

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

85 Drakefell Road
Lewisham
London
SE14 5SH

Client

London Borough of Lewisham

Report Reference

PH1-2025-000038

Prepared by

STM Environmental Consultants Ltd

Date

26/03/2025



**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	Contents 2
2	Document Control..... 5
3	Disclaimer..... 6
4	Executive Summary..... 7
5	Introduction..... 8
5.1	Development Proposal..... 8
6	Context and Objectives for the Risk Assessment 8
6.1	Legislative Context..... 8
6.1.1	Part IIA..... 8
6.1.2	National Planning Policy Framework..... 8
6.1.3	Environmental Damage Regulations 9
6.2	Objectives 9
6.3	Summary of Research Undertaken 9
7	Site Description..... 10
7.1	Site Location and Size 10
7.2	Current Site Use 10
7.3	Surrounding Land Uses 10
8	Site History..... 12
8.1	Analysis of Historical Ordnance Survey Mapping 12
9	Environmental Characteristics 14
9.1	Geology 14
9.1.1	Published Geology..... 14
9.1.2	Unpublished Geology..... 14
9.2	Hydrogeology..... 14
9.3	Water Abstractions..... 14
9.4	Groundwater Level..... 15
9.5	Hydrology..... 15
9.6	Flood Risk..... 15
9.6.1	River and Tidal (Fluvial and Tidal) Flooding 15
9.6.2	Surface Water (Pluvial) Flooding..... 15
9.6.3	Groundwater Flooding 15
9.7	Environmentally Sensitive Sites and Ecological Protection Zones..... 15
9.8	Conservation Areas, Designated Protected Buildings and Monuments 15
9.9	Topography..... 15
9.10	Waste Disposal Activities & Landfill Sites 16
9.11	Petrol and Fuel Sites 16
9.12	Historical Tanks..... 16

9.13	Sites Determined as Contaminated Land under Part 2A EPA 1990	16
9.14	Dangerous or Hazardous Sites.....	16
9.15	Hazardous Substance Storage/Usage.....	16
9.16	IPC Authorisations.....	16
9.17	Part A(1) and IPPC Authorised Activities	16
9.18	Part A(2) and Part B Activities and Enforcements.....	16
9.19	Category 3 or 4 Radioactive Substance Authorisations	16
9.20	Discharge Consents	16
9.21	List 1 and List 2 Dangerous Substance Inventory Sites	16
9.22	Pollution Incidents	17
9.23	Coal Mining	17
9.24	Non-Coal Mining.....	17
9.25	Radon	17
9.26	Asbestos within Buildings	17
9.27	Unexploded Ordnance.....	17
10	Relevant Planning History.....	17
10.1	Planning Applications for the Site	17
10.2	Planning Applications for Nearby Sites	18
11	Site Walkover	19
12	Preliminary Conceptual Site Risk Model (CSM).....	19
12.1	Potential Sources	19
12.2	Potential Receptors	19
12.2.1	Potential Human Health receptors	19
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	20
12.3.5	Potential Pathways for Property Receptors.....	20
12.4	Potential Pollutant Linkages	20
13	Qualitative Risk Assessment	21
13.1	Assessment of Potential Significance of Potential Pollutant Linkages.....	23
13.1.1	Potential Risks to On-Site Human Health Receptors.....	23
13.1.2	Potential Risks to Off-Site Human Health Receptors.....	23

13.1.3	Potential Risks to Groundwater Receptors.....	23
13.1.4	Potential Risks to Surface Water Receptors.....	23
13.1.5	Potential Risks to Ecological Receptors	23
13.1.6	Potential Risks to Property Receptors.....	24
14	Conclusions	24
15	Recommendations.....	25
15.1	Intrusive Site Investigation.....	25
15.2	Watching Brief and Discovery Strategy.....	25
15.3	Health and Safety.....	25
15.4	Services	26
16	Information Gaps and Uncertainties.....	26
17	Appendix 1 – Site Location Plan.....	27
18	Appendix 2 – Historical Maps	28
19	Appendix 3 – Environmental Screening Report.....	29
20	Appendix 4 – Site Photography	30
21	Appendix 5 - Risk Assessment Methodology	31
22	Abbreviations.....	33

List of Tables

Table 1:	Summary of surrounding land uses	10
Table 2:	Summary of historical land use identified from historical maps	12
Table 3:	Groundwater Abstraction Licenses identified within 1000m of the site	14
Table 4:	Conservation Area identified on site	15
Table 5:	Non-Coal Mining Area identified on the site.....	17
Table 6:	Summary of planning applications at the site.....	17
Table 7:	Summary of planning applications for adjacent sites	18
Table 8:	Summary of potential contamination sources, period of operation and distance from site.....	19
Table 9:	Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.	22
Table 10:	Summary of qualitative risk assessment.....	24
Table 11:	Contamination Risk Matrix.....	31
Table 12:	Assessment description for risk scores.....	31
Table 13:	Risk Classification System	32

2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address:	85 Drakefell Road Lewisham London SE14 5SH
Site Coordinates:	535932, 175960
Prepared for:	London Borough of Lewisham
Report Reference:	PH1-2025-000038
Version No:	1.0
Date:	26/03/2025
Report Author:	Rima Hassan (BSc) Environmental Consultant
Draft Report Checked by:	Rebecca Andrew (MSci) Environmental Consultant
Authorised by:	Simon Makoni (MSc) Director

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.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 85 Drakefell Road, Lewisham, London, SE14 5SH and is centred at national grid reference 535932, 175960. The site has an area of approximately 0.02ha.
Current Site Use	The site currently comprises a dilapidated bungalow. The main current uses in the immediate surrounding area include residential dwellings, and a commercial use to the west.
Proposed Development	The development proposal is for the construction of 1no. 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.
Site History	Examination of Ordnance Survey historic maps revealed that the site was open undeveloped land from the earliest mapping in c.1863, until 2no. unspecified buildings, presumably residential, was developed fronting Drakefell Road in c.1894-98. The site was redeveloped as 1no. building labelled 'No.85' at the centre of the site by c.1949-50, resembling the present day layout of the site. The surrounding area was undeveloped land until residential development in all directions occurred in the early 1900s.
Geology	According to the BGS Geoindex, the site is located on bedrock of London Clay Formation comprising Clay and Silt. No superficial deposits were identified during the search.
Topography	The site is at an elevation of approximately 38.0mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by an Unproductive Bedrock Aquifer.
Hydrology	There are no surface water bodies located on or within 250m of the site.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Relevant Previous Site Investigations	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.
Contamination Assessment	<p>A potential source of onsite contamination was identified in the form of potential Made Ground. However, no offsite potentially contaminative land uses (PCLUs) were identified in the search.</p> <p>A conceptual site risk model was developed and a qualitative risk assessment carried out. No potentially significant potential pollutant linkages were identified.</p>
Recommendations	Given that no potentially significant potential pollutant linkages were identified, no specific remedial action is considered necessary in respect of potential soil contamination at the proposed development. Nonetheless it is recommended that a "watching brief" is kept during the development. Any unexpected contamination encountered should be reported immediately to the Local Planning Authority.
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 85 Drakefell Road, Lewisham, London, SE14 5SH.

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

5.1 Development Proposal

The development proposal is for the construction of 1no. 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 presented 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 85 Drakefell Road, Lewisham, London, SE14 5SH and is centred at national grid reference 535932, 175960. The site has an area of approximately 0.02ha.

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 a dilapidated bungalow.

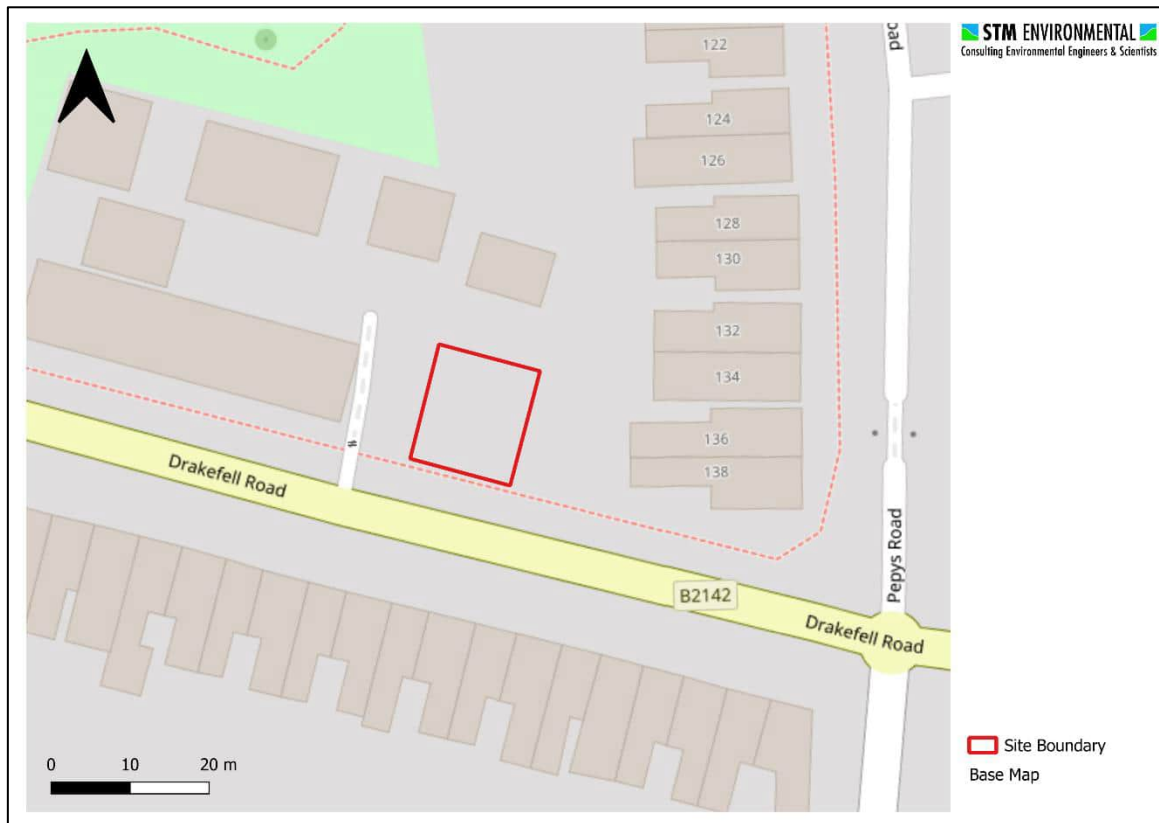
7.3 Surrounding Land Uses

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	Adjacent Roads	Land Use Description
Northern	-	Residential
Eastern	-	Residential
Southern	Drakefell Road	Residential
Western	-	Residential/Commercial

Figure 1: Site Location and Aerial Map



8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 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
1863 1:10,560	Blank map.	Blank map within 500m of the site.
1871-73 1:1,056 1:2,500 1:10,560	The site comprises undeveloped land.	The surrounding area is predominately open undeveloped land. Railway Line and associated Sidings and Ground Workings 70m S. Pond 220m SW.
1894-98 1:1,056 1:2,500 1:10,560	The site comprises 2no. unspecified buildings fronting Drakefell Road.	Residential development in all directions. Railway Line 70m S labelled London Chatham & Dover Railway. G.N.R Coal Depot 200m SE.
1916 1:2,500	No significant changes.	Further residential development to the south. Pond 220m SW no longer present, potentially infilled.
1920 1:10,560	No significant changes.	London Chatham & Dover Railway 70m S relabelled S.E & C.R.
1938 1:10,560	No significant changes.	G.N.R Coal Depot 200m SE partially cleared and relabelled, now labelled Coal Depot 220m SE.
1948 1:10,560	Site has been cleared.	S.E & C.R. 70m S relabelled Southern Railway.
1949-50 1:1,250 1:2,500	The site was redeveloped as 1no. building labelled 'No.85' in the centre of the site, resembling the present day layout of the site.	Electricity Substation 180m SW. 2no. Garages 180m SE and 230m SE. Engineering Works 240m SE.

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

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1951 1:1,250	Blank map.	Blank map.
1954-55 1:10,560	No significant changes.	Southern Railway 70m S no longer labelled.
1963-71 1:1,250 1:2,500 1:10,560	No significant changes.	North and north east part of the 1963-66 map is incorrect. Electricity Substation 180m SW no longer labelled. Part of the Railway Line, located 200m SW, labelled Dismantled Railway. Electricity Substation 95m NE.
1973-74 1:1,250 1:10,000	No significant changes.	No significant changes.
1979-82 1:1,250 1:10,000	No significant changes.	Coal Depot 220m SE no longer labelled.
1985-94 1:1,250 1:10,000	No significant changes.	2no. Garages 180m SE and 230m SE no longer labelled. Engineering Works 240m SE no longer labelled.
2001 1:10,000	No significant changes.	No significant changes.
2003 1:1,250	No significant changes.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2025 1:10,000	No significant changes.	No significant changes.
Current Use	The site currently comprises a dilapidated bungalow.	The main current uses in the immediate surrounding area include residential dwellings, and a commercial use to the

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

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		west.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 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 London Clay Formation comprising Clay and Silt. No superficial deposits were identified during the search.

9.1.2 Unpublished Geology

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

9.2 Hydrogeology

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

9.3 Water Abstractions

No Surface Water or Potable Water Abstraction Licenses were identified on or within 2000m of the site.

The following Groundwater Abstraction Licenses were identified within 1000m of the site:

Table 3: Groundwater Abstraction Licenses identified within 1000m of the site

Point	Status	Details	Source	Distance/Direction
TURNHAM ROAD, BROCKLEY, LONDON BOREHOLE 'E'	Historical	Non-Evaporative Cooling	Thames Groundwater	867m S
TURNHAM ROAD,	Historical	Non-Evaporative	Thames	892m S

Point	Status	Details	Source	Distance/ Direction
BROCKLEY, LONDON - BOREHOLE 'E'		Cooling	Groundwater	

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 Negligible.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

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

9.8 Conservation Areas, Designated Protected Buildings and Monuments

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

The following Conservation Area was identified on the site:

Table 4: Conservation Area identified on site

Name of Site	District	Date of Designation	Distance
Telegraph Hill, Lewisham	Lewisham	1990	On site

9.9 Topography

According to [Google Earth](#), the general site level is at 38.0mAOD.

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 500m of the site.

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale.

No Historical Tanks were indicated to have been on or within 250m of the site.

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

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

9.14 Dangerous or Hazardous Sites

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

9.15 Hazardous Substance Storage/Usage

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

9.16 IPC Authorisations

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

9.17 Part A(1) and IPPC Authorised Activities

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

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

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

9.19 Category 3 or 4 Radioactive Substance Authorisations

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

9.20 Discharge Consents

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

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

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

9.22 Pollution Incidents

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

9.23 Coal Mining

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

9.24 Non-Coal Mining

The following Non-Coal Mining Area was identified on the site:

Table 5: Non-Coal Mining Area identified on the site

Commodity	Assessment of Likelihood	Distance/Direction
Chalk	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.	On 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 Council's online planning portal was searched in an effort to identify any relevant planning applications. No relevant documents were identified.

10.1 Planning Applications for the Site

Table 6 below provides a summary of the previously submitted planning applications identified for the site.

Table 6: Summary of planning applications at the site

Application Reference	Date	Description of Proposal	Status
93/036272	08 Jun 1993	Revised Details of the site layout and house floorplans submitted in connection with the planning	Decided, Created During

Application Reference	Date	Description of Proposal	Status
		permission dated 1 February 1993 for the erection of 3 three bedroom and 1 detached two bed. houses and a two storey terrace comprising 2 houses with two bedsit. rooms each, landscaping, car parking spaces with access onto Drakefell Road	Migration – Conditions Unknown*
97/041735	06 Oct 1997	Revised details submitted in respect of the planning perm.of 21/11/94 for the erection of 1 bedroom two storey detached houses three bedroom semi-detached houses and a two storey terrace of 4 of 67-77 & 81-83 Drakefell Road SE14 associated landscaping and provision of a bin store laundry Drakefell Road.	Decided, Created During Migration – Conditions Unknown*

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

10.2 Planning Applications for Nearby Sites

Table 7 below provides a summary of the previously submitted planning applications identified for sites within 25m. Although other planning applications were identified on nearby sites; they were not deemed relevant to this report.

Table 7: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
DC/21/123923	25 Jul 2022	The demolition of a single storey residential unit at 79 Drakefell Road, SE14 and the construction of a two storey, 4-bedroom house with associated landscaping, cycle parking and refuse and recycling facility - 79 Drakefell Road, London, SE14 5SH (adjacent N)	Granted – Without Contaminated Land Condition
DC/06/063565 /X	26 Oct 2006	The construction of a two storey, one bedroom house - Between 2 and 3 Greenstreet Hill, Drakefell Road SE14 (adjacent W)	Granted – Without Contaminated Land Condition
94/037933	21 Nov 1994	The erection of 1 storey detached houses semi-detached houses and a two storey terrace of 4 bedroom and 1 81-83 Drakefell Road SE14 landscaping and provision of a bin store rooms and 12 parking spaces with access onto Drakefell Road - 67-77 & 81-83 Drakefell Road SE14 (adjacent W)	Decided, Created During Migration – Conditions Unknown*

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

11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs within a document titled 'Building for Lewisham' identified through an online search are presented in [Appendix 4](#).

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

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

12.1 Potential Sources

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








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

A summary is provided in Table 8 below.

Table 8: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Potential Made Ground	-	-	Current (2025)	Onsite	0

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

-  Acids & Alkalis
-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents
-  Heavy Metals
-  Polycyclic Aromatic Hydrocarbons (PAHs)
-  Total Petroleum Hydrocarbons (TPHs)
-  Volatile Organic Compounds (VOCs)

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

12.2 Potential Receptors

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

12.2.1 Potential Human Health receptors

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

12.2.2 Potential Groundwater Receptors

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

12.2.3 Potential Surface Water Receptors

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

12.2.4 Potential Ecological Receptors

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





12.2.5 Potential Property Receptors

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

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

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

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

12.3.2 Potential Pathways for Groundwater Receptors

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

12.3.3 Potential Pathways for Surface Water Receptors

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

12.3.4 Potential Pathways for Ecological Receptors

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

12.3.5 Potential Pathways for Property Receptors

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

12.4 Potential Pollutant Linkages

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

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

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

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers "Likelihood" and "Severity" to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 5](#).

Table 9 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 9: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Site as Potential Made Ground: i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Heavy Metals, PAHs, TPHs, VOCs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	<ul style="list-style-type: none"> • Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties 					Leaching in the unsaturated zone & diffusion in the saturated zone		<ul style="list-style-type: none"> • Overland run-off • Drainage channels • Base flow 	<ul style="list-style-type: none"> • Direct contact via absorption and ingestion; • Inhalation 	<ul style="list-style-type: none"> • Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes 	
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER None	SURFACE WATER None	ECOLOGICAL None	ON SITE PROPERTY Buildings and Services	
Potential Hazards	<ul style="list-style-type: none"> • Adverse health effects • Injury/ • Death 	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	<ul style="list-style-type: none"> • Adverse health effects • Injury/ • Death 	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	<ul style="list-style-type: none"> • Adverse health effects • Injury/ • Death 	Explosion/ Methane build-up in confined spaces	Degradation of groundwater quality	<ul style="list-style-type: none"> • Degradation of surface water quality • Ecological impacts 	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	No	No	No	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	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)
RISK	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Very Low (3)	Very Low (3)
POTENTIALLY SIGNIFICANT?	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	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 unlikely to have the potential to be significant. Although a potential source of onsite contamination was identified in the form of Made Ground associated with the demolition of the former onsite buildings, the risk to human health receptors (i.e. future occupiers of the dwellings) is considered to be low.

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. 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 potential Made Ground was 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 as the site is underlain by an Unproductive Aquifer and no Source Protection Zones were identified in the vicinity of the site.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of 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 as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered unlikely to have the potential to be significant. Although potential Made Ground was 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 property receptors.

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, stated above.

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). A potential source of onsite contamination was identified in the form of potential Made Ground. However, no offsite potentially contaminative land uses or sources 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 10 below.

Table 10: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
Property	Physical Contact/Absorption	Damage to building and services	No	Very Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	No	Very Low

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

Given that no potentially significant potential pollutant linkages (PSPPLs) were identified, an intrusive site investigation is not considered to be required. With the exception of the recommendations below, no further specific action is considered necessary in respect of potential soil contamination at the proposed development.

15.2 Watching Brief and Discovery Strategy

Although no PSPPLs were identified at the site, it does not mean that they do not exist.

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



85 Drakefell Road Existing Plan
Scale 1:500 @A4



18 APPENDIX 2 – HISTORICAL MAPS

Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: 1056 Scale Town Plan

Map date: 1873

Scale: 1:1,056

Printed at: 1:1,056



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

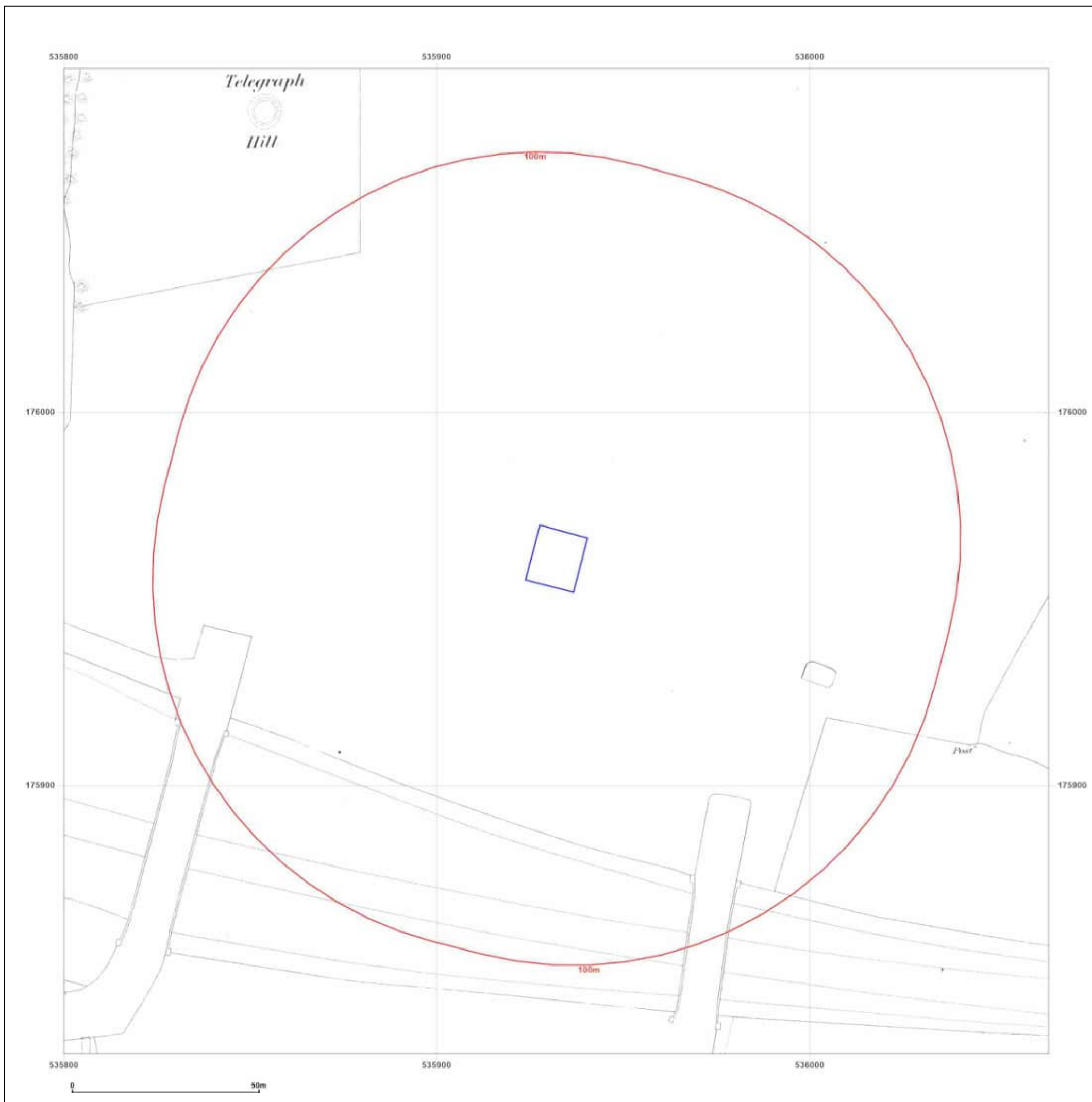


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: 1056 Scale Town Plan

Map date: 1873

Scale: 1:1,056

Printed at: 1:1,056



Surveyed N/A
Revised N/A
Edition 1873
Copyright N/A
Levelled N/A

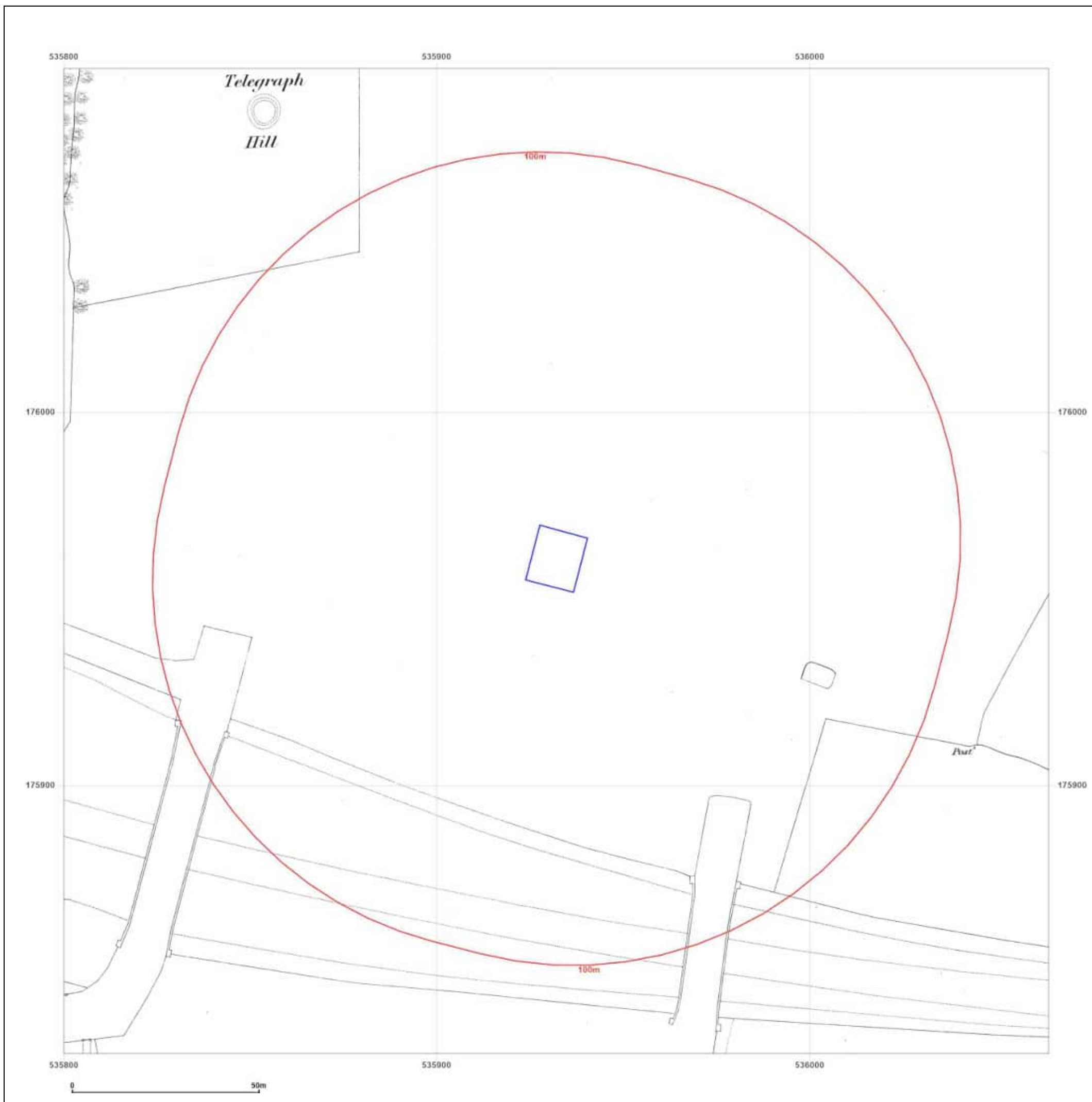


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

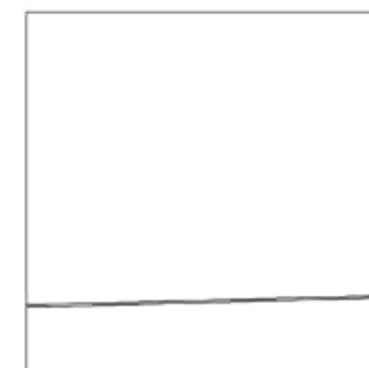
Map date: 1871-1873

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1871
Revised N/A
Edition 1873
Copyright N/A
Levelled N/A



