.0	E	508385 191397	Unspecified Heap	1865
16D	179.0	NE	508323 191591	Unspecified Pit	1935
17D	180.0	NE	508317 191595	Unspecified Pit	1955
18D	181.0	NE	508323 191592	Unspecified Pit	1938
19	204.0	E	508370 191253	Unspecified Ground Workings	1865
20E	220.0	E	508431 191344	Gravel Pits	1974
21E	220.0	E	508431 191344	Gravel Pits	1989

ID	Distance (m)	Direction	NGR	Use	Date
22F	238.0	E	508437 191270	Pond	1865
23F	244.0	E	508439 191271	Pond	1920
24F	244.0	E	508439 191271	Pond	1913

4.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

4.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

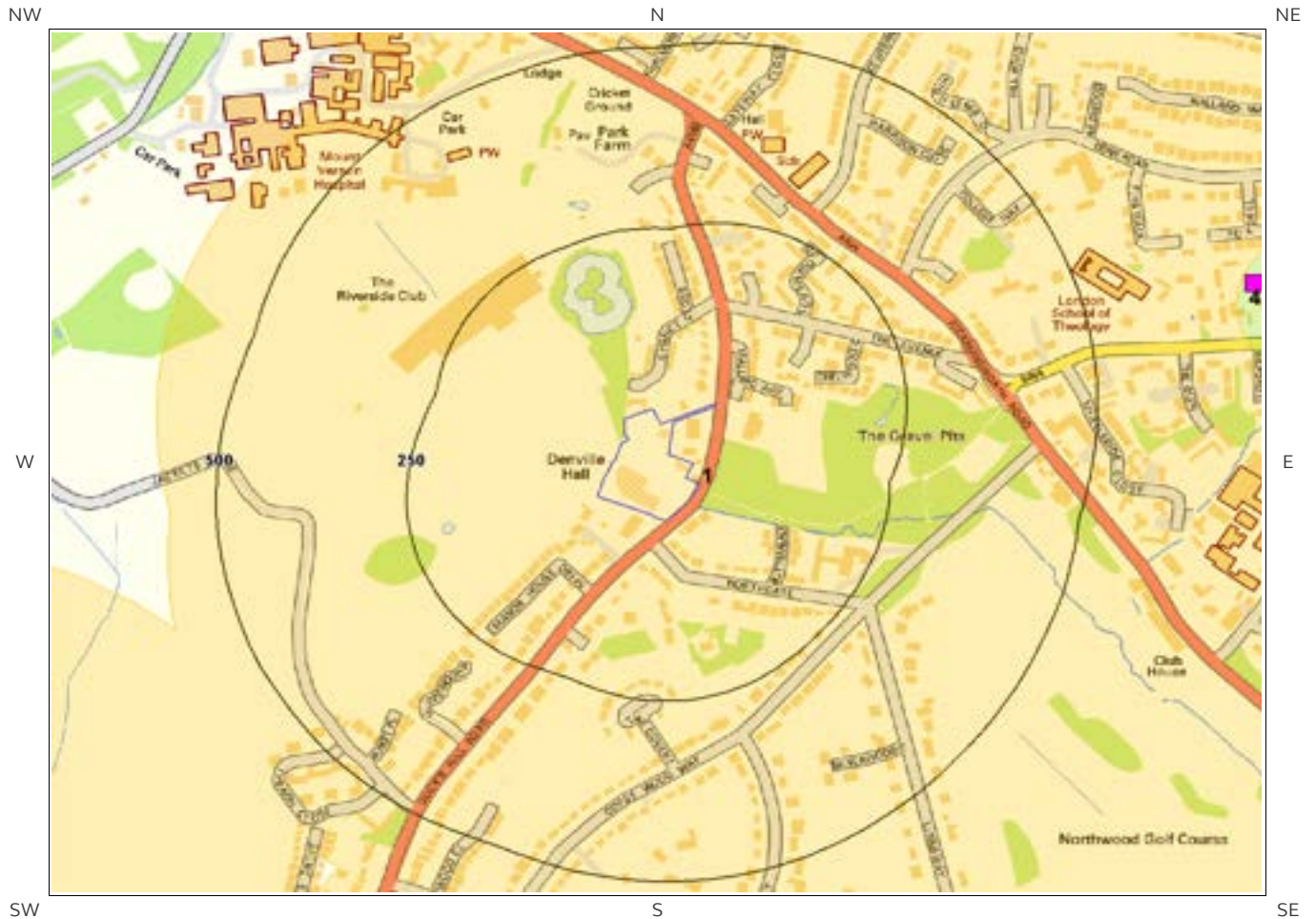
Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
25G	208.0	E	508380 191300	Chalk	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
26G	208.0	E	508380 191300	Sand	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
27G	208.0	E	508380 191300	Clay & Shale	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
28	216.0	E	508410 191410	Chalk	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
29	288.0	E	508480 191385	Sand	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	382.0	E	508575 191395	Clay & Shale	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	382.0	E	508575 191395	Sand	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

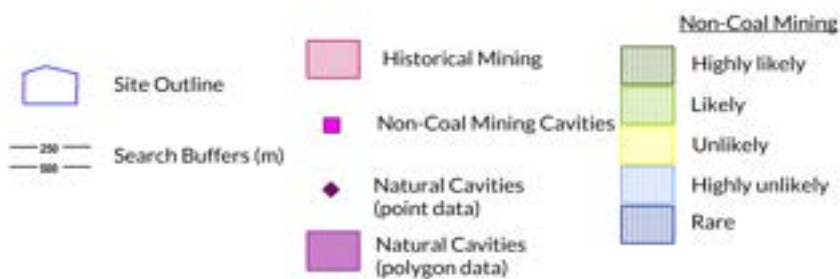
ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	495.0	E	508690 191455	Sand	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	495.0	E	508690 191455	Chalk	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	570.0	E	508765 191450	Sand	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	570.0	E	508765 191450	Chalk	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	646.0	E	508840 191465	Sand	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	646.0	E	508840 191465	Chalk	Northwood Pits	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	672.0	N	508170 192105	Chalk	Northwood Chalk Mine	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)	Ceased
Not shown	794.0	E	508977 191570	Chalk	Green Lane Chalk Mine	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)	Ceased
Not shown	863.0	N	508385 192275	Sand	Northwood Sand Pit	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

5 Mining, Extraction & Natural Cavities map



Mining, Extraction and Natural Cavities Legend

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5 Mining, Extraction & Natural Cavities

5.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

5.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Chalk	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered
Not shown	573.0	N	Northwood	Chalk	Underground mining is known or considered likely to have occurred within or close to the area. Potential for difficult ground conditions are at a level where they should be considered

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
Not shown	623.0	N	Northwood	Chalk	Underground mining is known to have occurred within or very close to the area. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered
4	694.0	E	Not available	Chalk	Underground mining is known or considered likely to have occurred within or close to the area. Potential for difficult ground conditions are at a level where they should be considered
Not shown	744.0	E	Not available	Chalk	Underground mining is known to have occurred within or very close to the area. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered

5.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? Yes

The following Non-Coal Mining Cavities information provided by Peter Brett Associates:

ID	Distance (m)	Direction	NGR	Address	Superficial Deposits	Bedrock Deposits	Extracted Mineral
Not shown	667.0	N	508200 192100	Northwood	-	London Clay, Lambeth Group, Upper Chalk Formation	Chalk
7	725.0	E	508900 191600	Northwood, Greater London	-	London Clay, Lambeth Group, Upper Chalk Formation	Chalk

5.6 Natural Cavities

This dataset provides information based on the Peter Brett Associates natural cavities database. The dataset is made up of points and polygons. Where polygons are used these represent an area in which it is expected the cavities could be found. It does not indicate that cavities are present everywhere within the polygon, and caution should be used in the interpretation of this data.

Are there any Natural Cavities within 1000m of the study site boundary? Yes

The following Natural Cavities information provided by Peter Brett Associates:

ID	Distance (m)	Direction	NGR	Superficial Deposits	Bedrock Deposits	Cavity Type and Number
Not shown	677.0	N	508200 192110	-	Chalk Group, Lambeth Group, London Clay Formation	Solution Widened Joint or Fissure x 1

5.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level..

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.10 Clay Mining

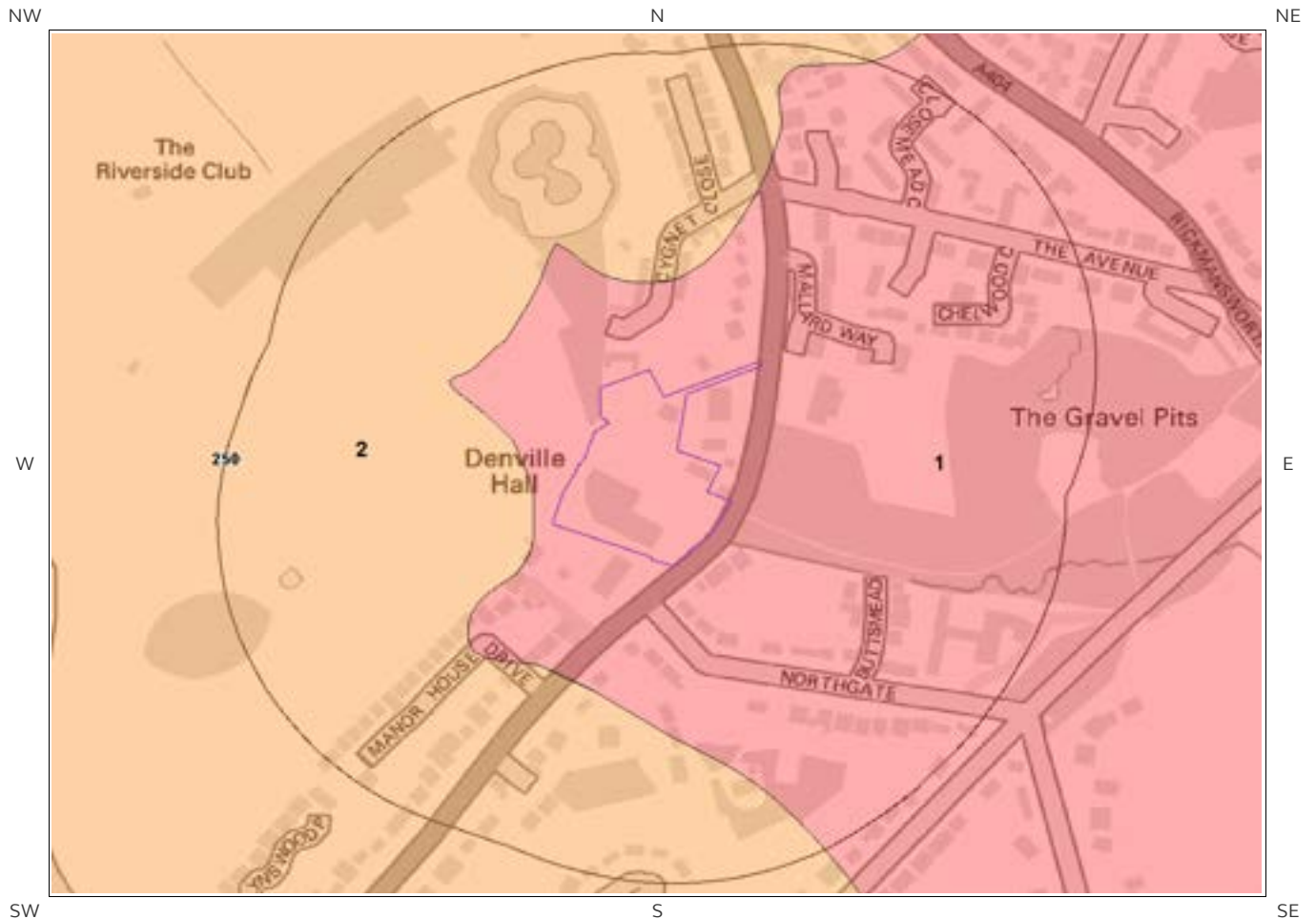
This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

6 Natural Ground Subsidence

6.1 Shrink-Swell Clay map

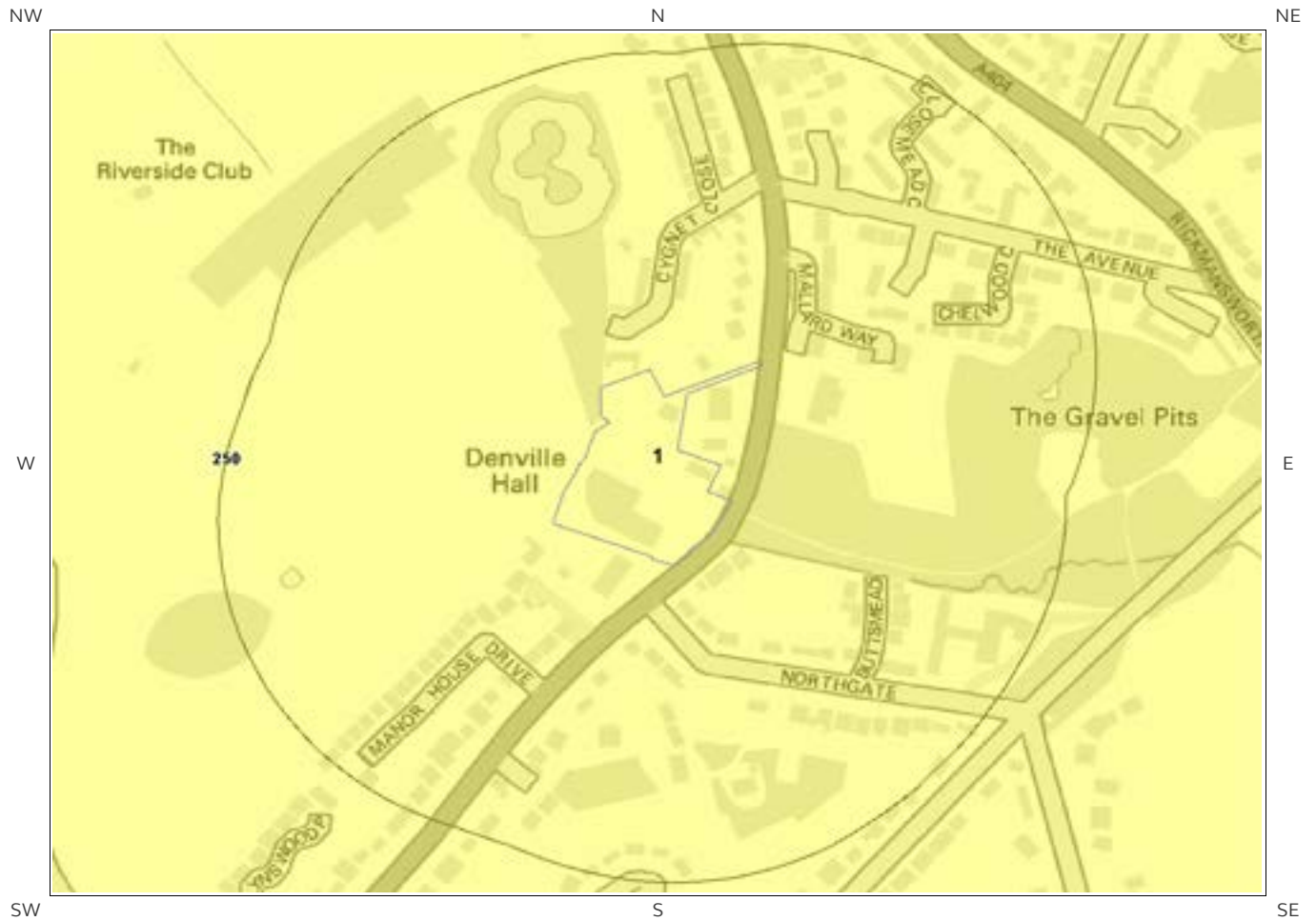


Shrink Swell Clay Legend

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6.2 Landslides map

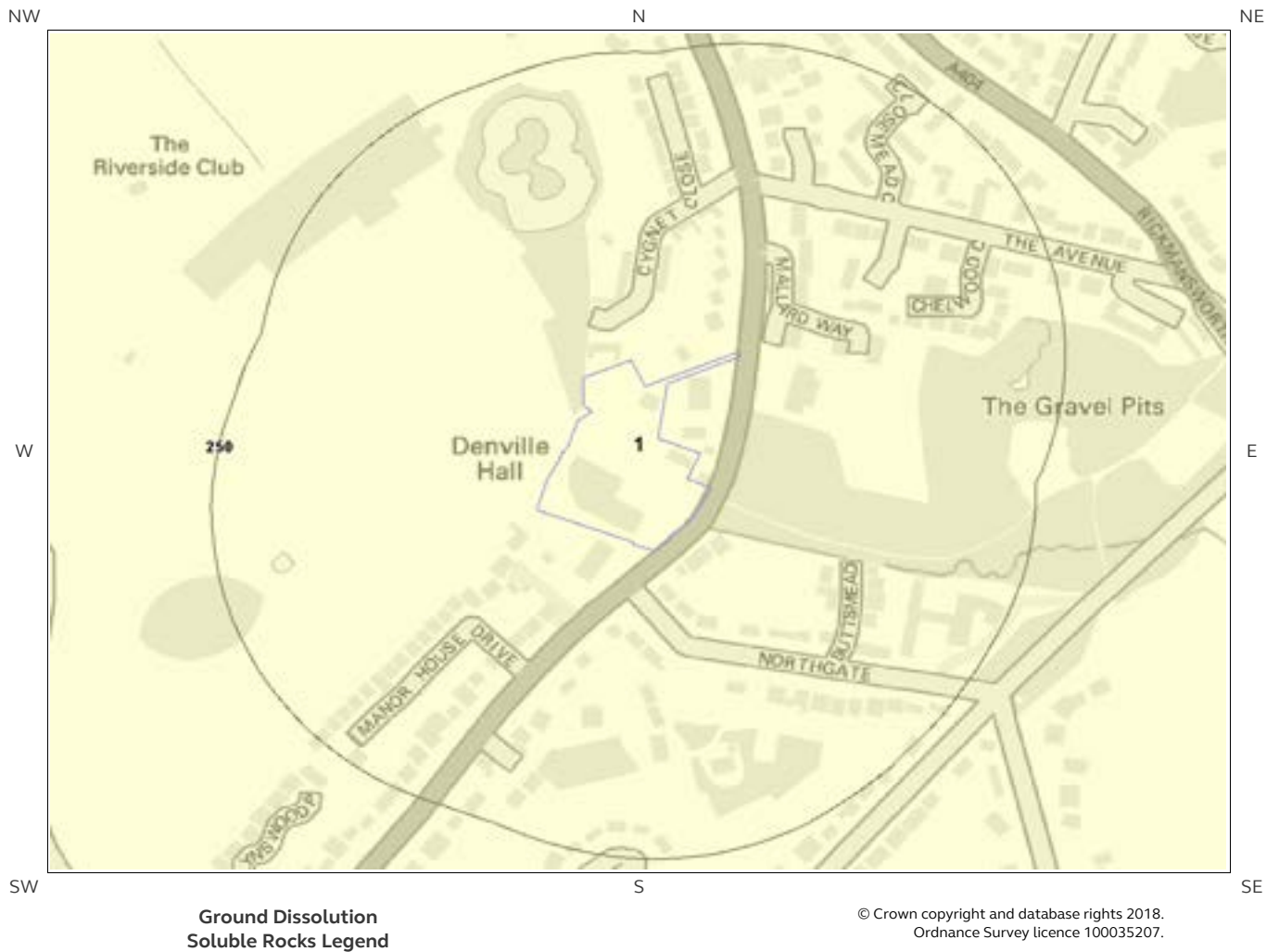


Landslides Legend

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6.3 Ground Dissolution of Soluble Rocks map



6.4 Compressible Deposits map



Compressible Deposits Legend

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6.5 Collapsible Deposits map

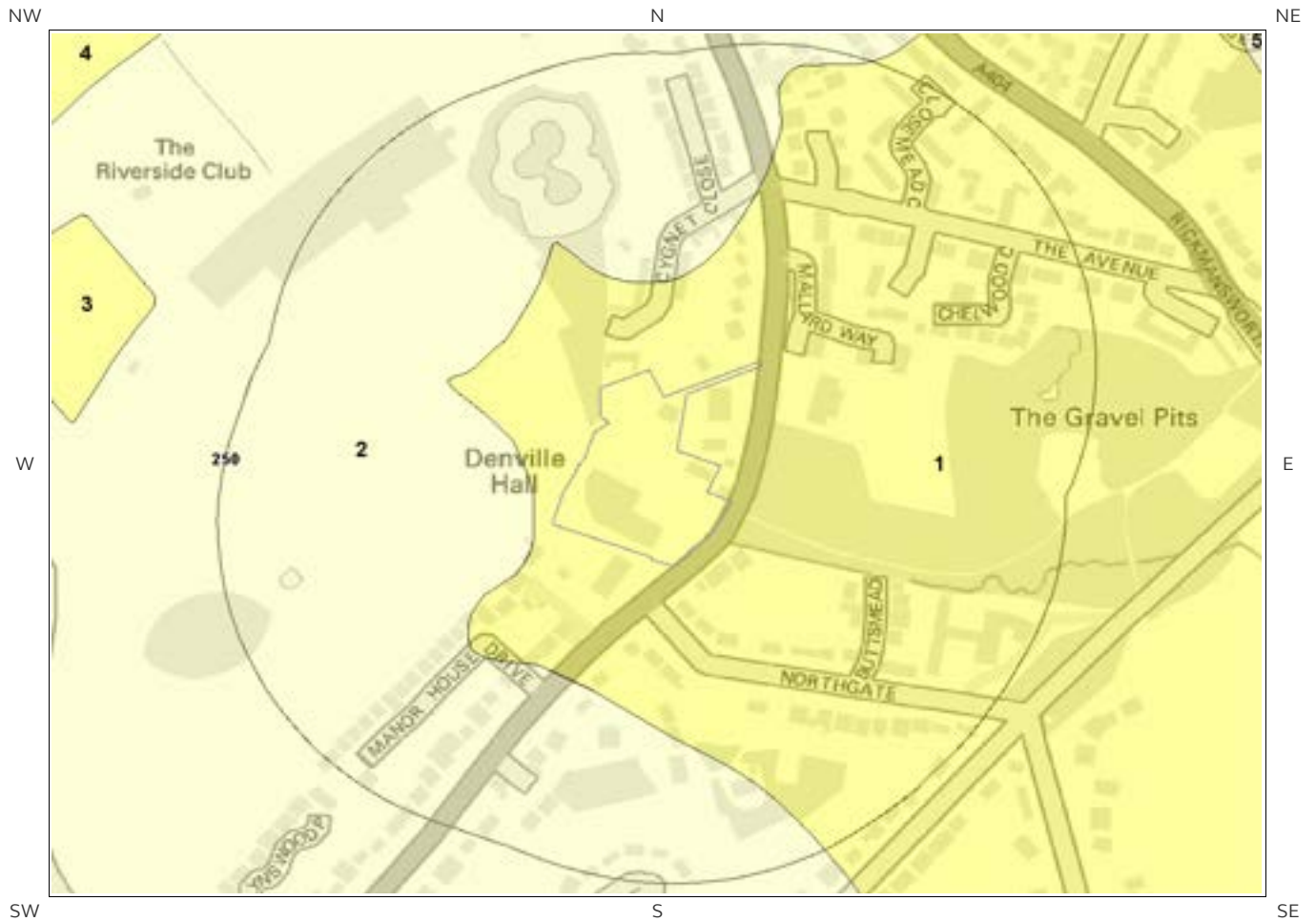


Collapsible Deposits Legend

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6.6 Running Sand map



Running Sand Legend

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6 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary? Moderate

6.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.
2	14.0	W	Low	Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

* This includes an automatically generated 50m buffer zone around the site

6.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

6.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

6.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

6.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

6.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

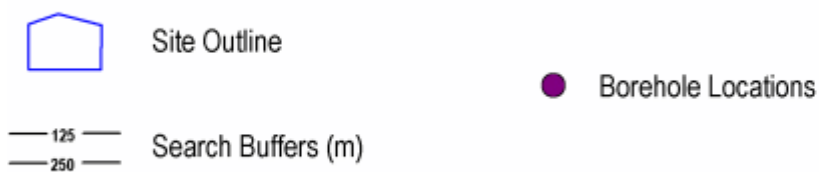
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	14.0	W	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

7 Borehole Records map



Borehole Records Legend

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7 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

0

Database searched and no data found.

