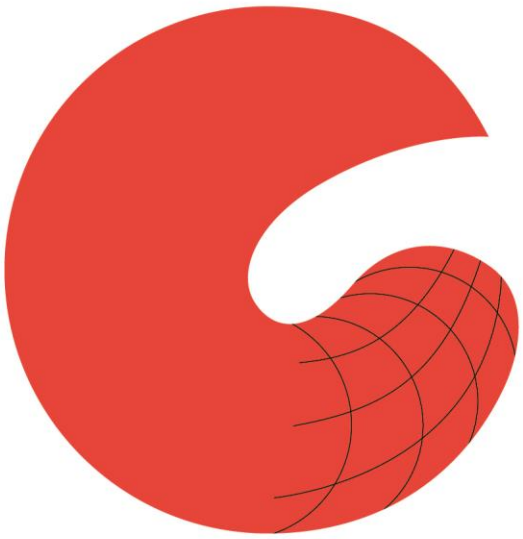


create
CONSULTING
ENGINEERS LTD

LOWER ALDERTON HALL LANE, LOUGHTON, IG10 3HA
Phase 1 Contaminated Land Assessment – Volume 3 of 3

APPENDIX D

GROUNDSURE ENVIRO INSIGHT REPORT

Create Consulting Engineers Ltd

109-112 Temple Chambers, 3-7 TEMPLE AVENUE,
LONDON, EC4Y 0HP

Groundsure Reference:	GS-5675282
Your Reference:	P18-1619
Report Date	6 Dec 2018
Report Delivery Method:	Email - pdf

Enviro Insight

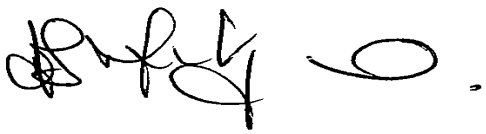
Address: LOWER ALDERTON HALL LANE, LOUGHTON, IG10 3HA

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

Enviro Insight

Address:	**LOWER ALDERTON HALL LANE, LOUGHTON, IG10 3HA**
Date:	**6 Dec 2018**
Reference:	**GS-5675282**
Client:	**Create Consulting Engineers Ltd**

NW N NE

W E

SW S SE

Aerial Photograph Capture date:	31-Jul-2014
Grid Reference:	543331,195707
Site Size:	0.09ha

Report Reference: GS-5675282
Client Reference: P18-1619

Contents Page

Contents Page 3
Overview of Findings 6
Using this report 10
1. Historical Land Use 11
1. Historical Industrial Sites 12
1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping....12
1.2 Additional Information – Historical Tank Database....12
1.3 Additional Information – Historical Energy Features Database....12
1.4 Additional Information – Historical Petrol and Fuel Site Database....13
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database....13
1.6 Historical military sites....14
1.7 Potentially Infilled Land....14
2. Environmental Permits, Incidents and Registers Map 15
2. Environmental Permits, Incidents and Registers 16
2.1 Industrial Sites Holding Licences and/or Authorisations....16
2.1.1 Records of historic IPC Authorisations within 500m of the study site:....16
2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:....16
2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:....16
2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:....16
2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:....16
2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 17
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:....17
2.1.8 Records of Licensed Discharge Consents within 500m of the study site:....17
2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 17
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:....17
2.2 Dangerous or Hazardous Sites....17
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents....18
2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:....18
2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:....18
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990....18
3. Landfill and Other Waste Sites Map 19
3. Landfill and Other Waste Sites 20
3.1 Landfill Sites....20
3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site: 20
3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site: 20
3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:....20
3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:....20
3.2 Other Waste Sites....20
3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site: 20
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site: 21
4. Current Land Use Map 22
4. Current Land Uses 23
4.1 Current Industrial Data....23
4.2 Petrol and Fuel Sites....23
4.3 National Grid High Voltage Underground Electricity Transmission Cables....23
4.4 National Grid High Pressure Gas Transmission Pipelines....24

5. Geology 25
5.1 Artificial Ground and Made Ground 25
5.2 Superficial Ground and Drift Geology 25
5.3 Bedrock and Solid Geology 25
6 Hydrogeology and Hydrology 26
6a. Aquifer Within Superficial Geology 26
6b. Aquifer Within Bedrock Geology and Abstraction Licences 27
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences 28
6d. Hydrogeology – Source Protection Zones within confined aquifer 29
6e. Hydrology – Watercourse Network and River Quality 30
6.Hydrogeology and Hydrology 31
6.1 Aquifer within Superficial Deposits 31
6.2 Aquifer within Bedrock Deposits 31
6.3 Groundwater Abstraction Licences 32
6.4 Surface Water Abstraction Licences 32
6.5 Potable Water Abstraction Licences 32
6.6 Source Protection Zones 32
6.7 Source Protection Zones within Confined Aquifer 33
6.8 Groundwater Vulnerability and Soil Leaching Potential 33
6.9 River Quality 33
6.9.1 Biological Quality: 33
6.9.2 Chemical Quality: 34
6.10 Ordnance Survey MasterMap Water Network 34
6.11 Surface Water Features 38
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea) 39
7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map 40
7 Flooding 41
7.1 River and Coastal Zone 2 Flooding 41
7.2 River and Coastal Zone 3 Flooding 41
7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating 41
7.4 Flood Defences 42
7.5 Areas benefiting from Flood Defences 42
7.6 Areas benefiting from Flood Storage 42
7.7 Groundwater Flooding Susceptibility Areas 42
7.8 Groundwater Flooding Confidence Areas 42
8. Designated Environmentally Sensitive Sites Map 43
8. Designated Environmentally Sensitive Sites 44
8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 44
8.2 Records of National Nature Reserves (NNR) within 2000m of the study site: 44
8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site: 45
8.4 Records of Special Protection Areas (SPA) within 2000m of the study site: 45
8.5 Records of Ramsar sites within 2000m of the study site: 45
8.6 Records of Ancient Woodland within 2000m of the study site: 45
8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site: 46
8.8 Records of World Heritage Sites within 2000m of the study site: 46
8.9 Records of Environmentally Sensitive Areas within 2000m of the study site: 46
8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 46
8.11 Records of National Parks (NP) within 2000m of the study site: 46
8.12 Records of Nitrate Sensitive Areas within 2000m of the study site: 46
8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site: 47

8.14 Records of Green Belt land within 2000m of the study site:....47
9. Natural Hazards Findings 48
9.1 Detailed BGS GeoSure Data....48
9.1.1 Shrink Swell....48
9.1.2 Landslides....48
9.1.3 Soluble Rocks....48
9.1.4 Compressible Ground....49
9.1.5 Collapsible Rocks....49
9.1.6 Running Sand....49
9.2 Radon....50
9.2.1 Radon Affected Areas....50
9.2.2 Radon Protection....50
10. Mining 51
10.1 Coal Mining....51
10.2 Non-Coal Mining....51
10.3 Brine Affected Areas....51
Contact Details 52
Standard Terms and Conditions 54

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	0	10	4
1.2 Additional Information – Historical Tank Database	0	0	0	0
1.3 Additional Information – Historical Energy Features Database	0	0	18	9
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	0	10	3

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	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	1
2.3.2 National Incidents Recording System, List 1	0	0	1	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	4

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	7	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	0	0	2
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	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	0	8	46	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Enviroment Agency Zone 2 floodplains within 250m of the study site	Identified
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	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	4	0	5
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	3
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	4
8.7 Records of Local Nature Reserves (LNR)	0	0	0	1	0	1
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	1
8.14 Records of Green Belt land	0	0	1	0	0	0

Section 9: Natural Hazards

9.1 Maximum risk of natural ground subsidence	Moderate
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Moderate
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Negligible
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The 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	None identified
10.3 Brine affected areas within 75m of the study site	None identified

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction 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.