Surveyed 1868
Revised N/A
Edition 1871
Copyright N/A
Levelled N/A

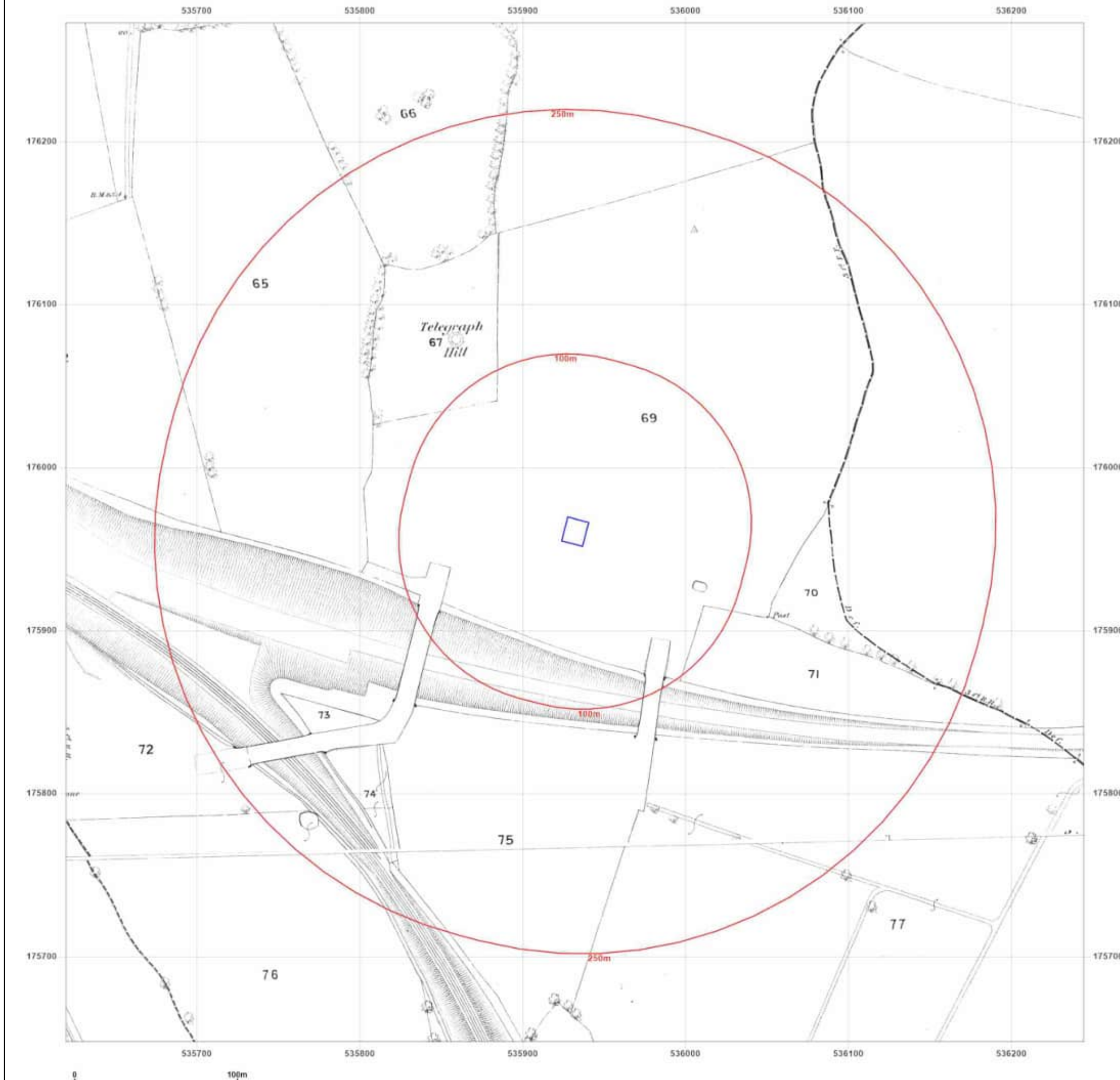


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: 1056 Scale Town Plan

Map date: 1896

Scale: 1:1,056

Printed at: 1:1,056



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

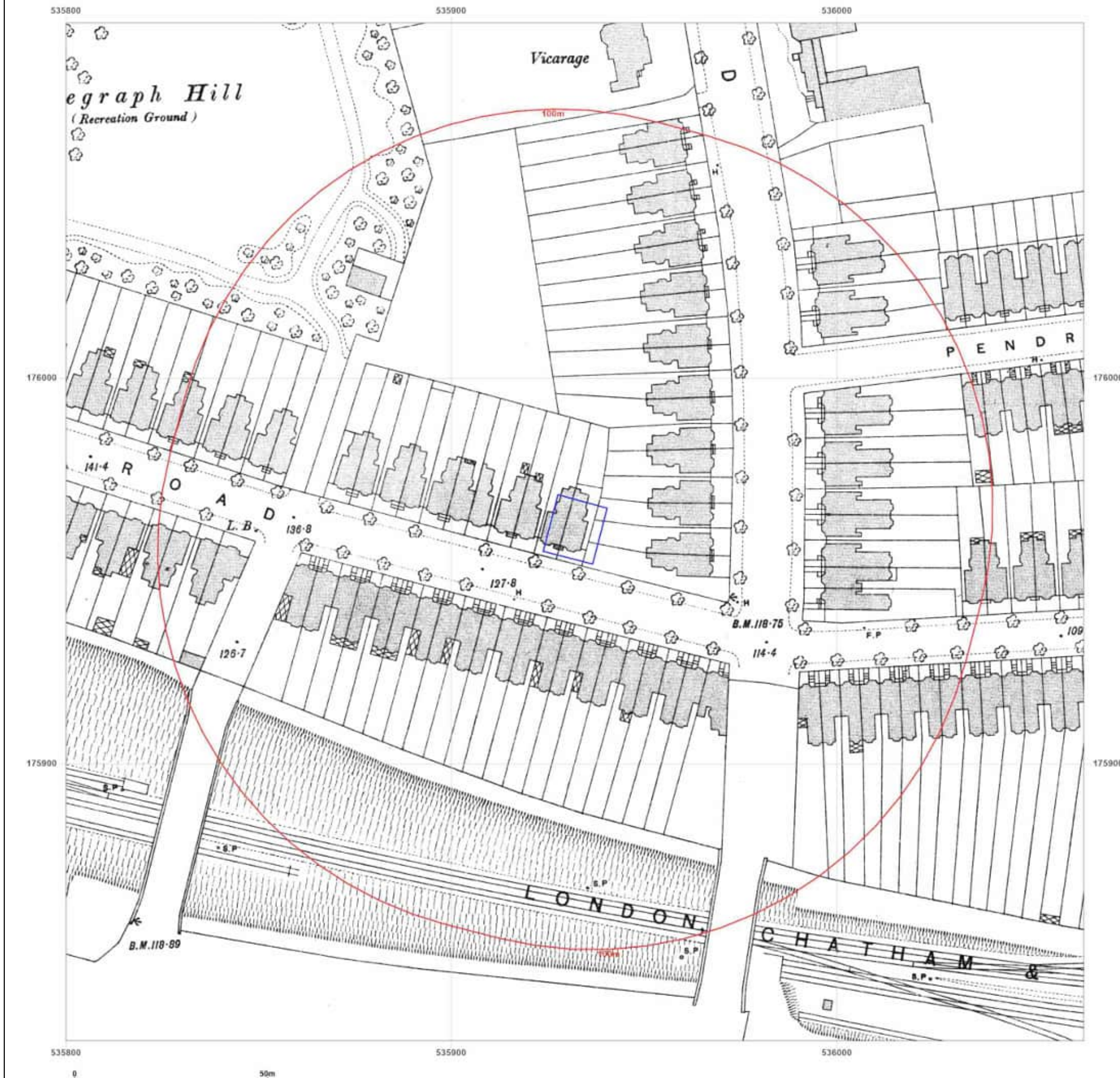


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1896-1897

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1894
Revised N/A
Edition 1897
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1916

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1916
Revised 1916
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1916
Revised 1916
Edition N/A
Copyright N/A
Levelled N/A

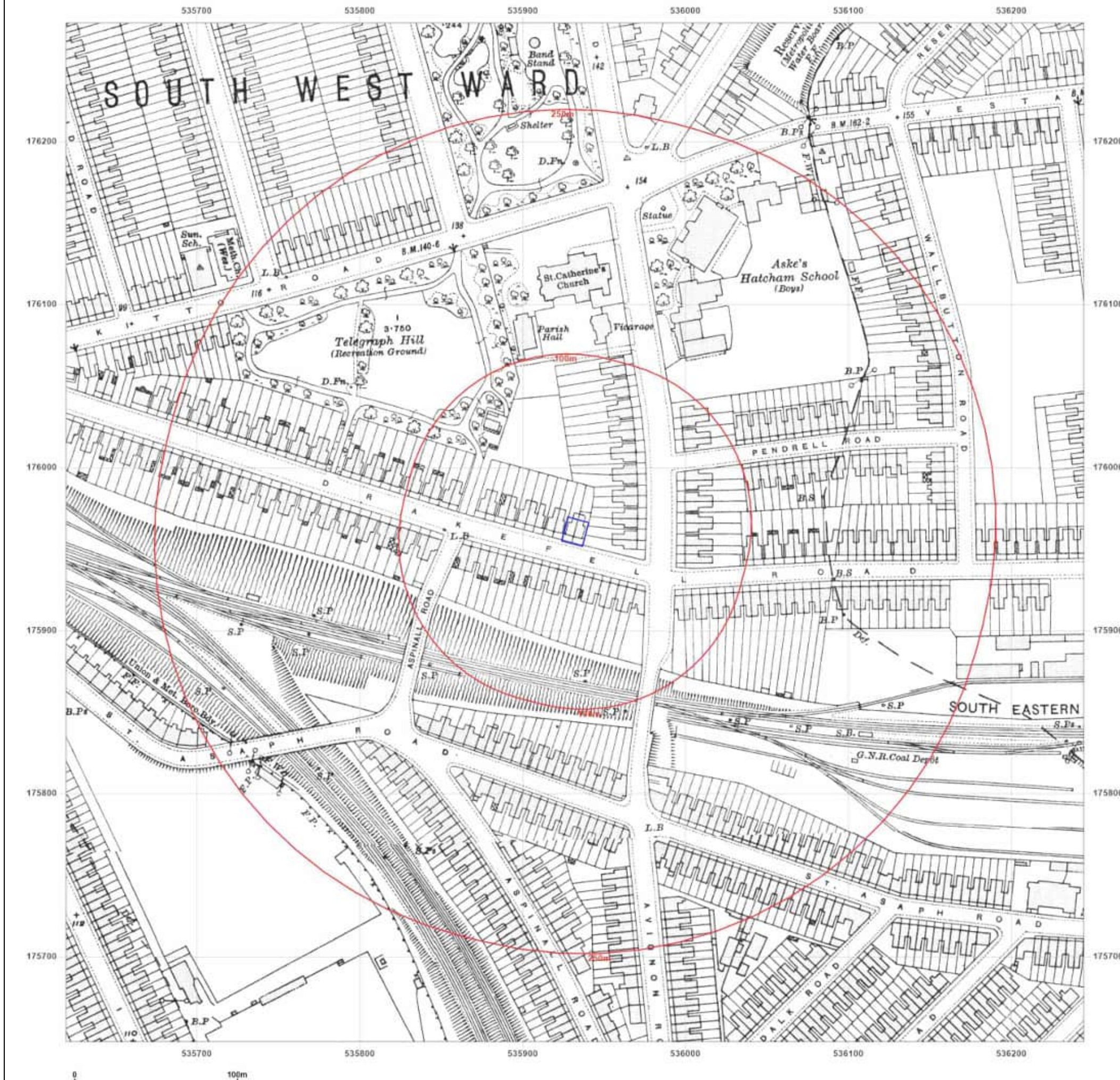


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1949-1950

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1934



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1950

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1934

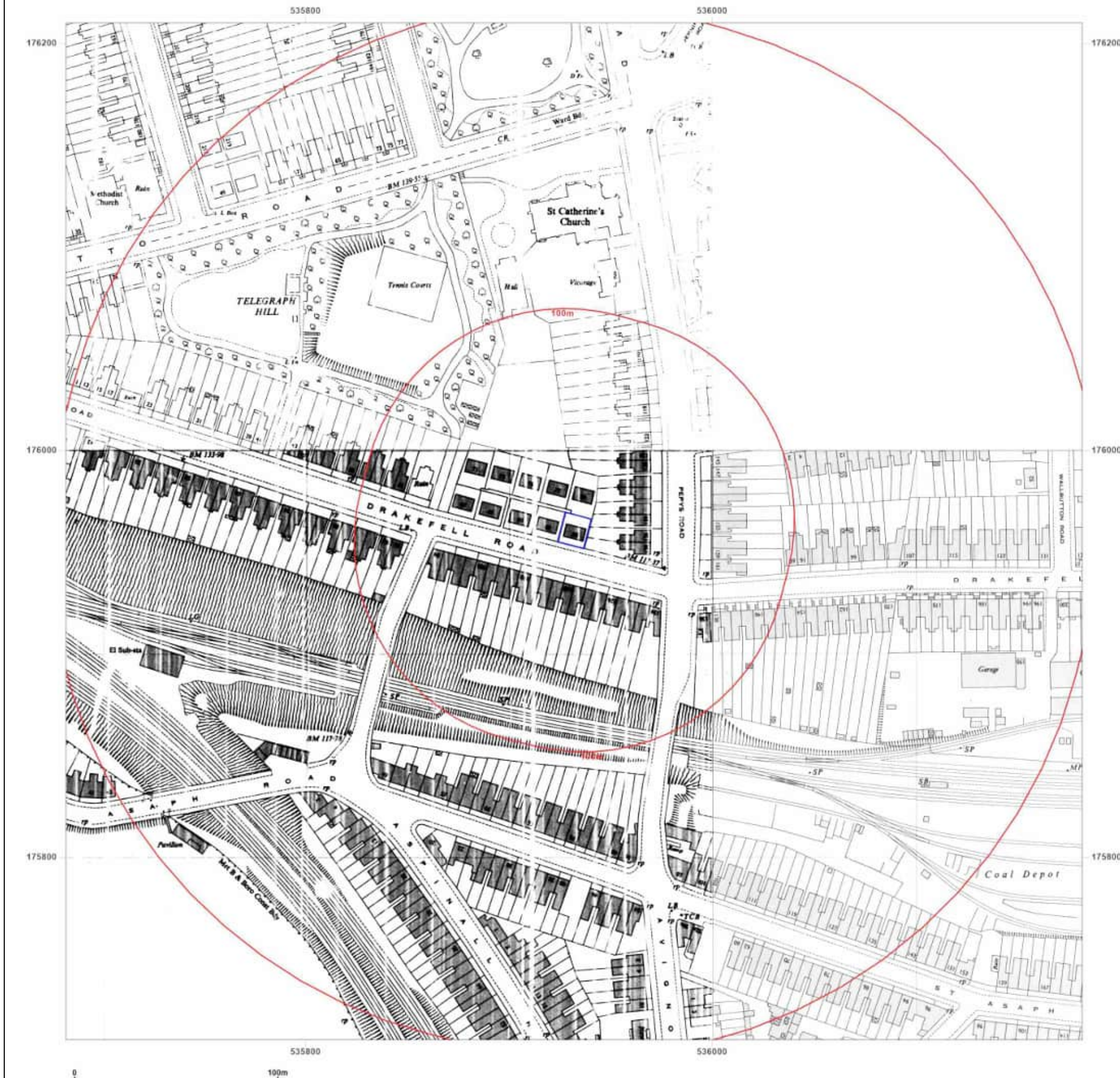


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1950

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1934



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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




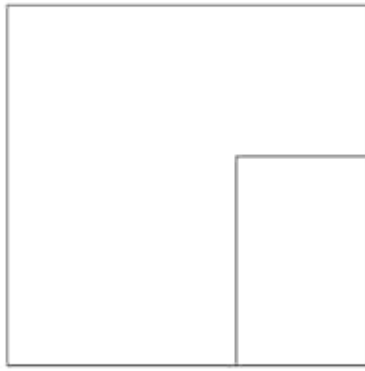
Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid
Map date: 1951
Scale: 1:1,250
Printed at: 1:2,000





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

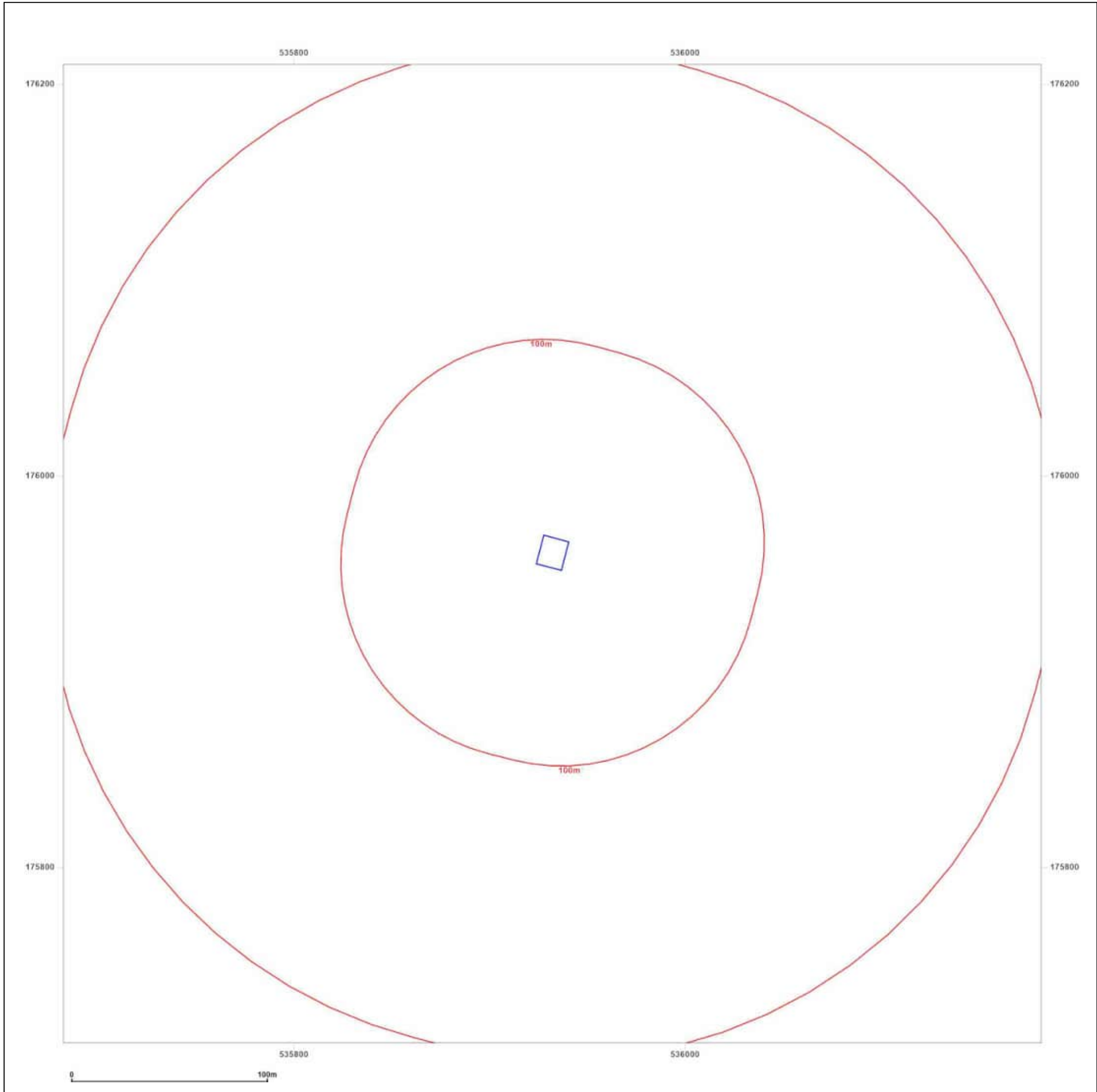


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

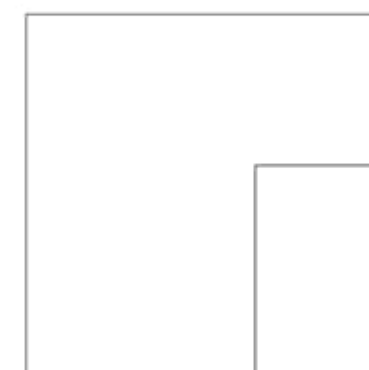
Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1951

Scale: 1:1,250

Printed at: 1:2,000



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

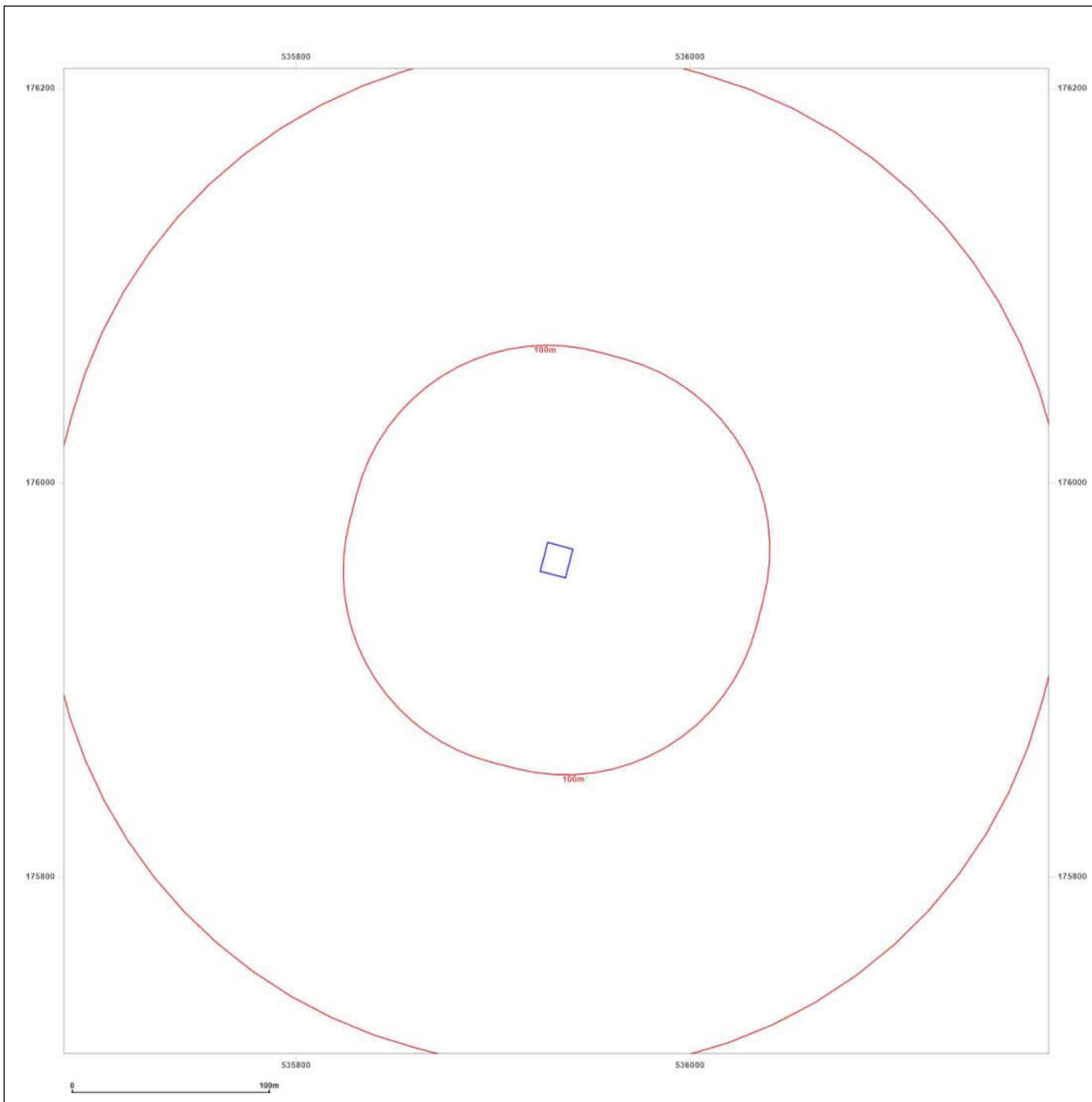


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1963-1966

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1949
Revised 1966
Edition N/A
Copyright 1966
Levelled 1954

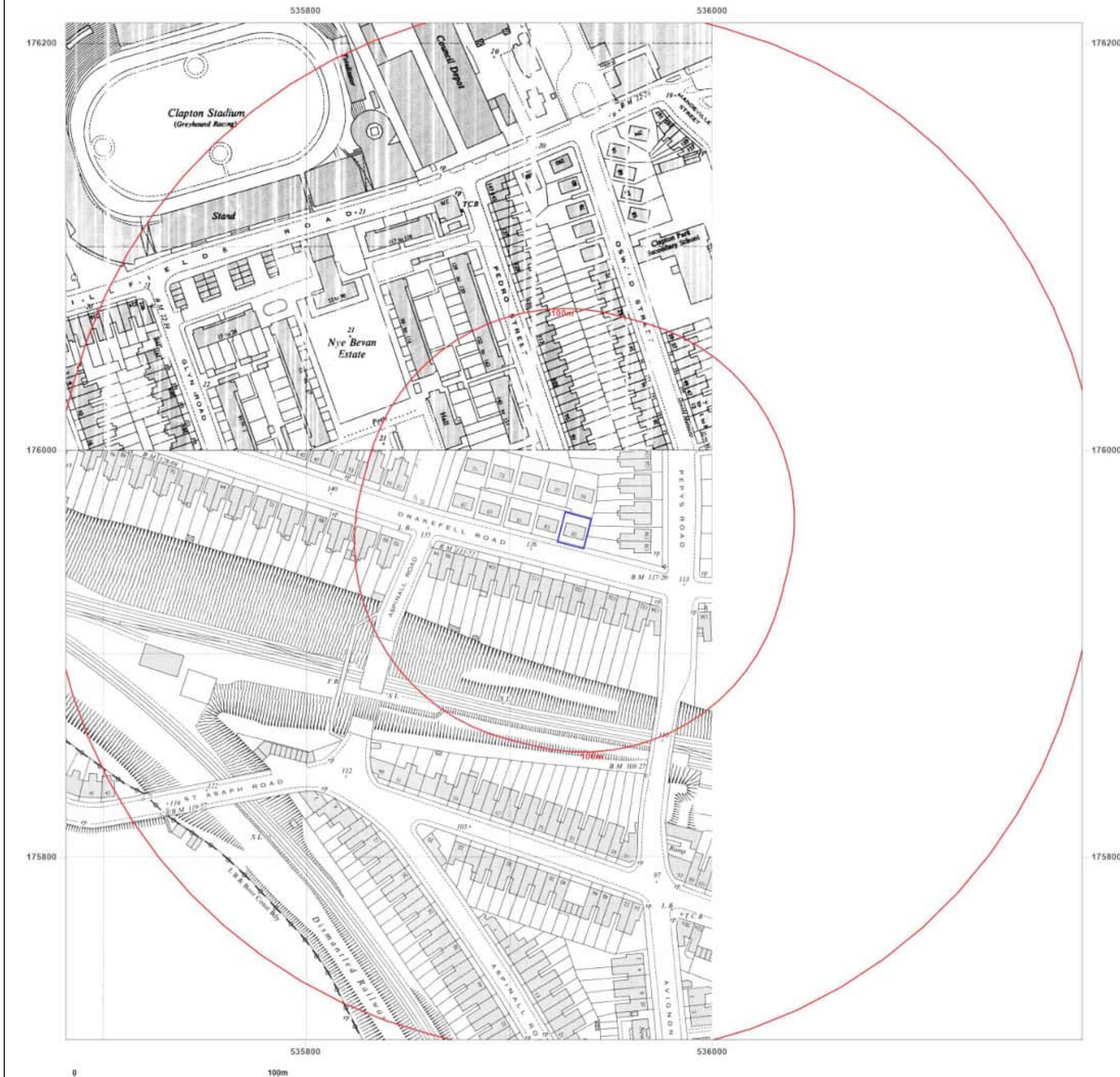


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

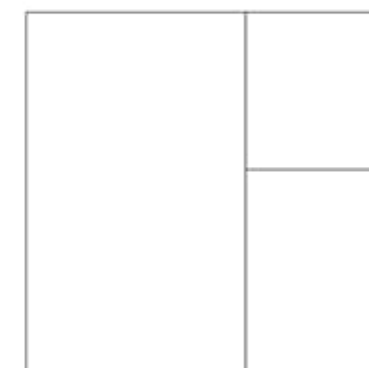
Map date: 1965-1967

Scale: 1:2,500

Printed at: 1:2,500



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



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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

Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1969-1971

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1949
Revised 1968
Edition N/A
Copyright 1969
Levelled 1954

Surveyed 1949
Revised 1969
Edition N/A
Copyright 1970
Levelled 1954

Surveyed 1950
Revised 1971
Edition N/A
Copyright 1971
Levelled 1954

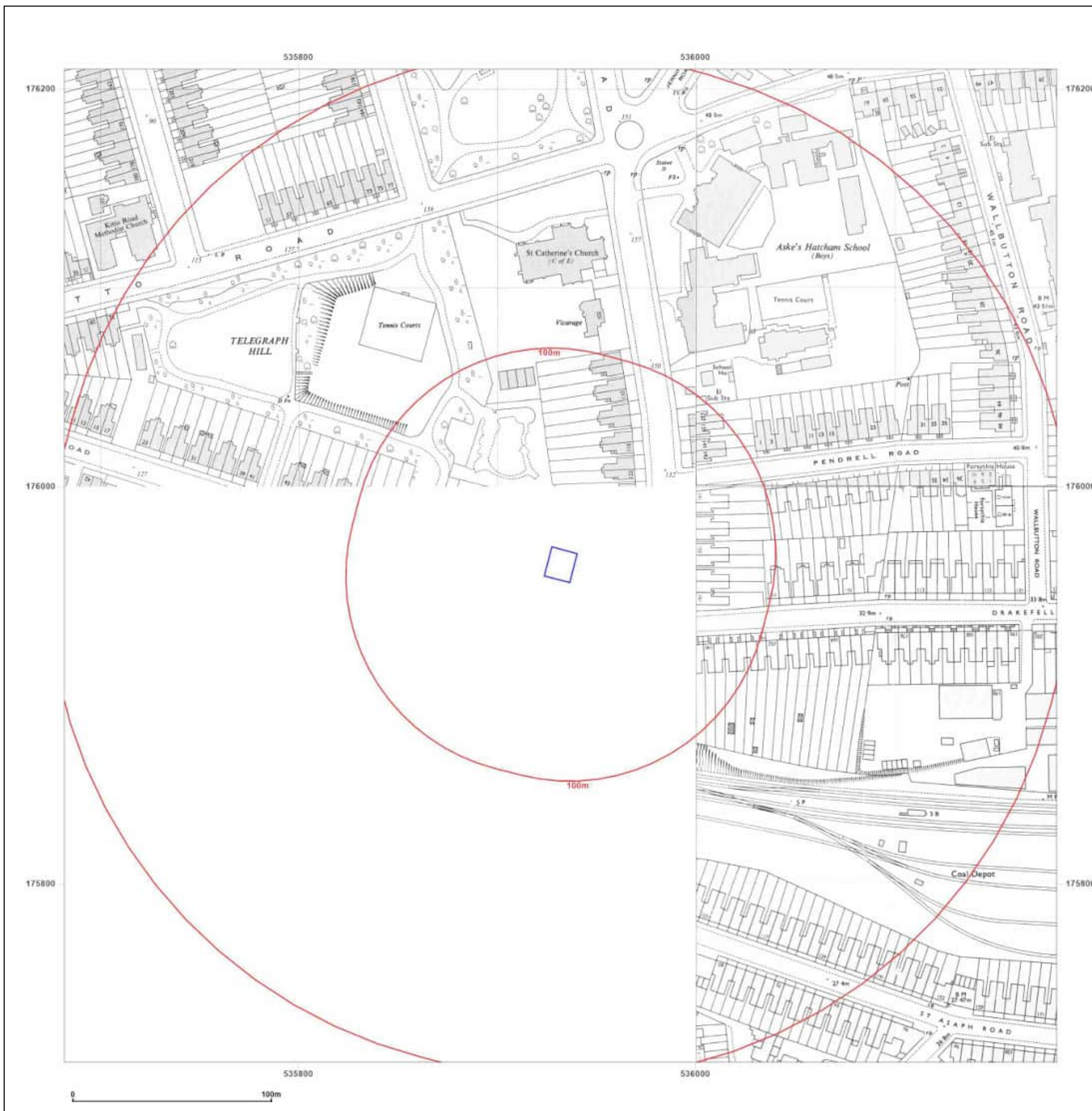


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1967-1971

Scale: 1:2,500

Printed at: 1:2,500



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

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

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1967
Levelled 1954

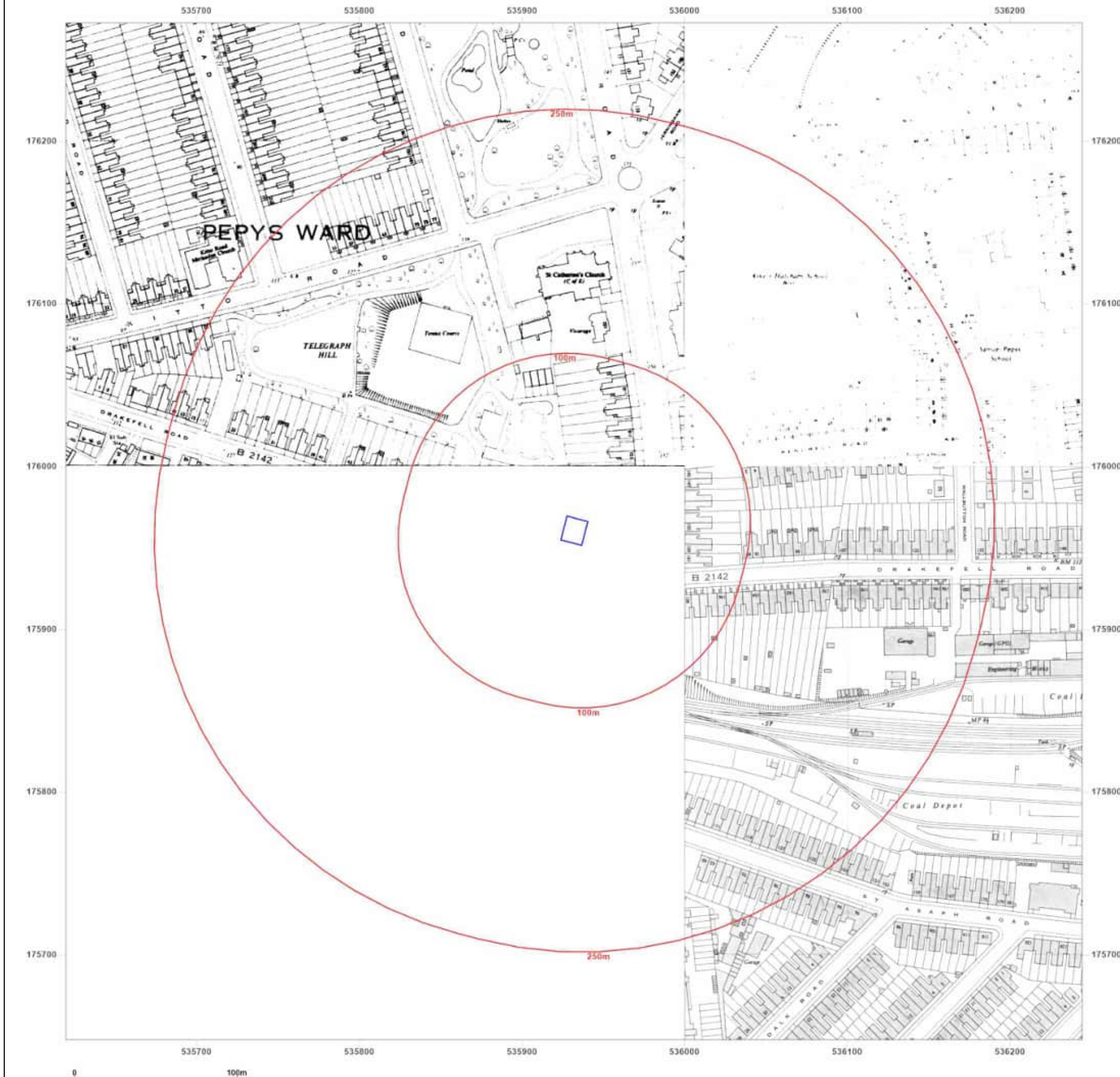


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1971

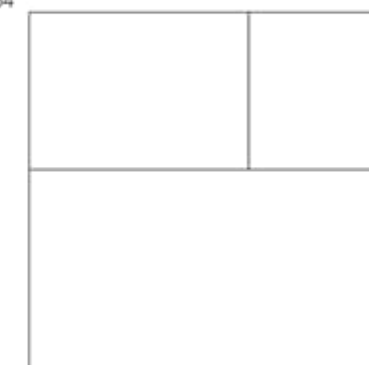
Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1950
Revised 1969
Edition N/A
Copyright 1971
Levelled 1957