8 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

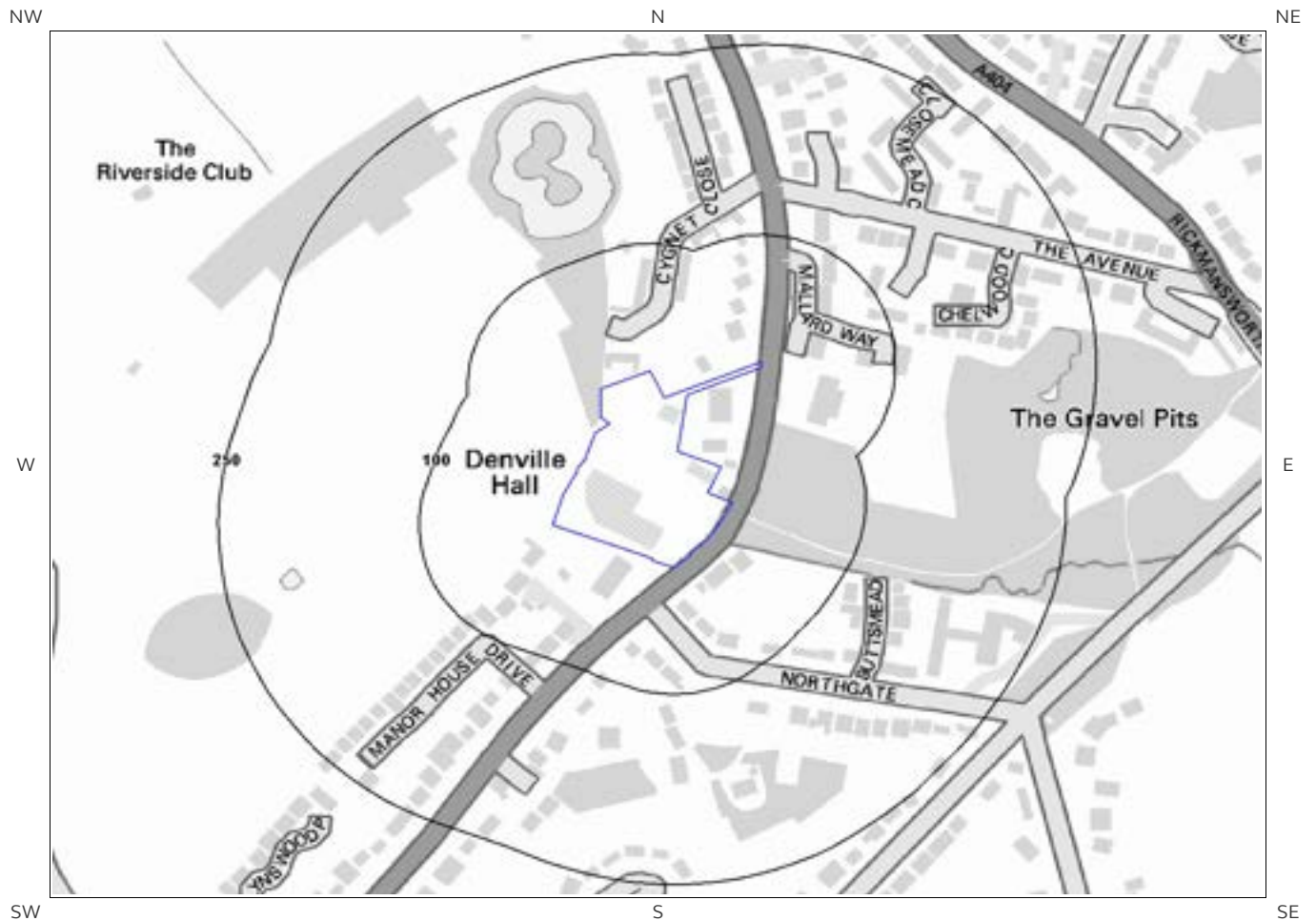
3

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	London	No data	<1.8 mg/kg	No data	No data	<100 mg/kg
14.0	W	London	No data	<1.8 mg/kg	No data	No data	<100 mg/kg
39.0	W	London	No data	<1.8 mg/kg	No data	No data	<100 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

9 Railways and Tunnels map



Railways and Tunnels Legend

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9 Railways and Tunnels

9.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail 1 rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

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Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-may25-2018>

Appendix D

Groundsure Environmental Data



Groundsure

SOVEREIGN HOUSE, CHURCH STREET,
BRIGHTON, BN1 1UJ

Groundsure
Reference:

GS-5475200

Your Reference:

GSP-2018-1161

Report Date

25 Sep 2018

Report Delivery
Method:

Email - pdf

Enviro Insight

Address: DENVILLE HALL, 62 DENVILLE HALL, DUCKS HILL ROAD, NORTHWOOD, HA6 2SB

Dear Sir/ Madam,

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

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

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Address: DENVILLE HALL, 62 DENVILLE HALL, DUCKS HILL ROAD, NORTHWOOD, HA6 2SB
Date: 25 Sep 2018
Reference: GS-5475200
Client: Groundsure

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 20-Apr-2015
Grid Reference: 508107,191341
Site Size: 1.20ha

Report Reference: GS-5475200
Client Reference: GSP-2018-1161

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Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	1	15	18
1.2 Additional Information – Historical Tank Database	0	5	0	2
1.3 Additional Information – Historical Energy Features Database	0	3	3	21
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	1	34	19
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	2	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	2	2
2.3.2 National Incidents Recording System, List 1	0	0	0	1
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	1	2
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	1	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	1	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	None identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	Identified					
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	1	1	8
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	1	1	1
6.6 Source Protection Zones (within 500m of the study site)	1	0	1	1	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	#250GWV #	#500GWV #	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	No
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	2	4	16	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Environment Agency Zone 2 floodplains within 250m of the study site	None identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Not Prone					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Not Applicable					

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	2	5
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	1	3
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	4	14
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	3	3
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	0	0	0	2
8.14 Records of Green Belt land	1	1	0	0	2	1

Section 9: Natural Hazards	
9.1 Maximum risk of natural ground subsidence	Moderate
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Moderate
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

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

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

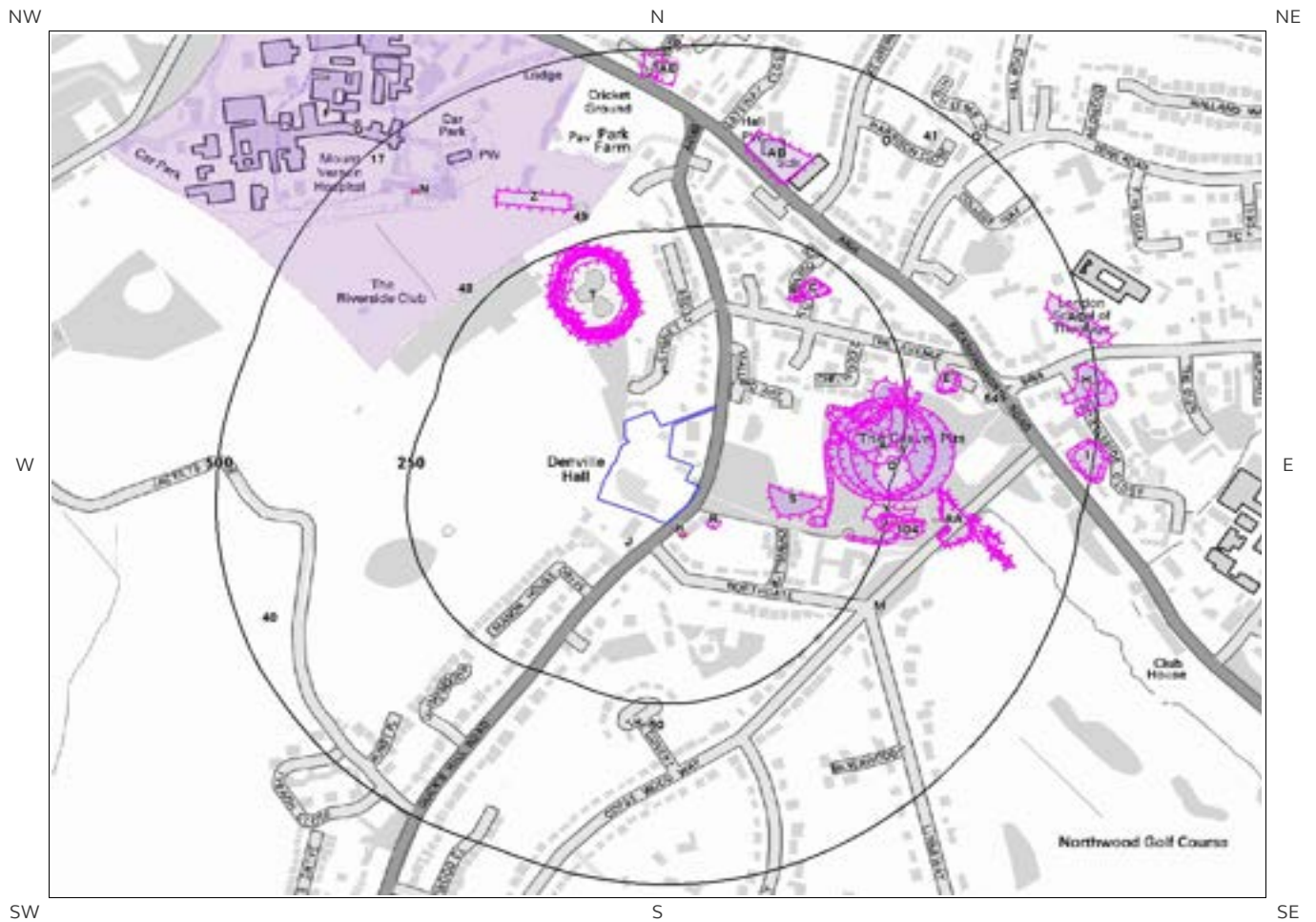
Note: Maps

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

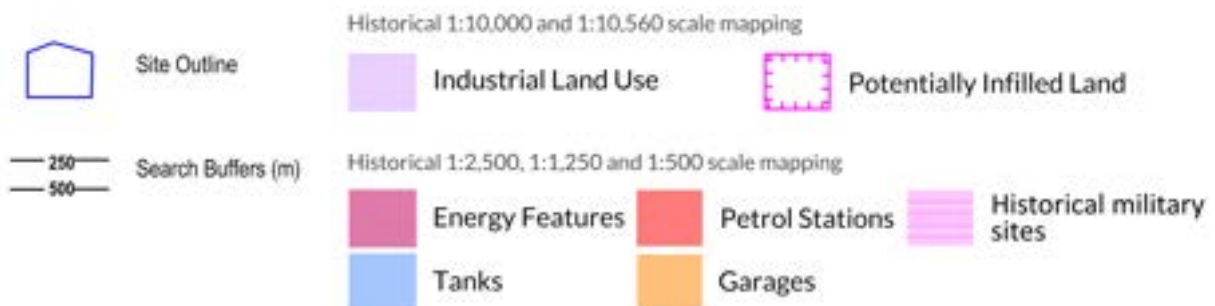
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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

1. Historical Land Use



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1. Historical Industrial Sites

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

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

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 34

ID	Distance [m]	Direction	Use	Date
1R	34	SE	Unspecified Pit	1865
2S	90	E	Unspecified Pit	1865
3U	143	E	Unspecified Ground Workings	1865
4A	155	E	Gravel Pits	1938
5W	160	E	Unspecified Ground Workings	1882
6A	168	E	Gravel Pits	1935
7B	176	NE	Unspecified Ground Workings	1920
8B	177	NE	Unspecified Ground Workings	1913
9A	177	E	Unspecified Heap	1865
10C	179	NE	Unspecified Pit	1935
11C	180	NE	Unspecified Pit	1955
12C	181	NE	Unspecified Pit	1938
13V	185	E	Gravel Pits	1965
14X	204	E	Unspecified Ground Workings	1865
15D	220	E	Gravel Pits	1989
16D	220	E	Gravel Pits	1974
17	266	NW	Hospital	1965
18E	290	E	Unspecified Pit	1920
19E	295	E	Unspecified Pit	1913
20Z	298	N	Cuttings	1898
21AB	318	N	Grave Yard	1865
22F	373	NW	Hospital	1989
23F	376	NW	Hospital	1974
24G	383	NW	Hospital	1955
25G	407	NW	Hospital	1935
26G	408	NW	Hospital	1938
27G	408	NW	Hospital	1913
28G	412	NW	Hospital	1938
29AD	454	E	Unspecified Heap	1965
30H	454	E	Unspecified Pit	1882
31I	465	E	Unspecified Pit	1920

32H	470	E	Unspecified Pit	1865
33F	472	NW	Hospital	1938
34I	473	E	Unspecified Pit	1913

1.2 Additional Information – Historical Tank Database

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

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

7

ID	Distance (m)	Direction	Use	Date
35J	44	S	Unspecified Tank	1896
36J	44	S	Unspecified Tank	1865
37J	50	S	Unspecified Tank	1959
38J	50	S	Unspecified Tank	1959
39J	50	S	Unspecified Tank	1984
40	460	W	Unspecified Tank	1996
41	461	NE	Unspecified Tank	1913

1.3 Additional Information – Historical Energy Features Database

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

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

27

ID	Distance (m)	Direction	Use	Date
42K	11	SE	Electricity Substation	1974
43K	11	S	Electricity Substation	1992
44K	12	SE	Electricity Substation	1984
45L	52	N	Electricity Substation	1984
46L	52	N	Electricity Substation	1992
47L	52	N	Electricity Substation	1974
48	272	NW	Electricity Substation	1996
49	277	N	Electricity Substation	1985
50	280	S	Electricity Substation	1992
51M	287	SE	Electricity Substation	1974
52M	287	SE	Electricity Substation	1984
53M	287	SE	Electricity Substation	1992
54	357	E	Electricity Substation	1973
55N	408	NW	Electricity Substation	1975

56N	412	NW	Electricity Substation	1996
57N	412	NW	Electricity Substation	1992
58N	413	NW	Electricity Substation	1980
59O	422	NE	Electricity Substation	1985
60O	422	NE	Electricity Substation	1996
61P	493	N	Electricity Substation	1996
62P	494	N	Electricity Substation	1976
63P	494	N	Electricity Substation	1985
64Q	496	NE	Electricity Substation	1987
65Q	496	NE	Electricity Substation	1987
66Q	496	NE	Electricity Substation	1987
67Q	496	NE	Electricity Substation	1970
68Q	496	NE	Electricity Substation	1992

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

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

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary:

0

Database searched and no data found.

1.7 Potentially Infilled Land

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

54

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

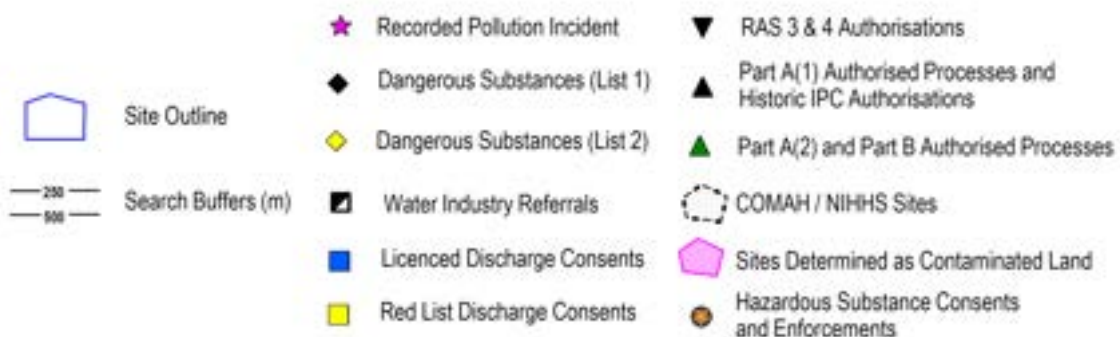
ID	Distance(m)	Direction	Use	Date
69R	34	SE	Unspecified Pit	1865
70S	90	E	Unspecified Pit	1865
71T	111	N	Pond	1955
72T	112	N	Pond	1913
73T	115	N	Pond	1865
74T	119	N	Pond	1938
75T	119	N	Pond	1935
76T	119	N	Pond	1938
77T	120	N	Pond	1878
78T	121	N	Pond	1899
79T	122	N	Pond	1965
80T	122	N	Pond	1974
81T	122	N	Pond	1989
82T	124	N	Water Body	1895
83T	128	N	Pond	1882
84T	128	N	Pond	1938
85T	132	N	Pond	1898
86U	143	E	Unspecified Ground Workings	1865
87V	155	E	Gravel Pits	1938
88W	160	E	Unspecified Ground Workings	1882
89A	168	E	Gravel Pits	1935
90B	176	NE	Unspecified Ground Workings	1920
91C	177	NE	Unspecified Ground Workings	1913
92A	177	E	Unspecified Heap	1865
93C	179	NE	Unspecified Pit	1935
94C	180	NE	Unspecified Pit	1955
95C	181	NE	Unspecified Pit	1938
96V	185	E	Gravel Pits	1965
97X	204	E	Unspecified Ground Workings	1865
98D	220	E	Gravel Pits	1989
99D	220	E	Gravel Pits	1974
100Y	220	E	Pond	1882

101Y	238	E	Pond	1865
102Y	244	E	Pond	1913
103Y	244	E	Pond	1920
104	259	E	Pond	1965
105E	290	E	Unspecified Pit	1920
106E	295	E	Unspecified Pit	1913
107Z	298	N	Cuttings	1898
108AA	312	E	Ponds	1913
109AA	312	E	Ponds	1920
110AA	313	E	Ponds	1899
111AA	316	E	Ponds	1895
112AB	318	N	Grave Yard	1865
113AC	363	E	Pond	1882
114AC	380	E	Pond	1865
115AC	382	E	Pond	1895
116AE	447	N	Pond	1895
117AD	454	E	Unspecified Heap	1965
118H	454	E	Unspecified Pit	1882
119AE	462	N	Pond	1882
120I	465	E	Unspecified Pit	1920
121H	470	E	Unspecified Pit	1865
122I	473	E	Unspecified Pit	1913

2. Environmental Permits, Incidents and Registers Map



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2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	NGR	Details
8	437	E	508630 191406	<p>Address: Par Four Service Station, 4-6 Rickmansworth Road</p> <p>Process: Unloading of Petrol into Storage at Service Stations</p> <p>Status: Historical Permit</p> <p>Permit Type: Part B</p> <p>Enforcement: No Enforcement Notified</p> <p>Date of Enforcement: No Enforcement Notified</p> <p>Comment: No Enforcement Notified</p>

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NGR	Details
6B	125	NE	508300 191500	<p>Address: Mallard Way, Northwood, Mallard Way, Northwood</p> <p>Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY</p> <p>Permit Number: TEMP.1441</p> <p>Permit Version: 1</p> <p>Receiving Water: CANNON BROOK</p> <p>Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113)</p> <p>Issue date: 02/11/1989</p> <p>Effective Date: 02-Nov-1989</p> <p>Revocation Date: 02/09/2010</p>
7B	125	NE	508300 191500	<p>Address: Mallard Way, Northwood, Mallard Way, Northwood</p> <p>Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY</p> <p>Permit Number: TEMP.1441</p> <p>Permit Version: 2</p> <p>Receiving Water: Cannon Brook</p> <p>Status: SURRENDERED UNDER EPR 2010</p> <p>Issue date: 03/09/2010</p> <p>Effective Date: 03-Sep-2010</p> <p>Revocation Date: 19/08/2014</p>

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

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

4

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

ID	Distance (m)	Direction	NGR	Details	
1A	88	NW	508021 191481	Incident Date: 08-Nov-2012 Incident Identification: 1054428 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
2A	88	NW	508021 191481	Incident Date: 08-Nov-2012 Incident Identification: 1054428 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
3	385	E	508556 191286	Incident Date: 21-Mar-2002 Incident Identification: 65712 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	453	E	508635 191320	Incident Date: 30-Jul-2003 Incident Identification: 177706 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

1

The following NIRS List 1 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance(m)	Direction	NGR	Details
5	299	S		Incident Date: 24-Aug-2000 Incident Identification: 10551.0 Catchments Name: COLNE Water Description: RIVER STRETCH (FRESHWATER) Water Course: UN-NAMED TRIBUTARY Incident Substantiated: N/A Priority Description: Immediate (2 Hours) Waste Description: Not Available Water Impact: Significant Impact Land Impact: No Impact Air Impact: No Impact Action Taken: Not Available

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

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

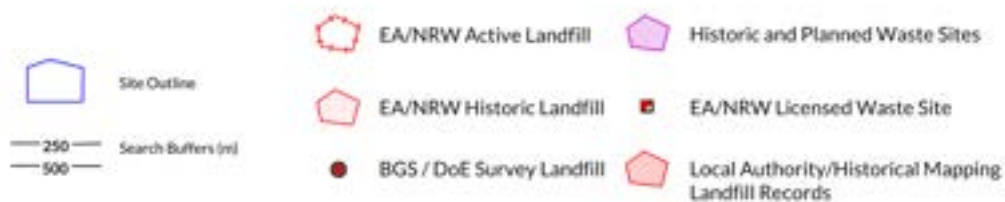
0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

3

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

ID	Distance (m)	Direction	NGR	Details
Not shown	870	SW		Site Address: Ducks Hill Farm, Northwood, Hillingdon, London Waste Licence: - Site Reference: 8HI065 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: 31-Mar-1970 Last Recorded: 09-Sep-1970
Not shown	1053	W		Site Address: Battlers Wells Farm, Harefield, Hillingdon, London Waste Licence: - Site Reference: 8HI007, HIL007 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: 31-Dec-1985 Last Recorded: 31-Dec-1989
Not shown	1315	NW		Site Address: Batchworth Heath Farm, Griggs Field, Rickmansworth, Hertfordshire Waste Licence: Yes Site Reference: 80/89 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 15-Feb-1980 Licence Surrendered: 08-Apr-1982 Licence Holder Address: - Operator: - Licence Holder: C F Cronin Limited First Recorded: 15-Feb-1980 Last Recorded: 01-Sep-1980

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

0

Database searched and no data found.

