ENVIRONMENTAL DESK STUDY
AND
PRELIMINARY
RISK ASSESSMENT

Windlesham Plant Centre
Church Road
Windlesham
Surrey
GU20 6BL

apple environmental

September 2020

Contents

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1 Introduction and objectives

1.1 Introduction

Apple Environmental Limited has been appointed to provide a Phase I environmental desk study report in support of a planning application for the redevelopment of the site for the construction of a single dwelling.

1.2 Aim

The principal aim of a Phase I environmental report is to gather the information needed in order to be in a position to assess the presence and/or significance of any land contamination on this site. The resultant information then enables a preliminary risk assessment to be carried out to conclusions in which an acceptable degree of confidence can be placed. These conclusions form the basis of the conceptual site model (CSM). The CSM therefore highlights any potential pollutant linkages at the site based on current and historical use of the land and its immediate surroundings, and if appropriate, proposes further investigation. Any such further investigation will focus on areas currently and previously used for purposes that may give rise to contamination and will take account of land use in the proposed future development, one of the principal goals being the reduction of any uncertainty in the CSM (BSI 10175:2011+A2:2017).

1.3 Objectives

The broad objectives of this report are to obtain information in order to:

- provide information from which likely contaminant-pathway-receptor relationships can be identified;
- evaluate the environmental setting of the site and to identify sensitive receptors;
- assess the likelihood of finding contamination on site, its nature and extent; and
- determine the need or requirements for further investigation, by means of generic or detailed risk assessment.

2 Site history

2.1 Introduction

The site is located in Windlesham, Surrey.

2.2 Historical maps

Historical mapping and other archive material has been consulted to ascertain the past use of the site.

1870 - 1895

The site is occupied by a single structure located on the northwestern section of the site. A road running in a west to east direction runs along the southern boundary of the site.

Structures are also present to the immediate west, southwest, south and northwest of the site, along with a large structure located 40m to the southeast; labelled as a rectory. A well appears to be associated with those located to the south. A church is present 90m to the northwest, whilst a grave yard is located 110m to the northwest.

1896 - 1897

An unknown round feature, presumed to be a water tank, is located 70m to the north of the site.

1912 - 1915

The aforementioned structure to the south of the site appears to have been demolished. The associated well is also no longer present.

1934

The aforementioned road to the south of the site is labelled as Church Road.

1961 - 1978

The structure on the site appears to have been extended north and north-westwards. Part of which is now located outside of the site boundary.

1987

The structure located to the immediate west of the site is labelled as Cedars Coach House.

1989 - 2020

No visible changes to the subject site or immediate surrounding area.

2.3 Historical and archaeological records

Windlesham is a village in the borough of Surrey Heath, Surrey. Street and trade directories have been consulted as part of this study in an attempt to ascertain the nature of any development within the vicinity of the site.

The name Windlesham is derived from the Windle Brook which runs south of the village into Chobham. There is evidence of both Bronze Age and Neolithic occupation in the village, and it is believed to have originally existed as a small community within Windsor Great Park; built as a remote farming settlement around Surrey Heath.

Much of the area lies on Bagshot sand which gives rise to the aforementioned heathland. The acidic characteristics of the sandy soil have allowed Windlesham to develop since the 19th Century as a major area for commercial nursery gardens specialising in the cultivation of rhododendrons and azaleas amongst other acidic soil-loving garden shrubs. The Victoria County History of Surrey has recorded that at this time there were two large nurseries in the area, and that these were major employers of local labour in the area.

Other than agriculture, there appears to have been very little other commercial activity occurring in the village; other than local services typical of such an area. These days Windlesham is largely a residential commuter village.

2.4 Identified historical commercial/industrial sites

Through reference to historical data, the following features have been identified within 200m of the subject site with a potentially contaminative past land-use:

- an unspecified tank - 60m to the north (1974 - 1991); and
- a grave yard - between 90 and 162m to the northwest (1870);

There is also one record of a historical energy feature (electricity substation), located 11m to the south of the site between 1969 and 1992.

There are no recorded historical petrol and fuel sites having operated within 200m of the subject site, nor are there any records of historical garages which were once in operation within this distance.

More recent activities within the area are discussed below in Section 3.

3 Current setting

3.1 General

The subject site is currently in use as a public plant centre and is accessed via a driveway leading from Church Road. The site slopes southwards down towards Church Road where storm drains are present.

The ground surface of the driveway and parking area exists as old tarmacadam and compressed soil overlain by shingle. Some of the surface appeared to be in a poor state of repair. The original building on the northwestern section of the site, (shown on historical mapping) exists as a greenhouse constructed from brick lower wall sections and glazed upper walls and roof. Other structures in this area include a prefabricated poly-tunnel and a timber shed, each of which is surrounded by a paved ground surface.

The middle section of the site exists as an orchard and other soft landscaping. On the eastern section there is an area of overgrown vegetation with deposited items formerly used by the plant centre, including plastic plant pots, timber, old paving slabs and plastic guttering.

Photographs 1 to 10 below show some of the features described above.

Photograph 1 Showing the greenhouse on the northwestern section

Photograph 2 Showing the poly-tunnel on the northwestern section

Photograph 3 Showing the timber outbuilding on the northwestern section

Photograph 4 Showing the parking area

Photograph 5 Showing the orchard on the southern section

Photograph 6 Showing the existing soft landscaped area

Photograph 7 Showing the eastern section of the site

Photograph 8 Showing the access driveway

Photograph 9 Showing Church Road looking northwestwards

Photograph 10 Showing Church Road looking southeastwards

3.2 Development surrounding the site

Through reference to environmental datasheets, there are two commercial or industrial activities, or other potentially significant features which currently exist within 200m of the site:

- cutting, drilling and welding services - 4m to the west of the site: and
- an electricity substation - 29m to the south of the site.

There are no recorded petrol or fuel sites located within 250m of the site, and there are no underground high pressure oil or gas pipes recorded within 500m, nor are there any underground electricity transmission cables within 500m of the site.

4 Environmental setting

Ordnance Survey maps were used in conjunction with the MAGIC website (formerly English Nature's Nature on the Map) in order to ascertain the location of sensitive habitat areas and other places of special or scientific interest within the vicinity of the site.

The subject site itself is not located within a designated environmentally sensitive area; the closest of which is the Colony Bog and Bagshot Heath Site of Special Scientific Interest (SSSI), located 1.8km to the south.

At this same distance lies the Thursley, Ash, Pirbright & Chobham Special Area of Conservation (SAC), and the Thames Basin Heaths Special Protection Area (SPA).

There are also several woodland areas located within 2km of the site, the closest of which is an ancient and semi-natural woodland located 1.2km to the southeast.

5 Geology

5.1 Bedrock

Geological data states that the underlying geology of the specific area upon which the subject site lies consists of the Windlesham Formation (sand, silt and clay). This sedimentary bedrock was formed approximately 34 to 56 million years ago during the Palaeogene Period.

The thickness of bedrock at the subject site has not been confirmed.

5.2 Superficial deposits

BGS data suggests that there are no superficial deposits overlaying the bedrock at the location of the site.

5.3 Artificial deposits

BGS mapping does not record any artificial deposits overlying the geological deposits at this site location; however considering the characteristics of the site it is quite possible that there could be made-ground or possibly hardcore present beneath the structures and access driveway, where it may have been introduced in order to strengthen the ground to allow for vehicular access.

5.4 Borehole data

British Geological Survey (BGS) borehole data has been consulted for this study. A single borehole log has been detailed, which is expected to share similar geological strata to that which is present beneath the site.

SU96SW472 was a borehole located at Fromow's Nursery, Windlesham, 470m to the south of the subject site, and continued to a depth of 3m. The log details Bracklesham and Bagshot beds to the base of the borehole.

Groundwater was not recorded.

http://scans.bgs.ac.uk/sobi_scans/boreholes/19543888/images/14877481.html

5.5 Soil chemistry

Through reference to available data, the soil in the local area is expected to have a natural arsenic concentration of 15mg/kg, a cadmium concentration of 1.8mg/kg, a chromium concentration of 60 - 90mg/kg, a nickel concentration of 15 - 30mg/kg and a lead concentration of 100mg/kg.

5.6 Radon affected areas

According to the Health Protection Agency (HPA) mapping, the site is not located within a radon affected area, as less than 1% of properties are expected to be above the 'Action Level'.

Therefore, through reference to BR211, radon protective measures are not deemed necessary for any new residential development in this area.