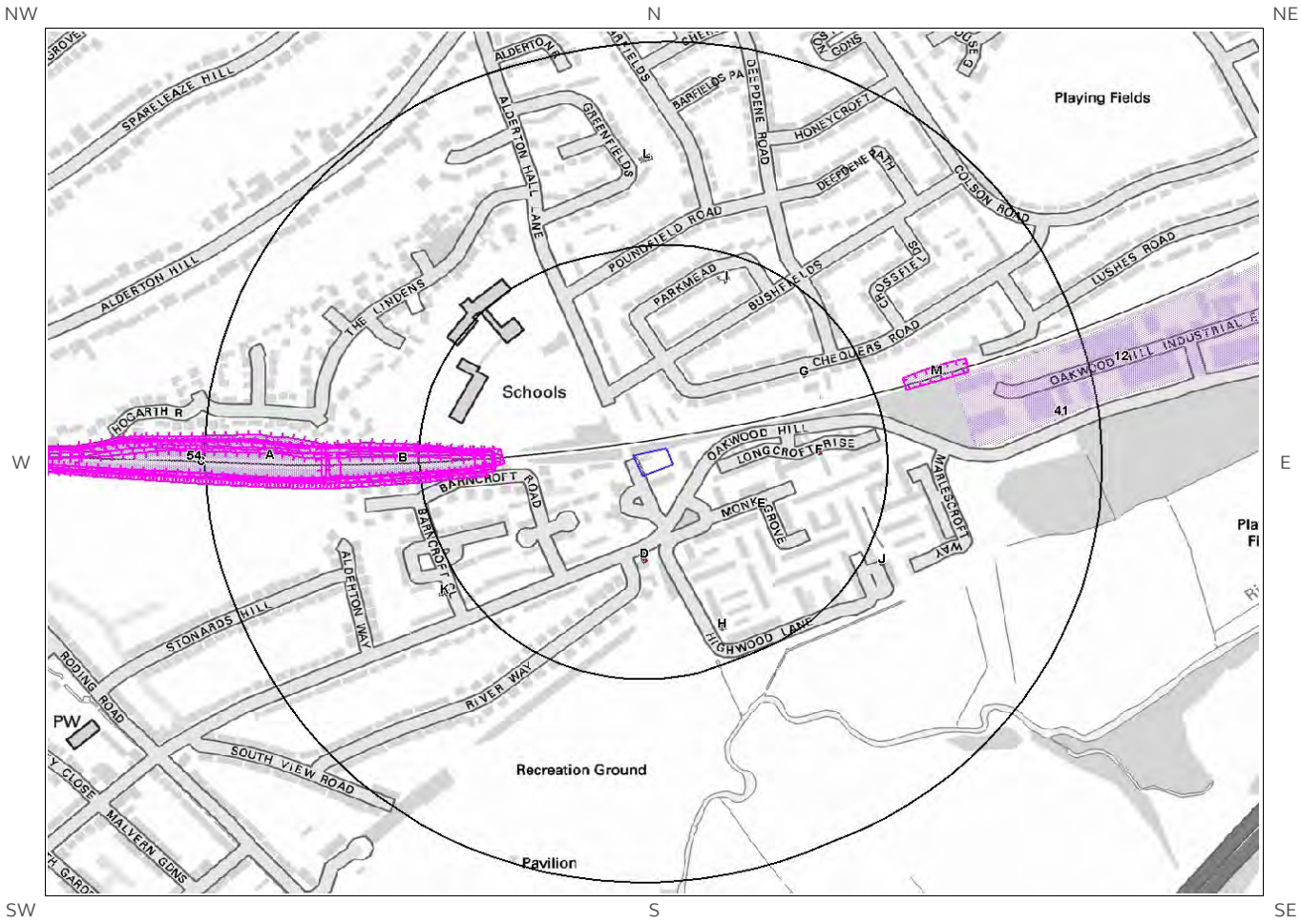
Note: Maps

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



Site Outline

250
500
Search Buffers (m)

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

Industrial Land Use

Potentially Infilled Land

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

Energy Features

Petrol Stations

Historical military sites

Tanks

Garages

1. Historical Industrial Sites

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

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

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 14

ID	Distance [m]	Direction	Use	Date
1A	151	W	Cuttings	1895
2B	155	W	Cuttings	1872
3A	161	W	Cuttings	1897
4A	165	W	Cuttings	1966
5A	165	W	Cuttings	1959
6B	165	W	Cuttings	1940
7A	172	W	Cuttings	1938
8A	174	W	Cuttings	1915
9A	184	W	Cuttings	1989
10A	184	W	Cuttings	1973
11M	286	E	Cuttings	1872
12	344	E	Industrial Estate	1989
13C	355	W	Cuttings	1940
14C	364	W	Cuttings	1872

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: 0

Database searched and no data found.

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

15D	93	S	Electricity Substation	1981
16D	93	S	Electricity Substation	1973
17D	94	S	Electricity Substation	1992
18E	112	SE	Electricity Substation	1992
19E	113	SE	Electricity Substation	1973
20E	113	SE	Electricity Substation	1981
21F	168	E	Electricity Substation	1978
22F	168	E	Electricity Substation	1995
23F	168	E	Electricity Substation	1986
24G	182	NE	Electricity Substation	1995
25G	183	NE	Electricity Substation	1978
26G	183	NE	Electricity Substation	1986
27H	204	S	Electricity Substation	1992
28H	205	S	Electricity Substation	1981
29H	205	S	Electricity Substation	1973
30I	214	N	Electricity Substation	1973
31I	214	N	Electricity Substation	1981
32I	215	N	Electricity Substation	1992
33J	268	SE	Electricity Substation	1986
34J	268	SE	Electricity Substation	1978
35J	268	SE	Electricity Substation	1995
36K	269	SW	Electricity Substation	1981
37K	270	SW	Electricity Substation	1973
38K	270	SW	Electricity Substation	1992
39L	353	N	Electricity Substation	1974
40L	356	N	Electricity Substation	1992
41	455	E	Electricity Substation	1995

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.

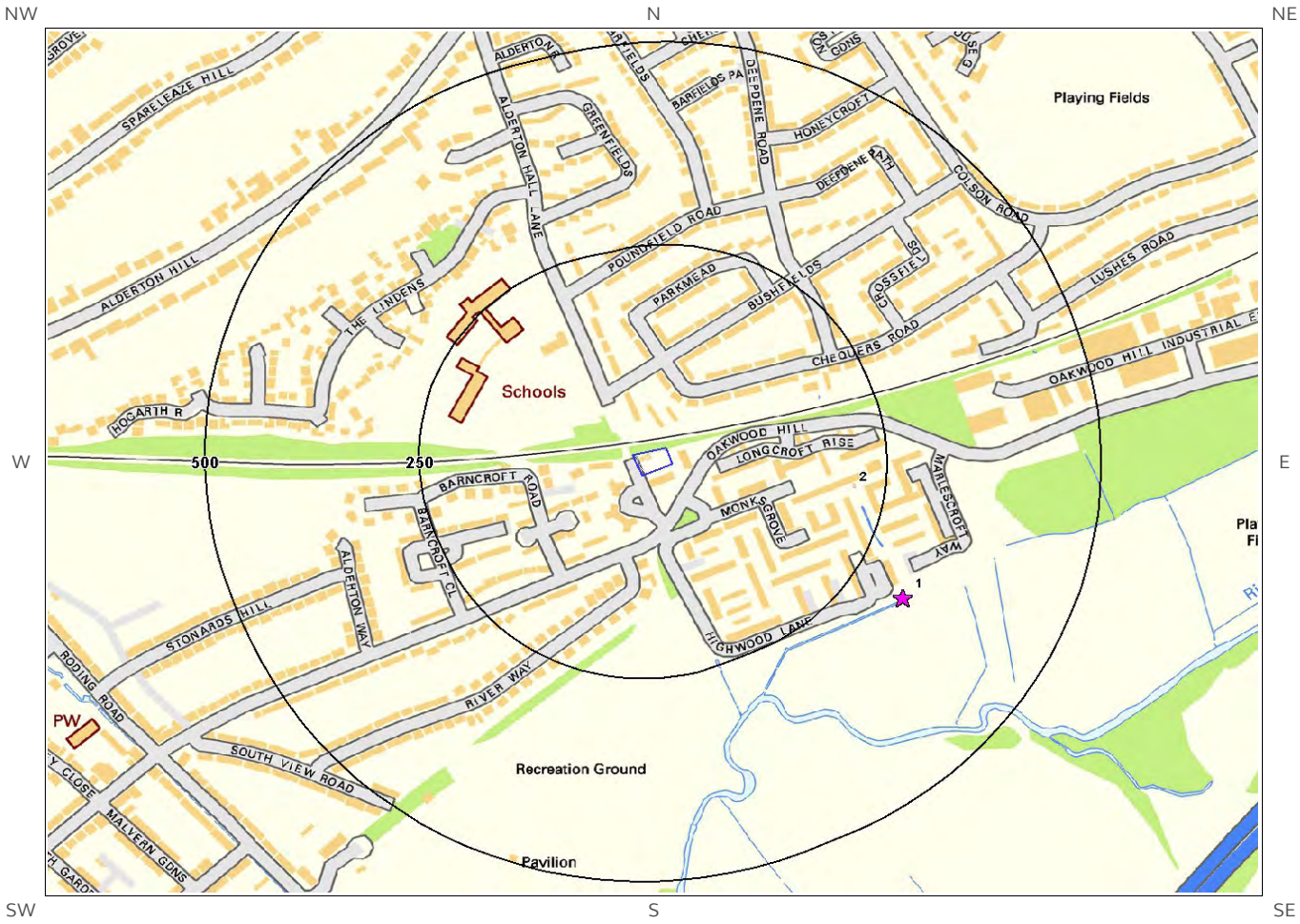
1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 13

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

ID	Distance(m)	Direction	Use	Date
42A	151	W	Cuttings	1895
43B	155	W	Cuttings	1872
44A	161	W	Cuttings	1897
45A	165	W	Cuttings	1966
46A	165	W	Cuttings	1959
47B	165	W	Cuttings	1940
48A	172	W	Cuttings	1938
49A	174	W	Cuttings	1915
50A	184	W	Cuttings	1973
51A	184	W	Cuttings	1989
52M	286	E	Cuttings	1872
53C	355	W	Cuttings	1940
54	364	W	Cuttings	1872

2. Environmental Permits, Incidents and Registers Map



- Site Outline
- Search Buffers (m) — 250 — 500
- Recorded Pollution Incident
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Water Industry Referrals
- Licenced Discharge Consents
- Red List Discharge Consents
- RAS 3 & 4 Authorisations
- Part A(1) Authorised Processes and Historic IPC Authorisations
- Part A(2) and Part B Authorised Processes
- COMAH / NIHHS Sites
- Sites Determined as Contaminated Land
- Hazardous Substance Consents and Enforcements

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations: 0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site: 0

Database searched and no data found.

