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Bat Emergence and Activity Survey

Report Prepared on behalf of Nikki James.
For the site of: 35 The Golden Hind, London Road, Hindhead, GU26 6AS.

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Bat Emergence and Activity Survey - Executive Summary

Background to Survey

The client, Nikki James, has commissioned Arbtech Consulting Ltd. to undertake a suite of emergence and activity surveys to confirm presence/likely-absence¹ of roosting bats, at 35 The Golden Hind, London Road, Hindhead, GU26 6AS. The proposed plans involve demolition of the existing building.

The Survey builds upon a Preliminary Ecological Assessment undertaken by Arbtech Consulting Ltd/other on 11th May 2015.

Summary

A full suite of emergence and activity surveys has been conducted in accordance with industry standard guidelines (Hundt, 2012).

Bat roosts have been confirmed in the structure. The proposals will result in loss of a bat roost and potential killing or injury to bats before mitigation. The work will require a European Protected Species Mitigation (EPSM) licence, and will need to follow an agreed method statement to minimise the risk of impacts.

Sufficient information is provided in this report to enable the Local Planning Authority (LPA) can make a consenting decision in accordance with the obligations placed upon it under The Conservation of Habitats and Species (Amendment) Regulations 2012.

Summary of Potential Impacts and Mitigation

Potential impact	Potential mitigation required
Loss of roost and potential killing or injury to bats.	<p>A method statement will need to be agreed with Natural England before works can proceed. This is likely to include:</p> <ul style="list-style-type: none">• Seasonal restrictions on timing of works• Supervision of roof strip by licenced ecologist• Bat boxes/replacement roost installed• Monitoring success of mitigation

1.0 The Company and Contact Information

Established in 2005, Arbtech Consulting Limited provides arboricultural and ecological consultancy services in respect to planning and development, throughout the UK.

Tel 01244 660558

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2.0 The Lead Surveyor

The lead surveyor and principal author of this report is Natalie Evans, HND, BA (Hons), MA.

2.1 Other Surveyors

There were three surveyors present during each survey (see Appendix 1). These surveyors comprised:

Joanna Andrews

Toby Bowman

Joe Slade

3.0 Bat Licences

The lead surveyor holds a relevant Scientific Bat Licence with Natural England.

4.0 The Client

The client is Nikki James.

5.0 The Site of Proposed Development

The client is preparing a planning application to demolish the existing building at 35 The Golden Hind, London Road, Hindhead, GU26 6AS. See Appendix 1 for a site plan, and Appendix 2 for photographs of the building and site.

6.0 The Survey Brief

The client has commissioned Arbtech Consulting Ltd to undertake a full suite of emergence and activity surveys to confirm bat presence/likely-absence; in accordance with best practice as set out in BCT Bat Survey Guidelines (Hundt, 2012). This is to accompany a Planning Application.

7.0 Limitations

This survey can only ever provide a limited 'snap-shot' of the potential habitat and wildlife value of the structure(s) at the times of the surveys, and the features may require further evaluation to provide robust, scientifically valid evidence of species likely-absence.

Access internally and externally is often limited by physical barriers and/or health and safety constraints. Access was not provided to the rear of the building by the client for the first survey. The subsequent two surveys had full access. There was no activity to the rear of the building that would suggest a roost was present in this area. It is assessed that the lack of access on the first survey did not affect the overall survey result.

8.0 Data Searches

A 2km data search has been commissioned from Surrey Wildlife Trust in order to retrieve existing bat records in the area, to provide scientific context. **The data search is confidential information that is not suitable for public release.** The records can be found in full attached in the preliminary ecological appraisal. A summary of bat records can be found in appendix 3.

The data is provided for officer verification purposes and the appendix containing the results should be removed before placing this report on any form of public register or display.

9.0 Date(s) of the Survey

29th June, 13th July and 10th August 2015.

10.0 Seasonality

This type of assessment can be conducted during the period May to September inclusive, with the optimal season for surveying maternity colonies limited to mid-May to August inclusive (Hundt, 2012). The surveys were well spaced, and all within this optimal survey window; they have been undertaken in suitable weather conditions, by experienced surveyors.

11.0 Legislative context

Table 1: Summary of Pertinent Legislation and Planning Policy Relevant to the Protection of Bats in the UK

This table is adapted from Table 2.1 and Section 2.5 of the Bat Surveys—Good Practice Guidelines (Hundt, 2012).

Location of Roost	Transposing EC Habitats Directive	Other Relevant Legislation	Planning Policy
England	Conservation of Habitats and Species Regulations 2010. The Conservation of Habitats and Species (Amendment) Regulations 2012	Wildlife and Countryside Act 1981 as amended. Countrywide and Rights of Way Act 2000. Natural Environment and Rural Communities Act 2006.	National Planning Policy Framework (“NPPF”).

Cumulatively, this legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.

A bat roost is defined by Hundt (2012) as the resting place of a bat. Generally however, the word roost is interpreted to mean any structure or place, which any wild bat uses for shelter or protection.

12.0 The Survey Methodology

The survey comprised observation of all elevations the structure(s) by three suitably experienced bat surveyors. The surveyors utilised broadband bat detectors to enable recording of bat activity.

Surveyors were positioned so that all possible aspects of the building were observed and those positions were held throughout the survey. Each surveyor watched potential roosting features on the building and recorded any emergences. All bat activity heard using bat detectors was also recorded.

Equipment used:

- 1 x Echometer Touch, 1 x Bat Box Duet and 1 x Elekon Bat Scanner.
- Thermometers/hygrometers
- Torches

The aims of the survey were:

- To determine presence/likely-absence of species roosting in the building.
- To determine the intensity of bat activity both spatially and temporally i.e. to help estimate the local conservation status of the bats using the building.
- To determine the type of roost through bat activity, most usually foraging (e.g. by feeding buzzes), commuting (e.g. by high directional pass rates) and mating (e.g. by mating social calls).
- To find roosts by tracking back bat flight paths or observing dawn flight activity at roosts.
- To find or record the emergence of bats from a building or built structure.

As bats, evidence of their recent activity or the emergence of bats from a roost were found during the survey, this report makes recommendations for further survey work and/or appropriate mitigation, where this is consistent with national guidelines, and assessed appropriate by the surveyor in the context of the proposals.

13.0 Previous Survey Findings

The Survey builds upon a Preliminary Ecological Assessment undertaken by Arbtech Consulting Ltd. on 11th May 2015. Table 2 summarises the findings of the PEA; please refer to the PEA report for full survey results.

Table 2: PEA Summary (Arbtech, 2015)

Roost	Habitat Value and Description	Survey Recommendations
Building B1	Moderate - B1 is a two-storey detached building, the roof is gabled and has clay roof and ridge tiles which are in fairly poor condition with numerous raised, damaged and missing tiles. These areas present roosting opportunities for bats. The walls of the building which are concrete in construction have several holes in which bats could roost and find a crawl space into a wall cavity. There are two brick chimneys around which the roof tiles are severely warped. At the front of the building, hanging tiles have raised and loose areas suitable for bat roosting. Fascia boards and soffit boards around the dormer windows and flat roof extensions are raised, damaged and loose providing further roosting opportunities.	Yes. 2x Dusk surveys. May to September inclusive. 3 x surveyors.

14.0 Details of the Bat Emergence Surveys

Table 3: Survey Dates, Times and Weather Records

Date	Survey type	Time: from/to	Weather: Start	Weather: Finish
29/06/15	Dusk emergence	9.00 - 11.15 pm	Temp: 17.7 °C Humidity: 64.3% Cloud: 0% Wind: 1/8 Rain: None	Temp: 16.1 °C Humidity: 75.4% Cloud: 0% Wind: 1/8 Rain: None
13/07/15	Dusk emergence	As above.	Temp: 19.4 °C Humidity: 85.6% Cloud: 100% Wind: 2/8 Rain: very light drizzle	Temp: 17.2 °C Humidity: 90.8% Cloud: 100% Wind: 3/8 Rain: none
10/08/15	Dusk emergence	8.20 - 10.35 pm	Temp: 17.9 °C Humidity: 85.7% Cloud: 100% Wind: 1/8 Rain: None	Temp: 15.3 °C Humidity: 95% Cloud: 10% Wind: 1/8 Rain: none

15.0 Scope and Results of the Desk Study

Table 4: Desk study results

Buildings referred to by number and in accordance with the sketch plan at Appendix 1.

Desk Study Records	<p>The survey preparation has been informed by the use of a desk study utilising: - aerial images from Google Earth, MAGIC and other freely available information e.g. Natural England's nature on the map website, and OS Opendata 2010 using grid reference SU888357 and postcode GU26 6AS.</p> <p>MAGIC results within 2km:</p> <p>The site is in a SSSI impact risk zone. Approx. 100m east lies Wealdon Heaths Phase II Special Protection Area (SPA), The Devils Punchbowl Site of Special Scientific Interest (SSSI) and the Surrey Hills Area of Outstanding Natural Beauty (AONB). Summary of reasons for designation: 'This site supports an excellent series of semi-natural habitats including broadleaved and coniferous woodland, heathland, scrub and small meadows. The Devil's Punch Bowl has a rich and varied invertebrate fauna which has not as yet been fully recorded. The woodland provides a wide range of invertebrate habitats: dead wood is abundant and harbours good populations of characteristic beetles and the locally rare fly <i>Xylophagus ater</i>. The wet woodland supports a crane fly more commonly found in western Britain <i>Limonia distendus</i> and several interesting beetles such as the scarce <i>Malthodes maurus</i>. Heathland areas support good populations of beetles including the local <i>Altica ericeti</i>. (Natural England).</p> <p>The habitats described above comprise very high quality foraging and roosting habitat for both common and rare species of bats.</p> <p>Biological records have been requested from Surrey Wildlife Trust and can be found in Appendix 3.</p>
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Local Environment	Site Location: The site is located in a residential area with woodland dominating the landscape within 1km. The following habitat features for bats are present:	
	Landscape Features suitable for bats	Present within 1km + notes (distances)
	Woodlands	From approx. 90m east, 185m south, 70m north and 680m west, woodland is extensive and widespread.
	Linear Features e.g. tree lines, hedges, gardens	Tree lined roads, gardens and woodland edges all provide linear features which link the site to the wider landscape.
Pasture/grassland	Woodpasture and parkland BAP priority habitat lies approx 200m south east and 630m north east.	

16.0 Survey Results

Table 5: Buildings referred to by number and in accordance with the sketch plan at Appendix 1 and photographs at Appendix 2.

Surveyors: A: Natalie Evans B: Joanna Andrews/Toby Bowman C. Joseph Slade				
Surveyor Initials	Suspected Roost Identified on sketch plan at Appendix 1	Dates and Times	Notes / Records of bat activity	Roost Status: Emergence (Black) Activity (Amber) No Activity (Green)
29/06/15 Sunset 21.22			Access was not possible to the rear of the building.	
A	B1 front centre	21.00 - 23.20	At 21.55 a common pipistrelle (CP) <i>Pipistrellus pipistrellus</i> passed from south to north over the road and over an adjacent residence to the west. A CP passed in the distance at 22.05.	Activity
B	B1 front east	21.00 - 23.20	No activity	No activity
C	B1 front west	21.00 - 23.20	At 21.55 a CP passed from south to north over the road and over an adjacent residence to the west.	Activity
13/07/2015 Sunset 21.14				
A	B1 front west	21.00 - 23.15	An unidentified bat emerged from the raised tiles around the chimney at 21.15 and flew north along the fence line. The bat was not echo locating. A noctule (N) <i>Nyctalus noctula</i> passed unseen at 21.47, 21.48 and 21.50. No other bats were heard after that.	Emergence
B	B1 front east	21.00 - 23.15	N constant activity of distant passes from 21.48 until 21.53.	Activity
C	B1 rear	21.00 - 23.15	N passes and feeding between 21.49 and 21.53 unseen.	Activity
10/08/15				

Sunset 20.35				
A	B1 front west	20.20 - 22.35	A CP emerged from beneath the raised roof tiles along the edge of the roof at 20.53 and travelled north along the side of the building towards surveyor C. No further bat activity was recorded.	Emergence
B	B1 front east	20.20 - 22.35	No activity	No Activity
C	B1 rear	20.20 - 22.35	A CP passed from south to north at 20.53. No further activity.	Activity

Bat activity maps and surveyor locations are found at Appendix I.

17.0 Conclusions and Recommendations

Table 6: Conclusions and Recommendations.

Buildings referred to by number and in accordance with the sketch plan at Appendix I.

Suspected roost Identified on sketch plan at Appendix 1	Was the roost confirmed?	Will the development affect the roost?	Roost significance Graded per Natural England Guidance	What recommendations and mitigation are appropriate?	Is a European Protected Species Licence necessary?
B1 Day roost for a single common pipistrelle.	Unconfirmed <input type="checkbox"/> Further survey work required <input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> A single common pipistrelle emerged from the roof tiles along the western edge of the roof on two occasions.	Yes. The roost will be lost.	Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/>	<p>Mitchel-Jones (2004) defines the conservation value of bat habitats and roosts and makes proposals for mitigation that are appropriate to the species of bat(s); the population using the roost; and the roost's status e.g. maternity, pre-breeding summer roost, <i>hibernacula</i>, etc.</p> <p>We recommend:</p> <p>Works can occur during the summer months under an EPSM licence once granted from Natural England.</p> <p>Bat boxes will need to be installed on site prior to the start of demolition. As there will be no retained buildings or trees on site then bat boxes can be erected on timber posts. The posts will need to be at least 4m high so that the bat box can be at least 3m off the ground. These must be placed in as sheltered an area as possible, facing south or southwesterly</p> <p>The removal of roof and hung tiles will require the supervision of a bat licensed ecologist. The roof will be stripped by hand only. All areas within the roof/wall tops/hanging tiles will be checked for bats i.e. endoscope (where possible). If bats are found these will be removed by hand and placed in bat boxes that will be in place before works begin.</p> <p>Replacement roosting provision will be installed within new buildings. This will include bat tiles and bat bricks.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

				A mitigation method statement detailing the design and execution of bat mitigation, as well as any pre-cautionary measures e.g. ecological supervision, is submitted to and agreed by Natural England as part of an EPSM licence application.	
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18.0 Bibliography

Evans, Natalie (2015), Preliminary Ecological Appraisal, Arbtech Consulting Ltd

Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust ISBN-13: 9781872745985

http://www.bats.org.uk/publications_detail.php/1127/bat_surveys_good_practice_guidelines_2nd_edition

National Planning Policy Framework, 2012

<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

Batbox (2011). The Batbox Duet: ultrasonic bat detectors [online]. Available at: <http://www.batbox.com/duet.html> [Accessed 01 January 2011].

Mitchell-Jones, A. J. (2004), Bat Mitigation Guidelines. English Nature.

Office of the Deputy Prime Minister (2005). Circular 06/2005: Biodiversity and Geological Conservation. Para.99

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/147570.pdf>

19.0 Document Production and Approval

Status	Issue	Author/Reviewer	Date
Draft	1	Natalie Evans	12/08/15
Draft	1	Julie Powell, Technical Lead	17/08/2015
Final	2	Natalie Evans	17/08/15

20.0 Limitations

Arbtech Consulting Limited has prepared this report for the sole use of the above named Client or his agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

21.0 Copyright

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Appendix 1 Plan - bat activity and direction of travel across the three surveys.



Appendix 2 Photos



Figure 1: rear of B1 northern elevation.



Figure 2: front of B1 southern elevation. Emergence point circled.

Appendix 3 - Data Search Results (This Section must be removed prior to placing this document on any form of public register or public display)

Bat record summary:

There are records of common pipistrelles *Pipistrellus pipistrellus* and brown long eared bat *Plecotus auritus* within 2km of the site.

10km records:

1Km Grid Square	Common Name	Scientific Name	Wildlife & Countryside Act Schedule	International Status	Date Last Recorded	Source of Record
SU93	Bechstein's Bat	<i>Myotis bechsteinii</i>	The Conservation (Natural Habitats, &c.) Regulations 2010 (Sch. 2), W&C Act 1981 (Sch. 5 All Sections)	Bern Convention Appendix 2, Habitats Directive Annex 2 - non-priority species, Habitats Directive Annex 4	2008	BCT Bechstein's Bat Project
	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	The Conservation (Natural Habitats, &c.) Regulations 2010 (Sch. 2), W&C Act 1981 (Sch. 5 All Sections)	Bern Convention Appendix 2, Bern Convention Appendix 3, Habitats Directive Annex 4	2008	BCT Bechstein's Bat Project
	Brown Long-eared Bat	<i>Plecotus auritus</i>	The Conservation (Natural Habitats, &c.) Regulations 2010 (Sch. 2), W&C Act 1981 (Sch. 5 All Sections)	Bern Convention Appendix 2, Habitats Directive Annex 4	2008	BCT Bechstein's Bat Project



Waverley Borough Council

WBC ref (for office use)

Biodiversity Checklist

The Natural Environment and Rural Communities (NERC) Act came into force on 1st Oct 2006. **Section 40** of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

This duty extends to all public bodies the biodiversity duty of **Section 74** of the **Countryside and Rights of Way Act 2000 (CROW)**, which placed a duty on Government and Ministers.

The aim of the biodiversity duty is to raise the profile of biodiversity in England and Wales, so that the conservation of biodiversity becomes properly embedded in all relevant policies and decisions made by public authorities.

