

Big Yellow Staples Corner
Geotechnical and Geo-
Environmental
Preliminary Risk Assessment
(Desk Study)

For
Big Yellow Self Storage Company Limited

Project No.
14057

Date
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EXECUTIVE SUMMARY

SITE LOCATION	The site is located at an address of Renault/ Dacia, Staples Corner, North Circular Road, Brent Cross, NW2 1LY, at an Easting and Northing of 522626 E, 187399 N. The site is accessible via Edgware Road to the south west, leading to Adrian Avenue to the east.
PROPOSED DEVELOPMENT	<p>The proposed development is to comprise the demolition of the existing building and the construction of a self-storage facility (Use Class B8), with flexible office space (Use Class E(g)(i)) and external storage units (Use Class B8), with associated parking and servicing areas.</p> <p>For the purposes of contamination assessment, the development is considered to have a <u>Low</u> sensitivity end use.</p>
ENVIRONMENTAL SETTING	Available BGS information indicates the site is underlain by Made Ground, underlain by superficial deposits of Alluvium and River Terrace Deposits, overlying the London Clay Formation. The majority of the site is located in Flood Zone 2 and Flood Zone 3 encroaches the northwestern site boundary only.
CURRENT USE AND HISTORY	<p>The site covers an area of approximately 0.84Ha and is occupied by a car dealership. In the centre of the site, a 2-storey showroom unit is present, which is adjoined by a perpendicular single-storey unit to the north west and south east, forming a "T-shape" configuration. This building is surrounded by hardstanding car park.</p> <p>The site fell within the extent of the Brent Reservoir until 1920, when this land was reclaimed indicating likely infilled ground on site. The site remained undeveloped after 1920 until 1966, when the site was occupied by a General Post Office Storage Depot. After several layout changes of the depot, the site matched the current day layout in 2010, comprising a car showroom / dealership.</p>
GEOTECHNICAL HAZARDS	<p>The following potential geotechnical hazards have been identified to be present on site and in the vicinity:</p> <ul style="list-style-type: none"> ▪ Made Ground; ▪ Buried Obstructions; ▪ Shallow Groundwater; ▪ Shrink/Swell soils; ▪ Presence of Alluvium on site; ▪ Aggressive ground conditions to buried concrete; ▪ Historical mineral workings; ▪ Existing infrastructure; and, ▪ UXO.
CONTAMINATION ISSUES	<p>Given the site's environmental setting and known history, contamination is considered to present a LOW RISK to end users (due to the cover of hardstanding within the proposed development) and a MODERATE RISK to controlled water receptors. A MODERATE RISK is associated with ground gases and vapours. Potential sources of contamination comprise:</p> <ul style="list-style-type: none"> ▪ Made / infilled Ground onsite;

	<ul style="list-style-type: none"> ▪ Fuel / chemical storage onsite; ▪ Historical depot onsite; ▪ Various industrial product units to the north east, including vehicle servicing, coatings and finishing and horticultural equipment; ▪ Historical garages to the north / north west; ▪ Railway sidings to the south east; and, ▪ Various historical works / building yard to the south / south west. <p>Invasive plant species, such as Japanese Knotweed, have not been considered within this report.</p>
<p>RECOMMENDATIONS</p>	<p>Prior to any development a ground investigation should be designed by a competent person, implemented in accordance with current versions of BS10175:2011, BS5930:2015, BS EN 1997-1:2004 and BS EN 1997-2:2007 and reported in accordance with current technical guidance. It should provide information on the general ground conditions and target the identified potential contaminant linkages and potential geotechnical risks. Where appropriate, consideration should be given to soils reuse and waste classification.</p> <p>Land quality assessment is an iterative process and likely to be a condition of planning consent for the redevelopment. It is recommended that this report is submitted to the Local Authority as part of the planning process.</p> <p>It is recommended that a detailed UXO Risk Assessment be carried out by a suitably qualified specialist to further assess the risk and make recommendations for appropriate mitigation during both the intrusive ground investigation works and the subsequent construction of the proposed development.</p>

1.0 INTRODUCTION

1.1 Appointment

1.1.1 This report has been prepared by Campbell Reith Hill LLP (CampbellReith) on behalf of .Big Yellow Self Storage Company Limited (the Client) to support a full planning application for demolition of the existing building and the construction of a self-storage facility (Use Class B8), flexible office space (Use Class E(g)(i)) and external storage units (Use Class B8), with associated parking and servicing areas.

1.1.2 This report summarises environmental and geotechnical information relating to Staples Corner, road junction, Brent Cross, Barnet, NW2 1LY (hereafter referred to as the site). The limitations associated with this report follow the main text.

1.1.3 The site location, layout and intended development are presented in Appendix A.

1.2 Objectives

1.2.1 The objective of the report is to collate and interpret Phase 1 Desk Study information in order to provide:

- a) an overview of the site area including a description of the site's environmental setting;
- b) a review of the site's historical and industrial development;
- c) a preliminary qualitative environmental risk assessment and conceptual site model;
- d) a discussion of potential geotechnical risks and development considerations; and,
- e) recommendations for further surveys and reporting.

1.2.2 The contamination appraisal is intended to identify the likely presence of potential source-pathway-receptor contaminant linkages and provides a qualitative indication of the level of risk posed by potential ground contamination at the site. As such, this report has been prepared in accordance with the requirements laid down in the Environment Agency's Land Contamination Risk Assessment for a Tier 1 Preliminary Risk Assessment.

1.2.3 Further to this assessment, actions considered necessary to permit the redevelopment of the site are recommended.

1.2.4 This report supersedes the preliminary geoenvironmental information review letter previously issued to the Client (Ref: MBmb10011-CRH-XX-XX-RP-LQ-0001-Staples Corner-141222).

1.3 Basis of Assessment

1.3.1 The standards upon which this report is based are summarised in the Environmental Risk Assessment Standards and Supporting Information section, which follows the main text.

1.3.2 This report is based on a review of readily available information as detailed in Table 1.1 and a site walkover undertaken by a representative of CampbellReith on 29th September 2023. The desk study information is presented in Appendix B.

1.3.3 The Barnet Council Planning Portal has been searched for ground investigation reports relating to the site, however none have been identified.

Table 1.1 Information Reviewed

Reference Details		Author	Reference
British Geological Survey GeoIndex Onshore Viewer	https://mapapps2.bgs.ac.uk/geoindex/home.html	BGS	1
BGS 1:50,000 Scale Map Sheet No. 256	https://largeimages.bgs.ac.uk/iip/mapsportal.html?id=1001750	BGS	2
Groundsure Geo + Enviro Insight Report	Ref: GS-8428462, January 2022	Groundsure	3
Go Vauxhall Staples Corner, London, Phase I Environmental Site Assessment	Ref: R1620013096, November 2021	Ramboll	4
Groundsure Map Insight Report	Ref: GS-8428461, January 2022	Groundsure	5
Zetica UXO Risk Maps	https://zeticauxo.com/downloads-and-resources/risk-maps/	Zetica	6
DoE Industry Profiles	https://www.clair.co.uk/useful-government-legislation-and-guidance-by-country/198-doe-industry-profiles	Department of Environment	7

2.0 SITE DESCRIPTION AND ENVIRONMENTAL SETTING

2.1 Site Location

2.1.1 The site location is presented in Figure 1, Appendix A.

2.1.2 The site is located at an address of Renault/ Dacia, Staples Corner, North Circular Road, Brent Cross, NW2 1LY, at an Easting and Northing of 522626 E, 187399 N. The site is accessible via Edgware Road to the south west, leading to Adrian Avenue to the east.

2.2 Site Layout

2.2.1 A site walkover was undertaken by a representative of CampbellReith on 29th September 2023. Photographs from the walkover are included in Appendix C. Locations and directions of these photographs are included on an annotated site layout plan, included as Figure 2, Appendix A.

2.2.2 The site covers an area of approximately 0.84Ha and is occupied by a car dealership. In the centre of the site, a 2-storey showroom unit is present, which is adjoined by a perpendicular single-storey unit to the north west and south east, forming a "T-shape" configuration. This building is surrounded by hardstanding car park.

2.2.3 A site walkover was previously undertaken by Ramboll in October 2021 as part of their Phase 1 Assessment [4]. The following site features were noted by the site agent during their visit:

- The site was previously used for car maintenance / sales, with associated offices, academy for training, two-storey showroom, and a workshop. Car maintenance comprised MOT servicing and replacement parts. No spray painting was reportedly carried out on site and there are no known environmental permits held by the site.
- Two 3,225 litre above ground storage tanks were identified to the rear of the maintenance warehouse. One was half-full and contained fresh oil, and the other was used for waste fuel and oil, but was empty at the time of walkover. Both tanks were integrally banded, of steel construction, located over concrete hardstanding. Evidence of underground fuel storage was not identified.
- The site reportedly had most of its chemical storage cleared prior to Ramboll's site visit, however three empty 200 litre barrels labelled as AdBlue were found in the centre of the workshop. It is likely that lubricants, oils, screen washes etc. were stored on site when operational. Site personnel confirmed that chemical storage containers would have been stored above concrete hardstanding within the workshop area.
- An oil / water interceptor was present to the rear of the maintenance building. Personnel confirmed that it was regularly maintained although the frequency was not known.
- An asbestos survey was not available for review at the time of inspection, and the site contact was not aware of the presence of any asbestos on-site, however the presence of asbestos could not be ruled out given the age of the building. Reference to an Asbestos Survey Report for the site indicates that asbestos was not found to be present.

- An electricity substation operated by UK Power Networks is located in the north of the site.

2.3 Surrounding Land-Use

- 2.3.1 The site is bound by the River Brent to the north west, immediately beyond which is a Travelodge (Denmark House), TBK Tiles Factory Outlet, and an accompanying car park. The north western site boundary comprises a concrete retaining wall which forms the southern channel wall to the River Brent. The form of construction of the wall is currently unknown, however the water level in the river is approximately 3m lower than the site.
- 2.3.2 To the north east, the site is bound by a viaduct associated with a multi-track railway line (Midlands Main Line and Thameslink), aligned in a north west to south east direction. Integrated beneath the railway viaduct are a number of service units, the majority of which are for vehicle servicing. The units are accessible via Adrian Avenue, bounding the site to the east. Beyond this, Junction 1 of the M1 Motorway is located and is accessible via Edgware Road, which bounds the site to the south and south west.
- 2.3.3 Immediately south east of the site, the North Circular Road is raised on a flyover perpendicular to the railway bridge. An elevated pedestrian walkway is located to the south.
- 2.3.4 The site is bound to the south west by Edgware Road.
- 2.3.5 Staples Corner Retail Park, Staples Corner Business Park, and Aquarius Business Park are situated approximately 100m south east, south west, and west of the site respectively.
- 2.3.6 The Brent Reservoir lies c. 200m west of the site.

2.4 Redevelopment Proposal

- 2.4.1 The proposed site redevelopment is shown in Figure 3, Appendix A.
- 2.4.2 The proposed development comprises the demolition of the existing building and the construction of a self-storage facility (Use Class B8), with flexible office space (Use Class E(g)(i)) and external storage units (Use Class B8), with associated parking and servicing areas.
- 2.4.3 The proposal includes the erection of a six-storey self-storage facility (Use Class B8) operated by Big Yellow Self Storage. The facility will comprise a permanent ground floor and first floor providing 2,430m² and 538m² (GIA) of self-storage floorspace respectively (Use Class B8).
- 2.4.4 Flexi office space will be provided on the ground floor of the proposed building. This unit will measure 378m² of gross internal area (GIA).
- 2.4.5 External storage units are proposed along the north-western elevation at the ground floor level, which will provide 160m² GIA of storage space.
- 2.4.6 These buildings are to be surrounded by hardstanding to the north, east and west, including a service yard and car parking in the north of the site. Soft landscaping is proposed on the north western, south western and south eastern site boundaries.
- 2.4.7 For the purposes of contamination assessment, the development is considered to have a Low Sensitivity end use.

2.5 Topography

2.5.1 LiDAR elevation data obtained for the site is shown in Figure 4, Appendix A.

2.5.2 The site lies at approximately 40m AOD and there is no major topographic variation on site. The River Brent bounding the site to the north west has an approximate surface level of 37m AOD at the site based on interrogation of available LiDAR data and Google Earth Pro.

2.6 Invasive Plant Species

2.6.1 Whilst the potential presence of invasive plant species is beyond the scope of this report, Japanese Knotweed was observed on the northwestern site boundary during the site walkover (see Photo 16, Appendix C).

2.6.2 It is understood that the Client has procured a Japanese Knotweed survey under separate cover (Ref: RS/12455A_S/DMAB, August 2023).

2.7 Geology

2.7.1 British Geological Survey (BGS) boreholes available via the GeoIndex Onshore Viewer [1], 1:50,000 scale BGS geological map sheet No. 256 [2] and the site-specific Groundsure Geo + Enviro Insight report [3] indicate the site to be underlain by Made Ground, underlain by superficial deposits of Alluvium and River Terrace Deposits, overlying the London Clay Formation.

2.7.2 The site geology is summarised in Table 2.1. The associated references are provided in Table 1.1.

Table 2.1 Summary of Anticipated Geology

Strata	Depth to Base (m bgl)	Thickness (m)	Typical Description
Made Ground	2.85 – 5.00	2.85 – 5.00	Man-made cohesive and granular soils associated with the historic development of the site. The thickness of this layer might be greater than indicated on the exploratory records based on the development history of the site. It is possible that Made Ground may contain relict foundations and concrete obstructions. Made Ground was generally described as either gravel, ash, broken glass, rubble, or, firm brown, grey mottled silty clay.
Superficial Deposits - Alluvium	3.00 – 7.10	c. 1.00	Described on BGS logs as stiff to firm fissured silty clay. However, potentially can be soft and organic.
Superficial Deposits - River Terrace Deposits	5.30 – 8.10	c. 1.00	Dense subrounded flint of Gravel.
London Clay	> 30.50	-	Stiff grey silty clay.

2.7.3 BGS borehole records TQ28NW59-60 for two locations in the north of the site indicated the Made Ground to be between approximately 2.85 and 3.55m in thickness but was potentially 5.00m at one location.

2.8 Ground Stability Hazards

2.8.1 The Groundsure Report [3] assigns the following hazard ratings for ground stability:

- Collapsible Ground: NEGLIGIBLE RISK
- Compressible Ground: VERY LOW RISK (surrounded by a band of "Moderate" off-site)
- Ground Dissolution: NEGLIGIBLE RISK
- Landslide: VERY LOW RISK
- Running Sand: VERY LOW RISK (surrounded by a band of "LOW" off-site)
- Shrinking or Swelling Clay: MODERATE RISK

2.8.2 Significant thicknesses of Made Ground may be present on site, and as such the risk for compressible and collapsible ground is considered to be MODERATE until proven otherwise.

2.8.3 The Groundsure report [3] highlights past surface ground workings on site. This is likely attributed to the infilling of the Brent Reservoir which was shown on site on 1873-1920 Ordnance Survey mapping prior to be channelised to the north of the site. No other former coal or non-coal mining has been identified to have taken place on site.

2.9 Seismicity

2.9.1 The national foreword to BS EN 1998-1:2004+A1:2013 'Eurocode 8: Design of Structures for Earthquake Resistance – Part1' states there are no requirements in the UK to consider seismic loading, and the whole of the UK may be considered an area of very low seismicity in which the provisions of EN 1998 need not apply.

2.10 Hydrogeology

2.10.1 The site hydrogeology is summarised in Table 2.2 based on information within the Groundsure report [3].

Table 2.2 Summary of Hydrogeology

Type	Description
Superficial Deposits: Alluvium / River Terrace Deposits	Secondary A Aquifer - comprises permeable layers that can support local water supplies and may form an important source of base flow to rivers.
Bedrock Deposits: London Clay	Unproductive Aquifer – comprise layers of low permeability that have negligible significance for water supply or river base flow.
Source Protection Zone	Not recorded within 2km.
Groundwater Abstractions	Not recorded within 2km.
Groundwater Vulnerability	Medium.

2.10.2 Shallow groundwater may be present within the granular superficial deposits (River Terrace Deposits) and as perched groundwater on top of the cohesive superficial deposits (Alluvium). As such groundwater is anticipated within the River Terrace Deposits at c. 5.30 to 8.10m bgl.

2.10.3 The site is considered to have a Low-Moderate Sensitivity with respect to hydrogeology. The sensitivities are based upon the definitions provided in NHBC R&D66, as amended to include the requirements of the Water Framework Directive and the EA's River Basin Management Plans.

2.11 Hydrology

2.11.1 The site hydrology is summarised in Table 2.3 based on information within the Groundsure report [3].

Table 2.3 Summary of Hydrology

Type	Distance	Description
Surface Waters	<5m NW 200m W	River Brent. Brent Reservoir (Welsh Harp).
Surface Water Abstractions	-	Not recorded within 2km.
Flooding	On site	Flood Zone 2. Flood Zone 3 encroaches the northwestern site boundary only.

2.11.2 The River Brent bounds the site to the north west and flows into the Brent Reservoir to the west. Both water bodies are assigned a 'Moderate' overall quality by the EA.

2.11.3 The site should therefore be considered to have a Moderate-High Sensitivity with respect to hydrology, based upon the guidance detailed for the hydrogeological assessment above.

2.12 Radon

2.12.1 BGS information included in the Groundsure report [3] confirms that the site is in a lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Consequently, no radon protective measures are necessary in the construction of new dwellings or extensions. A LOW RISK is therefore adjudged in this regard.

2.12.2 Whilst basements are not anticipated for the proposed development, BRE 211: Radon – Guidance on Protective Measures for New Buildings (2015) notes that all basements are at increased risk of elevated levels of radon regardless of geographic location, because more walls are in contact with the ground as well as the floor, and reduced natural ventilation below ground level increases the risk of elevated radon levels. In addition, the Management of Health and Safety at Work Regulations (1999) require the assessment of health and safety risks. Both the Health and Safety Executive (HSE) and UK Health Security Agency (UKHSA) state that this should include the measurement of radon for occupied below ground workplaces (occupied for more than 1 hour per week / 52 hours of the year), irrespective of whether a site is situated in a radon affected area. This is the responsibility of the Employer. For residential

developments, UKHSA advise that consideration should be given to testing for radon if the basement includes a room that is used regularly.

2.12.3 Should basements be included within the proposed development, this radon assessment would need to be updated.

2.13 Sensitive Land Uses

2.13.1 A review has been made of Designated Ecological and Heritage sites using desk study information provided by Groundsure [3] and is summarised in Table 2.4. The main purpose of this is to identify receptors that may be at risk due to potential contamination at the site and to highlight sensitive land uses identified by the sources consulted. It should be noted that this review does not constitute a formal environmental / ecological assessment and further works may be required in this regard.

Table 2.4 Summary of Designated Sites

Type	Description
Ecological	Brent Reservoir – SSSI and Local Nature Reserve. 85m W.
Heritage	Not identified.
Archaeological	Not identified.

3.0 SITE HISTORY AND INDUSTRIAL SETTING

3.1 Site History

3.1.1 Information relating to the site history has been obtained by reference to historical Ordnance Survey, National Grid, and Landline mapping provided Groundsure Map Insight report [5] and is summarised for the site and its surroundings in Tables 3.1 and 3.2.

Table 3.1 Site History

Date	Development
1865-1920	The site falls within the Brent Reservoir, which extends approximately 600m off-site to the east.
1935-1936	The site is no longer occupied by the Brent Reservoir. It is assumed the land has been reclaimed (likely infilled).
1936-1955	The site remains undeveloped.
1967-1969	The site is occupied by a General Post Office Depot, with unlabelled buildings present on the north eastern boundary.
1973-1981	Mapping incomplete.
1981-1995	A depot building occupies the centre of the site. Two/three smaller unlabelled outbuildings are interchangeably detailed in the west of the site.
2001-2003	The main building changes configuration to a rectangle. No outbuildings are detailed onsite.
2010-2023	The site is mapped in a similar layout to that of the present day, with a "T-shaped" building occupying the centre of the site.

Table 3.2 Adjacent Land History

Date	Development	Distance and Direction
1865	Brent Bridge	10m W
1873	Viaduct / railway Brent Gas works	10m E 250m E
1896-1915	Earthworks Expansion of railway land / sidings	50m NW, 100m SE 100m SE
1920	Brent Gas Works no longer shown	250m E
1935-1951	River Brent diverted to man-made channel Greyhound racing stadium Residential development Mattress works Oxygen works Biscuit works Lime pits	<10m NW 50m E 100m N 100m S 150m W 200m SW 300m W

Date	Development	Distance and Direction
1954-1955	Land formerly occupied by Brent Reservoir reclaimed, with sloping indicated by banks of River Brent Garage Works (engineering) Building yard labelled within existing works Paint brush factory	10-150m W 20m NW 50m SW 100m SW 250m S
1967-1975	Three unlabelled buildings present Garage Former biscuit works / paint brush factory now labelled a furniture factory	NE boundary 50m N 100-250m S
1975-1977	Garage no longer present Stadium no longer present	20m N 50m E
1978-1984	Staples Corner road junction in present-day layout	0-100m all directions
1986-1993	Garage replaced with Denmark House Works buildings no longer present Works and factory buildings no longer labelled Railway sidings replaced with unlabelled buildings	20m NW 50m SW 100-150m SW 100m SE
2001-2022	Business park	50m W

3.1.2 The site fell within the extent of the Brent Reservoir until 1920, when this land was reclaimed indicating likely infilled ground on site. The site remained undeveloped after 1920 until 1966, when the site was occupied by a General Post Office Storage Depot. After several layout changes of the depot, the site matched the current day layout in 2010, comprising a car showroom / dealership.

3.1.3 A cluster of potentially contaminative historical industrial features were present 50-250m south / south west of the site between the 1930s and 1980s, including between 1935 and 1984, a cluster of potentially contaminative land uses were present between 50-250m south / south west of the site. These include oxygen works, biscuit works, furniture factory, mattress works, engineering works, builder's yard and a paint brush factory. 20m to the north west, a garage is present between 1954-1984.

3.1.4 Throughout the duration of 20th and 21st century historical mapping, the road layout adjacent to the site is seen to increase in complexity until the present-day layout, known as Staples Corner.

3.2 Regulatory Consultation

London Borough of Barnet Environmental Health Department

3.2.1 CampbellReith commissioned the London Borough of Barnet Environmental Health Department to produce an Environmental Information report for the site (Ref: SSSR/23/02924). The full report, dated 15/03/2023, is included in Appendix B. In summary, the following was confirmed:

- There are no landfills recorded within 250m of the site.

- The site has historically been used as a storage depot (circa 1969). There was also a garage near the northern site boundary (circa 1969).
- A Phase 1 Desktop Study was undertaken by ENVIRON in October 2015 for planning application no. 15/07594/FUL. The report is not currently available on the planning portal.
- There are no processes authorized under the Environmental Protection Act 1990 Part 1 / Pollution Prevention Control Regulations 2000 recorded within 250m of the property.
- The Council are in the process of risk assessing all sites across the borough for historical contamination under Part IIA of the Environmental Protection Act. This site has been designated as low risk.
- Planning conditions for any residential development would require soil sampling.
- The Council are not aware of any private water supplies.

3.2.2 CampbellReith has reviewed an existing 2021 Phase 1 Desktop Study for the site undertaken by Ramboll (Ref: R1620013096) [4], which also includes consultations with the London Borough of Barnet Environmental Health Department. The consultations also included the provision of a third-party report, "URS 2014. Brent Cross Cricklewood Ground Investigation and Remedial Strategy Report – Phase 1A North Highway Development (Doc No: 47065005-GE-RPT-011)". The URS report has not been seen by CampbellReith, but the following was noted by Ramboll:

- *"Two boreholes (BH442 and BH443) were drilled in the south of the subject site, from which soil samples were collected for analysis. A hydrocarbon odour was reported in both boreholes relating to the Made Ground, and black groundwater was reported in BH443. URS compared laboratory analysis results to commercial human health criteria, and did not identify significant hydrocarbon contamination in the soils. Concentrations of lead (four (4) times the criteria) and total cyanide (twice the criteria) exceeding commercial human health criteria were identified in BH442, and concentrations of iron (twice) exceeding commercial human health criteria were identified in BH443. No other exceedances were identified. A groundwater sample was collected from borehole 443, but no elevated concentrations of contaminants were recorded. No elevated ground gases were identified. URS concluded that no remedial actions were required in the BH442 and BH443 area, as the concrete hardstanding present is sufficient to mitigate risks to human health."*

London Fire Brigade

3.2.3 CampbellReith commissioned the London Fire Brigade to undertake a petroleum tank environmental search on the site, in accordance with the Environmental Information Regulations 2004.

3.2.4 A thorough search of current and historical files and databases revealed no petroleum tank information for the site. This does not confirm the absence of such features and two above ground oil storage tanks were noted during a site walkover carried out by others [4].

3.2.5 The consultation (Ref: 30/014861/JC), dated 12th May 2023, is included in Appendix B.

3.3 Unexploded Ordnance (UXO)

3.3.1 A preliminary review has been made of the UXO risk presented by the site based upon the assessment matrices in Tables 5.1 - 5.3 of CIRIA C681 ('Unexploded Ordnance (UXO) – A guide for the construction industry').

3.3.2 Zetica UXO Risk Mapping [6] shows the site to be located in an area of "LOW – MODERATE bomb density". There are no abandoned bombs, UXO finds or strategic targets recorded within 1km of the site.

3.3.3 Zetica were commissioned by CampbellReith to produce a UXO Pre-Desktop Study Assessment for the site, which is included in full in Appendix B. The assessment confirmed the following:

- WW1 and WW2 strategic targets are present within the vicinity of the site.
- During WW2, the site was within the Municipal Borough of Hendon, which officially recorded 507 No. High Explosive bombs with a bombing density of 48.9 bombs per 405 hectares. The site was close to the Municipal Borough of Willesden, which officially recorded 648 No. High Explosive bombs with a bombing density of 139.8 bombs per 405 hectares.
- Readily available records have been found to indicate that several High Explosive bombs fell in close proximity to the site.

3.3.4 It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the site.

3.3.5 UXO is considered to present a MODERATE RISK to the site.

3.4 Tunnels and Infrastructure

3.4.1 A review of CampbellReith's internal database, GISSMo (Geographic Information Systems Site Model), has not uncovered tunnels and / or infrastructure on the site itself.

3.4.2 However, the Elstree – St Johns Wood 400kV cable tunnel is shown approximately 20m to the south. In addition, the Groundsure report [3] indicates this to be present approximately 15m south. The safeguarding zone of this asset is understood to extend onto the south western area of the site and consultation will therefore be required with National Grid prior to intrusive ground investigation.

3.4.3 It should be noted that the above review does not constitute a formal review of all buried utilities that may be present at the site.

3.5 Current Industrial Setting

3.5.1 Table 3.3 summarises identified industrial features, which may present a potential source of contamination to the site based upon the Groundsure report [3], which should be consulted for further details. Unless otherwise stated, only those features that are within the stated review distances have been included.

Table 3.3 Industrial Setting

Type	Distance Reviewed	Distance from Site	Description
Contaminated land register entries and notices	<500m	-	Not recorded within review distance.
Landfills	<250m	-	Not recorded within review distance.
Waste transfer / Treatment Stations	<100m	-	Not recorded within review distance.
Potentially infilled land	<250m	On site	Likely associated with former extent of Brent Reservoir.
Pollution incidents	<50m	-	Not recorded within review distance.
Environmental permits	<150m	-	Not recorded within review distance.
Discharge consents	<100m	45m W	Miscellaneous discharge to River Brent. Revoked in 2004.
Fuel stations	<200m	-	Not recorded within review distance.
Current / recent industrial land uses	<100m	On site On site 20m NE 50m SW	Car dealership. Electricity substation (post 1987). Vehicle servicing / industrial products units (coatings and finishings, and horticultural equipment) within viaduct arches. Electricity substation (post 1987).
Historical industrial land uses	<100m	-	Included in Section 3.1.
Control of Major Accident Hazards (COMAH) sites	<500m	-	Not recorded within review distance.

3.5.2 Potentially contaminative features are considered further in the Preliminary Conceptual Site Model in Section 4.0 of this report.

4.0 PRELIMINARY CONCEPTUAL SITE MODEL & QUALITATIVE RISK ASSESSMENT

4.1 Introduction

4.1.1 Current practice for land contamination evaluation involves classification of risk for each of the identified contaminant source-pathway-receptor linkages. These are summarised below, considering the desk study information obtained.

4.2 Classification of Risk

4.2.1 Risk is defined by the combination of two factors: i) the probability of an occurrence (expressed as a likelihood); and ii) the consequence of it happening (expressed as a severity). The definitions of these categories are defined in the Environmental Risk Assessment Standards and Supporting Information section to the rear of this report, together with definitions of the classifications of probability and consequence. The procedure for classifying risk is summarised in Table 4.1.

Table 4.1 Classification of Risk

Probability (Likelihood)		Consequence			
		Severe	Medium	Mild	Minor
Probability (Likelihood)	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

4.3 Potential Sources of Contamination

4.3.1 Table 4.2 summarises the potential contamination sources that have been identified on or near the site. The potential contaminant types associated with these is then given based upon a review of industry profiles [7] and anecdotal information.

Table 4.2 Potential Sources of Contamination

Feature	Location	Potential Contaminants
Made / infilled Ground	On site	GG, M, TPH, PAH, ACM
Fuel / chemical storage / vehicle servicing	On site	BTEX, MTBE, TPH, PAH, VOC
Substation	On site	TPH, PAH
Historical depot	On site	M, TPH, PAH, IC, ACM

Feature	Location	Potential Contaminants
Various industrial product units, including vehicle servicing, coatings and finishing and horticultural equipment	20m NE	M, TPH, PAH, BTEX, MTBE, VOC, ACM, IC
Historical garages	20m NW, 50m N	M, TPH, PAH, VOC, IC
Railway sidings	100m SE	M
Various historical works / building yard	50-250m S/SW	M, TPH, PAH, VOC, IC
Notes: M – Metals. TPH – Total Petroleum Hydrocarbons. VOC – Volatile Organic Compounds. ACM – Asbestos Containing Materials. PAH – Polycyclic Aromatic Hydrocarbons. Polychlorinated biphenyls. GG – Ground Gases. IC – Inorganic compounds. BTEX – benzene, toluene, ethylbenzene and xylene. MTBE – methyl tert-butyl ether.		

4.4 Receptors and Exposure Pathways

4.4.1 Potential risks have been identified based on the proposed site use, the receptors and potential pathways by which the receptor/s may be exposed to the contaminant source/s. These are presented in Table 4.3.

Table 4.3 Receptors and Exposure Pathways Following Site Redevelopment

Receptor	Pathway	Risk
End Users	Ingestion of soil / dust	Low*
Neighbours		Low*
Construction Workers		Moderate**
End Users	Inhalation of soil / dust	Low*
Neighbours		Low*
Construction Workers		Moderate**
End Users	Dermal contact with soil / dust / water	Low*
Neighbours		Low*
Construction Workers		Moderate**
End Users	Inhalation of vapour from soil / dust	Moderate
Neighbours		Low-Moderate
Construction Workers		Moderate**
End Users	Consumption of vegetables / plants	No likely source pathway receptor linkage
End Users	Migration of soil gases to confined spaces / structures	Moderate
Construction Workers		Moderate**
Building		Moderate
End Users		Low-Moderate

Receptor	Pathway	Risk
Neighbours	Inhalation of vapour from groundwater	Low-Moderate
Construction Workers		Moderate**
Surface Waters	Migration of water borne contaminants from on site	Moderate
Groundwater Aquifer	Migration of contamination from surface and/or subsurface to groundwater	Low-Moderate
Groundwater Aquifer	Migration of water borne contamination from off-site	Low-Moderate
End Users	Movement of contaminants to engineered structures (water pipes)	Moderate
Sensitive Land Use (SSSI etc.)	Uptake by flora / fauna associated with sensitive land use	No likely source pathway receptor linkage
<p>* Hardstanding present across the majority of the proposed development and clean cover assumed in areas of soft landscaping. ** To be mitigated with appropriate health and safety measures, including PPE and RPE where necessary.</p>		

- 4.4.2 The site is generally considered to present a MODERATE RISK of contamination to identified receptors.
- 4.4.3 Potential soil contamination is considered to present a LOW RISK to human health receptors via ingestion and dermal contact pathways, on the basis that the proposed development comprises a cover of hardstanding and is assumed to include a validated clean cover system in areas of soft landscaping, providing a barrier to this pathway.
- 4.4.4 Soil gases and vapours are considered to present a MODERATE RISK, due to the anticipated depth of Made Ground on the site, and the potential presence of hydrocarbons and volatile organic compounds within this.
- 4.4.5 Surface waters are subject to a MODERATE RISK of contamination, considering the presence of the River Brent on the north western site boundary, flowing into the Brent Reservoir, designated as a SSSI. It is however noted that at the site the River Brent is an engineered channel with a concrete river wall, forming a barrier to contaminant migration.
- 4.4.6 Vertical migration of contamination is considered to present a LOW-MODERATE RISK to the underlying superficial aquifer (Alluvium / River Terrace Deposits). The Alluvium on site is recorded to comprise silty clay, which at the site may function as an aquiclude above the River Terrace Deposits rather than an aquifer.
- 4.4.7 A MODERATE RISK of contamination exists for construction workers and this will require mitigation with appropriate health and safety measures, including PPE and RPE where necessary.

- 4.4.8 The general requirements of the intrusive investigation required to target the identified potential contaminant linkages is provided as Table 5.2.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Proposed Development and Site History

5.1.1 The proposed development is to comprise the demolition of the existing building and the construction of a self-storage facility (Use Class B8), with flexible office space (Use Class E(g)(i)) and external storage units (Use Class B8), with associated parking and servicing areas.

5.1.2 The site fell within the extent of the Brent Reservoir until 1920, when this land was reclaimed indicating likely infilled ground on site. The site remained undeveloped after 1920 until 1966, when the site was occupied by a General Post Office Storage Depot. After several layout changes of the depot, the site matched the current day layout in 2010, comprising a car showroom / dealership and associated vehicle servicing.

5.2 Geotechnical Conclusions and Recommendations

5.2.1 The geological sequence at the site is anticipated to be Made Ground over Alluvium, River Terrace Deposits and London Clay Formation.

5.2.2 Based on the information summarised in the previous sections, a number of geotechnical hazards are anticipated to be present on site in relation to the proposed development. These are listed in Table 5.1 and discussed below.

Table 5.1 Summary of Geotechnical Hazards

Hazard	Description
Made Ground	Significant thicknesses of Made Ground may be present as a result of the historic development of the site, particularly given the infilling/channelising of the Brent Reservoir which was formerly on site. Made Ground has high variability, but typically poor strength and settlement properties. Consequently, unless adequately treated, the Made Ground is not considered a suitable founding stratum.
Buried Obstructions	The site may have relict features due to past developments which may hamper construction operations including excavations which will require removal and backfilling. Unless removed, differential settlement may occur if foundations/road pavements are located across relict foundations/obstructions.
Shallow Groundwater	Shallow groundwater may be present within the River Terrace Deposits, or as perched groundwater on top of the Alluvium. Shallow groundwater can cause excavation instability and running sands and have implications for foundations, buried services and piling.
Shrink/Swell soils	Cohesive deposits are present on the site. The risk is considered to be moderate until proven otherwise.
Presence of Alluvium on site	Presence of soft, potentially organic, clay that can be weak and compressible and typically of poor strength and settlement properties. Consequently, it is not likely suitable for shallow foundations unless adequately treated.

Hazard	Description
Aggressive ground conditions to buried concrete	The unknown composition of the Made Ground and clayey soils of the Alluvium may be aggressive to buried concrete, as well as the underlying London Clay.
Mineral Workings	Lime pits were historically recorded 300m west of the site on the southern bank of the Brent Reservoir. This site is outside the zone of influence although the potential presence of further historical reservoir mining features in the vicinity of the site cannot be discounted.
Existing infrastructure	The site is bound to the north by a retaining wall forming the southern channel wall of the River Brent. The site is also bound by a railway viaduct to the north east and the North Circular flyover (and associated infrastructure) to the south. The 35m safeguarding zone of a National Grid tunnel extends into the south western areas of the site. Consultations with the respective asset owners are recommended to establish any potential constraints to the proposed development and any below ground works.

5.2.3 This report has revealed a MODERATE RISK of UXO at the site. It is therefore recommended that a detailed UXO Risk Assessment be carried out by a suitably qualified specialist to further assess the risk and make recommendations for appropriate mitigation during both the intrusive ground investigation works and the subsequent construction of the proposed development.

5.3 Environmental Conclusions and Recommendations

5.3.1 The site has a Low-Moderate sensitivity with respect to hydrogeology associated with the presence of a Secondary A superficial aquifer and a Moderate-High Sensitivity with respect to hydrology due to the proximity of the River Brent and Brent Reservoir.

5.3.2 Given the proposed development of the site as a self-storage facility, flexi-offices and external storage units, the site is adjudged a Low Sensitivity with regards to human health.

5.3.3 Based on a review of historical information, the following potential contamination sources have been identified in proximity to the site:

- Made / infilled Ground onsite;
- Fuel / chemical storage / vehicle servicing onsite;
- Substation onsite;
- Historical depot onsite;
- Various industrial product units to the north east, including vehicle servicing, coatings and finishing and horticultural equipment;
- Historical garages to the north / north west;
- Railway sidings to the south east; and,
- Various historical works / building yard to the south / south west.

5.3.4 In relation to potential contamination issues and given the proposed end user, the site is considered to present a:

- LOW RISK to end users from soil / groundwater sources, considering the proposed development includes a cover of hardstanding and is assumed to include a validated clean cover system in areas of soft landscaping;
- MODERATE RISK to end users from soil gases and vapours; and,
- MODERATE RISK to controlled water receptors.

5.3.5 The risks to other receptors (construction workers etc.) are listed in Section 4.0.

5.3.6 In accordance with the phased process of assessment recommended in BS 10175:2011 (+A2:2017) and BS 5930:2015 (+A1:2020), intrusive investigation(s) should be undertaken to appraise potential land contamination, as well as geotechnical matters which would necessitate the design to be based on the requirements of Eurocode 7 part 2 (and the associated national annex) and NHBC standards. The investigation should include an investigation of the general ground conditions and target the most likely potential contaminant linkages as discussed in Table 5.2.

Table 5.2 Targeted Potential Contaminant Linkages

Issue	Exploration
Human exposure to shallow Made Ground soils	General/targeted. Shallow soil samples in all holes within 1.0m of ground level.
Leachate generation from Made Ground Soils	General. Leachate preparations of soils and/or analysis of both perched and deeper groundwater.
Fuel / chemical storage	Targeted. Groundwater installations in the Secondary A Aquifer.
Ground gas generation	Targeted within the proposed building footprint / general site coverage. Ground gas monitoring installations in the Made Ground.
Risk to groundwater	Targeted. Groundwater installations in the Secondary A Aquifer.
Vapour risk from impacted soils and/or groundwater	Targeted within the proposed building footprint / general site coverage. Ground gas monitoring installations in the Made Ground.

5.3.7 Considering the past uses of the site, a contamination analysis suite should be applied that considers metals, semi-metals, inorganic chemicals, polyaromatic hydrocarbons and speciated petroleum hydrocarbons with the specific analytical suite informed by site location / CSM. In addition, the presence of asbestos in soils should be appraised by testing. Such testing should be completed in accordance with UKAS and MCERTs standards.

5.3.8 Given that disposal of waste soils can potentially lead to elevated development costs the investigation could also sampling and analysis to enable classification of waste soil arisings.

5.3.9 The results of any intrusive investigation should be reported within a Land Quality Statement (LQS) for the site considering the requirements of current technical guidance (as summarised in the Environmental Risk Assessment Standards and Supporting Information to the rear of the text) and / or associated planning conditions. This report should include: a Generic

Quantitative (Tier 2) Environmental Risk Assessment; a revised Conceptual Site Model; recommendations for further assessments (if required); and, outline remedial and geotechnical recommendations. Land quality assessment is a phased process and it should be noted that further investigation, assessment and reporting might be required, dependent on the findings of the LQS.

5.3.10 This Desk Study is considered sufficient to satisfy planning conditions relating to former site uses and provision of a preliminary risk assessment. It is likely that site investigation and reporting will be required in order to satisfy further planning condition(s) relating to land contamination.

5.3.11 The potential presence of invasive plant species, such as Japanese Knotweed, has not been assessed and it is recommended that a survey be carried out by an appropriately qualified specialist if this is of concern to the client.

5.4 Recommendations for Intrusive Investigation

5.4.1 An intrusive ground investigation with geotechnical and contamination monitoring and testing is required to confirm the findings of this desk study.

5.4.2 The ground investigation should be designed based on the requirements of Eurocode 7 part 2 (and the associated national annex) and NHBC standards. As noted in Section 5.3.6, which also lists the industry design requirements, the investigation should be tailored so as to ensure the geotechnical hazards and land contamination risks identified above are addressed.

ENVIRONMENTAL RISK ASSESSMENT STANDARDS AND SUPPORTING INFORMATION

Normative Standards

Contamination

The report has been produced in general accordance with the procedures for ground investigation, interpretation and reporting set out in Environment Agency guidance Land Contamination Risk Management (LCRM) (England), BS 5930:2015 (+A1:2020), BS 10175:2011 (+A2:2017) and BS EN 1997 (Eurocode 7).

This assessment considers the objectives of the National Planning Policy Framework which requires information to demonstrate that a site is suitable for its new use (taking account of ground conditions and land instability) and not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 (after remediation). The NPPF requires adequate site investigation information, prepared by a competent person.

Definitions of Consequence, Probability and Risk

The following classification has been taken from Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008 Volume 1 (Environment Agency, NHBC and CIEH).

The key to the classification is that the designation of risk is based upon the consideration of both:

- a) the magnitude of the potential consequence (i.e. severity).
 [takes into account both the potential severity of the hazard and the sensitivity of the receptor]
- b) the magnitude of probability (i.e. likelihood).
 [takes into account both the presence of the hazard and receptor and the integrity of the pathway]

Classification of Consequence

Classification	Definition	Examples
Severe	<p>Highly elevated concentrations likely to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs.</p> <p>Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce.</p> <p>Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning</p>	<p>Significant harm to humans is defined in circular 01.2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>Major fish kill in surface water from large spillage of contaminants from site.</p> <p>Highly elevated concentrations of List I and II substances present in groundwater close to small potable abstraction (high sensitivity).</p>

Classification	Definition	Examples
	<p>or harm to a species of special interest that endangers the long-term maintenance of the population.</p> <p>Catastrophic damage to crops, buildings or property.</p>	<p>Explosion, causing building collapse (can also equate to immediate human health risk if buildings are occupied).</p>
Medium	<p>Elevated concentrations which could result in "significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs.</p> <p>Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce.</p> <p>Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population.</p> <p>Significant damage to crops, buildings or property.</p>	<p>Significant harm to humans is defined in circular 01/2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>Damage to building rendering it unsafe to occupy e.g. foundation damage resulting in instability.</p> <p>Ingress of contaminants through plastic potable water pipes.</p>
Mild	<p>Exposure to human health unlikely to lead to "significant harm".</p> <p>Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce.</p> <p>Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population.</p> <p>Minor damage to crops, buildings or property.</p>	<p>Exposure could lead to slight short-term effects (e.g. mild skin rash).</p> <p>Surface spalling of concrete.</p>
Minor	<p>No measurable effect on humans.</p> <p>Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.</p>	<p>The loss of plants in a landscaping scheme.</p> <p>Discoloration of concrete.</p>

Classification	Definition	Examples
	Repairable effects of damage to buildings, structures and services.	

Classification of Probability

Classification	Definition	Examples
High likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.	<p>a) <i>Elevated concentrations of toxic contaminants are present in soils in the top 0.5m in a residential garden.</i></p> <p>b) <i>Ground/groundwater contamination could be present from chemical works, containing a number of USTs, having been in operation on the same site for over 50 years.</i></p>
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.	<p>a) <i>Elevated concentrations of toxic contaminants are present in soils at depths of 0.5-1.0m in a residential garden, or the top 0.5m in public open space.</i></p> <p>b) <i>Ground/groundwater contamination could be present from an industrial site containing a UST present between 1970 and 1990. The tank is known to be single skin. There is no evidence of leakage although there are no records of integrity tests.</i></p>
Low likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.	<p>a) <i>Elevated concentrations of toxic contaminants are present in soils at depths >1m in a residential garden, or 0.5-1.0m in public open space.</i></p> <p>b) <i>Ground/groundwater contamination could be present on a light industrial unit constructed in the 1990s containing a UST in operation over the last 10 years – the tank is double skinned but there is no integrity testing or evidence of leakage.</i></p>
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.	<p>a) <i>Elevated concentrations of toxic contaminants are present below hardstanding.</i></p> <p>b) <i>Light industrial units < 10 yrs old containing a double-skinned UST with annual integrity testing results available.</i></p>

- Note: A pollution linkage must first be established before probability is classified. If there is no pollution linkage then there is no potential risk. If there is no pollution linkage then there is no need to apply tests for probability and consequence.
- For example, if there is surface contamination and a principal aquifer is present at depth, but this principal aquifer is overlain by an aquiclude of significant thickness then there is no pollution linkage and the risks to the principal aquifer are not assessed. The report should identify both the source and the receptor but state that because there is no linkage there are no potential risks.

Description of the Classified Risks

Very high risk

- There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.

High risk

- Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.

Moderate risk

- It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.

Low risk

- It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.

Very low risk

- It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that the harm if realised would normally be mild or minor.

No potential risk

- There is no potential risk if no pollution linkage has been established.

LIMITATIONS

Environmental & Geotechnical Interpretative Reports

1. This report provides available factual data for the site obtained only from the sources described in the text and related to the site on the basis of the location information provided by the client.
2. Where any data or information supplied by the client or other external source, including that from previous studies, has been used, it has been assumed that the information is correct. No responsibility can be accepted by CampbellReith for inaccuracies within this data or information. In relation to historic maps, the accuracy of maps cannot be guaranteed and it should be recognized that different conditions on site may have existed between and subsequent to the various map surveys.
3. This report is limited to those aspects of historical land use and enquiries related to environmental matters reported on and no liability is accepted for any other aspects. The opinions expressed cannot be absolute due to the limit of time and resources implicit within the agreed brief and the possibility of unrecorded previous uses of the site and adjacent land.
4. The material encountered and samples obtained during on-site investigations represent only a small proportion of the materials present on the site. There may be other conditions prevailing at the site which have not been revealed and which have therefore not been taken into account in this report. These risks can be minimised and reduced by additional investigations. If significant variations become evident, additional specialist advice should be sought to assess the implications of these few findings.
5. The generalised soil conditions described in the text are intended to convey trends in subsurface conditions. The boundaries between strata are approximate and have been developed on interpretations of the exploration locations and samples collected.
6. Water level and gas readings have been taken at times and under conditions stated on the exploration logs. It must be noted that fluctuations in the level of groundwater or gas may occur due to a variety of factors, which may differ from those prevailing at the time the measurements were taken.
7. Please note that CampbellReith cannot accept any liability for observations or opinions expressed regarding the absence or presence of asbestos or on any product or waste that may contain asbestos. We recommend that an asbestos specialist, with appropriate professional indemnity insurance, is employed directly by the client in every case where asbestos may be present on the site or within the buildings or installations. Any comments made in this report with respect to asbestos, or asbestos containing materials, are only included to assist the client with the initial appraisal of the project and should not be relied upon in any way.
8. The findings and opinions expressed are relevant to those dates of the reported site work and should not be relied upon to represent conditions at substantially later dates.
9. This report is produced solely for the benefit of the client, and no liability is accepted for any reliance placed upon it by any other party unless specifically agreed in writing.

