

# CONTAMINATED LAND RISK ASSESSMENT

## Phase 1 Desk Study Report

### Site Address

Garages Adjacent 1 Bluebell Close  
London  
SE26 6SN

### Client

London Borough of Lewisham

### Report Reference

PH1-2025-000034

### Prepared by

STM Environmental Consultants Ltd

### Date

17/03/2025



**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

1 CONTENTS	
1	<b>Contents .....</b> 2
2	<b>Document Control.....</b> 5
3	<b>Disclaimer.....</b> 6
4	<b>Executive Summary.....</b> 7
5	<b>Introduction.....</b> 9
5.1	Development Proposal..... 9
6	<b>Context and Objectives for the Risk Assessment .....</b> 9
6.1	Legislative Context..... 9
6.1.1	Part IIA..... 9
6.1.2	National Planning Policy Framework..... 9
6.1.3	Environmental Damage Regulations..... 10
6.2	Objectives..... 10
6.3	Summary of Research Undertaken ..... 10
7	<b>Site Description.....</b> 11
7.1	Site Location and Size ..... 11
7.2	Current Site Use ..... 11
7.3	Surrounding Land Uses ..... 11
8	<b>Site History.....</b> 13
8.1	Analysis of Historical Ordnance Survey Mapping ..... 13
9	<b>Environmental Characteristics .....</b> 16
9.1	Geology..... 16
9.1.1	Published Geology..... 16
9.1.2	Unpublished Geology..... 16
9.2	Hydrogeology..... 16
9.3	Water Abstractions..... 16
9.4	Groundwater Level..... 16
9.5	Hydrology..... 16
9.6	Flood Risk..... 16
9.6.1	River and Tidal (Fluvial and Tidal) Flooding ..... 16
9.6.2	Surface Water (Pluvial) Flooding..... 17
9.6.3	Groundwater Flooding ..... 17
9.7	Environmentally Sensitive Sites and Ecological Protection Zones..... 17
9.8	Conservation Areas, Designated Protected Buildings and Monuments ..... 17
9.9	Topography..... 17
9.10	Waste Disposal Activities & Landfill Sites ..... 17
9.11	Petrol and Fuel Sites ..... 17
9.12	Historical Tanks..... 17

9.13	Sites Determined as Contaminated Land under Part 2A EPA 1990 .....	17
9.14	Dangerous or Hazardous Sites.....	17
9.15	Hazardous Substance Storage/Usage.....	18
9.16	IPC Authorisations.....	18
9.17	Part A(1) and IPPC Authorised Activities .....	18
9.18	Part A(2) and Part B Activities and Enforcements.....	18
9.19	Category 3 or 4 Radioactive Substance Authorisations .....	18
9.20	Discharge Consents .....	18
9.21	List 1 and List 2 Dangerous Substance Inventory Sites .....	18
9.22	Pollution Incidents .....	18
9.23	Coal Mining .....	18
9.24	Non-Coal Mining.....	18
9.25	Radon .....	18
9.26	Asbestos within Buildings .....	18
9.27	Unexploded Ordnance.....	19
<b>10</b>	<b>Relevant Planning History.....</b>	<b>19</b>
<b>11</b>	<b>Site Walkover .....</b>	<b>19</b>
<b>12</b>	<b>Preliminary Conceptual Site Risk Model (CSM).....</b>	<b>19</b>
12.1	Potential Sources .....	19
12.2	Potential Receptors .....	20
12.2.1	Potential Human Health receptors .....	20
12.2.2	Potential Groundwater Receptors .....	20
12.2.3	Potential Surface Water Receptors .....	20
12.2.4	Potential Ecological Receptors .....	20
12.2.5	Potential Property Receptors .....	20
12.3	Potential Pathways.....	20
12.3.1	Potential Pathways for Human Receptors.....	20
12.3.2	Potential Pathways for Groundwater Receptors.....	20
12.3.3	Potential Pathways for Surface Water Receptors.....	20
12.3.4	Potential Pathways for Ecological Receptors .....	21
12.3.5	Potential Pathways for Property Receptors .....	21
12.4	Potential Pollutant Linkages .....	21
<b>13</b>	<b>Qualitative Risk Assessment .....</b>	<b>21</b>
13.1	Assessment of Potential Significance of Potential Pollutant Linkages.....	24
13.1.1	Potential Risks to On-Site Human Health Receptors.....	24
13.1.2	Potential Risks to Off-Site Human Health Receptors.....	24
13.1.3	Potential Risks to Groundwater Receptors.....	24
13.1.4	Potential Risks to Surface Water Receptors.....	24

13.1.5	Potential Risks to Ecological Receptors .....	25
13.1.6	Potential Risks to Property Receptors.....	25
<b>14</b>	<b>Conclusions .....</b>	<b>25</b>
<b>15</b>	<b>Recommendations.....</b>	<b>26</b>
15.1	Intrusive Site Investigation.....	26
15.2	Watching Brief and Discovery Strategy.....	26
15.3	Health and Safety.....	26
15.4	Services .....	27
<b>16</b>	<b>Information Gaps and Uncertainties.....</b>	<b>27</b>
<b>17</b>	<b>Appendix 1 – Site Location Plan.....</b>	<b>28</b>
<b>18</b>	<b>Appendix 2 – Historical Maps .....</b>	<b>29</b>
<b>19</b>	<b>Appendix 3 – Environmental Screening Report.....</b>	<b>30</b>
<b>20</b>	<b>Appendix 4 – BGS Borehole Log .....</b>	<b>31</b>
<b>21</b>	<b>Appendix 5 – Site Photography .....</b>	<b>32</b>
<b>22</b>	<b>Appendix 6 - Risk Assessment Methodology .....</b>	<b>33</b>
<b>23</b>	<b>Abbreviations.....</b>	<b>35</b>

## List of Tables

Table 1:	Summary of surrounding land uses .....	11
Table 2:	Summary of historical land use identified from historical maps.....	13
Table 3:	Ecological Protection Zone identified within 250m of the site.....	17
Table 4:	Summary of potential contamination sources, period of operation and distance from site.....	19
Table 5:	Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site. ....	23
Table 6:	Summary of qualitative risk assessment.....	25
Table 7:	Contamination Risk Matrix.....	33
Table 8:	Assessment description for risk scores.....	33
Table 9:	Risk Classification System .....	34



## 2 DOCUMENT CONTROL



### CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



**Site Address:** Garages Adjacent 1 Bluebell Close  
London  
SE26 6SN

**Site Coordinates:** 533990, 171658

**Prepared for:** London Borough of Lewisham

**Report Reference:** PH1-2025-000034

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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 London Borough of Lewisham (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.

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## 4 EXECUTIVE SUMMARY

SECTION	SUMMARY
<b>Site Location And Size</b>	The site is located at Garages Adjacent 1 Bluebell Close, London, SE26 6SN and is centred at national grid reference 533990, 171658. The site has an area of approximately 0.05ha.
<b>Current Site Use</b>	The site currently comprises 13no. Residential Garages. The main current uses in the immediate surrounding area include residential dwellings to the N, S and W, and undeveloped land to the E.
<b>Proposed Development</b>	The development proposal is for the demolition of the existing Garages and erection of a residential dwelling. It is unclear at this stage whether there are proposals to include soft landscaping, however for the purposes of this report we have assumed that soft landscaping will be included within the proposed development.
<b>Site History</b>	Examination of Ordnance Survey historic maps revealed that the site comprised undeveloped land with vegetation in c.1864. 1no. unspecified building was present along the south west boundary in c.1915-20, which extended adjacent SW. By c.1952, the building was labelled No.12. Maps from c.1964-76 show the site redeveloped as multiple Residential Garages, matching the present day layout of the site. The surrounding area has been predominately residential, with undeveloped land since the earliest mappings.
<b>Geology</b>	According to the BGS Geoindex, the site is located on bedrock of Claygate Member comprising Sand, Silt and Clay. The superficial deposits are Superficial Deposits comprising Sand and Gravel.
<b>Topography</b>	The site is at an elevation of approximately 108.0mAOD (above Ordnance Datum).
<b>Hydrogeology</b>	The site is underlain by a Secondary A Superficial and Bedrock Aquifers.
<b>Hydrology</b>	There are no surface water bodies located on or within 250m of the site.
<b>Ecology</b>	Potential designated ecological receptors include the Sydenham Hill Wood and Fern Bank (LNR) which is located 124m W of the site
<b>Relevant Previous Site Investigations</b>	London Borough of Lewisham's online planning portal was searched in an effort to identify any relevant planning applications within a 25m radius. No relevant Contaminated Land Reports were identified in the search.
<b>Contamination Assessment</b>	<p>On site potentially contaminative land uses (PCLUs) have included 13no. Residential Garages. No offsite PCLUs were identified in the search.</p> <p>A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of:</p> <ul style="list-style-type: none"> <li> Human Health Receptors (i.e. Future Occupiers/Users) - via ingestion, dermal absorption;</li> </ul>

	 Property Receptors - Damage to buildings and services due to exposure to aggressive chemicals in the soil.
	The identified risks are considered to be Low-Moderate.
<b>Recommendations</b>	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 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 London Borough of Lewisham (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at Garages Adjacent 1 Bluebell Close, London, SE26 6SN.

The study is required to support the redevelopment of the site.

### 5.1 Development Proposal

The development proposal is for the demolition of the existing Garages and erection of a residential dwelling. It is unclear at this stage whether there are proposals to include soft landscaping, however for the purposes of this report we have assumed that soft landscaping will be included within the proposed development.

The site location plan is contained in [Appendix 1](#).

## 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

## 7 SITE DESCRIPTION

### 7.1 Site Location and Size

The site is located at Garages Adjacent 1 Bluebell Close, London, SE26 6SN and is centred at national grid reference 533990, 171658. The site has an area of approximately 0.05ha.

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

### 7.2 Current Site Use

The site currently comprises 13no. Residential Garages.

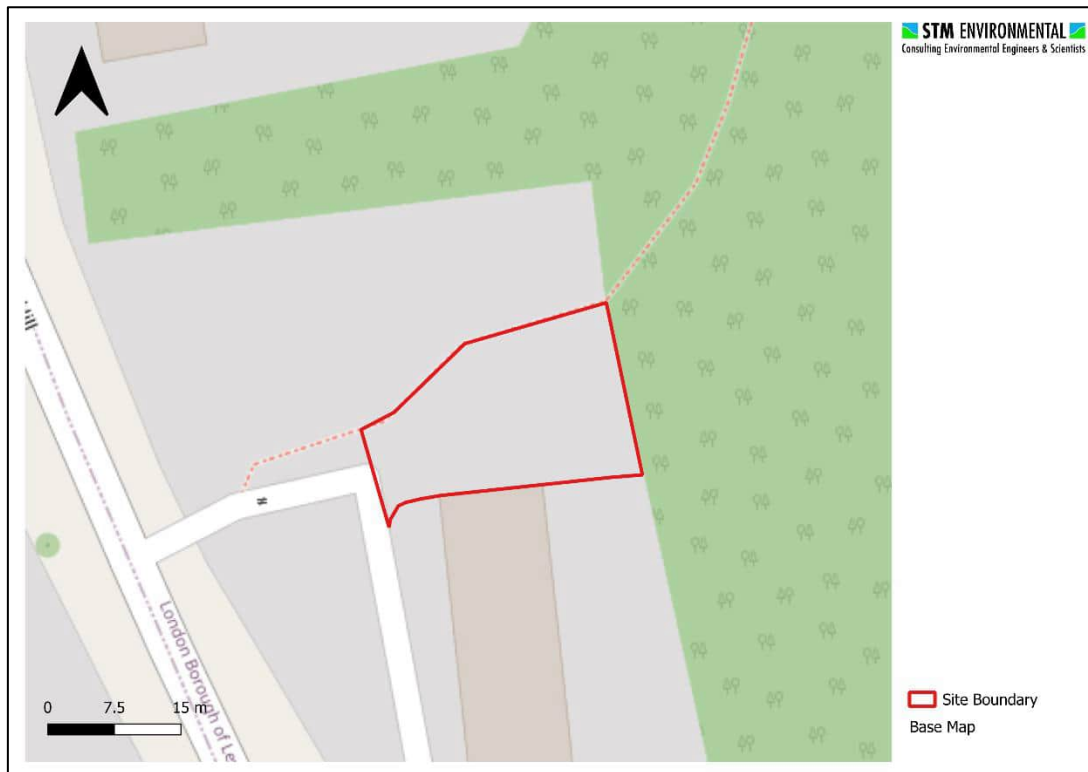
### 7.3 Surrounding Land Uses

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	Undeveloped Land/Residential
Southern	Residential
Western	Residential

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 2](#). 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
<b>1863</b> <b>1:2,500</b> <b>1:10,560</b>	Blank site.	Partial mapping; area to the west is undeveloped land.
<b>1864</b> <b>1:2,500</b>	The site comprises undeveloped land, with vegetation across the southern half of the site.	Partial mapping; the surrounding area comprises open residential development to the north and south.  Pond 180m N.
<b>1870</b> <b>1:10,560</b>	Blank site.	Partial mapping; Unspecified Ground Workings 90m W.
<b>1875</b> <b>1:2,500</b>	Blank site.	Partial mapping; Lambeth Water Works 80m NW, with Unspecified Ground Workings, and associated Reservoir 100m NW.
<b>1894-95</b> <b>1:10,560</b>	No significant changes.	Residential development to the W. Railway Line labelled London, Chatham & Dover RY. 100m SE.
<b>1896</b> <b>1:1,056</b> <b>1:2,500</b>	No significant changes.	No significant changes.
<b>1898</b> <b>1:10,560</b>	No significant changes.	No significant changes.
<b>1912</b> <b>1:2,500</b>	Blank site.	Partial mapping; no significant changes in the southern area.
<b>1915-20</b> <b>1:2,500</b> <b>1:10,560</b>	1no. unspecified building present along the south west boundary, which extends adjacent.	Lambeth Water Works 80m NW relabelled Water Works. Railway Line labelled London, Chatham & Dover RY. 100m SE relabelled South Eastern & Chatham Railway.

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

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Tunnel 110m NE.
<b>1930</b> <b>1:10,560</b>	No significant changes.	Partial mapping; no significant changes.
<b>1933-38</b> <b>1:2,500</b> <b>1:10,560</b>	No significant changes.	Partial mapping; no significant changes.
<b>1951</b> <b>1:1,250</b> <b>1:2,500</b>	No significant changes.	Water Works 80m NW relabelled Water Works (Metropolitan Water Board). South Eastern & Chatham Railway 100m SE no longer labelled, however the Railway Line is still present.  Electricity Substation 130m W. Pond 130m NE. Allotment Gardens 170m W. Unspecified Ground Workings 160m N.
<b>1952</b> <b>1:1,250</b>	The building along the south west boundary is labelled No.12.	No significant changes.
<b>1955</b> <b>1:10,560</b>	No significant changes.	No significant changes.
<b>1956</b> <b>1:1,250</b>	No significant changes.	Partial mapping; no significant changes.
<b>1957</b> <b>1:1,250</b> <b>1:10,560</b>	No significant changes.	No significant changes.
<b>1960</b> <b>1:2,500</b>	No significant changes.	Partial mapping; Water Works (Metropolitan Water Board) 80m NW relabelled Works. Associated Reservoir 100m NW no longer present, but still visible.
<b>1964-76</b> <b>1:1,250</b> <b>1:2,500</b> <b>1:10,560</b>	13no. Residential Garages developed, matching the present day layout.	Works 80m NW no longer labelled. Associated former Reservoir 100m NW visible relabelled Reservoir (covered). Railway Line 100m SE no longer present.



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

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Electricity Substation 130m W no longer labelled. Pond 130m NE no longer present, potentially infilled. Unspecified Ground Workings 160m N no longer present. Allotment Gardens 170m W no longer labelled.  Electricity Substation 160m NW.
<b>1977</b> <b>1:1,250</b>	Map unclear.	Partial mapping; map unclear.
<b>1982-87</b> <b>1:1,250</b> <b>1:2,500</b> <b>1:10,000</b>	No significant changes.	Reservoir (covered) 100m NW relabelled Pumping Station.
<b>1991</b> <b>1:1,250</b>	No significant changes.	Unspecified Ground Workings 80m W no longer present.
<b>1992</b> <b>1:10,000</b>	No significant changes.	No significant changes.
<b>2001</b> <b>1:10,000</b>	No significant changes.	No significant changes.
<b>2003</b> <b>1:1,250</b>	No significant changes.	Electricity Substation 160m NW no longer labelled.
<b>2010</b> <b>1:10,000</b>	No significant changes.	No significant changes.
<b>2025</b> <b>1:10,000</b>	No significant changes.	No significant changes.
<b>Current Use</b>	The site currently comprises 13no. Residential Garages.	The main current uses in the immediate surrounding area include residential dwellings to the S and W, and undeveloped land to the N and E.

## 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 3](#). 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 Claygate Member comprising Sand, Silt and Clay. The superficial deposits are Superficial Deposits comprising Sand and Gravel.

#### 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.

The nearest log is located approximately 43m NE of the site (BGS ref. TQ37SW131/B) and was undertaken in 1967 to a depth of approximately 15.23mbgl. The strata encountered comprised sandy Clay and Gravel to a maximum depth of 0.9mbgl, underlain by silty, sandy Clay to a maximum depth of 15.23mbgl, the maximum depth of the borehole. The Borehole Log is presented in [Appendix 4](#).

### 9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as a Secondary A Aquifer. The bedrock is also classified as a Secondary A 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 more than 5.0 metres below the ground surface throughout the year.

### 9.5 Hydrology

No surface water bodies were identified on or within 250m 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 Very Low risk of surface water flooding. Very Low risk means that each year this area has a chance of flooding of less than 0.1%.

### 9.6.3 Groundwater Flooding

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

## 9.7 Environmentally Sensitive Sites and Ecological Protection Zones

The following Ecological Protection Zone (e.g. Local Nature Reserve) was identified within 250m of the site:

Table 3: Ecological Protection Zone identified within 250m of the site

Name	Direction	Distance
Sydenham Hill Wood and Fern Bank	W	124m

## 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 108.0mAOD.

## 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 250m 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. The nearest Tank was identified approximately 138m NW 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 250m 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 Licensed Discharge Consents were identified on or within 250m 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 building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them 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. An Asbestos survey is recommended.

## 9.27 Unexploded Ordnance

An Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report and should be considered depending on the site's location.

## 10 RELEVANT PLANNING HISTORY

London Borough of Lewisham's online planning portal was searched in an effort to identify any relevant planning applications. No relevant documents were identified for the site or within 25m of the site.

## 11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been taken from Google Maps, are presented in [Appendix 5](#).

## 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.







In addition, the potential for Made Ground to be present was considered to be a possibility.

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)
<b>13no. Residential Garages</b>	-	c.1964-76	Current (2025)	Onsite	0

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

-  Acids & Alkalis
-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents
-  Fuels & Fuel Oils
-  Heavy Metals
-  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

Potential groundwater receptors include the Secondary A Superficial and Bedrock Aquifer.

### 12.2.3 Potential Surface Water Receptors

There are no potential surface water receptors in the vicinity of the site.

### 12.2.4 Potential Ecological Receptors

Potential ecological receptors include the Sydenham Hill Wood and Fern Bank (LNR) located 124m W 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 13no. Residential Garages: i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Organic & Inorganic Compounds, PAHs, TPHs, TPHs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	<ul style="list-style-type: none"> <li>• Ingestion of soils, garden vegetables and dust</li> <li>• Ingestion of contaminated drinking water</li> <li>• Dermal absorption</li> <li>• Inhalation of dusts and vapours indoors and outdoors</li> <li>• Migration of ground gases and vapours into properties</li> </ul>					Leaching in the unsaturated zone & diffusion in the saturated zone		<ul style="list-style-type: none"> <li>• Overland run-off</li> <li>• Drainage channels</li> <li>• Base flow</li> </ul>	<ul style="list-style-type: none"> <li>• Direct contact via absorption and ingestion;</li> <li>• Inhalation</li> </ul>	<ul style="list-style-type: none"> <li>• Migration of ground gases and vapours through the unsaturated zone</li> <li>• Attack on water supply service pipes</li> </ul>	
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER Secondary A Aquifers	SURFACE WATER None	ECOLOGICAL LNR 124m W	ON SITE PROPERTY Buildings and Services	
Potential Hazards	<ul style="list-style-type: none"> <li>• Adverse health effects</li> <li>• Injury/</li> <li>• Death</li> </ul>	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	<ul style="list-style-type: none"> <li>• Adverse health effects</li> <li>• Injury/</li> <li>• Death</li> </ul>	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	<ul style="list-style-type: none"> <li>• Adverse health effects</li> <li>• Injury/</li> <li>• Death</li> </ul>	Explosion/ Methane build-up in confined spaces	Degradation of groundwater quality	<ul style="list-style-type: none"> <li>• Degradation of surface water quality</li> <li>• Ecological impacts</li> </ul>	Degradation of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	Yes	No
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)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Improbable (1)
RISK	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Low to Moderate (6)	Very Low (3)
POTENTIALLY SIGNIFICANT?	YES	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO

### 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 were identified on site. As the proposal is to introduce a residential dwelling, with assumed areas of soft landscaping, it is possible that human health receptors (i.e. future occupiers of the dwellings) could be exposed to any potential contamination via direct contact 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 potentially contaminative land uses were identified on site, it is considered that any potential risks can be satisfactorily mitigated by Construction Workers implementing standard health and safety measures (as described in [Section 15.3](#)) as required by CDM regulations.

PPL1b and PPL1d are concerned with the risk of injury/death of future occupiers, construction workers 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 and PPL1d are considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Movable Coal, Petrol Stations etc.) were identified on or in the vicinity of the site.

#### 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 Residential Garages were identified onsite, 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, Movable Coal, Petrol Stations etc.) were identified on the site.

#### 13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of degradation 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. Although the site is underlain by Secondary A Aquifers, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact groundwater receptors.

#### 13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of degradation 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 as no surface water bodies were identified on or within 250m of the site.



### 13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of degradation of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant. Although Sydenham Hill Wood and Fern Bank (LNR) is located 124m W from the site, it is considered unlikely that any contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact this ecological receptor.

### 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 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 unlikely 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 redevelopment of the site.

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 potentially contaminative land uses (PCLUs) have included 13no. Residential Garages. No offsite PCLUs were identified in the search.

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
<b>On-Site Human Health</b> (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
<b>On-Site Human Health</b> (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
<b>Off-Site Human Health</b>	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
<b>Groundwater</b>	Percolation/Leaching	Adverse groundwater quality	No	Very Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
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	No	Very Low

## 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 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 – SITE LOCATION PLAN



## 18 APPENDIX 2 – HISTORICAL MAPS

**Site Details:**

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

**Map date:** 1863

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1863  
Revised 1863  
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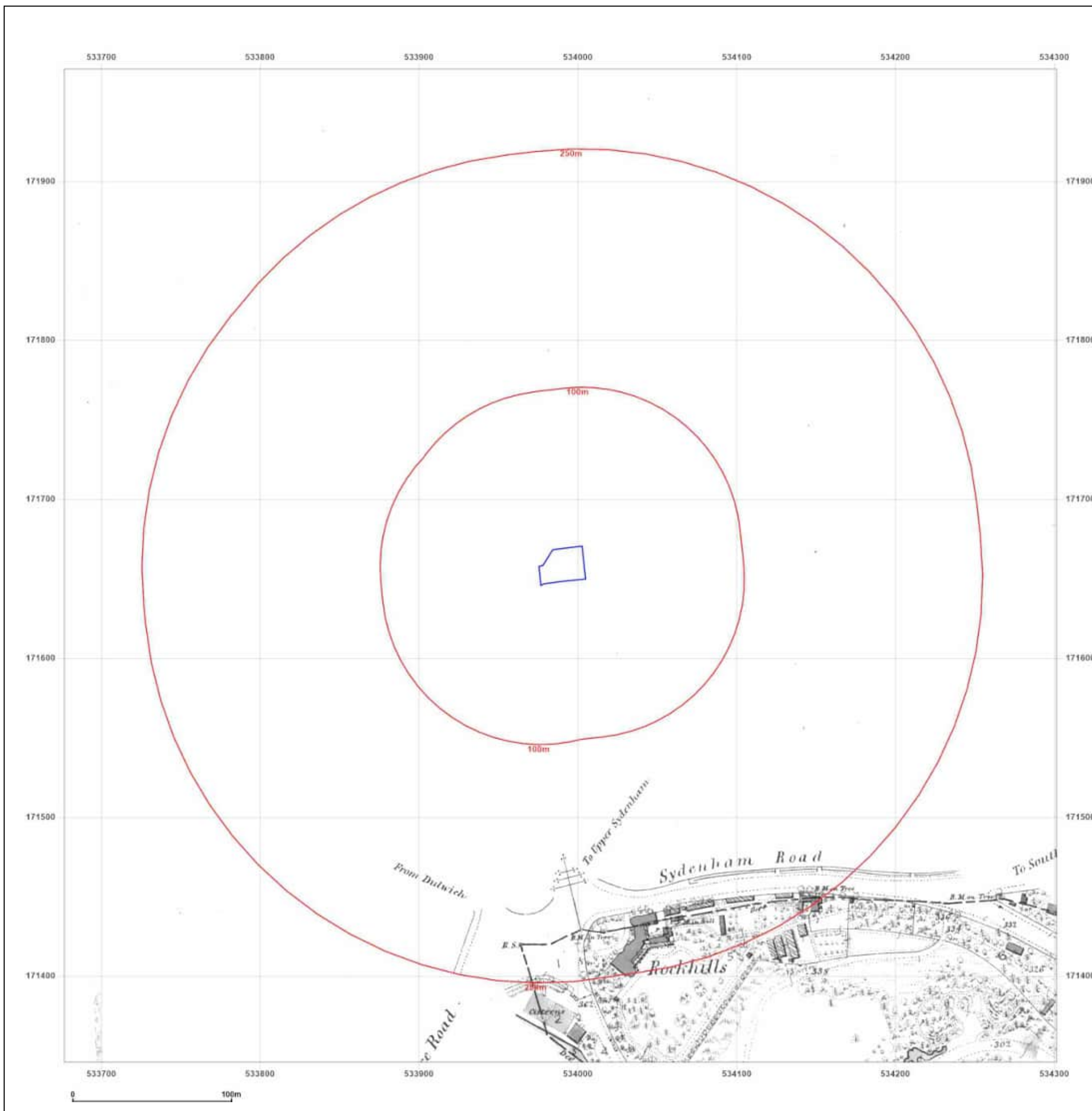


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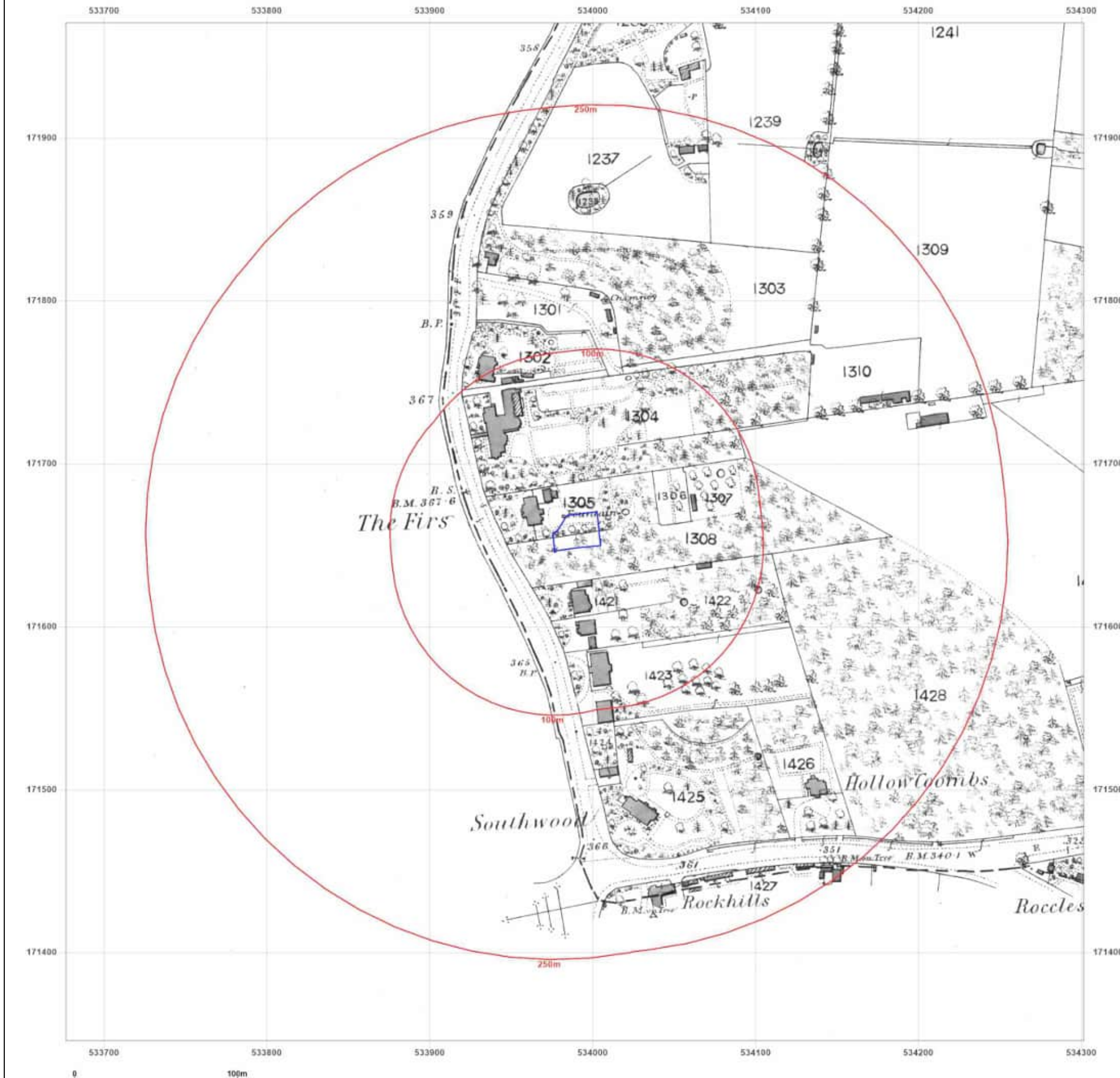


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**Map Name:** County Series

**Map date:** 1875

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**Map Name:** 1056 Scale Town Plan

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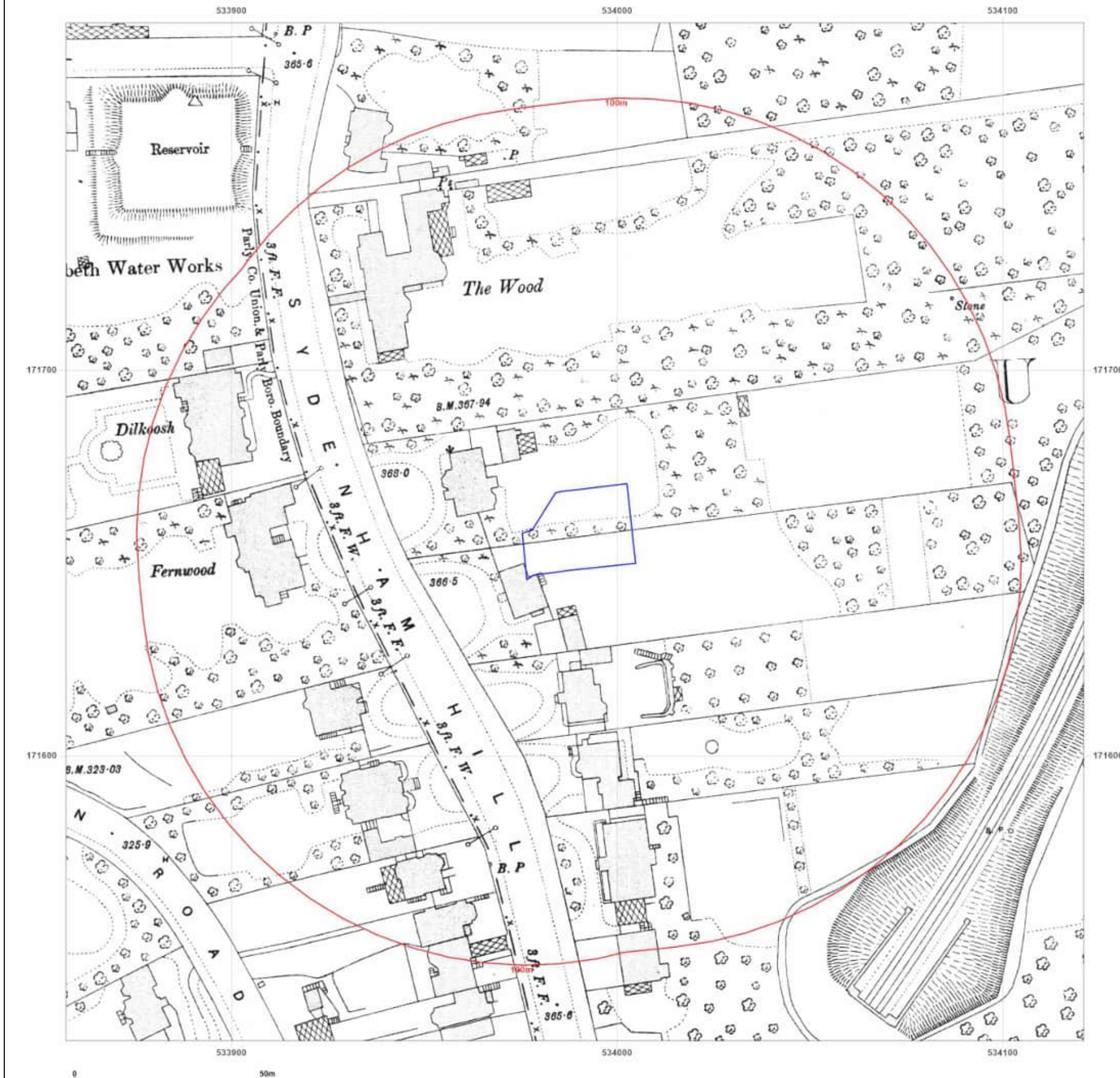


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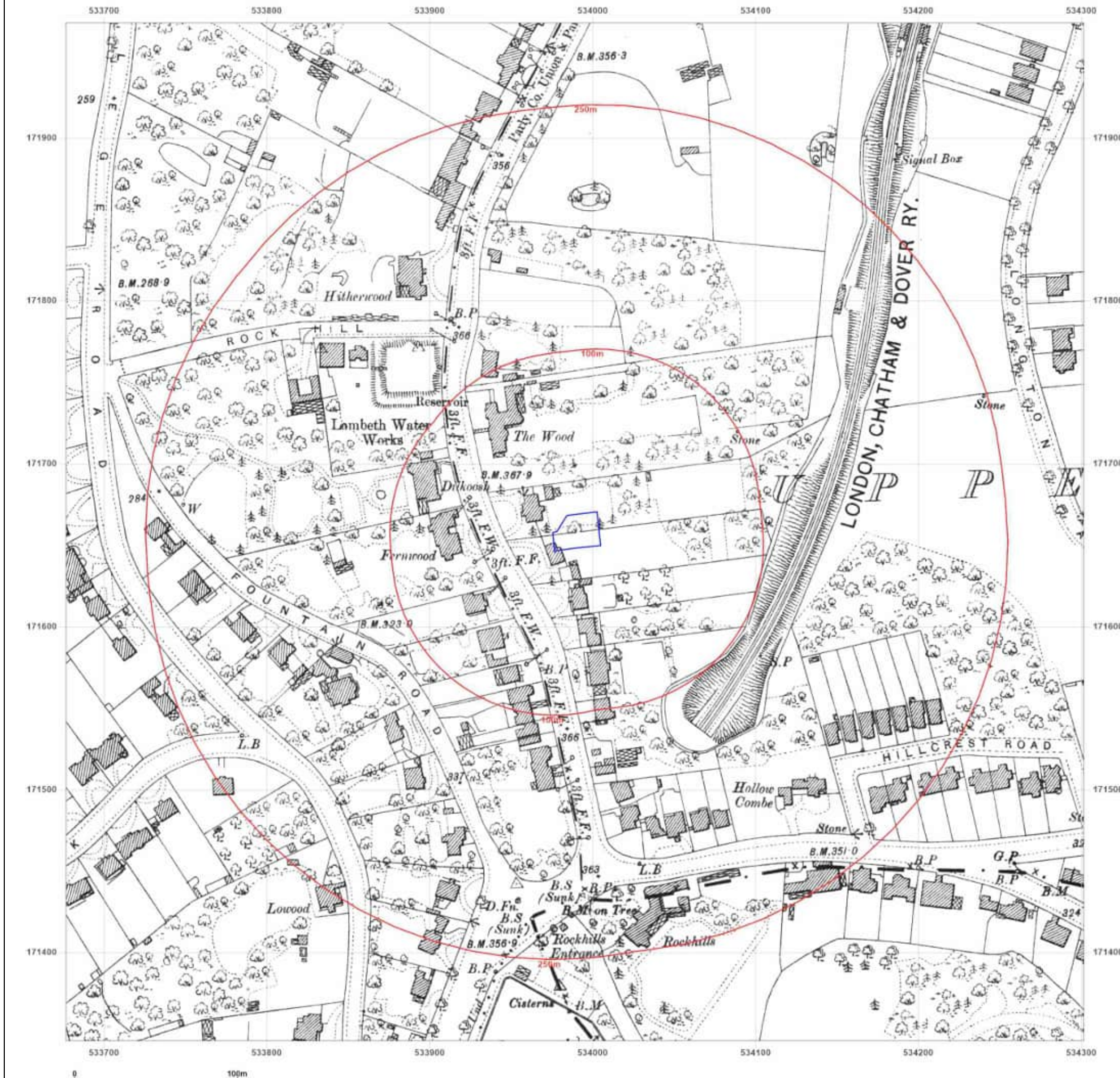


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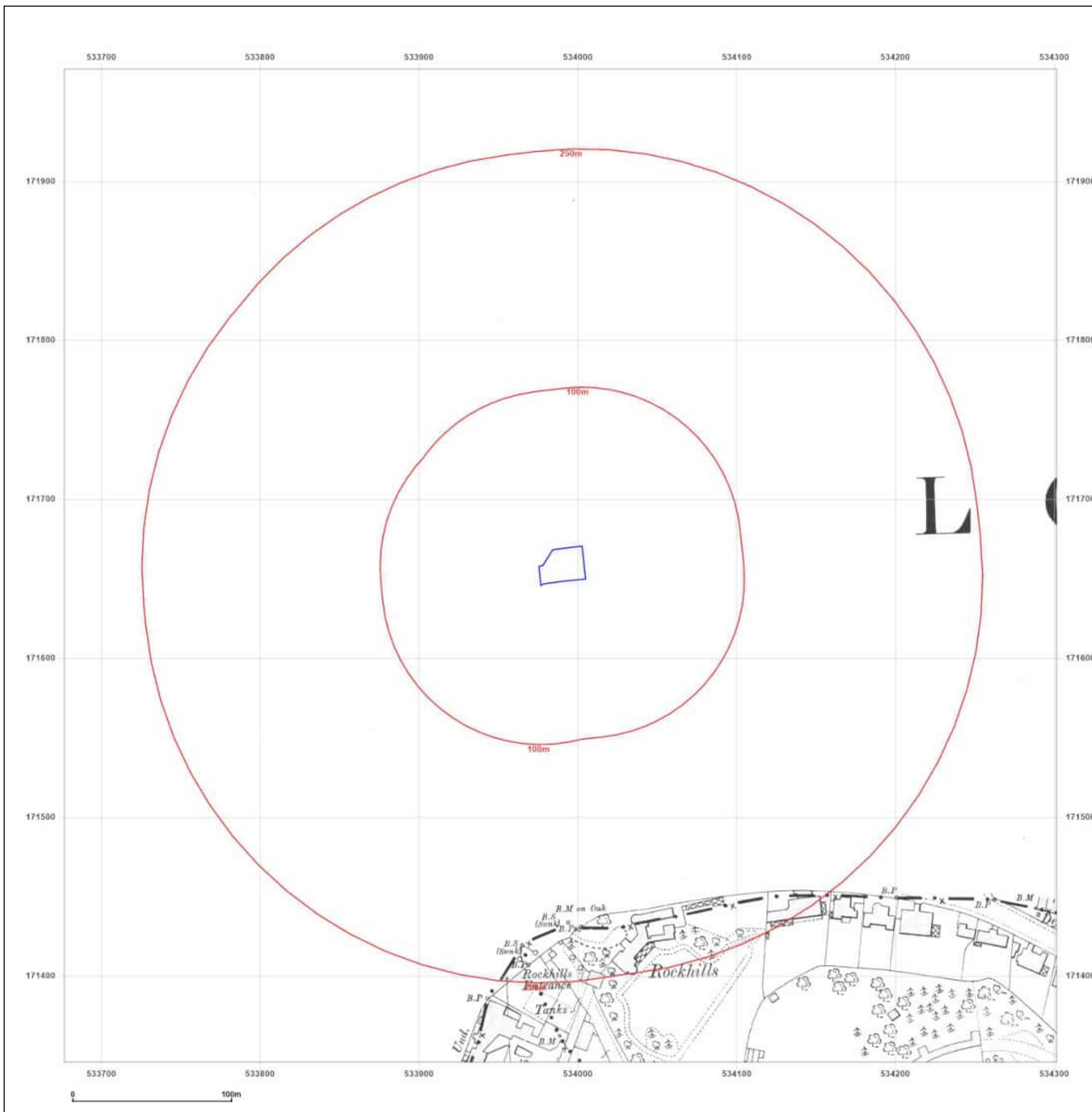


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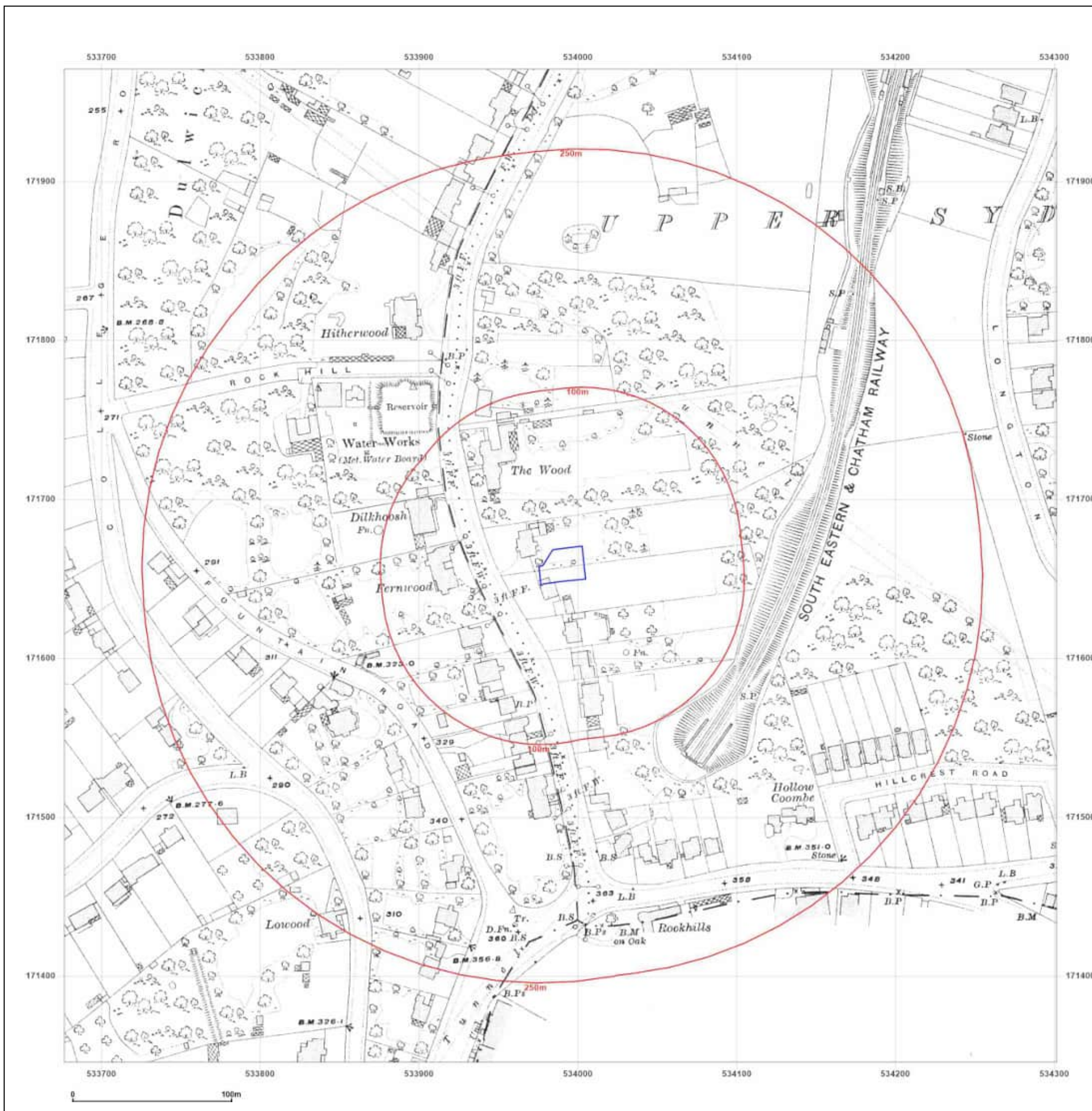