Saved **Policies D1** and **D5** of the **Waverley Local Plan 2002** direct that the Council will have regard to the environmental implications of development; will not permit development that would materially harm protected species of animal or plant, or its habitat; and will promote and encourage enhancement of the environment.

Policy CS17 of the **Waverley Borough Council Pre-submission Core Strategy** directs that the Council will seek to conserve and enhance biodiversity within Waverley and that development that results in harm to, or loss of, features of interest for biodiversity will not be permitted.

The National Planning Policy Framework (NPPF) published in 2012 provides guidance for local planning authorities on the content of their Local Plans, but is also a material consideration in determining planning applications. The NPPF has replaced much existing planning policy guidance.

The NPPF emphasises that the purposes of the planning system is to contribute to the achievement of sustainable development and that this gives rise to the need for the planning system to perform a number of roles, such as contributing to protecting and enhancing the natural, built and historic environment and helping to improve biodiversity. The NPPF also states that the planning system should provide a net gain for biodiversity wherever possible, and contribute to the Government's commitment to halt the loss of biodiversity.

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System states it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.

This Checklist has been designed to help you work out if your proposal is likely to affect biodiversity, and if so, help you understand what additional information you will need to provide to support your application and how to get that information.



Guidance for Applicants

This Biodiversity checklist has been informed by Standing Advice from Natural England. For further advice on the Standing Advice please see

<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/default.aspx>

If your answers to the questions in **Sections 1 and / or 2** identify that your project may potentially have an adverse impact on designated sites, priority or other notable habitats or legally protected or notable species you will need to submit a Biodiversity Statement or other suitable report which demonstrates the following:

- Information about the sites, species, habitats or features that could be affected (such as location, size, abundance, importance)
- Likely impacts of your development on habitats, sites or species identified in this Checklist
- How alternative designs and locations have been considered
- How adverse impacts will be avoided
- How any unavoidable impacts will be mitigated or reduced (*see Note 4*)
- How impacts that cannot be avoided or mitigated will be compensated (*see note 4*)
- Any proposals for enhancements of biodiversity

Where more targeted and specific reports are necessary (for example bat surveys), these must:

- Be undertaken by an appropriately qualified and experienced person
- Be of appropriate scope and detail (i.e. be carried out to established standards)
- Be conducted at an appropriate time of year, in suitable weather conditions and using recognised methodologies

The application may not be validated if any of the information submitted proves to be inadequate. If validated and the information is subsequently found not to fully address any potential impacts then further information may be required during the course of any planning application, for instance if any of the information you have provided needs clarification, or if other potential impacts are identified. If sufficient information on ecological issues is not provided by the time the application needs to be determined, the application may be refused.

A completed version of this Biodiversity Checklist must be submitted with each planning application.

It is strongly advised that you consider biodiversity at the **earliest** possible stage in your project as there are seasonal constraints to much of the survey work that may be needed to support your application.

For further advice on competent ecologists that can undertake specialist survey work, please see the Institute of Ecological and Environmental Management <http://www.ieem.net> in the first instance

Site Address

35 London Road Hindhead

Section 1 – Sites and Habitats

Please answer ALL questions YES or NO by marking the appropriate box against each question	YES	NO	If you have answered ' YES ' to any of these, is it likely that the development would have an impact on the identified site? (see note 2) Please explain why / why not, or state if further information is provided (see below ^{***})
1.1 Is the application site on or within 50m of a SSSI, SAC, SPA or Ramsar site? (see Note 1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.2 Are any of the following present on or within 50m of the application site? N.B If yes, there may be a SNCI* LNR*, RIGS*, Priority Habitat**, or other important feature within or adjacent to the application site see Note 3 for further information on identifying these.			
a) Broad-leaved woodland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Veteran (particularly old / large trees)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Water course (rivers or streams)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Lakes or ponds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Wetlands or marshes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Flower-rich meadow / grassland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Water meadow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

h) Heathland		X	
i) Mature hedgerow		X	

*SNCI Site of Nature Conservation Interest.

*LNR Local Nature Reserve

*RIGS Regionally Important Geological /Geomorphological Sites

These are not legally protected, but are identified in the LPA's Local Plan as being of importance for biodiversity and are considered during the planning process – see

http://www.waverley.gov.uk/downloads/download/233/local_plan_proposals_map

Policy C10 of Waverley Borough Local Plan

http://www.waverley.gov.uk/downloads/file/170/local_plan_2002-chapter_3-countryside

** Priority Habitat - natural or semi-natural habitats that have been identified as being at risk (in that they are rare or in decline) or that are important for certain key species of plant or animal - see

<http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/prioritylist.aspx>

*** This may simply be a brief explanation in the box provided, for example stating that the identified feature is outside the development footprint and boundaries, or may be a more formal biodiversity assessment or survey report. Please Note that submitted information will be reviewed by a Case Officer and you may be asked for further clarification if necessary either prior to validation or during the application process.

Section 2 – Species

Please answer ALL questions YES or NO by marking the appropriate box against each question.	YES	NO	If you have ticked YES to any of these, you will need to consider potential impacts to the following:	Survey / Report attached?
2.1 Will the proposed works affect existing buildings with ANY of the following features? (see Note 2)				
a) buildings with hanging tiles (see Note 5), timber cladding / weatherboarding where the building is within 200m of woodland or water	X		<ul style="list-style-type: none"> • Bats and bat roosts 	
b) Pre-1960 buildings or structures within 200m of woodland and/or water	X			
c) pre-1914 buildings or structures within 400m of woodland and/or water		X		
d) pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location		X		
e) structures where there is known current or historic bat use	X			
2.2 Will the proposal affect trees with ANY of the following features?(see Note 2)				
a) Old and veteran trees		X	<ul style="list-style-type: none"> • Bats and bat roosts • Nesting Birds 	
b) Trees with obvious holes, cracks, cavities or heavy vegetation		X		
c) Tress with a circumference greater than 1m at chest height		X		
2.3 Are there streams, rivers or lakes on or within 25m of the application site that would be affected (including their banks and adjacent habitat) by the development?		X	<ul style="list-style-type: none"> • Bat foraging habitat • Otters • Water vole • White-clawed crayfish 	

2.4 Will the proposals affect (see Note 2) ANY of the following features				
a) Deciduous (i.e. not mainly conifer) woodland?		X	<ul style="list-style-type: none"> • Bat foraging habitat • Dormice • Breeding birds • Badger 	
b) Field hedgerows over 1m tall and over 0.5m thick?		X		
c) Areas of scrub well-connected to woodland or hedgerows?		X		
2.5 Is the proposal within 200m of a pond, where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m ² (c.15m x15m)?		X	<ul style="list-style-type: none"> • Amphibians (particularly with respect to great crested newts) 	
2.6 Will the proposal affect mature/overgrown gardens over 0.25ha, or any rough grassland, derelict/brownfield land, railway land or allotments? (see Note 2)		X	<ul style="list-style-type: none"> • Reptiles • Breeding birds 	
2.7 Will the proposal affect flower-rich meadows or grassland on or directly adjacent to the site? (see Note 2)		X	<ul style="list-style-type: none"> • Breeding birds 	

Exceptions for When a Survey / Report may not be required

Survey / Reports may not be required in the following instances

- Following consultation by the applicant at the pre-application stage, the Local Planning Authority / Natural England has stated in writing that no protected species / habitat survey is required.
- If it is clear that protected species are not present, despite the guidance in the above table indicating that they are likely, the applicant / agent should provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report).

A Biodiversity Checklist is required for all planning applications, with the following exceptions

- a material change in the use of land or buildings, unless it also involves operational development
- extensions to the time limits for implementing existing planning permissions
- development of land pursuant to section 73 (determination of applications to develop land without conditions previously attached) of the Town and Country Planning Act 1990.

Note 1

You can find out if your application site is on or near any of these sites from

www.natureonthemap.org.uk,

www.magic.gov.uk

http://www.waverley.gov.uk/downloads/download/233/local_plan_proposals_map

SSSI	Site of Special Scientific Interest (designated and protected under UK law);
SAC	Special Area of Conservation;
SPA	Special Protection Area (these are designated and protected under EU law)
Ramsar site	Internationally important wetland, designated under the Ramsar Convention - these will also be SPAs / SACs and SSSIs

For more information see

<http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/default.asp>

[x](#)

Note 2

Effects could be **DIRECT**, such as destruction, removal or modification, or **INDIRECT** through disturbance such as run-off, noise, dust, lighting or increased recreational use.

Note 3

Areas of designated Ancient Woodland and some Priority Habitats can be found on www.magic.gov.uk. The LPA's Local Plan Proposals Map may identify the location of any SNCIs. Ordnance Survey maps may also help.

Note 4

Avoidance	measures taken to avoid impacts (should be the first considerations);
Mitigation	measures which make unavoidable impacts less severe;
Compensation	measures which counterbalance remaining impacts, resulting in an overall no net loss of biodiversity

(NB 'Mitigation' as a general term or a 'mitigation strategy' is often used to cover all these processes).

Note 5

This checklist, where relating to potential impacts on bats, is adapted from the Bat Conservation Trust's guidelines which provide guidance on where bats might reasonably be likely to be found. However, bats can be found in other locations, types or areas of buildings. It is particularly important to note that where a building has hanging tiles but is not within 200m of woodland or water, there is still potentially a reasonable likelihood of bats being present and a survey may be required in situations other than those specifically identified in this checklist.

(See <http://www.bats.org.uk/pages/guidanceforprofessionals.html>)

Important

This checklist can not include all protected species and all circumstances where they may be affected. Legislation relating to protected species applies in all circumstances and it is the responsibility of the developer to ensure that protected species and habitats are not impacted as a result of development. If protected species are found during the course of development, work should be halted and advice sought from Natural England or a qualified ecologist

If you require any further information / clarification, please call the

Planning Customer and Reception Team



Waverley Borough Council

01483 523583

Phase 1 Contaminated Land Desk Study Report

Site address: 35 London Road
Hindhead
Surrey
GU26 6AB

Report prepared for: Mrs Debbie Heyworth
C/O Wadham and Isherwood
11 Quarry Street
Guildford
GU1 3UY

Report reference: 63864R1

Report status: Final

Date issued: August 2015

Report author: Johnathan Green
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Report check & review: Chris Berryman
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Report Summary Contaminated Land Risks

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site.

As such, potential contaminated land risks have been assessed by considering two key items:

1. The likelihood that **sources of contamination** are present within the sub surface beneath the site. This gives a measure of the potential for contamination to be occurring at the site.
2. The **consequence or severity of any impacts** should contamination be present. The consequence or severity of impact is inferred from the nature of any **potential receptors** (i.e., something that could be adversely affected by a contaminant, such as people, an ecological system, property or a water body) as well as any **relevant pathways** (i.e., a route or means by which a receptor can be exposed to or affected by a contaminant) relating to the site and the surrounding area.

The assessment findings are summarised as follows:

1. Probability/likelihood of contamination being present at the Site	High likelihood	
	Likely	
	Low likelihood	
	Unlikely	
2. Potential severity/consequence of any impacts	Severe	
	Medium	
	Mild	
	Minor	
3. Overall land quality risks posed by the Site	Very high	
	High	
	Moderate	
	Moderate/low	
	Low	
	Very low	

Risk Key

Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely any harm would be mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild	The presence of an identified hazard does not give rise to the potential to cause harm to a receptor

It is acknowledged that the risk assessment findings are based on documentary sources of information alone. Typically a proportionate programme of intrusive site investigations would be required to fully verify these findings.



Recommendations (for next steps)

✓	Phase 2 site investigation	Given the nature of the historical surrounding land use and therefore the potential for significant contamination to be present at the Site, it is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.
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Envirep would be delighted to provide further information in relation to the above recommendations.

Please contact info@envirep.com for further advice.



1. INTRODUCTION

1.1 Background

The study site (from herein known as 'the Site') is situated at 35 London Road in Hindhead, GU26 6AB. A location plan of the Site is shown in Section 1.5. A proposed development plan of the Site is shown in Section 1.6.

Envirep was commissioned by Mrs Debbie Heyworth in July 2015 to undertake a Phase 1 Land Quality Assessment for the Site. The report has been requested in order to support a proposed planning application for the Site.

The proposed development is for the construction of a residential dwelling following the demolition of a retail premises.

The Phase 1 assessment has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this Report

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report Contents

This report is divided into two sections, as described below:

Section	Content	Purpose
Section 2: LAND QUALITY ASSESSMENT	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: SUPPORTING INFORMATION	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

1.4 Report Limitations

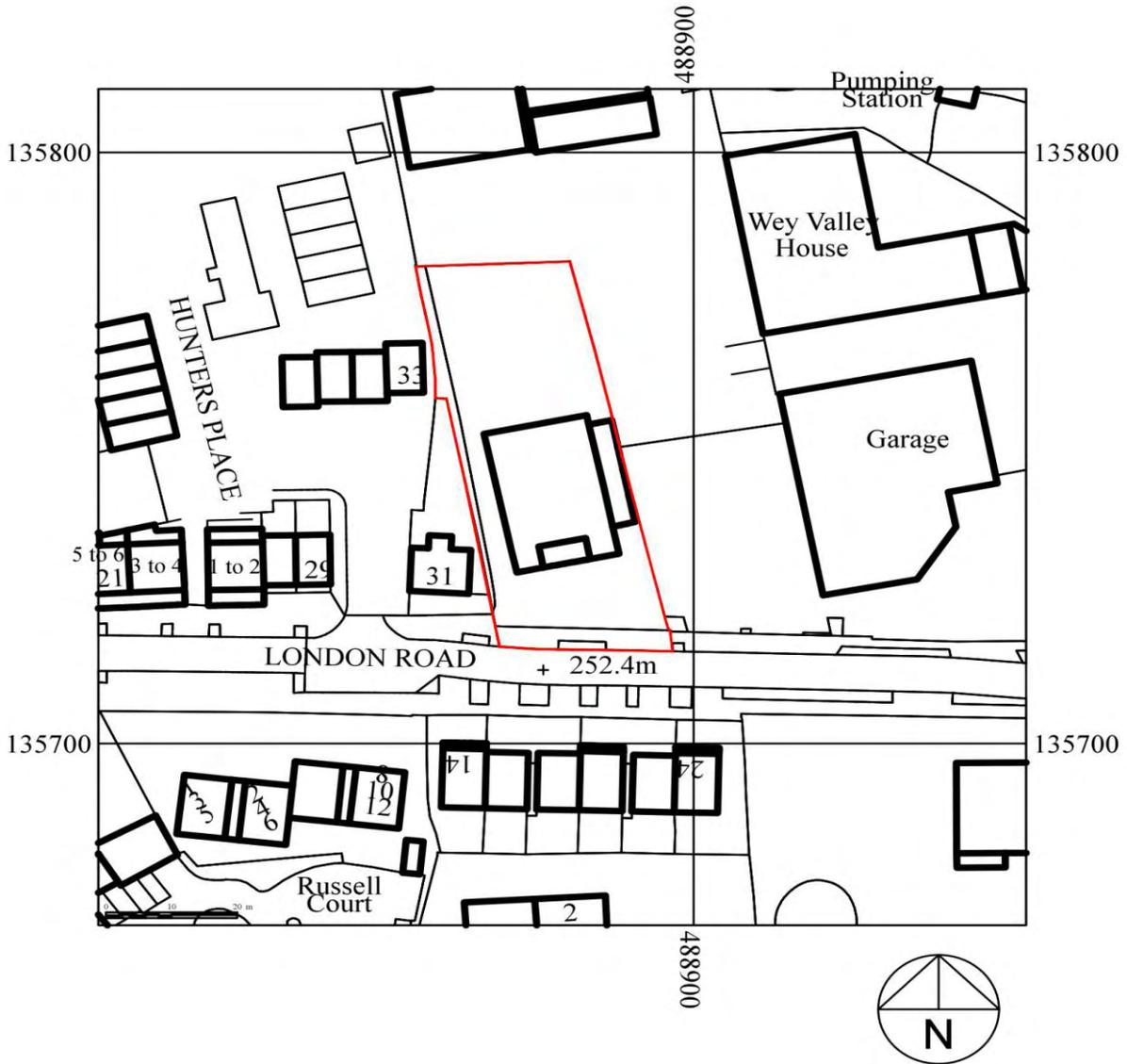
It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.