Appendix A

Figures

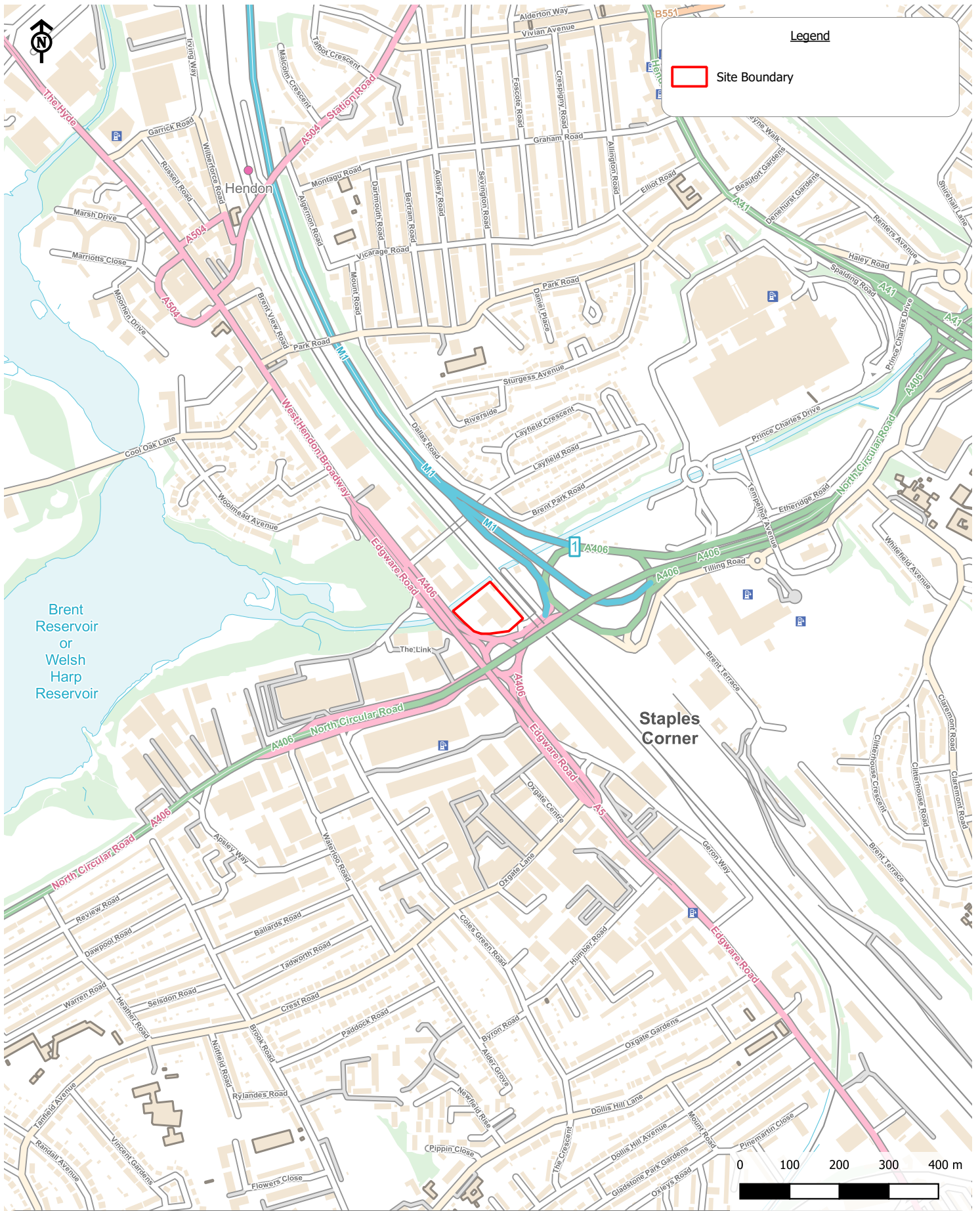
Figure 1: Site Location

Figure 2: Annotated Site Layout Plan

Figure 3: Proposed Development

Figure 4: LiDAR Elevation

Figure 5: BGS Geology



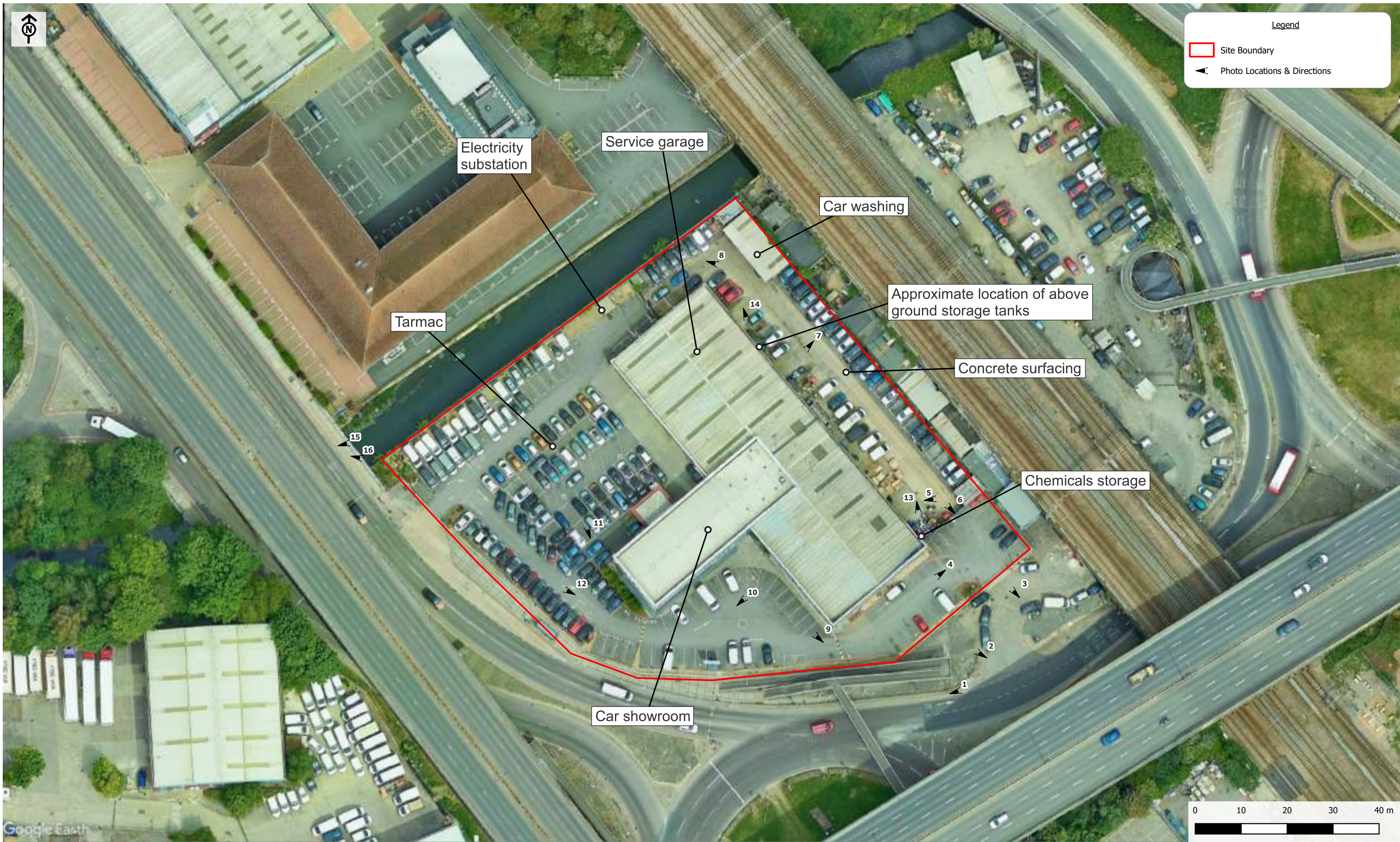
Big Yellow Staples Corner
Client: Big Yellow Construction Company

Figure 1:
Site Location

Scale: 1:10000@A4
 CampbellReith OS Copyright: © Crown copyright. All rights reserved. Licence number 100020027
 Contains Ordnance Survey data © Crown copyright and database right 2023.
 Job Number: 14057
 Drawn by - Checked by: RLF - MB
 Drg No - Status/Revision: 14057-CRH-XX-XX-FG-G-7000 - P1
 File location: N:\14000 - 14249\14057 L - BY Staples Corner\Project_Workspaces (pdf in Outputs)
 Date (Revision History): 19/04/2023 (P1, First Issue, 19/04/23, RLF)

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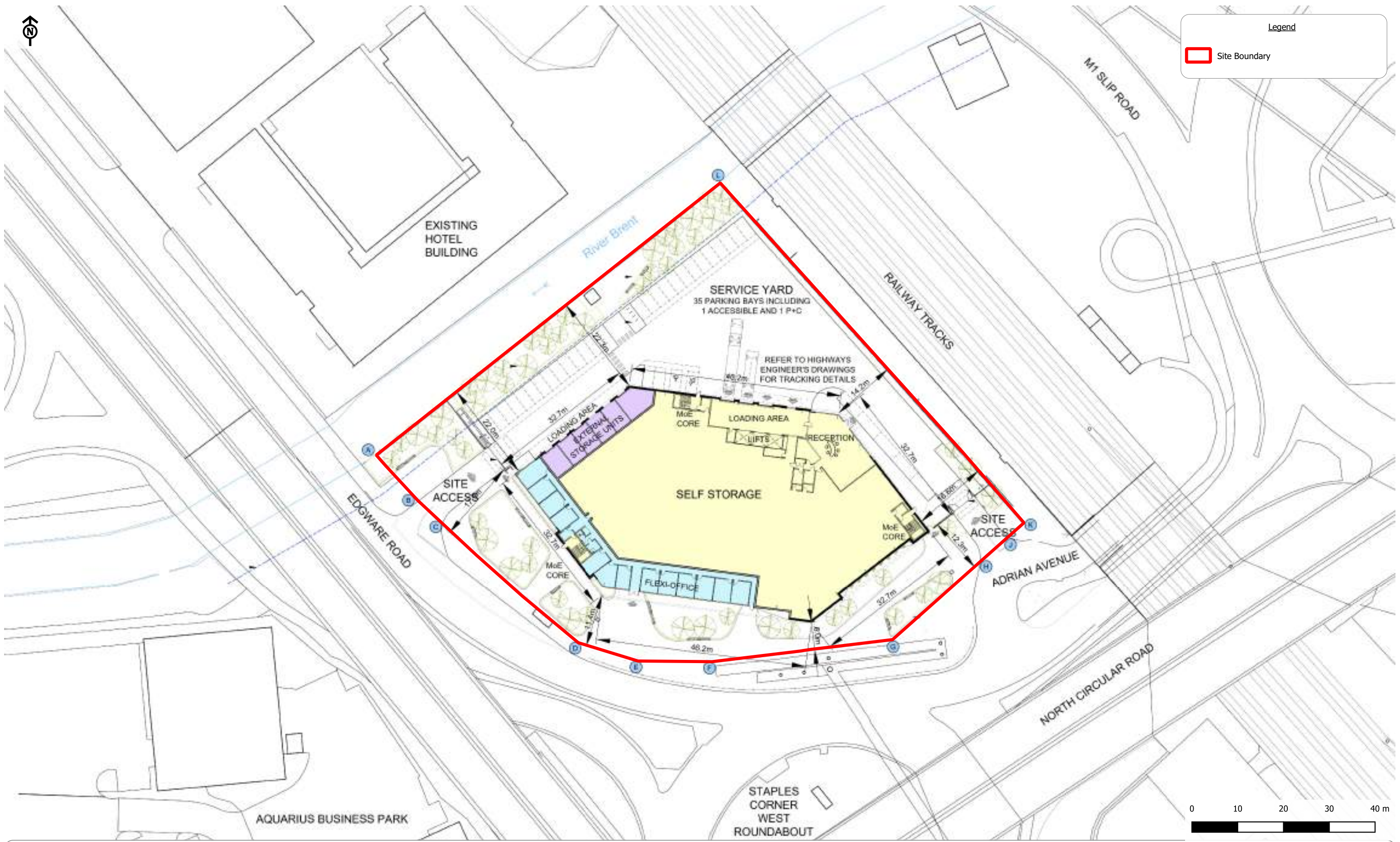


Big Yellow Staples Corner
 Client: Big Yellow Construction Company

Figure 2:
 Site Layout

Scale: 1:750@A3
 CampbellReith OS Copyright: © Crown copyright. All rights reserved. Licence number 100020027
 Image provided courtesy of Google 2023 via Google Earth Pro. ©Google
 Job Number: 14057
 Drawn by - Checked by: RLF/MB - MB
 Drg No - Status/Revision: 14057-CRH-XX-XX-FG-G-7001 - P2
 File location: N:\14000 - 14249\14057 L - BY Staples Corner\Project_Workspaces (pdf in Outputs)
 Date (Revision History): 09/10/2023 (P1, First Issue, 19/04/23, RLF; P2, Photos, 09/10/23, MB)

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Big Yellow Staples Corner
 Client: Big Yellow Construction Company

Figure 3:
 Proposed Development

Scale: 1:750@A3
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 MountfordPiggot - SITE PLAN AS PROPOSED: 2410-MP-DR-P001-DRAFT (Aug 2023)
 Job Number: 14057
 Drawn by - Checked by: RLF/MB - MB
 Drg No - Status/Revision: 14057-CRH-XX-XX-FG-G-7002 - P2
 File location: N:\14000 - 14249\14057 L - BY Staples Corner\Project_Workspaces (pdf in Outputs)
 Date (Revision History): 10/10/2023 (P1, First Issue, 19/04/23, RLF; P2, Updated Development Proposals, 10/10/23, MB)

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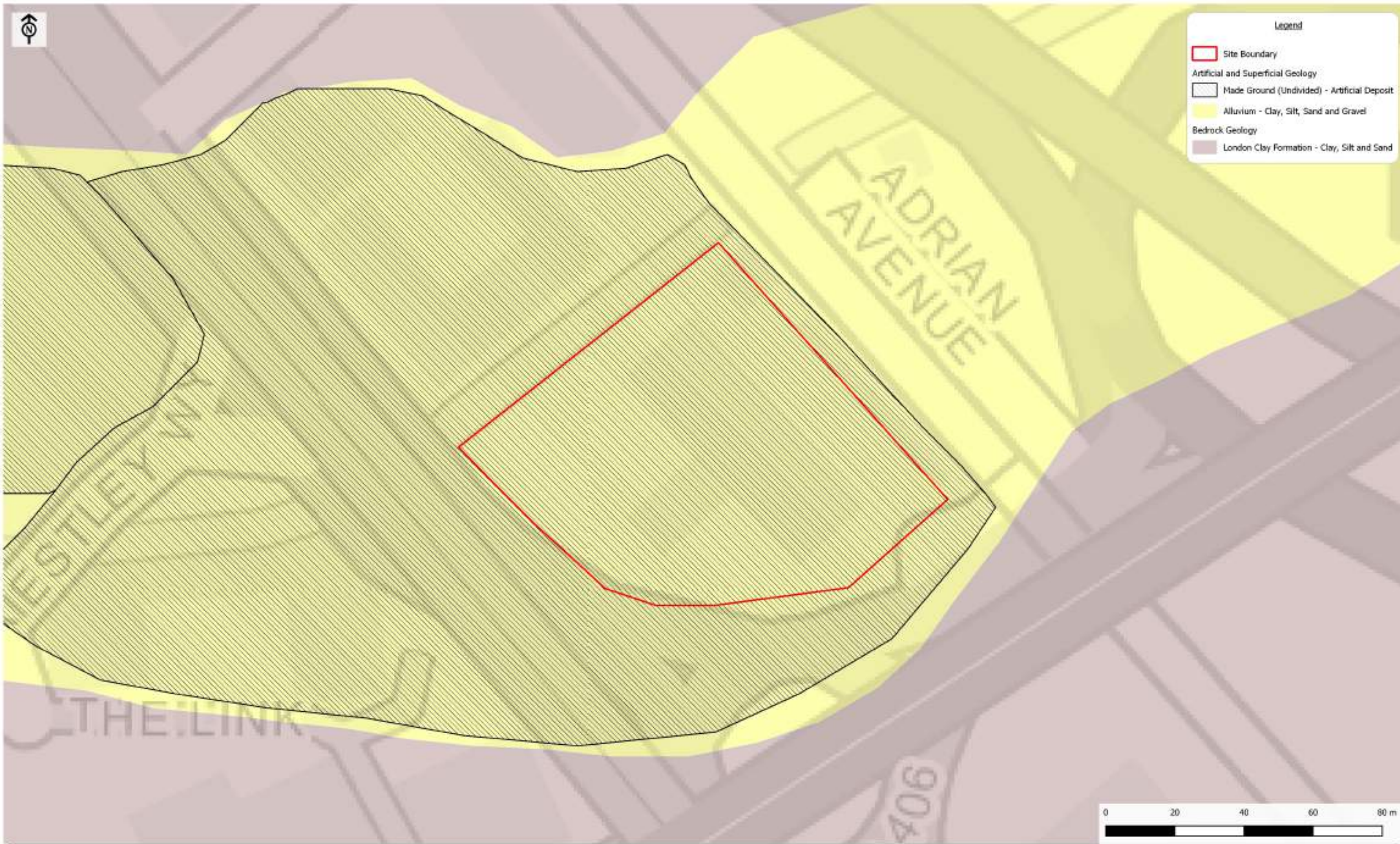


Big Yellow Staples Corner
 Client: Big Yellow Construction Company

Figure 4:
 LIDAR Elevation

Scale: 1:1000@A3
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 Job Number: 14157
 Drawn by - Checked by: RLF - MB
 Day No - Status/Revision: 14157-CRM-01/01-P10-G-7000 - P1
 File location: R:\14000 - 34249\14157 L - BF Staples Corner\Project_Workspace (pdf in Outputs)
 Date (Revision History): 15/04/2023 (P1), Rev Issue, 15/04/23, RLF

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Big Yellow Staples Corner

Client: Big Yellow Construction Company

Figure 5:
BGS Geology

Scale: 1:1000@A3
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 Job Number: 14157
 Drawn by - Checked by: RLF - MB
 Day No - Status/Revision: 14157-CRM-01/01-PG 0-7004 - P1
 File location: R:\14000 - 34249\14157 L - BF Staples Corner\Project_Workspace (pdf in Output)
 Date (Revision History): 15/04/2023 (P1), Rev Issue, 15/04/23, RLF

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Appendix B

Desk Study Information

Groundsure Enviro + Geo Insight
Report, January 2022, Ref: GS-8428462

Groundsure Map Insight Report, January
2022, GS-8428461

London Borough of Barnet
Environmental Health Department,
Environmental Consultation, March
2023, Ref: SSSR/23/02924

London Fire Brigade Petroleum Tank
Environmental Search, May 2023, Ref:
30/014861/JC

Zetica UXO Pre-Desktop Study
Assessment

NOW VAUXHALL LTD, WEST END VAUXHALL HOUSE, NORTH CIRCULAR ROAD SLIP STAPLES CORNER NEAR ADRIAN AVENUE, CRICKLEWOOD, LONDON, NW2 1LY

Order Details

Date: 06/01/2022
Your ref: BY_10011_R-03_Staples
Our Ref: GS-8428462
Client: CampbellReith

Site Details

Location: 522626 187399
Area: 0.83 ha
Authority: [London Borough of Barnet](#)



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Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.13

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	<u>Historical industrial land uses</u>	1	12	37	61	-
19	1.2	<u>Historical tanks</u>	0	0	11	36	-
21	1.3	<u>Historical energy features</u>	0	0	9	28	-
22	1.4	Historical petrol stations	0	0	0	0	-
23	1.5	<u>Historical garages</u>	0	5	0	12	-
24	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
25	2.1	<u>Historical industrial land uses</u>	2	15	48	82	-
31	2.2	<u>Historical tanks</u>	0	0	15	93	-
35	2.3	<u>Historical energy features</u>	0	0	29	109	-
40	2.4	Historical petrol stations	0	0	0	0	-
40	2.5	<u>Historical garages</u>	0	8	2	30	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
43	3.1	Active or recent landfill	0	0	0	0	-
43	3.2	Historical landfill (BGS records)	0	0	0	0	-
44	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
44	3.4	<u>Historical landfill (EA/NRW records)</u>	0	0	0	1	-
44	3.5	<u>Historical waste sites</u>	0	0	0	9	-
46	3.6	<u>Licensed waste sites</u>	0	0	0	14	-
50	3.7	<u>Waste exemptions</u>	0	0	4	19	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
52	4.1	<u>Recent industrial land uses</u>	2	7	18	-	-
54	4.2	<u>Current or recent petrol stations</u>	0	0	0	2	-
55	4.3	<u>Electricity cables</u>	0	1	0	2	-
55	4.4	Gas pipelines	0	0	0	0	-
55	4.5	Sites determined as Contaminated Land	0	0	0	0	-



55	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
56	4.7	Regulated explosive sites	0	0	0	0	-
56	4.8	Hazardous substance storage/usage	0	0	0	0	-
56	4.9	<u>Historical licensed industrial activities (IPC)</u>	0	0	0	2	-
57	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
57	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	4	-
57	4.12	Radioactive Substance Authorisations	0	0	0	0	-
58	4.13	<u>Licensed Discharges to controlled waters</u>	0	1	3	4	-
59	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
59	4.15	Pollutant release to public sewer	0	0	0	0	-
59	4.16	List 1 Dangerous Substances	0	0	0	0	-
60	4.17	List 2 Dangerous Substances	0	0	0	0	-
60	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	1	18	-
62	4.19	Pollution inventory substances	0	0	0	0	-
62	4.20	Pollution inventory waste transfers	0	0	0	0	-
62	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
64	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
65	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
66	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
67	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
67	5.5	Groundwater vulnerability- local information	None (within 0m)				
68	5.6	Groundwater abstractions	0	0	0	0	0
68	5.7	Surface water abstractions	0	0	0	0	0
68	5.8	Potable abstractions	0	0	0	0	0
68	5.9	Source Protection Zones	0	0	0	0	-
69	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
70	6.1	<u>Water Network (OS MasterMap)</u>	0	3	2	-	-



71	6.2	<u>Surface water features</u>	0	3	4	-	-
71	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
72	6.4	<u>WFD Surface water bodies</u>	0	1	1	-	-
72	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
73	7.1	<u>Risk of flooding from rivers and the sea</u>	High (within 50m)				
74	7.2	Historical Flood Events	0	0	0	-	-
74	7.3	Flood Defences	0	0	0	-	-
74	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
74	7.5	Flood Storage Areas	0	0	0	-	-
75	7.6	<u>Flood Zone 2</u>	Identified (within 50m)				
76	7.7	<u>Flood Zone 3</u>	Identified (within 50m)				
Page	Section	Surface water flooding					
77	8.1	<u>Surface water flooding</u>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
79	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
80	10.1	<u>Sites of Special Scientific Interest (SSSI)</u>	0	0	1	0	0
81	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
81	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
81	10.4	Special Protection Areas (SPA)	0	0	0	0	0
81	10.5	National Nature Reserves (NNR)	0	0	0	0	0
82	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	1	0	0
82	10.7	Designated Ancient Woodland	0	0	0	0	0
82	10.8	Biosphere Reserves	0	0	0	0	0
82	10.9	Forest Parks	0	0	0	0	0
83	10.10	Marine Conservation Zones	0	0	0	0	0
83	10.11	Green Belt	0	0	0	0	0
83	10.12	Proposed Ramsar sites	0	0	0	0	0

83	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
83	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
84	10.15	Nitrate Sensitive Areas	0	0	0	0	0
84	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
85	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	2	-	-	-	-
87	<u>10.18</u>	<u>SSSI Units</u>	0	0	3	0	1

Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
89	11.1	World Heritage Sites	0	0	0	-	-
89	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
89	11.3	National Parks	0	0	0	-	-
89	11.4	Listed Buildings	0	0	0	-	-
90	11.5	Conservation Areas	0	0	0	-	-
90	11.6	Scheduled Ancient Monuments	0	0	0	-	-
90	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
91	<u>12.1</u>	<u>Agricultural Land Classification</u>	Urban (within 250m)				
92	12.2	Open Access Land	0	0	0	-	-
92	12.3	Tree Felling Licences	0	0	0	-	-
92	12.4	Environmental Stewardship Schemes	0	0	0	-	-
92	12.5	Countryside Stewardship Schemes	0	0	0	-	-

Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
93	<u>13.1</u>	<u>Priority Habitat Inventory</u>	0	0	5	-	-
94	<u>13.2</u>	<u>Habitat Networks</u>	1	0	0	-	-
94	<u>13.3</u>	<u>Open Mosaic Habitat</u>	0	0	2	-	-
95	13.4	Limestone Pavement Orders	0	0	0	-	-

Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
96	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
97	<u>14.2</u>	<u>Artificial and made ground (10k)</u>	1	0	1	1	-
98	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	0	0	0	-



99	14.4	Landslip (10k)	0	0	0	0	-
100	14.5	<u>Bedrock geology (10k)</u>	1	0	0	0	-
101	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
102	15.1	<u>50k Availability</u>	Identified (within 500m)				
103	15.2	<u>Artificial and made ground (50k)</u>	1	0	1	1	-
104	15.3	<u>Artificial ground permeability (50k)</u>	1	0	-	-	-
105	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
106	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
106	15.6	Landslip (50k)	0	0	0	0	-
106	15.7	Landslip permeability (50k)	None (within 50m)				
107	15.8	<u>Bedrock geology (50k)</u>	1	0	0	0	-
108	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
108	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
109	16.1	<u>BGS Boreholes</u>	2	2	22	-	-
Page	Section	Natural ground subsidence					
111	17.1	<u>Shrink swell clays</u>	Moderate (within 50m)				
112	17.2	<u>Running sands</u>	Low (within 50m)				
114	17.3	<u>Compressible deposits</u>	Moderate (within 50m)				
116	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
118	17.5	<u>Landslides</u>	Very low (within 50m)				
119	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
121	18.1	Natural cavities	0	0	0	0	-
122	18.2	BritPits	0	0	0	0	-
122	18.3	<u>Surface ground workings</u>	3	11	12	-	-
123	18.4	Underground workings	0	0	0	0	0
123	18.5	Historical Mineral Planning Areas	0	0	0	0	-

123	18.6	Non-coal mining	0	0	0	0	0
124	18.7	<u>Mining cavities</u>	0	0	0	0	1
124	18.8	JPB mining areas	None (within 0m)				
124	18.9	Coal mining	None (within 0m)				
124	18.10	Brine areas	None (within 0m)				
125	18.11	Gypsum areas	None (within 0m)				
125	18.12	Tin mining	None (within 0m)				
125	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
126	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
127	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	3	-	-	-
127	20.2	<u>BGS Estimated Urban Soil Chemistry</u>	4	6	-	-	-
128	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
129	21.1	Underground railways (London)	0	0	0	-	-
129	21.2	Underground railways (Non-London)	0	0	0	-	-
130	21.3	Railway tunnels	0	0	0	-	-
130	21.4	<u>Historical railway and tunnel features</u>	0	17	39	-	-
132	21.5	Royal Mail tunnels	0	0	0	-	-
132	21.6	Historical railways	0	0	0	-	-
133	21.7	<u>Railways</u>	0	8	32	-	-
134	21.8	Crossrail 1	0	0	0	0	-
134	21.9	Crossrail 2	0	0	0	0	-
135	21.10	HS2	0	0	0	0	-

Recent aerial photograph

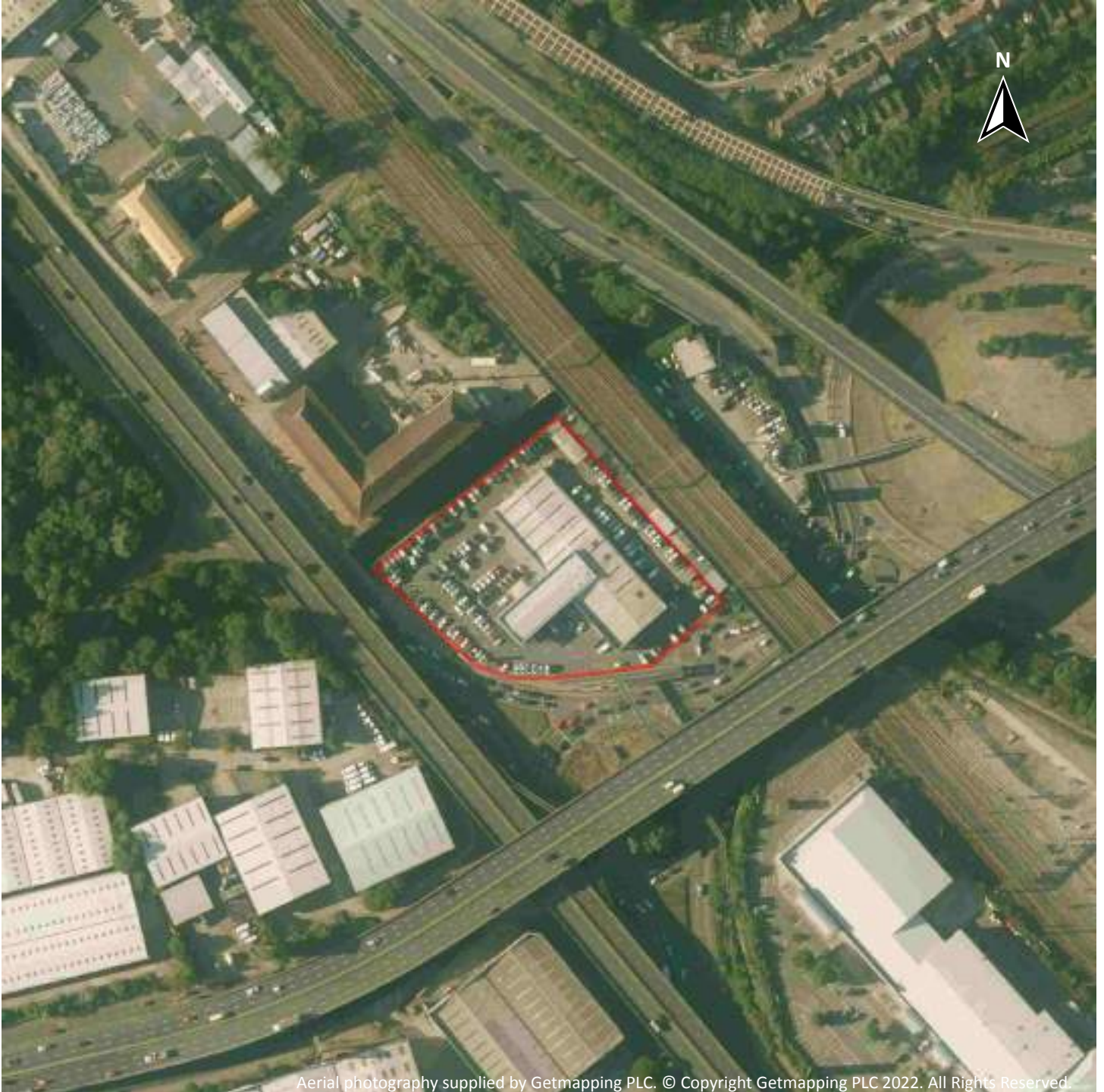


Capture Date: 29/06/2019

Site Area: 0.83ha



Recent site history - 2016 aerial photograph



Capture Date: 12/08/2016

Site Area: 0.83ha



Recent site history - 2013 aerial photograph

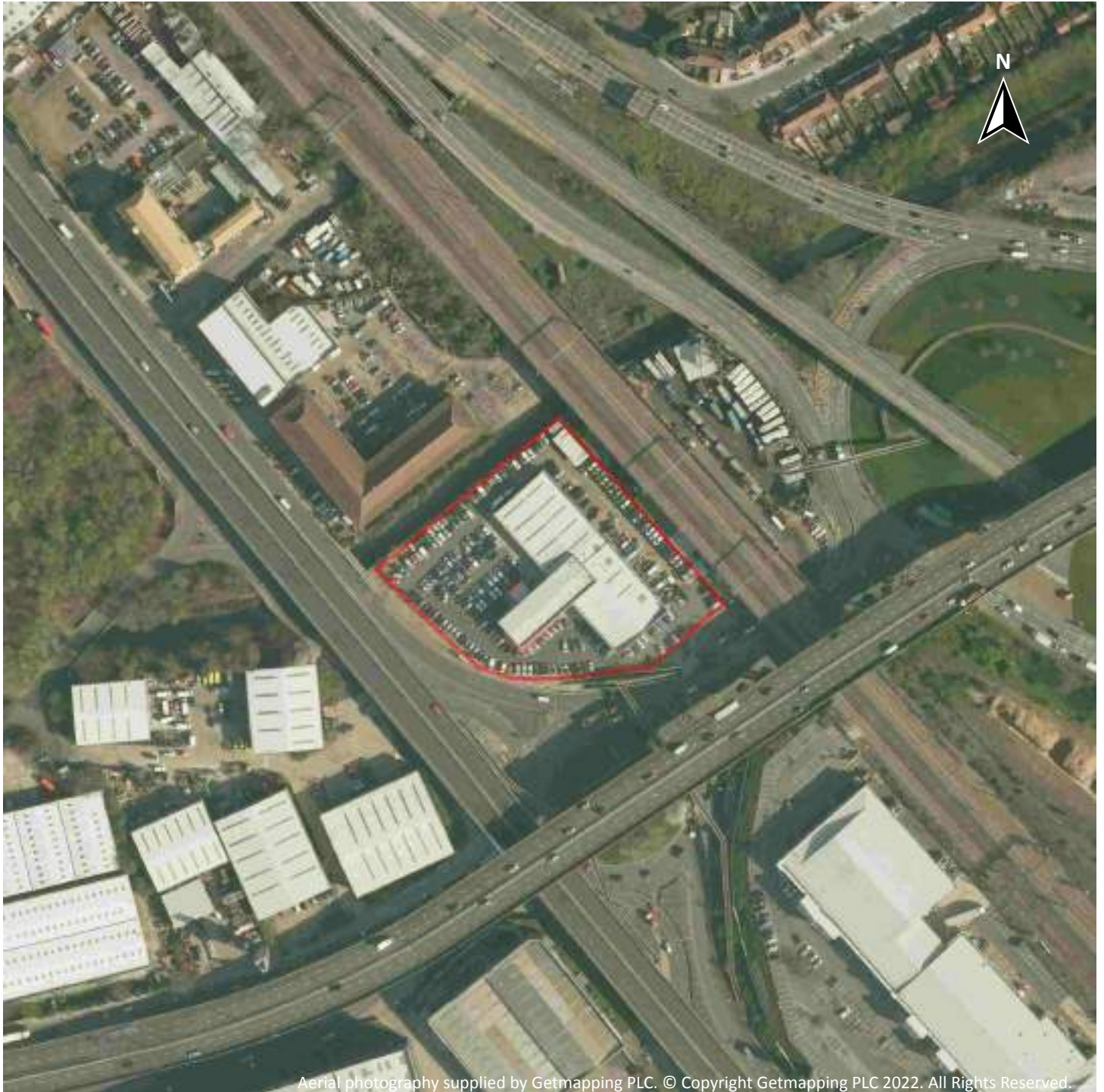


Capture Date: 20/04/2013

Site Area: 0.83ha



Recent site history - 2008 aerial photograph



Capture Date: 15/04/2008

Site Area: 0.83ha



Recent site history - 1999 aerial photograph



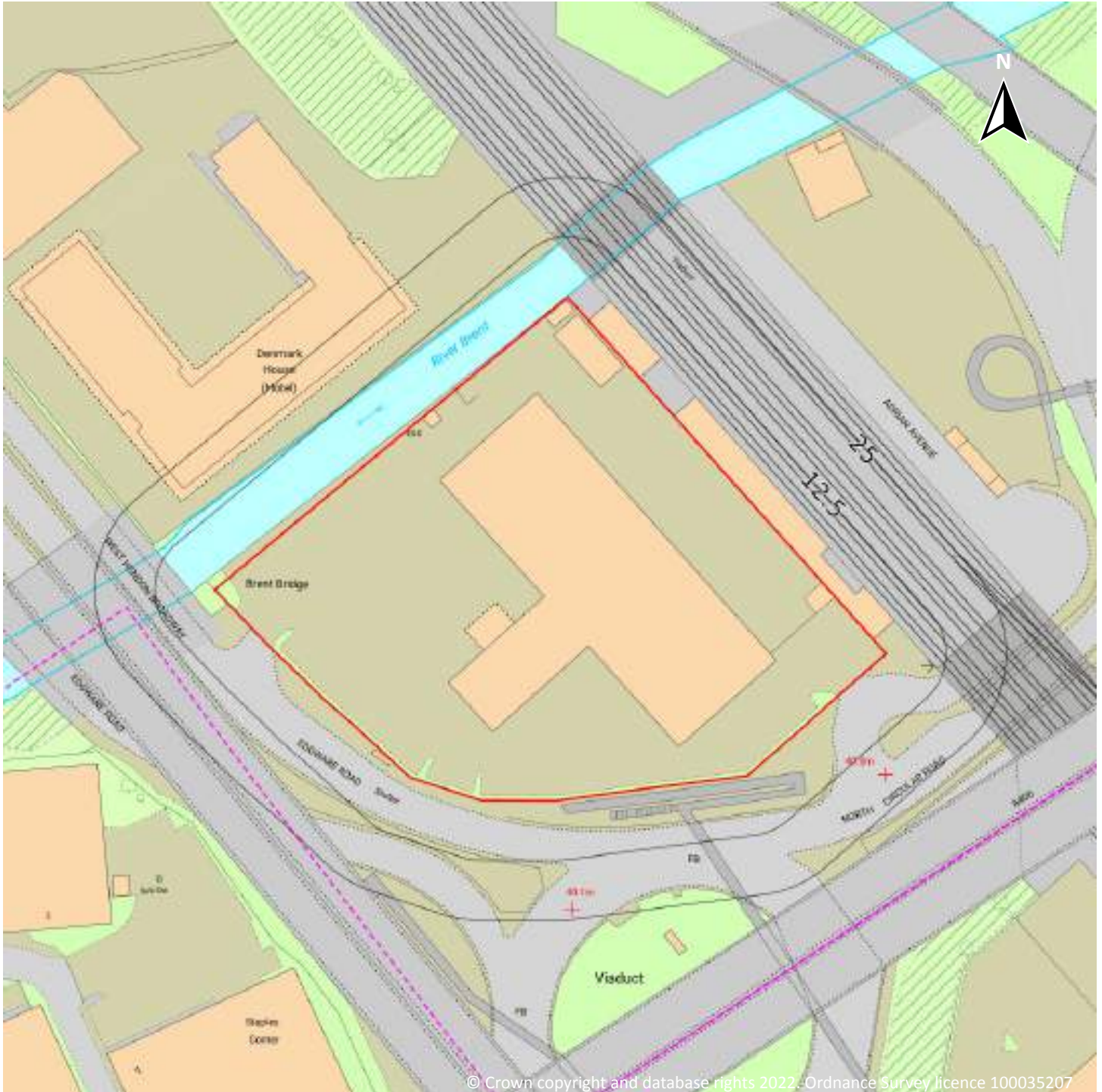
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.83ha



OS MasterMap site plan



Site Area: 0.83ha







1 Past land use



Site Outline

Search buffers in metres (m)

-  Historical industrial land uses
-  Historical tanks
-  Historical energy features
-  Historical garages

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1.1 Historical industrial land uses

Records within 500m **111**

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 14**

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Depot	1976 - 1993	2251102

ID	Location	Land use	Dates present	Group ID
A	25m NW	Garage	1966 - 1976	2198264
B	26m SW	Unspecified Works	1966	2252225
C	32m SE	Railway Sidings	1938	2235927
E	32m E	Railway Sidings	1920 - 1938	2248924
E	33m E	Railway Land	1938	2236275
E	35m SE	Railway Sidings	1966	2177301
E	35m SE	Railway Sidings	1949	2215552
E	42m E	Railway Sidings	1938	2266235
F	43m SE	Unspecified Heap	1938	2259827
D	44m N	Unspecified Ground Workings	1938	2183027
E	48m SE	Railway Sidings	1976	2250342
E	48m SE	Railway Sidings	1920	2288556
E	56m SE	Railway Sidings	1993	2237790
G	67m E	Unspecified Pit	1920 - 1938	2273686
G	76m E	Unspecified Ground Workings	1938	2133677
2	77m SE	Unspecified Pit	1938	2194912
D	79m NE	Unspecified Heap	1976 - 1993	2289845
B	81m SW	Unspecified Industrial/Commercial	1938	2164912
3	93m SE	Railway Sidings	1873	2241816
H	97m S	Unspecified Factory	1976	2150987
H	100m S	Mattress Works	1938 - 1949	2200714
I	100m S	Unspecified Works	1966	2281522
H	103m S	Mattress Works	1938	2265020
J	126m NW	Railway Sidings	1920	2172661
E	126m SE	Railway Sidings	1894	2236559
K	127m E	Unspecified Commercial/Industrial	1949	2130893
K	127m E	Unspecified Works	1966	2236629
H	129m SE	Railway Sidings	1895	2168750



ID	Location	Land use	Dates present	Group ID
E	133m SE	Railway Sidings	1911	2257373
I	139m S	Unspecified Commercial/Industrial	1976	2201988
I	139m S	Biscuit Works	1938	2232711
L	140m NW	Police Station	1966	2185182
L	142m NW	Police Station	1976 - 1993	2287061
M	144m SW	Oxygen Works	1938	2246573
I	148m S	Unspecified Warehouses	1993	2142535
H	149m SE	Unspecified Ground Workings	1911	2133676
M	153m SW	Oxygen Works	1949	2254005
I	158m S	Biscuit Works	1949	2170069
J	165m NW	Railway Sidings	1895	2227144
H	169m S	Railway Sidings	1911	2206590
M	172m SW	Lime Pits	1938	2142081
E	175m SE	Railway Sidings	1911	2266862
K	176m E	Gas Works	1894	2285548
K	179m E	Gas Works	1911	2287685
K	211m E	Gasometers	1894	2238861
K	218m E	Gasometers	1911	2242039
I	230m S	Unspecified Ground Workings	1938	2133554
O	239m S	Industrial Estate	1993	2138465
P	249m S	Unspecified Commercial/Industrial	1938	2242163
Q	253m NW	Unspecified Commercial/Industrial	1993	2130892
Q	253m NW	Unspecified Works	1976	2159762
S	258m S	Unspecified Works	1966 - 1976	2283757
10	269m E	Industrial Estate	1976 - 1993	2170021
P	290m S	Unspecified Works	1966 - 1993	2173736
11	290m W	Boat House	1920	2146254
T	291m E	Unspecified Ground Workings	1938	2193252



ID	Location	Land use	Dates present	Group ID
M	294m W	Unspecified Works	1966	2159756
M	294m W	Unspecified Commercial/Industrial	1976 - 1993	2176526
U	294m E	Unspecified Works	1966	2159765
T	298m E	Unspecified Pit	1920	2125118
U	312m E	Refuse Works	1949	2164660
C	320m SE	Unspecified Stores	1993	2166154
M	329m SW	Lime Pits	1938	2244451
E	330m SE	Carriage Shed	1993	2152786
M	332m SW	Lime Pits	1949	2289735
W	338m SW	Unspecified Works	1976 - 1993	2249245
T	339m E	Unspecified Works	1993	2177050
W	342m SW	Unspecified Works	1966	2293437
U	349m E	Unspecified Depot	1976 - 1993	2271076
J	355m NW	Railway Station	1873	2176002
J	358m NW	Railway Station	1911	2256486
J	361m NW	Railway Station	1895	2270212
M	373m W	Lime Pits	1949	2274596
C	376m SE	Railway Building	1938 - 1949	2264880
12	377m NW	Cuttings	1911	2225224
Y	378m NW	Cuttings	1873 - 1895	2192614
Y	384m NW	Cuttings	1920	2173097
C	388m SE	Railway Building	1920	2148904
O	389m S	Unspecified Commercial/Industrial	1976	2130894
O	389m S	Unspecified Works	1966	2242728
Z	393m SW	Unspecified Warehouses	1976 - 1993	2204465
C	394m SE	Railway Buildings	1938	2163485
Z	396m SW	Unspecified Warehouse	1938	2257413
Z	397m SW	Unspecified Warehouse	1966	2266214



ID	Location	Land use	Dates present	Group ID
T	402m SE	Railway Building	1938 - 1949	2289050
C	406m SE	Railway Buildings	1920	2163486
T	409m SE	Railway Building	1920	2148902
O	412m S	Polish Works	1949	2223317
T	422m E	Unspecified Depot	1976	2147132
E	423m SE	Railway Buildings	1920 - 1938	2272333
E	425m SE	Railway Buildings	1949	2281123
Y	433m NW	Cuttings	1976 - 1993	2234738
Y	435m NW	Cuttings	1966	2232283
E	437m SE	Railway Buildings	1894	2276008
15	439m S	Polish Works	1938	2180889
AA	441m SW	Unspecified Works	1993	2283277
AA	443m SW	Unspecified Works	1976	2176836
AA	445m SW	Unspecified Works	1966	2196822
16	448m SE	Unspecified Works	1966	2159847
E	453m SE	Railway Buildings	1920 - 1938	2218511
E	458m SE	Railway Building	1966 - 1976	2275288
E	465m SE	Railway Building	1894	2148906
E	468m SE	Unspecified Pit	1949	2185374
E	468m SE	Unspecified Pit	1966	2267013
Z	477m SW	Unspecified Works	1976 - 1993	2195122
E	478m SE	Junction Station	1949	2141971
AC	487m W	Unspecified Works	1966	2159757
AC	487m W	Unspecified Commercial/Industrial	1976 - 1993	2231591
19	493m SE	Unspecified Works	1966 - 1976	2175746
20	495m S	Unspecified Works	1976 - 1993	2256151

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

47

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 14**

ID	Location	Land use	Dates present	Group ID
4	108m NW	Unspecified Tank	1915	364247
B	141m SW	Unspecified Tank	1982	392526
B	145m SW	Unspecified Tank	1954 - 1955	386993
5	148m SE	Unspecified Tank	1877	364394
G	163m E	Tanks	1877	376369
K	170m E	Gas Works	1896	380422
6	183m NW	Tank or Trough	1865	379626
H	187m S	Unspecified Tank	1954 - 1968	391440
7	202m NW	Unspecified Tank	1935	364246
K	213m E	Gasometer	1896	373909
K	238m E	Gasometer	1896	373910
K	280m E	Tanks	1896	376370
M	283m SW	Tanks	1935	376372
M	289m SW	Tanks	1954 - 1955	394042
M	296m SW	Unspecified Tank	1954 - 1955	407401
M	303m SW	Unspecified Tank	1954 - 1955	398675
M	303m SW	Tanks	1954 - 1955	380665
S	306m S	Unspecified Tank	1954	397320
S	307m S	Unspecified Tank	1955	393928
K	309m E	Tanks	1954 - 1967	381525
K	316m E	Tanks	1954 - 1967	395995



ID	Location	Land use	Dates present	Group ID
S	324m S	Water Cooling Tank	1954	402975
S	324m S	Water Cooling Tank	1955	389730
S	341m S	Unspecified Tank	1954 - 1969	389521
P	348m S	Unspecified Tank	1990 - 1992	407684
P	351m S	Unspecified Tank	1954 - 1992	393723
T	363m E	Unspecified Tank	1978 - 1982	388426
X	376m NE	Unspecified Tank	1954 - 1973	403506
P	379m S	Unspecified Tank	1986	364395
X	386m NE	Unspecified Tank	1968 - 1991	402035
X	386m NE	Unspecified Tank	1973	392628
X	386m NE	Unspecified Tank	1952 - 1955	403880
P	391m S	Unspecified Tank	1954 - 1992	385929
X	394m NE	Unspecified Tank	1955	391291
P	422m S	Unspecified Tank	1986	364396
T	449m SE	Tanks	1995	407003
T	449m SE	Tanks	1991 - 1992	398507
W	450m SW	Tanks	1954 - 1955	381782
T	455m SE	Tanks	1990 - 1991	397114
O	458m S	Unspecified Tank	1954	395088
O	458m S	Unspecified Tank	1954	390302
W	459m SW	Unspecified Tank	1954 - 1972	398488
O	468m S	Unspecified Tank	1954	398248
Z	473m SW	Tanks	1989 - 1991	390165
O	478m S	Tanks	1954	380624
Z	479m SW	Tanks	1954 - 1969	381779
Z	479m SW	Tanks	1954 - 1992	386022

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

37

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, 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 14**

ID	Location	Land use	Dates present	Group ID
F	86m SE	Electricity Substation	1990 - 1995	270645
K	170m E	Gas Works	1896	250215
N	192m N	Electricity Substation	1954 - 1991	264150
N	193m N	Electricity Substation	1997	261624
8	202m NE	Electricity Substation	1967 - 1968	291047
K	213m E	Gasometer	1896	251391
M	233m SW	Electricity Substation	1982	262283
M	234m SW	Electricity Substation	1981 - 1991	258088
K	238m E	Gasometer	1896	251392
9	255m NE	Electricity Substation	1979 - 1997	281788
R	277m SE	Electricity Substation	1991 - 1995	269636
S	279m S	Electricity Substation	1967 - 1995	277486
R	309m SE	Electricity Substation	1955 - 1967	280471
R	309m SE	Electricity Substation	1954	276940
R	312m SE	Electricity Substation	1968	254632
S	317m S	Electricity Substation	1967 - 1995	272576
S	317m S	Electricity Substation	1968	274548
Q	325m NW	Electricity Substation	1978 - 1992	288476
S	339m S	Electricity Substation	1967 - 1981	281169
S	339m S	Electricity Substation	1968	285047
M	356m SW	Electricity Substation	1967 - 1991	269587



ID	Location	Land use	Dates present	Group ID
U	364m E	Electricity Substation	1978 - 1992	268731
C	369m SE	Electricity Substation	1991 - 1995	291429
U	372m E	Electricity Substation	1982 - 1991	259947
U	372m E	Electricity Substation	1995	280350
C	379m SE	Electricity Substation	1954 - 1955	259600
13	400m N	Electricity Substation	1978 - 1992	288787
14	402m NE	Electricity Substation	1973 - 1997	269449
AB	445m SE	Electricity Substations	1954	279950
AB	446m SE	Electricity Substation	1990 - 1991	292371
AB	450m SE	Electricity Substation	1991 - 1992	267956
W	454m SW	Electricity Substation	1954 - 1955	289417
17	456m NE	Electricity Substation	1979 - 1997	284735
AB	467m SE	Electricity Substation	1986	244736
T	471m E	Electricity Substation	1990 - 1995	288809
AD	488m SE	Electricity Substation	1982 - 1991	269188
AD	491m SE	Electricity Substation	1991 - 1995	288096

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

17

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 14**

ID	Location	Land use	Dates present	Group ID
A	10m NW	Garage	1955 - 1968	85729
A	10m NW	Garage	1954 - 1967	80566
A	10m NW	Garage	1981	83558
D	32m NE	Garage	1967	79569
D	37m NE	Garage	1968	77733
R	254m SE	Garage	1967 - 1968	85326
V	332m SE	Carriage Shed	1986 - 1991	84124
V	333m SE	Carriage Shed	1981	85633
E	334m SE	Carriage Shed	1990 - 1995	85527
C	370m SE	Garage	1967 - 1968	82010
E	383m SE	Carriage Shed	1978	79627
E	384m SE	Carriage Shed	1982 - 1986	85172
C	385m SE	Garage	1969	75692
O	393m S	Carriage Shed	1877	74085
Z	461m S	Garages	1954 - 1969	82159
18	469m S	Motor Body Repair Works	1954	82732
Z	472m SW	Garages	1954	76483

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

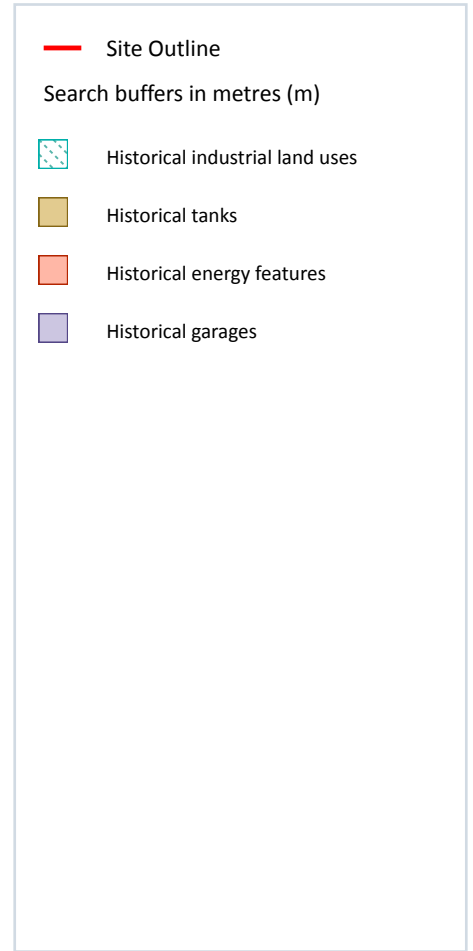
0

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



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2.1 Historical industrial land uses

Records within 500m	147
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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 25**

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Depot	1976	2251102
A	On site	Unspecified Depot	1993	2251102
B	25m NW	Garage	1976	2198264

ID	Location	Land Use	Date	Group ID
B	25m NW	Garage	1966	2198264
C	26m SW	Unspecified Works	1966	2252225
D	32m SE	Railway Sidings	1938	2235927
F	32m E	Railway Sidings	1938	2248924
F	33m E	Railway Land	1938	2236275
F	35m SE	Railway Sidings	1966	2177301
F	35m SE	Railway Sidings	1949	2215552
D	41m SE	Railway Sidings	1938	2235927
F	42m E	Railway Sidings	1938	2266235
D	43m SE	Unspecified Heap	1938	2259827
E	44m N	Unspecified Ground Workings	1938	2183027
E	46m N	Unspecified Ground Workings	1938	2183027
F	48m SE	Railway Sidings	1976	2250342
F	48m SE	Railway Sidings	1920	2288556
F	50m SE	Railway Sidings	1938	2235927
D	54m SE	Unspecified Heap	1938	2259827
F	56m SE	Railway Sidings	1993	2237790
G	67m E	Unspecified Pit	1938	2273686
G	74m SE	Unspecified Pit	1920	2273686
G	76m E	Unspecified Ground Workings	1938	2133677
D	77m SE	Unspecified Pit	1938	2194912
D	78m SE	Unspecified Pit	1938	2194912
E	79m NE	Unspecified Heap	1976	2289845
E	79m NE	Unspecified Heap	1993	2289845
C	81m SW	Unspecified Industrial/Commercial	1938	2164912
1	93m SE	Railway Sidings	1873	2241816
D	97m S	Unspecified Factory	1976	2150987
D	100m S	Mattress Works	1938	2200714



