

Title
Development Proposal

Reference 101206	Date 01/02/2024
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Site Address

**301 Shenley Rd,
Borehamwood,
WD6 1TH**

Legend

Scale NTS	Drawn MVD	Figure Number Fig.4
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Rev No.	Date	Description
Notes: <small>Any inaccuracies or errors to be reported to the architect/owner immediately and prior to any construction. All drawings to be printed on site. All work to comply with British Standards Code of Practice. All material submitted and retained to match making. This drawing and all information provided within it is the copyright of UPP Consultants Ltd and reproduction without.</small>		
Dwg No. 305H-A-02-101		Drawn UPP
Drawing Proposed Front Visualization		Checked UPP
Scale @ A3		Issue Date 12.02.2023
Project Address: 305 - 307 Shenley Road, Borehamwood WD6 1TH		
Client Abraham Feld		Status For Planning



Title
Development Proposal Boundary

Reference
101206

Date
01/02/2024

Site Address

**301 Shenley Rd,
Borehamwood,
WD6 1TH**

Legend

Scale
NTS

Drawn
MVD

Figure Number
Fig.5

APPENDIX B

unspecified

Order Details

Date: 21/12/2023
Your ref: EMS_915148_1134231
Our Ref: EMS-915148_1166779

Site Details

Location: 519827 197207
Area: 0.05 ha
Authority: [Hertsmere Borough Council](#) ↗



[Summary of findings](#)

[p. 2 > Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

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info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	2	7	-
16 >	1.2 >	Historical tanks >	0	0	4	6	-
17 >	1.3 >	Historical energy features >	0	0	0	11	-
17	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	0	2	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	2	11	-
20 >	2.2 >	Historical tanks >	0	0	4	11	-
21 >	2.3 >	Historical energy features >	0	0	0	19	-
22	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	0	0	3	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	1	5	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	1	0	11	-	-
27 >	4.2 >	Current or recent petrol stations >	0	0	0	2	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	2	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	0	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
32	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
33	5.1	Superficial aquifer	None (within 500m)				
34 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
35 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	5	0
39	5.7	Surface water abstractions	0	0	0	0	0
39 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	2	0
40 >	5.9 >	<u>Source Protection Zones ></u>	0	0	0	17	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	1	2	-	-



43	6.2	Surface water features	0	0	0	-	-
43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
45	7.2	Historical Flood Events	0	0	0	-	-
45	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
48	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
49 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
50	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
52 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
52	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53 >	10.11 >	Green Belt >	0	0	0	0	2
53	10.12	Proposed Ramsar sites	0	0	0	0	0



54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	1	1
56 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
57	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58	11.4	Listed Buildings	0	0	0	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61	12.3	Tree Felling Licences	0	0	0	-	-
61	12.4	Environmental Stewardship Schemes	0	0	0	-	-
61	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
62	13.1	Priority Habitat Inventory	0	0	0	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
62	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
63 >	14.1 >	10k Availability >	Identified (within 500m)				
64	14.2	Artificial and made ground (10k)	0	0	0	0	-
65	14.3	Superficial geology (10k)	0	0	0	0	-



65	14.4	Landslip (10k)	0	0	0	0	-
66 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
67	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
68 >	15.1 >	50k Availability >	Identified (within 500m)				
69	15.2	Artificial and made ground (50k)	0	0	0	0	-
69	15.3	Artificial ground permeability (50k)	0	0	-	-	-
70	15.4	Superficial geology (50k)	0	0	0	0	-
70	15.5	Superficial permeability (50k)	None (within 50m)				
70	15.6	Landslip (50k)	0	0	0	0	-
70	15.7	Landslip permeability (50k)	None (within 50m)				
71 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
72 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
72	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
73	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
74 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
75 >	17.2 >	Running sands >	Very low (within 50m)				
76 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
77 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
78 >	17.5 >	Landslides >	Very low (within 50m)				
79 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings	On site	0-50m	50-250m	250-500m	500-2000m
81	18.1	BritPits	0	0	0	0	-
81	18.2	Surface ground workings	0	0	0	-	-
81	18.3	Underground workings	0	0	0	0	0
81	18.4	Underground mining extents	0	0	0	0	-
82	18.5	Historical Mineral Planning Areas	0	0	0	0	-