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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

Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

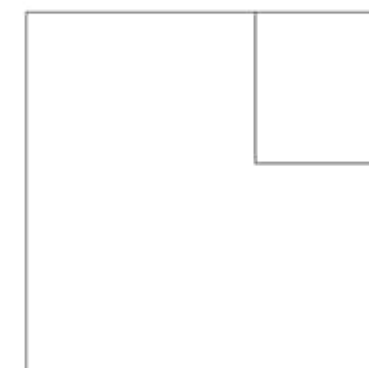
Map date: 1974

Scale: 1:1,250

Printed at: 1:2,000



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

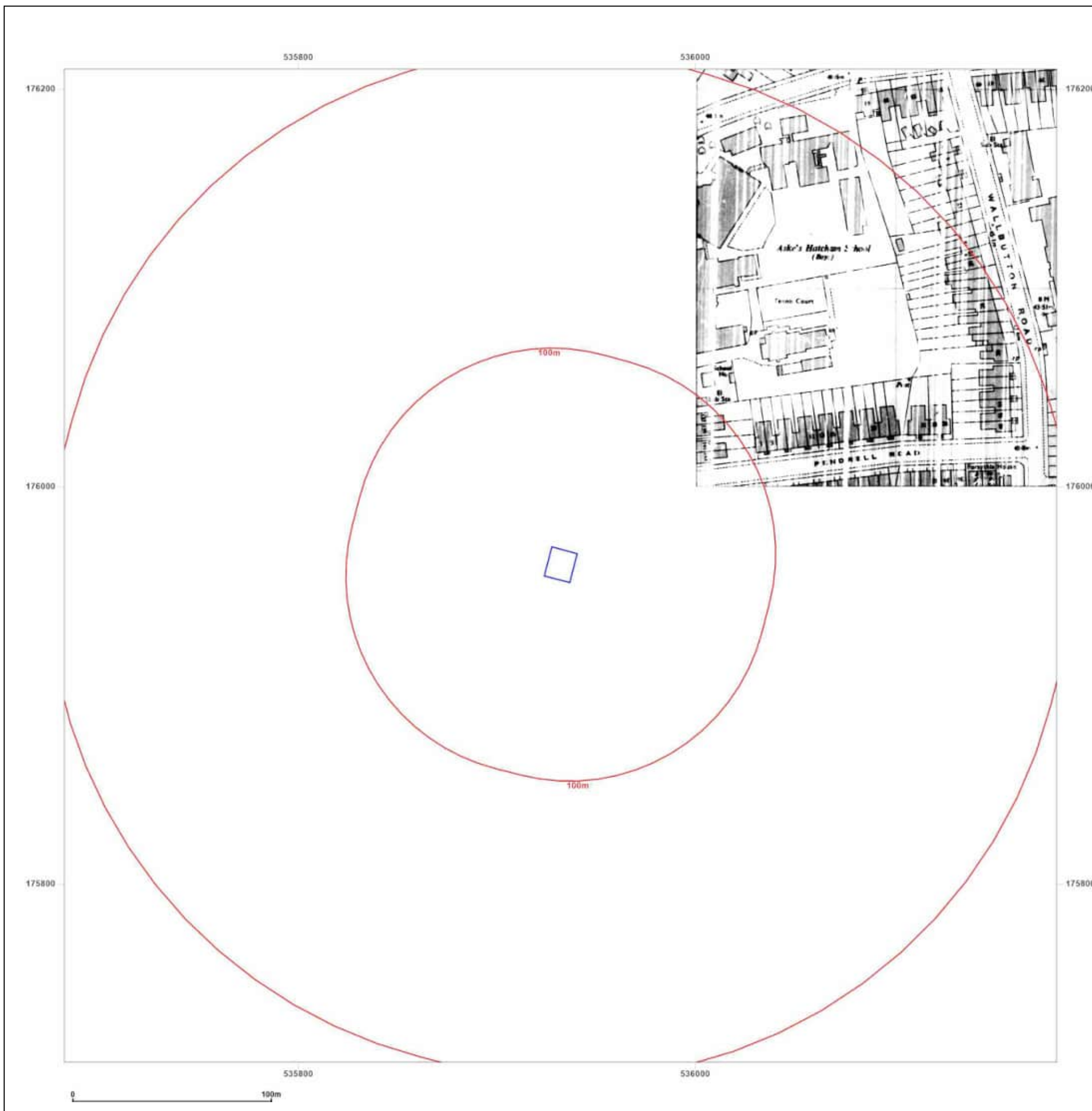


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1981-1982

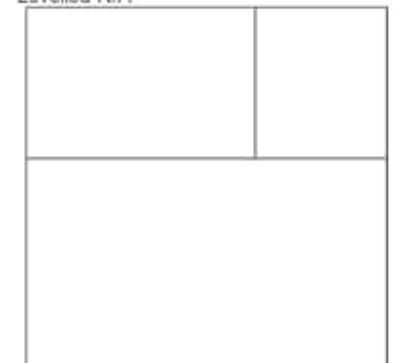
Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1977



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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

Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1986-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1986
Levelled 1977

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

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

Surveyed 1977
Revised 1990
Edition N/A
Copyright 1990
Levelled 1977



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

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

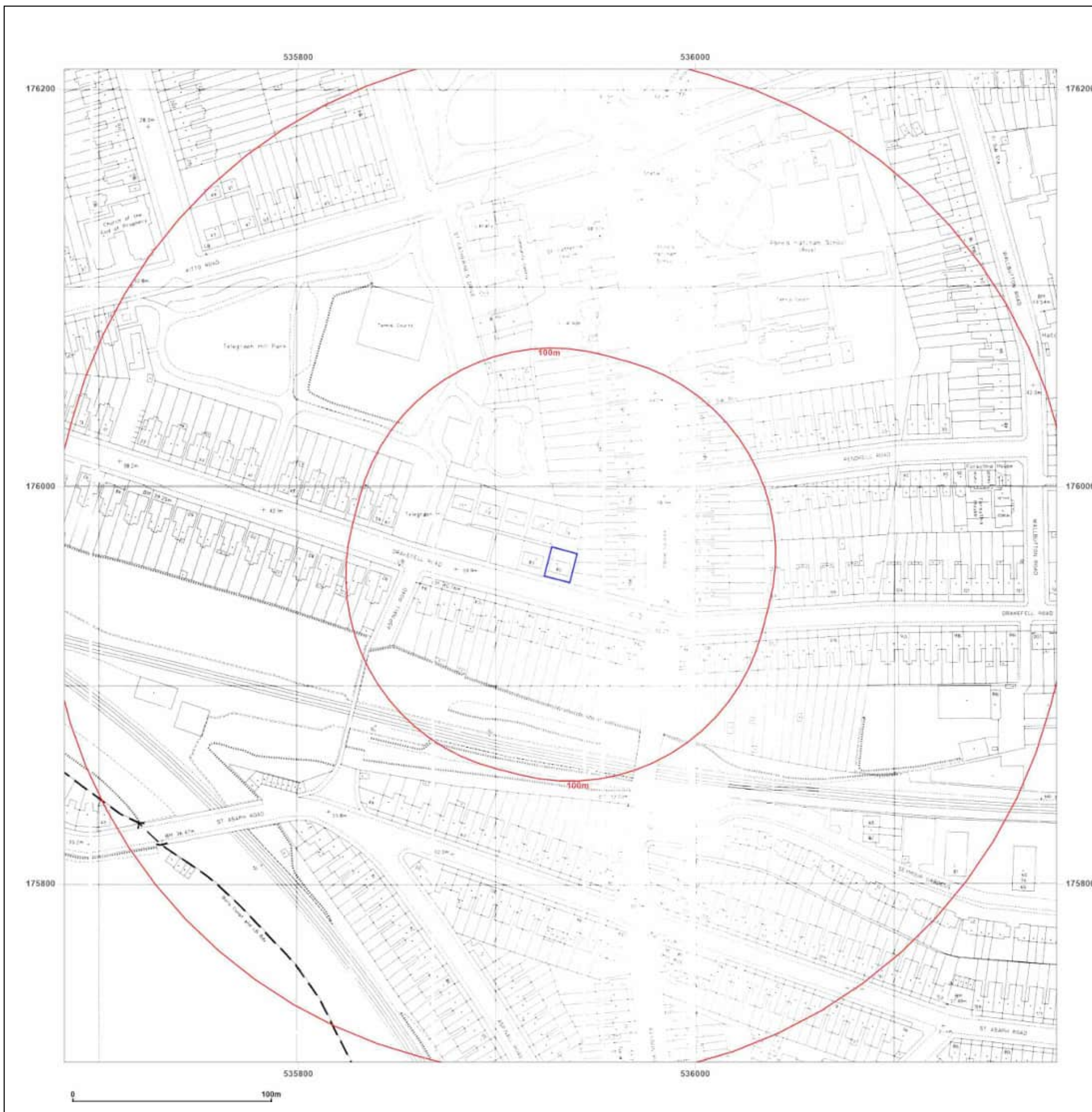


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

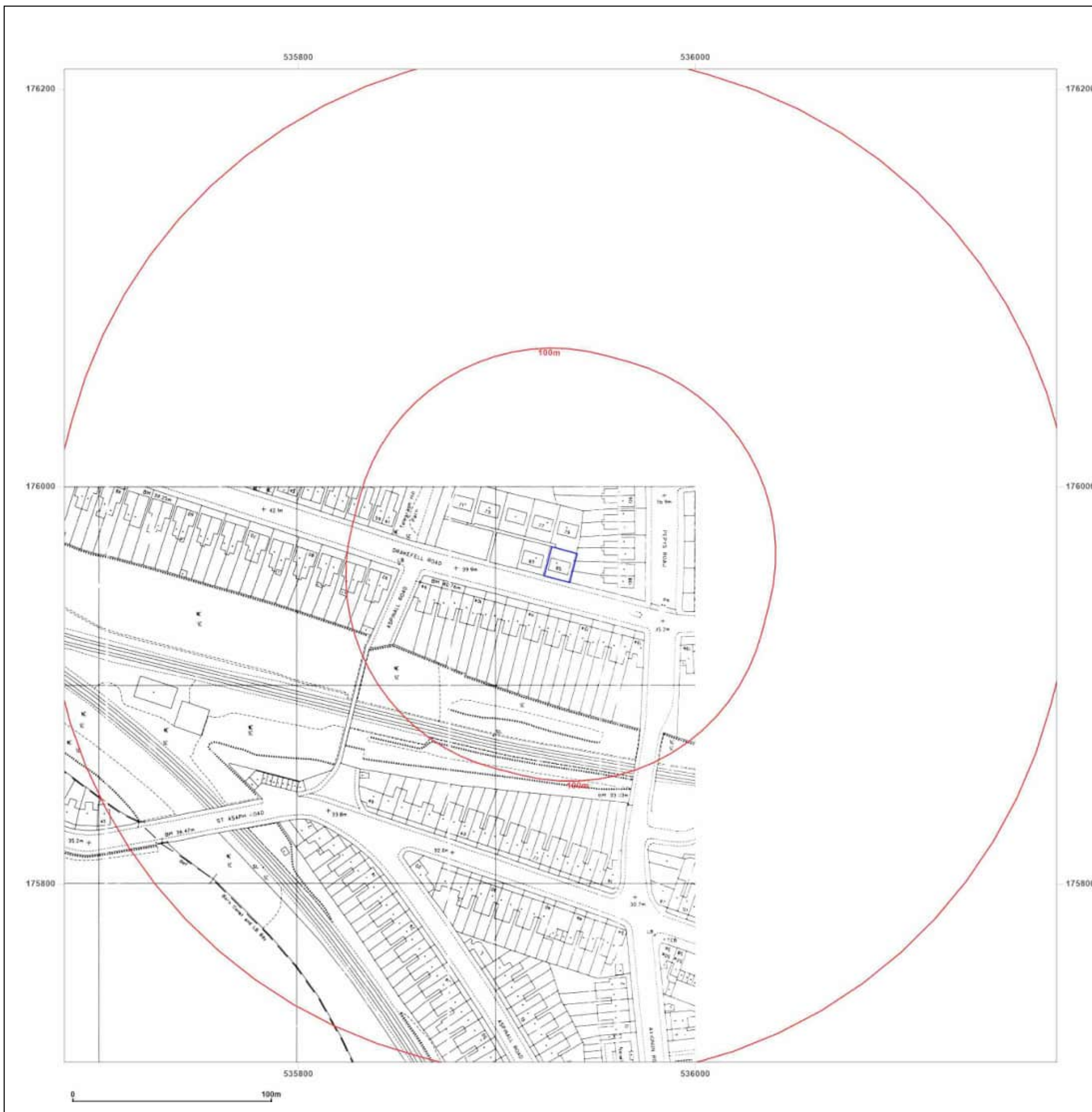


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

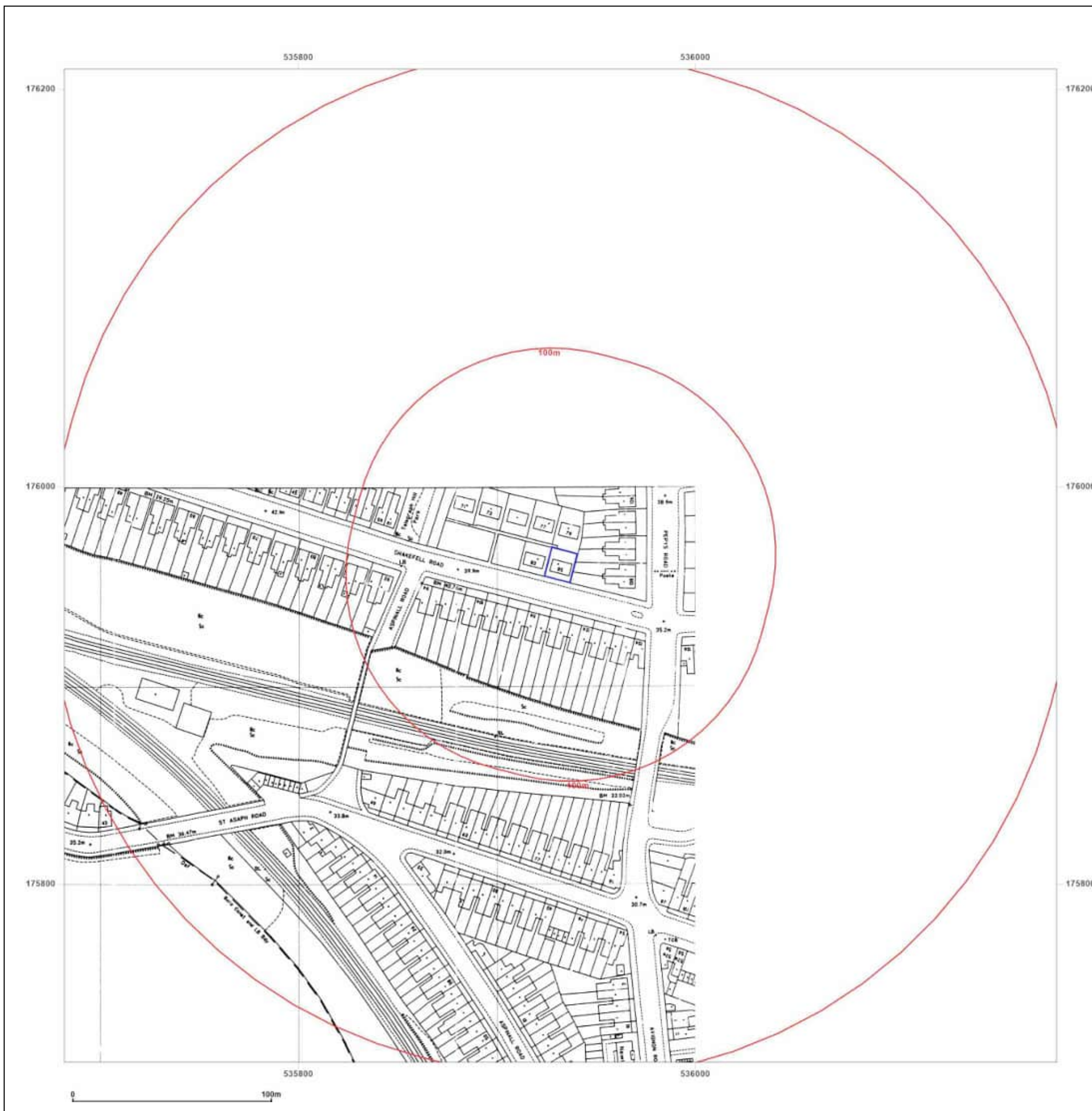


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1991-1994

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



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

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

Surveyed 1994
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

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

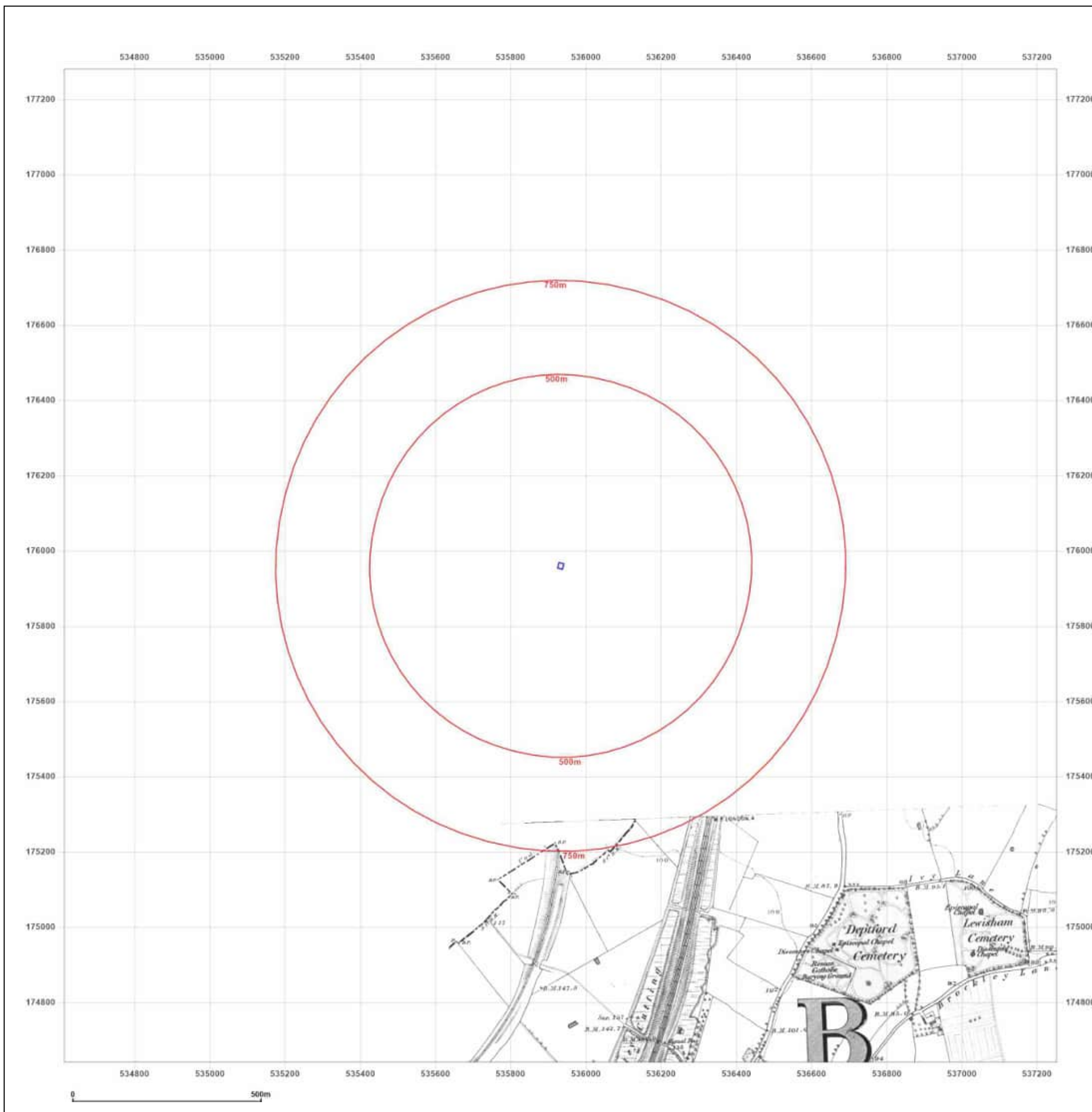


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1871

Scale: 1:10,560

Printed at: 1:10,560



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1872

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1863
Revised N/A
Edition 1872
Copyright N/A
Levelled N/A

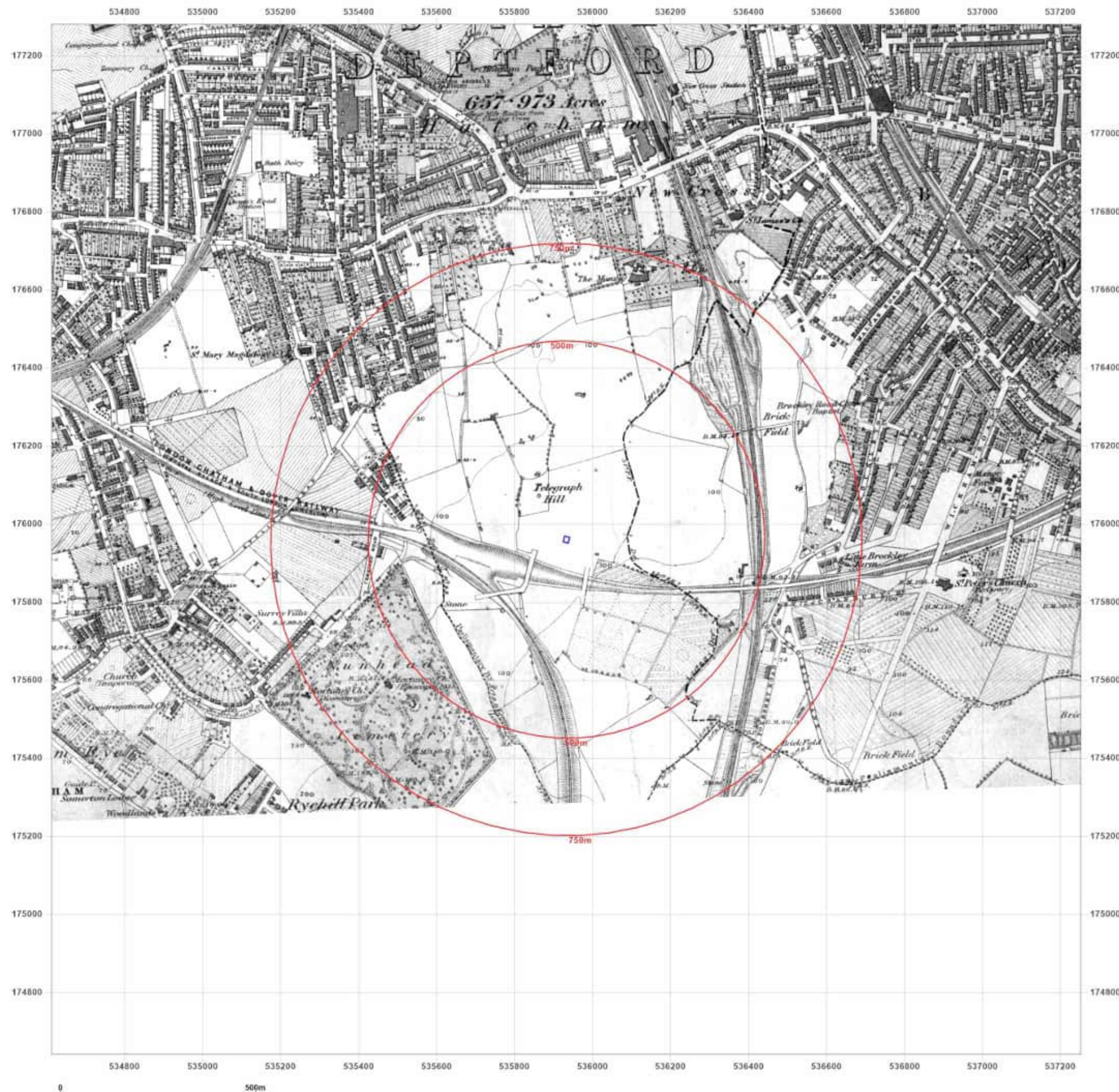


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

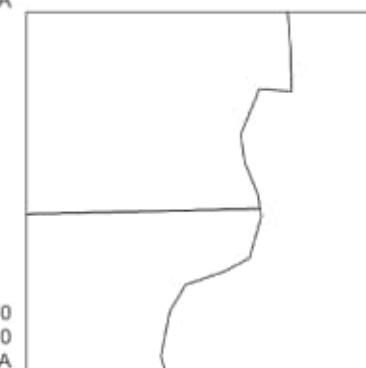
Map date: 1870-1873

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
Levelled N/A



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

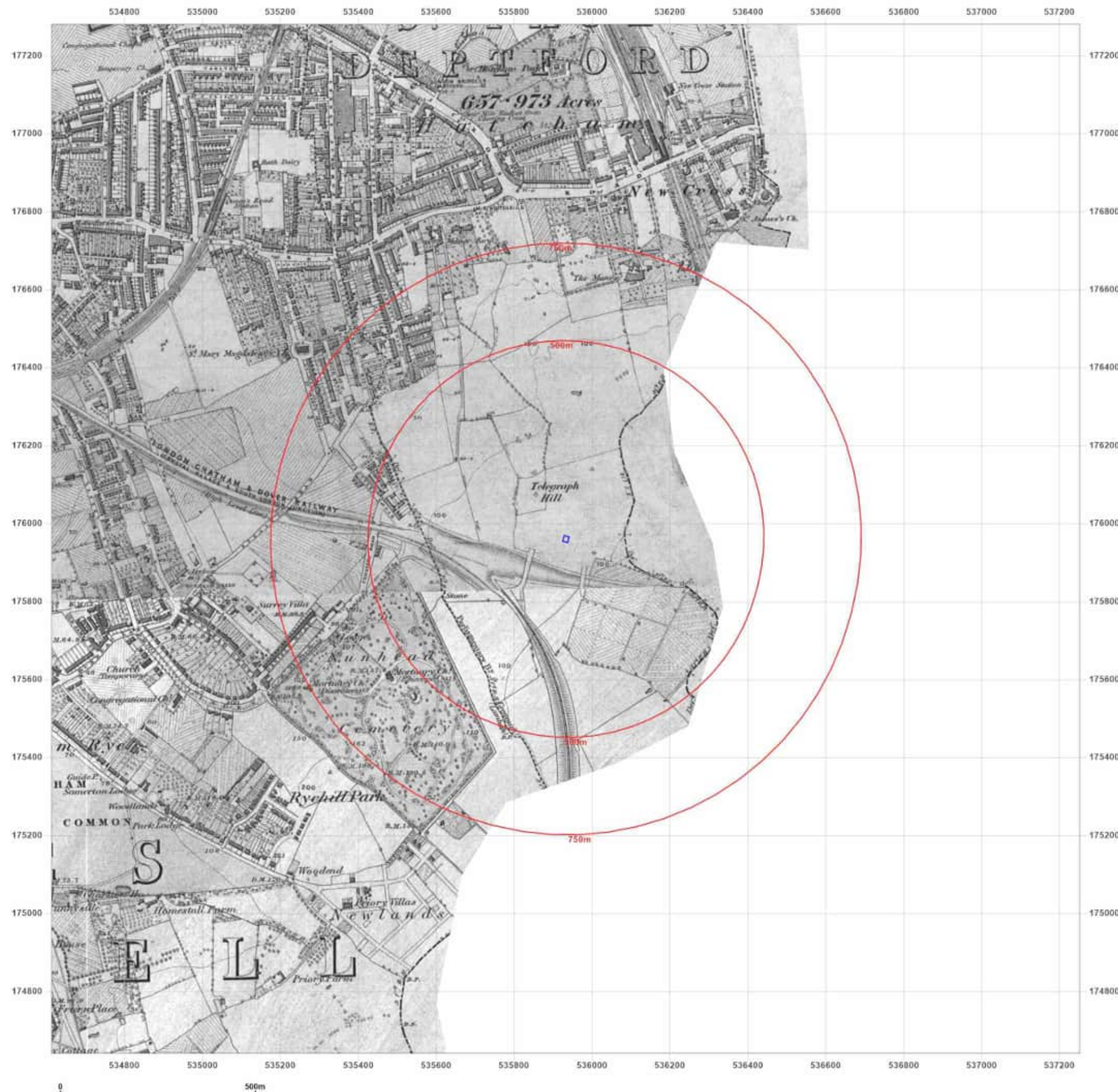


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1894

Scale: 1:10,560

Printed at: 1:10,560



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

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1894

Scale: 1:10,560

Printed at: 1:10,560



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

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

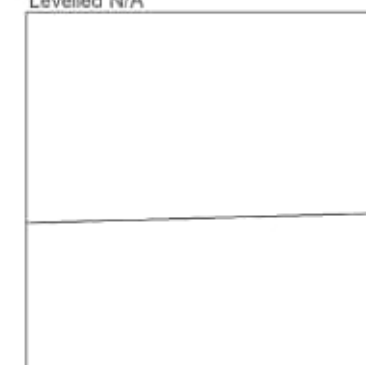
Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
Revised 1894
Edition 1896
Copyright N/A
Levelled N/A

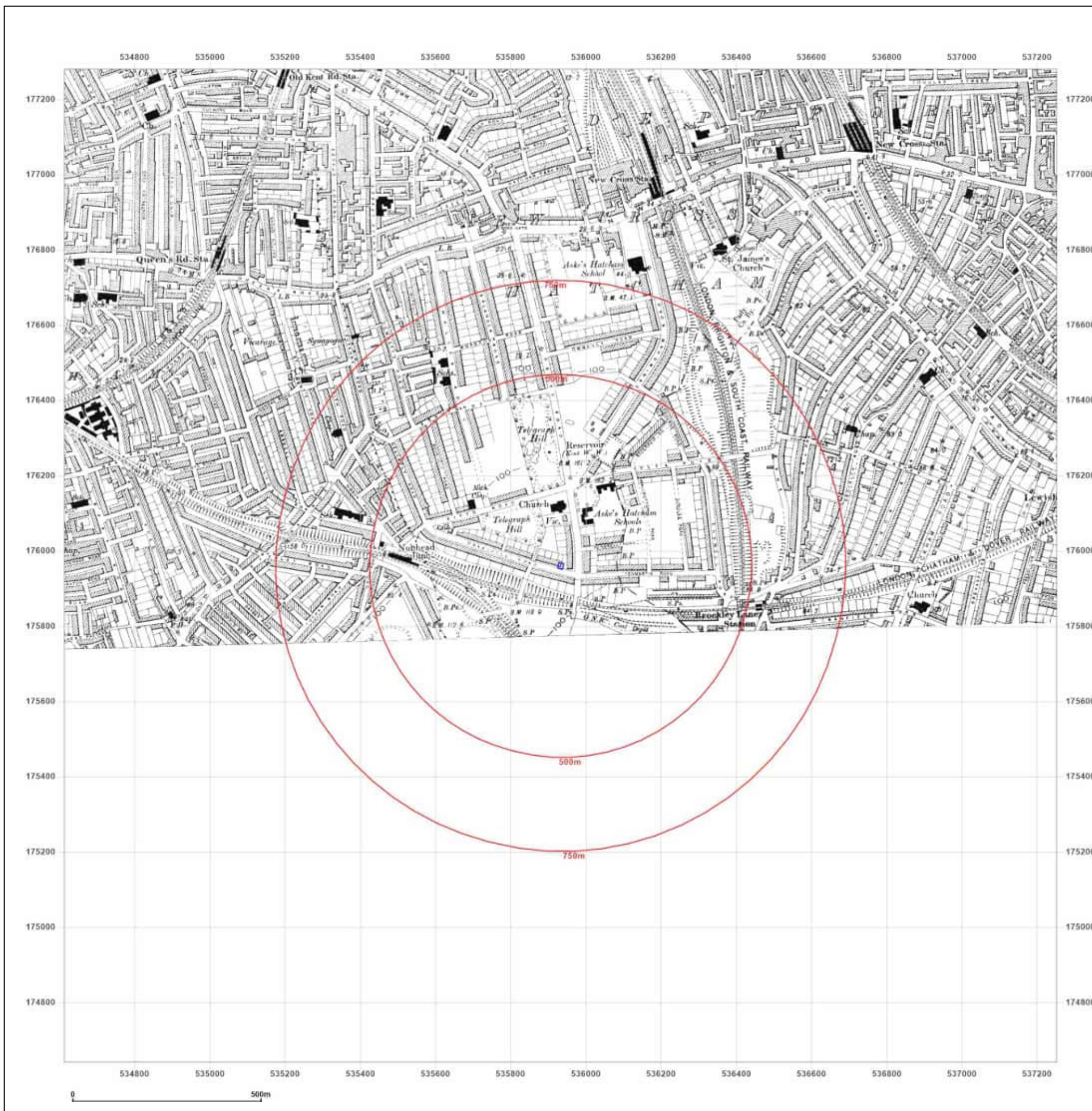


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1894-1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870 Revised 1894 Edition N/A Copyright N/A Levelled N/A		Surveyed 1866 Revised 1894 Edition N/A Copyright N/A Levelled N/A
---	--	---