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

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

Database searched and no data found.

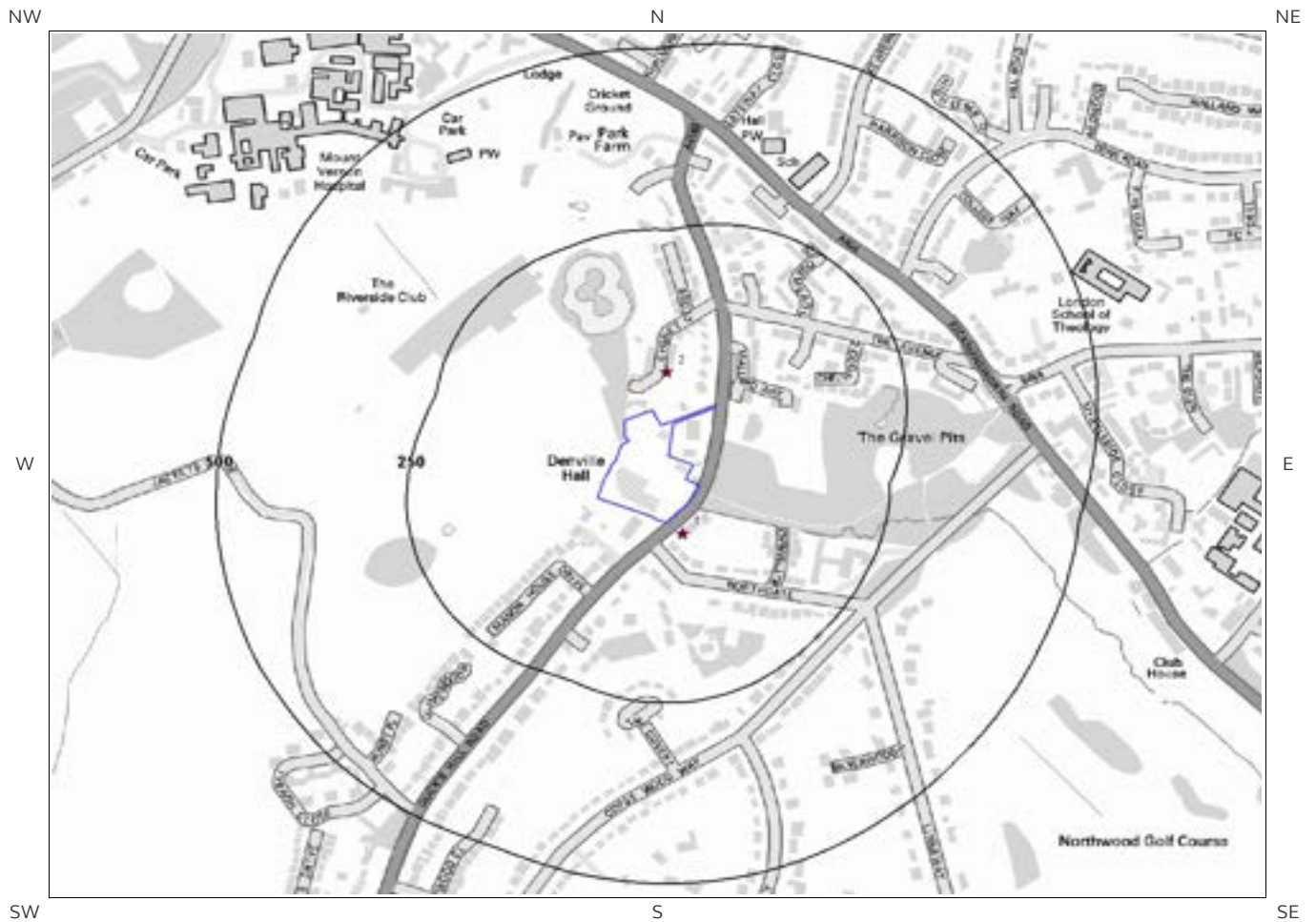
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

1

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

ID	Distance (m)	Direction	NGR	Details
4	716	NW	507525 191870	<p>Site Address: Medical Services Incineration Ltd, Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN</p> <p>Type: In-House Storage Facility</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MED001</p> <p>EPR reference: EA/EPR/VP3696NP/V002</p> <p>Operator: Medical Services Incineration Ltd</p> <p>Waste Management licence No: 80048</p> <p>Annual Tonnage: 7500.0</p> <p>Issue Date: 08/06/1993</p> <p>Effective Date: -</p> <p>Modified: 31/03/1995</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Expired</p> <p>Site Name: Mount Vernon Hospital, Northwood</p> <p>Correspondence Address: -</p>

4. Current Land Use Map



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4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 2

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	25	SE	Electricity Sub Station	508151 191256	HA6	Electrical Features	Infrastructure and Facilities
2	56	N	Electricity Sub Station	508129 191479	HA6	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

5.3 Bedrock and Solid Geology

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

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

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

6 Hydrogeology and Hydrology

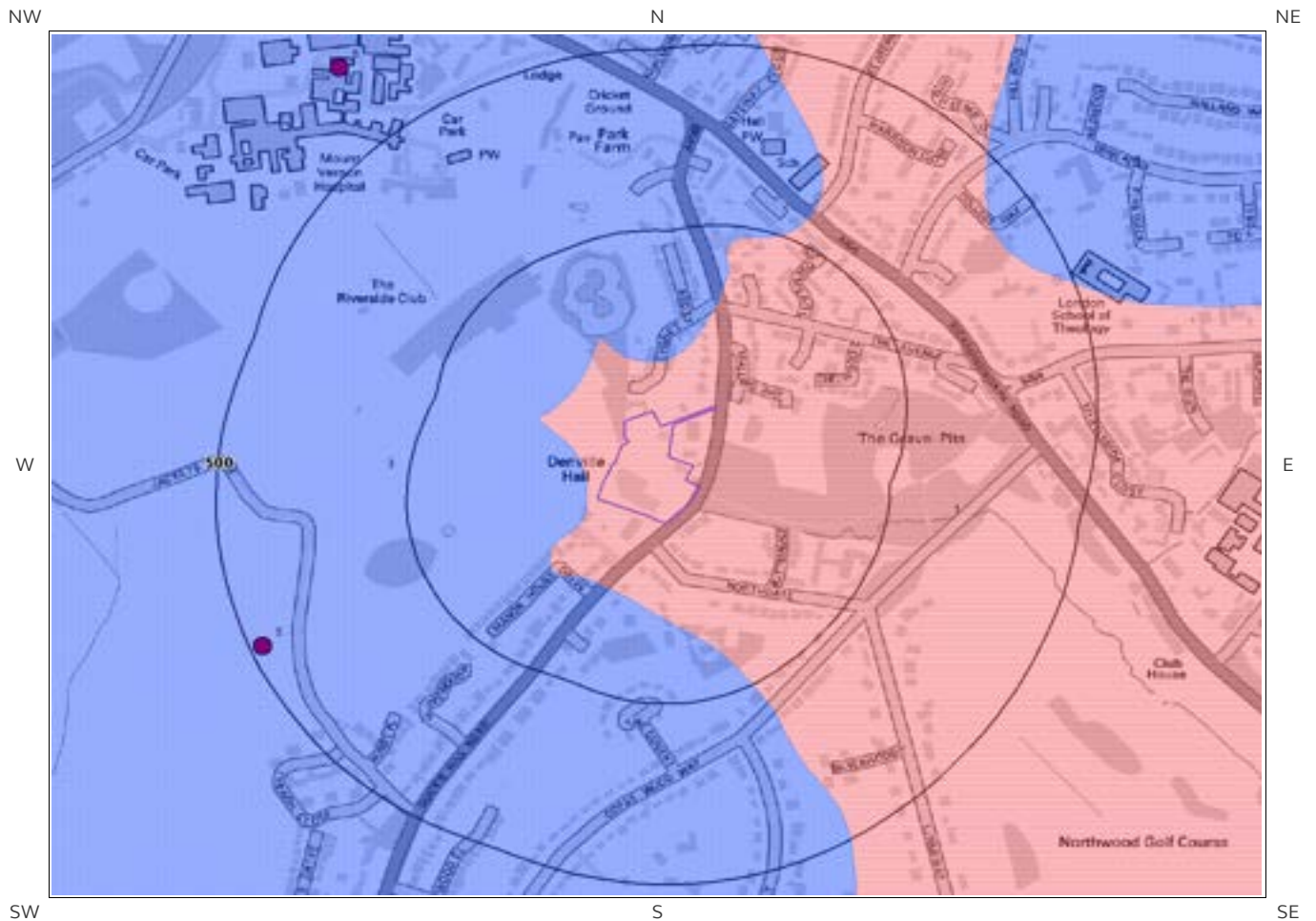
6a. Aquifer Within Superficial Geology



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6b. Aquifer Within Bedrock Geology and Abstraction Licences



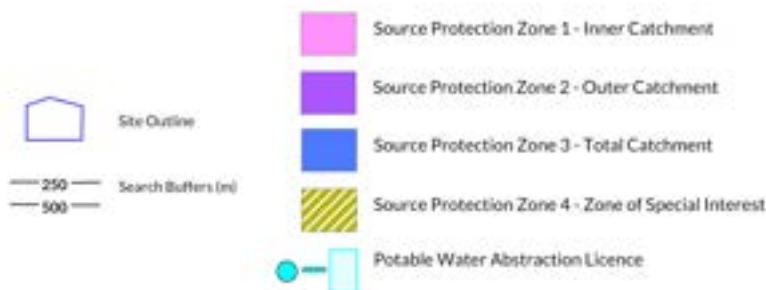
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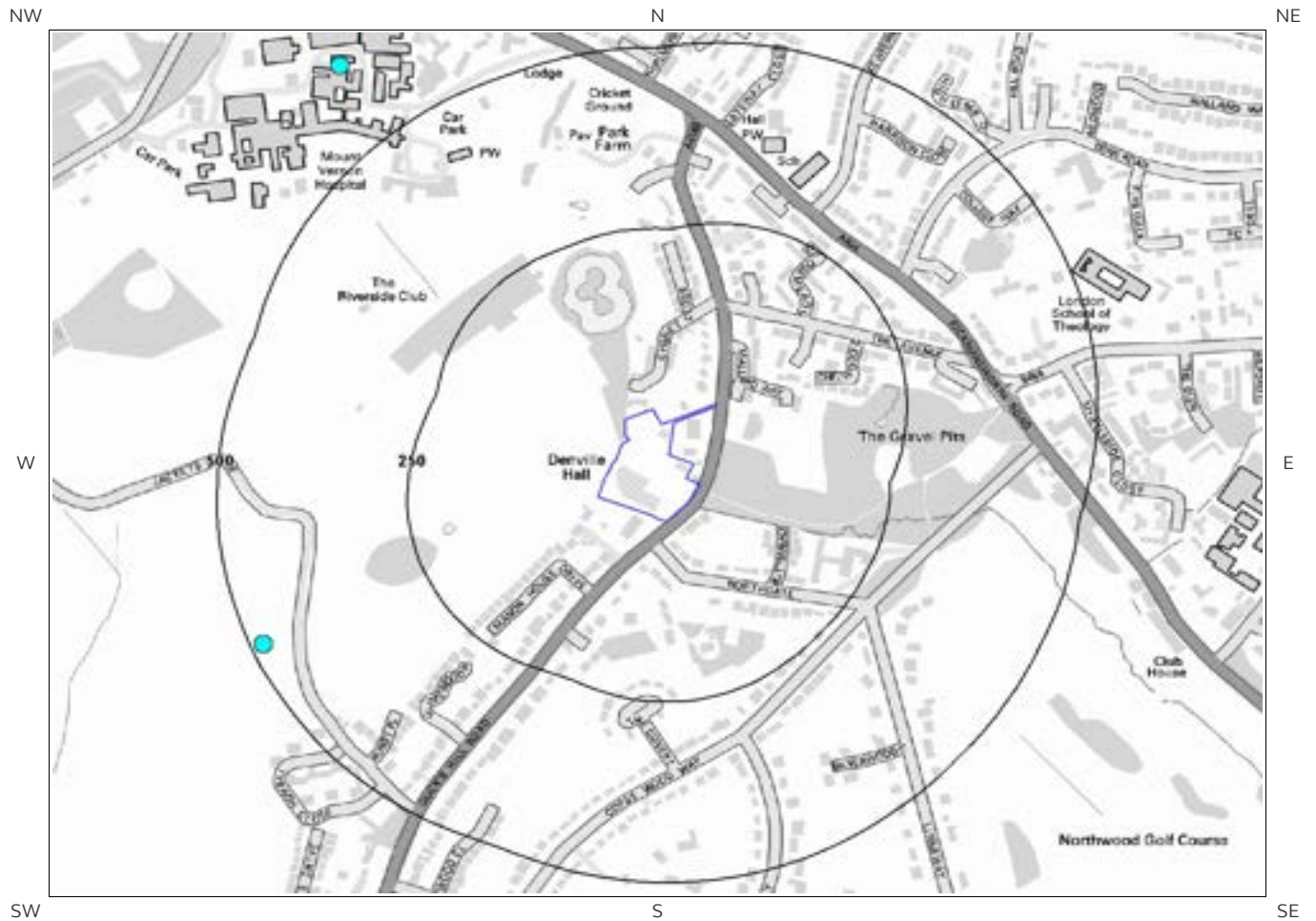
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



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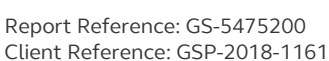
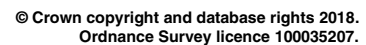


6d. Hydrogeology – Source Protection Zones within confined aquifer



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

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

ID	Distance (m)	Direction	Designation	Description
1	416	NW	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

6.2 Aquifer within Bedrock Deposits

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

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	14	W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	437	NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site

Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
5	484	SW	507600 191100	<p>Status: Active 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</p> <p>Annual Volume (m³): 4.32606e+007 Max Daily Volume (m³): 286404 Original Application No: - Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date:</p>
6	615	NW	507700 191900	<p>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</p> <p>Annual Volume (m³): 103944 Max Daily Volume (m³): 283 Original Application No: - Original Start Date: 17/10/1986 Expiry Date: - Issue No: 101 Version Start Date: 26/07/2006 Version End Date:</p>
Not shown	1572	SE	508900 189900	<p>Status: Active 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</p> <p>Annual Volume (m³): 4.32606e+007 Max Daily Volume (m³): 286404 Original Application No: - Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date:</p>
Not shown	1633	N	507710 193009	<p>Status: Active Licence No: 28/39/28/0534 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT MOOR PARK GOLF CLUB Data Type: Point Name: MOOR PARK GOLF CLUB LTD</p> <p>Annual Volume (m³): 35000 Max Daily Volume (m³): 300 Original Application No: - Original Start Date: 10/02/1997 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2014 Version End Date:</p>
Not shown	1633	N	507710 193009	<p>Status: Active Licence No: 28/39/28/0534 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT MOOR PARK GOLF CLUB Data Type: Point Name: MOOR PARK GOLF CLUB LTD</p> <p>Annual Volume (m³): 35000 Max Daily Volume (m³): 300 Original Application No: - Original Start Date: 10/02/1997 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2014 Version End Date:</p>
Not shown	1635	N	507670 193000	<p>Status: Historical Licence No: 28/39/28/0534 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT MOOR PARK GOLF CLUB Data Type: Point Name: MOOR PARK GOLF CLUB LTD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 10/02/1997 Expiry Date: - Issue No: 100 Version Start Date: 12/11/1998 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1635	N	507670 193000	Status: Historical Licence No: 28/39/28/0534 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT MOOR PARK GOLF CLUB Data Type: Point Name: MOOR PARK GOLF CLUB LTD Annual Volume (m³): 50000 Max Daily Volume (m³): 300 Original Application No: - Original Start Date: 10/02/1997 Expiry Date: - Issue No: 101 Version Start Date: 03/09/2004 Version End Date:
Not shown	1635	N	507670 193000	Status: Historical Licence No: 28/39/28/0534 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT MOOR PARK GOLF CLUB Data Type: Point Name: MOOR PARK GOLF CLUB LTD Annual Volume (m³): 50000 Max Daily Volume (m³): 300 Original Application No: - Original Start Date: 10/02/1997 Expiry Date: - Issue No: 101 Version Start Date: 03/09/2004 Version End Date:
Not shown	1809	NW	506940 192820	Status: Historical Licence No: 28/39/28/0601 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BATCHWORTH PARK GOLF- BOREHOLE B Data Type: Point Name: BATCHWORTH PARK GOLF CLUB Annual Volume (m³): 40000 Max Daily Volume (m³): 400 Original Application No: - Original Start Date: 16/12/2005 Expiry Date: 31/03/2014 Issue No: 1 Version Start Date: 16/12/2005 Version End Date:
Not shown	1809	NW	506940 192820	Status: Active Licence No: 28/39/28/0601/R01 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BATCHWORTH PARK GOLF- BOREHOLE B Data Type: Point Name: Batchworth Park Golf Club Limited Annual Volume (m³): 35000 Max Daily Volume (m³): 400 Original Application No: - Original Start Date: 17/07/2014 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 17/07/2014 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

Identified

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
4	484	SW	507600 191100	Status: Active 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 Annual Volume (m³): 4.32606e+007 Max Daily Volume (m³): 286404 Original Application No: - Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:

ID	Distance (m)	Direction	NGR	Details
5	615	NW	507700 191900	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 Annual Volume (m³): 103944 Max Daily Volume (m³): 283 Original Application No: - Original Start Date: 17/10/1986 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	1572	SE	508900 189900	Status: Active 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 Annual Volume (m³): 4.32606e+007 Max Daily Volume (m³): 286404 Original Application No: - Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

Identified

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (6c):

ID	Distance (m)	Direction	Zone	Description
3	0	On Site	2	Outer catchment
1	184	W	1	Inner catchment
2	497	SE	1	Inner catchment

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site

None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
411	NW	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
472	E	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.

