

Screening and Floodview

Address: ReportAddress

Date: Mar 31, 2014

Your Reference: Screening and Floodview

Client: GroundSure

Beneficiary Name:



Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: ReportAddress

Grid Reference: 123456,123456

Size of Site: 0.09 ha

Report Reference: Screening and Floodview

Executive Summary: Environmental Risk

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Moderate

Recommendations

Whilst GroundSure has determined the property to comprise Acceptable Environmental Risk, some liabilities may reside with the property that a prudent purchaser may wish to consider further.

A GroundSure consultant has analysed the nature of the development at the site, and concluded that the issues of concern would have been the developer's legal responsibility to address as part of the development process, and as such have surmised that these concerns are not significant. This risk assessment is based upon the assumption that the developer of the site has undertaken the development process in line with their legal responsibilities as set out in Planning Policy Statement (PPS) 23: Planning and Pollution Control or any subsequent equivalent guidance under the National Planning Policy Framework (NPPF). A prudent purchaser may wish to obtain confirmation of all works undertaken and proof of discharge of any conditions relating to land quality to assist in any future sale.

However, if the site is going to be redeveloped further, a review of any existing environmental reports undertaken for the recent development will be required, and further work to address land quality issues may also be required as part of the development process depending on the nature of the development and the sensitivity of the end users.

Further Information

Environmental Consultancy: If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.groundsure.com/help-documents/faqs>. If anything further is required contact the GroundSure Helpline to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment: If you would like to undertake a Phase 1 Environmental Risk Assessment, GroundSure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

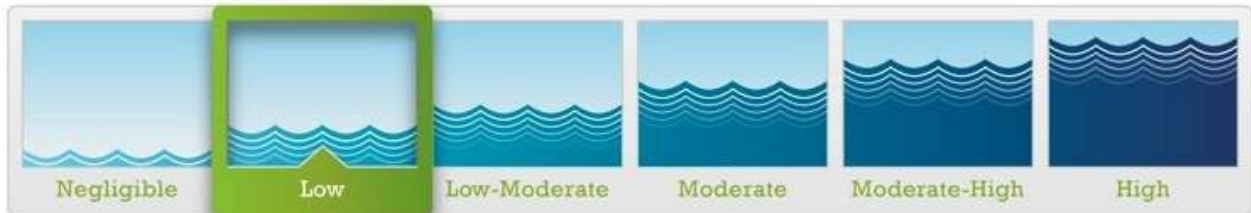
Environmental Insurance: Environmental insurance may be available for the subject property. Please contact GroundSure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used as residential flats and offices.
Proposed land use	GroundSure has been advised that the property will be redeveloped for unspecified purposes. However, additional information obtained by GroundSure suggests the site have been recently redeveloped.
On site potentially contaminative issues	Potentially contaminative historic land uses of moderate concern have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative historic land uses of moderate concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including site occupants, ground workers during potential redevelopment and the underlying Secondary A aquifer within the superficial deposits. In addition, a potable water abstraction point has been identified 824m to the north though this is unlikely to be affected due to the presence of low permeability London Clay overlying the likely zone of extraction.
Conclusion	GroundSure has identified a potential source-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the GroundSure Risk Assessment Methodology contained within this report.

Executive Summary: Flood Risk

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report.



Is insurance cover for flooding likely to be available for the property based upon Environment Agency NaFRA data?	Yes
What is the highest NaFRA risk rating for the property?	Very Low
What is the highest Environment Agency Flood Zone risk at the property?	Negligible
What is the risk of flooding from pluvial/surface water sources?	Low
If the site were to be redeveloped, would a NPPF flood risk assessment be required?	Unlikely

Recommendations

It is recommended that several insurers are contacted to confirm the availability of reasonably priced insurance for the property.

The purchaser may wish to make specific enquiries of the vendor regarding the history of flooding at the property.

National Flood Risk Assessment (NaFRA)

As the site lies within or in close proximity to an area with a Very Low risk rating in the NaFRA database, no further recommendations are required.

Environment Agency Flood Zones

No guidance required.

Groundwater Flooding

The BGS have identified potential for groundwater flooding at surface level in the area. This means that given the geological conditions in the vicinity groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

Development Guidance

No guidance required.

JBA Surface Water (Pluvial) Flooding

Whilst there is a risk of surface water flooding at or within 25m of the centre of the property, the property is only likely to be at risk from an extreme rainfall event predicted to occur once every 1000 years. No further assessment is likely to be necessary.

Historic Flood Events

The site is not recorded to have been subject to historic flooding. However, the absence of data does not provide a definitive conclusion that the site has never flooded, only that the Environment Agency hold no record of any flooding at the site.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	No issues identified.
Natural Ground Subsidence	The BGS has identified a moderate potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
Shallow Mining	No issues identified.
Radon	No issues identified.
Radon Protection	No issues identified.
Coal Mining	No issues identified.

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.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use (1:10,000)						
Records of potentially contaminative past land use	0	3	94	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	2	2*	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	5	0	6*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	0*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	5	-	-
Records of Part A(1) Authorised Activities	0	0	3	6	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	1	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	1	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	3	9	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	1	5	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	1	1	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	1	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	4	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-
3. Landfill and Other Waste Sites						
	on-site	0-50	51-250	251-500	501-1000	1000-1500

3.1 Landfill Sites

Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	3	0
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	3	0

3.2 Landfill and Other Waste Sites Findings

Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	2	1	-	-
Environment Agency licensed Waste Sites	0	0	0	12	11	21

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	1	32	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology

	Description
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? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 256	

* This includes an automatically generated 50m buffer zone around the site.

6. Hydrogeology and Hydrology

	on-site	0-50	51-250	251-500	501-1000	1001-2000*
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	9	6	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	1	0	2	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	3	11
6.6 Are there any Source Protection Zones within 500m of the study site?					Yes	
6.7 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	Yes
6.8 Detailed River Network entries within 500m of the site	0	1	2	2	-	-
6.9 Surface water features within 250m of the study site	No	Yes	Yes	-	-	-

7. Flooding

7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	Yes
7.3 Are there any Flood Defences within 250m of the study site?	No
7.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	Yes
7.5 Are there any Proposed 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 National Flood Risk Assessment (NaFRA) Flood Rating for the study site?	Very Low
7.8 Has the site been subject to past flooding as recorded by the Environment Agency?	No
7.9 Is the site or any area within 50m at risk of Surface Water (Pluvial) Flooding?	Yes
7.10 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential below Surface
7.11 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate
7.12 Are there any geological indicators of historic flooding within 250m of the study site?	Yes
7.13 Is the property located in an area identified as being at potential risk in the event of a reservoir failure?	No

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	1	4
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0

9. Additional Information	on-site	0-50	51-250
9.1 Records of mobile phone transmitters	0	0	0
9.2 Records of potential sites of OfCom telecommunications masts	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Moderate
10.2 Is the property in a radon Affected Area as defined by Public Health England (PHE) 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
Is the property in an area where radon protection measures 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

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible
11.3 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. This search is conducted using radii of up to 250m.

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 underground oil and gas pipelines.

5. Geology

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

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on tidal/fluvial flooding, historic flood events, surface water (pluvial) 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 and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

10. 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.

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

11. Mining

Provides information on areas of coal and shallow mining.

12. 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.

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

GroundSure Risk Assessment Methodology

Environmental Risk Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2003, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2007.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to GroundSure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Public Health England, Local Authorities, etc. GroundSure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, GroundSure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report GroundSure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Source - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Environmental Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

GroundSure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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Environmental Damage Regulations 2009

The Environmental Damage (Prevention and Remediation) Regulations 2009 came into force in England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in a significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (The Environment Agency, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Countryside Council for Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats).

These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. GroundSure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Flood Risk Framework

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by GroundSure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. GroundSure's overall flood risk assessment takes account of the cumulative risk as assessed within the Environment Agency's NaFRA and Flood Zone datasets, in addition to surface water (pluvial) flooding.

This report provides an overall risk ranking of flooding potential at the site as well as answering the following key questions:

Is insurance likely to be available for the property?

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a significant risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, as well as areas yet to receive a full assessment are advised to sign up to the Environment Agency's Flood Warning scheme. The probability estimates for NaFRA risk bands are as follows:

- Very Low – the chance of flooding from rivers or the sea is considered to be Less than 1 in 1000 (0.1%) in any given year.
- Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.
- Medium - the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) in any given year.
- High – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

What is the Environment Agency NaFRA risk rating for the property?