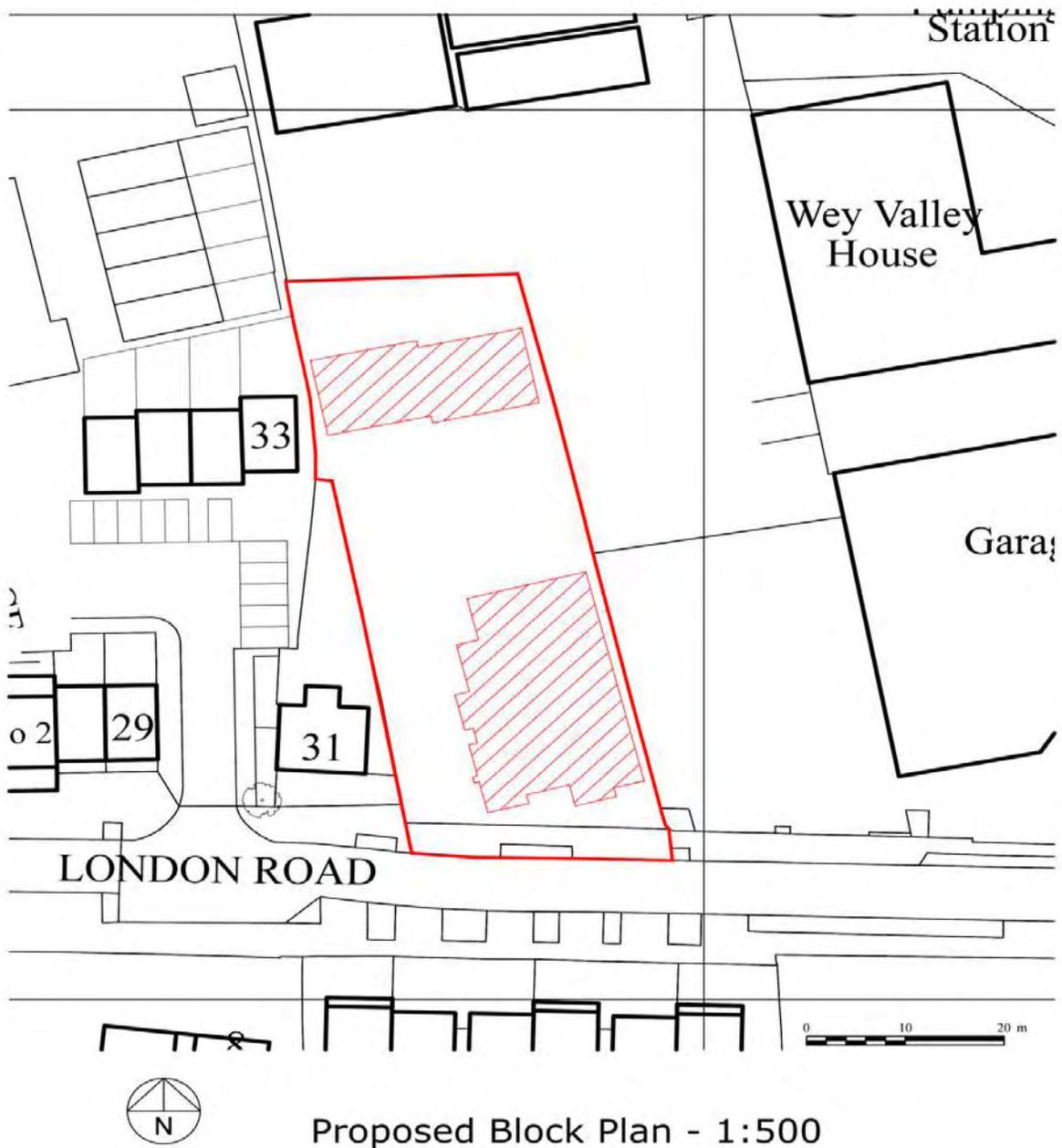
1. INTRODUCTION

1.5 Site Location Plan



1. INTRODUCTION

1.6 Proposed Site Development Plan



2. LAND QUALITY ASSESSMENT

2.1 Site Details			
Site name:	35 London Road	Current land cover:	Mix of hardstanding/building cover and softstanding
Current use:	Retail premises for garden ornaments		
Proposed use:	Residential with garden	Site area:	0.16 ha

2.2 Conceptual Understanding (POTENTIAL SOURCES OF CONTAMINATION)					
Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Date	Description of land use	POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD PROBABILITY OF CONTAMINATION
	1871	Site undeveloped at this time and is mapped as heathland. Small developments are located c.15 m south, c.120 m west (public house/hotel), c.160 m west and c.150 m north of the Site.		<p>The land use history as a commercial premises suggests that there is the potential for contamination to have occurred on-Site relating to the following:</p> <ul style="list-style-type: none"> Storage of fuels and/or miscellaneous chemicals. Miscellaneous small scale fuel and chemical spills. Made Ground associated with former development/demolition activities. Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. 	
	1897-1898	No change to the Site. Further small scale development has occurred to the south of the Site, the assumed use is residential			
	1910	No apparent change to the Site or to the surrounding area. However, detailed observations are not possible given the scale of mapping available.			
	1913	No change to the Site. Historical land use records show that a water works is located c.30 east of the Site.			
	1938	No change to the Site. The land c.80m to the west has been developed with one long and narrow structure.			
	1961-1962	Site is developed with a single square structure located near the southern boundary. A larger square structure is now developed adjacent to the north west boundary of the Site. Further development has also occurred to the east.			
	1971	The structure on Site appears to have been extended further to the north. The structure adjacent to the north west is now mapped as a bus depot. A pumping station is now located c.50 m to the north east of the Site. The land c.65 m to the east is now occupied with a garage and a car park is located c.120 m to the east. Historical land use records from 1972 show that a covered reservoir is located c.15 m north east of the Site.			
	1975-1981	No apparent change to the Site or to the surrounding area. However, detailed observations are not possible given the scale of mapping available.			
	1999	Aerial imagery shows that the structure on-Site has been further extended. A smaller structure is now located close to the eastern boundary of the Site.			
	2005	'Aerial imagery shows no change to the Site.			
2011	It is understood that the Hindhead Tunnel opened during 2011 and passes underground in the vicinity of the Site.				
2013	Aerial imagery shows no change to the Site. The former bus depot to the north west of the Site is now demolished.				

2. LAND QUALITY ASSESSMENT

2.2 Conceptual Understanding (POTENTIAL SOURCES OF CONTAMINATION)																																		
<p>Current land use</p>	<p>The Site is currently used as a retail premises selling concrete garden ornaments.</p> <p>There are no known buried storage tanks at the Site.</p> <p>There is no known bulk fuel or chemical storage on Site.</p>	<p>POTENTIAL SOURCES OF CONTAMINATION</p>	<p>Given the Site's current use, there is potential for localised contamination relating to the following:</p> <p>Miscellaneous low level chemical and fuel spills/leaks (i.e., engine oils, lubricants, greases, antifreeze residues, etc.) associated with presence of vehicles /parking</p> <p>Asbestos containing materials may be present within the on-Site buildings. <i>Note: it is assumed that if present such materials will be dealt with appropriately during the Site development works.</i></p> <p>Miscellaneous small scale fuel or chemical spills associated with ad hoc residential, commercial or general land management activities.</p>	<p>LOW LIKELIHOOD</p>	<p>PROBABILITY OF CONTAMINATION</p>																													
<p>Neighbouring land uses <i>(see environmental data report in Section 3.3 for full listing)</i></p>	<p>One or more potentially contaminative land uses are located within the vicinity of the Site, including:</p> <p>Barons adjacent to the eastern Site boundary - new vehicle sales</p> <p>Fuel filling station c.15 m south (obsolete, remediated)</p> <p>Covered Reservoir c. 15 m north east (Potentially Infilled)</p> <p>Pumping station c.55 m north east – water pumping station</p> <p>Punchbowl filling station c. 45 m east (obsolete)</p> <p>Electricity sub stations c. 70 m east, c. 115 west and c.160 m west</p> <p>Mast c.140 m south east - Telecommunications</p> <p>Royal parade filling station c. 205 west</p> <table border="1" data-bbox="367 1079 1060 1521"> <thead> <tr> <th>Nr</th> <th>Nearest distance</th> <th>Land use / permitted activity / authorisation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>c.205 m</td> <td>Petrol or fuel sites</td> </tr> <tr> <td>0</td> <td>NA</td> <td>High pressure oil or gas pipelines</td> </tr> <tr> <td>0</td> <td>NA</td> <td>Records of IPC or IPPC Authorised Activities</td> </tr> <tr> <td>0</td> <td>NA</td> <td>Red List / List 1 / List 2 Dangerous Substance Inventory Sites</td> </tr> <tr> <td>0</td> <td>NA</td> <td>Part A(2) and Part B Activities and Enforcements</td> </tr> <tr> <td>0</td> <td>NA</td> <td>Records of Category 3 or 4 Radioactive Substance Licences</td> </tr> <tr> <td>1</td> <td>c.125 m</td> <td>Records of Licensed Discharge Consents.</td> </tr> <tr> <td>0</td> <td>NA</td> <td>COMAH and NIHHS registered sites</td> </tr> <tr> <td>0</td> <td>NA</td> <td>Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990</td> </tr> </tbody> </table>		Nr			Nearest distance	Land use / permitted activity / authorisation	1	c.205 m	Petrol or fuel sites	0	NA	High pressure oil or gas pipelines	0	NA	Records of IPC or IPPC Authorised Activities	0	NA	Red List / List 1 / List 2 Dangerous Substance Inventory Sites	0	NA	Part A(2) and Part B Activities and Enforcements	0	NA	Records of Category 3 or 4 Radioactive Substance Licences	1	c.125 m	Records of Licensed Discharge Consents.	0	NA	COMAH and NIHHS registered sites	0	NA	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990
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2. LAND QUALITY ASSESSMENT

2.2 Conceptual Understanding (POTENTIAL SOURCES OF CONTAMINATION)					
EA recorded pollution incidents	No Environment Agency pollution incidents have been recorded within 250 m of the Site.	POTENTIAL SOURCES OF CONTAMINATION	No potential for gross contamination has been identified in relation to any pollution incidents occurring near to the Site.	NO RISK	PROBABILITY OF CONTAMINATION
Landfills / waste sites <i>(taken within 500m radius of the Site boundary, see environmental data report in Section 3.3 for full listing)</i>	<p>There are no Environment Agency listed historical landfills located within 500 m of the Site.</p> <p>There are no Environment Agency listed operational landfills located within 500 m of the Site.</p> <p>There are no Local Authority listed historical landfills located within 500 m of the Site.</p> <p>The following other waste sites are registered within 500 m of the Site:</p> <ul style="list-style-type: none"> 0 Records of operational waste treatment, transfer or disposal sites. 0 Records of non-operational waste treatment, transfer or disposal sites. 0 Records of Environment Agency waste sites. 		<p>Given the absence of any historical or operational landfills within close proximity of the Site no associated contamination hazards have been identified.</p> <p>Given the absence of any waste treatment, transfer or disposal sites within close proximity of the Site no associated contamination hazards have been identified.</p>	NO RISK	
Radon	According to current UK radon mapping (Public Health England, 2015) the Site lies in an area where 0 to 1 % of homes are at or above the UK radon action level (200 Bq/m3).		0 to 1 % of homes are at or above the UK radon action level (200 Bq/m3).	UNLIKELY	

2. LAND QUALITY ASSESSMENT

2.3 Conceptual Understanding (ENVIRONMENTAL SENSITIVITY / POTENTIAL SEVERITY OF IMPACTS)				
<p>Geology and Groundwater (see the environmental data report in Section 3.3 for full details)</p>	<p>British Geological Survey mapping indicates the absence of any superficial deposits beneath the Site.</p> <p>British Geological Survey mapping indicates that the bedrock geology consists of Hythe Formation, which comprises of sandstone and is classified as a Principal Aquifer.</p> <p>The Site lies within a 'limited potential for groundwater flooding to occur' groundwater flood risk susceptibility area based on the underlying geological conditions. The British Geological Survey confidence rating for this susceptibility classification is 'low'.</p> <p>The Site lies within an outer Source Protection Zone (SPZ).</p> <p>The following groundwater abstraction licences are held within 1 km of the Site:</p> <ul style="list-style-type: none"> One potable water abstraction located c. 25 m north east of the Site. One potable water abstraction located c. 570 m north east of the Site. 	<p>POTENTIAL RECEPTORS</p>	<p>A Principal Aquifer comprises rock or drift deposits that have high permeability - meaning they usually provide a high level of water storage. They may support strategic water supply and/or river base flow.</p> <p>Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site.</p> <p>The depth to groundwater beneath the Site is unknown.</p> <p>The presence of one or more groundwater abstraction licences within close proximity of the Site indicates a reasonable groundwater resource potential.</p>	<p>SEVERE</p>
<p>Geohazards</p>	<p>The Site does not lie within a 'Coal Mining Reporting Area'.</p> <p>There are no brine affected areas within 75 m of the Site.</p> <p>The Site lies in an area where occasional minor extraction of sand may have occurred but of restricted extent.</p> <p>No or limited artificial ground / Made Ground is anticipated on Site.</p> <p>There are no natural hazards at or within 50 m of the Site.</p>	<p>POTENTIAL RECEPTORS</p>	<p>The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues.</p> <p>The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues.</p> <p>Small scale extraction of sand may have occurred on or within 50 m of the Site.</p>	<p>MILD</p>

2. LAND QUALITY ASSESSMENT

2.3 Conceptual Understanding (ENVIRONMENTAL SENSITIVITY / POTENTIAL SEVERITY OF IMPACTS)					
Surface water <i>(see the environmental data report in Section 3.3 for full details)</i>	<p>There are no significant surface water features within 250 m of the Site.</p> <p>The Site does not lie within a flood risk zone.</p> <p>There are no surface water abstraction licences within 1 km of the Site.</p>	POTENTIAL RECEPTORS	<p>No relevant surface water receptors have been identified.</p>	NO RISK	POTENTIAL SEVERITY OF IMPACT
Environmental designations <i>(see the environmental data report in Section 3.3 for full details)</i>	<p>The following environmentally sensitive areas are present within 500 m of the Site:</p> <p>Devil's Punch Bowl SSSI and Wealden Heaths Phase II (SPA) is c.80 m to the east.</p> <p>Ancient woodland is c.395 m north east.</p> <p>Surrey Hills Area of Outstanding Natural Beauty (AONB) is c.75 m east.</p> <p>London Area Greenbelt is c.75 . East.</p>		<p>The relatively close proximity of the identified environmental designations suggests that a potential linkage could occur if any contamination were present on Site.</p>	MEDIUM	
Human receptors	<p>Proposed residents/users of the Site plus neighbouring residences.</p>		<p>Human receptors are proposed to be present on Site.</p>	SEVERE	

2. LAND QUALITY ASSESSMENT

2.4 Regulator Perspective		
Consultation date	10/08/15	Waverley Borough Council
Envirep consultant	Johnathan Green	Aine O'Brien
Consultation outcome	<p>Ms O'Brien stated that there are no known contamination issues in relation to the Site itself. However, the adjoining site to the west and the former petrol station to the south are classified as contaminated land and extensive remediation works are understood to have taken place at these site's. Therefore there is a risk that contamination may have migrated from these locations and on to the Site.</p> <p>Ms O'Brien informed us that the neighbouring car sales garage (Barons) have fuel pumps installed on Site. The former petrol filling station south of the Site is also understood to have undergone remediation which involved the removal of the underground storage tanks and the removal of subsurface soils to a depth of 9 metres below ground level. It is further understood that remedial works undertaken at the former bus depot adjacent to the west of the Site involved the removal of the subsurface soils to a depth of 3 metres.</p> <p>In addition to consultations undertaken between Envirep and Waverley Borough Council, Wadham and Isherwood (client) are understood to have consulted with Buckinghamshire & Surrey Trading Standards. The consultation is understood to have confirmed that no petroleum licenses have been issued for the Site.</p>	

2. LAND QUALITY ASSESSMENT

2.5 PRELIMINARY RISK ASSESSMENT								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On Site sources								
1	Potential for inorganic and low volatility organic contaminants to be present within the sub-surface soils	Dermal contact, soil & soil dust ingestion, inhalation of soil dust	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The risk classification reflects the likely absence of any significant sources of contamination
2		Consumption of home grown produce	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
3		Ingress into water supply pipework and subsequent water ingestion	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
4		Building materials in direct contact with aggressive ground	PROP	Current/future site buildings	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Aggressive ground is not anticipated on-Site.
6		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Hythe Formation (a Principal Aquifer)	SEVERE	LOW LIKELIHOOD	MODERATE RISK	The risk classification reflects the local groundwater sensitivity (high resource value) and the proximity to a potable water abstraction.
7		Dissolution into pore water/shallow groundwater and subsequent lateral migration	ECO	Devil's Punch Bowl (SSSI) & Wealden Heaths Phase II (SPA)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the relative distance to the identified receptor.

2. LAND QUALITY ASSESSMENT

2.5 PRELIMINARY RISK ASSESSMENT								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
8	Potential for volatile organic contaminants to be present within the sub-surface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The risk classification reflects the likely absence of any significant sources of contamination
9		Consumption of home grown produce	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
10		Ingress into water supply pipework and subsequent water ingestion	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
11		Migration of vapours to surface; inhalation indoors	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	It is plausible that the source mass associated with any volatile contaminants that were originally present on-Site may have been significantly reduced due to the effects of volatilisation and degradation.
12		Migration of vapours to surface; inhalation outdoors	HH	Current/future site occupants	MILD	LOW LIKELIHOOD	LOW RISK	
13		Building materials in direct contact with aggressive ground	PROP	Current/future site buildings	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Aggressive ground is not anticipated on-Site.
14		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Hythe Formation (a Principal Aquifer)	SEVERE	LOW LIKELIHOOD	MODERATE RISK	The risk classification reflects the local groundwater sensitivity (high resource value) and the proximity to a potable water abstraction.
15		Dissolution into pore water/shallow groundwater and subsequent lateral migration	ECO	Devil's Punch Bowl (SSS) & Wealden Heaths Phase II (SPA)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the relative distance to the identified receptor.