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

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

1

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

ID	Distance (m)	Direction	NGR	Details	
1	315	SE	543616 195541	Incident Date: 22-Jan-2002 Incident Identification: 54081 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

1

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

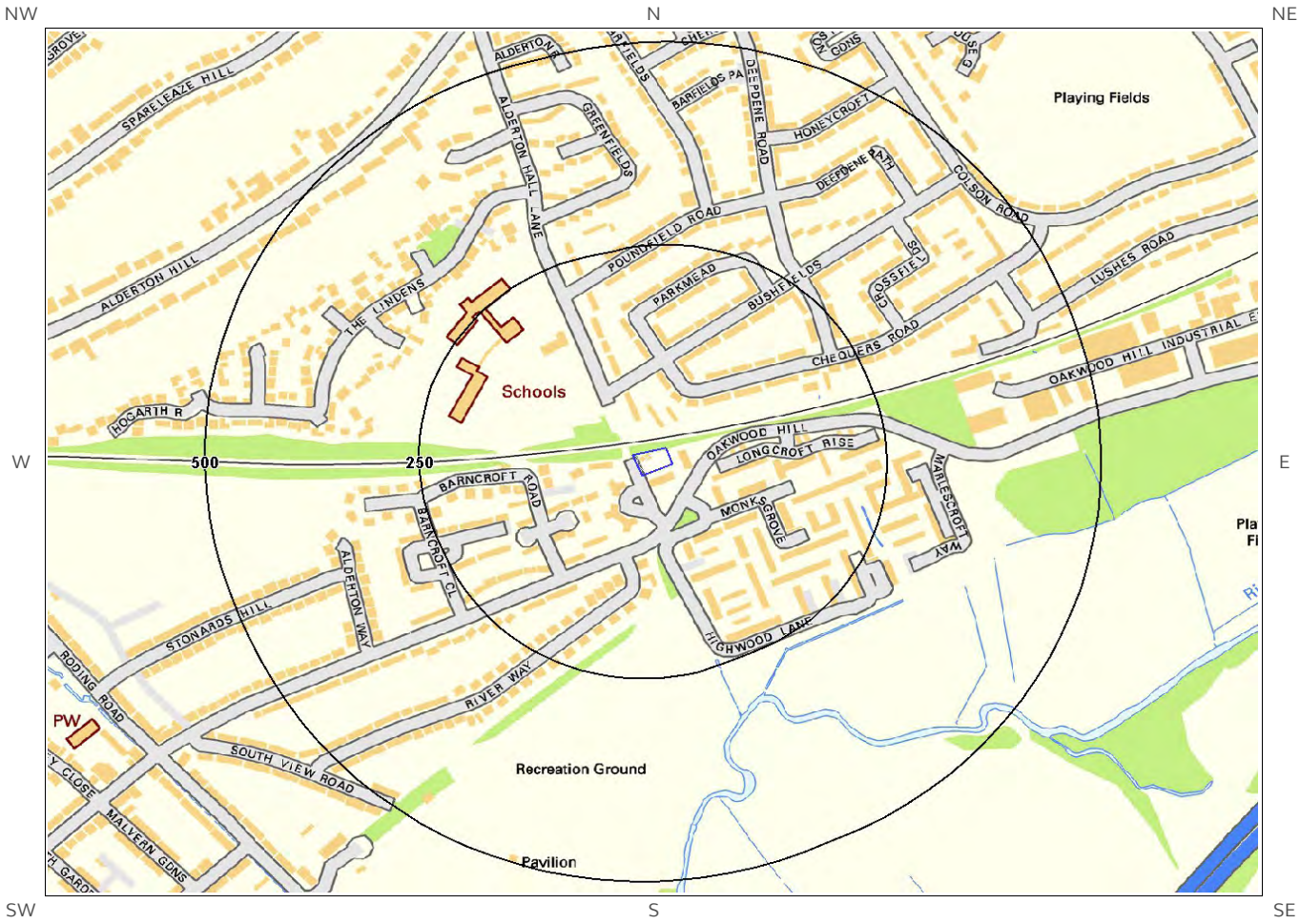
ID	Distance(m)	Direction	NGR	Details	
2	213	E		Incident Date: 11-May-1999 Incident Identification: 5923.0 Catchments Name: RODING Water Description: RIVER STRETCH (FRESHWATER) Water Course: RODING Incident Substantiated: N/A	Priority Description: Immediate (2 Hours) Waste Description: Not Available Water Impact: Significant Impact Land Impact: No Impact Air Impact: No Impact Action Taken: No Further Action

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

Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site 0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



Site Outline

250
500
Search Buffers (m)

EA/NRW Active Landfill

EA/NRW Historic Landfill

BGS / DoE Survey Landfill

Historic and Planned Waste Sites

EA/NRW Licensed Waste Site

Local Authority/Historical Mapping Landfill Records

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

Database searched and no data found.

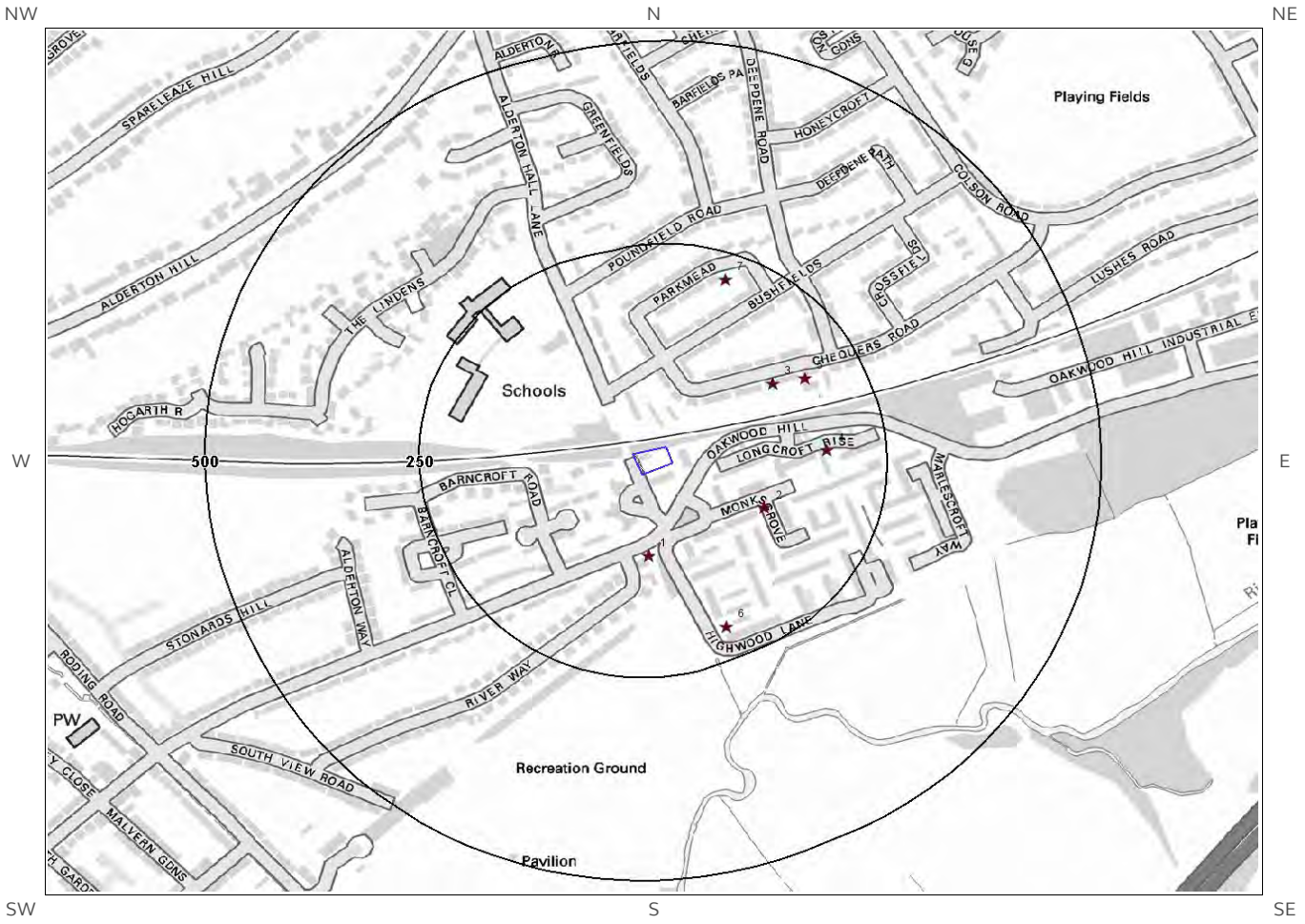
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