This rating is based upon the highest NaFRA risk band to be found within the site boundary. See above for an explanation of NaFRA risk banding.

What is the highest Environment Agency Flood Zone risk at the site?

The Environment Agency estimates the annual probability of flooding from rivers and the sea as:-

- Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.
- Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.
- Zone 3 (or Zone 3a) – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.
- Zone 3b – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Where the property is in an area benefiting from flood defences these may be taken into account within the flood risk assessment provided. However it should be noted that flood defences do not entirely remove the risk of flooding, as they can fail or overtop. Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Floodline Warning scheme.

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What is the risk of flooding from pluvial/surface water sources?

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m “cell” of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

- 0.1m or greater in a 1 in 1,000 year rainfall event - Low
- Between 0.1m and 0.3m in a 1 in 200 year rainfall event – Low to Moderate
- Between 0.3m and 1.0m in a 1 in 200 year rainfall event - Moderate
- Greater than 1.0m in a 1 in 200 year rainfall event – Moderate to High
- Between 0.1m and 0.3m in a 1 in 75 year rainfall event - High
- Between 0.3m and 1.0m in a 1 in 75 year rainfall event – Significant
- Greater than 1.0m in a 1 in 75 year rainfall event – Highly Significant

If the site is to be redeveloped, will a Flood Risk Assessment be required under the National Planning Policy Framework?

The *National Planning Policy Framework* identifies the need for Flood Risk Assessments to be carried out for developments within Flood Zones. Furthermore, any development proposals comprising one hectare or above will require a brief Flood Risk Assessment, partly due to their potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of new development on surface water run-off.

The Recommendations will also highlight whether the site has been subject to an historic flood event as recorded by the Environment Agency. Furthermore, the recommendations will indicate whether the site is considered to lie within an area which may be susceptible to groundwater flooding. However, information regarding groundwater flooding susceptibility is not used to calculate the overall flood risk to the property due to the limitations of the database. Additionally, the flood risk assessment does not take account of flooding from sources such as burst water mains, blocked sewers or appliance failure

Report Reference: Screening and Floodview

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (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 250m of the search centre: 97

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
4.0	NE	Chemical Works	1867
6.0	NE	Chemical Works	1867
39.0	N	Unspecified Works	1938
51.0	NE	Soap Works	1894
52.0	NW	Lunatic Asylum	1911
57.0	NE	Lamp Manufactory	1867
58.0	NE	Sawmills	1920
59.0	NE	Soap Works	1911
62.0	NE	Unspecified Factory	1973
64.0	N	Lamp Factory	1867
64.0	N	Soap Works	1949
65.0	NE	Unspecified Tanks	1894
71.0	NE	Unspecified Tanks	1911
74.0	NE	Unspecified Tank	1894
76.0	NE	Unspecified Tank	1894
77.0	N	Soap Works	1920
83.0	N	Unspecified Commercial/Industrial	1955
86.0	N	Unspecified Works	1981
88.0	NE	Unspecified Tank	1894
100.0	NE	Unspecified Tank	1894
106.0	N	Unspecified Works	1989
106.0	N	Unspecified Works	1973
106.0	N	Unspecified Works	1994
110.0	E	Safe Works	1920
111.0	N	Railway Sidings	1920
119.0	NE	Sawmills	1938
121.0	E	Dock	1863
123.0	E	Emery Works	1863
124.0	NE	Lime Works	1863
124.0	N	Railway Sidings	1949
124.0	SE	Safe Works	1938
125.0	NE	Sawmills	1949
128.0	E	Unspecified Wharf	1867
129.0	W	Lunatic Asylum	1867
130.0	E	Unspecified Wharf	1949
137.0	NE	Railway Sidings	1938
138.0	NE	Railway Sidings	1894
138.0	NE	Sawmills	1894
140.0	E	Unspecified Wharf	1938
143.0	NE	Sawmills	1920
146.0	NE	Sawmills	1911
147.0	E	Unspecified Wharf	1867
147.0	NE	Sawmills	1955
148.0	NW	Soap Works	1867
148.0	NE	Sawmills	1894
149.0	NW	Soap Works	1867
149.0	NE	Unspecified Works	1965
151.0	NE	Unspecified Works	1965
151.0	NE	Unspecified Works	1989
151.0	NE	Unspecified Works	1981
151.0	NE	Unspecified Works	1973
151.0	NE	Unspecified Works	1994
153.0	NW	Railway Sidings	1938
156.0	NE	Railway Sidings	1911
157.0	E	Unspecified Wharf	1949
159.0	E	Unspecified Works	1949
173.0	SE	Grave Yard	1938
173.0	E	Lime Works	1920

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

173.0	NW	Timber Yard	1920
178.0	N	Soap Works	1894
178.0	NE	Railway Sidings	1949
179.0	NE	Railway Sidings	1911
179.0	NW	Timber Yard	1949
182.0	E	Unspecified Wharf	1920
184.0	NE	Unspecified Works	1920
187.0	NE	Unspecified Works	1965
191.0	NW	Tramway Depot	1938
192.0	E	Lime Works	1938
200.0	E	Paper Mills	1867
201.0	SE	Grave Yard	1949
201.0	SE	Grave Yard	1965
203.0	SE	Grave Yard	1920
204.0	NW	Timber Yard	1938
206.0	E	Unspecified Disused Wharf	1938
206.0	E	Unspecified Works	1973
207.0	N	Unspecified Works	1965
210.0	NW	Railway Sidings	1955
210.0	NW	Railway Sidings	1965
214.0	NW	Railway Sidings	1949
214.0	E	Paper Mills	1867
220.0	E	Lime Works	1863
221.0	W	Tramway Depot	1949
222.0	NW	Railway Building	1949
229.0	E	Lime Works	1949
229.0	NE	Unspecified Works	1938
230.0	NW	Railway Sidings	1894
231.0	NW	Railway Sidings	1867
236.0	NW	Railway Sidings	1989
236.0	NW	Railway Sidings	1994
236.0	NW	Railway Sidings	1981
244.0	NE	Unspecified Works	1894
245.0	NE	Unspecified Works	1949
246.0	N	Unspecified Tanks	1938
247.0	NE	Electricity Works	1920
249.0	NE	Railway Sidings	1955
249.0	NE	Unspecified Commercial/Industrial	1955
249.0	NE	Unspecified Works	1965

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 100m of the search centre:

4

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
36.0	E	Tanks	1916
42.0	E	Unspecified Tank	1896
67.0	E	Unspecified Tank	1869
69.0	NE	Tanks	1896

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 100m of the search centre:

11

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Electricity Substation	1968

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

0.0	On Site	Electricity Substation	1995
0.0	On Site	Electricity Substation	1985
0.0	On Site	Electricity Substation	1991
0.0	On Site	Electricity Substation	1991
66.0	NW	Electricity Substation	1991
66.0	NW	Electricity Substation	1985
66.0	NW	Electricity Substation	1991
69.0	NW	Electricity Substation	1968
69.0	NW	Electricity Substation	1995
96.0	N	Electricity Substation	1995

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 100m of the search centre: 0

Database searched and no data found.

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.