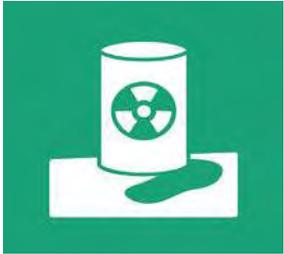
2. LAND QUALITY ASSESSMENT

2.5 PRELIMINARY RISK ASSESSMENT								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
16	Potential for asbestos containing materials within the sub-surface soils	Liberation of sub surface ACMs and inhalation of asbestos fibres	HH	Occupants of on site buildings	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the age of the existing building structures asbestos containing material may be present within the building fabric and surrounding sub soils
17	Potential for dissolved phase contaminants to be present within shallow groundwater	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Hythe Formation (a Principal Aquifer)	SEVERE	LOW LIKELIHOOD	MODERATE RISK	The risk classification reflects the local groundwater sensitivity (high resource value) and the proximity to a potable water abstraction.
18		Lateral and vertical groundwater movement via natural or artificial flow paths	ECO	Devil's Punch Bowl (SSSI) & Wealden Heaths Phase II (SPA)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the relative distance to the identified receptor.
19	Potential for elevated methane to be present within the sub-surface soils	Lateral and vertical migration into on site buildings; potential to cause an explosion	HH	On site properties and their occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The risk classification reflects the likely absence of any significant sources of contamination
20		Lateral migration towards off site buildings; potential to cause an explosion	HH	Off site properties and their occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
21	Potential for elevated carbon dioxide to be present within the sub-surface soils	Lateral and vertical migration into on site buildings; potential to cause asphyxiation	HH	Occupants of on site buildings	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
22		Lateral migration towards off site buildings; potential to cause asphyxiation	HH	Occupants of off site buildings	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
23	Potential for radon within the sub-surface	Lateral migration towards on site buildings; potential to cause long term health effects	HH	Occupants of onsite buildings	MEDIUM	UNLIKELY	LOW RISK	The Site lies in an area where 0 to 1 % of homes are at or above the UK radon action level (200 Bq/m3).
OVERALL RISK RATING							MODERATE RISK	

2. LAND QUALITY ASSESSMENT

2.5 PRELIMINARY RISK ASSESSMENT									
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments	
Off Site sources									
24	Potential for dissolved phase contaminants to be present within shallow groundwater associated with the nearby car repair garage .	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Hythe Formation (a Principal Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Based on available information there is a reasonable likelihood that some form of contamination may be present on-Site relating to current and historical off-Site land uses. The extensive levels of remediation work completed in the immediate vicinity indicates that contamination may have migrated to the Site.	
25	Potential for dissolved phase contaminants to be present within shallow groundwater associated with the adjoining historical bus depot .		CW		MEDIUM	LIKELY	MODERATE RISK		
26	Potential for dissolved phase contaminants to be present within shallow groundwater associated with the adjacent (obsolete) petrol station		CW		MEDIUM	LIKELY	MODERATE RISK		
27	Potential for volatile organic contaminants to be present within the sub-surface soils associated nearby car repair garage .	Migration of vapours to surface; inhalation indoors and outdoors	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK		
28	Potential for volatile organic contaminants to be present within the sub-surface soils associated with the adjoining historical bus depot .		HH		MEDIUM	LIKELY	MODERATE RISK		
28	Potential for volatile organic contaminants to be present within the sub-surface soils associated with the adjacent (obsolete) petrol station		HH		MEDIUM	LIKELY	MODERATE RISK		
OVERALL RISK RATING							MODERATE RISK		

2. LAND QUALITY ASSESSMENT

2.6 Recommendations for Next Steps			
✓	Phase 2 intrusive investigation	 A white cylindrical container with a radiation symbol on its side, sitting on a white rectangular base. A red liquid spill is shown on the surface in front of the base. The entire icon is set against a solid blue square background.	<p>Given the nature of the historical surrounding land use and therefore the potential for significant contamination to be present at the Site, it is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.</p> <p>FURTHER ADVICE:</p> <p><i>Please contact kathryn@envirep.co.uk for further information regarding the need for a Phase 2 investigation.</i></p> <p><i>For information on reputable site investigation companies, enquiries can be made directly to your local authority or via www.endsdirectory.com.</i></p>

3. SUPPORTING INFORMATION

The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the Phase 1 reporting
3.2	Site photographs
3.3	Published environmental data records (Centremaps EnviroInsight report 35 London Road, Hindhead, Surrey, GU26 6AB. REF: CMAPS-CM-442914-34722-010715) including: <ul style="list-style-type: none">• Aerial photographs and site map• Environmental permits, incidents and registers• Landfill and other waste sites• Current land use information• Geology• Hydrogeology and hydrology• Flooding• Designated environmentally sensitive sites• Other environmental factors
3.4	Risk assessment methodology

This report has been prepared by Envirep in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by Envirep solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Envirep at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Envirep may, by prior written agreement, agree to such release, provided that it is acknowledged that Envirep accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Envirep accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against Envirep except as expressly agreed with Envirep in writing.



3. SUPPORTING INFORMATION

3.1 References

The following references were used to inform the conceptual site model and preliminary risk assessment:

British Standards Institute, 2011. Investigation of potentially contaminated sites – code of practice. ISO 10175:2011.

CIRIA, 2001. Contaminated land risk assessment. A guide to good practice. Publication C552. CIRIA London. ISBN 0-86017-552 9

Groundsure, 2015. Centremaps EnviroInsight report 35 London Road, Hindhead, Surrey, GU26 6AB. REF: CMAPS-CM-442914-34722-010715

Environment Agency, 2015. What's in my backyard? (<http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>).

Health Protection Agency, 2000. Spring 2000 Newsletter featuring; Radon: Guidance on Protective Measures for New Dwellings (BR 211).

Public Health England, 2015. Interactive Radon Map (<http://www.ukradon.org/information/ukmaps/englandwales>).



3. SUPPORTING INFORMATION

3.2 Site Photographs

Photograph 1: View northeast over the Site.



Photograph 2: View south over the Site



Photograph 3: View northeast. The access driveway at the side of the on-Site structure



Photograph 4: View northwest of the Site.



Photograph 5: View south over the Site.



Photograph 6: View of the northern and eastern boundaries



3. SUPPORTING INFORMATION

3.3 Environmental Data Report

Readily available environmental information relating to the site and its surrounding area has been provided by Groundsure.



CENTREMAPS

Open Space, Upper Interfields,
Worcester, WR14 1UT

Groundsure Reference: CMAPS-CM-442914-34722-010715

Your Reference: 34722

Report Date 1 Jul 2015

Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: 35 London Road, Hindhead, Surrey, GU26 6AB

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.
Groundsure Enviroinsight



Groundsure Enviroinsight

Address: 35 London Road, Hindhead, Surrey, GU26 6AB
Date: 1 Jul 2015
Reference: CMAPS-CM-442914-34722-010715
Client: CENTREMAPS

NW

N

NE



W

E

SW

S

SE

Aerial Photograph Capture date: 03-May-2013
Grid Reference: 488877,135751
Site Size: 0.16ha

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	7	0	2
1.2 Additional Information – Historical Tank Database	0	0	0	1
1.3 Additional Information – Historical Energy Features Database	0	0	6	10
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	1	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	4	0	3
1.6 Potentially Infilled Land	0	5	0*	0

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	3	0	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	1	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	0	1
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	8	Not searched
4.2 Records of Petrol and Fuel Sites	0	1	2	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	2	0	0	2	4
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	5
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	2	0	0	2	2
6.6 Source Protection Zones (within 500m of the study site)	1	0	3	1	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology		0-500m				
6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	0	0	0	3	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding	
7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	No
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	2	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	2	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	1	1	36
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	1	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	2
8.14 Records of Green Belt land	0	0	1	0	0	1

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Negligible
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
10.3 Are there any brine affected areas within 75m of the study site?	No



Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

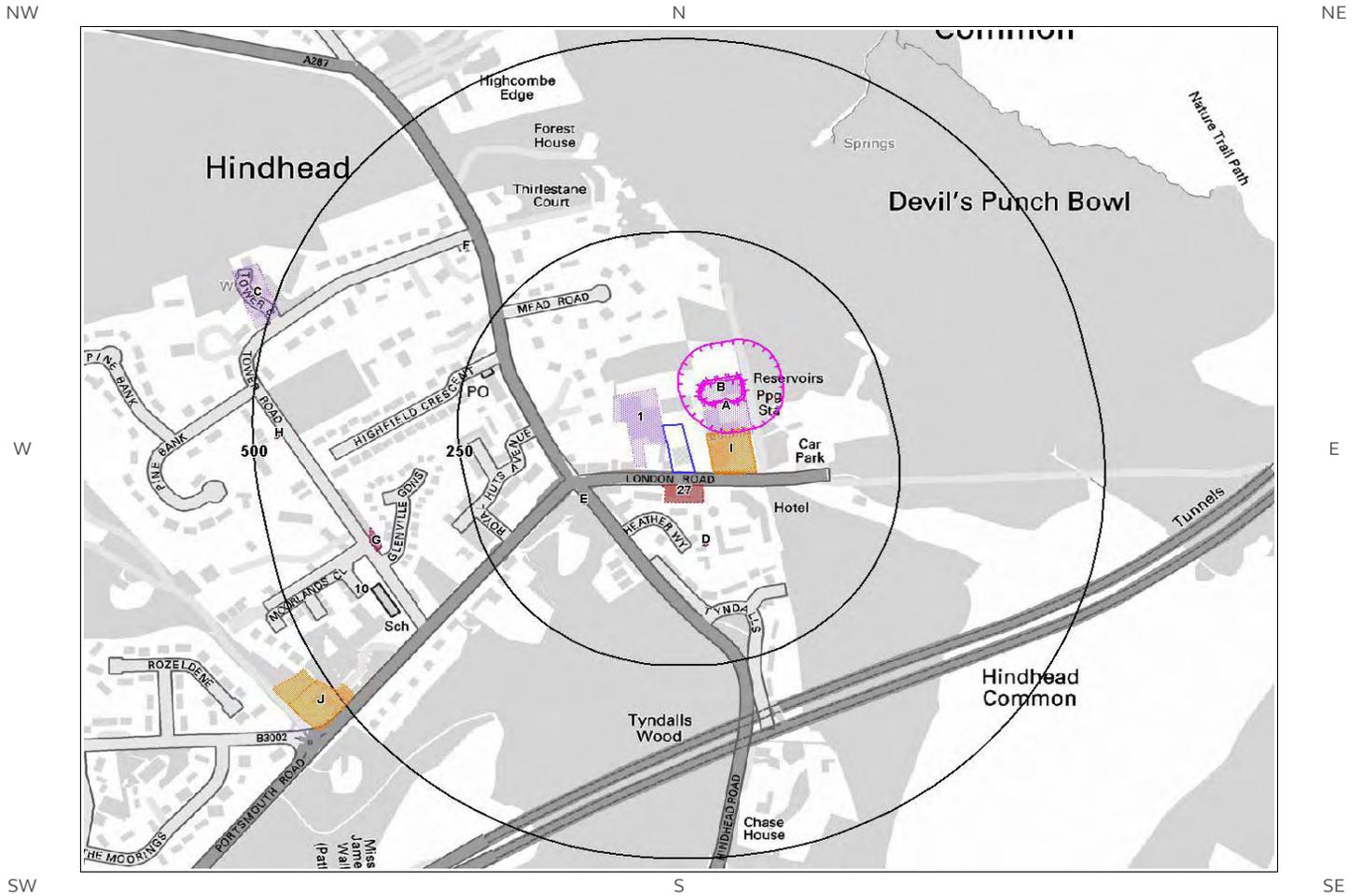
Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.



1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 9

ID	Distance [m]	Direction	Use	Date
1	1	W	Bus Depot	1972
2A	29	E	Water Works	1913
3A	29	E	Water Works	1920
4B	38	NE	Unspecified Heap	1956
5B	40	NE	Unspecified Heap	1913
6B	41	NE	Unspecified Heap	1920
7B	41	NE	Unspecified Heap	1920
8C	488	W	Pumping Station	1972
9C	500	W	Water Works	1913

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 1

ID	Distance (m)	Direction	Use	Date
10	409	SW	Unspecified Tank	1994

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary: 16

ID	Distance (m)	Direction	Use	Date
11D	90	S	Electricity Substation	1970
12D	91	S	Electricity Substation	1994
13D	92	S	Electricity Substation	1981
14D	92	S	Electricity Substation	1970
15E	113	W	Electricity Substation	1994

16E	113	W	Electricity Substation	1981
17F	328	NW	Electricity Substation	1970
18F	329	NW	Electricity Substation	1994
19F	335	NW	Electricity Substation	1978
20G	367	W	Electricity Substation	1970
21G	367	W	Electricity Substation	1994
22G	368	W	Electricity Substation	1970
23G	368	W	Electricity Substation	1981
24H	463	W	Electricity Substation	1994
25H	466	W	Electricity Substation	1970
26H	466	W	Electricity Substation	1970

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 1

ID	Distance (m)	Direction	Use	Date
27	17	S	Filling Station	1981

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 7

ID	Distance (m)	Direction	Use	Date
28I	22	E	Garage	1981
29I	22	E	Garage	1994
30I	23	E	Garage	1970
31I	23	E	Garage	1970
32J	482	SW	Garage	1994
33J	495	SW	Garage	1970
34J	495	SW	Garage	1981

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 5

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

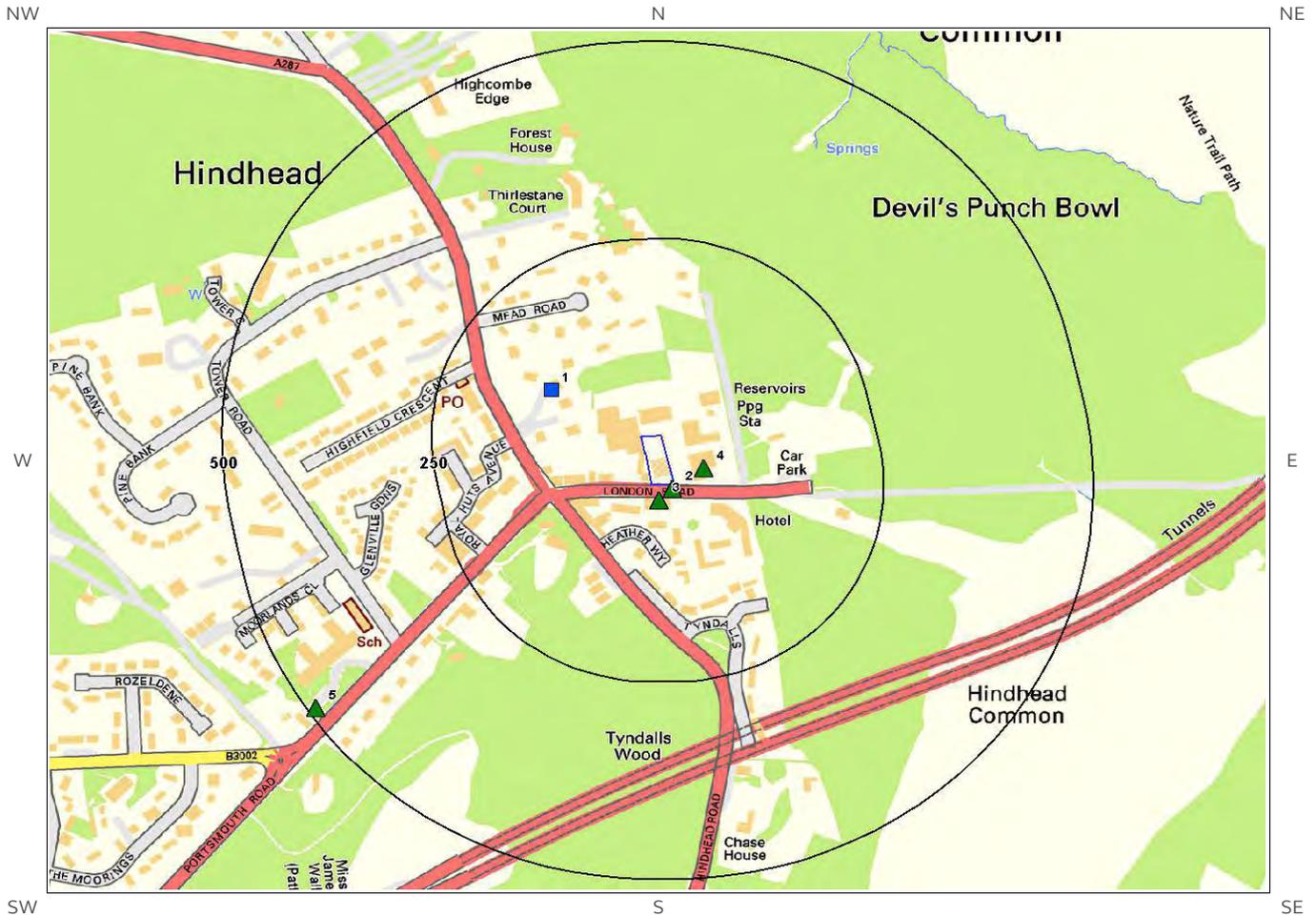
ID	Distance(m)	Direction	Use	Date
35B	15	NE	Covered Reservoir	1972



36B	38	NE	Unspecified Heap	1956
37B	40	NE	Unspecified Heap	1913
38B	41	NE	Unspecified Heap	1920
39B	41	NE	Unspecified Heap	1920



2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|--|-------------------------------|--|---|--|--|
| | Site Outline | | Recorded Pollution Incident | | RAS 3 & 4 Authorisations |
| | Dangerous Substances (List 1) | | Dangerous Substances (List 1) | | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | Dangerous Substances (List 2) | | Water Industry Referrals | | Part A(2) and Part B Authorised Processes |
| | Licensed Discharge Consents | | COMAH / NIHHS Sites | | Sites Determined as Contaminated Land |
| | Red List Discharge Consents | | Hazardous Substance Consents and Enforcements | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.