ID	Location	Land Use	Date	Group ID
D	100m S	Unspecified Works	1966	2281522
D	103m S	Mattress Works	1938	2265020
D	105m S	Mattress Works	1949	2200714
H	126m NW	Railway Sidings	1920	2172661
F	126m SE	Railway Sidings	1894	2236559
I	127m E	Unspecified Works	1966	2236629
I	127m E	Unspecified Commercial/Industrial	1949	2130893
D	129m SE	Railway Sidings	1895	2168750
F	133m SE	Railway Sidings	1911	2257373
J	139m S	Unspecified Commercial/Industrial	1976	2201988
J	139m S	Unspecified Works	1966	2281522
J	139m S	Biscuit Works	1938	2232711
K	140m NW	Police Station	1966	2185182
K	142m NW	Police Station	1976	2287061
K	142m NW	Police Station	1993	2287061
L	144m SW	Oxygen Works	1938	2246573
J	146m S	Biscuit Works	1938	2232711
L	147m SW	Unspecified Works	1966	2252225
J	148m S	Unspecified Warehouses	1993	2142535
D	149m SE	Unspecified Ground Workings	1911	2133676
L	152m SW	Oxygen Works	1938	2246573
L	153m SW	Oxygen Works	1949	2254005
J	158m S	Biscuit Works	1949	2170069
H	165m NW	Railway Sidings	1895	2227144
D	169m S	Railway Sidings	1911	2206590
L	172m SW	Lime Pits	1938	2142081
F	175m SE	Railway Sidings	1911	2266862
I	176m E	Gas Works	1894	2285548



ID	Location	Land Use	Date	Group ID
I	179m E	Gas Works	1911	2287685
I	211m E	Gasometers	1894	2238861
I	218m E	Gasometers	1911	2242039
J	230m S	Unspecified Ground Workings	1938	2133554
O	239m S	Industrial Estate	1993	2138465
P	249m S	Unspecified Commercial/Industrial	1938	2242163
Q	253m NW	Unspecified Works	1976	2159762
Q	253m NW	Unspecified Commercial/Industrial	1993	2130892
T	258m S	Unspecified Works	1976	2283757
T	258m S	Unspecified Works	1966	2283757
U	269m E	Industrial Estate	1976	2170021
U	269m E	Industrial Estate	1993	2170021
P	290m S	Unspecified Works	1976	2173736
P	290m S	Unspecified Works	1966	2173736
P	290m S	Unspecified Works	1993	2173736
5	290m W	Boat House	1920	2146254
V	291m E	Unspecified Ground Workings	1938	2193252
L	294m W	Unspecified Commercial/Industrial	1976	2176526
L	294m W	Unspecified Works	1966	2159756
L	294m W	Unspecified Commercial/Industrial	1993	2176526
W	294m E	Unspecified Works	1966	2159765
V	298m E	Unspecified Pit	1920	2125118
V	300m E	Unspecified Ground Workings	1938	2193252
W	312m E	Refuse Works	1949	2164660
X	320m SE	Unspecified Stores	1993	2166154
L	329m SW	Lime Pits	1938	2244451
F	330m SE	Carriage Shed	1993	2152786
L	332m SW	Lime Pits	1949	2289735



ID	Location	Land Use	Date	Group ID
Z	338m SW	Unspecified Works	1976	2249245
Z	338m SW	Unspecified Works	1993	2249245
V	339m E	Unspecified Works	1993	2177050
Z	342m SW	Unspecified Works	1966	2293437
W	349m E	Unspecified Depot	1976	2271076
W	349m E	Unspecified Depot	1993	2271076
H	355m NW	Railway Station	1873	2176002
H	358m NW	Railway Station	1911	2256486
H	361m NW	Railway Station	1895	2270212
L	373m W	Lime Pits	1949	2274596
X	376m SE	Railway Building	1938	2264880
6	377m NW	Cuttings	1911	2225224
X	377m SE	Railway Building	1949	2264880
AB	378m NW	Cuttings	1895	2192614
AB	384m NW	Cuttings	1920	2173097
X	388m SE	Railway Building	1920	2148904
O	389m S	Unspecified Commercial/Industrial	1976	2130894
O	389m S	Unspecified Works	1966	2242728
AC	393m SW	Unspecified Warehouses	1976	2204465
AC	393m SW	Unspecified Warehouses	1993	2204465
X	394m SE	Railway Buildings	1938	2163485
AC	396m SW	Unspecified Warehouse	1938	2257413
AC	397m SW	Unspecified Warehouse	1966	2266214
AB	398m NW	Cuttings	1873	2192614
V	402m SE	Railway Building	1938	2289050
V	404m SE	Railway Building	1949	2289050
AC	404m SW	Unspecified Warehouse	1938	2257413
X	406m SE	Railway Buildings	1920	2163486



ID	Location	Land Use	Date	Group ID
V	409m SE	Railway Building	1920	2148902
O	412m S	Polish Works	1949	2223317
V	422m E	Unspecified Depot	1976	2147132
F	423m SE	Railway Buildings	1938	2272333
F	425m SE	Railway Buildings	1949	2281123
AB	433m NW	Cuttings	1976	2234738
AB	433m NW	Cuttings	1993	2234738
AB	435m NW	Cuttings	1966	2232283
F	435m SE	Railway Buildings	1920	2272333
F	437m SE	Railway Buildings	1894	2276008
O	439m S	Polish Works	1938	2180889
AF	441m SW	Unspecified Works	1993	2283277
AF	443m SW	Unspecified Works	1976	2176836
AF	445m SW	Unspecified Works	1966	2196822
7	448m SE	Unspecified Works	1966	2159847
F	453m SE	Railway Buildings	1938	2218511
F	458m SE	Railway Building	1976	2275288
F	458m SE	Railway Building	1966	2275288
F	465m SE	Railway Building	1894	2148906
F	465m SE	Railway Buildings	1920	2218511
F	468m SE	Unspecified Pit	1966	2267013
F	468m SE	Unspecified Pit	1949	2185374
AC	477m SW	Unspecified Works	1976	2195122
AC	477m SW	Unspecified Works	1993	2195122
F	478m SE	Junction Station	1949	2141971
AJ	487m W	Unspecified Commercial/Industrial	1976	2231591
AJ	487m W	Unspecified Works	1966	2159757
AJ	487m W	Unspecified Commercial/Industrial	1993	2231591



ID	Location	Land Use	Date	Group ID
AL	493m SE	Unspecified Works	1976	2175746
AL	493m SE	Unspecified Works	1966	2175746
AM	495m S	Unspecified Works	1976	2256151
AM	495m S	Unspecified Works	1993	2256151

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

108

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 25**

ID	Location	Land Use	Date	Group ID
B	108m NW	Unspecified Tank	1915	364247
C	141m SW	Unspecified Tank	1982	392526
C	142m SW	Unspecified Tank	1982	392526
C	145m SW	Unspecified Tank	1954	386993
C	145m SW	Unspecified Tank	1955	386993
2	148m SE	Unspecified Tank	1877	364394
G	163m E	Tanks	1877	376369
I	170m E	Gas Works	1896	380422
3	183m NW	Tank or Trough	1865	379626
D	187m S	Unspecified Tank	1967	391440
D	187m S	Unspecified Tank	1954	391440
D	188m S	Unspecified Tank	1968	391440
4	202m NW	Unspecified Tank	1935	364246
I	213m E	Gasometer	1896	373909
I	238m E	Gasometer	1896	373910
I	280m E	Tanks	1896	376370



ID	Location	Land Use	Date	Group ID
L	283m SW	Tanks	1935	376372
L	289m SW	Tanks	1954	394042
L	289m SW	Tanks	1955	394042
L	296m SW	Unspecified Tank	1955	407401
L	296m SW	Unspecified Tank	1954	407401
L	303m SW	Unspecified Tank	1955	398675
L	303m SW	Unspecified Tank	1954	398675
L	303m SW	Tanks	1955	380665
L	303m SW	Tanks	1954	380665
T	306m S	Unspecified Tank	1954	397320
T	307m S	Unspecified Tank	1955	393928
I	309m E	Tanks	1967	381525
I	309m E	Tanks	1954	381525
I	316m E	Tanks	1967	395995
I	316m E	Tanks	1954	395995
I	316m E	Tanks	1955	395995
T	324m S	Water Cooling Tank	1954	402975
T	324m S	Water Cooling Tank	1955	389730
T	341m S	Unspecified Tank	1967	389521
T	341m S	Unspecified Tank	1954	389521
T	341m S	Unspecified Tank	1954	389521
T	341m S	Unspecified Tank	1969	389521
P	348m S	Unspecified Tank	1991	407684
P	348m S	Unspecified Tank	1992	407684
P	349m S	Unspecified Tank	1990	407684
P	349m S	Unspecified Tank	1991	407684
P	349m S	Unspecified Tank	1991	407684
P	351m S	Unspecified Tank	1954	393723



ID	Location	Land Use	Date	Group ID
P	351m S	Unspecified Tank	1969	393723
P	351m S	Unspecified Tank	1967	393723
P	351m S	Unspecified Tank	1991	393723
P	351m S	Unspecified Tank	1992	393723
P	351m S	Unspecified Tank	1954	393723
P	351m S	Unspecified Tank	1990	393723
P	351m S	Unspecified Tank	1991	393723
P	351m S	Unspecified Tank	1991	393723
V	363m E	Unspecified Tank	1978	388426
V	364m E	Unspecified Tank	1982	388426
AA	376m NE	Unspecified Tank	1954	403506
AA	376m NE	Unspecified Tank	1973	403506
AA	376m NE	Unspecified Tank	1955	403506
AA	376m NE	Unspecified Tank	1968	403506
P	379m S	Unspecified Tank	1986	364395
AA	386m NE	Unspecified Tank	1991	402035
AA	386m NE	Unspecified Tank	1991	402035
AA	386m NE	Unspecified Tank	1968	402035
AA	386m NE	Unspecified Tank	1954	403880
AA	386m NE	Unspecified Tank	1973	392628
AA	387m NE	Unspecified Tank	1979	402035
AA	387m NE	Unspecified Tank	1991	402035
AA	387m NE	Unspecified Tank	1991	402035
AA	387m NE	Unspecified Tank	1955	403880
P	391m S	Unspecified Tank	1954	385929
P	391m S	Unspecified Tank	1969	385929
P	391m S	Unspecified Tank	1967	385929
P	391m S	Unspecified Tank	1954	385929



ID	Location	Land Use	Date	Group ID
P	392m S	Unspecified Tank	1990	385929
P	392m S	Unspecified Tank	1991	385929
P	392m S	Unspecified Tank	1991	385929
P	392m S	Unspecified Tank	1991	385929
P	392m S	Unspecified Tank	1992	385929
AA	393m NE	Unspecified Tank	1955	403880
AA	393m NE	Unspecified Tank	1952	403880
AA	394m NE	Unspecified Tank	1955	391291
P	422m S	Unspecified Tank	1986	364396
V	449m SE	Tanks	1995	407003
V	449m SE	Tanks	1991	398507
V	449m SE	Tanks	1992	398507
Z	450m SW	Tanks	1955	381782
Z	451m SW	Tanks	1954	381782
V	455m SE	Tanks	1991	397114
V	455m SE	Tanks	1991	397114
V	455m SE	Tanks	1990	397114
O	458m S	Unspecified Tank	1954	395088
O	458m S	Unspecified Tank	1954	390302
Z	459m SW	Unspecified Tank	1954	398488
Z	459m SW	Unspecified Tank	1969	398488
Z	460m SW	Unspecified Tank	1972	398488
Z	460m SW	Unspecified Tank	1954	398488
O	468m S	Unspecified Tank	1954	398248
O	468m S	Unspecified Tank	1954	398248
AC	473m SW	Tanks	1989	390165
AC	473m SW	Tanks	1991	390165
AC	473m SW	Tanks	1991	390165



ID	Location	Land Use	Date	Group ID
O	478m S	Tanks	1954	380624
O	478m S	Tanks	1954	380624
AC	479m SW	Tanks	1954	381779
AC	479m SW	Tanks	1969	381779
AC	479m SW	Tanks	1972	386022
AC	479m SW	Tanks	1954	386022
AC	480m SW	Tanks	1991	386022
AC	480m SW	Tanks	1992	386022

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

138

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 25**

ID	Location	Land Use	Date	Group ID
D	86m SE	Electricity Substation	1990	270645
D	86m SE	Electricity Substation	1990	270645
D	86m SE	Electricity Substation	1991	270645
D	86m SE	Electricity Substation	1991	270645
D	87m SE	Electricity Substation	1995	270645
D	87m SE	Electricity Substation	1991	270645
D	87m SE	Electricity Substation	1992	270645
I	170m E	Gas Works	1896	250215
M	192m N	Electricity Substation	1954	264150
M	192m N	Electricity Substation	1973	264150
M	192m N	Electricity Substation	1991	264150
M	192m N	Electricity Substation	1991	264150



ID	Location	Land Use	Date	Group ID
M	192m N	Electricity Substation	1979	264150
M	192m N	Electricity Substation	1991	264150
M	192m N	Electricity Substation	1991	264150
M	193m N	Electricity Substation	1997	261624
M	195m N	Electricity Substation	1955	264150
M	195m N	Electricity Substation	1968	264150
N	202m NE	Electricity Substation	1968	291047
N	203m NE	Electricity Substation	1967	291047
I	213m E	Gasometer	1896	251391
L	233m SW	Electricity Substation	1982	262283
L	234m SW	Electricity Substation	1991	258088
L	234m SW	Electricity Substation	1991	258088
L	235m SW	Electricity Substation	1981	258088
L	235m SW	Electricity Substation	1982	258088
L	235m SW	Electricity Substation	1991	258088
L	235m SW	Electricity Substation	1991	258088
I	238m E	Gasometer	1896	251392
S	255m NE	Electricity Substation	1997	281788
S	255m NE	Electricity Substation	1991	281788
S	255m NE	Electricity Substation	1991	281788
S	256m NE	Electricity Substation	1979	281788
S	256m NE	Electricity Substation	1991	281788
S	256m NE	Electricity Substation	1991	281788
R	277m SE	Electricity Substation	1992	269636
R	278m SE	Electricity Substation	1991	269636
R	278m SE	Electricity Substation	1995	269636
T	279m S	Electricity Substation	1991	277486
T	279m S	Electricity Substation	1992	277486



ID	Location	Land Use	Date	Group ID
T	279m S	Electricity Substation	1995	277486
T	279m S	Electricity Substation	1986	277486
T	279m S	Electricity Substation	1990	277486
T	279m S	Electricity Substation	1990	277486
T	279m S	Electricity Substation	1991	277486
T	279m S	Electricity Substation	1991	277486
T	280m S	Electricity Substation	1968	277486
T	280m S	Electricity Substation	1981	277486
T	280m S	Electricity Substation	1967	277486
T	280m S	Electricity Substation	1981	277486
R	309m SE	Electricity Substation	1955	280471
R	309m SE	Electricity Substation	1954	276940
R	312m SE	Electricity Substation	1967	280471
R	312m SE	Electricity Substation	1968	254632
T	317m S	Electricity Substation	1986	272576
T	317m S	Electricity Substation	1990	272576
T	317m S	Electricity Substation	1990	272576
T	317m S	Electricity Substation	1991	272576
T	317m S	Electricity Substation	1991	272576
T	317m S	Electricity Substation	1995	272576
T	317m S	Electricity Substation	1991	272576
T	317m S	Electricity Substation	1992	272576
T	317m S	Electricity Substation	1968	274548
T	317m S	Electricity Substation	1981	272576
T	317m S	Electricity Substation	1967	272576
T	317m S	Electricity Substation	1981	272576
Q	325m NW	Electricity Substation	1991	288476
Q	325m NW	Electricity Substation	1992	288476



ID	Location	Land Use	Date	Group ID
Q	326m NW	Electricity Substation	1978	288476
Q	326m NW	Electricity Substation	1991	288476
Q	326m NW	Electricity Substation	1991	288476
T	339m S	Electricity Substation	1981	281169
T	339m S	Electricity Substation	1967	281169
T	339m S	Electricity Substation	1981	281169
T	339m S	Electricity Substation	1968	285047
L	356m SW	Electricity Substation	1967	269587
L	356m SW	Electricity Substation	1982	269587
L	356m SW	Electricity Substation	1968	269587
L	357m SW	Electricity Substation	1991	269587
L	357m SW	Electricity Substation	1991	269587
L	357m SW	Electricity Substation	1981	269587
L	357m SW	Electricity Substation	1982	269587
L	357m SW	Electricity Substation	1991	269587
L	357m SW	Electricity Substation	1991	269587
W	364m E	Electricity Substation	1978	268731
W	364m E	Electricity Substation	1991	268731
W	364m E	Electricity Substation	1992	268731
X	369m SE	Electricity Substation	1995	291429
X	369m SE	Electricity Substation	1991	291429
X	370m SE	Electricity Substation	1992	291429
W	372m E	Electricity Substation	1982	259947
W	372m E	Electricity Substation	1991	259947
W	372m E	Electricity Substation	1991	259947
W	372m E	Electricity Substation	1990	259947
W	372m E	Electricity Substation	1995	280350
X	379m SE	Electricity Substation	1954	259600



ID	Location	Land Use	Date	Group ID
X	380m SE	Electricity Substation	1955	259600
AD	400m N	Electricity Substation	1991	288787
AD	400m N	Electricity Substation	1992	288787
AD	400m N	Electricity Substation	1978	288787
AD	400m N	Electricity Substation	1991	288787
AD	400m N	Electricity Substation	1991	288787
AE	402m NE	Electricity Substation	1997	269449
AE	402m NE	Electricity Substation	1991	269449
AE	402m NE	Electricity Substation	1991	269449
AE	404m NE	Electricity Substation	1973	269449
AE	404m NE	Electricity Substation	1979	269449
AE	404m NE	Electricity Substation	1991	269449
AE	404m NE	Electricity Substation	1991	269449
AG	445m SE	Electricity Substations	1954	279950
AG	446m SE	Electricity Substation	1990	292371
AG	446m SE	Electricity Substation	1991	292371
AG	446m SE	Electricity Substation	1991	292371
AG	446m SE	Electricity Substations	1954	279950
AG	450m SE	Electricity Substation	1991	267956
AG	450m SE	Electricity Substation	1992	267956
Z	454m SW	Electricity Substation	1955	289417
Z	455m SW	Electricity Substation	1954	289417
AH	456m NE	Electricity Substation	1997	284735
AH	456m NE	Electricity Substation	1991	284735
AH	456m NE	Electricity Substation	1991	284735
AH	457m NE	Electricity Substation	1979	284735
AH	457m NE	Electricity Substation	1991	284735
AH	457m NE	Electricity Substation	1991	284735



ID	Location	Land Use	Date	Group ID
AG	467m SE	Electricity Substation	1986	244736
V	471m E	Electricity Substation	1991	288809
V	471m E	Electricity Substation	1991	288809
V	471m E	Electricity Substation	1990	288809
V	472m E	Electricity Substation	1995	288809
V	472m E	Electricity Substation	1991	288809
V	472m E	Electricity Substation	1992	288809
AK	488m SE	Electricity Substation	1982	269188
AK	488m SE	Electricity Substation	1991	269188
AK	488m SE	Electricity Substation	1991	269188
AK	488m SE	Electricity Substation	1990	269188
AK	491m SE	Electricity Substation	1995	288096
AK	491m SE	Electricity Substation	1991	288096
AK	491m SE	Electricity Substation	1992	288096

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

40

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 25**



ID	Location	Land Use	Date	Group ID
B	10m NW	Garage	1955	85729
B	10m NW	Garage	1968	85729
B	10m NW	Garage	1981	83558
B	10m NW	Garage	1967	80566
B	10m NW	Garage	1981	83558
B	10m NW	Garage	1954	80566
E	32m NE	Garage	1967	79569
E	37m NE	Garage	1968	77733
B	61m NW	Garage	1967	80566
B	61m NW	Garage	1954	80566
R	254m SE	Garage	1967	85326
R	254m SE	Garage	1968	85326
Y	332m SE	Carriage Shed	1990	84124
Y	332m SE	Carriage Shed	1990	84124
Y	332m SE	Carriage Shed	1991	84124
Y	332m SE	Carriage Shed	1991	84124
Y	332m SE	Carriage Shed	1986	84124
Y	333m SE	Carriage Shed	1981	85633
Y	333m SE	Carriage Shed	1981	85633
Y	334m SE	Carriage Shed	1995	85527
Y	334m SE	Carriage Shed	1991	85527
Y	334m SE	Carriage Shed	1992	85527
X	370m SE	Garage	1967	82010
X	370m SE	Garage	1968	82010
F	383m SE	Carriage Shed	1978	79627
F	384m SE	Carriage Shed	1982	85172
F	384m SE	Carriage Shed	1991	85527
F	384m SE	Carriage Shed	1991	85527

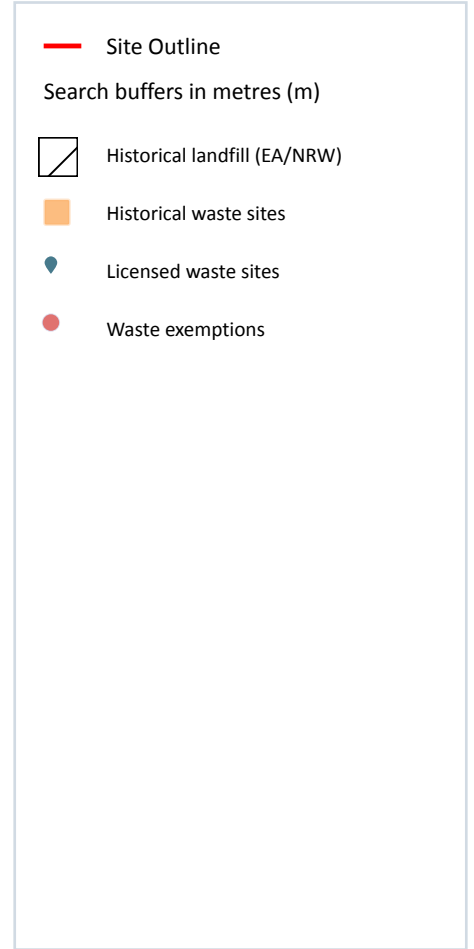


ID	Location	Land Use	Date	Group ID
F	384m SE	Carriage Shed	1990	85527
F	384m SE	Carriage Shed	1991	85527
F	384m SE	Carriage Shed	1992	85527
F	384m SE	Carriage Shed	1995	85527
X	384m SE	Garage	1967	82010
X	385m SE	Garage	1969	75692
O	393m S	Carriage Shed	1877	74085
AC	461m S	Garages	1954	82159
AC	461m S	Garages	1969	82159
AI	469m S	Motor Body Repair Works	1954	82732
AI	469m S	Motor Body Repair Works	1954	82732
AC	472m SW	Garages	1954	76483

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
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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	1
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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.

Features are displayed on the Waste and landfill map on **page 43**

ID	Location	Details		
8	400m E	Site Address: Claremont Way, Templehof Avenue, Brent Cross, Barnet Licence Holder Address: -	Waste Licence: - Site Reference: 8BA005, BAR005 Waste Type: Inert, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1960 Last Recorded: 31/12/1980

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

3.5 Historical waste sites

Records within 500m	9
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Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on **page 43**

ID	Location	Address	Further Details	Date
B	312m E	Site Address: N/A	Type of Site: Refuse Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1940

ID	Location	Address	Further Details	Date
C	320m E	Site Address: N/A	Type of Site: Refuse Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1967
C	320m E	Site Address: N/A	Type of Site: Refuse Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1954
C	320m E	Site Address: N/A	Type of Site: Refuse Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1954
B	321m E	Site Address: N/A	Type of Site: Refuse Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1938
B	329m E	Site Address: N/A	Type of Site: Refuse Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
B	350m E	Site Address: N/A	Type of Site: Refuse Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1954
B	351m E	Site Address: N/A	Type of Site: Refuse Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1954
G	397m E	Site Address: Nightingale Works, Brent Terrace, Nightingale Ventilation Engg, LONDON, Central London, NW2 1LR	Type of Site: Waste Transfer Station (Conversion) Planning application reference: C01594A/05 Description: Scheme comprises change of use to waste transfer station and skip hire business. An application (ref: C01594A/05) for detailed planning permission was granted by Barnet L.B. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-



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

3.6 Licensed waste sites

Records within 500m

14

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

Features are displayed on the Waste and landfill map on **page 43**

ID	Location	Details		
A	254m SE	Site Name: Cricklewood North Waste Transfer Station Site Address: Brent Terrace, Cricklewood, London, NW2 1LL Correspondence Address: -	Type of Site: Inert & Excavation WTS Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SWA003 EPR reference: EA/EPR/GB3901KZ/S002 Operator: S Walsh & Son Limited Waste Management licence No: 404074 Annual Tonnage: 0	Issue Date: 10/08/2017 Effective Date: 19/01/2019 Modified: - Surrendered Date: Nov 17 2020 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
A	254m SE	Site Name: Cricklewood North Waste Transfer Station Site Address: Brent Terrace, Cricklewood, London, NW2 1LL Correspondence Address: -	Type of Site: Inert & Excavation WTS Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SWA003 EPR reference: EA/EPR/GB3901KZ/T001 Operator: S. Walsh & Son Limited Waste Management licence No: 404074 Annual Tonnage: 0	Issue Date: 10/08/2017 Effective Date: 19/01/2019 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
A	254m SE	Site Name: Cricklewood North Waste Transfer Station Site Address: Brent Terrace, Cricklewood, London, NW2 1LL Correspondence Address: -	Type of Site: Inert & Excavation WTS Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GBR002 EPR reference: EA/EPR/FB3202CV/A001 Operator: G B Railfreight Limited Waste Management licence No: 404074 Annual Tonnage: 0	Issue Date: 10/08/2017 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
A	257m E	Site Name: Upside Railway Yard Site Address: Upside Railway Yard, Brent Terrace, Cricklewood, London, NW2 1LN Correspondence Address: -	Type of Site: Inert & Excavation WTS Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CON143 EPR reference: EA/EPR/AB3200KE/V002 Operator: G B Railfreight Limited Waste Management licence No: 400425 Annual Tonnage: 249999	Issue Date: 28/08/2013 Effective Date: - Modified: 15/06/2015 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	257m E	Site Name: Upside Railway Yard Site Address: Upside Railway Yard, Brent Terrace, Cricklewood, London, NW2 1LN Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CON143 EPR reference: EA/EPR/AB3200KE/V003 Operator: G B Railfreight Limited Waste Management licence No: 400425 Annual Tonnage: 249999	Issue Date: 28/08/2013 Effective Date: - Modified: 13/12/2016 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	264m SE	Site Name: Upside Railway Yard Site Address: Upside Railway Yard, Brent Terrace, Cricklewood, London, NW2 1LF Correspondence Address: -	Type of Site: Inert & Excavation WTS Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: APS005 EPR reference: EA/EPR/ZP3498VC/A001 Operator: A P S Materials Limited Waste Management licence No: 102913 Annual Tonnage: 250000	Issue Date: 16/09/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
A	264m SE	Site Name: Upside Railway Yard Site Address: Upside Railway Yard, Brent Terrace, Cricklewood, London, NW2 1LF Correspondence Address: -	Type of Site: Inert & Excavation WTS Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: APS005 EPR reference: EA/EPR/ZP3498VC/A001 Operator: A P S Materials Limited Waste Management licence No: 102913 Annual Tonnage: 250000	Issue Date: 16/09/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired



ID	Location	Details		
H	398m SE	Site Name: Upside Railway Yard Site Address: Upside Railway Yard, Brent Terrace, Cricklewood, London, NW2 1LN Correspondence Address: -	Type of Site: Transfer Station taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SWA004 EPR reference: EA/EPR/GB3901CU/T001 Operator: S. Walsh & Son Limited Waste Management licence No: 400425 Annual Tonnage: 249999	Issue Date: 28/08/2013 Effective Date: 30/11/2018 Modified: 13/12/2016 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
H	398m SE	Site Name: Upside Railway Yard Site Address: Upside Railway Yard, Brent Terrace, Cricklewood, London, NW2 1LN Correspondence Address: -	Type of Site: Transfer Station taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CON143 EPR reference: EA/EPR/AB3200KE/V003 Operator: G B Railfreight Limited Waste Management licence No: 400425 Annual Tonnage: 249999	Issue Date: 28/08/2013 Effective Date: - Modified: 13/12/2016 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
H	398m SE	Site Name: Upside Railway Yard Site Address: Upside Railway Yard, Brent Terrace, Cricklewood, London, NW2 1LN Correspondence Address: -	Type of Site: Transfer Station taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SWA004 EPR reference: EA/EPR/GB3901CU/T001 Operator: S Walsh & Son Limited Waste Management licence No: 400425 Annual Tonnage: 249999	Issue Date: 28/08/2013 Effective Date: 30/11/2018 Modified: 13/12/2016 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
H	398m SE	Site Name: Upside Railway Yard Site Address: Upside Railway Yard, Brent Terrace, Cricklewood, London, NW2 1LN Correspondence Address: -	Type of Site: Transfer Station taking Non-Biodegradable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SWA004 EPR reference: EA/EPR/GB3901CU/S002 Operator: S Walsh & Son Limited Waste Management licence No: 400425 Annual Tonnage: 0	Issue Date: 28/08/2013 Effective Date: 30/11/2018 Modified: 13/12/2016 Surrendered Date: Nov 17 2020 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered



ID	Location	Details		
G	423m E	Site Name: Cripps Skips Brent Terrace Site Address: Nightingale Works, Brent Terrace, Claremont Way Ind Est, London, NW2 1LR Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CRI002 EPR reference: EA/EPR/SP3593EM/A001 Operator: Cripps Skips Limited Waste Management licence No: 80746 Annual Tonnage: 10000	Issue Date: 24/07/2006 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
G	423m E	Site Name: Cripps Skips Site Address: Nightingale Works, Brent Terrace, Claremont Way Ind Est, London, NW2 1LR Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CRI002 EPR reference: EA/EPR/SP3593EM/V002 Operator: Ground Waste Recycling Ltd Waste Management licence No: 80746 Annual Tonnage: 24999	Issue Date: 24/07/2006 Effective Date: - Modified: 12/09/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
G	432m E	Site Name: Cripps Skips Site Address: Nightingale Works, Brent Terrace, Claremont Way Ind Est, London, NW2 1LR Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CRI002 EPR reference: EA/EPR/SP3593EM/V003 Operator: Ground Waste Recycling Limited Waste Management licence No: 80746 Annual Tonnage: 24999	Issue Date: 24/07/2006 Effective Date: - Modified: 27/10/2015 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

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



3.7 Waste exemptions

Records within 500m	23
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 43**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	158m S	Land at Grid Reference: TQ2270187193 Staples Corner North London NW2 6LW	EPR/CE5348SG /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
2	229m S	12 Staples Corner Business Park, 1000 North Circular Road, London, NW2 6LU	WEX123325	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	242m SE	Upside Goods Depot Brewt Terrace Cricklewood NW2 1LF	EPR/ZF0405TD /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
A	242m SE	Upside Goods Depot Brewt Terrace Cricklewood NW2 1LF	EPR/ZF0405TD /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
3	325m SE	Site cabins, next to the Amey site offices	WEX265824	Treating waste exemption	Not on a farm	Treatment of waste aerosol cans
4	326m S	Unit 1 South, Oxgate Centre, Oxgate Lane, London, NW2 7JA	WEX127545	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	336m SW	UNIT 5, 1000, NORTH CIRCULAR ROAD, LONDON, NW2 7JP	WEX137249	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	336m SW	UNIT 5, 1000, NORTH CIRCULAR ROAD, LONDON, NW2 7JP	WEX246481	Storing waste exemption	Not on a farm	Storage of waste in a secure place
5	349m S	Atlas Business Centre, Unit G13 Oxgate Lane, London, NW2 7HJ	EA/EPR/VP398 1LW/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
E	351m S	-	WEX267730	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

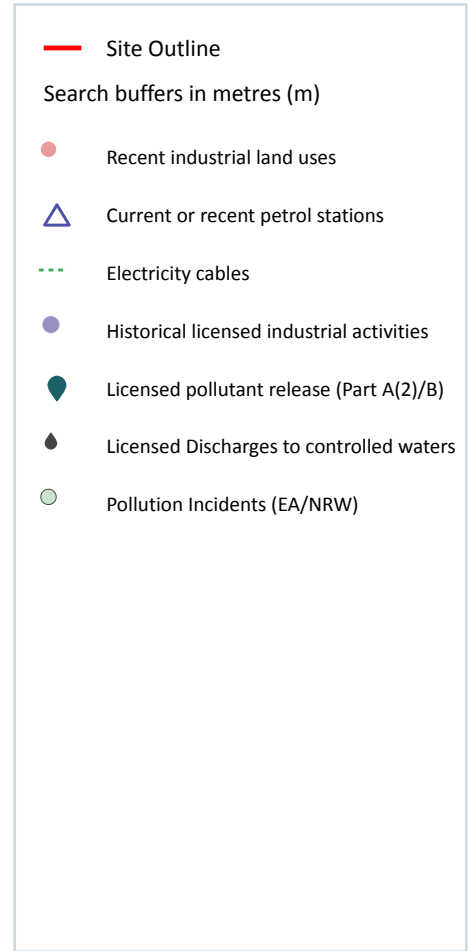
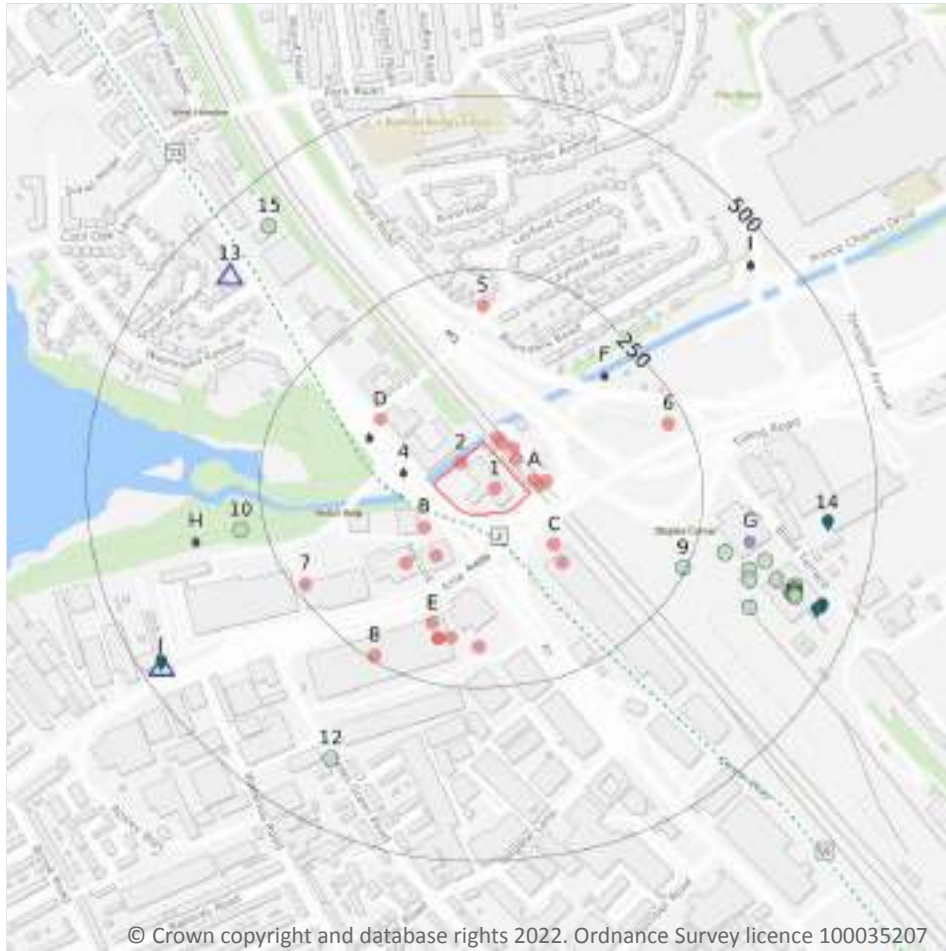


ID	Location	Site	Reference	Category	Sub-Category	Description
E	351m S	UNIT 1 SOUTH, OXGATE CENTRE, OXGATE LANE, LONDON, NW2 7JA	WEX129254	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	351m S	UNIT 1 SOUTH, OXGATE CENTRE, OXGATE LANE, LONDON, NW2 7JA	WEX129254	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
E	351m S	UNIT 1 SOUTH, OXGATE CENTRE, OXGATE LANE, LONDON, NW2 7JA	WEX080033	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
6	374m E	117, BRENT TERRACE, LONDON, NW2 1LL	WEX092038	Treating waste exemption	Not on a farm	Recovery of scrap metal
7	379m W	JVC HOUSE, 12, PRIESTLEY WAY, LONDON, NW2 7BA	WEX116612	Treating waste exemption	Not on a farm	Screening and blending of waste
F	397m S	5 Unit Oxgate Lane London NW2 7HJ	EPR/HH0772JL/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
F	397m S	5 Unit Oxgate Lane London NW2 7HJ	EPR/HH0772JL/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
H	424m SE	-	WEX274907	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	424m SE	-	WEX274907	Storing waste exemption	Not on a farm	Storage of waste in secure containers
H	424m SE	-	WEX274907	Using waste exemption	Not on a farm	Use of waste in construction
H	457m SE	Carillion Rail Cricklewood Depot LONDON NW2 1LN	EPR/PE5088NZ/A001	Treating waste exemption	Non-Agricultural Waste Only	Screening and blending of waste
9	492m E	Cricklewood Depot Brent Terrace LONDON NW2 1LN	EPR/YE5087WU/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
10	497m S	101, COLES GREEN ROAD, LONDON, NW2 7HR	WEX119871	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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



4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m

27

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 52**

ID	Location	Company	Address	Activity	Category
1	On site	Robins & Day	West End Vauxhall House, North Circular Road, London, Greater London, NW2 1LY	New Vehicles	Motoring
2	On site	Electricity Sub Station	Greater London, NW9	Electrical Features	Infrastructure and Facilities
A	18m NE	Pit Stop	2, Adrian Avenue, London, Greater London, NW2 1LX	Vehicle Repair, Testing and Servicing	Repair and Servicing

ID	Location	Company	Address	Activity	Category
A	18m NE	Eclipse	1, Adrian Avenue, Cricklewood, London, Greater London, NW2 1LX	Industrial Coatings and Finishings	Industrial Products
A	18m NE	21st Century Garden	9, Adrian Avenue, London, Greater London, NW2 1LX	Horticultural Equipment	Industrial Products
A	18m NE	Clutch Direct Centre	6, Adrian Avenue, London, Greater London, NW2 1LX	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	18m NE	Galaxy Coachworks	10, Adrian Avenue, London, Greater London, NW2 1LX	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	27m NE	M 1 Repairs	8, Adrian Avenue, London, Greater London, NW2 1LX	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	29m NE	Hand Car Wash Valeting Centre	1, Adrian Avenue, Cricklewood, London, Greater London, NW2 1LX	Vehicle Cleaning Services	Personal, Consumer and Other Services
B	52m SW	Electricity Sub Station	Greater London, NW2	Electrical Features	Infrastructure and Facilities
B	74m SW	Northgate Vehicle Hire	5 Aquarius Business Park, Priestley Way, London, Greater London, NW2 7AN	Vehicle Hire and Rental	Hire Services
C	78m SE	Electricity Sub Station	Greater London, NW2	Electrical Features	Infrastructure and Facilities
C	106m SE	Dreams Plc	Unit 1 Catford Island, Plassy Road, London, Greater London, NW2	Beds and Bedding	Consumer Products
B	108m SW	HSS Hire Service Group Ltd	4 Aquarius Business Park, Priestley Way, London, Greater London, NW2 7AN	Construction and Tool Hire	Hire Services
D	121m NW	Electricity Sub Station	Greater London, NW9	Electrical Features	Infrastructure and Facilities
E	166m S	Air Control UK Ltd	Suite 75 Unit 5, 1000 North Circular Road, London, Greater London, NW2 7JP	Construction Completion Services	Construction Services
E	179m S	Electricity Sub Station	Greater London, NW2	Electrical Features	Infrastructure and Facilities
E	185m S	Hafix Industrial Products Ltd	Unit 5, 1000 North Circular Road, London, Greater London, NW2 7JP	Adhesives and Sealants	Industrial Products
E	185m S	Safestore Ltd	Unit 5 1000, North Circular Road, London, Greater London, NW2 7JP	Container and Storage	Transport, Storage and Delivery



ID	Location	Company	Address	Activity	Category
E	185m S	Eposnet	Unit 5 1000, North Circular Road, Neasden, London, Greater London, NW2 7JP	Office and Shop Equipment	Industrial Products
E	185m S	UK Nest Ltd	Unit 5 1000, North Circular Road, London, Greater London, NW2 7JP	Vehicle Parts and Accessories	Motoring
E	185m S	Comfort Solutions Ltd	Unit 5 1000, North Circular Road, London, Greater London, NW2 7JP	Vehicle Hire and Rental	Hire Services
E	191m S	Staples Corner Business Park	Greater London, NW2	Business Parks and Industrial Estates	Industrial Features
5	197m N	Electricity Sub Station	Greater London, NW4	Electrical Features	Infrastructure and Facilities
6	224m NE	Pumping Station	Greater London, NW10	Water Pumping Stations	Industrial Features
7	234m SW	Electricity Sub Station	Greater London, NW2	Electrical Features	Infrastructure and Facilities
8	242m SW	Cavendish Cash Registers Ltd	Room E15 Unit 1 Big Yellow Self Storage Company, 1000 North Circular Road, London, Greater London, NW2 7JP	Office and Shop Equipment	Industrial Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 52**

ID	Location	Company	Address	LPG	Status
13	422m NW	UNBRANDED	85-93, The Broadway, West Hendon, London, Outer London, NW9 7DU	Not Applicable	Obsolete
J	471m SW	TEXACO	721, North Circular Road, West Hendon, London, Outer London, NW2 7AH	Not Applicable	Obsolete

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m

3

High voltage underground electricity transmission cables.

Features are displayed on the Current industrial land use map on **page 52**

ID	Location	Cable Set	Cable Route	Details	
3	14m S	ELSTREE - ST JOHNS WOOD CABLE SECTION 8	ELSTREE - ST JOHNS WOOD	Cable Make: - Cable Type: A/C Operating Voltage (kV): 400	Year of installation: Not specified Cable in tunnel? Not specified
11	330m NW	ELSTREE - ST JOHNS WOOD CABLE SECTION 9	ELSTREE - ST JOHNS WOOD	Cable Make: - Cable Type: A/C Operating Voltage (kV): 400	Year of installation: Not specified Cable in tunnel? Not specified
16	498m SE	ELSTREE - ST JOHNS WOOD CABLE SECTION 7	ELSTREE - ST JOHNS WOOD	Cable Make: - Cable Type: A/C Operating Voltage (kV): 400	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

2

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.

Features are displayed on the Current industrial land use map on **page 52**

ID	Location	Details	
G	325m E	Operator: Brent Smelting Works Ltd Address: Brent Terrace, North Circular Road, London, NW2 1LR Process: Non-ferrous Metals Permit Number: AS4206	Original Permit Number: IPCAPP Date Approved: 8-11-1995 Effective Date: 27-11-1995 Status: Superseded By Variation
G	325m E	Operator: Brent Smelting Works Ltd Address: Brent Terrace, North Circular Road, London, NW2 1LR Process: Non-ferrous Metals Permit Number: BD1989	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked

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

4

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

Features are displayed on the Current industrial land use map on **page 52**

ID	Location	Address	Details	
14	430m E	Brent Cross Smelting Works, Tilling Road, Brent Cross, NW2	Process: Other Metal Processes Status: Revoked Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
G	445m E	Cemex Materials UK Ltd, Brent Terrace, NW2 1LN	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
G	451m E	RMC, Brent Terrace, London, NW2 1BX	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
J	469m SW	Shell Staples Corner, North Circular Road, Staples Corner, NW2 7AB	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

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

8

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 52**

ID	Location	Address	Details	
4	45m W	CORNER OF EDGEWARE & BRENT PARK ROA, CORNER OF EDGEWARE & BRENT PARK, ROADS WEST HENDON LONDON	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2189 Permit Version: 1 Receiving Water: RIVER BRENT	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 02/02/1988 Effective Date: 02/02/1988 Revocation Date: 21/07/2004
D	114m NW	RETAIL STORE, STAPLES CORNER, HENDO, RETAIL STORE STAPLES CORNER HE, NDON LONDON	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2755 Permit Version: 1 Receiving Water: RIVER BRENT	Status: TRANSFERRED FROM COPA 1974 Issue date: 31/08/1988 Effective Date: 31/08/1988 Revocation Date: -
F	194m NE	PROPOSED CAR PARK, STADIUM SITE, BR, PROPOSED CAR PARK STADIUM SITE, BRENT CROSS SHOPPING CENTRE LO, NDON	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.1516 Permit Version: 1 Receiving Water: RIVER BRENT	Status: TRANSFERRED FROM COPA 1974 Issue date: 27/03/1987 Effective Date: 27/03/1987 Revocation Date: 11/06/1987
F	194m NE	PROPOSED CAR PARK, STADIUM SITE, BR, PROPOSED CAR PARK STADIUM SITE, BRENT CROSS SHOPPING CENTRE LO, NDON	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.1516 Permit Version: 2 Receiving Water: RIVER BRENT	Status: REVOKED - UNSPECIFIED Issue date: 27/03/1987 Effective Date: 12/06/1987 Revocation Date: 22/07/1994
H	352m W	Brent Storm Tanks, Wembley, Brent Storm Tanks, Wembley	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2444 Permit Version: 1 Receiving Water: BRENT WELSH HARP	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
H	352m W	Brent Storm Tanks, Wembley, Brent Storm Tanks, Wembley	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2444 Permit Version: 2 Receiving Water: Brent Welsh Harp	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015



ID	Location	Address	Details	
I	457m NE	Brent Park Lodge, Ealing, Brent Park Lodge, Ealing	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2413 Permit Version: 1 Receiving Water: BRENT	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
I	457m NE	Brent Park Lodge, Ealing, Brent Park Lodge, Ealing	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2413 Permit Version: 2 Receiving Water: Brent	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: -

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
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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
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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
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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

19

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

Features are displayed on the Current industrial land use map on **page 52**

ID	Location	Details	
9	245m SE	Incident Date: 06/03/2002 Incident Identification: 62240 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
10	285m W	Incident Date: 16/05/2003 Incident Identification: 158800 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
G	294m E	Incident Date: 26/06/2002 Incident Identification: 87465 Pollutant: Specific Waste Materials Pollutant Description: Other Composites	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
G	334m E	Incident Date: 17/07/2003 Incident Identification: 174401 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
G	341m E	Incident Date: 03/11/2003 Incident Identification: 199548 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
G	352m E	Incident Date: 19/03/2002 Incident Identification: 65056 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)

ID	Location	Details	
G	357m SE	Incident Date: 28/02/2002 Incident Identification: 61109 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
G	376m E	Incident Date: 06/03/2003 Incident Identification: 141482 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
G	401m E	Incident Date: 18/06/2003 Incident Identification: 166791 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
12	403m SW	Incident Date: 30/04/2004 Incident Identification: 233543 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
G	405m E	Incident Date: 29/07/2003 Incident Identification: 177397 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
G	405m E	Incident Date: 09/05/2003 Incident Identification: 157086 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
G	405m E	Incident Date: 08/05/2003 Incident Identification: 156720 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
G	405m E	Incident Date: 17/07/2003 Incident Identification: 174394 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
G	406m E	Incident Date: 19/06/2003 Incident Identification: 167313 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
G	406m E	Incident Date: 21/03/2002 Incident Identification: 65608 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)



ID	Location	Details	
G	407m E	Incident Date: 29/04/2003 Incident Identification: 154777 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
G	410m E	Incident Date: 24/03/2003 Incident Identification: 145418 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
15	437m NW	Incident Date: 14/11/2019 Incident Identification: 1754557 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0
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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
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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

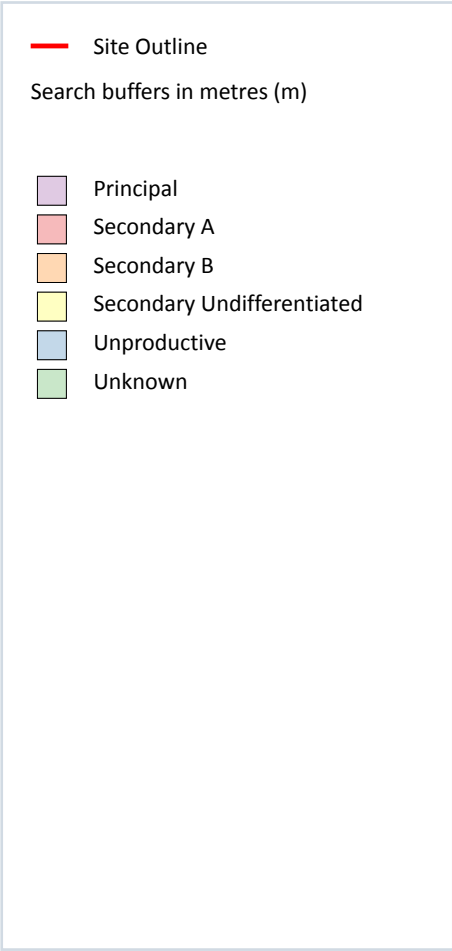
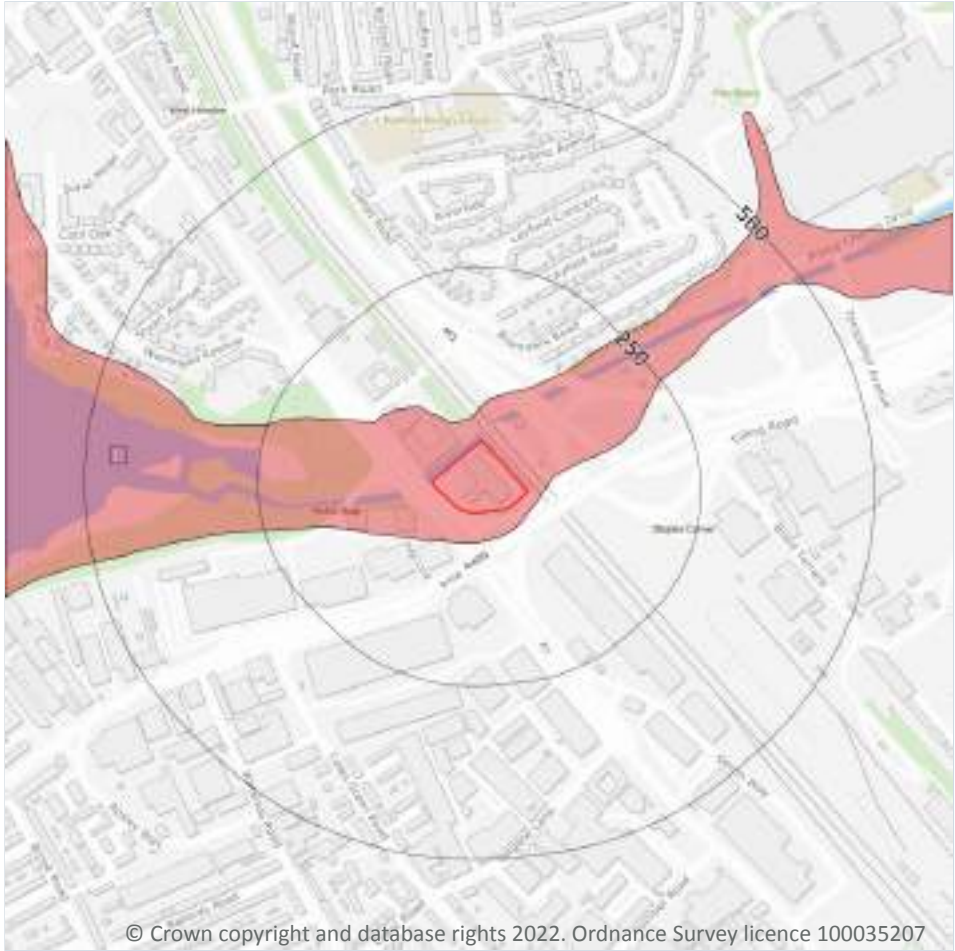
Records within 500m	0
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The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. 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

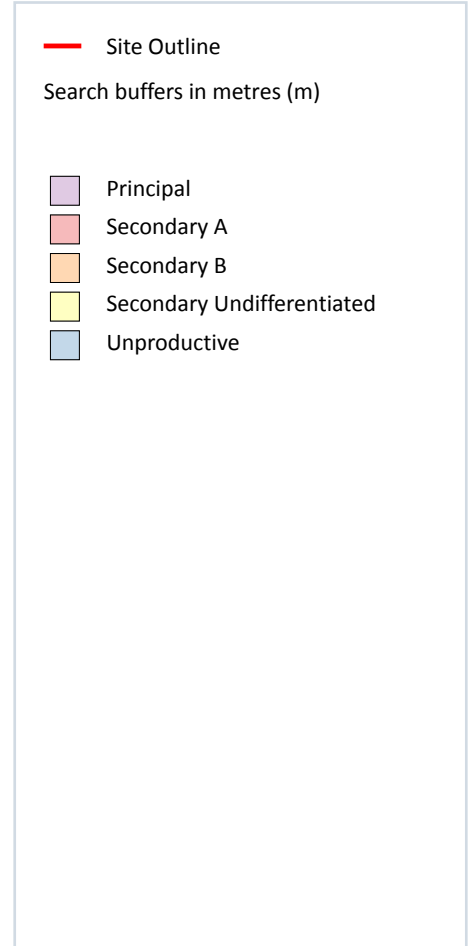
Records within 500m **1**

Aquifer status of groundwater held within superficial geology.
 Features are displayed on the Hydrogeology map on **page 64**

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

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

1

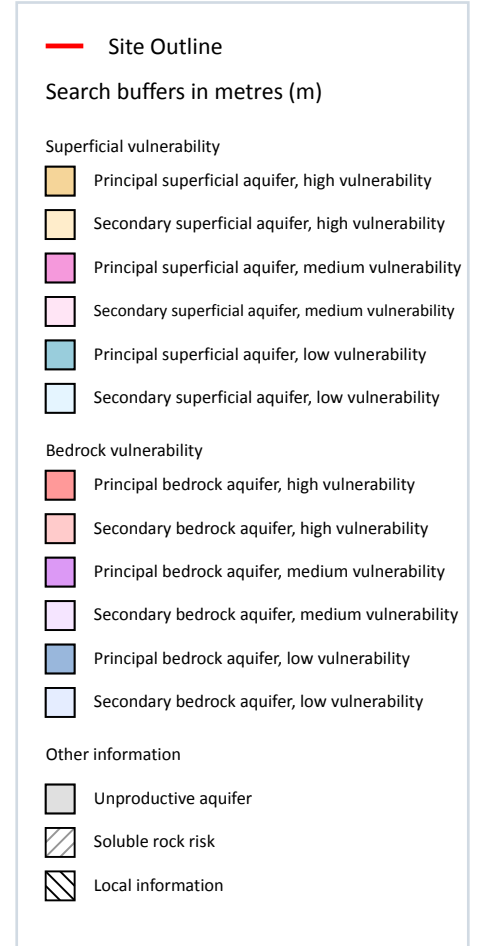
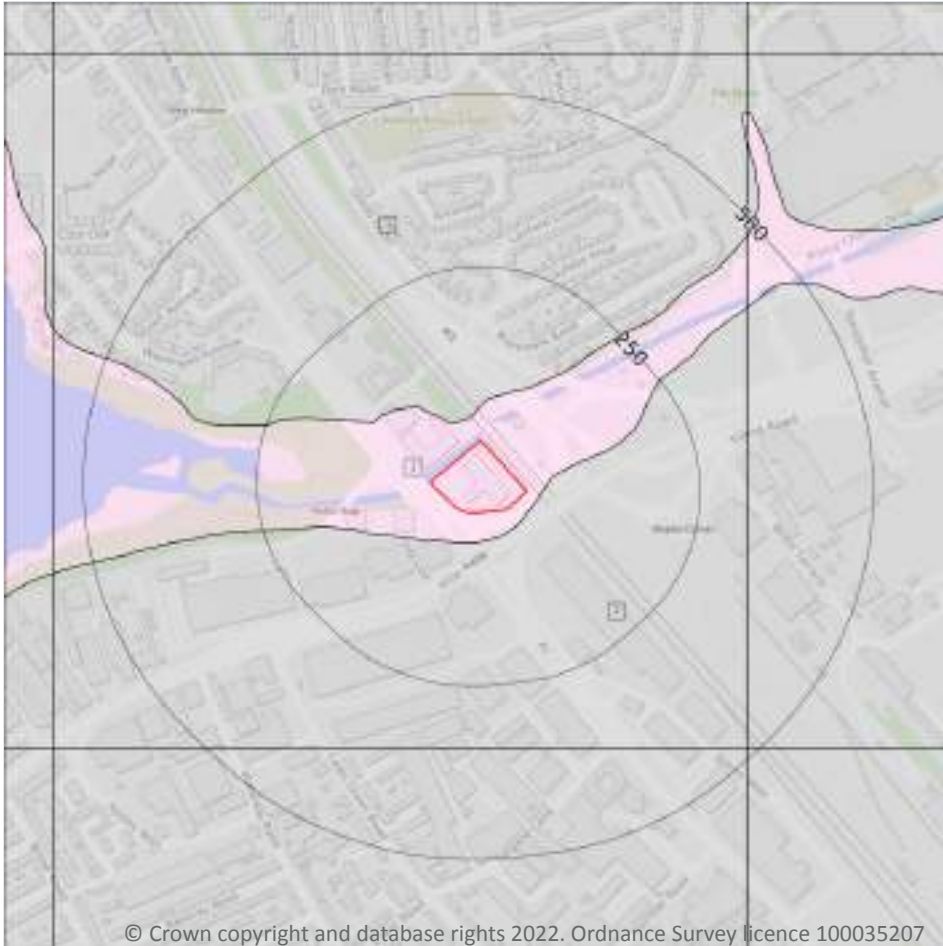
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 65**

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

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

3

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 66**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
2	19m SE	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: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
3	35m NW	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: High	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

5.6 Groundwater abstractions

Records within 2000m

0

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.