4

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	
Not shown	1094	E	544428 195881	Site Address: Langston Road Depot, Langston Road, Loughton, Essex, IG10 3UE Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EPP001 EPR reference: EA/EPR/BP3793EE/S003 Operator: Epping Forest District Council Waste Management licence No: 80742 Annual Tonnage: 0.0	Issue Date: 30/03/2006 Effective Date: - Modified: - Surrendered Date: 06/11/2017 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Langston Road Depot Correspondence Address: -
Not shown	1201	W	542114 195895	Site Address: Crow Metals, Jutsum Lane, Off Crow Lane, Romford, Essex, RM7 0EE Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CRO122 EPR reference: EA/EPR/JB3539RH/V006 Operator: Crow Metals Limited Waste Management licence No: 104496 Annual Tonnage: 69999.0	Issue Date: 01/08/2012 Effective Date: - Modified: 05/06/2018 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Crow Metals Correspondence Address: -
Not shown	1439	E	544700 196200	Site Address: Thorn Security Ltd, Unit 3, Langston Road, Prospect Business Park, Loughton, Essex, IG11 3TR Type: Household, Commercial & Industrial Waste T Stn Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: THO003 EPR reference: - Operator: Thorn Security Ltd Waste Management licence No: 80472 Annual Tonnage: 4999.0	Issue Date: 21/08/1994 Effective Date: - Modified: - Surrendered Date: 22/10/1999 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Thorn Security Ltd, Loughton Correspondence Address: Thorn Security Ltd, Unit 3, Langston Road, Prospect Business Park, Loughton, Essex, IG11 3TR
Not shown	1439	E	544700 196200	Site Address: Thorn Security Ltd, Unit 3, Langston Road, Prospect Business Park, Loughton, Essex, IG11 3TR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: THO003 EPR reference: EA/EPR/MP3697NW/S002 Operator: Thorn Security Ltd Waste Management licence No: 80472 Annual Tonnage: 4999.0	Issue Date: 21/08/1994 Effective Date: - Modified: - Surrendered Date: 22/10/1999 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Thorn Security Ltd, Loughton Correspondence Address: -

4. Current Land Use Map



Site Outline

Search Buffers (m)
250
500

Current Industrial Sites

Petrol & Fuel Sites

Electricity Transmission Cables

Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 7

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	99	S	Electricity Sub Station	543320 195593	Essex, IG10	Electrical Features	Infrastructure and Facilities
2	120	SE	Electricity Sub Station	543455 195652	Essex, IG10	Electrical Features	Infrastructure and Facilities
3	146	NE	Mobile Glass Replacement	543464 195805	89, Chequers Road, Loughton, Essex, IG10 3QF	Vehicle Repair, Testing and Servicing	Repair and Servicing
4	179	E	Electricity Sub Station	543527 195723	Essex, IG10	Electrical Features	Infrastructure and Facilities
5	183	NE	Electricity Sub Station	543502 195812	Essex, IG10	Electrical Features	Infrastructure and Facilities
6	209	S	Electricity Sub Station	543410 195506	Essex, IG10	Electrical Features	Infrastructure and Facilities
7	217	N	Electricity Sub Station	543409 195933	Essex, IG10	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

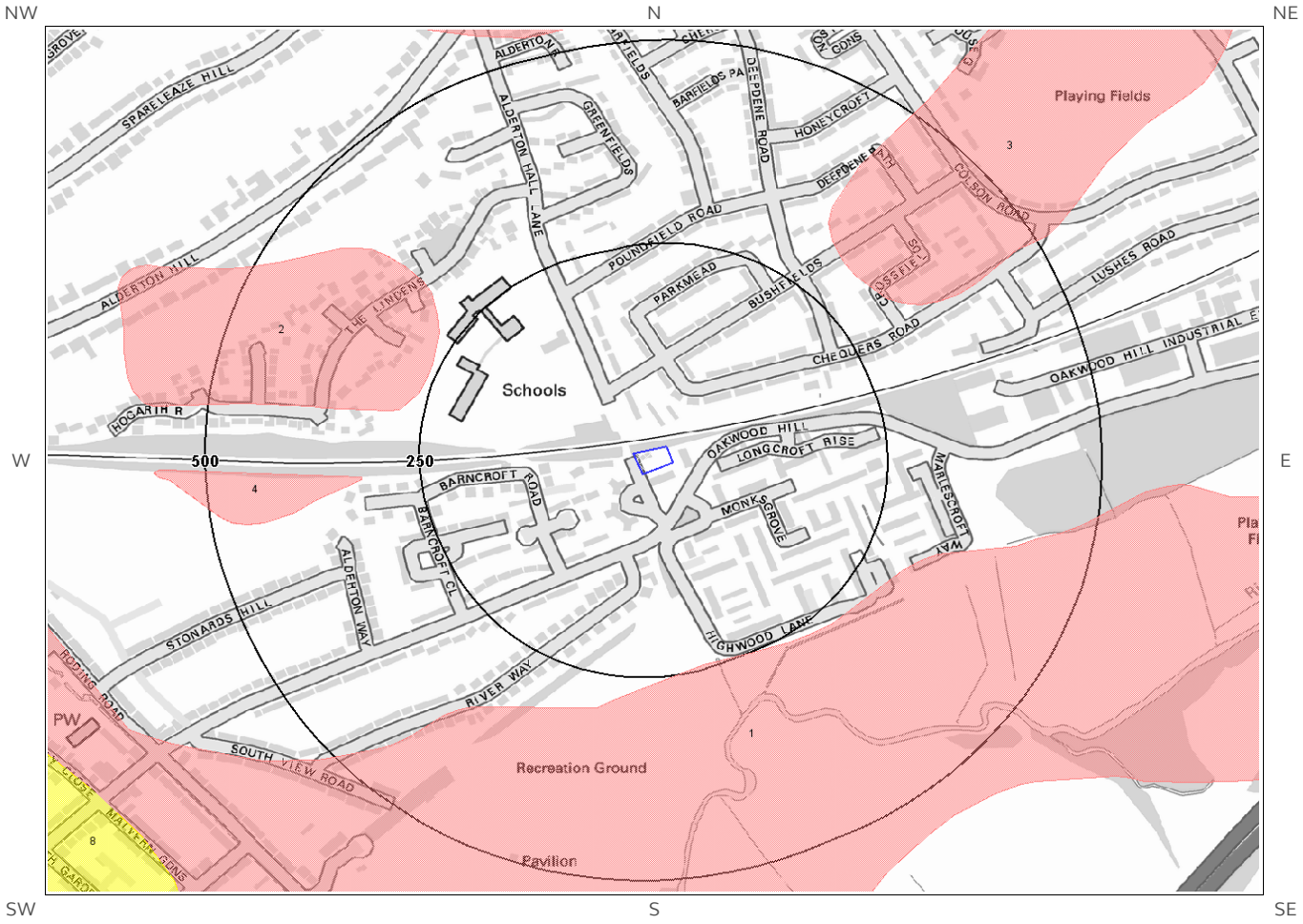
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
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



Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

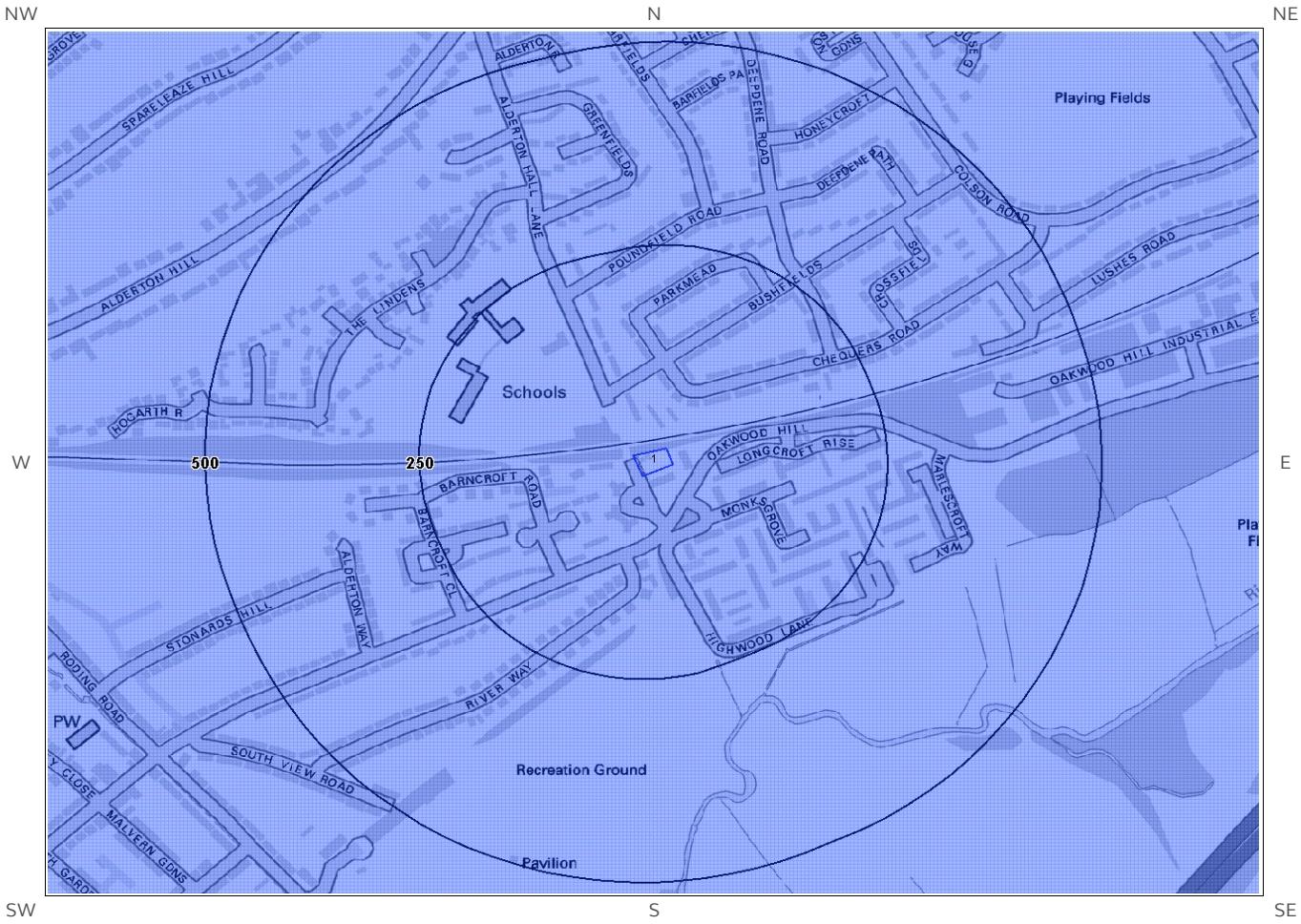
Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

6b. Aquifer Within Bedrock Geology and Abstraction Licences



Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Groundwater Abstraction Licence

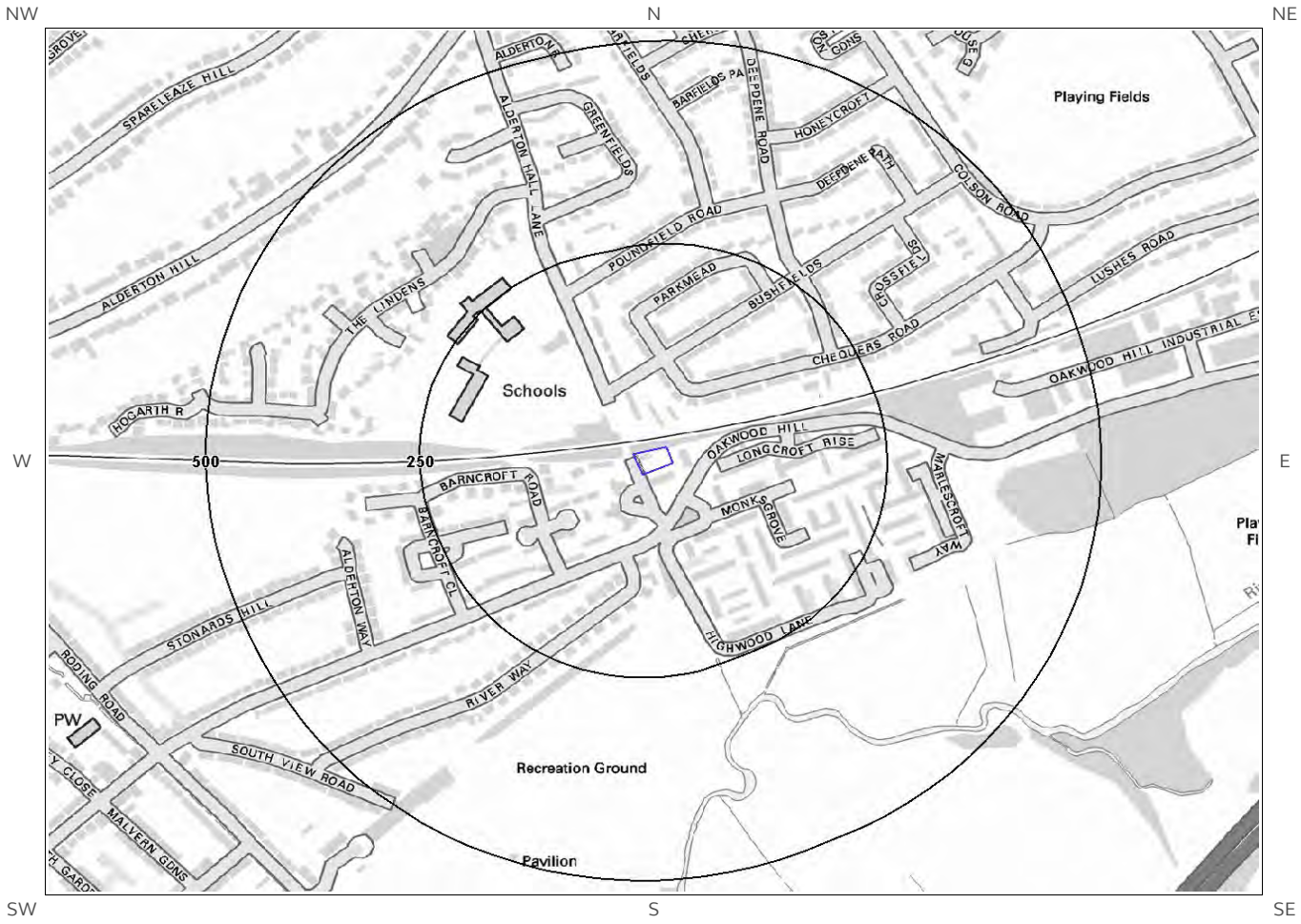
Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