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

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
Levelled N/A

Surveyed 1861
Revised 1896
Edition 1898
Copyright N/A
Levelled N/A

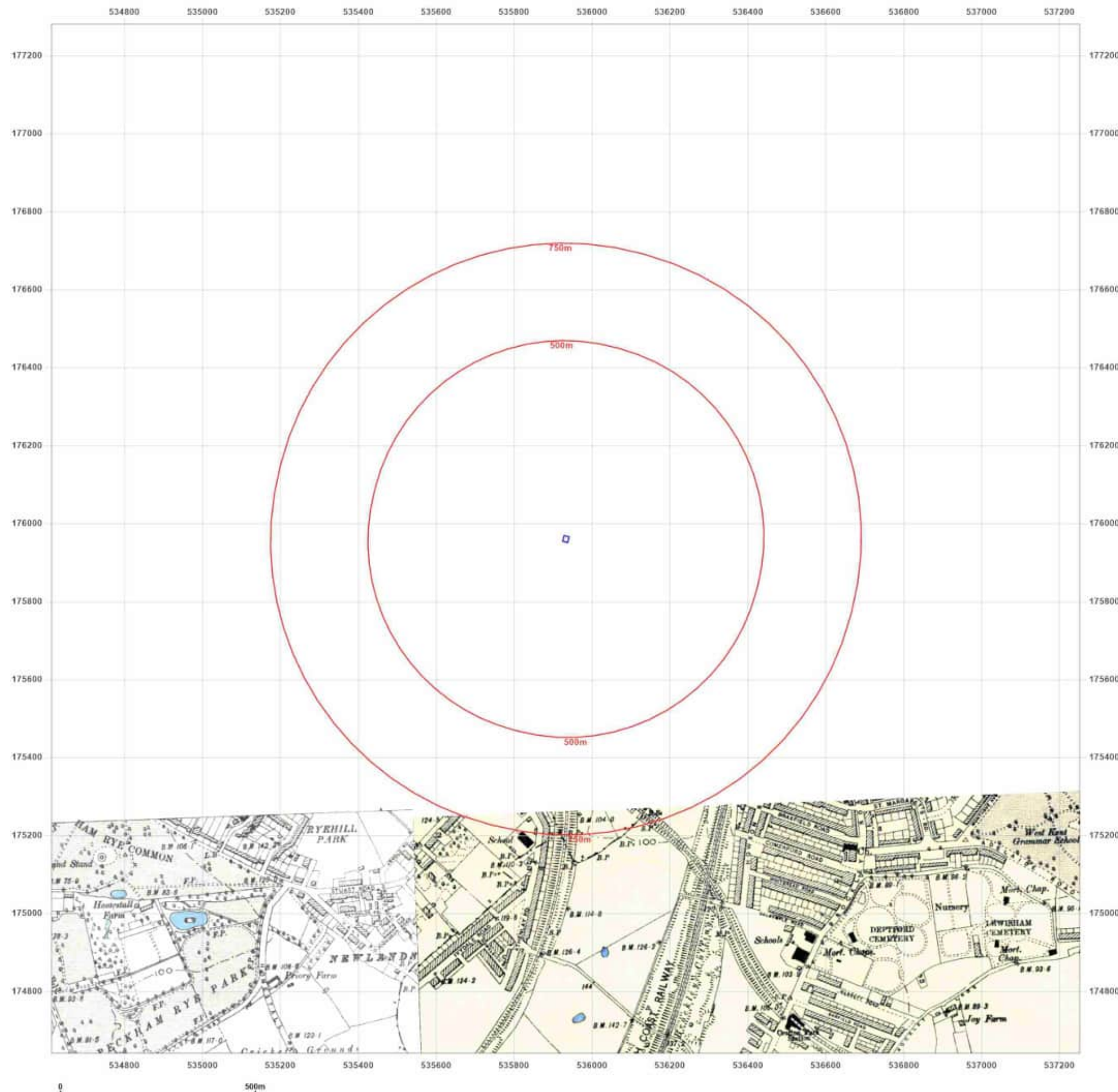


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: Provisional

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1940
Revised 1948
Edition N/A
Copyright N/A
Levelled 1934

Surveyed 1940
Revised 1948
Edition N/A
Copyright N/A
Levelled 1935

Surveyed 1940
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: Provisional

Map date: 1954-1955

Scale: 1:10,560

Printed at: 1:10,560



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

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

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

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

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

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

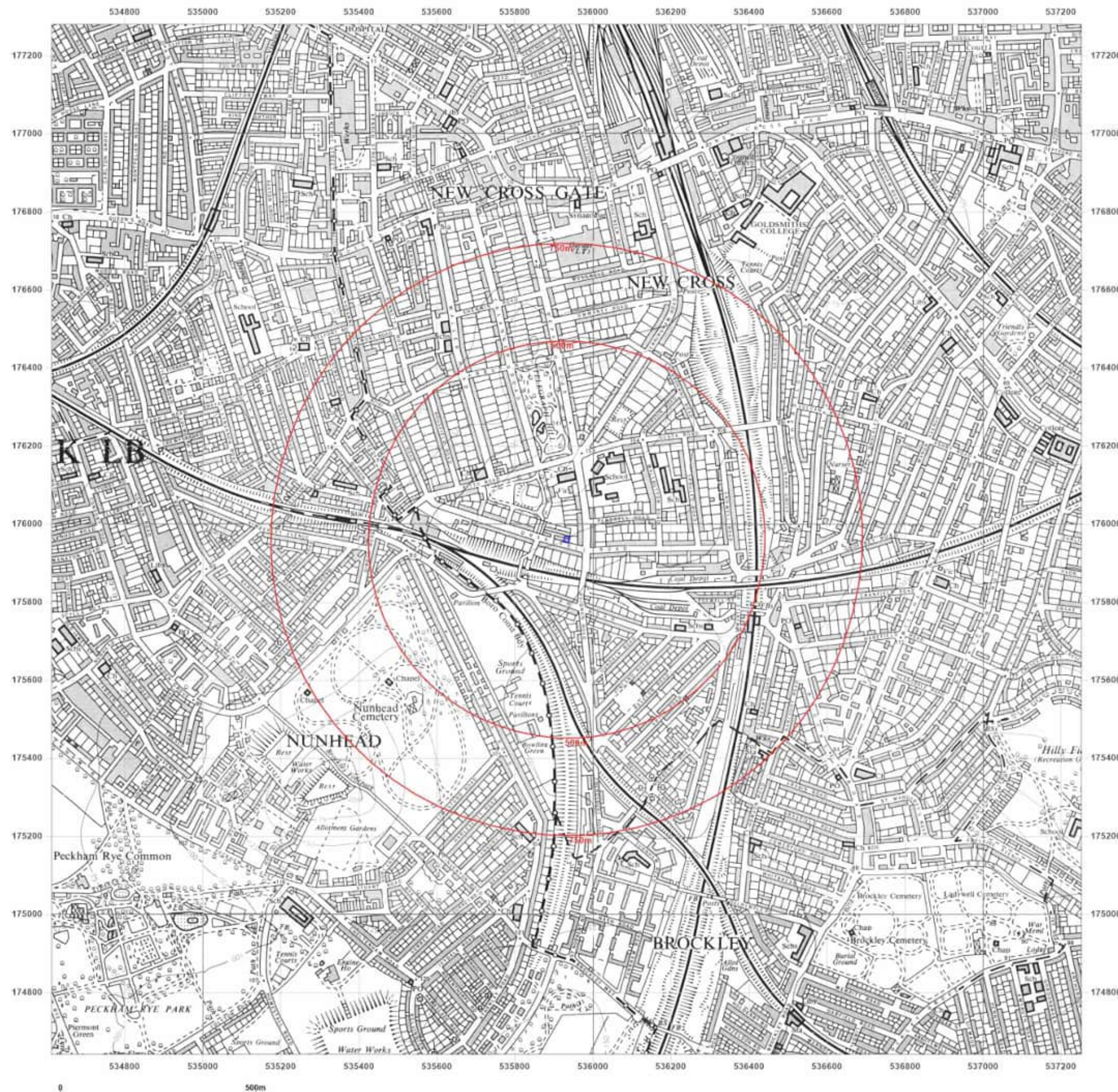


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

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

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1979-1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
Revised 1979
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1978
Revised 1979
Edition N/A
Copyright N/A
Levelled N/A

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1985-1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1988
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 1992-1994

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1988
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

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

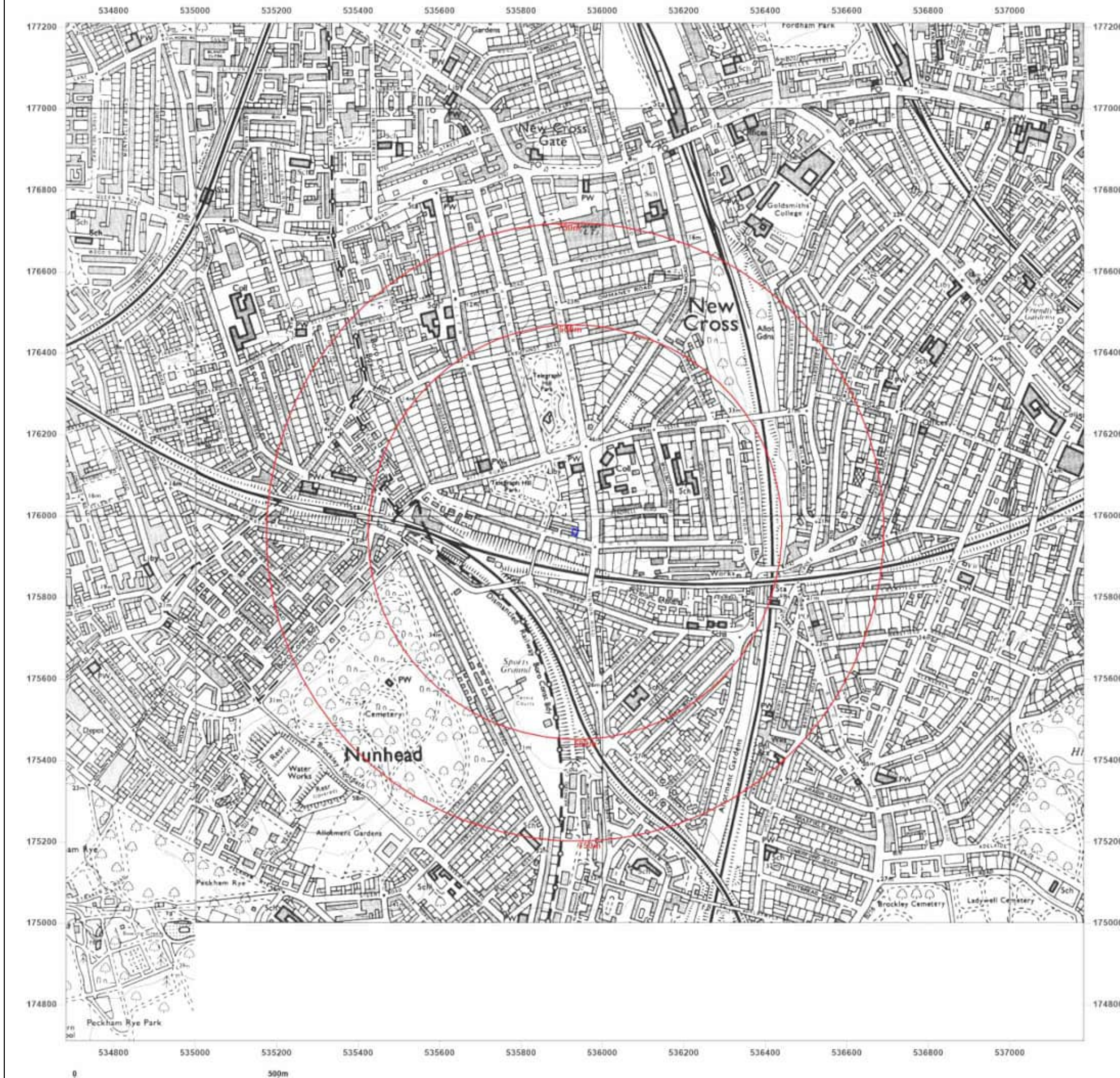


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

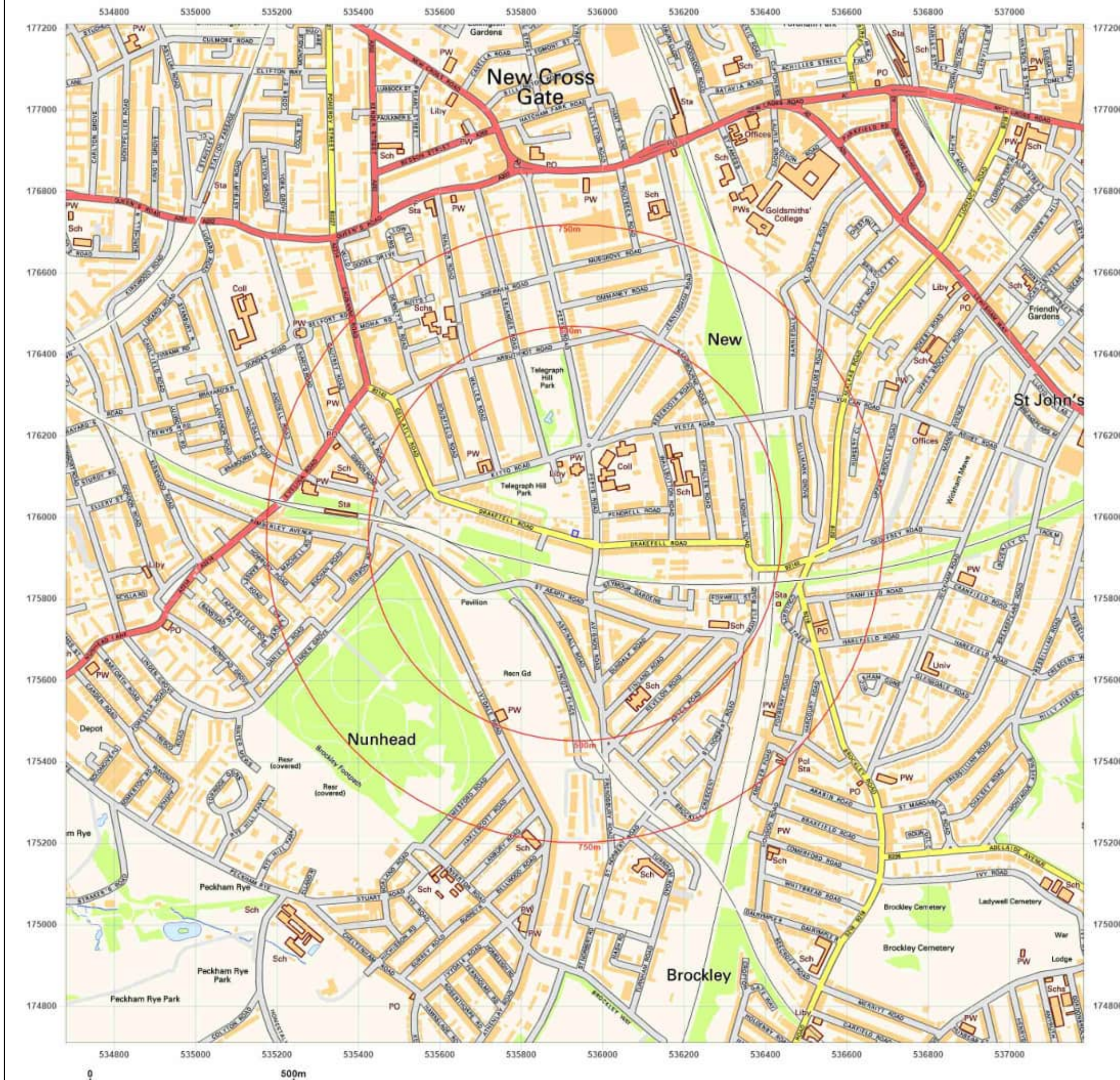


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

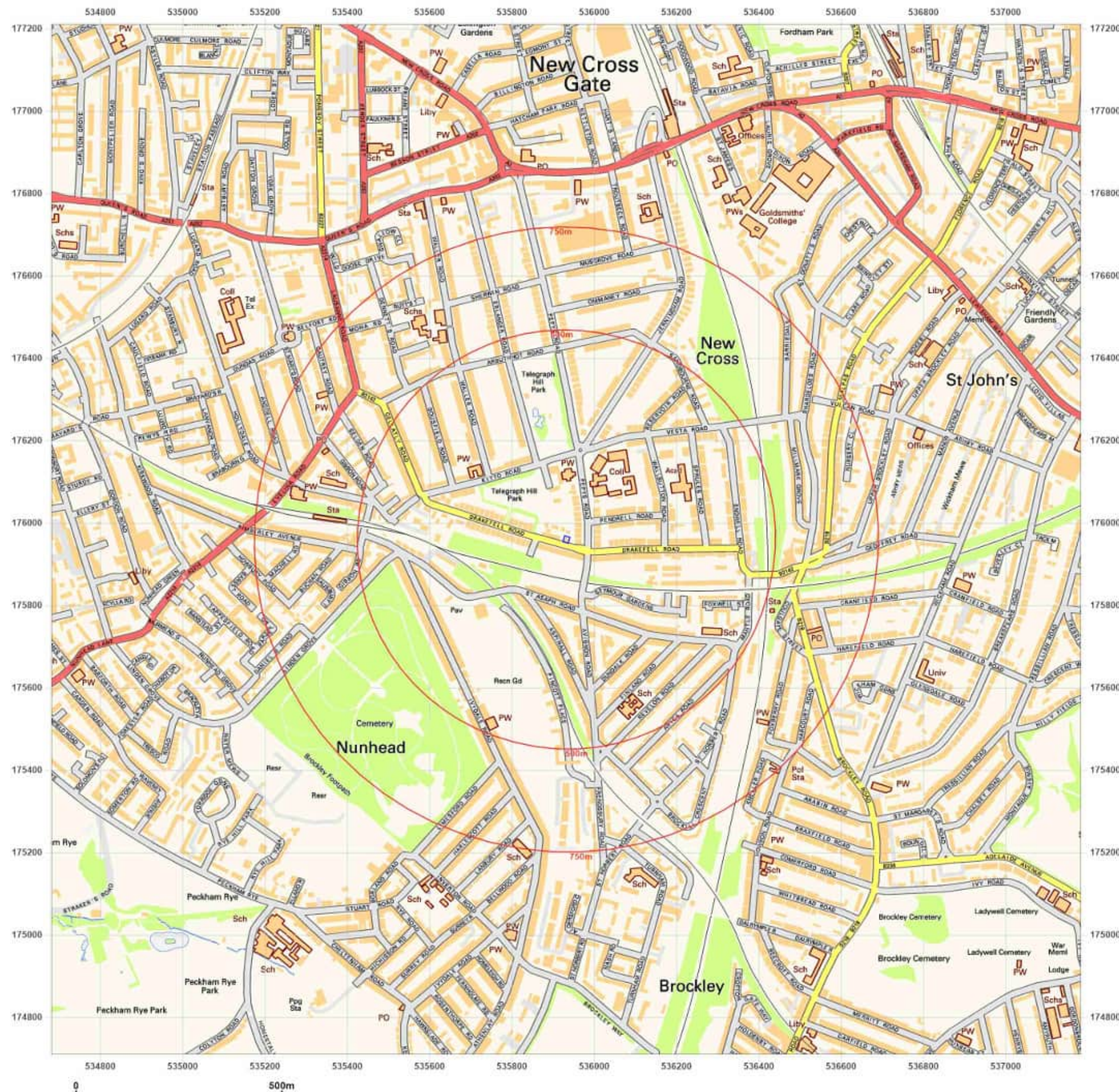


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



Site Details:

85 DRAKEFELL ROAD,
LONDON, LEWISHAM, SE14
5SH

Client Ref: PH1-2024-000038
Report Ref: GS-ZLV-IZ1-TN6-74S
Grid Ref: 535932, 175960

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

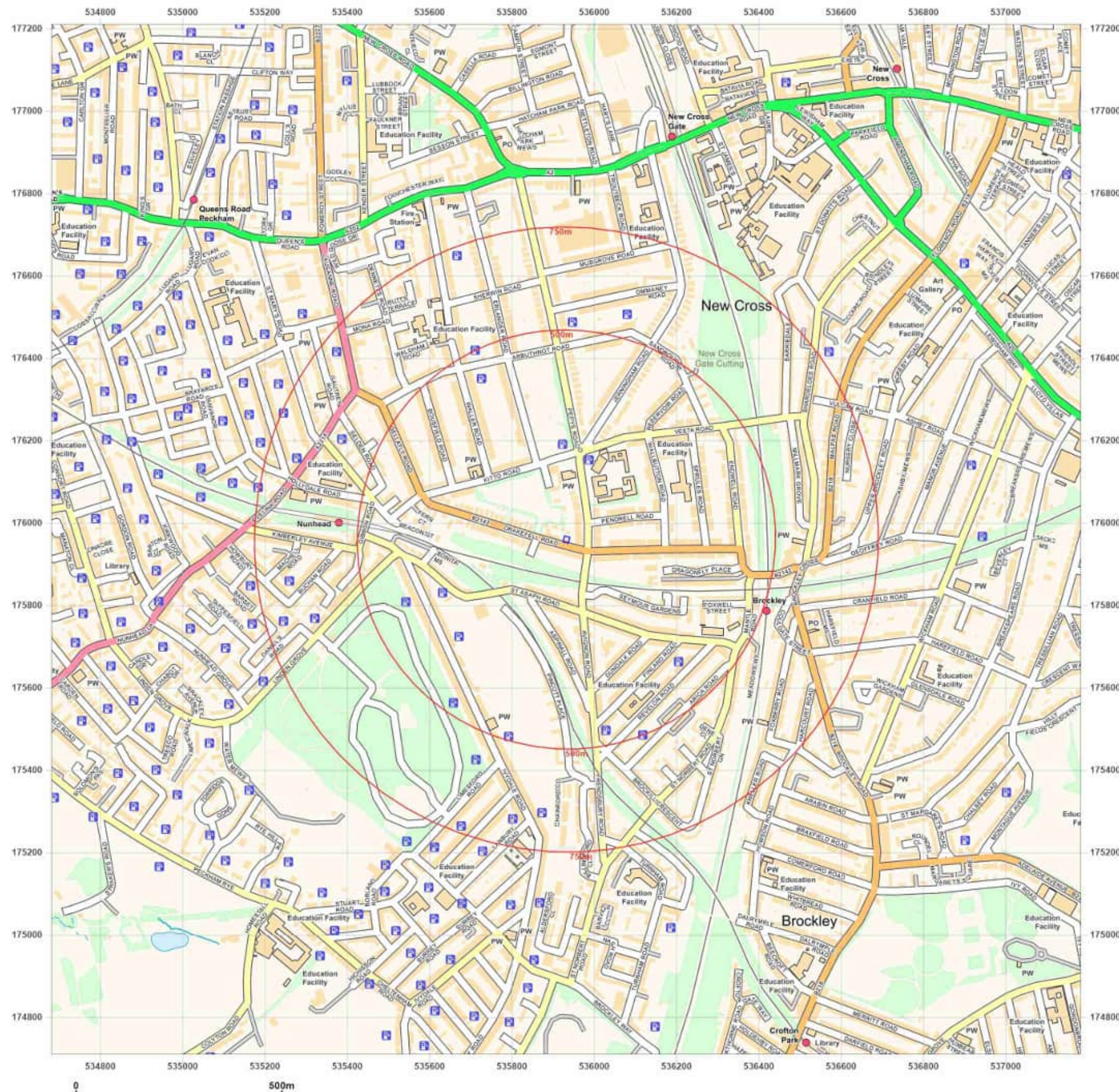


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 25 March 2025

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



19 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT

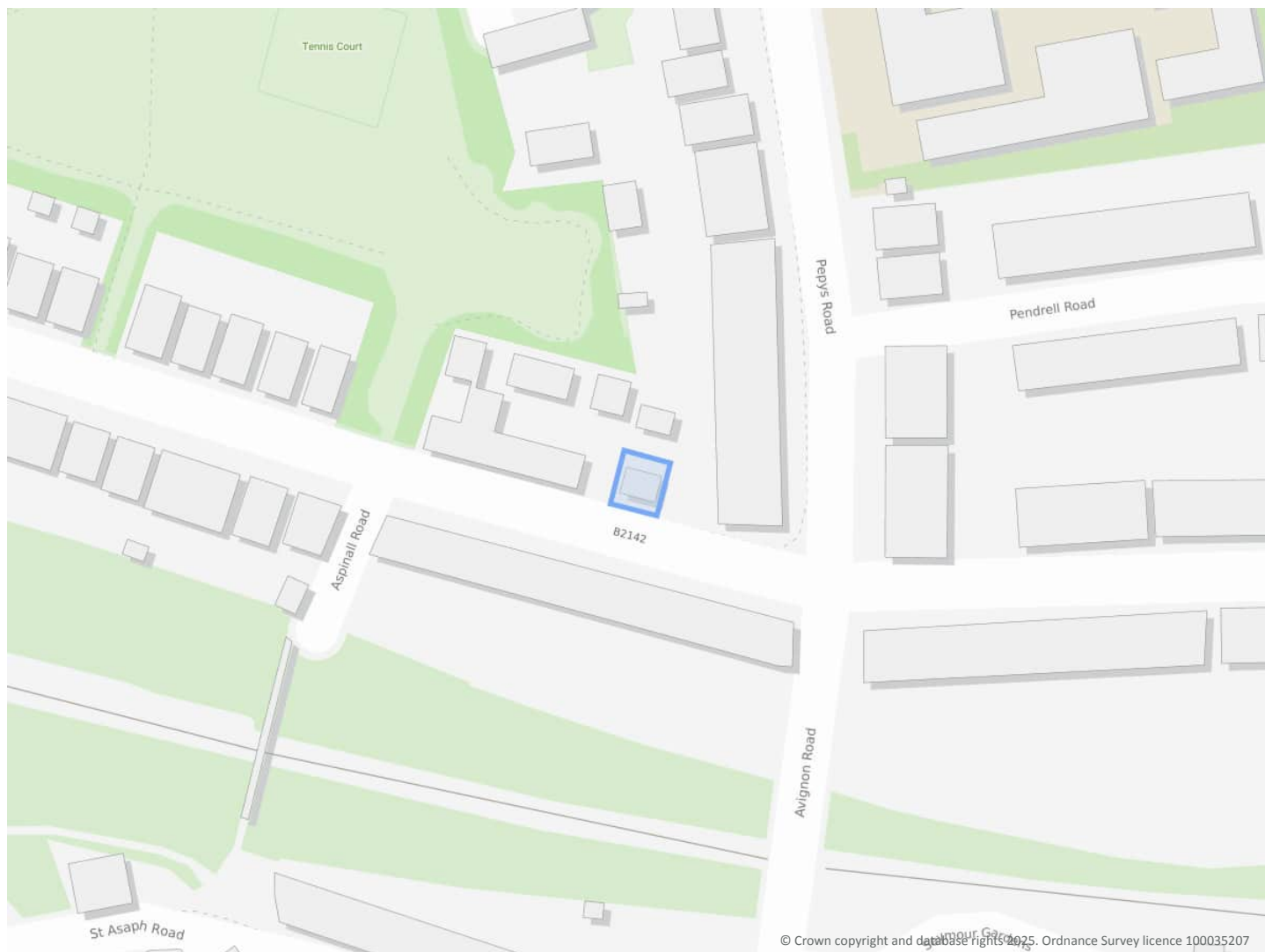
85 DRAKEFELL ROAD, LONDON, LEWISHAM, SE14 5SH

Order Details

Date: 25/03/2025
Your ref: PH1-2024-000038
Our Ref: GS-777-7V1-NGF-PGH

Site Details

Location: 535932 175960
Area: 0.02 ha
Authority: [London Borough of Lewisham](#) ↗



Summary of findings

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

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	64	71	-
20 >	1.2 >	Historical tanks >	0	0	0	6	-
21 >	1.3 >	Historical energy features >	0	0	5	14	-
22	1.4	Historical petrol stations	0	0	0	0	-
22 >	1.5 >	Historical garages >	0	0	4	5	-
23	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	2.1 >	Historical industrial land uses >	0	0	91	96	-
31 >	2.2 >	Historical tanks >	0	0	0	9	-
32 >	2.3 >	Historical energy features >	0	0	9	47	-
34	2.4	Historical petrol stations	0	0	0	0	-
34 >	2.5 >	Historical garages >	0	0	6	8	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
36	3.1	Active or recent landfill	0	0	0	0	-
36	3.2	Historical landfill (BGS records)	0	0	0	0	-
36	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
36	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
36	3.5	Historical waste sites	0	0	0	0	-
37	3.6	Licensed waste sites	0	0	0	0	-
37	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
38 >	4.1 >	Recent industrial land uses >	0	0	3	-	-
39	4.2	Current or recent petrol stations	0	0	0	0	-
39 >	4.3 >	Electricity cables >	0	9	6	15	-
41	4.4	Gas pipelines	0	0	0	0	-
42	4.5	Sites determined as Contaminated Land	0	0	0	0	-



42	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
42	4.7	Regulated explosive sites	0	0	0	0	-
42	4.8	Hazardous substance storage/usage	0	0	0	0	-
42	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
43	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
43	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
43	4.12	Radioactive Substance Authorisations	0	0	0	0	-
43 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	1	-
44	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
44	4.15	Pollutant release to public sewer	0	0	0	0	-
44	4.16	List 1 Dangerous Substances	0	0	0	0	-
44	4.17	List 2 Dangerous Substances	0	0	0	0	-
44	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
45	4.19	Pollution inventory substances	0	0	0	0	-
45	4.20	Pollution inventory waste transfers	0	0	0	0	-
45	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
46	5.1	Superficial aquifer	None (within 500m)				
47 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
48 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
49	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
49	5.5	Groundwater vulnerability- local information	None (within 0m)				
50 >	5.6 >	Groundwater abstractions >	0	0	0	0	17
54 >	5.7 >	Surface water abstractions >	0	0	0	0	1
55 >	5.8 >	Potable abstractions >	0	0	0	0	7
56 >	5.9 >	Source Protection Zones >	0	0	0	1	-
57	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
58	6.1	Water Network (OS MasterMap)	0	0	0	-	-



58	6.2	Surface water features	0	0	0	-	-
59 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
59	6.4	WFD Surface water bodies	0	0	0	-	-
59	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
60	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
60	7.2	Historical Flood Events	0	0	0	-	-
60	7.3	Flood Defences	0	0	0	-	-
61	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
61	7.5	Flood Storage Areas	0	0	0	-	-
62	7.6	Flood Zone 2	None (within 50m)				
62	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
63	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
64 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
65	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
66	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
66	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
66	10.4	Special Protection Areas (SPA)	0	0	0	0	0
66	10.5	National Nature Reserves (NNR)	0	0	0	0	0
67 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	2
67	10.7	Designated Ancient Woodland	0	0	0	0	0
67	10.8	Biosphere Reserves	0	0	0	0	0
68	10.9	Forest Parks	0	0	0	0	0
68	10.10	Marine Conservation Zones	0	0	0	0	0
68	10.11	Green Belt	0	0	0	0	0
68	10.12	Proposed Ramsar sites	0	0	0	0	0