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

5.7 Surface water abstractions

Records within 2000m

0

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

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

5.8 Potable abstractions

Records within 2000m

0

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.

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

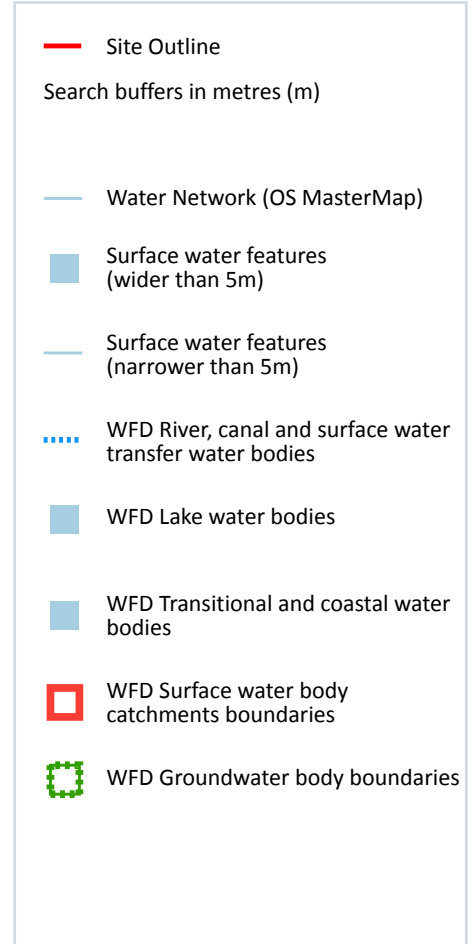
Records within 500m

0

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

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

6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m

5

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

Features are displayed on the Hydrology map on **page 70**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	4m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Brent

ID	Location	Type of water feature	Ground level	Permanence	Name
4	10m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Brent
6	44m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Brent
A	102m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	108m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Brent

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

7

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

Features are displayed on the Hydrology map on **page 70**

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 70**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Dollis Brook and Upper Brent	GB106039022980	Brent Rivers and Lakes	London

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



6.4 WFD Surface water bodies

Records identified	2
---------------------------	----------

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

Features are displayed on the Hydrology map on **page 70**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	3m NW	River	Dollis Brook and Upper Brent	GB106039022980	Moderate	Fail	Moderate	2019
C	215m W	Lake	Welsh Harp	GB30641690	Moderate	Fail	Moderate	2019

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

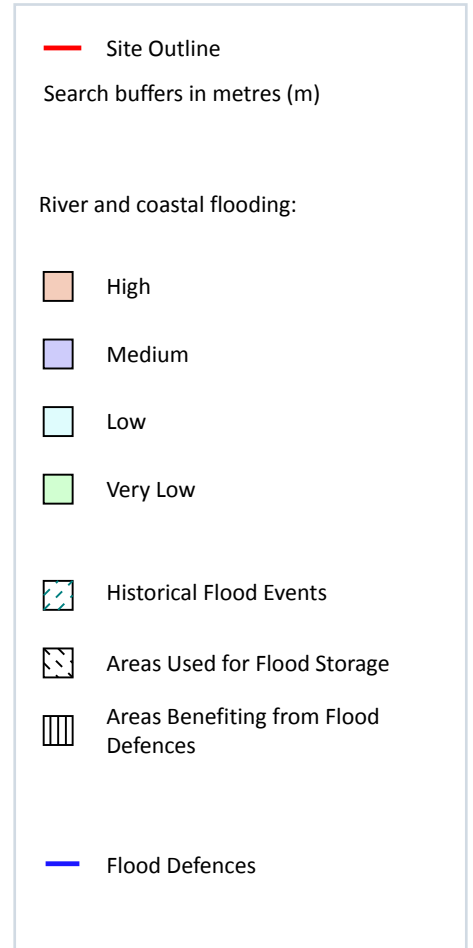
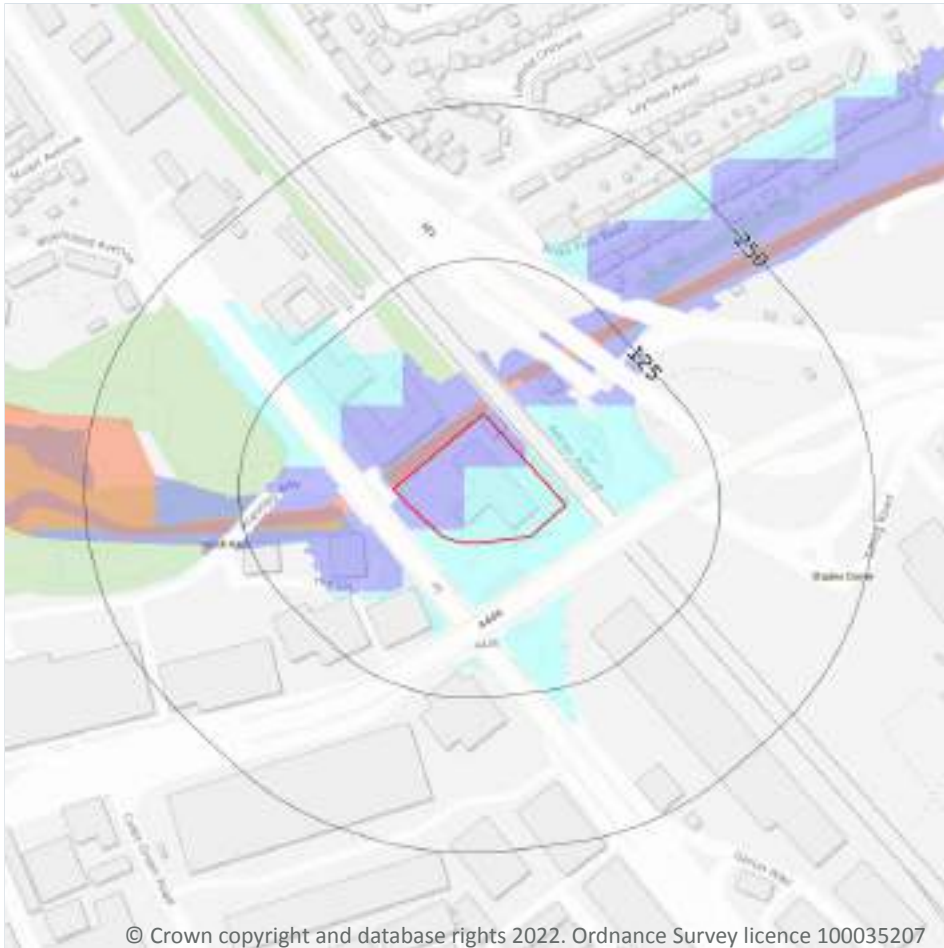
6.5 WFD Groundwater bodies

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

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

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

7 River and coastal flooding



7.1 Risk of flooding from rivers and the sea

Records within 50m

14

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).

Features are displayed on the River and coastal flooding map on **page 73**

Distance	Flood risk category
On site	Medium
0 - 50m	High

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.

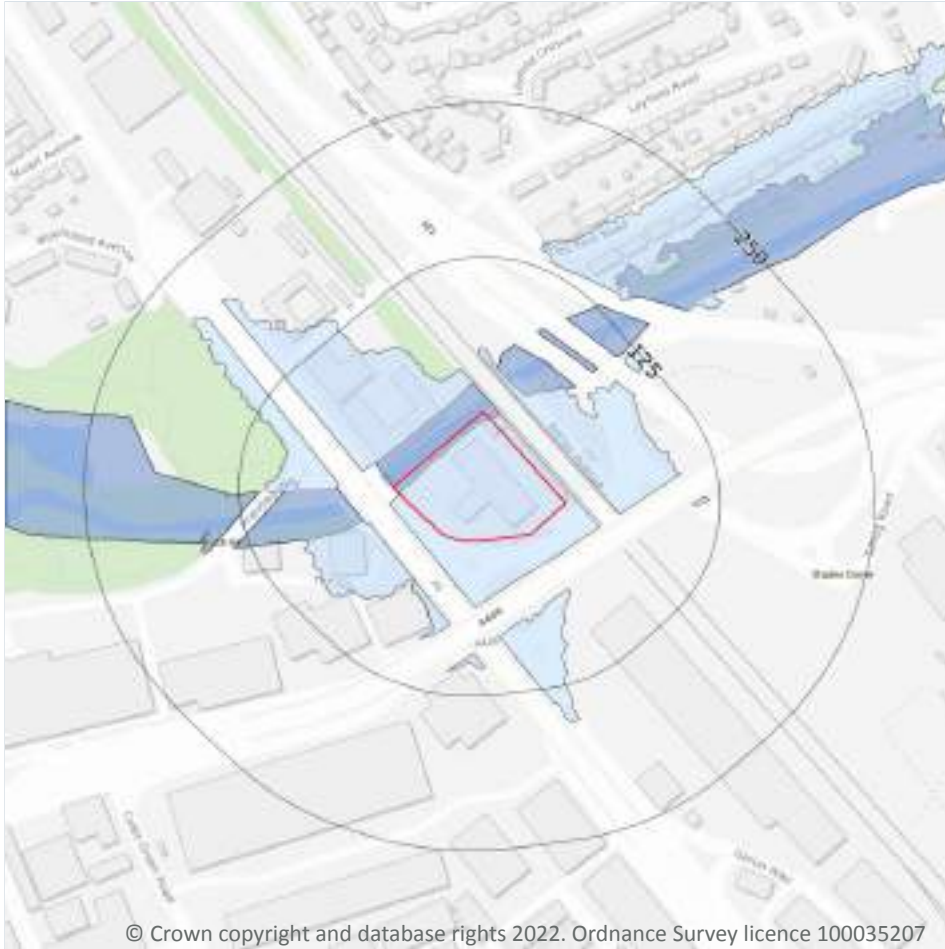
7.5 Flood Storage Areas

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



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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.

Features are displayed on the River and coastal flooding map on **page 73**

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m

1

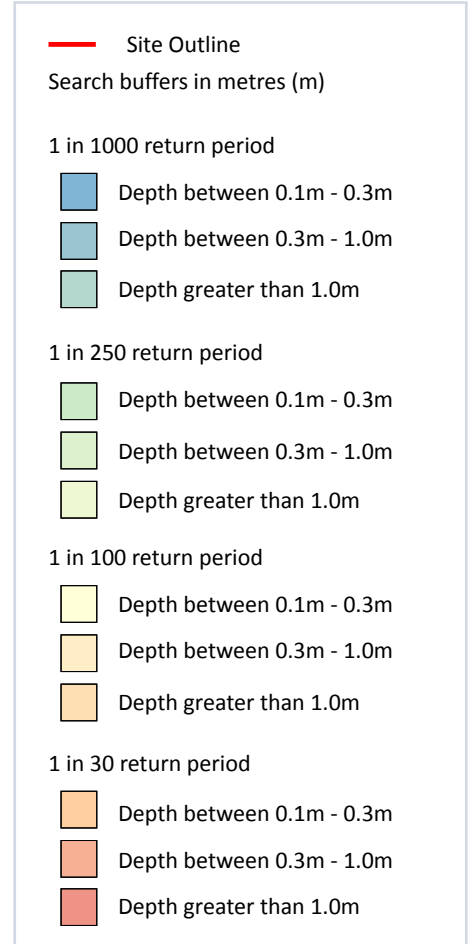
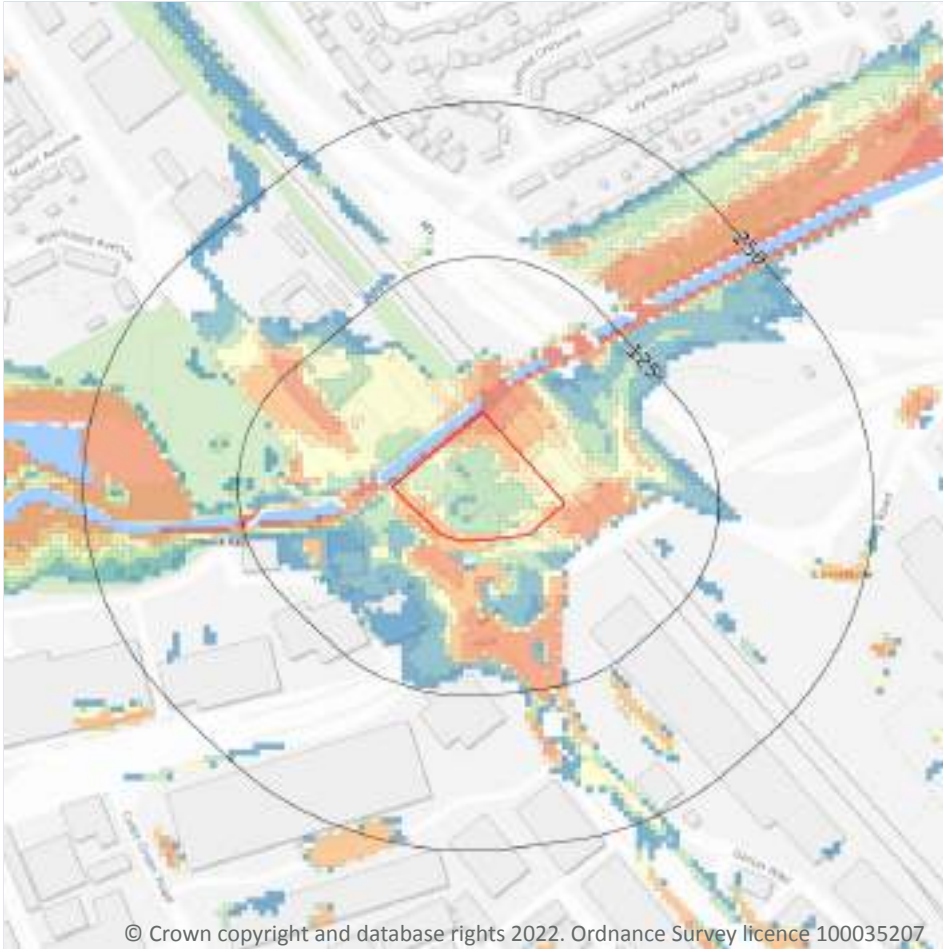
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 73**

Location	Type
On site	Zone 3 - (Fluvial Models)

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

1 in 30 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on **page 77**

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	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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

Features are displayed on the Groundwater flooding map on **page 79**

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



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- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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.

Features are displayed on the Environmental designations map on **page 80**

ID	Location	Name	Data source
1	84m W	Brent Reservoir	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on **page 80**

ID	Location	Name	Data source
2	84m W	Brent Reservoir / Welsh Harp	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



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

10.17 SSSI Impact Risk Zones

Records on site

2

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

Features are displayed on the SSSI Impact Zones and Units map on **page 85**

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals.</p> <p>Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.</p> <p>Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha.</p> <p>Residential - Residential development of 100 units or more.</p> <p>Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas.</p> <p>Air pollution - Any development that could cause air pollution (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores).</p> <p>Combustion - All general combustion processes. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management.</p> <p>Composting - Any composting proposal. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream.</p> <p>Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .</p>

ID	Location	Type of developments requiring consultation
A	On site	<p>All applications - All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.</p> <p>Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals.</p> <p>Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction.</p> <p>Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha.</p> <p>Residential - Residential development of 10 units or more.</p> <p>Rural residential - Any residential developments outside of existing settlements/urban areas with a total net gain in residential units.</p> <p>Air pollution - Any development that could cause air pollution or dust either in its construction or operation (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores).</p> <p>Combustion - All general combustion processes. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management.</p> <p>Composting - Any composting proposal. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream.</p> <p>Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply .</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

4

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.

Features are displayed on the SSSI Impact Zones and Units map on **page 85**

ID: B
 Location: 84m W
 SSSI name: Brent Reservoir
 Unit name: Brent Reservoir South - Barnet
 Broad habitat: Standing Open Water And Canals
 Condition: Favourable
 Reportable features:



Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	20/03/2019

ID: 2
 Location: 108m W
 SSSI name: Brent Reservoir
 Unit name: Brent Reservoir South - Brent
 Broad habitat: Standing Open Water And Canals
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	20/03/2019

ID: 3
 Location: 137m NW
 SSSI name: Brent Reservoir
 Unit name: Brent Reservoir South - Brent
 Broad habitat: Standing Open Water And Canals
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	20/03/2019

ID: 5
 Location: 716m NW
 SSSI name: Brent Reservoir
 Unit name: Brent Reservoir North
 Broad habitat: Standing Open Water And Canals
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Favourable	20/03/2019

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

11 Visual and cultural designations

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

0

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.



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

0

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

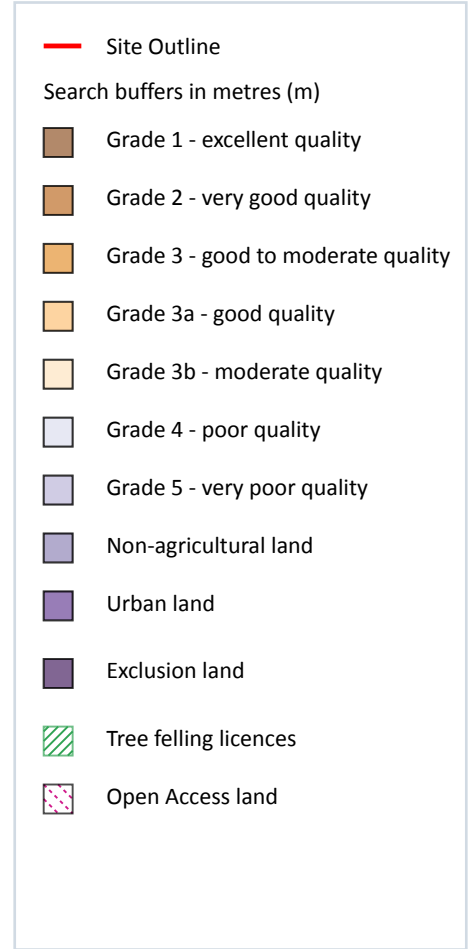
This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



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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 91**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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- 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

5

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 93**

ID	Location	Main Habitat	Other habitats
3	84m W	Deciduous woodland	Main habitat: RBEDS (INV > 50%); DWOOD (INV > 50%); Additional: LFENS (INV 50%)
4	123m W	Deciduous woodland	Main habitat: RBEDS (INV > 50%); DWOOD (INV > 50%); Additional: LFENS (INV 50%)
5	135m W	Deciduous woodland	Main habitat: RBEDS (INV > 50%); DWOOD (INV > 50%); Additional: LFENS (INV 50%)
7	203m W	Deciduous woodland	Main habitat: RBEDS (INV > 50%); DWOOD (INV > 50%); Additional: LFENS (INV 50%)

ID	Location	Main Habitat	Other habitats
8	220m W	Reedbeds	Main habitat: RBEDS (INV > 50%); Additional: LFENS (INV 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	1
----------------------------	----------

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.

Features are displayed on the Habitat designations map on **page 93**

ID	Location	Type	Habitat
1	On site	Network Enhancement Zone 2	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	2
----------------------------	----------

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.

Features are displayed on the Habitat designations map on **page 93**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
2	65m SE	Brent Cross railway land	Low	BugLife All Of A Buzz Data	UK Perspectives Aerial Photography	-
6	144m NE	River Brent - West	Low	BugLife All Of A Buzz Data	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

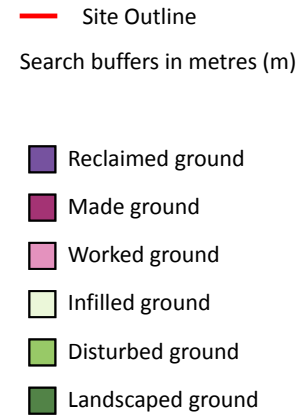
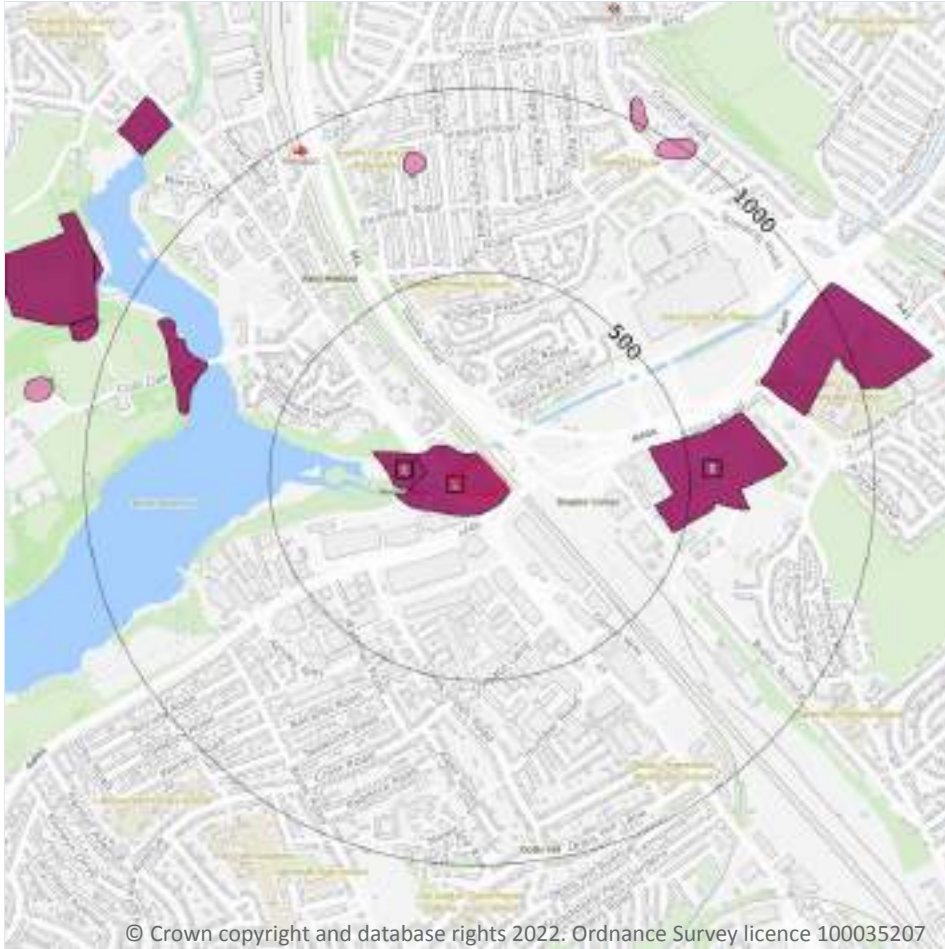
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 96**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ28NW

This data is sourced from the British Geological Survey.

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



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14.2 Artificial and made ground (10k)

Records within 500m

3

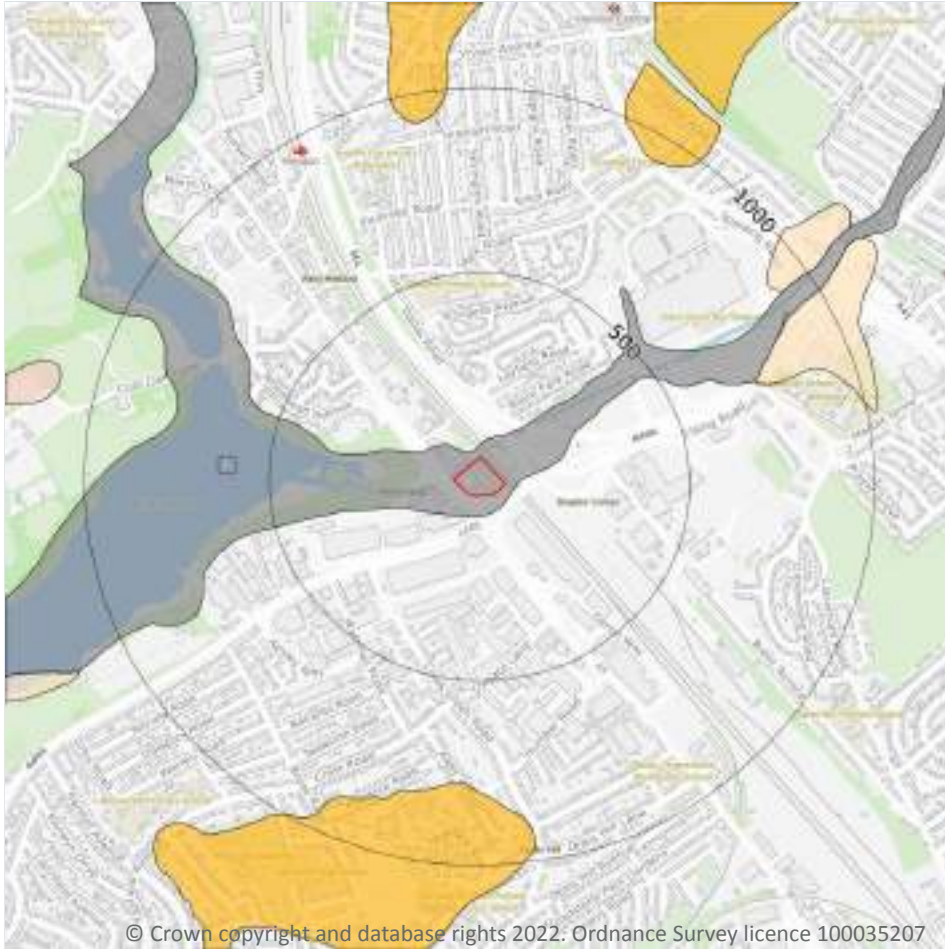
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.


Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 97**

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
2	78m W	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
3	399m E	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
-  Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 98**

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-C	Alluvium - Clay (unlithified Deposits Coding Scheme)	Clay

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

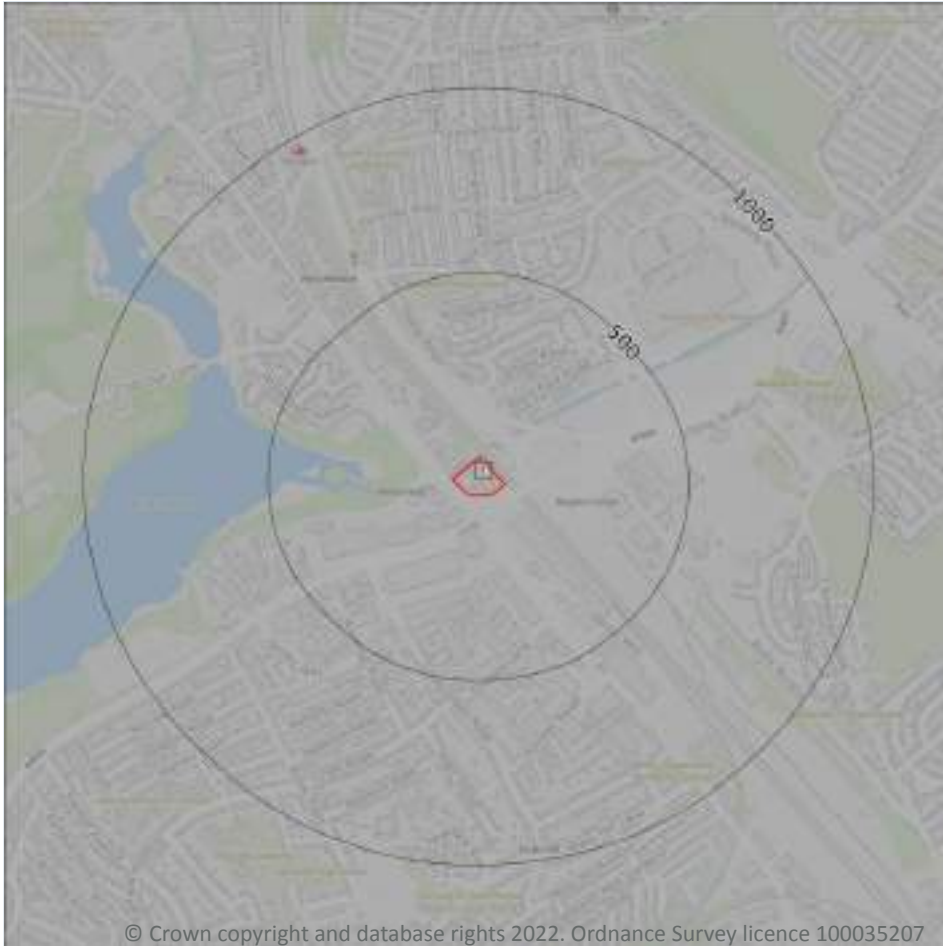
0

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



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- 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

1

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 100**

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)

- Geological map tile

15.1 50k Availability

Records within 500m

1

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

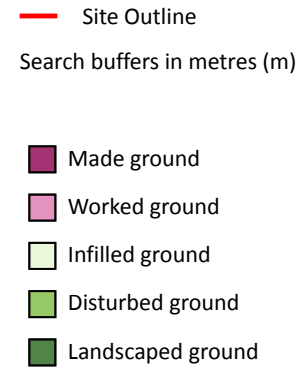
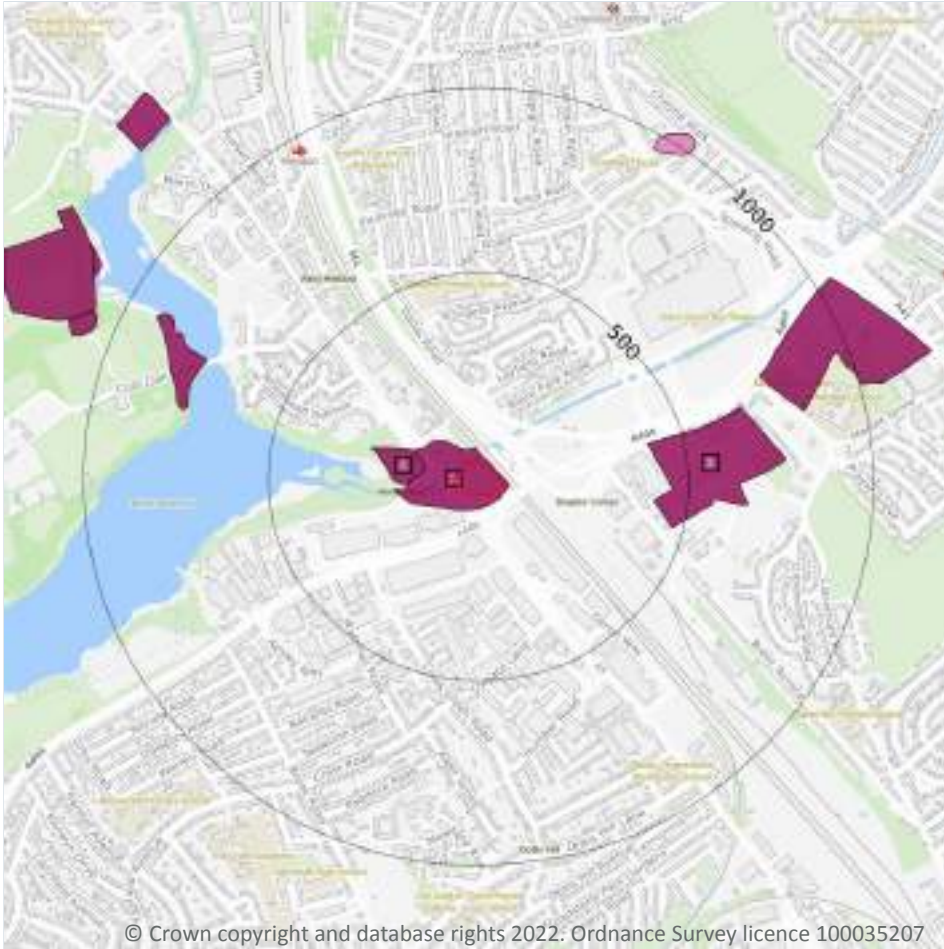
Features are displayed on the Geology 1:50,000 scale - Availability map on **page 102**

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

This data is sourced from the British Geological Survey.



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



15.2 Artificial and made ground (50k)

Records within 500m

3

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 103**

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	82m W	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	403m E	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

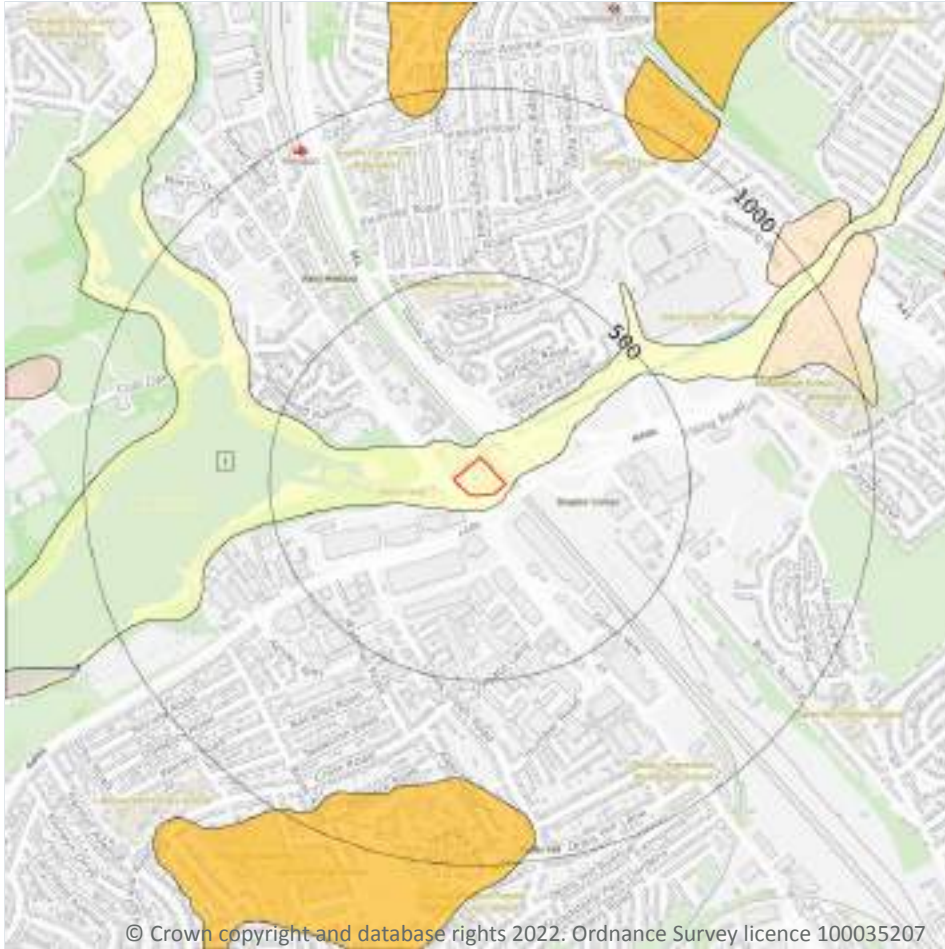
Records within 50m	1
---------------------------	----------

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


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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



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- Site Outline
- Search buffers in metres (m)
-  Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 105**

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial 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 any superficial deposits (the zone between the land surface and the water table).

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

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.

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15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 107**

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

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
---------------------------	----------

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

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

This data is sourced from the British Geological Survey.

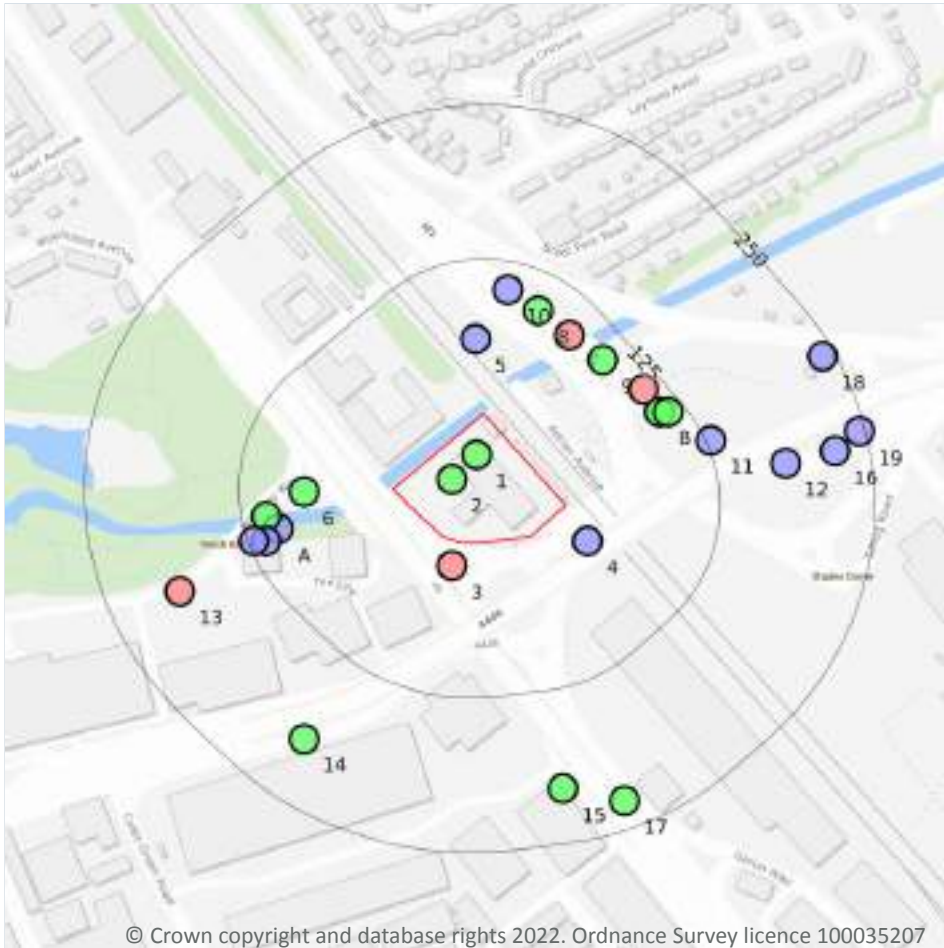
15.10 Bedrock faults and other linear features (50k)

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

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

This data is sourced from the British Geological Survey.