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**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1951

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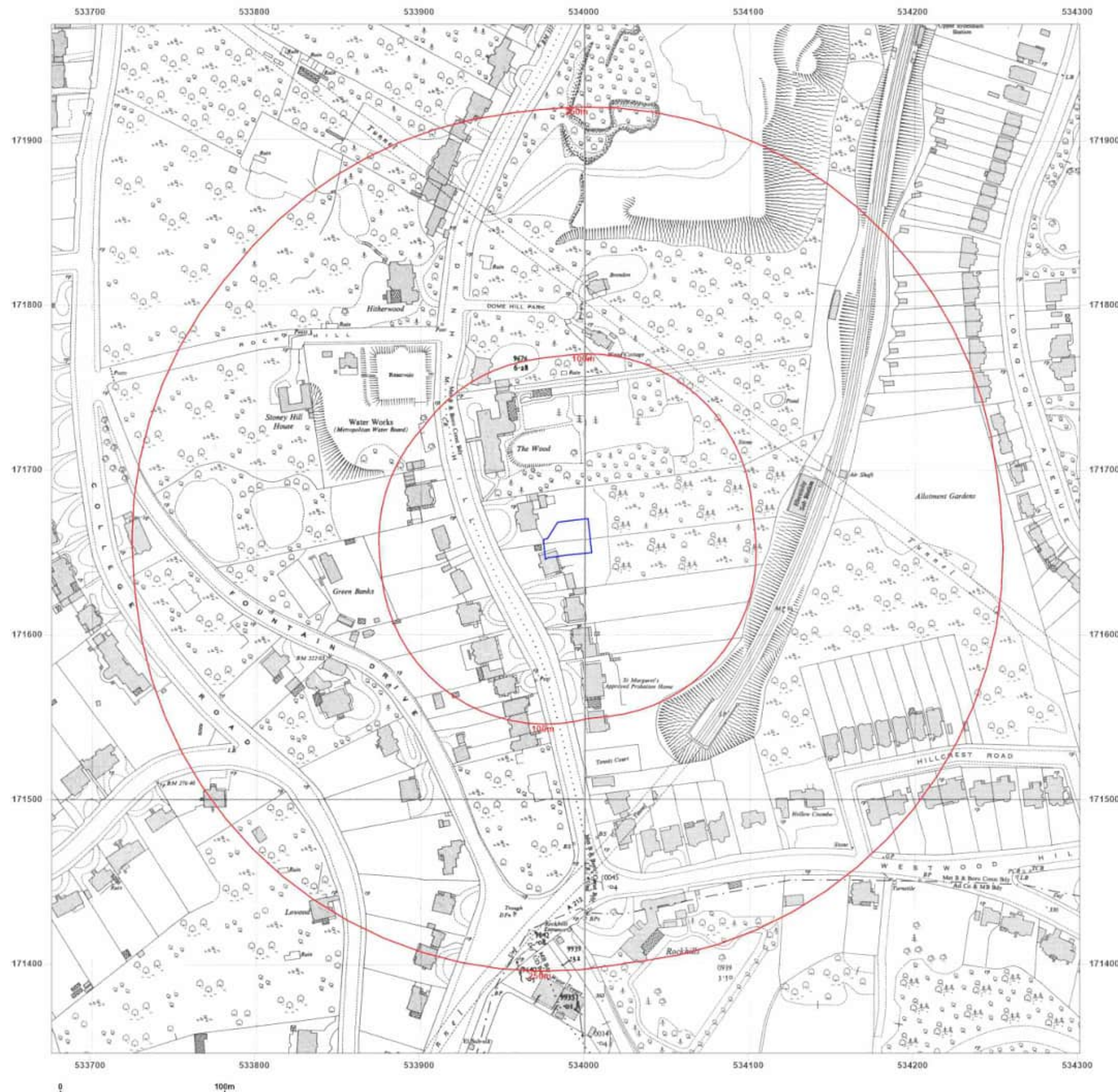


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**Scale:** 1:1,250

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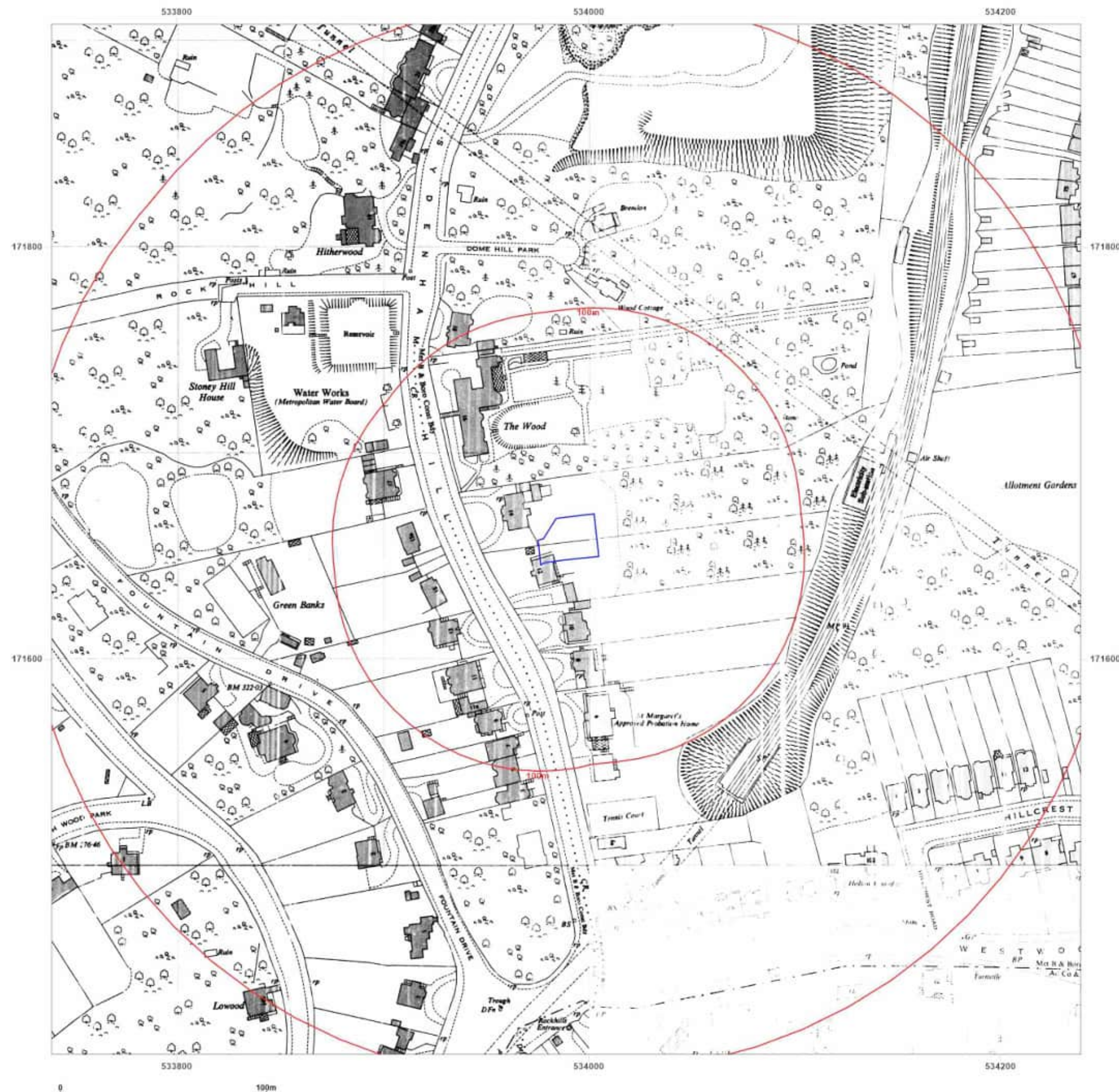


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#### Site Details:

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1956

**Scale:** 1:1,250

**Printed at:** 1:2,000



Surveyed 1951  
Revised 1956  
Edition N/A  
Copyright N/A  
Levelled 1954

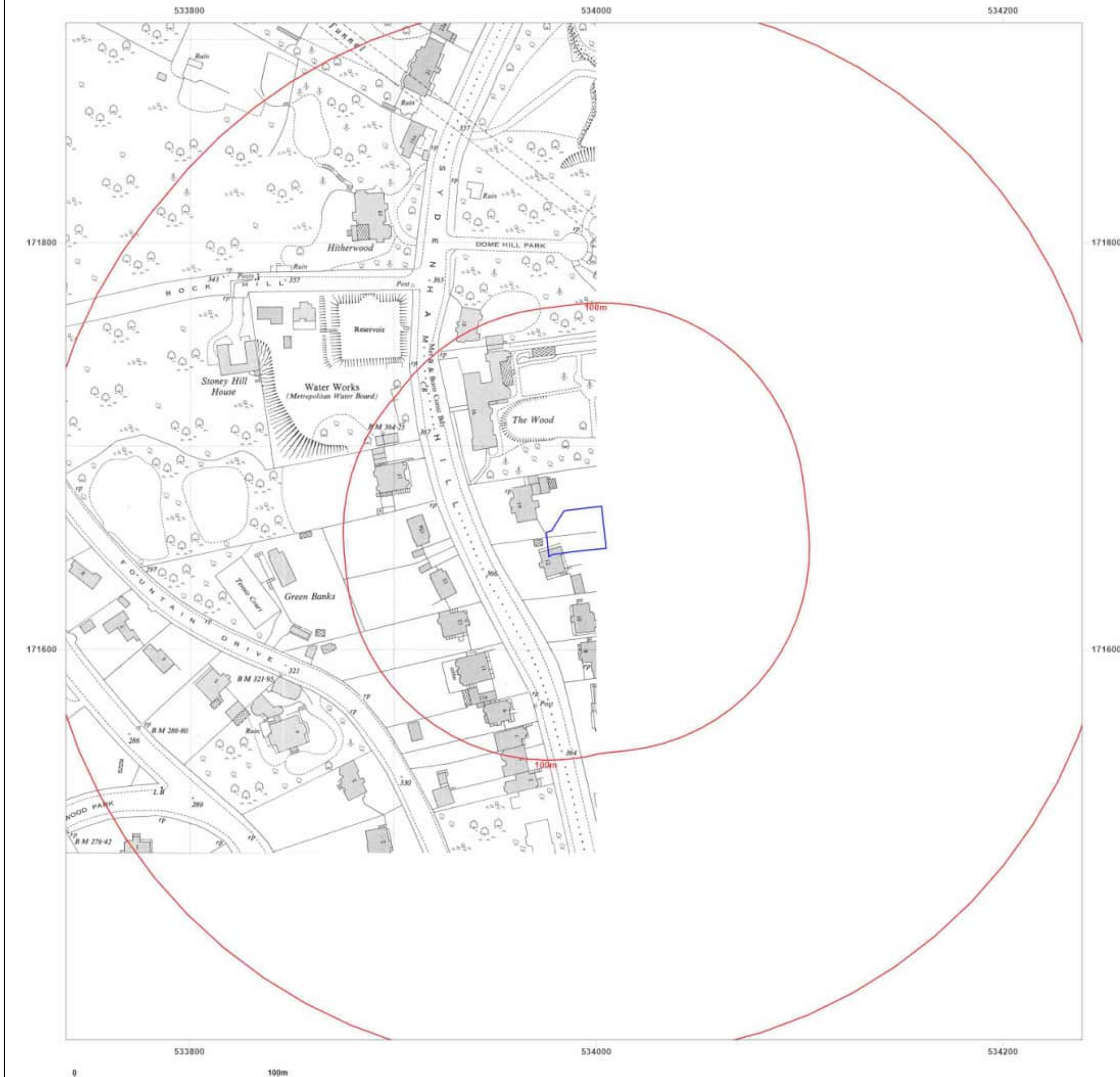


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**Site Details:**

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1957

**Scale:** 1:1,250

**Printed at:** 1:2,000



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

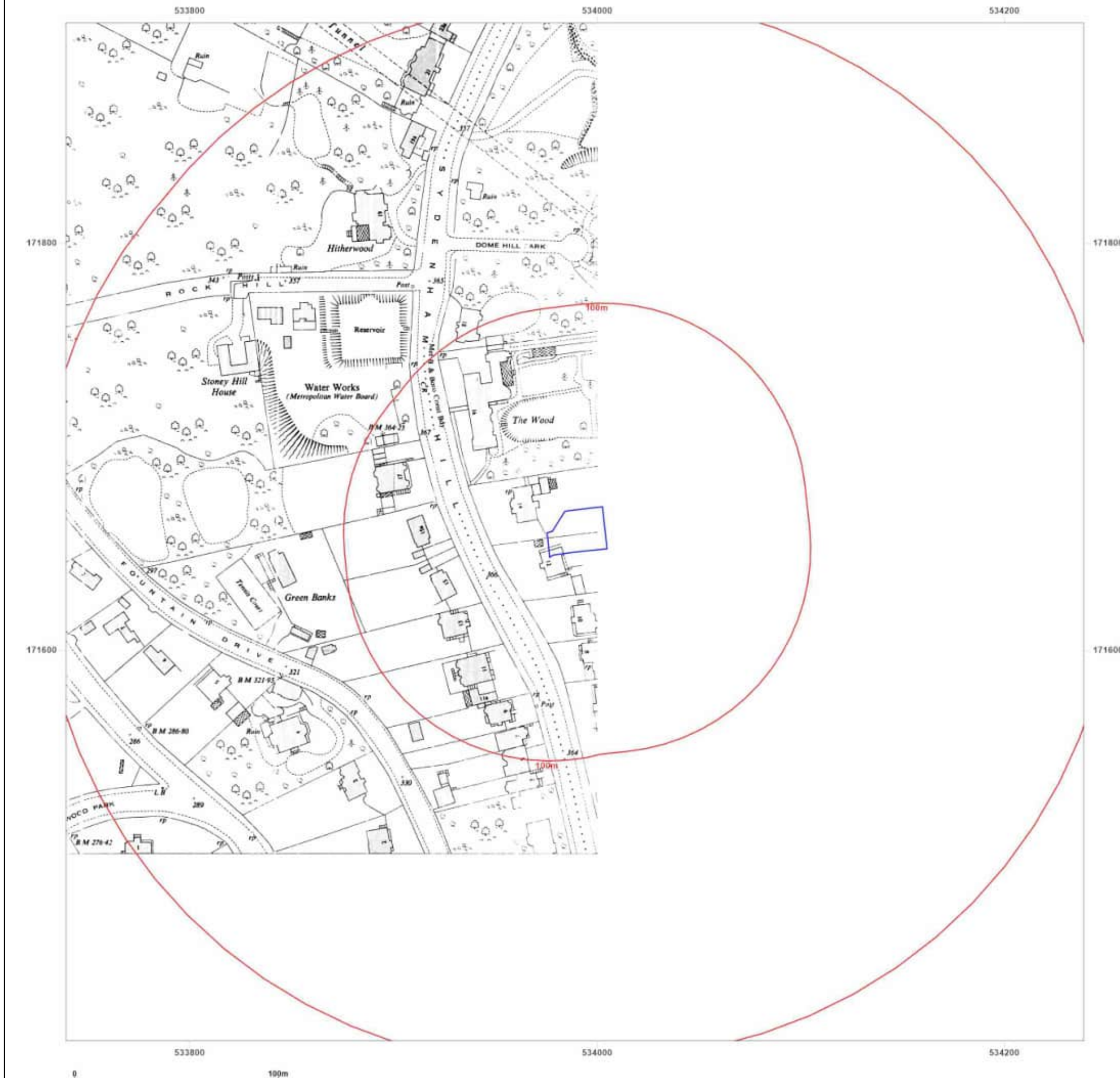


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#### Site Details:

Garages Adj 1 Bluebell Close,  
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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1960

**Scale:** 1:2,500

**Printed at:** 1:2,500



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

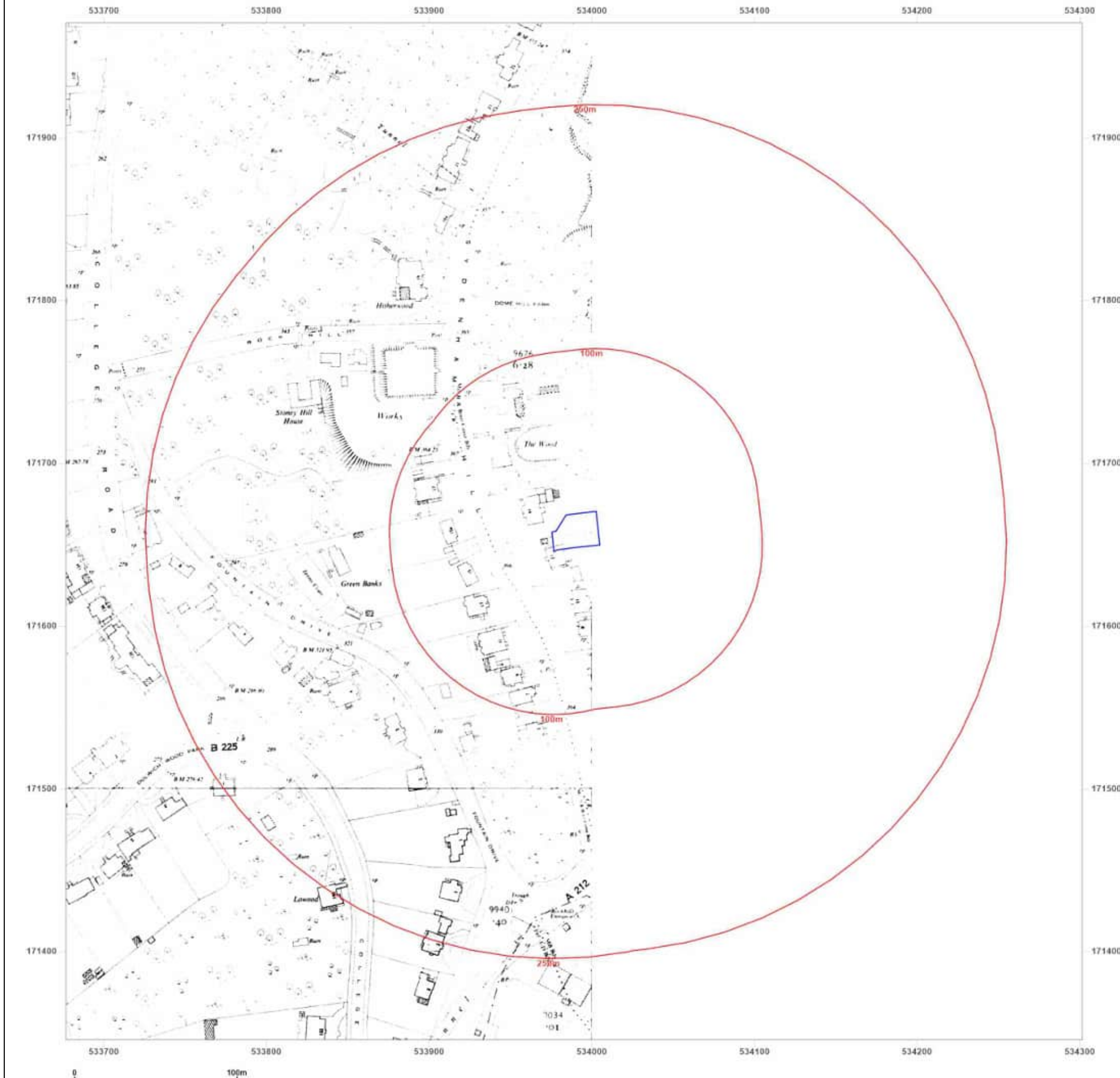


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1960

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1958  
Revised 1958  
Edition 1960  
Copyright 1960  
Levelled 1954

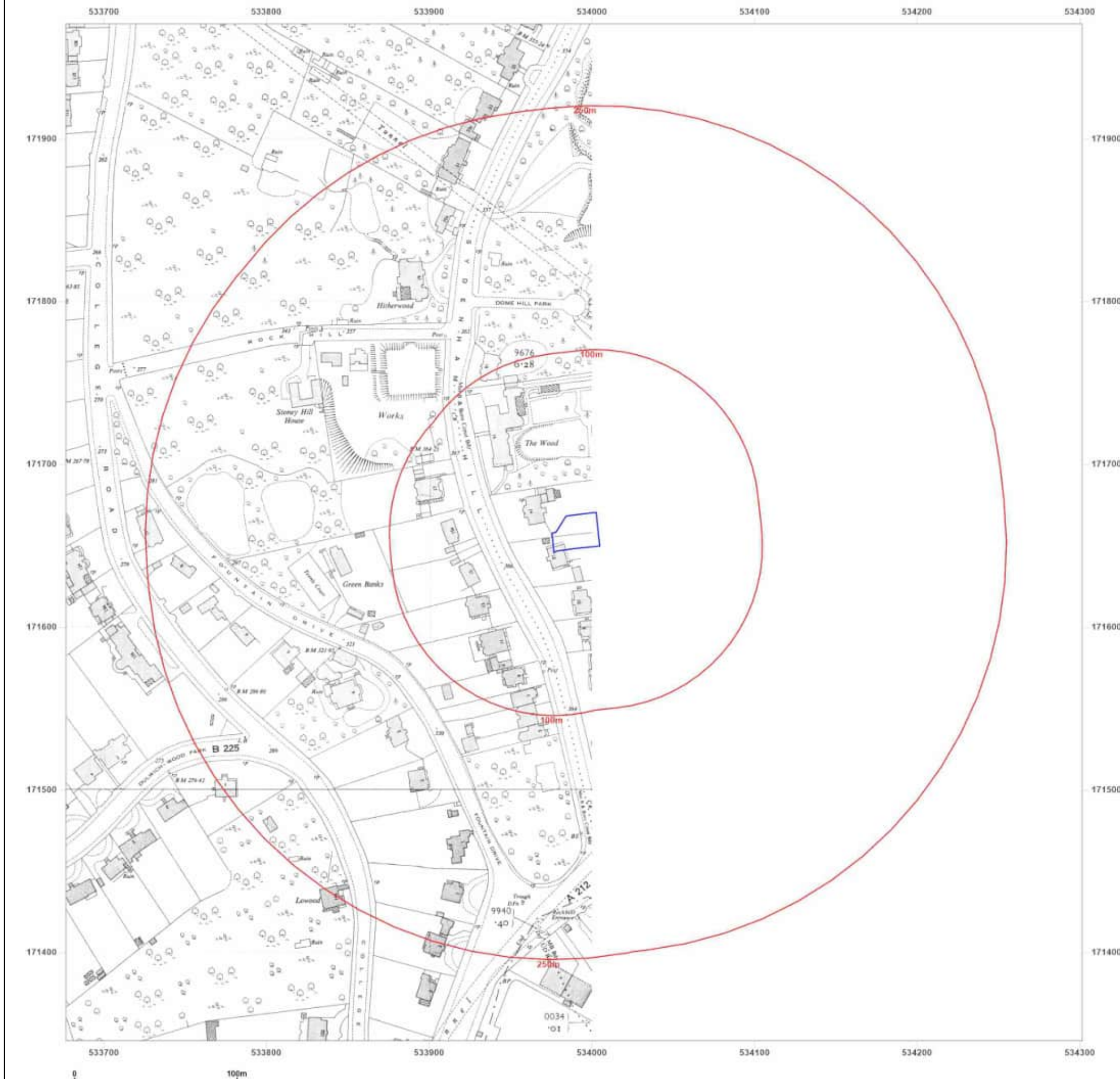


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1964-1969

**Scale:** 1:1,250

**Printed at:** 1:2,000



Surveyed 1951  
Revised 1963  
Edition N/A  
Copyright 1964  
Levelled 1954

Surveyed 1951  
Revised 1968  
Edition N/A  
Copyright 1969  
Levelled 1954

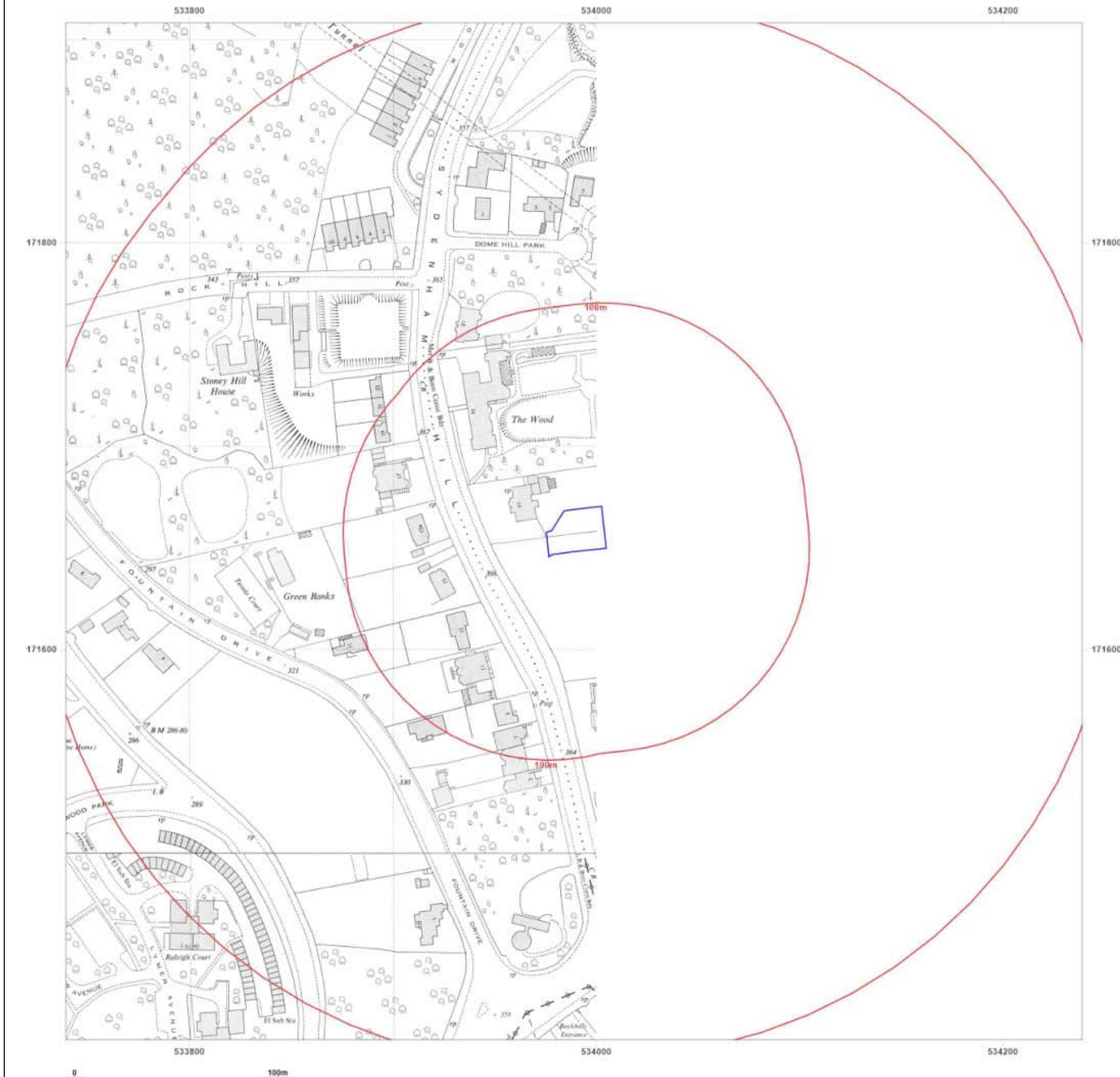


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1966-1971

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1968  
Revised 1968  
Edition N/A  
Copyright 1971  
Levelled 1954

Surveyed 1957  
Revised 1957  
Edition N/A  
Copyright 1966  
Levelled 1954

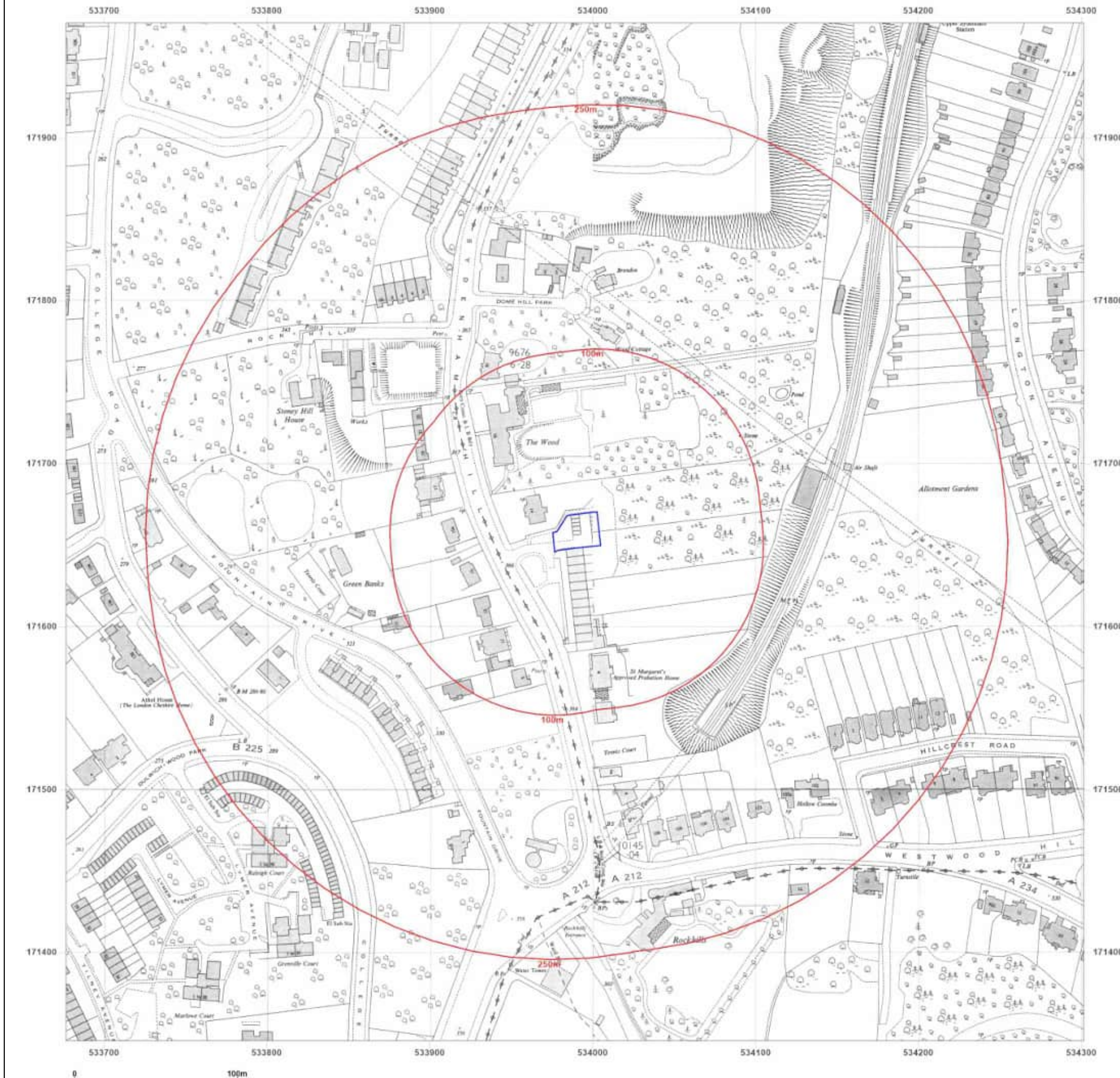


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1971

**Scale:** 1:2,500

**Printed at:** 1:2,500



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

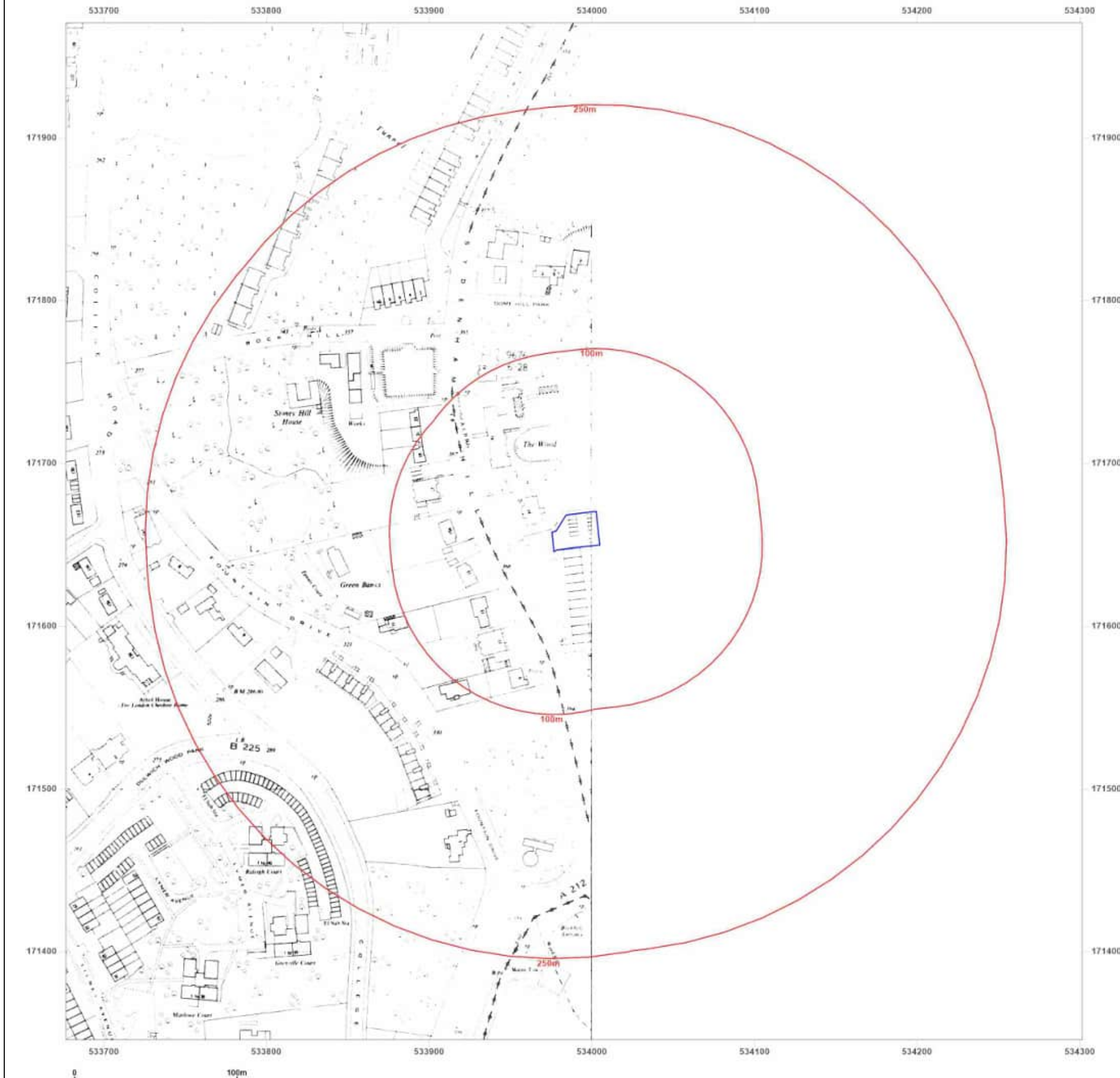


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1971-1976

**Scale:** 1:1,250

**Printed at:** 1:2,000



Surveyed 1951  
Revised 1971  
Edition N/A  
Copyright 1972  
Levelled 1954

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

Surveyed 1951  
Revised 1975  
Edition N/A  
Copyright 1976  
Levelled 1954

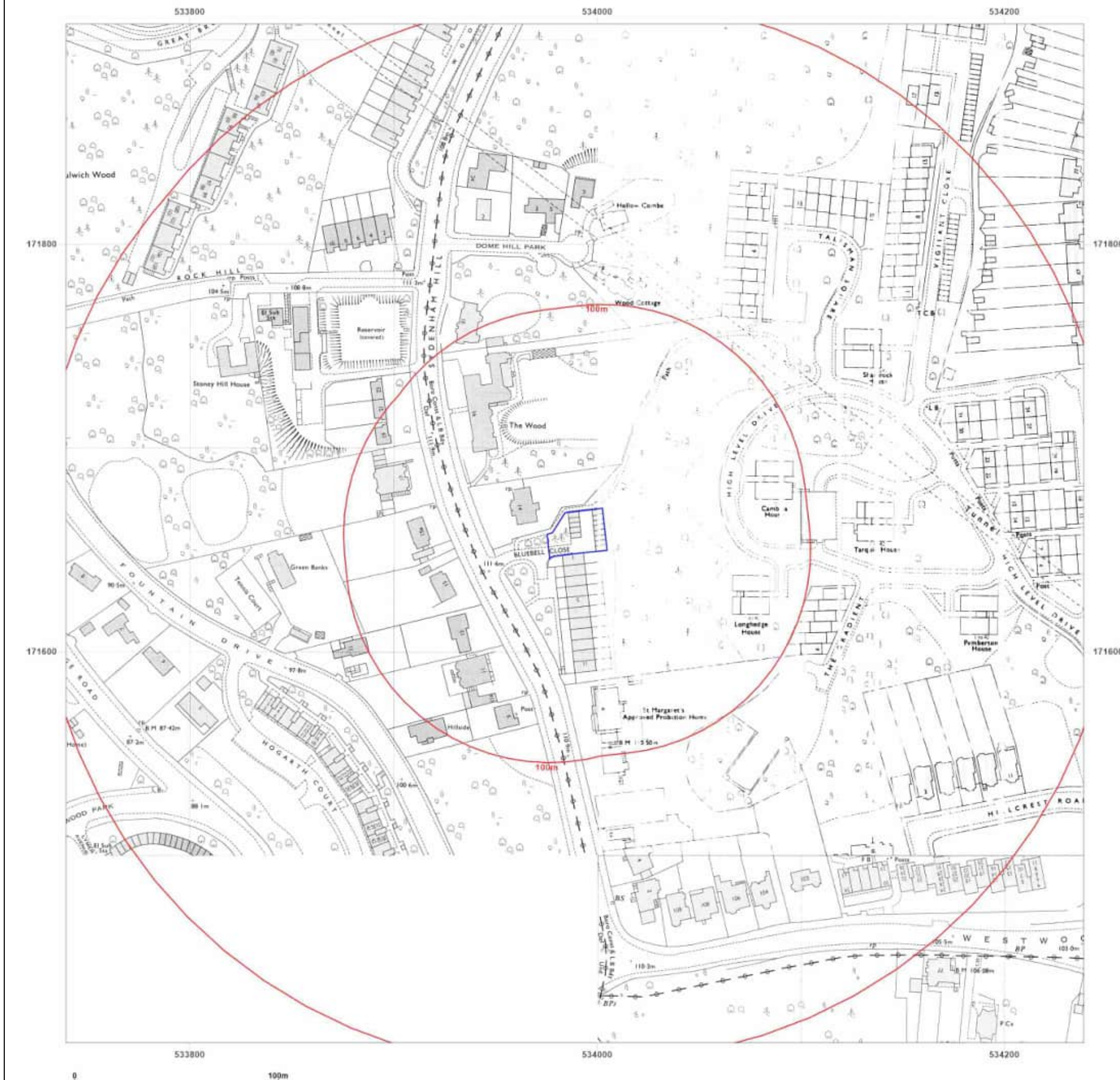


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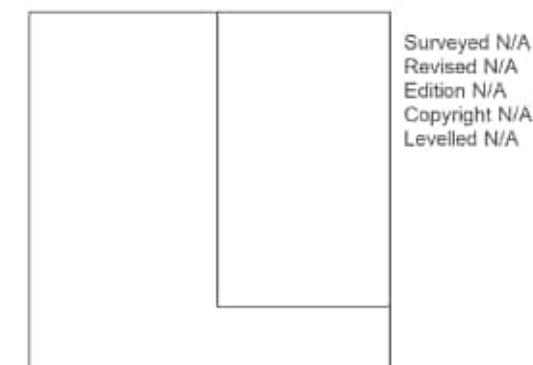
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Report Ref: GS-D95-KPA-3AP-VTR  
Grid Ref: 533989, 171658