6.9 River Quality

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

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	13 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.1
10	13 SE	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.1
2	217 E	Not specified	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.1
11	217 E	Not specified	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.1
3	219 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
12	219 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
4	299 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
5	299 NW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	299 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
14	299 NW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
6	302 NW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	302 NW	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				Average Width in Watercourse Section (m): Not Provided
7	307 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
16	307 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
8	392 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
17	392 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
9	393 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.1
18	393 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.1
10	465 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	465 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
11	467 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.1
Not shown	467 E	Not specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.1

6.11 Surface Water Features

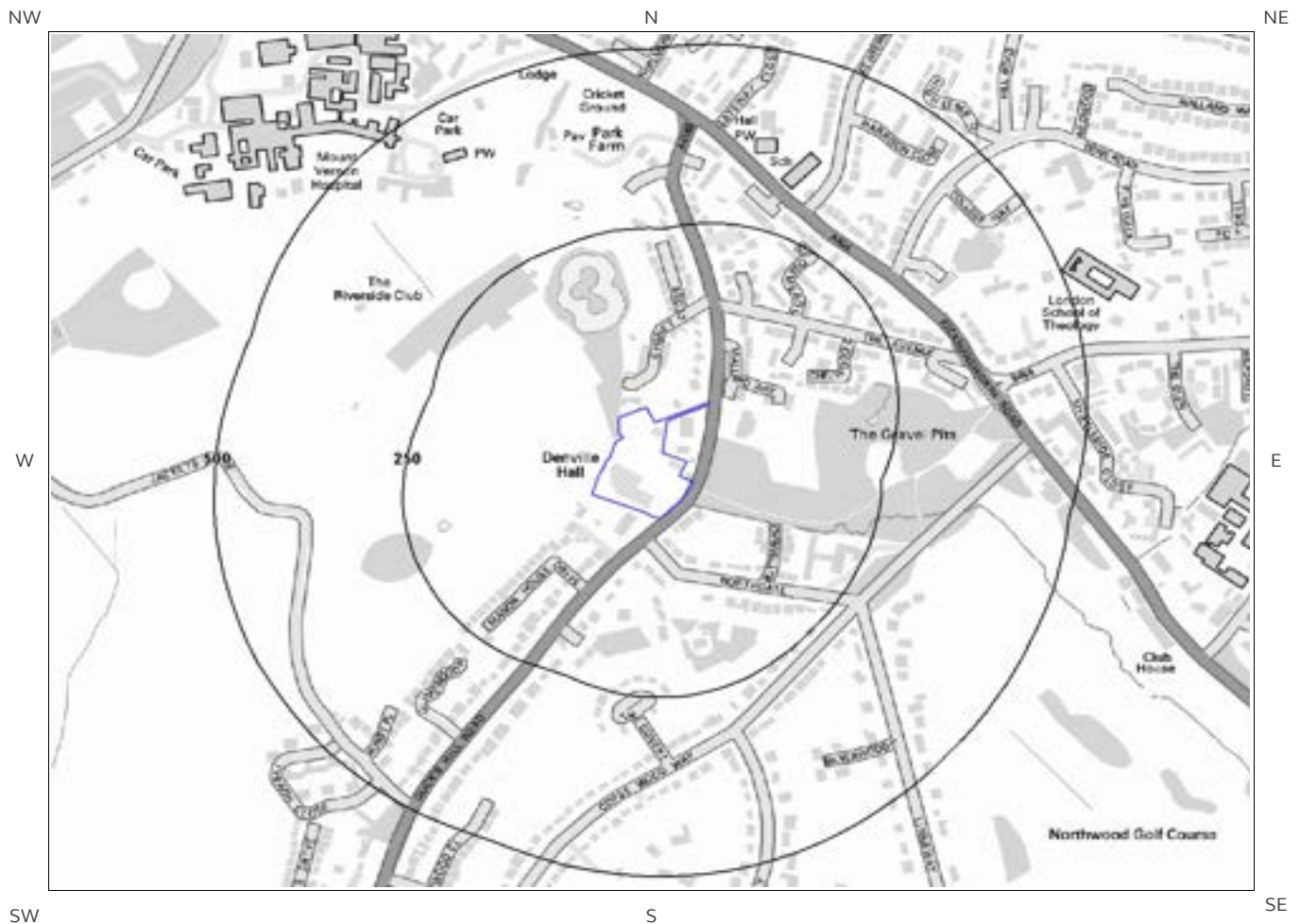
Surface water features within 250m of the study site

Identified

The following surface water records are not represented on mapping:

Distance (m)	Direction
121	N
146	N
219	E

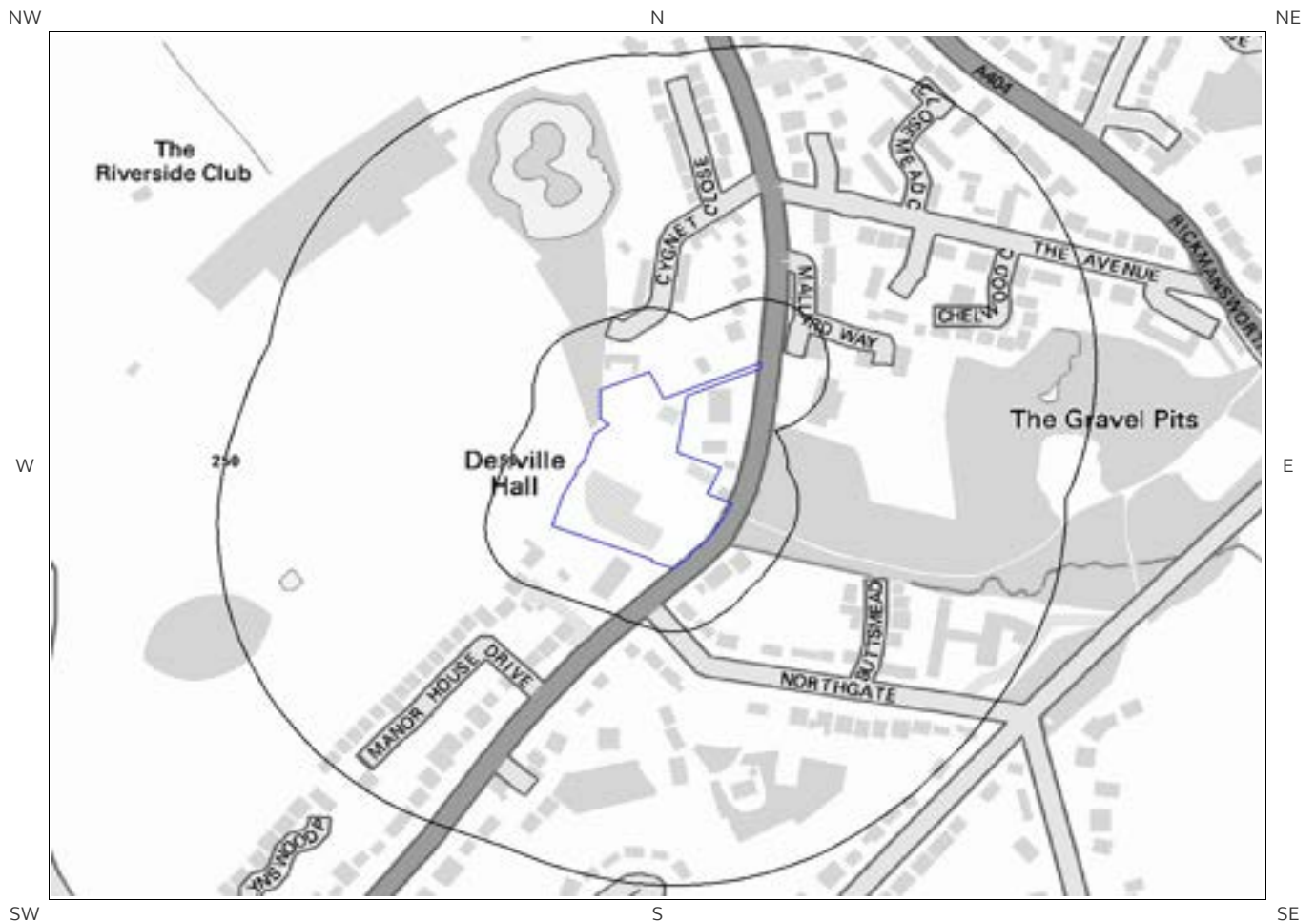
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



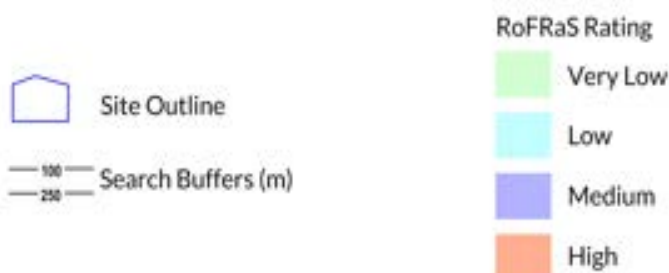
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

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

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

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

Highest risk of flooding onsite Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

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

7.4 Flood Defences

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

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site

None identified

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Not Prone

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

7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result

Not Applicable

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

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

7

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1	720	S	Ruislip Woods	Natural England
2	937	S	Ruislip Woods	Natural England
3	1141	SE	Ruislip Woods	Natural England
Not shown	1271	S	Ruislip Woods	Natural England
Not shown	1417	SE	Ruislip Woods	Natural England
Not shown	1508	S	Ruislip Woods	Natural England
Not shown	1780	SE	Ruislip Woods	Natural England

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

4

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

ID	Distance (m)	Direction	NNR Name	Data Source
8	937	S	Ruislip Woods	Natural England
Not shown	1271	S	Ruislip Woods	Natural England
Not shown	1508	S	Ruislip Woods	Natural England
Not shown	1780	SE	Ruislip Woods	Natural England

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

18

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
21	723	W	UNKNOWN	Ancient and Semi-Natural Woodland
22	723	S	UNKNOWN	Ancient and Semi-Natural Woodland
23	916	NW	UNKNOWN	Ancient and Semi-Natural Woodland
24	995	W	UNKNOWN	Ancient and Semi-Natural Woodland
25	1001	NW	UNKNOWN	Ancient Replanted Woodland
26	1034	SW	UNKNOWN	Ancient and Semi-Natural Woodland
27	1152	NW	UNKNOWN	Ancient and Semi-Natural Woodland
28	1321	W	UNKNOWN	Ancient Replanted Woodland
29	1342	SW	UNKNOWN	Ancient and Semi-Natural Woodland
30	1393	NW	UNKNOWN	Ancient Replanted Woodland
31	1517	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1546	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1744	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1771	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1780	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1824	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1919	W	UNKNOWN	Ancient Replanted Woodland
Not shown	1933	SW	UNKNOWN	Ancient and Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

6

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

ID	Distance (m)	Direction	LNR Name	Data Source
12	925	NW	Batchworth Heath	Natural England
13A	977	N	Batchworth Heath	Natural England
14A	988	N	Batchworth Heath	Natural England
15	1006	N	Batchworth Heath	Natural England
16	1027	N	Batchworth Heath	Natural England
Not shown	1140	N	Batchworth Heath	Natural England

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

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

3

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
18	0	On Site	Existing	DEFRA
Not shown	1271	S	Existing	DEFRA
Not shown	1805	E	Existing	DEFRA

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

5

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
39	0	On Site	London Area Greenbelt	Hillingdon London Boro
40	13	SE	London Area Greenbelt	Hillingdon London Boro
41	664	N	London Area Greenbelt	Hillingdon London Boro
42	733	NW	London Area Greenbelt	Three Rivers District
43	1197	W	London Area Greenbelt	Hillingdon London Boro

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure Geo Insight, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Moderate

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

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

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site Very Low

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

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site Negligible

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

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Negligible

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

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

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

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Very Low

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

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

Identified

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Chalk	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered

Past underground mine workings are unlikely. The rock types present in these areas are such that mineral veins may be present on which it is possible that mining has been undertaken and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be of localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

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

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: London Borough of Hillingdon
Phone: 01895 250 111
Web: <http://www.hillingdon.gov.uk/>
Address: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

Gemapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



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Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

<https://www.groundsure.com/terms-and-conditions-may25-2018>

Appendix E

Groundsure Flood Data

Groundsure

SOVEREIGN HOUSE, CHURCH STREET,
BRIGHTON, BN1 1UJ

Groundsure
Reference:

GS-5475201

Client Reference: GSP-2018-1161

Report Date

25 Sep 2018

Report Delivery Method:
xml

Client Email: projectwork-con@groundsure.com

Flood Insight


Address: DENVILLE HALL, 62 DENVILLE HALL, DUCKS HILL ROAD, NORTHWOOD, HA6 2SB

Dear Sir/ Madam,

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

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

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Floodinsight

Flood Insight

Address: DENVILLE HALL, 62 DENVILLE HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Date: 25 Sep 2018

Reference: GS-5475201

Client: Groundsure

NW N NE



SW S SE

Aerial Photograph Capture date: 20-Apr-2015
Grid Reference: 508107,191341
Site Size: 1.20ha

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed.

Section 1: Environment Agency/Natural Resources Wales Flood Zones

1.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No
1.2 Are there any Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site?	No
1.3 Are there any Flood Defences within 250m of the study site?	No
1.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
1.5 Are there any Proposed Flood Defences within 250m of the study site?	No
1.6 Are there any areas used for Flood Storage within 250m of the study site?	No

Section 2: Risk of Flooding from Rivers and the Sea (RoFRaS)

2.1 What is the Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low
--	----------

Section 3: Historic Flood Events

3.1 Has the site been subject to past flooding as recorded by the Environment Agency/Natural Resources Wales?	No
---	----

Section 4: JBA Surface Water (Pluvial) Flood

4.1 Is the site or any area within 50m at risk of Surface Water (Pluvial) Flooding?	Yes
---	-----

Section 5: Surface Water Features

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

Section 6: Groundwater Flooding

6.1 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Prone
6.2 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

Section 7: BGS Geological Indicators of historic flooding

7.1 Are there any geological indicators of historic flooding within 250m of the study site?	No
---	----

Section 8: JBA Reservoir and Canal Data

8.1 Is the property located in an area identified as being at potential risk in the event of a reservoir failure?	No
8.2 Is the property located in an area identified as being at potential risk in the event of a canal break?	No

Additional Matters

Riparian ownership

If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.

Sewerage Flooding

Extreme rainfall events may overwhelm sewerage systems and cause local flooding. The water and sewerage companies within the UK are required to maintain 'DG5 – At Risk Registers' which record properties that have flooded from sewers and/or are considered to be at risk of flooding from sewers in the future. If your property is on the 'At Risk' Register, this may be recorded within a standard CON29 Drainage and Water search.

Using this Report

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

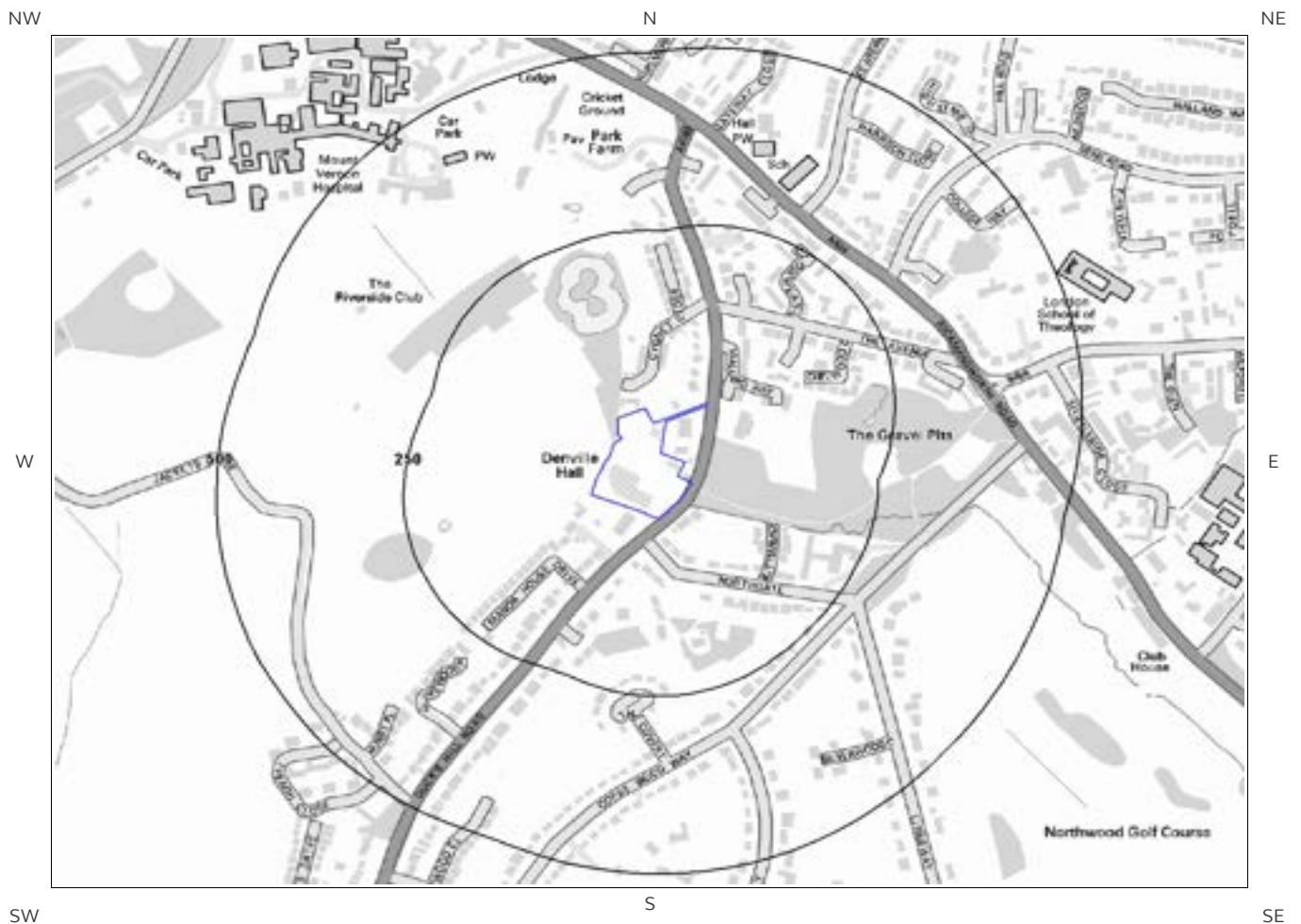
Note: Maps

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

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

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

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



Environment Agency/Natural
Resources Wales Flood Map for
Planning Legend

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1. Environment Agency/Natural Resources Wales Flood Zones

1.1 River and Coastal Zone 2 Flooding

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

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 1 – Flood Map for Planning:

Database searched and no data found.

1.2 River and Coastal Zone 3 Flooding

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

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 1 – Flood Map for Planning.

Database searched and no data found.

1.3 River and Coastal Flood Defences

Are there any Flood Defences within 250m of the study site? No

This search consists only of flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Any relevant data is represented on Map 1 – Flood Map for Planning.

Database searched and no data found.

1.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

Any relevant data is represented on Map 1 – Flood Map for Planning.

1.5 Areas of Proposed Flood Defences

Are there any Proposed Flood Defences within 250m of the study site? No

* This illustrates the number of households that move from 'very significant' or 'significant' to 'moderate' or 'low' probability of flood risk bands if the proposed flood scheme is to be implemented.

Any relevant data is represented on Map 1 – Flood Map for Planning.

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site.

1.6 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. Technical Guidance to the National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 1 – Flood Map for Planning.

Notes on Flood Zone Data:

This data relates solely to flooding from rivers or the sea. The Environment Agency/Natural Resources Wales estimate that over 2.5 million properties are at risk of flooding within England and Wales. River flooding occurs when a watercourse cannot cope with the water draining into it from the surrounding land. This can happen, for example, when heavy rain falls on an already waterlogged catchment. Coastal flooding results from a combination of high tides and stormy conditions. If low atmospheric pressure coincides with a high tide, a tidal surge may happen which can cause serious flooding.

The Groundsure Flood Insight Report comments upon whether a property lies in proximity to Environment Agency/Natural Resources Wales Zone 2 and Zone 3 floodplains. The Government's Technical Guidance to the National Planning Policy Framework explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and potential loss of life. The Government looks to planning authorities to ensure that flood risk is properly taken into account in the planning of developments to reduce the risk of flooding and the damage which floods cause.

Flood Zones enable planning authorities to apply the sequential test (see Technical Guidance to the National Planning Policy Framework) for development proposals and prevent inappropriate development.

Technical Guidance to the National Planning Policy Framework defines the flood zones as: -

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Flood Zone 3b/Flood Storage Areas - very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

The flood zones are the main constraint map underpinning decisions on development and flood risk.

Existing Flood Defences

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year. For example, defences in urban areas may be built to provide protection against flood events of a size which might occur on average once in one hundred years or less.

Proposed Flood Defences

This information is taken from the Environment Agency/Natural Resources Wales's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP

The data includes all the Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency/Natural Resources Wales, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also, note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency/Natural Resources Wales and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency/Natural Resources Wales consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

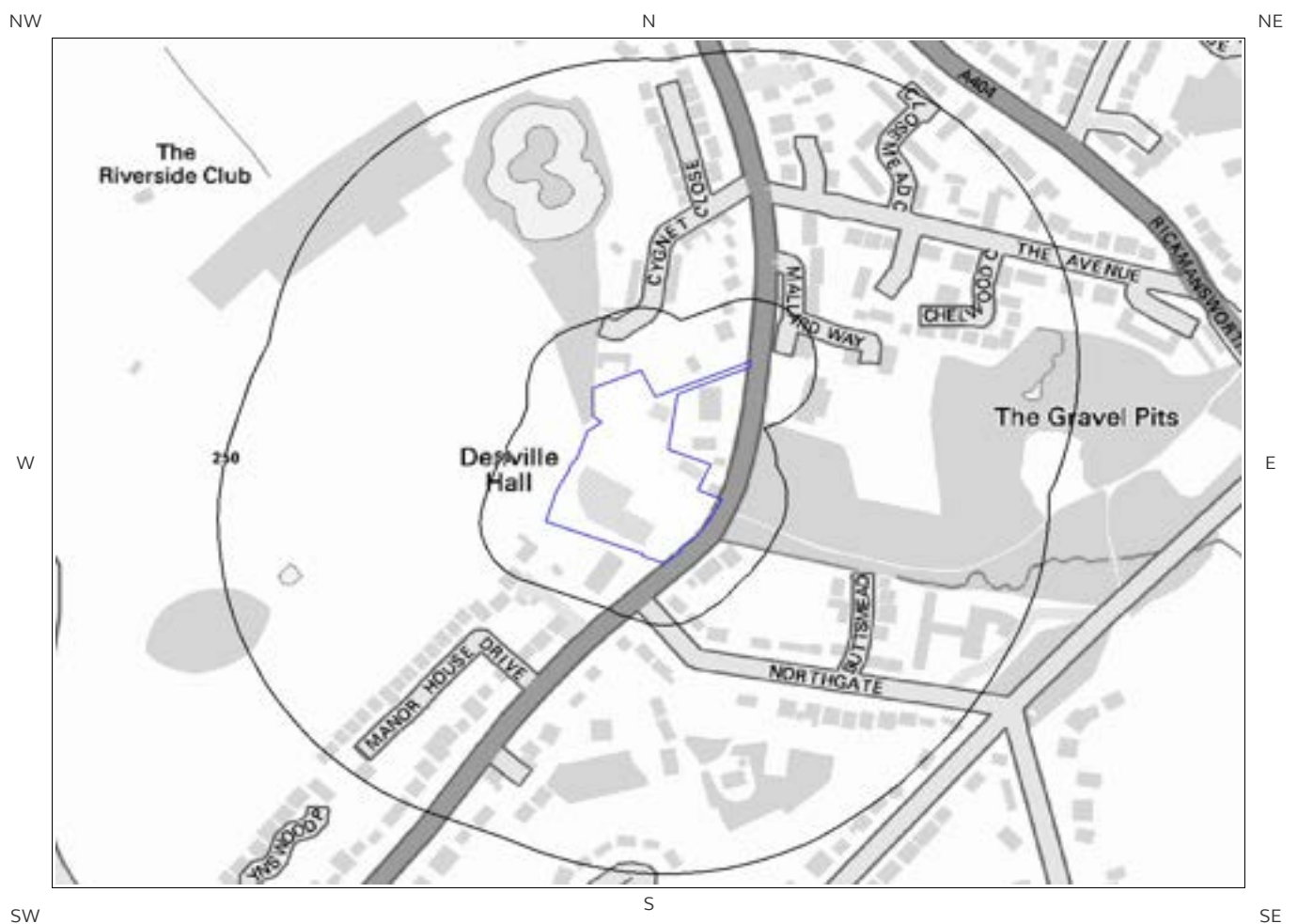
This site includes mapping data licensed from Ordnance Survey used for setting the Environment Agency/Natural Resources Wales's data in its geographical context. Ordnance Survey retains the copyright of this material and it can not be used for any other purpose.