82	18.6	Non-coal mining	0	0	0	0	0
82	18.7	JPB mining areas	None (within 0m)				
82	18.8	The Coal Authority non-coal mining	0	0	0	0	-
83	18.9	Researched mining	0	0	0	0	-
83	18.10	Mining record office plans	0	0	0	0	-
83	18.11	BGS mine plans	0	0	0	0	-
83	18.12	Coal mining	None (within 0m)				
83	18.13	Brine areas	None (within 0m)				
84	18.14	Gypsum areas	None (within 0m)				
84	18.15	Tin mining	None (within 0m)				
84	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
85	19.1	Natural cavities	0	0	0	0	-
85	19.2	Mining cavities	0	0	0	0	0
85	19.3	Reported recent incidents	0	0	0	0	-
85	19.4	Historical incidents	0	0	0	0	-
86	19.5	National karst database	0	0	0	0	-
Page	Section	<u>Radon</u> >					
87 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
89	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
89	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
90	22.1	Underground railways (London)	0	0	0	-	-
90	22.2	Underground railways (Non-London)	0	0	0	-	-
90	22.3	Railway tunnels	0	0	0	-	-
90	22.4	Historical railway and tunnel features	0	0	0	-	-
90	22.5	Royal Mail tunnels	0	0	0	-	-



91	22.6	Historical railways	0	0	0	-	-
91	22.7	Railways	0	0	0	-	-
91	22.8	Crossrail 1	0	0	0	0	-
91	22.9	Crossrail 2	0	0	0	0	-
91	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 21/04/2022

Site Area: 0.05ha



Recent site history - 2019 aerial photograph



Capture Date: 22/08/2019

Site Area: 0.05ha



Recent site history - 2015 aerial photograph



Capture Date: 20/04/2015

Site Area: 0.05ha



Recent site history - 2013 aerial photograph



Capture Date: 28/04/2013

Site Area: 0.05ha



Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 0.05ha



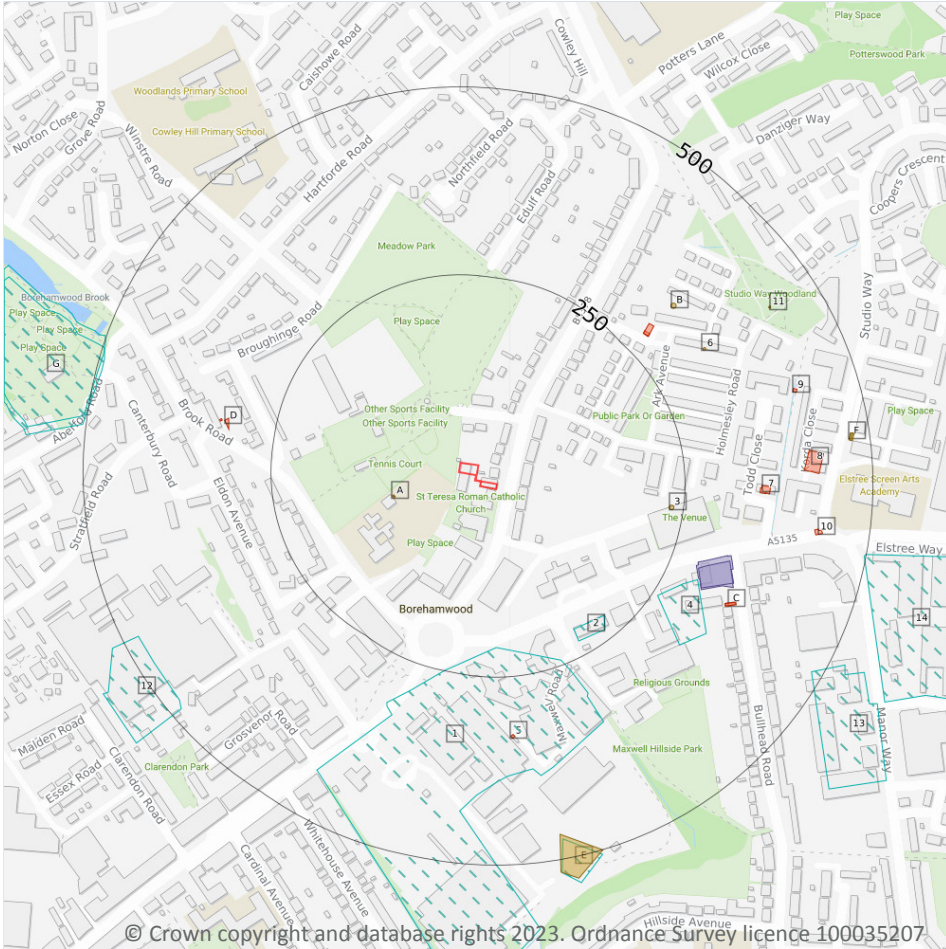
OS MasterMap site plan



Site Area: 0.05ha



1 Past land use



Site Outline

Search buffers in metres (m)

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

1.1 Historical industrial land uses

Records within 500m **9**

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

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

ID	Location	Land use	Dates present	Group ID
1	211m S	Film Studios	1938	2285365



ID	Location	Land use	Dates present	Group ID
2	213m SE	Fire and Ambulance Station	1989	2162413
4	257m SE	Police Station	1974 - 1983	2264710
E	474m S	Unspecified Tank	1971	2154654
12	478m SW	Film Studios	1938	2153097
13	485m SE	Unspecified Depot	1974 - 1983	2174634
G	492m W	Sewage Works	1911	2259152
G	496m W	Sewage Works	1913 - 1920	2218505
14	498m E	Unspecified Works	1983	2159735