5.7 Non-coal mining

Through reference to the environmental datasheets, there has been no history of coal mining within 75m of the site.

6 Hydrology

6.1 Groundwater

The expected geology beneath the site is bedrock of the Windlesham Formation, which according to the Environment Agency has been classified as a 'secondary A' aquifer.

This is designated when the geology has moderate permeability, capable of supporting water supplies at a local rather than strategic scale.

Through reference to the BGS borehole log above there was no record of groundwater presence, and therefore its depth cannot be confirmed.

The site does not fall within a groundwater Source Protection Zone (SPZ), and the closest recorded abstraction licence is registered to The White House 1.6km to the northeast. It is therefore presumed that groundwater is unlikely to be present at an accessible or particularly vulnerable depth beneath the subject site.

6.2 Surface water

According to Environment Agency data there are three surface water features within 250m of the site; the closest of which is a drainage system located 45m to the east.

With regards to the movement of surface run-off water at the site, in the areas of soft landscaping surface water would be expected to percolate directly through the soil and into the semi-permeable bedrock. Conversely, where there is hard surface cover, such direct processes will be inhibited, presumably resulting in surface run-off in a southerly direction towards the aforementioned storm drains located along Church Road.

6.3 Flooding

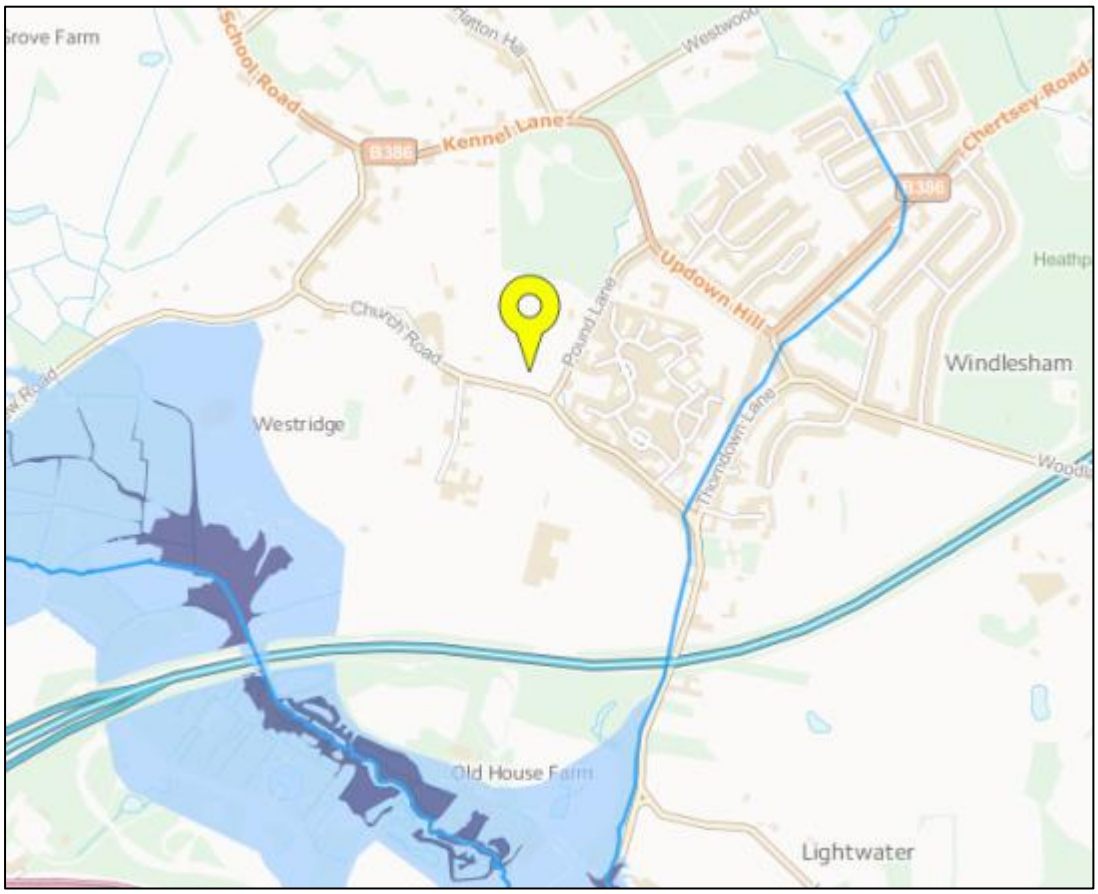
6.3.1 Surface water flooding

Through reference to the Ambiental Risk Analytics Flood Map, the subject site has been designated as being at negligible risk from surface water flooding. The closest area deemed to be at higher risk lies around 40m to the east along Pond Lane.

6.3.2 Fluvial flooding

Through reference to Environment Agency fluvial flood data the site falls within a designated Flood Zone 1; hence the annual probability of flooding from rivers here is deemed to be low. The nearest Flood Zones 2 lies around 550m to the northwest of the site whilst the nearest Flood Zone 3 lies around 720m to the southwest of the site, as shown below in Figure 3.

Figure 3 Showing the nearest fluvial flood risk areas to the site



Proposed development site

Flood Zone 2 Flood Zone 3

6.4 Discharge consents

According to environmental datasheets there are no licensed discharge consents within 250m of the site.

7 Waste and other infilled land

7.1 Landfill

Environment Agency data, environmental datasheets and historical maps referenced during the compiling of the report indicate that there have been no historical landfill sites within 1500m of the subject site.

7.2 Infill

According to environmental datasheets no land infilling has occurred on site or within the surrounding area.

7.3 Other waste facilities

There is one other recorded Environment Agency permitted waste facility within 500m of the subject site.

This is a co-disposal landfill site located 44m to the south of the site.

8 Available contaminated land information

8.1 Statutory contaminated land

Environmental datasheets state there are no sites determined as Contaminated Land under Part 2A of the EPA 1990 within 500m of the site.

8.2 Planning search

Previous planning applications have been referred to for this area of Windlesham in order to determine whether or not land contamination has been a material consideration in any corresponding decision.

Through reference to Surrey Heath Borough Council planning records there appear to have been no requests for contaminated land investigations within the vicinity of the site; hence no other desk study or site investigation reports have been referred to during the compiling of this current assessment.

8.3 Other environmental incidents

Environmental datasheets state that there have been no recorded environmental incidents within 250m of the site.

9 Conceptual site model

9.1 Sources

Historical mapping suggests that the site has been occupied by a single structure since at least 1870 with alterations and additions occurring in the 1960s. The site has been historically used as a nursery garden for the manor house located to the immediate northwest of the site, before its most recent use as a plant centre.

The ground surface at the site is variable with a tarmacadam and compressed soil driveway and parking area, paved areas and soft landscaping. Made-ground or hardcore is quite likely to be present beneath the buildings and driveway.

It is not expected for the buildings on site to have asbestos-containing materials present and there does not appear to have been any previous demolition on the site. There is also no evidence of any historical fuel tanks. In addition to this, there do not appear to be any off-site activities likely to have had an adverse impact on the site.

In considering these highlighted activities and features, potential contaminants would appear to include the following:

- heavy metals and other inorganics (within made-ground);
- hydrocarbons (petroleum and PAHS possibly within made-ground or from the presence of vehicles); and
- ground gases including methane and carbon dioxide (generated within made-ground).

9.2 Receptors

The receptors that would generally need to be considered are construction workers and future site occupiers, in addition to which the proposed building structure itself and any associated underground services need to be considered, along with groundwater and other environmental receptors.

In this instance however groundwater is not expected to be present at a vulnerable depth in this location, and is therefore considered to be neither a receptor nor pathway. As a consequence, other off-site environmental media are also unlikely to be impacted by any possible ground contamination at the site.

9.3 Pathways

Consideration is being given to the change of use of the existing site for residential use, although at the time of compiling this report there were no final plans available. It is understood however that there are to be no new recreational soft landscaped areas introduced, and therefore the potential contamination pathways to receptors in this instance would appear to include the following:

- direct and indirect ingestion of soil and soil dust during construction;
- direct dermal contact with soil and soil dust during construction;
- direct inhalation of soil dust during construction;
- inhalation or ignition of gases and/or vapours; and
- direct contact with main services and building fabric below ground.

9.4 Possible pathway linkages

9.4.1 Heavy metals and other inorganics

- Direct and indirect ingestion of soil and dust - contaminated soil may be ingested by construction workers;
- dermal contact with soil and dust - inorganic contaminants may be absorbed through direct contact with contaminated soils by construction workers;
- inhalation of dust - airborne contaminated soil particles could be inhaled by construction workers; and
- contact with building materials and services - some inorganic contaminants within the soil may affect the properties of either through direct contact.