Flood Storage Areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval.

A flood storage area may take the form of a wet or dry reservoir. A wet reservoir is a water storage facility in which storage can be effected by allowing water levels to rise during flood times. A dry reservoir is typically adjacent to a river and comprises an enclosed area that accepts water only at peak times. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and the Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

2. Environment Agency/Natural Resources Wales RoFRaS Flooding Map



Environment Agency/Natural Resources
 Wales RoFRaS Flooding legend

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

2.1 Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

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

Notes on RoFRaS data:

This information is based on the very latest Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) data. This data has been created by dividing the flood plain into 50m squares, or smaller areas where a square is intersected by a river or coastline. These are called impact cells. The method then calculates the likelihood that the centre of each impact cell will start to flood using a number of different flood scenarios.

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a high risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme. The probability estimates for RoFRaS risk bands are as follows:

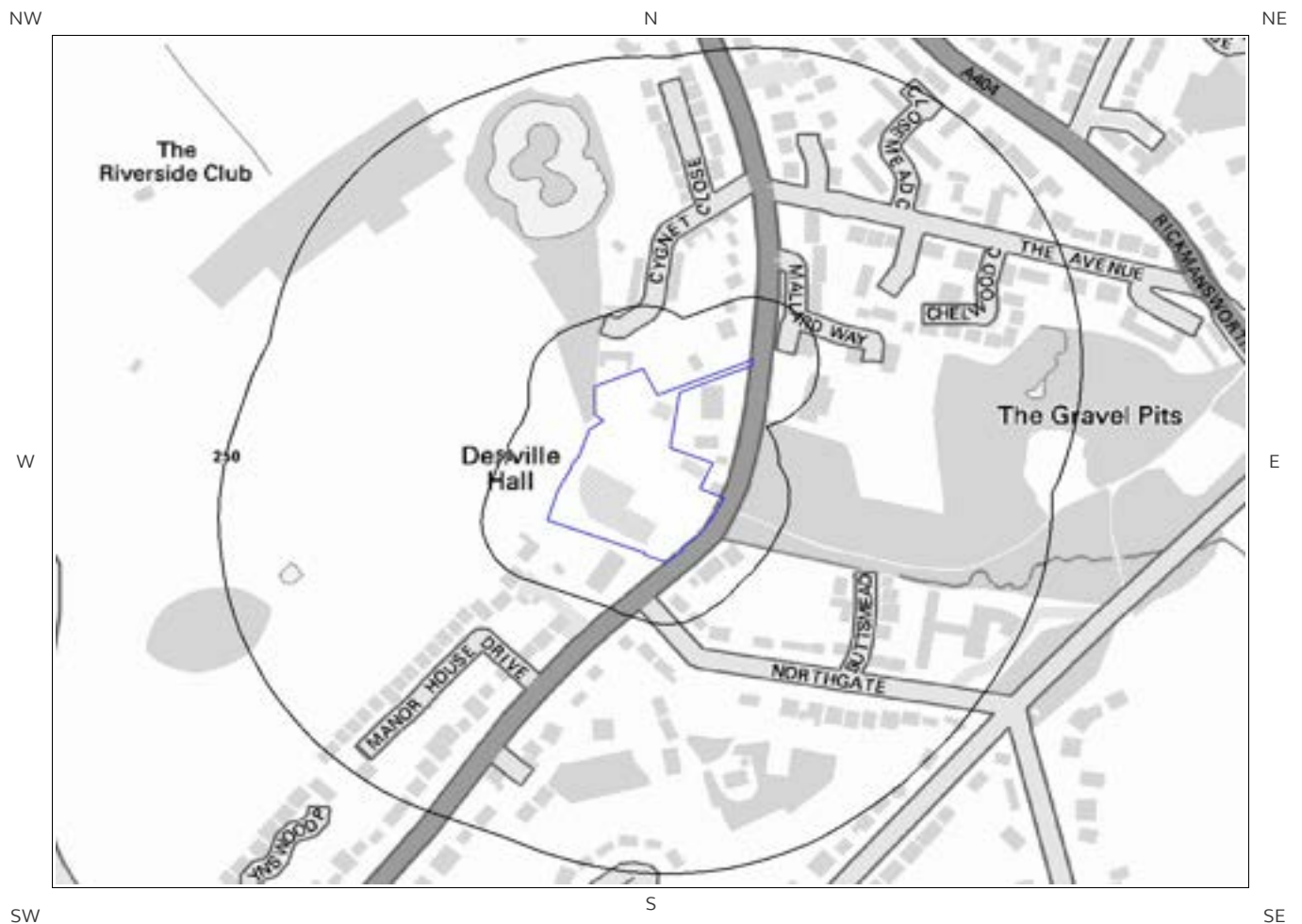
Very Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium – the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

3. Environment Agency/Natural Resources Wales Historic Flooding Events Map



Environment Agency/Natural Resources
Wales Historic Flooding Events legend

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3. Environment Agency/Natural Resources Wales Historic Flooding Events

3.1 Historic Flood Outlines

Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency/Natural Resources Wales? No

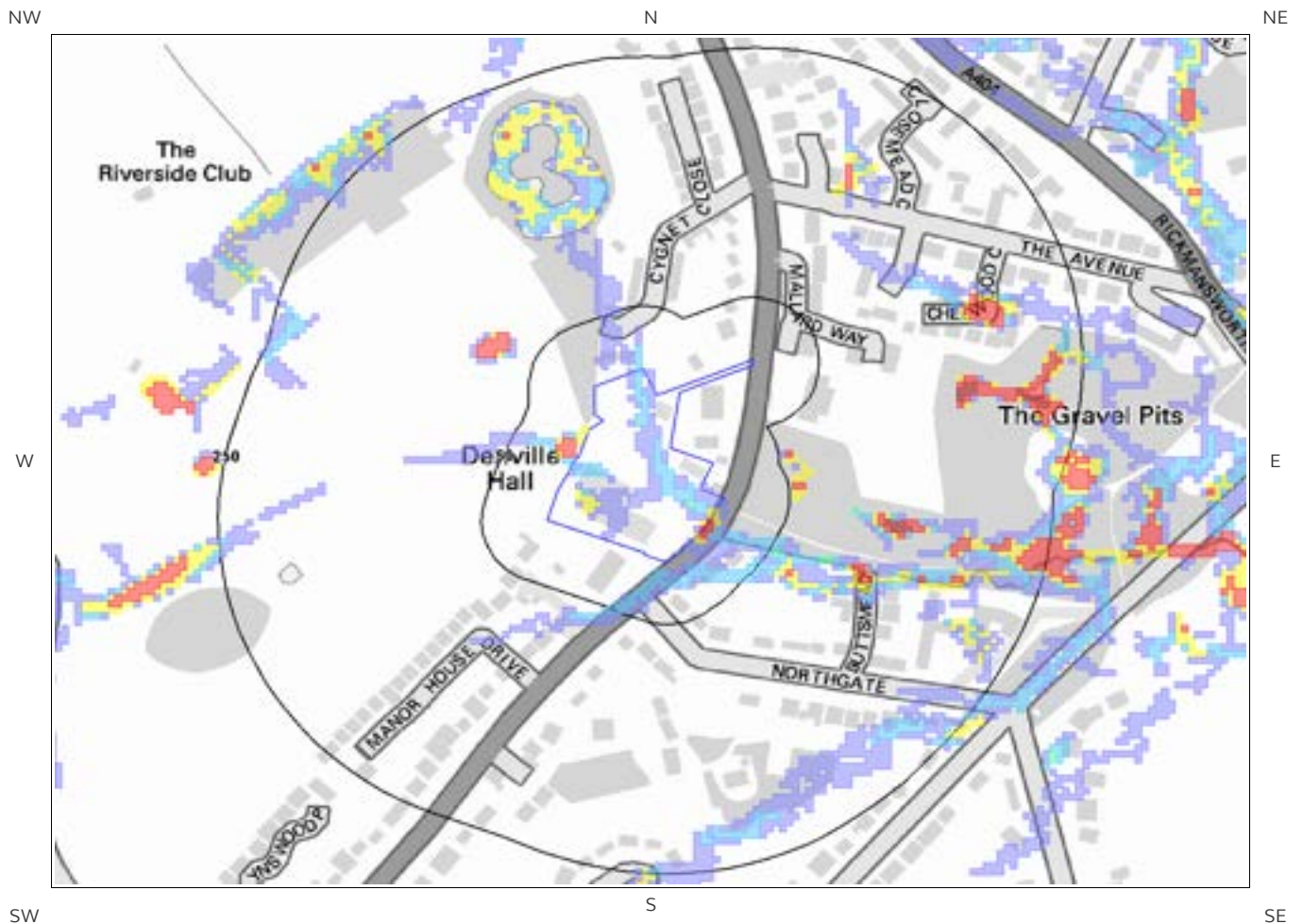
This database shows the individual footprint of every flood event recorded by the Environment Agency/Natural Resources Wales and previous bodies.

Any records found within the search radius are displayed on Map 3 – Historic Flooding Events.

Notes on Historic Flooding data:

Over 21,000 separate events are recorded within this database, dating back to 1947. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that the Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

4. JBA Surface Water (Pluvial) Flood Map



JBA Surface Water (Pluvial) Flood
 Legend

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4. JBA Surface Water (Pluvial) Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site? Significant

Guidance: The site or an area in close proximity has been assessed to be at Significant Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.3m to 1m.

Flood data provided by JBA RISK MANAGEMENT LIMITED Copyright © JBA RISK MANAGEMENT LIMITED 2008-2018

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

[illegible]

Distance	Direction	Risk
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Moderate
0.0	On Site	Significant
1.0	W	High
2.0	NW	Significant
3.0	SE	Low to Moderate
6.0	S	Low
6.0	N	Low
6.0	S	Low to Moderate
8.0	SE	Low
8.0	W	Low to Moderate
9.0	NW	High
9.0	N	Low
10.0	SE	Low to Moderate
12.0	W	Low
12.0	SE	Low to Moderate
14.0	SE	Low to Moderate
15.0	W	High
15.0	SE	Low to Moderate
16.0	S	Low
16.0	S	Low to Moderate
16.0	NW	Low to Moderate
16.0	SE	Low to Moderate
17.0	S	Low
19.0	N	Low
21.0	SE	Low
22.0	SE	Low
23.0	SE	Low

Distance	Direction	Risk
31.0	S	Low
32.0	S	Low to Moderate
34.0	SW	Low
34.0	NW	Low
44.0	SE	Low
50.0	S	Low
50.0	E	Low

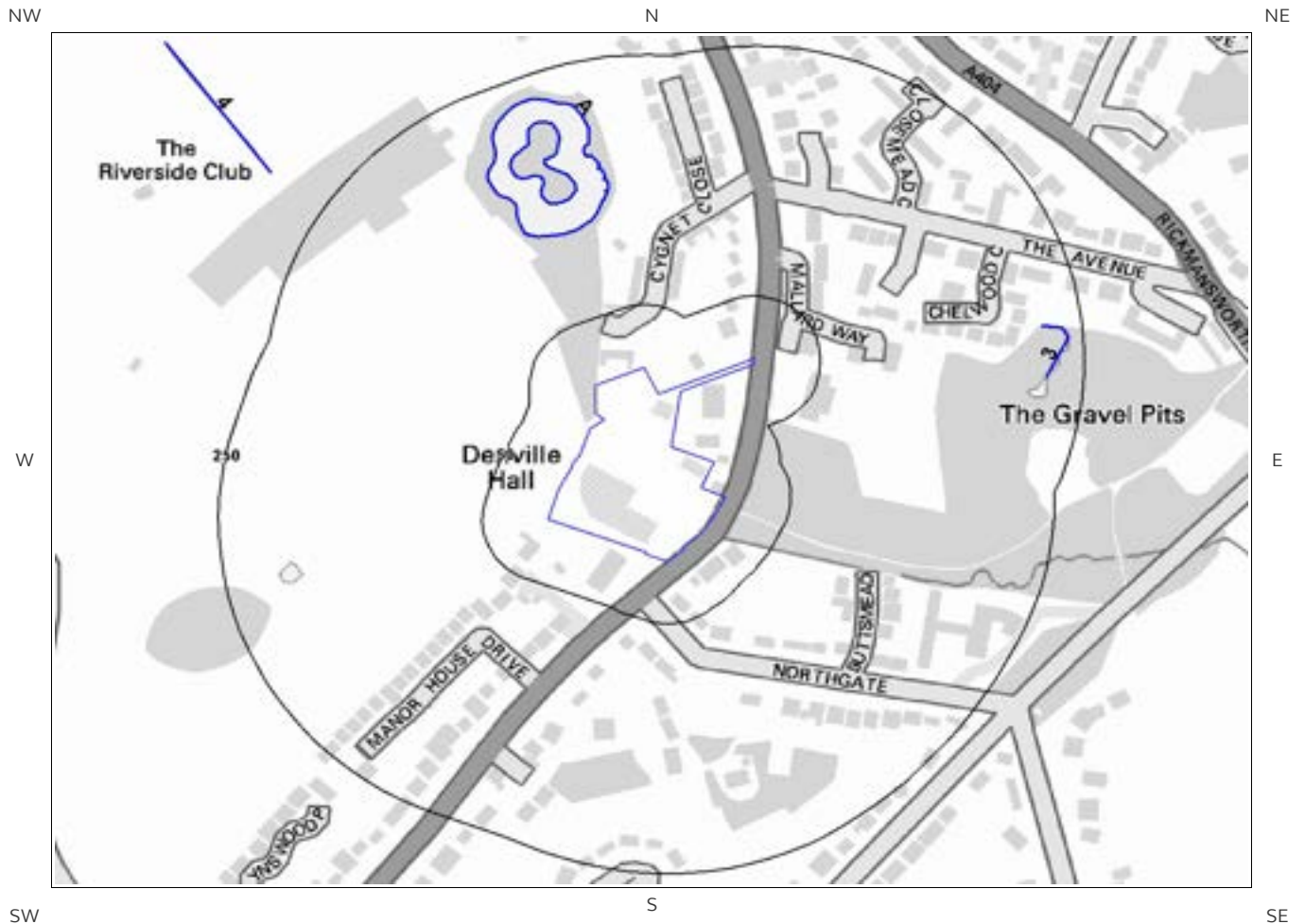
Notes on Surface water (Pluvial) Flooding data:

JBA Consulting surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 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 older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m “cell” of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

- **Less than 0.1m in a 1 in 1000 year rainfall event** - Negligible
- **Greater than 0.1m in a 1 in 1000 year rainfall event** - Low
- **Between 0.1m and 0.3m in a 1 in 200 year rainfall event** – Low to Moderate
- **Between 0.3m and 1m in a 1 in 200 year rainfall event** – Moderate
- **Greater than 1m in a 1 in 200 year rainfall event** – Moderate to High
- **Between 0.1m and 0.3m in a 1 in 75 year rainfall event** – High
- **Between 0.3m to 1m in a 1 in 75 year rainfall event** - Significant
- **Greater than 1m in a 1 in 75 year rainfall event** – Highly Significant

5. Surface Water Features map



Surface Water Features legend

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5. Surface Water Features

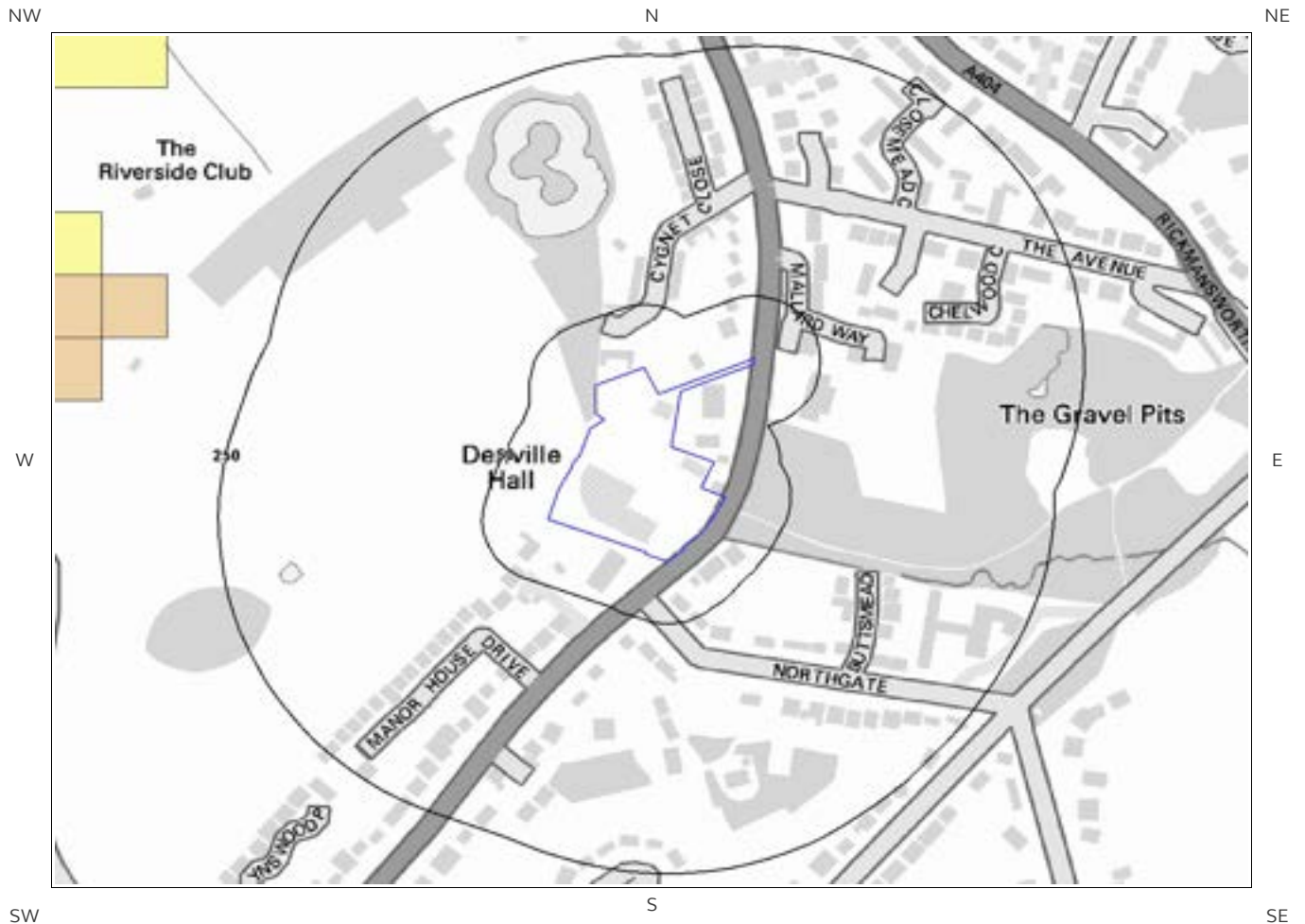
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are represented on mapping:

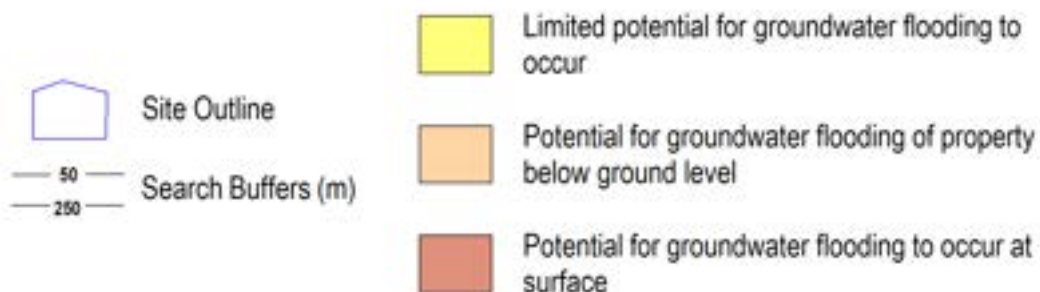
ID	Distance (m)	Direction
1A	121.0	N
2A	146.0	N
3	219.0	E

6. BGS Groundwater Flooding Map



BGS Groundwater Flooding legend

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6. Groundwater Flooding

6.1 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site? No

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? The area is not considered to be prone to groundwater flooding based on rock type.

6.2 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Not Applicable

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

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

Notes on Groundwater Flooding data:

The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface.

Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7. BGS Geological Indicators of Flooding

Are there any geological indicators of flooding within 250m of the study site?