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



Site Outline

250 — 500 — Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

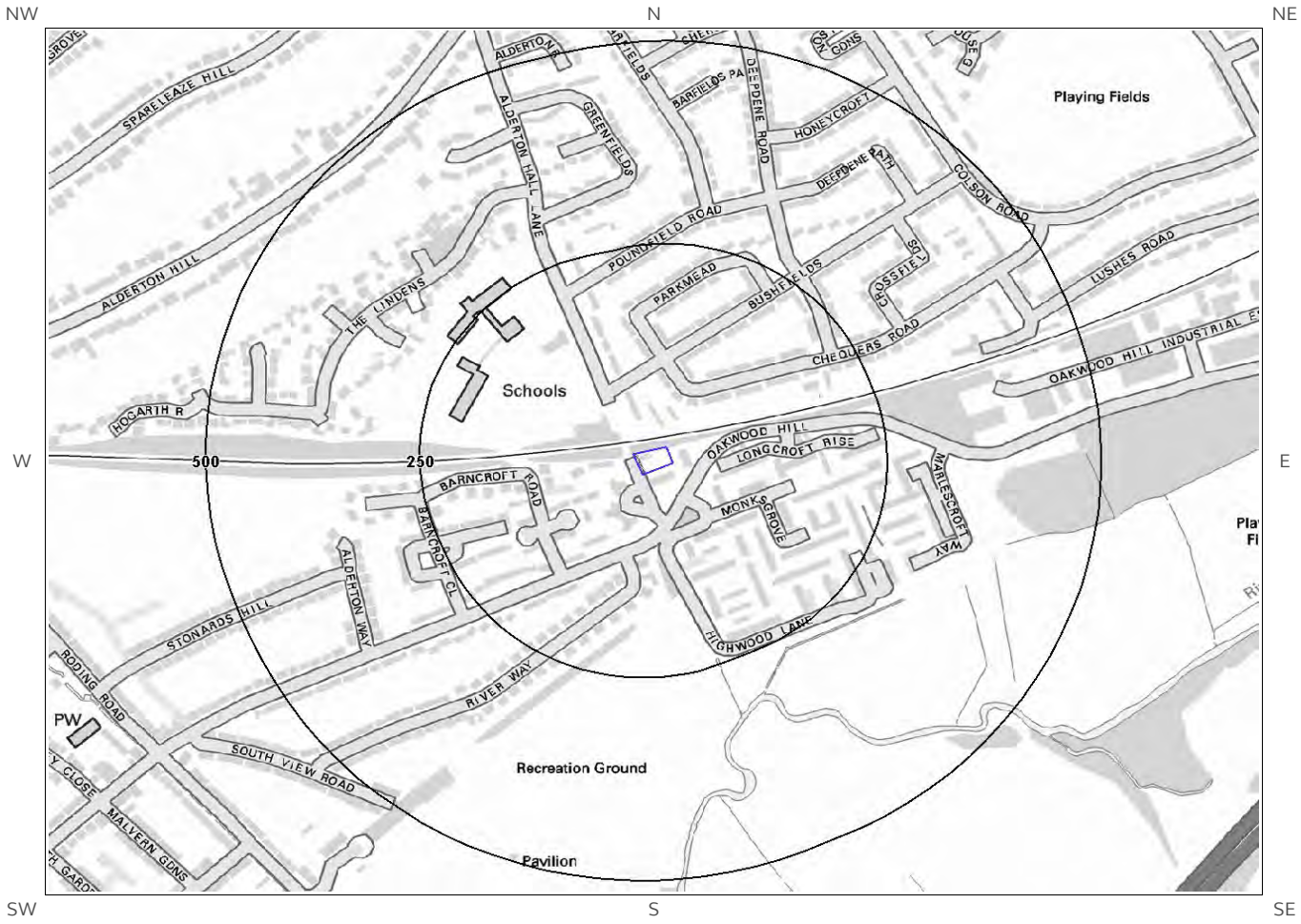
Source Protection Zone 2 - Outer Catchment

Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

6d. Hydrogeology – Source Protection Zones within confined aquifer



Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2C - Outer Catchment within Confined Aquifer

Source Protection Zone 3C - Total Catchment within Confined Aquifer

Site Outline

250
500
Search Buffers (m)

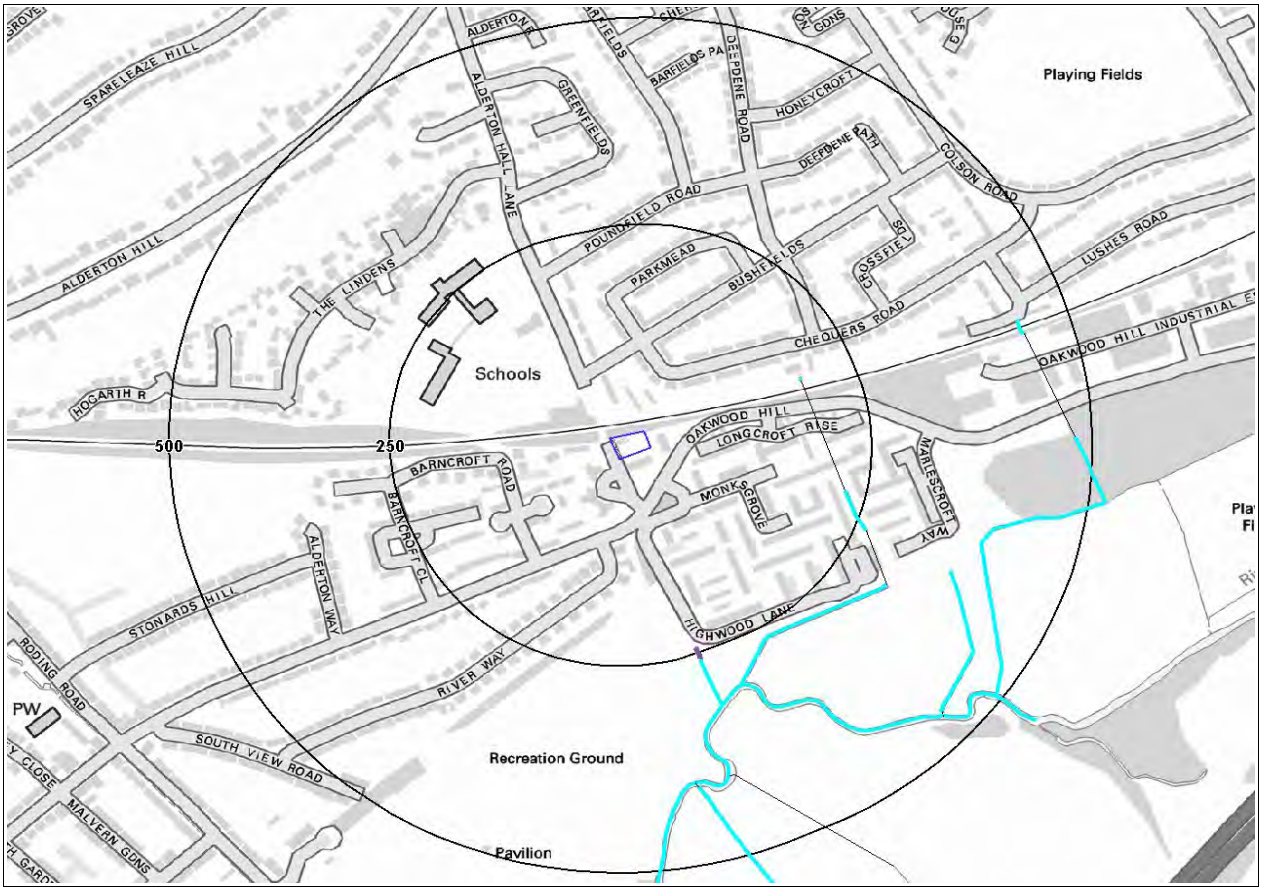
Potable Water Abstraction Licence

6e. Hydrology – Watercourse Network and River Quality

NW N NE

W E

SW S SE



Site Outline

250 Search Buffers (m)
500

Tidal River
Inland River
Underground or Elevated Tidal River
Underground or Elevated Inland River
Foreshore
General Quality Assessment: Chemistry

Canal
Underground or Elevated Canal
Lock or Flight of Locks
Lake, Reservoir, or Marsh
Drain or Transfer
General Quality Assessment: Biology

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	244	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	258	W	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	304	NE	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
4	318	W	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	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site — Identified

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	1502	E	544850 195700	Status: Historical Licence No: 08/37/53/0053 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: EPPING FOREST GOLF & COUNTRY CLUB - BOREHOLE Data Type: Point Name: UK LEISURE HOLDINGS LTD	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/12/1996 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: 16/12/1996 Version End Date:
Not shown	1502	E	544850 195700	Status: Historical Licence No: 08/37/53/0057 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: WOOLSTON MANOR-BOREHOLE Data Type: Point Name: HUNTS WICKS LEISURE LIMITED	Annual Volume (m^3): 55000 Max Daily Volume (m^3): 540 Original Application No: - Original Start Date: 11/05/2005 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 12/08/2005 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 — None identified

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
243	W	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.
289	NE	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.
298	S	Minor Aquifer/High Leaching Potential	H1	Soils which readily transmit liquid discharges because they are shallow or susceptible to rapid flow directly to rock, gravel or groundwater.
339	S	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.