Map Name: National Grid

Map date: 1977

Scale: 1:1,250

Printed at: 1:2,000

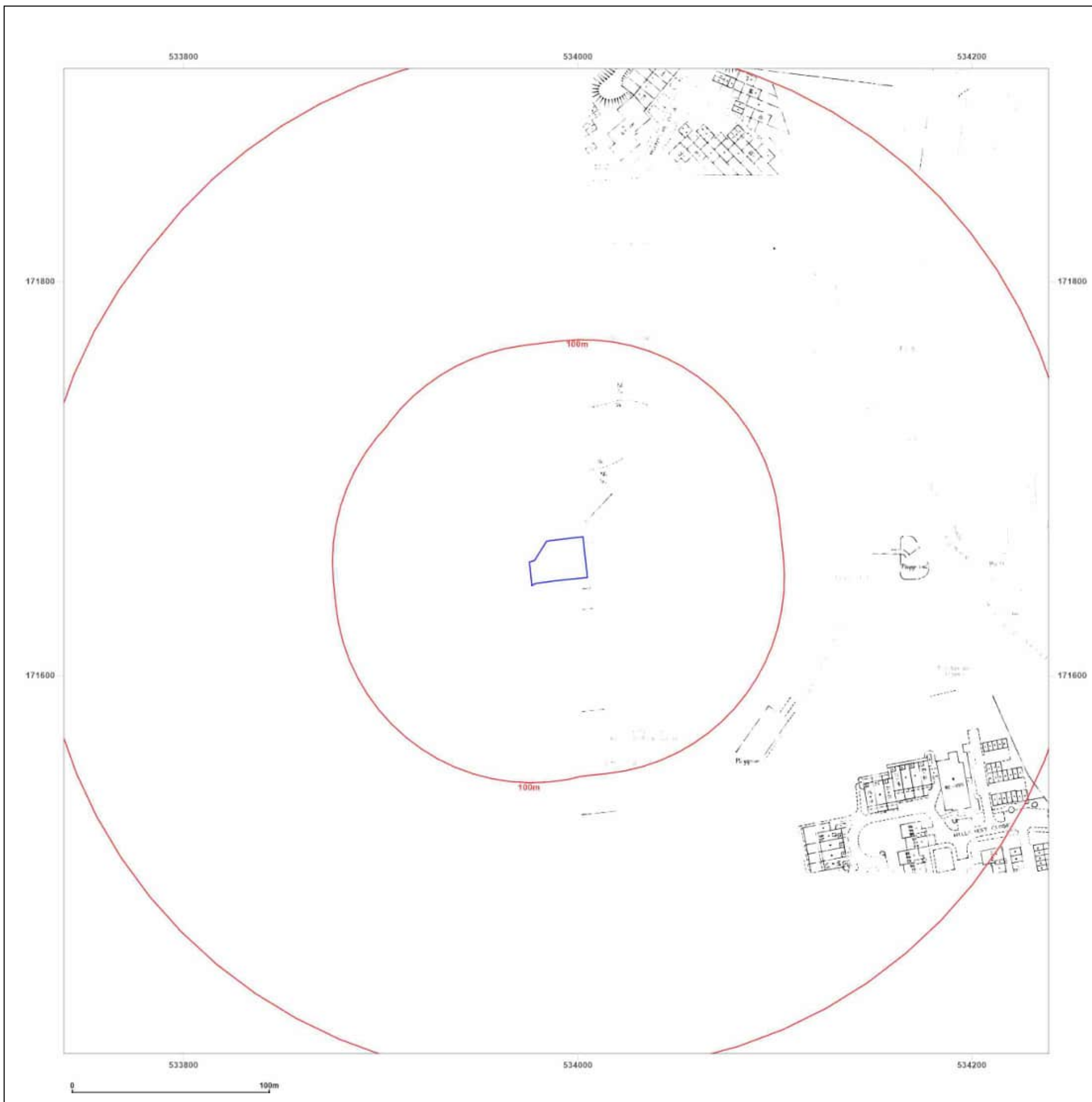


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1985-1987

**Scale:** 1:1,250

**Printed at:** 1:2,000



Surveyed 1978  
Revised 1987  
Edition N/A  
Copyright 1987  
Levelled 1978

Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1985  
Levelled 1978

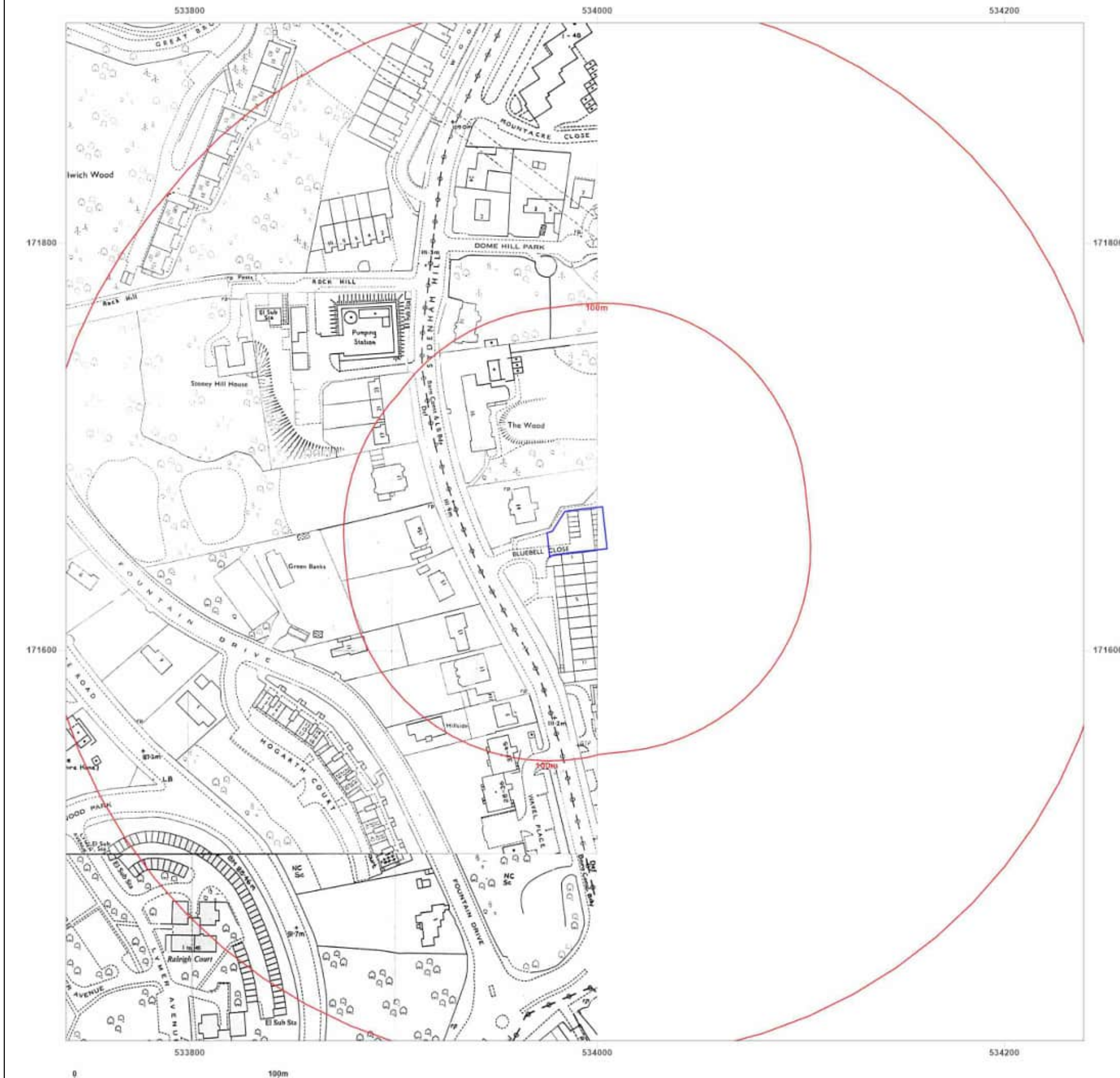


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1991

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Revised N/A  
Edition N/A  
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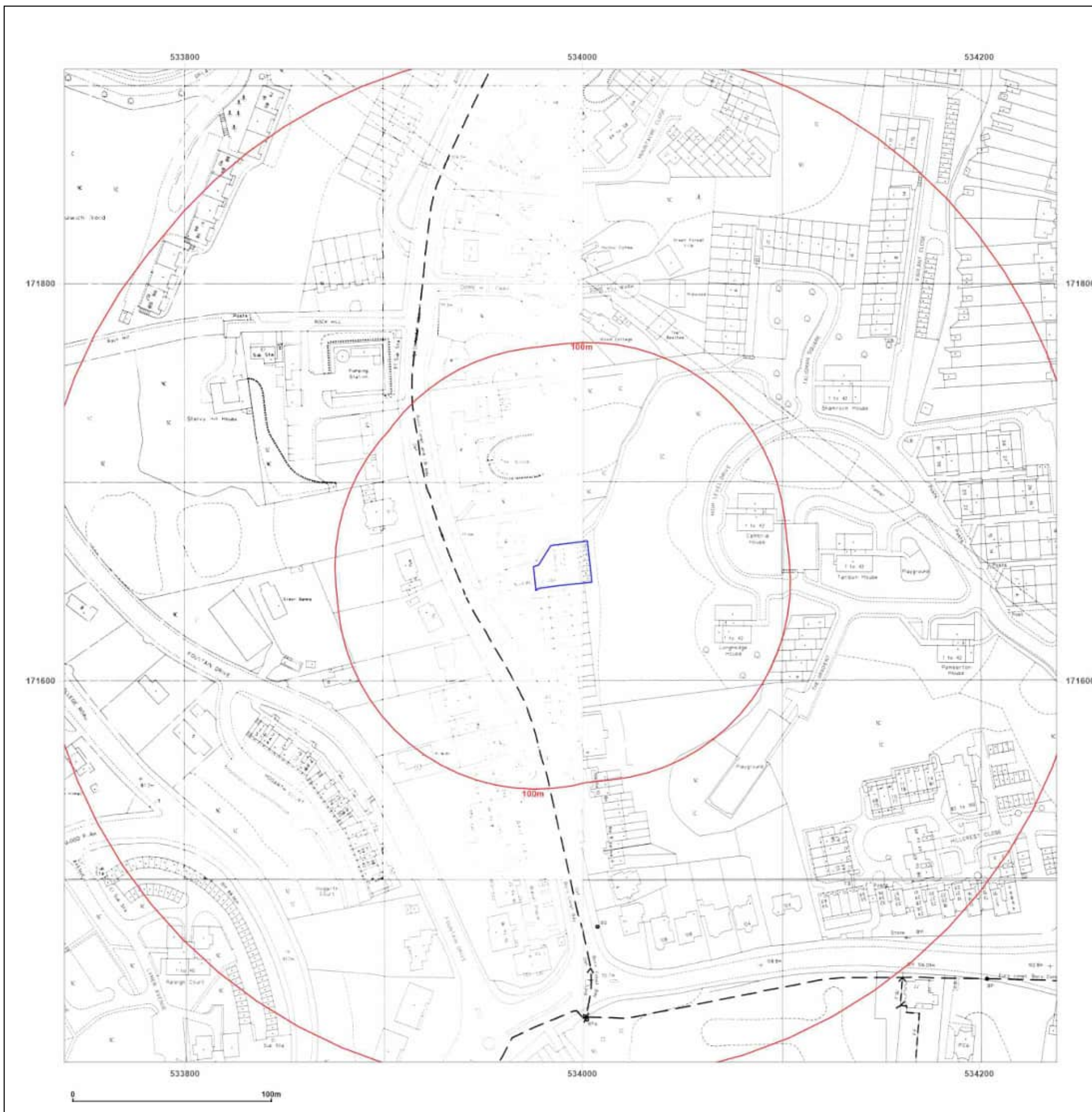


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1991

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Revised 1991  
Edition N/A  
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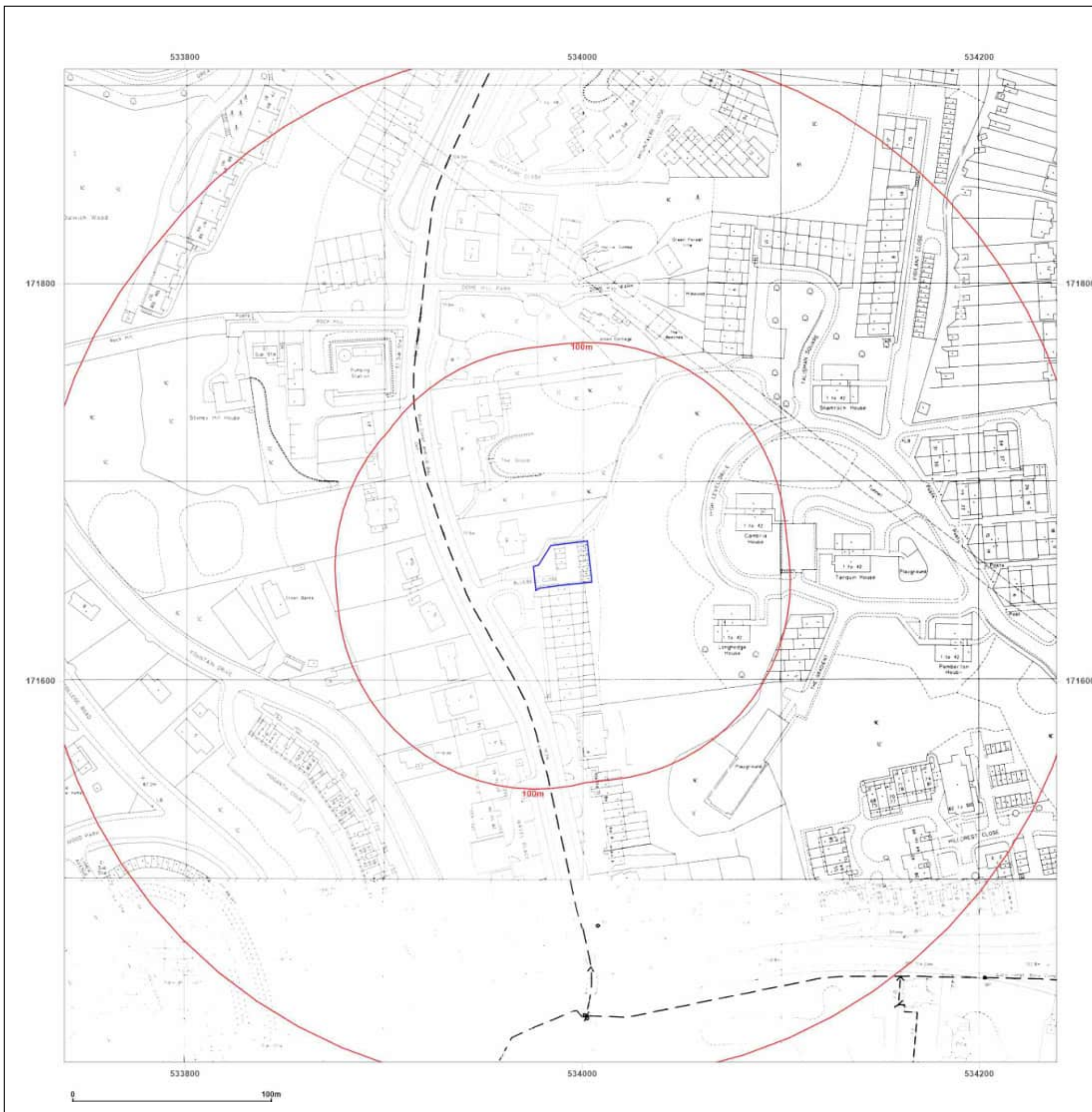


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250

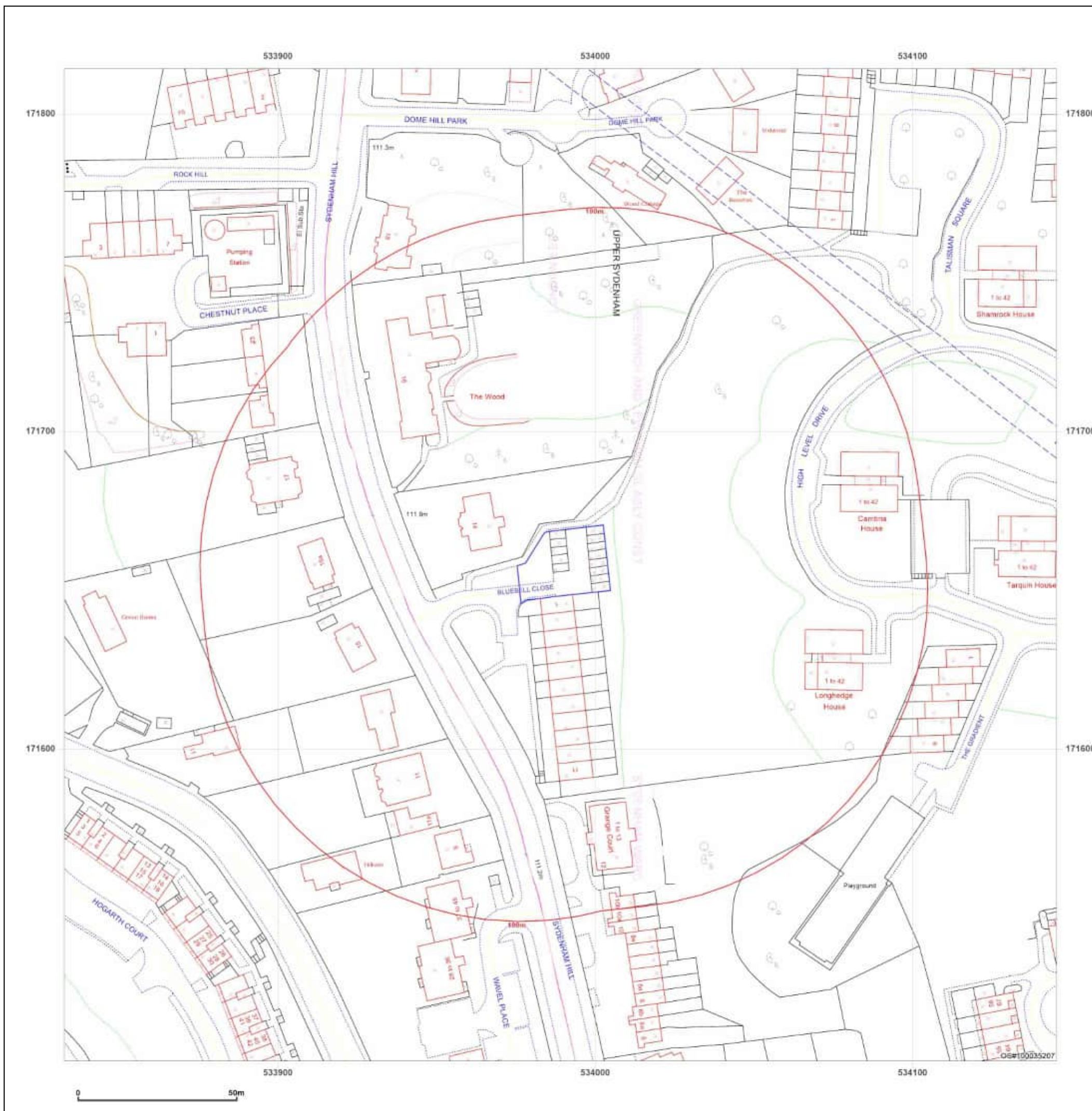


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Site Details:

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SE26 6SN

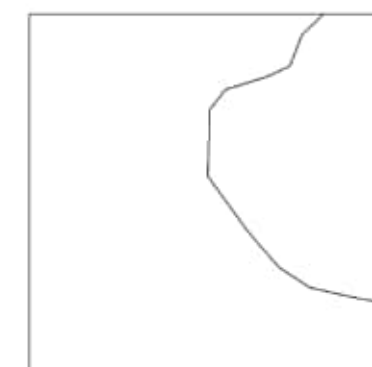
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Report Ref: GS-D95-KPA-3AP-VTR  
Grid Ref: 533989, 171658

Map Name: County Series

Map date: 1863

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1863  
Revised 1863  
Edition N/A  
Copyright N/A  
Levelled N/A

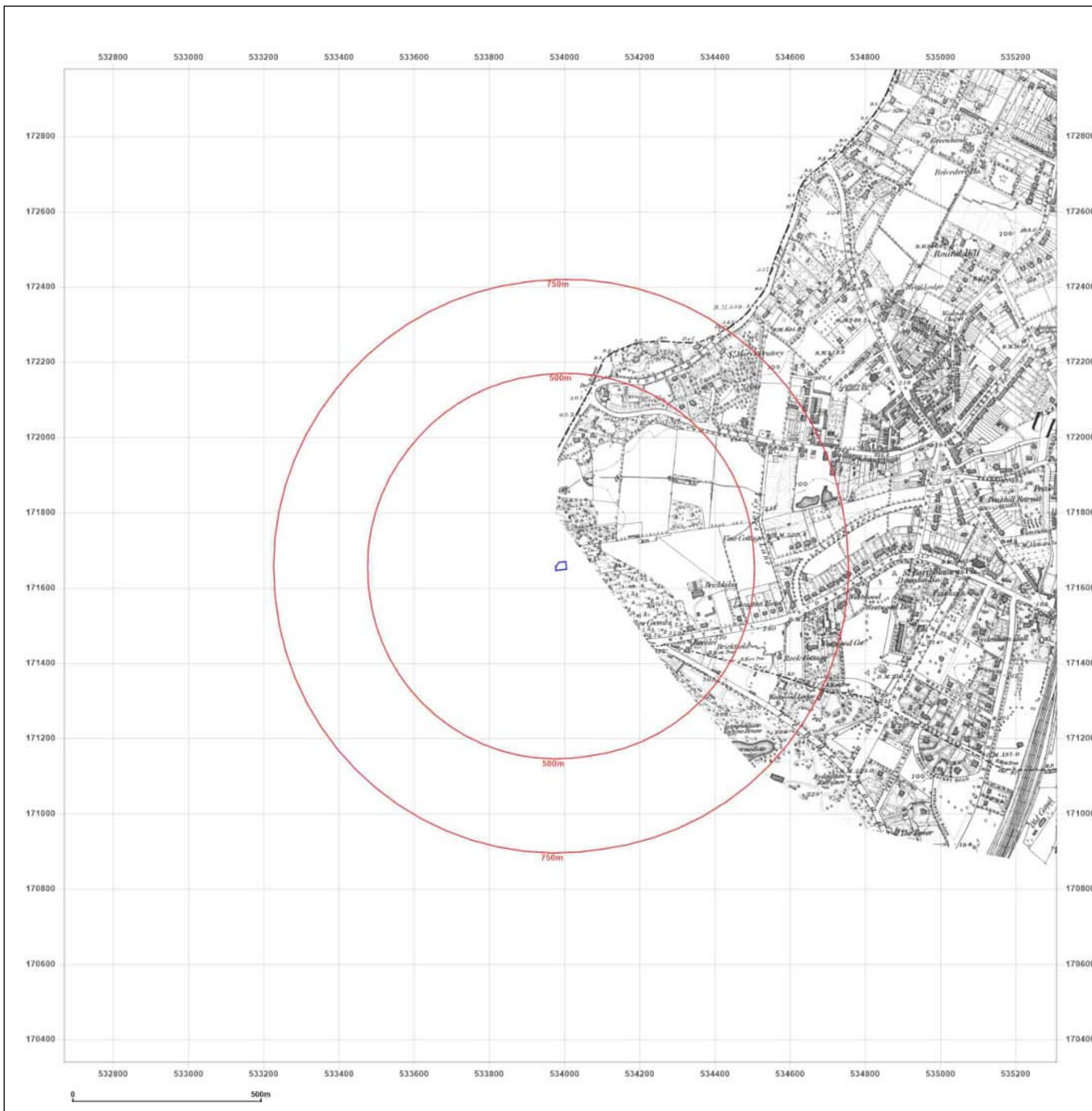


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

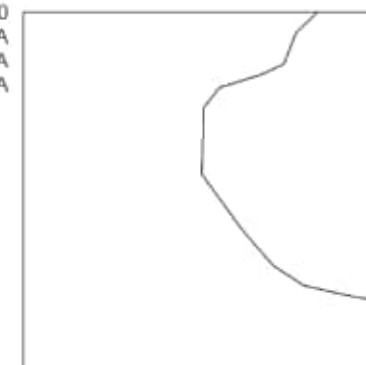
**Map date:** 1870

**Scale:** 1:10,560

**Printed at:** 1:10,560



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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

**Map date:** 1894

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1869  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1870  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

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

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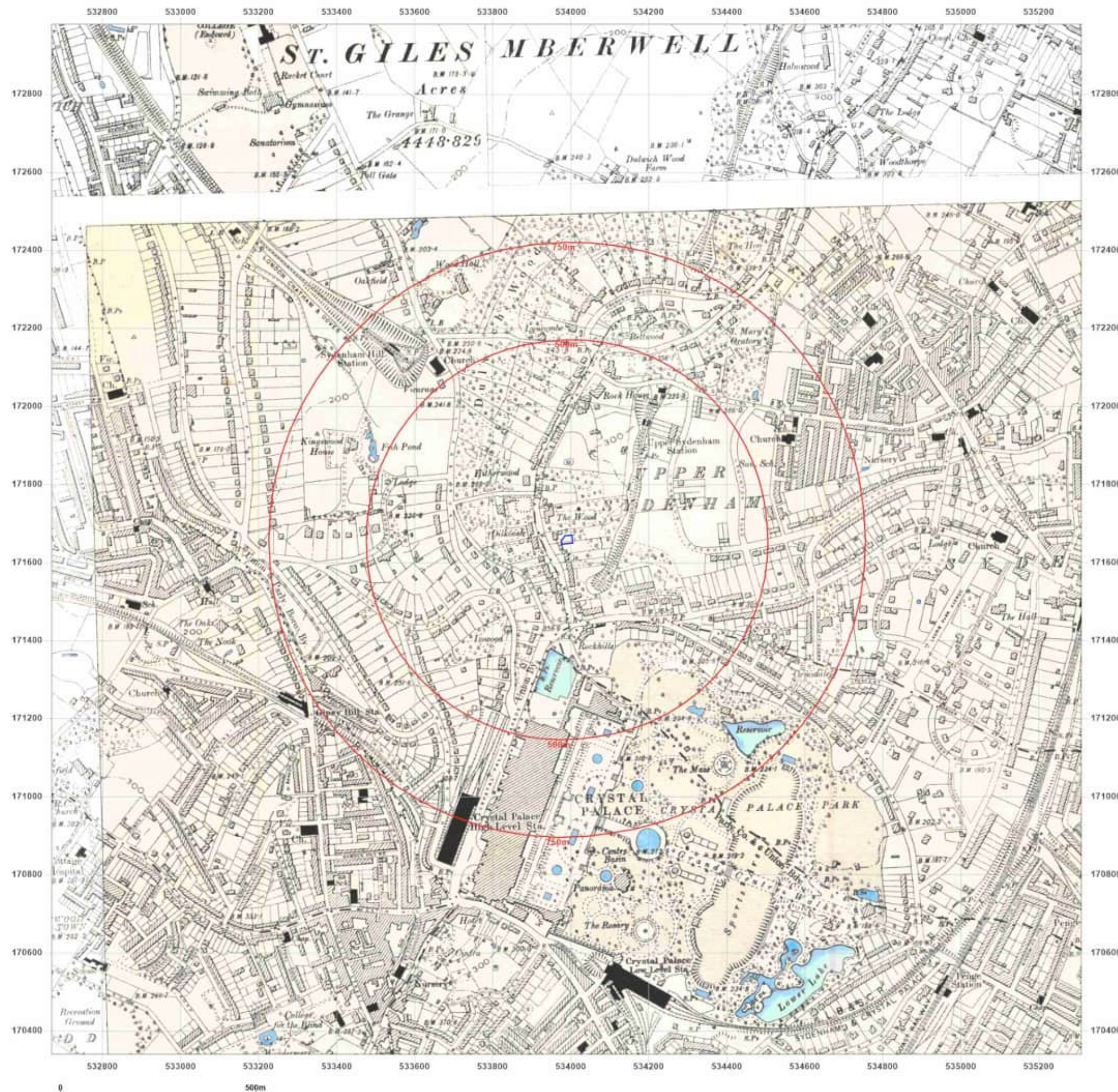


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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

Map Name: County Series

Map date: 1894

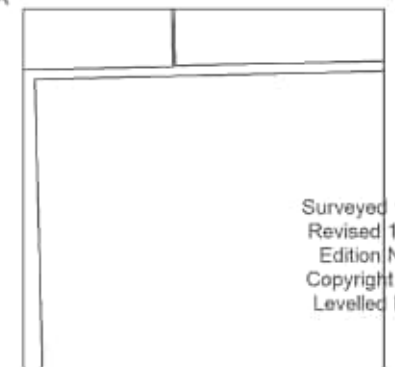
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Printed at: 1:10,560



Surveyed 1869  
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Surveyed 1868  
Revised 1894  
Edition N/A  
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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

**Map date:** 1894-1895

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1894  
Revised 1894  
Edition N/A  
Copyright N/A  
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Surveyed 1894  
Revised 1894  
Edition N/A  
Copyright N/A  
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Surveyed 1868  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1862  
Revised 1895  
Edition N/A  
Copyright N/A  
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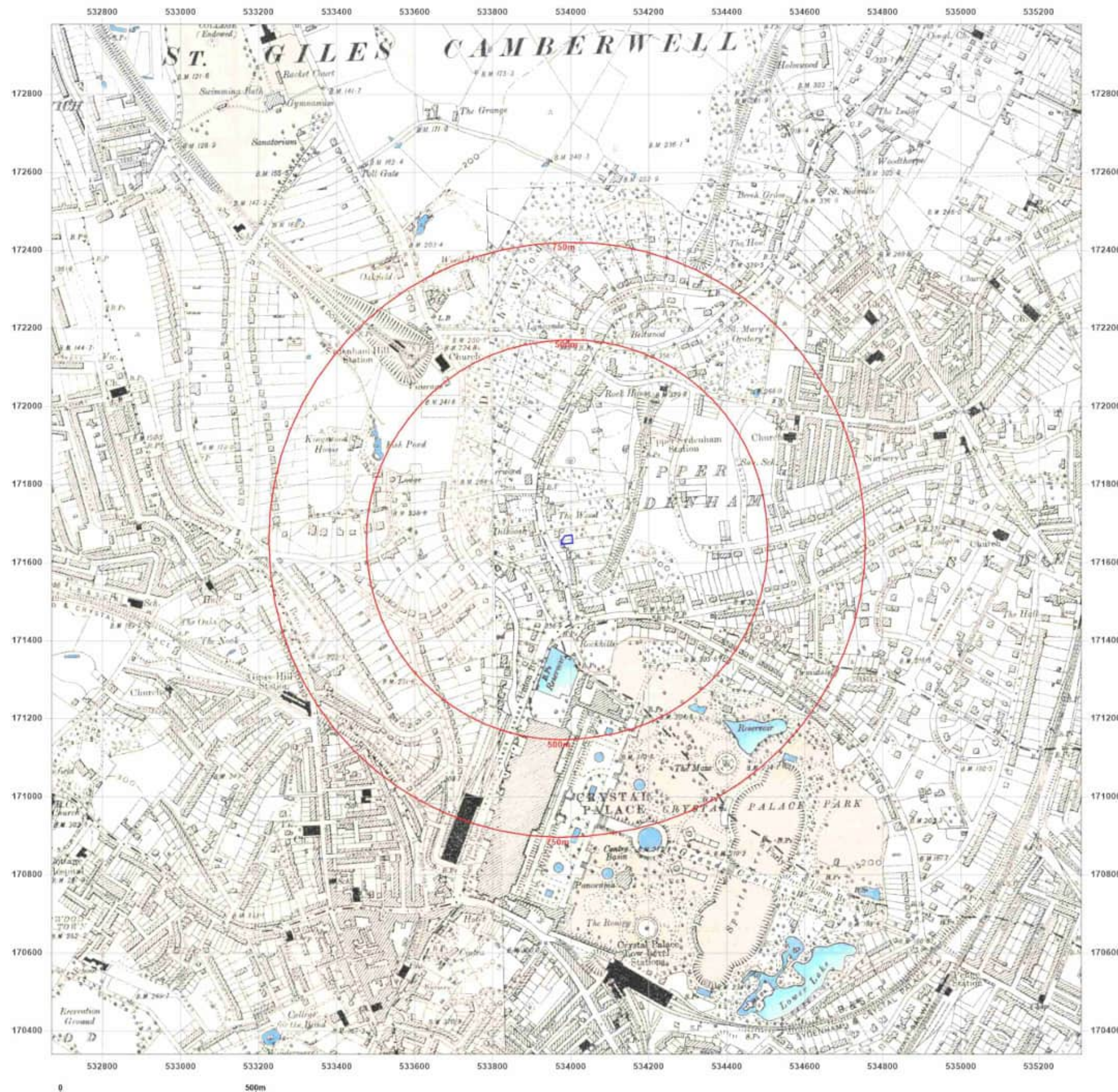


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**Map Name:** County Series

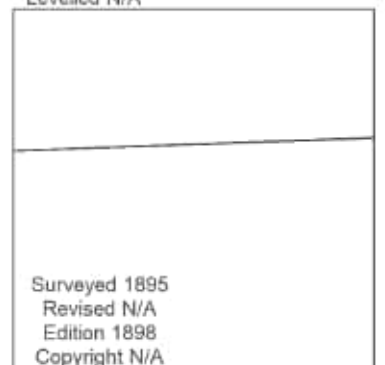
**Map date:** 1898

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1862  
Revised 1898  
Edition N/A  
Copyright N/A  
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Surveyed 1895  
Revised N/A  
Edition 1898  
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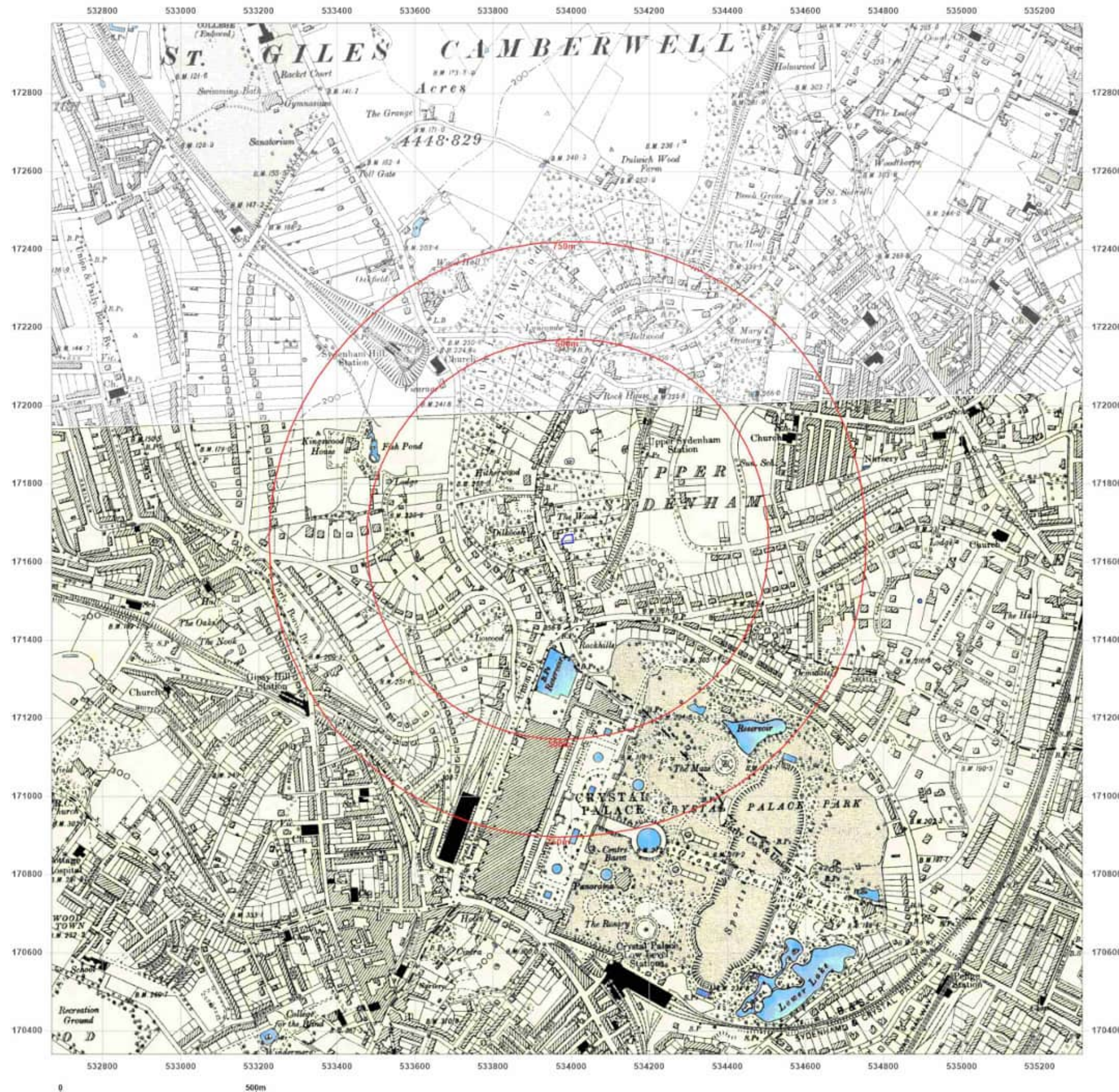


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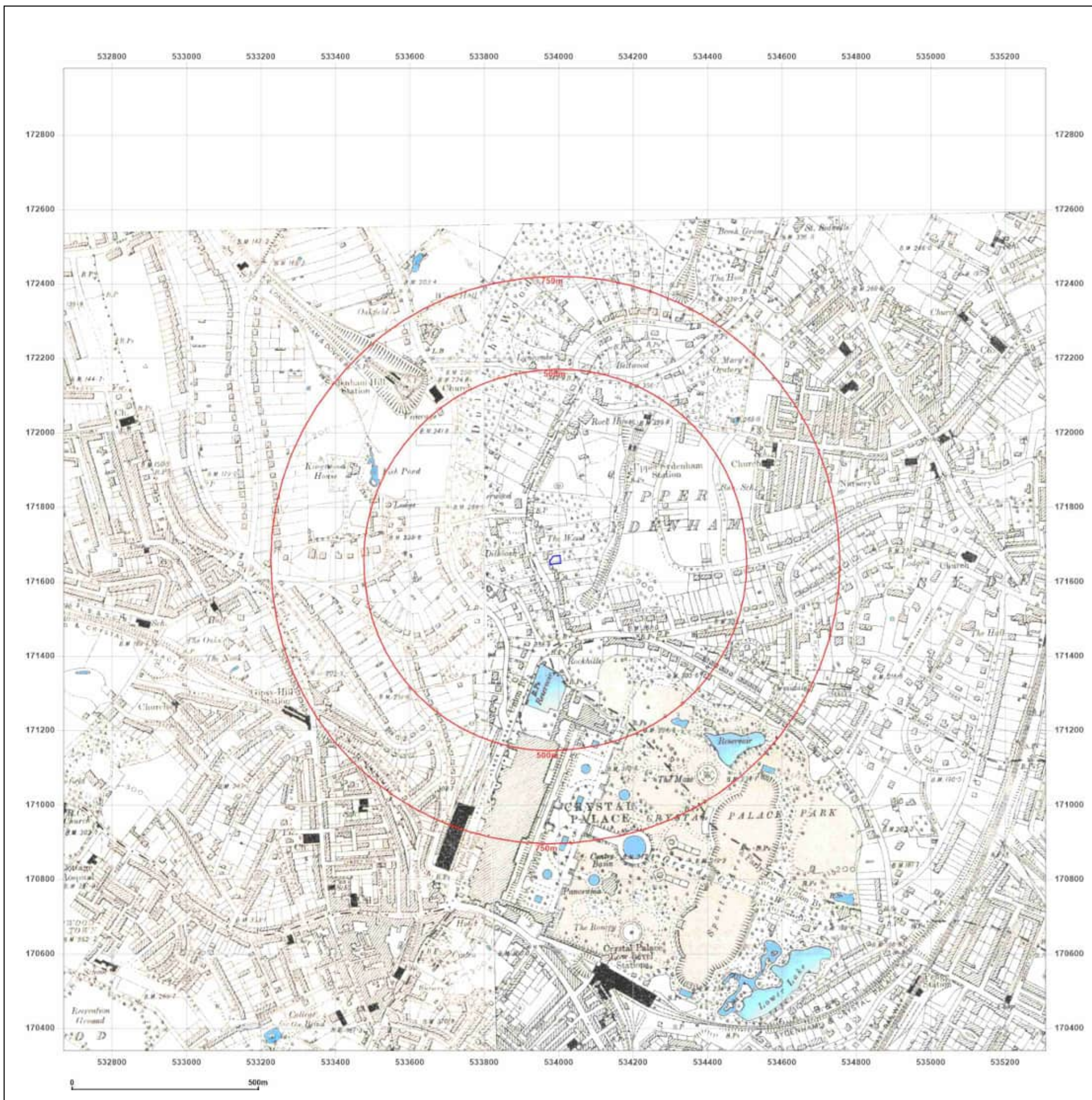
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SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

Map Name: County Series

Map date: 1898

**Scale:** 1:10,560

Printed at: 1:10,560



Surveyed 1868  
 Revised 1898  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1861  
Revised 1898  
Edition N/A  
Copyright N/A  
Levelled N/A



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#### Site Details:

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

**Map date:** 1919

**Scale:** 1:10,560

**Printed at:** 1:10,560



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

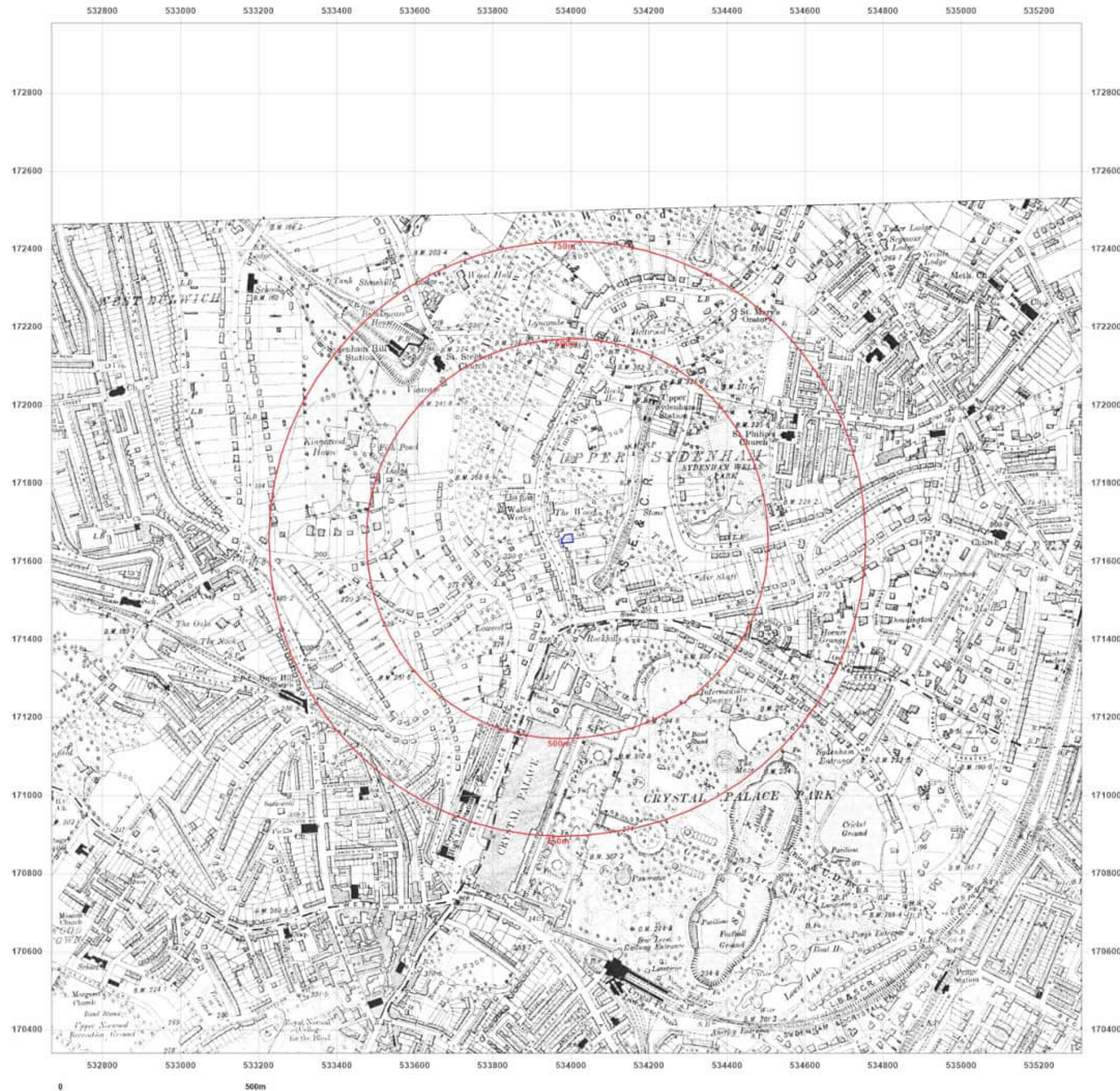


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#### Site Details:

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

**Map date:** 1915-1920

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1870  
Revised 1914  
Edition 1920  
Copyright N/A  
Levelled N/A