2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

4

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
2	8	S	488895 135712	Address: Esso Filling Station, Barons Of Hindhead, London Road, Hindhead, Surrey, GU26 6AE Process: Filling Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
3	22	S	488879 135698	Address: Jet Service Station, Punch Bowl Service Station, London Road, Hindhead, Surrey, GU26 6AF Process: Filling Stations Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4	38	E	488932 135739	Address: Barons Of Hindhead Ltd, London Road, Hindhead, Surrey, GU26 6AB Process: Respraying Of Road Vehicles Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5	492	SW	488469 135435	Address: Hindhead SF Connect, Hindhead Service Station, Portsmouth Road, Hindhead, Surrey, GU26 6TJ Process: Filling Stations Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	123	NW	488750 135840	Address: OUTERFIELD, TILFORD ROAD, HINDHEAD,, OUTERFIELD, TILFORD ROAD, HINDHE, AD, SURREY, -, - Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CATM.2320 Permit Version: 1 Receiving Water: Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 27/06/1996 Effective Date: 27-Jun-1996 Revocation Date: -

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.



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

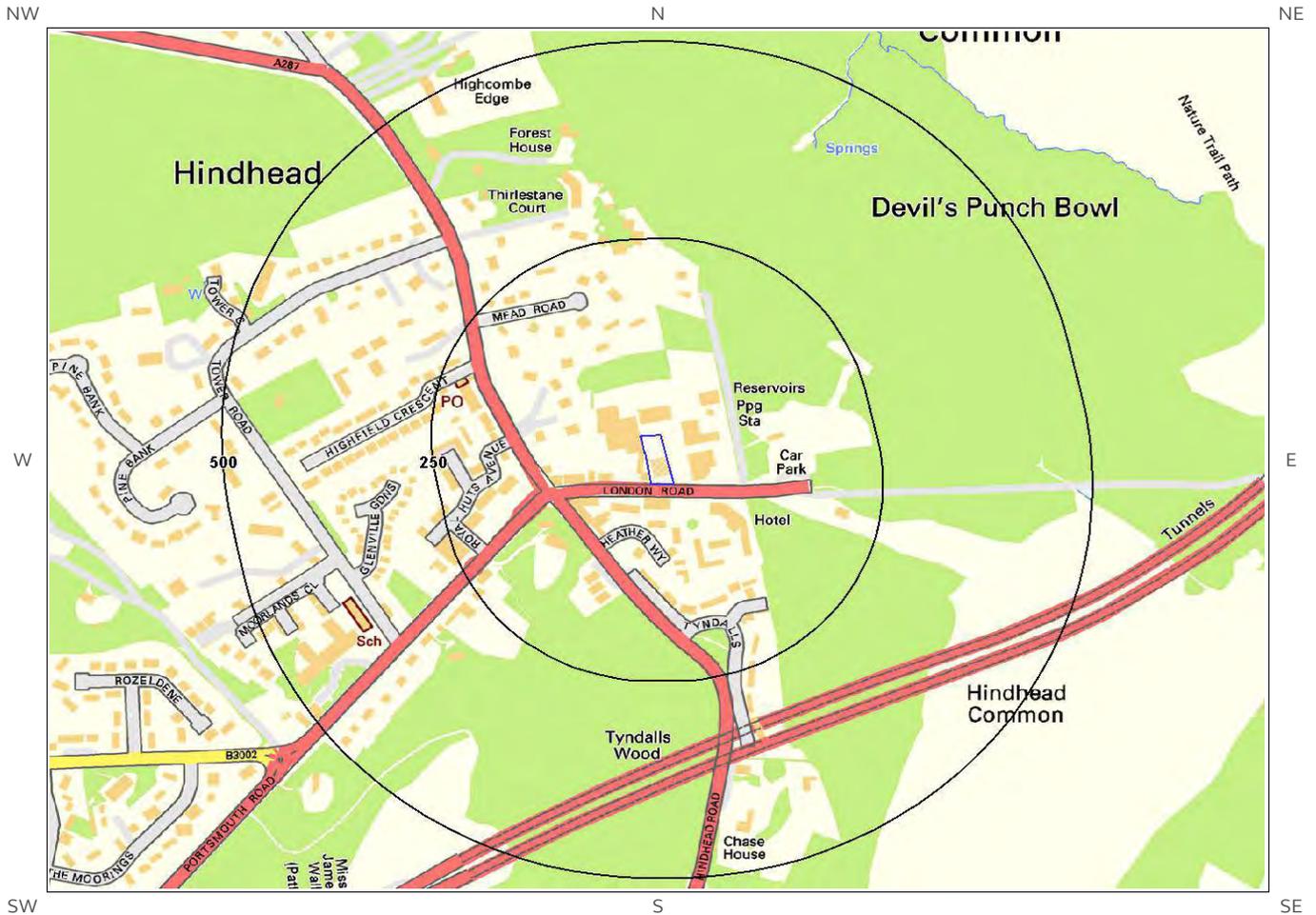
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.



3. Landfill and Other Waste Sites Map



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- Site Outline
- 250 Search Buffers (m)
- 500 Search Buffers (m)
- E.A. Active Landfill
- E.A. Historic Landfill
- BGS / DoE Survey Landfill
- Historic and Planned Waste Sites
- E.A. Licensed Waste Site
- Local Authority/Historical Mapping Landfill Records

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1025	NW	488200 136600	Site Address: Pigeon Hill, Tilford Road, Hindhead, Surrey Waste Licence: - Site Reference: WA/61, WA/65/LOC, 160 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: Pigeon Hill, Tilford Road, Hindhead, Surrey Operator: - First Recorded: 01-Sep-1990 Last Recorded: 30-Sep-1990

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.



3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

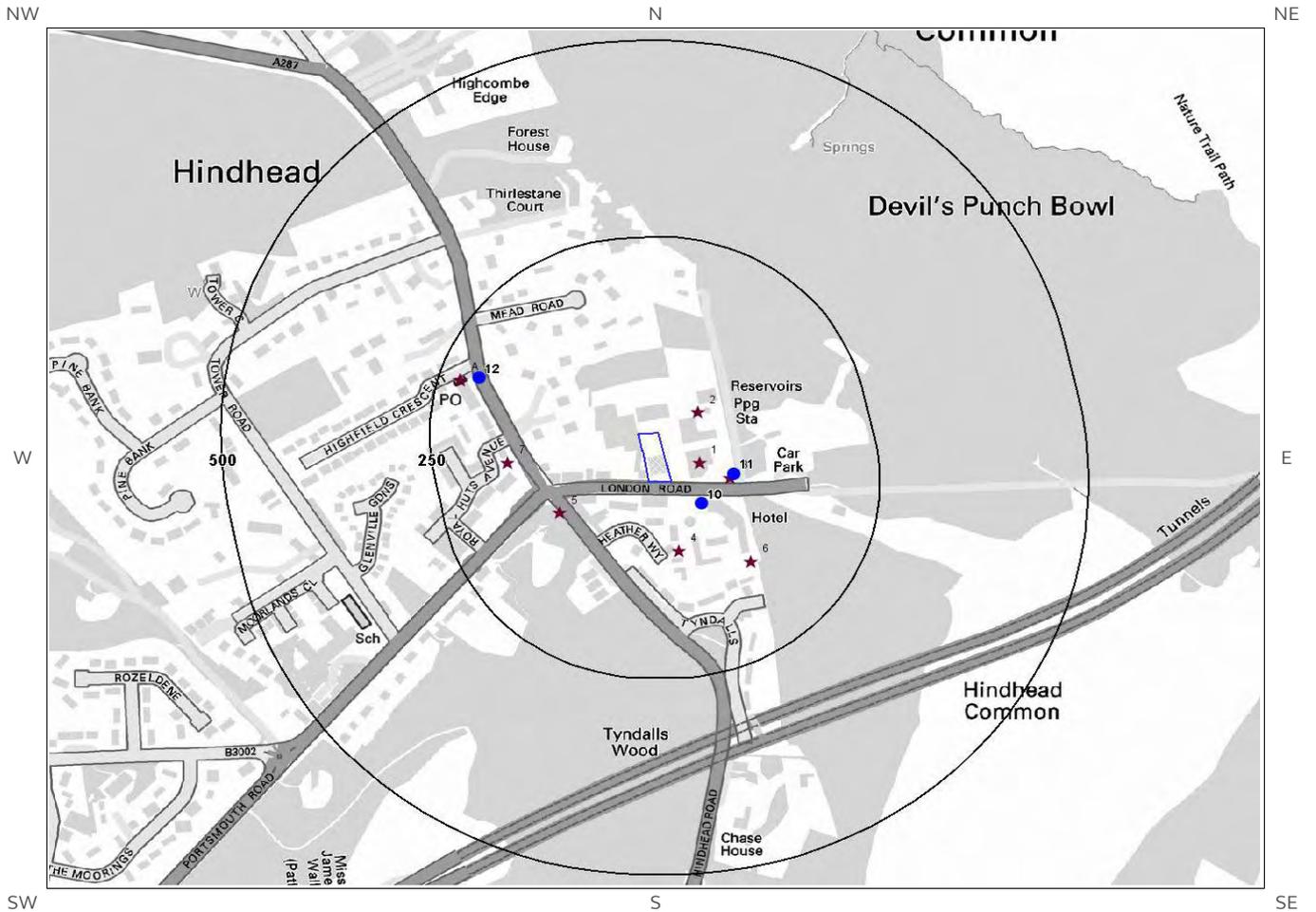
3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

0

Database searched and no data found.



4. Current Land Use Map



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Site Outline

Current Industrial Sites

Electricity Transmission Cables

Search Buffers (m)

Petrol & Fuel Sites

Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

9

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	39	E	Barons	488930 135745	London Road, Hindhead, GU26 6AE	New Vehicles	Motoring
2	54	NE	Pumping Station	488929 135809	GU26	Water Pumping Stations	Industrial Features
3	70	E	Punchbowl Filling Station	488967 135726	London Road, Hindhead, Surrey, GU26 6AG	Petrol and Fuel Stations	Road and Rail
4	87	S	Electricity Sub Station	488906 135633	GU26	Electrical Features	Infrastructure and Facilities
5	114	W	Electricity Sub Station	488763 135681	GU26	Electrical Features	Infrastructure and Facilities
6	139	SE	Mast	488992 135619	GU26	Telecommunications Features	Infrastructure and Facilities
7	161	W	Electricity Sub Station	488701 135745	GU26	Electrical Features	Infrastructure and Facilities
8A	225	W	Royal Parade Filling Station	488643 135850	6, Tilford Road, Hindhead, GU26 6TD	Petrol and Fuel Stations	Road and Rail
9A	225	W	Royal Parade Stores & Filling Station	488643 135850	6 Tilford Road, Highfield Crescent, Hindhead, Surrey, GU26 6TD	Petrol and Fuel Stations	Road and Rail

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

3

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
10	46	SE	488933 135692	Murco	Punchbowl Filling Station, London Road, London Road, Hindhead, Surrey, GU26 6AG	Not Applicable	Obsolete

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
11	76	E	488972 135730	Esso	Barons Of Hindhead Ltd, London Road, London Road, Hindhead, Surrey, GU26 6AE	Not Applicable	Obsolete
12	204	W	488667 135852	Pace	Royal Parade Stores & Filling Station, 6, Tilford Road, Tilford Road, Highfield Crescent, Hindhead, Surrey, GU26 6TD	No	Open

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

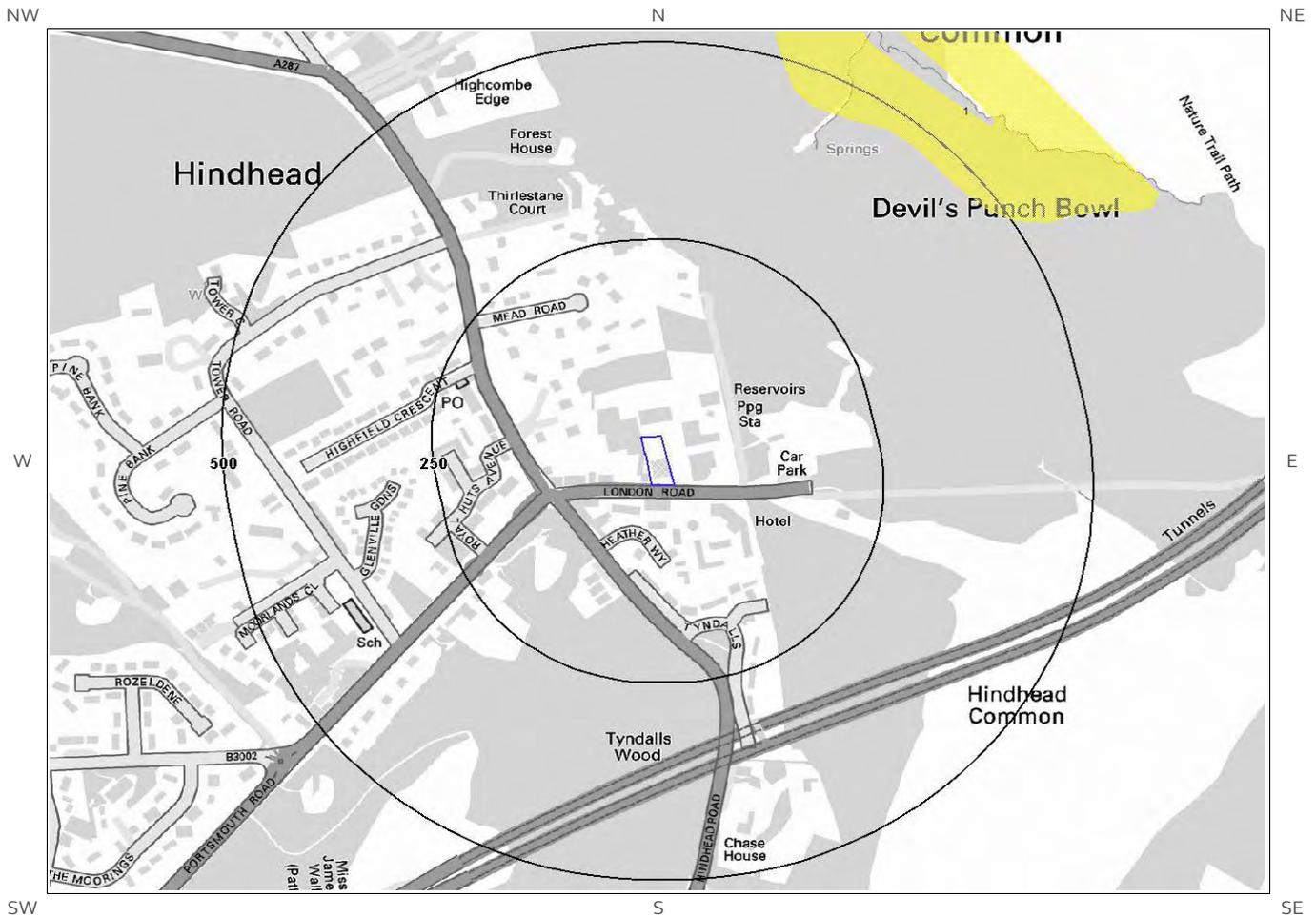
Lex Code	Description	Rock Type
HY-SDST	HYTHE FORMATION	SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

