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Land between 145-147 Downhills Way N17 6AH
Planning Ref: HGY/2021/3223

The following pages provide information which seeks to discharge Condition 4 (part 1).

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

Land between 145-147 Downhills Way
London
N17 6AH

Client

UK Bauhaus Ltd

Report Reference

PH1-2023-000061

Prepared by

STM Environmental Consultants Ltd

Date

14/08/2023



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

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2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address: Land between 145-147 Downhills Way
London
N17 6AH

Site Coordinates: 532310, 190214

Prepared for: UK Bauhaus Ltd

Report Reference: PH1-2023-000061

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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by UK Bauhaus Ltd (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

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.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located between 145-147 Downhills Way, London, N17 6AH and is centred at national grid reference 532310, 190214. The site has an area of approximately 0.05 ha.
Current Site Use	The site is currently a construction site post demolition of the former Small Domestic Garages. The main current uses in the immediate surrounding area include residential and commercial.
Proposed Development	The development proposal is for the <i>'erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages</i> . It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site was open undeveloped land until c. 1935-36, when 1no. building was developed in the south of the site. Aerial Photography from the Groundsure's Screening Report showed an additional building developed on the centre of the site, as well as a Car Storage with multiple cars. All buildings were demolished by the time the site walkover took place on the 19 th July 2023. The surrounding area has been predominately residential, with Industrial uses to the SW and W.
Geology	According to the BGS Geoindex, the site is located on bedrock of London Clay Formation comprising Clay, Silt and Sand. No superficial deposits were identified during the search.
Topography	The site is at an elevation of approximately 15 mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by an Unproductive Bedrock Aquifer.
Hydrology	The nearest surface water body is the Moselle which has been culverted, located adjacent W.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Contamination Assessment	On site potentially contaminative land uses (PCLUs) have included Car Storage while off site PCLUs include Saw Mills (5m W), (Cabinet) Works (5m W) and (Printing Machinery) Works (25m W). A potential onsite source of contamination was also identified in the form of Made Ground. A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of:  Human Health Receptors (i.e. Future Occupiers/Users) - via ingestion, dermal absorption and inhalation (indoors and outdoors);  Human Health Receptors - Explosion/ Fire risk due to build-up of Methane/ VOCs in confined spaces;  Property Receptors - Damage to buildings and services due to exposure to aggressive chemicals in the soil; and

	 Property Receptors – Explosion/ Fire risk due to build-up of Methane/ VOCs in confined spaces.
	The identified risks are considered to be Low-Moderate.
Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil and gaseous contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by UK Bauhaus Ltd (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located between 145-147 Downhills Way, London, N17 6AH.

The study is required to support the discharge of Condition 4(a & b) attached to planning permission HGY/2021/3223 (Refer to [Appendix 1](#) for the Decision Notice).

5.1 Development Proposal

The development proposal is for the *'erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages*. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 2](#).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation "contaminated land" is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.

-  Historical Ordnance Survey Maps
-  Local Authority Planning Application Portal
-  Groundsure Enviro Insight Report & Historical Maps
-  Bomb Sight Web Map Service for UXO

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located between 145-147 Downhills Way, London, N17 6AH and is centred at national grid reference 532310, 190214. The site has an area of approximately 0.05 ha.

The site lies within the jurisdiction of London Borough of Haringey Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site is currently a construction site post demolition of the previous buildings, which were Small Domestic Garages.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Land Use Description
Northern	Residential
Eastern	Downhills Way/Residential
Southern	Residential
Western	Garden Centre/Commercial

Figure 1: Site Location and Aerial Map



8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 3](#). A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1864-67 1:2,500	The site comprises open undeveloped land.	The surrounding area comprises open undeveloped land, potentially Agricultural, and an unnamed watercourse adjacent W.
1873 1:2,500 1:10,560	No significant changes.	No significant changes.
1879 1:10,560	No significant changes.	No significant changes.
1894 1:10,560	No significant changes.	No significant changes.
1896 1:1,056 1:2,500 1:10,560	No significant changes.	No significant changes.
1913-14 1:2,500	No significant changes.	Wide-scale development to the west. Saw Mills 5m W. Engineering Works 85m SW.
1915 1:2,500	Blank site.	Partial mapping; no significant changes.
1920 1:10,560	No significant changes.	No significant changes.
1935-36 1:2,500	1no. unspecified building has been developed in the south.	Further development in the surrounding area. Saw Mills 5m W no longer labelled.
1938 1:10,560	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1952 1:10,560	No significant changes.	No significant changes.
1954-56 1:1,250 1:2,500	No significant changes.	Engineering Works 85m SW has been divided into 2no.: a Light Engineering Works 85m SW and Brass Foundry and Engineering Works 100m S. Cabinet Works 5m W. Printing Machinery Works 25 W. Warehouse 70m S. 2no. Electricity Substations 120m SW and 250m N.
1962-66 1:10,560	No significant changes.	No significant changes.
1967 1:10,560	Blank site.	Partial mapping; no significant changes.
1972-77 1:1,250 1:2,500 1:10,000	No significant changes.	Cabinet Works 5m W and Printing Machinery Works 25m W relabelled Works 5m W. Light Engineering Works 85m SW relabelled Works. Works 30m W. Garage 130m SW.
1979-83 1:1,250 1:10,000	No significant changes.	Warehouse 70m S no longer labelled. Brass Foundry and Engineering Works 100m S. relabelled Foundry. Garage 245m NW.
1986-95 1:1,250 1:10,000	No significant changes.	Works 5m W relabelled Victoria House c.1991-95. Works 85m S relabelled Garage.
2001 1:10,000	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
2003 1:1,250	No significant changes.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2013-2016 Aerial Photography	1no unspecified building erected in the centre of the site. A Car Storage is present in the north of the site, which shows multiple cars present in c.2016.	No significant changes.
2023 1:10,000	No significant changes.	No significant changes.
Current Use	The site was cleared and is currently a construction site.	The surrounding area is predominately residential, with commercial uses to the west.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 4](#). The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of London Clay Formation comprising Clay, Silt and Sand. No superficial deposits were identified during the search.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the bedrock as an Unproductive Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Groundwater, Surface Water or Potable Water Abstraction Licenses were identified on or within 1000m of the site.

9.4 Groundwater Level

According to BGS, the groundwater is likely to be less than 3.0 metres below the ground surface for at least part of the year.

9.5 Hydrology

The nearest surface water feature is The Moselle which is culverted and located adjacent W of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is considered to be low. The site is located within Flood Zone 1, which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at Medium risk of surface water flooding. Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Moderate.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to [Google Earth](#), the general site level is at 15 mAOD.

9.10 Waste Disposal Activities & Landfill Sites

No evidence of Waste Disposal Activities or Landfill Sites were identified on or within 250m of the site.

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 500m of the site.

9.12 Historical Tanks

The Groundsure report includes a summary of tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. No historical tanks were indicated to have been on site or within 250m of the site.

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

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

No Part A(2) and Part B Activities and Enforcements were identified on or within 500m of the site.

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.20 Discharge Consents

No Red List or Licenced Discharge Consents were identified on or within 500m of the site.

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

9.22 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.23 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.24 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.25 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.26 Asbestos within Buildings

The information available indicates that the previous building on the site was developed prior to 2010. It is therefore considered possible that Asbestos may exist within the soils and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment.

9.27 Unexploded Ordnance

Although a detailed Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report, the Bomb Sight website (www.bombsight.org) was checked to see if the site may have been affected. No unexploded ordnances fell on or within 250m of the site.

10 RELEVANT PLANNING HISTORY

London Borough of Haringey Council's online planning portal was searched in an effort to identify any relevant planning applications. No significant planning applications were identified within 50m of the site.

10.1 Planning Applications for the Site

Table 3 below provides a summary of the previously submitted planning applications identified for the site.

Table 3: Summary of planning applications at the site

Application Reference	Date	Description of Proposal	Status
HGY/2001/0484	20/2/2003	Erection of a 2 storey 3 bedroom dwellinghouse	Granted – Conditions Unknown*
OLD/1989/0380	23/5/1989	Erection of a 2 storey house, together with the provision of 2 parking spaces and a crossover (outline).	Granted – Conditions Unknown*
OLD/1989/0381	23/5/1989	Erection of a 2 storey house, together with the provision of 2 parking spaces and a crossover (outline).	Granted – Conditions Unknown*

**Decision Notice was not available on the online planning portal at the time of writing and no relevant reports were identified in the search.*

11 SITE WALKOVER

A site walkover was undertaken by STM Environmental Ltd on 19th July 2023. Photographs of the site, taken during the site walkover, can be found in [Appendix 5](#).

11.1 Site Description

The site is currently a construction site post demolition of the previous Small Domestic Garages.

11.2 Surrounding Land Use

The main current uses in the surrounding area include residential housing to the immediate North and East of the site and commercial to the West. There is also an existing culvert trending N-E to the immediate West of the site.

11.3 Site Access

The site was fenced and gated.

11.4 Site Topography

The site was generally flat with no discernible changes in topography.

11.5 Ground Cover

The ground cover at the site comprised of predominantly soil and grass. Any previous hardstanding had been removed prior to the visit and/or was stored as small spoil piles on the site.

11.6 Visual or olfactory signs of contamination

No visual or olfactory signs of contamination were observed at the site during the visit.

11.7 Underground and Aboveground Storage Tanks

No signs of above or underground storage tanks were observed at the site during the visit.

11.8 Raw Material and Chemical Use and Storage

No evidence of any potentially harmful raw materials or chemical use and/or storage was observed at the site during the visit.

11.9 Solid Wastes

No notable solid waste materials other than small spoil piles of concrete/brick material were observed at the site during the visit.

11.10 Hazardous and Industrial Waste

No potentially hazardous industrial wastes were observed at the site during the visit.

11.11 Air Emissions

No evidence of air emission sources was observed at the site during the visit.

11.12 Drainage Features

No drainage features were observed at the site during the visit.

11.13 Asbestos Containing Materials (ACMs)

No obvious signs of Asbestos were observed at the site during the visit. It should be noted that an Asbestos Survey was not undertaken as part of this assessment.

11.14 Polychlorinated Biphenyls (PCBs)

No obvious signs of features that could contain PCBs were observed at the site during the visit.

11.15 Spills and Releases

No evidence of any staining, in either external or internal areas, was observed at the site during the visit.

11.16 Ionising Radiation

No evidence of Ionising Radiation sources was observed at the site during the visit.

11.17 Electrical Substations

No electrical substations were observed at the site during the visit.

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in Table 4 below.

Table 4: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Potential Made Ground	-	Unknown	Current (2023)	Onsite	0
Car Park	-	Unknown	Unknown	Onsite	0
Saw Mills	-	c.1913-14	c.1935-36	W	5
(Cabinet) Works	-	c.1954-56	c.1986-95	W	5
(Printing	Printing and	c.1954-56	c.1986-95	W	5-25

Table 4: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Machinery) Works	Bookbinding Works				

Typical contaminants that may be associated with the above PCLUs are:

-  Acids & Alkalis
-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents
-  Fuels & Fuel Oils
-  Heavy Metals
-  Gases: Methane & Carbon Dioxide
-  Organic & Inorganic Compounds
-  Polycyclic Aromatic Hydrocarbons (PAHs)
-  Total Petroleum Hydrocarbons (TPHs)
-  Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

There are no potential groundwater receptors in the vicinity of the site.

12.2.3 Potential Surface Water Receptors

Potential surface water receptors include The Moselle adjacent W.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

- Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
- Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
- Inhalation of contaminated soil, fugitive dust and vapours.
- Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)

- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered 'contaminated land' under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers "Likelihood" and "Severity" to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 6](#).

Table 5 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 5: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Site Use as Potential Made Ground, Car Storage and Offsite Land Uses as Saw Mills, (Cabinet) Works and (Printing Machinery) Works: i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, VOCs and TPHs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER None	SURFACE WATER The Moselle adjacent W	ECOLOGICAL None	ON SITE PROPERTY Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Methane build-up in confined spaces	Deterioration of groundwater quality	• Deterioration of surface water quality • Ecological impacts	Deterioration of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes
PPL ID	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a	PPL6b
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Remote (2)	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Remote (2)
UPDATED RISK	Low to Moderate (8)	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Low to Moderate (6)	Low to Moderate (6)
POTENTIALLY SIGNIFICANT?	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES	YES

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered to have the potential to be significant as potentially contaminative land uses, listed above in Table 3, were identified on and within 25m of the site.

As the proposal is to introduce residential dwellings with soft landscaping, it is possible that human health receptors (i.e. groundworkers and future occupiers of the dwellings) could be exposed to any potential contamination via direct contact and ground gases and vapours via indoor inhalation during groundworks and after completion.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although PCLUs were identified, it is considered that any potential risks can be satisfactorily reduced so long as Construction Workers implement standard health and safety measures as described in [Sections 15.3.](#)

PPL1b is concerned with the risk of injury/death of future occupiers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b is considered to have the potential to be significant as potential sources of explosive ground gases and/or vapours (i.e. Works) were identified within 25m of the site.

PPL1d is concerned with the risk of injury/death of potential construction workers during any future development as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1d is considered unlikely to have the potential to be significant. Although potential sources of explosive ground gases and/or vapours were identified on and within the vicinity of the site, the risk is considered to be low as construction workers will be unlikely to be working in unventilated or confined spaces for significant amounts of time.

13.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on the site, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Minable Coal, Petrol Stations etc.) were identified on the site.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant as the site is underlain by an Unproductive Aquifer and no Source Protection Zones were identified in the vicinity of the site.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant. Although the nearest surface water body is the located adjacent W from the site, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact surface water receptors.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of deterioration of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered to have the potential to be significant as potentially contaminative land uses were identified on and within 25m of the site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered to have the potential to be significant for the same reasons as PPL1b.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support the discharge of Condition 4(a & b) attached to planning permission HGY/2021/3223 for the 'erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages'.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included a Car Storage while off site PCLUs include Saw Mills (5m W), (Cabinet) Works (5m W) and (Printing Machinery) Works (25m W). A potential onsite source of contamination was also identified in the form of Made Ground.

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 6 below.

Table 6: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	Yes	Low to Moderate
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	Yes	Low to Moderate

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil and gaseous contamination at the site.

15.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

- Provision of appropriate Personal Protective Equipment (PPE);
- Availability of site welfare;
- Good personal hygiene, washing and changing procedures;
- Daily safety briefings.

15.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

17 APPENDIX 1 – DECISION NOTICE

Planning Service

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Vlad Chirila
ARCHPL LTD
400 West Green Road
London
N15 3PX

On behalf of
Spyrou
Kendal Enterprises Ltd
400-402 West Green Road
London
N15 3PX

Planning Application Reference No. **HGY/2021/3223**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **Land between 145-147 Downhills Way N17**

Proposal: **Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 02/11/2021 and drawing numbers: A101 REVC,A102 REVC,A103REVC,A104 REVA,A106 REV A,A107 REV A, A108 REV A, A109 REV A, A111,A112,A113,A114,A115,S100, Design & Access Statement REV B, Flood Risk and Surface Assess REV 1, Energy Statement Rev 2, SAP10

SEE SCHEDULE OF CONDITIONS ATTACHED

25/03/2022



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

NOTE:

1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

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HGY/2021/3223

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos (A101 REVC,A102 REVC,A103REVC,A104 REVA,A106 REV A,A107 REV A, A108 REV A, A109 REV A, A111,A112,A113,A114,A115,S100, Design & Access Statement REV B, Flood Risk and Surface Assess REV 1, Energy Statement Rev 2, SAP10). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The development hereby approved shall be constructed in accordance with the Energy Statement by Base Energy (dated 23 December 2021) delivering a minimum 56% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 13% reduction), air source heat pumps (ASHPs), and a minimum 4.8 kWp of solar photovoltaic (PV) energy generation.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(a) Prior to above ground construction, the details of the proposed ASHPs shall be submitted to and approved by the Local Planning Authority. This must include the location, specification and efficiency, with plans showing the ASHP pipework and noise and visual mitigation measures.

(b) Within six months of first occupation, evidence that the solar PV and ASHP installations have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

4. Before development commences other than for investigative work:

a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.

b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site

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investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

6. a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

7. Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:

- a) Facing Brickwork(s); sample panels of proposed brickwork to be used showing the colour,
- b) texture, pointing and perforated brickwork and boundary walls shall be provided;
- c) window reveals, soldier courses and balconies (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external windows and doors at a scale of 1:10);
- d) Zinc cladding;
- e) Metal sheet cladding including perforated pattern;
- f) Roof capping;
- g) Doors; timber doors and aluminium entrances/screens;
- h) Aluminium/timber composite window treatment;
- i) Canopies;
- j) Timber screens;
- k) Balustrades;

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- l) Balcony materials;
- m) Roofing materials;
- n) down pipes, rainwater pipes or foul pipes
- o) Any other external materials to be used.

The development shall be carried out in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the samples submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

8. No development shall take place until a final Construction Logistics Plan (CLP) / Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CLP/ CMP shall provide details of:

(a) To address impact of construction, site assembly works and impact on the operation of the highway network:

- I. A programme of works (including measures for traffic management);
- II. Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
- III. Storage of plant and materials used in constructing the development;
- IV. Plant and machinery to be used during construction works;
- V. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
- VI. The erection and maintenance of security hoarding where appropriate;
- VII. Parking of vehicles of site operatives and visitors;
- VIII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
- IX. Contact details for the Site Supervisor responsible for on-site works;

(b) To address impact of construction on the broader amenity of the area:

- X. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- XI. Details of how the effects of noise and vibration arising from site operations are mitigated;
- XII. Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register: <https://nrmm.london/usernrmm/> register prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent;
- XIII. Details of notification of works and engagement with local residents and neighbours to take place during the construction phase.

The development shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

9. Prior to the commencement of works on the scheme's superstructure, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

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Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and London Plan 2021.

10. Prior to occupation, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure safe and secure development and reduce crime.

11. The applicant will be required to provide charging facilities for at least 1 x EV / ULEV, in line with the London Plan (Policy T6.1 Residential Parking), which states that at least 20% of spaces should have active charging facilities, with passive provision for all remaining spaces.

Reason: To provide access to the development and protect the integrity of the transportation planning and highways network.

12. Prior to the first occupation of the development hereby the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway into the site and to reinstate the public footpath at this location.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and consistent London Plan 2021.

13. No development shall take place until details of the type and location of secure and covered cycle parking facilities for 8 cycles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking spaces have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

14. Prior to the commencement of works on the scheme's superstructure, details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

(a) Final detailed drawings of the drainage system.

(b) Details of the management maintenance for the lifetime of the development, management by residents, management company or other arrangements to secure the operation of the surface water drainage works.

(c) Confirmation from Thames Water, that capacity exists in their network to receive the surface water and approval for the connection to their network.

(d) Reason: To promote a sustainable development consistent with the Haringey Local Plan 2017.

Reason: To ensure a sustainable development that mitigates against climate change and supports water retention within the site, consistent with London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

15. Prior to occupation, the development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) as indicated on the approved plans and supplementary information. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

16. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no works permitted under Classes A-E shall be

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carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

17. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with London Plan 2021 and the GLA NRMM LEZ

18. Details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. Once approved the details shall be provided as agreed.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

19 Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

20. No works (other than investigative or demolition works) shall take place on site until a detailed method and design statement for the piling works, or any other foundation designs within 8 metres of the Moselle Brook, has been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water and the Environment Agency). Construction works shall thereafter be in accordance with the approved plans.

Reason: To ensure the structural integrity of the culvert is not compromised and to prevent flooding on site and elsewhere, in accordance with Paragraph 163 of the NPPF and Policy DM28 of the Development Management DPD 2017. The proposed works would also be close to underground sewerage utility infrastructure.

INFORMATIVE: Prior to demolition or any construction work of the existing garages, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

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8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Details of Highway Agreement - Section 278

The applicant is advised that an agreement under Section 278 of the Highways Acts 1980 is required.

INFORMATIVE: The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms are online via www.thameswater.co.uk/wastewaterquality.

INFORMATIVE: The development is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £25,709.53 (424.6sqm x £60.55) and the Haringey CIL charge will be £8,853.24 (424.6sqm x £20.90 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

25/03/2022

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Planning Service

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Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

18 APPENDIX 2 – PROPOSED DEVELOPMENT PLANS



- FINISHES LEGEND:**
- BUFF FACING BRICKWORK
 - BUFF FACING BRICKWORK WITH OVERHANGING BRICKS DETAIL
 - TIMBER LOOK CLADDING - ENTRANCE AREAS
 - COPPER METAL CLADDING
 - DOUBLE GLAZED WINDOWS WITH ALUMINIUM, DARK GREY FRAME
 - DOUBLE GLAZED OBSCURED WINDOWS WITH ALUMINIUM, DARK GREY FRAME
- LEGEND:**
- NEIGHBOURING PROPERTY

LINES LEGEND:

--- BOUNDARY LINE

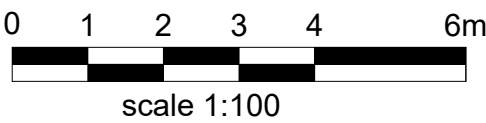
NOTES FOR WASTE AND RECYCLE STORAGE AREA:
Waste and recycle storage area as per Haringey Council's Sustainable Design & Construction Supplementary Planning Document, Appendix 3:
- 1 x 240L waste bin
- 1 x 240 recycle bin
- 1 x garden waste sack
- 1 x food waste box

NOTES FOR PROPOSED PAVEMENT:
Proposed Pavement on site to be permeable pavement.

NOTES BICYCLE METAL STORAGE BOX:
- <https://www.trimetals.co.uk/product/protect-a-cycle/>
- "Protect a Cycle" is a highly secure and convenient storage solution for cycles. It is supplied with two stainless steel hasps with padlocks for the front door, an integral metal base, heavy duty ground anchor with high security chain complete with padlock;
- Tested and certified by the Loss Prevention Certification Board (awarded the LPS1175 Security Rating 1);
- "Secured By Design approved - Police Preferred Specification";
- Padlocks, ground anchor and security chain included;
- Integral metal base included with fixings for securing to concrete;
- PVC coated galvanised panels - anthracite colour;
- Generous size - stores up to 3 adult bikes;
- Quality build - all stainless steel fasteners;
- Fire resistant - complies with National Building Regulations.