9.4.2 Hydrocarbons (petroleum and poly-aromatic)

- Direct and indirect ingestion of soil and dust - organic contaminated soil may be ingested by construction workers;
- dermal contact with soil and dust - organic contaminants may be absorbed through contact with contaminated soils by construction workers;

- inhalation of dust - airborne contaminated soil particles could be inhaled by construction workers;

- inhalation of vapours (indoors and outdoors) - vapours may be inhaled by construction workers or future building occupiers;

- ignition of vapours (indoors and outdoors) - flammable vapours may become ignited putting construction workers or future building occupiers at risk; and

- contact with building materials and services - hydrocarbons within the soil may affect the properties of either through direct contact.

9.4.3 Ground gases

- Inhalation of toxic gases - ground gases may be generated by any buried organic material, and inhaled by construction workers or future occupiers of the buildings; and

- ignition of flammable and explosive gases - gases may become ignited thereby putting construction workers or future building occupiers at risk.

9.5 Assumptions and uncertainties

9.5.1 Site history

It has been assumed that all relevant potentially contaminating activities and processes at the site have been identified. Where there is any uncertainty a precautionary approach will generally have been made.

9.5.2 Geology, surface water and groundwater

It has been assumed that the geological map is representative of the site; however any unexpected variation could affect the risk to groundwater beneath the site (if present). In addition to this, the nature and presence of groundwater beneath the site is similarly not known. This includes the possible rest level and flow direction; although this report has concluded that it is unlikely to be at a vulnerable depth in this location.

9.5.3 Contaminants

Although the presence of several contaminants is possible, their nature, location, concentration and mobility are not known.

9.5.4 Pathways

The absence of preferential flow paths such as pipe work, drains and service runs has not been confirmed.

9.5.5 Future site use

The likelihood or details of any future alteration or redevelopment of the site is not known, hence risk can only be ascertained with regard to the proposed use.

9.6 Assessment of risk

The perceived risk associated with identified linkages has been assessed below in Table 1. The risk algorithm used has been shown below in Figure 4. Risk has been assessed on the understanding that the site may be redeveloped for residential use with no additional soft landscaped recreational areas introduced.

Figure 2 Risk assessment algorithm

Potential severity	Risk rating						Severity of hazard	Probability of hazard	Overall risk
	5	5	10	15	20	25	5 = Fatality	1 = Improbable	1 - 6 Low
	4	4	8	12	16	20	4 = Major	2 = Remote	8 - 12 Moderate
	3	3	6	9	12	15	3 = Minor	3 = Possible	15 - 25 High
	2	2	4	6	8	10	2 = Negligible	4 = Probable	
	1	1	2	3	4	5	1 = None	5 = Certainty	
		1	2	3	4	5			
	Probability						Severity of hazard x probability = risk rating		

Table 1 Perceived risk to receptors

Source(s) identified	Identified pathways	Overall risk	Comments
Possible heavy metals and other inorganics hydrocarbons including PAHs, and ground gases	Direct ingestion of soil and dust	12	The likelihood of ingesting soil during construction work is low. Ingestion is most likely to be limited to trace quantities through unwashed hands or ingesting airborne dusts. However as the possibility exists for harmful contaminants to be present, the corresponding risk must be deemed to be moderate at least. The risk from ingestion during the occupation of the site would appear to be very low.
	Dermal contact with soil and dust	12	The potential for touching soil during construction work is high. It is also possible that some of the identified contaminants could exert a biological effect from absorption through the epidermis, or alternatively be transferred to the mouth. In either instance the extent of uptake is expected to be low, although as the possibility exists for harmful contaminants to be present, the corresponding risk must be deemed to be moderate at least. The risk from contact during the occupation of the site would appear to be very low.
	Inhalation of dust	8	The likelihood of inhaling fine soil particles during construction work is moderate, although the actual uptake volume of potentially contaminated soil particles via this pathway is expected to be very low. However as the possibility exists for harmful contaminants to be present, the corresponding risk must be deemed to be low - moderate at least. The risk from inhalation during the occupation of the site would appear to be very low.

Table 1 (Cont.) Perceived risk to receptors

Source(s) identified	Identified pathways	Overall risk	Comments
Possible heavy metals and other inorganics hydrocarbons including PAHs, and ground gases	Inhalation or ignition of gases or vapours	6	There is a low probability that hydrocarbon residue could be present, such that this would become a hazard through vapour inhalation or ignition. It is possible also that there may be some made-ground deposits on the site, such that these could liberate ground gases (methane and carbon dioxide). In either instance however it is doubtful that significant quantities of gases or volatiles will be present; hence the risk during both the construction phase and occupied phase is considered to be low.
	Direct contact with underground building fabric and main services	8	Some substances can potentially present a significant risk to building fabric or underground services. It has been highlighted above that the possibility exists for hydrocarbons and/or other potentially aggressive substances to be present, although it is doubtful that the identified activities would have resulted in any great amount of such here. However, for precautionary reasons the risk must at least be considered to be low-moderate due to unknowns.

10 Summary and recommendations

10.1 Summary

This report has been prepared in support in support of a planning application for the redevelopment of the site for a single dwelling, with existing driveway and no new areas of recreational soft landscaping. The site is believed to have been originally used as a nursery garden but has more recently been used as a plant centre.

The tarmacadam driveway is in a poor state of repair allowing a direct route to the underlying ground. It is further expected for the hard-surfaced sections of the site to be underlain by made-ground and/or hardcore - either of which could have introduced ground contamination.

In view of these highlighted features it has been concluded within the conceptual site model (CSM) that the potential exists for some degree of ground contamination to be present at the site. The CSM has also concluded that there are a number of pollutant linkages present such that these could link contamination to identified receptors; more specifically these are construction workers, and underground building fabric/services.

The absence of any soft landscaped recreational areas and the unlikely presence of significant ground gases or vapours appear to have eliminated any risk to future occupiers, whereas the expected absence of groundwater appears to have eliminated any risk to off-site environmental media.

10.2 Recommendations

Despite the possibility of ground contamination, the proposed site characteristics are such that there would not seem to be any need for an intrusive investigation.

More specifically, in the absence of any new soft landscaped areas, it is believed that the greatest risk would be associated with the construction phase of the development.

With this in mind, it is expected that any soil contamination could be adequately managed during the construction phase by means of a robust site risk assessment, and the use of appropriate PPE; on the basis that exposure would presumably be short-term only.

Secondly it is recommended that an informal observation strategy should be put in place during all ground-works that may take place as part of this redevelopment. Care should be taken during the working of the site to investigate any soils, which are suspected by sight, odour or suspicion, to be contaminated.

In the event of any discovery of potentially contaminated soils or other buried material, the location, type and quantity should be recorded, and the contaminated land officer at Surrey Heath Borough Council notified immediately. Approval should be sought prior to continuing groundworks or implementing any mitigation.

It is suggested that this proposed action should provide satisfactory reassurance in this instance. The findings from the investigation should allow any uncertainties or presumptions within the conceptual site model to be readdressed, and the risk reassessed accordingly.

11 Limitations

The results, comments and recommendations within this report are based upon the information made available at the time of undertaking this work, and relate to this specific work only. They must not be used to assess similar concerns at any other time, or at any other location.

Furthermore it should be pointed out that Apple Environmental Limited has been contracted to provide an objective preliminary risk assessment only, and as such has made every effort to achieve this aim.

Apple Environmental Limited will not be held responsible for the accuracy of information quoted from third party sources, and furthermore will not be held responsible for any subsequent outcomes arising from the implementation of recommendations herein based on this information.