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	187 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
2	187 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	187 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	187 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
3	225 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	225 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
4	243 S	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): 0.3
7	243 S	Not Specified	Lake, loch or reservoir.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				conditions) Average Width in Watercourse Section (m): 0.3
5	258 S	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
8	258 S	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	263 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	263 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
7	264 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): 1.9
10	264 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): 1.9
8	305 S	River Roding	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): 6.8
9	305 S	River Roding	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): 6.8
Not shown	305 S	River Roding	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): 6.8
Not shown	305 S	River Roding	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): 6.8
10	311 S	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
Not shown	311 S	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

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
11	318 S	River Roding	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): 6.8
Not shown	318 S	River Roding	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): 6.8
12	371 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): Not Provided
15	371 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): Not Provided
13	391 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
Not shown	391 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
14	400 S	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
15	400 S	River Roding	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): 6.8
16	400 S	River Roding	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): 7.2
Not shown	400 S	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	400 S	River Roding	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): 6.8
Not shown	400 S	River Roding	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): 7.2
17	401	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	S			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	401 S	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
18	406 S	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
Not shown	406 S	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
19	433 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
Not shown	433 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
20	442 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
21	442 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
22	442 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
Not shown	442 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
Not shown	442 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
Not shown	442 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
23	445 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)

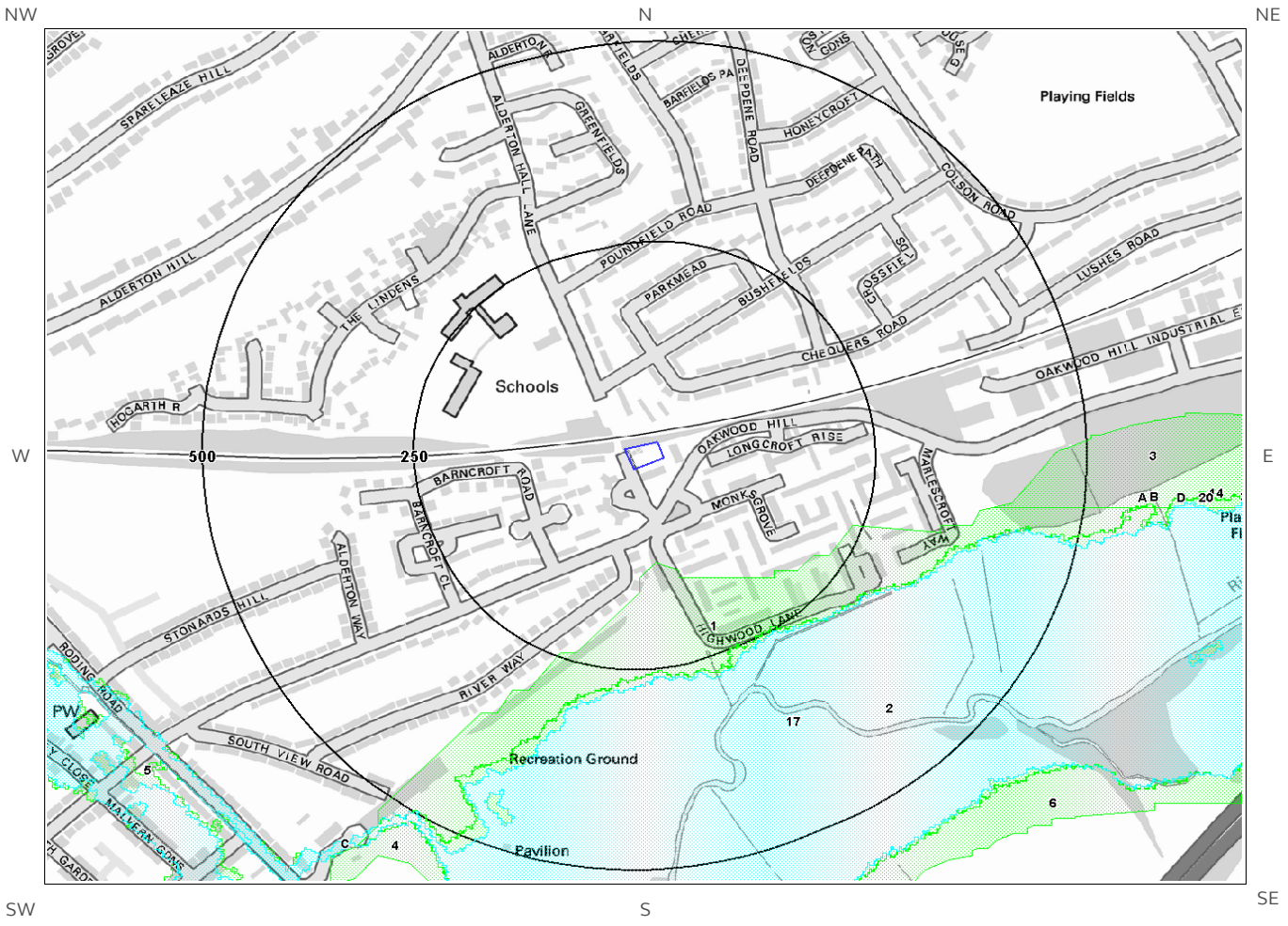
ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				Average Width in Watercourse Section (m): Not Provided
Not shown	445 E	Not Specified	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
24	459 SE	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	459 SE	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
25	464 SE	River Roding	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): 6.8
Not shown	464 SE	River Roding	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): 6.8
26	480 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
Not shown	480 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
27	492 SE	River Roding	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): 6.8
Not shown	492 SE	River Roding	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): 6.8

6.11 Surface Water Features

Surface water features within 250m of the study site — None identified

Database searched and no data found.

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



Site Outline

100
250
Search Buffers (m)

Zone 2 Floodplain

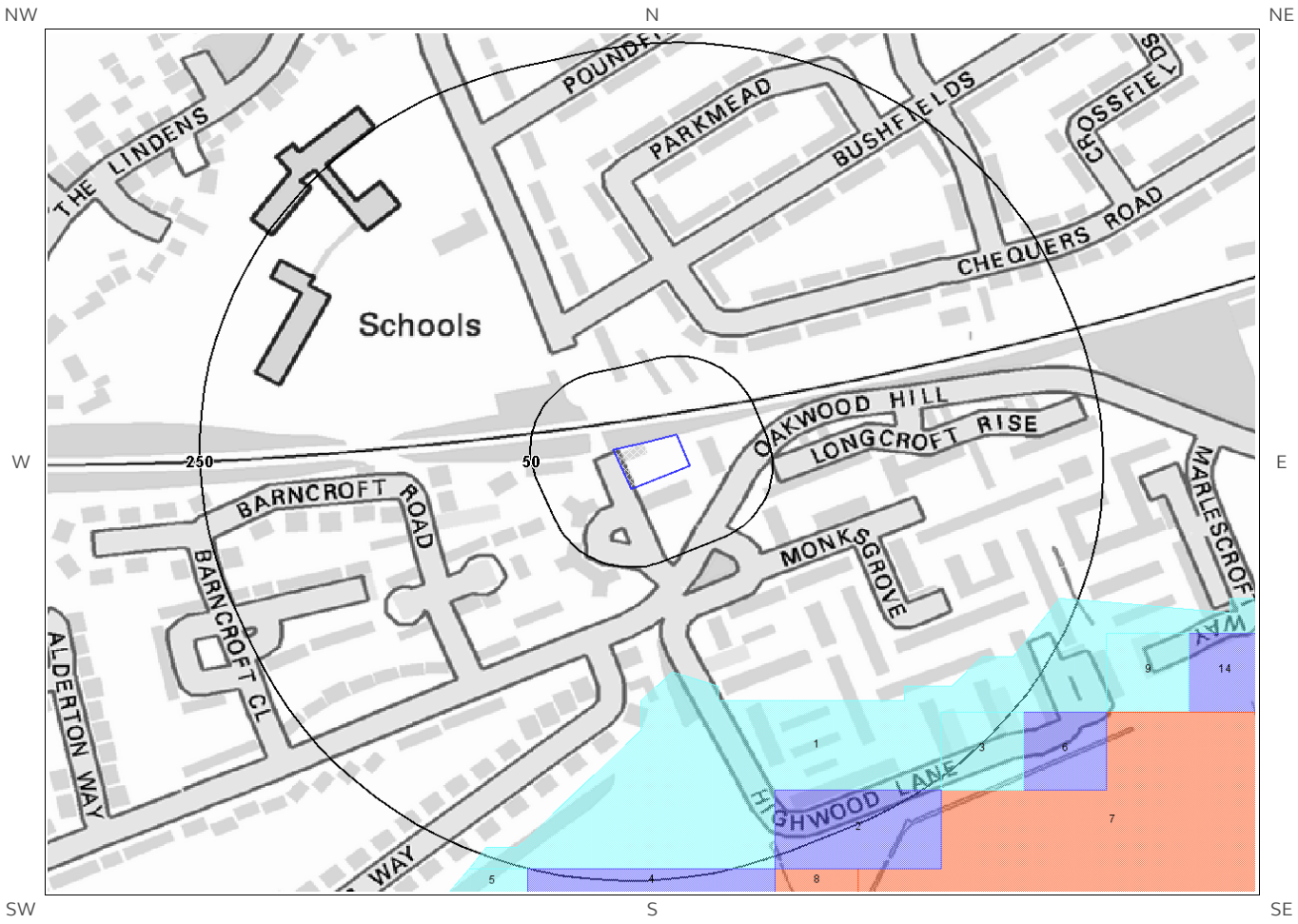
Zone 3 Floodplain

Flood Defences

Area used for Flood Storage

Area Benefiting from Flood Defences

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



Site Outline

100
250
Search Buffers (m)

RoFRaS Rating

Very Low

Low

Medium

High

7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m — 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:

ID	Distance (m)	Direction	Update	Type
1	119	S	15-Oct-2018	Zone 2 - (Fluvial /Tidal Models)
2	244	SE	15-Oct-2018	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m — 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.