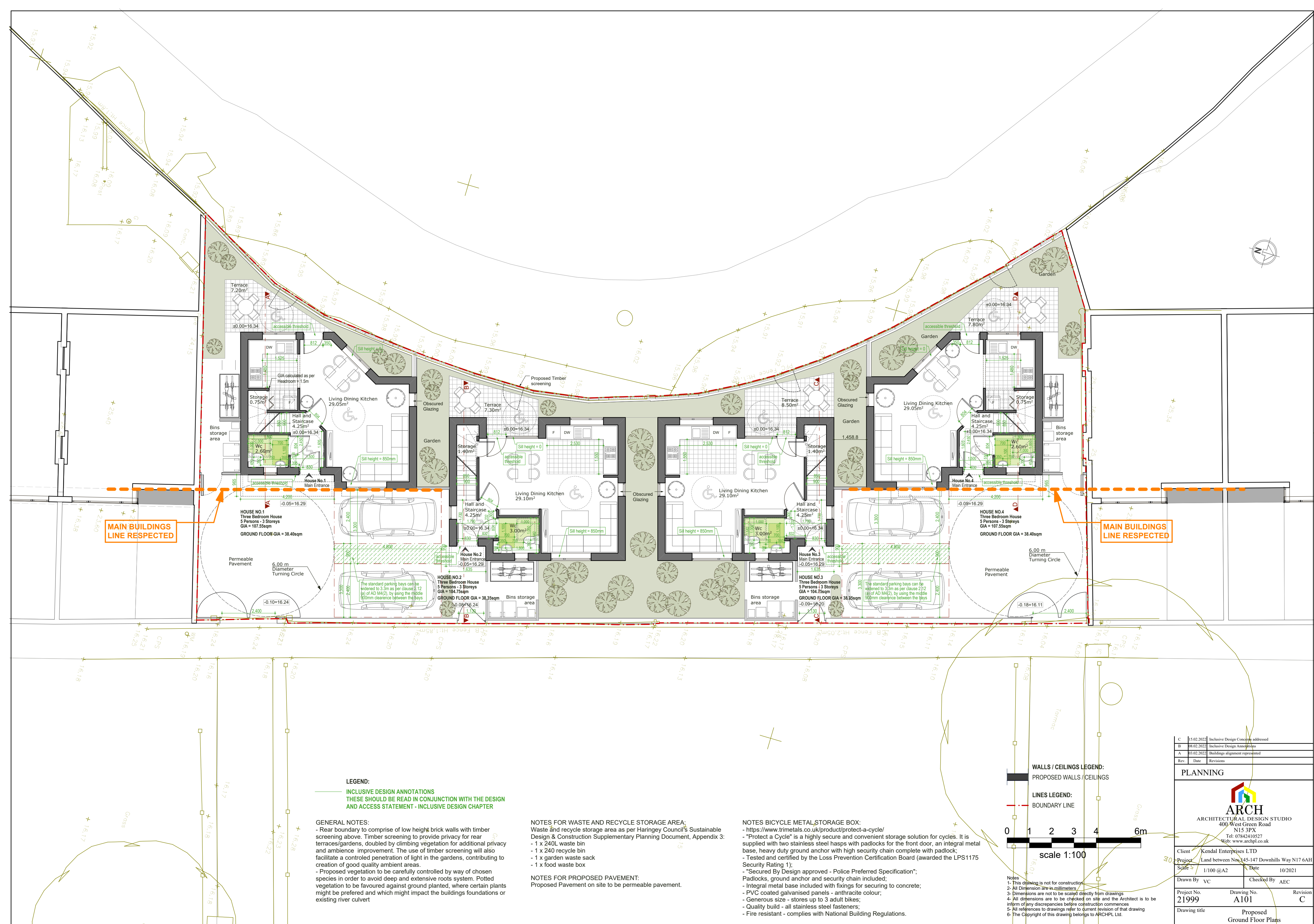
LINES LEGEND:

--- BOUNDARY LINE



Notes
1- This drawing is not for construction
2- All Dimension are in millimeters
3- Dimensions are not to be scaled directly from drawings
4- All dimensions are to be checked on site and the Architect is to be inform of any discrepancies before construction commences
5- All references to drawings refer to current revision of that drawing
6- The Copyright of this drawing belongs to ARCHPL Ltd.

A	15.02.2023	Inclusive Design Concerns addressed
Rev.	Date	Revisions
PLANNING		
 ARCH ARCHITECTURAL DESIGN STUDIO 400 West Green Road N15 3PX Tel: 07842410527 Web: www.archpl.co.uk		
Client	Kendal Enterprises LTD	
Project	Land between Nos.145-147 Downhills Way N17 6AH	
Scale	1/100 @A2	Date 10/2021
Drawn By	VC	Checked By AEC
Project No.	Drawing No.	Revision
21999	A105	A
Drawing title Proposed Street (Front) and Rear Elevations Treatment		



LEGEND:
INCLUSIVE DESIGN ANNOTATIONS
THESE SHOULD BE READ IN CONJUNCTION WITH THE DESIGN
AND ACCESS STATEMENT - INCLUSIVE DESIGN CHAPTER

GENERAL NOTES:
- Rear boundary to comprise of low height brick walls with timber screening above. Timber screening to provide privacy for rear terraces/gardens, doubled by climbing vegetation for additional privacy and ambience improvement. The use of timber screening will also facilitate a controlled penetration of light in the gardens, contributing to creation of good quality ambient areas.
- Proposed vegetation to be carefully controlled by way of chosen species in order to avoid deep and extensive roots system. Potted vegetation to be favoured against ground planted, where certain plants might be preferred and which might impact the buildings foundations or existing river culvert

NOTES FOR WASTE AND RECYCLE STORAGE AREA:
Waste and recycle storage area as per Haringey Council's Sustainable Design & Construction Supplementary Planning Document, Appendix 3:
- 1 x 240L waste bin
- 1 x 240 recycle bin
- 1 x garden waste sack
- 1 x food waste box

NOTES FOR PROPOSED PAVEMENT:
Proposed Pavement on site to be permeable pavement.

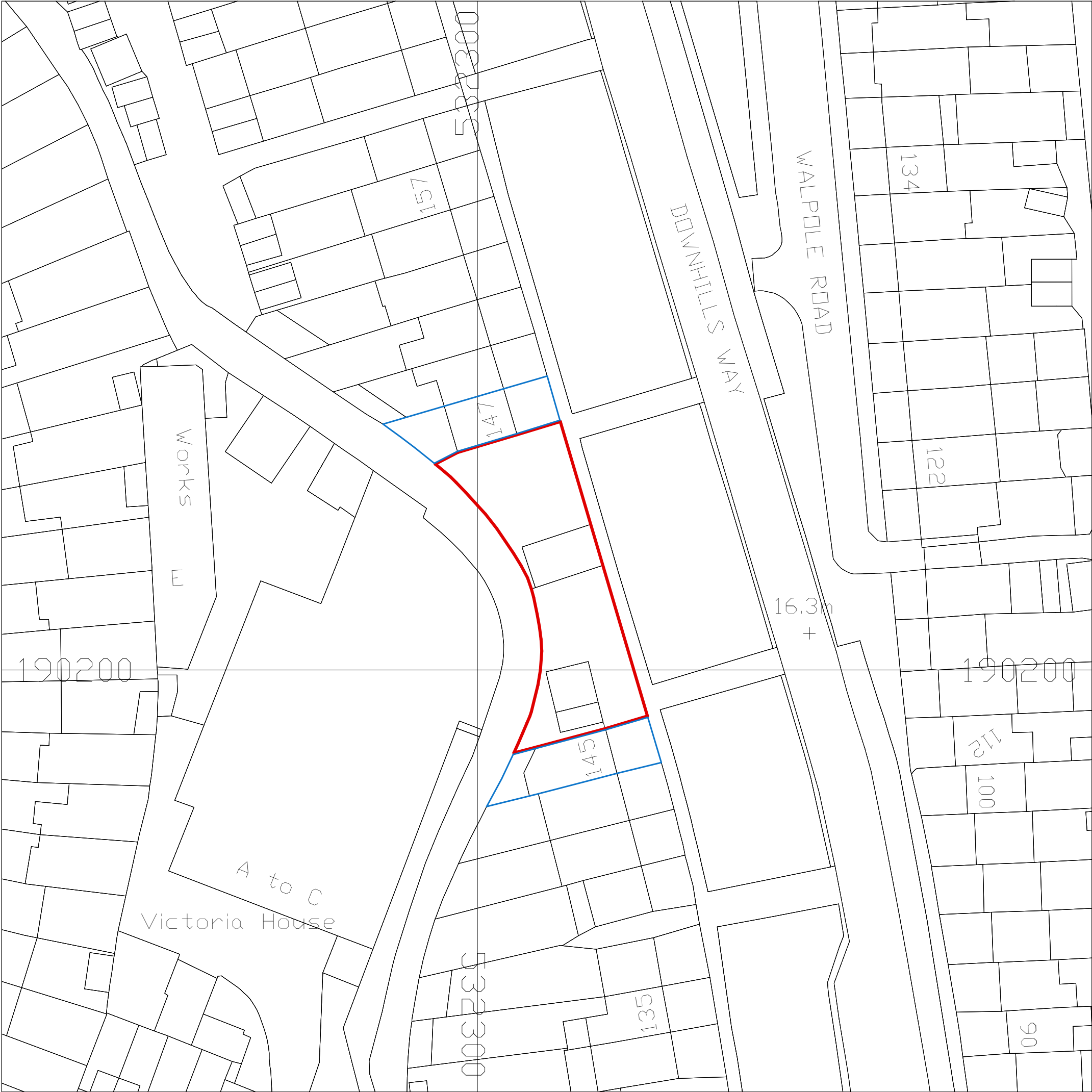
NOTES BICYCLE METAL STORAGE BOX:
- <https://www.trimetals.co.uk/product/protect-a-cycle/>
- "Protect a Cycle" is a highly secure and convenient storage solution for cycles. It is supplied with two stainless steel hasps with padlocks for the front door, an integral metal base, heavy duty ground anchor with high security chain complete with padlock;
- Tested and certified by the Loss Prevention Certification Board (awarded the LPS1175 Security Rating 1);
- "Secured By Design approved - Police Preferred Specification";
- Padlocks, ground anchor and security chain included;
- Integral metal base included with fixings for securing to concrete;
- PVC coated galvanised panels - anthracite colour;
- Generous size - stores up to 3 adult bikes;
- Quality build - all stainless steel fasteners;
- Fire resistant - complies with National Building Regulations.

WALLS / CEILINGS LEGEND:
PROPOSED WALLS / CEILINGS
LINES LEGEND:
BOUNDARY LINE

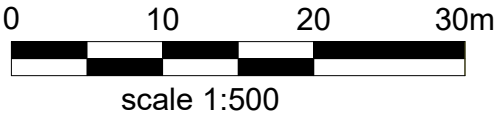
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scale 1:100

Notes:
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3- Dimensions are not to be scaled directly from drawings
4- All dimensions are to be checked on site and the Architect is to be inform of any discrepancies before construction commences
5- All references to drawings refer to current revision of that drawing
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C	15.02.2021	Inclusive Design Concerns addressed
B	08.02.2021	Inclusive Design Annotations
A	03.02.2021	Buildings alignment represented
Rev.	Date	Revisions
PLANNING		
 ARCH ARCHITECTURAL DESIGN STUDIO 400 West Green Road N15 3PX Tel: 07842410527 Web: www.archpl.co.uk		
Client	Kendal Enterprises LTD	
Project	Land between Nos 145-147 Downhills Way N17 6AH	
Scale	1/100 @A2	Date 10/2021
Drawn By	VC	Checked By AEC
Project No.	21999	Drawing No. A101
Drawing title	Proposed Ground Floor Plans	
		Revision C



EXISTING SITE PLAN scale 1:500



LINES LEGEND:

- APPLICATION'S SITE BOUNDARIES
- OTHER LAND OWNED BY CLIENT/APPLICANT

Notes
1- This drawing is not for construction
2- All Dimension are in millimeters
3- Dimensions are not to be scaled directly from drawings
4- All dimensions are to be checked on site and the Architect is to be inform of any discrepancies before construction commences
5- All references to drawings refer to current revision of that drawing
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Rev.	Date	Revisions
PLANNING		
 ARCH ARCHITECTURAL DESIGN STUDIO 400 West Green Road N15 3PX Tel: 07842410527 Web: www.archpl.co.uk		
Client	Kendal Enterprises LTD	
Project	Land between Nos.145-147 Downhills Way N17 6AH	
Scale	1/500 @A3	Date 10/2021
Drawn By	VC	Checked By AEC
Project No. 21999	Drawing No. A100_1	Revision -
Drawing title	Existing Site Plan	

19 APPENDIX 3 – HISTORICAL MAPS

Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

Map date: 1864

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1864
Edition N/A
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Edition N/A
Copyright N/A
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Edition N/A
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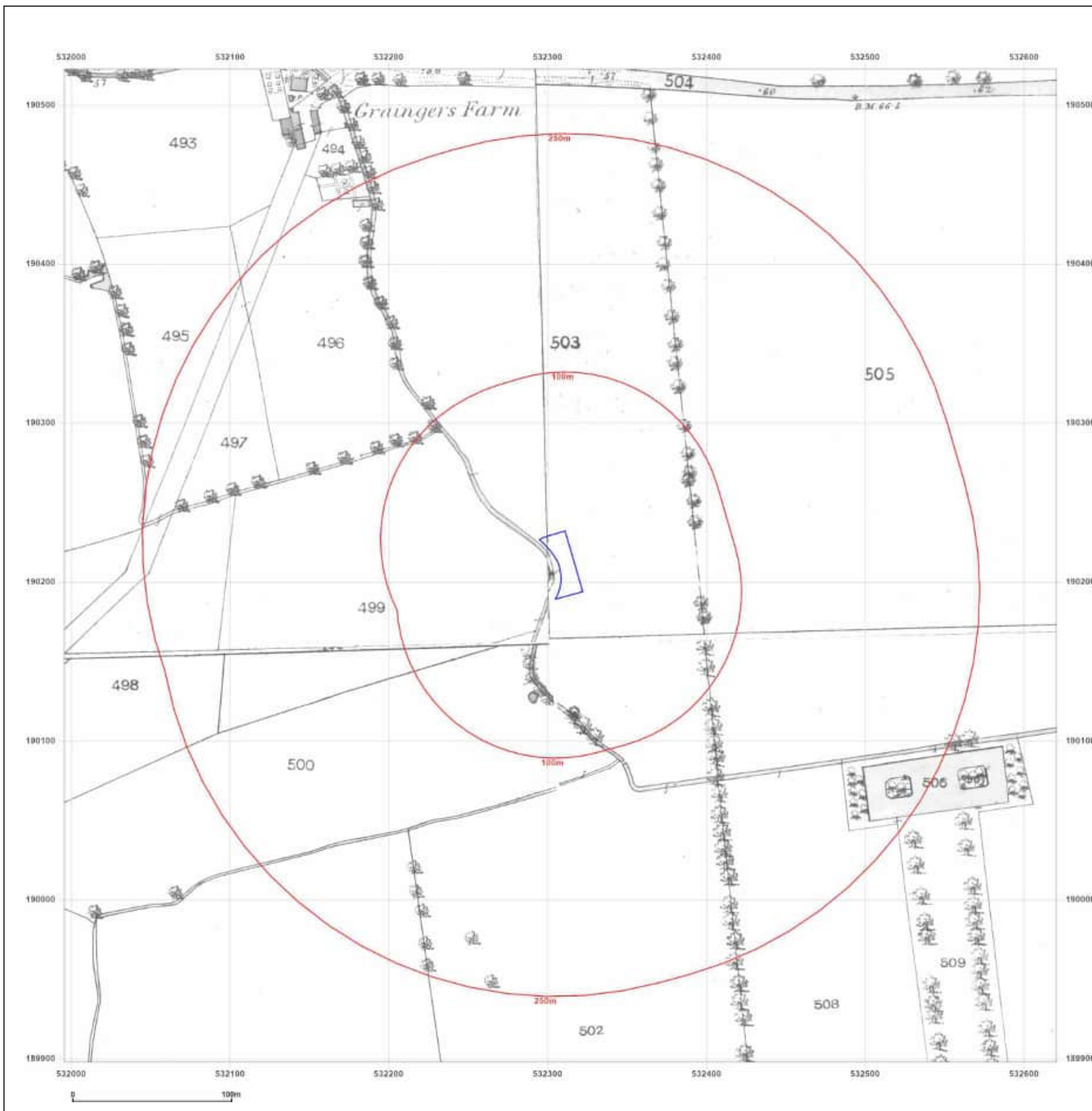


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Production date: 11 July 2023

Map legend available at:
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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

Map date: 1864-1867

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1867
Revised 1867
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1854
Revised 1854
Edition N/A
Copyright N/A
Levelled N/A

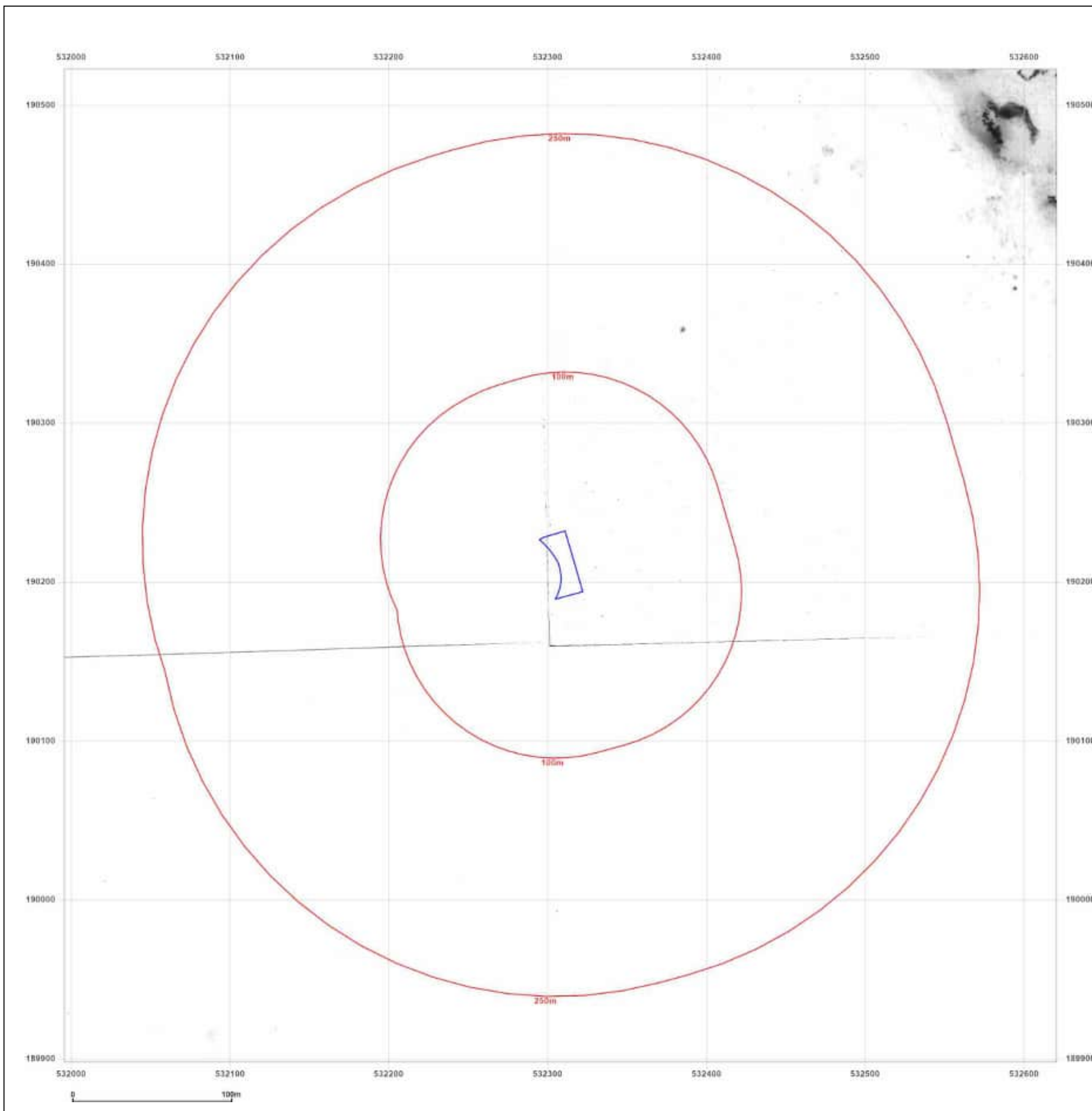


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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

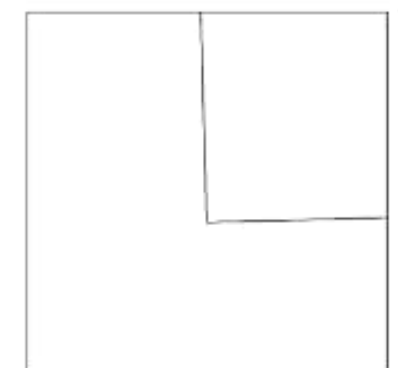
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Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
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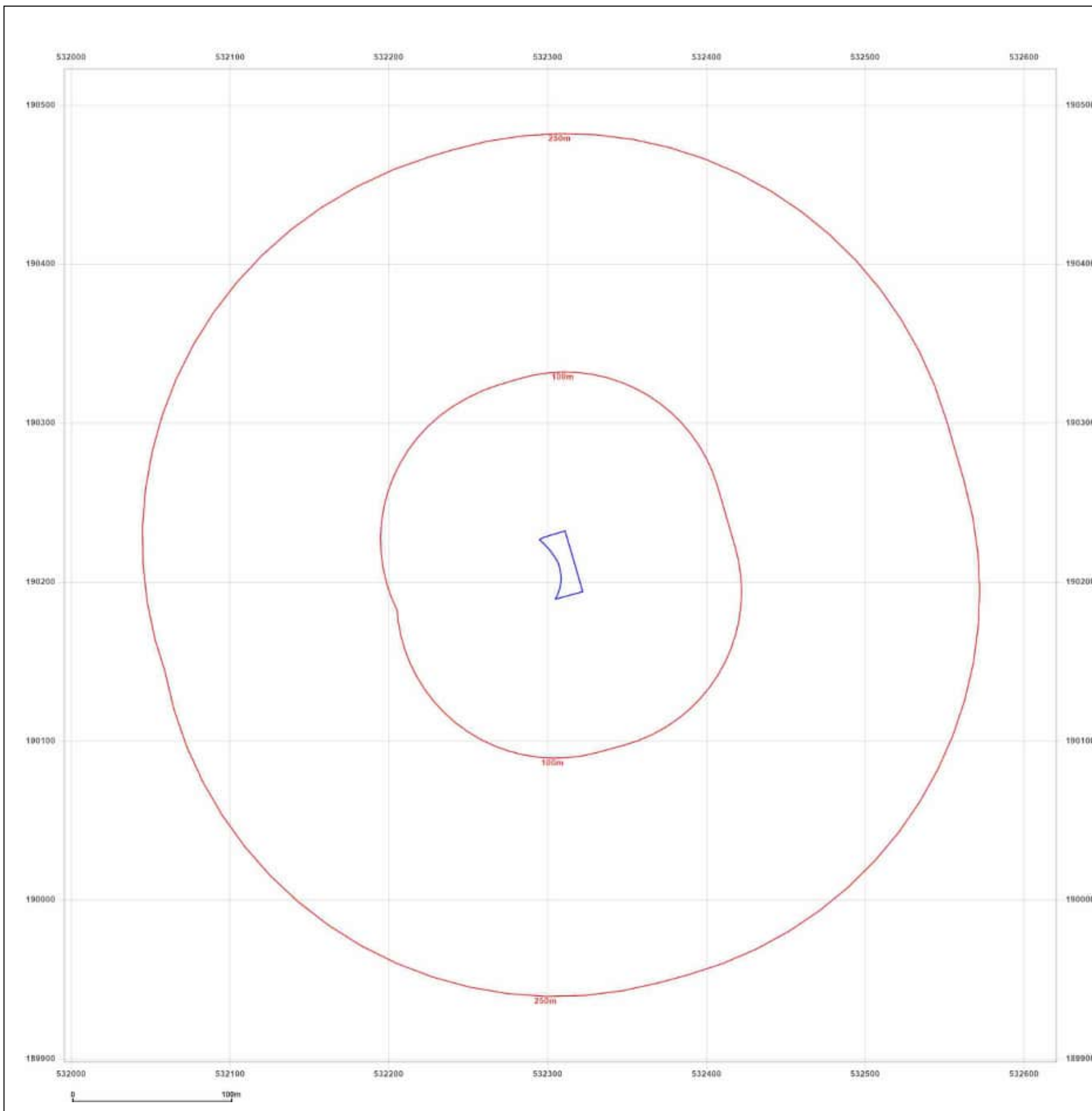