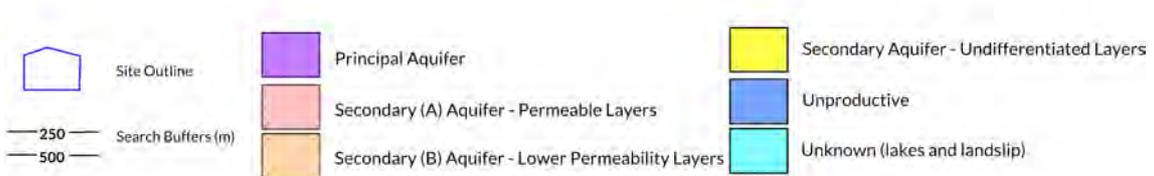


6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology

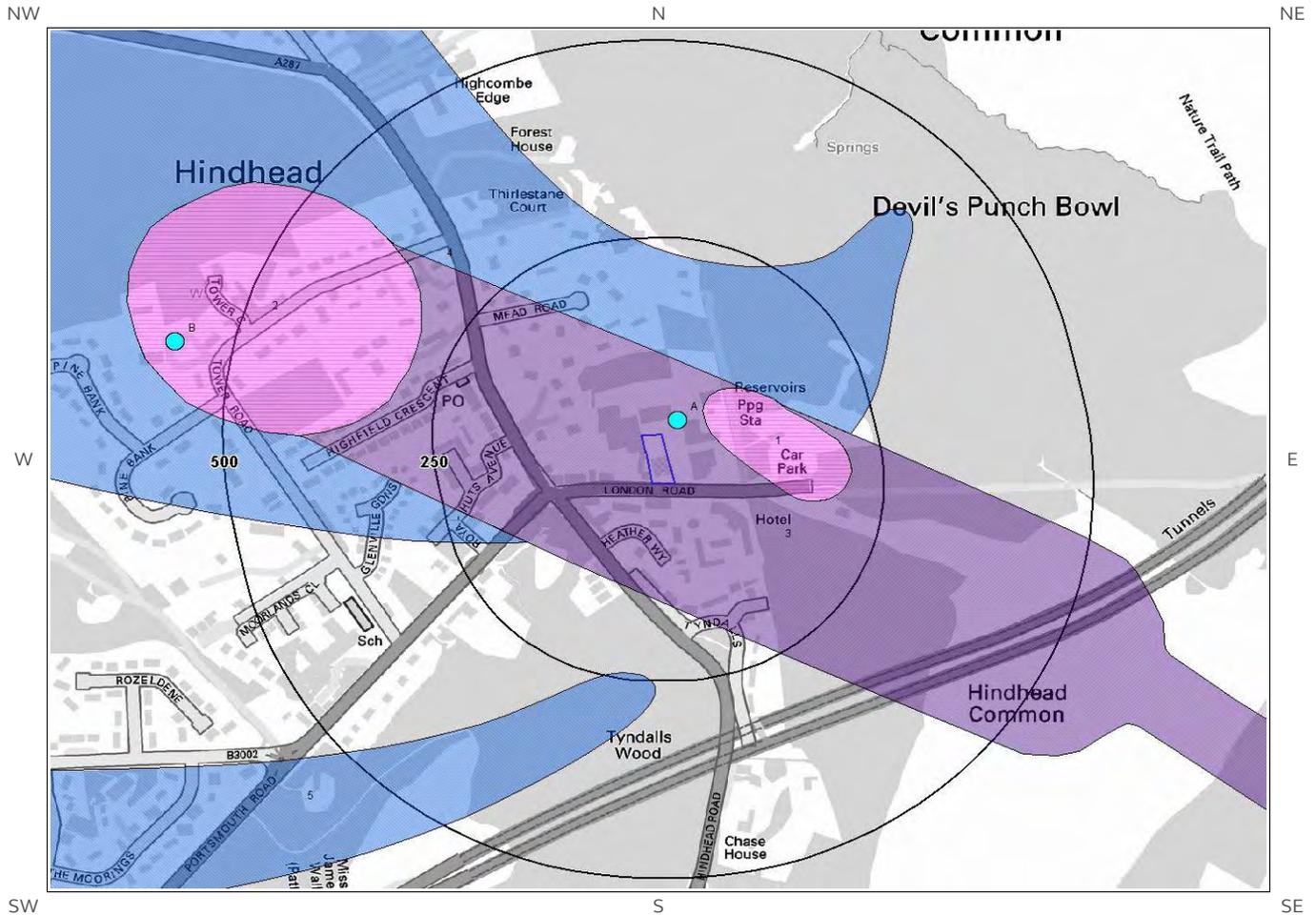


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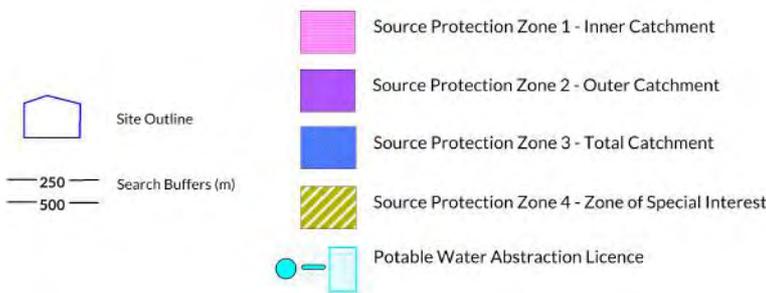




6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



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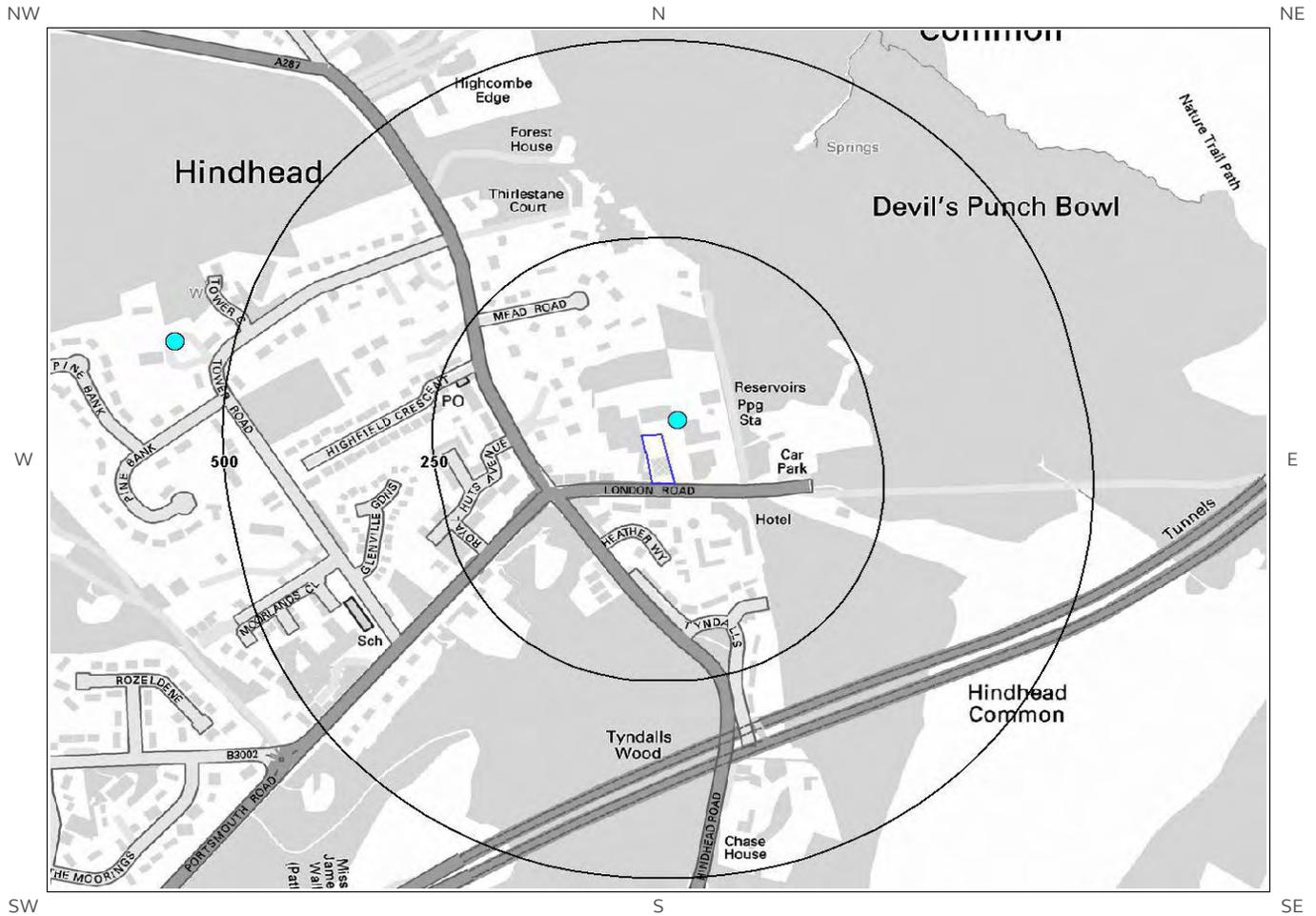




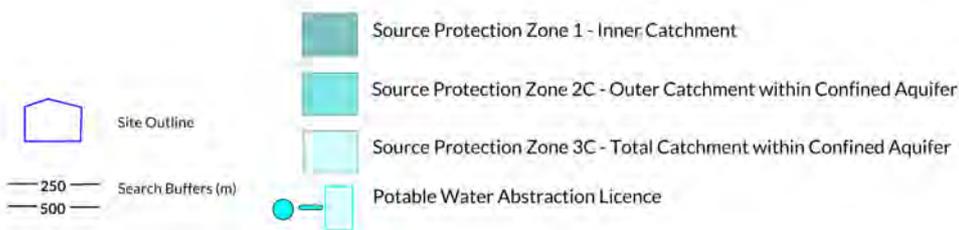
Groundsure

LOCATION INTELLIGENCE

6d. Hydrogeology – Source Protection Zones within confined aquifer

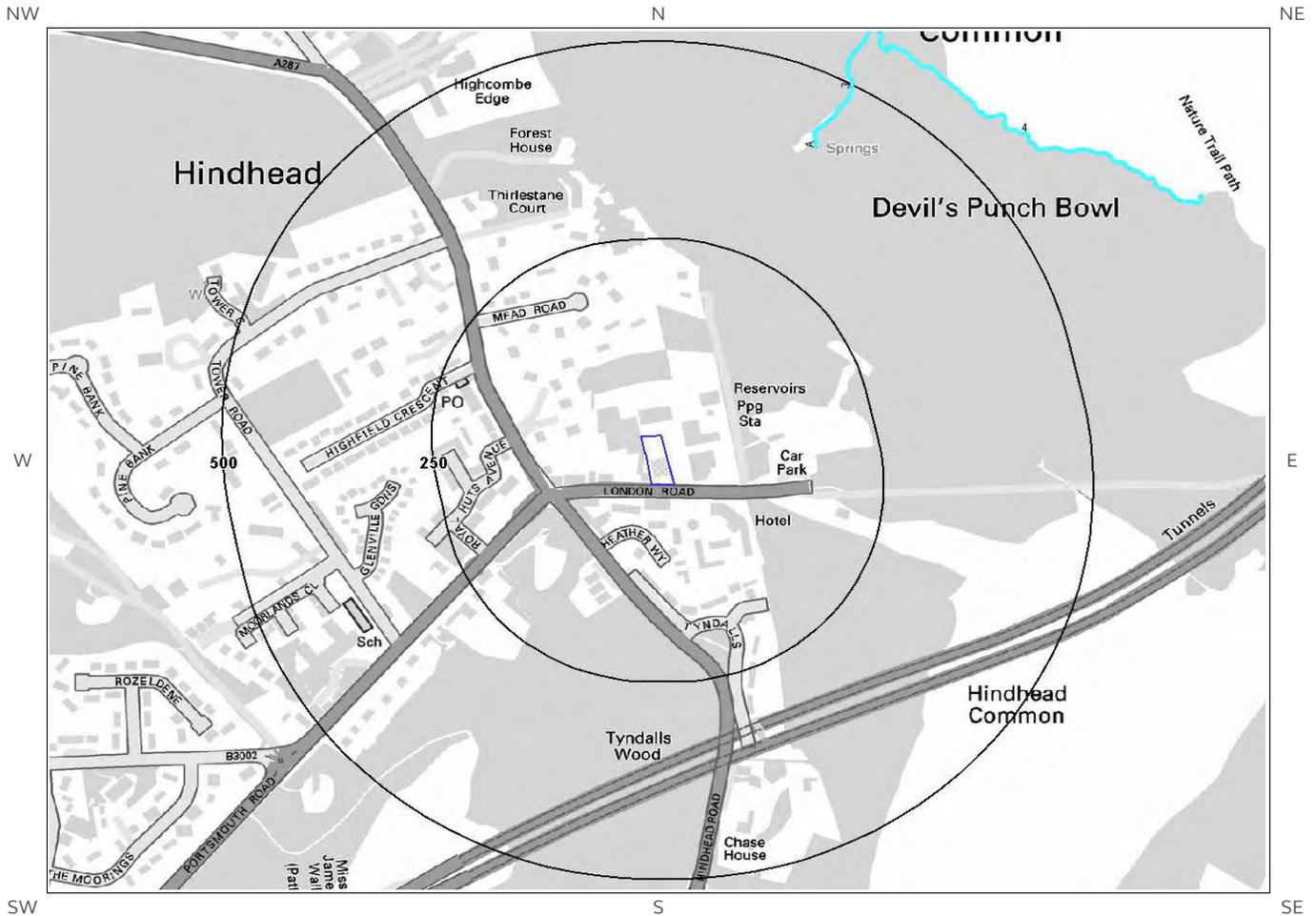


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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	457	NE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
3	468	NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow



6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details	
4A	25	NE	488900 135800	Licence No: 28/39/30/0072 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Hindhead Pumping Station Data Type: Point Name: SOUTH EAST WATER LIMITED	Annual Volume (m ³): 72737 Max Daily Volume (m ³): 272.77 Original Application No: NPS/WR/005416 Original Start Date: 9/5/1966 Expiry Date: - Issue No: 101 Version Start Date: 27/10/2010 Version End Date:
5A	25	NE	488900 135800	Licence No: 28/39/30/0257 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Hindhead Pumping Station Data Type: Point Name: SOUTH EAST WATER LIMITED	Annual Volume (m ³): 409140 Max Daily Volume (m ³): 2455 Original Application No: NPS/WR/005406 Original Start Date: 14/12/1970 Expiry Date: - Issue No: 101 Version Start Date: 27/10/2010 Version End Date:
6B	571	W	488300 135900	Licence No: 28/39/30/0079 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Tower Pumping Station Data Type: Point Name: SOUTH EAST WATER LIMITED	Annual Volume (m ³): 272766 Max Daily Volume (m ³): 2182 Original Application No: NPS/WR/005417 Original Start Date: 9/5/1966 Expiry Date: - Issue No: 101 Version Start Date: 27/10/2010 Version End Date:
7B	571	W	488300 135900	Licence No: 28/39/30/0257 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Tower Pumping Station Data Type: Point Name: SOUTH EAST WATER LIMITED	Annual Volume (m ³): 409140 Max Daily Volume (m ³): 2455 Original Application No: NPS/WR/005406 Original Start Date: 14/12/1970 Expiry Date: - Issue No: 101 Version Start Date: 27/10/2010 Version End Date:
Not shown	1596	E	490450 136090	Licence No: 10/41/424404 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: High Button, Thursley, Godalming Data Type: Point Name: Highbutton Water Supply Ltd	Annual Volume (m ³): 14638 Max Daily Volume (m ³): 39 Original Application No: 169/0448 Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:
Not shown	1596	E	490450 136090	Licence No: 10/41/424404 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: High Button, Thursley, Godalming Data Type: Point Name: Highbutton Water Supply Ltd	Annual Volume (m ³): 14638 Max Daily Volume (m ³): 39 Original Application No: 169/0448 Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1596	E	490450 136090	Licence No: 10/41/424404 Details: Water Bottling Direct Source: Southern Region Groundwater Point: High Button, Thursley, Godalming Data Type: Point Name: Highbutton Water Supply Ltd	Annual Volume (m ³): 14638 Max Daily Volume (m ³): 39 Original Application No: 169/0448 Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:
Not shown	1673	NE	490330 136620	Licence No: 28/39/30/0361 Details: General Farming & Domestic Direct Source: Thames Groundwater Point: Boundless Farm, Brook, Shere - Catchpit Data Type: Point Name: B & H MYERS	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: WRA/6065 Original Start Date: 9/3/1992 Expiry Date: - Issue No: 100 Version Start Date: 9/3/1992 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site? Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details	
Not shown	1194	N	489300 136900	Licence No: 28/39/30/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Surface Water - Non Tidal Point: Highcombe Bottom, Devil's Punch Bowl - Springs Data Type: Point Name: YOUTH HOSTELS LTD (SOUTHERN REGION)	Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: WRA/1499 Original Start Date: 9/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 9/5/1966 Version End Date:
Not shown	1969	E	490730 135000	Licence No: 10/41/424402 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Surface Waters Point: Keffolds Spring At Brook, Haslemere Point B Data Type: Point Name: Wilkinson Bt	Annual Volume (m ³): 18190 Max Daily Volume (m ³): 366 Application No: WR.0582 Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2001 Version End Date:
Not shown	1969	E	490730 135000	Licence No: 10/41/424402 Details: General Farming & Domestic Direct Source: Southern Region Surface Waters Point: Keffolds Spring At Brook, Haslemere Point B Data Type: Point Name: Wilkinson Bt	Annual Volume (m ³): 18190 Max Daily Volume (m ³): 366 Application No: WR.0582 Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2001 Version End Date:
Not shown	1984	E	490750 135010	Licence No: 10/41/424402 Details: General Farming & Domestic Direct Source: Southern Region Surface Waters Point: Keffolds Spring At Brook, Haslemere Point A Data Type: Point Name: Wilkinson Bt	Annual Volume (m ³): 18190 Max Daily Volume (m ³): 366 Application No: WR.0582 Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2001 Version End Date:



ID	Distance (m)	Direction	NGR	Details	
Not shown	1984	E	490750 135010	Licence No: 10/41/424402 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Surface Waters Point: Keffolds Spring At Brook, Haslemere Point A Data Type: Point Name: Wilkinson Bt	Annual Volume (m ³): 18190 Max Daily Volume (m ³): 366 Application No: WR.0582 Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 1/4/2001 Version End Date:

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details	
6A	25	NE	488900 135800	Licence No: 28/39/30/0257 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Hindhead Pumping Station Data Type: Point Name: SOUTH EAST WATER LIMITED	Annual Volume (m ³): 409140 Max Daily Volume (m ³): 2455 Original Application No: NPS/WR/005406 Original Start Date: 14/12/1970 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
7A	25	NE	488900 135800	Licence No: 28/39/30/0072 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Hindhead Pumping Station Data Type: Point Name: SOUTH EAST WATER LIMITED	Annual Volume (m ³): 72737 Max Daily Volume (m ³): 272.77 Original Application No: NPS/WR/005416 Original Start Date: 9/5/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
8B	571	W	488300 135900	Licence No: 28/39/30/0079 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Tower Pumping Station Data Type: Point Name: SOUTH EAST WATER LIMITED	Annual Volume (m ³): 272766 Max Daily Volume (m ³): 2182 Original Application No: NPS/WR/005417 Original Start Date: 9/5/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
9B	571	W	488300 135900	Licence No: 28/39/30/0257 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Tower Pumping Station Data Type: Point Name: SOUTH EAST WATER LIMITED	Annual Volume (m ³): 409140 Max Daily Volume (m ³): 2455 Original Application No: NPS/WR/005406 Original Start Date: 14/12/1970 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	1194	N	489300 136900	Licence No: 28/39/30/0062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Thames Surface Water - Non Tidal Point: Highcombe Bottom, Devil's Punch Bowl - Springs Data Type: Point Name: YOUTH HOSTELS LTD (SOUTHERN REGION)	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: WRA/1499 Original Start Date: 9/5/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1596	E	490450 136090	Licence No: 10/41/424404 Details: Water Bottling Direct Source: Southern Region Groundwater Point: High Button, Thursley, Godalming Data Type: Point Name: Highbutton Water Supply Ltd	Annual Volume (m ³): 14638 Max Daily Volume (m ³): 39 Original Application No: 169/0448 Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: Version End Date:

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (6c):

ID	Distance (m)	Direction	Zone	Description
3	0	On Site	2	Outer catchment
1	55	E	1	Inner catchment
4	94	NE	3	Total catchment
5	241	S	3	Total catchment
2	290	W	1	Inner catchment

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.