12 References and other sources of information

1. Investigation of potentially contaminated sites - code of practice (BSI 10175:2011+A2:2017)

2. Groundsure EnviroInsight - historical mapping and environmental data report.

3. Natural England Nature on the map: http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx.

4. British Geological Survey website: http://www.bgs.ac.uk.

5. Environment Agency website: http://apps.environment-agency.gov.uk/wiyby/default.aspx.

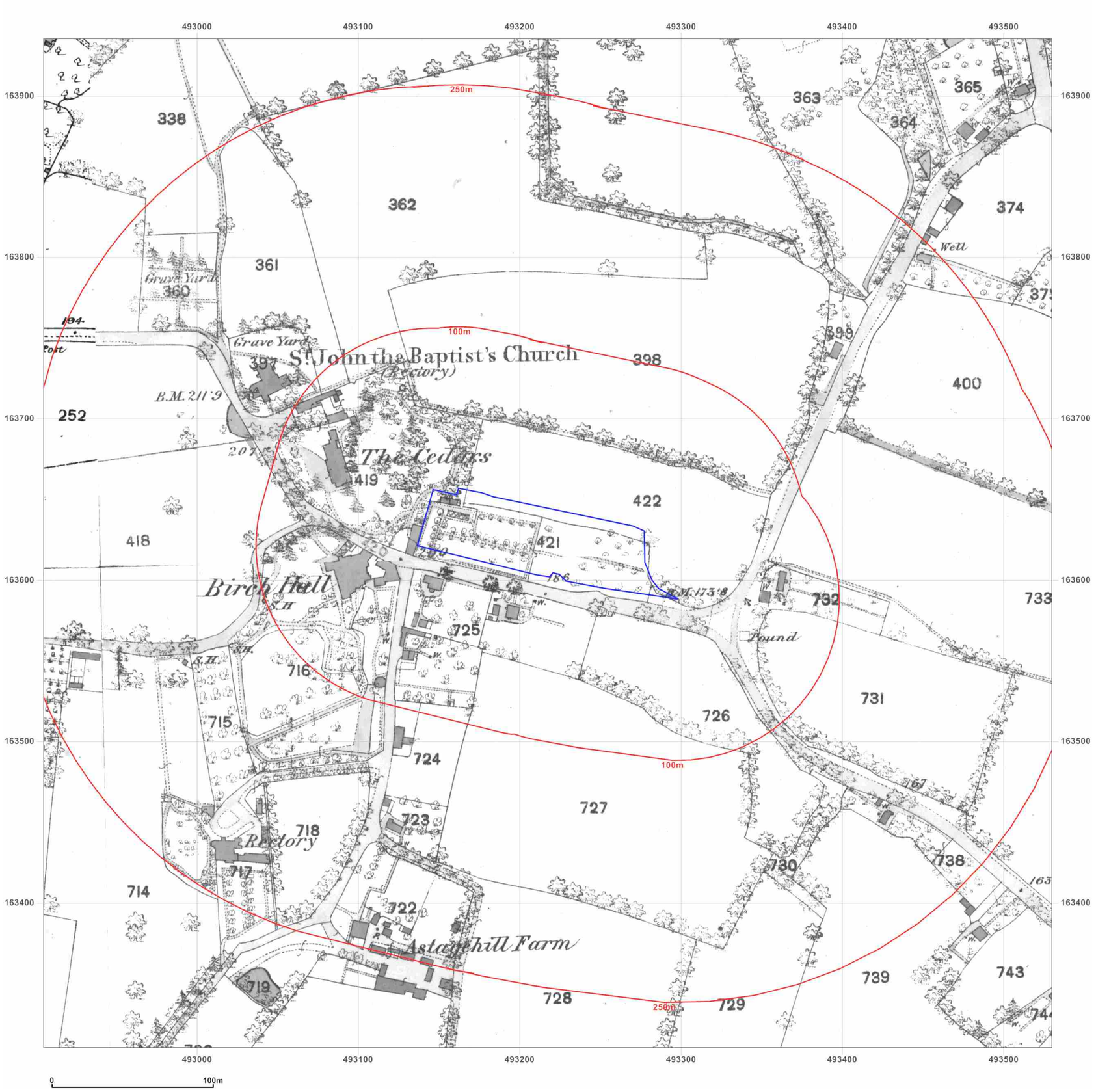
6. Wikipedia: www.wikipedia.org

7. http://www.invillages.com/villages_windlesham.php

8. http://www.exploringsurreyspast.org.uk/themes/places/surrey/surrey_heath/windlesham/

APPENDIX I

Historical maps



Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
CEDARS GARDEN NURSERY,
CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: County Series

Map date: **1870**

Scale: 1:2,500

Printed at: 1:2,500

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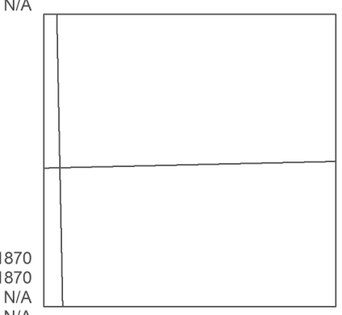
Surveyed 1870
Revised 1870
Edition N/A
Copyright N/A
Levelled N/A



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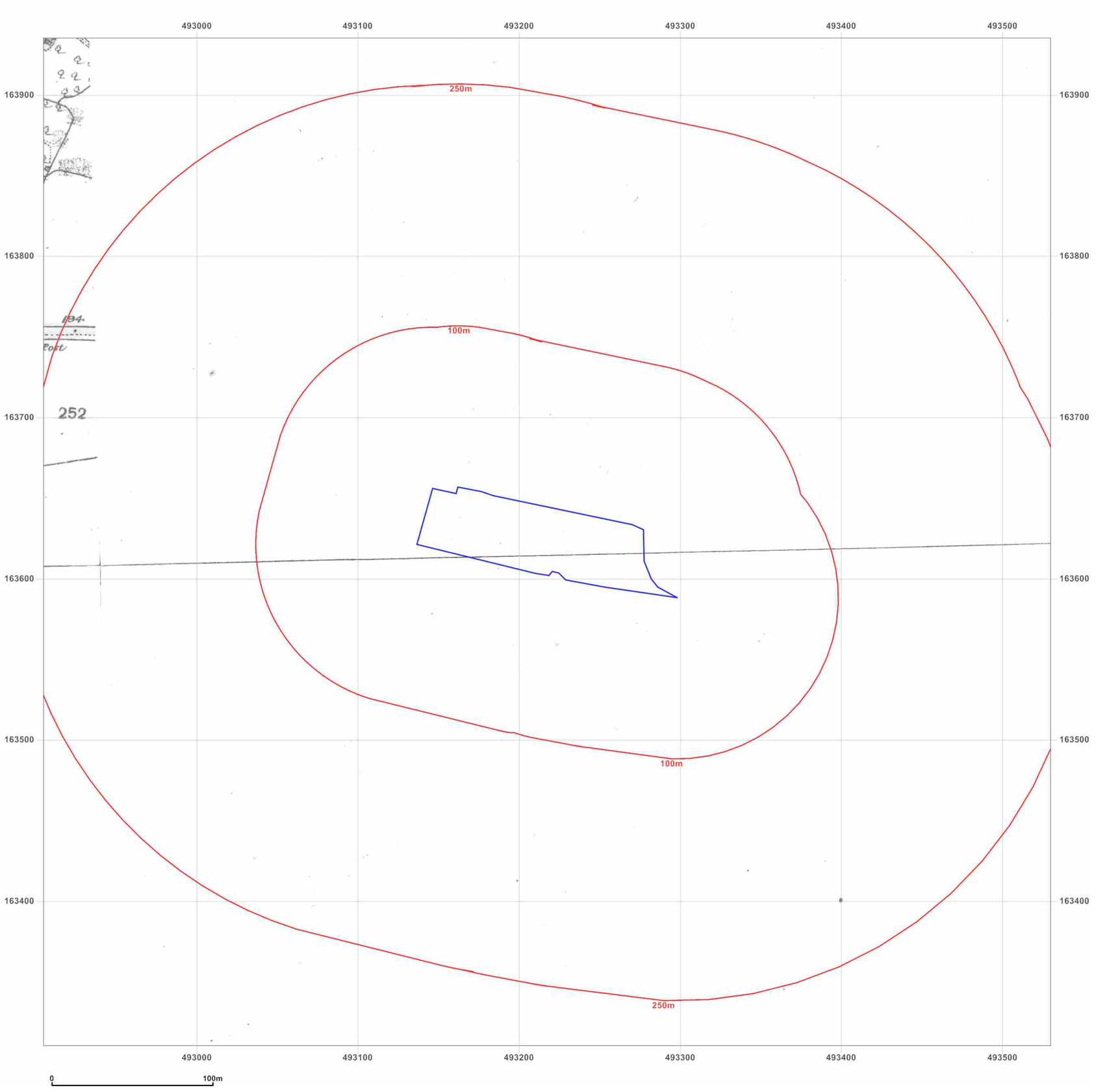
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