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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: 1056 Scale Town Plan

Map date: 1896

Scale: 1:1,056

Printed at: 1:1,056

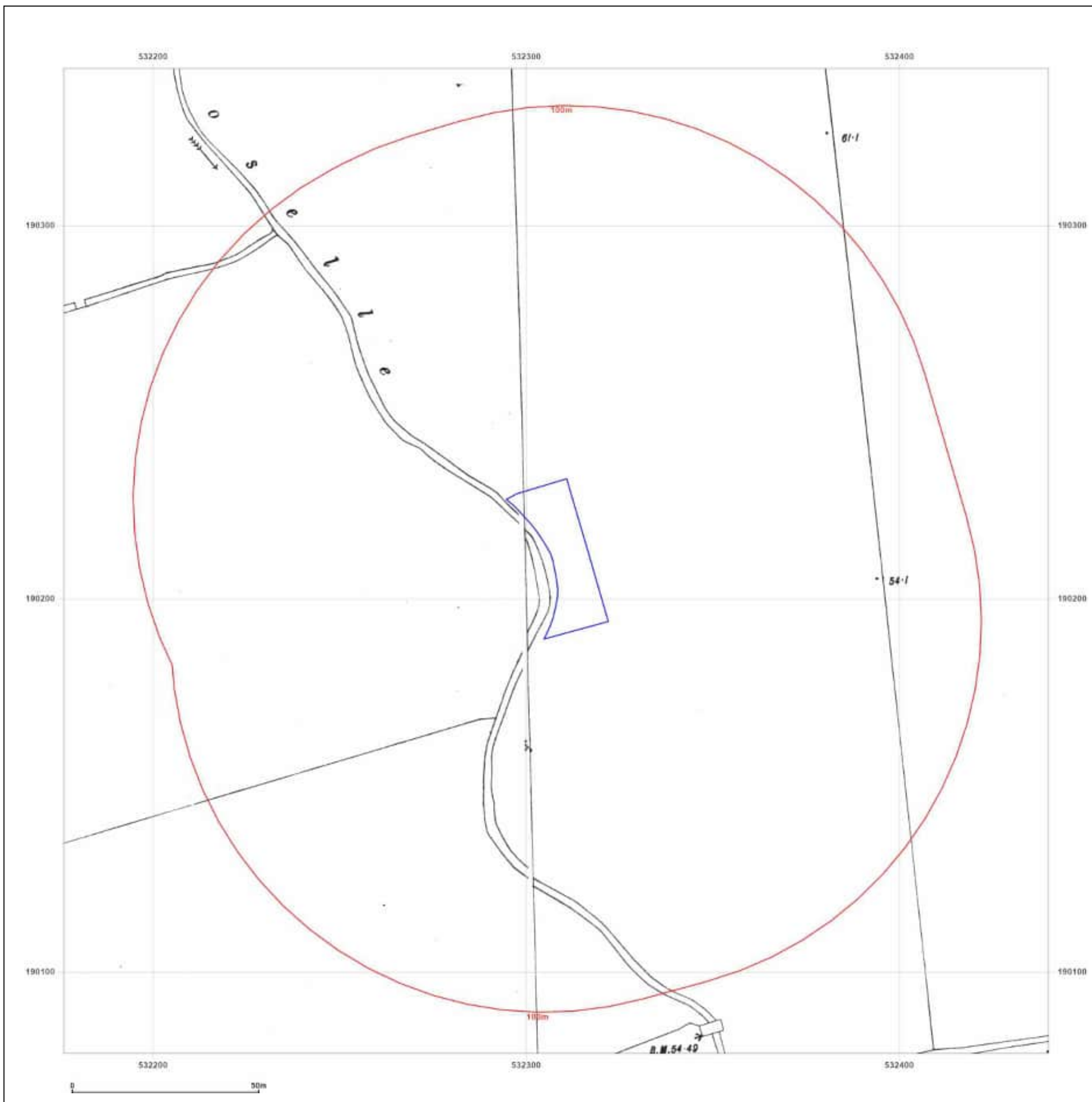


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Site Details:

Land between 145-147,
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TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
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Map Name: County Series

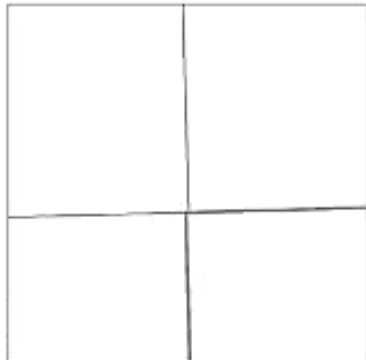
Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1896
Edition N/A
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Surveyed 1894
Revised N/A
Edition 1896
Copyright N/A
Levelled N/A

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Revised 1896
Edition N/A
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Levelled N/A

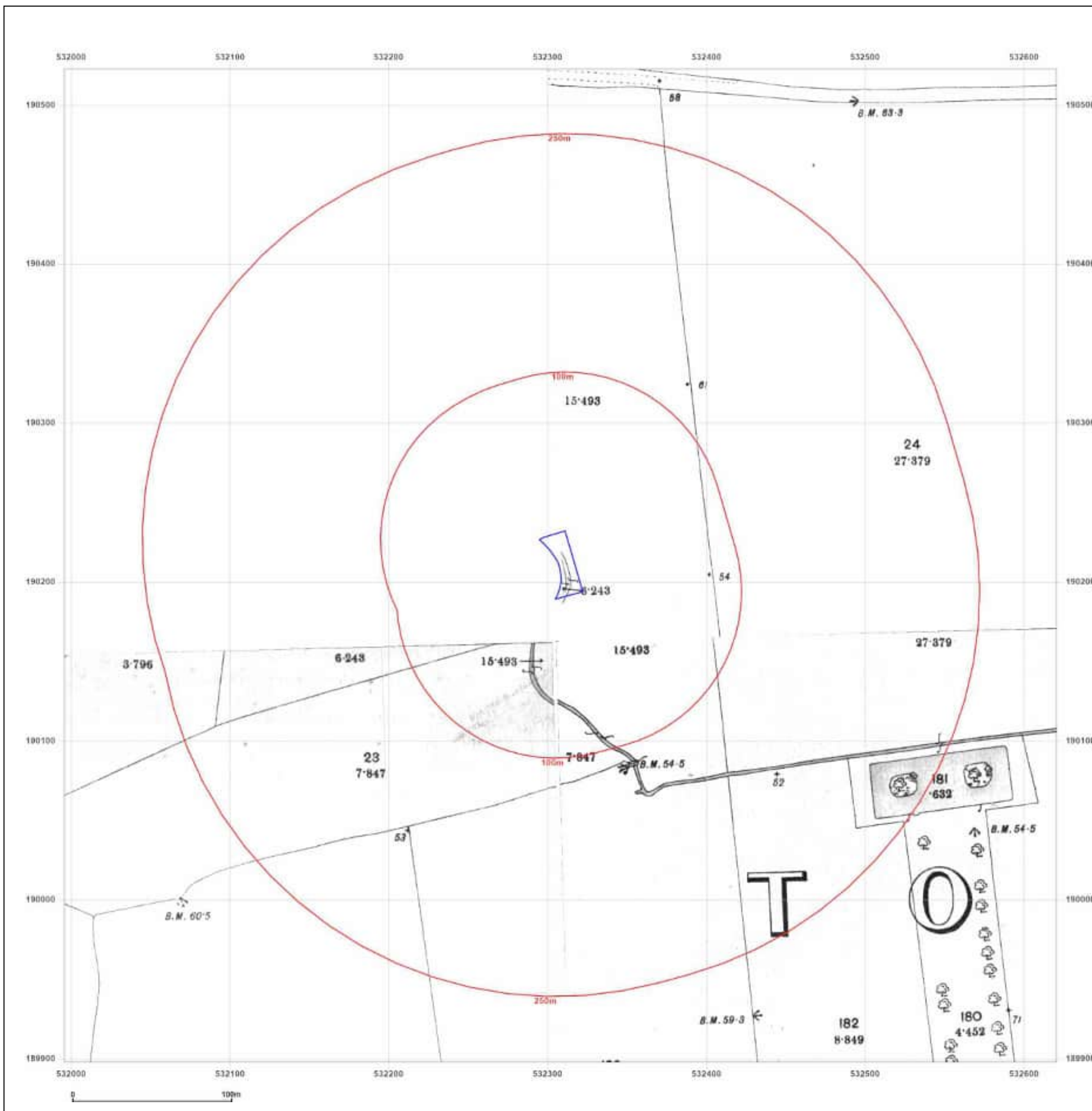


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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
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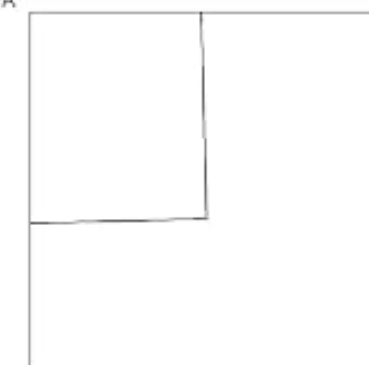
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Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

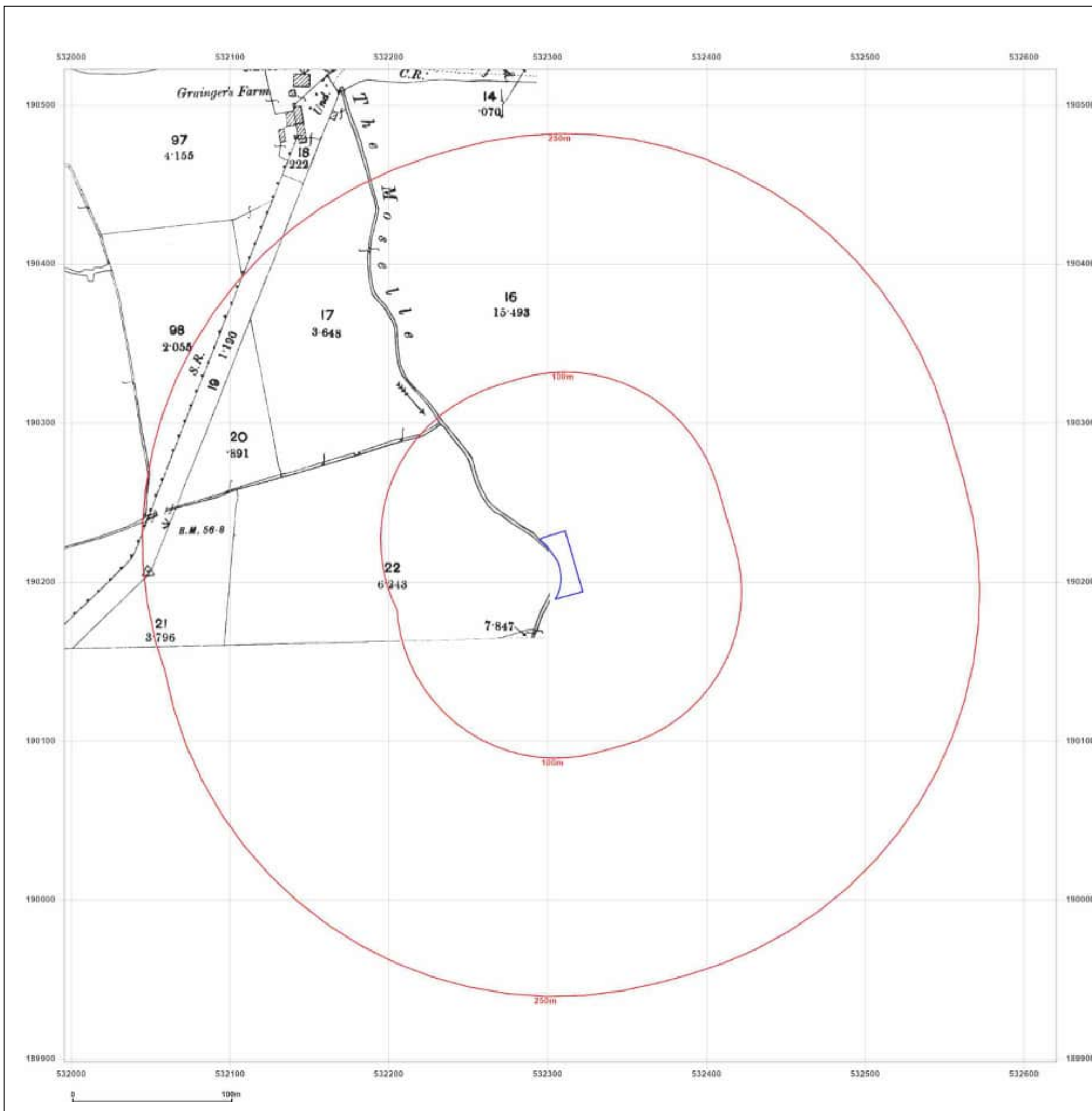


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Site Details:

Land between 145-147,
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TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

Map date: 1913-1914

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1913
Edition N/A
Copyright N/A
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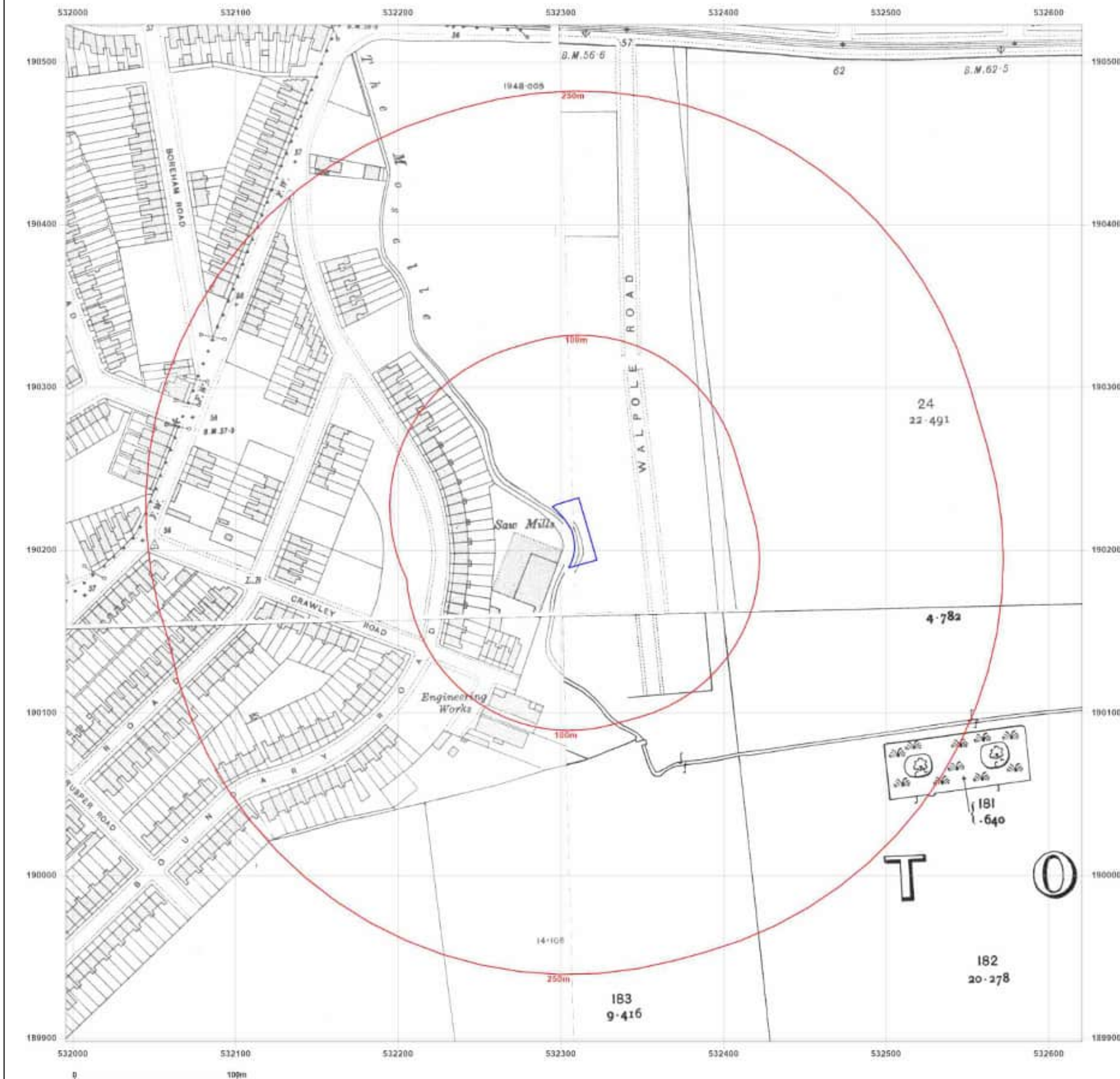


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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

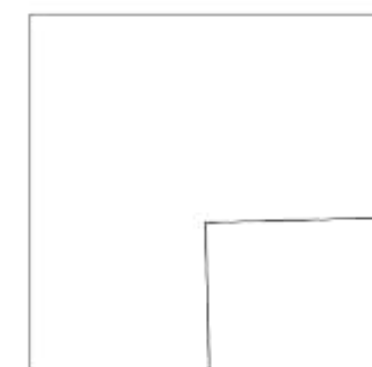
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Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

Map date: 1915

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1915
Revised 1915
Edition N/A
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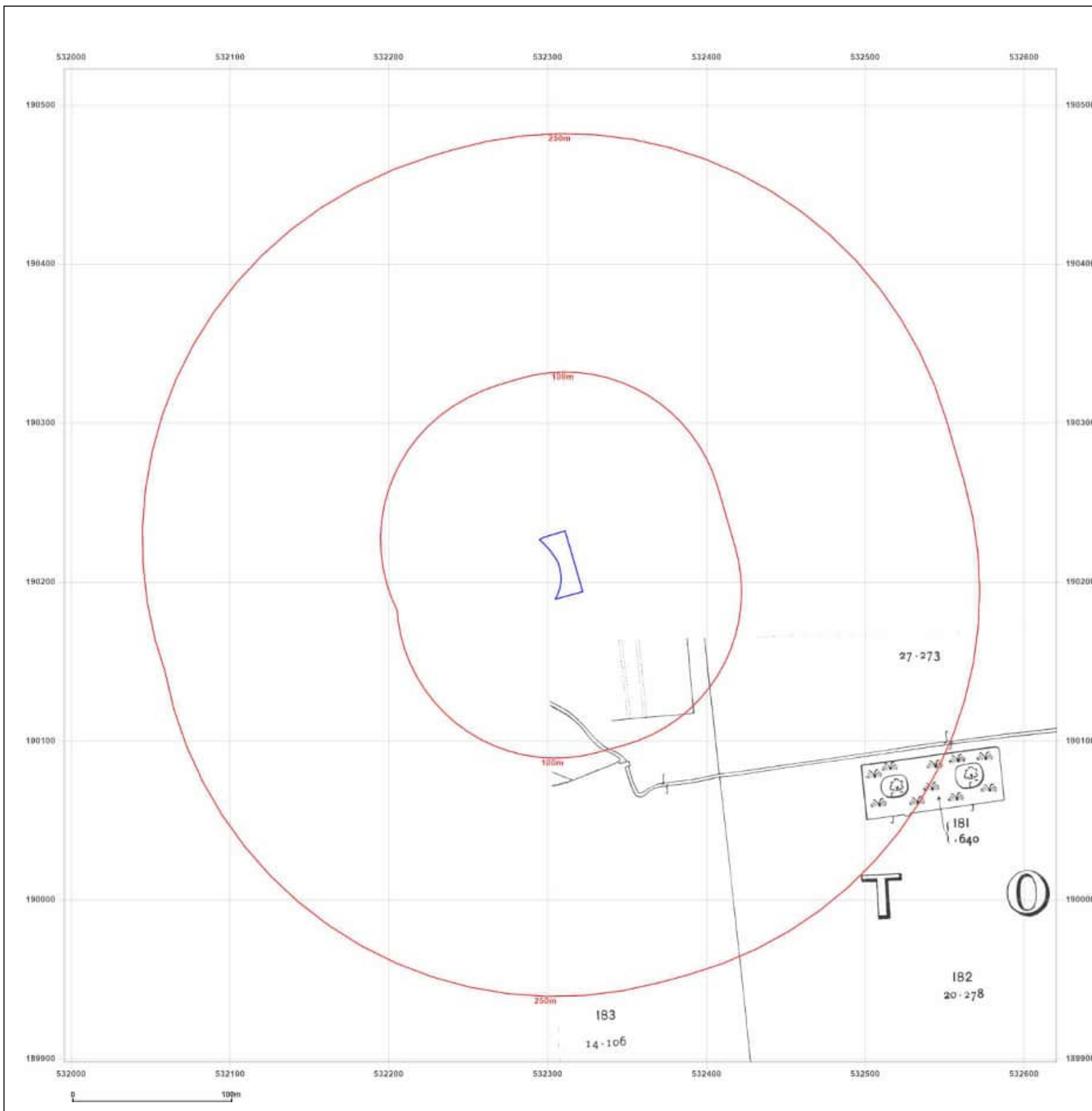


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Site Details:

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Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

Map date: 1935-1936

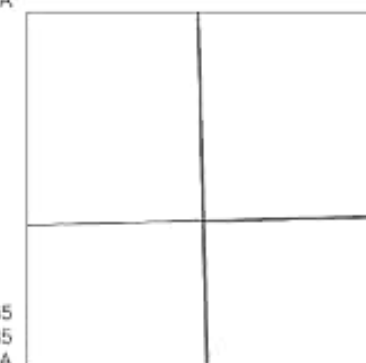
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Revised 1935
Edition N/A
Copyright N/A
Levelled N/A