No

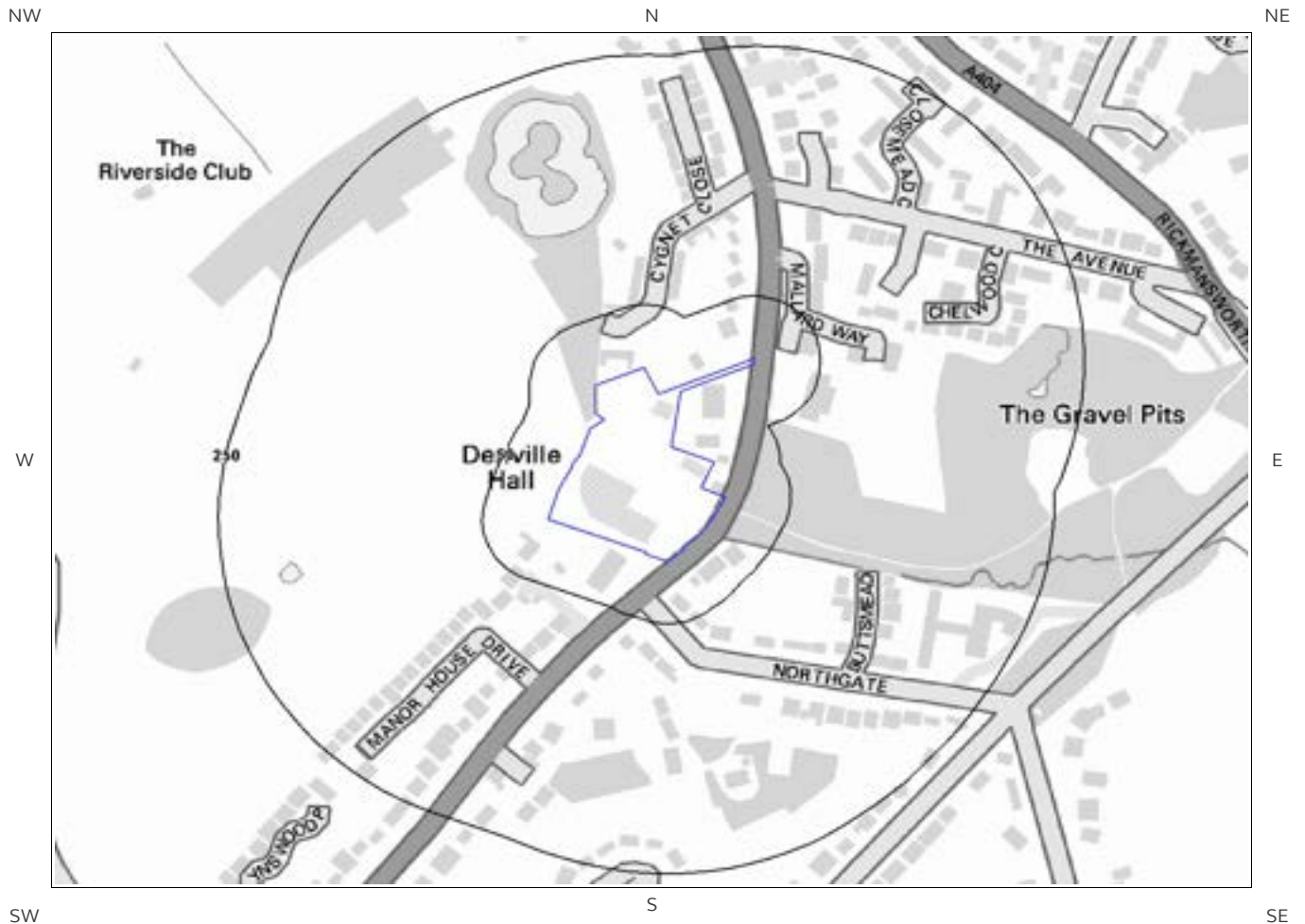
This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.

Notes on BGS Geological Indicators of Flooding data:

The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow. These Superficial Deposits are considered 'recent' in geological terms, most having been formed in the later parts of the Quaternary geological period (i.e. within the last few tens of thousands of years). Observations made during recent major inland and coastal flooding events have demonstrated that the erosion and deposition of these recent geological sediments have produced subtle topographical variations, resulting in landforms such as fluvial and coastal floodplains. The mapping of these landforms, in conjunction with the fluvial and/or coastal deposits that underlie them, has in turn determined the extent of previous coastal and inland flooding.

On this basis, the floodplains which are at greatest risk from flooding can be both visualised and defined by Superficial Deposits as depicted on geological maps. These include deposits such as river alluvium and lacustrine (lake) alluvium, as well as the First River Terrace or 'Floodplain terrace' (raised flat areas adjacent to or within floodplains, which represent the level of the floodplain prior to the most recent episode of down-cutting). Older and higher river terraces have been excluded as they lie outside the geologically defined floodplain. Areas at risk from coastal inundation are similarly characterised by a range of estuarine or marine deposits that include, for example, tidal flats.

8. JBA Canal Break map



JBA Canal Break legend

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8. JBA Reservoir and Canal Data

8.1 JBA Reservoir Failure Impact Modelling

Is the property located in an area identified as being at potential risk in the event of a reservoir failure? No

JBA consulting have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment. This data is not displayed on mapping.

Guidance: None required

Notes on Reservoir Failure Impact data:

This dataset identified areas that are most likely to flood following the sudden catastrophic failure of a reservoir and is provided by JBA Consulting. JBA has identified over 1,700 reservoirs that pose a risk to people and property. These maps identify properties that would flood in the unlikely event of the failure of the reservoir's dam or embankment. Empirical methods were used to predict the flow that would result from the failure which was then modelled onto high resolution Digital Terrain Models (DTM) using JBA's advanced 2D hydraulic modelling techniques. The model provides the maximum depth of flooding in each cell of the DTM.

8.2 JBA Canal Break Modelling

Is the property located within 500m of an area identified as being at potential risk in the event of a canal break? No

Database searched and no data found.

Notes on Canal Break modelling data

Canal failure mapping includes two types of failure:

- Breach of raised canal embankments - failure of the embankment due to weaknesses; these are typically caused by erosion or animal burrowing but can also arise from poor maintenance.
- Aqueduct failure - an aqueduct is where the canal passes over infrastructure such as roads, railways and subways, or over other canals and rivers. Failures of these are typically caused by the collapse of the underlying culvert.

A length of over 1,700km of canal covering England, Wales and Scotland was modelled. The canal modelling is restricted to the areas where LIDAR is available as the raised embankments are more defined in the LIDAR than in the Photogrammetry data. Each canal is categorised as part of the Merchant Shipping Notice (MSN 1776 (M)). The majority of the modelled canals are categorised as A, with a few exceptions, which fell under category B.

- Category A: narrow rivers and canals where the depth of water is generally less than 1.5m.
- Category B: wider rivers and canals where the depth of water is generally 1.5m or more and where the significant wave height could not be expected to exceed 0.6m at any time.
- Category C: tidal rivers and estuaries and large, deep lakes and lochs where the significant wave height could not be expected to exceed 1.2m at any time.
- Category D: tidal rivers and estuaries where the significant wave height could not be expected to exceed 2m at any time.

The canal map provides flood extent data only and show flooded areas with a depth greater than 0.1m.

Contact Details

Groundsure Helpline
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British Geological Survey Enquiries

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BGS Geological Hazards Reports and general geological enquiries

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: www.environment-agency.gov.uk
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JBA Risk Management

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Local Authority

Authority: London Borough of Hillingdon
Phone: 01895 250 111
Web: <http://www.hillingdon.gov.uk/>
Address: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

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Hampshire RG27 8NW
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Website: <http://www1.getmapping.com/>



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Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-may25-2018>

Appendix F

Groundsure Planning Data

Groundsure Planview

Address: DENVILLE HALL, 62 DENVILLE HALL, DUCKS HILL ROAD,
NORTHWOOD, HA6 2SB

Date: Sep 25, 2018

Reference: GS-5475204

Client: Groundsure



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2. Overview of Findings

Detail	On-site	0-25m	25-250m	250-500m
Planning Applications (house extensions)	0	0	79	n/a
Planning Applications (projects)	1	0	17	31
Mobile Masts Data	0	0	0	1
Designated Environmentally Sensitive Sites	1	1	0	0
Designated Visually and Culturally Sensitive Sites	1	0	0	8
HS2 and Crossrail 1 Information	0	0	0	0

Detail	Highest Risk Rating
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

3.Detailed Findings

Notes on data content

Planning Information: The Planning Applications section of this report contains data provided under licence from Glenigan. Glenigan is the largest provider of planning data in the UK. The company has been collecting and processing planning application data since 1973. Glenigan tracks applications from initial planning and tender through to contracts awarded. This Planning Report contains the most up to date commercially available information on planning applications made in the vicinity of the subject property over the last 10 years.

Please note that due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. If any refused applications are identified within this report which would have a bearing on a purchaser's decision if they were to have been granted, you are advised to seek further clarification from the Local Authority on the application's status.

Whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. If the existence or absence of a planning application, consent or similar may have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the local authority.

Planning applications for house extensions searches up to 250m and is displayed as points on the Planning Applications and Mobile Masts Map. Project planning applications searches up to 500m. Those within and around a 250m buffer are represented as points on the Planning Applications and Mobile Masts Map.

Ofcom Sitefinder Mobile Phone Mast records: This information is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations.

Mobile Phone Mast Planning records: This data is taken from Glenigan's archive of planning applications relating to mobile phone masts.

Designated Environmentally Sensitive Sites: This section of this report comprises Sites of Special Scientific Interest, National Nature Reserves, Ramsar sites, Special Protection Areas, Special Areas of Conservation, Local Nature Reserves and Scheduled Ancient Woodland. The presence of these sites can result in restrictions upon certain types of development that may impact the sensitive environmental receptors identified.

Designated Visually and Culturally Sensitive Sites: This section of the report comprises Conservation Areas, Scheduled Ancient Monuments, Protected Parks and Gardens, Listed Buildings (and certificates of Immunity from Listing), National Parks, Areas of Outstanding Natural Beauty and World Heritage Sites. The presence of these sites can result in restrictions on certain types of development that may impact the aesthetic and cultural receptors identified.

Historic England: © Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2018. The Historic England GIS Data contained in this material was obtained on 11/01/2018. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.data.gov.uk>.

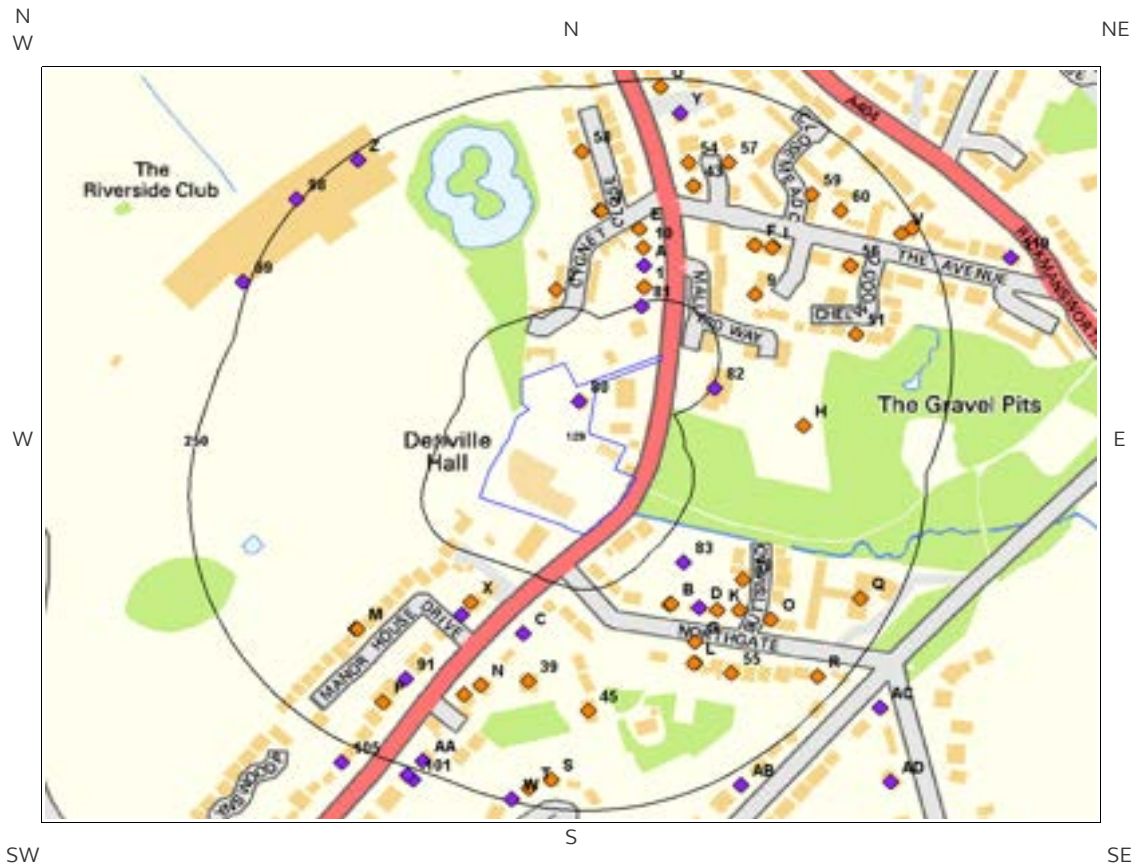
Cadw: Contains public sector information licensed under the Open Government Licence v3.0

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Rail Infrastructure: This dataset shows the presence of either the Highspeed 2 (HS2) rail link or Crossrail 1 infrastructure. It does not detail any smaller scale or existing rail networks. The information contained within these sections is taken from HS2 Ltd and publicly available maps of the Crossrail 1 development digitised by Groundsure.

Radon: This dataset is taken from a joint database produced by the British Geological Survey (BGS) and the Public Health England (PHE – formerly the Health Protection Agency (HPA)). This data is considered to be accurate to approximately 50m. Radon is a radioactive gaseous element emitted naturally from rocks and minerals where radioactive elements are present. Under Building Regulation 211 (2007), radon protective measures are required for some new dwellings and extensions to existing dwellings that are built in radon affected areas. In areas where less than 3% of properties are affected, no radon protection measures are required under building regulations. In areas where between 3-10% of properties are affected, basic radon protection measures are required, and in areas where over 10% of properties are affected then full radon protection measures will be required. A property is considered to be radon affected if a reading of over 200 becquerels per cubic metre is measured. A target level of 100 becquerels per cubic metre is considered the ideal outcome for protection measures in new buildings.

4. Planning Applications and Mobile Masts Map



Planning Applications and Mobile
Masts Legend

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4.Planning Applications and Mobile Masts

4.1 Planning Applications: House Extensions

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ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
1	63.0	N	Land Rear Of, 40 Ducks Hill Road, Hillingdon, London, HA6 2SB	73183/APP/2017/3355	14/09/2017	House	House Extn (Exact)	Early Planning-Detailed Plans Submitted
2	66.0	N	28 Cygnet Close, Hillingdon, London, HA6 2SZ	14425/APP/2017/18	10/01/2017	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
3A	82.0	N	38 Ducks Hill Road, Hillingdon, London, HA6 2SB	27382/APP/2015/838	16/03/2015	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
4A	82.0	N	38 Ducks Hill Road, Hillingdon, London, HA6 2SB	27382/APP/2015/3270	18/09/2015	2 Houses	House Extn (Exact)	Early Planning-Detail Plans Refused
5X	92.0	S	The Manor House, 70 Ducks Hill Road, Hillingdon, London, HA6 2SD	73365/APP/2017/4340	01/12/2017	1/2 Storey Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
6B	94.0	SE	Littlehurst and Woodhurst, Northgate, Hillingdon, London, HA6 2TJ	67198/APP/2010/2404	14/10/2010	House	House Extn (Exact)	Plans Approved-Detail Plans Granted
7B	94.0	SE	Littlehurst, Northgate, Hillingdon, London, HA6 2TJ	31866/APP/2013/3686	18/12/2013	2 Houses	House Extn (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
8B	94.0	SE	Littlehurst, Northgate, Hillingdon, London, HA6 2TJ	31866/APP/2012/2717	01/11/2012	2 Houses	House Extn (Exact)	Plans Approved-Detail Plans Granted
9	97.0	NE	4 Wedgewood Close, Hillingdon, London, HA6 2PJ	24207/APP/2017/2744	27/07/2017	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
10	98.0	N	36 Ducks Hill Road, Hillingdon, London, HA6 2SB	13836/APP/2014/2279	30/06/2014	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
11C	102.0	S	White Oak, 69 Ducks Hill Road, Hillingdon, London, HA6 2SQ	73818/APP/2018/1861	18/05/2018	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
12C	102.0	S	69 Ducks Hill Road, Hillingdon, London, HA6 2SQ	15829/APP/2014/650	26/02/2014	Single Storey Side Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
13D	114.0	SE	Woodhurst, Northgate, Hillingdon, London, HA6 2TJ	67198/APP/2011/250	03/02/2011	House	House Extn (Exact)	Plans Approved-Detail Plans Granted
14D	114.0	SE	Balmoral, Northgate, Hillingdon, London, HA6 2TJ	52306/APP/2016/1147	21/03/2016	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
15E	116.0	N	34 Ducks Hill Road, Hillingdon, London, HA6 2SB	9224/APP/2013/3570	03/12/2013	Loft Conversion	House Extn (Exact)	Plans Approved-Detail Plans Granted
16E	116.0	N	34 Ducks Hill Road, Hillingdon, London, HA6 2SB	9224/APP/2014/453	14/02/2014	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
17E	116.0	N	34 Ducks Hill Road, Hillingdon, London, HA6 2SB	9224/APP/2013/697	04/04/2013	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
18E	116.0	N	34 Ducks Hill Road, Hillingdon, London, HA6 2SB	9224/APP/2013/3582	10/12/2013	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
19	126.0	SE	4 Buttsmead, Hillingdon, London, HA6 2TL	32676/APP/2015/4035	02/11/2015	House (Alterations)	House Extn (Exact)	Plans Approved-Detail Plans Granted
20F	127.0	NE	7 The Avenue, Hillingdon, London, HA6 2NJ	56234/APP/2009/2679	14/12/2009	House	House Extn (Exact)	Early Planning-Detail Plans Refused
21F	127.0	NE	Woodstock, 7 The Avenue, Hillingdon, London, HA6 2NJ	24966/APP/2014/933	16/04/2014	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
22F	127.0	NE	7 The Avenue, Hillingdon, London, HA6 2NJ	24966/APP/2011/1279	25/05/2011	First Floor Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
23K	127.0	SE	Edale, Northgate, Hillingdon, London, HA6 2TJ	23498/APP/2009/2497	16/11/2009	Flats (Conversion)	House Extn (Exact)	Early Planning-Detail Plans Refused
24G	135.0	SE	Oakhurst, 1 Northgate, Hillingdon, London, HA6 2TH	30779/APP/2009/2036	21/09/2009	2 Houses	House Extn (Exact)	Plans Approved-Detail Plans Granted
25G	135.0	SE	Oakhurst, Northgate, Hillingdon, London, HA6 2TH	67012/APP/2010/1107	14/05/2010	House	House Extn (Exact)	Early Planning-Detailed Plans Submitted
26G	135.0	SE	Oakhurst, 1 Northgate, Hillingdon, London, HA6 2TH	30779/APP/2010/1108	14/05/2010	House	House Extn (Exact)	Early Planning-Detailed Plans Submitted
27G	135.0	SE	Oakhurst, 1 Northgate, Hillingdon, London, HA6 2TH	30779/APP/2013/539	13/03/2013	House	House Extn (Exact)	Plans Approved-Detail Plans Granted
28I	136.0	NE	9 The Avenue, Hillingdon, London, HA6 2NJ	61611/APP/2015/4160	12/11/2015	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
29H	136.0	SE	13 Westminster Close, Hillingdon, London, HA6 2TG	70670/APP/2015/1905	08/06/2015	House (Alterations)	House Extn (Exact)	Plans Approved-Detail Plans Granted
30H	136.0	SE	10 Westminster Close, Hillingdon, London, HA6 2TG	71135/APP/2016/1918	26/05/2016	Domestic Conservatory	House Extn (Exact)	Early Planning-Detail Plans Refused
31H	136.0	SE	13 Westminster Close, Hillingdon, London, HA6 2TG	70670/APP/2015/700	06/03/2015	House (Alterations)	House Extn (Proximity)	Early Planning-Detail Plans Refused
32I	137.0	NE	9 The Avenue, Hillingdon, London, HA6 2NJ	61611/APP/2016/470	05/02/2016	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
33J	140.0	N	34 Cygnet Close, Hillingdon, London, HA6 2TA	25884/APP/2012/36	09/01/2012	2 Storey House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
34J	140.0	N	34 Cygnet Close, Hillingdon, London, HA6 2TA	25884/APP/2013/3463	02/12/2013	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
35J	140.0	N	34 Cygnet Close, Hillingdon, London, HA6 2TA	25884/APP/2013/173	05/02/2013	1/2 Storey Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
36J	140.0	N	34 Cygnet Close, Hillingdon, London, HA6 2TA	25884/APP/2011/2359	29/09/2011	2 Storey House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
37J	140.0	N	34 Cygnet Close, Hillingdon, London, HA6 2TA	25884/APP/2013/1040	29/04/2013	1/2 Storey Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
38K	141.0	SE	Oracabessa, Northgate, Hillingdon, London, HA6 2TJ	60966/APP/2011/47	10/01/2011	Loft Conversion	House Extn (Exact)	Plans Approved-Detail Plans Granted
39	142.0	S	73 Ducks Hill Road, Hillingdon, London, HA6 2SQ	403/APP/2018/1238	11/05/2018	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
40L	149.0	SE	Walderton, Northgate, Hillingdon, London, HA6 2TH	47749/APP/2013/153	22/01/2013	House	House Extn (Exact)	Early Planning-Detail Plans Refused
41L	149.0	SE	Walderton, Northgate, Hillingdon, London, HA6 2TH	47749/APP/2012/2400	02/10/2012	House	House Extn (Exact)	Plans Approved-Detail Plans Granted
42L	150.0	SE	Woodlands, Northgate, Hillingdon, London, HA6 2TH	18897/APP/2015/3283	02/09/2015	1/2 Storey Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
43	155.0	N	1 Eaton Gate, Hillingdon, London, HA6 2NN	9365/APP/2009/2569	26/11/2009	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
44M	159.0	SW	2 Manor House Drive, Hillingdon, London, HA6 2UJ	71364/APP/2015/4157	18/11/2015	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
45	160.0	S	Kashiba House, Northgate, Hillingdon, London, HA6 2TH	69523/APP/2013/3047	31/10/2013	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
46M	160.0	SW	4 Manor House Drive, Hillingdon, London, HA6 2UJ	72964/APP/2017/2189	16/06/2017	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
47N	160.0	S	75 Ducks Hill Road, Hillingdon, London, HA6 2SQ	14748/APP/2012/1518	22/06/2012	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
48N	160.0	S	Edgewood, 75 Ducks Hill Road, Hillingdon, London, HA6 2SQ	14748/APP/2013/44	10/01/2013	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
49O	167.0	SE	Craigwood, Northgate, Hillingdon, London, HA6 2TJ	29004/APP/2014/556	18/02/2014	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
500	167.0	SE	Craigwood, Northgate, Hillingdon, London, HA6 2TJ	29004/APP/2013/3675	20/12/2013	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
51	168.0	E	9 Chelwood Close, Hillingdon, London, HA6 2RR	72019/APP/2016/2448	27/06/2016	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
52N	173.0	S	1 Teal Drive, Hillingdon, London, HA6 2PT	50296/APP/2012/3193	07/01/2013	1/2 Storey Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
53N	173.0	S	1 Teal Drive, Hillingdon, London, HA6 2PT	50296/APP/2013/974	18/04/2013	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
54	176.0	N	2 Eaton Gate, Hillingdon, London, HA6 2NN	31991/APP/2010/1841	09/08/2010	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
55	176.0	SE	Monkseaton, Northgate, Hillingdon, London, HA6 2TH	35841/APP/2009/1293	16/06/2009	1/2 Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
56	181.0	NE	9 The Avenue, Hillingdon, London, HA6 2NJ	61611/APP/2015/2908	04/08/2015	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
57	183.0	N	1 Eaton Gate, Hillingdon, London, HA6 2NN	9365/APP/2015/3815	23/10/2015	House (Extension)	House Extn (Proximity)	Early Planning-Detail Plans Refused
58	192.0	N	36 Cygnet Close, Hillingdon, London, HA6 2TA	25170/APP/2015/2336	25/06/2015	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
59	194.0	NE	12 Closemead Close, Hillingdon, London, HA6 2RZ	41511/APP/2008/3285	20/11/2008	First Floor Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
60	202.0	NE	14 The Avenue, Hillingdon, London, HA6 2NL	68250/APP/2011/3021	09/12/2011	Loft Conversion	House Extn (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
61P	203.0	SW	86 Ducks Hill Road, Hillingdon, London, HA6 2SD	49961/APP/2017/4444	19/01/2018	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
62P	203.0	SW	86 Ducks Hill Road, Hillingdon, London, HA6 2SD	49961/APP/2018/2525	23/07/2018	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
63Y	220.0	N	27 Ducks Hill Road, Hillingdon, London, HA6 2NW	40711/APP/2017/4470	22/12/2017	2 Houses	House Extn (Exact)	Plans Approved-Detail Plans Granted
64Q	222.0	SE	64 Copse Wood Way, Hillingdon, London, HA6 2UA	35893/APP/2017/2572	24/07/2017	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detailed Plans Submitted
65Q	222.0	SE	42 Copse Wood Way, Hillingdon, London, HA6 2UA	4130/APP/2018/233	15/01/2018	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
66S	224.0	S	7 The Covert, Hillingdon, London, HA6 2UD	38720/APP/2009/1818	17/08/2009	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
67R	231.0	SE	Woodlands, Northgate, Hillingdon, London, HA6 2TH	18897/APP/2016/3826	27/10/2016	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
68R	231.0	SE	Woodlands, Northgate, Hillingdon, London, HA6 2TH	18897/APP/2016/1099	16/03/2016	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
69V	234.0	NE	42 The Avenue, Hillingdon, London, HA6 2NL	66191/APP/2017/4139	06/12/2017	First Floor Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
70S	235.0	S	10 The Covert, Hillingdon, London, HA6 2UD	27076/APP/2016/1566	19/05/2016	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
71T	235.0	S	6 The Covert, Hillingdon, London, HA6 2UD	34424/APP/2011/1747	16/07/2011	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
72T	235.0	S	6 The Covert, Hillingdon, London, HA6 2UD	34424/APP/2018/1550	22/05/2018	House (Extension)	House Extn (Exact)	Early Planning-Detailed Plans Submitted
73Z	242.0	NW	Land R/o Robins Hearne & Littl, 18 Ducks Hill Road, Hillingdon, London, HA6 2DR	41674/APP/2013/546	07/03/2013	2 Houses (Outline)	House Extn (Exact)	Early Planning-Outline Plans Refused
74U	243.0	N	27a Ducks Hill Road, Hillingdon, London, HA6 2NW	36821/APP/2017/1320	21/04/2017	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
75U	243.0	N	27a Ducks Hill Road, Hillingdon, London, HA6 2NW	36821/APP/2017/2561	25/07/2017	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
76V	244.0	NE	42 The Avenue, Hillingdon, London, HA6 2NL	66191/APP/2010/2076	03/09/2010	House	House Extn (Exact)	Plans Approved-Detail Plans Granted
77W	248.0	S	10 The Covert, Hillingdon, London, HA6 2UD	27076/APP/2017/1687	10/05/2017	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
78W	248.0	S	4 The Covert, Hillingdon, London, HA6 2UD	4927/APP/2017/3302	25/09/2017	House (Alterations)	House Extn (Exact)	Plans Approved-Detail Plans Granted
79W	248.0	S	5 The Covert, Hillingdon, London, HA6 2UD	32093/APP/2009/834	22/04/2009	House	House Extn (Exact)	Early Planning-Detail Plans Refused