68	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
69	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
69	10.15	Nitrate Sensitive Areas	0	0	0	0	0
69	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
70	10.17	SSSI Impact Risk Zones	0	-	-	-	-
70	10.18	SSSI Units	0	0	0	0	0
Page	Section	<u>Visual and cultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
71	11.1	World Heritage Sites	0	0	0	-	-
72	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
72	11.3	National Parks	0	0	0	-	-
72 >	11.4 >	<u>Listed Buildings</u> >	0	0	2	-	-
73 >	11.5 >	<u>Conservation Areas</u> >	1	0	0	-	-
73	11.6	Scheduled Ancient Monuments	0	0	0	-	-
73	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	12.1 >	<u>Agricultural Land Classification</u> >	Urban (within 250m)				
75	12.2	Open Access Land	0	0	0	-	-
75	12.3	Tree Felling Licences	0	0	0	-	-
75	12.4	Environmental Stewardship Schemes	0	0	0	-	-
75	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<u>Habitat designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	13.1 >	<u>Priority Habitat Inventory</u> >	0	0	2	-	-
77	13.2	Habitat Networks	0	0	0	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
77	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale</u> >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	14.1 >	<u>10k Availability</u> >	Identified (within 500m)				
79 >	14.2 >	<u>Artificial and made ground (10k)</u> >	0	0	3	7	-
81	14.3	Superficial geology (10k)	0	0	0	0	-



81	14.4	Landslip (10k)	0	0	0	0	-
82 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
83 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	15.1 >	50k Availability >	Identified (within 500m)				
85 >	15.2 >	Artificial and made ground (50k) >	0	0	3	5	-
86	15.3	Artificial ground permeability (50k)	0	0	-	-	-
87	15.4	Superficial geology (50k)	0	0	0	0	-
87	15.5	Superficial permeability (50k)	None (within 50m)				
87	15.6	Landslip (50k)	0	0	0	0	-
87	15.7	Landslip permeability (50k)	None (within 50m)				
88 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
89 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
89 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	16.1 >	BGS Boreholes >	0	0	4	-	-
Page	Section	Natural ground subsidence >					
92 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
93 >	17.2 >	Running sands >	Negligible (within 50m)				
94 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
95 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
96 >	17.5 >	Landslides >	Very low (within 50m)				
97 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
99	18.1	BritPits	0	0	0	0	-
100 >	18.2 >	Surface ground workings >	0	0	46	-	-
102	18.3	Underground workings	0	0	0	0	0
102	18.4	Underground mining extents	0	0	0	0	-
102	18.5	Historical Mineral Planning Areas	0	0	0	0	-

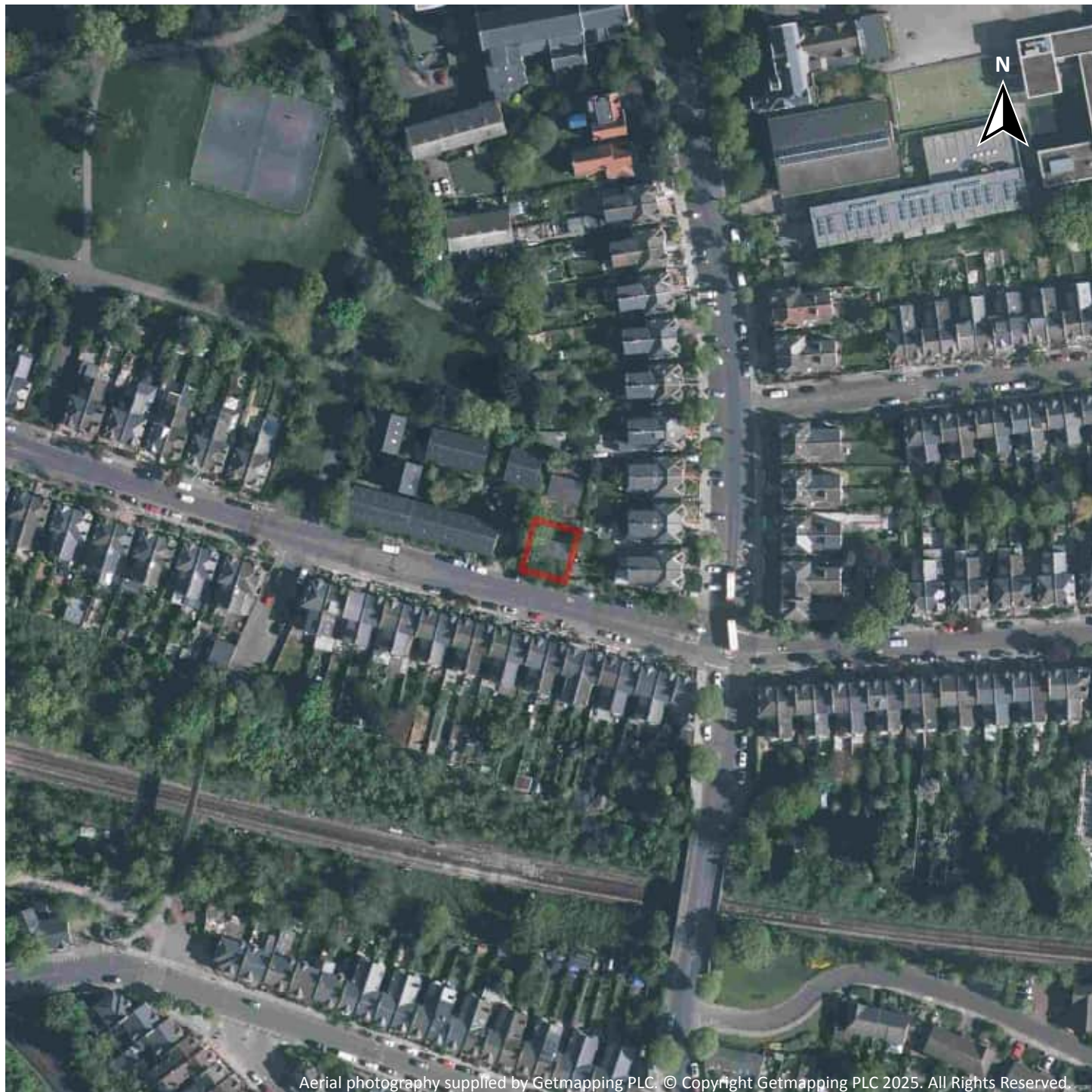


102 >	18.6 >	Non-coal mining >	1	0	0	0	3
103	18.7	JPB mining areas	None (within 0m)				
103	18.8	The Coal Authority non-coal mining	0	0	0	0	-
103 >	18.9 >	Researched mining >	0	0	0	2	-
104	18.10	Mining record office plans	0	0	0	0	-
104	18.11	BGS mine plans	0	0	0	0	-
104	18.12	Coal mining	None (within 0m)				
104	18.13	Brine areas	None (within 0m)				
105	18.14	Gypsum areas	None (within 0m)				
105	18.15	Tin mining	None (within 0m)				
105	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
106	19.1	Natural cavities	0	0	0	0	-
106	19.2	Mining cavities	0	0	0	0	0
106	19.3	Reported recent incidents	0	0	0	0	-
106	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
108 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	2	-	-	-
110 >	21.2 >	BGS Estimated Urban Soil Chemistry >	1	3	-	-	-
111	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
112	22.1	Underground railways (London)	0	0	0	-	-
112	22.2	Underground railways (Non-London)	0	0	0	-	-
113	22.3	Railway tunnels	0	0	0	-	-
113 >	22.4 >	Historical railway and tunnel features >	0	1	43	-	-
115	22.5	Royal Mail tunnels	0	0	0	-	-
115 >	22.6 >	Historical railways >	0	0	1	-	-



115 >	22.7 >	Railways >	0	0	18	-	-
116	22.8	Crossrail 2	0	0	0	0	-
116	22.9	HS2	0	0	0	0	-

Recent aerial photograph

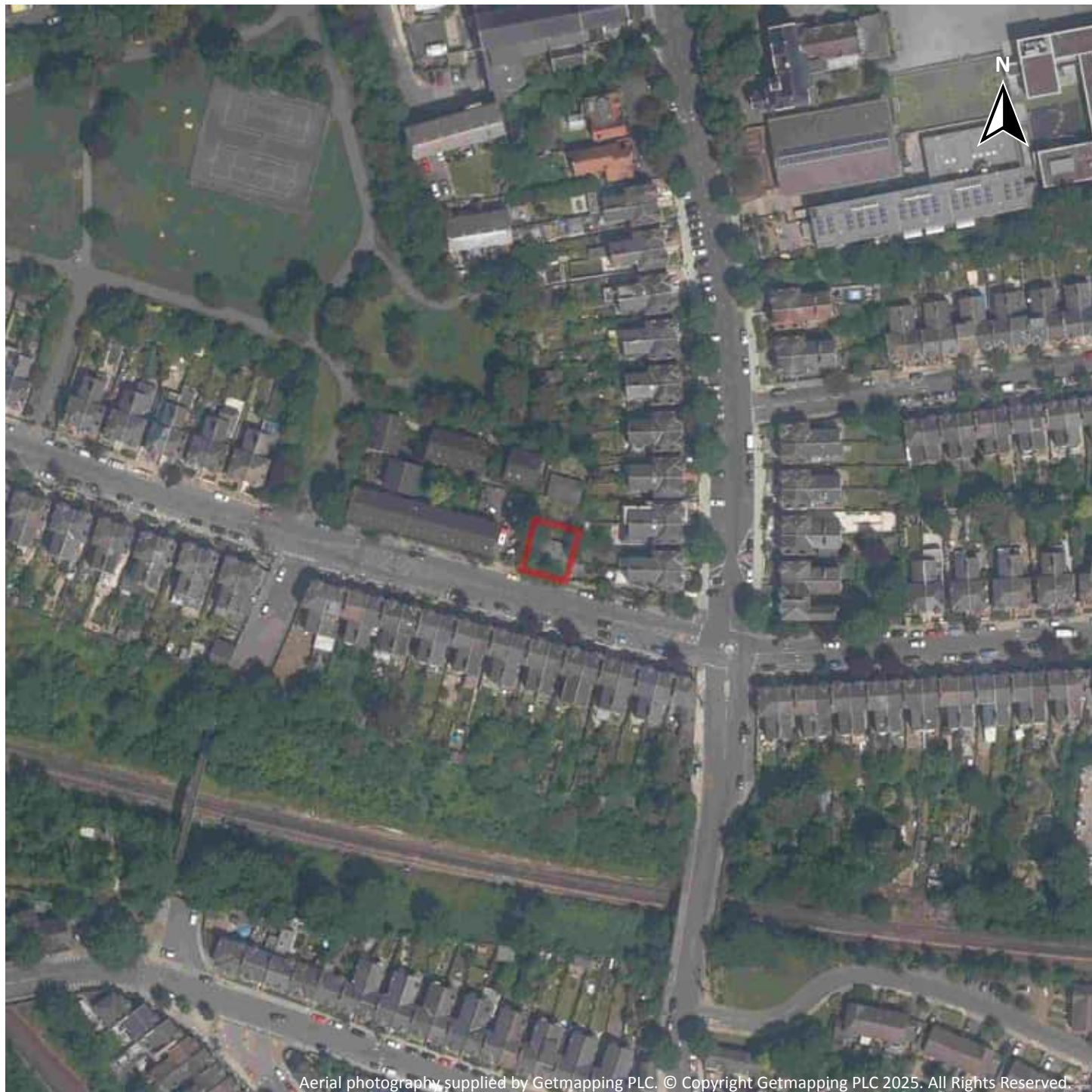


Capture Date: 30/04/2022

Site Area: 0.02ha



Recent site history - 2019 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 29/06/2019

Site Area: 0.02ha



Recent site history - 2014 aerial photograph

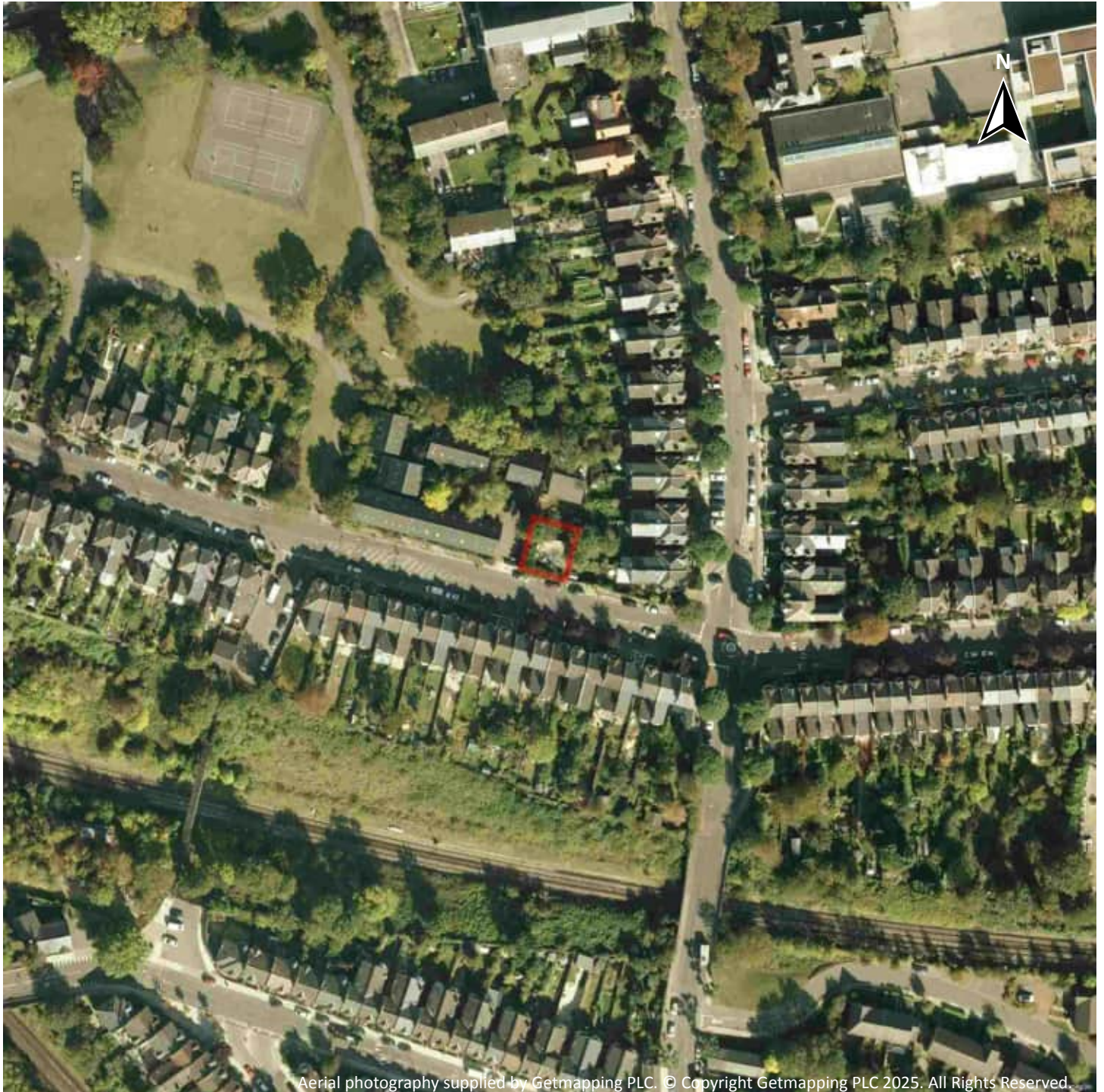


Capture Date: 04/05/2014

Site Area: 0.02ha



Recent site history - 2011 aerial photograph

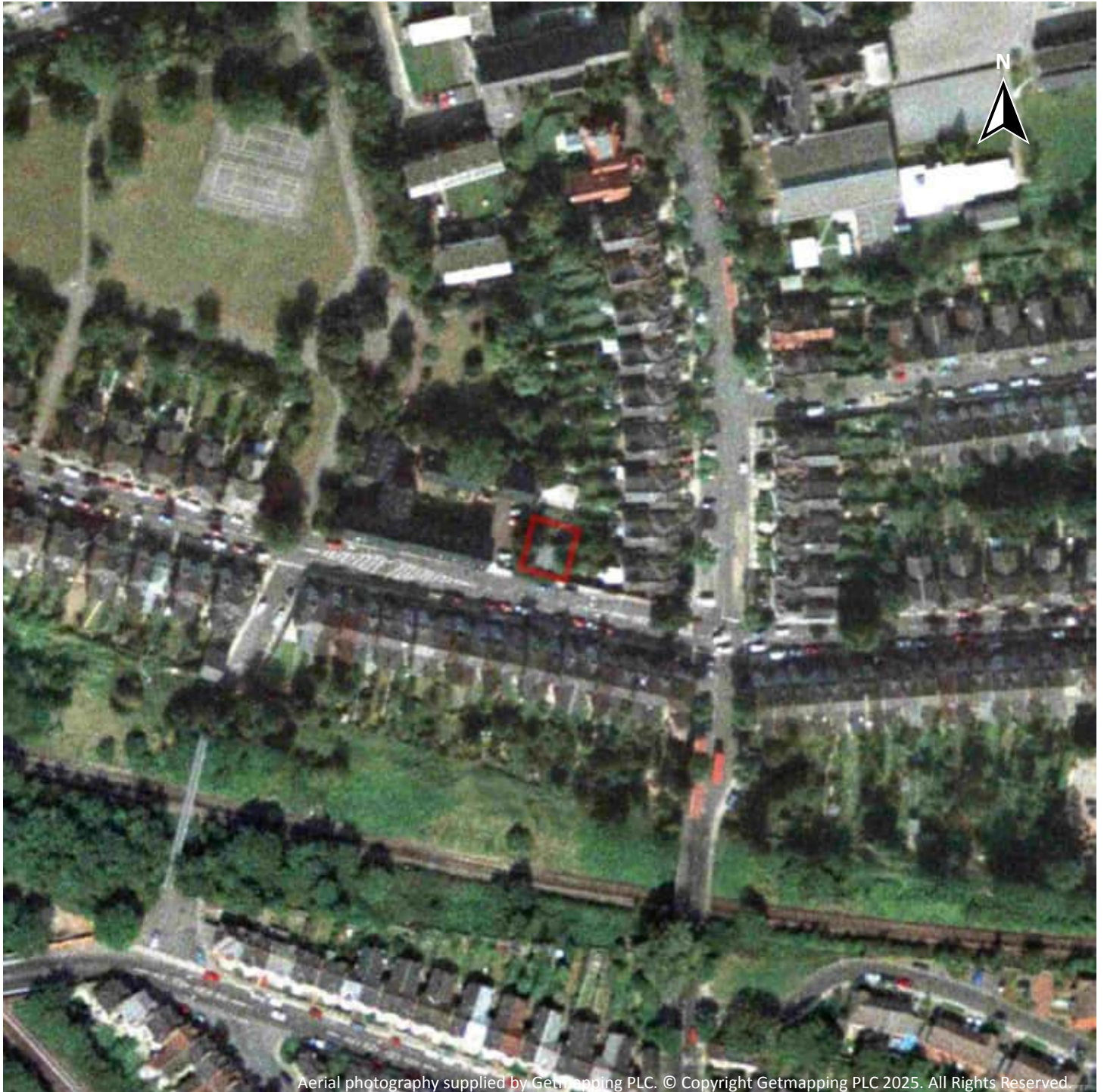


Capture Date: 30/09/2011

Site Area: 0.02ha



Recent site history - 1999 aerial photograph



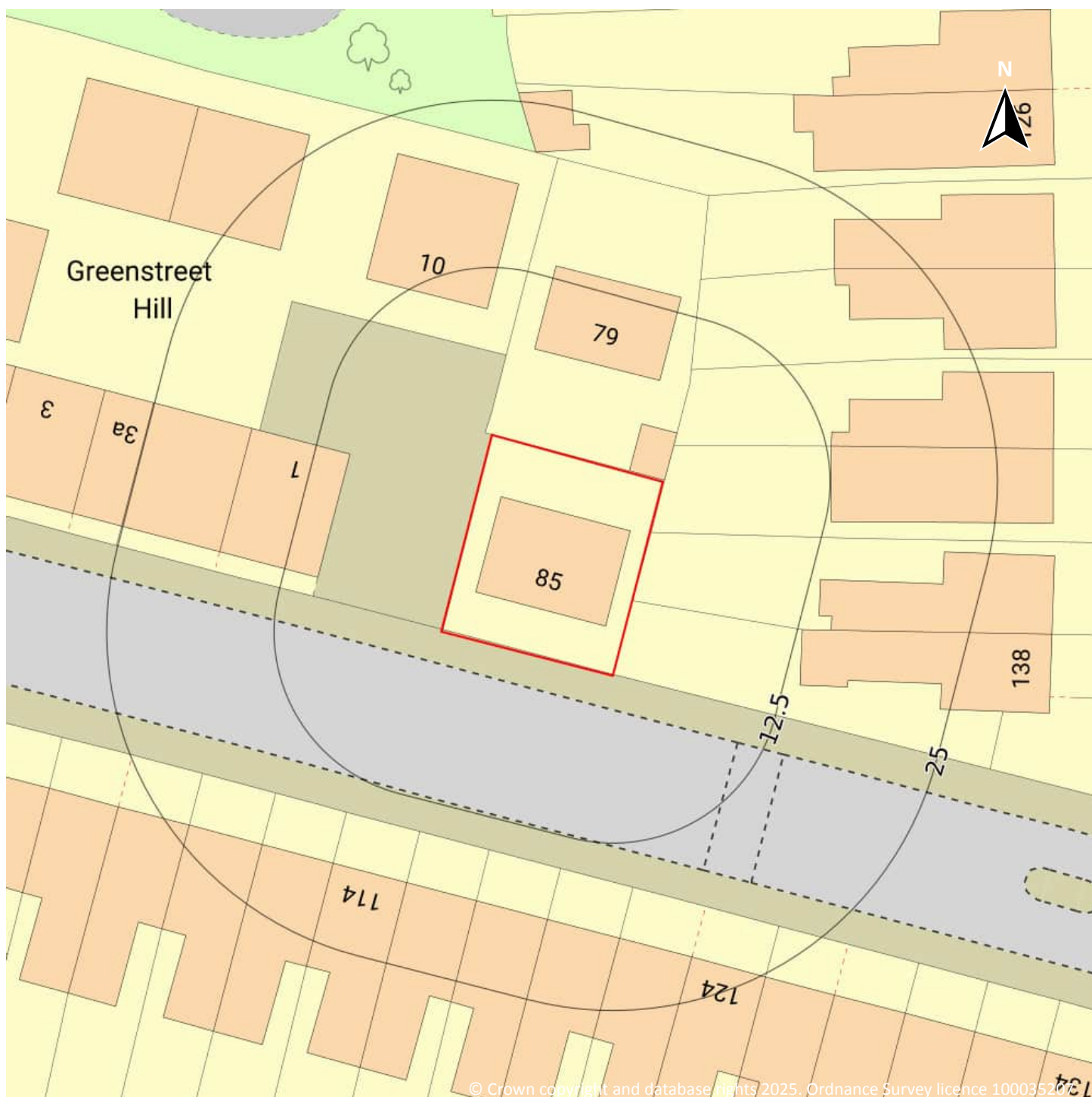
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.02ha



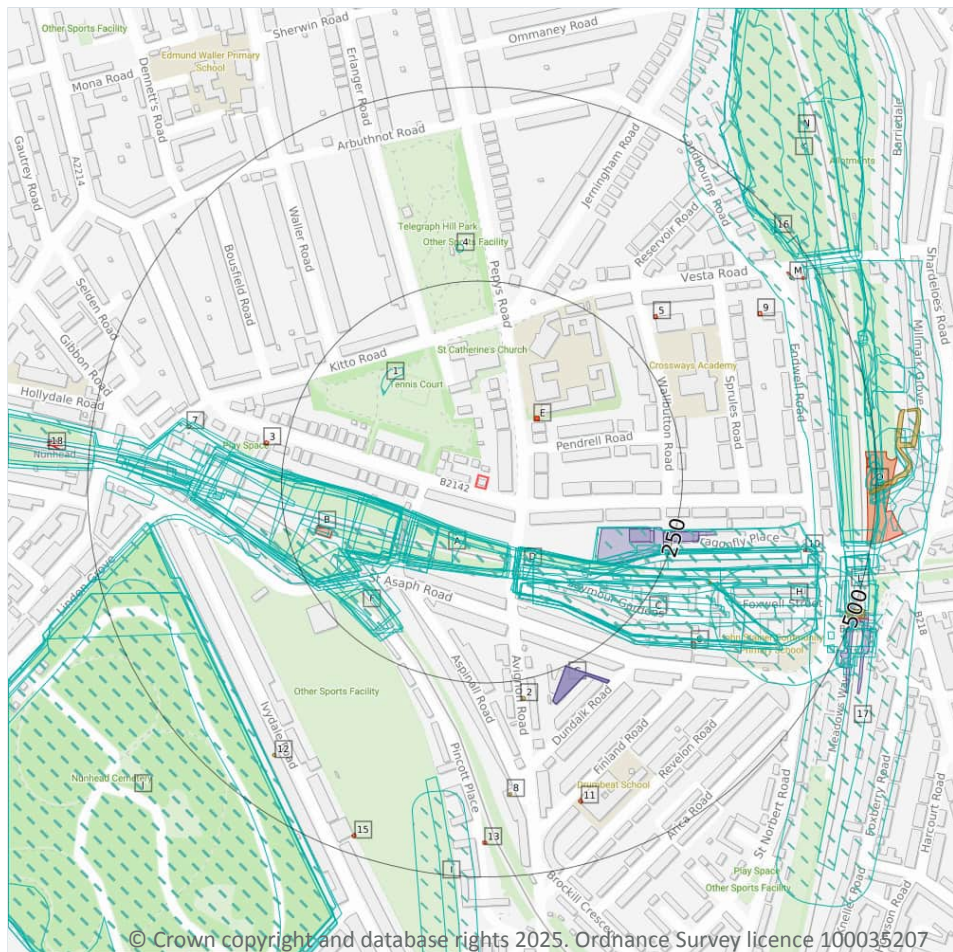
OS MasterMap site plan



Site Area: 0.02ha



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

135

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	58m SW	Cuttings	1896	2228279



ID	Location	Land use	Dates present	Group ID
A	60m SW	Cuttings	1967 - 1994	2315903
B	62m SW	Cuttings	1894	2313337
A	62m SW	Cuttings	1920 - 1938	2227346
B	62m SW	Railway Sidings	1894	2319896
B	64m SW	Cuttings	1871	2206669
A	64m SW	Cuttings	1898	2319444
A	66m S	Cuttings	1894	2208916
B	68m SW	Railway Sidings	1894	2204203
B	68m SW	Railway Sidings	1920 - 1938	2264547
B	71m SW	Railway Sidings	1955	2245851
B	71m SW	Railway Sidings	1948	2293060
A	72m S	Cuttings	1948 - 1955	2290116
A	73m SW	Cuttings	1872	2298773
A	75m SW	Unspecified Pit	1873	2178869
C	86m SE	Railway Sidings	1898	2273560
C	86m SE	Railway Sidings	1894	2296720
C	86m SE	Railway Sidings	1894	2286157
C	86m SE	Coal Depot	1894 - 1896	2322860
C	87m SE	Railway Sidings	1920 - 1938	2233499
C	88m SE	Coal Depot	1955	2255091
C	90m SE	Coal Depot	1967	2227929
C	90m SE	Coal Depot	1973	2249868
C	90m SE	Railway Sidings	1973	2274850
C	90m SE	Railway Sidings	1967	2325904
D	90m SE	Cuttings	1967	2268828
D	90m SE	Cuttings	1973	2288863
B	97m W	Cuttings	1894 - 1896	2318348
B	98m SW	Cuttings	1872	2310481



ID	Location	Land use	Dates present	Group ID
C	99m SE	Unspecified Pit	1873	2174947
B	99m W	Cuttings	1994	2210075
B	100m W	Cuttings	1989	2297053
B	101m W	Cuttings	1955	2325869
B	101m W	Cuttings	1920 - 1938	2313275
B	103m W	Cuttings	1894	2291288
B	103m SW	Railway Sidings	1898	2271527
B	104m SW	Cuttings	1873	2315049
C	104m SE	Cuttings	1872	2222974
C	106m SE	Coal Depot	1920 - 1938	2257473
B	106m W	Cuttings	1967 - 1979	2319026
C	108m SE	Railway Sidings	1948	2240491
C	108m SE	Railway Sidings	1955	2294272
C	110m SE	Railway Sidings	1896	2300811
B	116m SW	Railway Sidings	1898	2257684
C	130m S	Coal Depot	1894	2210520
C	130m S	Coal Depot	1894	2315198
C	133m SE	Railway Sidings	1894	2260647
C	148m SE	Railway Station	1896	2168036
C	154m E	Unspecified Works	1973 - 1994	2255045
1	160m NW	Unspecified Disused Workings	1967	2198339
C	161m SE	Railway Sidings	1898	2326636
F	183m SW	Cuttings	1894 - 1896	2281794
F	187m SW	Cuttings	1894	2215863
B	188m SW	Cuttings	1894	2321892
F	188m SW	Cuttings	1920 - 1938	2274924
B	188m SW	Cuttings	1898	2288190
F	190m SW	Cuttings	1894	2221729



ID	Location	Land use	Dates present	Group ID
B	194m W	Cuttings	1994	2282679
F	194m SW	Cuttings	1948	2295757
B	196m W	Railway Building	1967 - 1994	2248301
C	198m SE	Railway Building	1894	2197724
B	205m W	Cuttings	1894	2285547
C	209m SE	Railway Building	1894	2197699
B	234m W	Railway Sidings	1896	2280499
B	261m W	Cuttings	1955	2275705
4	288m N	Unspecified Tank	1955	2193342
B	291m W	Unspecified Ground Workings	1872	2165612
B	304m W	Railway Sidings	1896	2253155
B	309m W	Railway Building	1894	2197725
H	318m SE	Railway Land	1896	2201062
H	323m SE	Coal Depot	1894	2238730
B	323m W	Railway Buildings	1894	2160784
B	327m W	Railway Building	1894	2197723
B	333m W	Junction Station	1920 - 1938	2237912
B	334m W	Junction Station	1948	2315036
H	336m SE	Coal Depot	1948	2207321
B	353m W	Railway Station	1894	2270615
B	366m W	Junction Station	1894	2228977
B	367m W	Railway Station	1898	2231483
B	370m W	Railway Building	1894	2198198
I	376m S	Miniature Rifle Range	1948	2318004
I	392m S	Miniature Rifle Range	1920 - 1938	2229740
J	393m SW	Cemetery	1870	2202384
J	393m SW	Cemetery	1872	2202385
J	395m SW	Cemetery	1871	2257873



ID	Location	Land use	Dates present	Group ID
J	400m SW	Cemetery	1894	2314540
J	401m SW	Cemetery	1973 - 1994	2317480
J	402m SW	Cemetery	1894	2297145
J	403m SW	Cemetery	1920 - 1938	2294345
J	408m SW	Cemetery	1894	2202244
K	409m E	Cuttings	1871	2282306
B	414m W	Unspecified Pit	1873	2179338
J	430m W	Cemetery	1948 - 1967	2286907
K	445m E	Cuttings	1894 - 1896	2272952
K	448m E	Cuttings	1894	2258886
K	451m E	Cuttings	1920 - 1938	2209204
K	451m E	Cuttings	1898	2269607
K	453m E	Cuttings	1948 - 1994	2242897
14	458m E	Cuttings	1872	2283036
K	459m E	Cuttings	1894	2258118
L	465m E	Cuttings	1967	2202603
L	465m E	Cuttings	1955	2252867
L	467m E	Railway Station	1894	2232563
L	469m E	Cuttings	1896	2295222
L	470m E	Cuttings	1894	2241178
L	472m E	Cuttings	1938	2214021
L	472m E	Cuttings	1920	2314321
L	475m E	Railway Building	1973 - 1994	2293053
L	477m E	Cuttings	1948	2256090
N	477m NE	Cuttings	1948	2251157
L	478m SE	Railway Building	1967	2197697
L	482m E	Cuttings	1894	2277447
N	482m NE	Unspecified Ground Workings	1894	2227508



ID	Location	Land use	Dates present	Group ID
N	483m NE	Cuttings	1920 - 1938	2253292
16	484m NE	Railway Building	1894	2197696
N	484m NE	Cuttings	1979	2256648
N	484m NE	Cuttings	1967	2261812
N	484m NE	Cuttings	1973	2307247
N	484m NE	Cuttings	1955	2327615
L	485m SE	Railway Building	1967	2197698
O	487m E	Unspecified Heaps	1948	2184149
N	487m NE	Cuttings	1894	2279127
K	491m E	Brick Works	1920	2167801
17	491m E	Cuttings	1872	2225283
O	492m E	Unspecified Ground Workings	1938	2319125
K	492m E	Unspecified Ground Workings	1948	2206920
O	493m E	Unspecified Ground Workings	1920	2220539
K	493m E	Unspecified Ground Workings	1920 - 1938	2210679
18	493m W	Railway Sidings	1948	2218944
O	494m E	Unspecified Ground Workings	1948	2292647
L	495m E	Cuttings	1894	2233536
L	498m E	Railway Station	1955 - 1973	2254931
O	499m E	Unspecified Heap	1894 - 1896	2280939
L	499m E	Railway Station	1894	2285877
L	499m E	Railway Station	1894 - 1938	2271878

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

6

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, 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
2	272m S	Unspecified Tank	1863	390009
C	312m SE	Unspecified Tank	1950 - 1967	403100
8	393m S	Unspecified Tank	1863	390011
12	430m SW	Unspecified Tank	1863	390010
L	489m E	Unspecified Tank	1916	390022
O	491m E	Unspecified Tank	1916	405993

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

19

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
E	95m NE	Electricity Substation	1950	286359
E	95m NE	Electricity Substation	1971	305171
E	95m NE	Electricity Substation	1981 - 1991	299760
E	96m NE	Electricity Substation	1970	284467
B	192m W	Electricity Substation	1949 - 1950	299215
3	273m W	Electricity Substation	1969 - 1992	320499
5	296m NE	Electricity Substation	1970 - 1991	319741
6	331m SE	Electricity Substation	1990 - 1994	303975
7	374m W	Electricity Substation	1969 - 1992	286913
9	406m NE	Electricity Substation	1991	278001



ID	Location	Land use	Dates present	Group ID
10	417m E	Electricity Substation	1991 - 1994	314408
11	418m S	Electricity Substation	1990 - 1994	292194
13	454m S	Electricity Substation	1991	272324
M	467m NE	Electricity Substation	1971	269266
15	473m S	Electricity Substation	1991 - 1996	319734
M	479m NE	Electricity Substation	1981	272567
O	487m E	Electricity Substation	1950 - 1967	310008
O	488m E	Electricity Substation	1949	309052
O	488m E	Electricity Substation	1950	286176

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
C	158m E	Garage	1967	91447
C	193m E	Garage	1950	93303



ID	Location	Land use	Dates present	Group ID
C	236m E	Garage	1950	91049
C	236m E	General Post Office Garage	1967	82098
G	251m SE	Garage	1967	82916
G	251m SE	Garage	1991	94425
G	251m SE	Garage	1990 - 1994	83492
G	251m SE	Garage	1950	95734
L	493m E	Garage	1967	81782

This data is sourced from Ordnance Survey / Groundsure.