6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Major Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.
430	NE	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? No

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details
1A	409	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
2A	414	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined



ID	Distance (m)	Direction	Details	
3	419	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

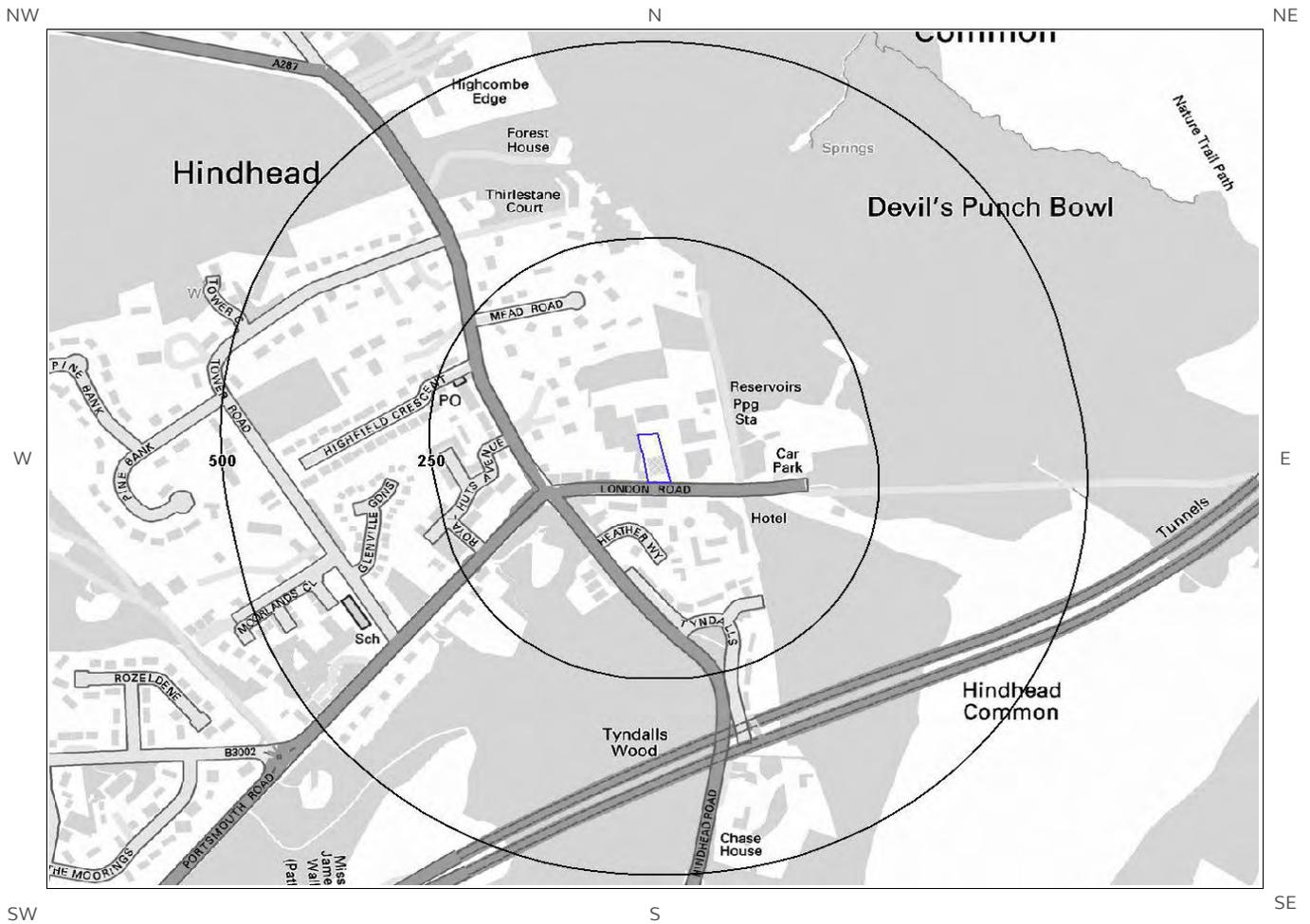
6.11 Surface Water Features

Are there any surface water features within 250m of the study site? No

Database searched and no data found.



7a. Environment Agency Flood Map for Planning (from rivers and the sea)

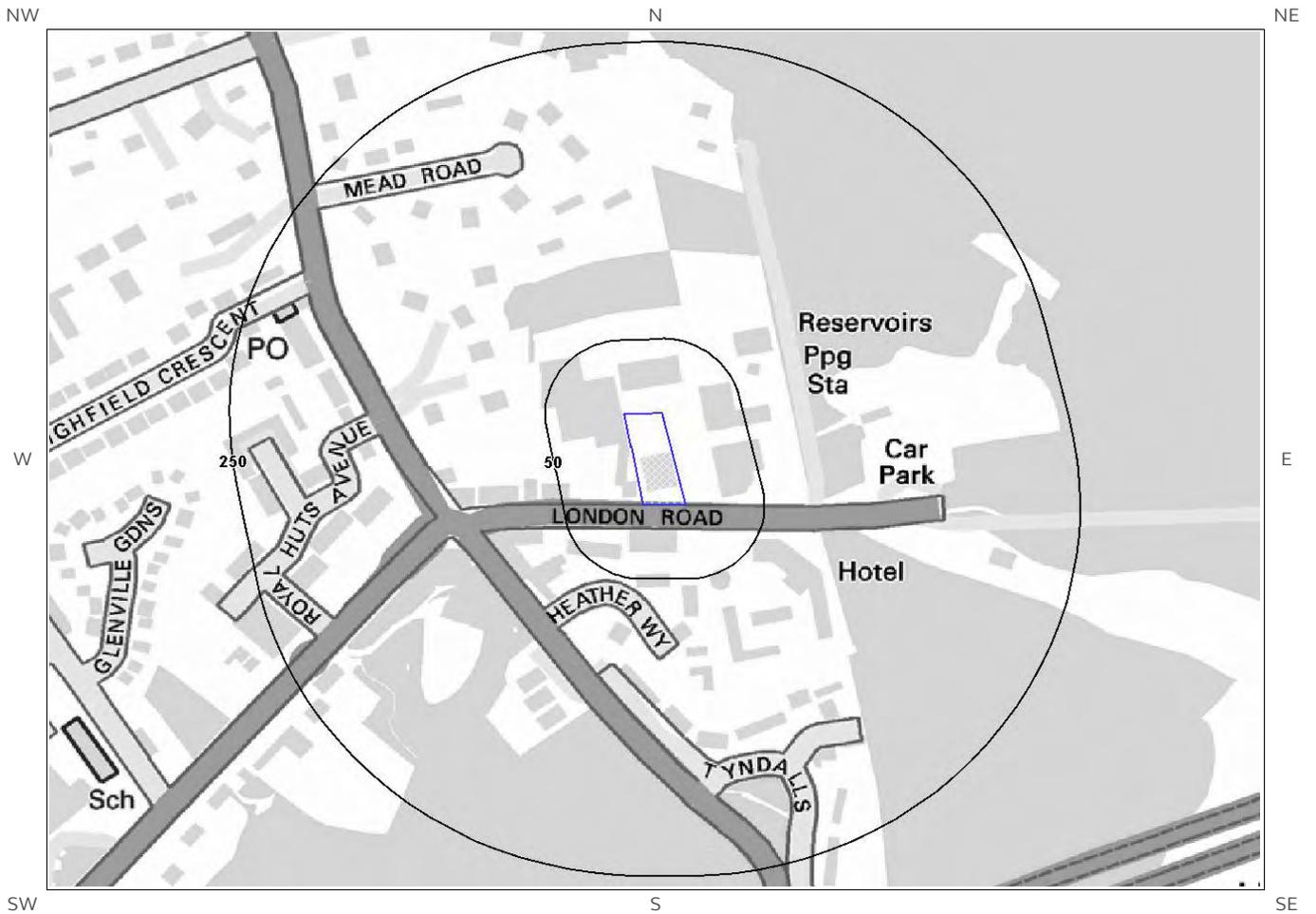


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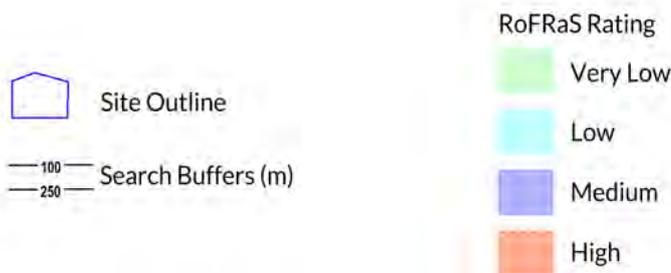
-  Site Outline
-  100
-  250
- Search Buffers (m)
-  Zone 2 Floodplain
-  Zone 3 Floodplain
-  Area used for Flood Storage
-  Area Benefiting from Flood Defences
-  Flood Defences



7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? No

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? No

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No



7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

7.8 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

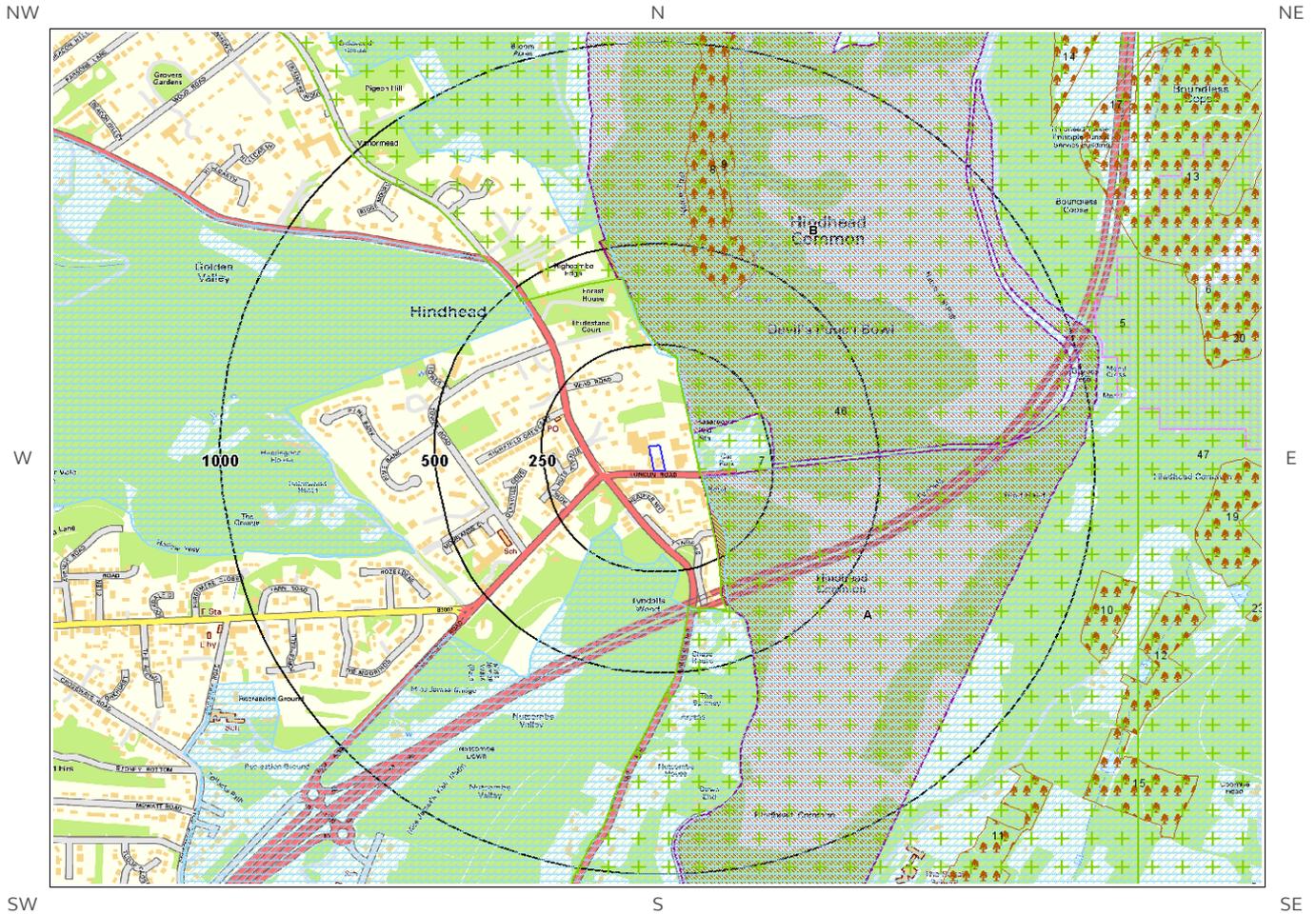
Low

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.



8. Designated Environmentally Sensitive Sites Map



Mapping sourced from Ordnance Survey

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- | | | | |
|--------------------------|----------------------|---------------------------------|-------------------------|
| Site Outline | AONB | Green Belt | Ancient Woodland |
| 100 Search Buffers (m) | National Park | Environmentally Sensitive Areas | National Nature Reserve |
| 250 Search Buffers (m) | SSSI | Special Areas of Conservation | Local Nature Reserves |
| Special Protection Areas | World Heritage Sites | Nitrate Sensitive Areas | Ramsar Sites |
| Nitrate Vulnerable Zones | | | |

8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

2

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
3A	81	E	Devil's Punch Bowl	Natural England
4B	82	E	Devil's Punch Bowl	Natural England

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

2

The following Special Protection Area (SPA) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SPA Name	Data Source
1A	81	E	Wealden Heaths Phase II	Natural England
2B	82	E	Wealden Heaths Phase II	Natural England



0

Database searched and no data found.



8.6 Records of Ancient Woodland within 2000m of the study site:

38

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:



ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
8	398	NE	UNKNOWN	Ancient and Semi-Natural Woodland
9	573	N	UNKNOWN	Ancient and Semi-Natural Woodland
10	1045	E	UNKNOWN	Ancient and Semi-Natural Woodland
11	1088	SE	UNKNOWN	Ancient and Semi-Natural Woodland
12	1181	SE	UNKNOWN	Ancient and Semi-Natural Woodland
13	1208	NE	UNKNOWN	Ancient Replanted Woodland
14	1209	NE	UNKNOWN	Ancient Replanted Woodland
15	1220	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1221	N	UNKNOWN	Ancient and Semi-Natural Woodland
17	1229	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1238	SE	UNKNOWN	Ancient and Semi-Natural Woodland
19	1243	E	UNKNOWN	Ancient Replanted Woodland
20	1289	E	UNKNOWN	Ancient Replanted Woodland
Not shown	1368	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1376	SE	UNKNOWN	Ancient and Semi-Natural Woodland
23	1399	E	UNKNOWN	Ancient Replanted Woodland
Not shown	1498	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1510	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1568	E	UNKNOWN	Ancient Replanted Woodland
Not shown	1610	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1631	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1664	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1666	NE	UNKNOWN	Ancient Replanted Woodland
Not shown	1667	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1683	SW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1684	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1716	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1733	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1745	NE	UNKNOWN	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1758	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1776	E	UNKNOWN	Ancient Replanted Woodland
Not shown	1819	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1825	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1839	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1871	E	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1871	E	UNKNOWN	Ancient Replanted Woodland
Not shown	1905	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1979	SE	UNKNOWN	Ancient and Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.



8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

1

The following Area of Outstanding Natural Beauty (AONB) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	AONB/NSA Name	Data Source
7	78	E	Surrey Hills	Natural England

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

2

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
5	1055	E	Existing	DEFRA
6	1113	E	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

1

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ID	Distance	Direction	Green Belt Name	Local Authority Name
46	77	E	London Area Greenbelt	Waverley District (B)

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure GeoInsight, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.



What is the maximum Compressible Ground* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build Ö consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property Ö no significant increase in insurance risk due to running sand problems is likely.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.



Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Sand	Occasional minor mining may have occurred but of restricted extent.