16 Boreholes



— Site Outline
 Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

26

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 109**

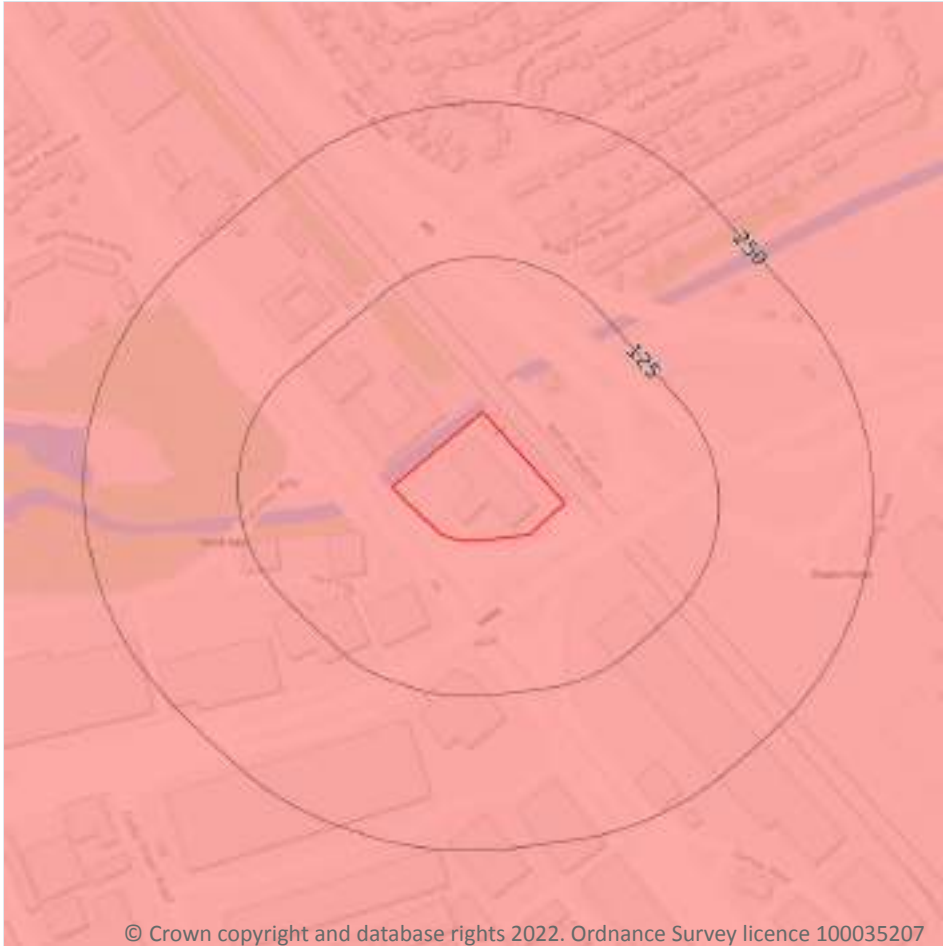
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	522610 187410	CRICKLEWOOD TSVC BH1	11.45	N	590371
2	On site	522590 187390	CRICKLEWOOD TSVC BH2	13.25	N	590372
3	20m S	522590 187320	G.P.O. BH21 HENDON	45.72	N	590327

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	34m SE	522700 187340	HENDON BRANCH SEWER BH2	-2.0	N	590363
5	61m N	522609 187504	A406 LONDON NTH CIRC' RD TPMT1	3.0	N	590422
6	73m W	522470 187380	HENDON M'WAY SOUTHERN 113	15.24	N	590510
7	94m NE	522685 187507	A406 LONDON NTH CIRC' RD BHM2	36.0	N	590417
8	95m NE	522660 187527	A406 LONDON NTH CIRC' RD BHM1	20.0	N	590416
A	98m W	522450 187350	HENDON M'WAY SOUTHERN 115B	3.05	N	590514
9	101m NE	522712 187487	A406 LONDON NTH CIRC' RD BHM3	15.5	N	590418
10	102m N	522635 187544	A406 LONDON NTH CIRC' RD TPMT2	3.0	N	590423
A	105m W	522440 187360	HENDON M'WAY SOUTHERN 114	18.29	N	590511
B	107m NE	522758 187445	A406 LONDON NTH CIRC' RD BHM5	15.0	N	590420
B	109m NE	522745 187463	A406 LONDON NTH CIRC' RD BHM4	40.0	N	590419
A	111m SW	522440 187340	HENDON M'WAY SOUTHERN 115	0.61	N	590512
B	112m NE	522765 187445	A406 LONDON NTH CIRC' RD BHM6	16.1	N	590421
A	120m W	522430 187340	HENDON M'WAY SOUTHERN 115A	3.05	N	590513
11	129m NE	522800 187422	A406 LONDON NTH CIRC' RD TPMT3	4.0	N	590424
12	181m E	522860 187403	A406 LONDON NTH CIRC' RD TPMT4	4.0	N	590425
13	191m SW	522370 187300	HENDON M'WAY SOUTHERN 116	30.48	N	590515
14	199m SW	522470 187180	MOTORWAY SOUTH BH110 HENDON	15.24	N	590361
15	206m S	522680 187140	MOTORWAY SOUTH BH107A HENDON	21.33	N	590358
16	222m E	522900 187413	A406 LONDON NTH CIRC' RD TPMT5	4.0	N	590426
17	227m S	522730 187130	MOTORWAY SOUTH BH108 HENDON	15.24	N	590359
18	240m NE	522890 187490	MOTORWAY SOUTH BH75 HENDON	7.62	N	590357
19	245m E	522920 187429	A406 LONDON NTH CIRC' RD TPMT6	4.0	N	590427

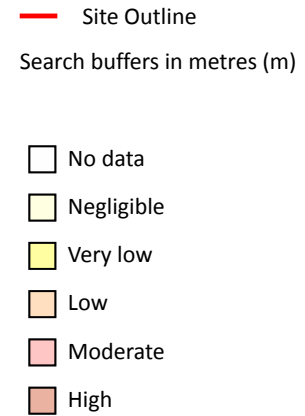
This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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17.1 Shrink swell clays

Records within 50m

1

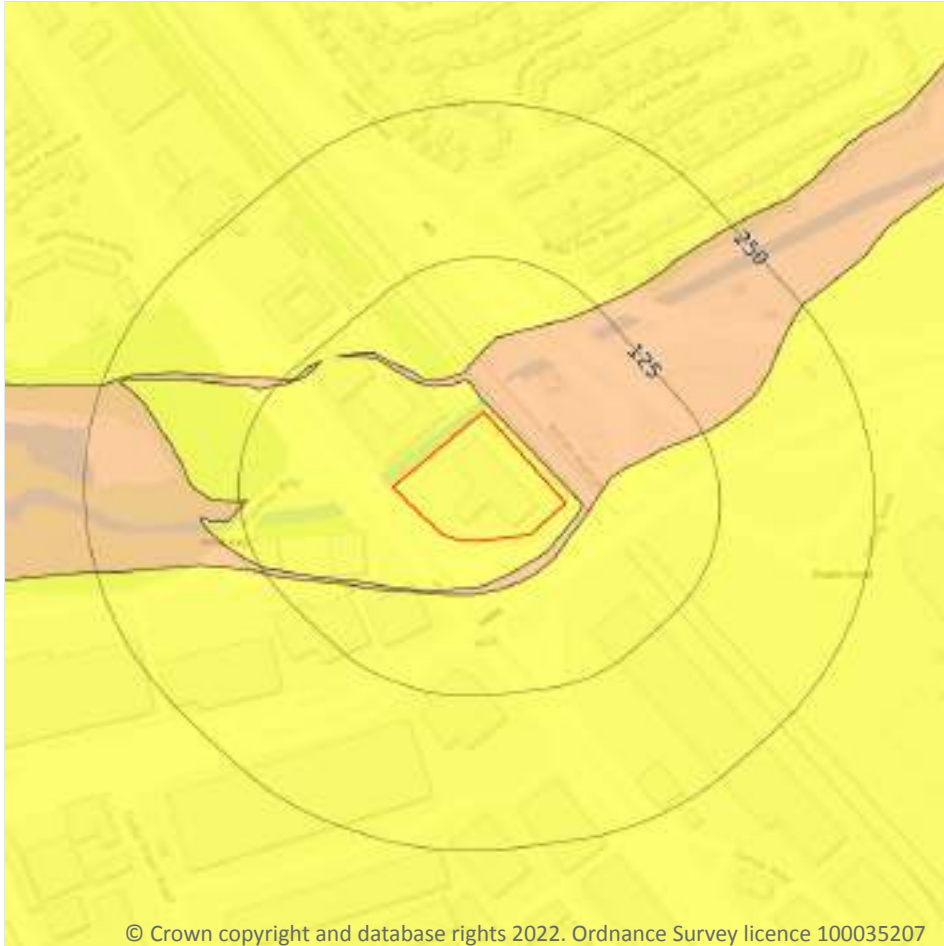
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 111**

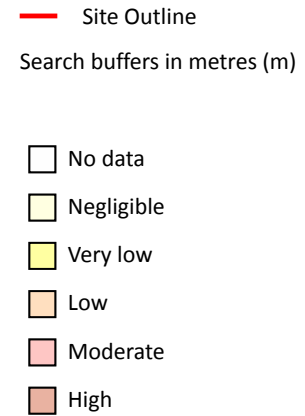
Location	Hazard rating	Details
On site	Moderate	Ground conditions predominantly high plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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17.2 Running sands

Records within 50m

3

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 112**

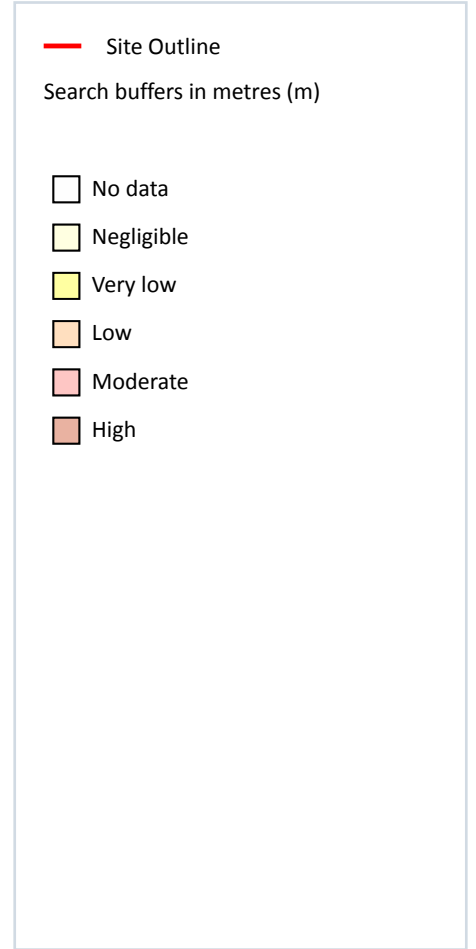
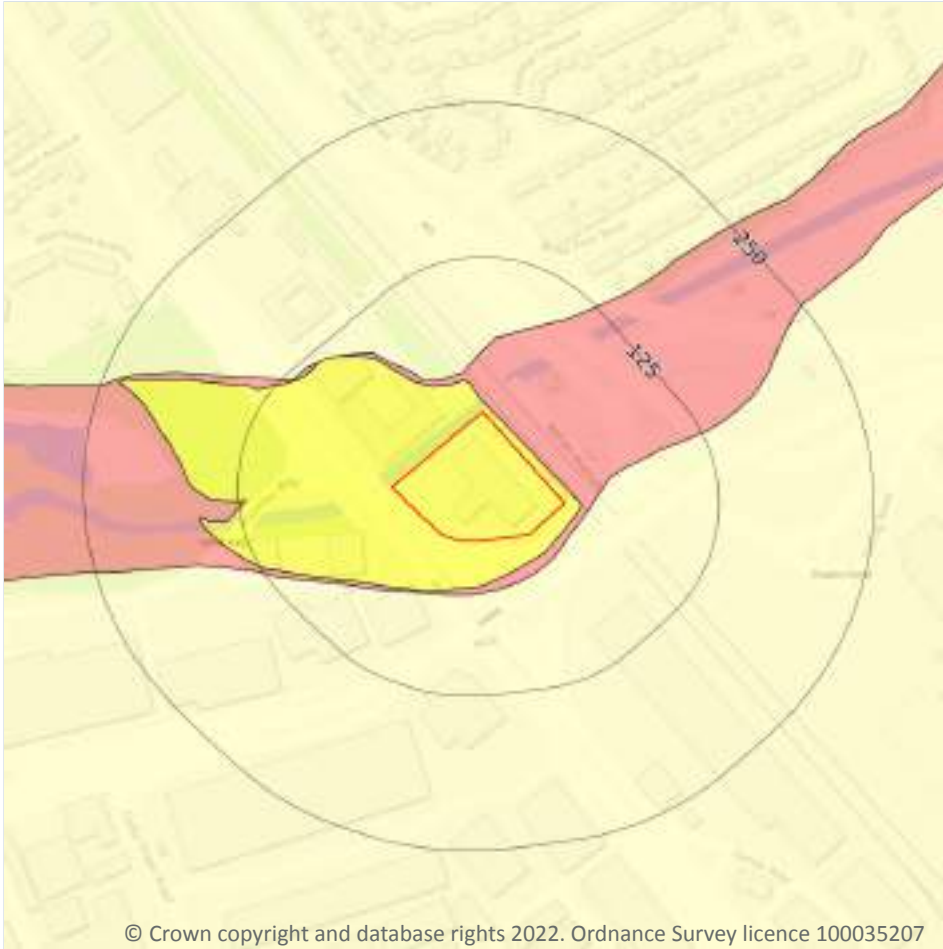
Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

Location	Hazard rating	Details
6m NE	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.
19m SE	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

4

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 114**

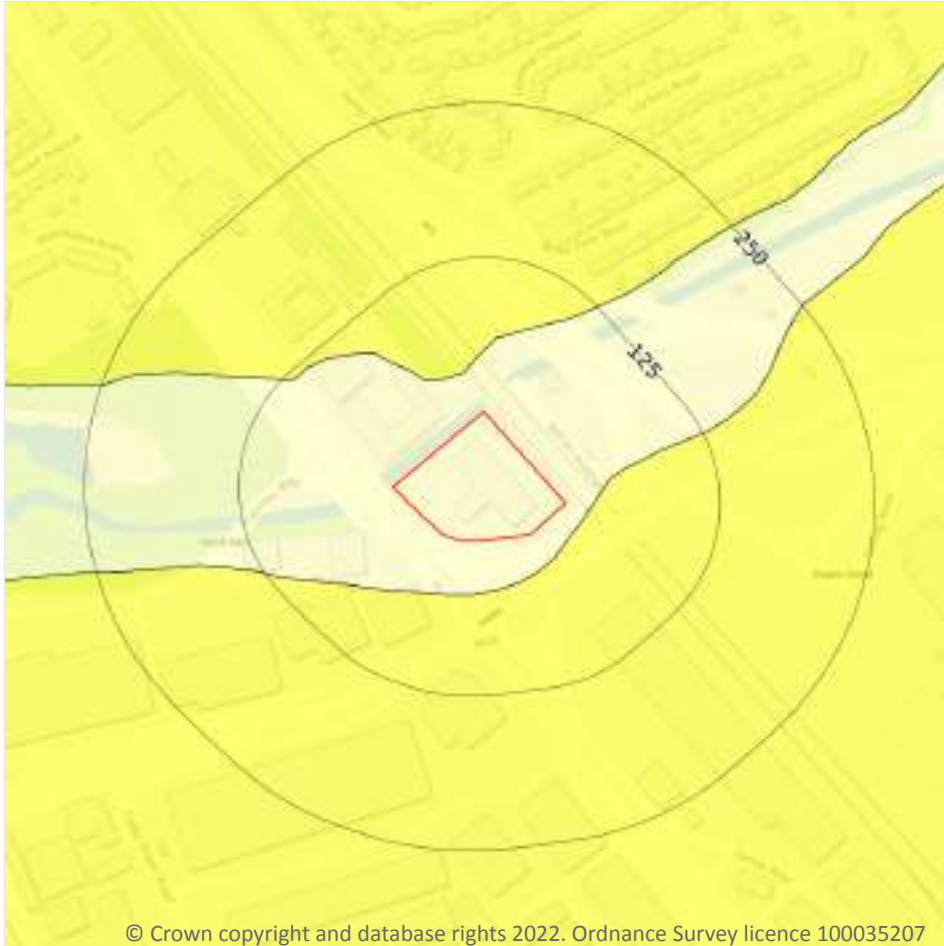
Location	Hazard rating	Details
On site	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

Location	Hazard rating	Details
6m NE	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.
19m SE	Negligible	Compressible strata are not thought to occur.
35m NW	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

3

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

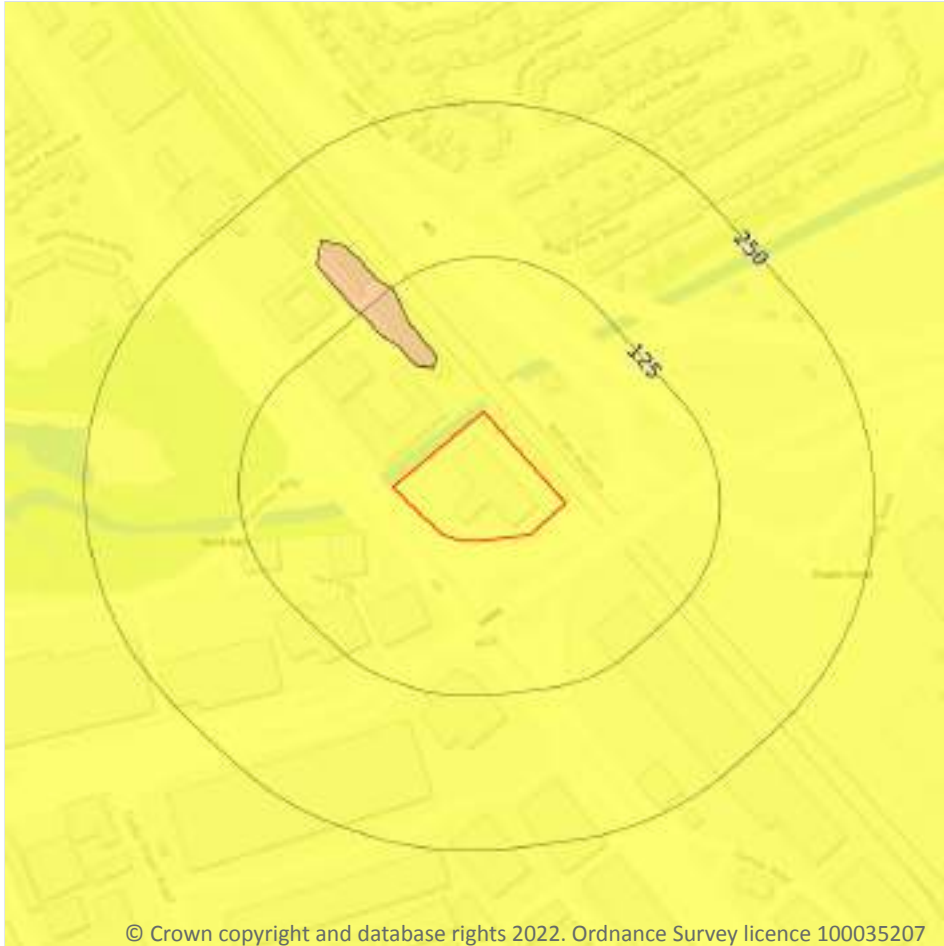
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 116**

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
19m SE	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
35m NW	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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— Site Outline
Search buffers in metres (m)

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

17.5 Landslides

Records within 50m

1

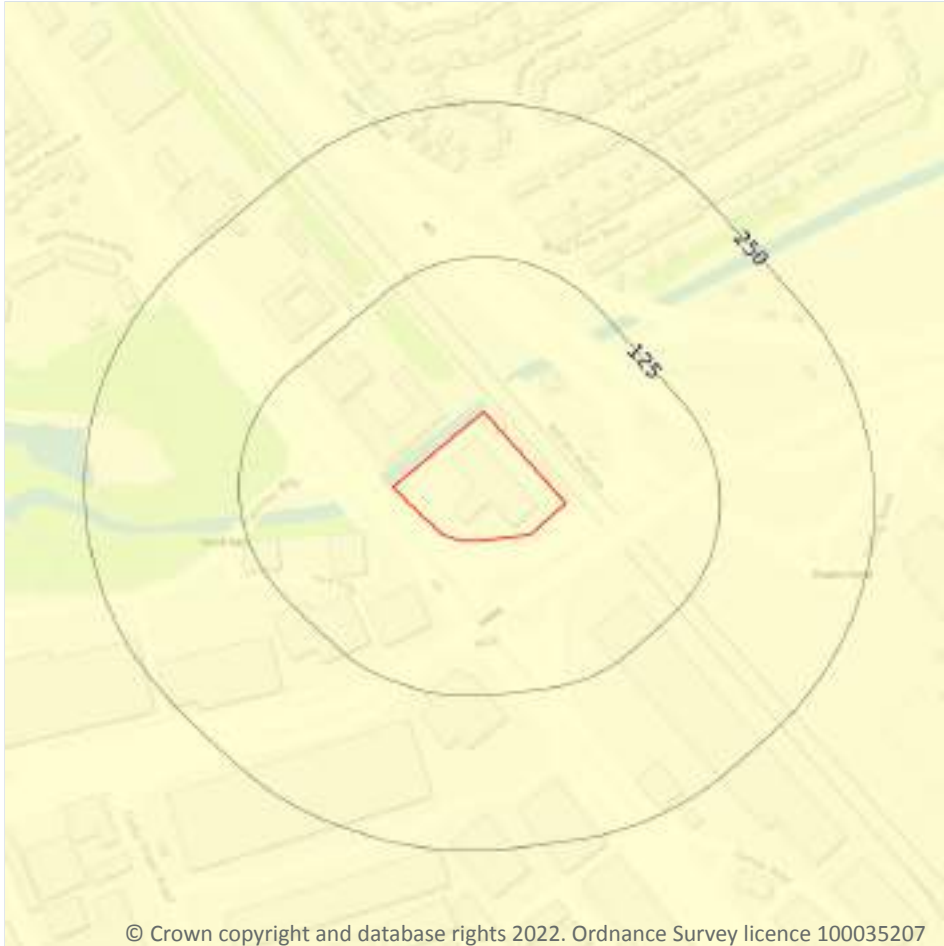
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 118**

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



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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.

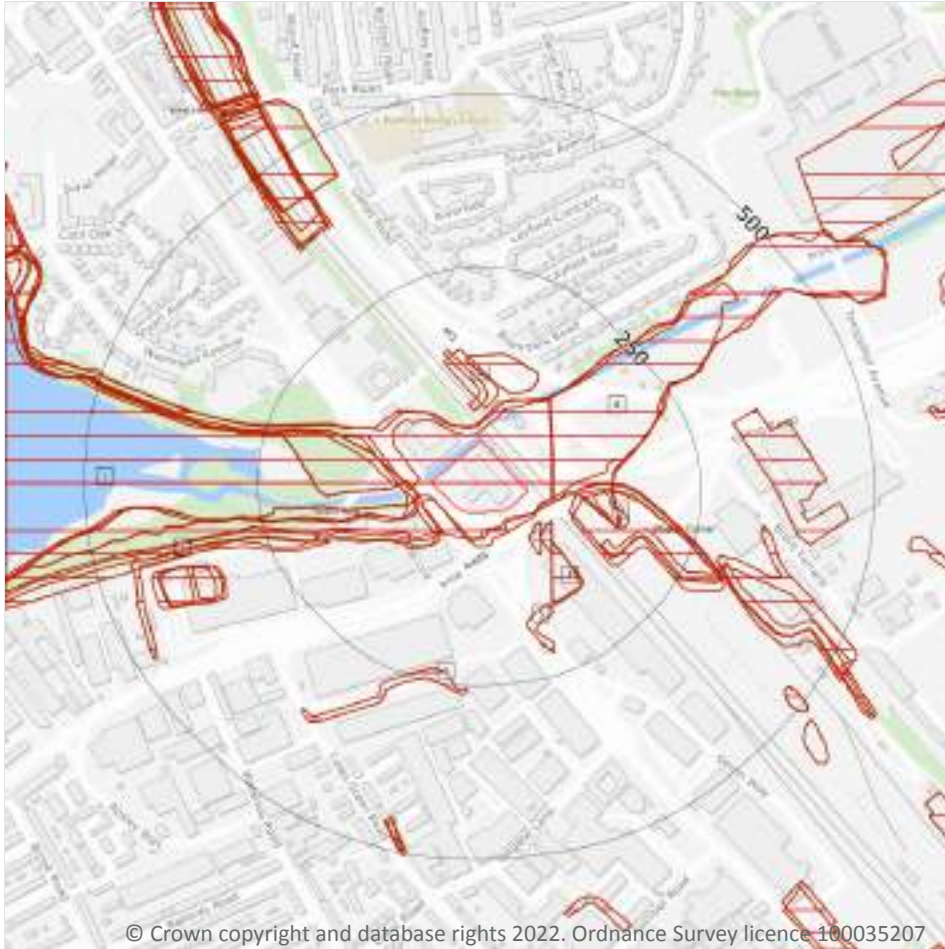
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 119**

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, ground workings and natural cavities



18.1 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.

18.2 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.

18.3 Surface ground workings

Records within 250m

26

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, ground workings and natural cavities map on **page 121**

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Reservoir	1920	1:10560
2	On site	Reservoir	1895	1:10560
3	On site	Reservoir	1873	1:10560
A	26m SW	Reservoir	1976	1:10000
A	26m SW	Reservoir	1966	1:10560
A	26m SW	Reservoir	1993	1:10000
A	26m SW	Reservoir	1938	1:10560
A	27m SW	Reservoir	1949	1:10560
A	36m SW	Reservoir	1911	1:10560
4	38m E	Water Body	1894	1:10560
A	40m SW	Reservoir	1938	1:10560
B	43m SE	Unspecified Heap	1938	1:10560
C	44m N	Unspecified Ground Workings	1938	1:10560
C	46m N	Unspecified Ground Workings	1938	1:10560
B	54m SE	Unspecified Heap	1938	1:10560
D	67m E	Unspecified Pit	1938	1:10560
D	74m SE	Unspecified Pit	1920	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	76m E	Unspecified Ground Workings	1938	1:10560
E	77m SE	Unspecified Pit	1938	1:10560
E	78m SE	Unspecified Pit	1938	1:10560
C	79m NE	Unspecified Heap	1976	1:10000
C	79m NE	Unspecified Heap	1993	1:10000
D	97m E	Pond	1966	1:10560
5	149m SE	Unspecified Ground Workings	1911	1:10560
F	172m SW	Lime Pits	1938	1:10560
6	230m S	Unspecified Ground Workings	1938	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 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 is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.



18.7 Mining cavities

Records within 1000m

1

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.

Features are displayed on the Mining, ground workings and natural cavities map on **page 121**

ID	Location	Mine Address	Mineral	Data source	Publisher
-	890m S	Paddock Bunker, Cricklewood	Man made i.e. secret tunnels, air raid shelters	-	Chelsea Speleological Society

This data is sourced from Stantec UK Ltd.

18.8 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.

18.9 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.

18.10 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.



18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

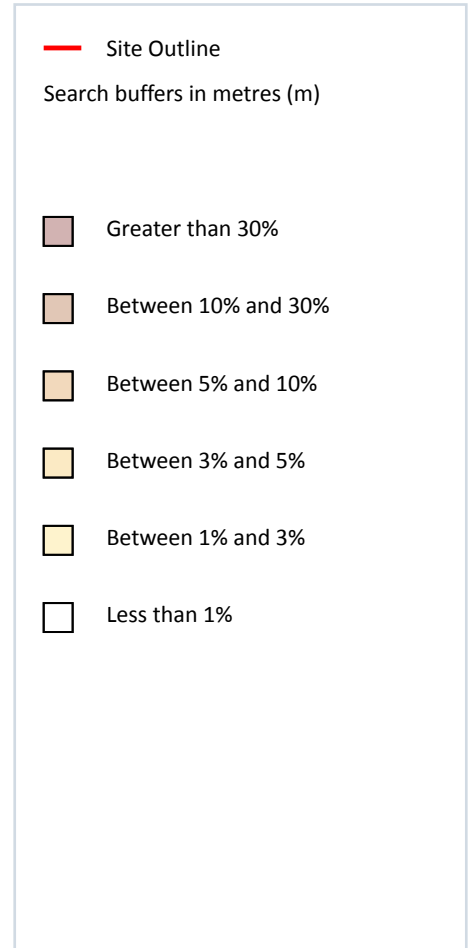
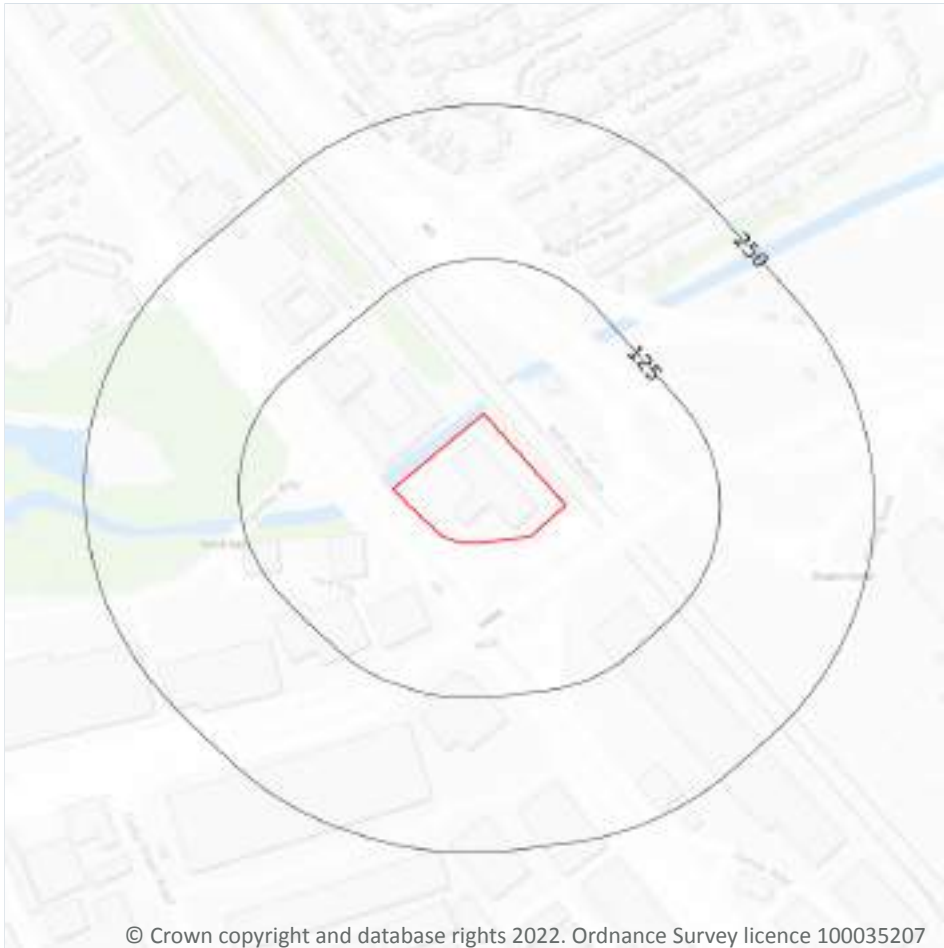
18.13 Clay mining

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 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 126**

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

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

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
19m SE	No data	No data	No data	No data	No data	No data	No data
35m NW	No data	No data	No data	No data	No data	No data	No data
42m W	No data	No data	No data	No data	No data	No data	No data

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

10

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	15	2.6	285	196	0.7	71	65	27	17
On site	15	2.6	481	330	0.6	75	71	28	22
On site	17	3	433	297	0.7	67	96	28	35
On site	17	3	502	345	0.7	71	88	28	31
18m E	15	2.6	225	155	0.7	76	55	29	12



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)
34m NE	15	2.6	399	274	0.6	80	62	31	16
39m S	14	2.5	141	97	0.9	71	46	26	9
39m SW	16	2.8	266	183	0.8	68	71	27	20
42m W	19	3.3	634	436	0.7	62	140	28	69
46m NW	18	3.2	536	368	0.7	68	106	28	42

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

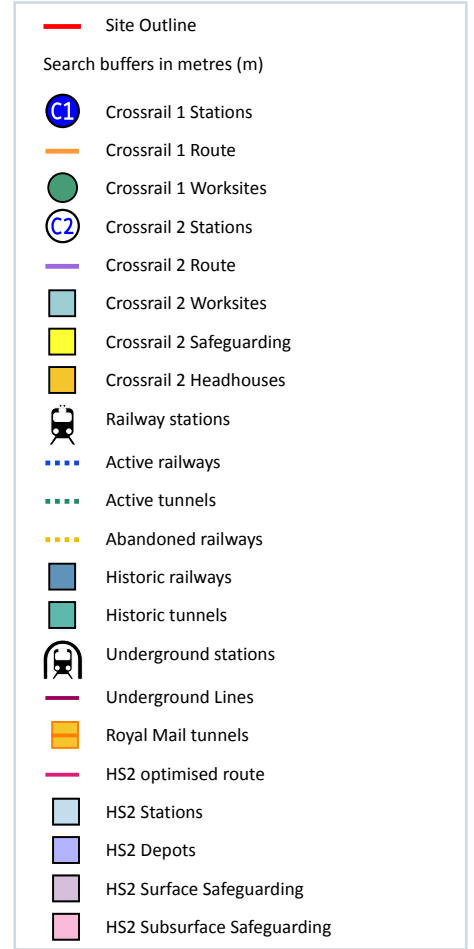
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

56

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 129**

Location	Land Use	Year of mapping	Mapping scale
7m NE	Railway	1935	-
8m NE	Railway	1914	-
9m NE	Railway	1896	-
32m E	Railway	1936	-
32m SE	Railway Sidings	1938	10560
32m E	Railway Sidings	1938	10560
33m E	Railway	1938	-
35m E	Railway	1915	-
35m SE	Railway Sidings	1966	10560
35m SE	Railway Sidings	1949	10560
36m E	Railway Sidings	1896	2500
41m SE	Railway Sidings	1955	2500
41m SE	Railway Sidings	1938	10560
41m SE	Railway Sidings	1968	2500
42m E	Railway Sidings	1938	10560
48m SE	Railway Sidings	1976	10000
48m SE	Railway Sidings	1920	10560



Location	Land Use	Year of mapping	Mapping scale
50m SE	Railway Sidings	1938	10560
56m SE	Railway Sidings	1993	10000
60m SE	Railway Sidings	1877	2500
61m SE	Railway Sidings	1967	1250
61m SE	Railway Sidings	1954	1250
64m SE	Railway Sidings	1986	1250
65m SE	Railway Sidings	1981	1250
67m E	Railway Sidings	1986	1250
67m E	Railway Sidings	1990	1250
69m E	Railway Sidings	1981	1250
72m SE	Railway Sidings	1935	2500
93m SE	Railway Sidings	1873	10560
96m E	Railway Sidings	1991	1250
97m E	Railway Sidings	1981	1250
101m E	Railway Sidings	1995	1250
101m E	Railway Sidings	1991	1250
101m E	Railway Sidings	1992	1250
120m SE	Railway Sidings	1877	2500
123m SE	Railway	1896	-
126m NW	Railway Sidings	1920	10560
126m SE	Railway Sidings	1894	10560
129m SE	Railway Sidings	1895	10560
133m SE	Railway Sidings	1911	10560
137m SE	Railway Sidings	1877	2500
147m SE	Railway Sidings	1995	1250
147m SE	Railway Sidings	1991	1250
147m SE	Railway Sidings	1992	1250
157m SE	Railway Sidings	1896	2500



Location	Land Use	Year of mapping	Mapping scale
158m SE	Railway Sidings	1914	2500
158m SE	Railway Sidings	1935	2500
165m NW	Railway Sidings	1895	10560
166m SE	Railway Sidings	1877	2500
169m S	Railway Sidings	1911	10560
175m SE	Railway Sidings	1911	10560
179m SE	Railway Sidings	1877	2500
194m S	Railway Sidings	1935	2500
230m E	Railway Sidings	1967	1250
230m E	Railway Sidings	1954	1250
230m E	Railway Sidings	1955	2500

This data is sourced from Ordnance Survey/Groundsure.

21.5 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.

21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.



21.7 Railways

Records within 250m
40

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 129**

Location	Name	Type
5m NE		rail
9m NE		rail
11m NE	Not given	Multi Track
13m NE		rail
17m NE	Midland Main Line	rail
21m NE		rail
25m NE		rail
25m NE	Not given	Multi Track
53m NW	Down Hendon	rail
54m NW	Up Hendon	rail
54m NW	Midland Main Line	rail
55m NW	Midland Main Line	rail
57m N	Midland Main Line	rail
58m N	Midland Main Line	rail
60m SE	Not given	Multi Track
61m SE		rail
62m SE		rail
63m SE		rail
64m SE	Midland Main Line	rail
66m SE	Not given	Multi Track
66m SE		rail
68m SE		rail
76m SE		rail
83m SE	Not given	Multi Track



Location	Name	Type
98m SE	Not given	Multi Track
103m E		rail
115m E	Not given	Single Track
157m SE		rail
171m SE		rail
172m SE		rail
173m SE		rail
174m SE		rail
176m SE		rail
176m SE		rail
177m SE		rail
194m SE		rail
214m E	Not given	Single Track
223m SE		rail
237m SE		rail
247m SE		rail

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.9 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.



21.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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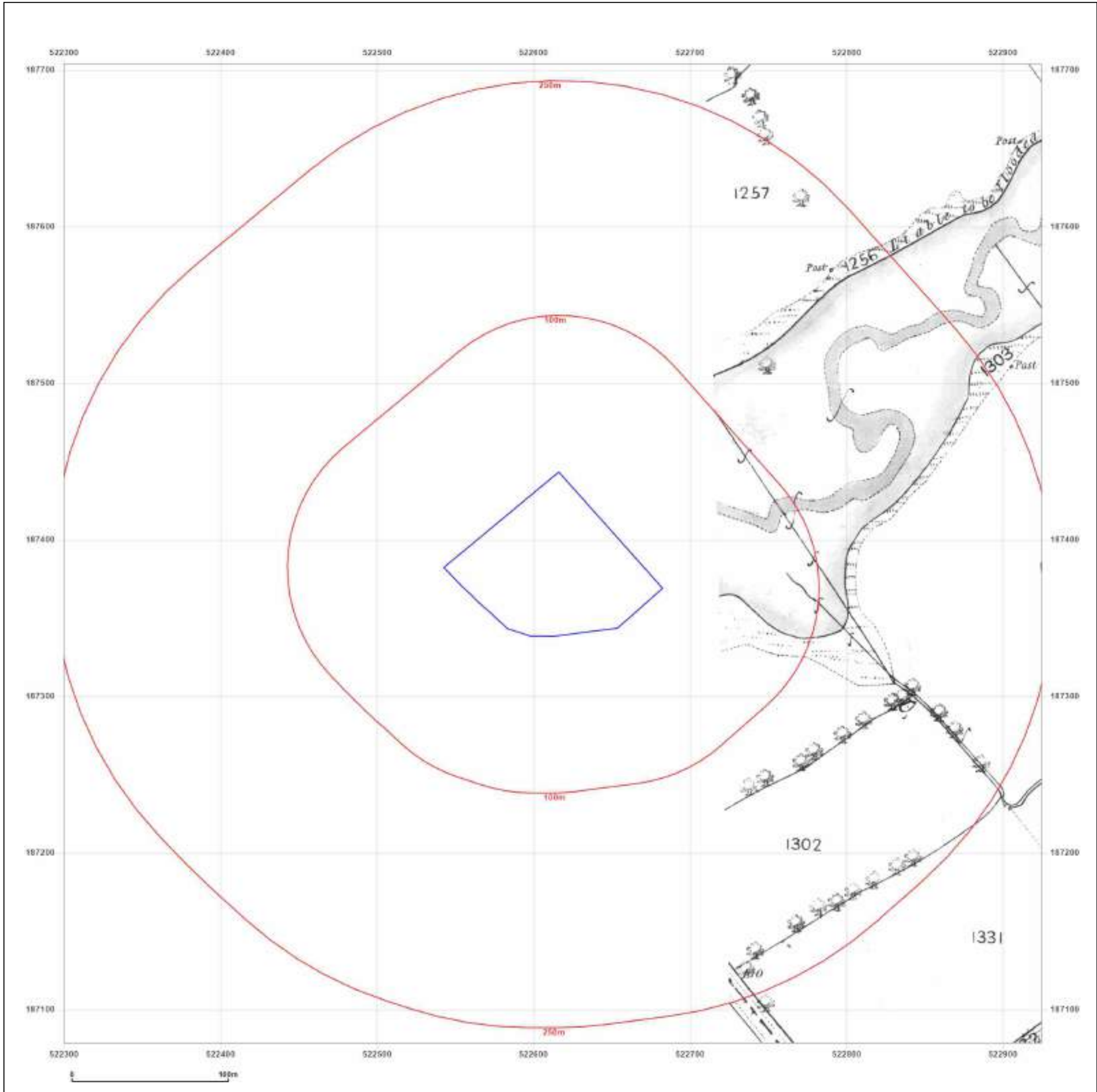
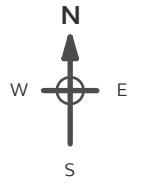
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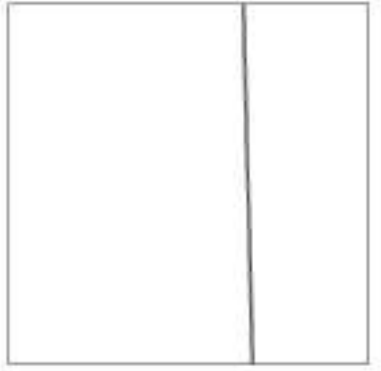
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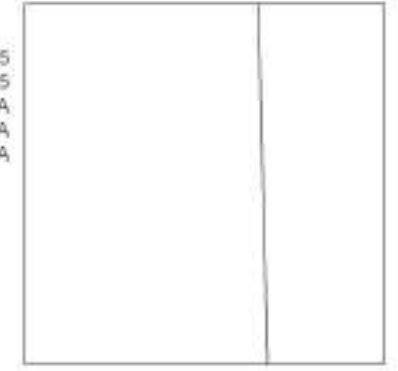
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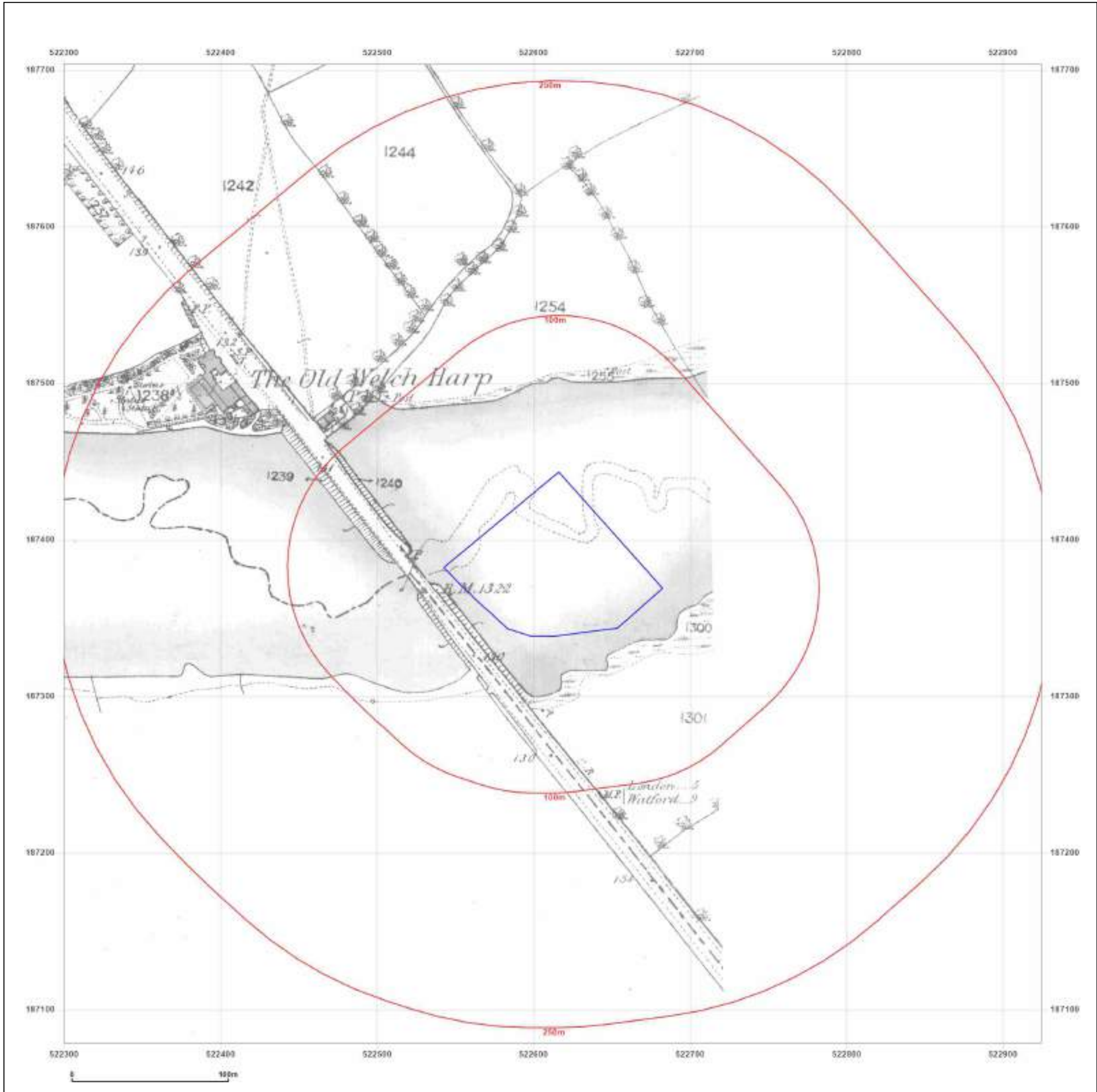


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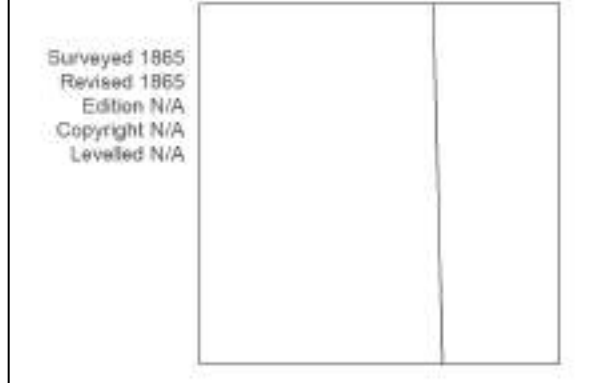
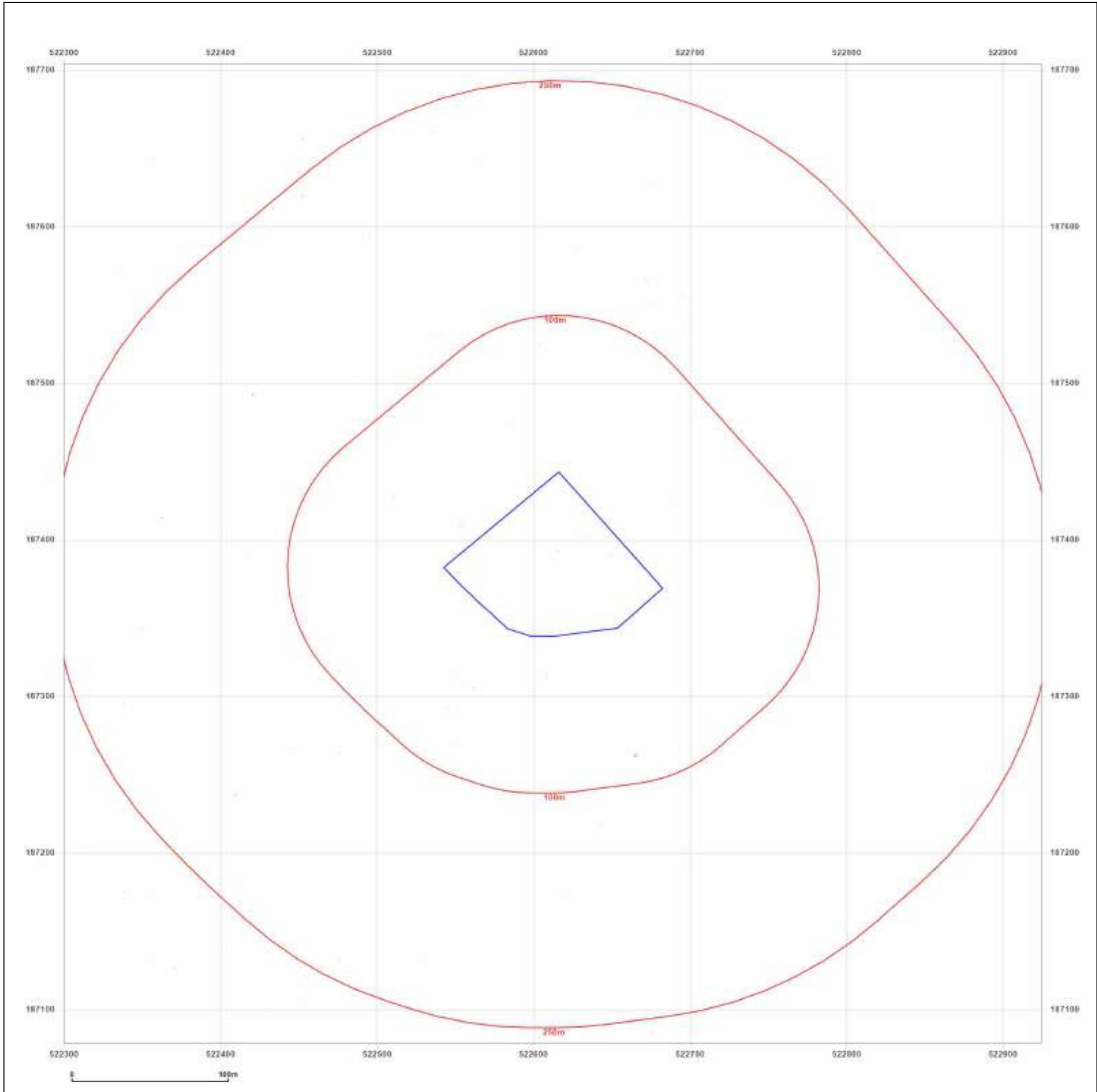
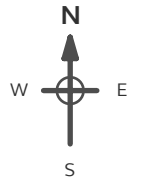
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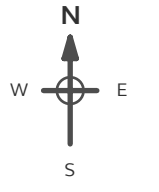
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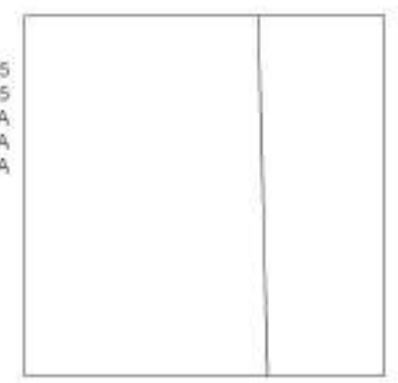
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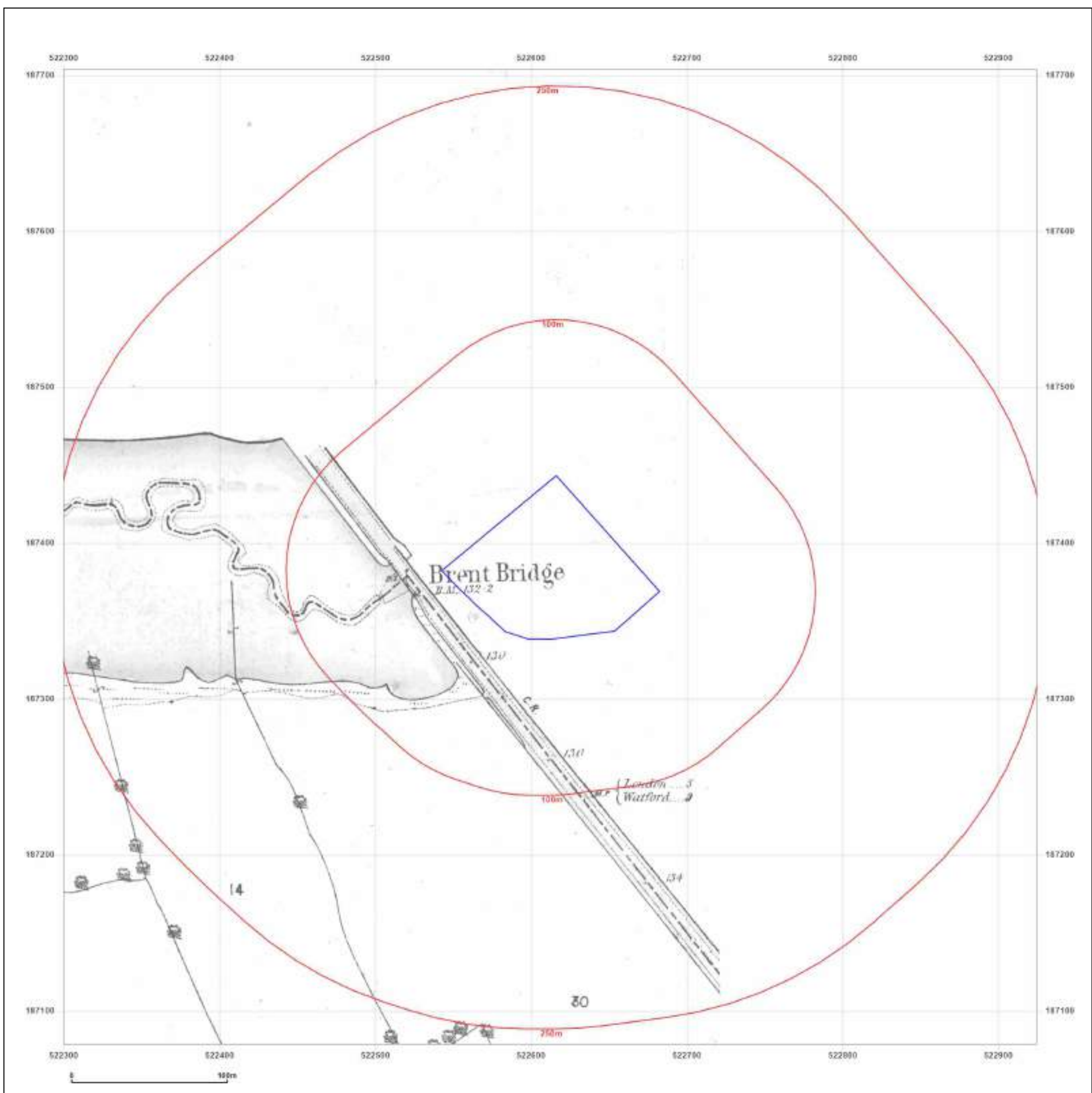


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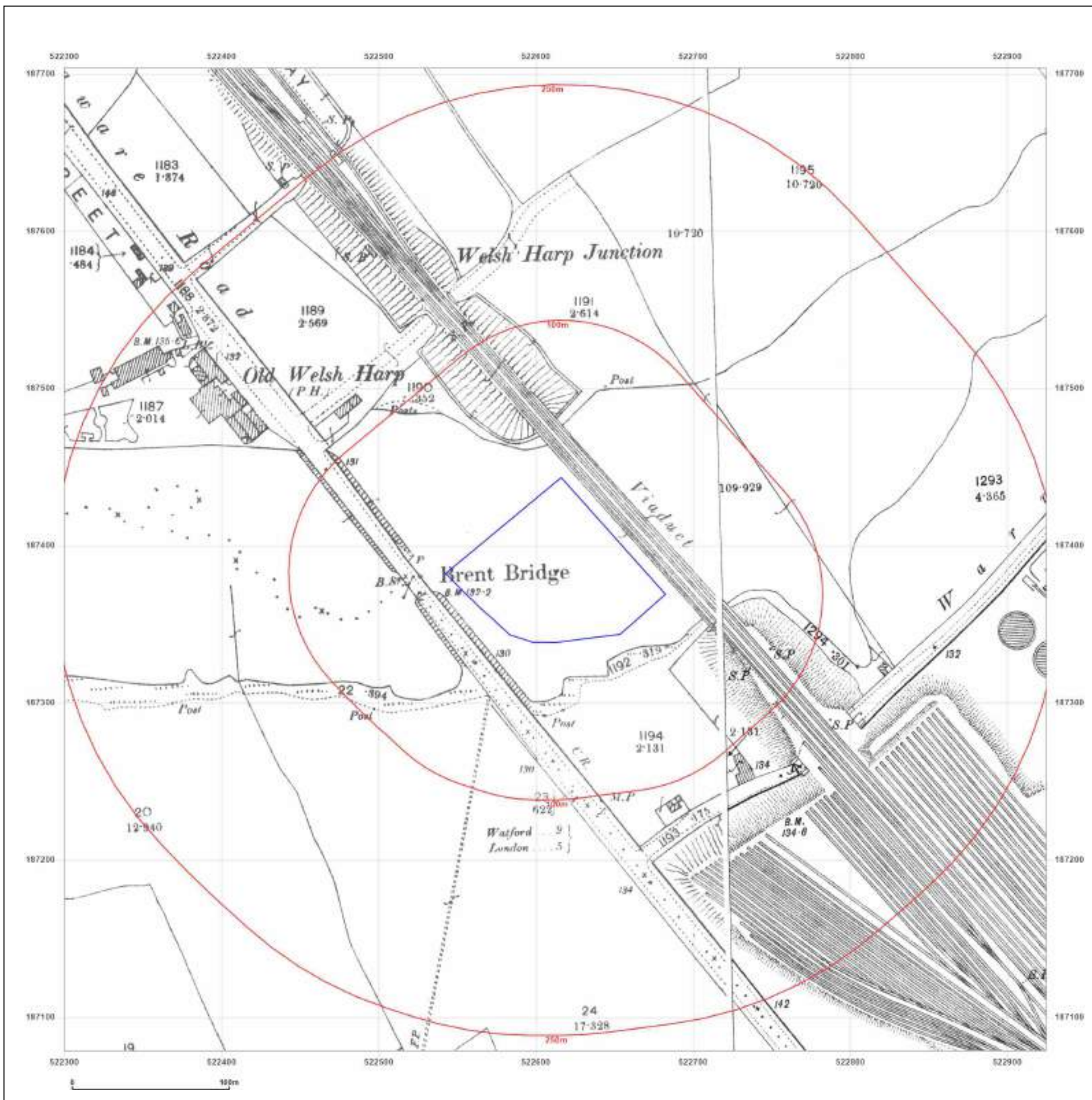