4.2 Planning Applications: Projects

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ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
80	0.0	On Site	38 - 40 Ducks Hill Road, Hillingdon, London, HA6 2SB	71798/APP/2016/2997	17/08/2016	9 Flats	Projects (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
81	47.0	N	42 - 46 Ducks Hill Road, Hillingdon, London, HA6 2SB	49987/APP/2013/1451	14/06/2013	10 Houses	Projects (Exact)	Plans Approved-Detail Plans Granted
82	53.0	SE	Marchbank House, 31 Ducks Hill Road, Hillingdon, London, HA6 2SG	59214/APP/2010/1776	17/08/2010	14 Houses	Projects (Exact)	Plans Approved-Detail Plans Granted
83	76.0	SE	Wood End Lodge, 5a Buttsmead, Hillingdon, London, HA6 2TL	72008/APP/2017/3567	09/10/2017	Luxury House	Projects (Exact)	Early Planning-Detail Plans Refused
84A	82.0	N	38 - 40 Ducks Hill Road, Hillingdon, London, HA6 2SB	71798/APP/2017/2381	06/07/2017	4 Houses	Projects (Exact)	Plans Approved-Detail Plans Granted
85A	82.0	N	38 Ducks Hill Road, Hillingdon, London, HA6 2SB	71798/APP/2017/803	13/03/2017	9 Flats	Projects (Exact)	Early Planning-Detail Plans Refused
86A	82.0	N	38 Ducks Hill Road, Hillingdon, London, HA6 2SB	71798/APP/2018/803	02/03/2018	9 Flats	Projects (Exact)	Plans Approved-Detail Plans Granted
87C	102.0	S	69 Ducks Hill Road, Hillingdon, London, HA6 2SQ	15829/APP/2008/3343	27/11/2008	3 Flats	Projects (Exact)	Early Planning-Detail Plans Refused
88X	105.0	S	1 Manor House Drive, Hillingdon, London, HA6 2UJ	27306/APP/2016/4520	17/01/2017	6 Flats	Projects (Exact)	Early Planning-Detail Plans Refused
89X	105.0	S	1 Manor House Drive, Hillingdon, London, HA6 2UJ	27306/APP/2018/3045	03/09/2018	5 Flats	Projects (Exact)	Early Planning-Detailed Plans Submitted
90D	114.0	SE	Woodhurst, Northgate, Hillingdon, London, HA6 2TJ	31866/APP/2010/23	05/01/2010	3 Luxury Houses	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
91	176.0	S	82 Ducks Hill Road, Hillingdon, London, HA6 2SD	39262/APP/2014/4357	14/01/2015	3 Flats	Projects (Exact)	Early Planning-Detail Plans Refused
92Y	220.0	N	27 Ducks Hill Road, Hillingdon, London, HA6 2NW	40711/APP/2017/2475	19/07/2017	3 Town Houses	Projects (Exact)	Early Planning-Detail Plans Withdrawn
93Y	220.0	N	27 Ducks Hill Road, Hillingdon, London, HA6 2NW	40711/APP/2017/4475	20/12/2017	7 Flats	Projects (Exact)	Early Planning-Detail Plans Withdrawn
94A A	241.0	S	Plumtree Cottage, 89 Ducks Hill Road, Hillingdon, London, HA6 2SQ	47304/APP/2010/731	01/04/2010	6 Flats	Projects (Exact)	Plans Approved-Detail Plans Granted
95Z	242.0	NW	18 Ducks Hill Road, Hillingdon, London, HA6 2DR	272/APP/2010/2564	22/11/2010	Golf Training Facility	Projects (Exact)	Early Planning-Detail Plans Refused
96Z	242.0	NW	Riverside Health & Racquets, 18 Ducks Hill Road, Hillingdon, London, HA6 2DR	272/APP/2014/1529	12/06/2014	Carparking	Projects (Exact)	Plans Approved-Detail Plans Granted
97W	248.0	S	5 The Covert, Hillingdon, London, HA6 2UD	32093/APP/2018/1601	17/05/2018	Luxury House	Projects (Exact)	Early Planning-Detail Plans Refused
98	253.0	NW	Northwood Health & Racquet Clu, 18 Ducks Hill Road, Hillingdon, London, HA6 2DR	272/APP/2018/451	22/02/2018	Combined Heat & Power	Projects (Exact)	Plans Approved-Detail Plans Granted
99	255.0	W	The Water Tower Field, Ducks Hill Road, Hillingdon, London, HA6 2DR	60901/APP/2016/691	19/02/2016	Telecommunication	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
100A A	258.0	S	91 Ducks Hill Road, Hillingdon, London, HA6 2SQ	45234/APP/2014/2613	28/07/2014	6 Flats	Projects (Exact)	Plans Approved-Detail Plans Granted
101	260.0	S	91 Ducks Hill Road, Hillingdon, London, HA6 2	45234/APP/2010/1695	23/07/2010	6 Flats	Projects (Exact)	Plans Approved-Detail Plans Granted
102A B	263.0	SE	12 Copse Wood Way, Hillingdon, London, HA6 2UE	41524/APP/2018/2820	30/07/2018	Luxury House	Projects (Exact)	Early Planning-Detailed Plans Submitted
103A B	263.0	SE	12 Copse Wood Way, Hillingdon, London, HA6 2UE	41524/APP/2018/496	14/02/2018	Luxury House	Projects (Exact)	Early Planning-Detail Plans Refused
104A B	263.0	SE	12 Copse Wood Way, Hillingdon, London, HA6 2UE	41524/APP/2017/4336	08/12/2017	Luxury House	Projects (Exact)	Early Planning-Detail Plans Withdrawn
105	268.0	SW	82 Ducks Hill Road, Hillingdon, London, HA6 2SD	39262/APP/2013/2285	04/09/2013	3 Flats	Projects (Exact)	Early Planning-Detail Plans Withdrawn
106A C	290.0	SE	2 Linksway, Hillingdon, London, HA6 2XB	36910/APP/2014/2869	22/08/2014	Luxury House	Projects (Exact)	Plans Approved-Detail Plans Granted
107A C	290.0	SE	2 Linksway, Hillingdon, London, HA6 2XB	36910/APP/2013/107	23/01/2013	Luxury House	Projects (Exact)	Early Planning-Detail Plans Withdrawn
108A C	290.0	SE	2 Linksway, Hillingdon, London, HA6 2XB	36910/APP/2012/1981	10/08/2012	Luxury House	Projects (Exact)	Early Planning-Detailed Plans Submitted
109A C	290.0	SE	2 Linksway, Hillingdon, London, HA6 2XB	36910/APP/2013/2338	04/09/2013	Luxury House	Projects (Exact)	Early Planning-Detail Plans Refused
110	313.0	E	52 The Avenue, Hillingdon, London, HA6 2NL	9773/APP/2015/4728	22/02/2016	3 Town Houses	Projects (Exact)	Plans Approved-Detail Plans Granted
-	338.0	N	Park Farm, Ducks Hill Road, Hillingdon, London, HA6 2NP	272/APP/2013/1836	23/07/2013	4 Flats (Conversion/Extension)	Projects (Exact)	Early Planning-Detail Plans Withdrawn

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
-	338.0	N	Park Farm House, Ducks Hill Road, Hillingdon, London, HA6 2NP	272/APP/2011/2480	11/10/2011	6 Flats (New/Conversion)	Projects (Exact)	Early Planning-Detail Plans Withdrawn
113AD	342.0	SE	6 Linksway, Hillingdon, London, HA6 2XB	5380/APP/2018/3022	31/08/2018	Luxury House	Projects (Exact)	Early Planning-Detailed Plans Submitted
114AD	342.0	SE	6 Linksway, Hillingdon, London, HA6 2XB	5380/APP/2013/2046	22/07/2013	Luxury House	Projects (Exact)	Early Planning-Detail Plans Withdrawn
115AD	342.0	SE	6 Linksway, Hillingdon, London, HA6 2XB	5380/APP/2017/3844	02/11/2017	Luxury House	Projects (Exact)	Plans Approved-Detail Plans Granted
-	356.0	N	William Old Centre, Ducks Hill Road, Hillingdon, London, HA6 2NP	67902/APP/2011/1594	29/06/2011	Health Clinic	Projects (Exact)	Plans Approved-Detail Plans Granted
-	378.0	SE	8 Linksway, Hillingdon, London, HA6 2XB	2645/APP/2016/4571	03/01/2017	Luxury House	Projects (Exact)	Plans Approved-Detail Plans Granted
-	379.0	S	29 Copse Wood Way, Hillingdon, London, HA6 2TZ	12537/APP/2015/3396	21/09/2015	Luxury House	Projects (Exact)	Early Planning-Detail Plans Withdrawn
-	386.0	S	Land To The Rear Of Robins Hea, Ducks Hill Road, Hillingdon, London, HA6 2SQ	41674/APP/2017/381	06/03/2017	4 Houses	Projects (Exact)	Early Planning-Outline Plans Refused
-	397.0	SW	103, 105 &, 107 Ducks Hill Road, Hillingdon, London, HA6 2SQ	64345/APP/2013/631	14/03/2013	13 Flats	Projects (Exact)	Plans Approved-Reserved Matters Granted
-	402.0	N	Northwood Cricket Club, Ducks Hill Road, Hillingdon, London, HA6 2NP	45817/APP/2015/3697	15/10/2015	Pavilion/Sporting Facilities (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
-	413.0	S	39 Copse Wood Way, Hillingdon, London, HA6 2TZ	11007/APP/2013/1490	10/06/2013	Luxury House	Projects (Exact)	Early Planning-Detail Plans Refused
-	413.0	S	39 Copse Wood Way, Hillingdon, London, HA6 2TZ	11007/APP/2013/2426	27/08/2013	Luxury House	Projects (Exact)	Plans Approved-Detail Plans Granted
-	417.0	SW	Land To The Rear Of Robins Hea, Ducks Hill Road, Hillingdon, London, HA6 2SQ	41674/APP/2015/2100	22/06/2015	4 Houses	Projects (Exact)	Early Planning-Outline Plans Refused
-	425.0	SE	7 Nicholas Way, Hillingdon, London, HA6 2TR	16461/APP/2013/1205	13/05/2013	Luxury House	Projects (Exact)	Early Planning-Detail Plans Withdrawn
-	425.0	SE	7 Nicholas Way, Hillingdon, London, HA6 2TR	16461/APP/2013/3160	30/10/2013	Luxury House	Projects (Exact)	Early Planning-Detail Plans Refused
-	425.0	SE	7 Nicholas Way, Hillingdon, London, HA6 2TR	16461/APP/2014/2077	19/06/2014	Luxury House	Projects (Exact)	Early Planning-Detail Plans Refused
-	425.0	S	44 Copse Wood Way, Hillingdon, London, HA6 2UA	61383/APP/2014/3992	20/11/2014	Luxury House	Projects (Exact)	Plans Approved-Detail Plans Granted

4.2.1 Additional Information: Projects

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ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
80	0.0	On Site	71798/APP/2016/2997	Scheme comprises construction of a three storey building to create 9 three bedroom self contained flats with carparking within basement with associated parking and landscaping, installation of vehicular crossover to front and detached summerhouse to rear involving demolition of houses.	An application (ref:71798/APP/2016/2997) for detailed plans was refused by Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
81	47.0	N	49987/APP/2013/1451	Scheme comprises construction of site to provide 10 detached five bedroom houses with roofspace accommodation and double garages with roofspace accommodation, with parking and natural ventilation (involving demolition of 3 detached houses). Sustainable Information: This scheme has been designed to meet with Level 4 of the Code for Sustainable Homes. The associated works include access roads, enabling, infrastructure, sewer systems and landscaping.	An application (ref:49987/APP/2013/1451) for detailed plans was granted by Hillingdon Council
82	53.0	SE	59214/APP/2010/1776	Scheme comprises construction of 8 detached and 6 semi-detached houses with associated access, parking and landscaping. The associated works include access roads, enabling, infrastructure, sewer systems and landscaping.	An application (ref:59214/APP/2010/1776) for detailed plans was granted by Hillingdon Council
83	76.0	SE	72008/APP/2017/3567	Scheme comprises two storey, 4 bedroom detached luxury house with associated parking and amenity space includes family room, study room, utility room, hall, living room, store, with en-suite facilities.	An application (ref:72008/APP/2017/3567) for detailed plans was refused by Hillingdon Council
84 A	82.0	N	71798/APP/2017/2381	Scheme comprises 4 four bedroom semi detached residential units with habitable roofspace to include installation of vehicular crossover, associated parking and amenity space involving demolition of residential units.	An application (ref:71798/APP/2017/2381) for detailed plans was granted by Hillingdon Council
85 A	82.0	N	71798/APP/2017/803	Scheme comprises construction of a three storey building to create 9 x three bedroom self-contained flats with car parking within basement, with associated parking and landscaping, installation of vehicular crossover to front and detached summerhouse to rear, involving demolition of houses (Resubmission)	An application (ref:71798/APP/2017/803) for detailed plans was refused by Hillingdon Council
86 A	82.0	N	71798/APP/2018/803	Scheme comprises demolition of residential units and construction of a three storey building to create 9 three-bed self-contained flats with basement car parking, remodelled access from ducks hill road and communal amenity space including an outbuilding.	An application (ref:71798/APP/2018/803) for detailed plans was granted by Hillingdon Council
87 C	102.0	S	15829/APP/2008/3343	Scheme comprises construction of three-storey building with lower ground floor containing 3, four-bedroom flats, together with associated parking and bicycle spaces, rear garden shed for each flat with frontage refuse storage area and new vehicular crossover to replace the crossovers.	An application (ref:15829/APP/2008/3343) for detailed plans was refused by Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
88 X	105.0	S	27306/APP/2016/4520	Scheme comprises two storey building with habitable roofspace to consist of 6 x 2-bedroom flat with associated amenity space and parking, involving demolition of house.	An application (ref:27306/APP/2016/4520) for detailed plans was refused by Hillingdon Council
89 X	105.0	S	27306/APP/2018/3045	Scheme comprises two storey building with habitable roofspace to consist of 5 two bedroom flats with associated amenity space and parking, involving demolition of residential unit. (resubmission).	An application (ref:27306/APP/2018/3045) for detailed plans was submitted to Hillingdon Council
90 D	114.0	SE	31866/APP/2010/23	Scheme comprises construction of 2 five-bedroom two storey detached houses with integral garages and associated landscaping and construction of 1 five-bedroom, two storey detached house including basement, 3 attic rooms, detached garage, associated landscaping and new en (involving demolition of single storey side extension to adjacent residential unit "Woodhurst"). The associated works include access roads, enabling, sewer systems, infrastructure and landscaping.	An application (ref:31866/APP/2010/23) for detailed plans was granted by Hillingdon Council
91	176.0	S	39262/APP/2014/4357	Scheme comprises construction of three storey building with associated basement to hold 3 four bedroom self contained supported living flats with associated parking.	An application (ref:39262/APP/2014/4357) for detailed plans was refused by Hillingdon Council
92 Y	220.0	N	40711/APP/2017/2475	Scheme comprises construction of three 4 bedroom attached townhouses with habitable roofspace, parking and amenity space and installation of vehicular crossover to front.	An application (ref:40711/APP/2017/2475) for detailed plans was withdrawn from Hillingdon Council
93 Y	220.0	N	40711/APP/2017/4475	Scheme comprises three storey building with basement level to form 7 two bedroom flats with associated parking and amenity space involving demolition of chalet bungalow.	An application (ref:40711/APP/2017/4475) for detailed plans was withdrawn from Hillingdon Council
94 AA	241.0	S	47304/APP/2010/731	Scheme comprises application to replace extant planning permission ref: 47304/APP/2006/3332 : construction of a two storey building containing 4, two-bedroom and 2, three- bedroom flats (with accommodation within the roof space), together with car parking spaces to front of building (involving demolition of house).	An application (ref:47304/APP/2010/731) for detailed plans was granted by Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
95 Z	242.0	NW	272/APP/2010/2564	Scheme comprises construction of detached golf training facility (D2 use assembly and leisure).	An application (ref:272/APP/2010/2564) for detailed plans was refused by Hillingdon Council
96 Z	242.0	NW	272/APP/2014/1529	Scheme comprises Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear.	An application (ref:272/APP/2014/1529) for detailed plans was granted by Hillingdon Council
97 W	248.0	S	32093/APP/2018/1601	Scheme comprises two storey, 5-bed, detached luxury house with habitable roof space and habitable basement, with associated parking and amenity space, involving demolition of residential unit.	An application (ref:32093/APP/2018/1601) for detailed plans was refused by Hillingdon Council

4.3 Planning Authority Statistics:

ID	Planning Authority	% applications decided in 8 weeks or fewer	% of Applications Decided in 8 Weeks or more.	Total Number of Appeals	% of Appeals Dismissed	% of Appeals Allowed
129	Hillingdon London Boro	83.5	16.5	95	66.32	33.68

4.4 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site?