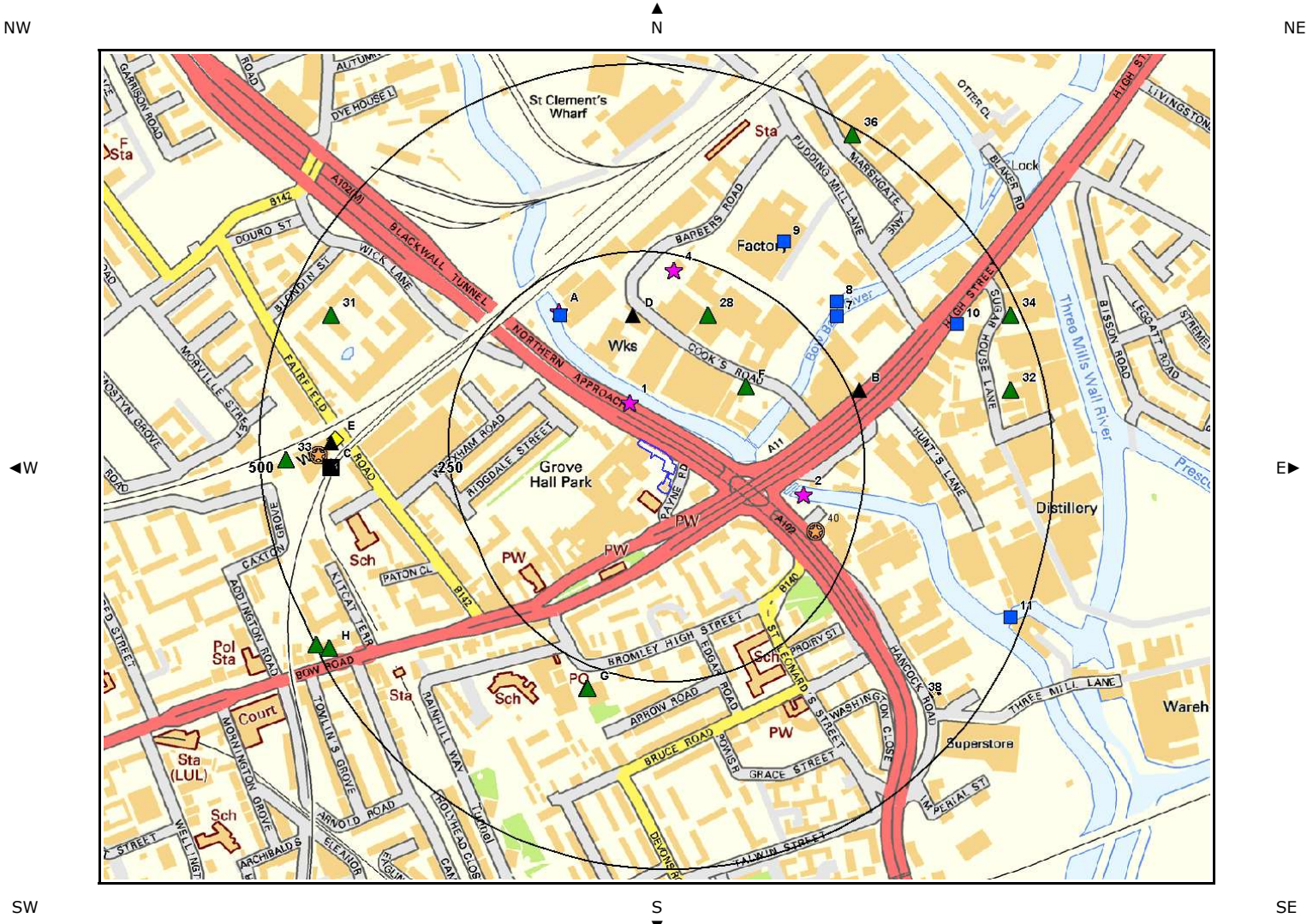
Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 0













2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

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:

Records of Historic IPC Authorisations within 500m of the study site:

5

The following Part A Licences (IPC Processes) are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details	
51B	261.0	E	538000,183200	Operator: Pigments Ltd Address: 14-18 And 26 High Street, Stratford, London, E15 2AA Process: Manufacture And Use Of Organic Chemicals	Permit Number: AK9810 Original Permit Number: IPCAPP Date Approved: 9-5-1994 Effective Date: 17-5-1994 Status: Superseded By Variation
52B	261.0	E	538000,183200	Operator: Pigments Ltd Address: 14-18 And 26 High Street, Stratford, London, E15 2AA Process: Manufacture And Use Of Organic Chemicals	Permit Number: BC7256 Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Superseded By Variation
53B	261.0	E	538000,183200	Operator: Pigments Ltd Address: 14-18 And 26 High Street, Stratford, London, E15 2AA Process: Manufacture And Use Of Organic Chemicals	Permit Number: BB9725 Original Permit Number: IPCMINVAR Date Approved: 21-5-1999 Effective Date: 1-7-1999 Status: Revoked
54I	407.0	W	537300,183100	Operator: Radiant Metal Finishing Plc Address: 69 Fairfield Road, London, E3 2QA Process: Inorganic Chemical Processes	Permit Number: AO2965 Original Permit Number: IPCAPP Date Approved: 14-12-1994 Effective Date: 16-12-1994 Status: Superseded By Variation
55I	407.0	W	537300,183100	Operator: Radiant Metal Finishing Plc Address: 69 Fairfield Road, London, E3 2QA Process: Inorganic Chemical Processes	Permit Number: BC9895 Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked - Now Ippc

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

9

The following Part A(1) and IPPC Authorised Activities are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details
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Report Reference: Screening and Floodview

42D	163.0	N	537700,18330 0	Operator: W J Curley & Sons Limited Installation Name: Bow Biodiesel Plant Process: ORGANIC CHEMICALS; OXYGEN CONTAINING COMPOUNDS EG ALCOHOLS	Permit Number: TP3938KQ Original Permit Number: TP3938KQ EPR Reference: - Issue Date: 22/6/2010 00:00:00 Effective Date: 22/6/2010 00:00:00 Last date noted as effective: 2014- 01-01 Status: Superceded
43D	163.0	N	537700,18330 0	Operator: City Oils Limited Installation Name: City Oils Limited Process: ORGANIC CHEMICALS; OXYGEN CONTAINING COMPOUNDS EG ALCOHOLS	Permit Number: NP3038NS Original Permit Number: SP3330NY EPR Reference: - Issue Date: 2/7/2013 00:00:00 Effective Date: 2/7/2013 00:00:00 Last date noted as effective: 2014- 01-01 Status: Effective
44D	163.0	N	537700,18330 0	Operator: City Oils Limited Installation Name: Bow Biodiesel Plant Process: ORGANIC CHEMICALS; OXYGEN CONTAINING COMPOUNDS EG ALCOHOLS	Permit Number: SP3330NY Original Permit Number: SP3330NY EPR Reference: - Issue Date: 23/4/2013 00:00:00 Effective Date: 17/4/2013 00:00:00 Last date noted as effective: 2014- 01-01 Status: Superceded
45E	406.0	W	537300,18313 0	Operator: Radiant Metal Finishing Plc Installation Name: Radiant Metal Finishing Plc Process: SURFACE TREATING METALS AND PLASTICS; WITH RELEASE TO AIR OF OXIDES OF NITROGEN	Permit Number: LP3832UF Original Permit Number: BP3244IX EPR Reference: - Issue Date: - Effective Date: 2/7/2007 00:00:00 Last date noted as effective: 2014- 01-01 Status: Surrender Effective
46E	406.0	W	537300,18313 0	Operator: Radiant Metal Finishing Plc Installation Name: Radiant Metal Finishing Plc Process: SURFACE TREATING METALS AND PLASTICS; WITH RELEASE TO AIR OF OXIDES OF NITROGEN	Permit Number: LP3832UF Original Permit Number: BP3244IX EPR Reference: - Issue Date: - Effective Date: 2/7/2007 00:00:00 Last date noted as effective: 2014- 01-01 Status: Surrender Effective
47E	406.0	W	537300,18313 0	Operator: Radiant Metal Finishing Plc Installation Name: Radiant Metal Finishing Plc Process: RECOVERING ANY COMPOUND OF CADMIUM OR MERCURY	Permit Number: LP3832UF Original Permit Number: BP3244IX EPR Reference: - Issue Date: - Effective Date: 2/7/2007 00:00:00 Last date noted as effective: 2014- 01-01 Status: Surrender Effective
48E	406.0	W	537300,18313 0	Operator: Radiant Metal Finishing Plc Installation Name: Radiant Metal Finishing Plc Process: INORGANIC CHEMICALS; USING MERCURY/CADMIUM AND COMPOUNDS IF RELEASE INTO AIR	Permit Number: LP3832UF Original Permit Number: BP3244IX EPR Reference: - Issue Date: - Effective Date: 2/7/2007 00:00:00 Last date noted as effective: 2014- 01-01 Status: Surrender Effective
49E	406.0	W	537300,18313 0	Operator: Radiant Metal Finishing Plc Installation Name: Radiant Metal Finishing Plc Process: INORGANIC CHEMICALS; USING MERCURY/CADMIUM AND COMPOUNDS IF RELEASE INTO AIR	Permit Number: BP3244IX Original Permit Number: BP3244IX EPR Reference: - Issue Date: 28/7/2005 00:00:00 Effective Date: 28/7/2005 00:00:00 Last date noted as effective: 2014- 01-01 Status: Superceded
50E	406.0	W	537300,18313 0	Operator: Radiant Metal Finishing Plc Installation Name: Radiant Metal Finishing Plc Process: SURFACE TREATING METALS AND PLASTICS; WITH RELEASE TO AIR OF OXIDES OF NITROGEN	Permit Number: BP3244IX Original Permit Number: BP3244IX EPR Reference: - Issue Date: 28/7/2005 00:00:00 Effective Date: 28/7/2005 00:00:00 Last date noted as effective: 2014- 01-01 Status: Superceded