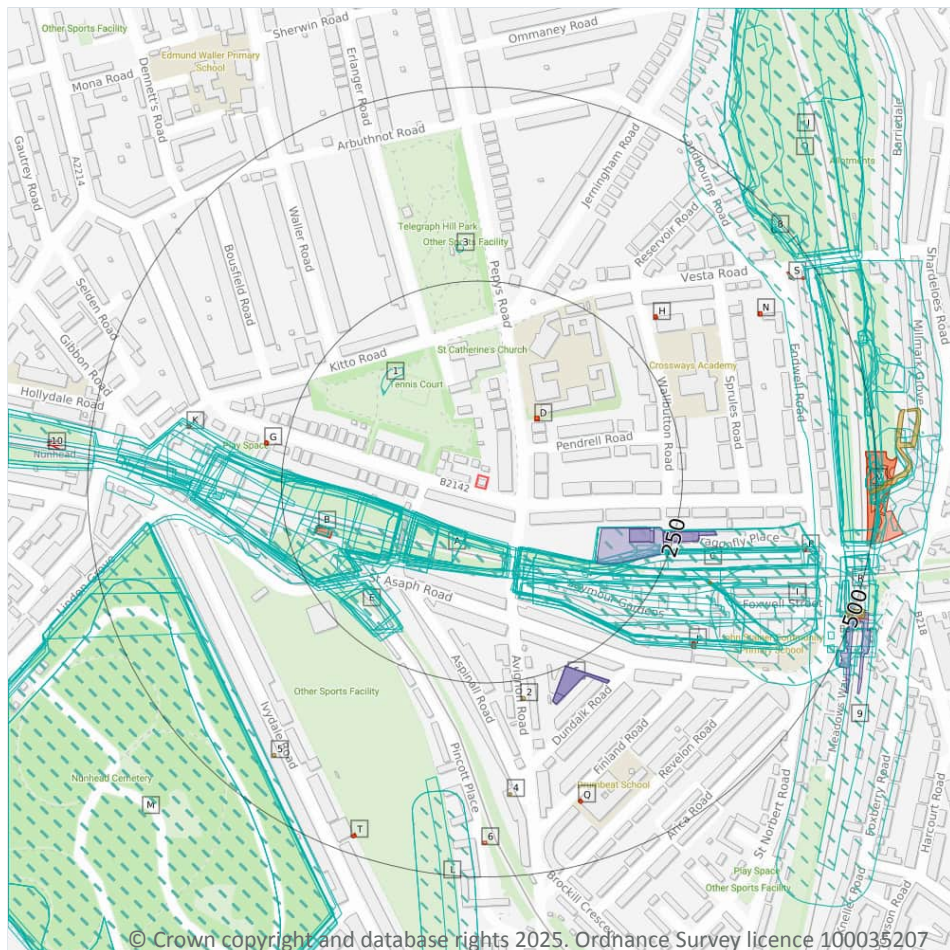
1.6 Historical military land

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

187

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 24 >](#)

ID	Location	Land Use	Date	Group ID
A	58m SW	Cuttings	1896	2228279
A	60m SW	Cuttings	1973	2315903
A	60m SW	Cuttings	1967	2315903



ID	Location	Land Use	Date	Group ID
A	60m SW	Cuttings	1994	2315903
A	60m SW	Cuttings	1989	2315903
A	60m SW	Cuttings	1979	2315903
B	62m SW	Cuttings	1894	2313337
A	62m SW	Cuttings	1938	2227346
A	62m SW	Cuttings	1920	2227346
B	62m SW	Railway Sidings	1894	2319896
B	64m SW	Cuttings	1871	2206669
A	64m SW	Cuttings	1898	2319444
A	66m S	Cuttings	1894	2208916
A	67m S	Cuttings	1894	2208916
B	68m SW	Railway Sidings	1894	2204203
B	68m SW	Railway Sidings	1938	2264547
B	68m SW	Railway Sidings	1920	2264547
B	71m SW	Railway Sidings	1955	2245851
B	71m SW	Railway Sidings	1948	2293060
A	72m S	Cuttings	1955	2290116
A	72m S	Cuttings	1948	2290116
A	73m SW	Cuttings	1872	2298773
A	75m SW	Unspecified Pit	1873	2178869
C	86m SE	Railway Sidings	1894	2296720
C	86m SE	Railway Sidings	1894	2286157
C	86m SE	Coal Depot	1894	2322860
C	87m SE	Railway Sidings	1938	2233499
C	87m SE	Railway Sidings	1920	2233499
C	88m SE	Coal Depot	1955	2255091
C	90m SE	Cuttings	1973	2288863
C	90m SE	Cuttings	1967	2268828



ID	Location	Land Use	Date	Group ID
C	90m SE	Railway Sidings	1973	2274850
C	90m SE	Coal Depot	1973	2249868
C	90m SE	Railway Sidings	1967	2325904
C	90m SE	Coal Depot	1967	2227929
C	93m SE	Railway Sidings	1894	2286157
B	97m W	Cuttings	1896	2318348
B	98m SW	Cuttings	1872	2310481
C	99m SE	Unspecified Pit	1873	2174947
B	99m W	Cuttings	1994	2210075
B	100m W	Cuttings	1894	2318348
B	100m W	Railway Sidings	1894	2319896
B	100m W	Cuttings	1989	2297053
B	101m W	Cuttings	1955	2325869
B	101m W	Cuttings	1938	2313275
B	101m W	Cuttings	1920	2313275
C	101m S	Coal Depot	1896	2322860
B	103m W	Cuttings	1894	2291288
B	103m SW	Railway Sidings	1898	2271527
B	104m SW	Cuttings	1873	2315049
C	104m SE	Cuttings	1872	2222974
C	106m SE	Coal Depot	1938	2257473
C	106m SE	Coal Depot	1920	2257473
B	106m W	Cuttings	1973	2319026
B	106m W	Cuttings	1967	2319026
B	106m W	Cuttings	1979	2319026
C	108m SE	Railway Sidings	1955	2294272
C	108m SE	Railway Sidings	1948	2240491
C	110m SE	Railway Sidings	1896	2300811



ID	Location	Land Use	Date	Group ID
C	113m SE	Railway Sidings	1898	2273560
B	116m SW	Railway Sidings	1898	2257684
C	130m S	Coal Depot	1894	2210520
C	130m S	Coal Depot	1894	2315198
C	130m S	Railway Sidings	1894	2296720
C	133m SE	Railway Sidings	1894	2260647
C	148m SE	Railway Station	1896	2168036
C	154m E	Unspecified Works	1973	2255045
C	154m E	Unspecified Works	1994	2255045
C	154m E	Unspecified Works	1989	2255045
C	154m E	Unspecified Works	1979	2255045
1	160m NW	Unspecified Disused Workings	1967	2198339
C	161m SE	Railway Sidings	1898	2326636
E	183m SW	Cuttings	1896	2281794
E	186m SW	Cuttings	1894	2281794
E	187m SW	Cuttings	1894	2215863
B	188m SW	Cuttings	1894	2321892
E	188m SW	Cuttings	1938	2274924
E	188m SW	Cuttings	1920	2274924
B	188m SW	Cuttings	1898	2288190
E	190m SW	Cuttings	1894	2221729
B	194m W	Cuttings	1994	2282679
E	194m SW	Cuttings	1948	2295757
B	196m W	Railway Building	1973	2248301
B	196m W	Railway Building	1967	2248301
B	196m W	Railway Building	1994	2248301
B	196m W	Railway Building	1989	2248301
B	196m W	Railway Building	1979	2248301



ID	Location	Land Use	Date	Group ID
C	198m SE	Railway Building	1894	2197724
B	205m W	Cuttings	1894	2285547
C	209m SE	Railway Building	1894	2197699
B	234m W	Railway Sidings	1896	2280499
B	261m W	Cuttings	1955	2275705
3	288m N	Unspecified Tank	1955	2193342
B	291m W	Unspecified Ground Workings	1872	2165612
B	304m W	Railway Sidings	1896	2253155
B	309m W	Railway Building	1894	2197725
I	318m SE	Railway Land	1896	2201062
I	323m SE	Coal Depot	1894	2238730
B	323m W	Railway Buildings	1894	2160784
B	327m W	Railway Building	1894	2197723
B	333m W	Junction Station	1938	2237912
B	333m W	Junction Station	1920	2237912
B	334m W	Junction Station	1948	2315036
I	336m SE	Coal Depot	1948	2207321
B	353m W	Railway Station	1894	2270615
B	366m W	Junction Station	1894	2228977
B	367m W	Railway Station	1898	2231483
B	370m W	Railway Building	1894	2198198
L	376m S	Miniature Rifle Range	1948	2318004
L	392m S	Miniature Rifle Range	1938	2229740
L	392m S	Miniature Rifle Range	1920	2229740
M	393m SW	Cemetery	1870	2202384
M	395m SW	Cemetery	1871	2257873
M	400m SW	Cemetery	1894	2314540
M	401m SW	Cemetery	1973	2317480



ID	Location	Land Use	Date	Group ID
M	401m SW	Cemetery	1994	2317480
M	401m SW	Cemetery	1989	2317480
M	401m SW	Cemetery	1979	2317480
M	402m SW	Cemetery	1894	2297145
M	403m SW	Cemetery	1938	2294345
M	403m SW	Cemetery	1920	2294345
M	406m SW	Cemetery	1872	2202385
M	408m SW	Cemetery	1894	2202244
O	409m E	Cuttings	1871	2282306
B	414m W	Unspecified Pit	1873	2179338
M	430m W	Cemetery	1955	2286907
M	430m W	Cemetery	1967	2286907
M	430m W	Cemetery	1948	2286907
O	445m E	Cuttings	1896	2272952
O	448m E	Cuttings	1894	2258886
O	449m E	Cuttings	1894	2272952
O	451m E	Cuttings	1938	2209204
O	451m E	Cuttings	1920	2209204
O	451m E	Cuttings	1898	2269607
O	453m E	Cuttings	1973	2242897
O	453m E	Cuttings	1955	2242897
O	453m E	Cuttings	1967	2242897
O	453m E	Cuttings	1948	2242897
O	453m E	Cuttings	1994	2242897
O	453m E	Cuttings	1989	2242897
O	453m E	Cuttings	1979	2242897
7	458m E	Cuttings	1872	2283036
O	459m E	Cuttings	1894	2258118



ID	Location	Land Use	Date	Group ID
R	465m E	Cuttings	1955	2252867
R	465m E	Cuttings	1967	2202603
R	467m E	Railway Station	1894	2232563
R	469m E	Cuttings	1896	2295222
R	470m E	Cuttings	1894	2241178
R	472m E	Cuttings	1938	2214021
R	472m E	Cuttings	1920	2314321
R	475m E	Railway Building	1973	2293053
R	475m E	Railway Building	1994	2293053
R	475m E	Railway Building	1989	2293053
R	475m E	Railway Building	1979	2293053
R	477m E	Cuttings	1948	2256090
U	477m NE	Cuttings	1948	2251157
R	478m SE	Railway Building	1967	2197697
R	482m E	Cuttings	1894	2277447
U	482m NE	Unspecified Ground Workings	1894	2227508
U	483m NE	Cuttings	1938	2253292
U	483m NE	Cuttings	1920	2253292
8	484m NE	Railway Building	1894	2197696
U	484m NE	Cuttings	1973	2307247
U	484m NE	Cuttings	1955	2327615
U	484m NE	Cuttings	1967	2261812
U	484m NE	Cuttings	1979	2256648
R	485m SE	Railway Building	1967	2197698
V	487m E	Unspecified Heaps	1948	2184149
U	487m NE	Cuttings	1894	2279127
O	491m E	Brick Works	1920	2167801
9	491m E	Cuttings	1872	2225283



ID	Location	Land Use	Date	Group ID
V	492m E	Unspecified Ground Workings	1938	2319125
O	492m E	Unspecified Ground Workings	1948	2206920
V	493m E	Unspecified Ground Workings	1920	2220539
O	493m E	Unspecified Ground Workings	1938	2210679
U	493m NE	Unspecified Ground Workings	1894	2227508
10	493m W	Railway Sidings	1948	2218944
V	494m E	Unspecified Ground Workings	1948	2292647
O	494m E	Unspecified Ground Workings	1920	2210679
R	495m E	Cuttings	1894	2233536
R	498m E	Railway Station	1973	2254931
R	498m E	Railway Station	1955	2254931
R	498m E	Railway Station	1967	2254931
V	499m E	Unspecified Heap	1896	2280939
R	499m E	Railway Station	1894	2285877
R	499m E	Railway Station	1938	2271878
R	499m E	Railway Station	1920	2271878

This data is sourced from Ordnance Survey / Groundsure.

2.2 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. 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 24 >](#)

ID	Location	Land Use	Date	Group ID
2	272m S	Unspecified Tank	1863	390009
C	312m SE	Unspecified Tank	1950	403100
C	312m SE	Unspecified Tank	1950	403100
C	312m SE	Unspecified Tank	1967	403100



ID	Location	Land Use	Date	Group ID
C	312m SE	Unspecified Tank	1950	403100
4	393m S	Unspecified Tank	1863	390011
5	430m SW	Unspecified Tank	1863	390010
R	489m E	Unspecified Tank	1916	390022
V	491m E	Unspecified Tank	1916	405993

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	56
----------------------------	-----------

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 24 >](#)

ID	Location	Land Use	Date	Group ID
D	95m NE	Electricity Substation	1971	305171
D	95m NE	Electricity Substation	1950	286359
D	95m NE	Electricity Substation	1981	299760
D	95m NE	Electricity Substation	1991	299760
D	95m NE	Electricity Substation	1991	299760
D	95m NE	Electricity Substation	1991	299760
D	96m NE	Electricity Substation	1970	284467
B	192m W	Electricity Substation	1950	299215
B	192m W	Electricity Substation	1949	299215
G	273m W	Electricity Substation	1969	320499
G	273m W	Electricity Substation	1971	320499
G	273m W	Electricity Substation	1991	320499
G	273m W	Electricity Substation	1992	320499
G	273m W	Electricity Substation	1986	320499
G	273m W	Electricity Substation	1991	320499



ID	Location	Land Use	Date	Group ID
G	273m W	Electricity Substation	1991	320499
H	296m NE	Electricity Substation	1971	319741
H	297m NE	Electricity Substation	1981	319741
H	297m NE	Electricity Substation	1991	319741
H	297m NE	Electricity Substation	1991	319741
H	297m NE	Electricity Substation	1970	319741
H	297m NE	Electricity Substation	1991	319741
J	331m SE	Electricity Substation	1990	303975
J	331m SE	Electricity Substation	1991	303975
J	333m SE	Electricity Substation	1991	303975
J	333m SE	Electricity Substation	1994	303975
K	374m W	Electricity Substation	1971	286913
K	375m W	Electricity Substation	1969	286913
K	375m W	Electricity Substation	1991	286913
K	375m W	Electricity Substation	1992	286913
K	375m W	Electricity Substation	1986	286913
K	375m W	Electricity Substation	1991	286913
K	375m W	Electricity Substation	1991	286913
N	406m NE	Electricity Substation	1991	278001
N	407m NE	Electricity Substation	1991	278001
N	407m NE	Electricity Substation	1991	278001
P	417m E	Electricity Substation	1994	314408
P	417m E	Electricity Substation	1991	314408
Q	418m S	Electricity Substation	1990	292194
Q	418m S	Electricity Substation	1991	292194
Q	419m S	Electricity Substation	1991	292194
Q	419m S	Electricity Substation	1994	292194
6	454m S	Electricity Substation	1991	272324



ID	Location	Land Use	Date	Group ID
S	467m NE	Electricity Substation	1971	269266
T	473m S	Electricity Substation	1991	319734
T	473m S	Electricity Substation	1991	319734
T	474m S	Electricity Substation	1993	319734
T	474m S	Electricity Substation	1992	319734
T	474m S	Electricity Substation	1996	319734
T	474m S	Electricity Substation	1991	319734
T	474m S	Electricity Substation	1992	319734
S	479m NE	Electricity Substation	1981	272567
V	487m E	Electricity Substation	1950	310008
V	487m E	Electricity Substation	1967	310008
V	488m E	Electricity Substation	1949	309052
V	488m E	Electricity Substation	1950	286176

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

14

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 24 >](#)



ID	Location	Land Use	Date	Group ID
C	158m E	Garage	1967	91447
C	193m E	Garage	1950	93303
C	193m E	Garage	1950	93303
C	236m E	Garage	1950	91049
C	236m E	Garage	1950	91049
C	236m E	General Post Office Garage	1967	82098
F	251m SE	Garage	1967	82916
F	251m SE	Garage	1991	94425
F	251m SE	Garage	1990	83492
F	251m SE	Garage	1991	83492
F	251m SE	Garage	1950	95734
F	251m SE	Garage	1950	95734
F	251m SE	Garage	1994	83492
R	493m E	Garage	1967	81782

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill

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

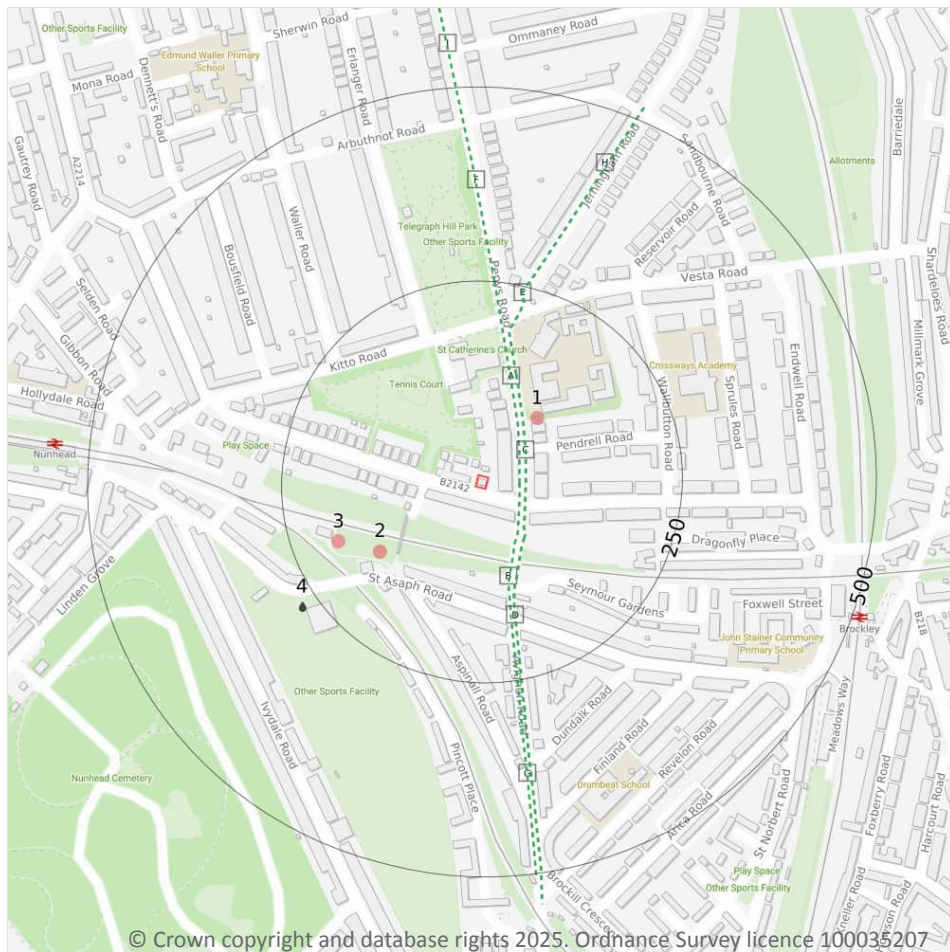
0

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.

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
- Electricity cables
- 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 38](#) >

ID	Location	Company	Address	Activity	Category
1	99m NE	Electricity Sub Station	Greater London, SE14	Electrical Features	Infrastructure and Facilities
2	149m SW	Mast (Telecommunication)	Greater London, SE4	Telecommunications Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
3	191m SW	Electricity Sub Station	Greater London, SE4	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	30
----------------------------	-----------

High voltage underground electricity transmission cables.

Features are displayed on the Current industrial land use map on [page 38 >](#)

ID	Location	Cable Set	Cable Route	Details	
A	40m E	CABLE SECT 166	HURST - NEW CROSS 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
A	40m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
A	40m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
B	40m E	CABLE SECT 165	HURST - NEW CROSS 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
B	41m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
B	41m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
C	48m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified



ID	Location	Cable Set	Cable Route	Details	
C	48m E	CABLE SECT 165	HURST - NEW CROSS 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
C	49m E	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
D	80m SE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
D	80m SE	CABLE SECT 164	HURST - NEW CROSS 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
D	81m SE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
E	138m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
E	138m N	CABLE SECT 166	HURST - NEW CROSS 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
E	138m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
F	250m N	CABLE SECT 167	HURST - NEW CROSS 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
F	250m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
F	250m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
G	251m S	CABLE SECT 164	HURST - NEW CROSS 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
G	251m S	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified



ID	Location	Cable Set	Cable Route	Details	
G	251m S	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
G	283m S	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
G	284m S	CABLE SECT 163	HURST - NEW CROSS 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
G	284m S	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
H	333m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
H	333m N	CABLE SECT 167	HURST - NEW CROSS 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
H	333m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
I	496m N	CABLE SECT 168	HURST - NEW CROSS 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
I	496m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
I	496m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified

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**0**

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.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m**1**

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 38 >](#)

ID	Location	Address	Details	
4	272m SW	HABERDASHERSASKECOSPORTSGR OUND,HABERDASHERSASKECOSPO RTSGROU,ND,STASAPHROAD,LOND ONSE4	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCU.0302 Permit Version: 1 Receiving Water: -	Status: REVOKED UNDER EPR 2010 Issue date: 15/11/1966 Effective Date: 13/02/1969 Revocation Date: 05/08/2010

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**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

5.1 Superficial aquifer

Records within 500m

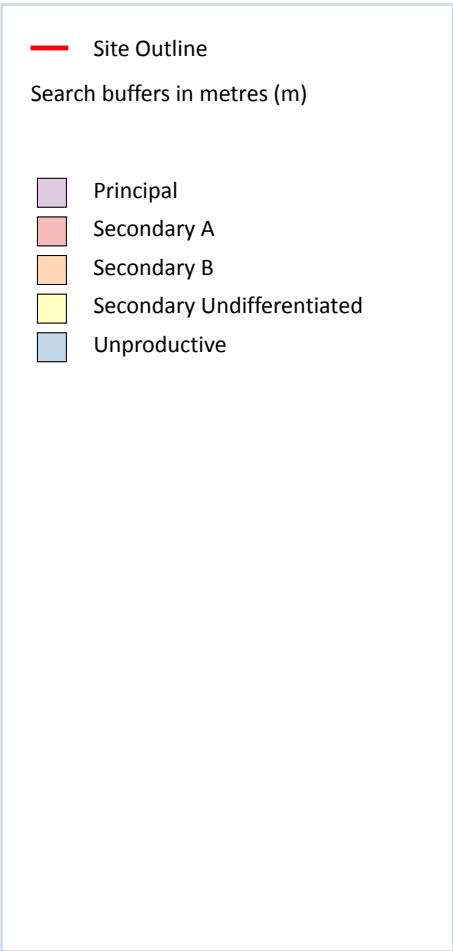
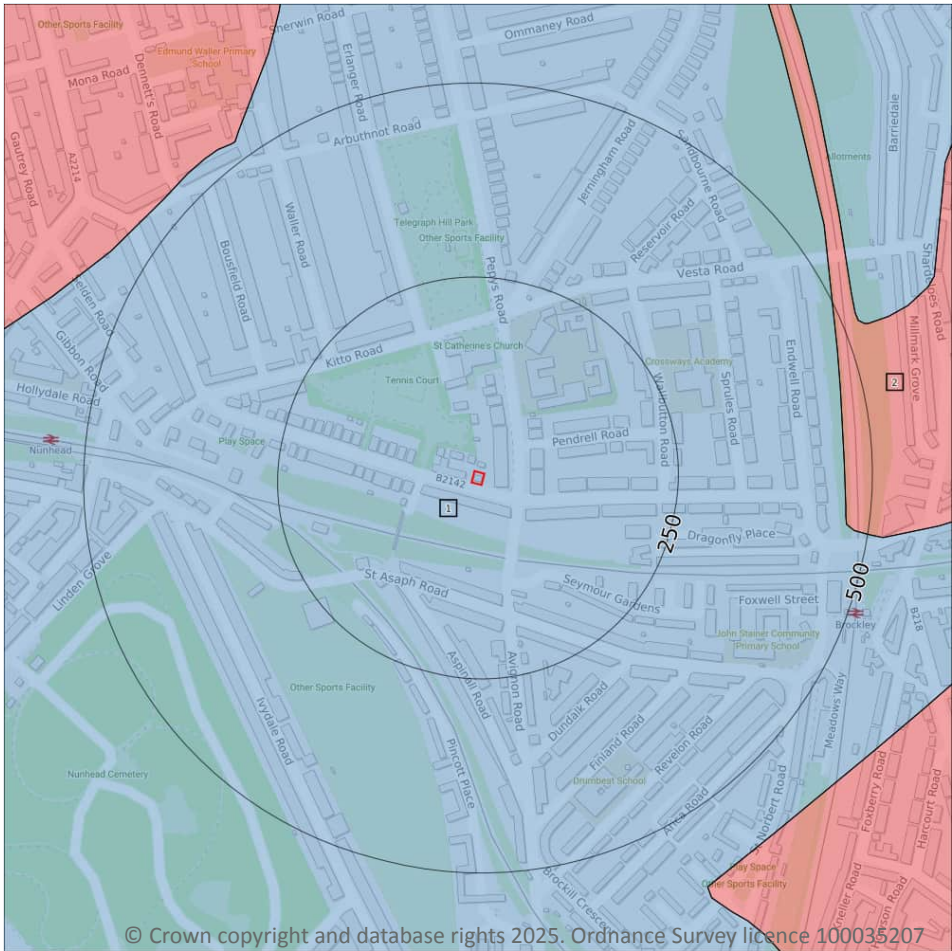
0

Aquifer status of groundwater held within superficial geology.