No

Database searched and no data found.

The following records within 250m have been found within this search:

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

4.5 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m of the study site?

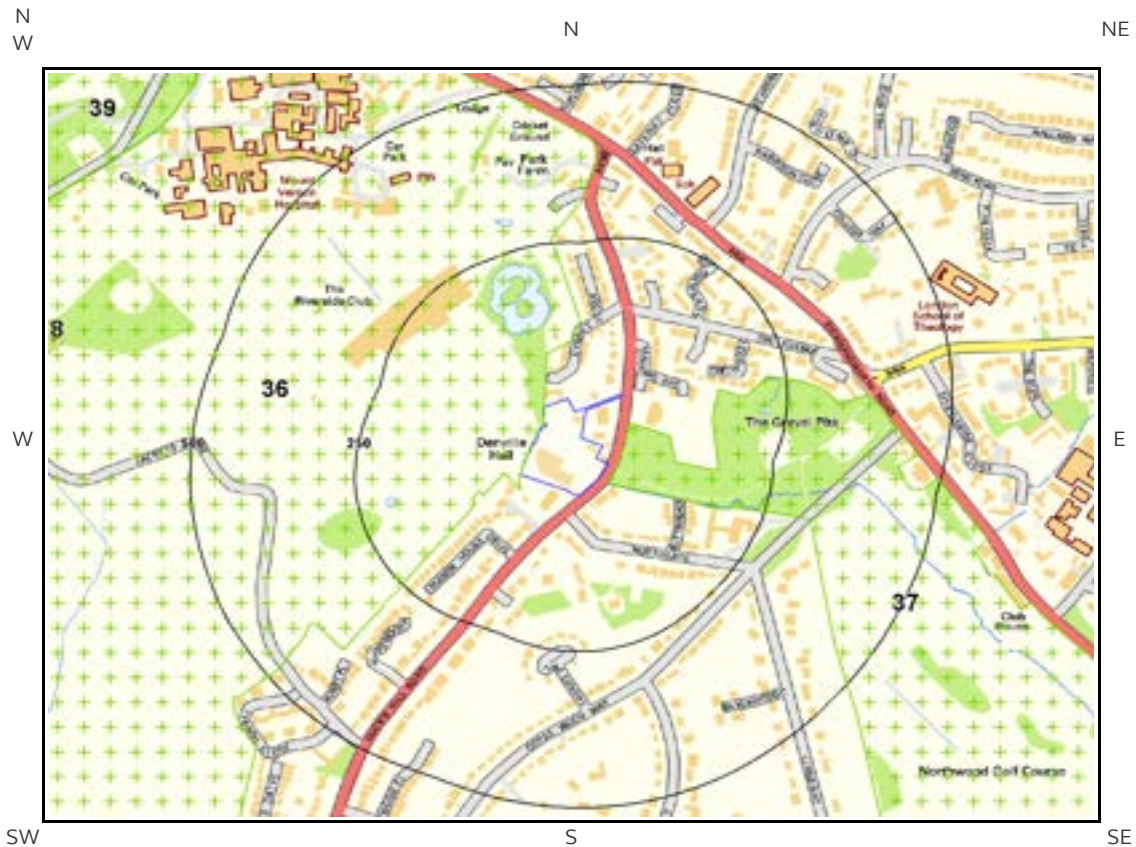
No

Database searched and no data found.

The following records within 250m have been found within this search:

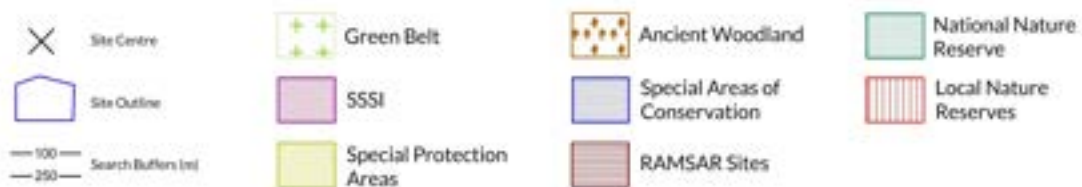
This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

5. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive
Sites Map

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5. Designated Environmentally Sensitive Sites.

5.1 Presence of Designated Environmentally Sensitive Sites within 2000m of the Study Site: **Yes**

5.2 Records of Sites of Special Scientific Interest within 2000m of the study site: **7**

ID	Distance	Direction	SSSI Name	Data Source
-	720.0	S	Ruislip Woods	Natural England
-	937.0	S	Ruislip Woods	Natural England
-	1141.0	SE	Ruislip Woods	Natural England
-	1271.0	S	Ruislip Woods	Natural England
-	1417.0	SE	Ruislip Woods	Natural England
-	1508.0	S	Ruislip Woods	Natural England
-	1780.0	SE	Ruislip Woods	Natural England

5.3 Records of National Nature Reserves within 2000m of the study site: **4**

ID	Distance	Direction	NNR Name	Data Source
-	937.0	S	Ruislip Woods	Natural England
-	1271.0	S	Ruislip Woods	Natural England
-	1508.0	S	Ruislip Woods	Natural England
-	1780.0	SE	Ruislip Woods	Natural England

5.4 Records of Special Areas of Conservation within 2000m of the study site: 0

Database searched and no data found.

5.5 Records of Special Protection Areas within 2000m of the study site: 0

Database searched and no data found.

5.6 Records of Ramsar sites within 2000m of the study site: 0

Database searched and no data found.

5.7 Records of Local Nature Reserves within 2000m of the study site: 6

ID	Distance	Direction	LNR Name	Data Source
-	925.0	NW	Batchworth Heath	Natural England
-	977.0	N	Batchworth Heath	Natural England
-	988.0	N	Batchworth Heath	Natural England
-	1006.0	N	Batchworth Heath	Natural England
-	1027.0	N	Batchworth Heath	Natural England
-	1140.0	N	Batchworth Heath	Natural England

5.8 Records of Ancient Woodland Areas within 2000m of the study site: 18

ID	Distance	Direction	Ancient Woodland Name	Type
18	723.0	W	UNKNOWN	Ancient and Semi-Natural Woodland
-	723.0	S	UNKNOWN	Ancient and Semi-Natural Woodland
-	916.0	NW	UNKNOWN	Ancient and Semi-Natural Woodland
-	995.0	W	UNKNOWN	Ancient and Semi-Natural Woodland
-	1001.0	NW	UNKNOWN	Ancient Replanted Woodland
-	1034.0	SW	UNKNOWN	Ancient and Semi-Natural Woodland
-	1152.0	NW	UNKNOWN	Ancient and Semi-Natural Woodland
-	1321.0	W	UNKNOWN	Ancient Replanted Woodland
-	1342.0	SW	UNKNOWN	Ancient and Semi-Natural Woodland
-	1393.0	NW	UNKNOWN	Ancient Replanted Woodland
-	1517.0	NW	UNKNOWN	Ancient and Semi-Natural Woodland
-	1546.0	S	UNKNOWN	Ancient and Semi-Natural Woodland
-	1744.0	S	UNKNOWN	Ancient Replanted Woodland
-	1771.0	NW	UNKNOWN	Ancient and Semi-Natural Woodland
-	1780.0	SE	UNKNOWN	Ancient and Semi-Natural Woodland
-	1824.0	S	UNKNOWN	Ancient Replanted Woodland
-	1919.0	W	UNKNOWN	Ancient Replanted Woodland
-	1933.0	SW	UNKNOWN	Ancient and Semi-Natural Woodland

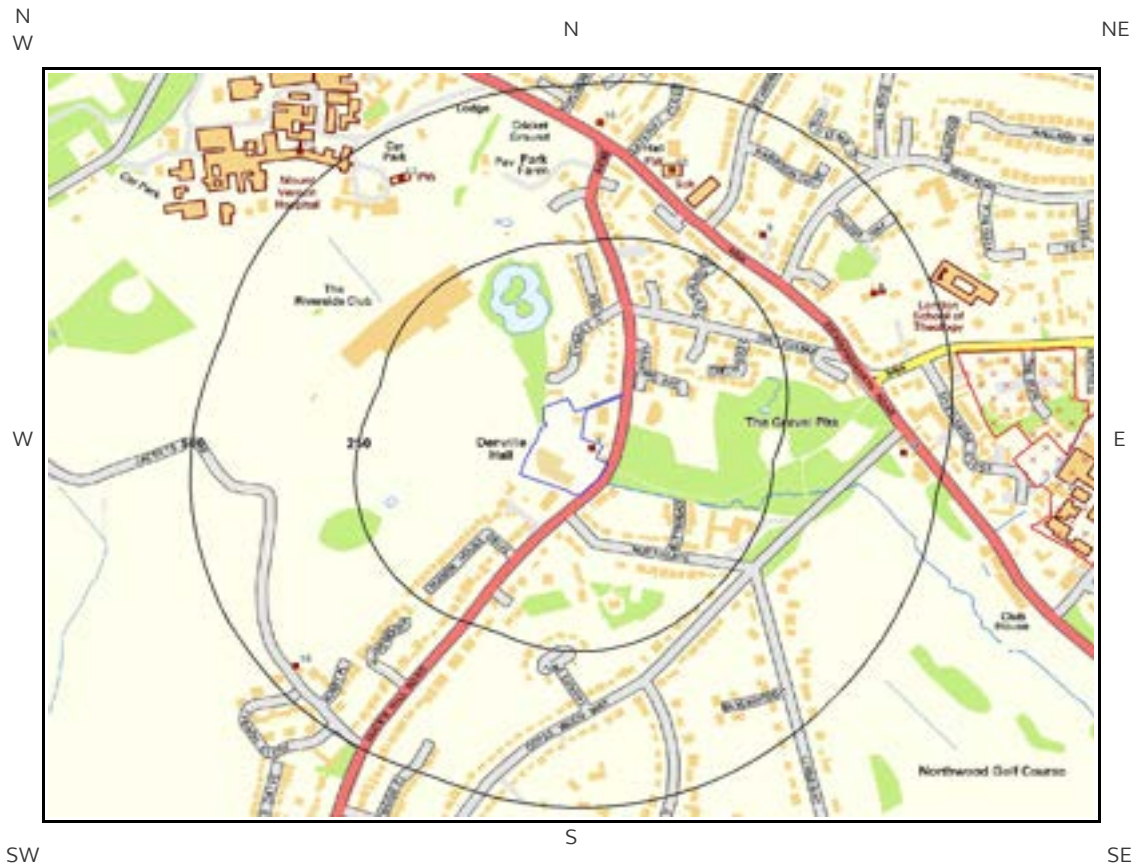
5.9 Records of Green Belt land within 2000m of the study site:

5

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

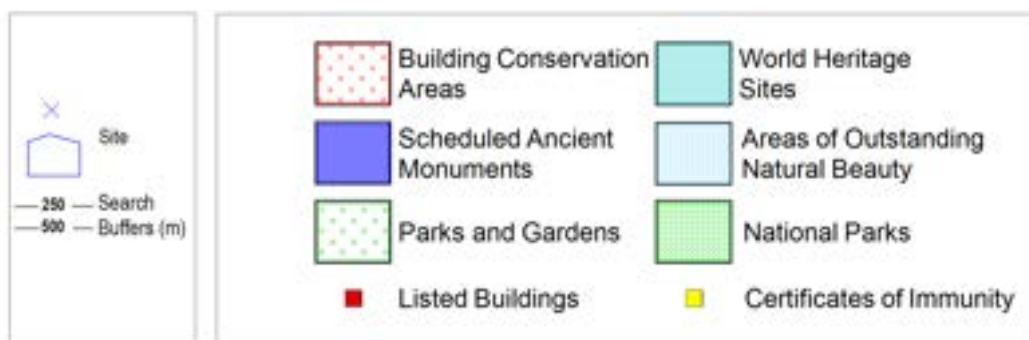
ID	Distance	Direction	Green Belt Name	Local Authority Name
36	0.0	On Site	London Area Greenbelt	Hillingdon London Boro
37	13.0	SE	London Area Greenbelt	Hillingdon London Boro
Not shown	664.0	N	London Area Greenbelt	Hillingdon London Boro
39	733.0	NW	London Area Greenbelt	Three Rivers District
Not shown	1197.0	W	London Area Greenbelt	Hillingdon London Boro

6. Designated Visually and Culturally Sensitive Sites



Designated Visually and Culturally
Sensitive Sites Legend

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6. Designated Visually and Culturally Sensitive Sites

6.1 Presence of Designated Visually and Culturally Sensitive Sites within 500m of study site: Yes

6.2 Records of Conservation Areas within 500m of study site: 0

Database searched and no data found.

6.3 Records of Listed Buildings within 500m of study site: 9

ID	Distance	Direction	Listed Building Name	Grade
8	0.0	On Site	THE COTTAGE	II
9	332.0	NE	BARN APPROXIMATELY 20 METRES SOUTH OF NEW KEWFERRY FARMHOUSE	II
10	367.0	N	CHURCH OF THE HOLY TRINITY	II
11A	414.0	NE	THE GRANGE	II
12	426.0	NW	MOUNT VERNON HOSPITAL CHAPEL	II*
13A	426.0	NE	GREEN CLOSE	II
14	435.0	E	DYKE COTTAGE	II
15	437.0	N	THE GATE PUBLIC HOUSE	II
16	457.0	SW	THE COTTAGE	II

6.4 Records of Scheduled Ancient Monuments within 500m of study site: 0

Database searched and no data found.

6.5 Records of Protected Parks and Gardens within 500m of study site: 0

Database searched and no data found.

6.6 Records of Certificates of Immunity from Listing: 0

Database searched and no data found.

6.7 Records of World Heritage Sites within 500m of study site: 0

Database searched and no data found.

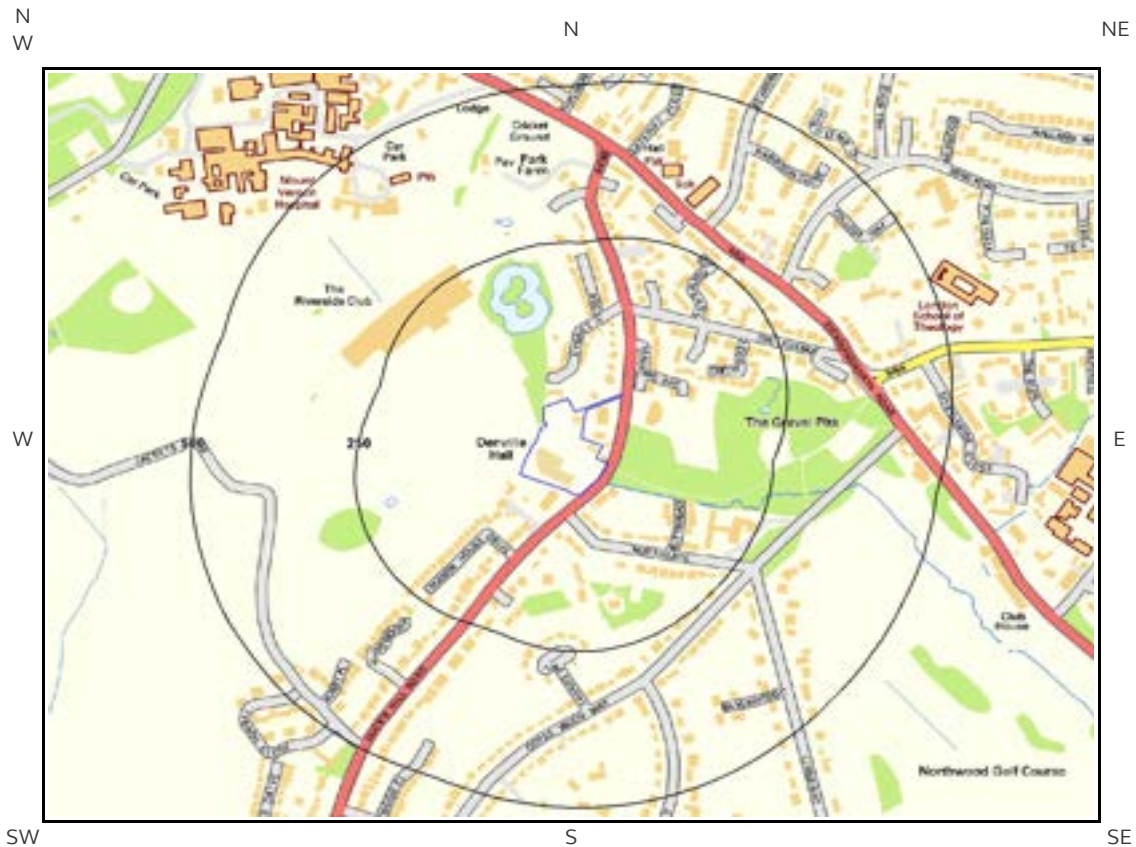
6.8 Records of Areas of Outstanding Natural Beauty within 500m of study site: 0

Database searched and no data found.

6.9 Records of National Parks within 500m of study site: 0

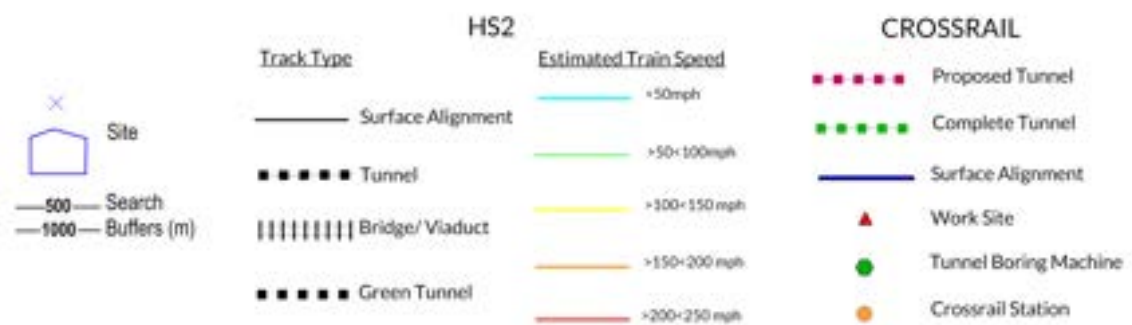
Database searched and no data found.

7. HS2 and Crossrail 1 Information Map



HS2 and Crossrail 1 Information Map.

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7.HS2 and Crossrail 1 information

7.1 Records of HS2 route within 5km of the study site:

Nearest centre point of track on HS2 route:

Distance (m)	Direction	Track Type	Maximum Speed (mph)
4133.0	S	Surface Running Track	259mph

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

Nearest centre point of overground track on HS2 route:

Distance (m)	Direction	Track Type	Maximum Speed (mph)
4133.0	S	Surface Running Track	259mph

7.2 Records of Crossrail 1 route within 5km of the study site:

Nearest Crossrail 1 construction site:

Database searched and no data found.

Nearest Crossrail 1 worksite (within 1km):

Database searched and no data found.

Nearest Crossrail 1 Stations (within 5km):

Database searched and no data found.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

8.Radon data.

8.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the action level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

8.2 Is the property in an area where Radon Protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment¹?

No radon protective measures are necessary

¹ Scivyer, Chris – “Radon: Guidance on protective measures for new buildings”; BR211, BRE Press (2007).
Available from BRE press direct at <http://www.brebookshop.com/>

9. Additional Resources

As part of your investigations and enquiries into your search property you may wish to consider investigating the following additional resources to further inform your assessment:

Development Plans

The term 'Development Plan' describes the various planning policy documents which provide planning guidance. This can be at a Regional, County, District/Borough or Unitary Authority level. These documents outline the Councils adopted land use policies and proposals and contain explanatory text and detailed maps of an area, showing the various allocations or restrictions upon the land.

Conservation Areas

In the UK the term Conservation Area applies to an area considered worthy of preservation or enhancement due to its special architectural or historic interest. Properties within a conservation area will be subject to certain development controls and restrictions as defined under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70).

Listed Buildings

A listed building is a building or structures officially designated as being of special architectural, historical or cultural significance. It may not be demolished, extended or altered without special permission being granted by the local planning authority. Owners of listed buildings may be duty bound to repair and maintain the building. For more information and to find out about listed buildings in your area visit this website: www.english-heritage.org.uk

Tree Preservation Orders (TPOs)

TPOs protect important trees which have amenity value, prohibiting the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the consent of the Local Authority. The maximum penalty for carrying out works to TPO trees without consent is £20,000. For a guide to the law and best practice on Tree Preservation Orders visit this website: www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/trees

Open Access Land

The Countryside and Rights of Way Act of 2000 gives people new rights to freely walk on areas of open country and registered common land. For details of open access land in your area visit this website: www.openaccess.gov.uk/S4/html/default.htm

Rights of Way

Public Footpaths, Bridleways and Rights of Way often cross private land. Rights of way have the same status in law as any other highway, and so should be kept open and usable. To find the location of Rights of Way in your area visit this website: www.ordnancesurvey.co.uk/oswebsite

The Land Registry/Registers of Scotland

The Land Registry register titles to land in England and Wales. In Scotland this is undertaken by the Registers of Scotland. Their role is to record all dealings with registered land such as sales, mortgages, and legal proceedings. If you wish to request or download copies of title information related to your property for a small fee visit these websites:

www.landreg.gov.uk **www.ros.gov.uk**

Property Price Information

Nethouseprices provide access to UK house prices in England, Scotland and Wales, as recorded by the Land Registry (since April 2000) and the Registers of Scotland (since May 2000). To view the prices of properties sold in your area visit this website: **www.nethouseprices.com**

Broadband Internet Access

Broadband is a high data-transmission rate internet connection. The standard technology in most areas is DSL, followed by cable modem. In some areas, particularly remote areas of low population density, Broadband may not be available. To check Broadband availability in your area visit this website: **www.broadbandchecker.co.uk**

10.Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

Glenigan

80 Holdenhurst Road
Bournemouth BH8 8EA
Tel: 01202 786700

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622
www.hpa.org.uk/radiation

Local Authority details

Authority: London Borough of Hillingdon
Phone: 01895 250 111
<http://www.hillingdon.gov.uk/>
Address: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444

CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
www.copso.org.uk



This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

<https://www.groundsure.com/terms-and-conditions-may25-2018>