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: **1**

[Report Reference: Screening and Floodview](#)

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

The following Water Industry Referral records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	Address	Permission reference	Local Authority	First Date Received	Last Date Received	Status
56I	407.0	W	Radiant Metal Finishing Plc, 69 Fairfield Road, 69 Fairfield Road, Bow, London, E3 2qa	AF2132	London Borough Of Tower Hamlets	01-06-2001	01-01-2014	Dead (application)

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.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 1

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details
5E	400.0	W	537306,183136	Name: Radiant Metal Finishing Plc, 69 Fairfield Rd, Bow, London Status: Active Receiving Water: - Authorised Substances: Chromium, Copper, Cyanide, Lead, Nickel, Zinc

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 12

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

ID	Distance [m]	Direction	NGR	Details
26F	137.0	NE	537850,183205	Address: Curley, W J, & Sons, Vulcan Wharf, Cooks Road, E15 2PW Process: Vegetable Oil Extraction And Fat And Oil Refining Status: Historical Permit Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
27F	137.0	NE	537850,183205	Address: Curley, W J, & Sons, Vulcan Wharf, Cooks Road, E15 2PW Process: Vegetable Oil Extraction And Fat And Oil Refining Status: Mothballed Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
28	186.0	NE	537800,183300	Address: A Baveystock & Co Cooks Rd, London, E15 2PL Process: Timber Process, Process:coating & Enamelling Process Status: Historical Permit Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
29G	281.0	S	537640,182803	Address: E3 Dry Cleaners, 22 Bromley High Street, Bromley by Bow, London, E3 3EP Process: Dry cleaning Status: Current Permit Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
30G	282.0	S	537639,182803	Address: Bow Dry Cleaners, 22 Bromley High Street Process: Dry cleaning Status: Historical Permit Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

31	440.0	NW	537300,183300	Address: Intertrade Supply, Wick Lane, E3 Process: Coating & Enamelling Process Status: Historical Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
32	453.0	E	538200,183200	Address: Mcleans Packaging, High St, Stratford, E15 2QH Process: Print/paint/ink/dyes Process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
33	466.0	W	537241,183107	Address: Radiant Metal Finishing Ltd, 69 Fairfield Road, London, E3 2QA Process: Cadmium Plating. Status: Historical Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
34	484.0	NE	538200,183300	Address: G Huth & Co, Sugarhouse Lane, Stratford, Newham, London, E15 2QS Process: Zinc Process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
35H	485.0	SW	537298,182857	Address: Star Service Stations Ltd, 127-139 Bow Road, London, E3 2AN Process: Unloading of Petrol into Storage at Petrol Stations Status: Historical Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
36	489.0	NE	537991,183541	Address: Parkes Galvanizing Ltd, Riverside Works, Marshgate Lane, E15 2NH Process: Hot Dip Galvanising Processes Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
37H	499.0	SW	537281,182861	Address: Star Service Stations Ltd, Star Service Stations Ltd, 127-139 Bow Road, London, E3 2AN Process: Unloading of Petrol into Storage at Petrol Stations Status: Current Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 6

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details
6A	197.0	NW	537604,183302	Address: Crossrail Pudding Mill Lane Site, Crossrail Pudding Mill Lane Site, Off Cooks Road, London, E15 2PN Effluent Type: Trade Discharges - Process Effluent - Not Water Company Permit Number: EPRPB3334AT Permit Version: 1 Receiving Water: River Lee Status: New Issued Under Epr 2010 Issue date: 5/7/2013 Effective Date: 5/7/2013 Revocation Date: -
7	290.0	NE	537970,183300	Address: Pudding Mill Lane, Stratford, Londo, Pudding Mill Lane, Stratford, Lo, Ndon E15 Effluent Type: Trade Discharges - Cooling Water Permit Number: CTWC.1827 Permit Version: 1 Receiving Water: Bow Back River Status: Revoked - Unspecified Issue date: 25/8/1987 Effective Date: 25/8/1987 Revocation Date: 12/1/1996

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

8	303.0	NE	537970,183320	Address: Old Bow Power Station Site, Pudding, Old Bow Power Station Site, Pudd, Ing Mill Lane, Bow, London Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: CTWC.0224 Permit Version: 1	Receiving Water: Bow Back River Status: Transferred From Copa 1974 Issue date: 25/7/1985 Effective Date: 25/7/1985 Revocation Date: -
9	322.0	NE	537900,183400	Address: New Bmw Workshop & Showroom, 68-70, New Bmw Workshop & Showroom, 68-, 70 High Street, Stratford, Londo, N Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: CTWC.3291 Permit Version: 1	Receiving Water: Bow Back River Status: Transferred From Copa 1974 Issue date: 12/6/1989 Effective Date: 12/6/1989 Revocation Date: -
10	417.0	NE	538130,183290	Address: 107 High Street, Stratford, London, 107 High Street, Stratford, Lond, On E15 Effluent Type: Trade Discharges - Cooling Water Permit Number: CLCU.0013 Permit Version: 1	Receiving Water: - Status: Revoked - Unspecified Issue date: 8/10/1965 Effective Date: 8/10/1965 Revocation Date: 14/9/1992
11	481.0	E	538200,182900	Address: Former Colas Site, Hancock Road, Bo, Former Colas Site, Hancock Road, Bow, London Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: CTWC.3247 Permit Version: 1	Receiving Water: River Lee Navigation Status: Revoked - Unspecified Issue date: 20/4/1989 Effective Date: 20/4/1989 Revocation Date: 3/6/1991

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 2

The following records are represented as points on the Industrial Sites and Processes map.

ID	Distance [m]	Direction	Application Reference Number	Application Status	Application Date	Address	Details	Details of Enforcement Action
	200.0	E	PA/03/00020	Approved	16/01/2003	Calor Gas Ltd., 1 Global Approach, Hancock Road, London, E3 3BW	Variation of the deemed Hazardous Substance Consent granted in 1992 to change the storage of LPG from 60 tonne cylinders to 57 tonne cylinders and 3 tonnes of bulk (3 x 1 tonne vessels) used to dispense "Autogas".	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
	423.0	W	No Details.	Approved	No Details.	Radiant Metal Finishing Ltd, 69 Fairfield Road, Bow, London, E3 2QA	No Details.	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 1

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

The following COMAH & NIHHS Authorisation records provided by the Health and Safety Executive are represented as polygons or buffered points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Address	Type	Update
38	432.0	SE	537900,183000	bow calor (calor gas ltd t/a),bow wharf,hancock road,bow,e3 3da	NIHHS	2001

2.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site:

4

The following NIRS List 2 records are represented as points on the Authorisations, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details		
1	51.0	N	537695,183185	Incident Date: 27/11/2002 Incident Identification: 123327 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)	
2	171.0	E	537925,183063	Incident Date: 26/04/2003 Incident Identification: 154159 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)	
3A	202.0	NW	537601,183307	Incident Date: 09/09/2005 Incident Identification: 344990 Pollutant: Organic Chemicals/Products Pollutant Description: Dyes and Inks	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)	
4	229.0	N	537754,183362	Incident Date: 17/07/2002 Incident Identification: 92245 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)	

Records of National Incidents Recording System, List 1 within 250m of the study site:

0

Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

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

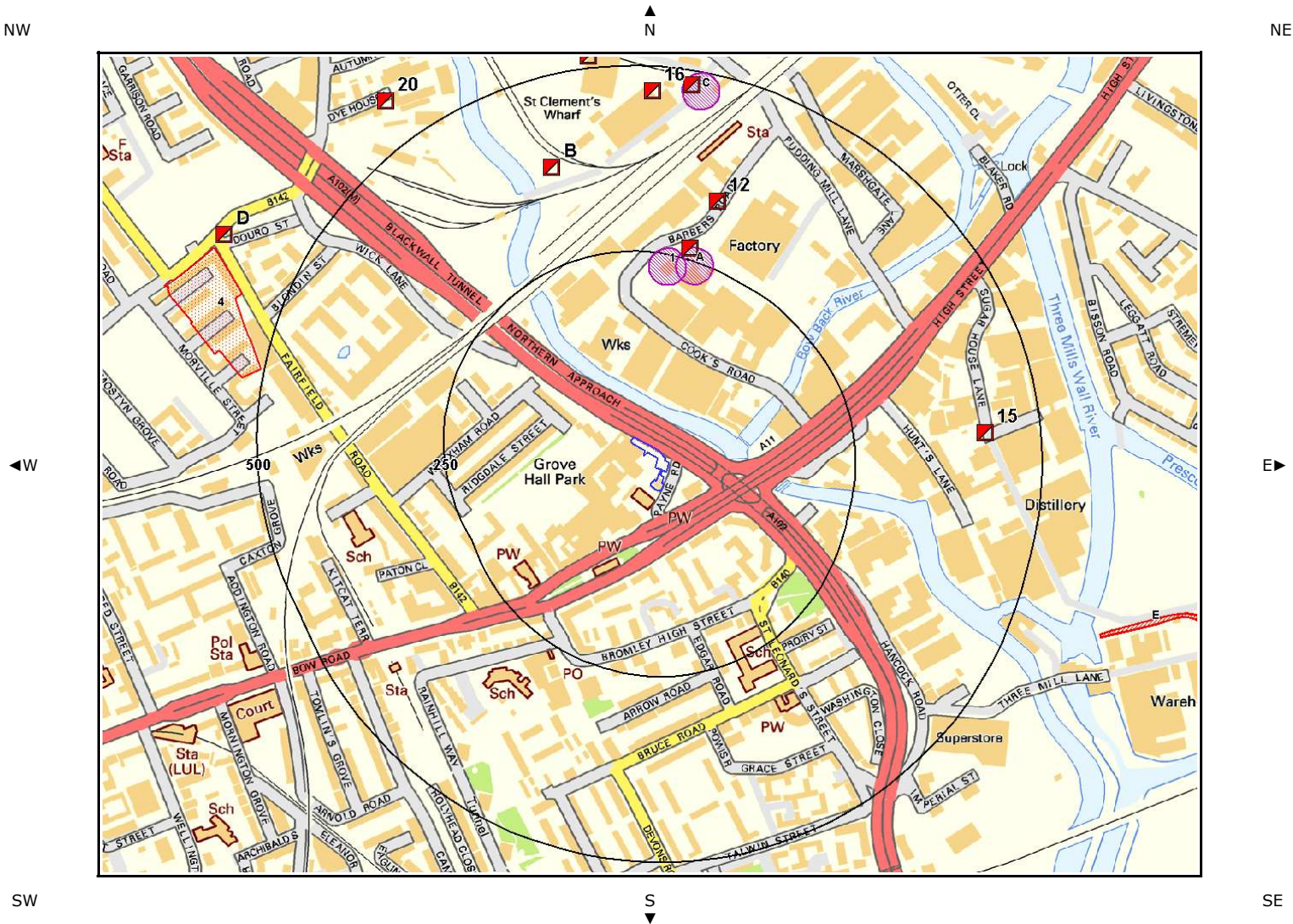
Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com







3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend



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-  Site Outline
-  E.A. Active Landfill
-  E.A. Historic Landfill
-  Local Authority Landfill
-  Historic and Planned Waste Sites
-  E.A. Licensed Waste Site
-  BGS / DoE Survey Landfill

— 250 — Search Buffers (m)
— 500 —

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 0

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 3

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
4	504.0	W	537100,183300	Site Address: Linear Park, Bow, Tower Hamlets, London Waste Licence: Yes Site Reference: DL496, 8TH007 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 19-Oct-1993 Licence Surrendered: 31-Dec-1995 Licence Hold Address: - Operator: -
Not shown	819.0	N	537671,184135	Site Address: Lloyd's Shoot, Marshgate Lane, Newham, London Waste Licence: Yes Site Reference: - Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	897.0	E	538600,183500	Site Address: Channelsea Creek, Mill Meads, Newham, London Waste Licence: Yes Site Reference: DL152, 8NE004 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 05-Dec-1983 Licence Surrendered: 11-Sep-1984 Licence Hold Address: - Operator: -

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: 3

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
51E	618.0	E	Refuse Tip	1962 mapping	Polygon
52E	619.0	E	Refuse Tip	1962 mapping	Polygon
53E	619.0	E	Refuse Tip	1962 mapping	Polygon

3.2 Other Waste Sites

Records of operational and historic waste treatment, transfer or disposal sites within 500m of the study site: 3

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

[Report Reference: Screening and Floodview](#)

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

ID	Distance [m]	Direction	Details		
1	209.0	N	Type of Site: Waste Transfer Tipping Hall Site Address: 151 Marshgate Lane, Clearun Wharf, Stratford, LONDON, Central London, E15 2DT	Planning Application Reference: P/02/0893 Date: -	Further Details: An application (ref: P/02/0893) for Detailed Planning permission was submitted to Newham L.B. on 23rd July 2002. Construction - steel cladding walls; pitched, steel cladding roof; steel frame. Data Source: Historic Planning Application Data Type: Point
2A	219.0	N	Type of Site: Waste Transfer Buildings Site Address: 12 Barbers Road, Stratford, LONDON, Central London, E15 2PH	Planning Application Reference: P/03/1657 Date: -	Further Details: Scheme comprises demolition of buildings (except for the waste handling shed) and the construction of 2 new workshop building of 1110 sqm and 247 sqm, one includes ancillary offices, toilet and shower. The scheme also includes new surface drainage. Construction - internal partitions, metal cladding walls; metal cladding, pitched roof; 6 roller shutter doors; portal, steel frame; bathroom fittings. An application (ref: P/03/1657) for Detailed Planning permission was withdrawn from Newham L.B. Tender details have not been established at this time. Detailed plans withdrawn. Data Source: Historic Planning Application Data Type: Point
3C	449.0	N	Type of Site: Waste Transfer Station Site Address: Bow Midland Railway Sidings, Pudding Mill Lane, Stratford, LONDON, Central London, E15 2PJ *may not exist due to olympic park*	Planning Application Reference: 94/0376 Date: 01/11/1994	Further Details: An application (ref: 94/0376) for Detailed Planning permission was submitted to Newham L.B. on 23rd May 1994. Data Source: Historic Planning Application Data Type: Point

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

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The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details	
7A	266.0	N	537786,183392	Site Address: Paul Thornton, 12, Barbers Road, Stratford, London, E15 2PH Type: Sewage sludge treatment Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REG008 Operator: Regional Waste Recycling (Commercial) Ltd Surrendered Date: - Waste Management licence No: 80107 Annual Tonnage: 324998.0	Issue Date: 12/04/1994 Expiry Date: - Effective Date: 26/09/2008 Status: Modified Modified: 15/08/2011 Site Name: Regional Waste Recycling (Commercial) Ltd Cancelled Date: - Correspondence Address: -, -

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

8A	266.0	N	537786,183392	Site Address: Paul Thornton, 12, Barbers Road, Stratford, London, E15 2PH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REG008 Operator: Regional Waste Recycling (Commercial) Ltd Surrendered Date: - Waste Management licence No: 80107 Annual Tonnage: 146000.0	Issue Date: 12/04/1994 Expiry Date: - Effective Date: 26/09/2008 Status: Transferred Modified: 20/03/1997 Site Name: Greencycle, Barbers Road Cancelled Date: - Correspondence Address: -, -
9A	266.0	N	537786,183392	Site Address: Paul Thornton, 12, Barbers Road, Stratford, London, E15 2PH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REG001 Operator: Greencycle Plc Surrendered Date: - Waste Management licence No: 80107 Annual Tonnage: 0.0	Issue Date: 12/04/1994 Expiry Date: - Effective Date: 10/10/2006 Status: Transferred Modified: 20/03/1997 Site Name: Greencycle, Barbers Road Cancelled Date: - Correspondence Address: -, 2 Cecil Court, 49-55, London Road, Enfield, Middlesex, EN2 6DE
10A	266.0	N	537786,183392	Site Address: Paul Thornton, South Herts Waste Management, 12, Barbers Road, Stratford, London, E15 2PH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: THO001 Operator: Thornton Paul Surrendered Date: - Waste Management licence No: 80107 Annual Tonnage: 0.0	Issue Date: 12/04/1994 Expiry Date: - Effective Date: - Status: Modified Modified: 20/03/1997 Site Name: South Herts Waste Management Cancelled Date: - Correspondence Address: Paul Thornton, South Herts Waste Management, 12, Barbers Road, Stratford, London, E15 2PH
11A	266.0	N	537786,183392	Site Address: Paul Thornton, 12, Barbers Road, Stratford, London, E15 2PH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REG001 Operator: Regional Waste Recycling Plc Surrendered Date: - Waste Management licence No: 80107 Annual Tonnage: 0.0	Issue Date: 12/04/1994 Expiry Date: - Effective Date: 10/10/2006 Status: Transferred Modified: 20/03/1997 Site Name: Regional Waste, Barbers Road Cancelled Date: - Correspondence Address: -, 2 Cecil Court, 49 - 55, London Road, Enfield, Middlesex, EN2 6DE
12	336.0	N	537823,183454	Site Address: Mr Robert J Gray, 8, Barbers Road, Stratford, London, E15 2PH Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GRA001 Operator: Gray's Waste Services Ltd Surrendered Date: 09/12/2009 Waste Management licence No: 80089 Annual Tonnage: 0.0	Issue Date: 19/10/1993 Expiry Date: - Effective Date: - Status: Surrendered Modified: 09/10/2001 Site Name: Grays Waste, Stratford Cancelled Date: - Correspondence Address: -, -