Production date: 09 September 2020

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



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Scale: 1:2,500

Printed at: 1:2,500

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Revised 1870
Edition N/A
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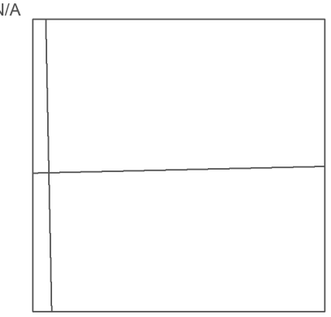

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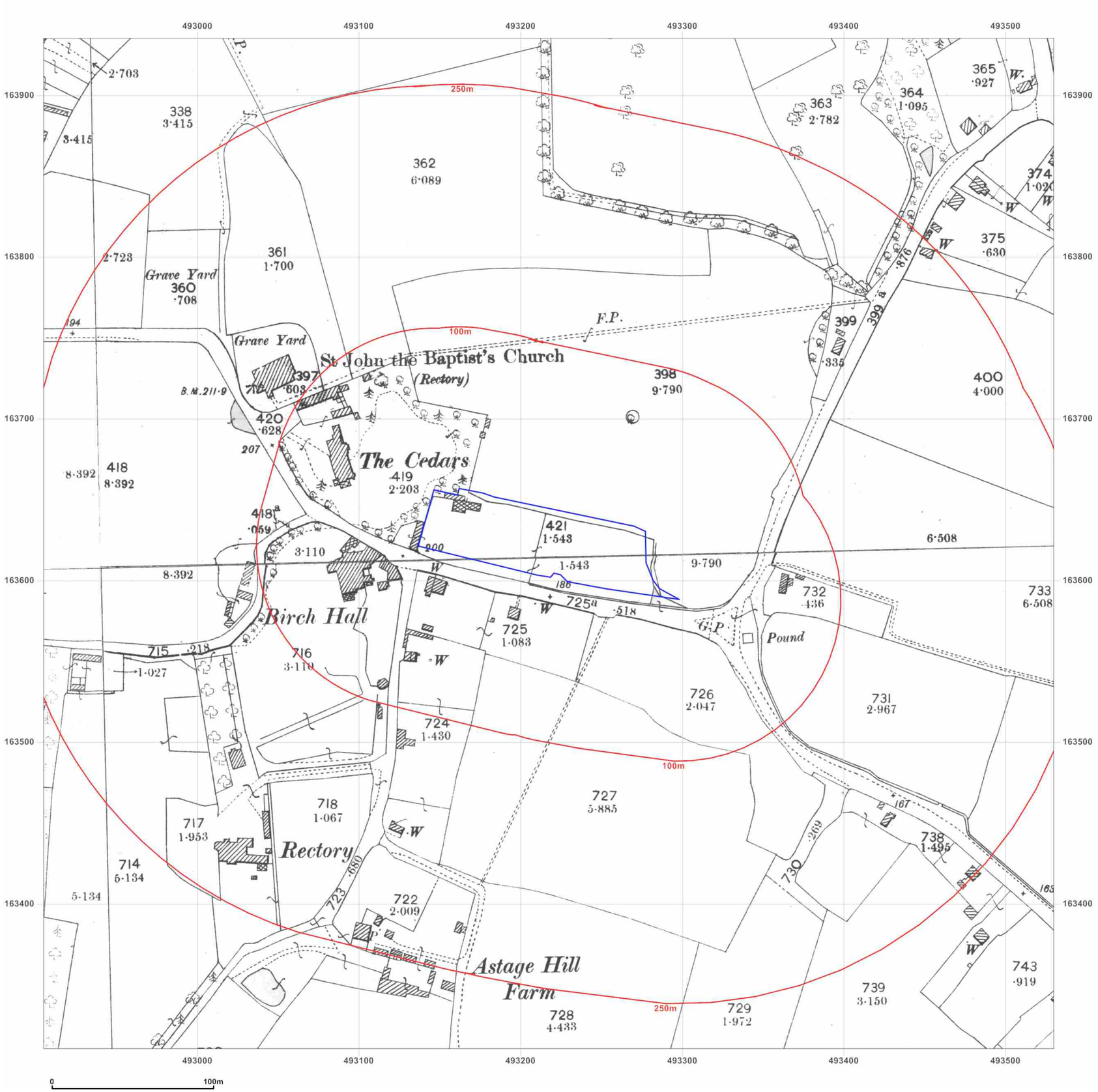

Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
CEDARS GARDEN NURSERY,
CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: County Series

Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500

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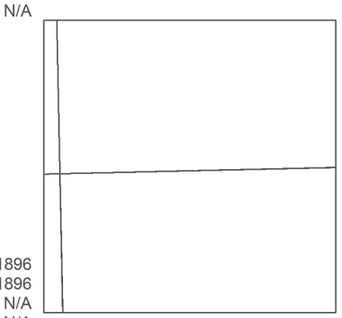
Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



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

Surveyed 1896
Revised 1896
Edition N/A
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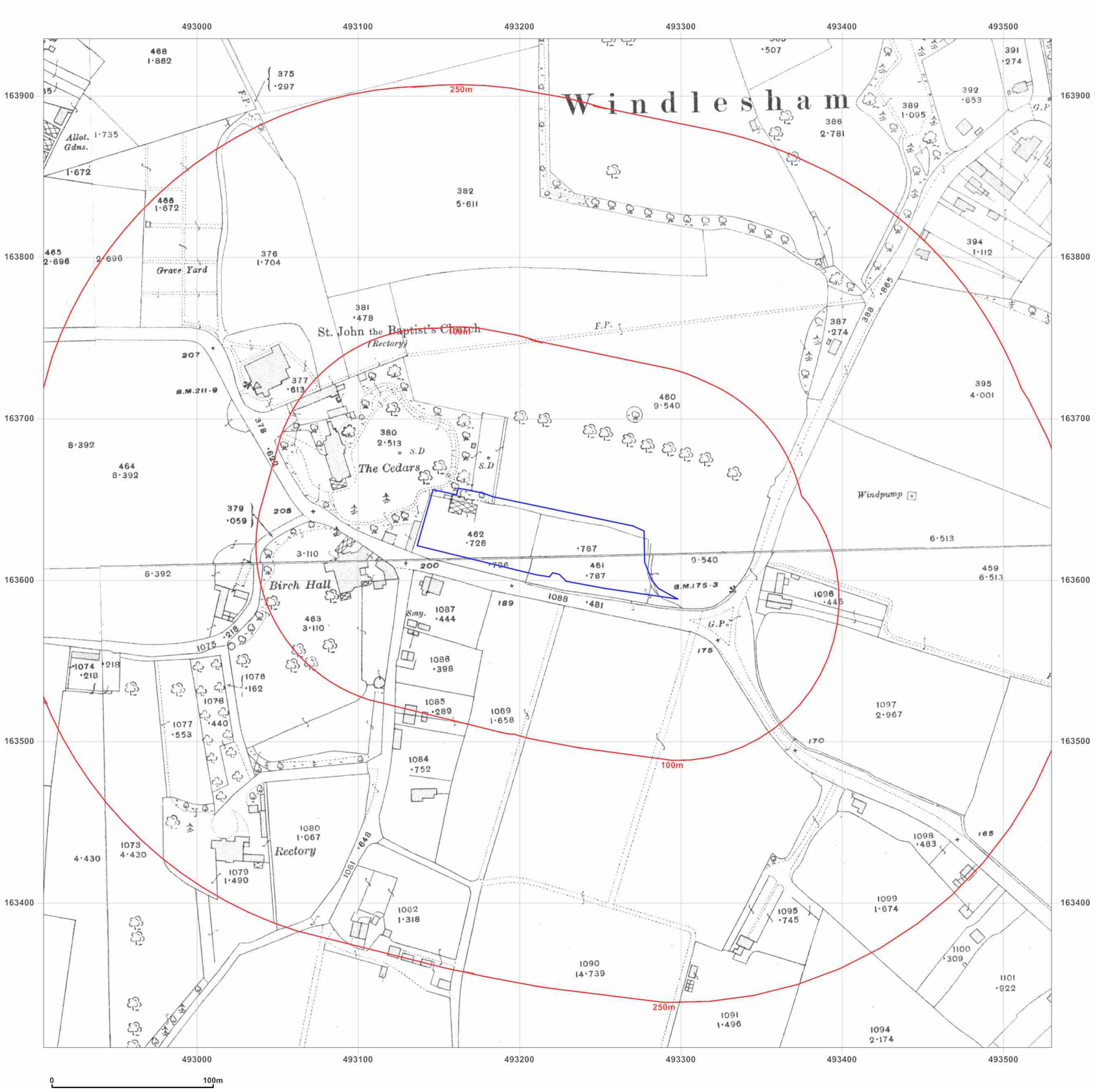

Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
CEDARS GARDEN NURSERY,
CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: County Series
Map date: **1915**
Scale: 1:2,500
Printed at: 1:2,500

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

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

Surveyed 1915
Revised 1915
Edition N/A
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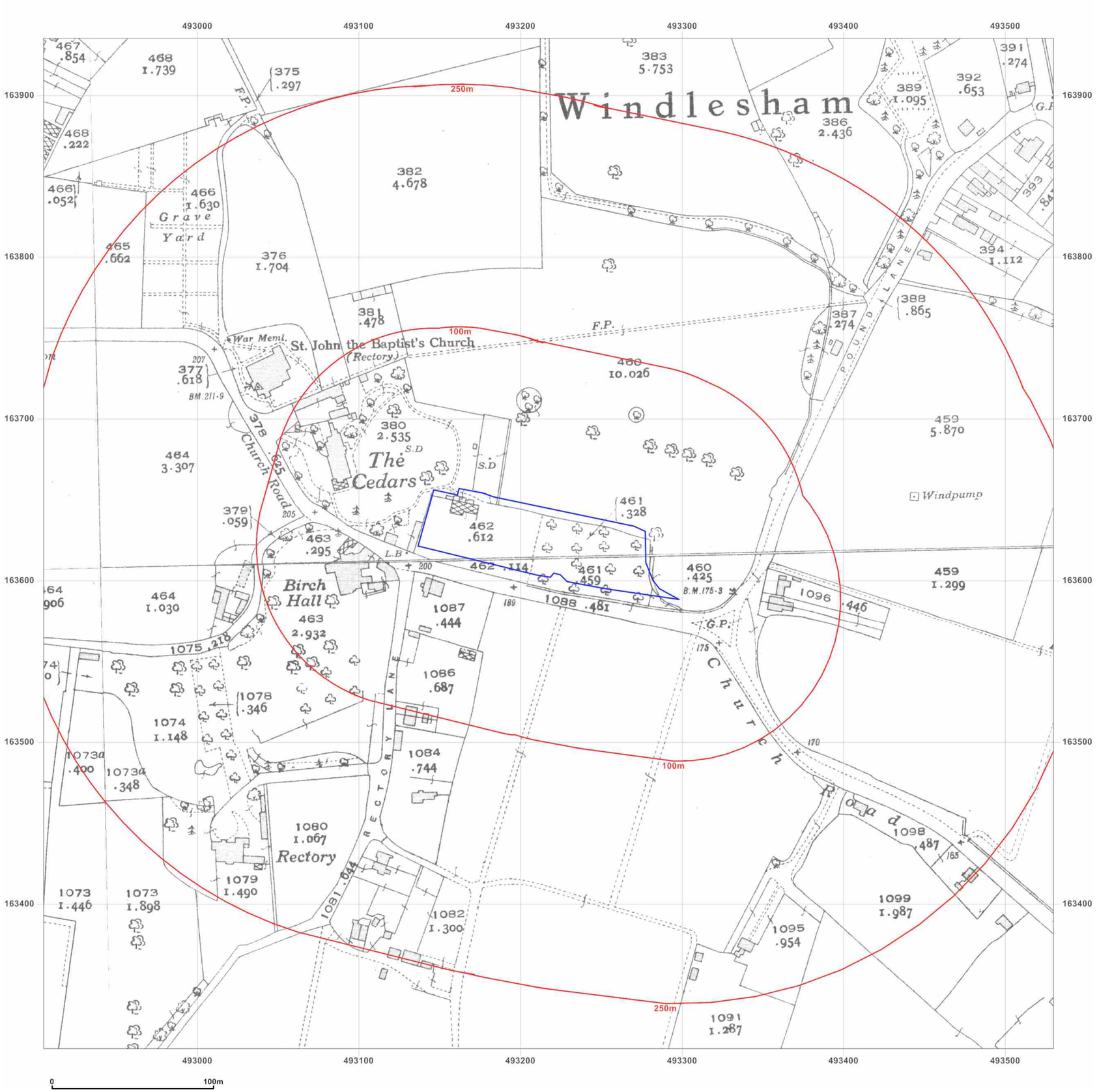

Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
CEDARS GARDEN NURSERY,
CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: County Series

Map date: **1934**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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

Surveyed 1934
Revised 1934
Edition N/A
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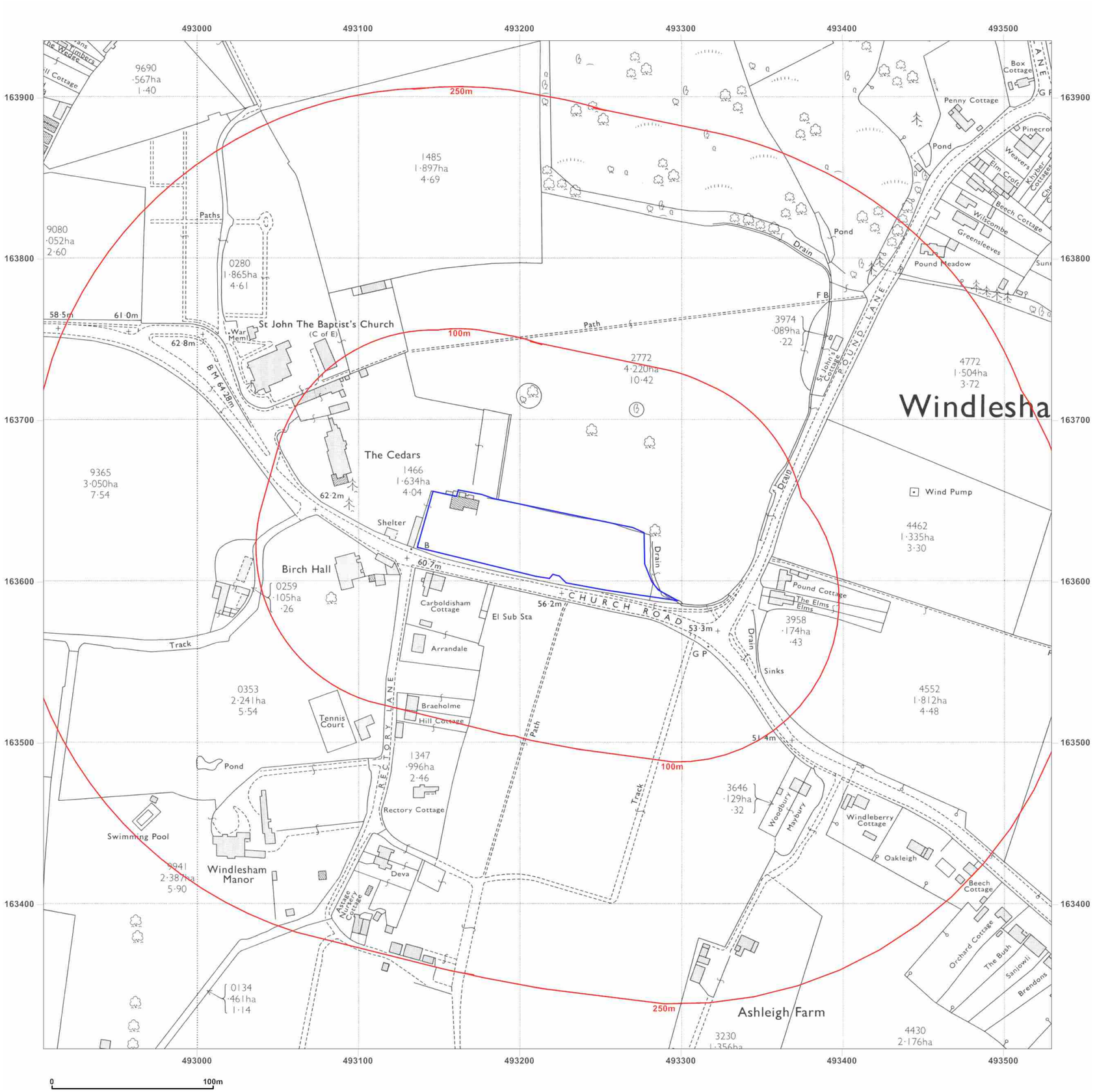

Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
CEDARS GARDEN NURSERY,
CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1969
Revised 1969
Edition N/A
Copyright 1970
Levelled 1950