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



Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

2

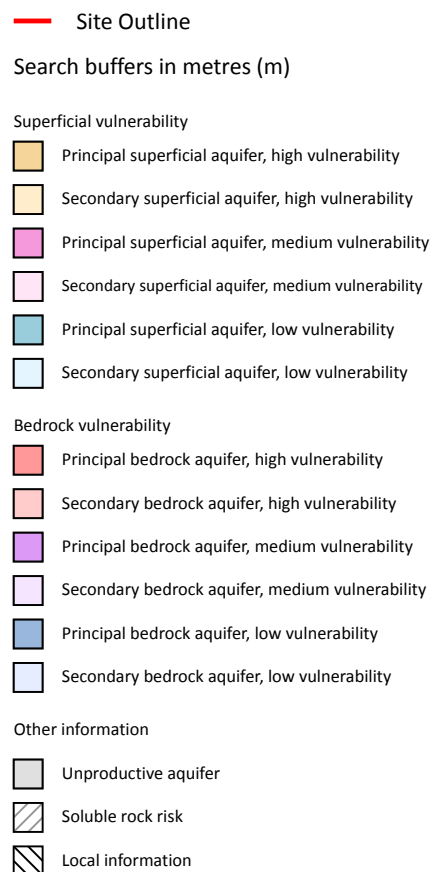
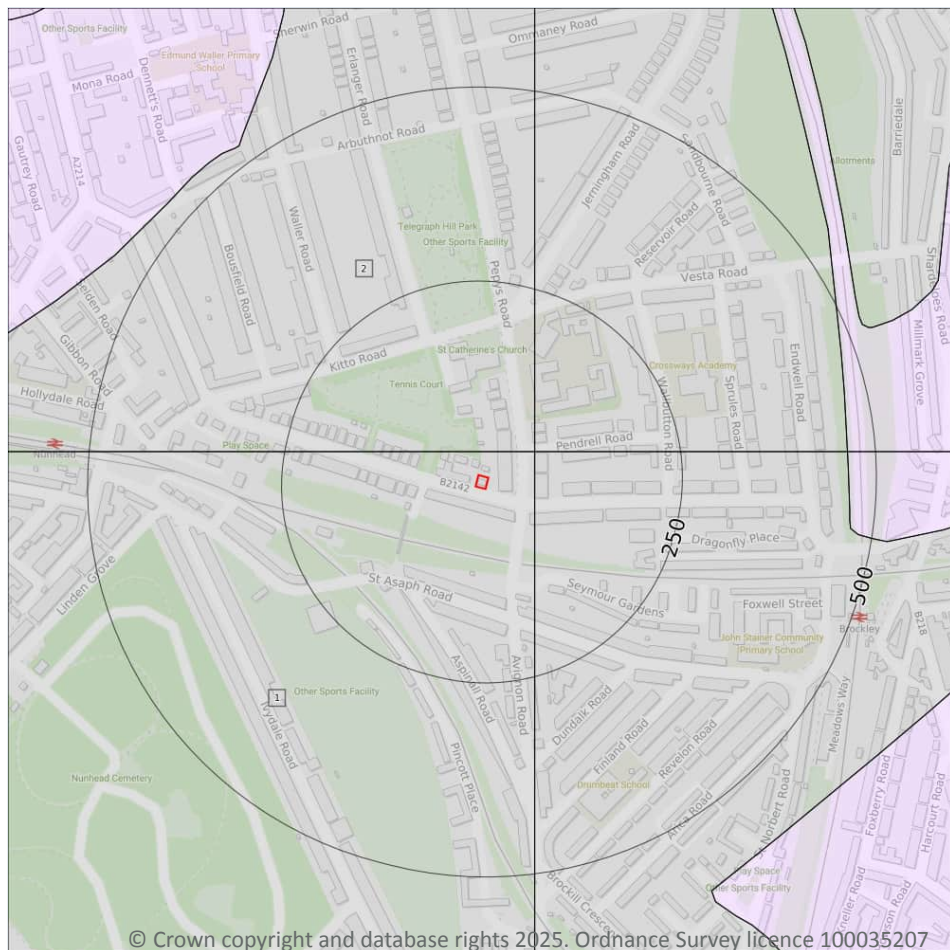
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 47](#) >

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	464m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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 48](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
2	30m N	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

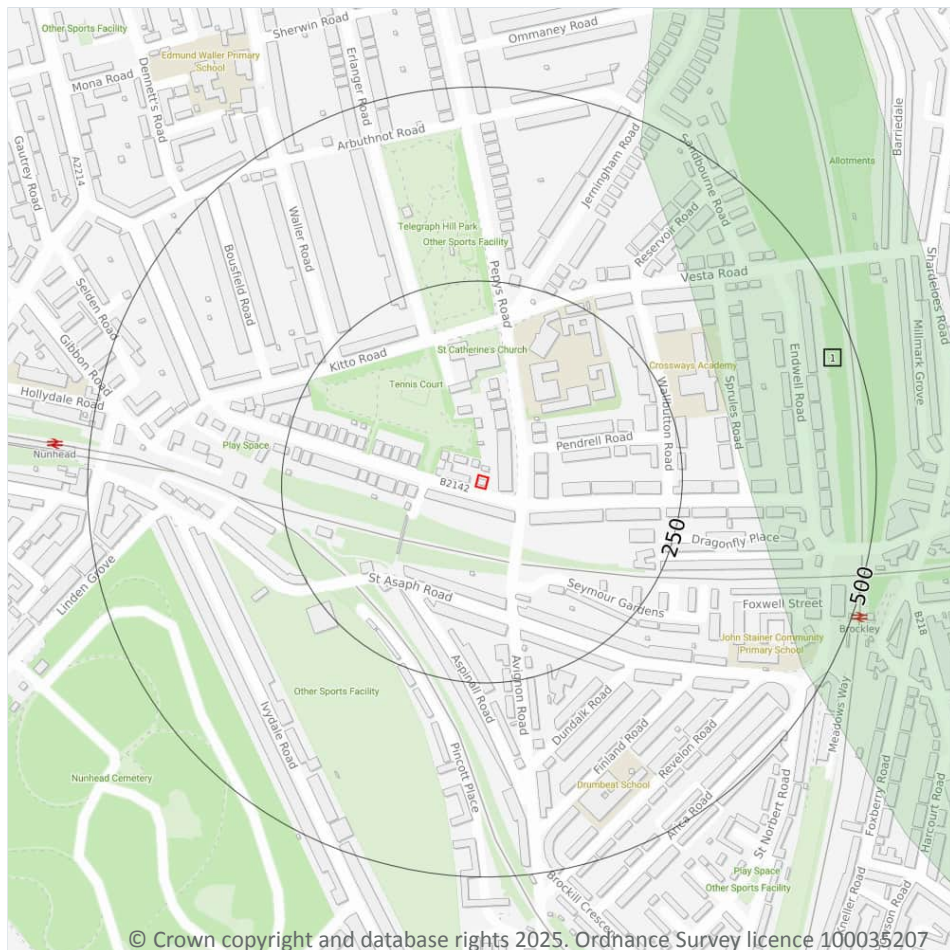
5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

17

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 50](#) >



ID	Location	Details	
-	867m S	Status: Historical Licence No: 28/39/43/0033 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: TURNHAM ROAD, BROCKLEY, LONDON BOREHOLE 'E' Data Type: Point Name: NATIONAL GRID CO PLC Easting: 536240 Northing: 175140	Annual Volume (m ³): 598980 Max Daily Volume (m ³): 1636.56 Original Application No: - Original Start Date: 01/08/1979 Expiry Date: - Issue No: 101 Version Start Date: 21/10/2002 Version End Date: -
-	892m S	Status: Historical Licence No: 28/39/43/0033 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: TURNHAM ROAD, BROCKLEY, LONDON - BOREHOLE 'E' Data Type: Point Name: NATIONAL GRID CO PLC Easting: 536200 Northing: 175100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/08/1979 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1979 Version End Date: -
-	1226m SW	Status: Active Licence No: 28/39/43/0016 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HONOR OAK PUMPING STATION Data Type: Point Name: Thames Water Utilities Ltd Easting: 535300 Northing: 174900	Annual Volume (m ³): 1161527 Max Daily Volume (m ³): 4546.1 Original Application No: RG903 Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 10/07/2014 Version End Date: -
-	1284m W	Status: Active Licence No: TH/039/0042/073 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: CONSORT ESTATE SOUTHWARK LONDON Data Type: Point Name: London Borough of Southwark Easting: 534642 Northing: 175878	Annual Volume (m ³): 450000 Max Daily Volume (m ³): 1330 Original Application No: NPS/WR/036934 Original Start Date: 29/04/2022 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 29/04/2022 Version End Date: -
-	1358m W	Status: Active Licence No: TH/039/0042/073 Details: Heat Pump Direct Source: THAMES GROUNDWATER Point: CONSORT ESTATE SOUTHWARK LONDON Data Type: Point Name: London Borough of Southwark Easting: 534566 Northing: 175976	Annual Volume (m ³): 450000 Max Daily Volume (m ³): 1330 Original Application No: NPS/WR/036934 Original Start Date: 29/04/2022 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 29/04/2022 Version End Date: -



ID	Location	Details	
-	1589m N	Status: Historical Licence No: 28/39/42/0043 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: DEPTFORD, LONDON, - BOREHOLE 'F' Data Type: Point Name: NATIONAL GRID CO PLC Easting: 535500 Northing: 177500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/08/1979 Expiry Date: - Issue No: 100 Version Start Date: 01/08/1979 Version End Date: -
-	1664m N	Status: Historical Licence No: 28/39/42/0043 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: DEPTFORD, LONDON - BOREHOLE 'F' Data Type: Point Name: NATIONAL GRID CO PLC Easting: 535470 Northing: 177570	Annual Volume (m ³): 598980 Max Daily Volume (m ³): 1636.56 Original Application No: - Original Start Date: 01/08/1979 Expiry Date: - Issue No: 101 Version Start Date: 21/10/2002 Version End Date: -
-	1741m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT D Data Type: Point Name: Thames Water Utilities Ltd Easting: 537570 Northing: 176580	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1757m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT A Data Type: Point Name: Thames Water Utilities Ltd Easting: 537590 Northing: 176570	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1779m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT C Data Type: Point Name: Thames Water Utilities Ltd Easting: 537670 Northing: 176380	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -



ID	Location	Details	
-	1781m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT F Data Type: Point Name: Thames Water Utilities Ltd Easting: 537630 Northing: 176530	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1851m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT B Data Type: Point Name: Thames Water Utilities Ltd Easting: 537700 Northing: 176540	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1883m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT E Data Type: Point Name: Thames Water Utilities Ltd Easting: 537740 Northing: 176520	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1994m NE	Status: Historical Licence No: TH/039/0042/057 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: BOREHOLE LOCATION AREA Data Type: Poly4 Name: COSTAIN LIMITED Easting: 537323 Northing: 177416	Annual Volume (m ³): 409680 Max Daily Volume (m ³): 1124 Original Application No: - Original Start Date: 19/12/2018 Expiry Date: 31/03/2020 Issue No: 2 Version Start Date: 20/08/2019 Version End Date: -
-	1994m NE	Status: Historical Licence No: TH/039/0042/057/R01 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: BOREHOLE LOCATION AREA Data Type: Poly4 Name: COSTAIN LIMITED Easting: 537323 Northing: 177416	Annual Volume (m ³): 409680 Max Daily Volume (m ³): 1124 Original Application No: NPS/WR/032191 Original Start Date: 01/04/2020 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 01/04/2020 Version End Date: -



ID	Location	Details	
-	1994m NE	Status: Historical Licence No: TH/039/0042/057/R01L Details: Dewatering Direct Source: THAMES GROUNDWATER Point: BOREHOLE LOCATION AREA Data Type: Poly4 Name: COSTAIN LIMITED Easting: 537323 Northing: 177416	Annual Volume (m ³): 409680 Max Daily Volume (m ³): 1124 Original Application No: NPS/WR/032191 Original Start Date: 01/04/2023 Expiry Date: - Issue No: 1 Version Start Date: 01/04/2023 Version End Date: -
-	1998m NE	Status: Historical Licence No: TH/039/0042/057 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: BH7405 AT DEPTFORD Data Type: Point Name: COSTAIN LIMITED Easting: 537328 Northing: 177403	Annual Volume (m ³): 271300 Max Daily Volume (m ³): 740 Original Application No: - Original Start Date: 19/12/2018 Expiry Date: 31/03/2020 Issue No: 1 Version Start Date: 19/12/2018 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	1
-----------------------------	----------

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 50 >](#)

ID	Location	Details	
-	1758m E	Status: Historical Licence No: 28/39/43/0043 Details: Make-Up or Top Up Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: BROOKMILL PARK, LEWISHAM, - RIVER RAVENSBORNE Data Type: Point Name: LONDON BOROUGH OF LEWISHAM Easting: 537630 Northing: 176450	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/11/1998 Expiry Date: - Issue No: 100 Version Start Date: 19/11/1998 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

7

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 50 >](#)

ID	Location	Details	
-	1226m SW	Status: Active Licence No: 28/39/43/0016 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: HONOR OAK PUMPING STATION Data Type: Point Name: Thames Water Utilities Ltd Easting: 535300 Northing: 174900	Annual Volume (m³): 1161527 Max Daily Volume (m³): 4546.1 Original Application No: RG903 Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 10/07/2014 Version End Date: -
-	1741m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT D Data Type: Point Name: Thames Water Utilities Ltd Easting: 537570 Northing: 176580	Annual Volume (m³): 9150000 Max Daily Volume (m³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1757m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT A Data Type: Point Name: Thames Water Utilities Ltd Easting: 537590 Northing: 176570	Annual Volume (m³): 9150000 Max Daily Volume (m³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1779m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT C Data Type: Point Name: Thames Water Utilities Ltd Easting: 537670 Northing: 176380	Annual Volume (m³): 9150000 Max Daily Volume (m³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -



ID	Location	Details	
-	1781m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT F Data Type: Point Name: Thames Water Utilities Ltd Easting: 537630 Northing: 176530	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1851m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT B Data Type: Point Name: Thames Water Utilities Ltd Easting: 537700 Northing: 176540	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -
-	1883m E	Status: Active Licence No: 28/39/43/0019 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: DEPTFORD PUMPING STATION POINT E Data Type: Point Name: Thames Water Utilities Ltd Easting: 537740 Northing: 176520	Annual Volume (m ³): 9150000 Max Daily Volume (m ³): 50003 Original Application No: NPS/WR/009271 Original Start Date: 14/02/1967 Expiry Date: - Issue No: 103 Version Start Date: 10/07/2014 Version End Date: -

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

5.9 Source Protection Zones

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

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 50 >](#)

ID	Location	Type	Description
1	319m E	3	Total catchment

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

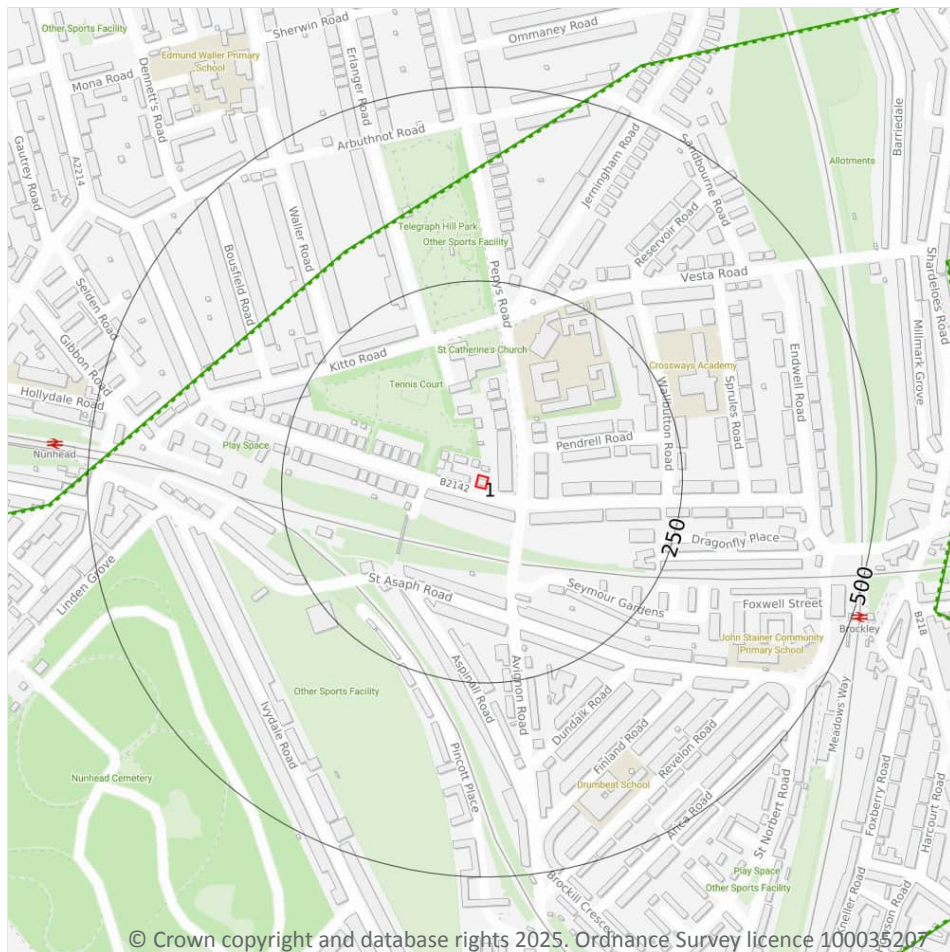
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

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

Records on site	1
------------------------	----------

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

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

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	Coastal Catchment	Not part of a river WB catchment	128	Land area part of London Management Catchment draining to the Tidal Thames	London

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

6.4 WFD Surface water bodies

Records identified	0
---------------------------	----------

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.

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

6.5 WFD Groundwater bodies

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

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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.

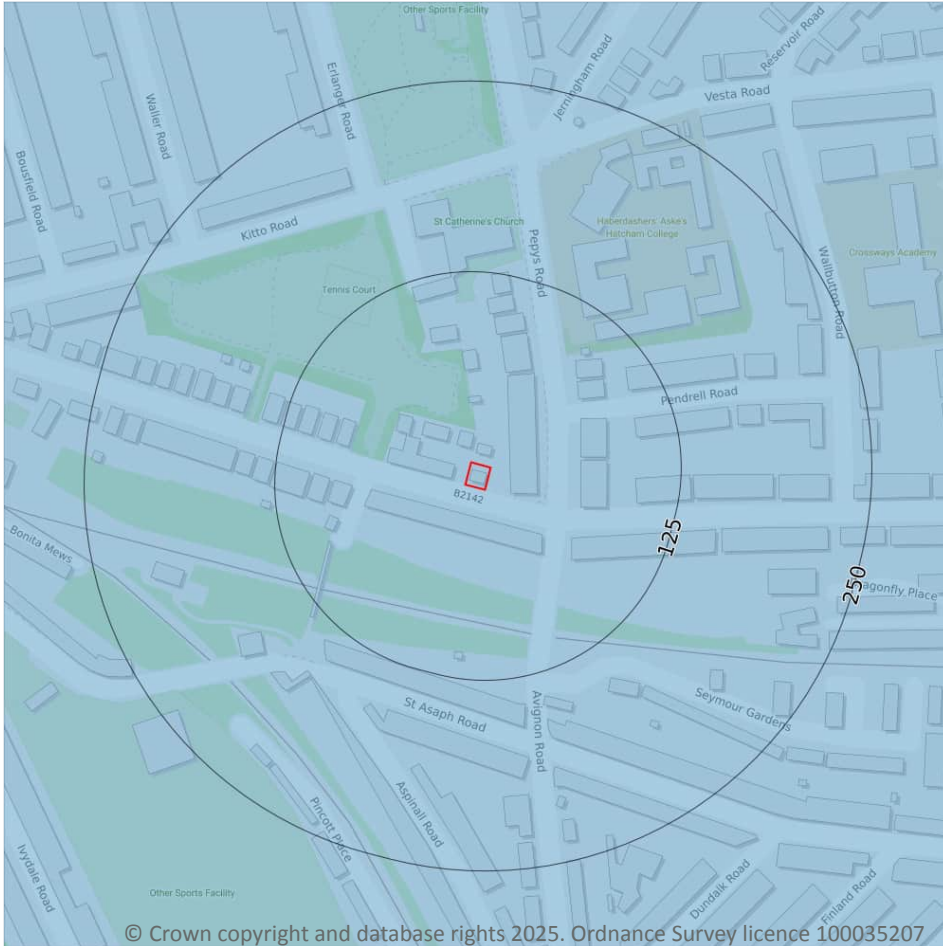
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

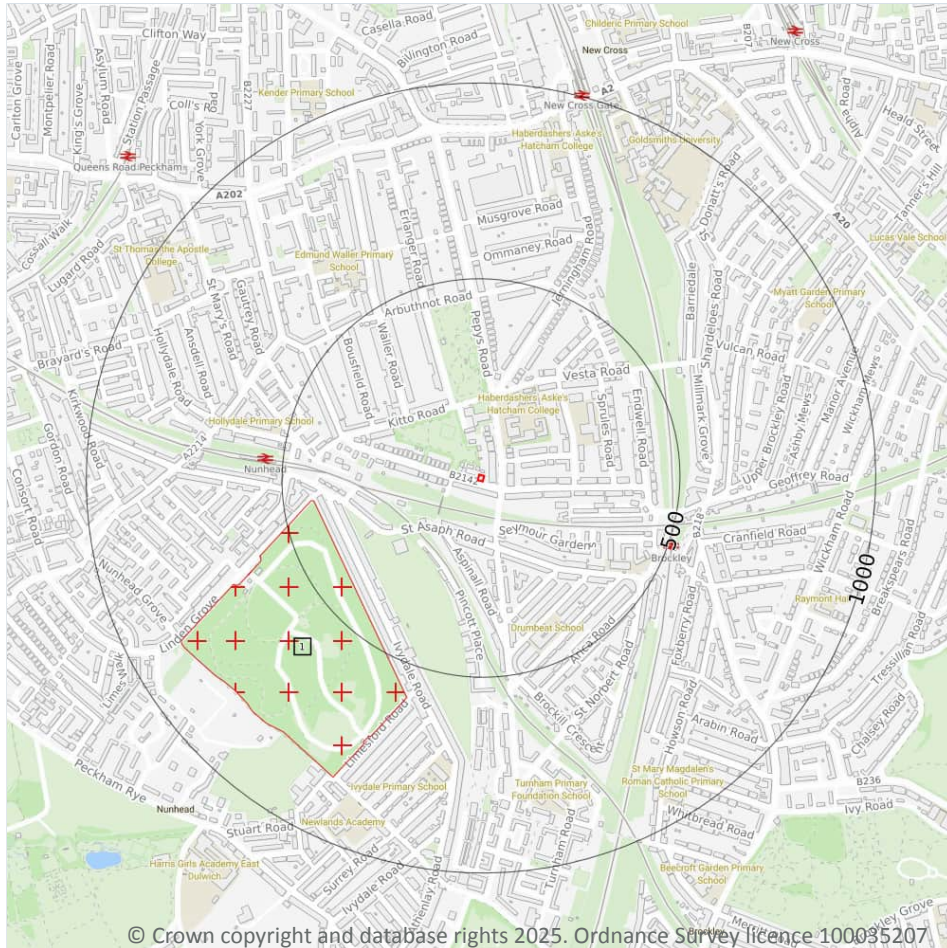
Negligible

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 64](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

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 65 >](#)

ID	Location	Name	Data source
1	401m SW	Nunhead Cemetery	Natural England
-	1518m S	One Tree Hill	Natural England
-	1666m E	Brookmill Road	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**0**

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

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

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

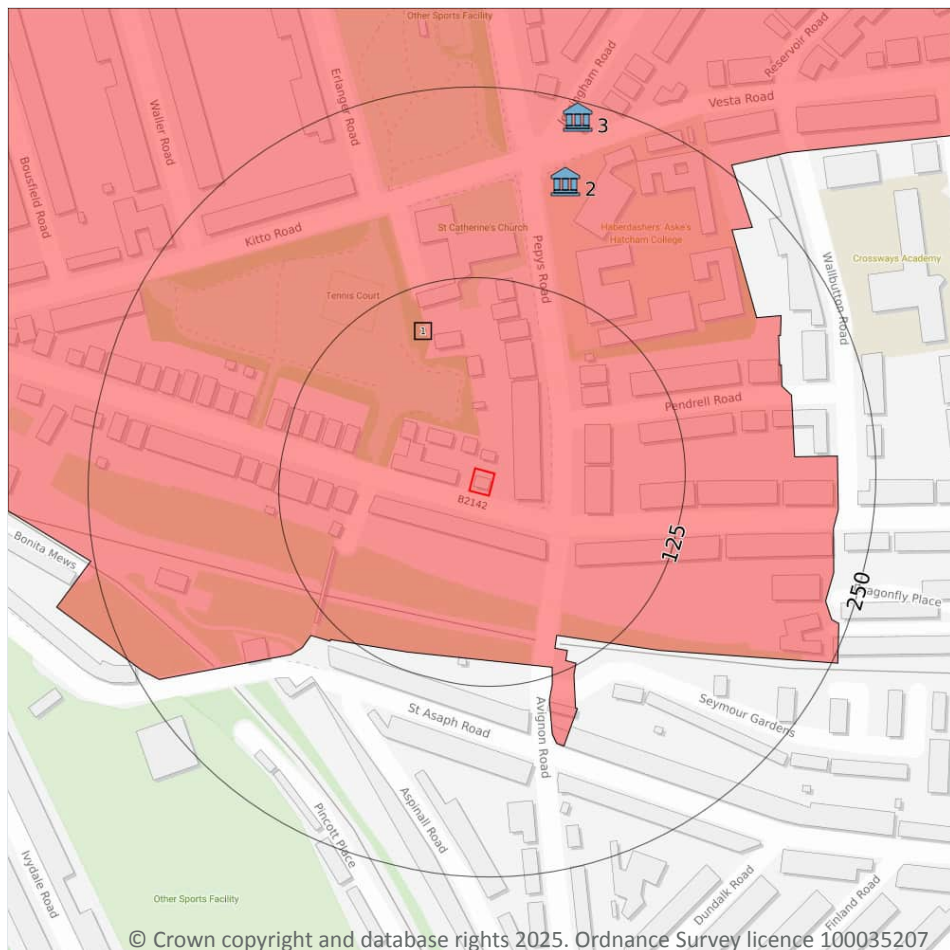
Records within 2000m	0
----------------------	---

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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



11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**2**

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

Features are displayed on the Visual and cultural designations map on [page 71 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	197m N	Statue Of Robert Aske In Forecourt Of Haberdashers' Hatcham College	II	1193812	05/07/1950
3	240m N	K2 Telephone Kiosk At Junction With Vesta Road	II	1079950	03/02/1987

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



11.5 Conservation Areas

Records within 250m

1

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 71](#) >

ID	Location	Name	District	Date of designation
1	On site	Telegraph Hill, Lewisham	Lewisham	1990

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

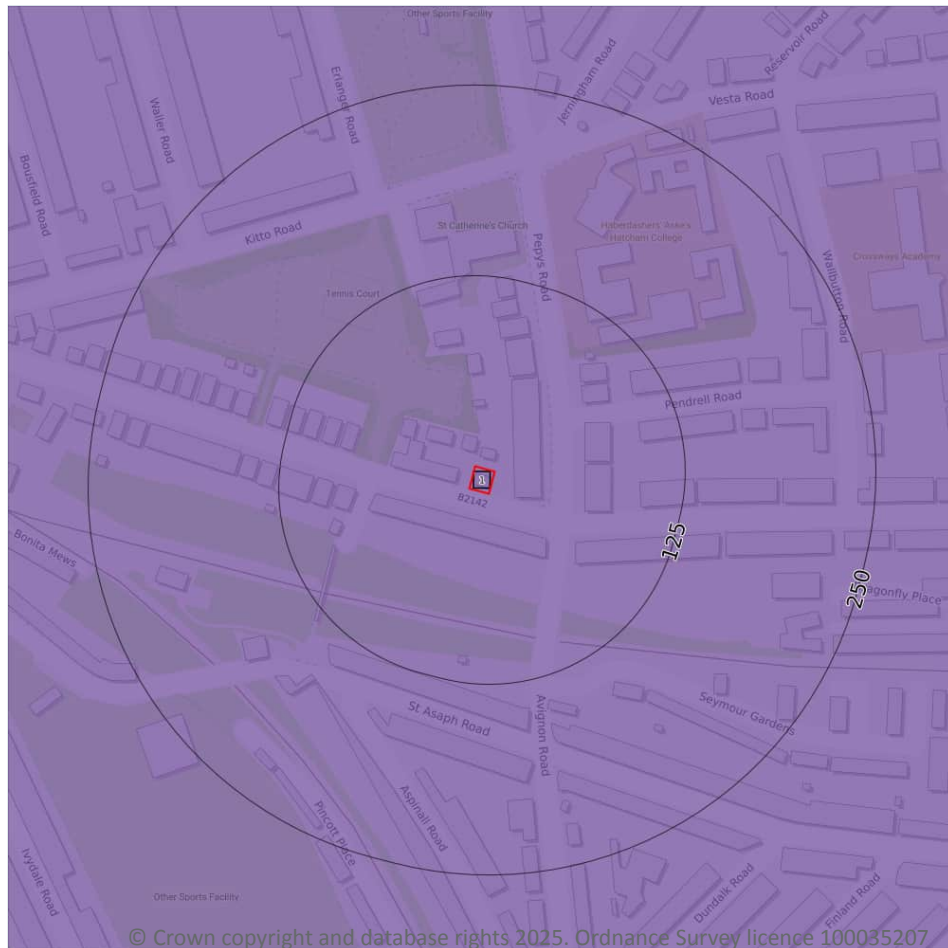
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

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

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

2

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 76 >](#)

ID	Location	Main Habitat	Other habitats
1	92m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	115m SW	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

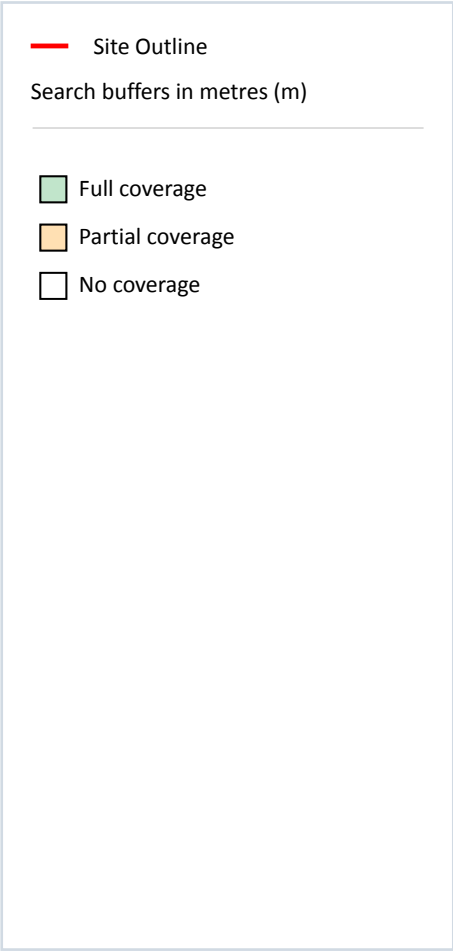
0

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



14.1 10k Availability

Records within 500m

1

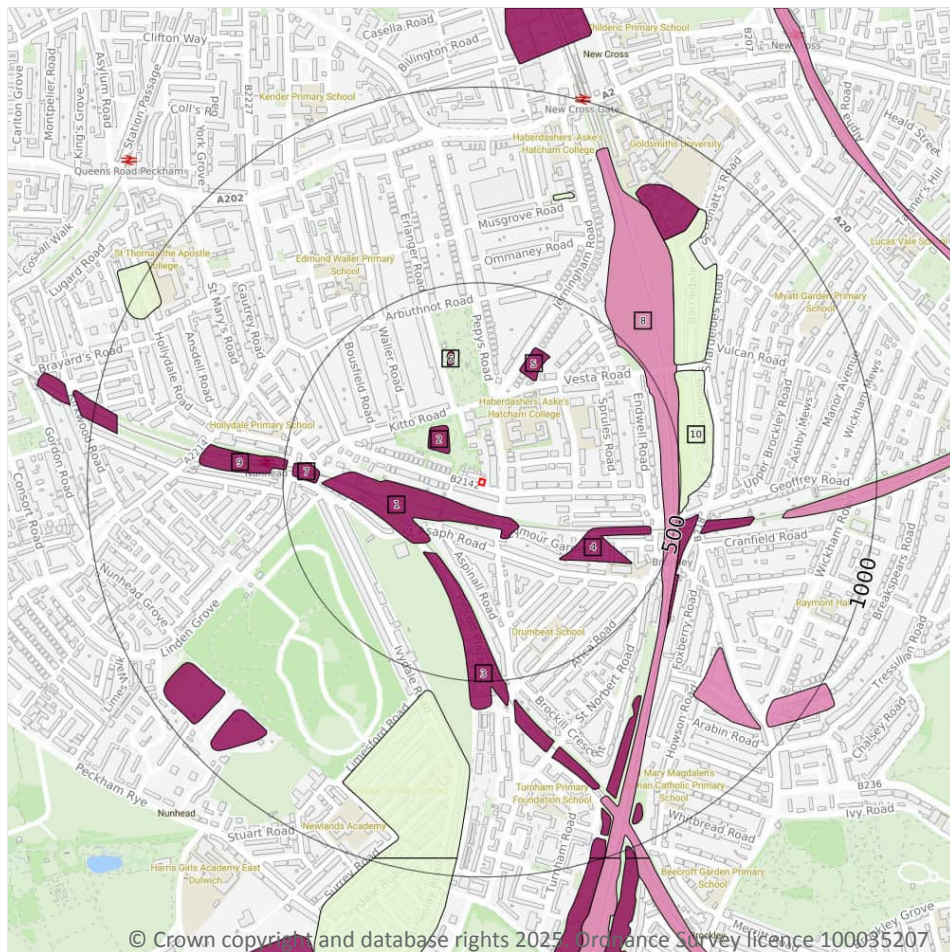
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ37NE

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

10

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 79](#) >

ID	Location	LEX Code	Description	Rock description
1	64m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	103m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	207m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	269m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit



ID	Location	LEX Code	Description	Rock description
5	282m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	299m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	408m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
8	450m E	WGR-VOID	Worked Ground (Undivided)	Void
9	491m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
10	495m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

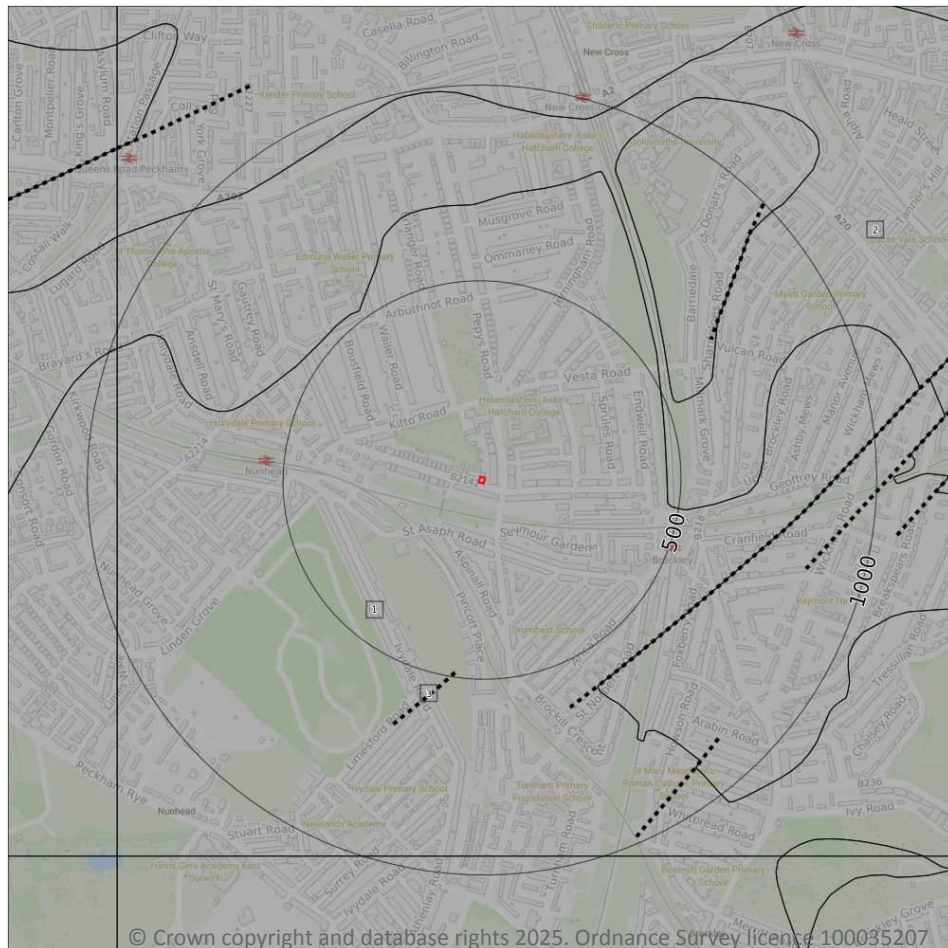
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 82](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
2	464m E	LMBE-CLAY	Lambeth Group - Clay	Paleocene Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

1

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.