Report Reference: Screening and Floodview

13B	380.0	N	537600,183500	<p>Site Address: Donna King/ Mr Litwin, Marshgate Railway Sidings, Pudding Mill Lane, Stratford, London, E15 2NX</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: DOC002</p> <p>Operator: Docklands Waste Recycling Ltd</p> <p>Surrendered Date: 29/07/2008</p> <p>Waste Management licence No: 80384</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 03/06/1998</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Surrendered</p> <p>Modified: -</p> <p>Site Name: Docklands Waste, Stratford</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, -</p>
14B	380.0	N	537600,183500	<p>Site Address: Donna King/ Mr Litwin, Marshgate Railway Sidings, Pudding Mill Lane, Stratford, London, E15 2NX</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: DOC002</p> <p>Operator: Docklands Waste Recycling Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 80384</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 03/06/1998</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: "Docklands Waste, Stratford"</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Docklands Waste Recycling, Marshgate Railway Sidings, Pudding Mill Lane, Stratford, London, E15 2NX</p>
15	425.0	E	538181,183143	<p>Site Address: Tony Collins, 20/22, Sugar House Lane, Stratford, London, E15 2QS</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: COL001</p> <p>Operator: Collins Tony Dennis</p> <p>Surrendered Date: 24/10/2007</p> <p>Waste Management licence No: 80101</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 31/03/1994</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Surrendered</p> <p>Modified: -</p> <p>Site Name: Collins, Sugar House Lane, Stratford</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, -</p>
16	468.0	N	537735,183604	<p>Site Address: Pudding Mill Lane, Stratford, London, E15 2PJ</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: BOW001</p> <p>Operator: Bow Midland Waste Recycling Ltd</p> <p>Surrendered Date: 12/08/2008</p> <p>Waste Management licence No: 80559</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 01/10/2001</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Surrendered</p> <p>Modified: -</p> <p>Site Name: Bow Midland Railway Sidings</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, -</p>
17C	481.0	N	537788,183612	<p>Site Address: Marshgate Sidings, Pudding Mill Lane, Bow, London, E15 2PJ</p> <p>Type: Transfer Station taking Non-Biodegradable Wastes</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: EWS002</p> <p>Operator: English Welsh & Scottish Railway Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 100245</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 14/02/2008</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: E W S Marshgate Sidings</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, Lakeside Business Park, Carolina Way, Doncaster, South Yorkshire, DN4 5PN</p>

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

18C	481.0	N	537788,183612	Site Address: Marshgate Sidings, Pudding Mill Lane, Bow, London, E15 2PJ Type: Transfer Station taking Non-Biodegradable Wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EWS002 Operator: D B Schenker Rail (UK) Ltd Surrendered Date: - Waste Management licence No: 100245 Annual Tonnage: 700000.0	Issue Date: 14/02/2008 Expiry Date: - Effective Date: - Status: Modified Modified: 16/08/2010 Site Name: Marshgate Sidings Cancelled Date: - Correspondence Address: -, -
19	517.0	N	537650,183650	Site Address: Pudding Lane, Bow, London, E15 2PJ Type: Transfer Station taking Non-Biodegradable Wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EWS002 Operator: E W S Railway Ltd Surrendered Date: - Waste Management licence No: 100245 Annual Tonnage: 0.0	Issue Date: 14/02/2008 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: E W S Marshgate Sidings Cancelled Date: - Correspondence Address: -, Morgan Tucker Consulting Engineers, The Aura Centre, Manners Road, Newark, Nottinghamshire, NG24 1BS
20	562.0	NW	537378,183590	Site Address: Michael Ryan, 455, Wick Lane, Bow, London, E3 2TB Type: Transfer Station taking Non-Biodegradable Wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RIN001 Operator: J B Riney & Co Ltd Surrendered Date: - Waste Management licence No: 80137 Annual Tonnage: 49999.0	Issue Date: 09/09/1994 Expiry Date: - Effective Date: - Status: Modified Modified: 10/12/2010 Site Name: J B Riney & Co Ltd Cancelled Date: - Correspondence Address: -, -
21D	611.0	NW	537162,183410	Site Address: Henry Frederick Bates, 94, Fairfield Road, Bow, London, E3 2QP Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BAT001 Operator: Bates Henry Frederick Surrendered Date: - Waste Management licence No: 80131 Annual Tonnage: 17960.0	Issue Date: 05/11/1993 Expiry Date: - Effective Date: - Status: Modified Modified: 20/12/1994 Site Name: H F Bates, Fairfield Road Cancelled Date: - Correspondence Address: -, -
22D	611.0	NW	537162,183410	Site Address: Henry Bates, 94, Fairfield Road, Bow, London, E3 2QP Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BAT001 Operator: Henry Frederick Bates Surrendered Date: - Waste Management licence No: 80131 Annual Tonnage: 0.0	Issue Date: 05/11/1993 Expiry Date: - Effective Date: - Status: Modified Modified: 20/12/1994 Site Name: "H F Bates, Fairfield Road" Cancelled Date: - Correspondence Address: Henry Frederick Bates, 94, Fairfield Road, Bow, London, E3 2QP

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Not shown	680.0	NW	537323,183695	Site Address: John Hughes, Iceland Wharf, Iceland Road, off Wick Lane, Bow, London, E3 2JP Type: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PRO002 Operator: Prontex Ltd Surrendered Date: - Waste Management licence No: 80406 Annual Tonnage: 15600.0	Issue Date: 20/03/1998 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Iceland Metal Recycling, Bow Cancelled Date: - Correspondence Address: -, -
Not shown	682.0	N	537707,183819	Site Address: Barry Meyer, Marshgate Waste Management Ltd, 28, Marshgate Lane, Stratford, London, E15 2NH Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAR001 Operator: Marshgate Waste Management Ltd Surrendered Date: - Waste Management licence No: 80093 Annual Tonnage: 59140.0	Issue Date: 09/05/1990 Expiry Date: - Effective Date: - Status: Revoked Modified: 29/03/1995 Site Name: Marshgate Waste Management, Stratford Cancelled Date: - Correspondence Address: -, -
Not shown	732.0	N	537706,183869	Site Address: 28, Marshgate Lane, Stratford, London, E15 2NH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRE013 Operator: Brewsters Waste Management Ltd Surrendered Date: 16/05/2008 Waste Management licence No: 80660 Annual Tonnage: 0.0	Issue Date: 25/05/2004 Expiry Date: - Effective Date: 24/02/2005 Status: Surrendered Modified: - Site Name: Brewsters Waste Management Ltd Cancelled Date: - Correspondence Address: -, -
Not shown	732.0	N	537706,183869	Site Address: 28, Marshgate Lane, Stratford, London, E15 2NH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ECO001 Operator: Econometric Limited Surrendered Date: - Waste Management licence No: 80660 Annual Tonnage: 0.0	Issue Date: 25/05/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Econometric Limited Cancelled Date: - Correspondence Address: -, 28, Marshgate Lane, Stratford, London, E15 2NH
Not shown	814.0	N	537580,183940	Site Address: 101, Marshgate Lane, Stratford, London, E15 2NQ Type: Material Recycling Treatment Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BYW002 Operator: Bywaters (Leyton) Ltd Surrendered Date: - Waste Management licence No: 80602 Annual Tonnage: 0.0	Issue Date: 04/03/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Marshgate W E E E Cancelled Date: - Correspondence Address: -, 101, Marshgate Lane, Stratford, London, E15 2NQ