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

10

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

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

ID	Location	Land use	Dates present	Group ID
A	91m W	Unspecified Tank	1992	384058
A	91m W	Unspecified Tank	1968	400655
A	91m W	Unspecified Tank	1968	407189
3	231m E	Unspecified Tank	1977	364278
6	327m NE	Unspecified Tank	1968 - 1995	396025
B	330m NE	Unspecified Tank	1977	364275
11	431m NE	Unspecified Tank	1968	364276
E	467m S	Unspecified Tank	1966	364281
F	472m E	Unspecified Tank	1987	392077
F	473m E	Unspecified Tank	1993 - 1995	402419



This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

11

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

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

ID	Location	Land use	Dates present	Group ID
B	280m NE	Electricity Substation	1969 - 1995	284680
B	280m NE	Electricity Substation	1968	258830
D	311m W	Electricity Substation	1992	244652
D	322m W	Electricity Substation	1974	244651
5	327m S	Electricity Substation	1992 - 1994	264039
C	340m SE	Electricity Substation	1987	273913
C	341m SE	Electricity Substation	1968 - 1995	274895
7	350m E	Electricity Substation	1968	244668
8	409m E	Electricity Substation	1977	244667
9	412m E	Electricity Substation	1977	244665
10	427m E	Electricity Substation	1977	244666

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

2

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

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

ID	Location	Land use	Dates present	Group ID
C	285m E	Garage	1969 - 1987	84717
C	289m SE	Garage	1968	77761

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

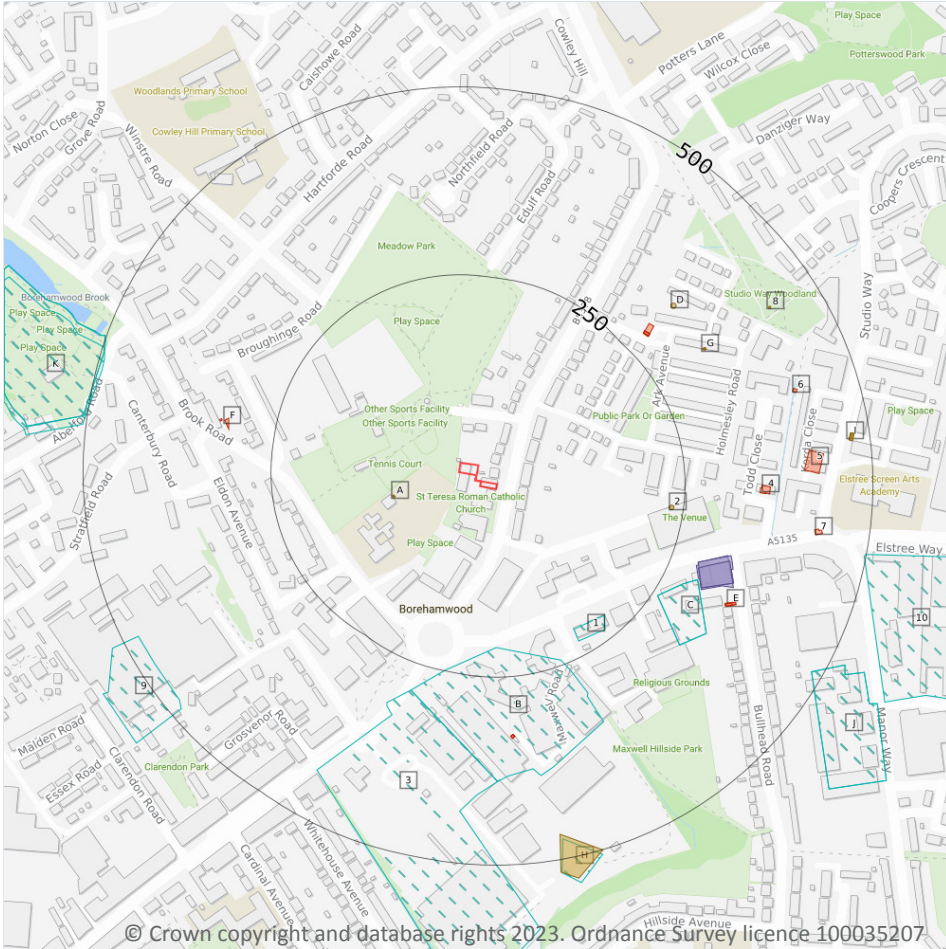
0

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

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



2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

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

2.1 Historical industrial land uses

Records within 500m **13**

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

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

ID	Location	Land Use	Date	Group ID
B	211m S	Film Studios	1938	2285365
1	213m SE	Fire and Ambulance Station	1989	2162413
C	257m SE	Police Station	1983	2264710