Surveyed 1862  
Revised 1915  
Edition N/A  
Copyright N/A  
Levelled N/A

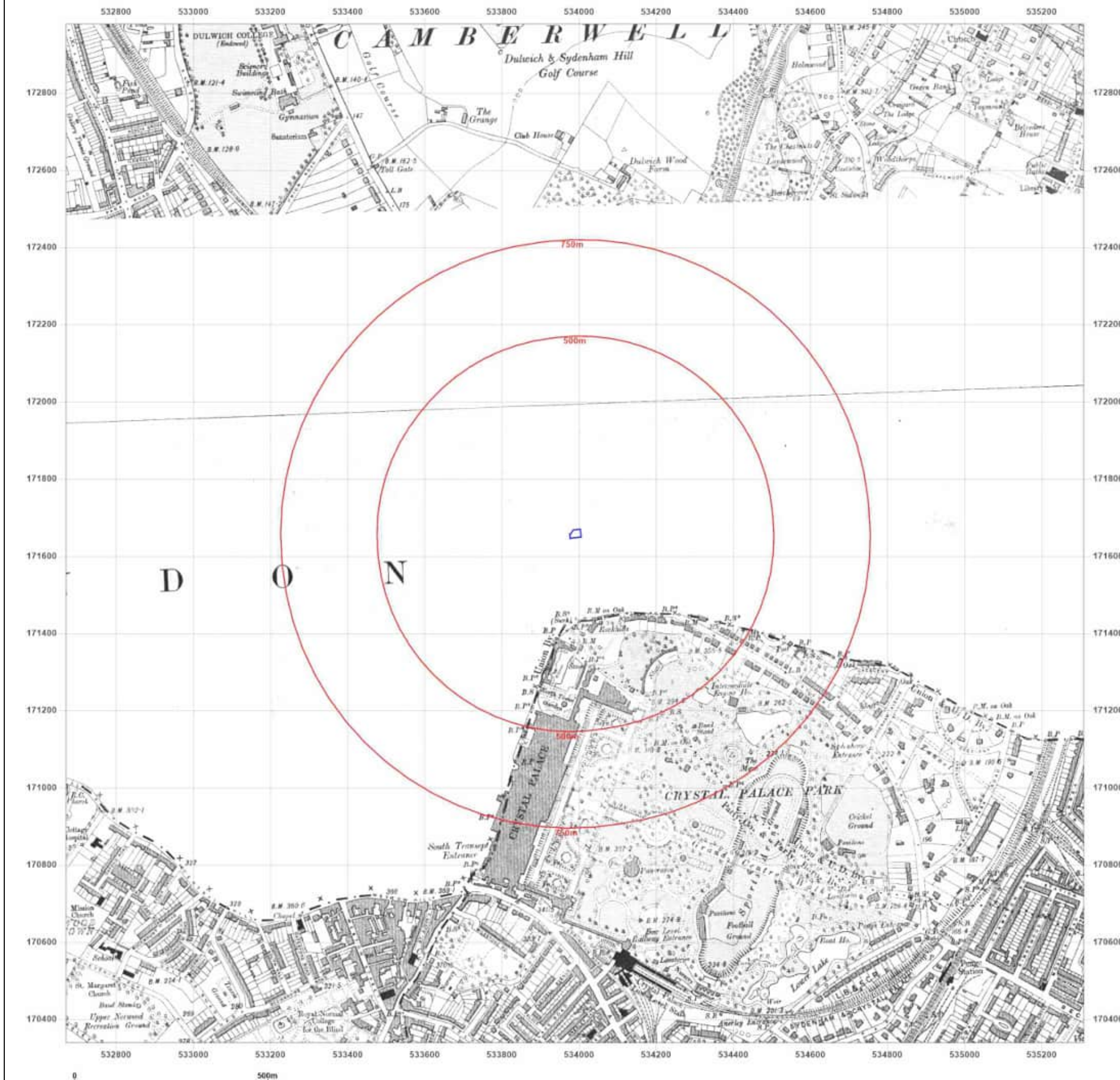


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Site Details:

Garages Adj 1 Bluebell Close,  
SE26 6SN

Client Ref: PH1-2025-000034  
Report Ref: GS-D95-KPA-3AP-VTR  
Grid Ref: 533989, 171658

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866  
Revised 1920  
Edition N/A  
Copyright N/A  
Levelled N/A

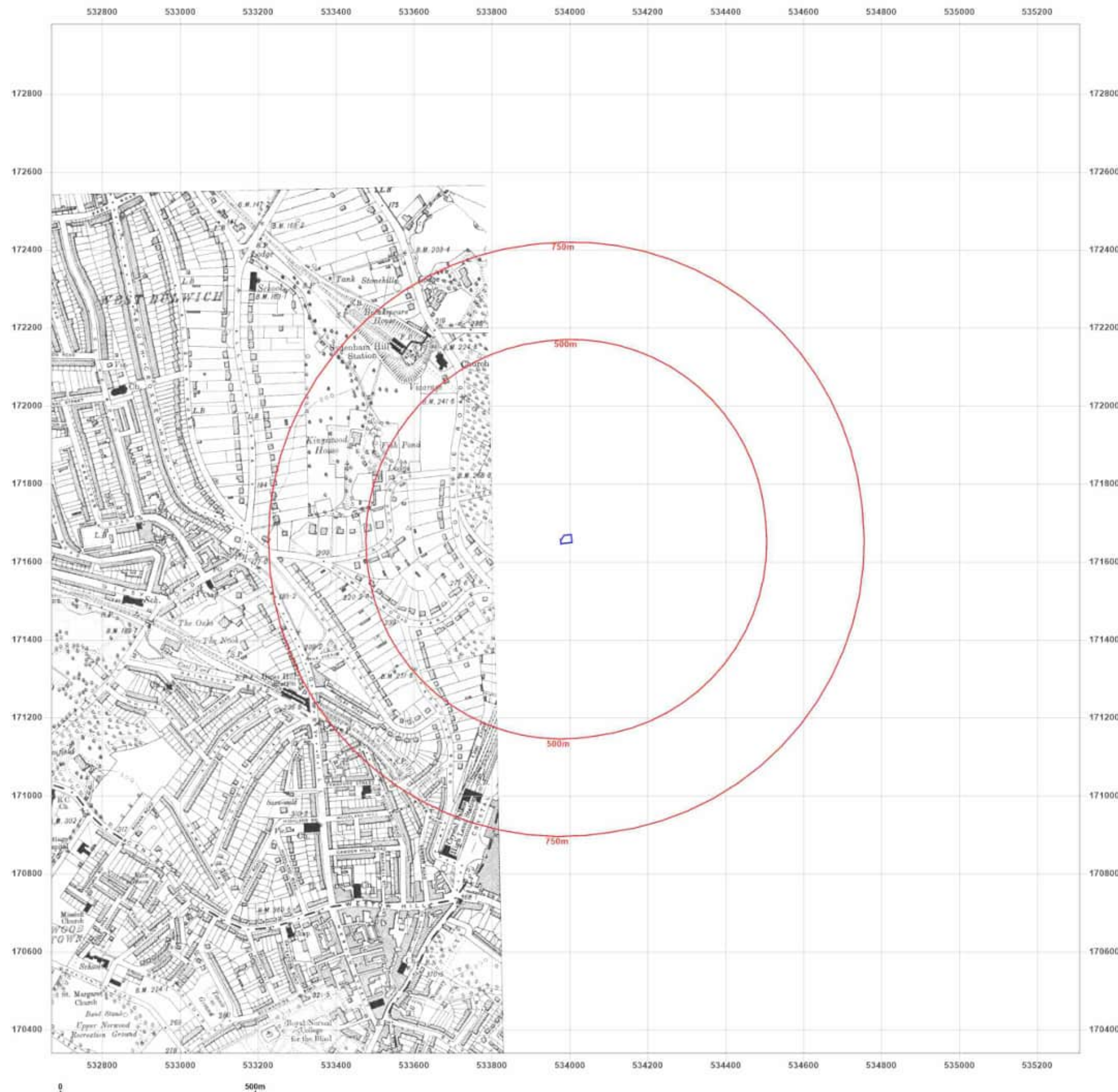


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#### Site Details:

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

**Map date:** 1930

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1862  
Revised 1930  
Edition N/A  
Copyright N/A  
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#### Site Details:

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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

**Map date:** 1933-1938

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1870  
Revised 1938  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1866  
Revised 1933  
Edition N/A  
Copyright N/A  
Levelled N/A

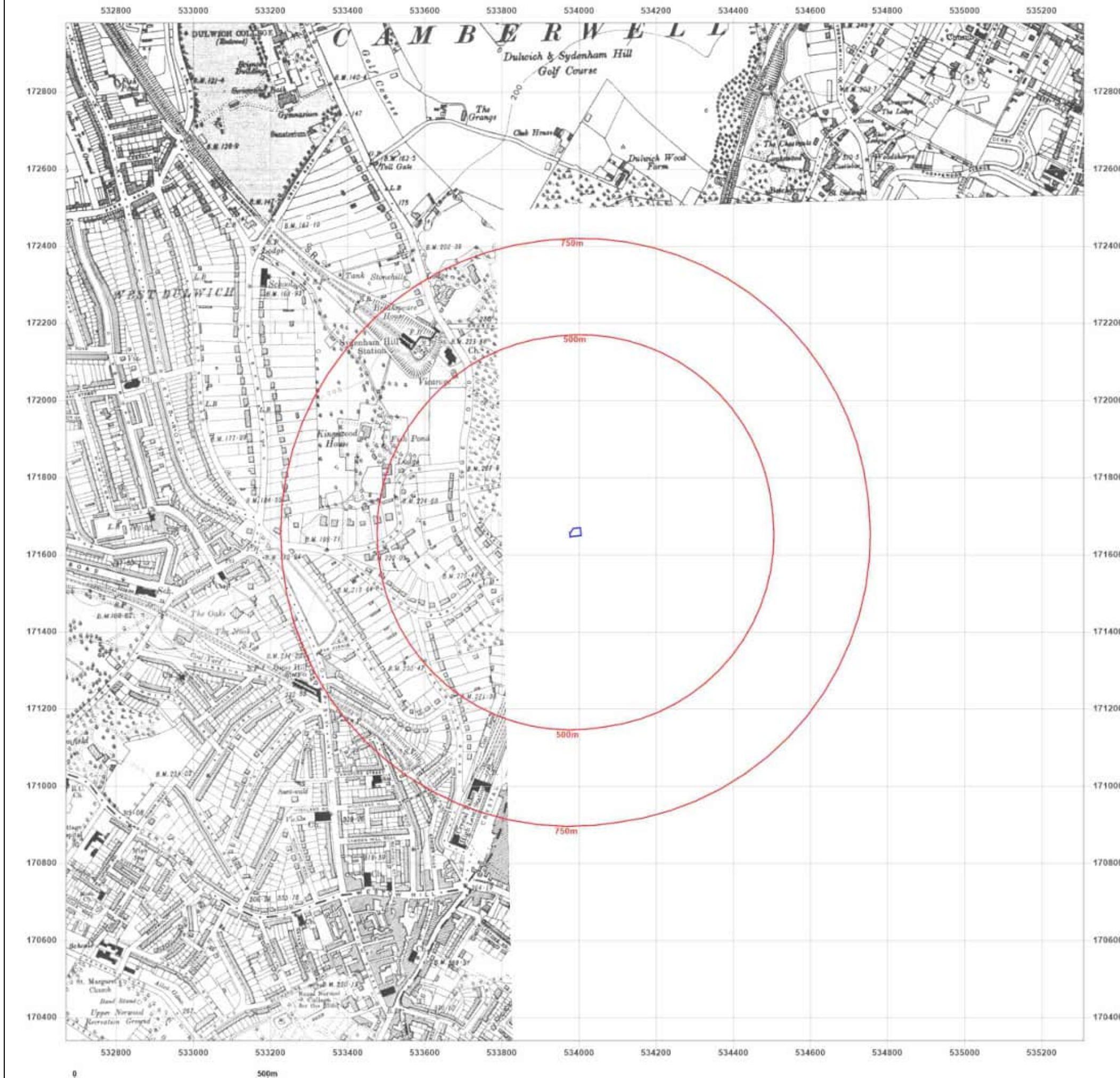


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#### Site Details:

Garages Adj 1 Bluebell Close,  
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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** County Series

**Map date:** 1938

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1866  
Revised 1938  
Edition 1938  
Copyright N/A  
Levelled N/A

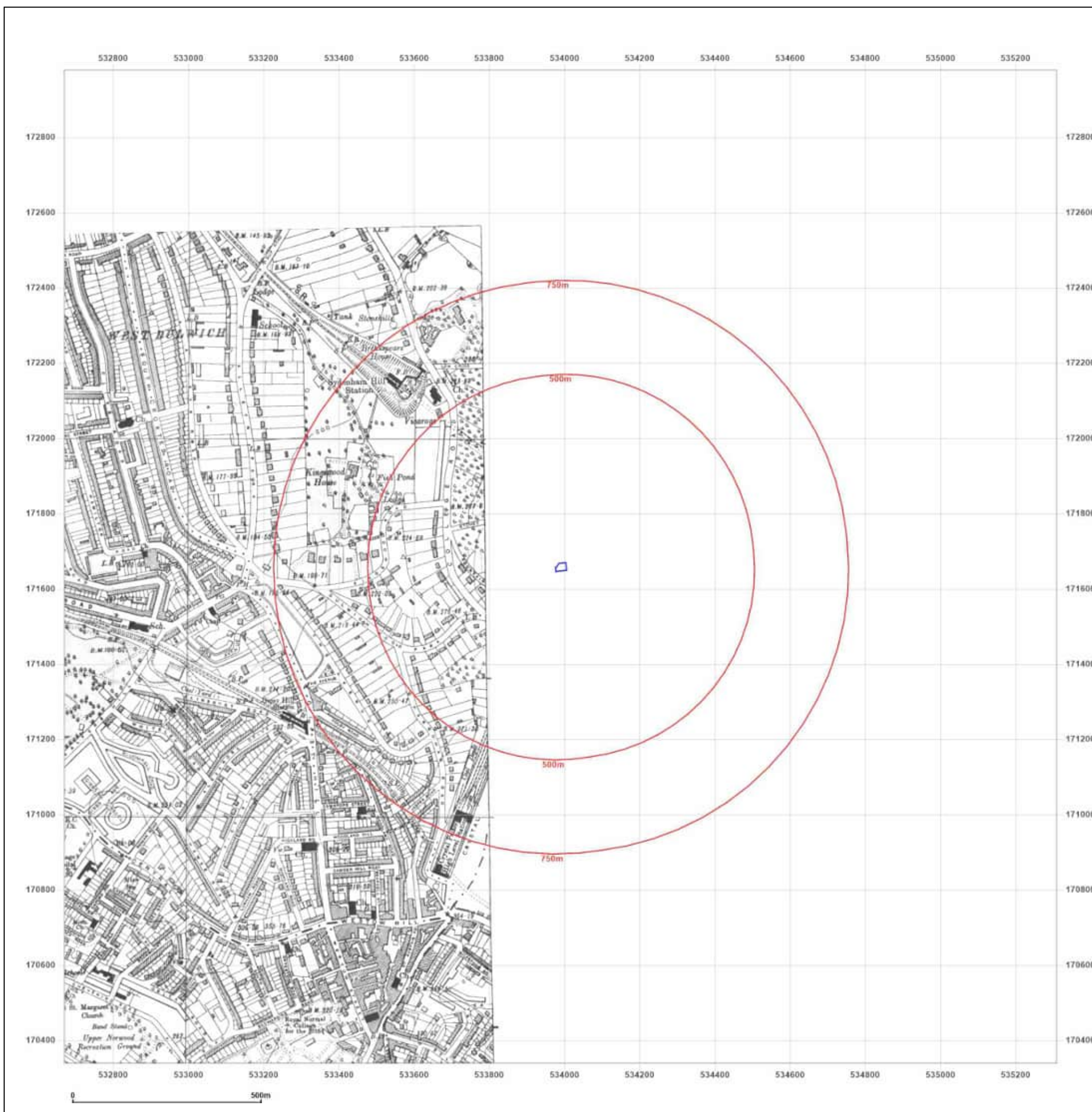


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**Site Details:**

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SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** Provisional

**Map date:** 1955

**Scale:** 1:10,560

**Printed at:** 1:10,560



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

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

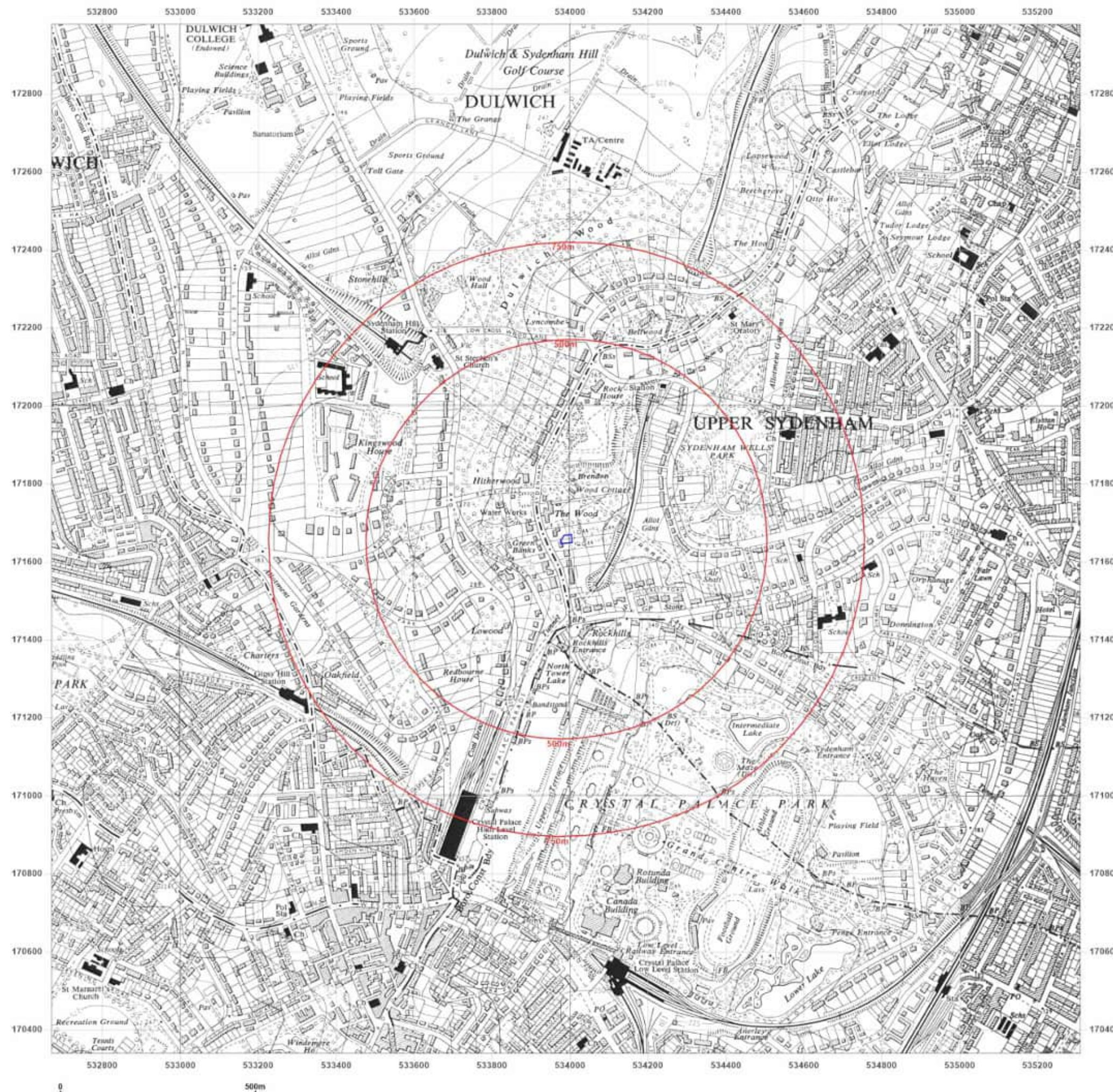


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#### Site Details:

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SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** Provisional

**Map date:** 1957

**Scale:** 1:10,560

**Printed at:** 1:10,560



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

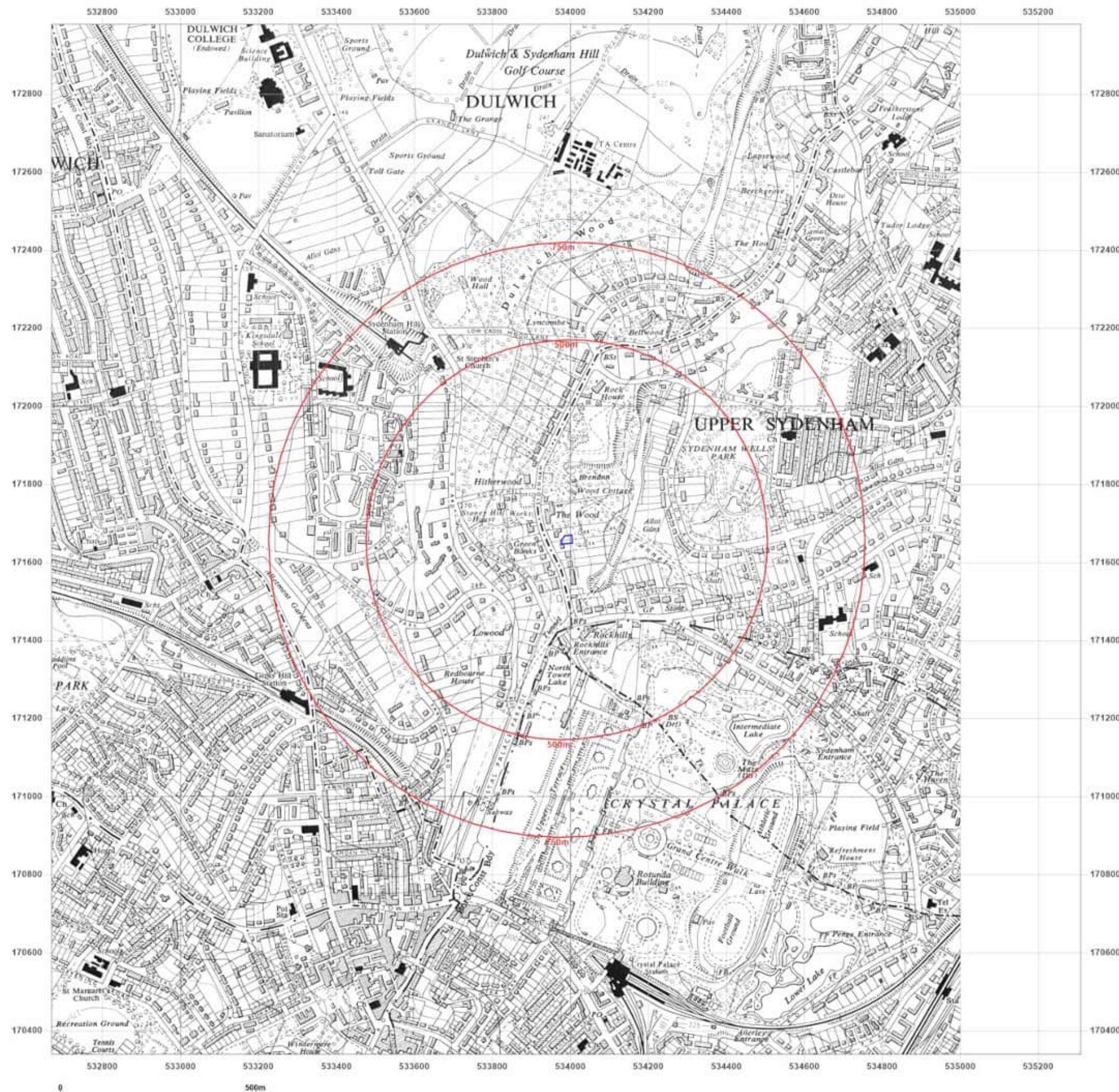


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**Site Details:**

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** Provisional

**Map date:** 1968

**Scale:** 1:10,560

**Printed at:** 1:10,560



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

Surveyed 1966  
Revised 1968  
Edition N/A  
Copyright N/A  
Levelled N/A



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**Site Details:**

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SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1973-1974

**Scale:** 1:10,000

**Printed at:** 1:10,000



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

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

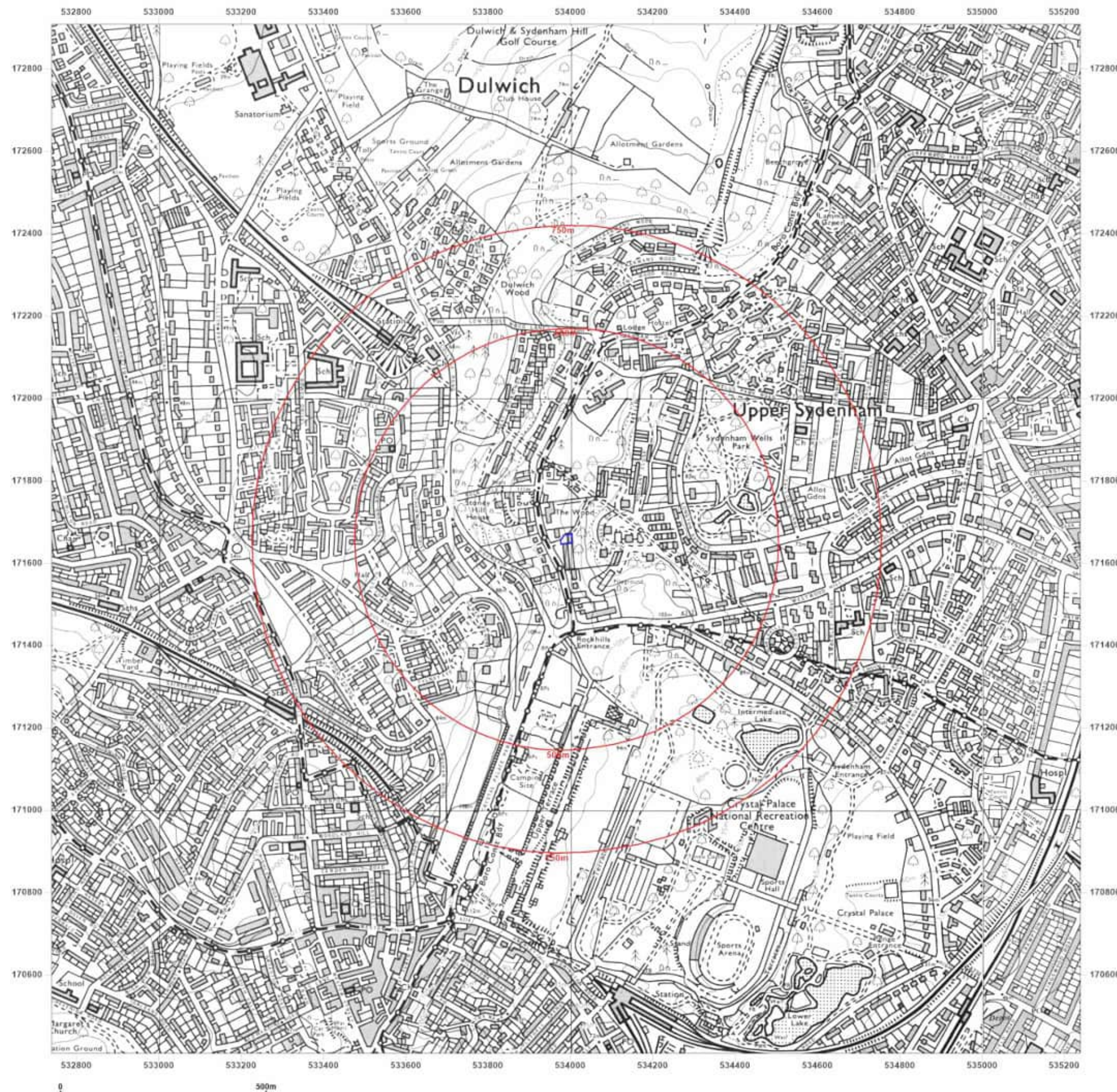


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**Site Details:**

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SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1982-1985

**Scale:** 1:10,000

**Printed at:** 1:10,000



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

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



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**Site Details:**

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 1992

**Scale:** 1:10,000

**Printed at:** 1:10,000



Surveyed 1982  
Revised 1992  
Edition N/A  
Copyright N/A  
Levelled N/A

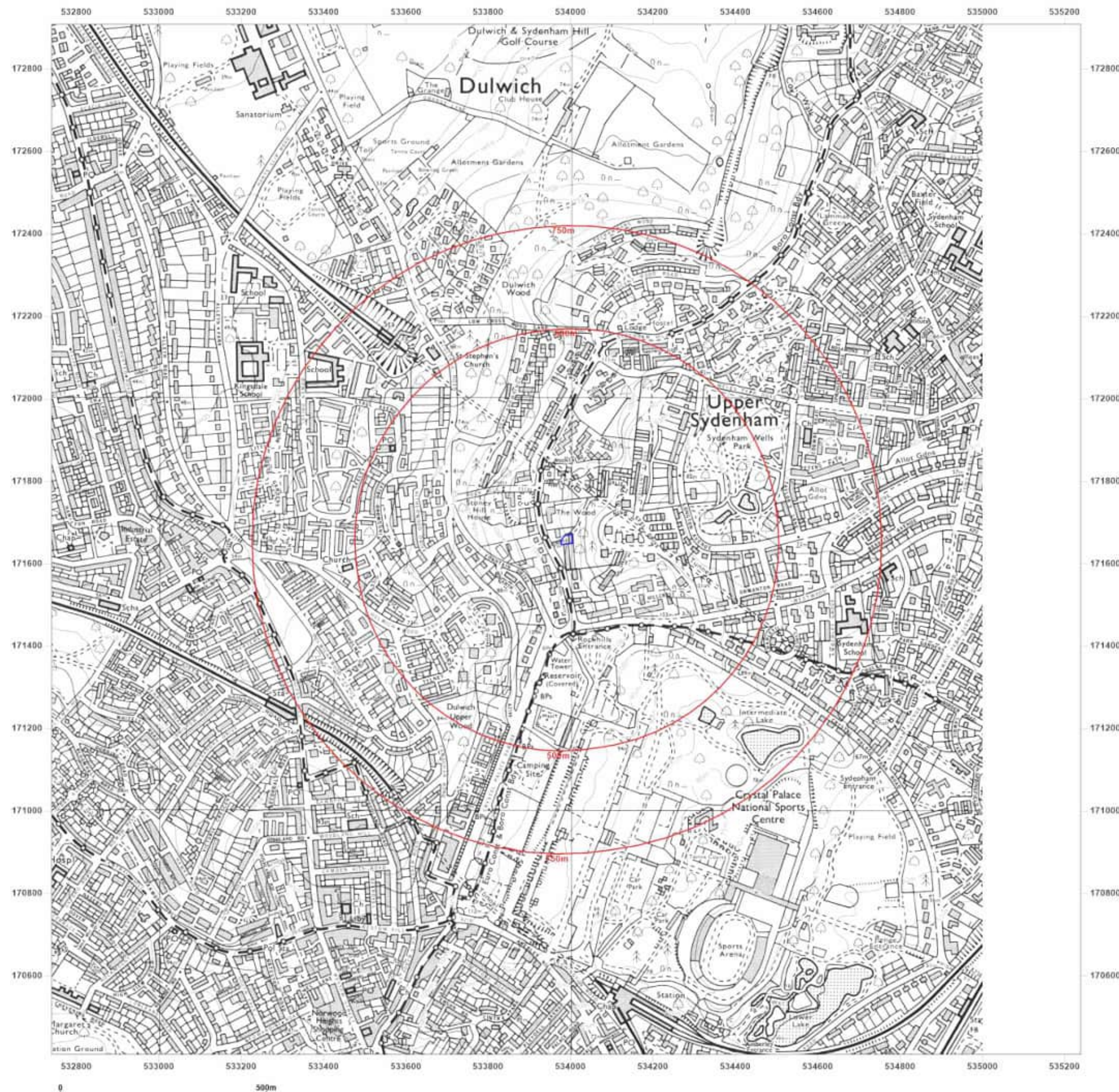


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#### Site Details:

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 2001

**Scale:** 1:10,000

**Printed at:** 1:10,000



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#### Site Details:

Garages Adj 1 Bluebell Close,  
SE26 6SN

**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 2010

**Scale:** 1:10,000

**Printed at:** 1:10,000



2010

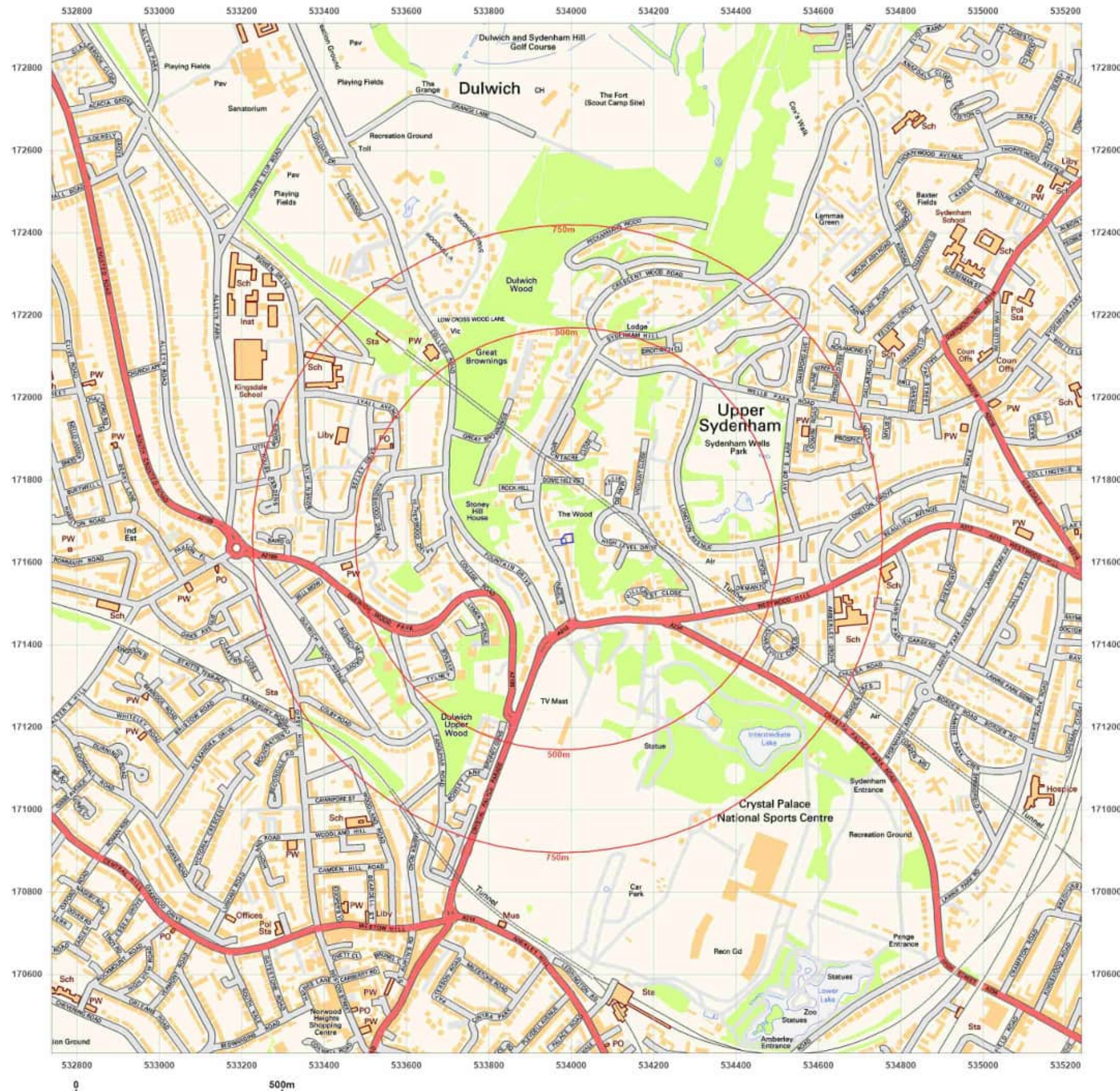


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#### Site Details:

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**Client Ref:** PH1-2025-000034  
**Report Ref:** GS-D95-KPA-3AP-VTR  
**Grid Ref:** 533989, 171658

**Map Name:** National Grid

**Map date:** 2025

**Scale:** 1:10,000

**Printed at:** 1:10,000

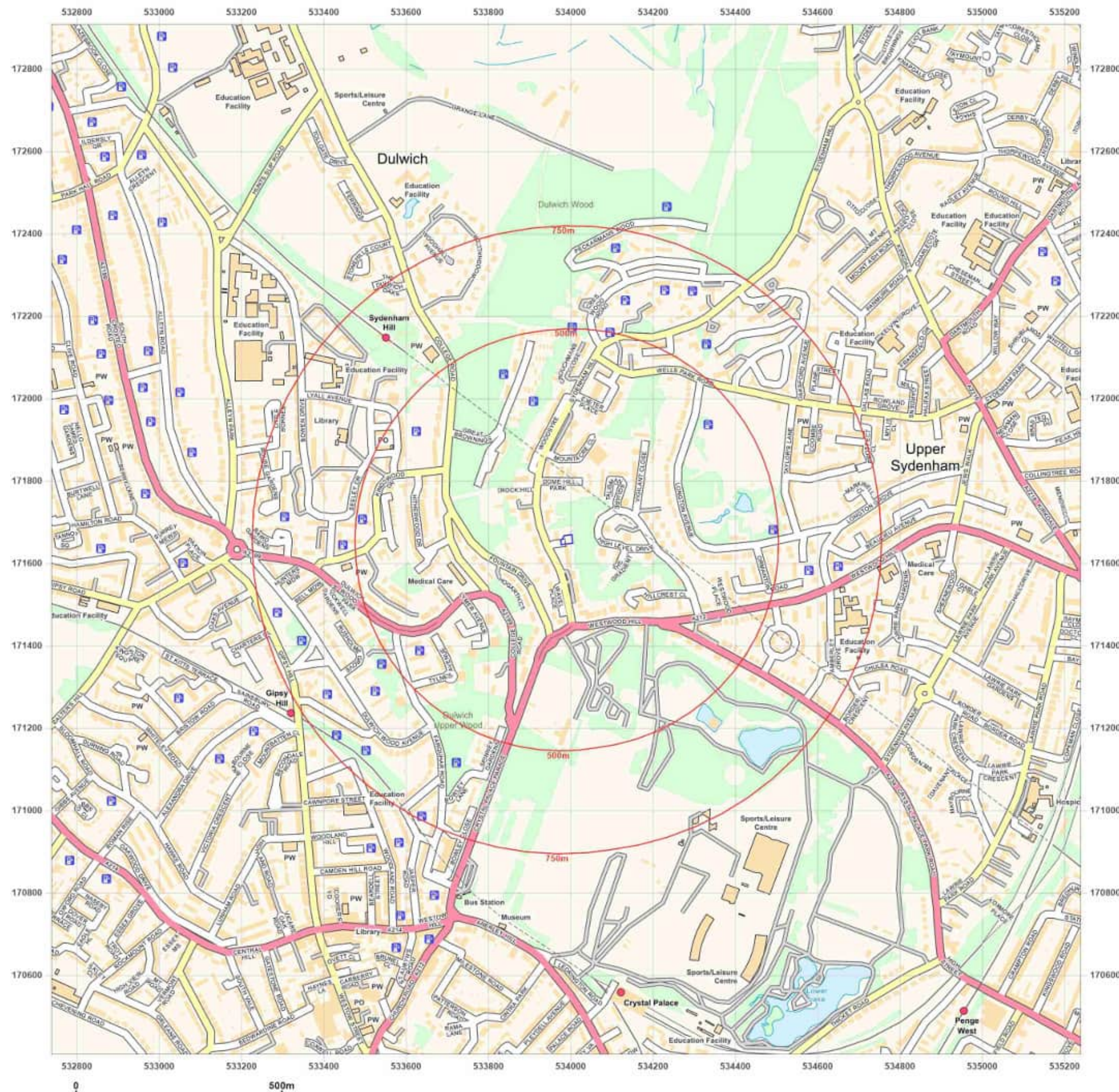


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## 19 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT



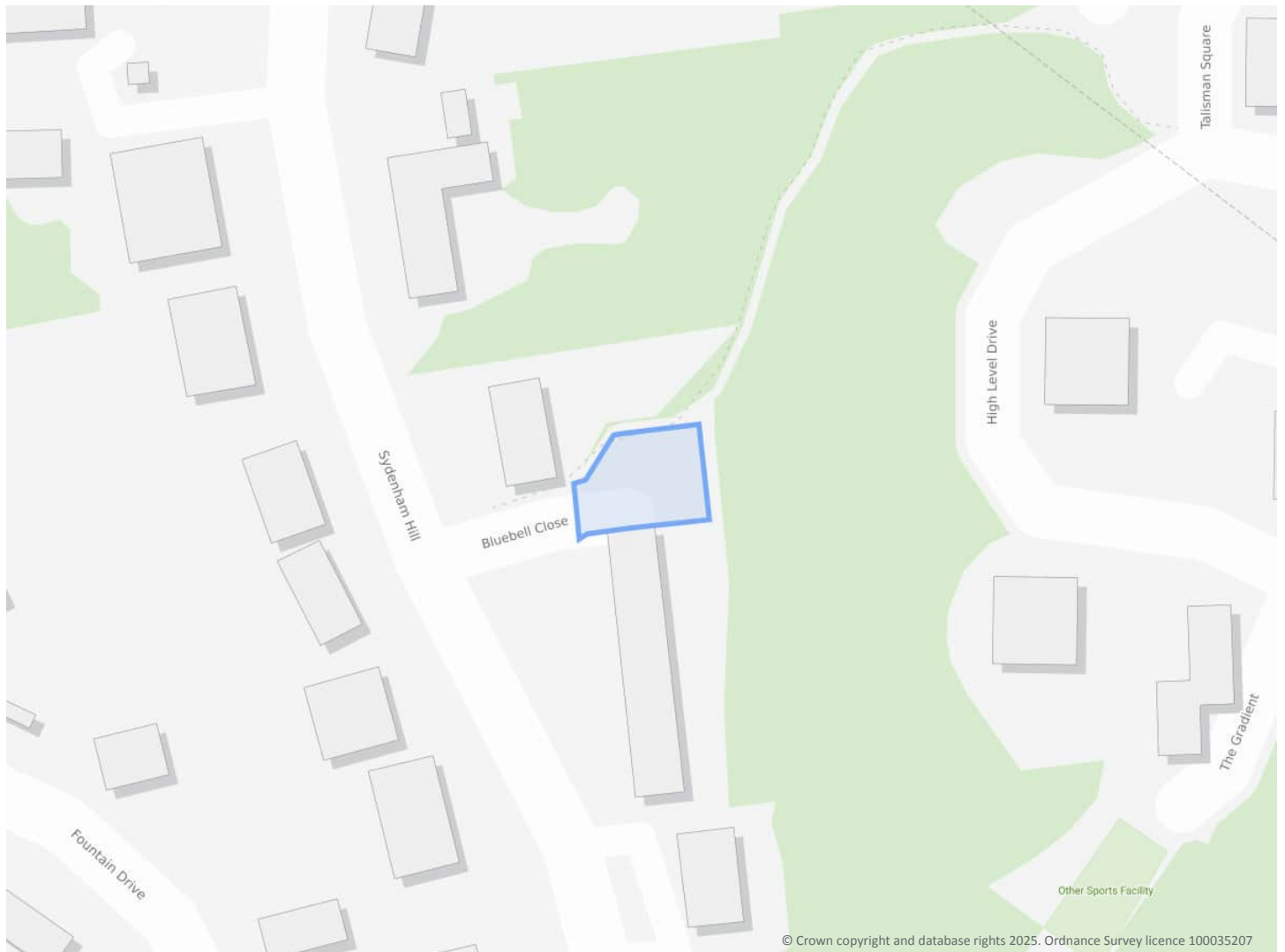
Garages Adj 1 Bluebell Close, SE26 6SN

**Order Details**

**Date:** 14/03/2025  
**Your ref:** PH1-2025-000034  
**Our Ref:** GS-5HD-XAT-105-VZR

**Site Details**

**Location:** 533990 171658  
**Area:** 0.05 ha  
**Authority:** [London Borough of Lewisham](#) ↗



**Summary of findings**

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

[p. 9 >](#)