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Not shown	814.0	N	537580,183940	Site Address: 101, Marshgate Lane, Stratford, London, E15 2NQ Type: Material Recycling Treatment Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BYW002 Operator: Bywaters (Leyton) Ltd Surrendered Date: 11/03/2008 Waste Management licence No: 80602 Annual Tonnage: 0.0	Issue Date: 04/03/2004 Expiry Date: - Effective Date: - Status: Surrendered Modified: 09/05/2005 Site Name: Marshgate W E E & Recycling Cancelled Date: - Correspondence Address: -, -
Not shown	957.0	S	537923,182123	Site Address: T Clifford, Clifford House, Towcester Road, Bow, London, E3 3ND Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLI001 Operator: Clifford Devlin Ltd Surrendered Date: - Waste Management licence No: 80134 Annual Tonnage: 1785.0	Issue Date: 20/12/1994 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Towcester Road Cancelled Date: - Correspondence Address: -, -
Not shown	1051.0	SE	538416,182253	Site Address: Prologis Business Park, Unit J, Twelvetrees Crescent, Bromley By Bow, London, E3 3JH Type: Special Waste Transfer Station Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BYW004 Operator: Bywaters (Leyton) Limited Surrendered Date: - Waste Management licence No: 80744 Annual Tonnage: 0.0	Issue Date: 19/06/2006 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Bywaters Bromley By Bow Cancelled Date: - Correspondence Address: -, Gateway Road, Leyton, London, E10 5BY
Not shown	1051.0	SE	538416,182253	Site Address: Unit J Prologis Park, Twelvetrees Crescent, Bow, London, E3 3JG Type: Special Waste Transfer Station Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BYW004 Operator: Bywaters (Leyton) Ltd Surrendered Date: - Waste Management licence No: 80744 Annual Tonnage: 650000.0	Issue Date: 19/06/2006 Expiry Date: - Effective Date: - Status: Modified Modified: 10/09/2012 Site Name: Bywaters Recycling And Recovery Centre Cancelled Date: - Correspondence Address: -, -
Not shown	1061.0	NW	537234,184085	Site Address: Unit 4, Stour Road, Bow, London, E3 2NT Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIL004 Operator: Silver Lining Industries Ltd Surrendered Date: - Waste Management licence No: 80616 Annual Tonnage: 24999.0	Issue Date: 25/10/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Unit 6 Stour Road, Bow Cancelled Date: - Correspondence Address: -, -

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Not shown	1067.0	NW	537210,184079	Site Address: Peter Robinson, Unit 5, Stour Road, London, E3 2NT Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIL001 Operator: Silver Lining Industries Ltd Surrendered Date: 09/09/2004 Waste Management licence No: 80139 Annual Tonnage: 7748.0	Issue Date: 26/09/1995 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Silver Lining Industries, Stour Road Cancelled Date: - Correspondence Address: -, -
Not shown	1219.0	S	538177,181923	Site Address: B Cox, Tunnel Approach Transfer Station, 40, Gillender Street, London, E14 6RH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE006 Operator: Veolia E S Cleanaway (U K) Ltd Surrendered Date: - Waste Management licence No: 80132 Annual Tonnage: 184730.0	Issue Date: 02/02/1990 Expiry Date: - Effective Date: - Status: Modified Modified: 21/04/1997 Site Name: Gillender Street Cancelled Date: - Correspondence Address: -, -
Not shown	1219.0	S	538177,181923	Site Address: B Cox, Tunnel Approach Transfer Station, 40, Gillender Street, London, E14 6RH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE006 Operator: Cleanaway Ltd Surrendered Date: - Waste Management licence No: 80132 Annual Tonnage: 0.0	Issue Date: 02/02/1990 Expiry Date: - Effective Date: - Status: Modified Modified: 21/04/1997 Site Name: "Cleanaway Limited, Gillender Street" Cancelled Date: - Correspondence Address: Cleanaway Limited, The Drive, Warley, Brentwood, Essex, CM13 3BE
Not shown	1275.0	N	537725,184412	Site Address: Mr P Gladwell, Clearun Wharf, Marshgate Lane, Stratford, London, E15 2DT Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE002 Operator: Clearun Ltd Surrendered Date: 28/07/2008 Waste Management licence No: 80100 Annual Tonnage: 0.0	Issue Date: 17/01/1995 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Clearun, Marshgate Lane Cancelled Date: - Correspondence Address: -, -
Not shown	1281.0	N	537928,184399	Site Address: Coopers (Metals) Ltd, 100, Carpenters Road, Stratford, London, E15 2DU Type: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COO001 Operator: Coopers (Metals) Ltd Surrendered Date: - Waste Management licence No: 80112 Annual Tonnage: 375000.0	Issue Date: 26/03/1992 Expiry Date: - Effective Date: - Status: Expired Modified: 09/08/1996 Site Name: Coopers (Metals), Statford Cancelled Date: - Correspondence Address: -, -

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Not shown	1281.0	N	537928,184399	Site Address: Coopers (Metals) Ltd, 100, Carpenters Road, Stratford, London, E15 2DU Type: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COO001 Operator: Coopers (Metals) Ltd Surrendered Date: - Waste Management licence No: 80112 Annual Tonnage: 0.0	Issue Date: 26/03/1992 Expiry Date: - Effective Date: - Status: Expired Modified: 09/08/1996 Site Name: "Coopers (Metals), Stratford" Cancelled Date: - Correspondence Address: Coopers (Metals) Ltd, 100, Carpenters Road, Stratford, London, E15 2DU
Not shown	1350.0	S	538263,181817	Site Address: Blackwall Marine Diesel Ltd, Unit 2, Ailsa Street, London, E14 0LE Type: Vehicle depollution facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BMD002 Operator: Blackwall Marine Diesel Limited Surrendered Date: - Waste Management licence No: 104013 Annual Tonnage: 74999.0	Issue Date: 20/04/2012 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Blackwall Marine Diesel Ltd Cancelled Date: - Correspondence Address: -, -
Not shown	1361.0	SE	538634,182032	Site Address: Walter Reid, 9a Cody Business Centre, South Crescent, London, E16 4TL Type: Metal Recycling Site (mixed MRS's) Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REM001 Operator: The Remet Company Ltd Surrendered Date: - Waste Management licence No: 80115 Annual Tonnage: 74999.0	Issue Date: 13/10/1992 Expiry Date: - Effective Date: - Status: Modified Modified: 18/05/2012 Site Name: Remet Canning Town, Cody Road Cancelled Date: - Correspondence Address: -, -
Not shown	1371.0	SE	538297,181808	Site Address: - Type: HCI Waste TS + treatment Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DRP003 Operator: D R Plant Solutions Ltd Surrendered Date: - Waste Management licence No: 104011 Annual Tonnage: 74999.0	Issue Date: 27/03/2012 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: D R Plant Solutions Ltd Cancelled Date: - Correspondence Address: -, -
Not shown	1387.0	NW	536971,184310	Site Address: David McGrath, McGrath House, Hepscott Road, Hackney, London, E9 5HH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG001 Operator: McGrath Bros. (Waste Control) Ltd Surrendered Date: - Waste Management licence No: 80135 Annual Tonnage: 0.0	Issue Date: 18/11/1992 Expiry Date: - Effective Date: - Status: Modified Modified: 23/12/1999 Site Name: Mcgrath Bros Cancelled Date: - Correspondence Address: McGrath Bros (Waste Control) Ltd, McGrath House, Hepscott Road, Hackney, London, E9 5HH