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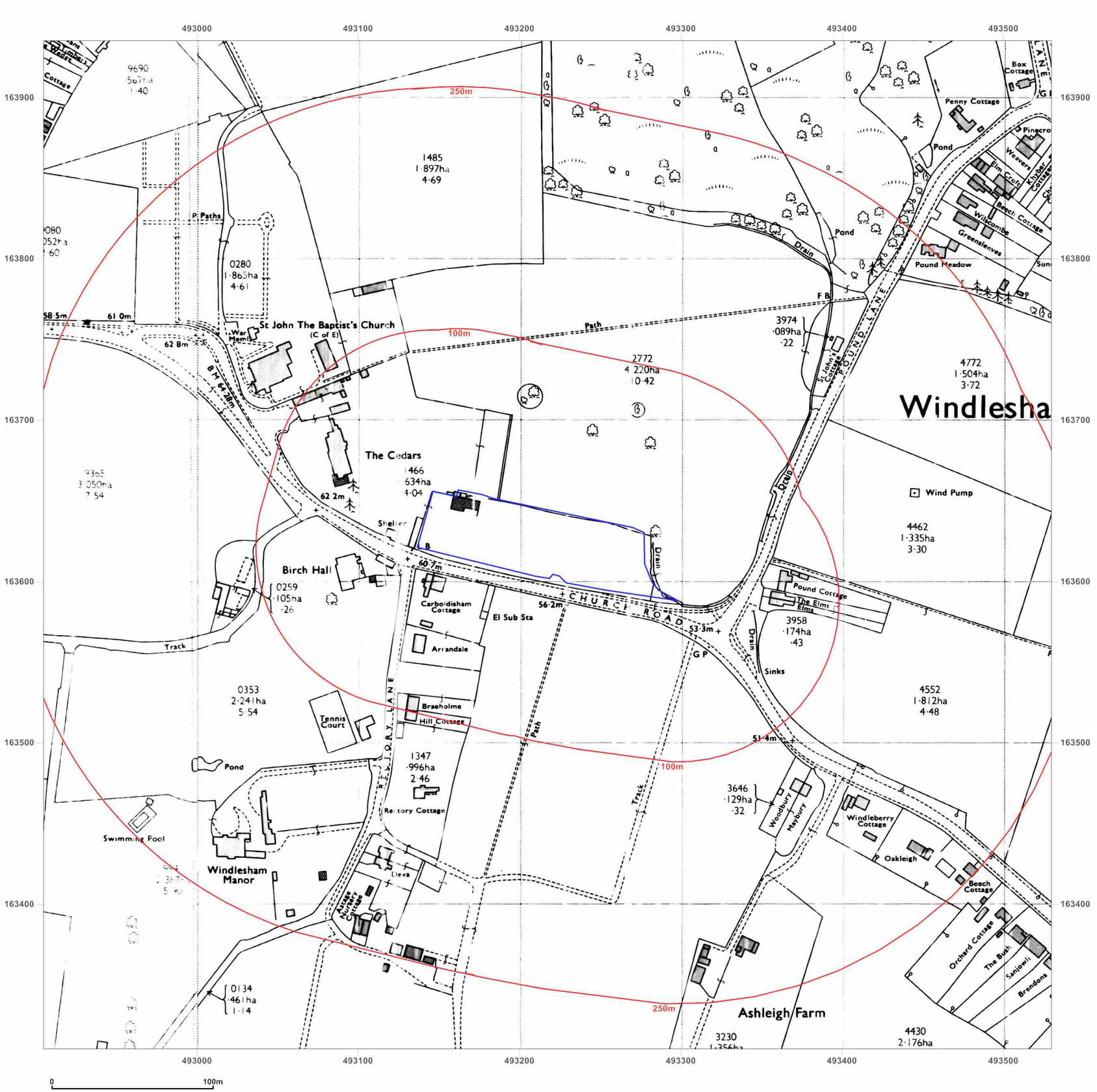

Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
CEDARS GARDEN NURSERY,
CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: National Grid

Map date: **1970-1974**

Scale: 1:2,500

Printed at: 1:2,500

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

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Revised N/A
Edition N/A
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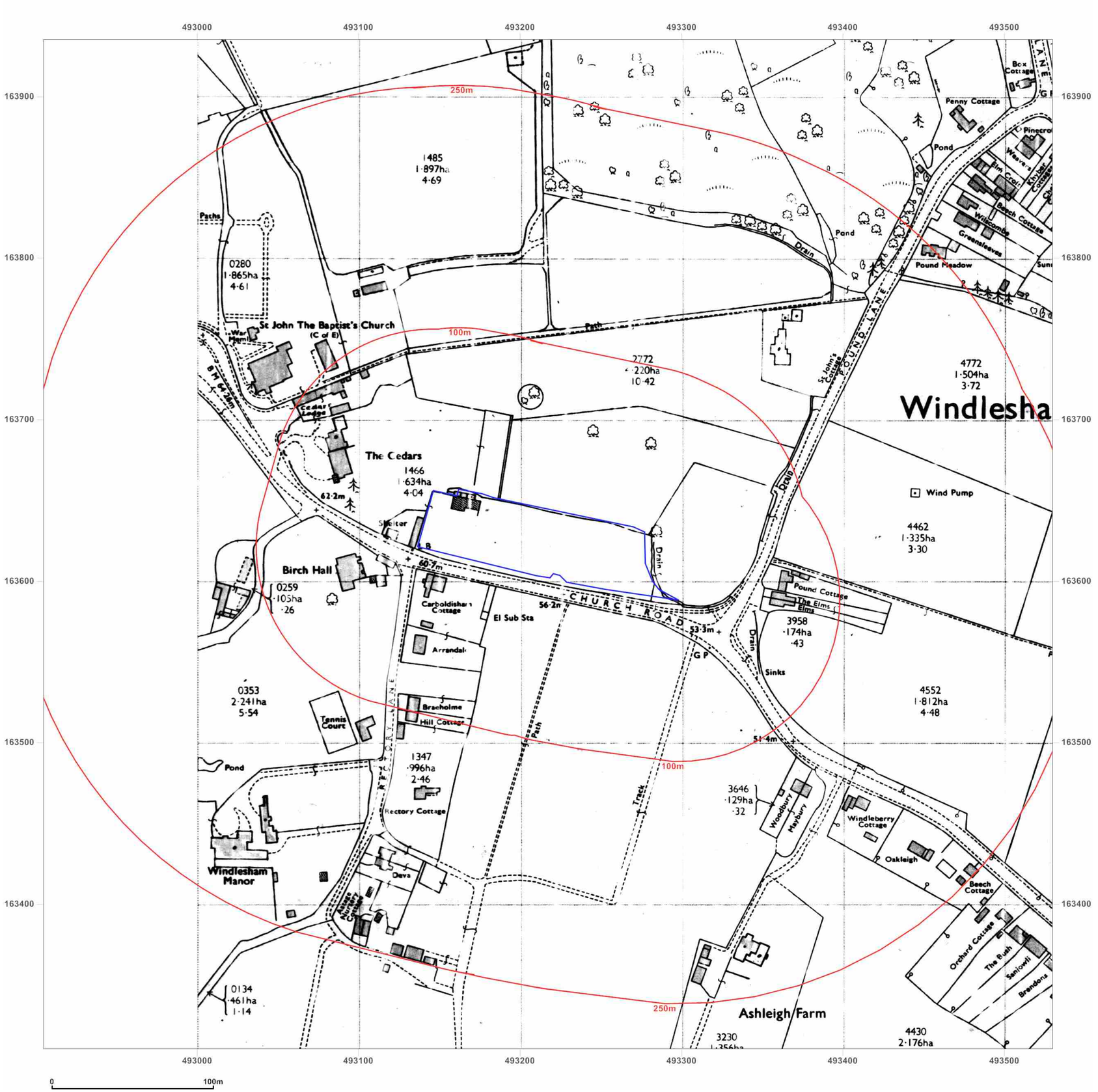

Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
CEDARS GARDEN NURSERY,
CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: National Grid

Map date: **1978**

Scale: 1:2,500

Printed at: 1:2,500

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

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Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
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CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: National Grid