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

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

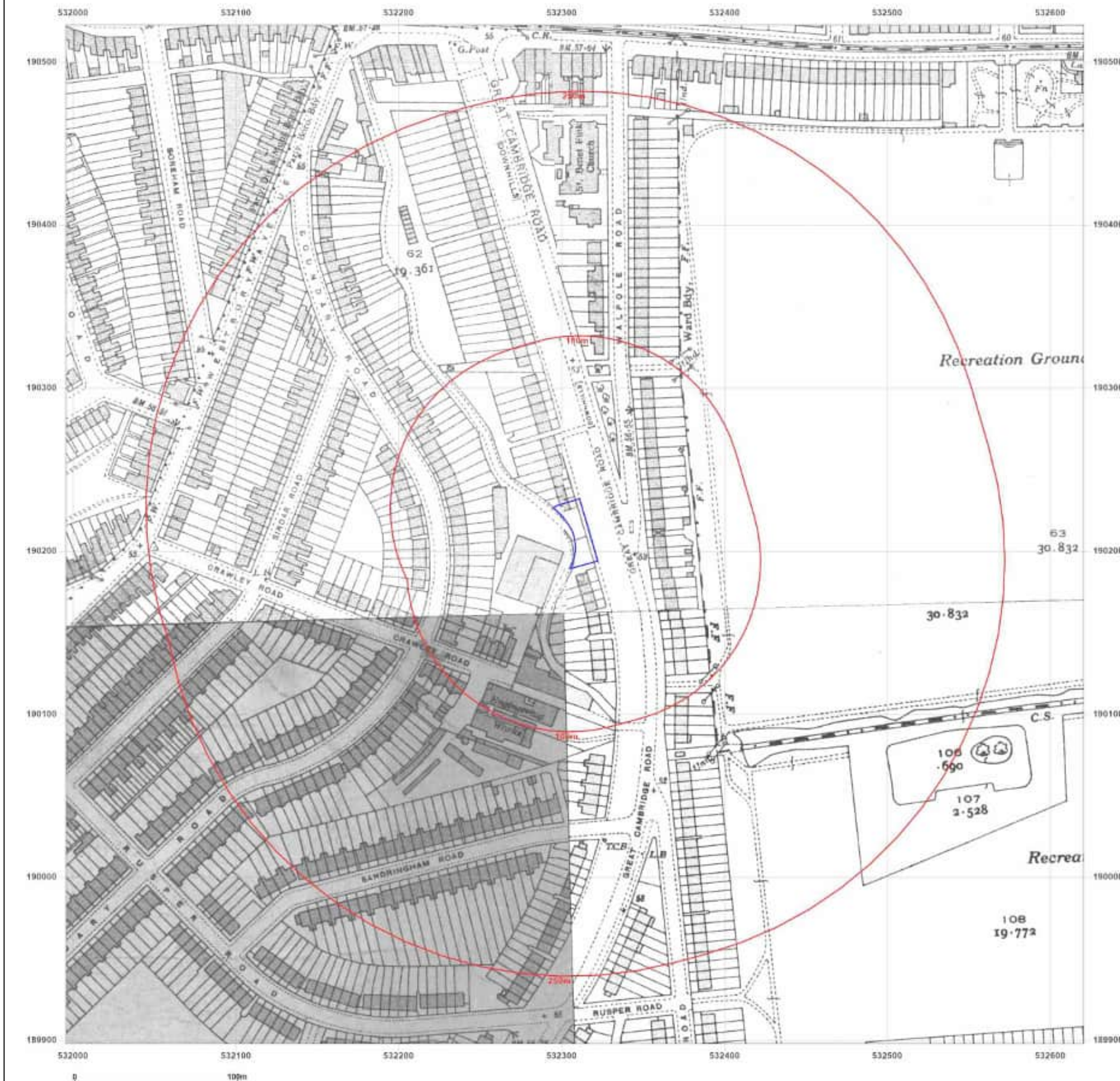


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Site Details:

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6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1954-1955

Scale: 1:1,250

Printed at: 1:2,000



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Production date: 11 July 2023

Map legend available at:
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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1954-1956

Scale: 1:1,250

Printed at: 1:2,000



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

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

Surveyed 1954
Revised 1954
Edition N/A
Copyright N/A
Levelled 1933

Surveyed 1954
Revised 1954
Edition N/A
Copyright N/A
Levelled 1933

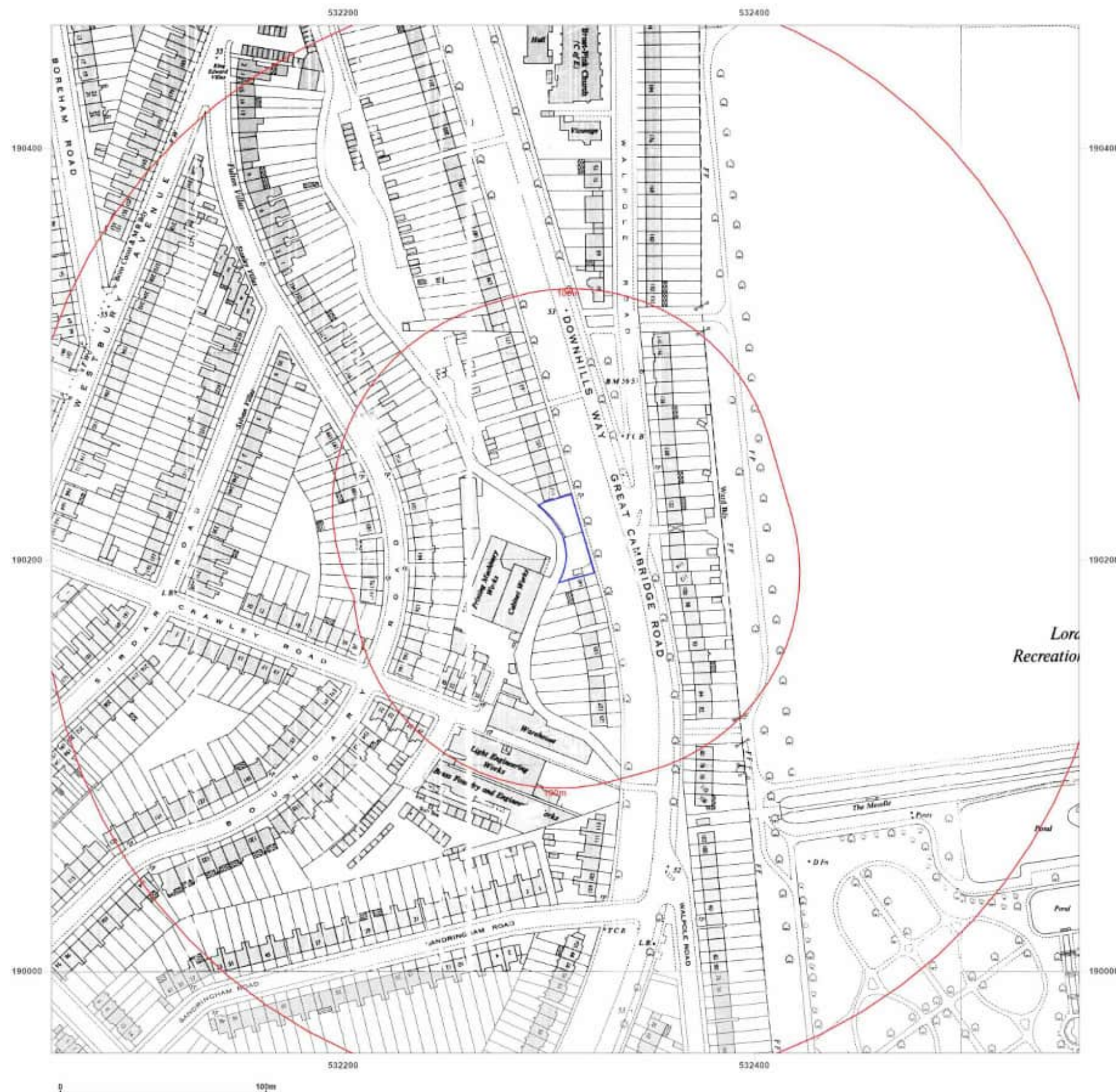


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Site Details:

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TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1955-1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1933

Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1933

Surveyed 1954
Revised 1954
Edition 1955
Copyright N/A
Levelled 1933

Surveyed 1954
Revised 1954
Edition 1955
Copyright N/A
Levelled 1933

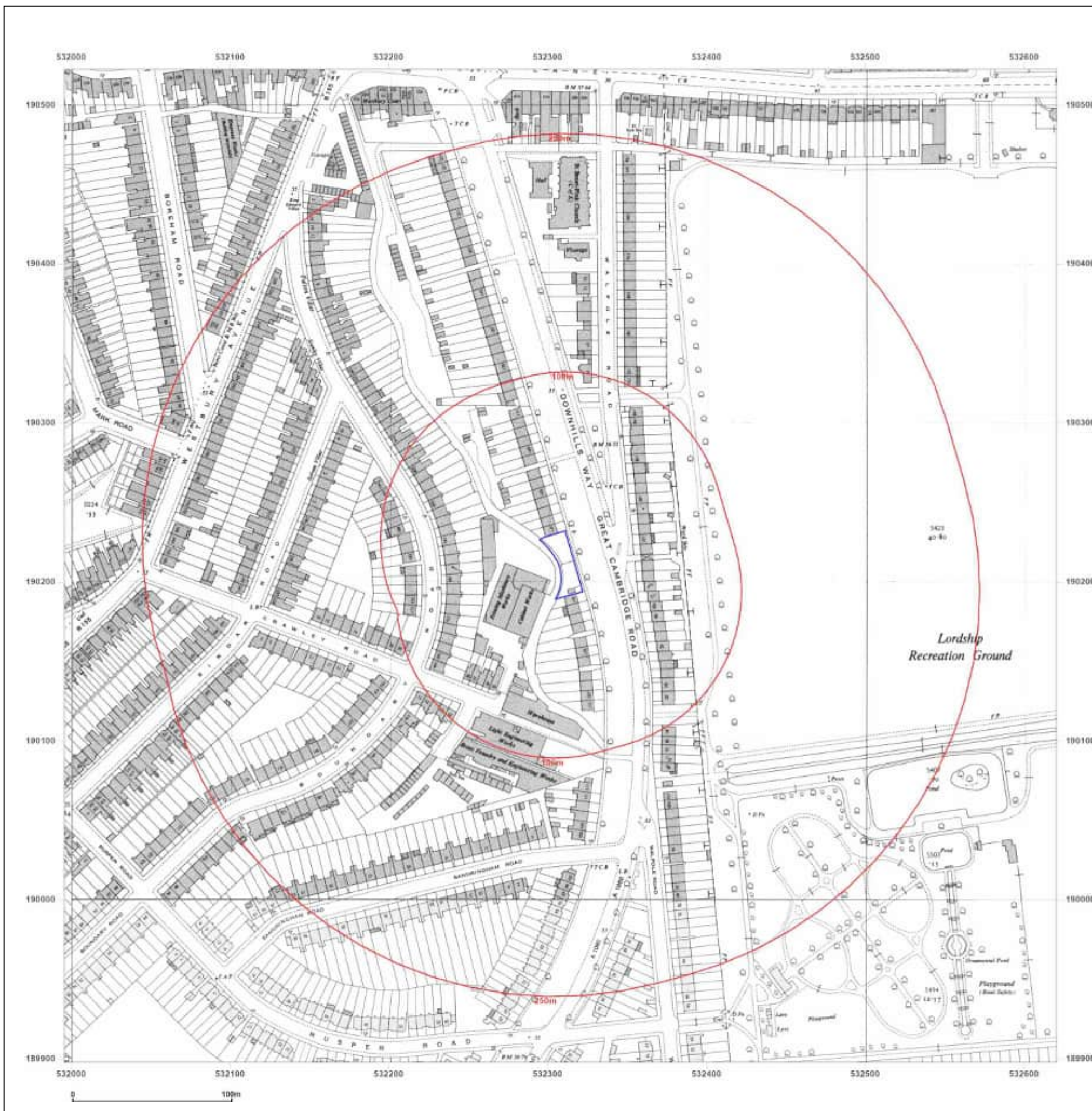


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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1972-1977

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955 Revised 1972 Edition N/A Copyright 1972 Levelled 1956	Surveyed 1955 Revised 1972 Edition N/A Copyright 1972 Levelled 1956
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1954 Revised 1975 Edition N/A Copyright N/A Levelled 1933

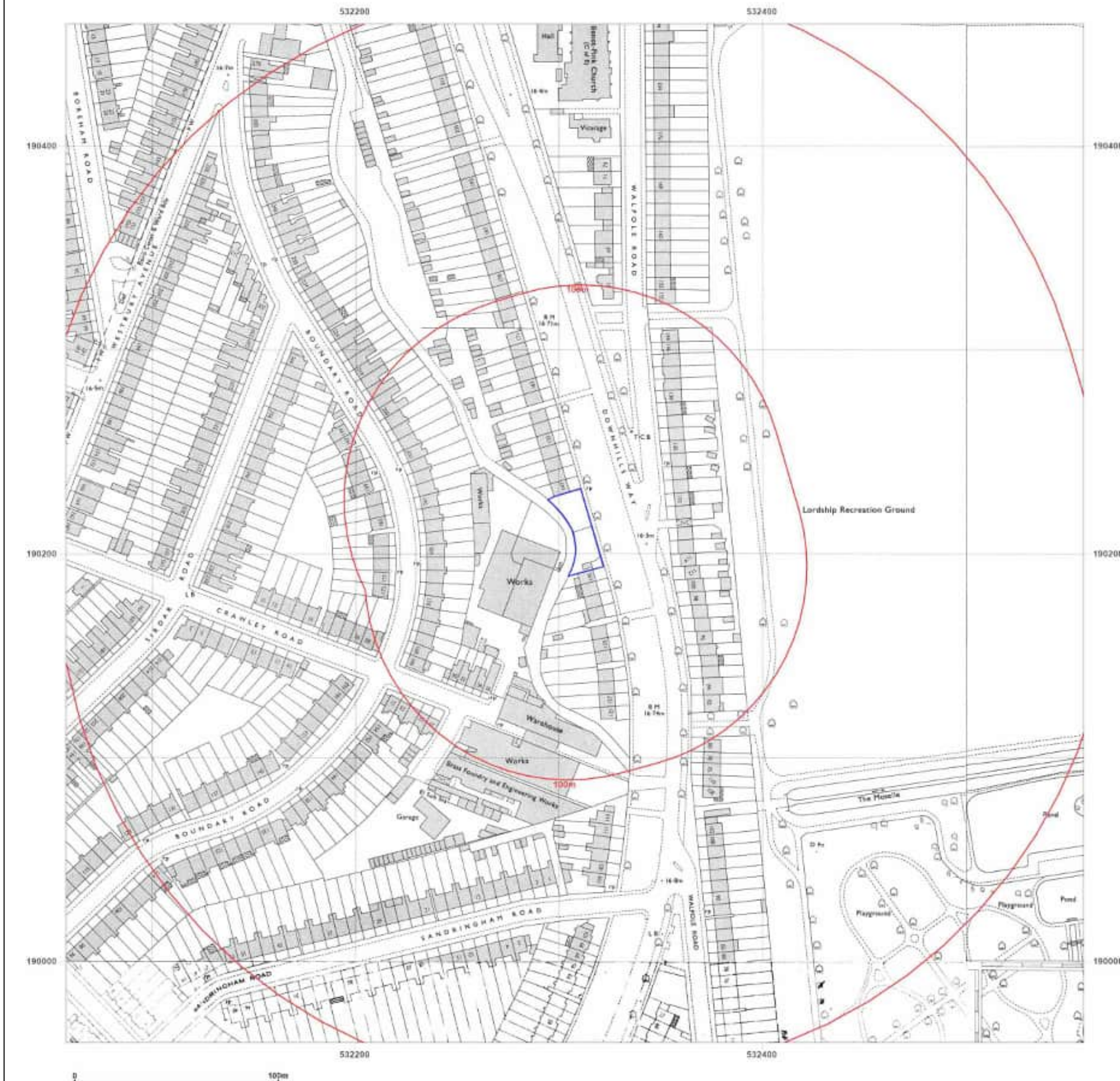


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Site Details:

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6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1979-1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1956 Revised 1983 Edition N/A Copyright 1983 Levelled 1956	
Surveyed 1954 Revised 1977 Edition N/A Copyright 1978 Levelled 1956	Surveyed 1956 Revised 1981 Edition N/A Copyright 1981 Levelled 1956

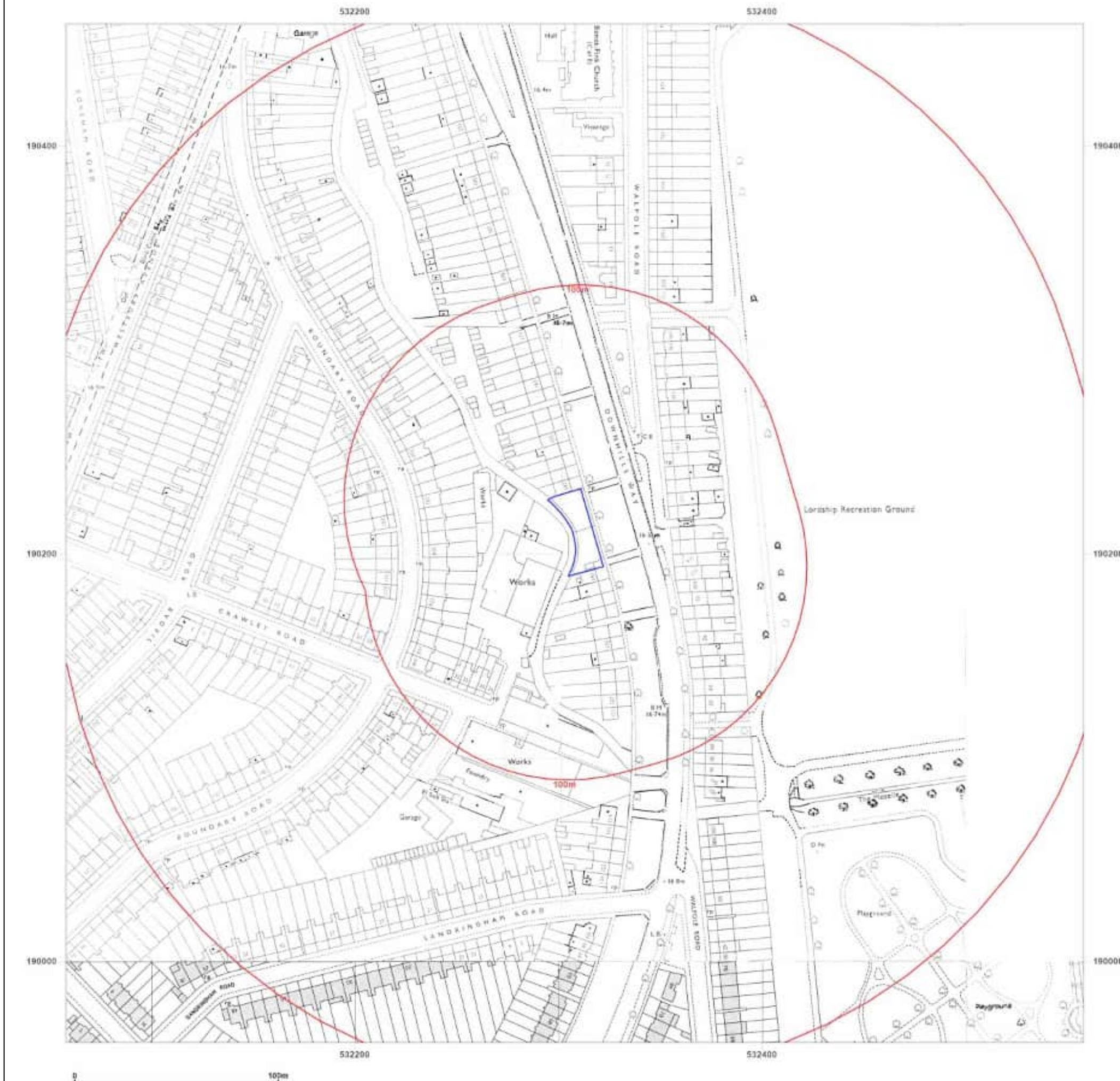


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Site Details:

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6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1986-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A	Surveyed 1956 Revised 1986 Edition N/A Copyright 1986 Levelled 1956
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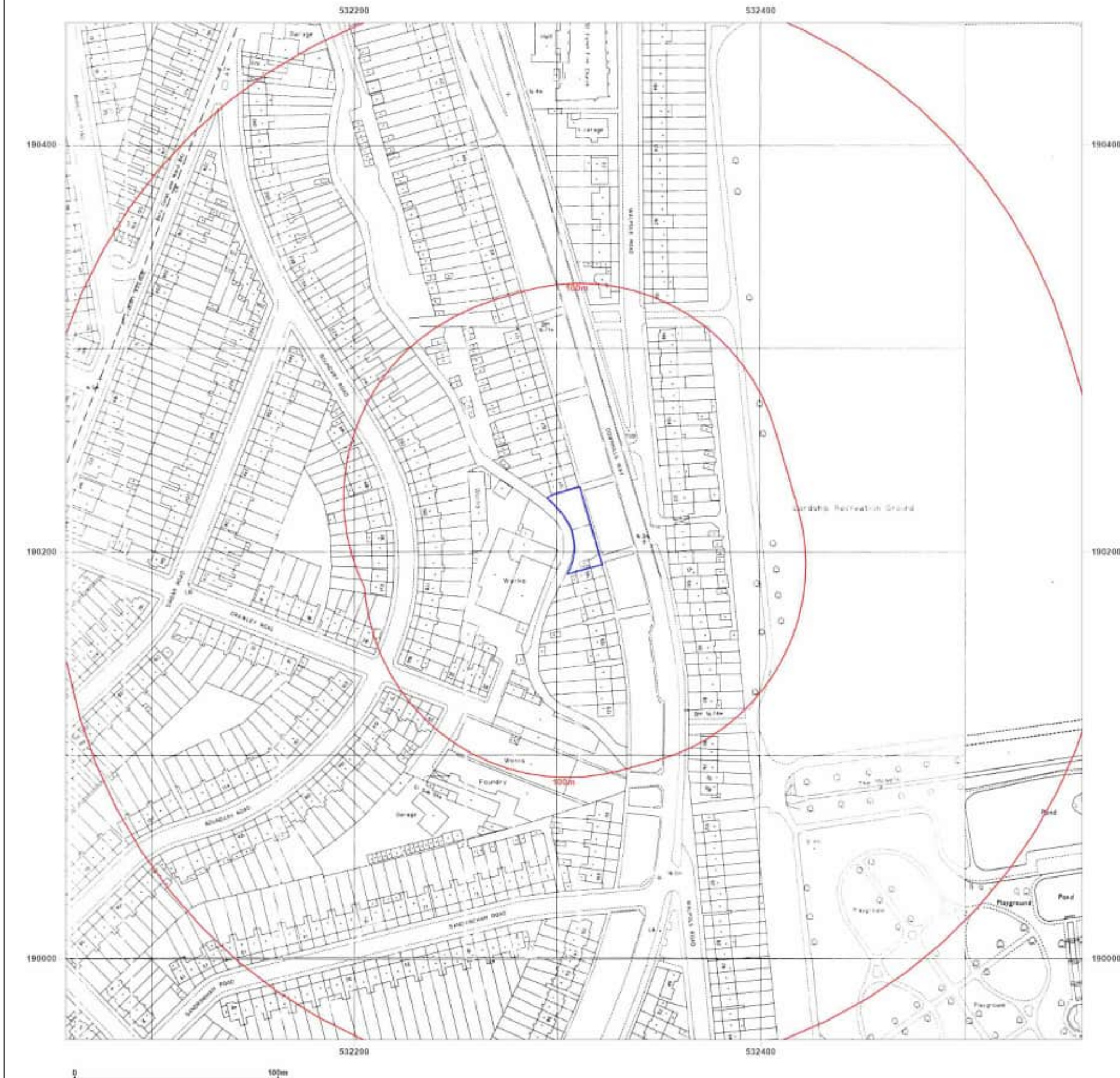


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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1991-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1995 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A
Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A