ID	Distance (m)	Direction	Update	Type
1	250	SE	15-Oct-2018	Zone 3 - (Fluvial Models)

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.

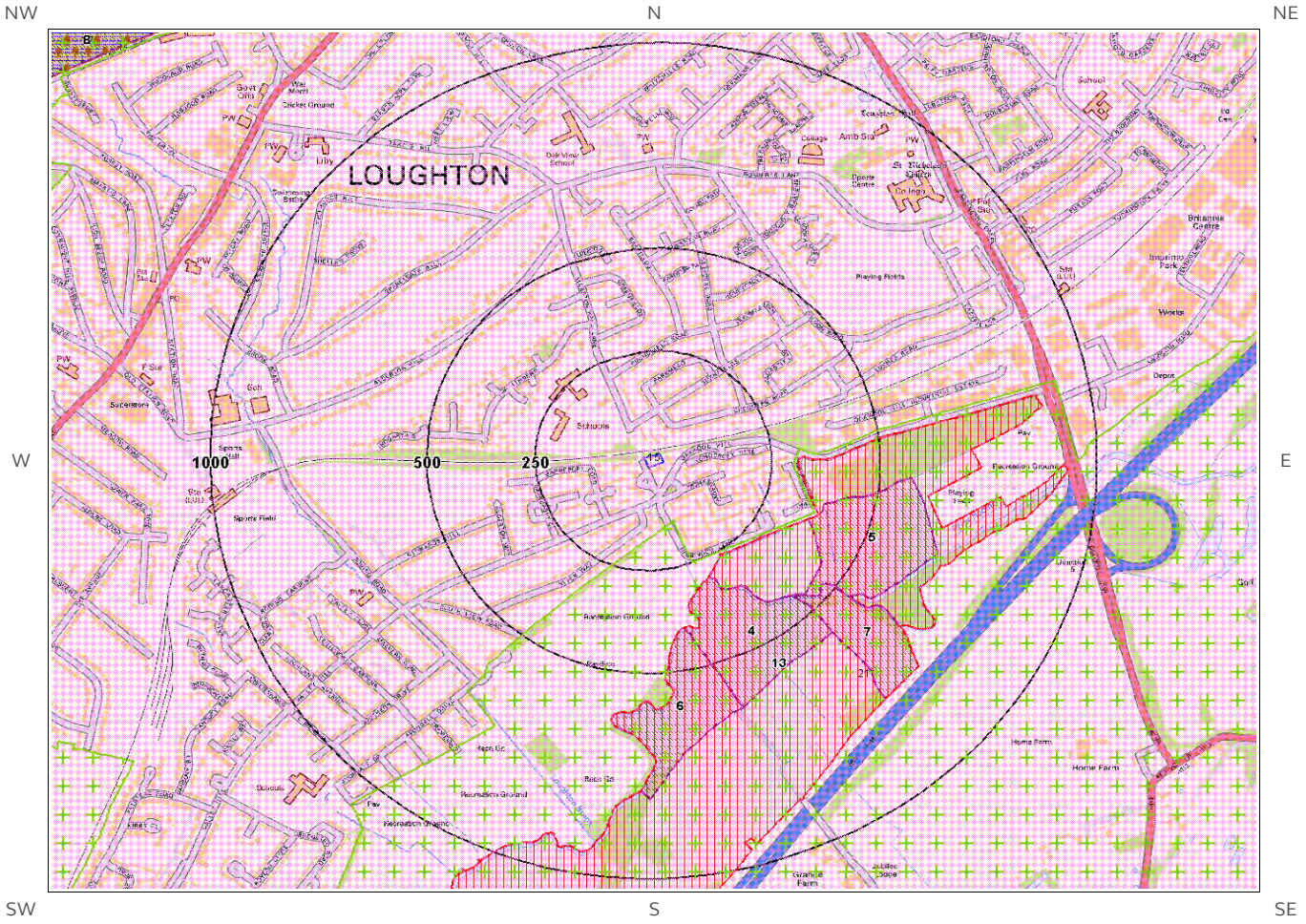
7.8 Groundwater Flooding Confidence Areas

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



Site Outline

100 250 Search Buffers (m)

AONB

National Park

SSSI

Special Protection Areas

Nitrate Vulnerable Zones

Green Belt

Environmentally Sensitive Areas

Special Areas of Conservation

World Heritage Sites

Nitrate Sensitive Areas

Ancient Woodland

National Nature Reserve

Local Nature Reserves

Ramsar Sites

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:

9

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
4	301	S	Roding Valley Meadows	Natural England
5	362	SE	Roding Valley Meadows	Natural England
6	398	S	Roding Valley Meadows	Natural England
7	445	SE	Roding Valley Meadows	Natural England
8	1413	NW	Epping Forest	Natural England
Not shown	1603	NW	Epping Forest	Natural England
Not shown	1767	N	Epping Forest	Natural England
Not shown	1831	W	Epping Forest	Natural England
Not shown	1868	NW	Epping Forest	Natural England

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

0

Database searched and no data found.

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

3

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
1	1413	NW	Epping Forest	Natural England
Not shown	1603	NW	Epping Forest	Natural England
Not shown	1831	W	Epping Forest	Natural England

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:

4

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
17	1464	NW	EPPING-AMBRESBURY BANKS	Ancient and Semi-Natural Woodland
Not shown	1604	NW	EPPING-AMBRESBURY BANKS	Ancient and Semi-Natural Woodland
Not shown	1648	NW	EPPING-AMBRESBURY BANKS	Ancient and Semi-Natural Woodland
Not shown	1985	NW	EPPING-AMBRESBURY BANKS	Ancient and Semi-Natural Woodland

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

2

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
13	260	SE	Roding Valley Meadows	Natural England
Not shown	1900	SW	Linders Field	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:

2

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
15	0	On Site	Existing	DEFRA
Not shown	1604	NW	Existing	DEFRA

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

1

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

ID	Distance	Direction	Green Belt Name	Local Authority Name
21	141	S	London Area Greenbelt	Epping Forest District

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 — Negligible

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

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

* 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 — None identified

Database searched and no data found.

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: Epping Forest District Council
Phone: 01992 564000
Web: http://www.eppingforestdc.gov.uk/
Address: Civic Offices, High Street, Epping, Essex, CM16 4BZ

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

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

PHASE 2 SITE NVESTIGATION: SAMPLING AND ANALYSIS PLAN (SAP)

LOWER ALDERTON HALL LANE, LOUGHTON, IG10 3HA
PHASE 2 SITE INVESTIGATION:
SAMPLING AND ANALYSIS PLAN

The Site is owned by Epping Forest District Council and is occupied by a series of garages, car parking spaces and access for local. Planning approval was granted for the demolition of the existing garages and replacement with 2No. affordable residential units with rear garden areas, car parking, vehicle access and landscaping on 4 March 2016 (Ref: EPF/2620/15).

A Phase 1 Contaminated Land Assessment (Ref: AW/CC/P18-1619/01) was completed in December 2018 to discharge Planning Condition No. 3. The contaminated land assessment identified potential pollutant linkages associated with poor quality made ground associated with the site's original development in 1940s of asbestos-clad temporary housing and then redeveloped in 1960s/1970s for current site use. A preliminary assessment of the potential presence of Unexploded Ordnance was assessed (Report Ref: EP7782-00) and a detailed assessment was recommended. UXO risk mitigation measures may be necessary during any intrusive works on the Site.

In order to further assess the potential exposure risk posed by on-site contamination sources identified to Construction Workers and future Site Residents, a site investigation was recommended to confirm the condition of the underlying made ground in particular in the private gardens and soft landscaped areas.

In order to achieve these objectives and as required by Condition No. 4, the scope of works outlined in the Table 1 (below) is proposed and the borehole locations are illustrated in Figure 1 (overleaf).

Table 1: Sampling and Analysis Plan (SAP)

Target / Scope	Suite of Testing
<u>Private Garden Areas / Soft Landscaped Areas</u> • 4No. boreholes to 5m depth (or refusal) across Site, targeting private gardens and soft landscaped areas where accessible (BH01-BH04). • Collection of shallow made ground samples from each borehole location. • Submission to M-CERTS accredited laboratory for standard suite of tests.	• Standard suite of organic and inorganic parameters (asbestos, metals, inorganics, total petroleum hydrocarbons, polyaromatic hydrocarbons and phenols).
<u>Ground Gas Risk</u> • Installation of monitoring wells in all boreholes to enable ground gas monitoring (BH01-BH04). • Ground Gas monitoring from all monitoring wells.	• Ground gas monitoring (CH_4, CO_2, O_2 and gas flow) in all boreholes and groundwater level.

Figure 1: Indicative Borehole Location Plan