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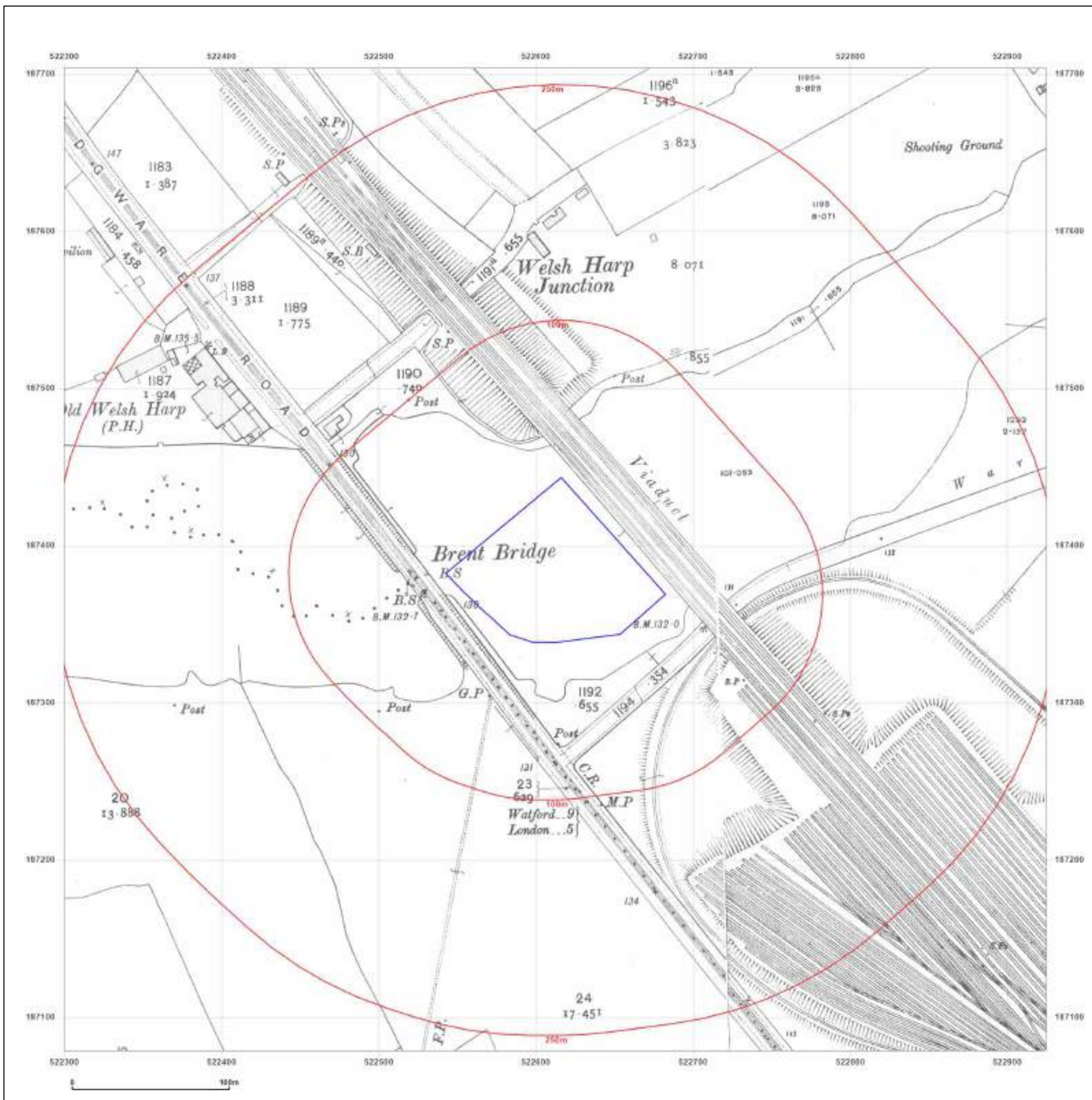


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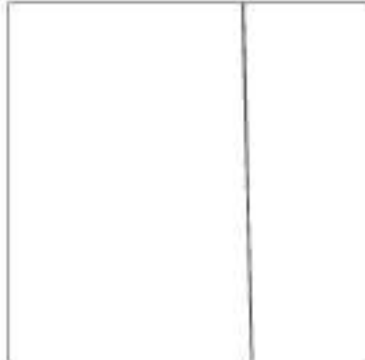
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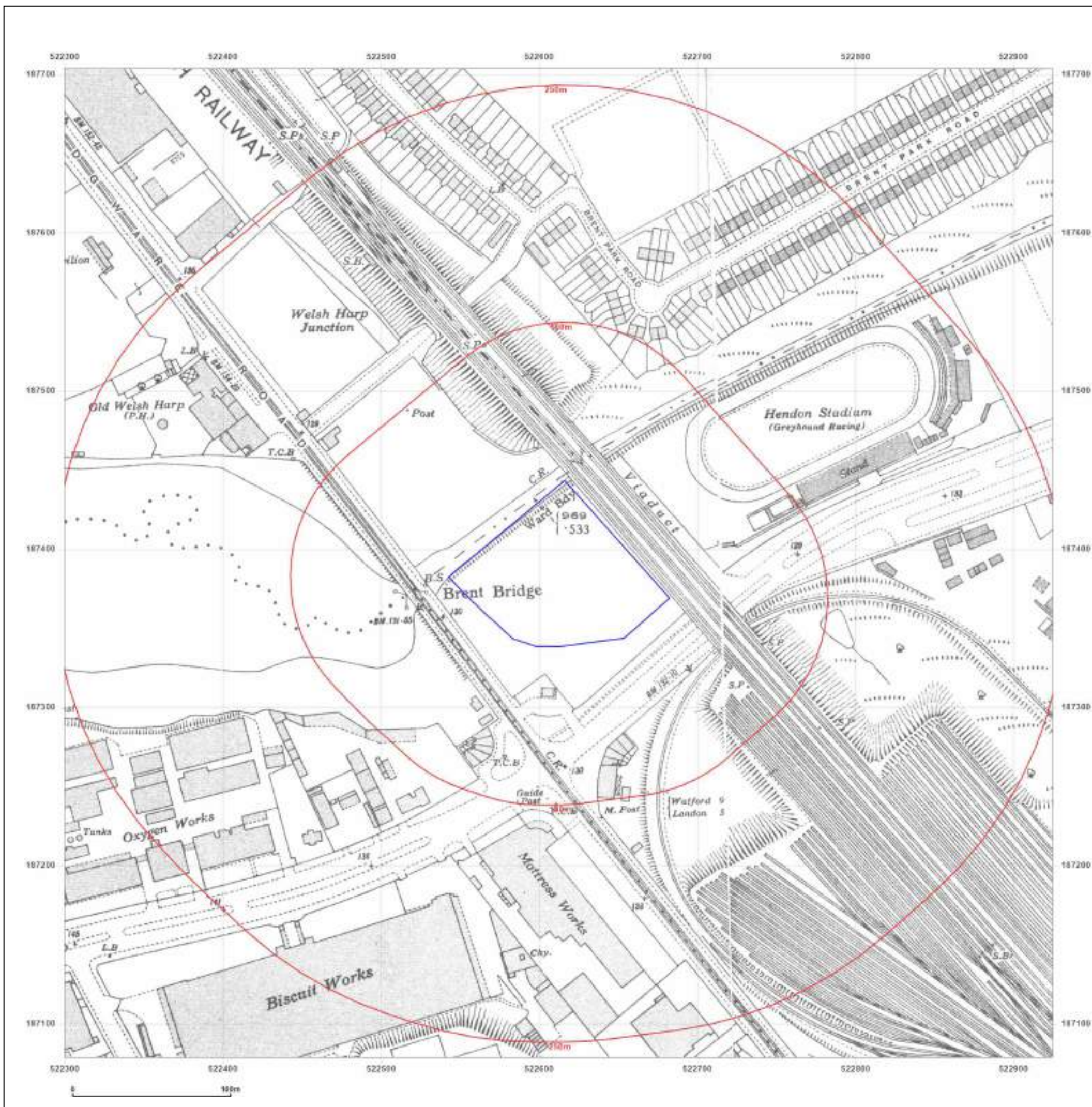


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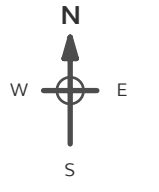
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Map Name: National Grid

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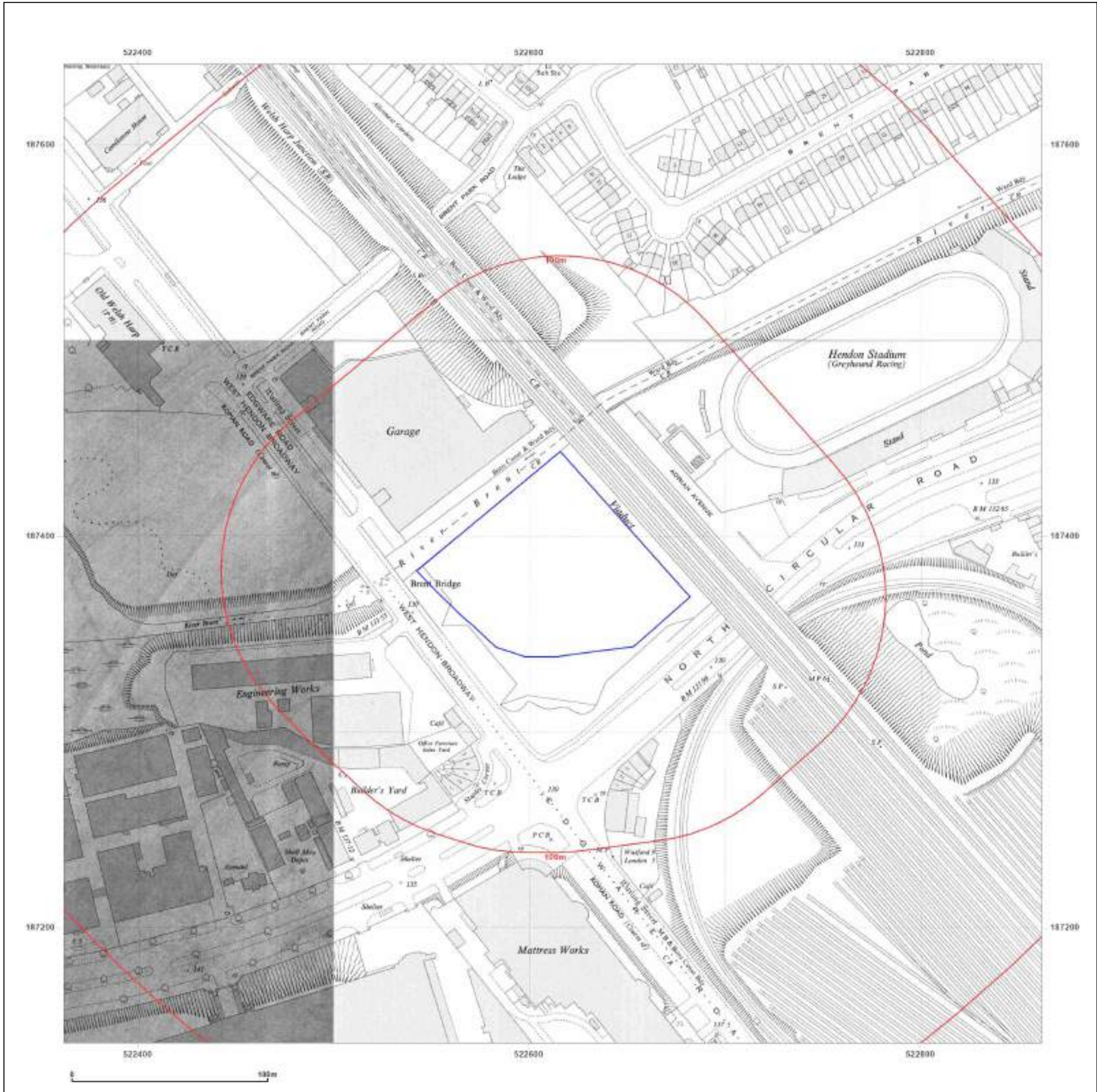


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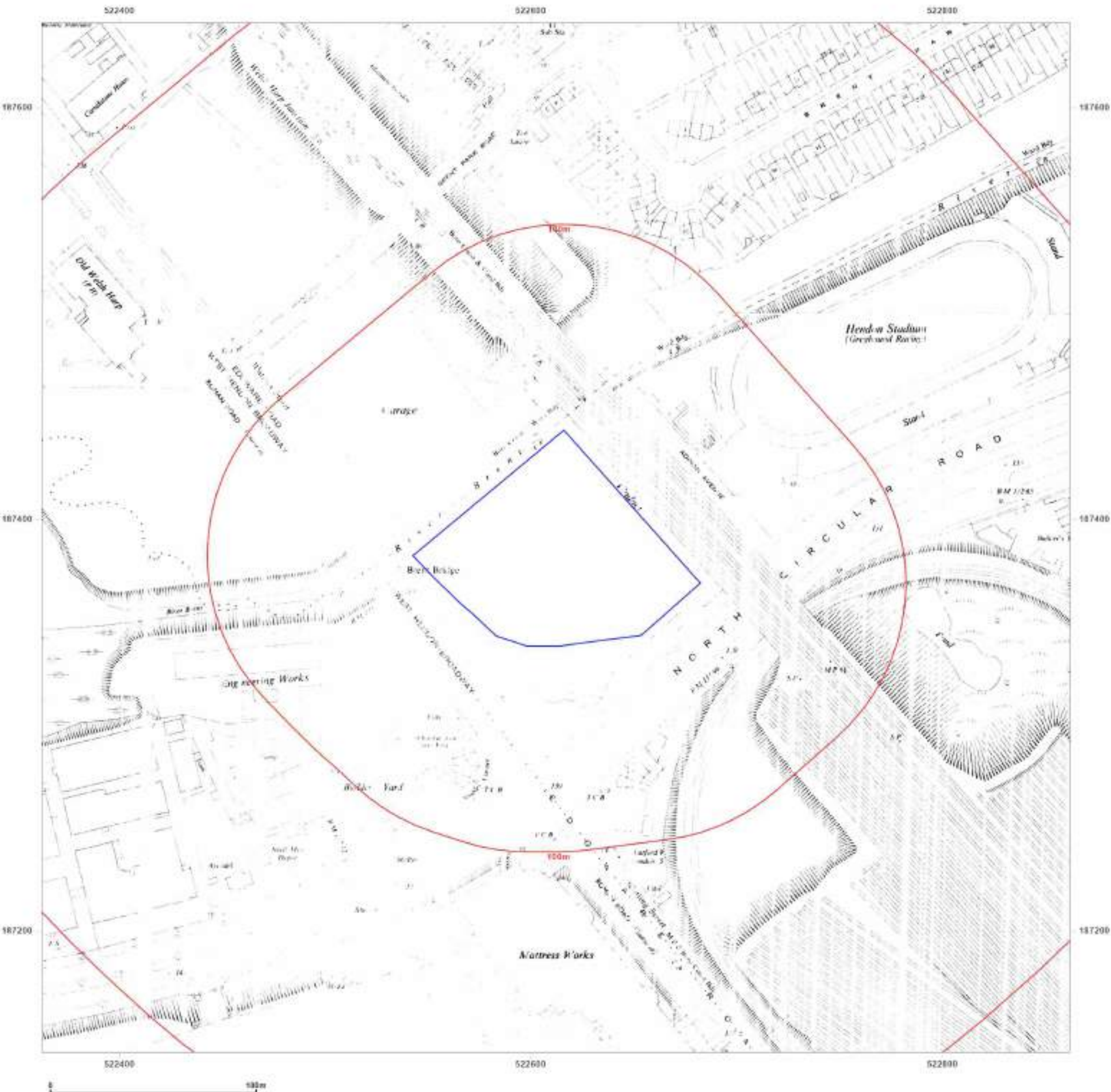
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 NORTH CIRCULAR ROAD SLIP
 STAPLES CORNER NEAR
 ADRIAN AVENUE,
 CRICKLEWOOD, LONDON,
 NW2 1LY

Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



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

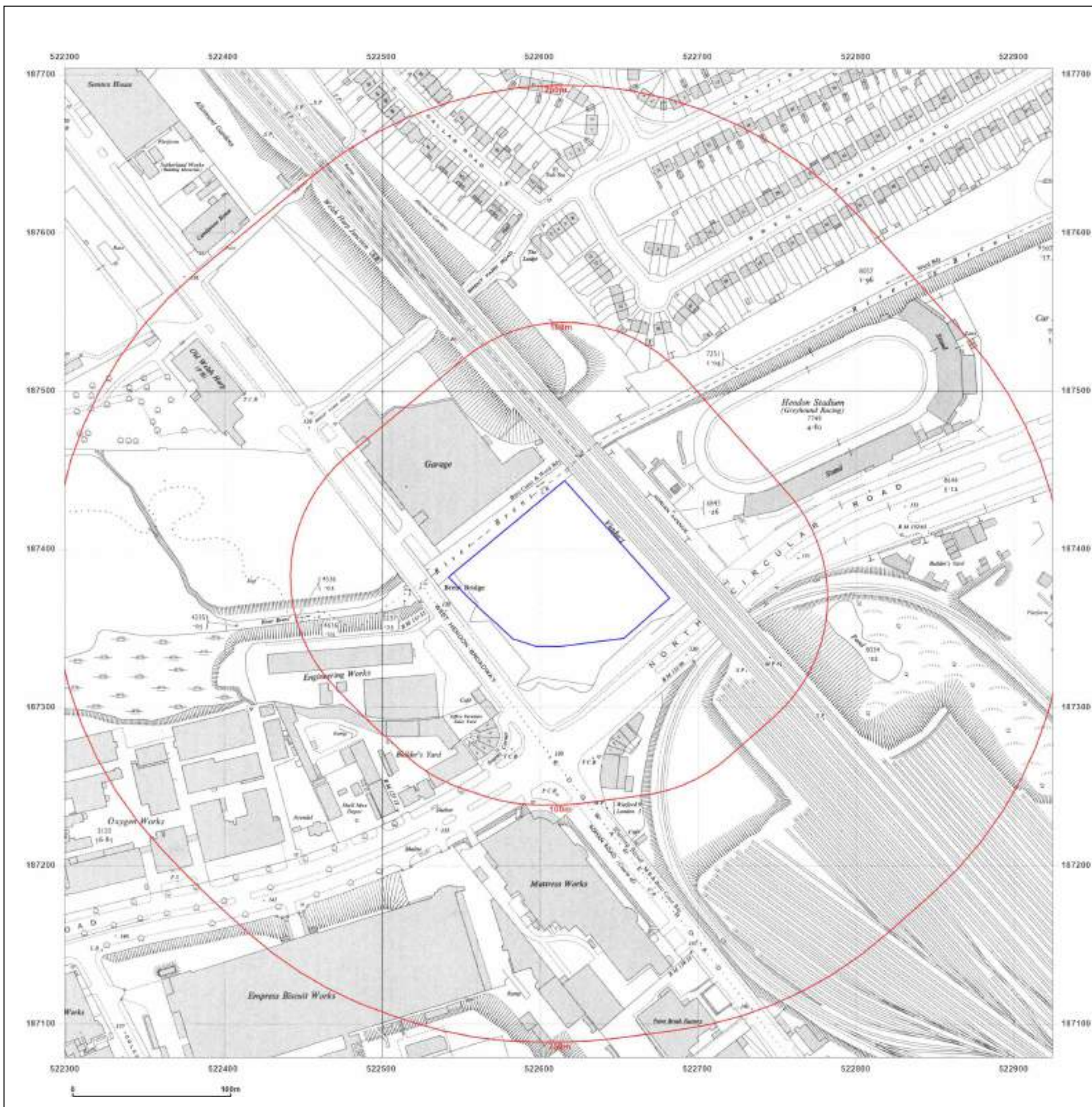


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Client Ref: BY_10011_R-03_Staples
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Grid Ref: 522612, 187391

Map Name: National Grid

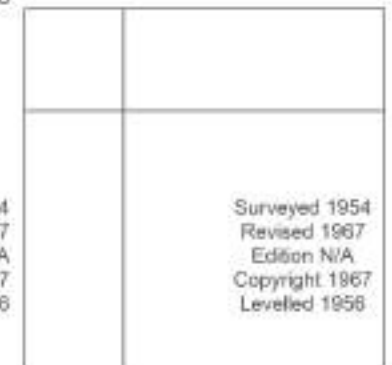
Map date: 1967

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1954
 Revised 1967
 Edition N/A
 Copyright 1967
 Levelled 1956



Surveyed 1954
 Revised 1967
 Edition N/A
 Copyright 1967
 Levelled 1956

Surveyed 1954
 Revised 1967
 Edition N/A
 Copyright 1967
 Levelled 1956

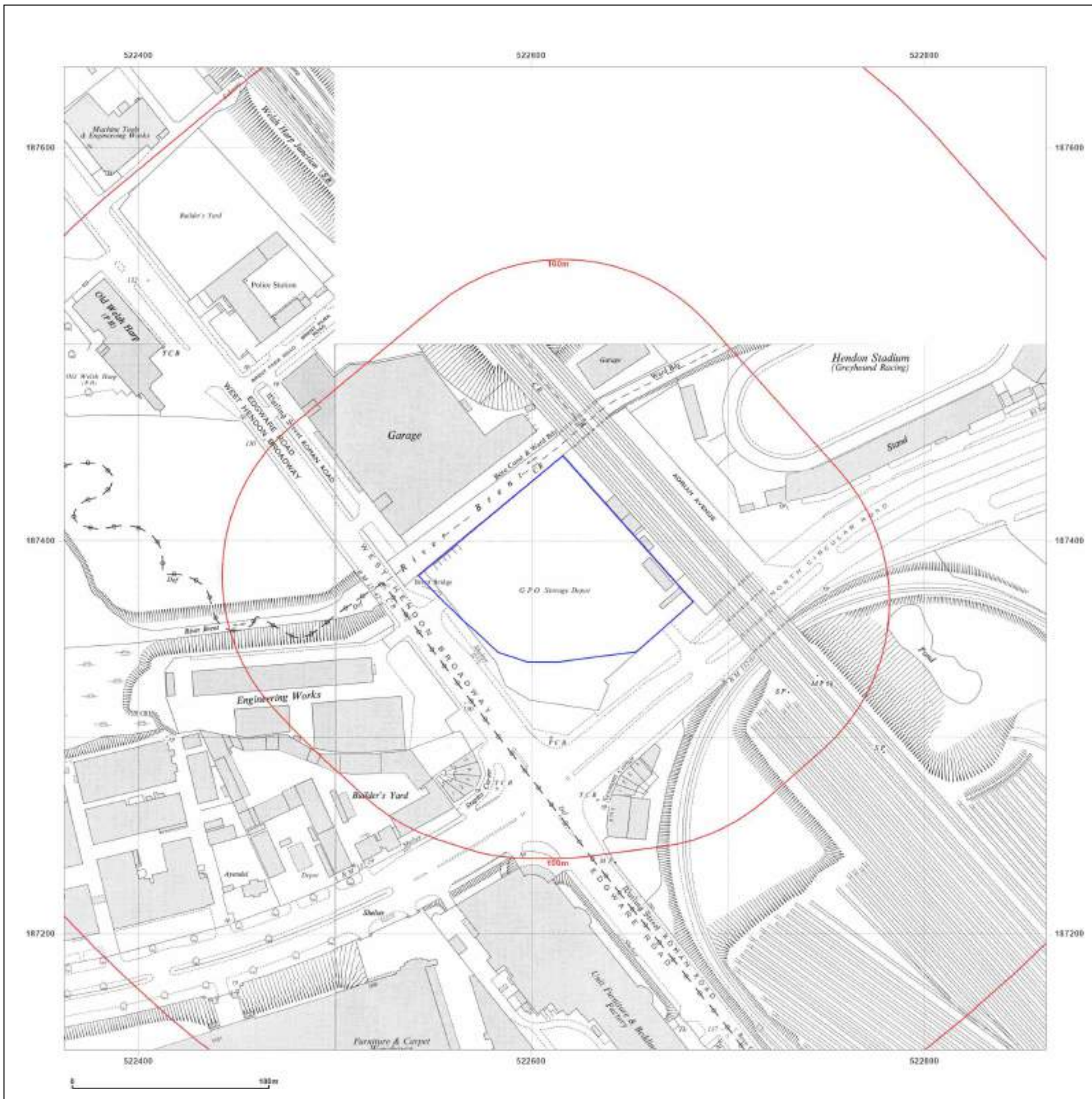


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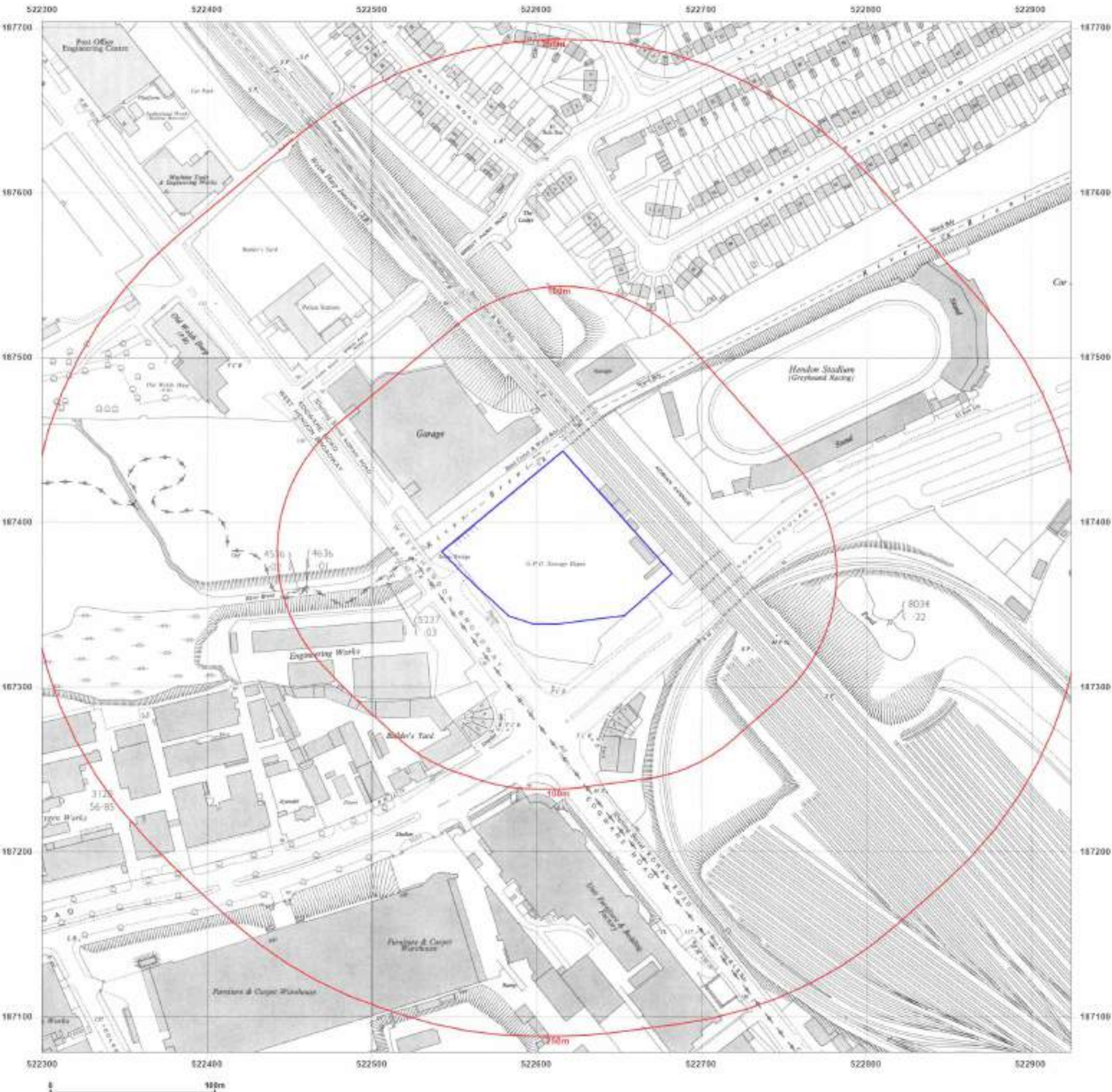
Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1973-1975

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1954
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 Edition N/A
 Copyright 1973
 Levelled 1956

Surveyed 1954
 Revised 1972
 Edition N/A
 Copyright 1973
 Levelled 1958

Surveyed N/A
 Revised N/A
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 Levelled N/A

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 Edition N/A
 Copyright 1975
 Levelled N/A

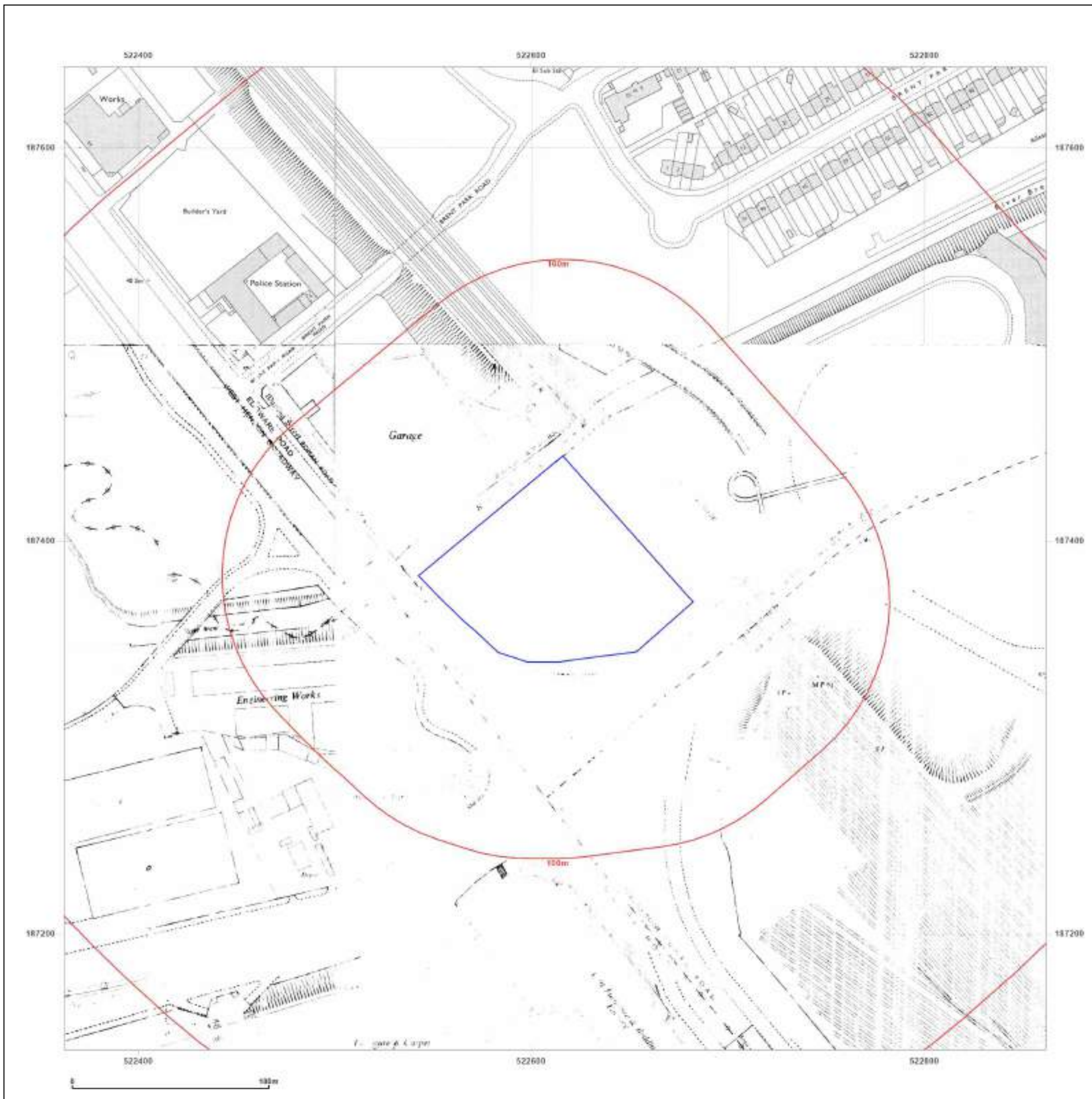


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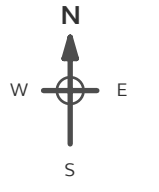
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Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1975-1977

Scale: 1:1,250

Printed at: 1:2,000



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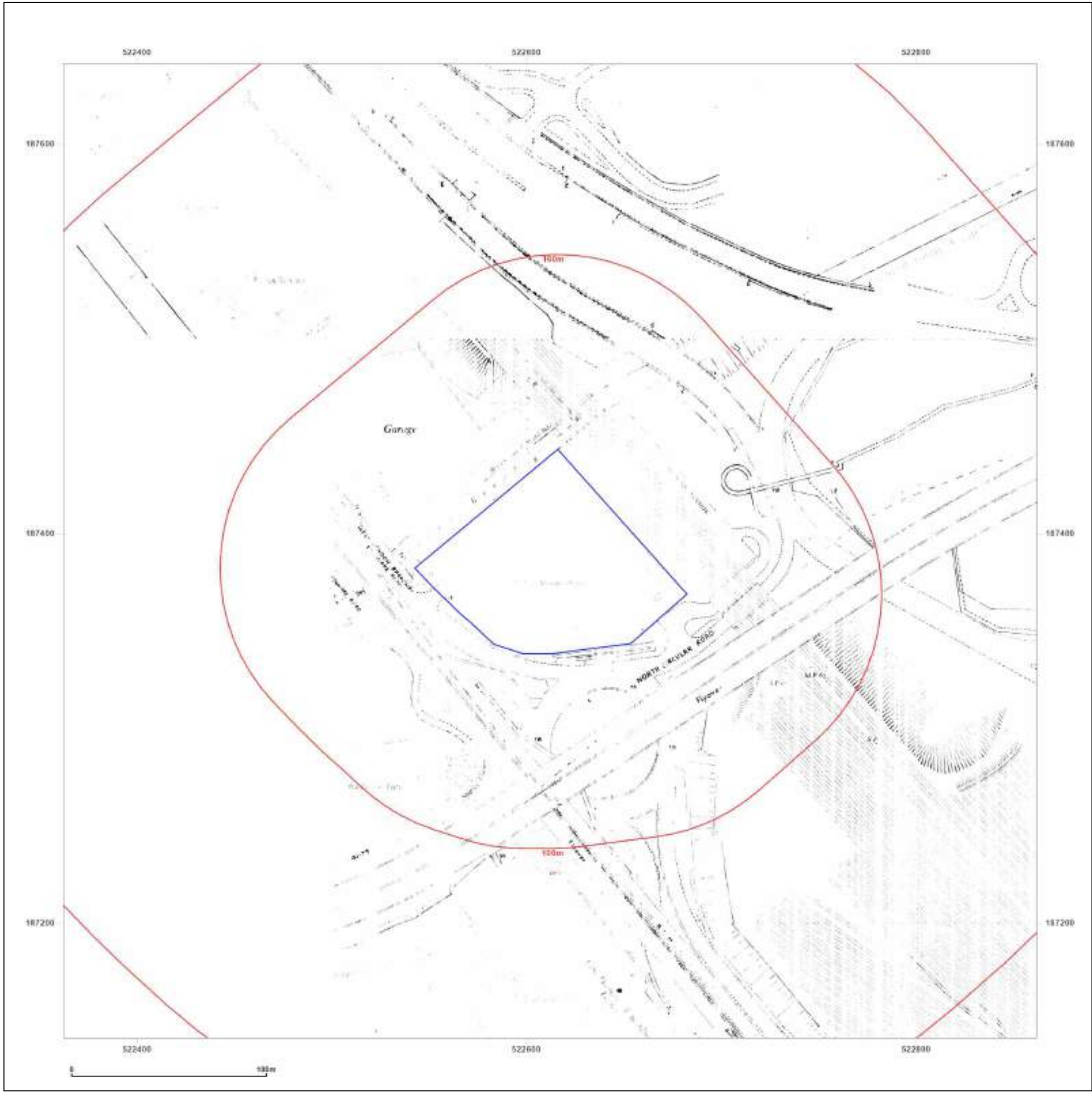


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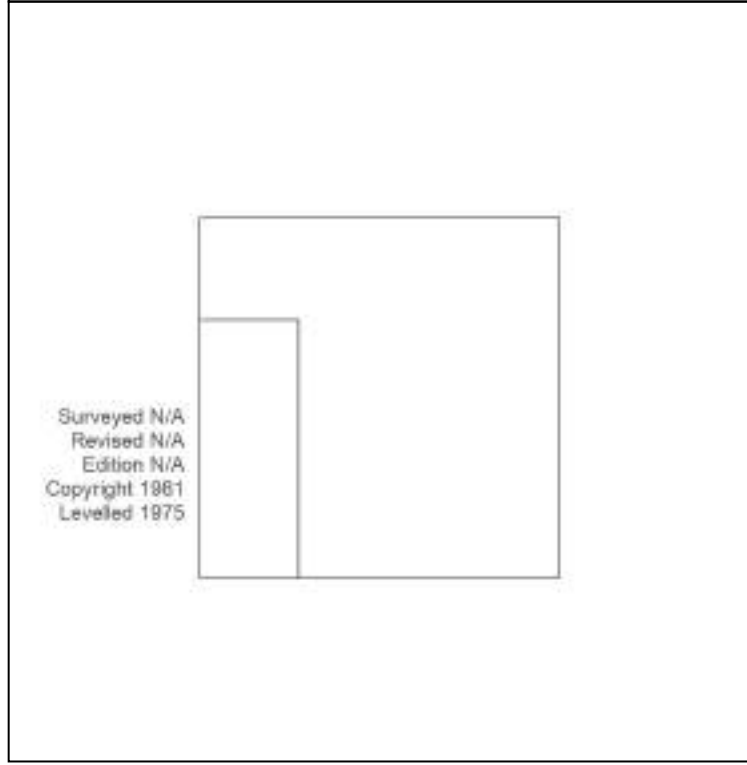
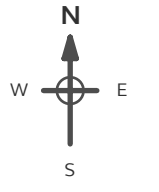
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Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1981

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1978-1982

Scale: 1:1,250

Printed at: 1:2,000



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 Edition N/A
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 Levelled N/A

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

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Surveyed 1981
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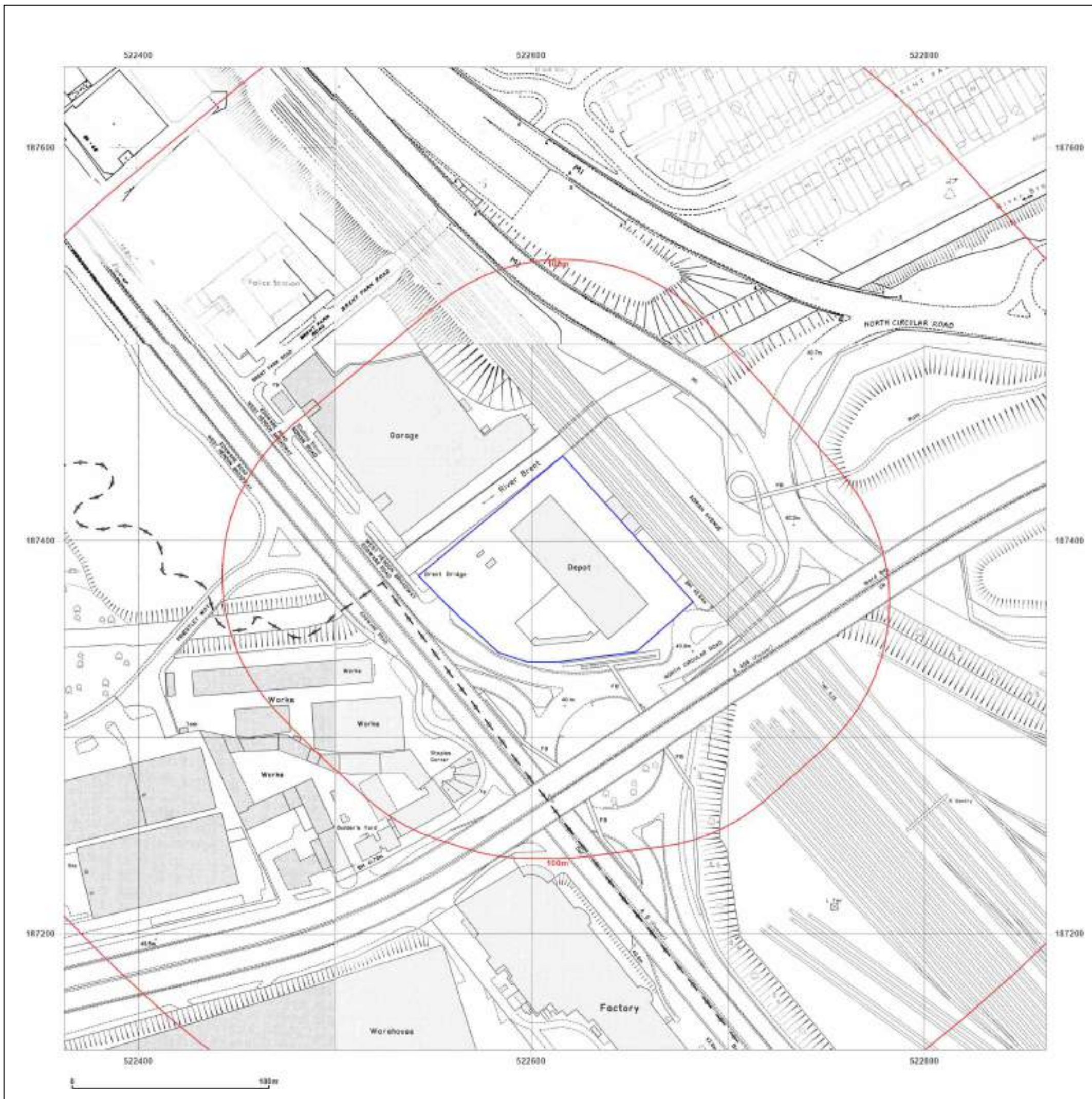


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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1981-1982

Scale: 1:1,250

Printed at: 1:2,000



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 Edition N/A
 Copyright N/A
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Surveyed 1981
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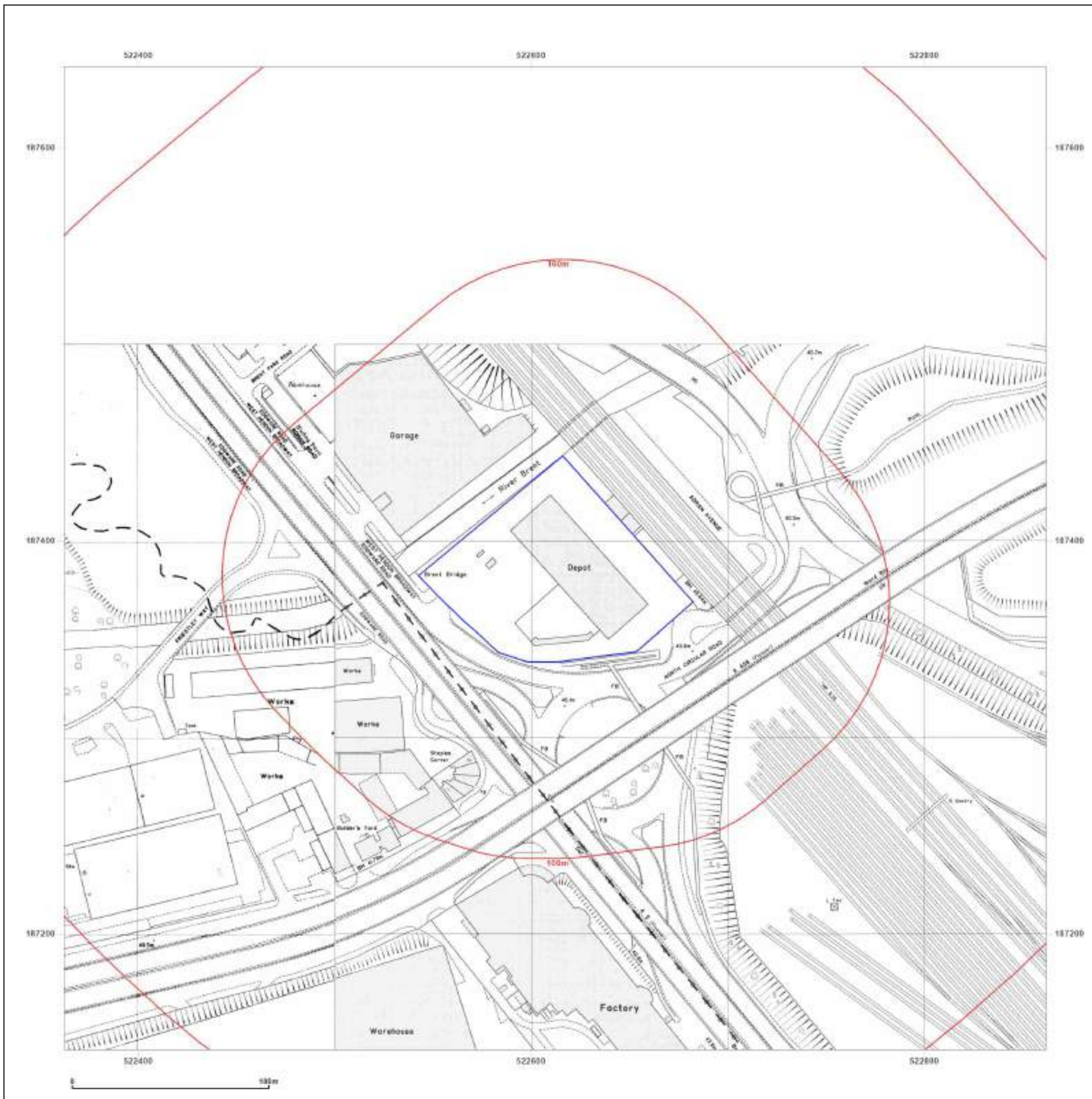


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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1982-1984

Scale: 1:1,250

Printed at: 1:2,000



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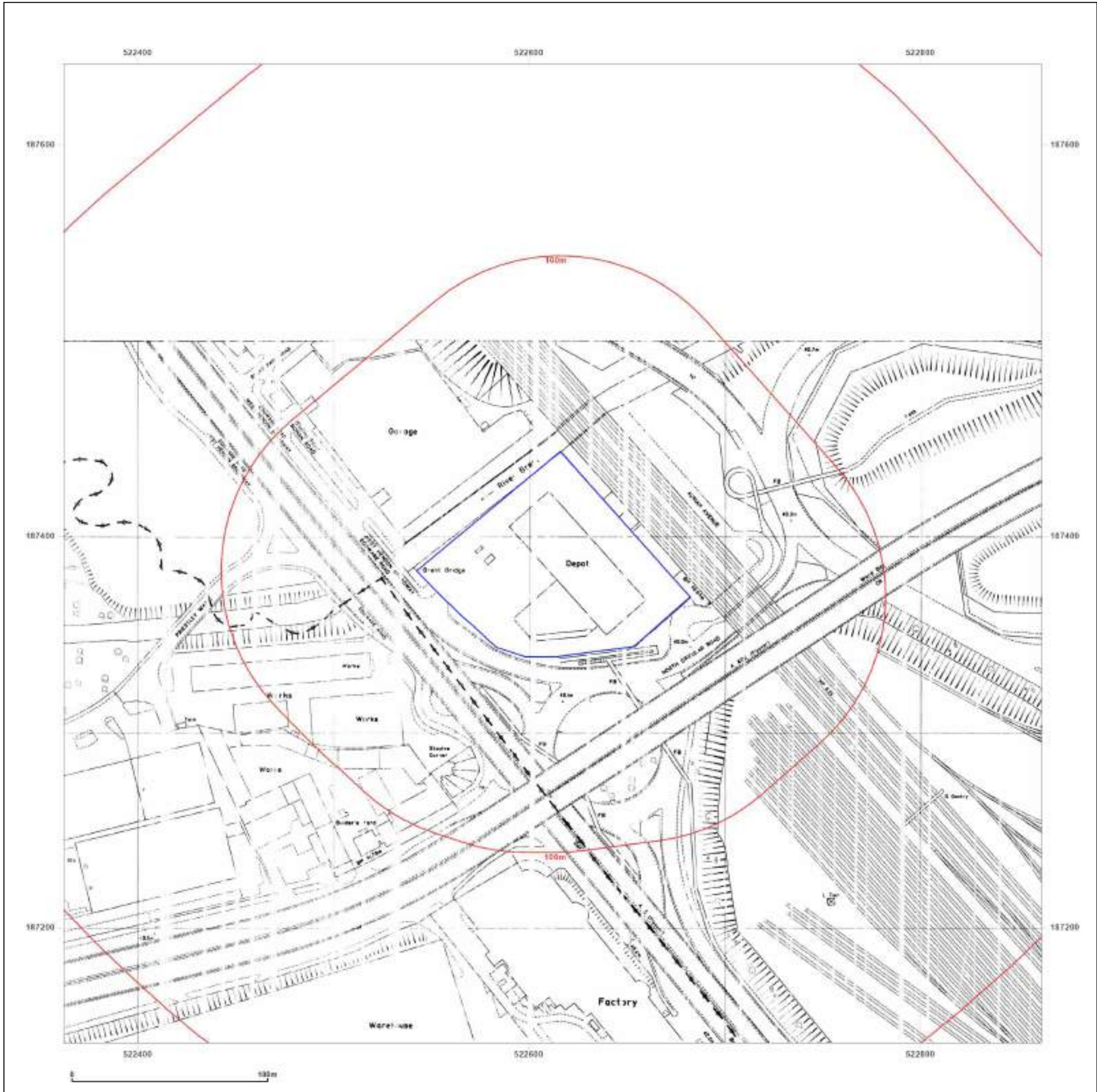


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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1990-1991