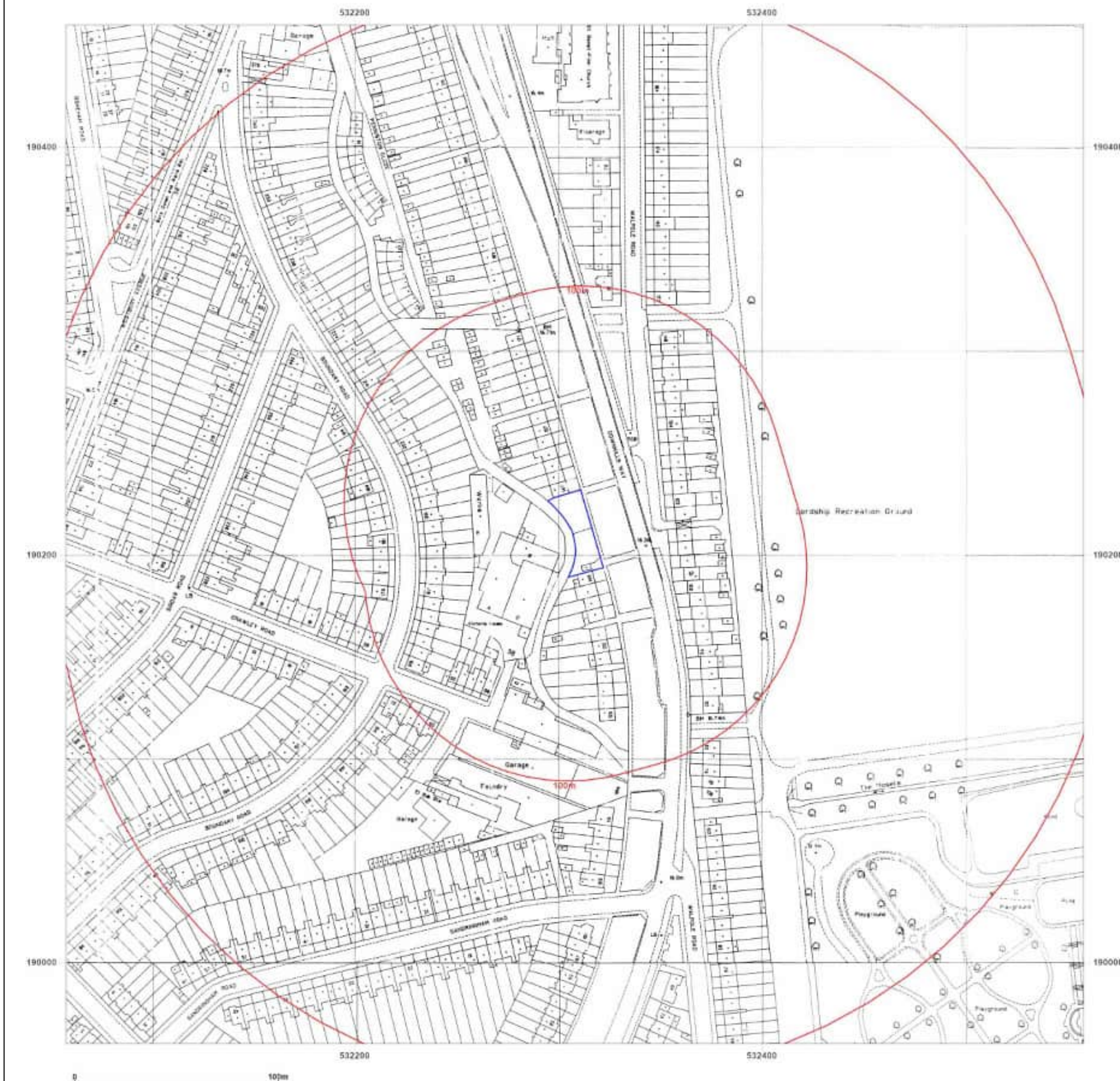


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Site Details:

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6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1991-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1995
Revised 1995
Edition N/A
Copyright N/A
Levelled N/A

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

Surveyed 1991
Revised 1991
Edition N/A
Copyright 1991
Levelled N/A



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Site Details:

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6AH

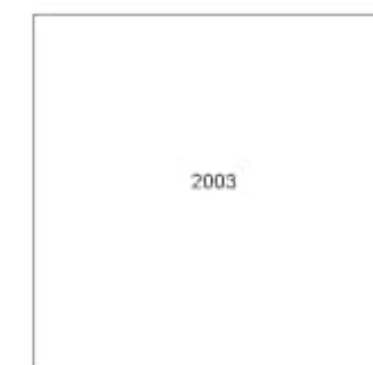
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Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

Map date: 1894

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1894
Revised 1894
Edition N/A
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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1869
Revised 1919
Edition 1920
Copyright N/A
Levelled 1913



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Production date: 11 July 2023

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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1869
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: Provisional

Map date: 1952

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1951
Edition 1952
Copyright N/A
Levelled 1933

Surveyed N/A
Revised 1951
Edition N/A
Copyright 1952
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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: Provisional

Map date: 1962-1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1962
Revised 1962
Edition N/A
Copyright N/A
Levelled N/A

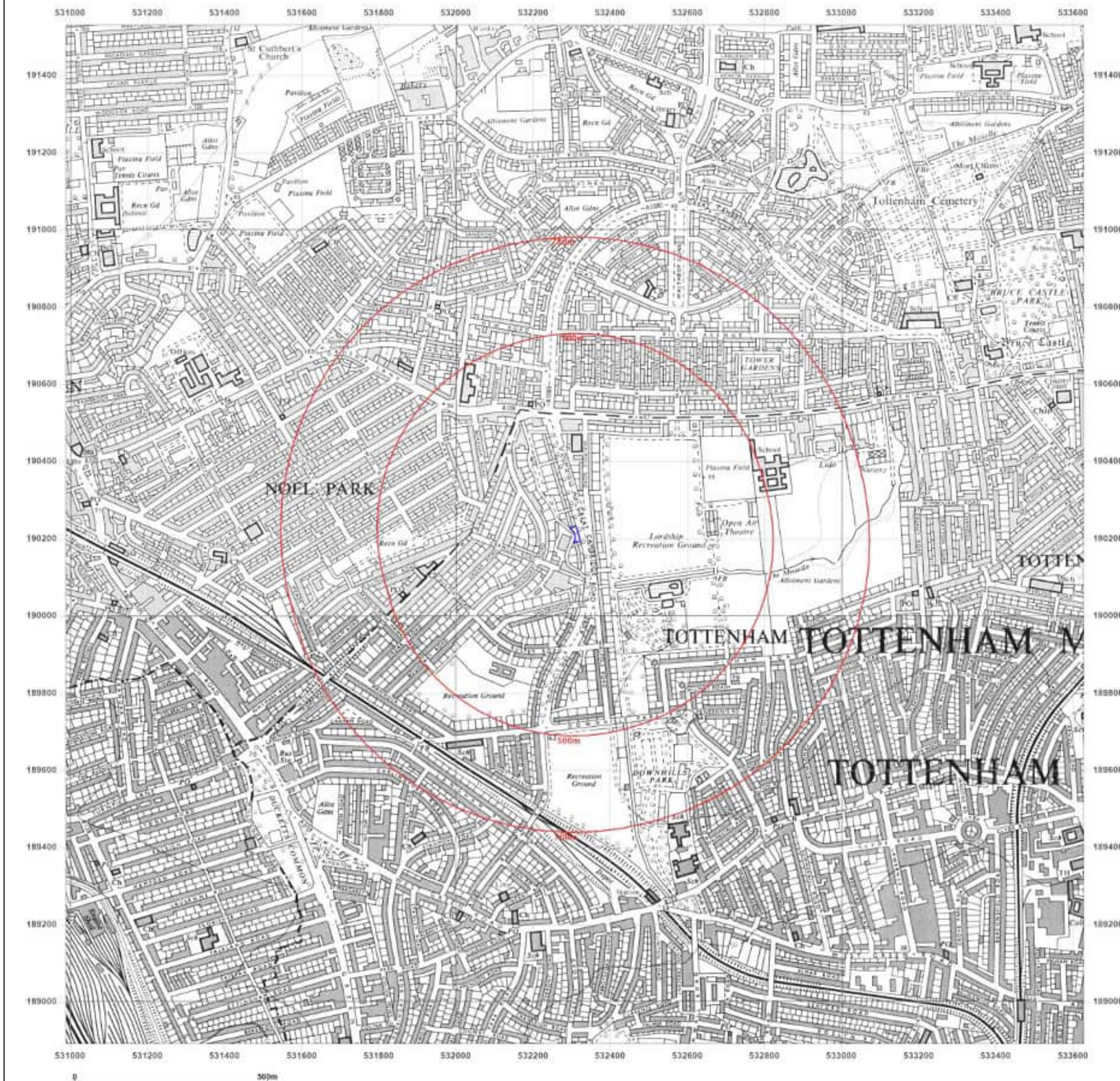


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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

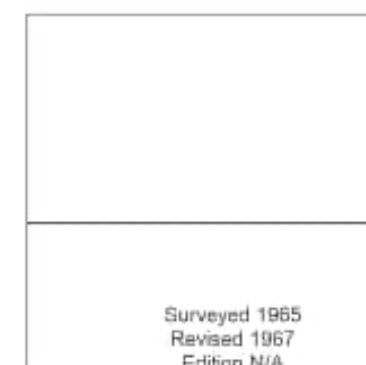
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Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: Provisional

Map date: 1967

Scale: 1:10,560

Printed at: 1:10,560

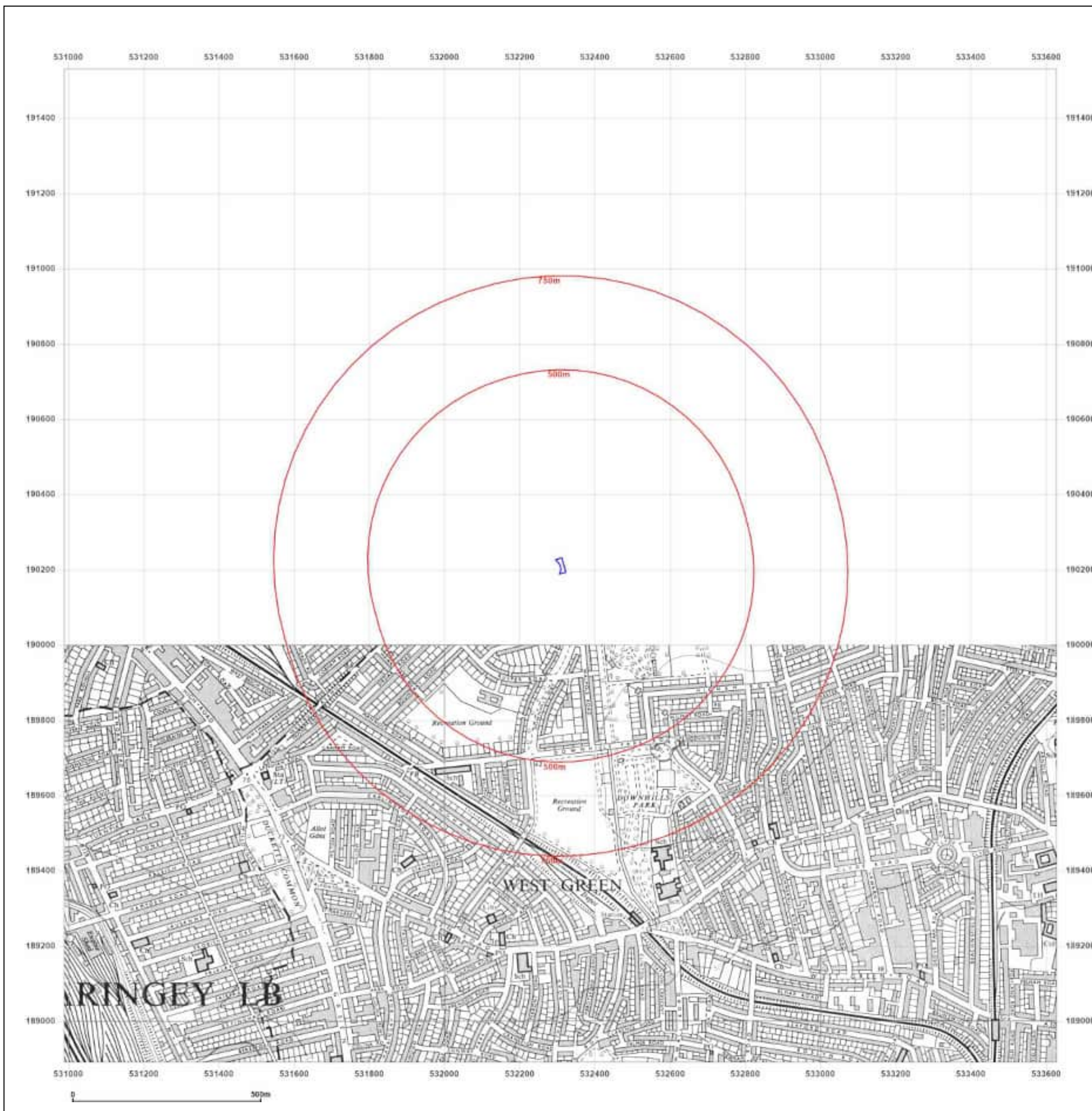


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Site Details:

Land between 145-147,
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TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1974
Edition N/A
Copyright 1975
Levelled 1972

Surveyed 1974
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

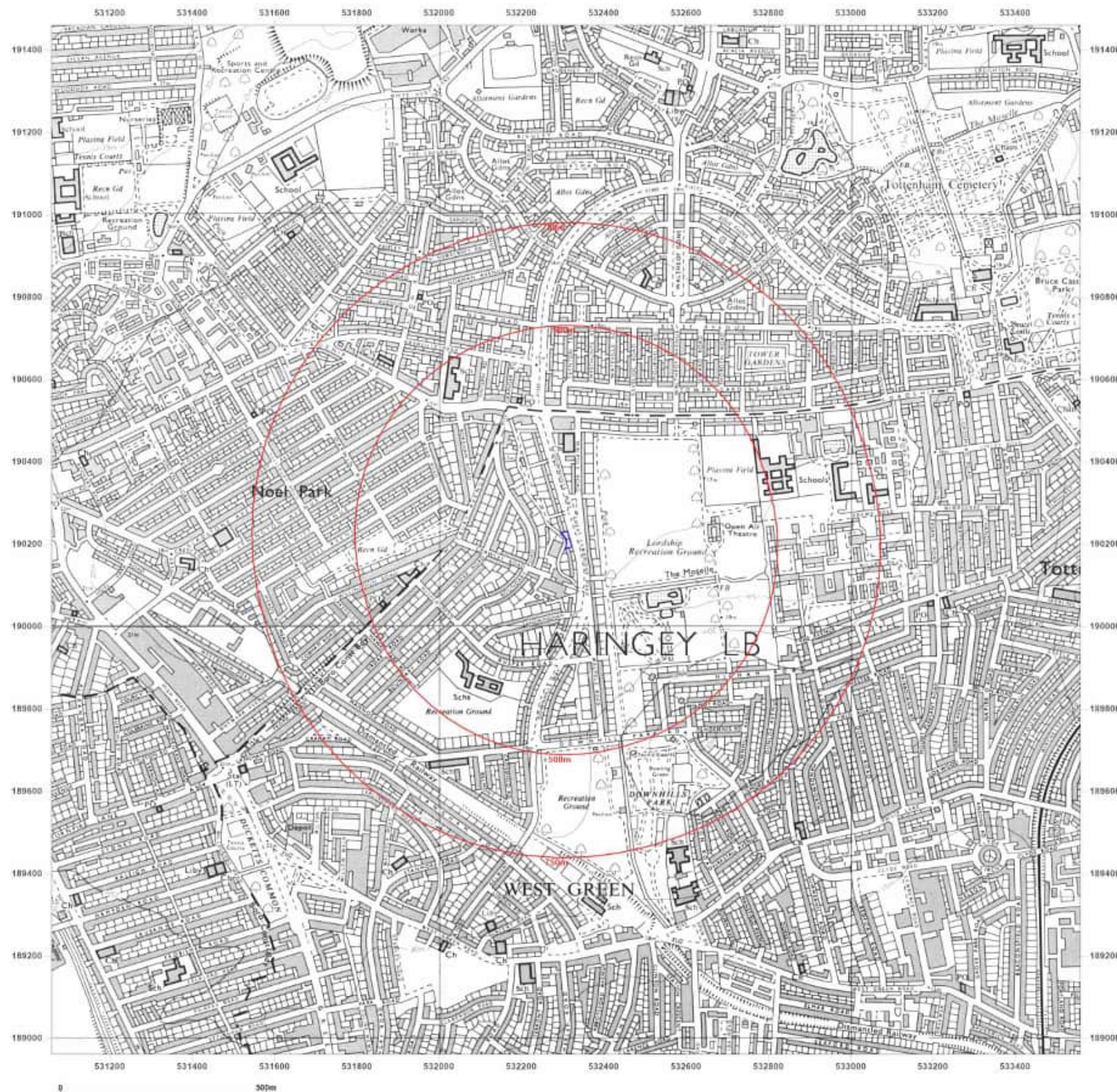


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6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1981
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

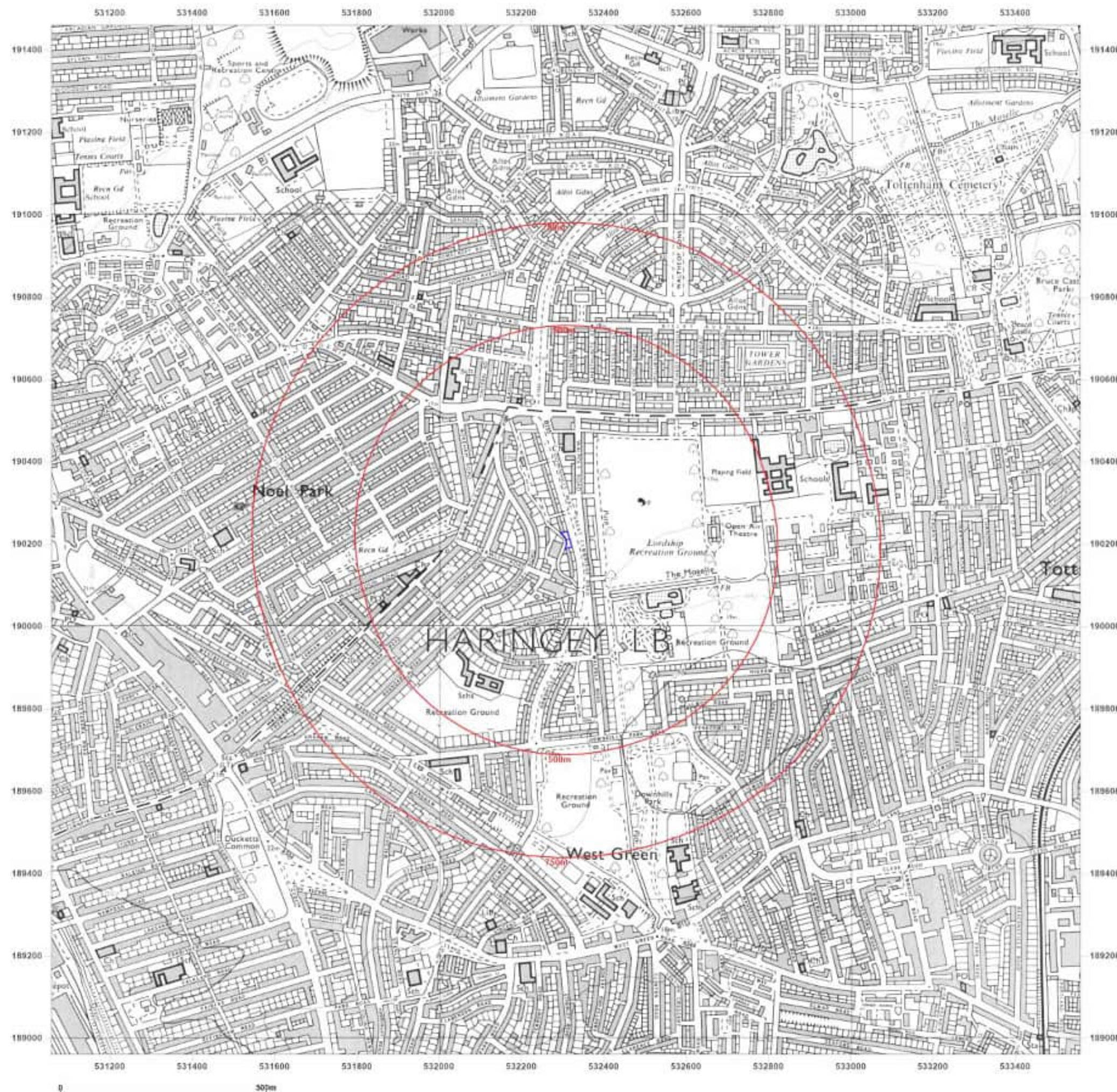


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Site Details:

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TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 1989-1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1981
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

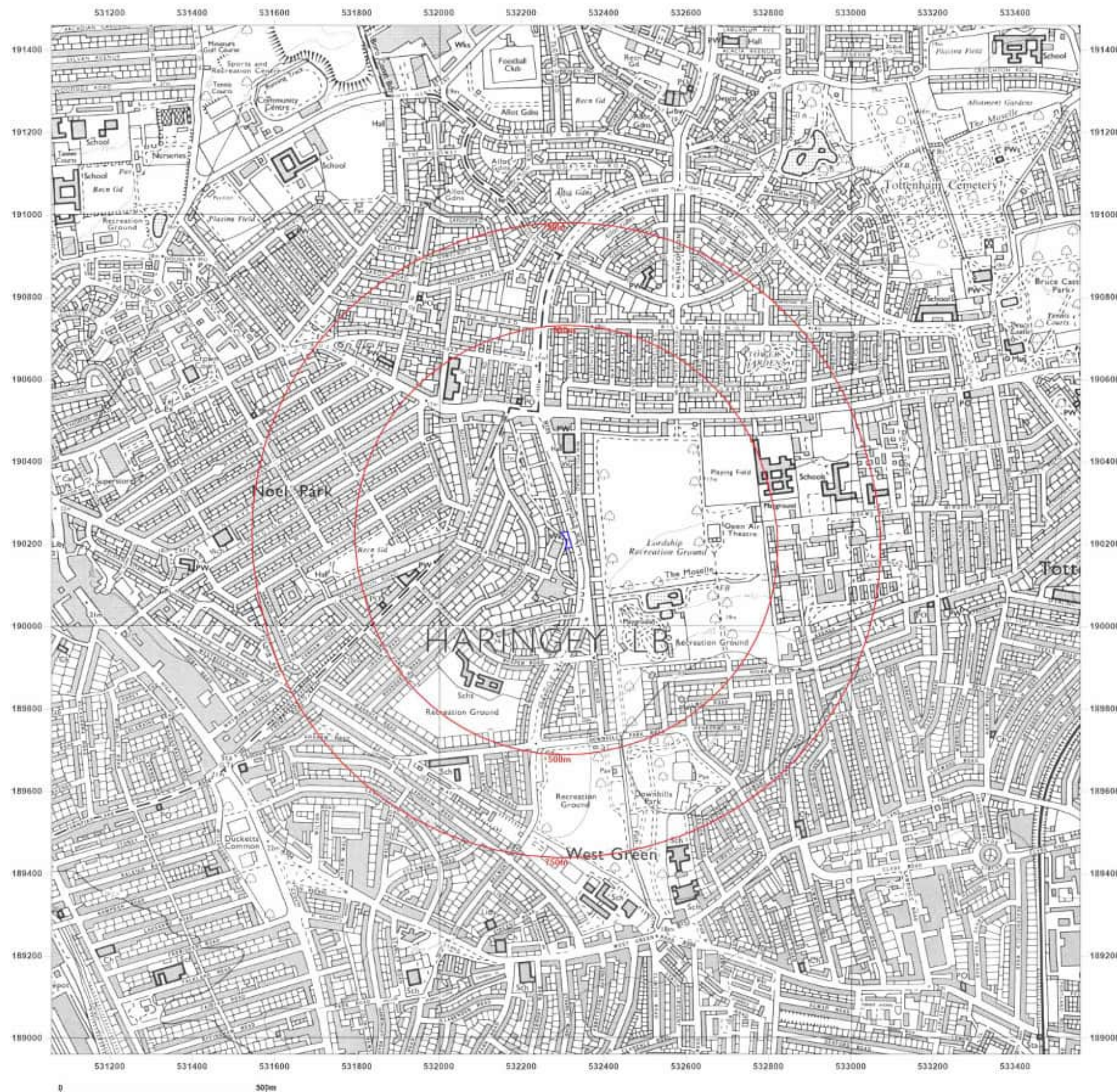


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Site Details:

Land between 145-147,
DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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DOWNHILLS WAY,
TOTTENHAM, LONDON, N17
6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

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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6AH

Client Ref: Land_between_145-147_Downhills_Way
Report Ref: GS-SYZ-FQQ-TBW-1BR
Grid Ref: 532308, 190210

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000

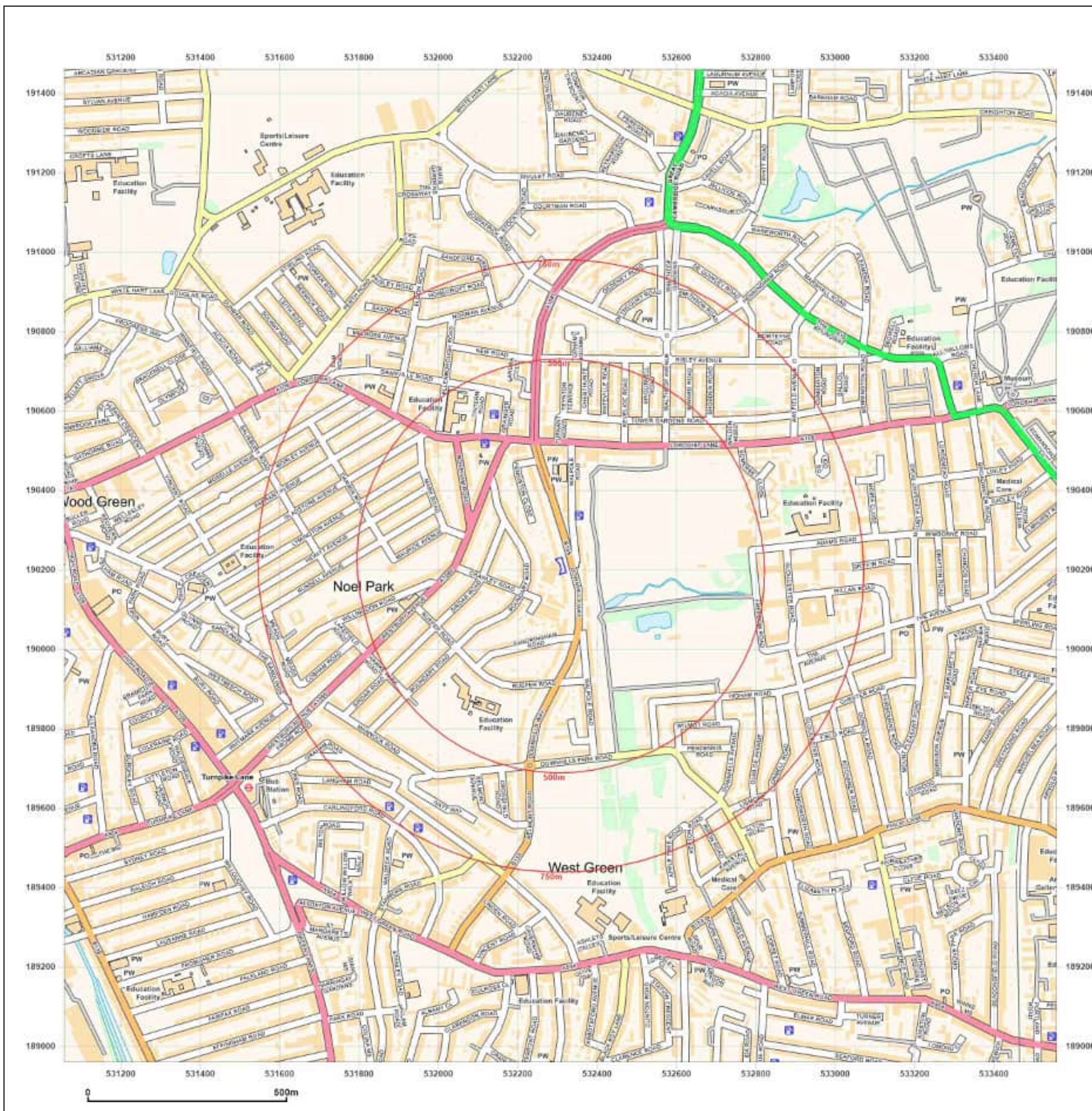


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20 APPENDIX 4 – ENVIRONMENTAL SCREENING REPORT

Land between 145-147, DOWNHILLS WAY, TOTTENHAM, LONDON, N17 6AH

Order Details

Date: 11/07/2023
Your ref: Land_between_145-147_Downhills_Way
Our Ref: GS-EWS-LOT-EGM-QNG

Site Details

Location: 532310 190214
Area: 0.05 ha
Authority: [London Borough of Haringey](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

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Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	1	0	4	-
16	1.2	Historical tanks	0	0	0	0	-
16 >	1.3 >	Historical energy features >	0	0	5	10	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	7	3	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	1	0	4	-
20	2.2	Historical tanks	0	0	0	0	-
20 >	2.3 >	Historical energy features >	0	0	13	24	-
22	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	0	13	4	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
25 >	3.7 >	Waste exemptions >	0	0	6	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	2	5	-	-
29 >	4.2 >	Current or recent petrol stations >	0	0	0	2	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-



30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	1	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
32	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	1	0	-
33	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
34	5.1	Superficial aquifer	None (within 500m)				
35 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
36 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	5.6 >	Groundwater abstractions >	0	0	0	0	11
41	5.7	Surface water abstractions	0	0	0	0	0
41 >	5.8 >	Potable abstractions >	0	0	0	0	11
44	5.9	Source Protection Zones	0	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
45 >	6.1 >	Water Network (OS MasterMap) >	0	1	2	-	-



46 >	6.2 >	Surface water features >	0	0	2	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
47 >	6.4 >	WFD Surface water bodies >	0	1	0	-	-
47	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
54	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
56	10.7	Designated Ancient Woodland	0	0	0	0	0
56	10.8	Biosphere Reserves	0	0	0	0	0
56	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
57	10.11	Green Belt	0	0	0	0	0
57	10.12	Proposed Ramsar sites	0	0	0	0	0



57	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
57	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
58	10.15	Nitrate Sensitive Areas	0	0	0	0	0
58 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	1	1
59 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
60	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62 >	11.4 >	Listed Buildings >	0	0	2	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
66	13.1	Priority Habitat Inventory	0	0	0	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68	14.2	Artificial and made ground (10k)	0	0	0	0	-
69	14.3	Superficial geology (10k)	0	0	0	0	-

69	14.4	Landslip (10k)	0	0	0	0	-
70 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
71	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	15.1 >	50k Availability >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74	15.4	Superficial geology (50k)	0	0	0	0	-
74	15.5	Superficial permeability (50k)	None (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
77	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
78 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
79 >	17.2 >	Running sands >	Very low (within 50m)				
80 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
81 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
82 >	17.5 >	Landslides >	Very low (within 50m)				
83 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
85	18.1	BritPits	0	0	0	0	-
86 >	18.2 >	Surface ground workings >	0	0	10	-	-
86	18.3	Underground workings	0	0	0	0	0
86	18.4	Underground mining extents	0	0	0	0	-
87	18.5	Historical Mineral Planning Areas	0	0	0	0	-



87	18.6	Non-coal mining	0	0	0	0	0
87	18.7	JPB mining areas	None (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
88	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
88	18.13	Brine areas	None (within 0m)				
89	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
91	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
92 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
94 >	21.2 >	BGS Estimated Urban Soil Chemistry >	3	1	-	-	-
95	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
97	22.3	Railway tunnels	0	0	0	-	-
97 >	22.4 >	Historical railway and tunnel features >	1	0	0	-	-
97	22.5	Royal Mail tunnels	0	0	0	-	-

97	22.6	Historical railways	0	0	0	-	-
98	22.7	Railways	0	0	0	-	-
98	22.8	Crossrail 1	0	0	0	0	-
<u>98</u> >	<u>22.9</u> >	<u>Crossrail 2</u> >	0	0	0	1	-
98	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 14/06/2021

Site Area: 0.05ha



Recent site history - 2019 aerial photograph



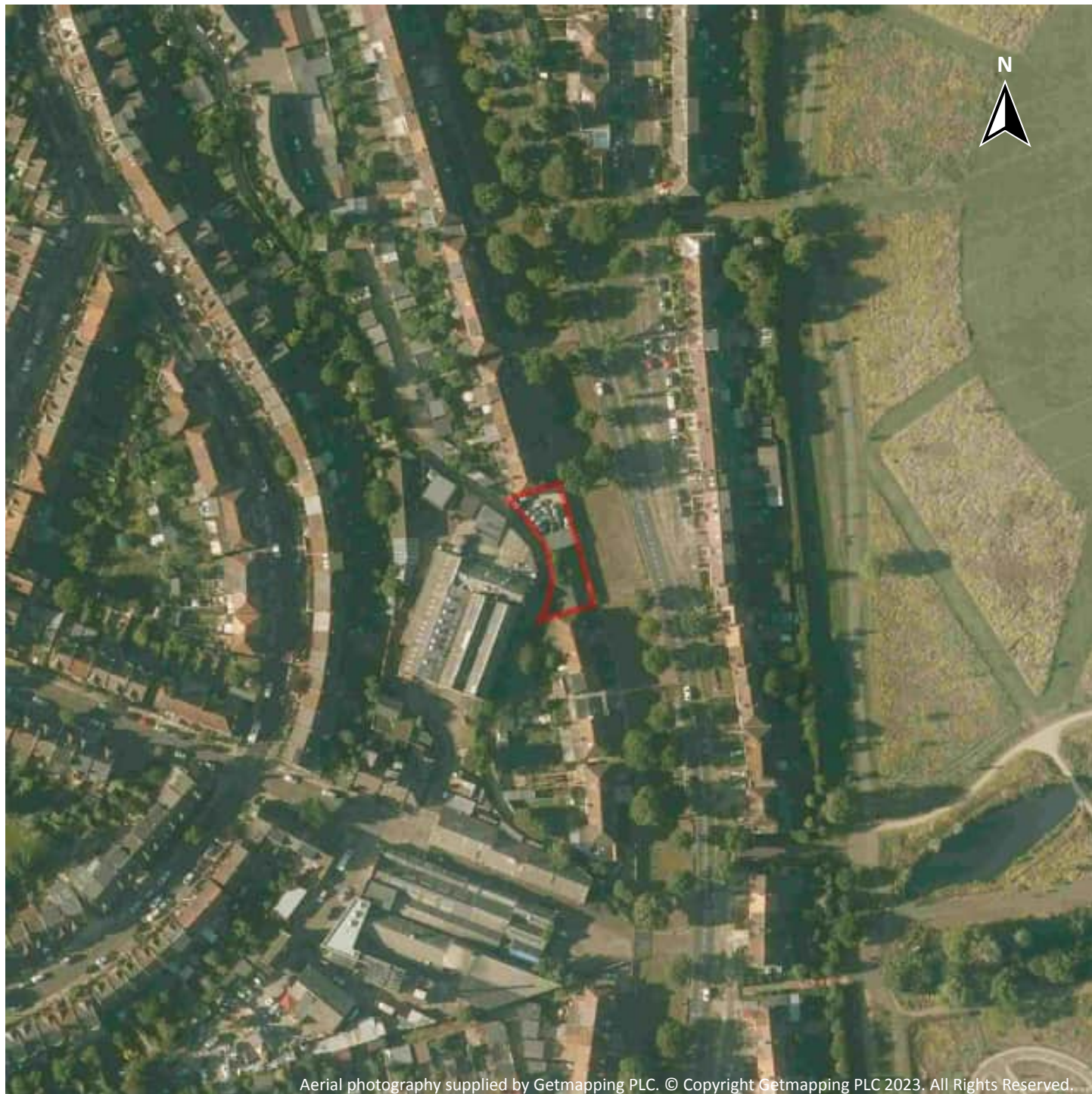
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved.

Capture Date: 22/08/2019

Site Area: 0.05ha



Recent site history - 2016 aerial photograph

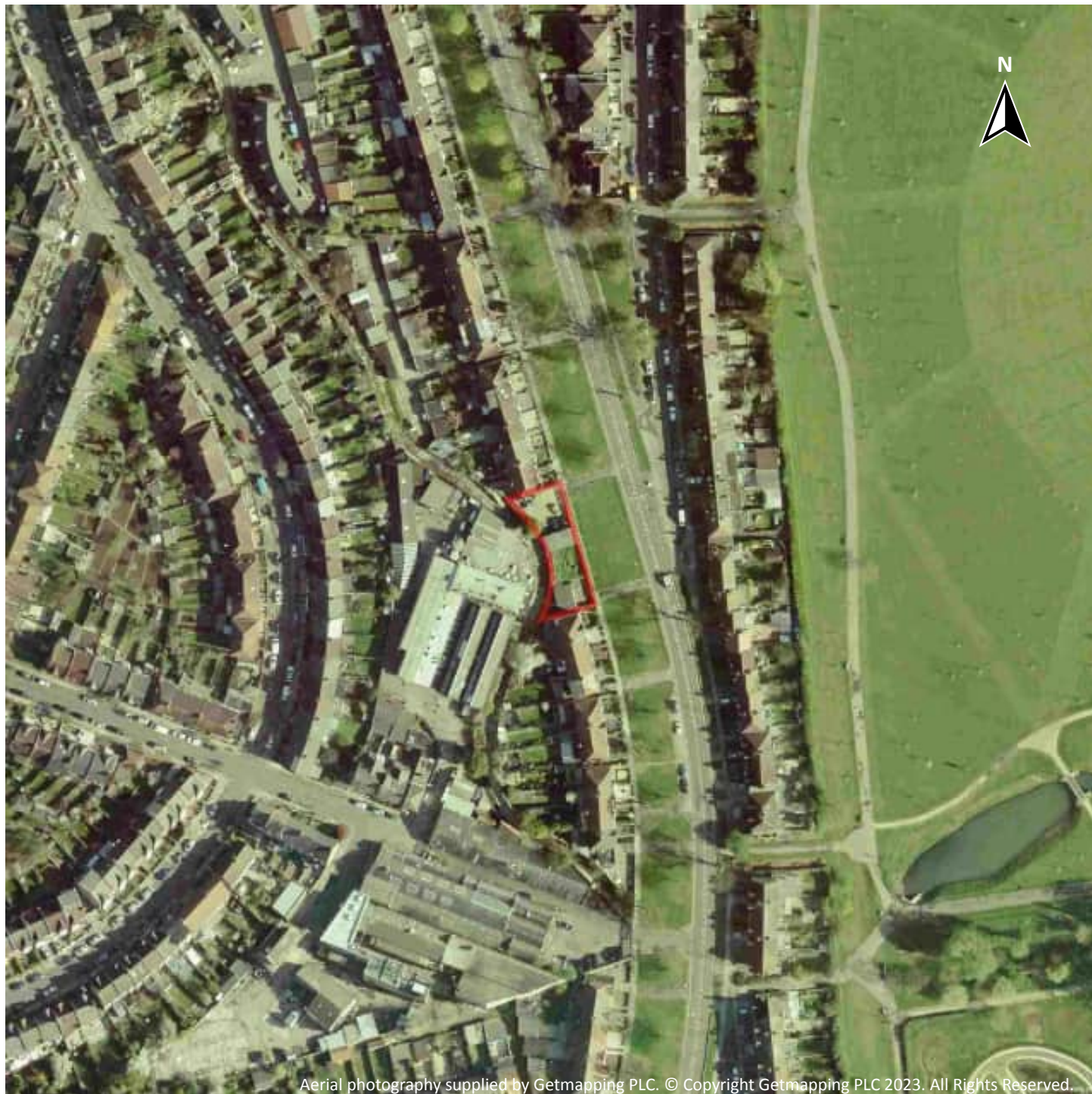


Capture Date: 12/08/2016

Site Area: 0.05ha



Recent site history - 2013 aerial photograph



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Capture Date: 28/04/2013

Site Area: 0.05ha



Recent site history - 1999 aerial photograph



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Capture Date: 04/09/1999

Site Area: 0.05ha



OS MasterMap site plan



Site Area: 0.05ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

5

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

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

ID	Location	Land use	Dates present	Group ID
A	7m SW	Unspecified Works	1991	2159772



ID	Location	Land use	Dates present	Group ID
E	278m N	Cuttings	1879	2202863
E	278m N	Cuttings	1869	2205816
F	319m NW	Cuttings	1869	2206843
F	319m NW	Cuttings	1879	2216428

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	15
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	120m SW	Electricity Substation	1995	275771
A	120m SW	Electricity Substations	1955	250047
A	121m SW	Electricity Substation	1983	270852
A	121m SW	Electricity Substation	1955 - 1995	290682
C	248m N	Electricity Substation	1955 - 1995	284573
C	259m N	Electricity Substation	1983	245103
D	263m W	Electricity Substation	1972 - 1983	279626



ID	Location	Land use	Dates present	Group ID
D	267m W	Electricity Substation	1991 - 1995	283048
1	348m SW	Electricity Substation	1979 - 1991	278155
2	410m NE	Electricity Substation	1989 - 1991	258345
H	414m W	Electricity Substation	1955	291946
H	414m W	Electricity Substation	1955 - 1987	285904
3	485m S	Electricity Substation	1979 - 1991	268302
4	497m N	Electricity Substation	1971 - 1991	278388
5	500m SW	Electricity Substation	1970 - 1978	283408

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

10

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

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

ID	Location	Land use	Dates present	Group ID
A	82m S	Garage	1995	83742
A	117m S	Garage	1972 - 1983	80360
A	120m SW	Garage	1991 - 1995	85396



ID	Location	Land use	Dates present	Group ID
B	235m NW	Garage	1955	78577
B	235m NW	Garage	1955	76107
B	235m NW	Garage	1983	76181
B	236m NW	Garage	1991 - 1995	82207
G	338m N	Garage	1955	78356
G	339m N	Garage	1955 - 1991	83545
G	342m N	Garage	1971	77110

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

5

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

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
A	7m SW	Unspecified Works	1991	2159772
E	278m N	Cuttings	1879	2202863
E	278m N	Cuttings	1869	2205816



ID	Location	Land Use	Date	Group ID
F	319m NW	Cuttings	1879	2216428
F	319m NW	Cuttings	1869	2206843

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

37

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
A	120m SW	Electricity Substation	1995	275771
A	120m SW	Electricity Substations	1955	250047
A	121m SW	Electricity Substation	1983	270852
A	121m SW	Electricity Substation	1991	290682
A	121m SW	Electricity Substation	1995	290682
A	121m SW	Electricity Substation	1972	290682
A	121m SW	Electricity Substation	1955	290682
C	248m N	Electricity Substation	1955	284573
C	248m N	Electricity Substation	1995	284573
C	248m N	Electricity Substation	1991	284573
C	248m N	Electricity Substation	1995	284573



ID	Location	Land Use	Date	Group ID
C	248m N	Electricity Substation	1972	284573
C	248m N	Electricity Substation	1955	284573
C	259m N	Electricity Substation	1983	245103
D	263m W	Electricity Substation	1983	279626
D	266m W	Electricity Substation	1972	279626
D	267m W	Electricity Substation	1995	283048
D	267m W	Electricity Substation	1991	283048
D	267m W	Electricity Substation	1995	283048
H	348m SW	Electricity Substation	1991	278155
H	348m SW	Electricity Substation	1991	278155
H	349m SW	Electricity Substation	1979	278155
H	349m SW	Electricity Substation	1991	278155
I	410m NE	Electricity Substation	1989	258345
I	411m NE	Electricity Substation	1991	258345
J	414m W	Electricity Substation	1955	291946
J	414m W	Electricity Substation	1955	285904
J	414m W	Electricity Substation	1955	285904
J	416m W	Electricity Substation	1987	285904
K	485m S	Electricity Substation	1991	268302
K	485m S	Electricity Substation	1991	268302
K	486m S	Electricity Substation	1991	268302
K	487m S	Electricity Substation	1979	268302
L	497m N	Electricity Substation	1991	278388
L	498m N	Electricity Substation	1971	278388
M	500m SW	Electricity Substation	1978	283408
M	500m SW	Electricity Substation	1970	283408

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

17

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
A	82m S	Garage	1995	83742
A	82m S	Garage	1995	83742
A	117m S	Garage	1983	80360
A	120m SW	Garage	1991	85396
A	120m SW	Garage	1995	85396
A	120m SW	Garage	1995	85396
A	121m S	Garage	1972	80360
B	235m NW	Garage	1955	78577
B	235m NW	Garage	1955	76107
B	235m NW	Garage	1983	76181
B	236m NW	Garage	1991	82207
B	236m NW	Garage	1995	82207
B	236m NW	Garage	1995	82207
G	338m N	Garage	1955	78356
G	339m N	Garage	1991	83545
G	340m N	Garage	1955	83545