**OS MasterMap site plan**

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

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01273 257 755



## Summary of findings

Page	Section	<a href="#">Past land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">15 &gt;</a>	<a href="#">1.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	0	0	36	51	-
<a href="#">19 &gt;</a>	<a href="#">1.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	0	0	1	8	-
<a href="#">19 &gt;</a>	<a href="#">1.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	0	5	25	-
21	1.4	Historical petrol stations	0	0	0	0	-
<a href="#">21 &gt;</a>	<a href="#">1.5 &gt;</a>	<a href="#">Historical garages &gt;</a>	0	0	0	2	-
22	1.6	Historical military land	0	0	0	0	-
Page	Section	<a href="#">Past land use - un-grouped &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">23 &gt;</a>	<a href="#">2.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	0	0	58	61	-
<a href="#">28 &gt;</a>	<a href="#">2.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	0	0	3	8	-
<a href="#">29 &gt;</a>	<a href="#">2.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	0	9	57	-
31	2.4	Historical petrol stations	0	0	0	0	-
<a href="#">31 &gt;</a>	<a href="#">2.5 &gt;</a>	<a href="#">Historical garages &gt;</a>	0	0	0	5	-
Page	Section	<a href="#">Waste and landfill &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
33	3.1	Active or recent landfill	0	0	0	0	-
33	3.2	Historical landfill (BGS records)	0	0	0	0	-
34	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
34	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
34	3.5	Historical waste sites	0	0	0	0	-
34	3.6	Licensed waste sites	0	0	0	0	-
<a href="#">34 &gt;</a>	<a href="#">3.7 &gt;</a>	<a href="#">Waste exemptions &gt;</a>	0	0	1	0	-
Page	Section	<a href="#">Current industrial land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">36 &gt;</a>	<a href="#">4.1 &gt;</a>	<a href="#">Recent industrial land uses &gt;</a>	0	0	3	-	-
<a href="#">37 &gt;</a>	<a href="#">4.2 &gt;</a>	<a href="#">Current or recent petrol stations &gt;</a>	0	0	0	1	-
37	4.3	Electricity cables	0	0	0	0	-
37	4.4	Gas pipelines	0	0	0	0	-
37	4.5	Sites determined as Contaminated Land	0	0	0	0	-





37	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
38	4.7	Regulated explosive sites	0	0	0	0	-
38	4.8	Hazardous substance storage/usage	0	0	0	0	-
38	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
38	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
<b>38 &gt;</b>	<b>4.11 &gt;</b>	<b><u>Licensed pollutant release (Part A(2)/B) &gt;</u></b>	0	0	0	2	-
39	4.12	Radioactive Substance Authorisations	0	0	0	0	-
<b>39 &gt;</b>	<b>4.13 &gt;</b>	<b><u>Licensed Discharges to controlled waters &gt;</u></b>	0	0	0	1	-
39	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
40	4.16	List 1 Dangerous Substances	0	0	0	0	-
40	4.17	List 2 Dangerous Substances	0	0	0	0	-
40	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
40	4.19	Pollution inventory substances	0	0	0	0	-
41	4.20	Pollution inventory waste transfers	0	0	0	0	-
41	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<b><u>Hydrogeology &gt;</u></b>	On site	0-50m	50-250m	250-500m	500-2000m
<b>42 &gt;</b>	<b>5.1 &gt;</b>	<b><u>Superficial aquifer &gt;</u></b>	Identified (within 500m)				
<b>44 &gt;</b>	<b>5.2 &gt;</b>	<b><u>Bedrock aquifer &gt;</u></b>	Identified (within 500m)				
<b>45 &gt;</b>	<b>5.3 &gt;</b>	<b><u>Groundwater vulnerability &gt;</u></b>	Identified (within 50m)				
46	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
<b>47 &gt;</b>	<b>5.6 &gt;</b>	<b><u>Groundwater abstractions &gt;</u></b>	0	0	0	0	7
49	5.7	Surface water abstractions	0	0	0	0	0
<b>50 &gt;</b>	<b>5.8 &gt;</b>	<b><u>Potable abstractions &gt;</u></b>	0	0	0	0	3
51	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<b><u>Hydrology &gt;</u></b>	On site	0-50m	50-250m	250-500m	500-2000m
52	6.1	Water Network (OS MasterMap)	0	0	0	-	-





52	6.2	Surface water features	0	0	0	-	-
<a href="#">53 &gt;</a>	<a href="#">6.3 &gt;</a>	<a href="#">WFD Surface water body catchments &gt;</a>	1	-	-	-	-
<a href="#">53 &gt;</a>	<a href="#">6.4 &gt;</a>	<a href="#">WFD Surface water bodies &gt;</a>	0	0	0	-	-
53	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	7.2	Historical Flood Events	0	0	0	-	-
55	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57	7.6	Flood Zone 2	None (within 50m)				
57	7.7	Flood Zone 3	None (within 50m)				
Page	Section	<a href="#">Surface water flooding &gt;</a>					
<a href="#">58 &gt;</a>	<a href="#">8.1 &gt;</a>	<a href="#">Surface water flooding &gt;</a>	1 in 1000 year, Greater than 1.0m (within 50m)				
Page	Section	<a href="#">Groundwater flooding &gt;</a>					
<a href="#">60 &gt;</a>	<a href="#">9.1 &gt;</a>	<a href="#">Groundwater flooding &gt;</a>	Low (within 50m)				
Page	Section	<a href="#">Environmental designations &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
<a href="#">63 &gt;</a>	<a href="#">10.6 &gt;</a>	<a href="#">Local Nature Reserves (LNR) &gt;</a>	0	0	1	1	1
<a href="#">63 &gt;</a>	<a href="#">10.7 &gt;</a>	<a href="#">Designated Ancient Woodland &gt;</a>	0	0	0	1	3
63	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64	10.11	Green Belt	0	0	0	0	0
64	10.12	Proposed Ramsar sites	0	0	0	0	0





64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
66	10.17	SSSI Impact Risk Zones	0	-	-	-	-
66	10.18	SSSI Units	0	0	0	0	0
Page	Section	<b><u>Visual and cultural designations</u></b> >	On site	0-50m	50-250m	250-500m	500-2000m
67	11.1	World Heritage Sites	0	0	0	-	-
68	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
68	11.3	National Parks	0	0	0	-	-
<b>68 &gt;</b>	<b>11.4 &gt;</b>	<b><u>Listed Buildings</u></b> >	0	0	4	-	-
<b>69 &gt;</b>	<b>11.5 &gt;</b>	<b><u>Conservation Areas</u></b> >	0	0	2	-	-
69	11.6	Scheduled Ancient Monuments	0	0	0	-	-
<b>69 &gt;</b>	<b>11.7 &gt;</b>	<b><u>Registered Parks and Gardens</u></b> >	0	0	1	-	-
Page	Section	<b><u>Agricultural designations</u></b> >	On site	0-50m	50-250m	250-500m	500-2000m
<b>70 &gt;</b>	<b>12.1 &gt;</b>	<b><u>Agricultural Land Classification</u></b> >	Urban (within 250m)				
71	12.2	Open Access Land	0	0	0	-	-
71	12.3	Tree Felling Licences	0	0	0	-	-
71	12.4	Environmental Stewardship Schemes	0	0	0	-	-
71	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<b><u>Habitat designations</u></b> >	On site	0-50m	50-250m	250-500m	500-2000m
<b>72 &gt;</b>	<b>13.1 &gt;</b>	<b><u>Priority Habitat Inventory</u></b> >	1	2	24	-	-
74	13.2	Habitat Networks	0	0	0	-	-
74	13.3	Open Mosaic Habitat	0	0	0	-	-
74	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<b><u>Geology 1:10,000 scale</u></b> >	On site	0-50m	50-250m	250-500m	500-2000m
<b>75 &gt;</b>	<b>14.1 &gt;</b>	<b><u>10k Availability</u></b> >	Identified (within 500m)				
<b>76 &gt;</b>	<b>14.2 &gt;</b>	<b><u>Artificial and made ground (10k)</u></b> >	0	0	3	1	-
<b>78 &gt;</b>	<b>14.3 &gt;</b>	<b><u>Superficial geology (10k)</u></b> >	1	0	1	2	-





79	14.4	Landslip (10k)	0	0	0	0	-
<a href="#">80 &gt;</a>	<a href="#">14.5 &gt;</a>	<a href="#">Bedrock geology (10k) &gt;</a>	1	0	1	0	-
81	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	<a href="#">Geology 1:50,000 scale &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">82 &gt;</a>	<a href="#">15.1 &gt;</a>	<a href="#">50k Availability &gt;</a>	Identified (within 500m)				
<a href="#">83 &gt;</a>	<a href="#">15.2 &gt;</a>	<a href="#">Artificial and made ground (50k) &gt;</a>	0	0	3	1	-
84	15.3	Artificial ground permeability (50k)	0	0	-	-	-
<a href="#">85 &gt;</a>	<a href="#">15.4 &gt;</a>	<a href="#">Superficial geology (50k) &gt;</a>	1	0	1	2	-
<a href="#">86 &gt;</a>	<a href="#">15.5 &gt;</a>	<a href="#">Superficial permeability (50k) &gt;</a>	Identified (within 50m)				
86	15.6	Landslip (50k)	0	0	0	0	-
86	15.7	Landslip permeability (50k)	None (within 50m)				
<a href="#">87 &gt;</a>	<a href="#">15.8 &gt;</a>	<a href="#">Bedrock geology (50k) &gt;</a>	1	0	1	0	-
<a href="#">88 &gt;</a>	<a href="#">15.9 &gt;</a>	<a href="#">Bedrock permeability (50k) &gt;</a>	Identified (within 50m)				
88	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	<a href="#">Boreholes &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">89 &gt;</a>	<a href="#">16.1 &gt;</a>	<a href="#">BGS Boreholes &gt;</a>	0	3	40	-	-
Page	Section	<a href="#">Natural ground subsidence &gt;</a>					
<a href="#">92 &gt;</a>	<a href="#">17.1 &gt;</a>	<a href="#">Shrink swell clays &gt;</a>	Low (within 50m)				
<a href="#">93 &gt;</a>	<a href="#">17.2 &gt;</a>	<a href="#">Running sands &gt;</a>	Very low (within 50m)				
<a href="#">94 &gt;</a>	<a href="#">17.3 &gt;</a>	<a href="#">Compressible deposits &gt;</a>	Negligible (within 50m)				
<a href="#">95 &gt;</a>	<a href="#">17.4 &gt;</a>	<a href="#">Collapsible deposits &gt;</a>	Very low (within 50m)				
<a href="#">96 &gt;</a>	<a href="#">17.5 &gt;</a>	<a href="#">Landslides &gt;</a>	Very low (within 50m)				
<a href="#">97 &gt;</a>	<a href="#">17.6 &gt;</a>	<a href="#">Ground dissolution of soluble rocks &gt;</a>	Negligible (within 50m)				
Page	Section	<a href="#">Mining and ground workings &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
99	18.1	BritPits	0	0	0	0	-
<a href="#">100 &gt;</a>	<a href="#">18.2 &gt;</a>	<a href="#">Surface ground workings &gt;</a>	0	0	41	-	-
<a href="#">101 &gt;</a>	<a href="#">18.3 &gt;</a>	<a href="#">Underground workings &gt;</a>	0	0	12	17	17
103	18.4	Underground mining extents	0	0	0	0	-
103	18.5	Historical Mineral Planning Areas	0	0	0	0	-





104	18.6	Non-coal mining	0	0	0	0	0
104	18.7	JPB mining areas	None (within 0m)				
104	18.8	The Coal Authority non-coal mining	0	0	0	0	-
<a href="#">104</a> >	<a href="#">18.9</a> >	<a href="#">Researched mining</a> >	0	0	1	5	-
105	18.10	Mining record office plans	0	0	0	0	-
105	18.11	BGS mine plans	0	0	0	0	-
105	18.12	Coal mining	None (within 0m)				
105	18.13	Brine areas	None (within 0m)				
106	18.14	Gypsum areas	None (within 0m)				
106	18.15	Tin mining	None (within 0m)				
106	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
107	19.1	Natural cavities	0	0	0	0	-
107	19.2	Mining cavities	0	0	0	0	0
107	19.3	Reported recent incidents	0	0	0	0	-
107	19.4	Historical incidents	0	0	0	0	-
Page	Section	<a href="#">Radon</a> >					
<a href="#">109</a> >	<a href="#">20.1</a> >	<a href="#">Radon</a> >	Less than 1% (within 0m)				
Page	Section	<a href="#">Soil chemistry</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">111</a> >	<a href="#">21.1</a> >	<a href="#">BGS Estimated Background Soil Chemistry</a> >	4	2	-	-	-
<a href="#">111</a> >	<a href="#">21.2</a> >	<a href="#">BGS Estimated Urban Soil Chemistry</a> >	2	4	-	-	-
112	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	<a href="#">Railway infrastructure and projects</a> >	On site	0-50m	50-250m	250-500m	500-2000m
113	22.1	Underground railways (London)	0	0	0	-	-
113	22.2	Underground railways (Non-London)	0	0	0	-	-
<a href="#">114</a> >	<a href="#">22.3</a> >	<a href="#">Railway tunnels</a> >	0	0	1	-	-
<a href="#">114</a> >	<a href="#">22.4</a> >	<a href="#">Historical railway and tunnel features</a> >	0	0	37	-	-
116	22.5	Royal Mail tunnels	0	0	0	-	-
<a href="#">116</a> >	<a href="#">22.6</a> >	<a href="#">Historical railways</a> >	0	0	2	-	-

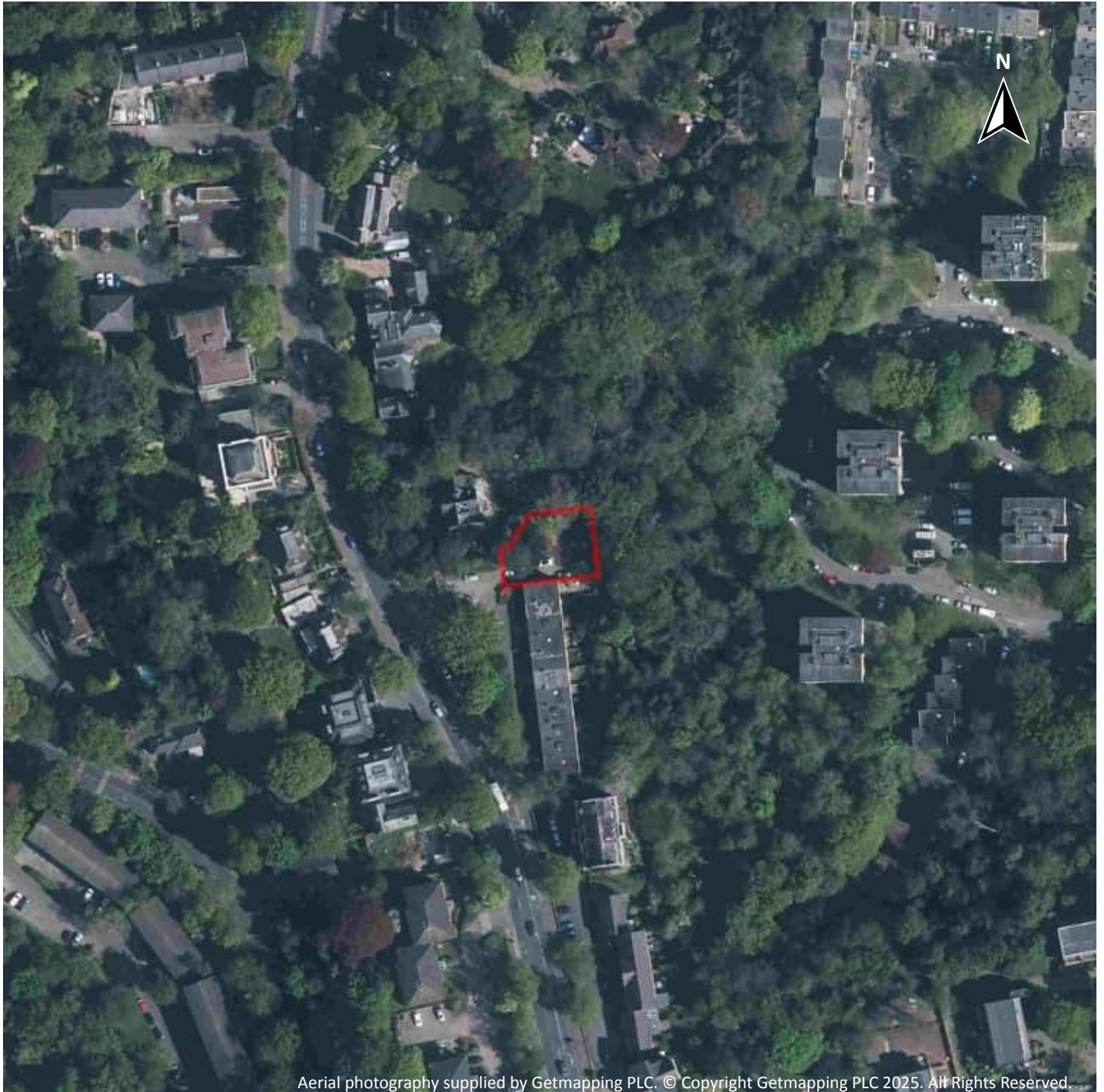




<a href="#">116</a> >	<a href="#">22.7</a> >	<a href="#">Railways</a> >	0	0	2	-	-
117	22.8	Crossrail 2	0	0	0	0	-
117	22.9	HS2	0	0	0	0	-



## Recent aerial photograph



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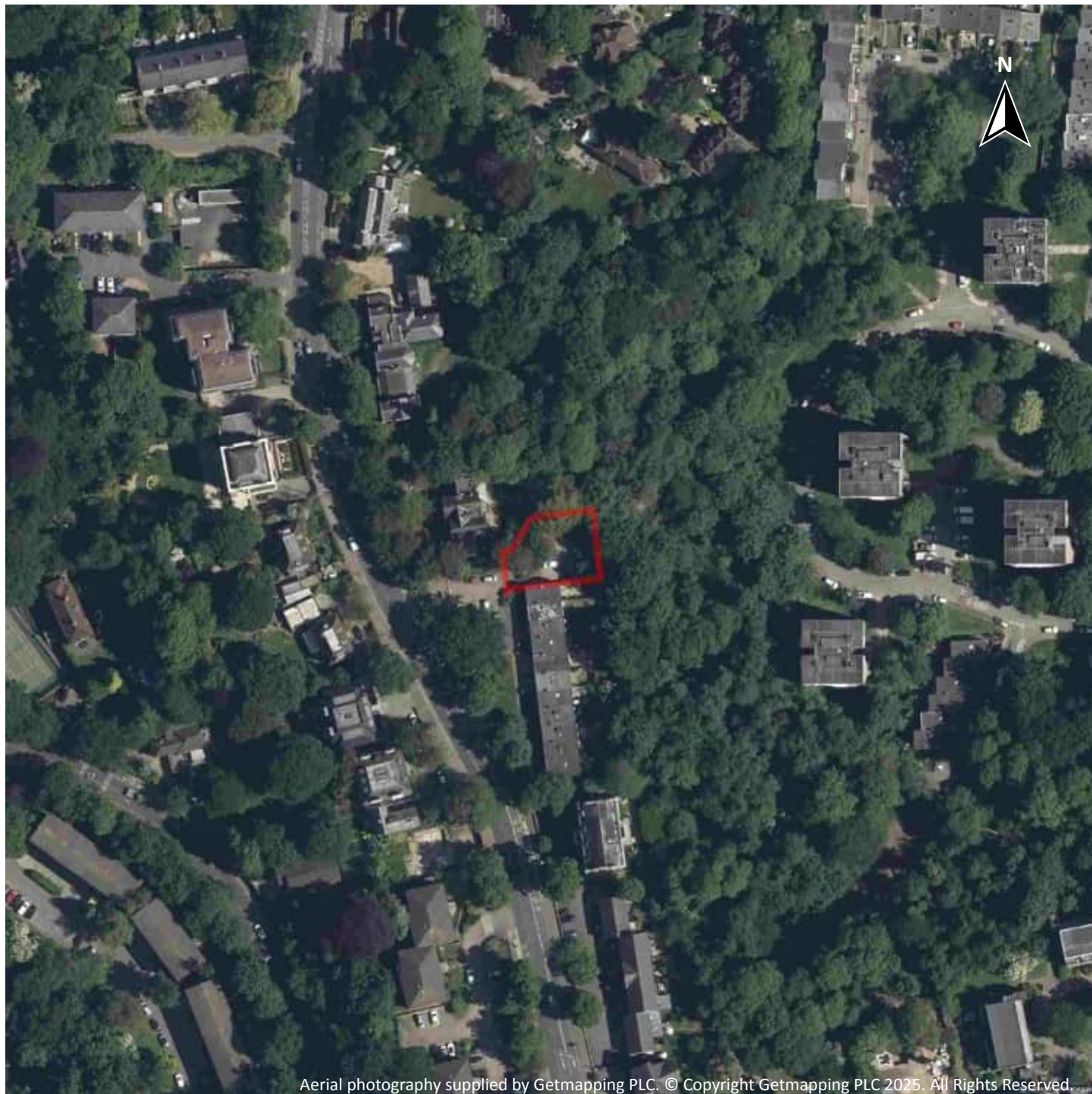
Capture Date: 30/04/2022

Site Area: 0.05ha





## Recent site history - 2021 aerial photograph



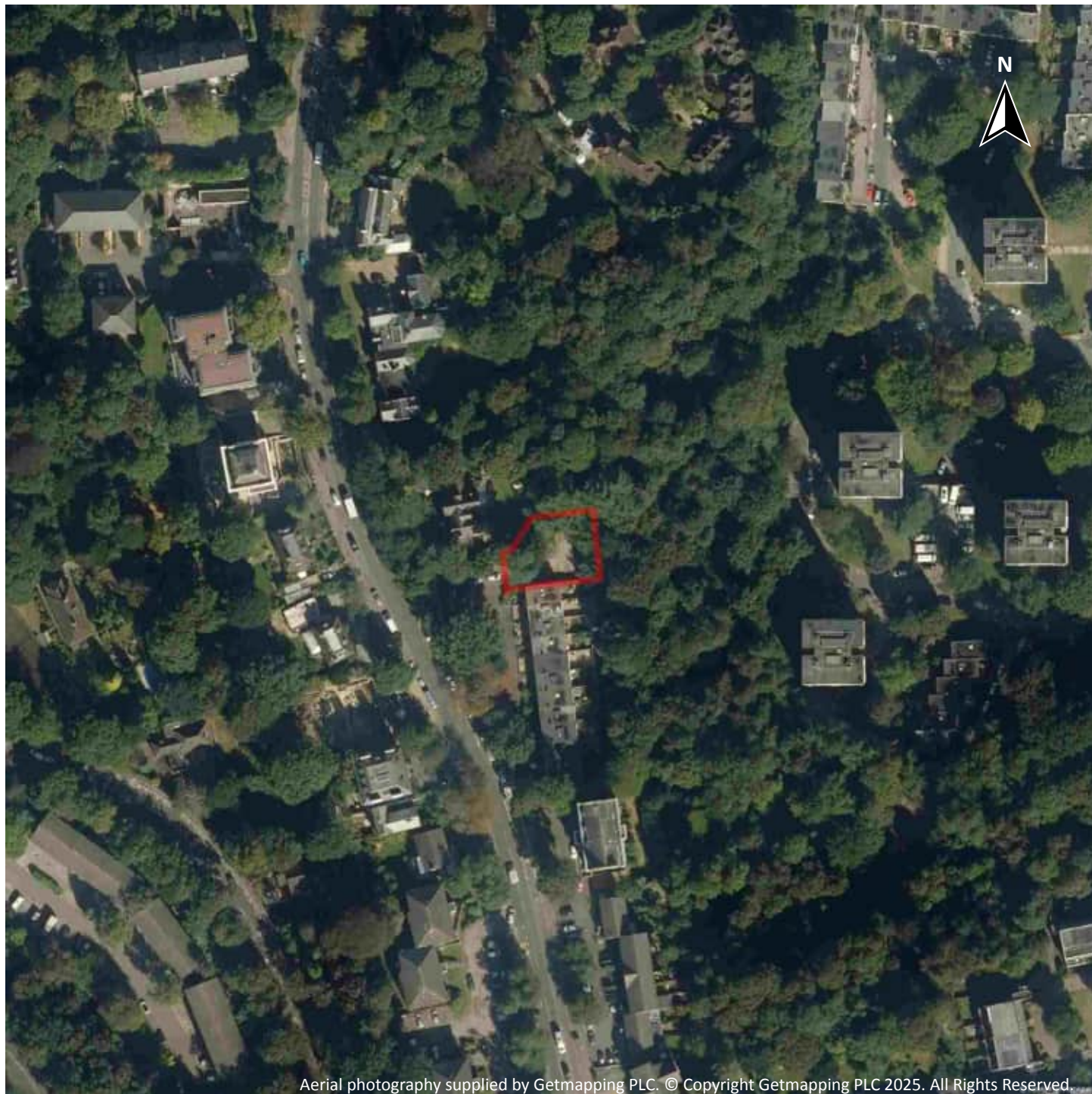
Capture Date: 14/06/2021

Site Area: 0.05ha





## Recent site history - 2016 aerial photograph



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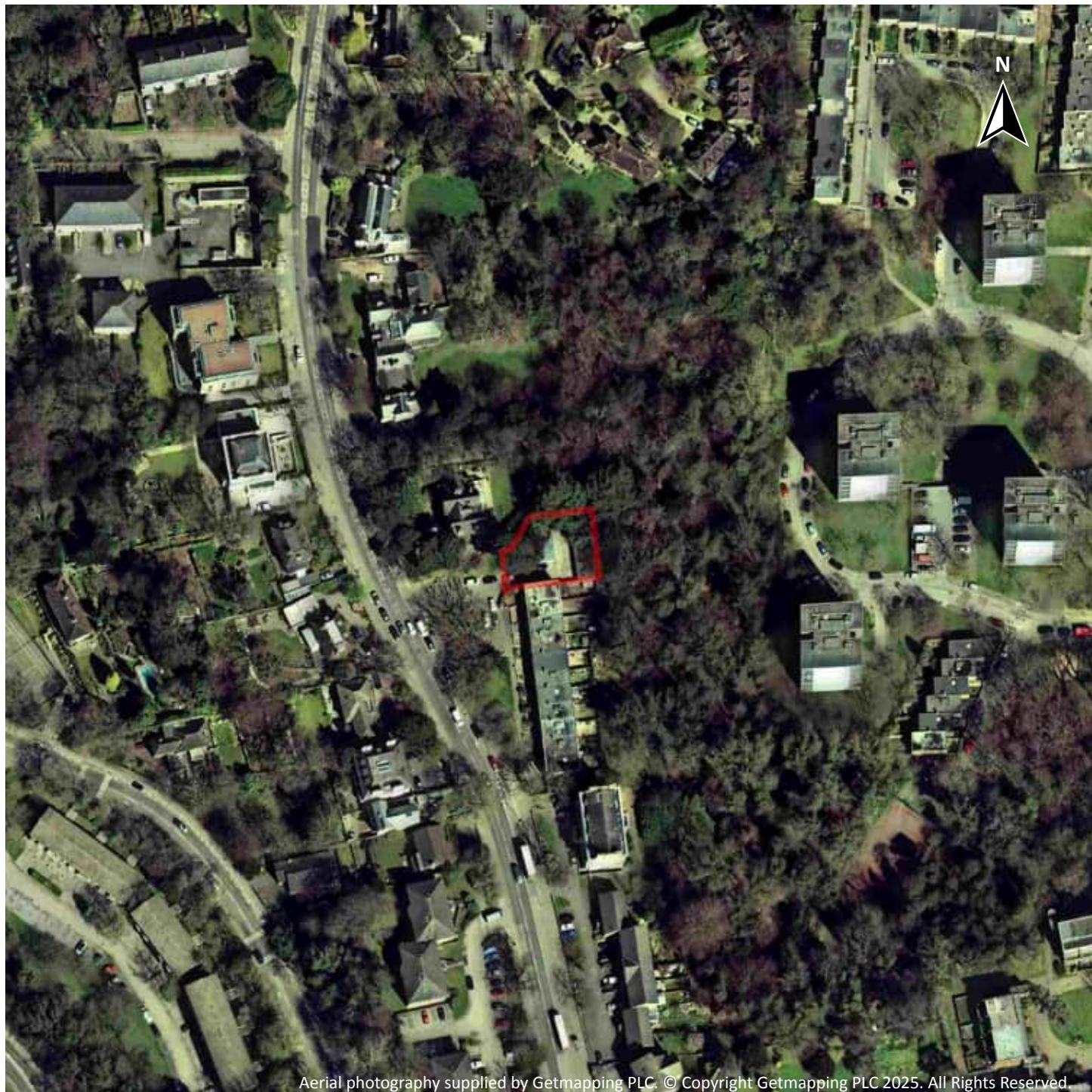
Capture Date: 23/09/2016

Site Area: 0.05ha





## Recent site history - 2013 aerial photograph



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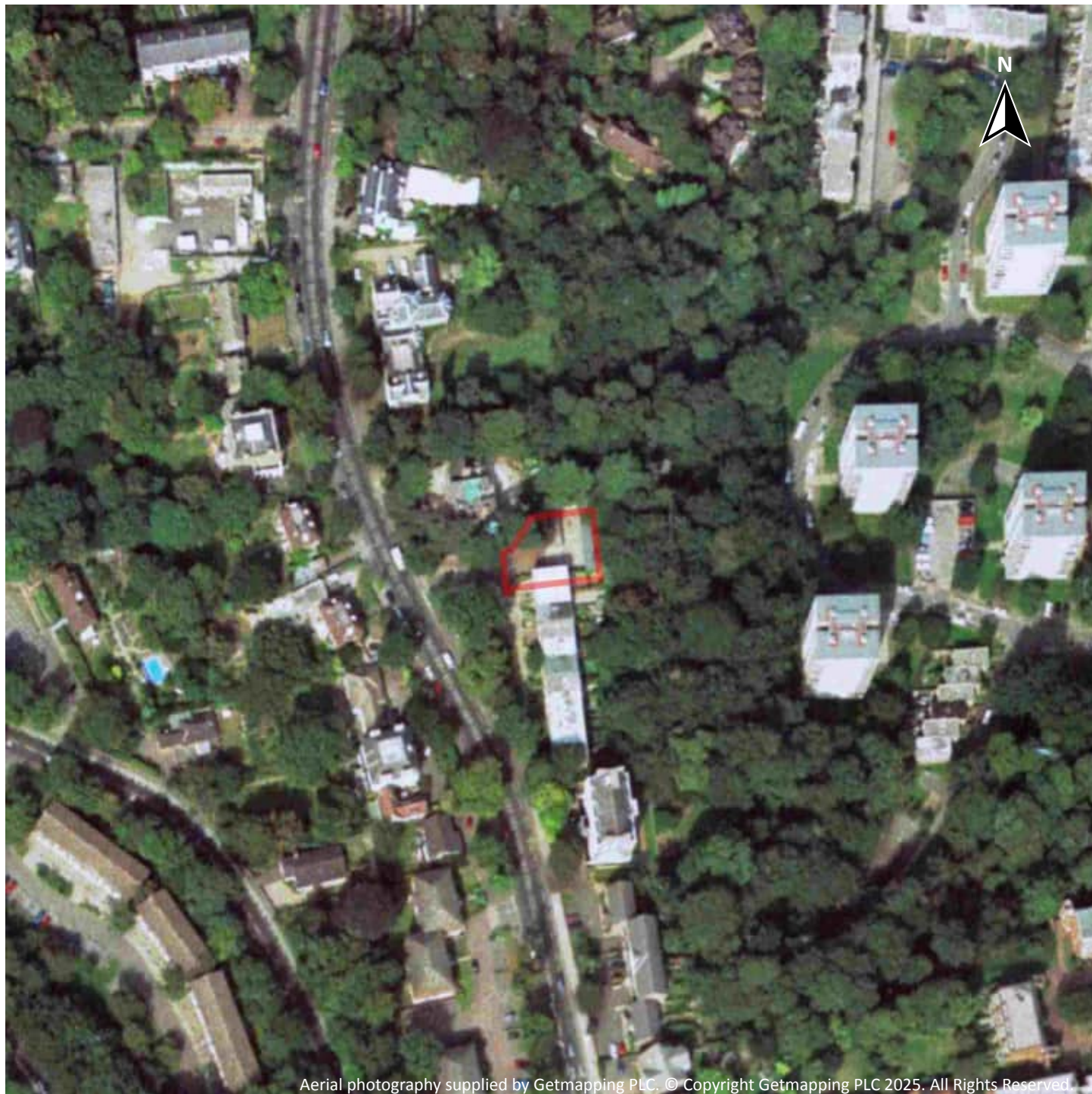
Capture Date: 20/04/2013

Site Area: 0.05ha





## Recent site history - 1999 aerial photograph



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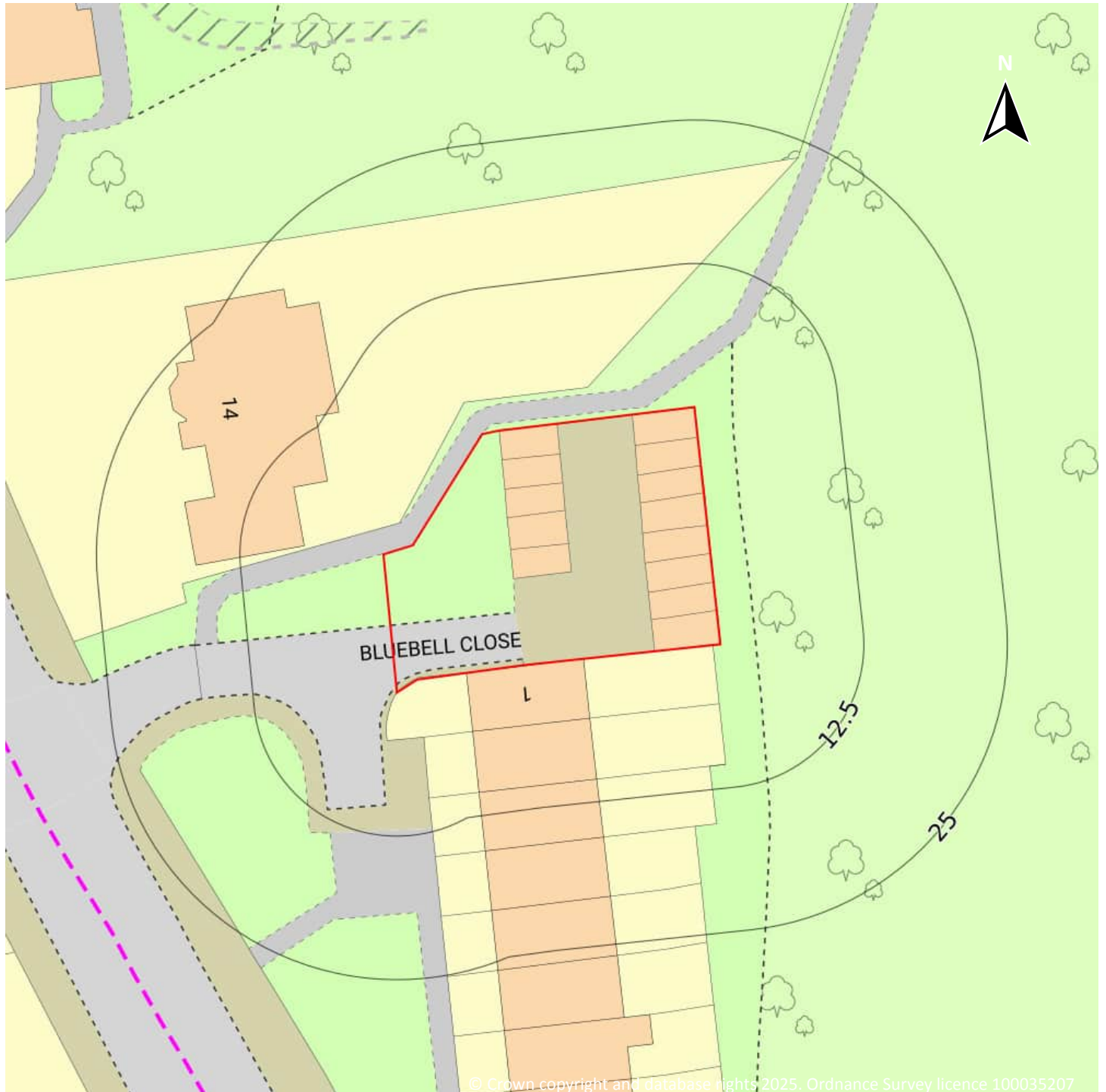
Capture Date: 04/09/1999

Site Area: 0.05ha





## OS MasterMap site plan

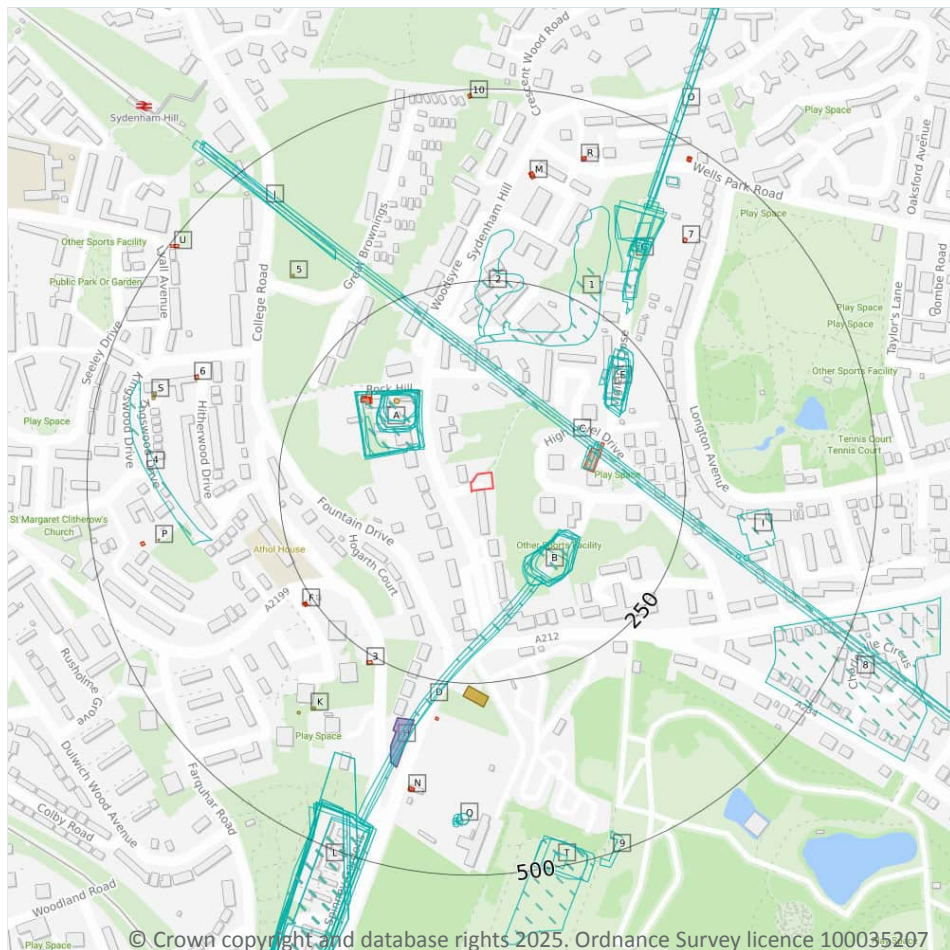


Site Area: 0.05ha





## 1 Past land use



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

### 1.1 Historical industrial land uses

Records within 500m

87

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	75m NW	Water Works	1870	2323984





ID	Location	Land use	Dates present	Group ID
A	76m NW	Water Works	1930 - 1938	2268780
A	79m NW	Water Works	1919	2271848
A	81m NW	Unspecified Works	1957	2182471
A	81m NW	Water Works	1955	2306004
A	97m W	Unspecified Ground Workings	1870	2163090
B	98m SE	Cuttings	1898	2219783
B	99m SE	Cuttings	1955 - 1957	2212229
B	99m SE	Cuttings	1968	2282171
B	100m SE	Cuttings	1894 - 1895	2279734
B	101m SE	Cuttings	1894	2240416
A	101m NW	Unspecified Heap	1895	2253796
C	102m NE	Tunnel	1955 - 1992	2332123
A	102m NW	Unspecified Heap	1894	2328735
A	103m NW	Unspecified Heap	1898	2262849
B	103m SE	Cuttings	1919 - 1938	2235881
B	103m SE	Cuttings	1898	2256741
A	105m NW	Unspecified Heap	1898	2240863
A	106m NW	Unspecified Heap	1898	2274521
C	106m NE	Tunnel	1930 - 1938	2310001
A	111m NW	Unspecified Heap	1957 - 1992	2280184
A	115m NW	Unspecified Heap	1955	2328447
C	117m E	Railway Building	1955	2254344
C	123m E	Railway Building	1968	2278782
D	128m SE	Tunnel	1919	2257396
D	130m SE	Tunnel	1955 - 1968	2269173
1	169m N	Unspecified Ground Workings	1955 - 1968	2224106
E	172m NE	Cuttings	1919	2220739
E	172m NE	Cuttings	1898	2324359





ID	Location	Land use	Dates present	Group ID
E	172m NE	Cuttings	1894	2290993
E	174m NE	Cuttings	1898	2222994
2	178m N	Refuse Heaps	1955 - 1957	2268605
E	178m NE	Cuttings	1895	2298490
E	180m NE	Cuttings	1930 - 1938	2289582
E	180m NE	Cuttings	1898	2329403
E	181m NE	Railway Building	1898	2195582
G	271m NE	Railway Station	1894	2287130
G	284m NE	Railway Station	1898	2257594
G	287m NE	Railway Station	1895	2237000
G	311m NE	Cuttings	1894	2297820
I	320m E	Brick Kilns	1863	2170915
I	329m E	Unspecified Shaft	1973 - 1982	2330693
G	333m NE	Railway Station	1894	2205879
J	336m NW	Tunnel	1920	2233585
J	336m NW	Tunnel	1898	2320453
I	339m E	Unspecified Shaft	1992	2173129
G	342m NE	Railway Station	1919 - 1938	2234819
G	343m NE	Railway Station	1898	2229182
4	344m W	Unspecified Ground Workings	1870	2163089
G	346m NE	Cuttings	1894	2247035
G	347m NE	Railway Building	1955	2195770
G	348m NE	Railway Station	1898	2239548
G	349m NE	Cuttings	1898	2260320
L	380m SW	Coal Depot	1938	2292202
L	380m SW	Railway Sidings	1938	2306181
G	397m NE	Railway Building	1955	2195769
O	400m NE	Tunnel	1919	2292063





ID	Location	Land use	Dates present	Group ID
O	401m NE	Tunnel	1894	2301483
8	409m SE	Brick Field	1863	2158568
O	413m NE	Tunnel	1955 - 1968	2261913
Q	419m S	Unspecified Tank	1930 - 1938	2286772
Q	419m S	Unspecified Tank	1915	2307573
Q	421m S	Unspecified Tank	1955	2208001
Q	425m S	Unspecified Tank	1895	2243268
Q	426m S	Unspecified Tank	1898	2302391
Q	430m S	Unspecified Tank	1894	2213330
G	440m NE	Railway Station	1955	2167896
L	446m SW	Railway Sidings	1933	2272619
L	446m SW	Coal Depot	1933	2320466
L	448m SW	Railway Sidings	1938 - 1955	2275215
L	448m SW	Railway Sidings	1930	2277819
L	448m SW	Railway Sidings	1898	2326413
L	449m S	Railway Sidings	1898 - 1920	2235583
L	449m S	Railway Sidings	1894	2311930
L	451m S	Railway Sidings	1870	2227299
L	451m S	Coal Depot	1955	2247265
L	451m SW	Coal Depot	1920	2282409
L	452m S	Coal Depot	1919	2212610
L	452m S	Railway Sidings	1919	2298983
L	457m S	Railway Sidings	1894	2249222
T	458m S	Unspecified Pit	1919	2223066
L	460m S	Railway Sidings	1898	2321844
T	462m S	Unspecified Pits	1955 - 1957	2324176
T	462m S	Unspecified Pit	1870	2215874
L	464m S	Railway Sidings	1894	2267096