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 1991 Levelled N/A
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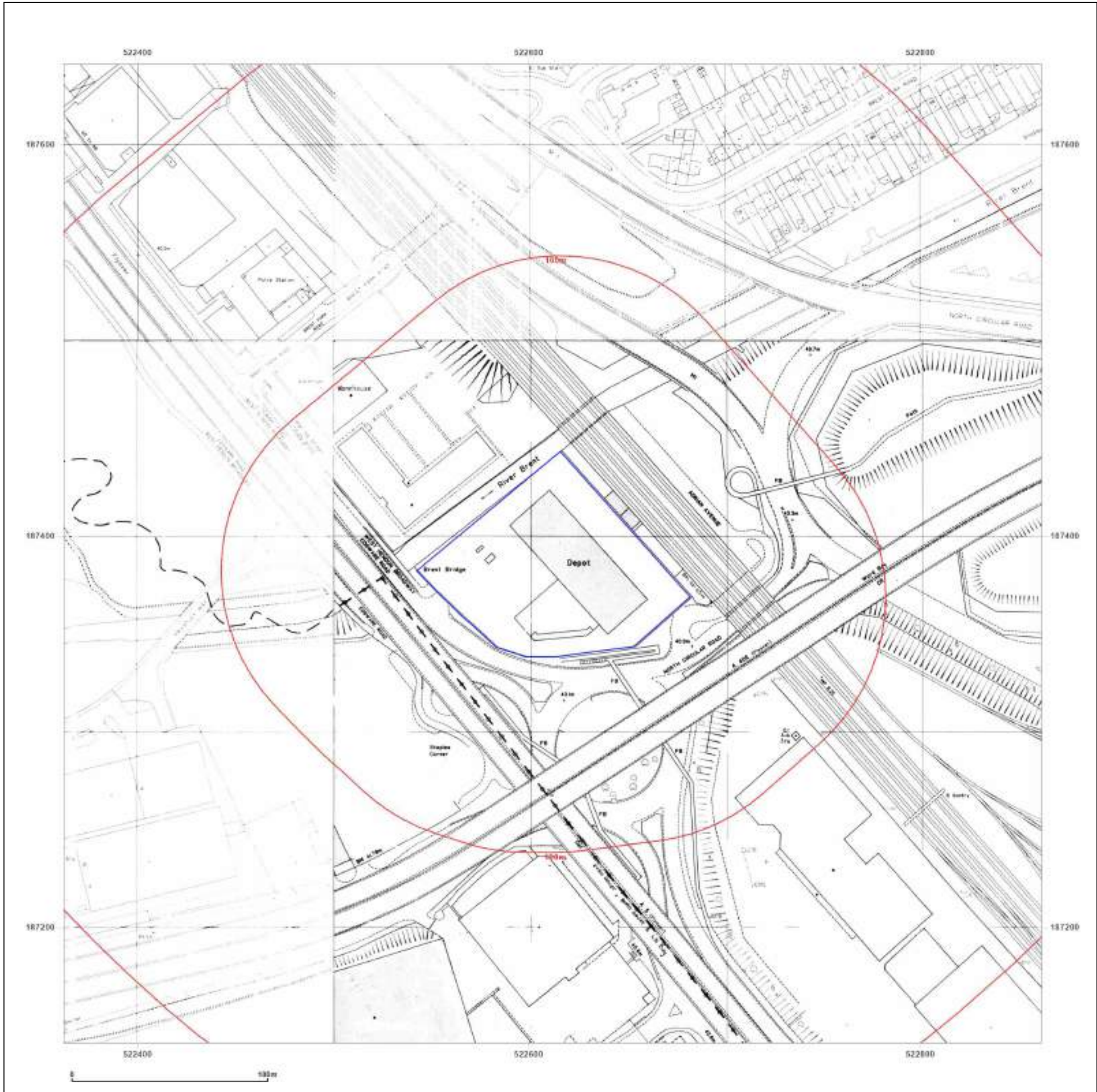


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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1990-1991

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1975
 Revised 1990
 Edition N/A
 Copyright 1990
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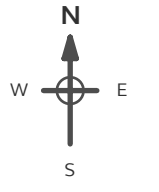
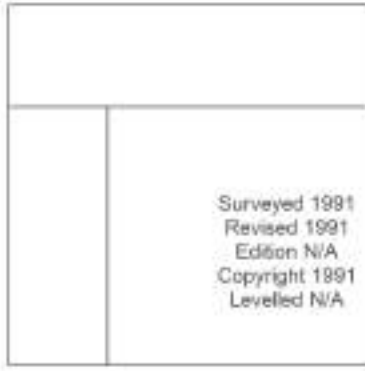
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Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

Printed at: 1:2,000

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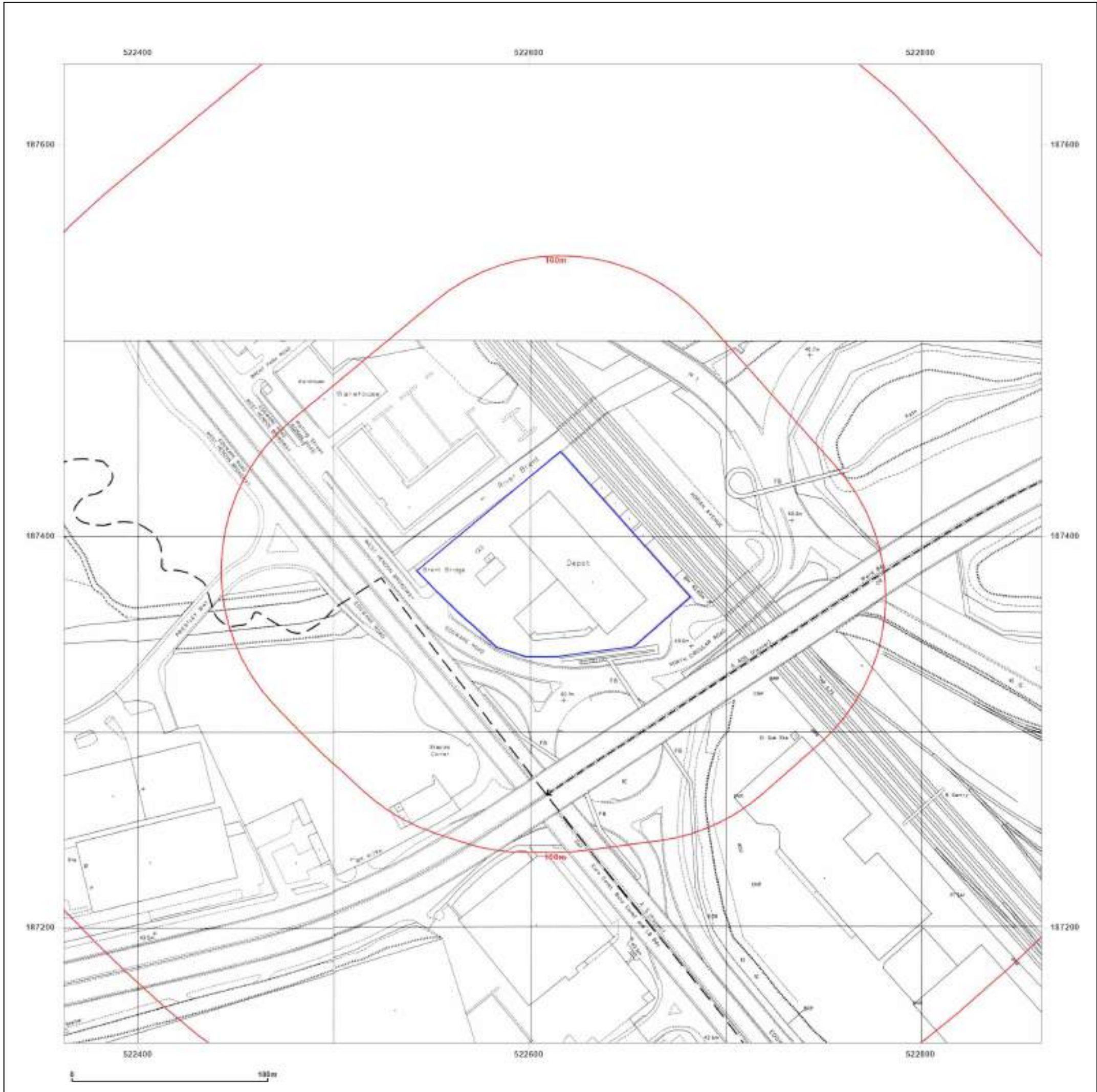


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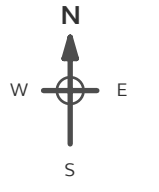
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Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

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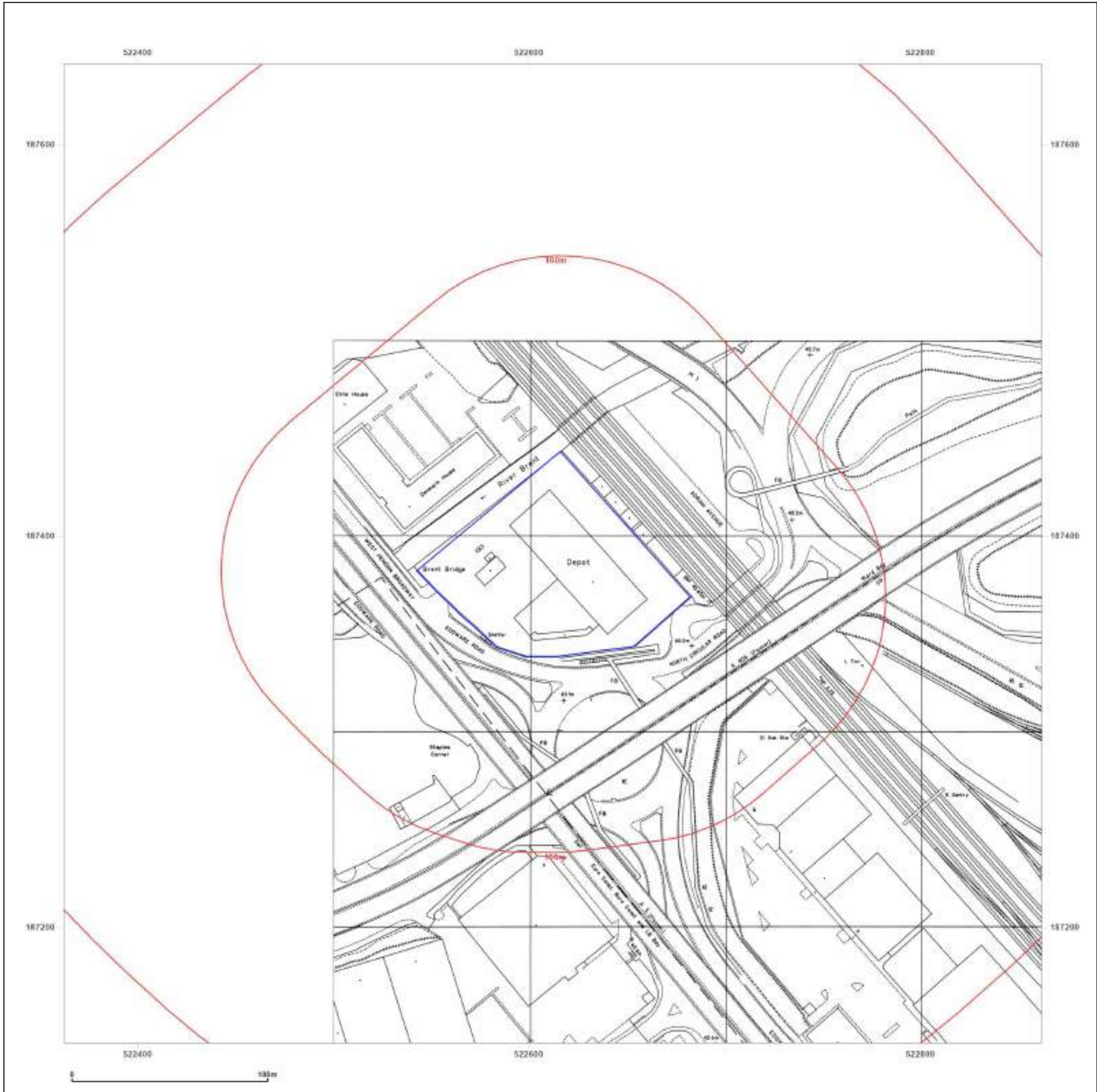


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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1986-1991

Scale: 1:1,250

Printed at: 1:2,000



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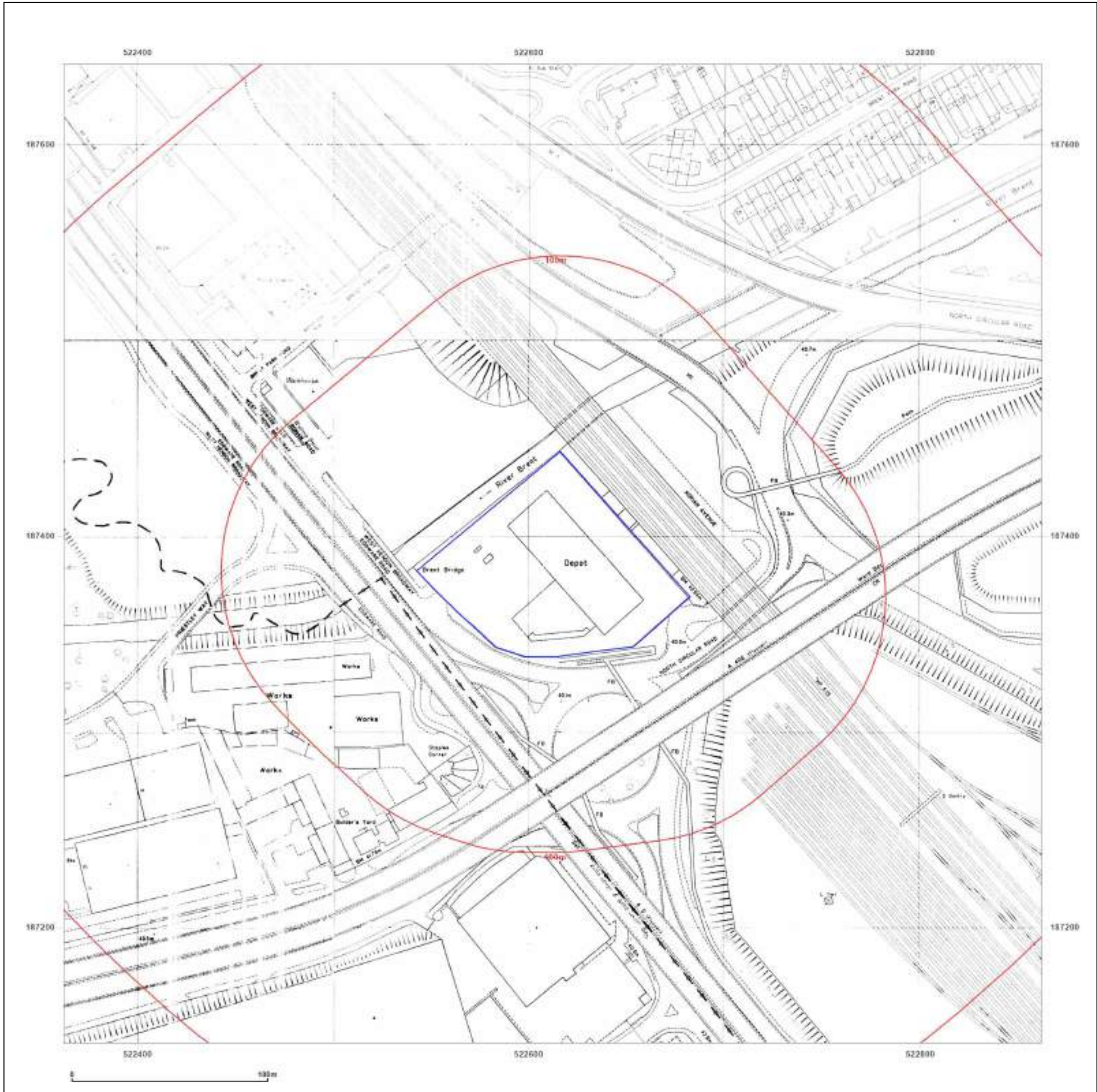


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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



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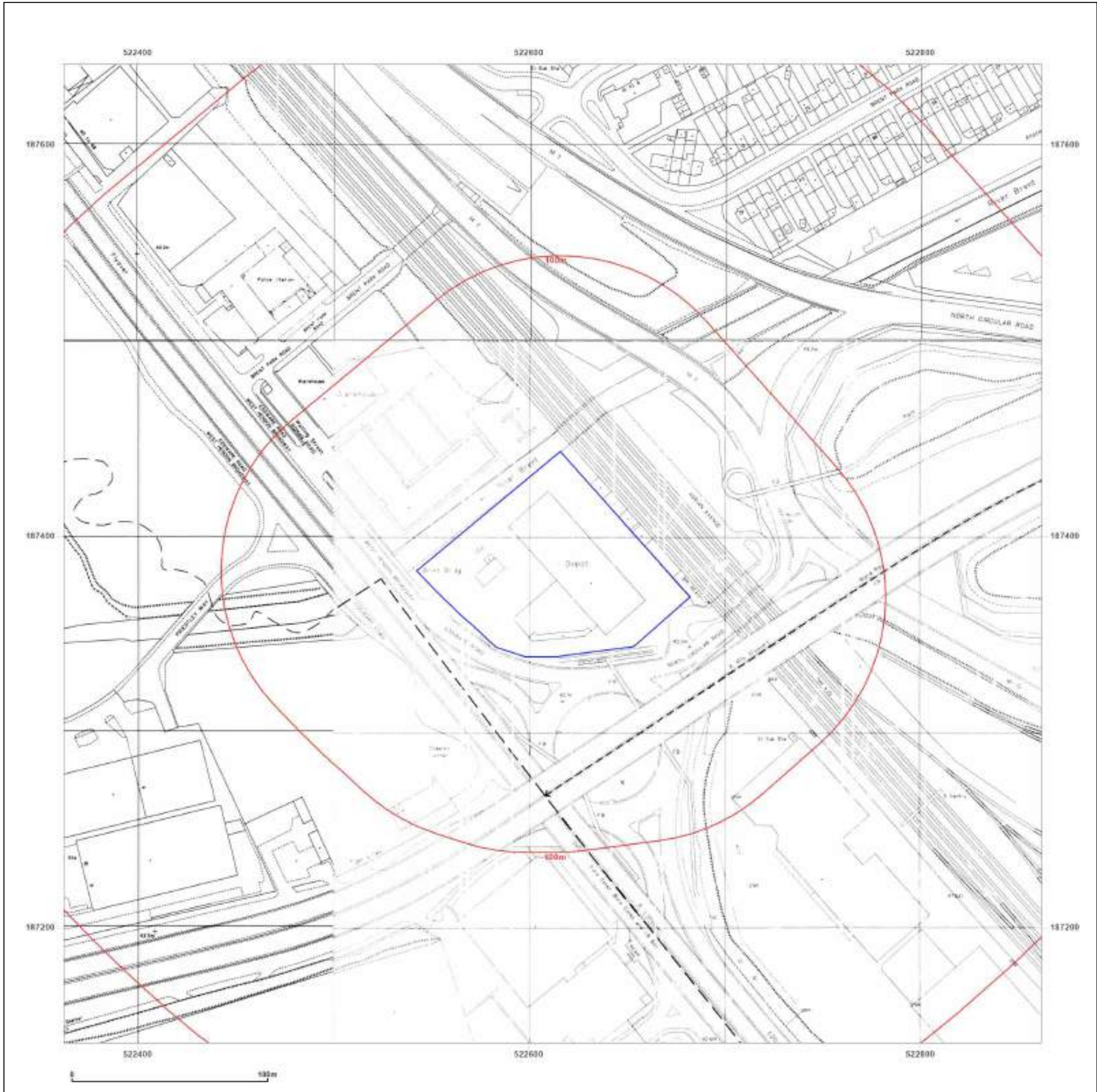


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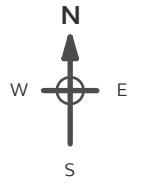
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Map Name: National Grid

Map date: 1992

Scale: 1:1,250

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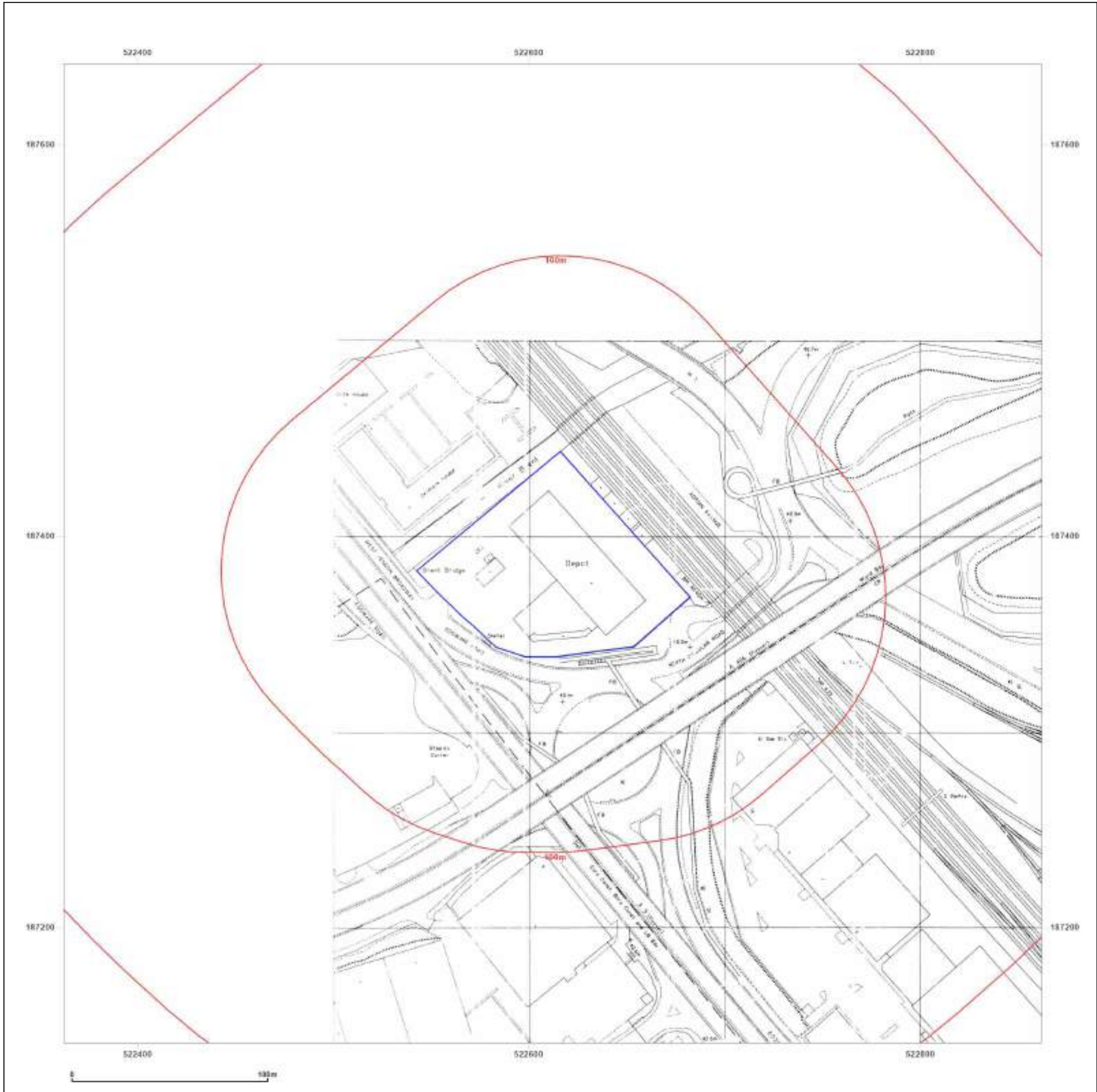


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Client Ref: BY_10011_R-03_Staples
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Map Name: National Grid

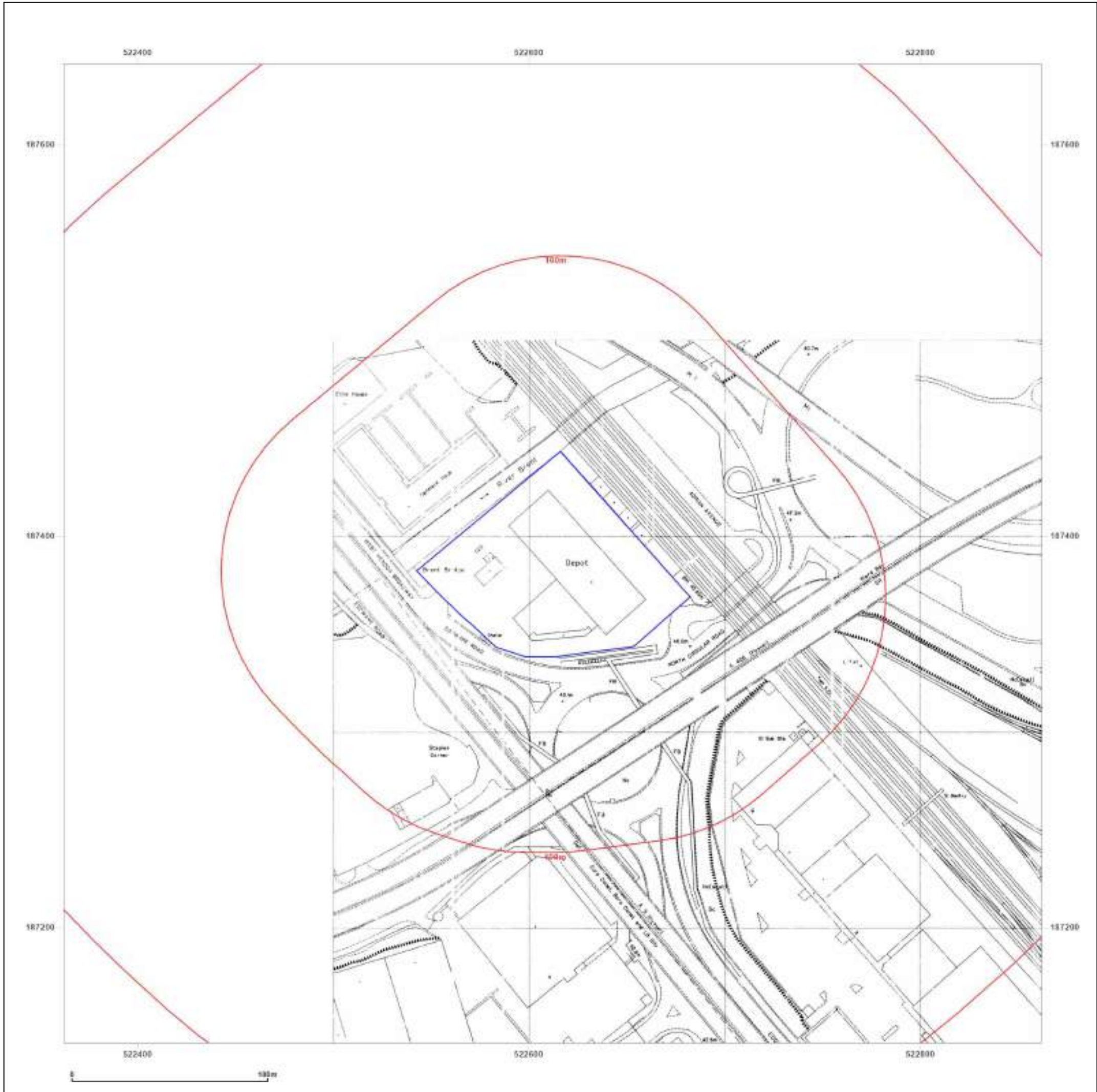
Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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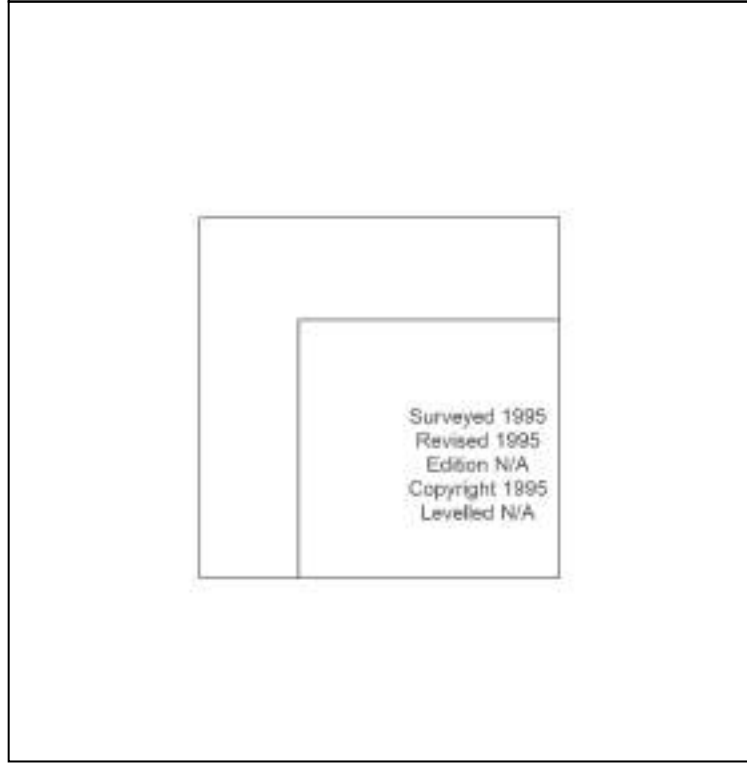
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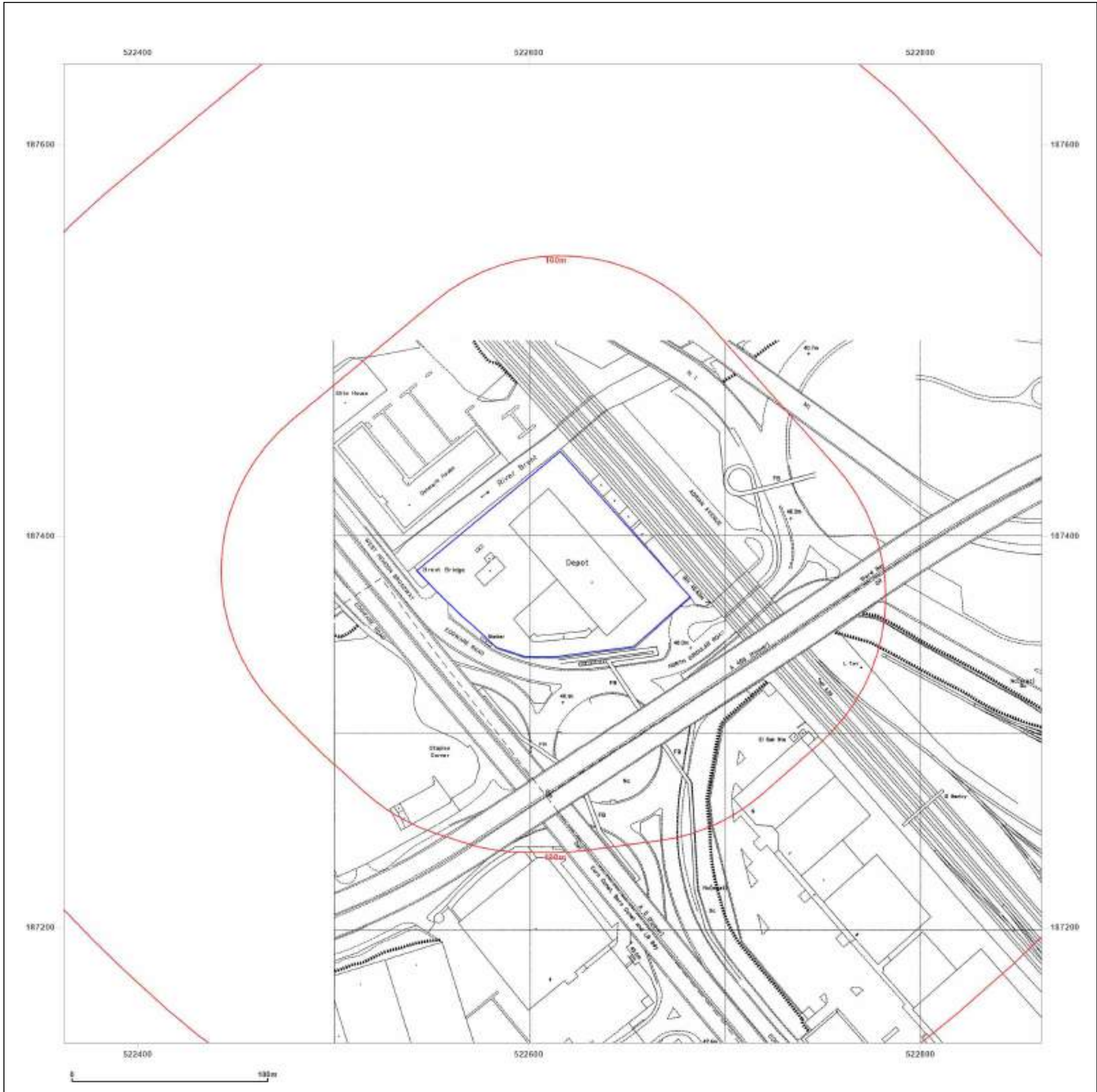


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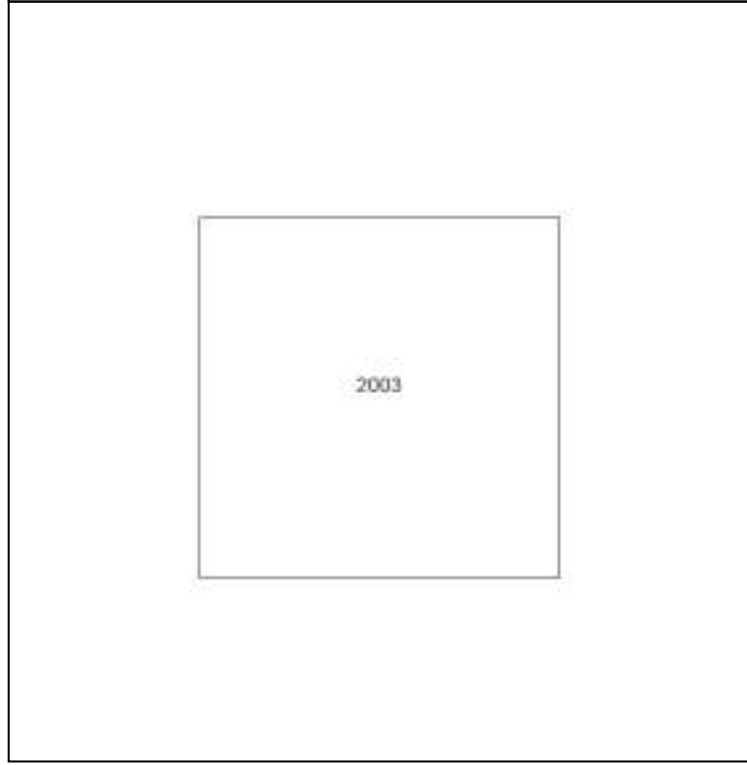
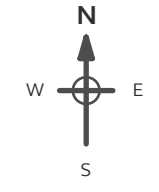


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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

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



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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: County Series

Map date: 1873

Scale: 1:10,560

Printed at: 1:10,560



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 Edition 1873
 Copyright N/A
 Levelled N/A

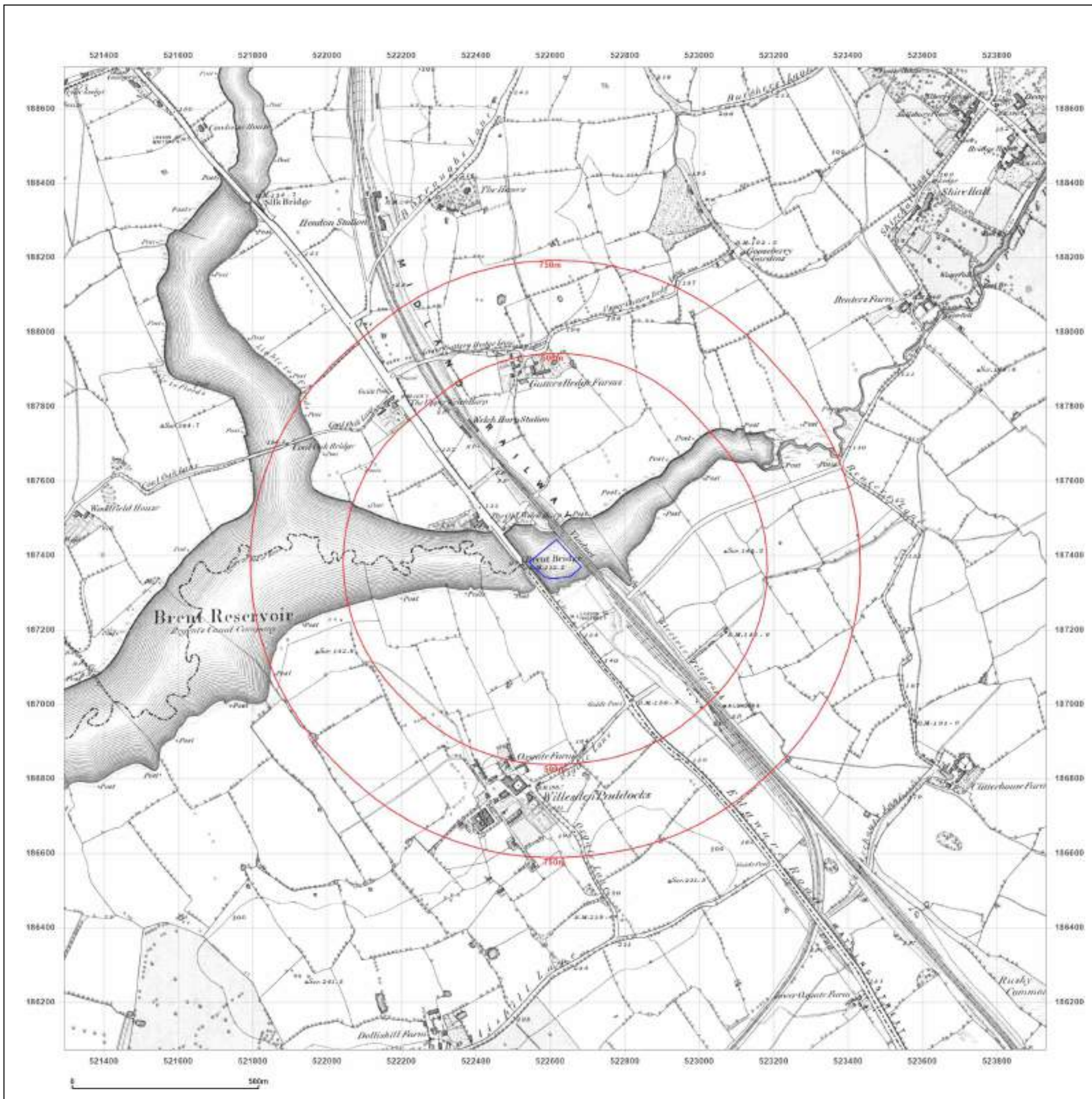


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Site Details:

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 END VAUXHALL HOUSE,
 NORTH CIRCULAR ROAD SLIP
 STAPLES CORNER NEAR
 ADRIAN AVENUE,
 CRICKLEWOOD, LONDON,
 NW2 1LY

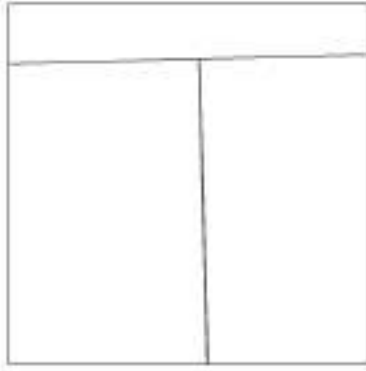
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Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1864
 Revised 1895
 Edition 1896
 Copyright N/A
 Levelled N/A

Surveyed 1891
 Revised 1894
 Edition 1896
 Copyright N/A
 Levelled N/A

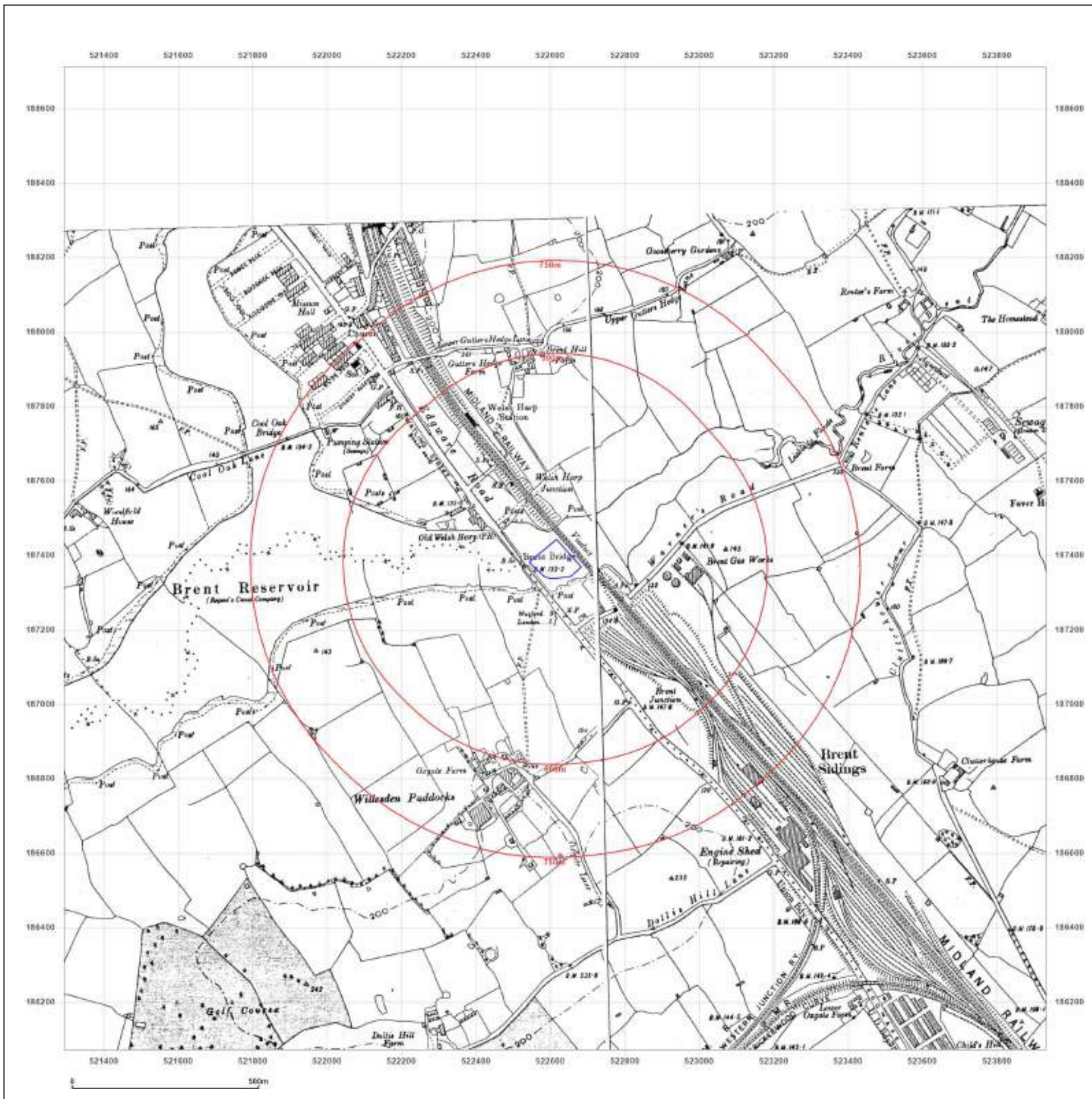


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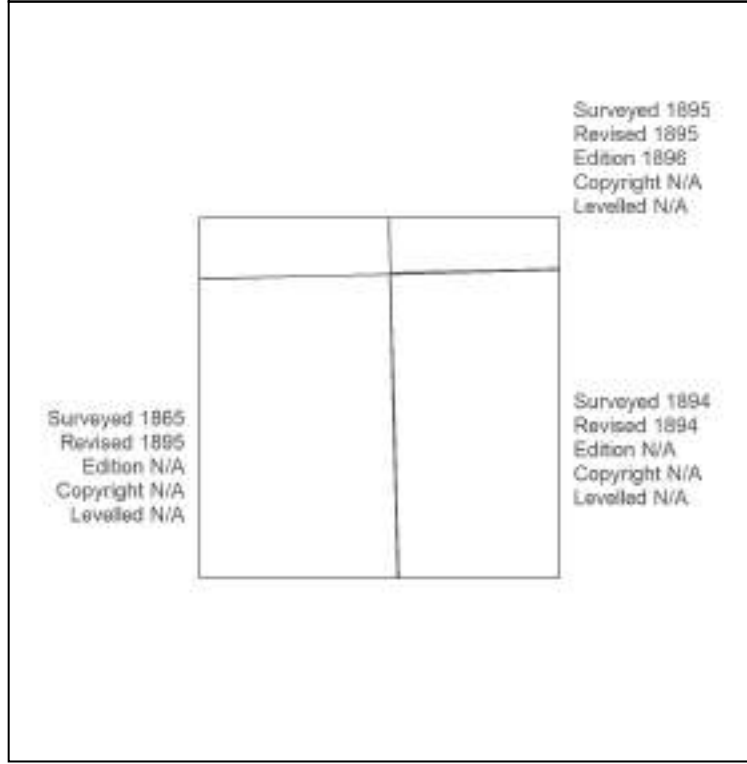
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Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: County Series

Map date: 1894-1896

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1865
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A

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

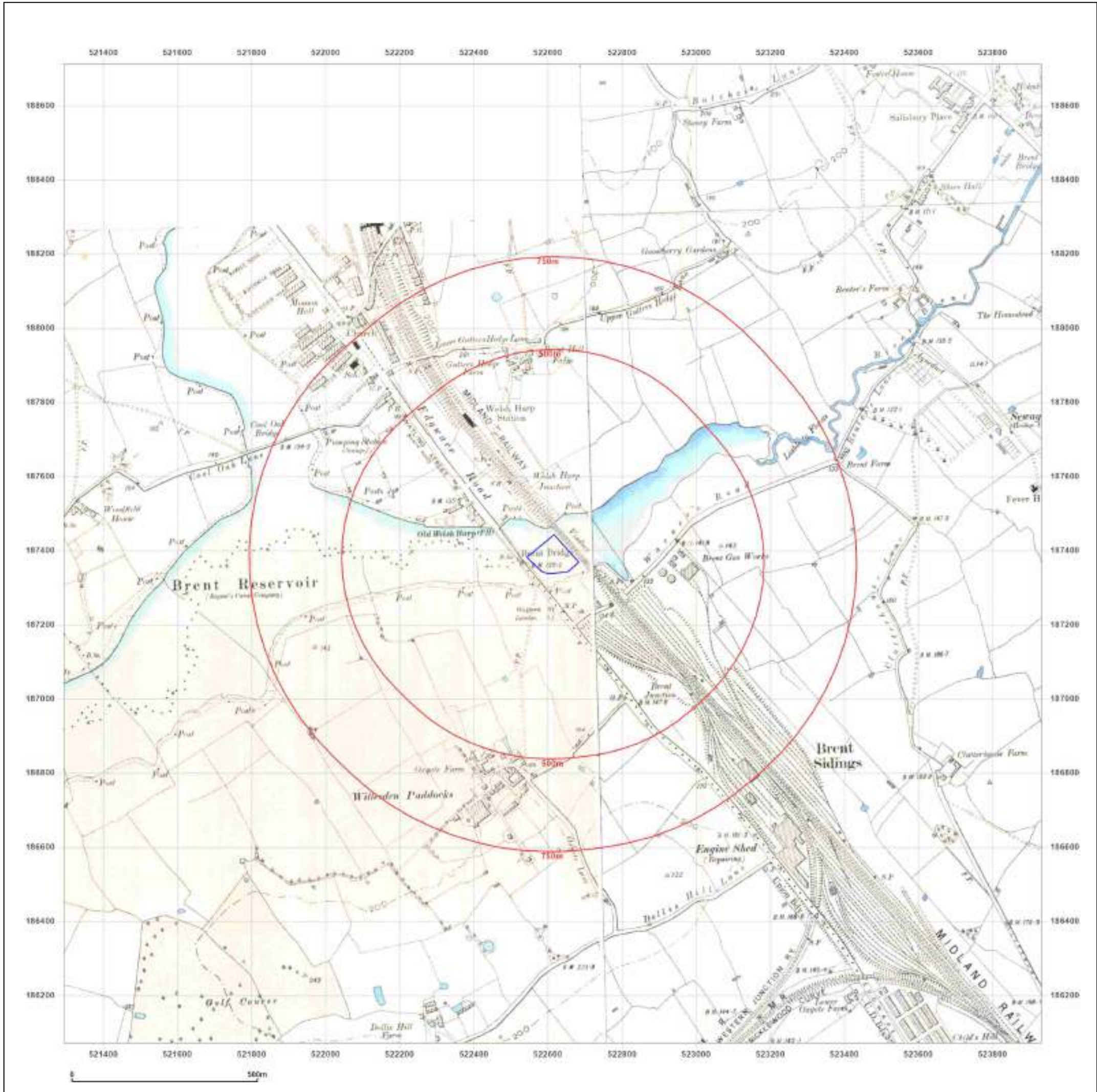


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Site Details:

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 ADRIAN AVENUE,
 CRICKLEWOOD, LONDON,
 NW2 1LY

Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1920
 Edition N/A
 Copyright N/A
 Levelled N/A

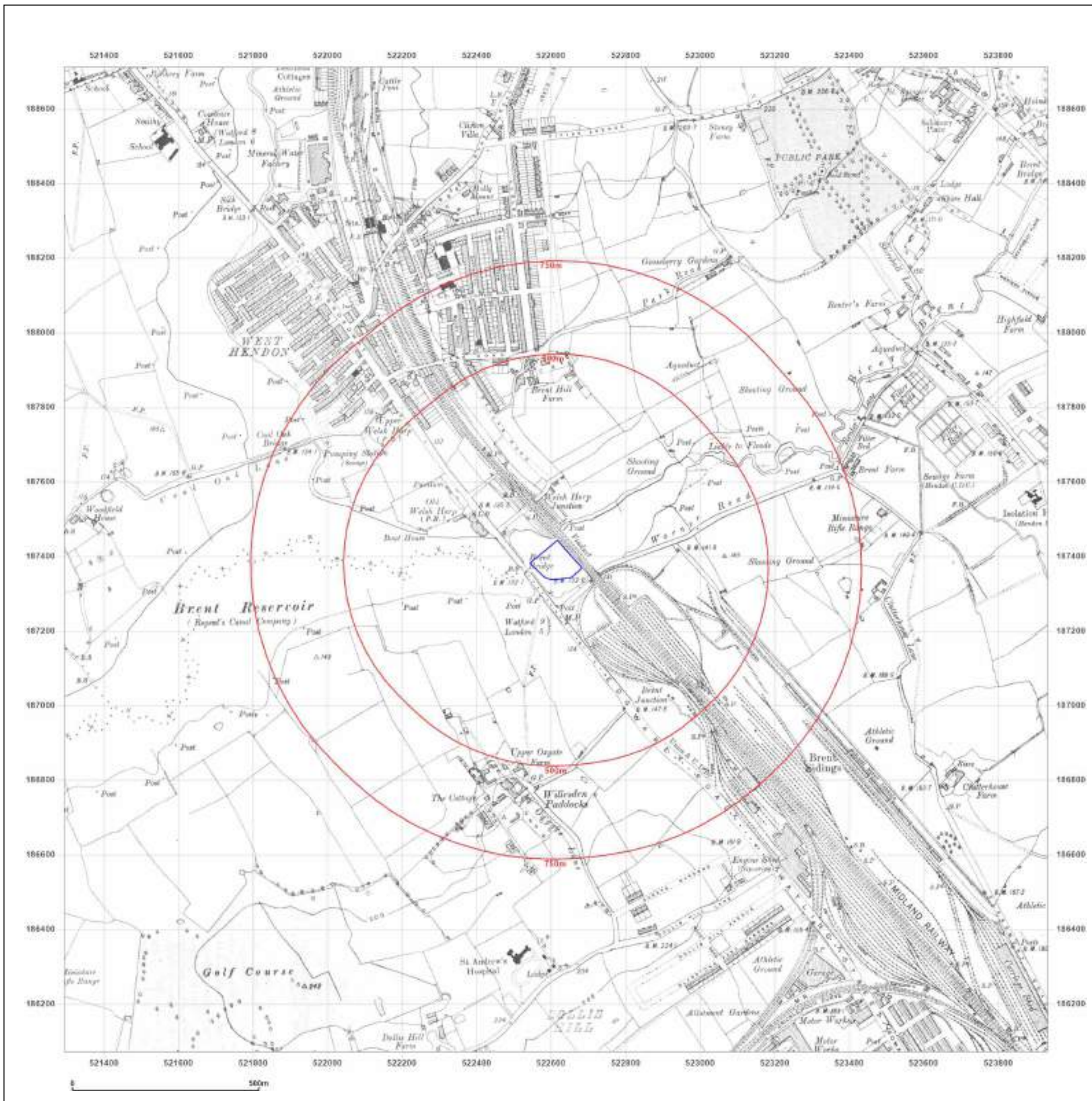


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Site Details:

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 CRICKLEWOOD, LONDON,
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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: County Series

Map date: 1936-1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1863
 Revised 1936
 Edition N/A
 Copyright N/A
 Levelled 1935

Surveyed 1863
 Revised 1936
 Edition 1935
 Copyright N/A
 Levelled 1934

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

Surveyed 1865
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled 1913

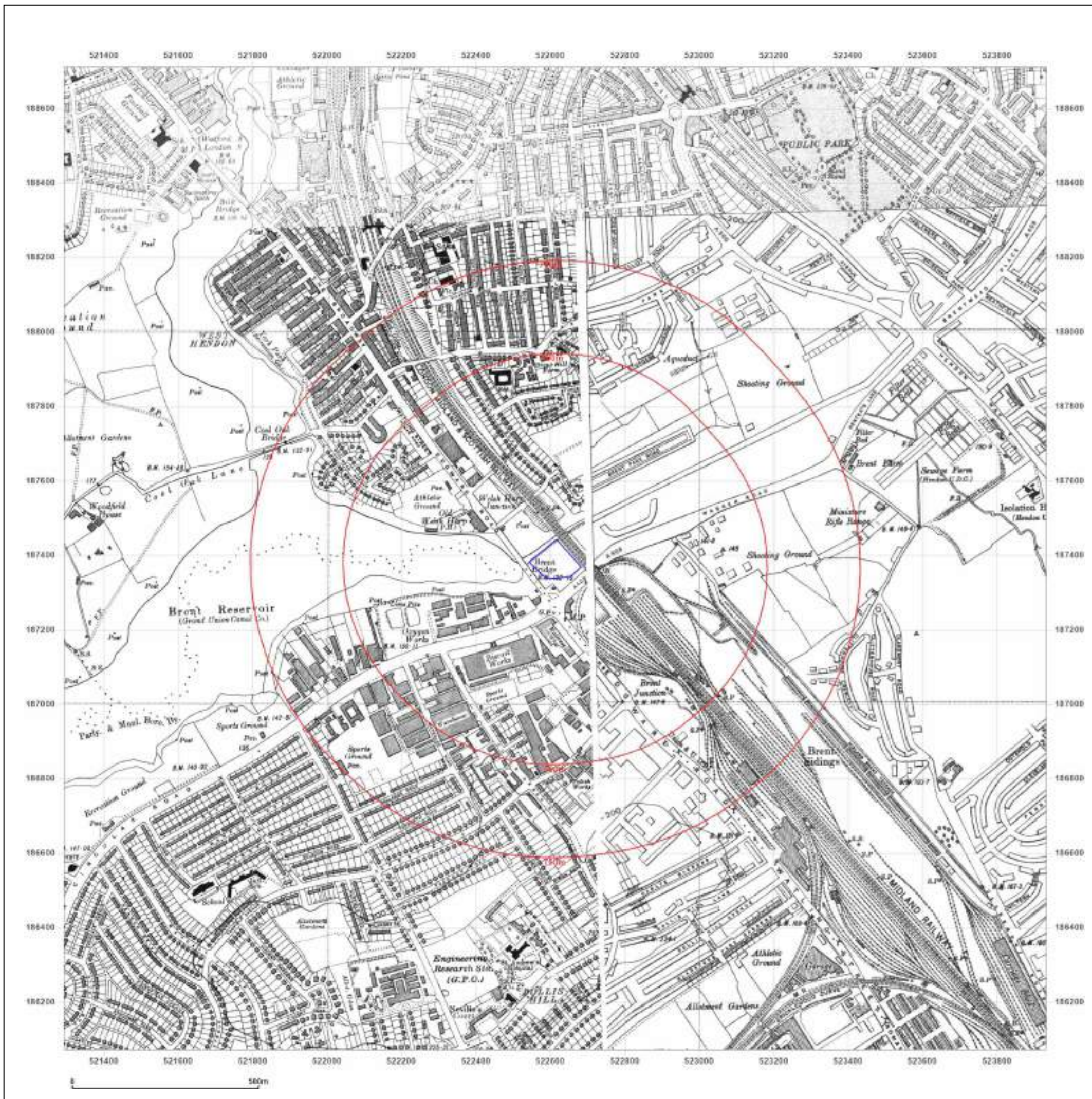


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Site Details:

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 NORTH CIRCULAR ROAD SLIP
 STAPLES CORNER NEAR
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 CRICKLEWOOD, LONDON,
 NW2 1LY

Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: County Series

Map date: 1938-1939

Scale: 1:10,560

Printed at: 1:10,560

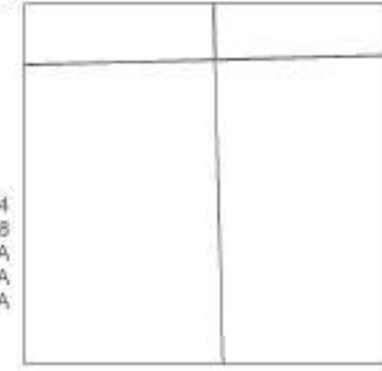


Surveyed 1863
 Revised 1939
 Edition N/A
 Copyright N/A
 Levelled 1935

Surveyed 1865
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled 1913

Surveyed 1864
 Revised 1936
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled 1919

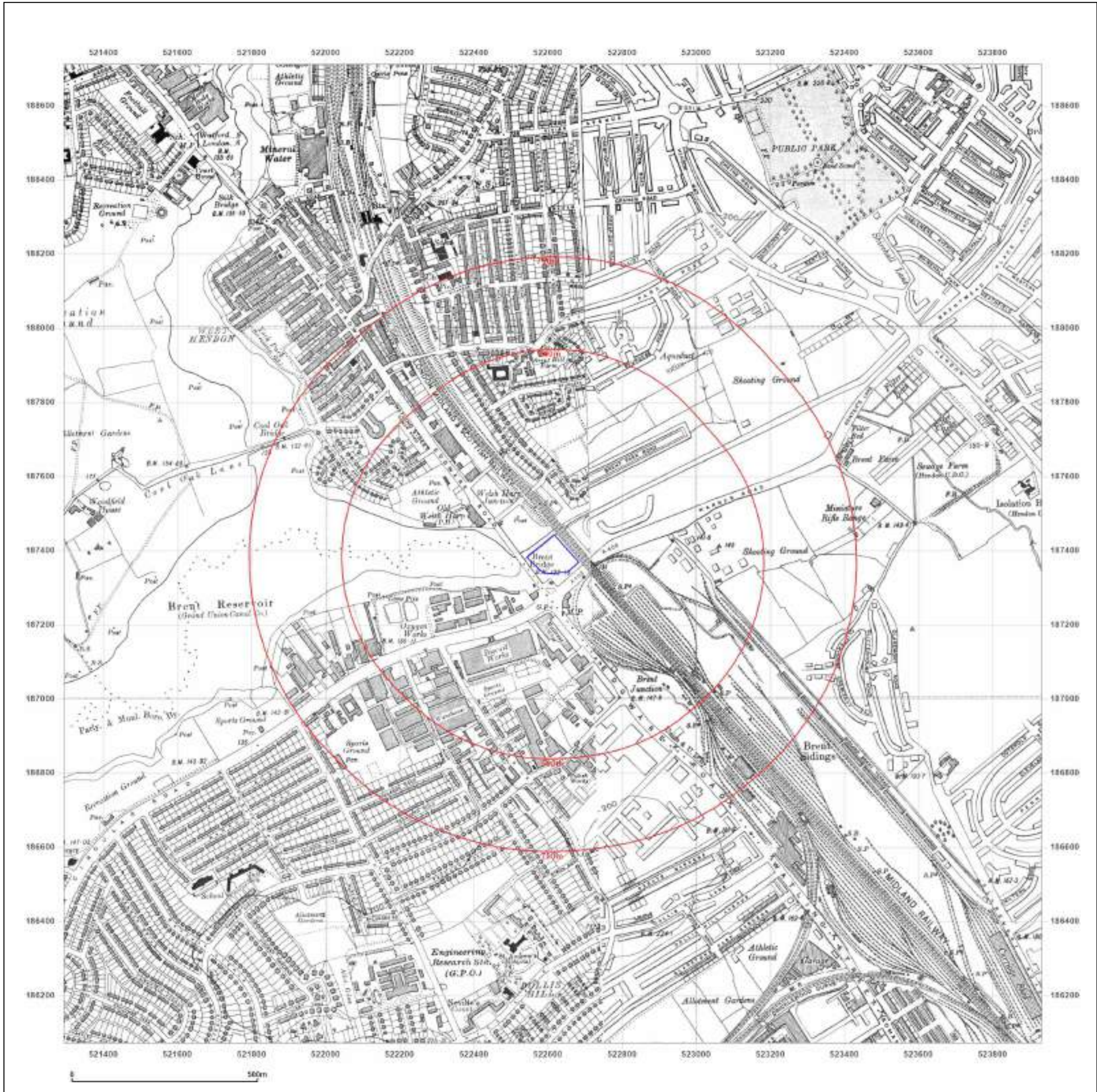


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Site Details:

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 ADRIAN AVENUE,
 CRICKLEWOOD, LONDON,
 NW2 1LY

Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: Provisional

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1940
 Revised 1949
 Edition N/A
 Copyright 1951
 Levelled 1935

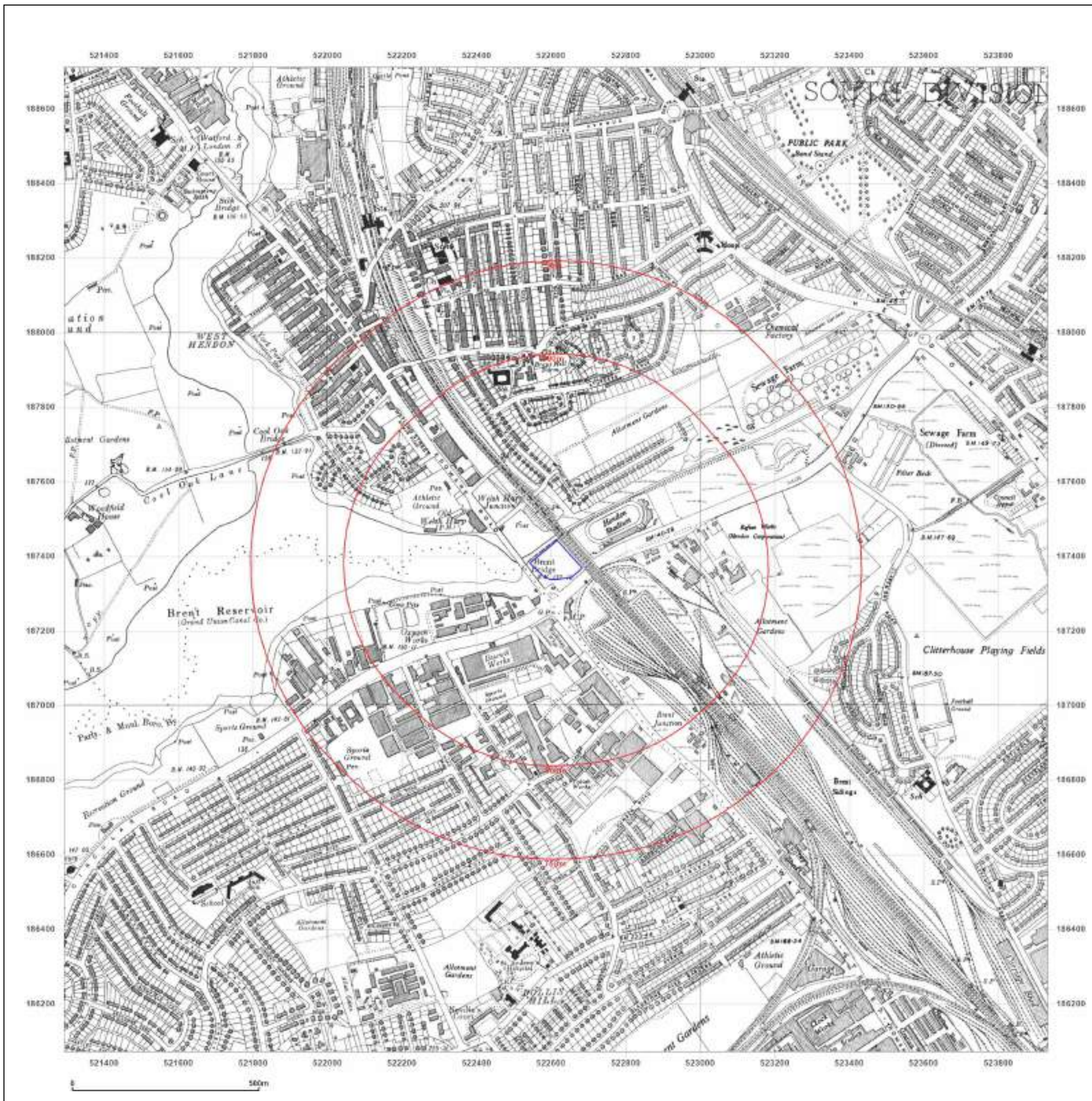


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Site Details:

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 CRICKLEWOOD, LONDON,
 NW2 1LY

Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: Provisional

Map date: 1966

Scale: 1:10,560

Printed at: 1:10,560



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

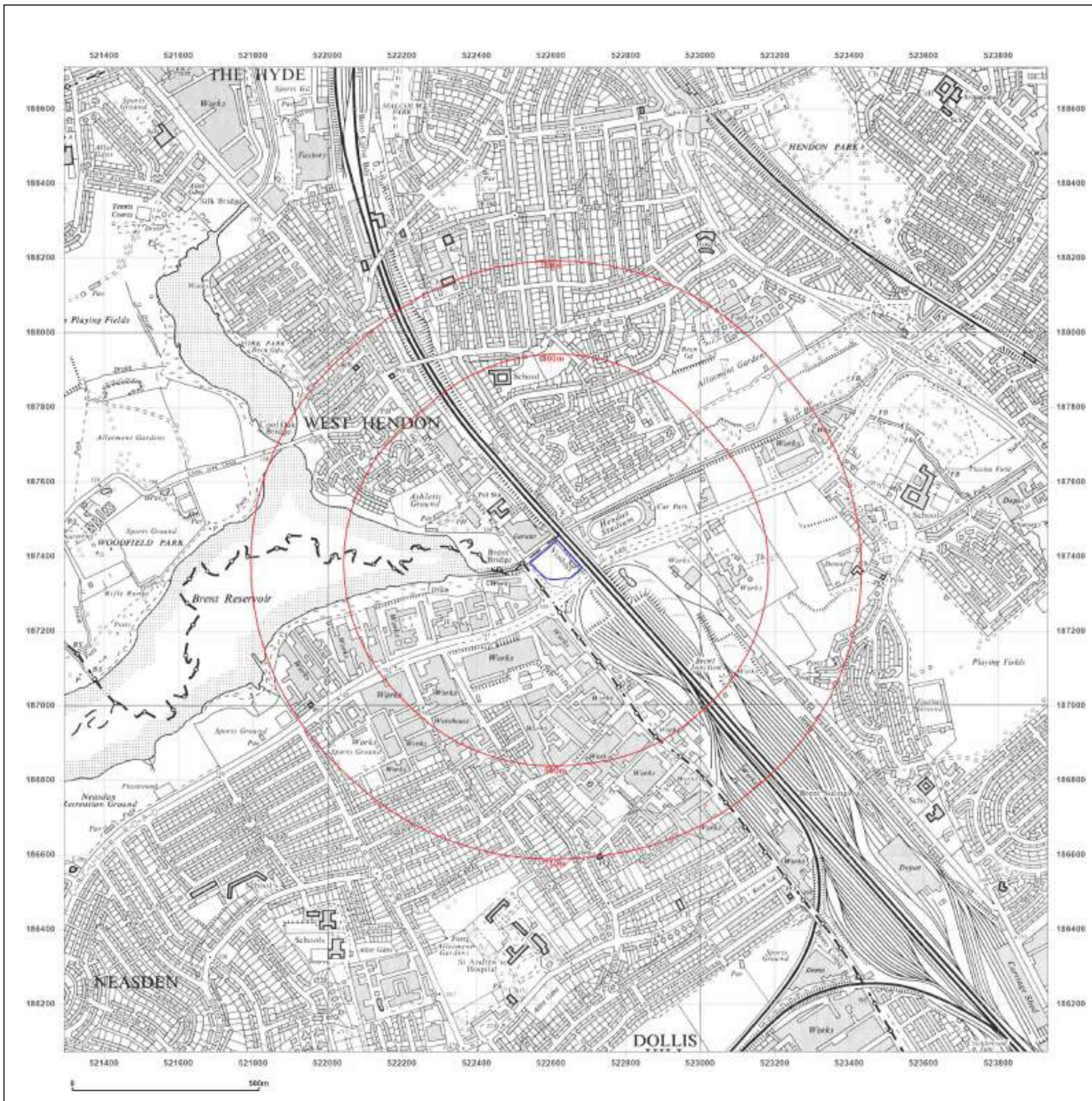


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Site Details:

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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1976

Scale: 1:10,000

Printed at: 1:10,000



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

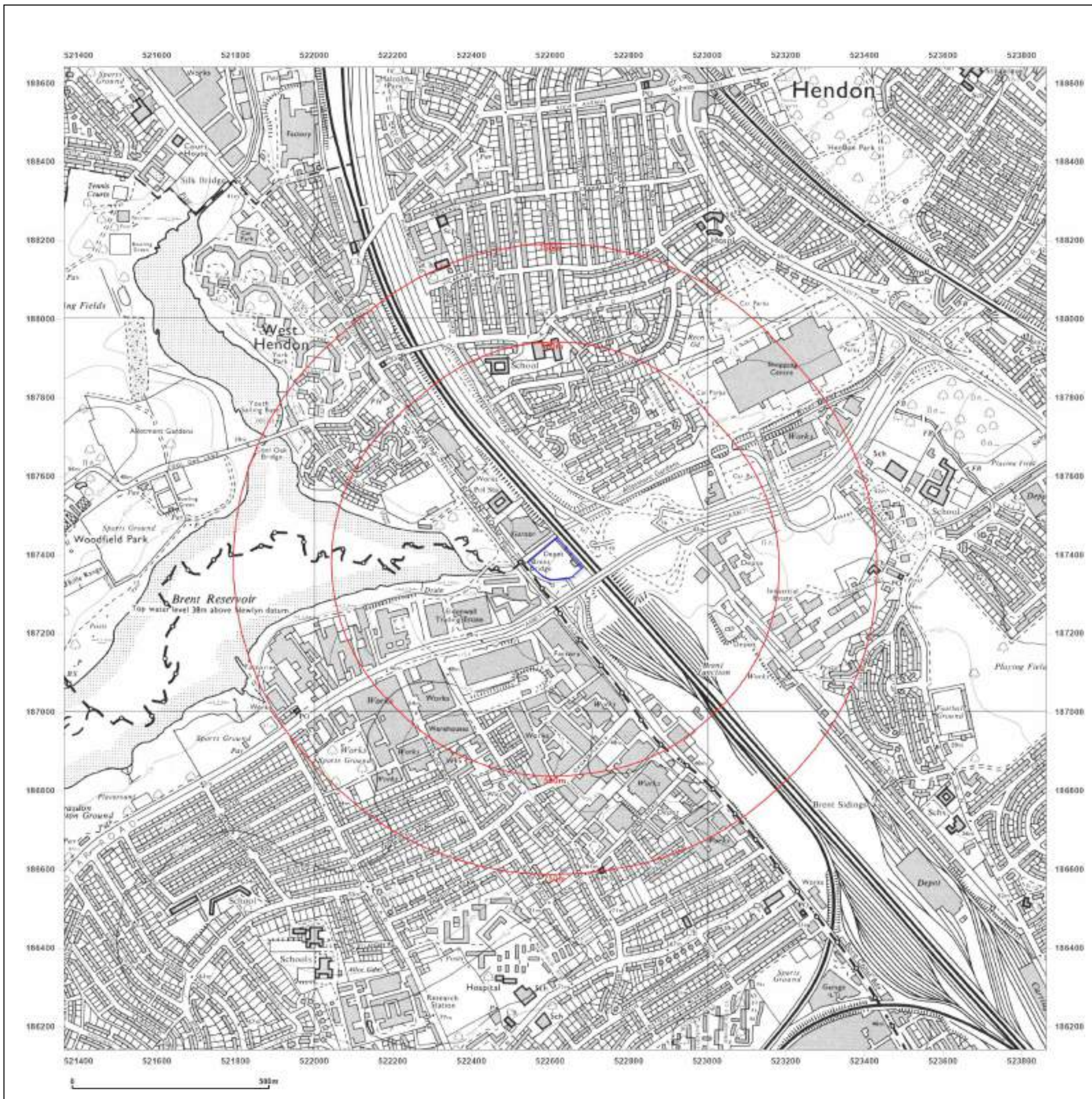


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Client Ref: BY_10011_R-03_Staples
Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
 Revised 1993
 Edition N/A
 Copyright N/A
 Levelled N/A

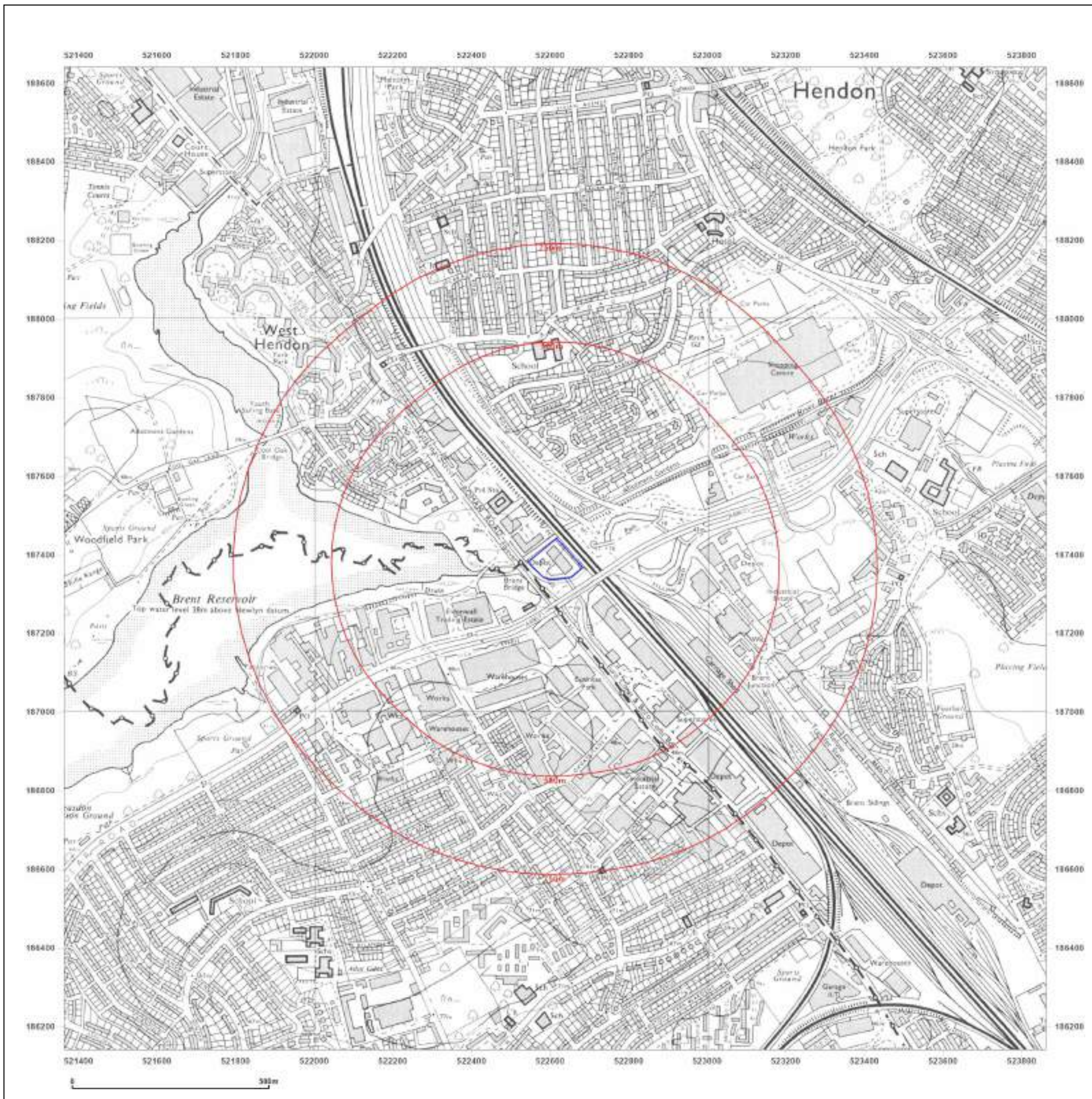


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Site Details:

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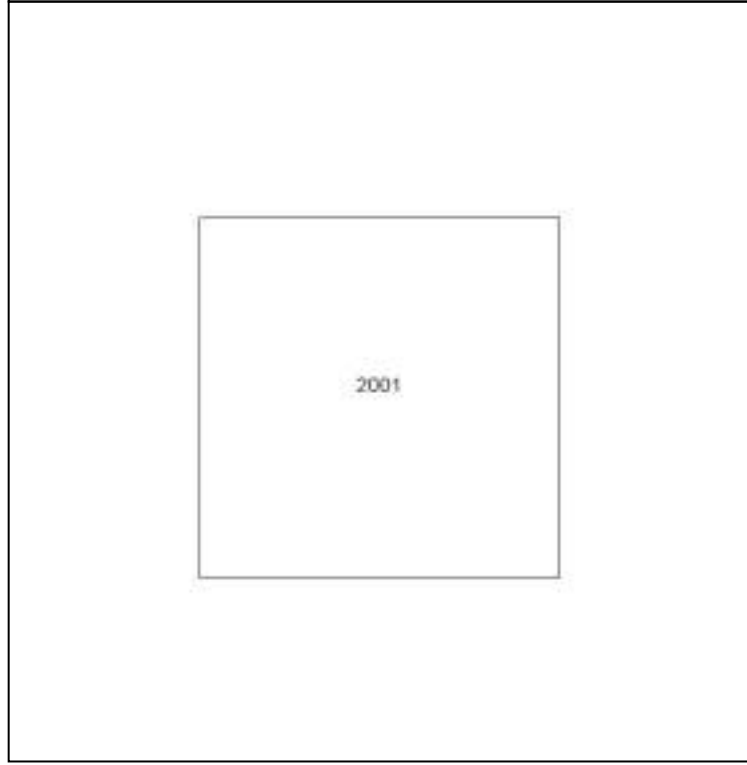
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Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

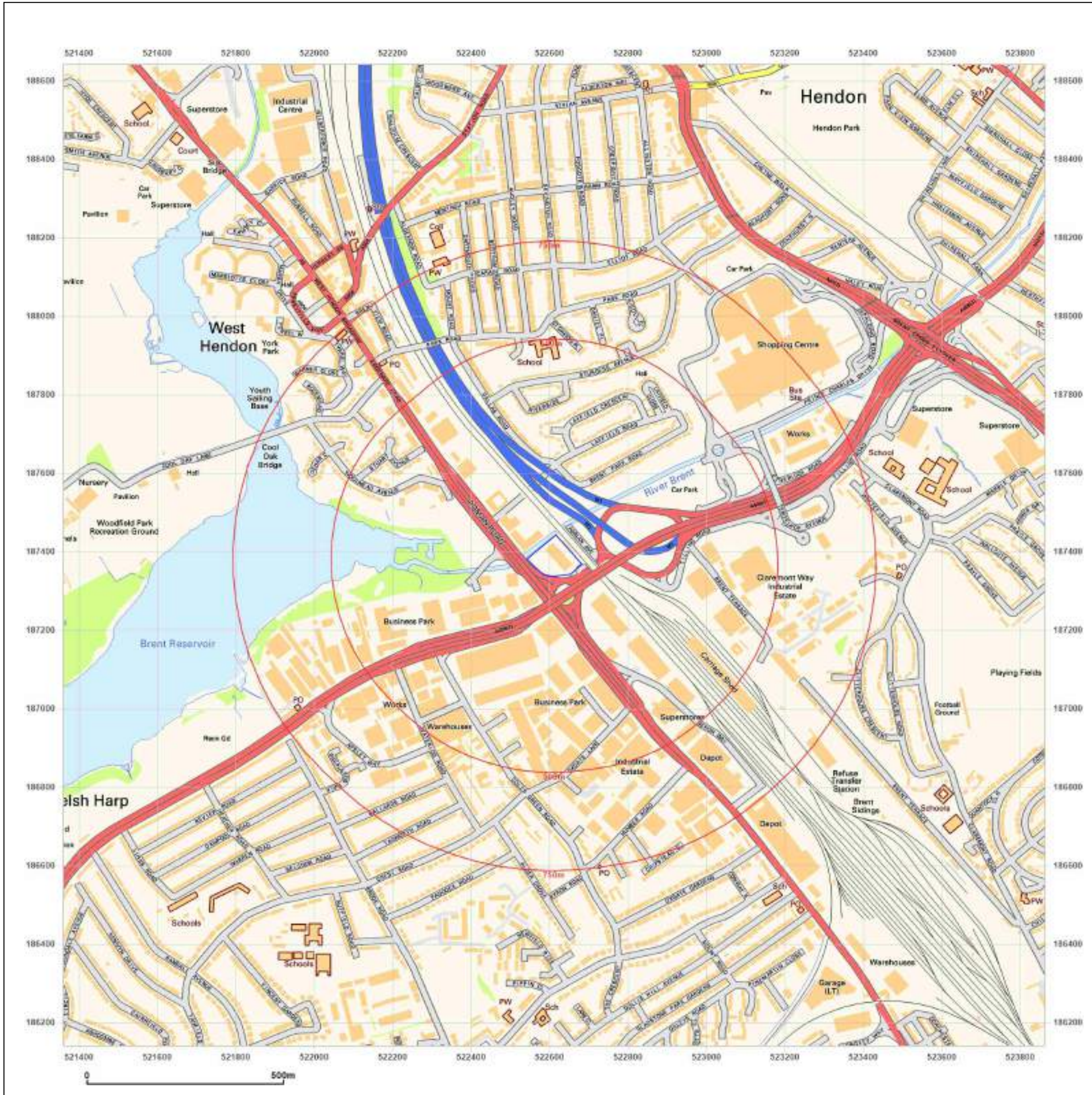


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Site Details:

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 NORTH CIRCULAR ROAD SLIP
 STAPLES CORNER NEAR
 ADRIAN AVENUE,
 CRICKLEWOOD, LONDON,
 NW2 1LY

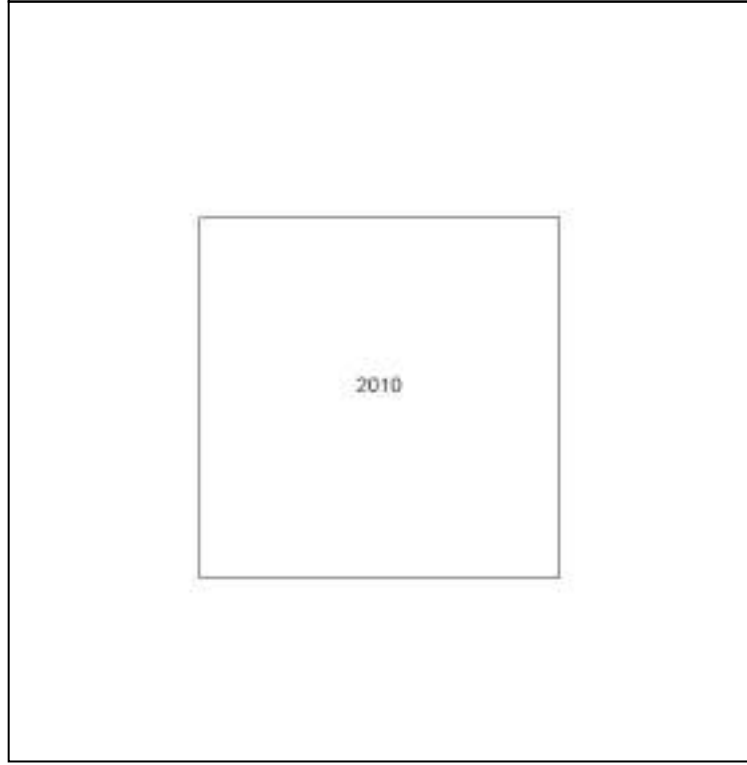
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Report Ref: GS-8428461
Grid Ref: 522612, 187391

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

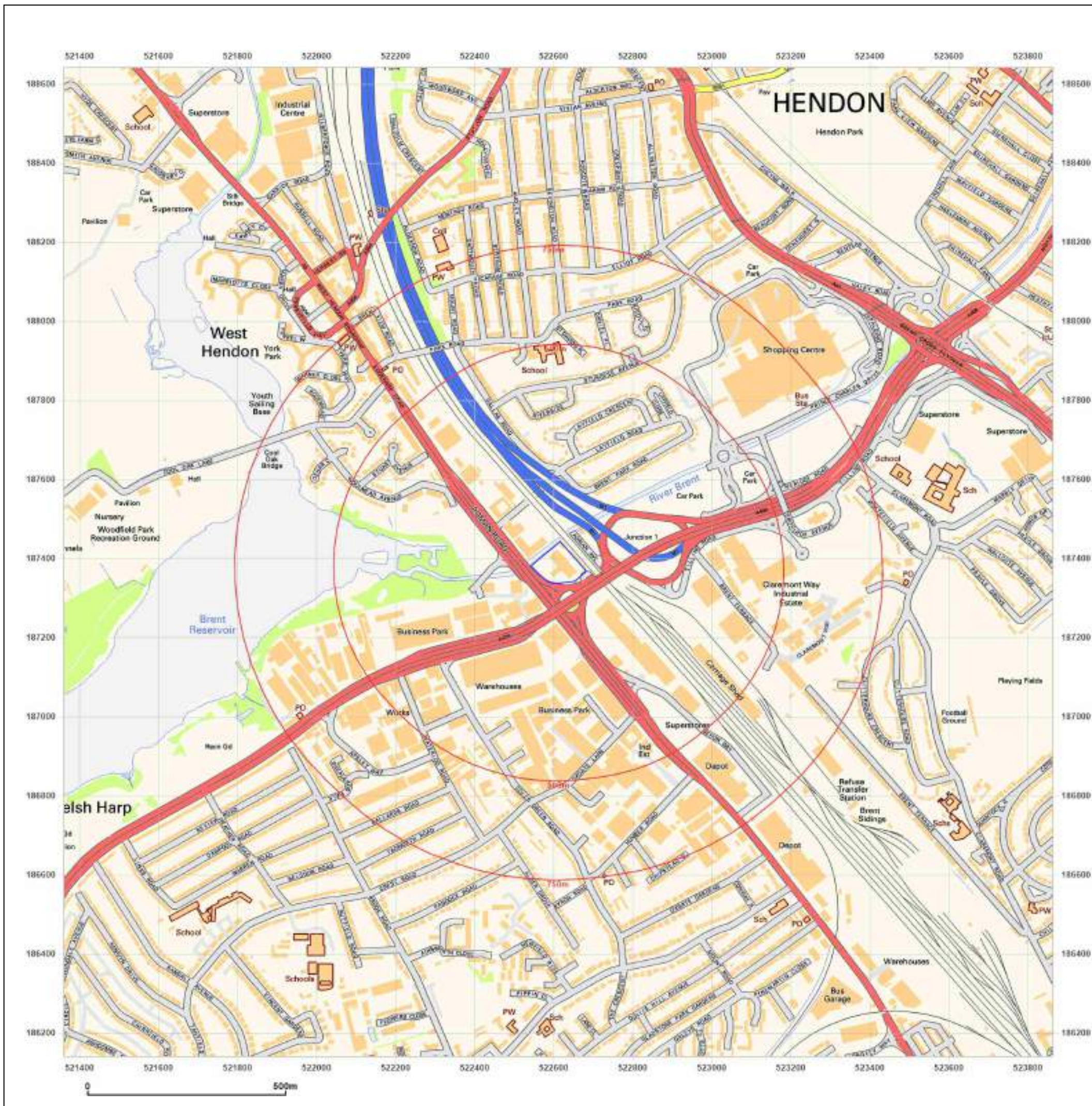


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Site Details:

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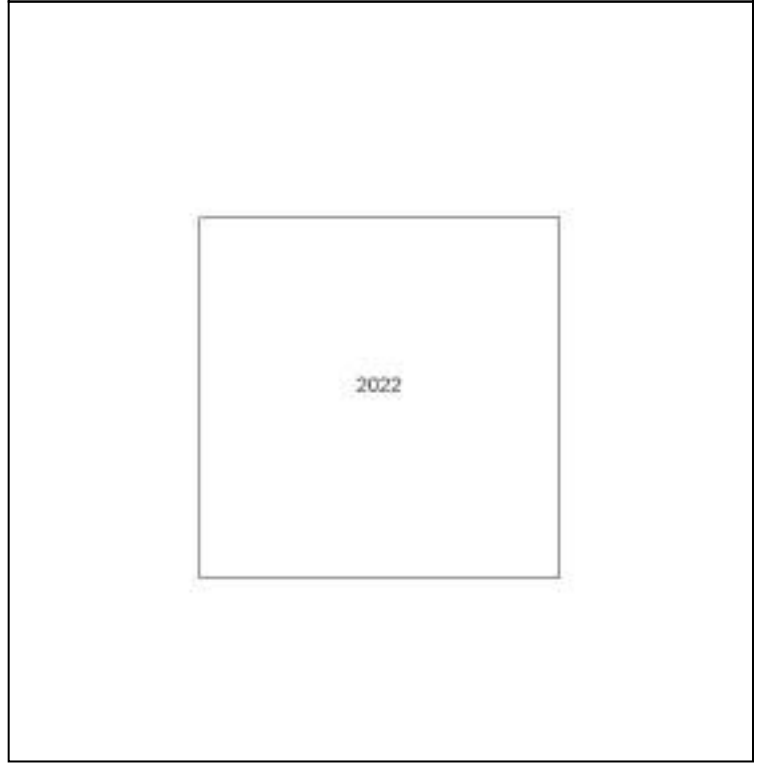
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Report Ref: GS-8428461
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Map Name: National Grid

Map date: 2022

Scale: 1:10,000

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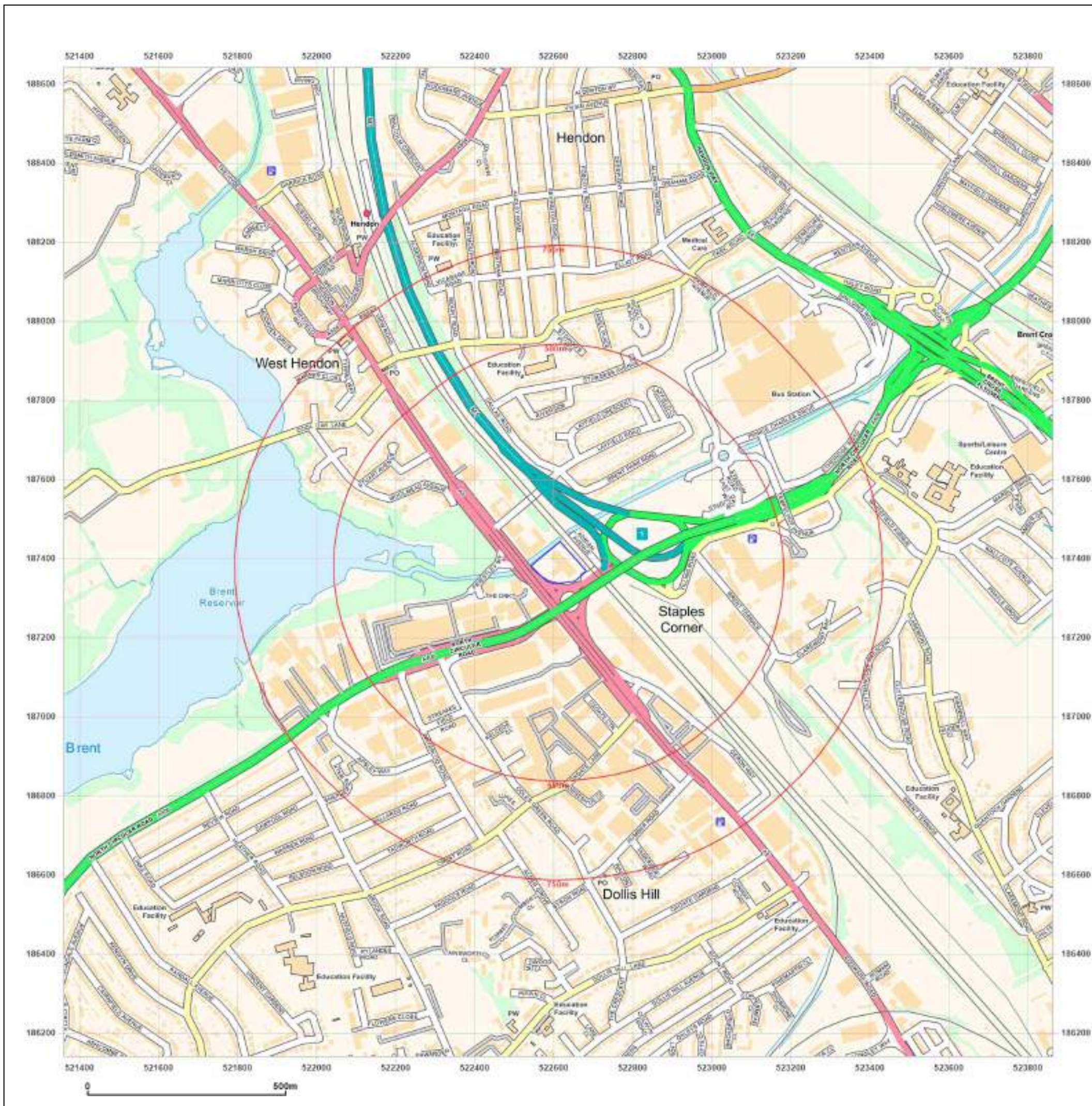


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Environmental Health Department
Development & Regulatory Services
London Borough of Barnet
2 Bristol Avenue
Colindale
London
NW9 4EW

Michael Baber
Campbell Reith
15 Bermondsey Square
London
SE1 3UN

Contact: Nicole Asante
Tel: 020 8359 3534
Fax:
E-mail Nicole.Asante@barnet.gov.uk
Date 15th March 2023
Our Ref: SSSR/23/02924

Dear Michael,

**Re: West End Vauxhall House, North Circular Road Slip Staples Corner Near
Adrian Avenue, London, NW2 1LY**

Following your enquiry regarding the above property, I am able to provide the following information.

Our map of historical landfill sites indicates the presence of no landfill sites within 250m of this property. The closest landfill is located approx. 450 m to the southeast of the property. Here are the details for landfills within 1km of the site:

- **EAHLD11384** Claremont Way (1950s-1980): Builders rubble, ash, brick
- **EAHLD11385** Hendon Way (1975-1984): Brick, ash, slate, concrete, pottery, glass, metal, wood, plastic, fabric, bottles, sewage sludge, clinker

The Environment Agency are also able to provide information on, among other things, landfill sites, waste management licenses, pollution incidents and contaminated land.

Our historical records indicate the following uses for this site in past:

- 1969 Storage Depot
- 1894 -1955 empty

From 1969, a garage was located adjacently on the northern boundary of the site.

Staples Corner Retail Park, neighbouring West End Vauxhall House, has had a series of contaminated land investigations performed on the site. Relevant planning reference number(s) for the units adjacent to the Vauxhall House include:

- **15/07594/FUL**: Contaminated Land Assessment: Phase I Environmental Assessment: Staples Corner Retail Park: London: London, UK; Prepared by: ENVIRON; Leeds, UK; Date: October 2014

Further information may be available from our planning department who hold some reports on contamination on sites where an investigation has been required by a planning condition. The Planning Department can be contacted at 020 8359 3000.

Our records indicate that the presence of no processes authorized under the Environmental Protection Act 1990 Part 1 / Pollution Prevention Control Regulations 2000 located within 250m of the property.

We are in the process of risk assessing all sites across the borough for historical contamination under Part IIA of the Environmental Protection Act. This site has been designated as low risk.

We have no planned inspections or further review of the area regarding contaminated land but should an application for residential development be received it is likely that planning conditions would require further investigation including soil sampling, this is a standard requirement when a development is proposed on that has not previously been used for dwellings and/or when demolition will form part of the proposed works.

We are not aware of any private water supplies within 2km.

We have received no relevant complaints about this site.

Whilst the council does not guarantee the accuracy of these replies, they are given in the belief that they are correct. Neither the council nor its officers accept responsibility for any errors or omissions, other than for negligence.

If you have any queries regarding this information, please contact me on the number given above.

Yours sincerely,

Nicole Asante
Senior Scientific Officer

Mr Michael Baber
Campbell Reith Hill LLP
15 Bermondsey Square
London
SE1 3UN

The London Fire Commissioner is the
fire and rescue authority for London

Date 12 May 2023
Our Ref 30/014861/JC
Your Ref 14057

Dear Mr Baber

THE ENVIRONMENTAL INFORMATION REGULATIONS 2004 - ENVIRONMENTAL ENQUIRY

**Premises: WEST END VAUXHALL HOUSE, NORTH CIRCULAR ROAD SLIP STAPLES
CORNER NEAR ADRIAN AVENUE, CRICKLEWOOD, LONDON, NW2 1LY**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Petroleum (Consolidation) Regulations 2014 in London.

As requested, a search has been made for information on the above site. A thorough search of current and historical files and databases has revealed no petroleum tank information for the site.

Please note that this report is restricted to matters currently known by the Commissioner. Although we hold extremely comprehensive records, it is possible that we do not hold any records whatsoever for some solid-filled and very old tanks. This will be for one of the following reasons:-

1. The records held by the Commissioner were passed to it from the Greater London Council in 1986. In 1965 the Greater London Council inherited petroleum related records from the London County Council and the outer London Boroughs / Councils. Some of the outer London records were incomplete.
2. For premises where petroleum tanks have been either removed or permanently made safe, the Commissioner's records have (in a minority of cases) been destroyed; and for these cases the Commissioner does not hold any records that indicate that there was ever a 'petroleum' interest at the premises.

As you are aware, a fee is levied for the provision of this information and payment should be made in accordance with the invoice, which will be sent under separate cover.

Any queries regarding this letter should be addressed to the Petroleum Group Admin Manager. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

p.p. John Colquhoun

for Assistant Commissioner (Fire Safety)

Directorate of Operations
petroleum@london-fire.gov.uk

Reply to Petroleum Section
Direct T 0208 555 1200 x30859

ENVIRONMENTAL ENQUIRY DETAIL FORM

Premises:
WEST END VAUXHALL HOUSE, NORTH CIRCULAR ROAD SLIP STAPLES CORNER NEAR ADRIAN AVENUE, CRICKLEWOOD, LONDON, NW2 1LY
Our Reference:
30/014861

Current licence / Petroleum Storage Certificate in force?
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Date last licence(s)/storage certificate(s) issued:
N/A

Known leaks or spills at this site:
N/A

Comments:
The Authority holds no record of petroleum storage tanks on this site.

Signed:	<i>p.p. John Colquhoun</i>
----------------	----------------------------

Name:	John Colquhoun
--------------	----------------

Position:	Admin Assistant - Petroleum and Transport Workstream of FSR-Admin Support Team, Prevention & Protection (formerly Fire Safety Regulation)
------------------	---

Date:	12/05/2023
--------------	------------



Pre-Desk Study Assessment

Site:	Staples Corner, Barnet, London
Client:	Campbell Reith
Contact:	Michael Baber
Date:	25 th May 2023
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none"> • Transport infrastructure and public utilities. • Industries important to the war effort, including aircraft manufacturing and engineering works. • Royal Flying Corps (RFC) Cricklewood. • Military barracks, camps, and training areas. • Anti-Aircraft (AA) guns.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: <ul style="list-style-type: none"> • Transport infrastructure and public utilities. • Industries important to the war effort, including aircraft manufacturing and engineering works. • Royal Air Force (RAF) Hendon. • Military barracks, camps, and training areas. • AA and anti-invasion defences.
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	During WWII the Site was located in the Municipal Borough (MB) of Hendon, close to the MB of Willesden. Hendon MB officially recorded 507No. High Explosive (HE) bombs with a bombing density of 48.9 bombs per 405 hectares (ha). Willessden MB officially recorded 648No. HE bombs with a bombing density of 139.8 bombs per 405ha. Readily available records have been found to indicate that several HE bombs fell in close proximity to the Site.
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.
Further information	For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: www.zeticauxo.com . Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found here . If you have any further queries, please don't hesitate to get in contact with us at uxo@zetica.com or 01993 886 682.
<p>This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.</p> <p>It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.</p>	

Appendix C
Site Walkover
Photographs

Site Walkover Photographs

Locations and directions are presented in Figure 2, Appendix A



Photo 1: Eastern site access point at Adrian Avenue / Edgeware Road



Photo 2: Renault dealership visible from eastern site boundary



Photo 3: Service yard to the rear of the dealership in the north of the site



Photo 4: Parking to the south east of the dealership.



Photo 5: Empty locked storage container in the north east of the site



Photo 6: : Service yard to the rear of the dealership



Photo 7: Service garage at the rear of the dealership in the north of the site



Photo 8: Car washing in the northern corner of the site within the service yard



Photo 9: Viewing the dealership from the south of the site



Photo 10: Viewing the dealership from the south of the site



Photo 11: Viewing the existing hotel building to the north west of the site



Photo 12: Viewing the A5 flyover to the west of the site



Photo 13: Skips within the service yard in the east of the site



Photo 14: Storage tanks within the service yard in the north of the site



Photo 15: Viewing north east along the channelised section of the River Brent, forming the north western site boundary



Photo 16: Visible Japanese Knotweed on the north western site boundary

London

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