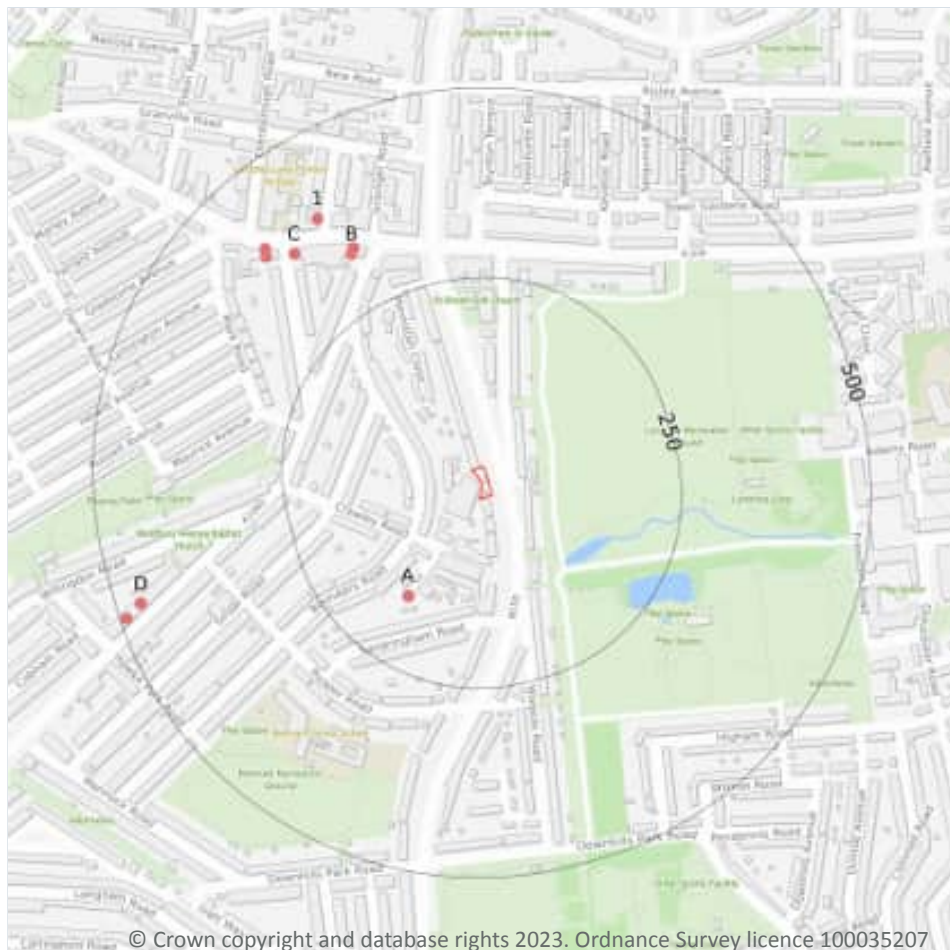


ID	Location	Land Use	Date	Group ID
G	342m N	Garage	1971	77110

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**16**

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

Features are displayed on the Waste and landfill map on [page 24 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	159m SW	38 Crawley Road LONDON N22 6AG	EPR/HF0137Q P/A001	Storing waste exemption	Non- Agricultural Waste Only	Storage of waste in secure containers



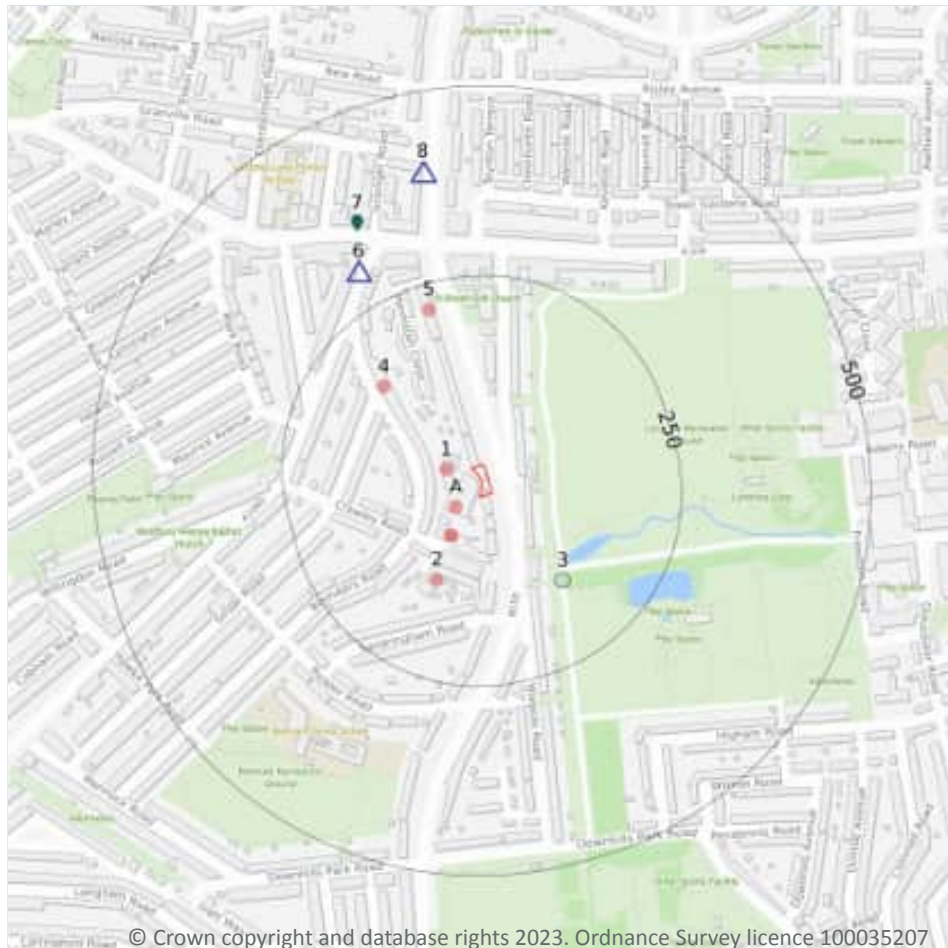
ID	Location	Site	Reference	Category	Sub-Category	Description
A	159m SW	38 Crawley Road LONDON N22 6AG	EPR/HF0137Q P/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
A	159m SW	38 Crawley Road LONDON N22 6AG	EPR/HF0137Q P/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting mixed waste
A	159m SW	38 Crawley Road LONDON N22 6AG	EPR/HF0137Q P/A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
A	159m SW	38 Crawley Road LONDON N22 6AG	EPR/HF0137Q P/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
A	159m SW	38 Crawley Road LONDON N22 6AG	EPR/HF0137Q P/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste for a specified purpose
B	326m NW	439, LORDSHIP LANE, LONDON, N22 5DJ	WEX107613	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	333m NW	439, LORDSHIP LANE, LONDON, N22 5DJ	WEX272807	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	369m NW	471 Lordship Lane LONDON N22 5DJ	EPR/UF0802W D/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
C	369m NW	471 Lordship Lane LONDON N22 5DJ	EPR/QH0115D A/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
1	390m NW	512, LORDSHIP LANE, LONDON, N22 5DD	WEX158092	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
C	392m NW	471, LORDSHIP LANE, LONDON, N22 5DJ	WEX160859	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
C	392m NW	471, LORDSHIP LANE, LONDON, N22 5DJ	WEX296039	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
C	399m NW	471 Lordship Lane LONDON N22 5DJ	EPR/LF0604VH /A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
D	468m W	67 Westbury Avenue LONDON N22 6SA	EPR/SF0205PU /A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
D	492m W	-	WEX262452	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal



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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- ◆ Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

7

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 28](#) >

ID	Location	Company	Address	Activity	Category
A	33m SW	L C T & Daughters	Unit 38a, Crawley Road, Tottenham, London, Greater London, N22 6AG	Vehicle Hire and Rental	Hire Services
1	34m W	Works	Greater London, N22	Unspecified Works Or Factories	Industrial Features
A	63m SW	Frankum & Kaye Ltd	38, Crawley Road, Tottenham, London, Greater London, N22 6AG	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	63m SW	Rubbishcut	38, Crawley Road, Tottenham, London, Greater London, N22 6AG	Waste Storage, Processing and Disposal	Infrastructure and Facilities
2	123m SW	Electricity Sub Station	Greater London, N22	Electrical Features	Infrastructure and Facilities
4	158m NW	Micmac Margins	234, Boundary Road, Tottenham, London, Greater London, N22 6AJ	Published Goods	Industrial Products
5	217m N	Cavallino Cars	213, Downhills Way, Tottenham, London, Greater London, N17 6AH	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	2
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Company	Address	LPG	Status
6	300m NW	OBSOLETE	230-238, Westbury Avenue, Tottenham, London, Inner London, N22 6RZ	Not Applicable	Obsolete
8	395m N	OBSOLETE	1, The Roundway, Tottenham, London, Inner London, N17 7HA	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**1**

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

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Address	Details	
7	357m NW	Step-Ahead Dry Cleaners, 498 Lordship Lane, N22 5DE	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m**0**

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

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**1**

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

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Details	
3	148m SE	Incident Date: 27/11/2006 Incident Identification: 452877 Pollutant: Specific Waste Materials Pollutant Description: Other Specific Waste Material	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

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

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

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

4.20 Pollution inventory waste transfers

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

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

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

4.21 Pollution inventory radioactive waste

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

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

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

5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

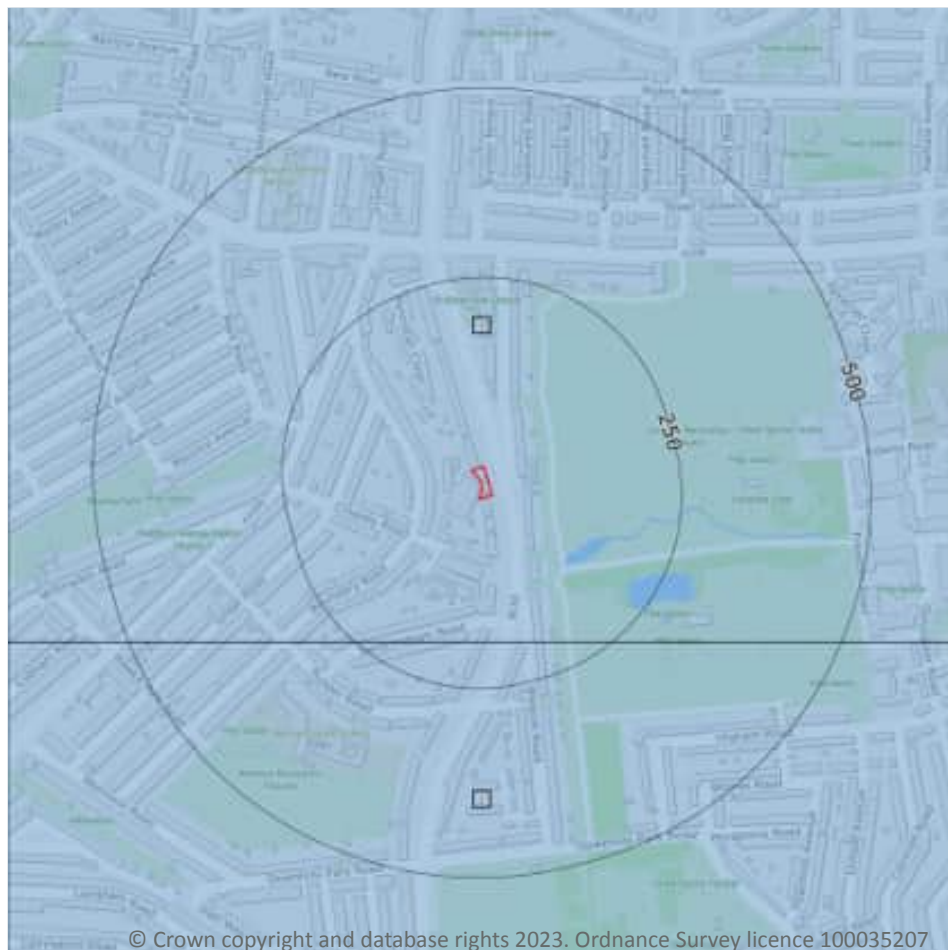
0

Aquifer status of groundwater held within superficial geology.

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

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5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

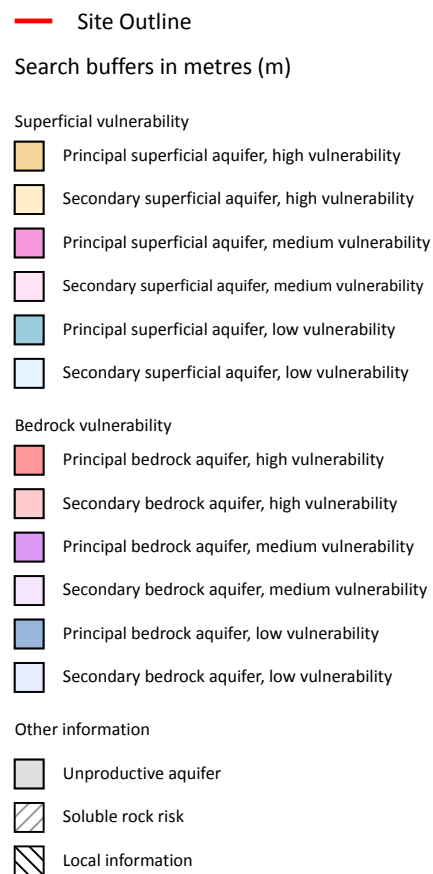
Features are displayed on the Bedrock aquifer map on [page 35 >](#)

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	189m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 36](#) >

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

0

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

11

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 38](#) >

ID	Location	Details	
-	1503m SE	Status: Historical Licence No: 29/38/09/0194 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BERNIE GRANT ARTS CENTRE-BOREHOLE Data Type: Point Name: BERNIE GRANT CENTRE PARTNERSHIP Easting: 533580 Northing: 189370	Annual Volume (m ³): 25000 Max Daily Volume (m ³): 156 Original Application No: - Original Start Date: 13/11/2006 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 13/11/2006 Version End Date: -
-	1503m SE	Status: Historical Licence No: 29/38/09/0194 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BERNIE GRANT ARTS CENTRE-BOREHOLE Data Type: Point Name: BERNIE GRANT CENTRE PARTNERSHIP Easting: 533580 Northing: 189370	Annual Volume (m ³): 25000 Max Daily Volume (m ³): 156 Original Application No: - Original Start Date: 13/11/2006 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 13/11/2006 Version End Date: -
-	1507m SE	Status: Active Licence No: TH/038/0009/052 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: THAMES WATER BOREHOLE AT BERNIE GRANT ARTS CENTRE, TOTTENHAM Data Type: Point Name: Thames Water Utilities Ltd Easting: 533585 Northing: 189371	Annual Volume (m ³): 1903200 Max Daily Volume (m ³): 5200 Original Application No: NPS/WR/024901 Original Start Date: 27/03/2017 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 27/03/2017 Version End Date: -
-	1714m SW	Status: Active Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY GATEHOUSE - NLARS POINT 16 Data Type: Point Name: Thames Water Utilities Ltd Easting: 530784 Northing: 189397	Annual Volume (m ³): 65700000 Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 104 Version Start Date: 23/07/2013 Version End Date: -
-	1721m SW	Status: Historical Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY GATEHOUSE - NLARS POINT 16 Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 530780 Northing: 189390	Annual Volume (m ³): - Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 103 Version Start Date: 16/10/2007 Version End Date: -



ID	Location	Details	
-	1727m W	Status: Historical Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY SLUICE, NLARS POINT 15 Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 530700 Northing: 189550	Annual Volume (m ³): - Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 103 Version Start Date: 16/10/2007 Version End Date: -
-	1734m W	Status: Active Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY SLUICE, NLARS POINT 15 Data Type: Point Name: Thames Water Utilities Ltd Easting: 530690 Northing: 189555	Annual Volume (m ³): 65700000 Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 104 Version Start Date: 23/07/2013 Version End Date: -
-	1769m W	Status: Historical Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY FILTER BEDS - NLARS POINT 14 Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 530590 Northing: 189750	Annual Volume (m ³): - Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 103 Version Start Date: 16/10/2007 Version End Date: -
-	1770m W	Status: Active Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY FILTER BEDS - NLARS POINT 14 Data Type: Point Name: Thames Water Utilities Ltd Easting: 530589 Northing: 189752	Annual Volume (m ³): 65700000 Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 104 Version Start Date: 23/07/2013 Version End Date: -
-	1820m W	Status: Active Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: STATION ROAD - NLARS POINT 13 Data Type: Point Name: Thames Water Utilities Ltd Easting: 530484 Northing: 190412	Annual Volume (m ³): 65700000 Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 104 Version Start Date: 23/07/2013 Version End Date: -



ID	Location	Details	
-	1823m W	Status: Historical Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: STATION ROAD - NLARS POINT 13 Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 530480 Northing: 190410	Annual Volume (m ³): - Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 103 Version Start Date: 16/10/2007 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
-----------------------------	----------

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

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

5.8 Potable abstractions

Records within 2000m	11
-----------------------------	-----------

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 38 >](#)

ID	Location	Details	
-	1503m SE	Status: Historical Licence No: 29/38/09/0194 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BERNIE GRANT ARTS CENTRE-BOREHOLE Data Type: Point Name: BERNIE GRANT CENTRE PARTNERSHIP Easting: 533580 Northing: 189370	Annual Volume (m ³): 25000 Max Daily Volume (m ³): 156 Original Application No: - Original Start Date: 13/11/2006 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 13/11/2006 Version End Date: -

ID	Location	Details	
-	1503m SE	Status: Historical Licence No: 29/38/09/0194 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BERNIE GRANT ARTS CENTRE-BOREHOLE Data Type: Point Name: BERNIE GRANT CENTRE PARTNERSHIP Easting: 533580 Northing: 189370	Annual Volume (m ³): 25000 Max Daily Volume (m ³): 156 Original Application No: - Original Start Date: 13/11/2006 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 13/11/2006 Version End Date: -
-	1507m SE	Status: Active Licence No: TH/038/0009/052 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: THAMES WATER BOREHOLE AT BERNIE GRANT ARTS CENTRE, TOTTENHAM Data Type: Point Name: Thames Water Utilities Ltd Easting: 533585 Northing: 189371	Annual Volume (m ³): 1903200 Max Daily Volume (m ³): 5200 Original Application No: NPS/WR/024901 Original Start Date: 27/03/2017 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 27/03/2017 Version End Date: -
-	1714m SW	Status: Active Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY GATEHOUSE - NLARS POINT 16 Data Type: Point Name: Thames Water Utilities Ltd Easting: 530784 Northing: 189397	Annual Volume (m ³): 65700000 Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 104 Version Start Date: 23/07/2013 Version End Date: -
-	1721m SW	Status: Historical Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY GATEHOUSE - NLARS POINT 16 Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 530780 Northing: 189390	Annual Volume (m ³): - Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 103 Version Start Date: 16/10/2007 Version End Date: -
-	1727m W	Status: Historical Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY SLUICE, NLARS POINT 15 Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 530700 Northing: 189550	Annual Volume (m ³): - Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 103 Version Start Date: 16/10/2007 Version End Date: -



ID	Location	Details	
-	1734m W	Status: Active Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY SLUICE, NLARS POINT 15 Data Type: Point Name: Thames Water Utilities Ltd Easting: 530690 Northing: 189555	Annual Volume (m ³): 65700000 Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 104 Version Start Date: 23/07/2013 Version End Date: -
-	1769m W	Status: Historical Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY FILTER BEDS - NLARS POINT 14 Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 530590 Northing: 189750	Annual Volume (m ³): - Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 103 Version Start Date: 16/10/2007 Version End Date: -
-	1770m W	Status: Active Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HORNSEY FILTER BEDS - NLARS POINT 14 Data Type: Point Name: Thames Water Utilities Ltd Easting: 530589 Northing: 189752	Annual Volume (m ³): 65700000 Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 104 Version Start Date: 23/07/2013 Version End Date: -
-	1820m W	Status: Active Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: STATION ROAD - NLARS POINT 13 Data Type: Point Name: Thames Water Utilities Ltd Easting: 530484 Northing: 190412	Annual Volume (m ³): 65700000 Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 104 Version Start Date: 23/07/2013 Version End Date: -
-	1823m W	Status: Historical Licence No: 29/38/09/0157 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: STATION ROAD - NLARS POINT 13 Data Type: Point Name: THAMES WATER UTILITIES LTD Easting: 530480 Northing: 190410	Annual Volume (m ³): - Max Daily Volume (m ³): 275000 Original Application No: - Original Start Date: 26/06/1995 Expiry Date: - Issue No: 103 Version Start Date: 16/10/2007 Version End Date: -

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



5.9 Source Protection Zones

Records within 500m**0**

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

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

5.10 Source Protection Zones (confined aquifer)

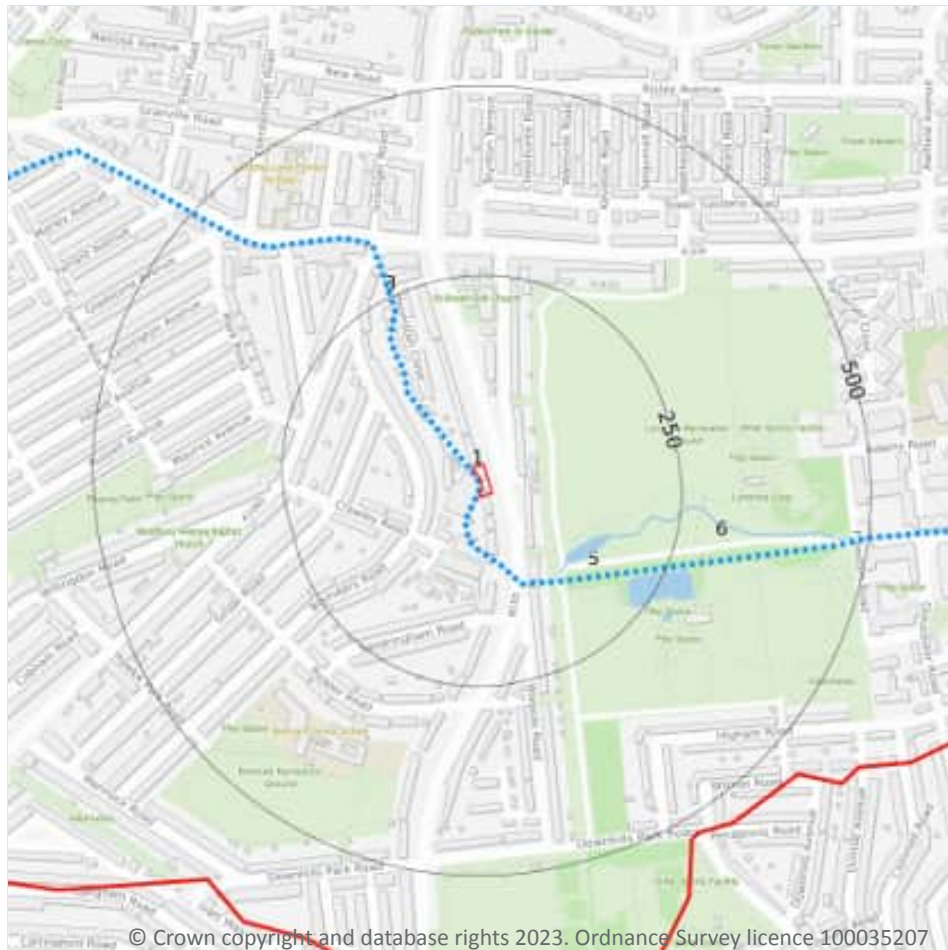
Records within 500m**0**

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
3	2m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	The Moselle

ID	Location	Type of water feature	Ground level	Permanence	Name
5	134m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	The Moselle
6	162m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	The Moselle

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

2

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

Features are displayed on the Hydrology map on [page 45 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Moselle Brook	GB106038027920	Lee Lower Rivers and Lakes	London

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



6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	2m NW	River	Moselle Brook	GB106038027920 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