ID	Location	Land use	Dates present	Group ID
9	472m S	Unspecified Ground Workings	1894	2162976
T	481m S	Unspecified Tank	1898	2190311

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.2 Historical tanks

### Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
A	138m NW	Unspecified Tank	1987 - 1991	411731
D	253m S	Tanks	1912	403511
D	253m S	Tanks	1933	411857
K	347m SW	Unspecified Tank	1875	385489
5	352m NW	Unspecified Tank	1875	385494
K	364m SW	Unspecified Tank	1875	385488
P	411m W	Unspecified Tank	1875	385490
S	425m W	Unspecified Tank	1916	385512
S	425m W	Unspecified Tank	1896	385481

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.3 Historical energy features

### Records within 500m

30

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
C	120m E	Electricity Substation	1951	315543
A	129m NW	Electricity Substation	1987 - 1991	316571
A	165m NW	Electricity Substation	1972	290240
A	166m NW	Electricity Substation	1991	298600
A	166m NW	Electricity Substation	1987 - 1991	322730
3	256m SW	Electricity Substation	1969 - 1992	319227
F	259m SW	Electricity Substation	1969 - 1971	278980
F	259m SW	Electricity Substation	1991	320915
F	260m SW	Electricity Substation	1985 - 1991	291484
F	260m SW	Electricity Substation	1972	295976
F	260m SW	Electricity Substation	1991 - 1992	288383
F	260m SW	Electricity Substation	1987	313371
F	260m SW	Electricity Substation	1991	318466
D	297m S	Electricity Substation	1951	305686
6	379m W	Electricity Substation	1972 - 1991	317293
M	386m N	Electricity Substation	1975	303342
M	389m N	Electricity Substation	1991	290539
M	390m N	Electricity Substation	1991	286051
7	391m NE	Electricity Substation	1991	322169
N	393m S	Electricity Substation	1969 - 1991	319558
N	393m S	Electricity Substation	1991 - 1992	280870
R	423m N	Electricity Substation	1968 - 1975	298150
R	424m N	Electricity Substation	1991	292482
P	431m W	Electricity Substation	1972 - 1991	321771
G	479m NE	Electricity Substation	1975 - 1991	287110
G	479m NE	Electricity Substation	1968	309617
G	480m NE	Electricity Substation	1970	297408





ID	Location	Land use	Dates present	Group ID
10	488m N	Electricity Substation	1973 - 1991	283655
U	488m NW	Electricity Substation	1987 - 1991	281702
U	493m NW	Electricity Substation	1972	318340

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.4 Historical petrol stations

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

<b>Records within 500m</b>	<b>2</b>
----------------------------	----------

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
H	307m S	Garage	1991 - 1992	83922
H	307m S	Garage	1985 - 1991	88146

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.6 Historical military land

Records within 500m

0

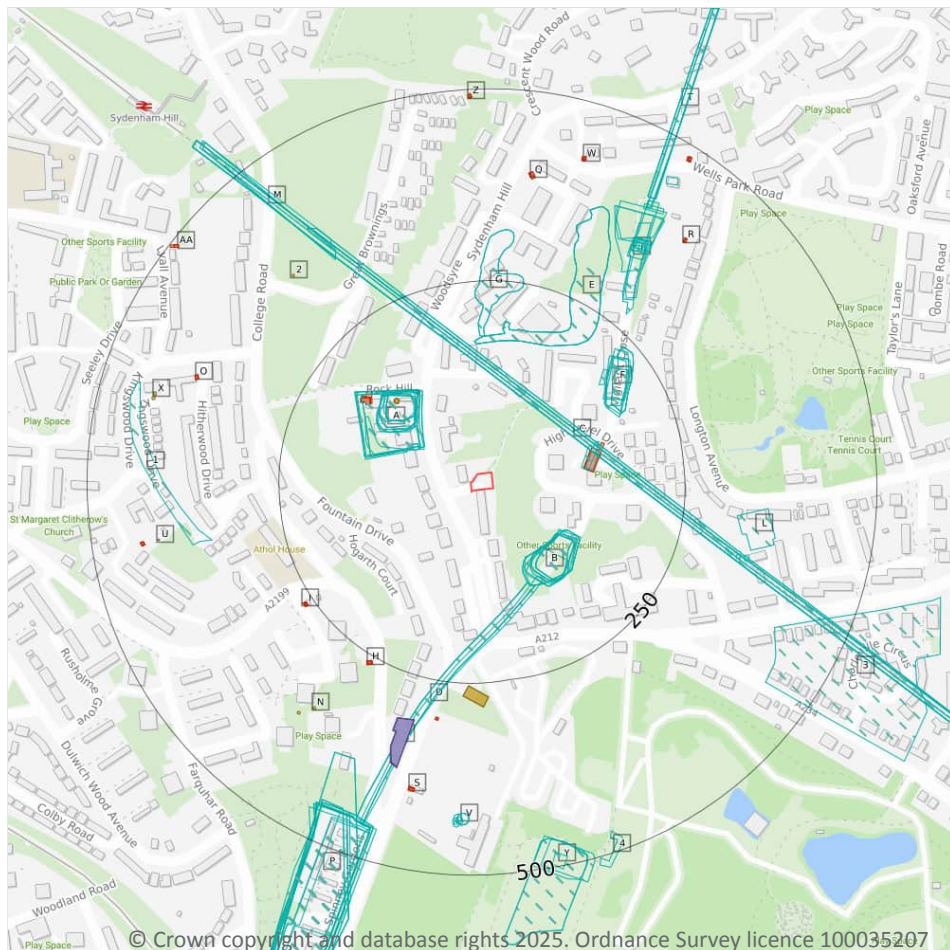
Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

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





## 2 Past land use - un-grouped



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

### 2.1 Historical industrial land uses

Records within 500m

119

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 23](#) >

ID	Location	Land Use	Date	Group ID
A	75m NW	Water Works	1870	2323984
A	76m NW	Water Works	1930	2268780
A	76m NW	Water Works	1938	2268780



ID	Location	Land Use	Date	Group ID
A	79m NW	Water Works	1919	2271848
A	81m NW	Unspecified Works	1957	2182471
A	81m NW	Water Works	1955	2306004
A	97m W	Unspecified Ground Workings	1870	2163090
B	98m SE	Cuttings	1898	2219783
B	99m SE	Cuttings	1957	2212229
B	99m SE	Cuttings	1955	2212229
B	99m SE	Cuttings	1968	2282171
B	100m SE	Cuttings	1895	2279734
B	100m SE	Cuttings	1894	2279734
B	101m SE	Cuttings	1894	2240416
A	101m NW	Unspecified Heap	1895	2253796
C	102m NE	Tunnel	1992	2332123
C	102m NE	Tunnel	1973	2332123
C	102m NE	Tunnel	1968	2332123
C	102m NE	Tunnel	1957	2332123
C	102m NE	Tunnel	1982	2332123
C	102m NE	Tunnel	1955	2332123
A	102m NW	Unspecified Heap	1894	2328735
A	103m NW	Unspecified Heap	1898	2262849
B	103m SE	Cuttings	1919	2235881
B	103m SE	Cuttings	1938	2235881
B	103m SE	Cuttings	1930	2235881
B	103m SE	Cuttings	1898	2256741
A	105m NW	Unspecified Heap	1894	2328735
A	105m NW	Unspecified Heap	1898	2240863
A	106m NW	Unspecified Heap	1898	2274521
C	106m NE	Tunnel	1938	2310001





ID	Location	Land Use	Date	Group ID
C	106m NE	Tunnel	1930	2310001
A	111m NW	Unspecified Heap	1992	2280184
A	111m NW	Unspecified Heap	1973	2280184
A	111m NW	Unspecified Heap	1968	2280184
A	111m NW	Unspecified Heap	1957	2280184
A	111m NW	Unspecified Heap	1982	2280184
A	115m NW	Unspecified Heap	1955	2328447
C	117m E	Railway Building	1955	2254344
C	123m E	Railway Building	1968	2278782
D	128m SE	Tunnel	1919	2257396
D	130m SE	Tunnel	1968	2269173
D	130m SE	Tunnel	1957	2269173
D	130m SE	Tunnel	1955	2269173
E	169m N	Unspecified Ground Workings	1968	2224106
E	169m N	Unspecified Ground Workings	1957	2224106
E	169m N	Unspecified Ground Workings	1955	2224106
F	172m NE	Cuttings	1919	2220739
F	172m NE	Cuttings	1898	2324359
F	172m NE	Cuttings	1894	2290993
F	174m NE	Cuttings	1898	2222994
G	178m N	Refuse Heaps	1957	2268605
G	178m N	Refuse Heaps	1955	2268605
F	178m NE	Cuttings	1895	2298490
F	180m NE	Cuttings	1938	2289582
F	180m NE	Cuttings	1930	2289582
F	180m NE	Cuttings	1898	2329403
F	181m NE	Railway Building	1898	2195582
J	271m NE	Railway Station	1894	2287130



ID	Location	Land Use	Date	Group ID
J	284m NE	Railway Station	1898	2257594
J	287m NE	Railway Station	1895	2237000
J	311m NE	Cuttings	1894	2297820
L	320m E	Brick Kilns	1863	2170915
L	329m E	Unspecified Shaft	1973	2330693
L	329m E	Unspecified Shaft	1982	2330693
J	333m NE	Railway Station	1894	2205879
M	336m NW	Tunnel	1920	2233585
M	336m NW	Tunnel	1898	2320453
L	339m E	Unspecified Shaft	1992	2173129
J	342m NE	Railway Station	1919	2234819
J	343m NE	Railway Station	1898	2229182
1	344m W	Unspecified Ground Workings	1870	2163089
J	346m NE	Cuttings	1894	2247035
J	347m NE	Railway Building	1955	2195770
J	348m NE	Railway Station	1938	2234819
J	348m NE	Railway Station	1930	2234819
J	348m NE	Railway Station	1898	2239548
J	349m NE	Cuttings	1898	2260320
M	350m NW	Tunnel	1933	2310001
P	380m SW	Railway Sidings	1938	2306181
P	380m SW	Coal Depot	1938	2292202
J	397m NE	Railway Building	1955	2195769
T	400m NE	Tunnel	1919	2292063
T	401m NE	Tunnel	1894	2301483
3	409m SE	Brick Field	1863	2158568
T	413m NE	Tunnel	1968	2261913
T	413m NE	Tunnel	1957	2261913





ID	Location	Land Use	Date	Group ID
T	413m NE	Tunnel	1955	2261913
V	419m S	Unspecified Tank	1938	2286772
V	419m S	Unspecified Tank	1930	2286772
V	419m S	Unspecified Tank	1915	2307573
V	421m S	Unspecified Tank	1955	2208001
V	425m S	Unspecified Tank	1895	2243268
V	426m S	Unspecified Tank	1898	2302391
V	430m S	Unspecified Tank	1894	2213330
J	440m NE	Railway Station	1955	2167896
P	446m SW	Coal Depot	1933	2320466
P	446m SW	Railway Sidings	1933	2272619
P	448m SW	Railway Sidings	1938	2275215
P	448m SW	Railway Sidings	1898	2326413
P	448m SW	Railway Sidings	1930	2277819
P	449m S	Railway Sidings	1894	2311930
P	451m S	Railway Sidings	1870	2227299
P	451m S	Railway Sidings	1955	2275215
P	451m S	Coal Depot	1955	2247265
P	451m SW	Railway Sidings	1898	2235583
P	451m SW	Railway Sidings	1920	2235583
P	451m SW	Coal Depot	1920	2282409
P	452m S	Railway Sidings	1919	2298983
P	452m S	Coal Depot	1919	2212610
P	457m S	Railway Sidings	1894	2249222
Y	458m S	Unspecified Pit	1919	2223066
P	460m S	Railway Sidings	1898	2321844
Y	462m S	Unspecified Pits	1957	2324176
Y	462m S	Unspecified Pits	1955	2324176



ID	Location	Land Use	Date	Group ID
Y	462m S	Unspecified Pit	1870	2215874
P	464m S	Railway Sidings	1894	2267096
4	472m S	Unspecified Ground Workings	1894	2162976
Y	481m S	Unspecified Tank	1898	2190311

This data is sourced from Ordnance Survey / Groundsure.

## 2.2 Historical tanks

<b>Records within 500m</b>	<b>11</b>
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 23 >](#)

ID	Location	Land Use	Date	Group ID
A	138m NW	Unspecified Tank	1991	411731
A	139m NW	Unspecified Tank	1987	411731
A	139m NW	Unspecified Tank	1991	411731
D	253m S	Tanks	1912	403511
D	253m S	Tanks	1933	411857
N	347m SW	Unspecified Tank	1875	385489
2	352m NW	Unspecified Tank	1875	385494
N	364m SW	Unspecified Tank	1875	385488
U	411m W	Unspecified Tank	1875	385490
X	425m W	Unspecified Tank	1916	385512
X	425m W	Unspecified Tank	1896	385481

This data is sourced from Ordnance Survey / Groundsure.





## 2.3 Historical energy features

<b>Records within 500m</b>	<b>66</b>
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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 23 >](#)

ID	Location	Land Use	Date	Group ID
C	120m E	Electricity Substation	1951	315543
C	120m E	Electricity Substation	1951	315543
A	129m NW	Electricity Substation	1987	316571
A	129m NW	Electricity Substation	1991	316571
A	129m NW	Electricity Substation	1991	316571
A	165m NW	Electricity Substation	1972	290240
A	166m NW	Electricity Substation	1991	298600
A	166m NW	Electricity Substation	1987	322730
A	166m NW	Electricity Substation	1991	322730
H	256m SW	Electricity Substation	1992	319227
H	256m SW	Electricity Substation	1991	319227
H	256m SW	Electricity Substation	1992	319227
H	256m SW	Electricity Substation	1971	319227
H	256m SW	Electricity Substation	1985	319227
H	256m SW	Electricity Substation	1991	319227
H	257m SW	Electricity Substation	1969	319227
I	259m SW	Electricity Substation	1971	278980
I	259m SW	Electricity Substation	1991	320915
I	260m SW	Electricity Substation	1985	291484
I	260m SW	Electricity Substation	1991	291484
I	260m SW	Electricity Substation	1972	295976
I	260m SW	Electricity Substation	1969	278980
I	260m SW	Electricity Substation	1992	288383



ID	Location	Land Use	Date	Group ID
I	260m SW	Electricity Substation	1991	288383
I	260m SW	Electricity Substation	1992	288383
I	260m SW	Electricity Substation	1987	313371
I	260m SW	Electricity Substation	1991	318466
D	297m S	Electricity Substation	1951	305686
D	298m S	Electricity Substation	1951	305686
O	379m W	Electricity Substation	1972	317293
O	379m W	Electricity Substation	1991	317293
O	380m W	Electricity Substation	1987	317293
O	380m W	Electricity Substation	1991	317293
Q	386m N	Electricity Substation	1975	303342
Q	389m N	Electricity Substation	1991	290539
Q	390m N	Electricity Substation	1991	286051
R	391m NE	Electricity Substation	1991	322169
R	391m NE	Electricity Substation	1991	322169
S	393m S	Electricity Substation	1985	319558
S	393m S	Electricity Substation	1991	319558
S	393m S	Electricity Substation	1969	319558
S	393m S	Electricity Substation	1992	280870
S	393m S	Electricity Substation	1991	280870
S	393m S	Electricity Substation	1992	280870
S	393m S	Electricity Substation	1971	319558
W	423m N	Electricity Substation	1970	298150
W	423m N	Electricity Substation	1975	298150
W	423m N	Electricity Substation	1968	298150
W	424m N	Electricity Substation	1991	292482
W	425m N	Electricity Substation	1991	292482
U	431m W	Electricity Substation	1991	321771





ID	Location	Land Use	Date	Group ID
U	432m W	Electricity Substation	1972	321771
U	432m W	Electricity Substation	1987	321771
U	432m W	Electricity Substation	1991	321771
J	479m NE	Electricity Substation	1975	287110
J	479m NE	Electricity Substation	1968	309617
J	480m NE	Electricity Substation	1991	287110
J	480m NE	Electricity Substation	1970	297408
J	480m NE	Electricity Substation	1991	287110
Z	488m N	Electricity Substation	1991	283655
Z	488m N	Electricity Substation	1973	283655
AA	488m NW	Electricity Substation	1991	281702
AA	489m NW	Electricity Substation	1987	281702
AA	489m NW	Electricity Substation	1991	281702
Z	490m N	Electricity Substation	1991	283655
AA	493m NW	Electricity Substation	1972	318340

*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**

**5**

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 23](#) >



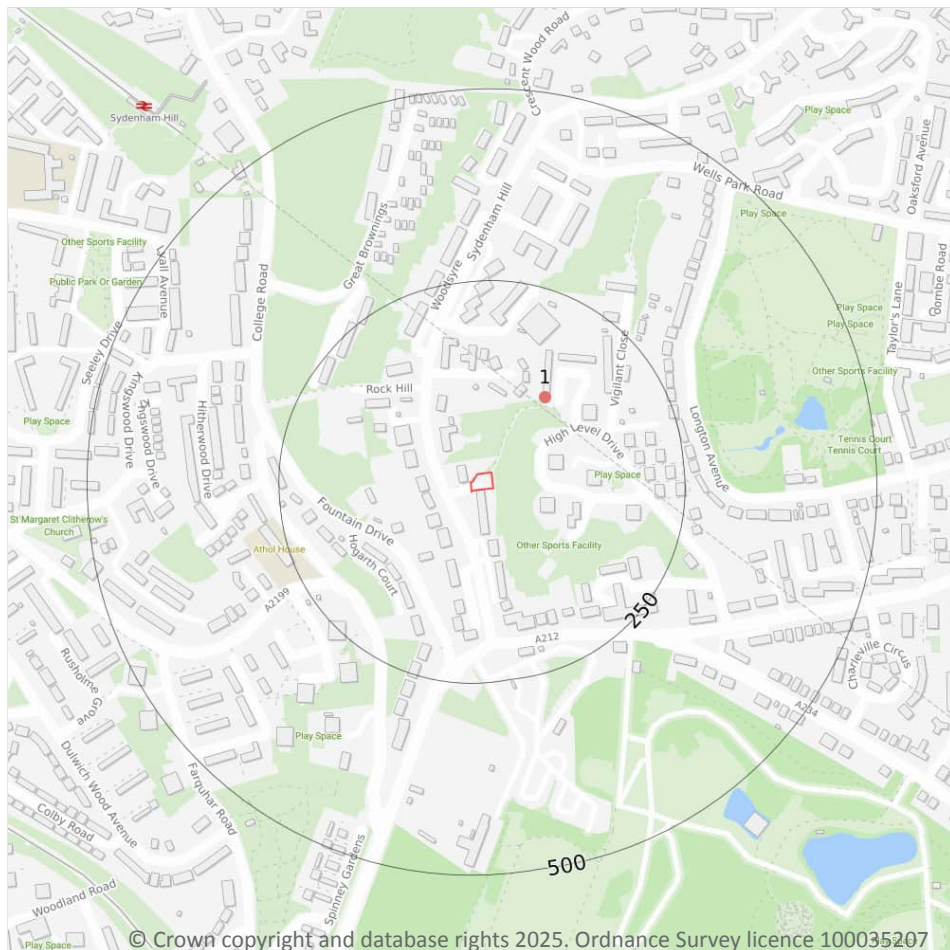
ID	Location	Land Use	Date	Group ID
K	307m S	Garage	1992	83922
K	307m S	Garage	1991	83922
K	307m S	Garage	1992	83922
K	307m S	Garage	1985	88146
K	307m S	Garage	1991	88146

*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

1

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 33](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	120m NE	-	WEX261714	Disposing of waste exemption	Not on a farm	Burning waste in the open

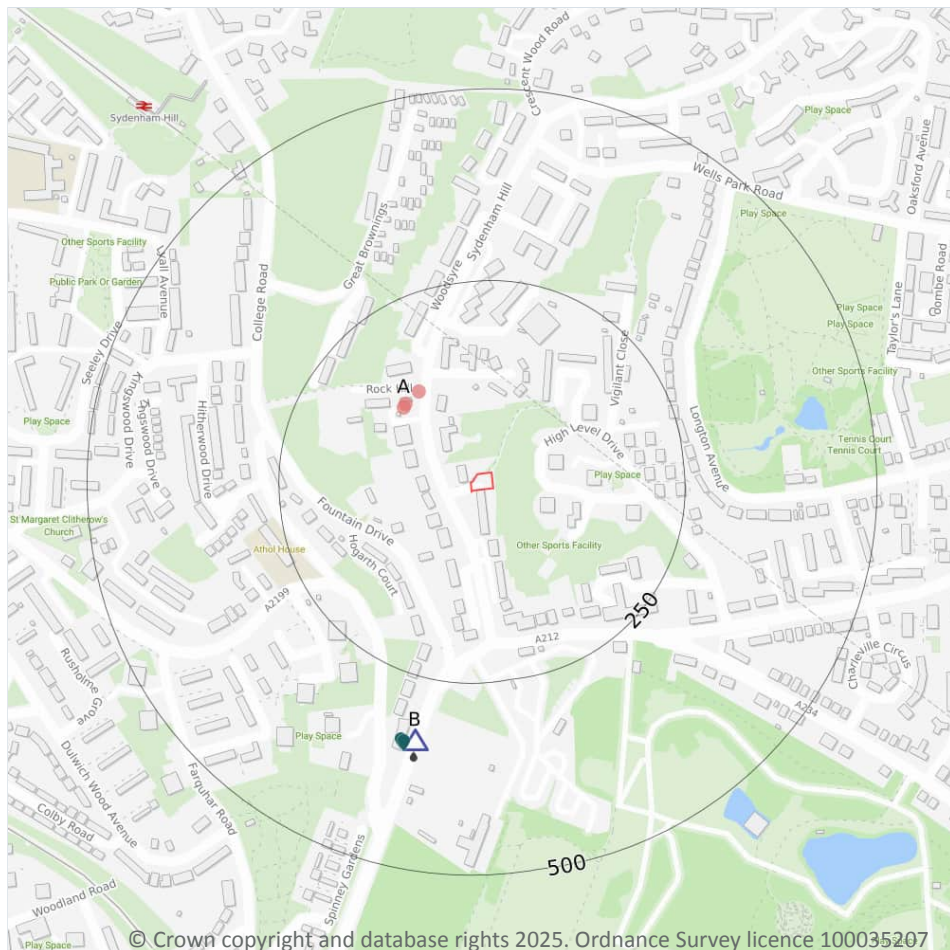




*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 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)
- Licensed Discharges to controlled waters

### 4.1 Recent industrial land uses

Records within 250m

3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 36 >](#)

ID	Location	Company	Address	Activity	Category
A	130m NW	Pumping Station	Greater London, SE26	Water Pumping Stations	Industrial Features
A	131m NW	Electricity Sub Station	Greater London, SE26	Electrical Features	Infrastructure and Facilities
A	132m NW	Electricity Sub Station	Greater London, SE26	Electrical Features	Infrastructure and Facilities





*This data is sourced from Ordnance Survey.*

## 4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 36](#) >

ID	Location	Company	Address	LPG	Status
B	332m S	SHELL	4, Crystal Palace Parade, Crystal Palace, London, Inner London, SE19 1UN	No	Open

*This data is sourced from Experian.*

## 4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*

## 4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

## 4.5 Sites determined as Contaminated Land

Records within 500m

0

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

*This data is sourced from Local Authority records.*

## 4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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



*This data is sourced from the Health and Safety Executive.*

## 4.7 Regulated explosive sites

**Records within 500m**

**0**

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

*This data is sourced from the Health and Safety Executive.*

## 4.8 Hazardous substance storage/usage

**Records within 500m**

**0**

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

*This data is sourced from Local Authority records.*

## 4.9 Historical licensed industrial activities (IPC)

**Records within 500m**

**0**

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

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

## 4.10 Licensed industrial activities (Part A(1))

**Records within 500m**

**0**

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

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

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

**Records within 500m**

**2**

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

Features are displayed on the Current industrial land use map on [page 36 >](#)





ID	Location	Address	Details	
B	338m S	Shell UK Ltd, 4 Crystal Palace Parade, SE19 1UN	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
B	340m S	Shell UK Ltd Crystal Palace, 4 Crystal Palace Parade, SE19 1UN	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

*This data is sourced from Local Authority records.*

## 4.12 Radioactive Substance Authorisations

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

<b>Records within 500m</b>	<b>1</b>
----------------------------	----------

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

Features are displayed on the Current industrial land use map on [page 36 >](#)

ID	Location	Address	Details	
B	354m S	CrystalPalace, CrystalPalace	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: TEMP.0089 Permit Version: 1 Receiving Water: RIVER THAMES	Status: REVOKED - UNSPECIFIED Issue date: 15/09/1989 Effective Date: 15/09/1989 Revocation Date: 05/10/2000

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

## 4.14 Pollutant release to surface waters (Red List)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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****0**

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

*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

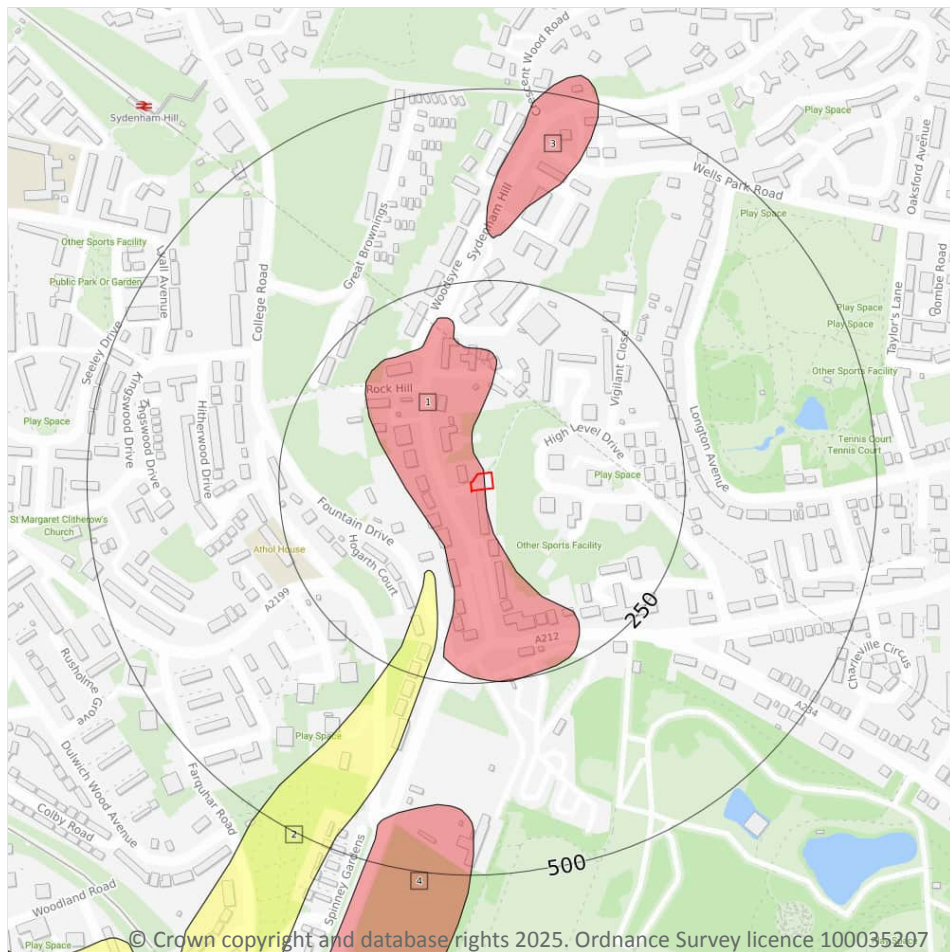
0

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



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

### 5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

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

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	116m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



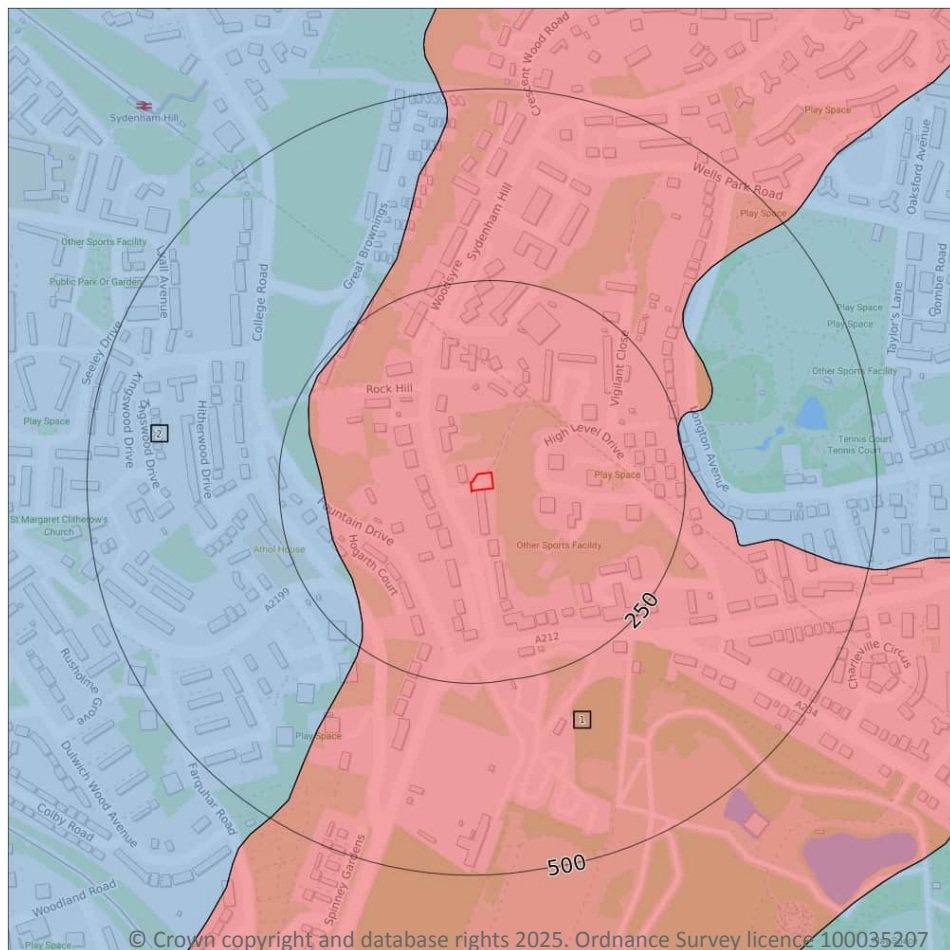


ID	Location	Designation	Description
3	305m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	410m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



## Bedrock aquifer



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

### 5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 44](#) >

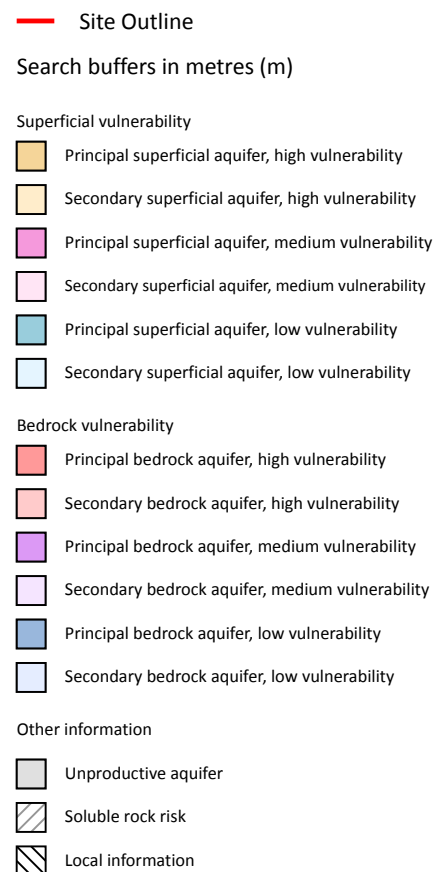
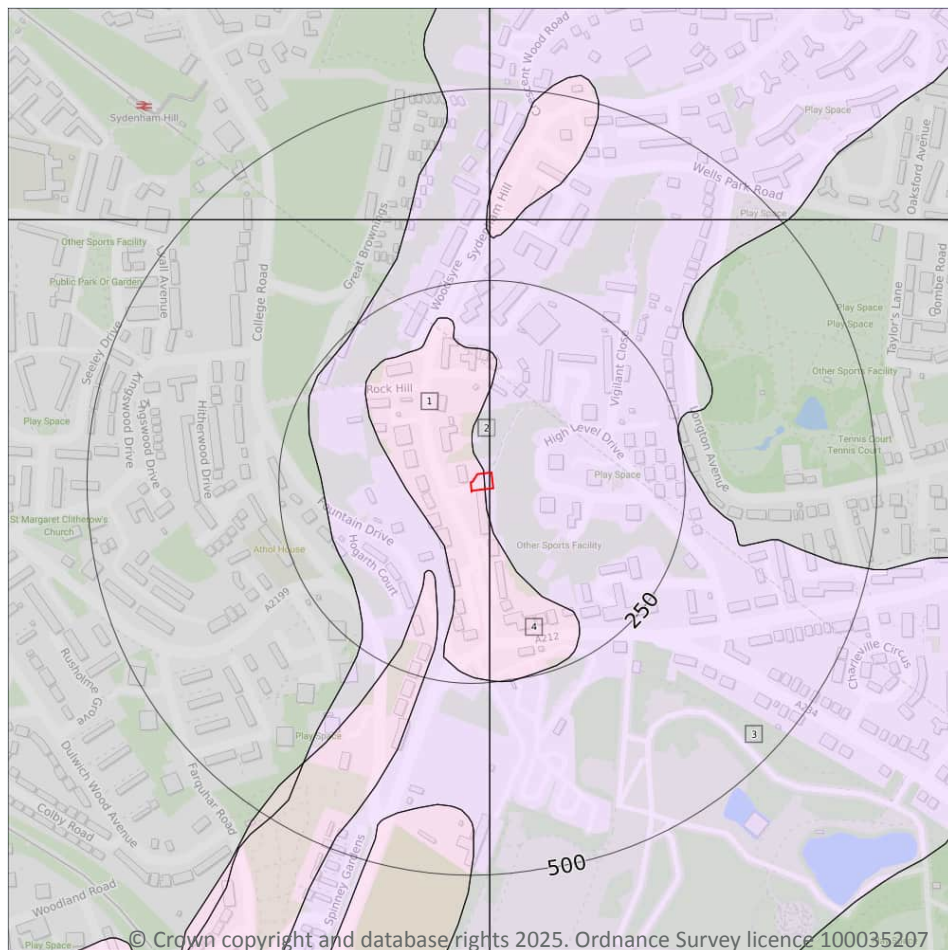
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	190m W	Unproductive	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

4

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 45 >](#)



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
2	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive 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: Medium Aquifer type: Secondary Flow mechanism: Mixed
3	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
4	41m S	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary 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](mailto:enquiries@environment-agency.gov.uk) ↗.

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







ID	Location	Details	
-	1222m N	Status: Active Licence No: TH/039/0042/003 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533600 Northing: 172828	Annual Volume (m <sup>3</sup> ): 45000 Max Daily Volume (m <sup>3</sup> ): 830 Original Application No: NPSWR001684 Original Start Date: 01/01/2010 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 10/07/2014 Version End Date: -
-	1222m N	Status: Active Licence No: TH/039/0042/003 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533600 Northing: 172828	Annual Volume (m <sup>3</sup> ): 45000 Max Daily Volume (m <sup>3</sup> ): 830 Original Application No: NPSWR001684 Original Start Date: 01/01/2010 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 10/07/2014 Version End Date: -
-	1259m N	Status: Historical Licence No: TH/039/0042/003 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533550 Northing: 172850	Annual Volume (m <sup>3</sup> ): 45000 Max Daily Volume (m <sup>3</sup> ): 830 Original Application No: NPSWR001684 Original Start Date: 01/01/2010 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 10/07/2014 Version End Date: -
-	1259m N	Status: Historical Licence No: TH/039/0042/003 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533550 Northing: 172850	Annual Volume (m <sup>3</sup> ): 45000 Max Daily Volume (m <sup>3</sup> ): 830 Original Application No: NPSWR001684 Original Start Date: 01/01/2010 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 10/07/2014 Version End Date: -





ID	Location	Details	
-	1259m N	Status: Historical Licence No: 28/39/42/0058 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533550 Northing: 172850	Annual Volume (m <sup>3</sup> ): 51000 Max Daily Volume (m <sup>3</sup> ): 415 Original Application No: - Original Start Date: 01/01/2000 Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 01/01/2000 Version End Date: -
-	1259m N	Status: Historical Licence No: 28/39/42/0058 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533550 Northing: 172850	Annual Volume (m <sup>3</sup> ): 51000 Max Daily Volume (m <sup>3</sup> ): 415 Original Application No: - Original Start Date: 01/01/2000 Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 01/01/2000 Version End Date: -
-	1407m NW	Status: Active Licence No: TH/039/0042/036 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: BOREHOLE A - DULWICH COLLEGE, DULWICH COMMON Data Type: Point Name: Dulwich College Easting: 533310 Northing: 172903	Annual Volume (m <sup>3</sup> ): 17753 Max Daily Volume (m <sup>3</sup> ): 648 Original Application No: NPS/WR/014797 Original Start Date: 17/11/2014 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 17/11/2014 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

**3**

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 47 >](#)

ID	Location	Details	
-	1222m N	Status: Active Licence No: TH/039/0042/003 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533600 Northing: 172828	Annual Volume (m <sup>3</sup> ): 45000 Max Daily Volume (m <sup>3</sup> ): 830 Original Application No: NPSWR001684 Original Start Date: 01/01/2010 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 10/07/2014 Version End Date: -
-	1259m N	Status: Historical Licence No: TH/039/0042/003 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533550 Northing: 172850	Annual Volume (m <sup>3</sup> ): 45000 Max Daily Volume (m <sup>3</sup> ): 830 Original Application No: NPSWR001684 Original Start Date: 01/01/2010 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 10/07/2014 Version End Date: -
-	1259m N	Status: Historical Licence No: 28/39/42/0058 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: DULWICH & SYDENHAM HILL GOLF CLUB, DULWICH, BOREHOLE 'A' Data Type: Point Name: DULWICH & SYDENHAM HILL GOLF CLUB LTD Easting: 533550 Northing: 172850	Annual Volume (m <sup>3</sup> ): 51000 Max Daily Volume (m <sup>3</sup> ): 415 Original Application No: - Original Start Date: 01/01/2000 Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 01/01/2000 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

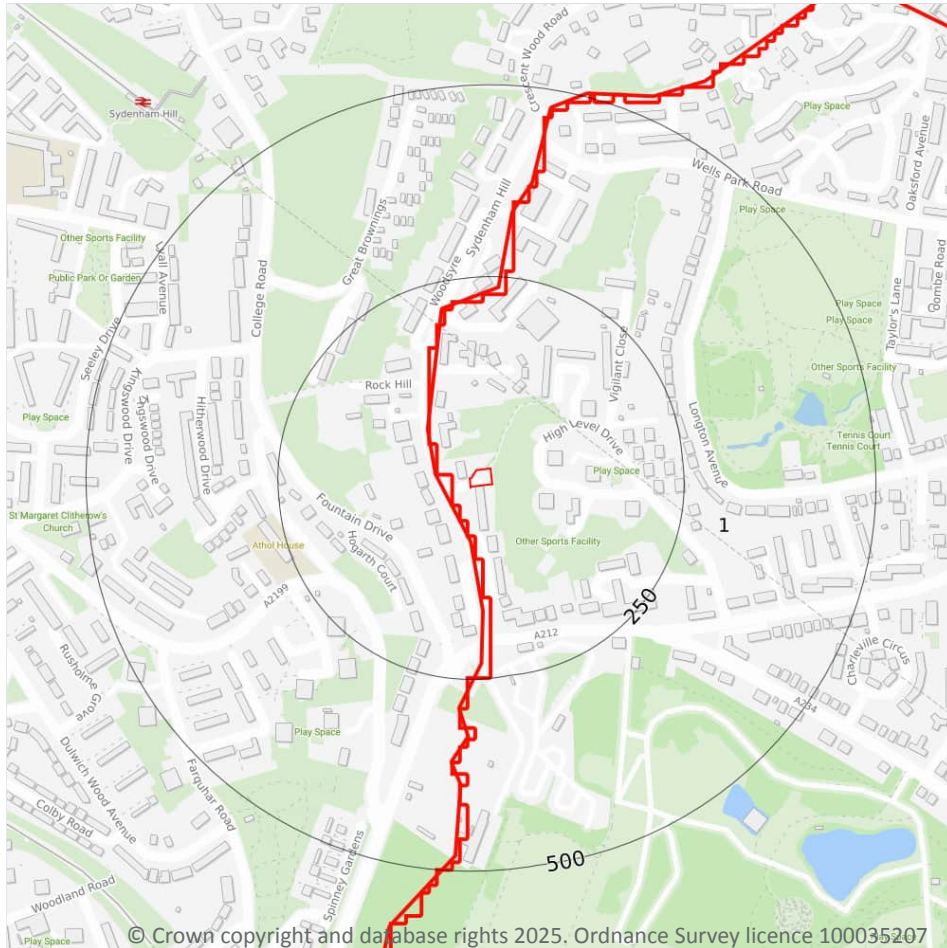
0

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

0

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

*This data is sourced from the Ordnance Survey.*

### 6.2 Surface water features

Records within 250m

0

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.