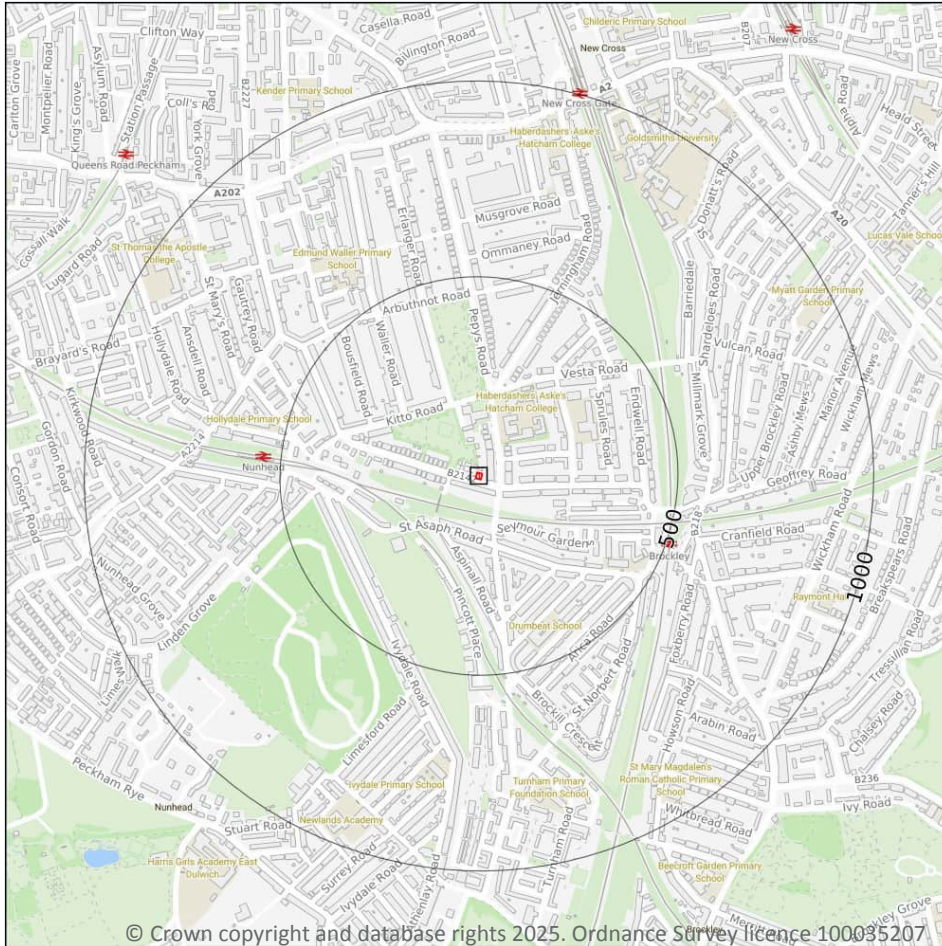
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 82 >](#)

ID	Location	Category	Description
3	488m S	FAULT	Normal fault, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

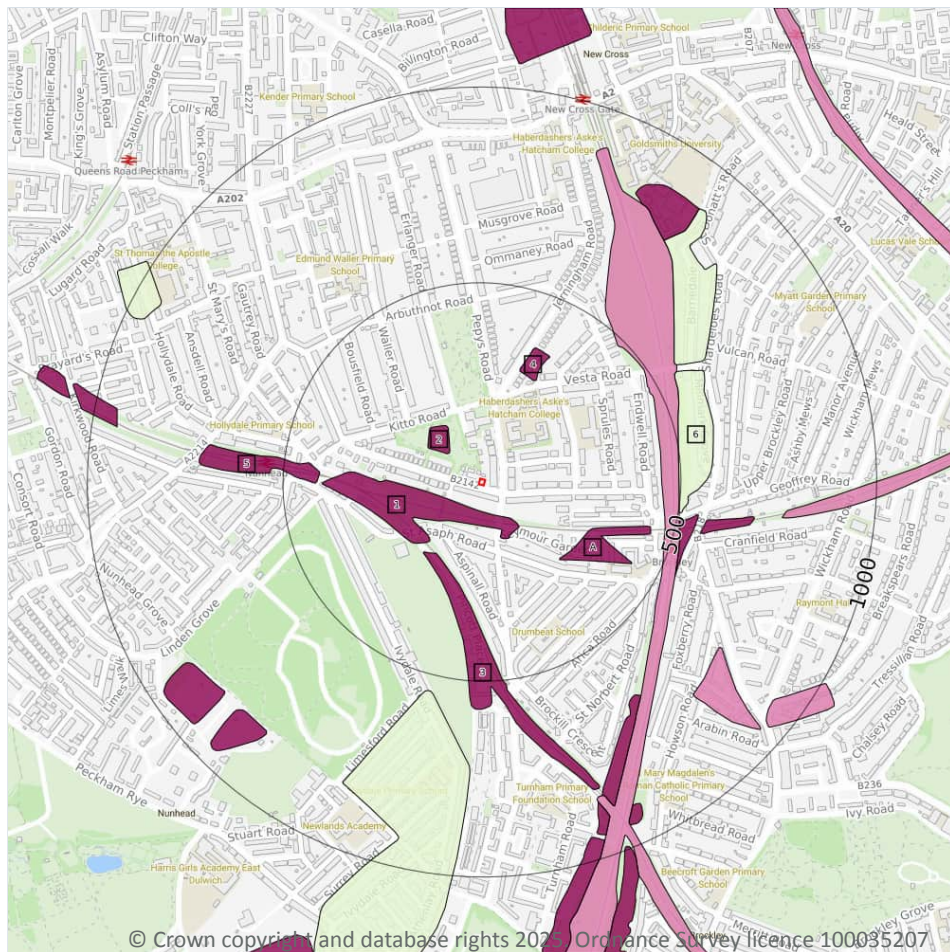
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 84](#) >

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

8

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 85](#) >

ID	Location	LEX Code	Description	Rock description
1	64m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	102m NW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	207m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
A	269m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT



ID	Location	LEX Code	Description	Rock description
4	282m NE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
5	408m W	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
A	450m E	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
6	495m E	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

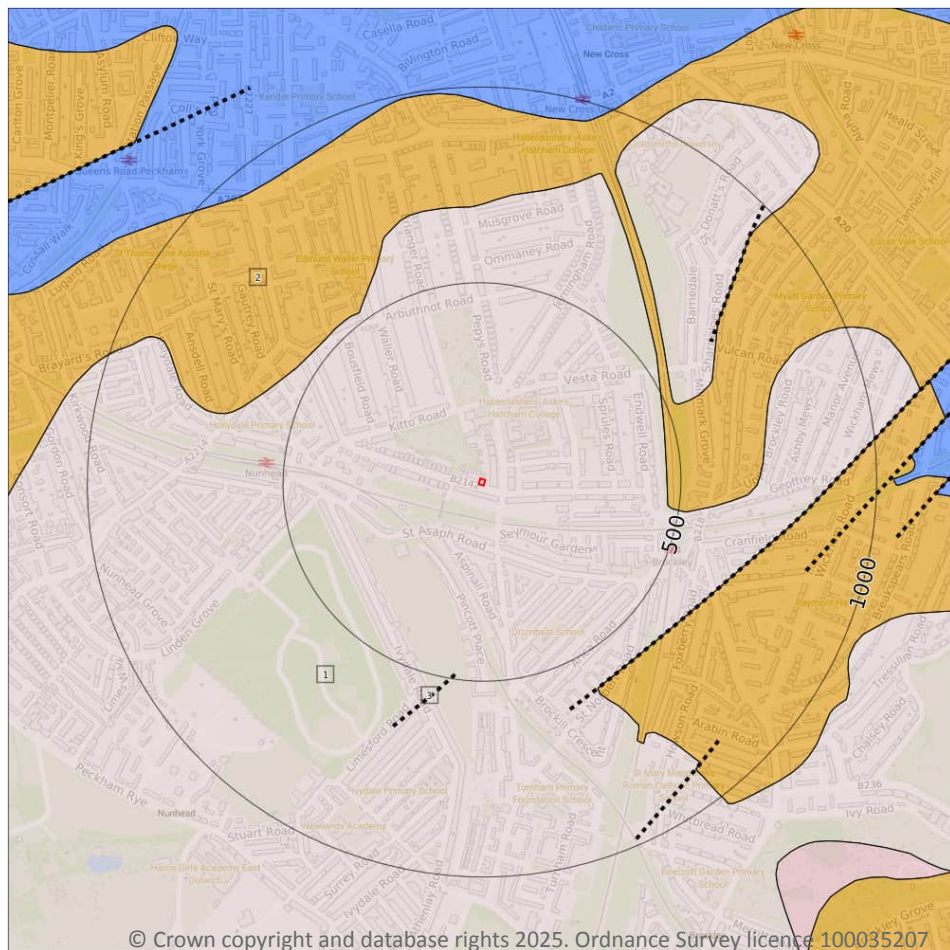
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 88](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZ	LONDON CLAY FORMATION - CLAY AND SILT	YPRESIAN
2	464m E	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

1

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.

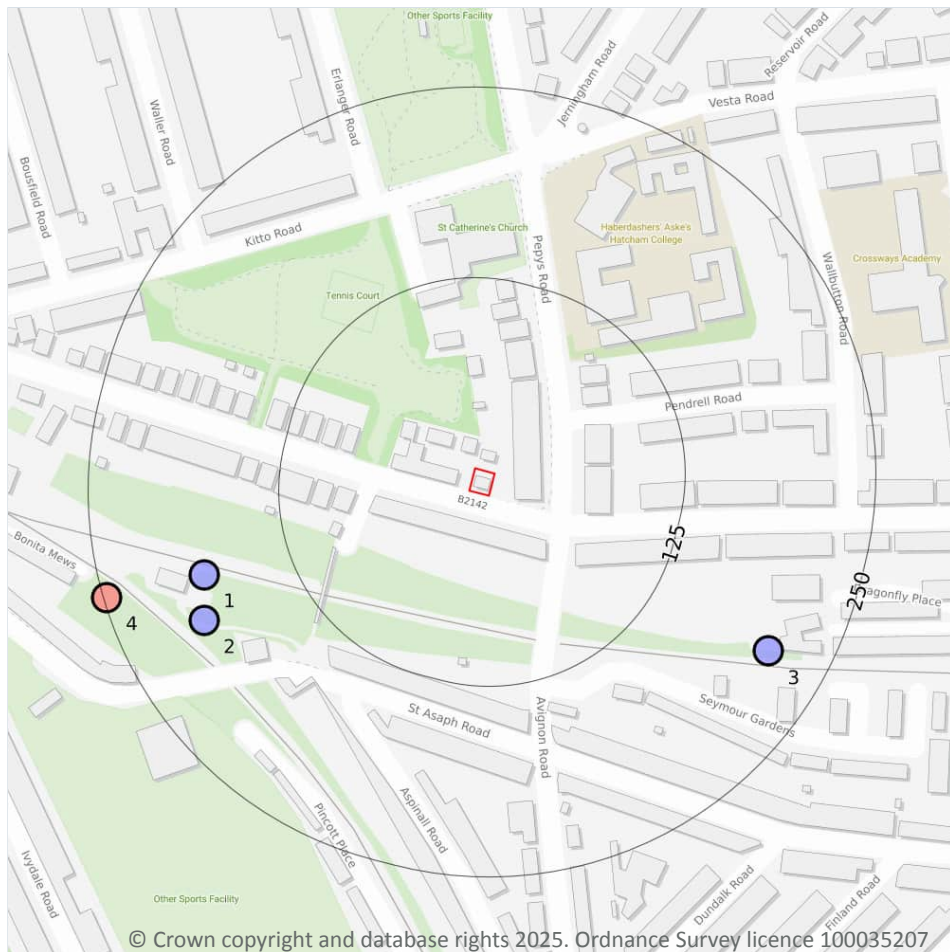
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 88 >](#)

ID	Location	Category	Description
3	488m S	FAULT	Fault, observed, displacement unknown

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

4

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 90](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	182m W	535750 175900	RAILWAY EX.NUNHEAD CONVERSION	5.48	N	599968 ↗
2	194m SW	535750 175870	RAILWAY EX.NUNHEAD CONVERSION	6.71	N	599969 ↗

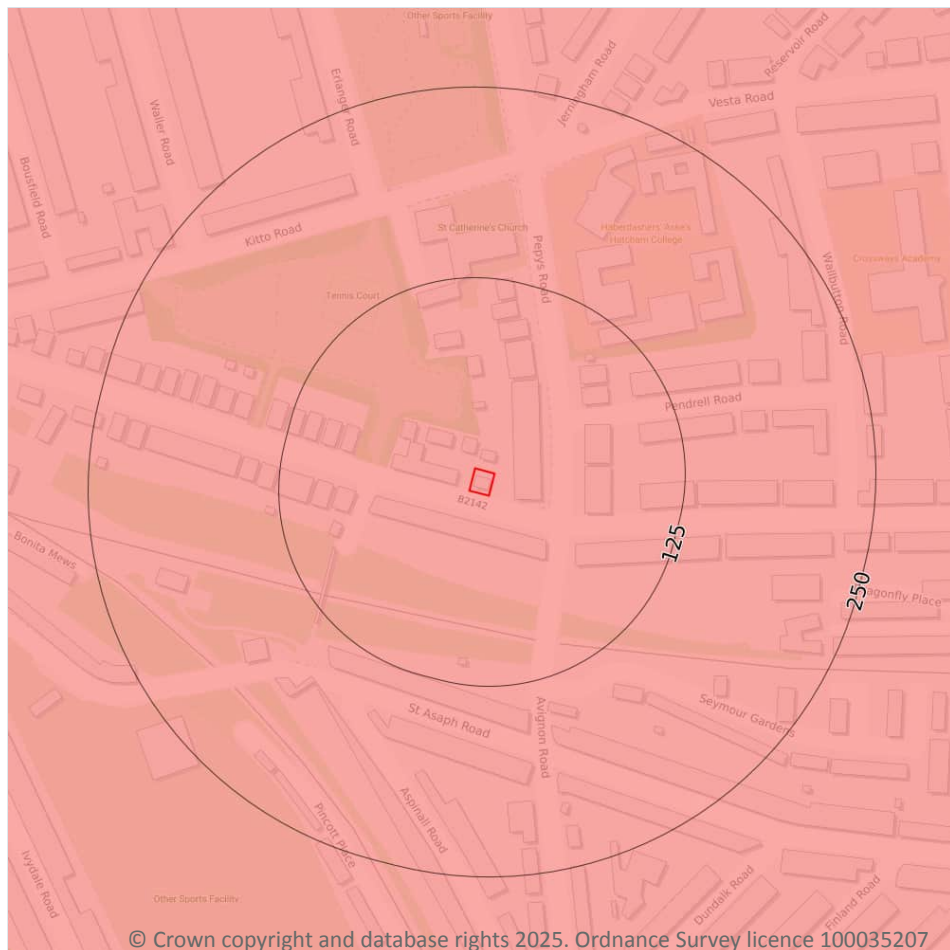


ID	Location	Grid reference	Name	Length	Confidential	Web link
3	210m SE	536120 175850	96 ENDWELL ROAD BROCKLEY 3	5.0	N	15021798 ↗
4	248m W	535686 175885	CHANNEL TUNNEL RAIL LINK A4A	35.5	N	601709 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 92 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

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

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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 - 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.

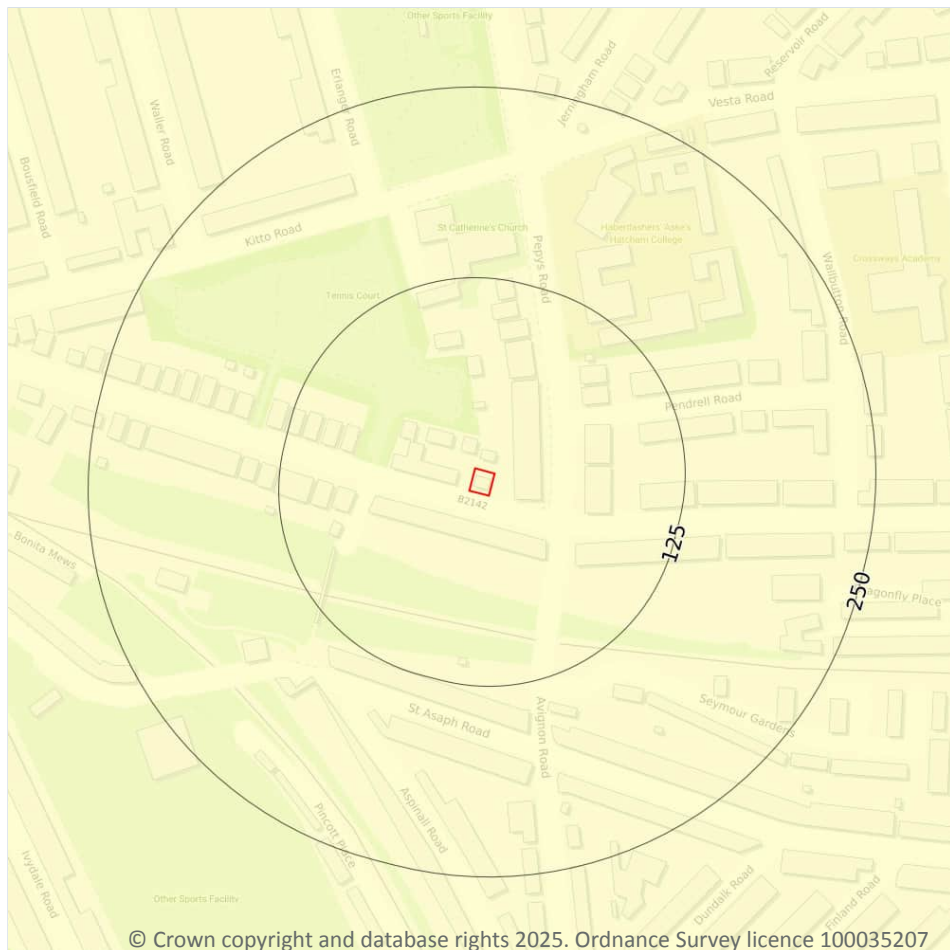
Features are displayed on the Natural ground subsidence - Landslides map on [page 96 >](#)

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](#)

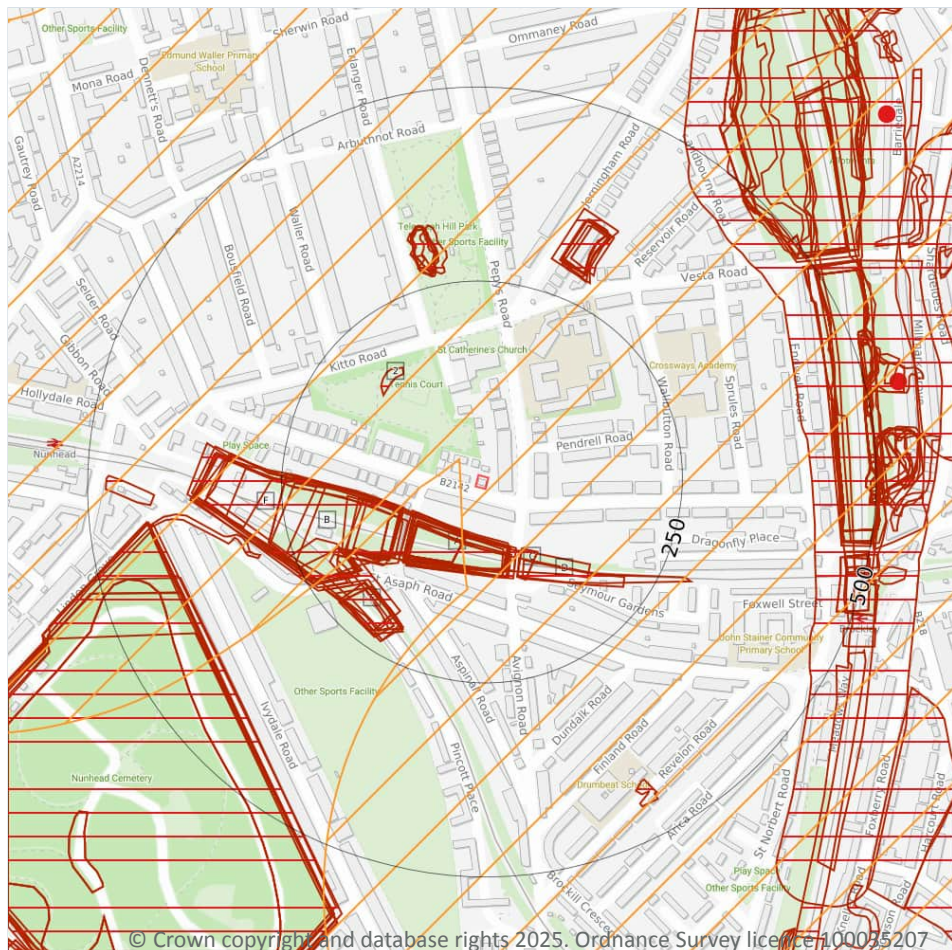
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

46

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	58m SW	Cuttings	1896	1:10560
A	60m SW	Cuttings	1994	1:10000
A	60m SW	Cuttings	1989	1:10000
A	60m SW	Cuttings	1979	1:10000
A	60m SW	Cuttings	1973	1:10000
A	60m SW	Cuttings	1967	1:10560
B	62m SW	Cuttings	1894	1:10560
A	62m SW	Cuttings	1938	1:10560
A	62m SW	Cuttings	1920	1:10560
B	64m SW	Cuttings	1871	1:10560
A	64m SW	Cuttings	1898	1:10560
A	66m S	Cuttings	1894	1:10560
A	67m S	Cuttings	1894	1:10560
A	72m S	Cuttings	1955	1:10560
A	72m S	Cuttings	1948	1:10560
A	73m SW	Cuttings	1872	1:10560
A	75m SW	Unspecified Pit	1873	1:10560
C	90m SE	Cuttings	1973	1:10000
C	90m SE	Cuttings	1967	1:10560
B	97m W	Cuttings	1896	1:10560
B	98m SW	Cuttings	1872	1:10560
D	99m SE	Unspecified Pit	1873	1:10560
B	99m W	Cuttings	1994	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
B	100m W	Cuttings	1894	1:10560
B	100m W	Cuttings	1989	1:10000
B	101m W	Cuttings	1955	1:10560
B	101m W	Cuttings	1938	1:10560
B	101m W	Cuttings	1920	1:10560
B	103m W	Cuttings	1894	1:10560
B	104m SW	Cuttings	1873	1:10560
D	104m SE	Cuttings	1872	1:10560
B	106m W	Cuttings	1979	1:10000
B	106m W	Cuttings	1973	1:10000
B	106m W	Cuttings	1967	1:10560
2	160m NW	Unspecified Disused Workings	1967	1:10560
E	183m SW	Cuttings	1896	1:10560
E	186m SW	Cuttings	1894	1:10560
E	187m SW	Cuttings	1894	1:10560
B	188m SW	Cuttings	1894	1:10560
E	188m SW	Cuttings	1938	1:10560
E	188m SW	Cuttings	1920	1:10560
B	188m SW	Cuttings	1898	1:10560
E	190m SW	Cuttings	1894	1:10560
B	194m W	Cuttings	1994	1:10000
E	194m SW	Cuttings	1948	1:10560
F	205m W	Cuttings	1894	1:10560

This is data is sourced from Ordnance Survey/Groundsure.



18.3 Underground workings

Records within 1000m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**4**

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

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

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.



ID	Location	Name	Commodity	Class	Likelihood
-	924m W	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	938m N	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	952m S	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

2

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
483m NE	Stone
496m E	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

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

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

This data is sourced from Groundsure.

18.11 BGS mine plans

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

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

This data is sourced from Groundsure.

18.12 Coal mining

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

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

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

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.

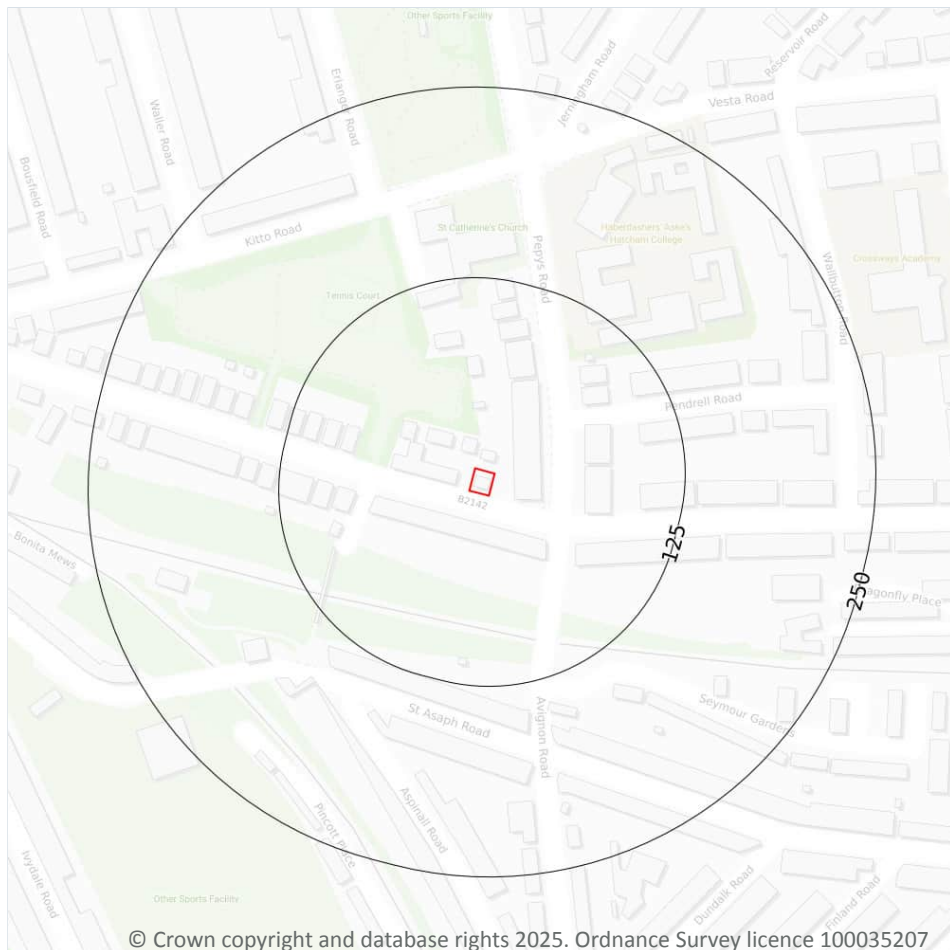
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 108 >](#)

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

3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	No data	No data	No data	No data	No data	No data	No data
30m N	No data	No data	No data	No data	No data	No data	No data
30m N	No data	No data	No data	No data	No data	No data	No data

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

4

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	24	4.2	1067	733	0.9	85	167	34	43
24m W	22	3.8	1111	763	0.8	85	168	32	33
30m N	26	4.6	876	602	1	85	139	36	51
41m NW	26	4.6	903	620	0.9	85	140	35	50

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

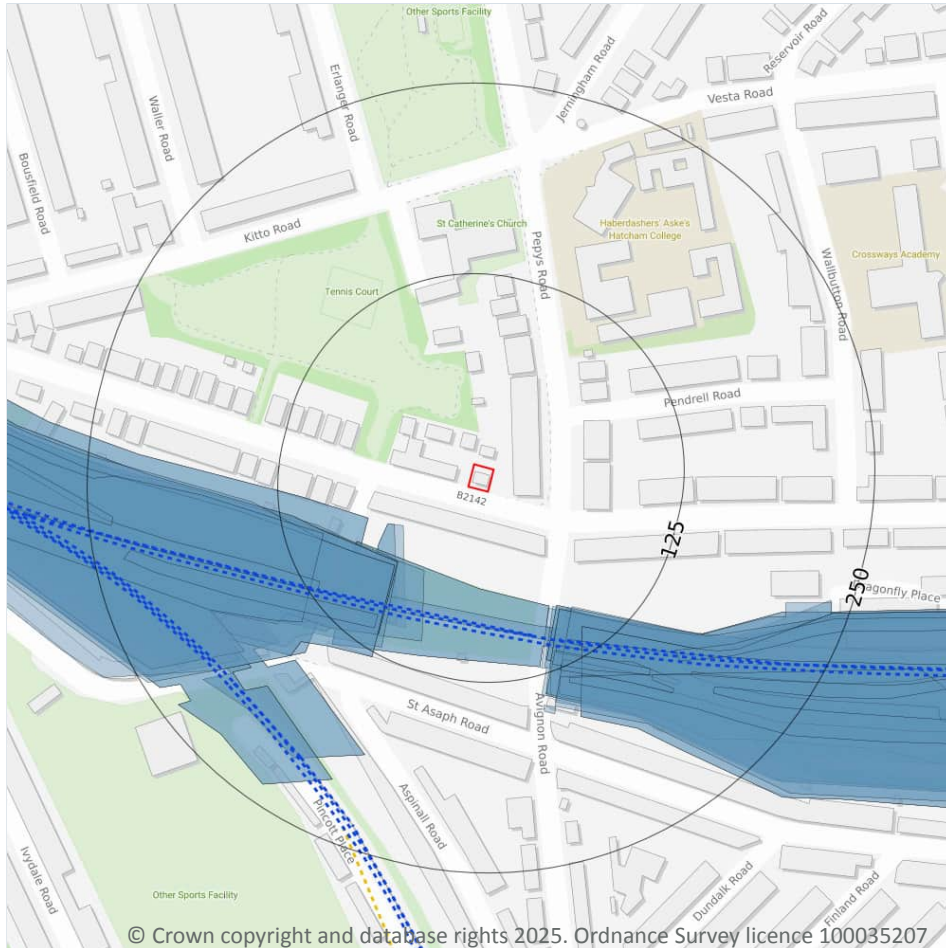
0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



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

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

44

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 112 >](#)

Location	Land Use	Year of mapping	Mapping scale
50m SW	Railway	1916	-
54m SW	Railway	1930	-
60m SW	Railway	1897	-
60m SW	Railway	1873	-
62m SW	Railway Sidings	1894	10560
68m SW	Railway Sidings	1894	10560
68m SW	Railway Sidings	1938	10560
68m SW	Railway Sidings	1920	10560
71m SW	Railway Sidings	1955	10560
71m SW	Railway Sidings	1948	10560
80m S	Railway Sidings	1916	2500
86m SE	Railway Sidings	1894	10560
86m SE	Railway Sidings	1894	10560
87m SE	Railway Sidings	1938	10560
87m SE	Railway Sidings	1920	10560
90m SE	Railway Sidings	1973	10000
90m SE	Railway Sidings	1967	10560



Location	Land Use	Year of mapping	Mapping scale
93m SE	Railway Sidings	1894	10560
100m SW	Railway Sidings	1950	2500
100m SW	Railway Sidings	1896	2500
100m W	Railway Sidings	1894	10560
103m SE	Railway Sidings	1896	2500
103m SW	Railway Sidings	1898	10560
108m SE	Railway Sidings	1955	10560
108m SE	Railway Sidings	1948	10560
110m SE	Railway Sidings	1896	10560
113m SE	Railway Sidings	1898	10560
113m SE	Railway Sidings	1966	1250
113m SE	Railway Sidings	1949	1250
114m SE	Railway Sidings	1950	2500
114m SW	Railway Sidings	1949	1250
114m SW	Railway Sidings	1966	1250
116m SW	Railway Sidings	1898	10560
119m SE	Railway Sidings	1967	2500
119m SE	Railway Sidings	1950	2500
123m SE	Railway Sidings	1950	1250
130m S	Railway Sidings	1894	10560
133m SE	Railway Sidings	1894	10560
145m S	Railway Sidings	1916	2500
148m SE	Railway Sidings	1967	2500
148m SE	Railway Sidings	1950	2500
161m SE	Railway Sidings	1898	10560
193m SE	Railway	1896	-
234m W	Railway Sidings	1896	10560

This data is sourced from Ordnance Survey/Groundsure.



22.5 Royal Mail tunnels

Records within 250m**0**

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m**1**

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 112 >](#)

Location	Description
238m S	Abandoned

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m**18**

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 112 >](#)

Location	Name	Type
86m S	Not given	Multi Track
88m S	Greenwich Park Branch Line	rail
91m S	Greenwich Park Branch Line	rail
108m SE	Not given	Multi Track
119m SW	Not given	Multi Track
200m SW	Catford Loop Line	rail
200m SW	Catford Loop Line	rail
201m SW	Not given	Multi Track



Location	Name	Type
201m SW	Catford Loop Line	rail
202m SW	Catford Loop Line	rail
203m SW	Not given	Multi Track
204m SW	Catford Loop Line	rail
204m SW	Catford Loop Line	rail
205m SW	Catford Loop Line	rail
206m SW	Catford Loop Line	rail
209m SW	Not given	Multi Track
227m SE	Not given	Multi Track
234m S	Not given	Multi Track

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/ ↗.



20 APPENDIX 4 – SITE PHOTOGRAPHY



1.



2.



3.



4.

21 APPENDIX 5 - 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 11 provides a means of calculating the overall risk; while Table 12 provides the qualitative assessment based on the risk score.

Table 11: 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 12: 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 13: Risk Classification System

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

22 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