Map date: **1987**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1985
Revised 1985
Edition N/A
Copyright 1987
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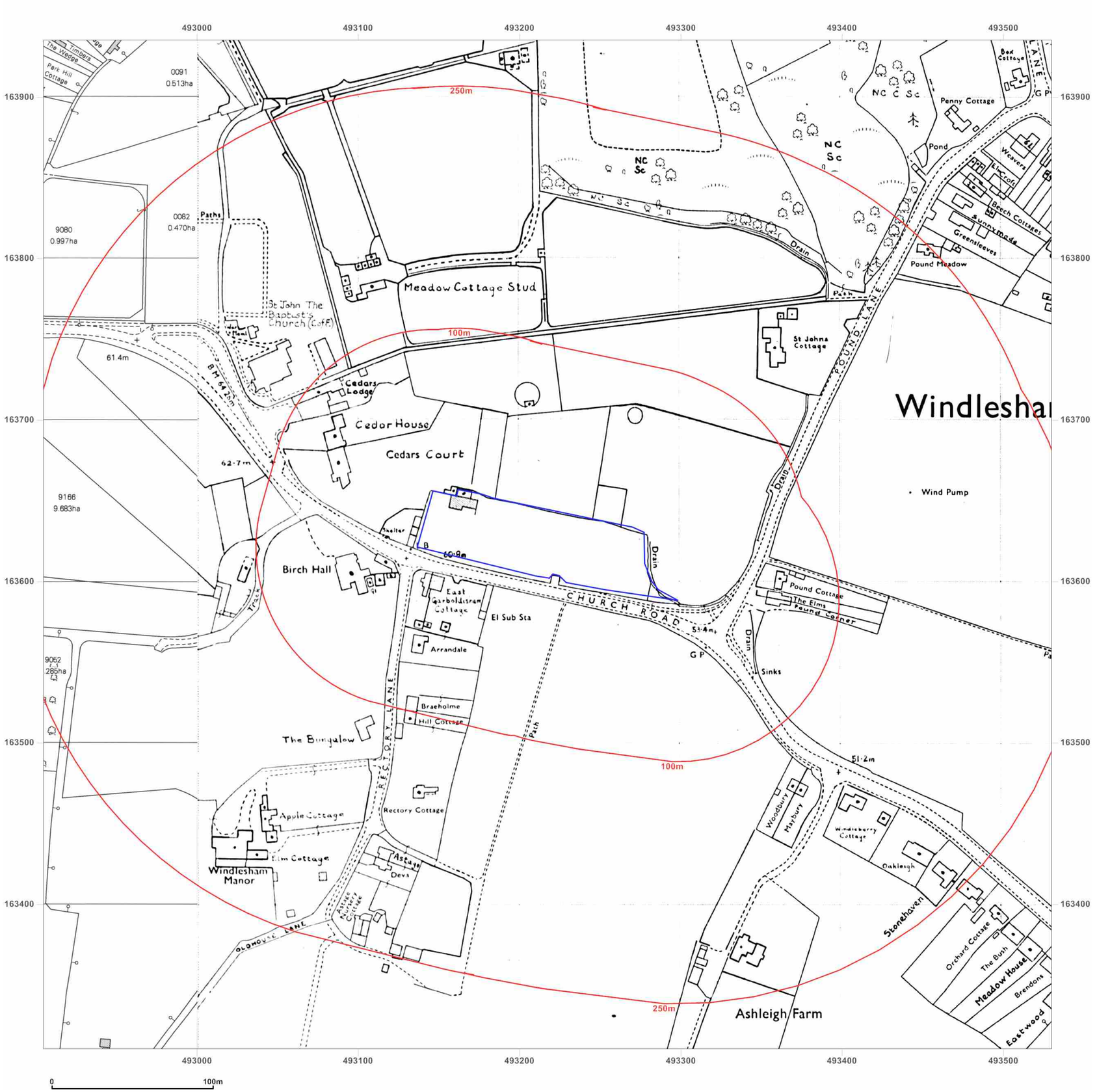

Site Details:

WINDLESHAM PLANT CENTRE,
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Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: National Grid

Map date: **1984-1989**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1969
Revised 1984
Edition N/A
Copyright 1984
Levelled 1969

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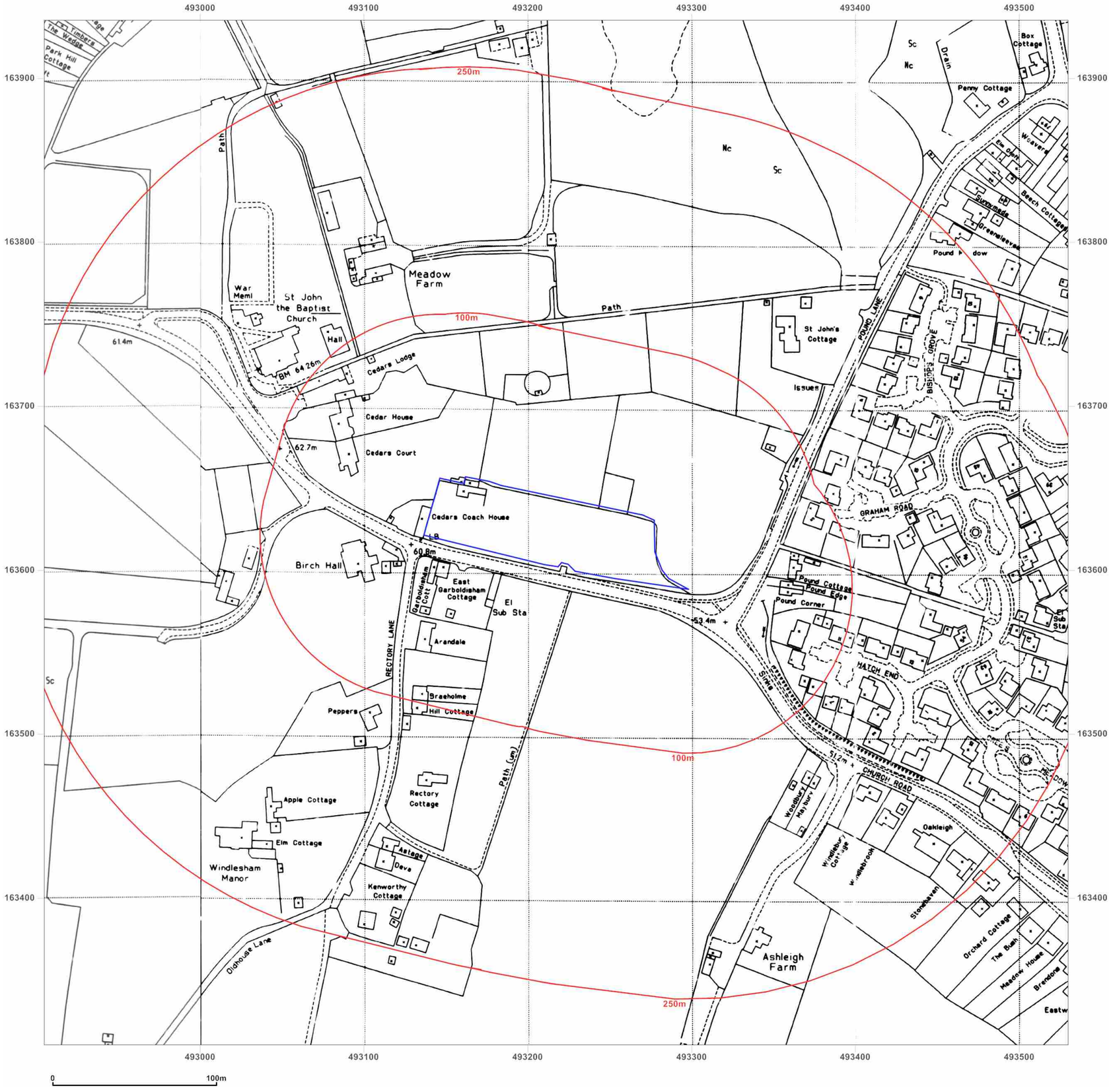

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Site Details:

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Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

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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 1992
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Groundsure INSIGHTS

Site Details:

WINDLESHAM PLANT CENTRE,
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CHURCH ROAD,
WINDLESHAM, GU20 6BL

Client Ref: CL-3013-WIN
Report Ref: GS-7037864
Grid Ref: 493217, 163623

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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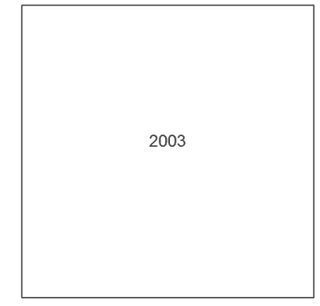

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APPENDIX II

Environmental and geological datasheets