*This data is sourced from the Ordnance Survey.*

## 6.3 WFD Surface water body catchments

<b>Records on site</b>	<b>1</b>
------------------------	----------

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 52 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Pool River	GB106039023250	Ravensbourne	London

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

## 6.4 WFD Surface water bodies

<b>Records identified</b>	<b>1</b>
---------------------------	----------

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 52 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2587m E	River	Pool River	<a href="#">GB106039023250</a> ↗	Moderate	Fail	Moderate	2019

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

## 6.5 WFD Groundwater bodies

<b>Records on site</b>	<b>0</b>
------------------------	----------

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



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





## 7 River and coastal flooding

### 7.1 Risk of flooding from rivers and the sea

**Records within 50m****0**

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

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

### 7.2 Historical Flood Events

**Records within 250m****0**

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

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

### 7.3 Flood Defences

**Records within 250m****0**

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

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



## 7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

## 7.5 Flood Storage Areas

Records within 250m

0

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

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





## River and coastal flooding - Flood Zones

### 7.6 Flood Zone 2

Records within 50m

0

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

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

### 7.7 Flood Zone 3

Records within 50m

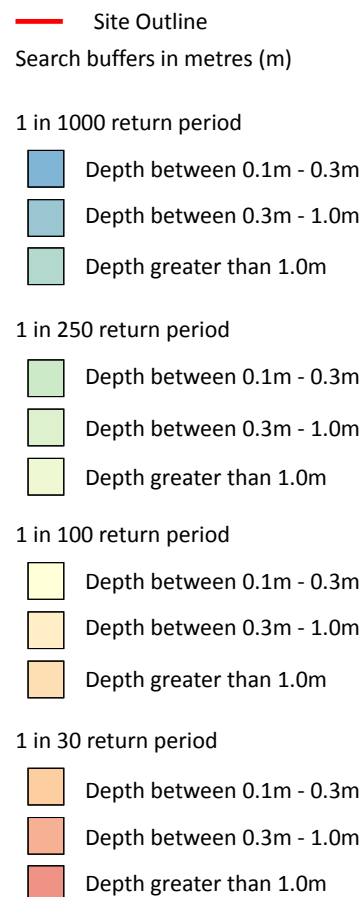
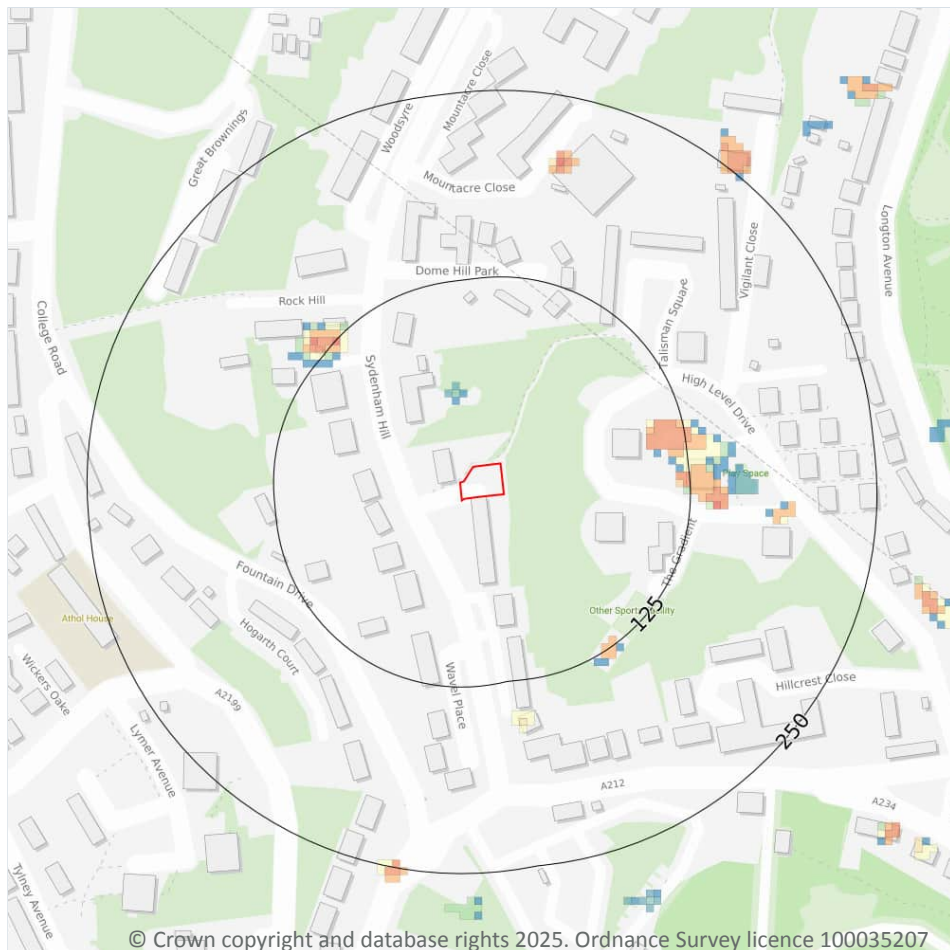
0

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

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



## 8 Surface water flooding



### 8.1 Surface water flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

**1 in 1000 year, Greater than 1.0m**

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 58](#) >

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



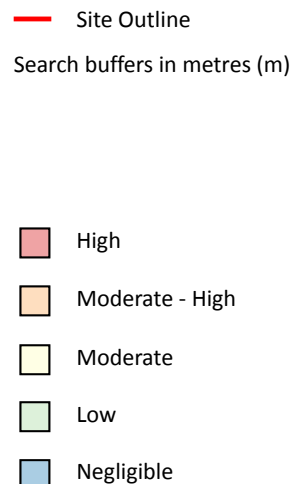
The table below shows the maximum flood depths for a range of return periods for the site.

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

*This data is sourced from Ambiantal Risk Analytics.*



## 9 Groundwater flooding



### 9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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

Features are displayed on the Groundwater flooding map on [page 60](#) >

*This data is sourced from Ambienta Risk Analytics.*



## 10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland

### 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

**3**

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 61 >](#)

ID	Location	Name	Data source
1	124m W	Sydenham Hill Wood And Fern Bank	Natural England
3	411m SW	Dulwich Upper Wood	Natural England
-	1524m E	Dacres Wood	Natural England

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

## 10.7 Designated Ancient Woodland

### Records within 2000m

**4**

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

Features are displayed on the Environmental designations map on [page 61 >](#)

ID	Location	Name	Woodland Type
2	301m NW	Unknown	Ancient & Semi-Natural Woodland
4	511m N	Unknown	Ancient & Semi-Natural Woodland
5	709m NE	Unknown	Ancient & Semi-Natural Woodland
-	1710m SW	Unknown	Ancient & Semi-Natural Woodland

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

## 10.8 Biosphere Reserves

### Records within 2000m

**0**

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



local community.

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

## 10.9 Forest Parks

Records within 2000m

0

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

*This data is sourced from the Forestry Commission.*

## 10.10 Marine Conservation Zones

Records within 2000m

0

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

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

## 10.11 Green Belt

Records within 2000m

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

0

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

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



## SSSI Impact Zones and Units

### 10.17 SSSI Impact Risk Zones

Records on site	0
-----------------	---

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.

*This data is sourced from Natural England.*

### 10.18 SSSI Units

Records within 2000m	0
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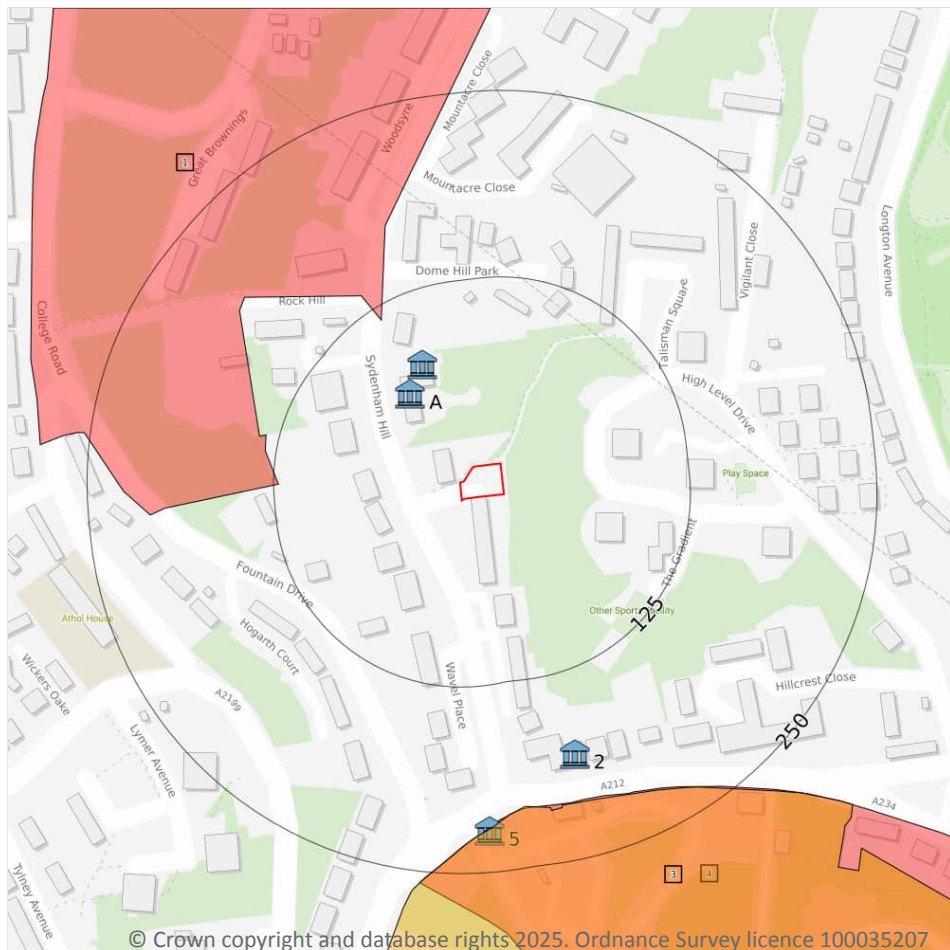
Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

*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

4

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 67 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
A	64m NW	The Wood	II	1079936	12/03/1973
A	77m NW	Stable Building To North Of Number 16	II	1079937	12/03/1973
2	180m S	Sunnydene	II	1358518	26/02/1979
5	222m S	Gatepiers To Rockhills	II	1376636	18/07/2000

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





## 11.5 Conservation Areas

### Records within 250m

**2**

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

Features are displayed on the Visual and cultural designations map on [page 67](#) >

ID	Location	Name	District	Date of designation
1	116m NW	Dulwich Wood	Southwark	30/09/1985
4	211m S	Crystal Palace Park	Bromley	1989

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

## 11.6 Scheduled Ancient Monuments

### Records within 250m

**0**

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

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

## 11.7 Registered Parks and Gardens

### Records within 250m

**1**

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.

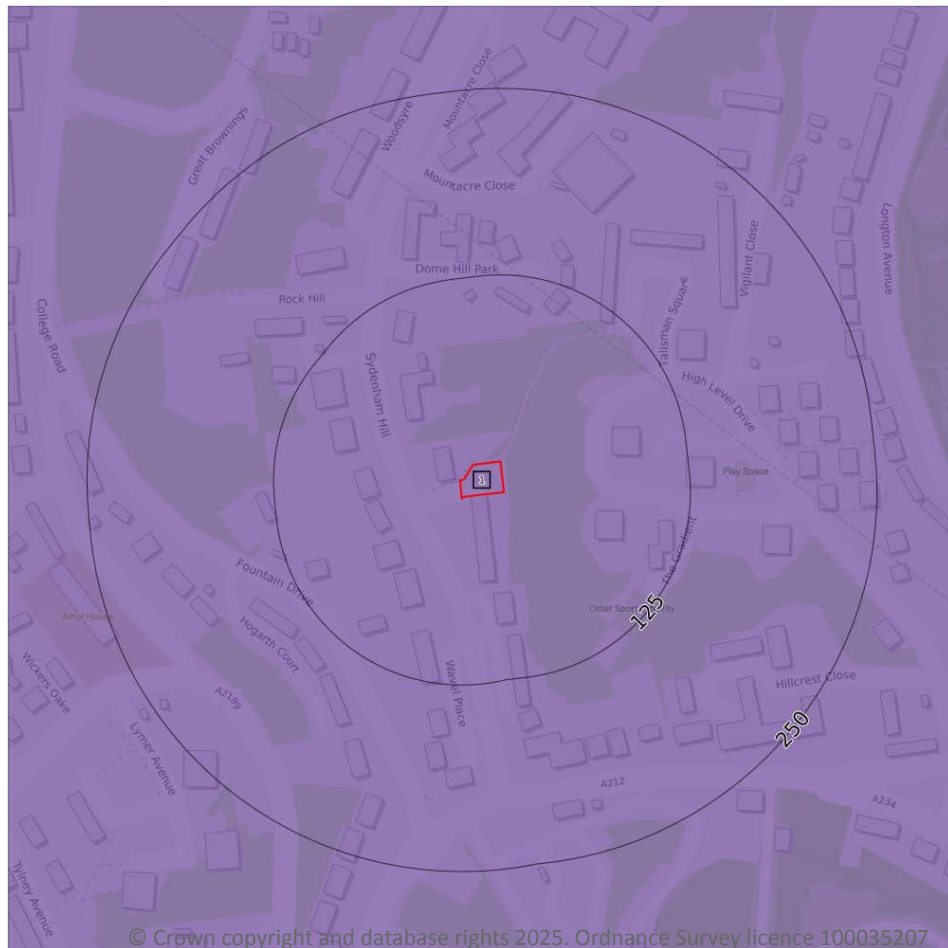
Features are displayed on the Visual and cultural designations map on [page 67](#) >

ID	Location	Name	Grade
3	209m S	Crystal Palace Park	II*

*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 70](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.





## 12.2 Open Access Land

Records within 250m

0

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

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

## 12.3 Tree Felling Licences

Records within 250m

0

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

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

Records within 250m

0

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

*This data is sourced from Natural England.*

## 12.5 Countryside Stewardship Schemes

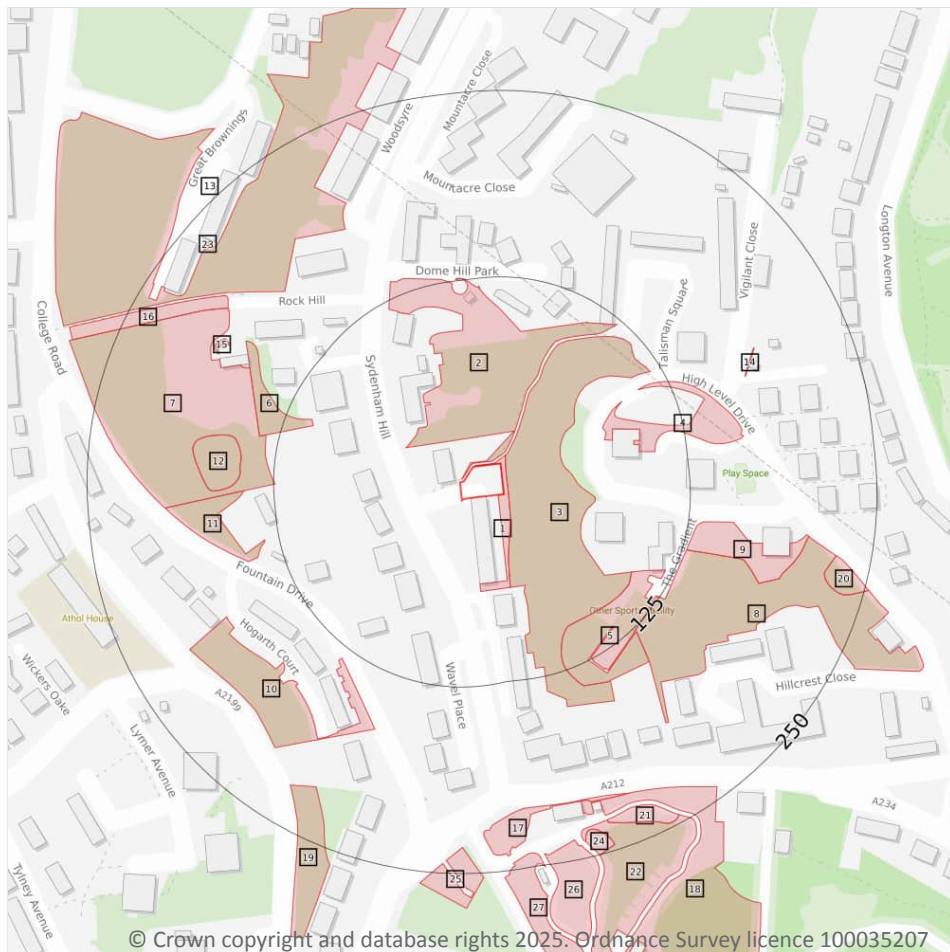
Records within 250m

0

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

*This data is sourced from Natural England.*

## 13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

### 13.1 Priority Habitat Inventory

Records within 250m

27

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

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

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	2m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	3m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	72m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)





ID	Location	Main Habitat	Other habitats
5	98m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	106m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	124m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	124m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	128m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	133m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	135m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	148m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	172m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	174m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	180m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	195m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	211m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
18	212m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
19	215m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
20	221m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
21	227m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
22	229m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
23	230m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
24	232m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
25	232m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
26	236m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
27	241m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

*This data is sourced from Natural England.*



## 13.2 Habitat Networks

Records within 250m

0

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

*This data is sourced from Natural England.*

## 13.3 Open Mosaic Habitat

Records within 250m

0

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

*This data is sourced from Natural England.*

## 13.4 Limestone Pavement Orders

Records within 250m

0

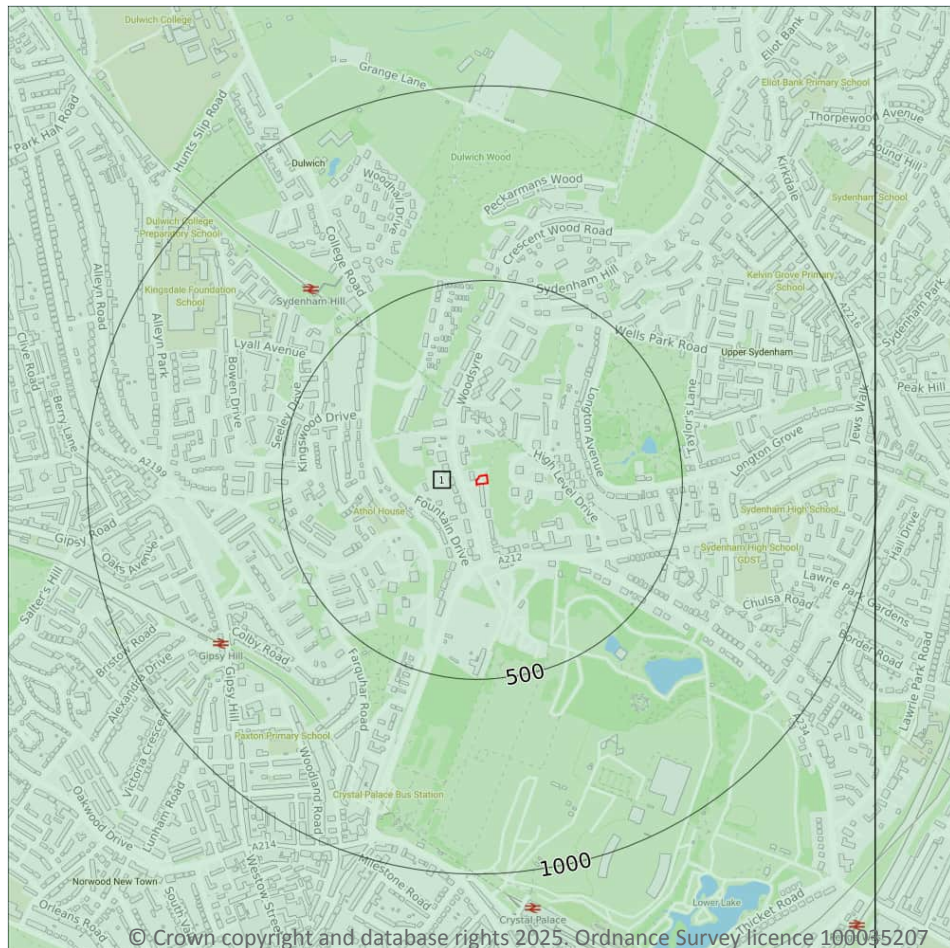
Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened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

*This data is sourced from Natural England.*





## 14 Geology 1:10,000 scale - Availability



— Site Outline  
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

### 14.1 10k Availability

#### Records within 500m

1

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

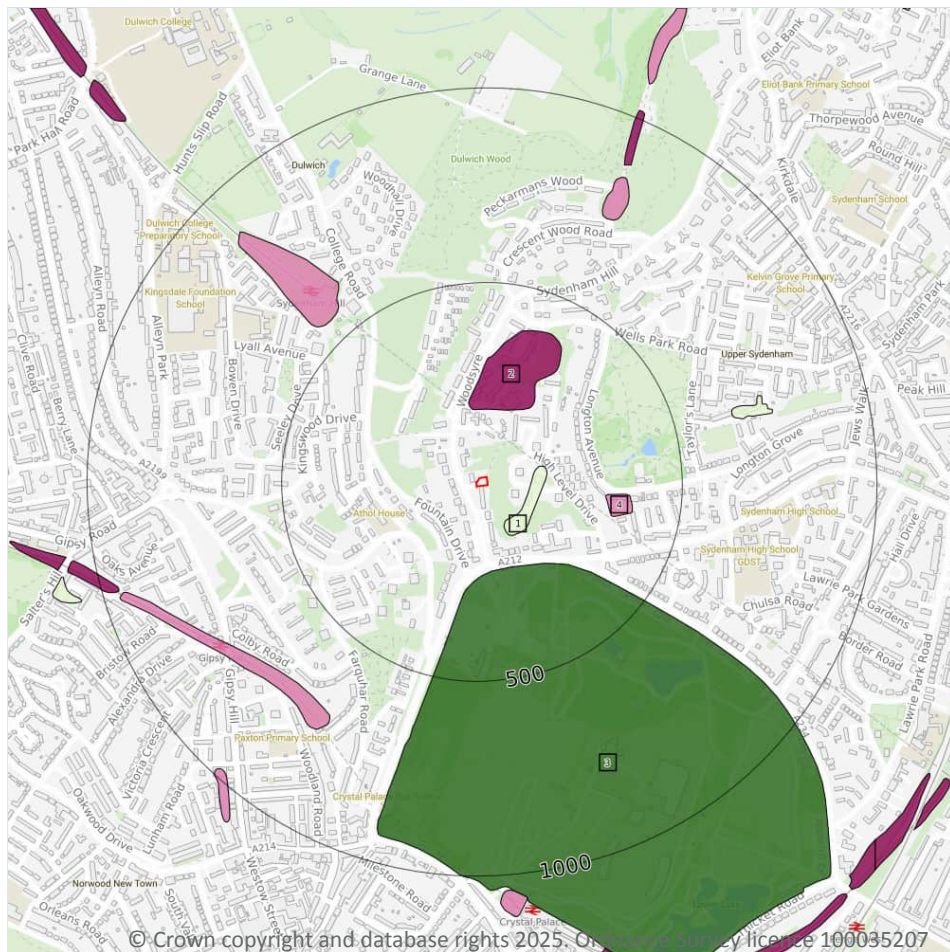
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 75 >](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ37SW

*This data is sourced from the British Geological Survey.*



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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
  - Made ground
  - Worked ground
  - Infilled ground
  - Disturbed ground
  - Landscaped ground

### 14.2 Artificial and made ground (10k)

#### Records within 500m

4

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

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

ID	Location	LEX Code	Description	Rock description
1	102m SE	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
2	175m N	MGR-UNKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
3	218m S	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
4	304m E	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry

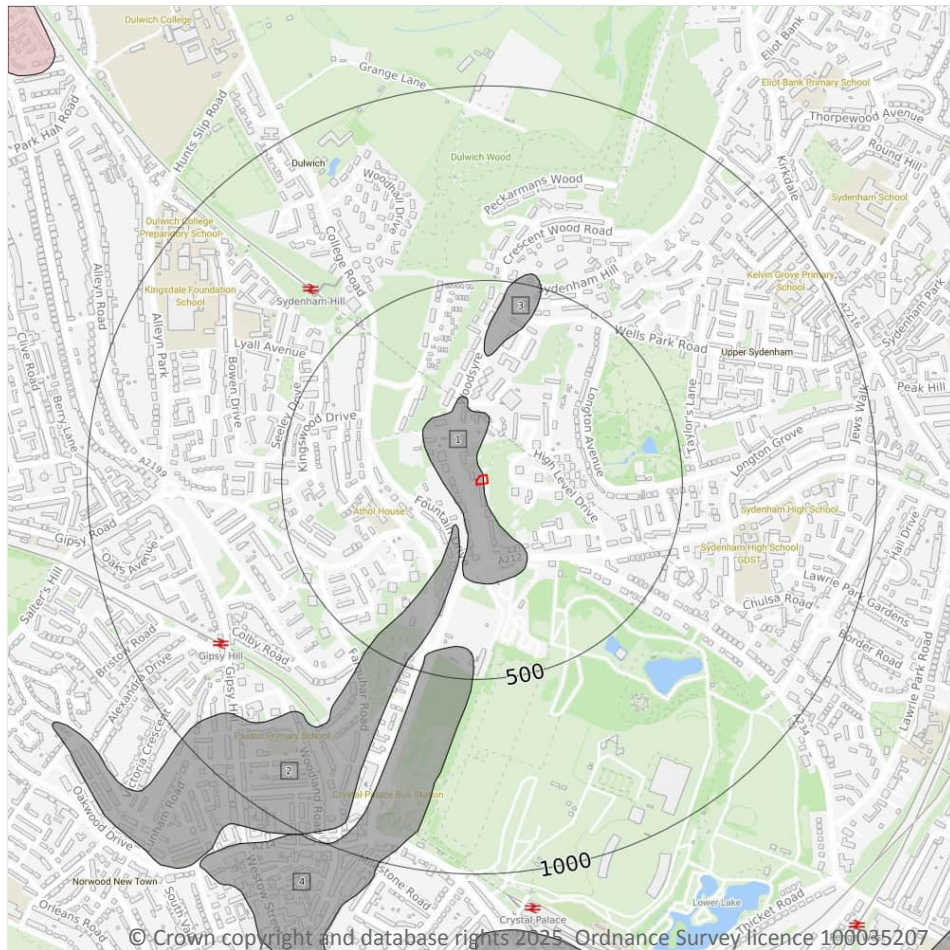




*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Superficial



**Site Outline**

Search buffers in metres (m)

**Landslip (10k)**

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

### 14.3 Superficial geology (10k)

#### Records within 500m

4

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.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 78](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	SGU-XSV	Sand And Gravel Of Unknown Age - Sand And Gravel	Sand And Gravel
2	116m SW	HEAD-C	Head - Clay (unlithified Deposits Coding Scheme)	Clay
3	306m N	SGAO-XSV	Sand And Gravel Of Uncertain Age And Origin - Sand And Gravel	Sand And Gravel





ID	Location	LEX Code	Description	Rock description
4	418m S	SGU-XSV	Sand And Gravel Of Unknown Age - Sand And Gravel	Sand And Gravel

*This data is sourced from the British Geological Survey.*

## 14.4 Landslip (10k)

Records within 500m

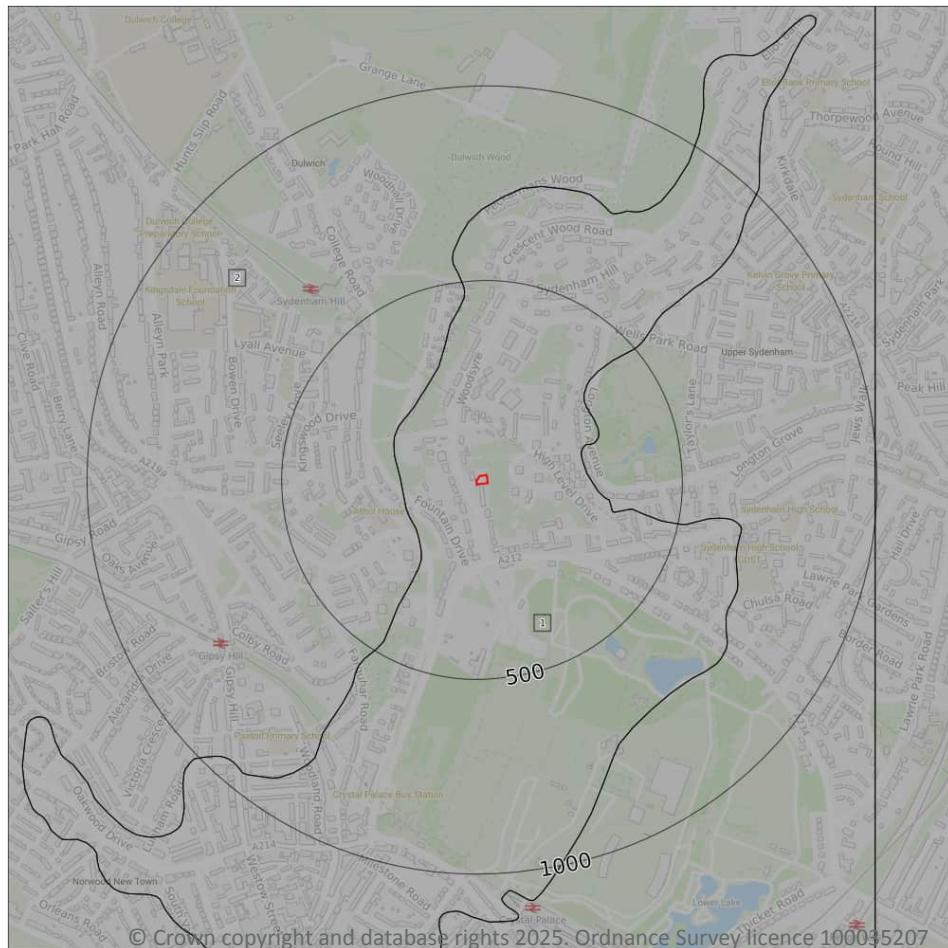
0

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

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Bedrock



**Site Outline**

Search buffers in metres (m)

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

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

### 14.5 Bedrock geology (10k)

#### Records within 500m

2

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	CLGB-SANDU	Claygate Member - Sand	Eocene Epoch
2	190m W	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

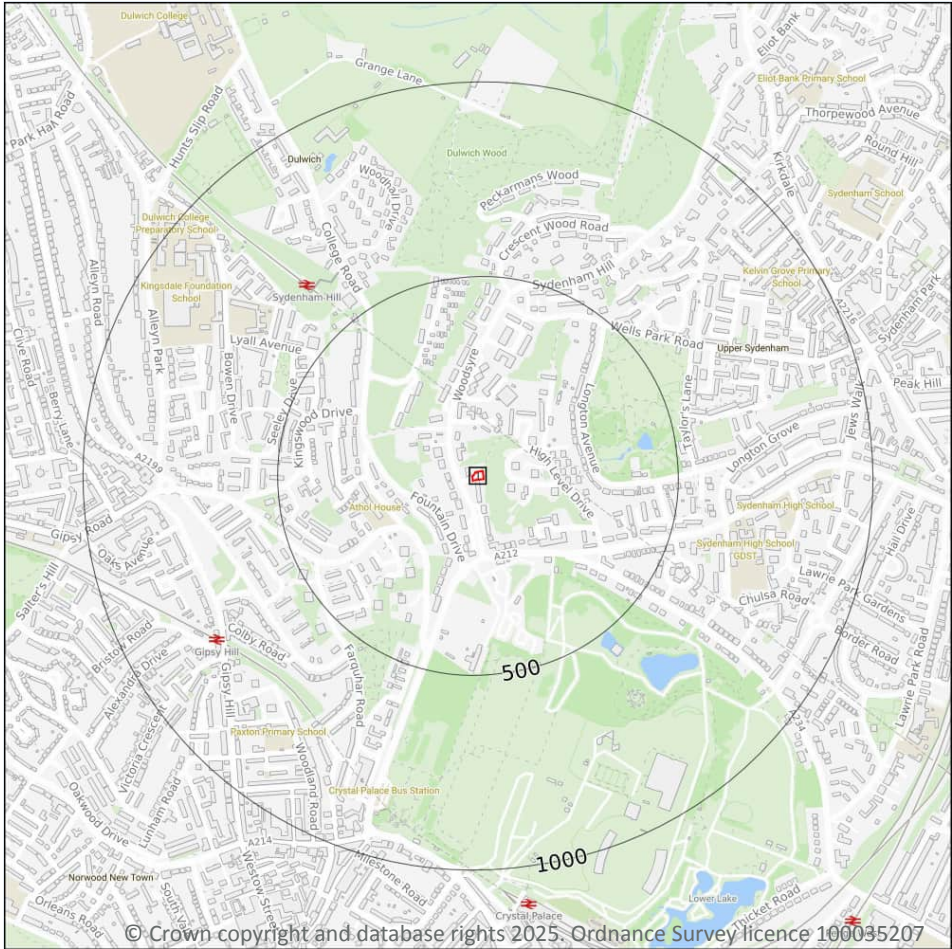
0

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

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15.1 50k Availability

Records within 500m	1
---------------------	---

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

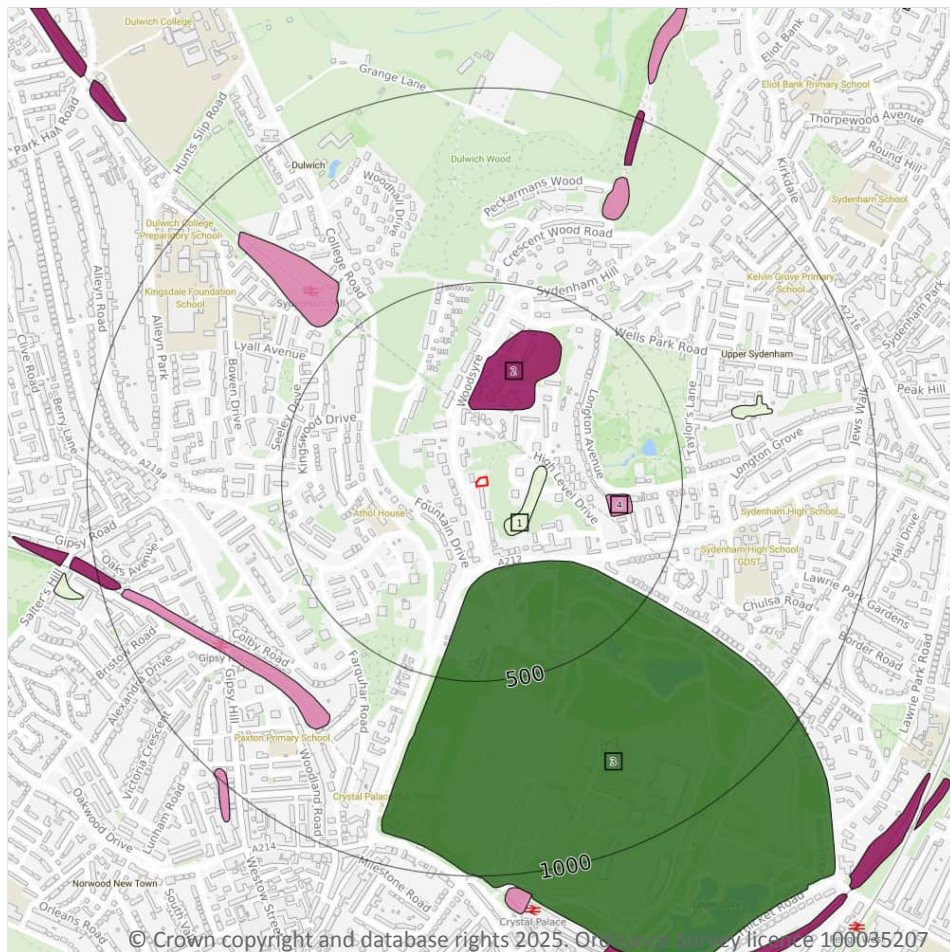
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 82](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW270_south_london_v4

This data is sourced from the British Geological Survey.



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



- Site Outline
- Search buffers in metres (m)
- Made ground
  - Worked ground
  - Infilled ground
  - Disturbed ground
  - Landscaped ground

### 15.2 Artificial and made ground (50k)

#### Records within 500m

4

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 83](#) >

ID	Location	LEX Code	Description	Rock description
1	101m SE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
2	174m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	214m S	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
4	305m E	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID



*This data is sourced from the British Geological Survey.*

### 15.3 Artificial ground permeability (50k)

Records within 50m

0

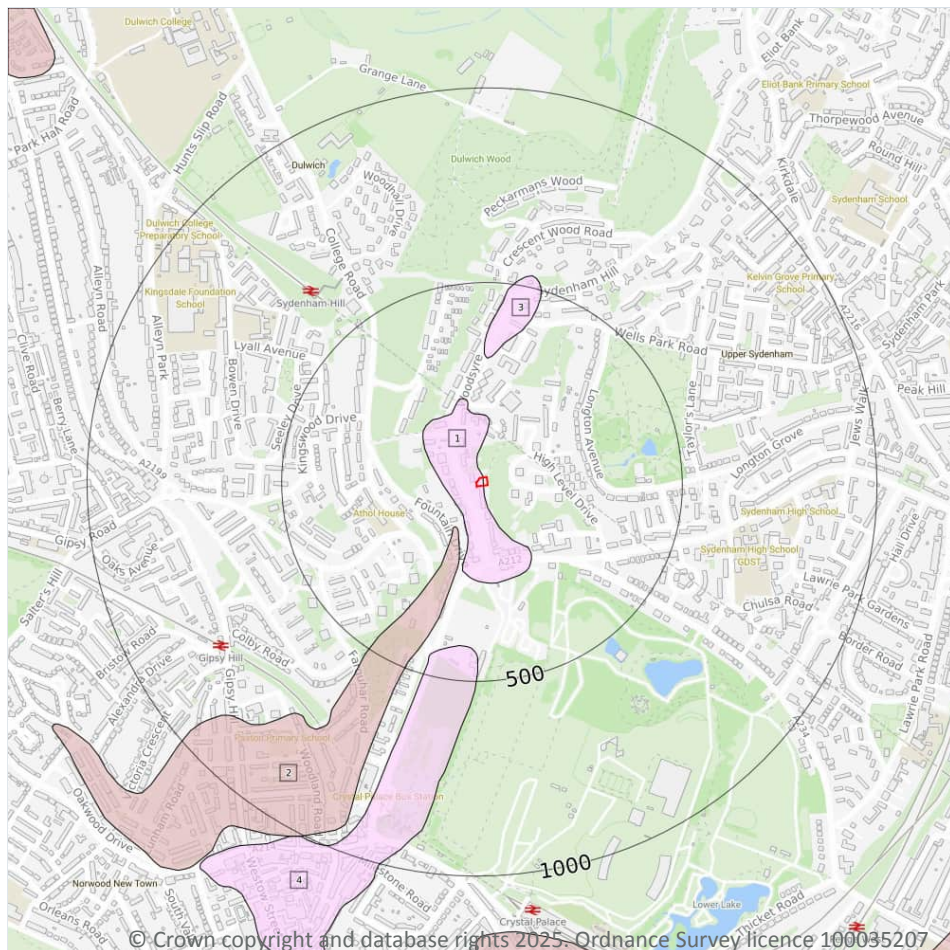
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*





## Geology 1:50,000 scale - Superficial



**Site Outline**

Search buffers in metres (m)

**Landslip (50k)**

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

### 15.4 Superficial geology (50k)

#### Records within 500m

4

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.