0

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

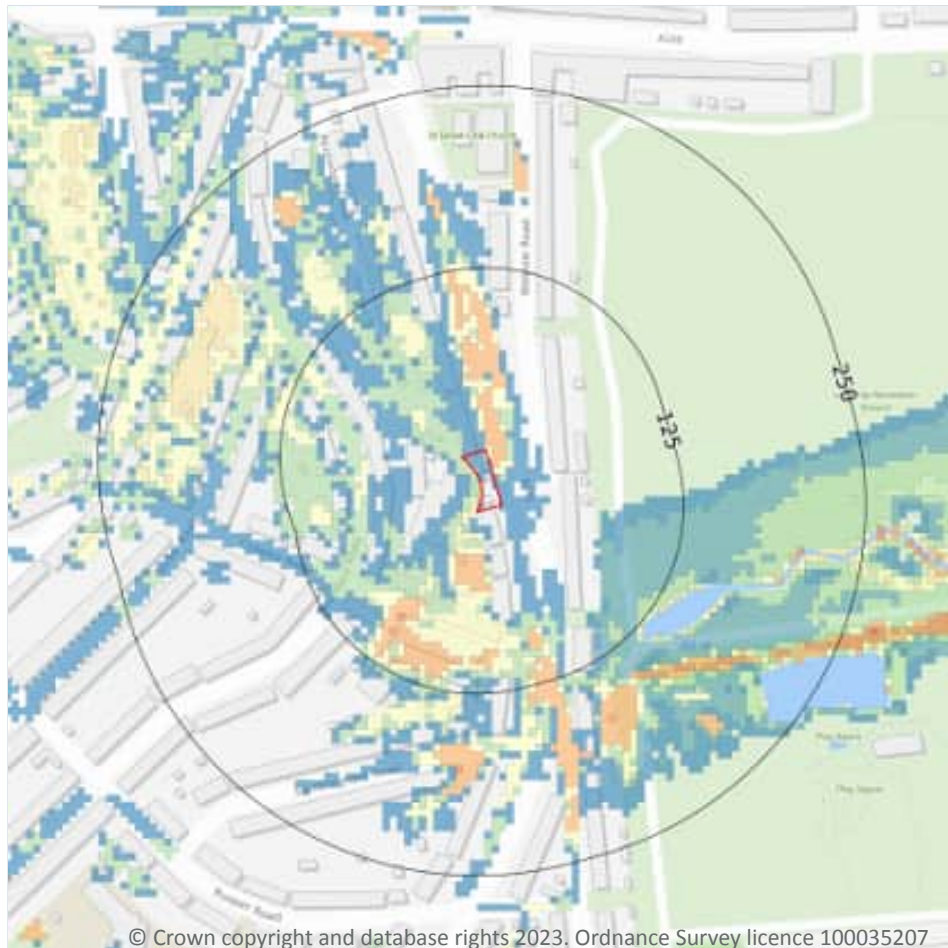
0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 100 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 51](#) >

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

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

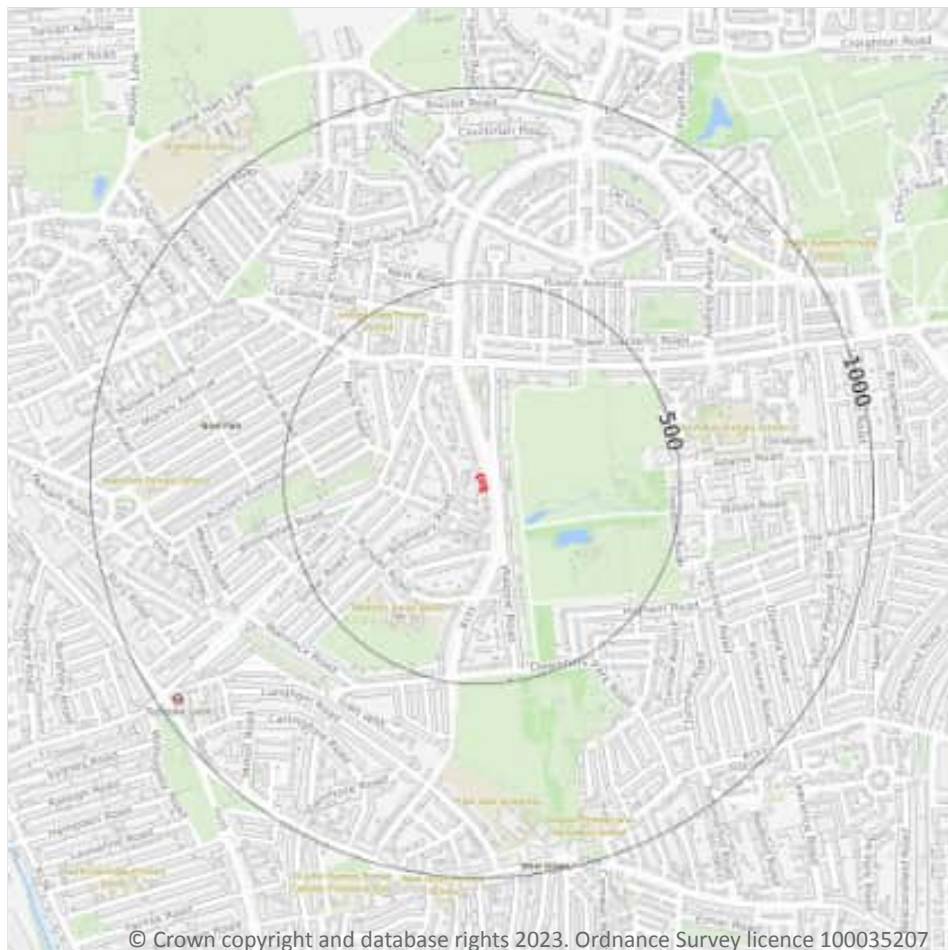
Moderate

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

Features are displayed on the Groundwater flooding map on [page 53](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 54 >](#)

ID	Location	Name	Data source
-	1939m W	Alexandra Palace & Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**0**

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

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

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

Location	Name	Type	NVZ ID	Status
295m N	LEE NVZ	Surface Water	443	Existing
1829m E	LEE NVZ	Surface Water	443	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 59](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
-----------------------------	----------

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

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

11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**2**

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

Features are displayed on the Visual and cultural designations map on [page 61 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	179m N	Vicarage To The Church Of St Benet Fink	II	1084324	04/10/1994
2	214m N	Church Of St Benet Fink	II	1346209	04/10/1994

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



11.5 Conservation Areas

Records within 250m**0**

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

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

11.6 Scheduled Ancient Monuments

Records within 250m**0**

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

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

11.7 Registered Parks and Gardens

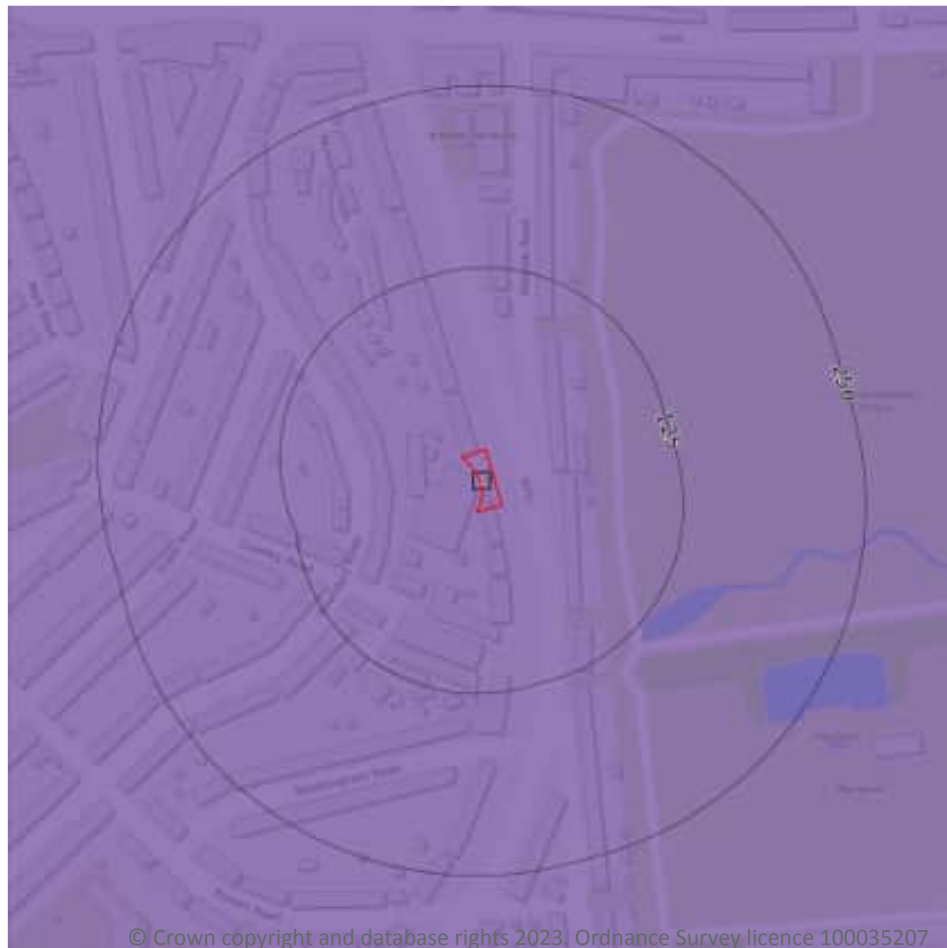
Records within 250m**0**

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 64](#) >

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

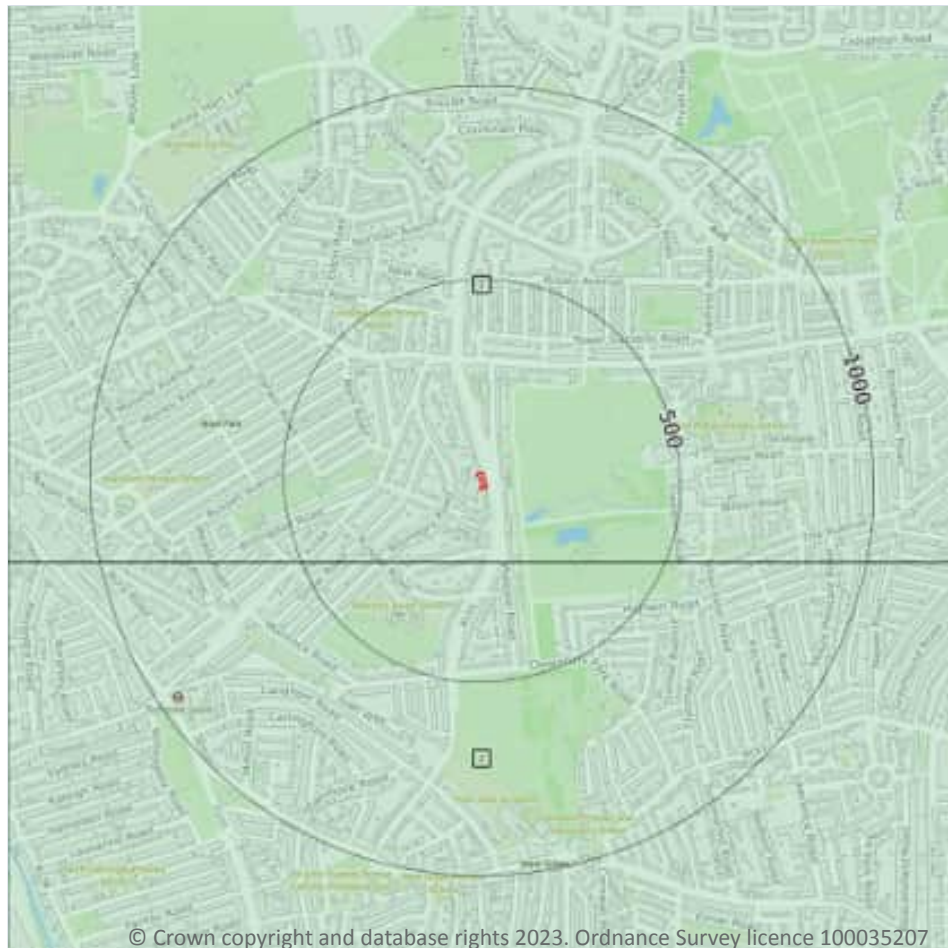
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ39SW
2	189m S	Full	Full	Full	No coverage	TQ38NW

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

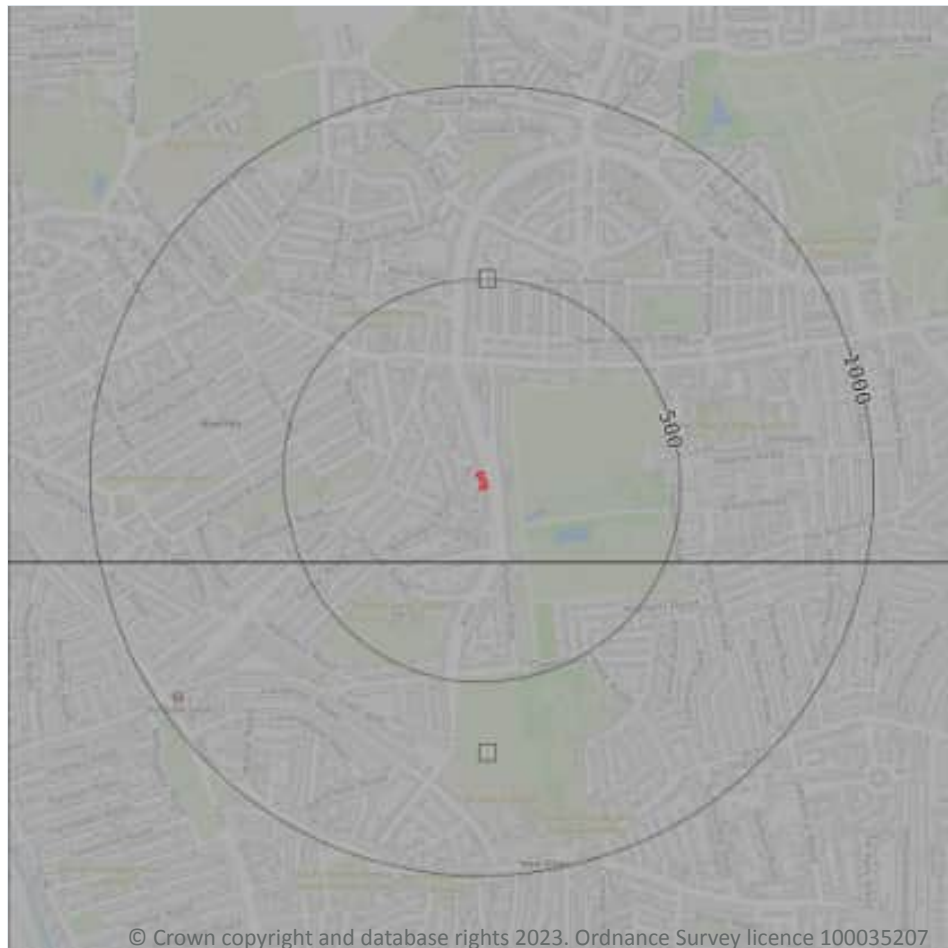
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other
linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 70 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
2	189m S	LC-CLAY	London Clay Formation - Clay	Eocene Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

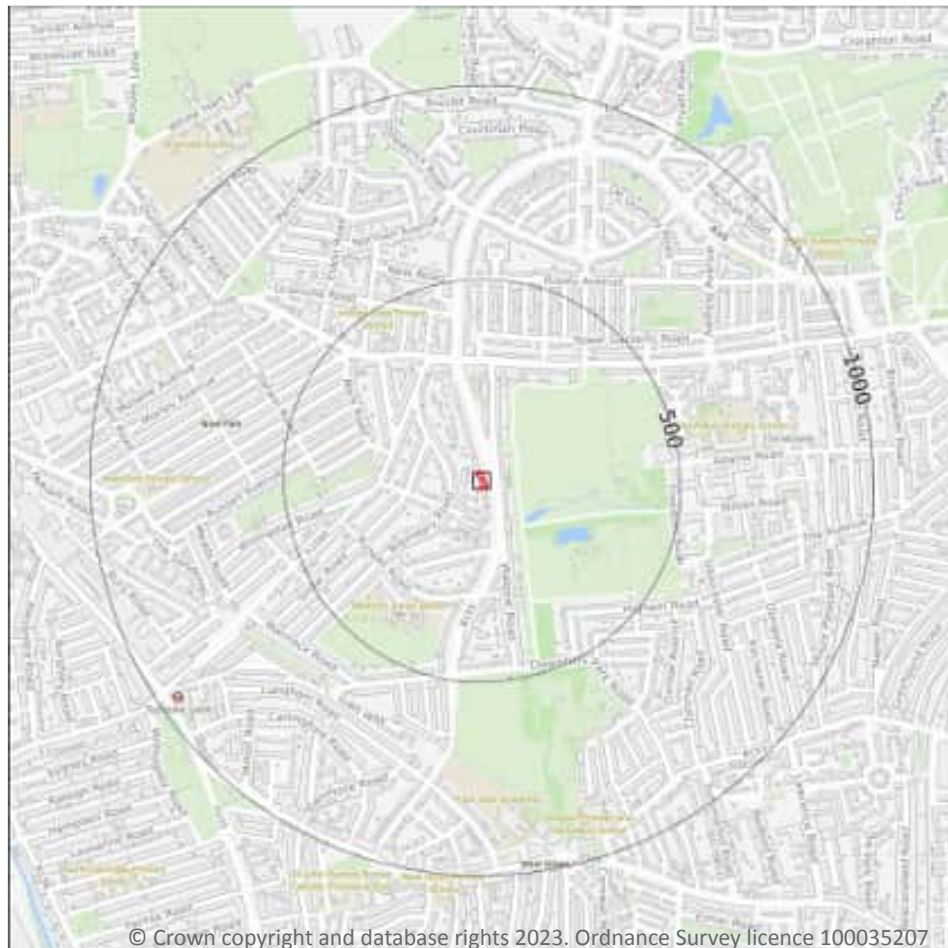
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW256_north_london_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 75 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

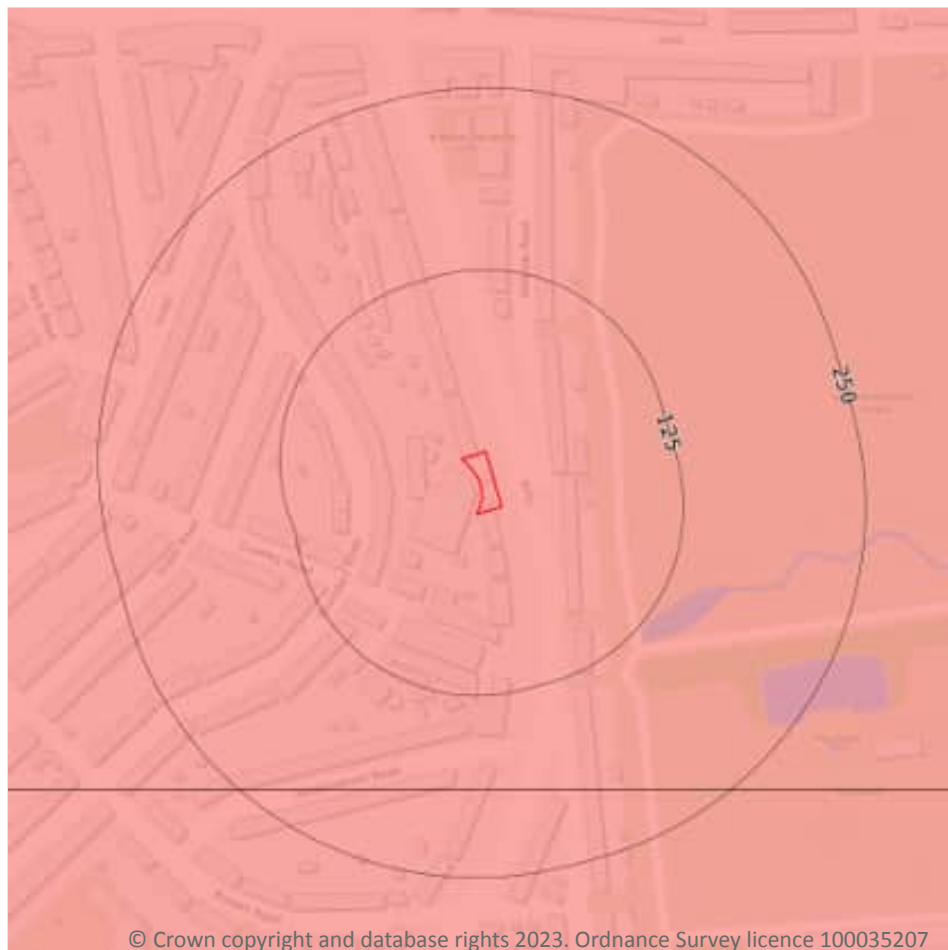
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 78 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 79 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 80](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 81 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

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

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17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 82](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 83](#) >

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



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

10

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

Features are displayed on the Mining and ground workings map on [page 85](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	204m SE	Pond	1938	1:10560
A	210m SE	Pond	1879	1:10560
A	210m SE	Pond	1869	1:10560
A	211m SE	Pond	1920	1:10560
A	212m SE	Pond	1974	1:10000
A	212m SE	Pond	1951	1:10560
A	212m SE	Pond	1982	1:10000
A	212m SE	Pond	1991	1:10000
A	212m SE	Pond	1966	1:10560
A	216m SE	Pond	1894	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m**0**

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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



18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site**0**

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

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

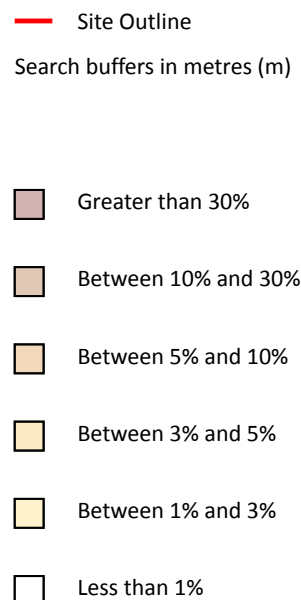
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

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

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 92](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	No data	No data	No data	No data	No data	No data	No data

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

4

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	18	3.2	329	226	0.5	81	77	31	29
On site	18	3.2	412	283	0.6	74	93	30	36
On site	19	3.3	564	387	0.7	72	115	33	46
5m SW	20	3.5	479	329	0.6	79	103	34	41

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- ... Active railways
- ... Active tunnels
- ... Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

1

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

Features are displayed on the Railway infrastructure and projects map on [page 96 >](#)

Location	Land Use	Year of mapping	Mapping scale
On site	Tunnel	1873	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

1

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

Features are displayed on the Railway infrastructure and projects map on [page 96 >](#)

Location	Route Type	Name	Under consultation
455m SW	Tunnelled route	Option via Wood Green	Yes

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-april-2023/> ↗.



21 APPENDIX 5 – SITE PHOTOGRAPHY



22 APPENDIX 6 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

$$\text{RISK} = \text{LIKELIHOOD} \times \text{SEVERITY}$$

The matrix given in Table 7 provides a means of calculating the overall risk; while Table 8 provides the qualitative assessment based on the risk score.

Table 7: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 8: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	Very Low
4-5	Low
6-10	Low to Moderate
11-15	Moderate
16-20	High
21-25	Very High

Table 9: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

23 ABBREVIATIONS

Abbreviation	Description
AOD	Above Ordnance Datum
AONB	Areas of Outstanding Natural Beauty
BGS	British Geological Survey
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance
VOC	Volatile Organic Compounds