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

Contact Details

Groundsure@centremaps.co.uk
CENTREMAPS, Brockamin House, Leigh, Worcester, London, WR6 5JU

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Registered Company: Laser Surveys Limited
Brockamin House, Leigh, Worcester, WR6 5JU.

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web:www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506

Web:www.environment-agency.gov.uk

Email:enquiries@environment-agency.gov.uk

Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe

Email:enquiries@phe.gov.uk

Main switchboard: 020 7654 8000

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Waverley Borough Council
Phone: 01483 523 333

Web: <http://www.waverley.gov.uk/>

Address: The Burys, Godalming, Surrey, GU7 1HR

Gemapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444

centremapslive.com
the mapping portal from Laser Surveys





Groundsure

LOCATION INTELLIGENCE

centremapslive.com
the mapping portal from Laser Surveys

Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary’s professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013

3. SUPPORTING INFORMATION

3.4 Risk Assessment Methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant 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.
Low likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

3. SUPPORTING INFORMATION

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	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



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**STATEMENT REGARDING PROPOSED CHANGE OF USE
FROM RETAIL TO RESIDENTIAL**

**AT THE GOLDEN HIND
35 LONDON ROAD
HINDHEAD
SURREY**

BY

**WADHAM & ISHERWOOD
CHARTERED SURVEYORS
GUILDFORD**

August 2015

LOCATION

With the Hindhead tunnel completion and opening in 2011 and the diversion of the A3 trunk Road between London and Portsmouth, this old section of the A3, London Road, has dramatically changed.

No longer is there a throughput of traffic and the location has become somewhat of a backwater leading only to the car park and cafe and the Devils Punchbowl.

This has, in our view, dramatically changed the location from a commercial standpoint with little or no pedestrian flow, nor passing trade.

However, the benefits of the new environment can be seen in that dilapidated buildings and former outdated businesses have been converted or redeveloped into quality housing, a use in our opinion that is suited to the new environment.

CHANGE OF USE

Our client's application to your Authority requires a change of use from the existing use involving the sale of furniture to redevelopment of the site to encompass both town houses and much needed one and two bedroomed apartments.

Our clients considered the potential to retain retail use on the site. However, our advice was that retail demand is very weak in this location, particularly now that London Road has become a cul-de-sac with little passing traffic or pedestrian flow.

In developing the land for this purpose, our clients would need to be certain that there was potential for retail occupation. The only retail use with demand that continues to be reasonably strong is that of a convenience store.

Whilst it could be argued the one of the main supermarket groups such as TESCO could be interested in such a site, there are 2 main supermarket groups 2 miles away in Headley Road, Grayshott, where the Co-Op and Sainsburys trade and hence there is little justification for further representation for a convenience store at Hindhead.

Furthermore, such a use on the subject site would create difficulties in this location due to regular deliveries from articulated vehicles who service generally at any time during the day or night. This would cause much disturbance to the nearby residential occupiers. Furthermore, access and egress to the site for vehicles of this nature would prove extremely difficult, particularly as parked cars along London Road would restrict the ability for lorries to reverse.

Added to which the physical number of on-street parking spaces close by to the site probably doesn't exceed 15 spaces and with the council's attitude towards no on-site parking at the front of the site stated during the pre-app discussions, the London Road car parking would be totally insufficient for a retailing business.

It is interesting to note that the adjacent development at Hunters Place, built by Thakeham Developments, with a planning consent granted for residential development included a number of retail units fronting London Road.

We note that none of these shops, for which consent was granted, are currently used as A1 retail shops but as Marketing suites for Thakeham Homes in which to meet potential buyers for their houses.

We have not seen any marketing material from Thakeham or their Surveyors regarding these shops and there is no mention of availability on their website.

This, we feel, demonstrates the lack of potential demand for shops in this location, or would suggest that these premises would have been occupied by retail users by now.

CONCLUSION

We attach some photographs of the subject property, the immediate surroundings and the Street scene where parking is available. We note the lack of available parking spaces in close proximity to the subject property with evidence of pavement parking apparent and yet little pedestrian activity to justify a continuing use of the site for retail purposes.

We strongly believe that the site is far better suited to its new environment as residential accommodation due to lack of both vehicular and pedestrian traffic.

We are established Surveyors in Surrey and specialise in marketing retail premises. Our database of retail requirements shows little interest being expressed in Hindhead from either multiple or local retailers. There are a number of empty retail premises existing in London Road and these are so we would suggest as a result of lack of demand for the reasons already expressed.

We hope you will consider favourably the contents of this report and support a regeneration of this site for residential purposes to further improve the lifestyle and appeal of this much improved and attractive location.

M.J.J. Isherwood
Director

Wadham and Isherwood
Chartered Surveyors
11, Quarry Street,
Guildford
GU1 3UY

NEW HOUSES OPPOSITE 35 LONDON ROAD



THAKEHAM HOMES MARKETING SUITES



PAVEMENT PARKING ON LONDON ROAD



THAKEHAM SHOPS USED AS MARKETING SUITES



THE SUBJECT SITE AND LOOKING TOWARDS THE BMW GARAGE



REAR OF 35 LONDON ROAD



Waverley Borough Council Surface Water Drainage Statement

In order to provide the required information on surface water drainage from the proposed development this pro-forma must be completed in full and be submitted with any planning application which seeks permission for 'major' development. This information contained in this form will be used by Surrey Council in its role as Lead Local Flood Authority and 'statutory consultee' on SuDs for all 'major' planning applications. The pro-forma is supported by the [Defra/EA Guidance on Rainfall Runoff Management](#) and can be completed using freely available tools including [SuDS Tools](#). The pro-forma should be considered alongside other supporting SuDS Guidance, but focuses on ensuring flood risk is not made worse elsewhere. The SuDS solution must operate effectively for as long as the development exists. This pro-forma is based upon current industry standard practice.

1. Site Details

Site	35 London Road
Address & post code or LPA reference	35 London Road, Hindhead, Surrey GU26 6AB
Grid reference	488,880m E; 135,740m N
Is the existing site developed or Greenfield?	Developed
Total Site Area served by drainage system (excluding open space) (Ha)*	0.154ha
Topographical survey plan showing existing site layout, site levels and drainage system	See 'Site Survey' plan

* The Greenfield runoff off rate from the development which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage from a site should be calculated for the area that forms the drainage network for the site whatever size of site and type of drainage technique. Please refer to the Rainfall Runoff Management document or CIRIA manual for detail on this.

2. Impermeable Area

	Existing	Proposed	Difference (Proposed-Existing)	Notes for developers & Local Authorities
Impermeable area (ha) (areas to be shown on a plan)	0.154ha	0.106ha	-0.048ha	If the proposed amount of impermeable surface is greater, then runoff rates and volumes will increase. Section 6 must be filled in. If proposed impermeability is equal or less than existing, then section 6 can be skipped & section 7 filled in.
Drainage Method (infiltration/sewer/watercourse)	Infiltration soakaway	Infiltration	N/A	If different from the existing, please fill in section 3. If existing drainage is by infiltration and the proposed is not, discharge volumes may increase. Fill in section 6.

PPG Paragraph 080

3. Proposing to Discharge Surface Water via

	Yes	No	Evidence that this is possible	Notes for developers & Local Authorities
Existing and proposed micro-drainage calculations	Y		Existing Brownfield Rates and Volumes Equivalent Greenfield Runoff Rates Soakaway Plots 1-2 and 3-4 Permeable Pavement/Soakaway Cascade	Please provide micro-drainage calculations of existing and proposed run-off rates and volumes in accordance with a recognised methodology or the results of a full infiltration test (see line below) if infiltration is proposed.
Infiltration	Y		Existing site drains to a soakaway to the rear of the site therefore infiltration will continue to be used.	e.g. soakage tests. Section 6 (infiltration) must be filled in if infiltration is proposed.
To watercourse		N	There are no watercourses in vicinity therefore this option is not practical.	e.g. Is there a watercourse nearby? Please provide details of any watercourse to which the site drains including cross-sections of any adjacent water courses for appropriate distance upstream and downstream of the discharge point (as agreed with the LLFA and/or EA)
To surface water sewer		N	N/A	Confirmation from sewer provider that sufficient capacity exists for this connection.
Combination of above		N	N/A	e.g. part infiltration part discharge to sewer or watercourse. Provide evidence above.
Has the drainage proposal had regard to the SuDS hierarchy?	Y		Yes see above.	Evidence must be provided to demonstrate that the proposed Sustainable Drainage proposal has had regard to the SuDS hierarchy.

Layout plan showing where the sustainable drainage infrastructure will be located on site.		See drawing 852/20B for layout. Permeable paving to be incorporated within access road, and soakaways to be located within rear gardens and amenity area.	Please provide plan reference numbers showing the details of the site layout showing where the sustainable drainage infrastructure will be located on the site. If the development is to be constructed in phases this should be shown on a separate plan and confirmation should be provided that the sustainable drainage proposal for each phase can be constructed and can operate independently and is not reliant on any later phase of development.
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Technical Standards S2 and S3

4. Peak Discharge Rates – This is the maximum flow rate at which surface water runoff leaves the site during a particular storm event.

	Existing Rates (l/s)	Proposed Rates (l/s)	Difference (l/s) (Proposed-Existing)	Notes for developers & Local Authorities
Greenfield QBAR	0.1	N/A	N/A	Mean annual Greenfield peak flow - QBAR is approx. 1 in 2 storm events. Use that figure in Section 7a.
1 in 1	22.3	0.7	-21.6	Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. e.g. discharging all flow from site at the existing 1 in 100 event increases flood risk during smaller events.
1 in 30	52.1	1.2	-50.9	
1 in 100	64.4	1.3	-63.1	
1 in 100 plus 30% climate change	N/A	1.4	N/A	To mitigate for climate change the proposed 1 in 100 +CC must be no greater than the existing 1 in 100 runoff rate. If not, flood risk increases under climate change. 30% should be added to the peak rainfall intensity.

Technical Standards S4 to S9

5. Calculate discharge volumes –The total volume of water leaving the development site for a particular rainfall event. Introducing new impermeable surfaces increases surface water runoff and may increase flood risk outside the development.

	Existing Volume (m ³) – calculated for 6hr/360min storm	Proposed Attenuation Volume (m ³) calculated for 6hr/360min storm	Difference (m ³) (Proposed-Existing)	Notes for developers & Local Authorities
1 in 1	22.6	7.7	-14.9	Proposed discharge volumes (without mitigation) should be no greater than existing volumes for all corresponding storm events. Any increase in volume increases flood risk elsewhere.
1 in 30	71.1	26.6	-44.5	

1 in 100	97.2	37.2	-60.0	Where volumes are increased section 6 must be filled in.
1 in 100 plus 30% climate change	N/A	51.8	N/A	To mitigate for climate change the volume discharge from site must be no greater than the existing 1 in 100 storm event. If not, flood risk increases under climate change.

6. Calculate attenuation storage – In order to minimise the negative impact on flood risk resulting from increased volumes runoff from the proposed development, storage must be provided.

		Notes for developers & Local Authorities
Storage volume required to retain discharge rates as existing (m ³)	N/A as impermeable area has been reduced.	Volume of water to attenuate on site if discharging at existing rates. Can't be used where discharge volumes are increasing
Where will the storage be provided on site?	N/A as impermeable area has been reduced.	

7. How is Storm Water stored on site?

Storage is required for the additional volume from site but also for holding back water to slow down the rate from the site. This is known as attenuation storage and long term storage. The intention is to not discharge that volume into the watercourses so as not to increase flood risk elsewhere.

			Notes for developers & Local Authorities
Infiltration	State the Site's Geology/drift material overlaying)	Sand/Sandstone	Avoid infiltrating in made ground.
	Does the site have a high ground water table? Yes/No?	No	If yes, please provide details of the site's hydrology.
	Is the site within a known Source Protection Zones (SPZ)? Yes/No?	Yes Outer SPZ Zone 2	Infiltration rates are highly variable and refer to Environment Agency website to identify source protection zones (SPZ)
	Are infiltration rates suitable?		Infiltration rates should be no lower than 1×10^{-6} m/s.
	Is the site contaminated? If yes, consider advice from others on whether infiltration can happen.	No	Water should not be infiltrated through land that is contaminated. The Environment Agency may provide bespoke advice in planning consultations for contaminated sites that should be considered.
	State the distance between a proposed infiltration device base and the ground water (GW) level	At least 1m	Need 1m (min) between the base of the infiltration device & the water table to protect Groundwater quality & ensure GW doesn't enter infiltration devices. Avoid infiltration where this isn't possible.
	Were infiltration rates obtained by desk study or infiltration test?	No. Infiltration rate has been assumed at 0.1m/hr based on the lower end of the range for sand, taken from the CIRIA SuDS Manual.	Infiltration rates can be estimated from desk studies at most stages of the planning system if a back-up attenuation scheme is provided.

Is infiltration feasible?	Yes/No?	Yes	If infiltration is not feasible how will the additional volume be stored?. The applicant should then consider the following options in the next section.
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7a. Storage requirements

Where infiltration is not possible, then the developer must confirm that either of the two options below will be implemented for dealing with the amount of water that needs to be stored on site.

Option 1 Simple – Store both the additional volume and attenuation volume in order to make a final discharge from site at **QBAR**. This is preferred if no infiltration can be made on site. This very simply satisfies the runoff rates and volume criteria.

Option 2 Complex – If some of the additional volume of water can be infiltrated back into the ground, the remainder can be discharged at a very low rate of 2 l/sec/hectare. A combined storage calculation using the partial permissible rate of 2 l/sec/hectare and the attenuation rate used to slow the runoff from site.

		Notes for developers & Local Authorities
Please confirm what option has been chosen and how much storage is required on site.	N/A as impermeable area and hence runoff/volumes are reduced.	The developer at this stage should understand the site characteristics and be able to explain what the storage requirements are on site and how it will be achieved.

8. Additional Consideration to comply with the Technical Standards and PPG

		Notes for developers & Local Authorities
Which Drainage Systems measures have been used?	<p>Access road and parking to incorporate tanked permeable paving to provide a level of treatment before discharge via orifice to a soakaway (2 treatment levels).</p> <p>Roof water to discharge directly to soakaways in back gardens and amenity area (1 treatment level).</p>	SUDS can be adapted for most situations even where infiltration isn't feasible e.g. impermeable liners beneath some SUDS devices allows treatment but not infiltration. See CIRIA SUDS Manual C697 or subsequent version (C753).
How will exceedance events be catered on site without increasing flood risks (both on site and outside the development)?	Attenuation sized to accommodate the 1 in 100 year plus 30% allowance for climate change rainfall event. Site to be suitably profiled so that flows are directed	Safely: not causing property flooding or posing a hazard to site users i.e. no deeper than 300mm on roads/footpaths

	to the amenity/grassed areas and away from the properties.	
How are rates being restricted?	Orifice to restrict flow from permeable pavement to soakaway.	Hydrobrakes to be used where rates are between 2l/s to 5l/s. Orifices not be used below 5l/s as the pipes may block. Pipes with flows < 2l/s are prone to blockage.
Drainage during construction period	TBC	Provide details of how drainage will be managed during the construction period including any necessary connections, impacts, diversions and erosion control.
Key Drainage components / Features	Orifice	Which component if blocked (even partial) will lead to flooding?

Technical Standards S10 to S12

9. Management and Maintenance of SuDs

Details are required to be provided of the management and maintenance plan for the SUDs, including for the individual plots in perpetuity.

How is the entire drainage system to be maintained in perpetuity?	<p>The proposed drainage system will be maintained as part of the wider management of the site.</p> <p>Typical maintenance activities would include sweeping and inspection of the permeable pavement system and inspection and desilting of the soakaway inlets and chambers (frequency to be confirmed).</p>	<p>Clear details of the maintenance proposals of all elements of the proposed drainage system must be provided to show that all parts of SuDs are effective and robust.</p> <p>Provide a management plan to describe the SUDS scheme and set out the management objectives for the site. It should consider how the SuDs will perform and develop over time anticipating any additional maintenance tasks to ensure the system continues to perform as designed.</p> <ul style="list-style-type: none"> — Specification notes that describe how work is to be undertaken and the materials to be used. — A maintenance schedule describes what work is to be done and when it is to be done using frequency and performance requirements as appropriate. — A site plan showing maintenance areas, control points and outfalls. Responsibility for the management and maintenance of each element of the SUDS scheme will also need to be detailed within the Management Plan . <p>Where open water is involved please provide a health and safety plan within the management plan.</p>
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Please confirm the owners/adopters of the entire drainage systems throughout the development. Please list all the owners.	TBC	If these are multiple owners then a drawing illustrating exactly what features will be within each owner's remit must be submitted with this Proforma. Please give details of each feature and how it will be managed in accordance with the details in the management plan.
Please provide details demonstrating that any third party agreements required using land outside the application site have been secured.	TBC	

The above form should be completed using evidence from information which should be appended to this form. The information being submitted should be proportionate to the site conditions, flood risks and magnitude of development. It should serve as a summary of the drainage proposals and should clearly show that the proposed discharge rate and volume as a result of development will not be increasing. Where there is an increase in discharge rate or volume, then the relevant section of this form must be completed with clear evidence demonstrating how the requirements will be met.

This form is completed using factual information and can be used as a summary of the surface water drainage strategy on this site.

Form Completed By: Elizabeth Edney

Qualification of person responsible for signing off this pro-forma

Company: Peter Brett Associates LLP

On behalf of: Silvawood Guildford Ltd.

Date: 30th July 2015