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

ID	Location	LEX Code	Description	Rock description
1	On site	SUPD-XSV	SUPERFICIAL DEPOSITS	SAND AND GRAVEL
2	116m SW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	305m N	SUPD-XSV	SUPERFICIAL DEPOSITS	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
4	410m S	SUPD-XSV	SUPERFICIAL DEPOSITS	SAND AND GRAVEL

*This data is sourced from the British Geological Survey.*

## 15.5 Superficial permeability (50k)

<b>Records within 50m</b>	<b>1</b>
---------------------------	----------

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).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High

*This data is sourced from the British Geological Survey.*

## 15.6 Landslip (50k)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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)

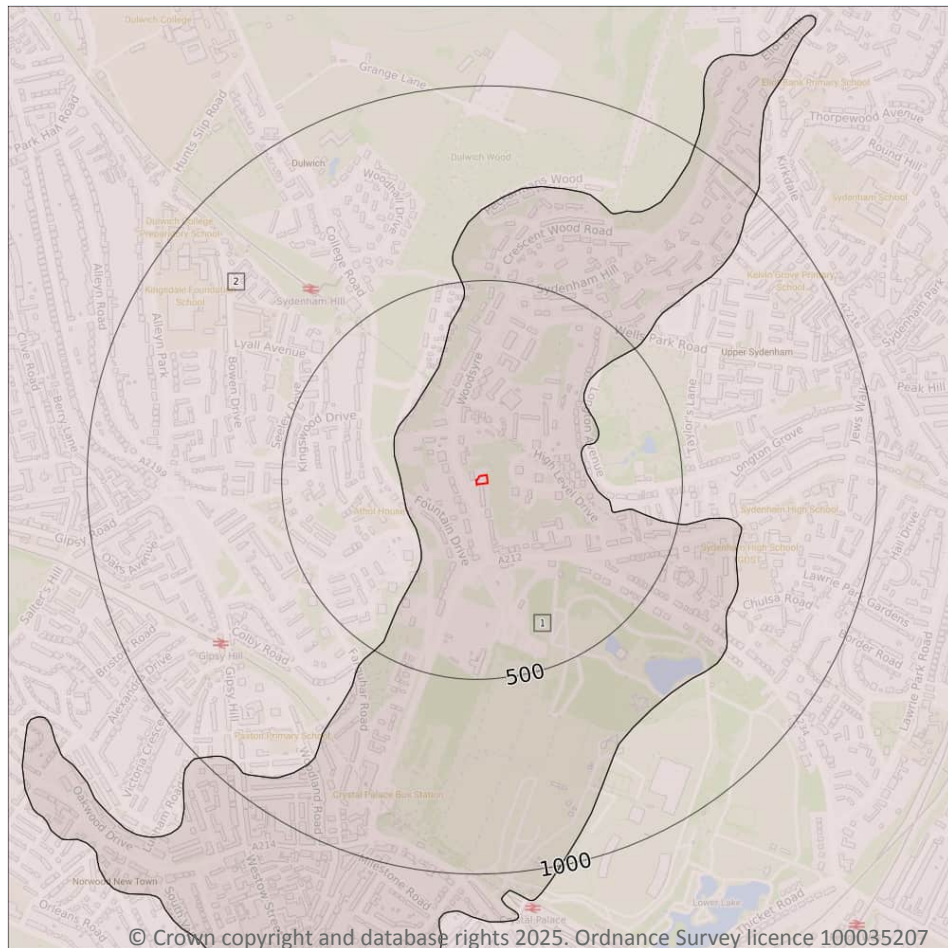
<b>Records within 50m</b>	<b>0</b>
---------------------------	----------

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

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Bedrock



**— Site Outline**

**Search buffers in metres (m)**

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

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

### 15.8 Bedrock geology (50k)

#### Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 87 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	CLGB-XSZC	CLAYGATE MEMBER - SAND, SILT AND CLAY	YPRESIAN
2	190m W	LC-XCZ	LONDON CLAY FORMATION - CLAY AND SILT	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	Intergranular	High	Low

*This data is sourced from the British Geological Survey.*

## 15.10 Bedrock faults and other linear features (50k)

**Records within 500m****0**

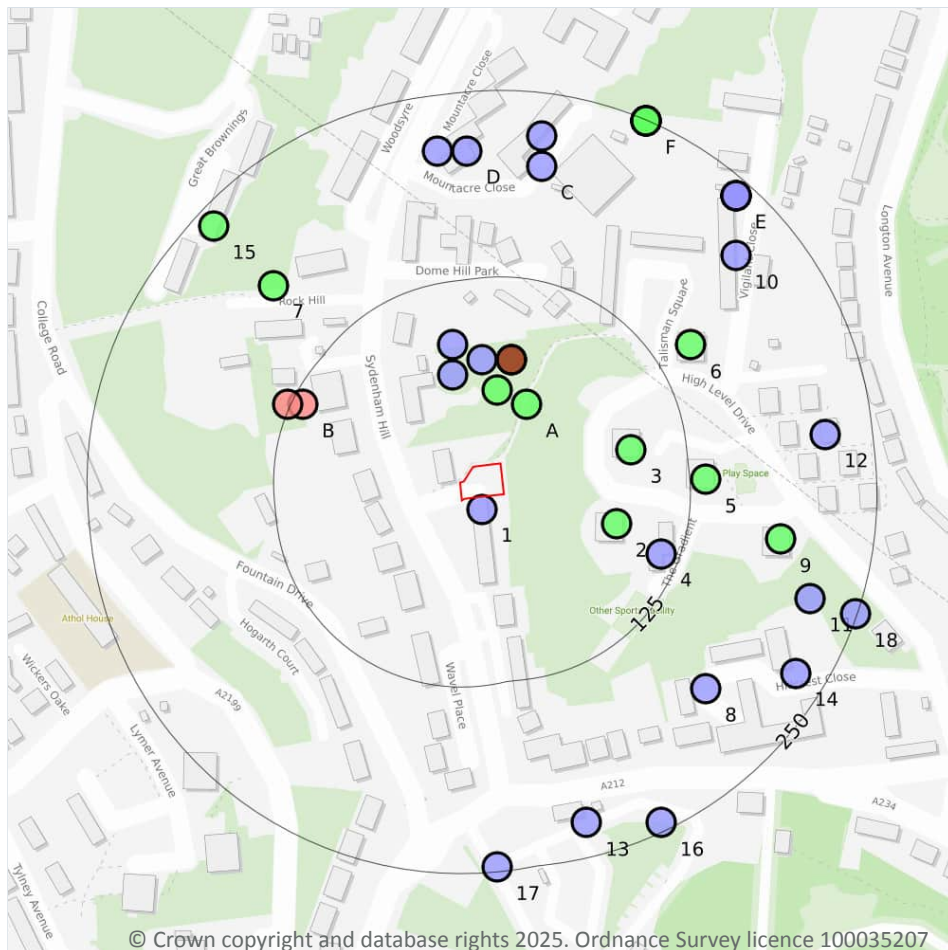
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

*This data is sourced from the British Geological Survey.*





## 16 Boreholes



— Site Outline  
Search buffers in metres (m)

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

### 16.1 BGS Boreholes

Records within 250m

43

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

Features are displayed on the Boreholes map on [page 89](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	8m S	533990 171640	HILLCREST ROAD LEWISHAM 1	9.14	N	<a href="#">602243</a> ↗
A	43m NE	534020 171710	SYDENHAM HILL 2	15.23	N	<a href="#">602387</a> ↗
A	49m N	534000 171720	SYDENHAM HILL 3	15.23	N	<a href="#">602388</a> ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
A	63m N	533970 171730	SYDENHAM HILL 5	9.14	N	<a href="#">602390 ↗</a>
A	70m N	534010 171740	SYDENHAM HILL 1	15.23	N	<a href="#">602386 ↗</a>
A	70m N	534010 171740	16 SYDENHAM HILL (THE WOOD) 1	-1.0	N	<a href="#">602392 ↗</a>
A	70m N	533990 171740	SYDENHAM HILL 4	9.14	N	<a href="#">602389 ↗</a>
2	78m E	534080 171630	HILLCREST ROAD LEWISHAM 2	15.24	N	<a href="#">602244 ↗</a>
A	83m N	533970 171750	SYDENHAM HILL 6	9.14	N	<a href="#">602391 ↗</a>
3	88m E	534090 171680	HILLCREST ROAD LEWISHAM 3	15.24	N	<a href="#">602245 ↗</a>
4	113m E	534110 171610	HILLCREST ROAD LEWISHAM 7	9.14	N	<a href="#">602249 ↗</a>
B	118m NW	533870 171710	ROCKHILL RESERVOIR CRYSTAL PAL	149.0	N	<a href="#">603159 ↗</a>
B	127m W	533860 171710	ROCKHILL RESERVOIR CRYSTAL PAL	197.5	N	<a href="#">603160 ↗</a>
5	136m E	534140 171660	HILLCREST ROAD LEWISHAM 5	15.24	N	<a href="#">602247 ↗</a>
6	150m NE	534130 171750	HILLCREST ROAD LEWISHAM 4	15.24	N	<a href="#">602246 ↗</a>
7	181m NW	533850 171790	SYDENHAM HILL HOUSING BH1	18.28	N	<a href="#">602808 ↗</a>
8	188m SE	534140 171520	HILLCREST ROAD LEWISHAM 11	9.14	N	<a href="#">602253 ↗</a>
9	188m E	534190 171620	HILLCREST ROAD LEWISHAM 6	15.24	N	<a href="#">602248 ↗</a>
C	201m N	534030 171870	ST CLEMENT DAMES SYDENHAM HILL E	4.0	N	<a href="#">602703 ↗</a>
10	210m NE	534160 171810	HILLCREST ROAD LEWISHAM 8	9.14	N	<a href="#">602250 ↗</a>
D	211m N	533980 171880	ST CLEMENT DAMES SYDENHAM HILL C	3.0	N	<a href="#">602701 ↗</a>
D	213m N	533960 171880	ST CLEMENT DAMES SYDENHAM HILL D	3.0	N	<a href="#">602702 ↗</a>
11	217m E	534210 171580	HILLCREST ROAD LEWISHAM 12	9.14	N	<a href="#">602254 ↗</a>
12	218m E	534220 171690	HILLCREST ROAD LEWISHAM 9	9.14	N	<a href="#">602251 ↗</a>
C	221m N	534030 171890	ST CLEMENT DAMES SYDENHAM HILL H	3.0	N	<a href="#">602704 ↗</a>
13	227m S	534060 171430	CRYSTAL PALACE 2	3.04	N	<a href="#">602378 ↗</a>
14	229m SE	534200 171530	HILLCREST ROAD LEWISHAM 13	9.14	N	<a href="#">602255 ↗</a>
15	238m NW	533810 171830	SYDENHAM HILL HOUSING BH2	12.19	N	<a href="#">602809 ↗</a>
E	239m NE	534160 171850	13-14 VIGILANT CLOSE HILLCREST ROAD LEWISHAM 1	6.09	N	<a href="#">602458 ↗</a>
E	239m NE	534160 171850	13-14 VIGILANT CLOSE HILLCREST ROAD LEWISHAM 2	6.09	N	<a href="#">602459 ↗</a>



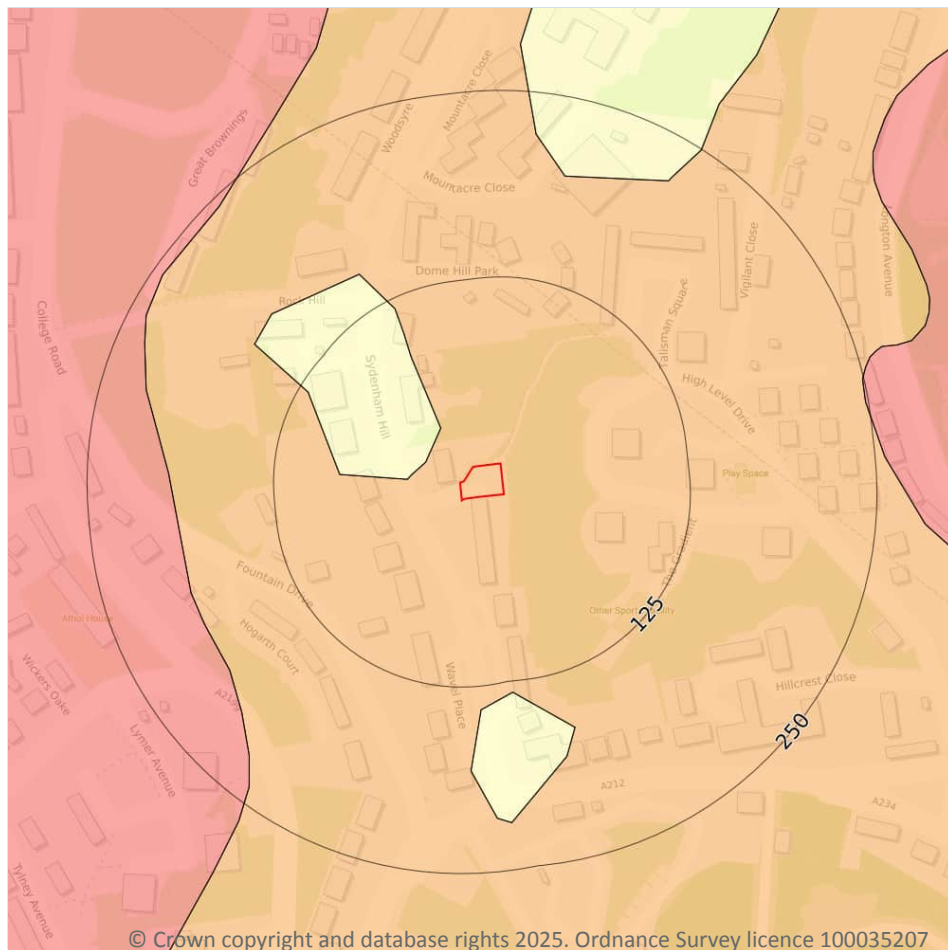


ID	Location	Grid reference	Name	Length	Confidential	Web link
E	239m NE	534160 171850	13-14 VIGILANT CLOSE HILLCREST ROAD LEWISHAM 3	6.09	N	<a href="#">602460 ↗</a>
E	239m NE	534160 171850	13-14 VIGILANT CLOSE HILLCREST ROAD LEWISHAM 4	6.4	N	<a href="#">602461 ↗</a>
16	244m SE	534110 171430	CRYSTAL PALACE 3	3.04	N	<a href="#">602379 ↗</a>
17	247m S	534000 171400	CRYSTAL PALACE 1	3.04	N	<a href="#">602377 ↗</a>
18	249m E	534240 171570	HILLCREST ROAD LEWISHAM 10	9.14	N	<a href="#">602252 ↗</a>
F	249m NE	534100 171900	ST CLEMENT DAMES SYDENHAM HILL BH1	24.0	N	<a href="#">602669 ↗</a>
F	249m NE	534100 171900	SYDENHAM HILL 1	17.22	N	<a href="#">602736 ↗</a>
F	249m NE	534100 171900	SYDENHAM HILL 2	27.43	N	<a href="#">602737 ↗</a>
F	249m NE	534100 171900	SYDENHAM HILL 4	7.62	N	<a href="#">602738 ↗</a>
F	249m NE	534100 171900	SYDENHAM HILL 7	11.73	N	<a href="#">602739 ↗</a>
F	249m NE	534100 171900	SYDENHAM HILL 8	22.86	N	<a href="#">602740 ↗</a>
F	249m NE	534100 171900	SYDENHAM HILL 11	13.11	N	<a href="#">602741 ↗</a>
F	249m NE	534100 171900	SYDENHAM HILL 12	10.82	N	<a href="#">602742 ↗</a>

*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

2

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 92 >](#)

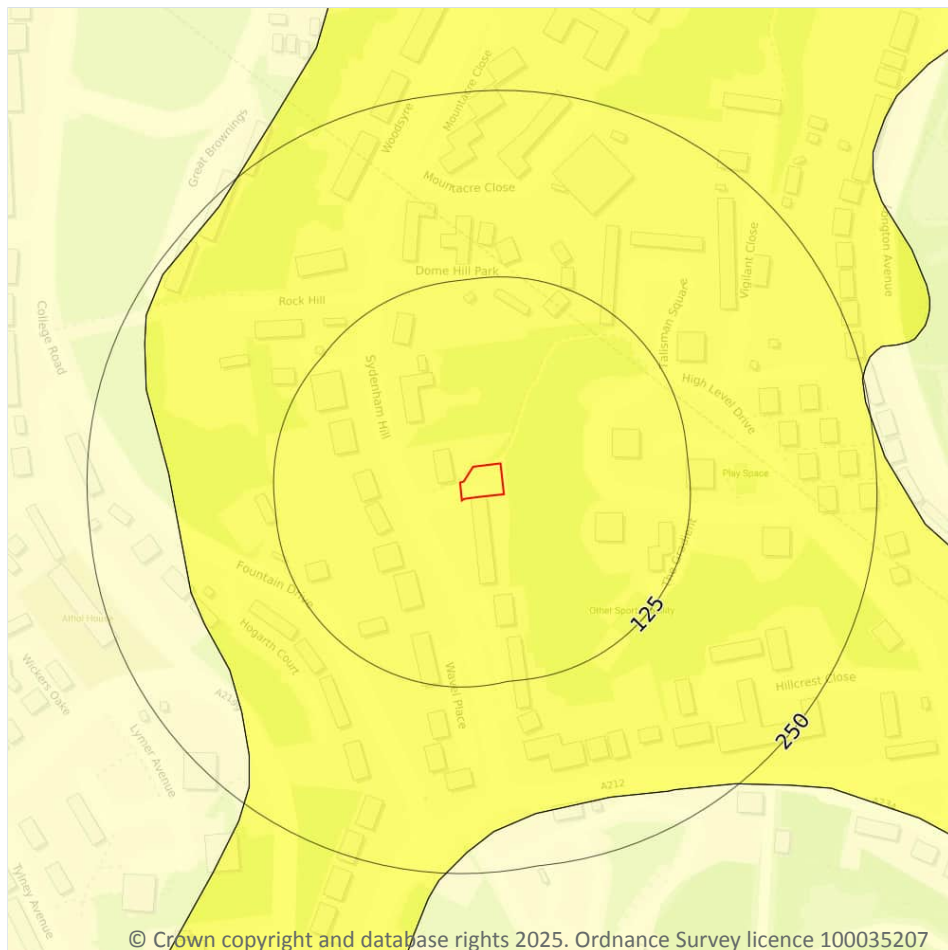
Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.
27m W	Negligible	Ground conditions predominantly non-plastic.

*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.

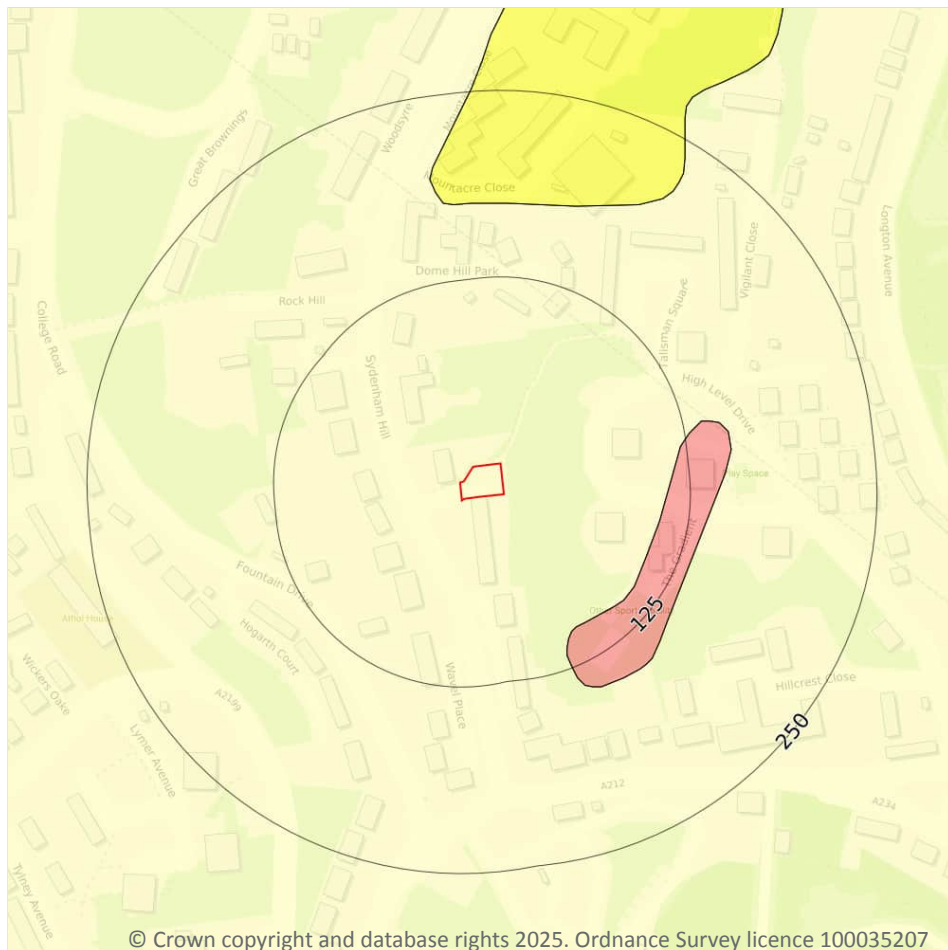
Features are displayed on the Natural ground subsidence - Running sands map on [page 93](#) >

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 94](#) >

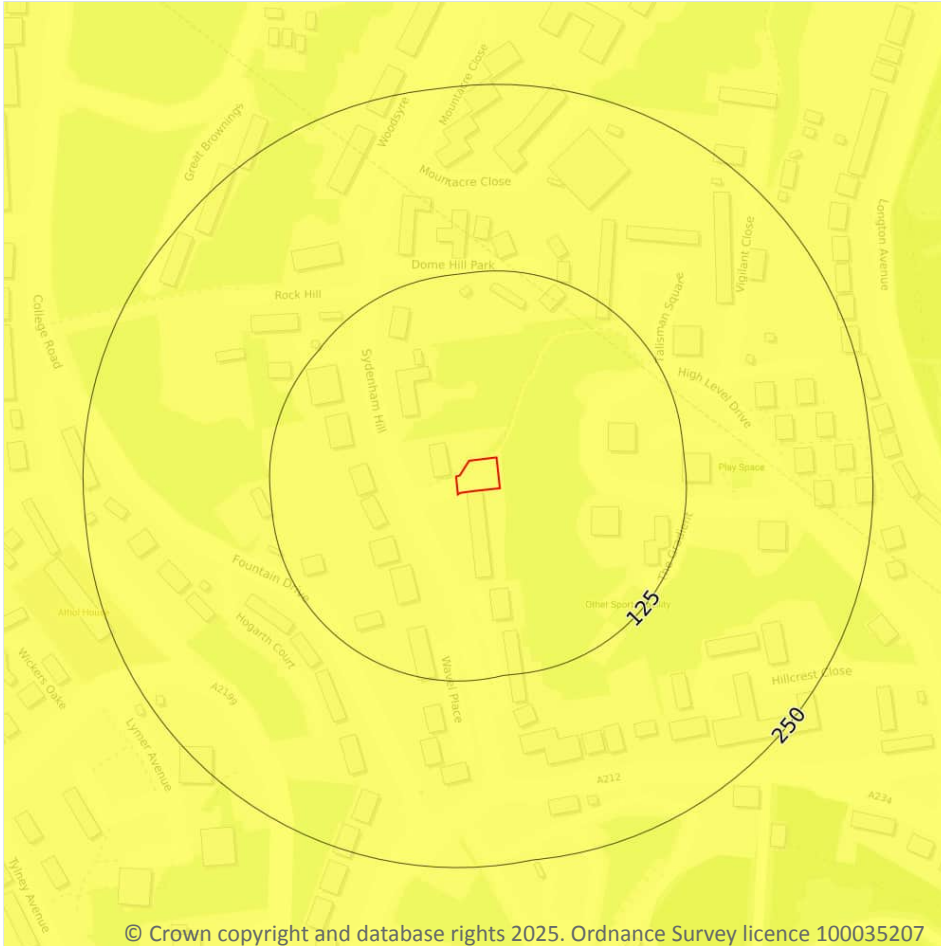
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

*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.

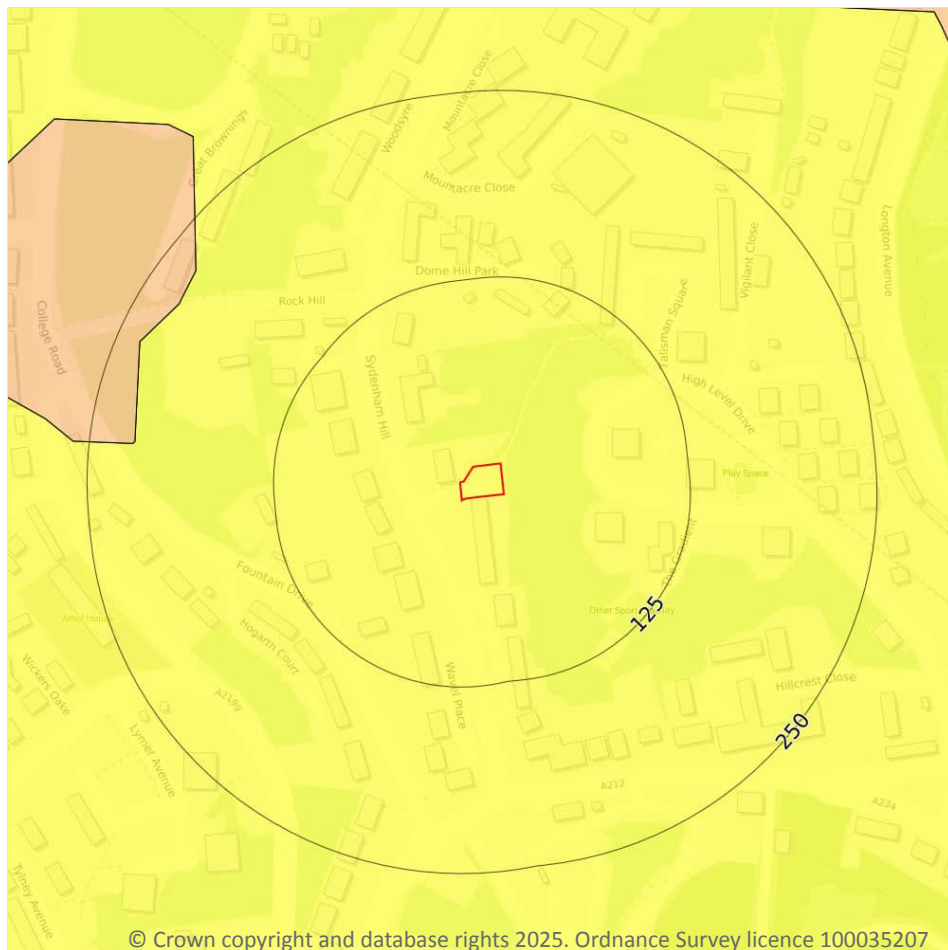
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 95](#) >

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

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Landslides



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

### 17.5 Landslides

#### Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 96 >](#)

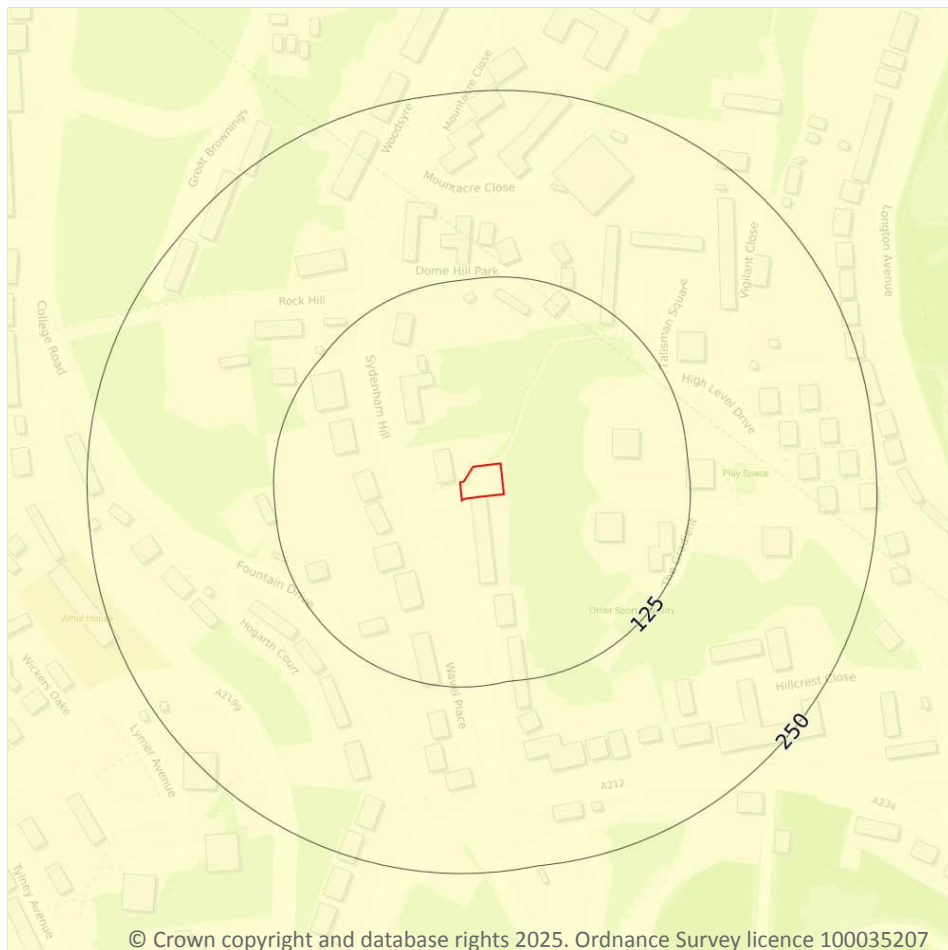
Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

*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 97](#)

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.

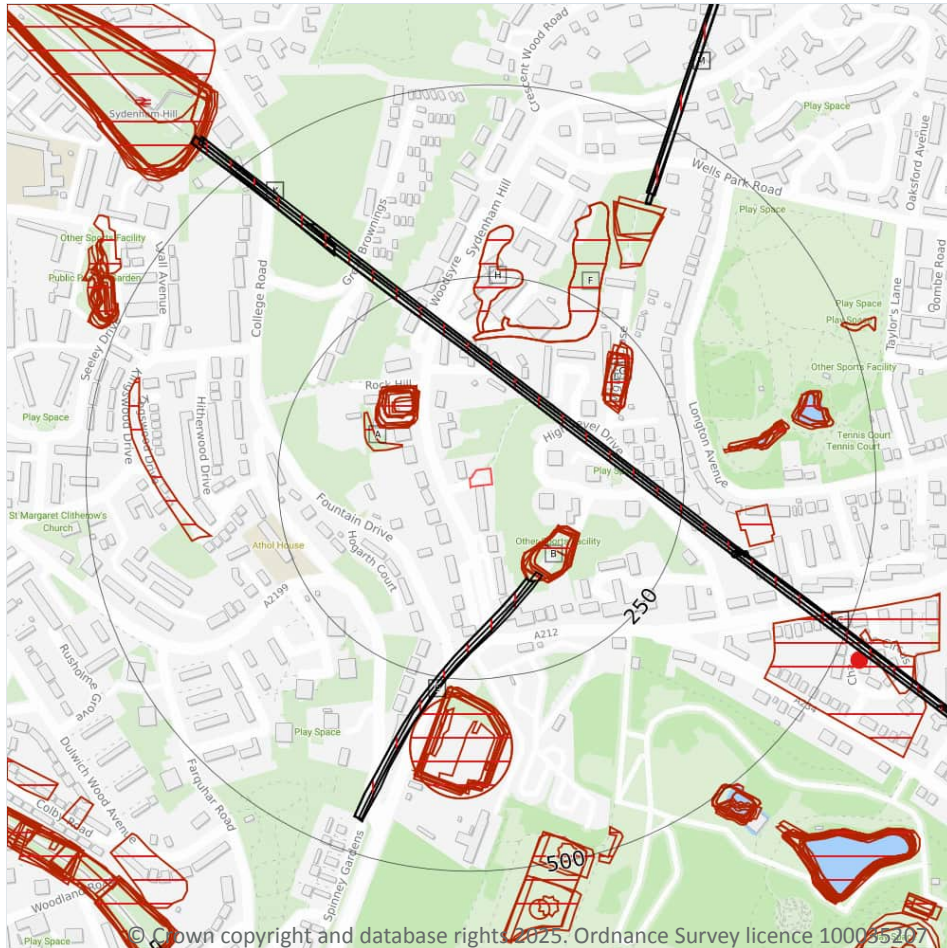


*This data is sourced from the British Geological Survey.*





## 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

**41**

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 99](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	97m W	Unspecified Ground Workings	1870	1:10560
B	98m SE	Cuttings	1898	1:10560
B	99m SE	Cuttings	1957	1:10560
B	99m SE	Cuttings	1955	1:10560
B	99m SE	Cuttings	1968	1:10560
B	100m SE	Cuttings	1895	1:10560
B	100m SE	Cuttings	1894	1:10560
B	101m SE	Cuttings	1894	1:10560
A	101m NW	Unspecified Heap	1895	1:10560
A	102m NW	Unspecified Heap	1894	1:10560
A	103m NW	Unspecified Heap	1898	1:10560
B	103m SE	Cuttings	1919	1:10560
B	103m SE	Cuttings	1938	1:10560
B	103m SE	Cuttings	1930	1:10560
B	103m SE	Cuttings	1898	1:10560
A	105m NW	Unspecified Heap	1894	1:10560
A	105m NW	Unspecified Heap	1898	1:10560
A	106m NW	Unspecified Heap	1898	1:10560
A	109m NW	Reservoir	1938	1:10560
A	109m NW	Reservoir	1930	1:10560
A	110m NW	Reservoir	1919	1:10560
A	111m NW	Unspecified Heap	1982	1:10000
A	111m NW	Unspecified Heap	1992	1:10000





ID	Location	Land Use	Year of mapping	Mapping scale
A	111m NW	Unspecified Heap	1973	1:10000
A	111m NW	Unspecified Heap	1968	1:10560
A	111m NW	Unspecified Heap	1957	1:10560
A	112m NW	Covered Reservoir	1870	1:10560
A	115m NW	Unspecified Heap	1955	1:10560
F	169m N	Unspecified Ground Workings	1968	1:10560
F	169m N	Unspecified Ground Workings	1957	1:10560
F	169m N	Unspecified Ground Workings	1955	1:10560
G	172m NE	Cuttings	1919	1:10560
G	172m NE	Cuttings	1898	1:10560
G	172m NE	Cuttings	1894	1:10560
G	174m NE	Cuttings	1898	1:10560
H	178m N	Refuse Heaps	1957	1:10560
H	178m N	Refuse Heaps	1955	1:10560
G	178m NE	Cuttings	1895	1:10560
G	180m NE	Cuttings	1938	1:10560
G	180m NE	Cuttings	1930	1:10560
G	180m NE	Cuttings	1898	1:10560

*This is data is sourced from Ordnance Survey/Groundsure.*

## 18.3 Underground workings

### Records within 1000m

46

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

Features are displayed on the Mining and ground workings map on [page 99 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
C	102m NE	Tunnel	1992	1:10000
C	102m NE	Tunnel	1973	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
C	102m NE	Tunnel	1968	1:10560
C	102m NE	Tunnel	1957	1:10560
C	102m NE	Tunnel	1982	1:10000
C	102m NE	Tunnel	1955	1:10560
D	106m NE	Tunnel	1938	1:10560
D	106m NE	Tunnel	1930	1:10560
E	128m SE	Tunnel	1919	1:10560
E	130m SE	Tunnel	1968	1:10560
E	130m SE	Tunnel	1957	1:10560
E	130m SE	Tunnel	1955	1:10560
C	325m E	Air Shaft	1919	1:10560
C	329m E	Unspecified Shaft	1973	1:10000
C	329m E	Unspecified Shaft	1982	1:10000
C	329m E	Air Shaft	1968	1:10560
C	329m E	Air Shaft	1957	1:10560
C	329m E	Air Shaft	1955	1:10560
C	332m E	Air Shaft	1938	1:10560
C	332m E	Air Shaft	1930	1:10560
K	336m NW	Tunnel	1920	1:10560
K	336m NW	Tunnel	1898	1:10560
C	339m E	Unspecified Shaft	1992	1:10000
K	350m NW	Tunnel	1933	1:10560
M	400m NE	Tunnel	1919	1:10560
M	401m NE	Tunnel	1894	1:10560
M	413m NE	Tunnel	1968	1:10560
M	413m NE	Tunnel	1957	1:10560
M	413m NE	Tunnel	1955	1:10560
7	648m SE	Tunnel	1915	1:10560





ID	Location	Land Use	Year of mapping	Mapping scale
9	718m SW	Tunnel	1933	1:10560
X	727m SW	Tunnel	1992	1:10000
X	727m SW	Tunnel	1973	1:10000
X	727m SW	Tunnel	1968	1:10560
X	727m SW	Tunnel	1957	1:10560
X	727m SW	Tunnel	1955	1:10560
X	727m SW	Tunnel	1982	1:10000
-	874m SE	Unspecified Shaft	1919	1:10560
-	878m SE	Unspecified Shaft	1973	1:10000
-	878m SE	Unspecified Shaft	1968	1:10560
-	878m SE	Unspecified Shaft	1957	1:10560
-	878m SE	Unspecified Shaft	1982	1:10000
-	880m SE	Unspecified Shaft	1992	1:10000
-	881m SE	Unspecified Shaft	1938	1:10560
-	881m SE	Unspecified Shaft	1930	1:10560
-	881m SE	Unspecified Shaft	1915	1:10560

*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**

**6**

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

Location	Mineral type
108m SE	Unspecified





Location	Mineral type
305m E	Unspecified
363m S	Stone
376m S	Unspecified
404m NE	Unspecified
418m S	Stone

*This data is sourced from Groundsure.*

## 18.10 Mining record office plans

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

<b>Records on site</b>	<b>0</b>
------------------------	----------

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

*This data is sourced from the Coal Authority.*

## 18.13 Brine areas

<b>Records on site</b>	<b>0</b>
------------------------	----------

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.

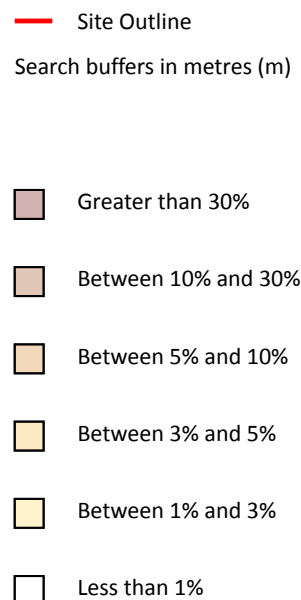
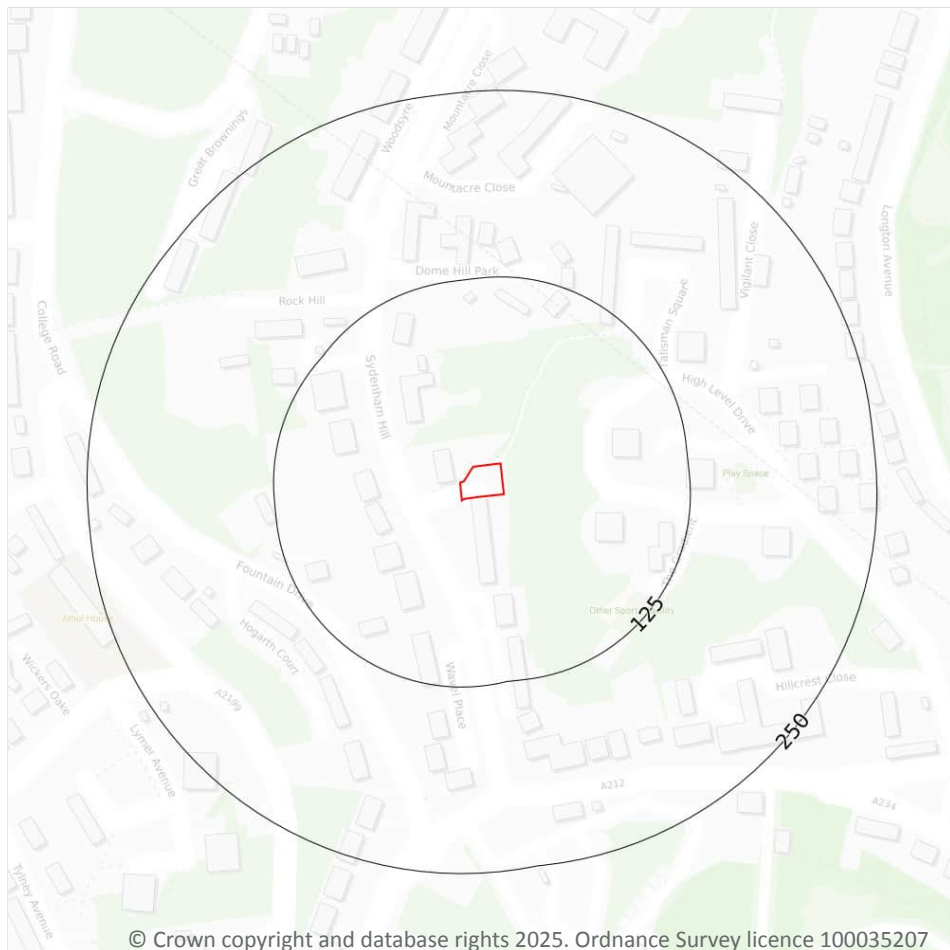


*This data is sourced from Groundsure.*





## 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 109 >](#)

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

6

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 km<sup>2</sup>. 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 km<sup>2</sup>; 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
On site	No data	No data	No data	No data	No data	No data	No data
On site	No data	No data	No data	No data	No data	No data	No data
On site	No data	No data	No data	No data	No data	No data	No data
40m S	No data	No data	No data	No data	No data	No data	No data
40m S	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

6

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km<sup>2</sup>).

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	17	3	166	114	0.5	107	40	33	15
On site	18	3.2	126	87	0.5	112	39	37	11
29m N	18	3.2	162	111	0.5	108	42	33	16





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)
29m N	18	3.2	105	72	0.5	113	39	38	9
46m S	18	3.2	172	118	0.5	106	41	34	13
49m S	18	3.2	208	143	0.6	105	42	32	17

*This data is sourced from the British Geological Survey.*

## 21.3 BGS Measured Urban Soil Chemistry

Records within 50m

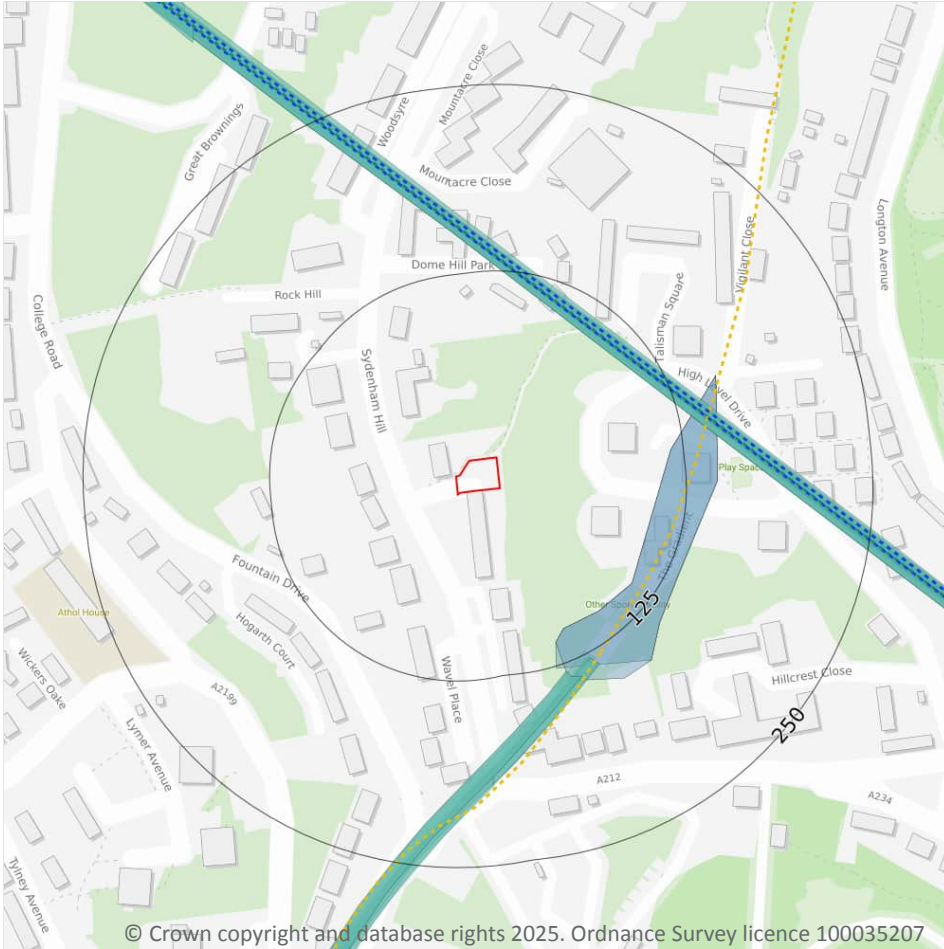
0

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 km<sup>2</sup>.

*This data is sourced from the British Geological Survey.*



## 22 Railway infrastructure and projects



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

**1**

Railway tunnels taken from contemporary Ordnance Survey mapping.

Features are displayed on the Railway infrastructure and projects map on [page 113 >](#)

Location	Type
107m NE	Railway Tunnel

*This data is sourced from the Ordnance Survey.*

## 22.4 Historical railway and tunnel features

### Records within 250m

**37**

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 113 >](#)

Location	Land Use	Year of mapping	Mapping scale
102m NE	Tunnel	1992	10000
102m NE	Tunnel	1973	10000
102m NE	Tunnel	1968	10560
102m NE	Tunnel	1957	10560
102m NE	Tunnel	1982	10000
102m NE	Tunnel	1955	10560
103m E	Railway	1916	-
103m E	Railway	1930	-
104m NE	Tunnel	1951	1250
104m NE	Tunnel	1951	2500
104m NE	Tunnel	1966	2500
104m NE	Tunnel	1991	1250
104m NE	Tunnel	1916	2500





Location	Land Use	Year of mapping	Mapping scale
104m NE	Tunnel	1991	1250
106m NE	Tunnel	1938	10560
106m NE	Tunnel	1930	10560
123m SE	Tunnel	1916	2500
128m SE	Tunnel	1919	10560
128m SE	Tunnel	1951	1250
129m SE	Tunnel	1966	2500
129m SE	Tunnel	1951	2500
130m SE	Tunnel	1968	10560
130m SE	Tunnel	1957	10560
130m SE	Tunnel	1955	10560
131m N	Tunnel	1987	1250
131m N	Tunnel	1991	1250
132m N	Tunnel	1951	1250
132m N	Tunnel	1964	1250
132m N	Tunnel	1972	1250
132m N	Tunnel	1956	1250
132m N	Tunnel	1971	2500
132m N	Tunnel	1960	2500
132m N	Tunnel	1951	2500
153m S	Tunnel	1951	1250
185m S	Tunnel	1951	1250
185m S	Tunnel	1960	2500
185m S	Tunnel	1951	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****2**

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

Features are displayed on the Railway infrastructure and projects map on [page 113 >](#)

Location	Description
116m SE	Abandoned
129m SE	Abandoned

*This data is sourced from OpenStreetMap.*

## 22.7 Railways

**Records within 250m****2**

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

Features are displayed on the Railway infrastructure and projects map on [page 113 >](#)

Location	Name	Type
107m NE	Chatham Main Line	rail
110m NE	Chatham Main Line	rail

*This data is sourced from Ordnance Survey and OpenStreetMap.*



## 22.8 Crossrail 2

Records within 500m

0

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

*This data is sourced from publicly available information by Groundsure.*

## 22.9 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: [www.groundsure.com/terms-and-conditions-april-2023/](https://www.groundsure.com/terms-and-conditions-april-2023/) ↗.



## 20 APPENDIX 4 – BGS BOREHOLE LOG



GEOLOGICAL SURVEY OF GREAT BRITAIN

RECORD OF SHAFT OR BORE FOR MINERALS

Name of Shaft or Bore given by Geological Survey:

SYDENHAM HILL B.H. 2.

Name and Number given by owner:

For whom made *Q.L.C.*

Town or Village. County.

Exact site. { Attach a tracing from a map, or a sketch-map, if possible.

Purpose for which made *mine*

Ground Level at shaft bore relative to O.D. If not ground level give O.D. of beginning of shaft bore

Made by Date of sinking *1967*

Information from Date received

Examined by

(For Survey use only)

6-inch Map Registered No.

*TQ 37 SW/1318*

Nat. Grid Reference

*3402 7171*  
*339 718*

1" N.S. Map No.

*270*

1" O.S. Map No.

Confidential or not

SPECIMEN NUMBERS AND ADDITIONAL NOTES

*+347.50 105.92*

*091*  
*3'0"*  
*Brown sandy CLAY with some GRAVEL*

*Firm to stiff slightly fissured brown and grey silty sandy CLAY, becoming mainly grey with depth.*

*W.S. & S.W.L.*  
*14'0"*

*7'3"*

*stiff fissured dark grey silty CLAY with shell traces below 37'0"*

*26'0"*

*50'0"*  
*15.23 m*

(For Survey use only)  
GEOLOGICAL CLASSIFICATION

THICKNESS

FT.

IN.

DEPTH

FT.

IN.



## 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
<b>Very Low</b>	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.
<b>Low</b>	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.
<b>Low to Moderate</b>	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.
<b>Moderate</b>	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.
<b>High</b>	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.
<b>Very High</b>	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

Below is a generic list of commonly used abbreviations.

Abbreviation	Description
ACM	Asbestos Containing Materials
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