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Not shown	1387.0	NW	536971,184310	Site Address: McGrath House, Hepscott Road, Hackney, London, E9 5HH Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG005 Operator: Mc Grath Bros (Waste Control) Ltd Surrendered Date: - Waste Management licence No: 80614 Annual Tonnage: 0.0	Issue Date: 30/04/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Mc Grath Bros (Waste Control) Ltd Cancelled Date: - Correspondence Address: -, McGrath House, Hepscott Road, Hackney, London, E9 5HH
Not shown	1387.0	NW	536971,184310	Site Address: David McGrath, McGrath House, Hepscott Road, Hackney, London, E9 5HH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG001 Operator: McGrath Bros. (Waste Control) Limited Surrendered Date: - Waste Management licence No: 80135 Annual Tonnage: 0.0	Issue Date: 18/11/1992 Expiry Date: - Effective Date: - Status: Modified Modified: 23/12/1999 Site Name: McGrath Bros Cancelled Date: - Correspondence Address: McGrath Bros. (Waste Control) Ltd, McGrath House, Hepscott Road, Hackney, London, E9 5HH
Not shown	1387.0	NW	536971,184310	Site Address: David McGrath, McGrath House, Hepscott Road, Hackney, London, E9 5HH Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG001 Operator: McGrath Bros (Waste Control) Ltd Surrendered Date: - Waste Management licence No: 80135 Annual Tonnage: 0.0	Issue Date: 18/11/1992 Expiry Date: - Effective Date: - Status: Modified Modified: 23/12/1999 Site Name: Mcgrath Bros Cancelled Date: - Correspondence Address: -, -
Not shown	1387.0	NW	536971,184310	Site Address: McGrath House, Hepscott Road, Hackney, London, E9 5HH Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG005 Operator: McGrath Bros (Waste Control) Ltd Surrendered Date: - Waste Management licence No: 80614 Annual Tonnage: 311435.0	Issue Date: 30/04/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: McGrath Bros (Waste Control) Ltd Cancelled Date: - Correspondence Address: -, McGrath House, Hepscott Road, Hackney, London, E9 5HH
Not shown	1387.0	NW	536971,184310	Site Address: McGrath House, Hepscott Road, Hackney, London, E9 5HH Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG005 Operator: Mc Grath Bros (Waste Control) Ltd Surrendered Date: - Waste Management licence No: 80614 Annual Tonnage: 0.0	Issue Date: 30/04/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Mc Grath Bros (Waste Control) Ltd Cancelled Date: - Correspondence Address: Mr L Andrews, McGrath House, Hepscott Road, Hackney, London, E9 5HH

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Not shown	1387.0	NW	536971,184310	Site Address: Mcgrath House, Hepscott Road, Hackney, London, E9 5HH Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG005 Operator: McGrath Bros (Waste Control) Ltd Surrendered Date: - Waste Management licence No: 80614 Annual Tonnage: 605900.0	Issue Date: 30/04/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Mc Grath Bros (Waste Control) Ltd Cancelled Date: - Correspondence Address: -, -
Not shown	1387.0	NW	536971,184310	Site Address: McGrath House, Hepscott Road, Hackney, London, E9 5HH Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG005 Operator: McGrath Bros. (Waste Control) Ltd Surrendered Date: - Waste Management licence No: 80614 Annual Tonnage: 0.0	Issue Date: 30/04/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: McGrath Bros. (Waste Control) Ltd Cancelled Date: - Correspondence Address: -, Mcgrath House, Hepscott Road, Hackney, London, E9 5HH
Not shown	1411.0	N	537682,184548	Site Address: 103, Carpenters Road, Stratford, London, E15 2DU Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WAL009 Operator: Featherstone Michael Thomas Surrendered Date: 16/05/2008 Waste Management licence No: 80633 Annual Tonnage: 0.0	Issue Date: 05/08/2004 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Wallis Motor And Salvage Cancelled Date: - Correspondence Address: -, -

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

3. Current Land Use Map

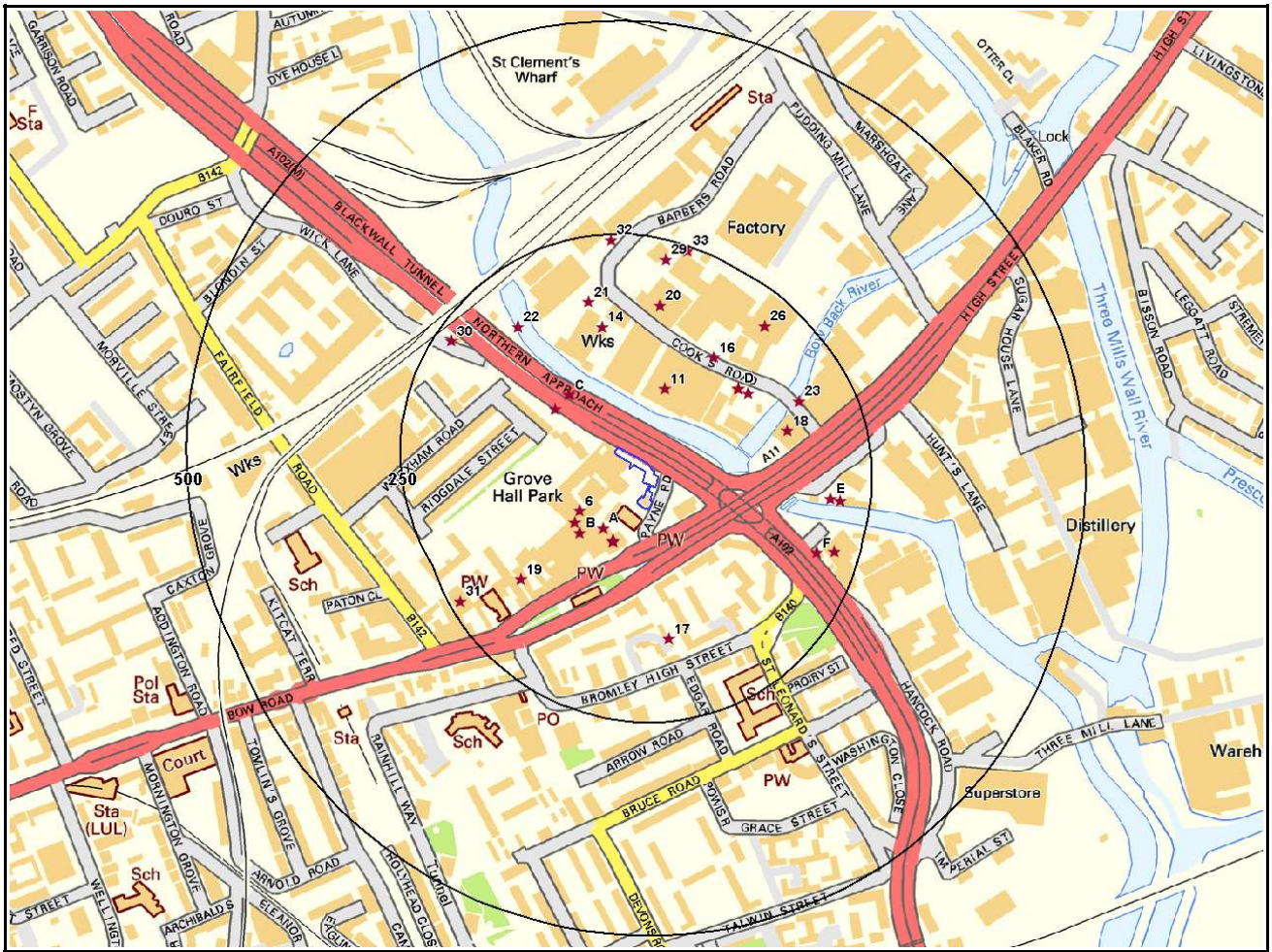
NW



NE

W

E



SW








SE

Current Land Use Legend



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-  Site Outline
-  Current Industrial Sites
-  Petrol & Fuel Sites
-  Underground High Pressure Oil & Fuel Pipelines
-  Search Buffers (m)

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

4. Current Land Uses

4.1 Current Industrial Data

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

33

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1A	50.0	SW	Factory	E3	Unspecified Works Or Factories	Industrial Features
2A	53.0	SW	Nidge Furniture Maker	Flat 1 219, Bow Road, London, E3 2SJ	Furniture	Consumer Products
3A	53.0	SW	London Tailors	219, Bow Road, London, E3 2SJ	Clothing, Components and Accessories	Consumer Products
4A	53.0	SW	Patmos International	219-221, Bow Road, London, E3 2SJ	Airlines and Airline Services	Transport, Storage and Delivery
5A	54.0	SW	Triumph Environmental Services Ltd	Unit 5, 219 Bow Road, London, E3 2SJ	Pest and Vermin Control	Contract Services
6	69.0	W	Factory	E3	Unspecified Works Or Factories	Industrial Features
7B	77.0	SW	Unity Tyre Co Ltd	213-217, Bow Road, London, E3 2SJ	Vehicle Components	Industrial Products
8B	77.0	W	Warehouse	E3	Container and Storage	Transport, Storage and Delivery
9C	84.0	NW	Gantry	E3	Travelling Cranes and Gantries	Industrial Features
10 C	85.0	NW	Electricity Sub Station	E3	Electrical Features	Infrastructure and Facilities
11	86.0	NE	Factory	E15	Unspecified Works Or Factories	Industrial Features
12 D	138.0	NE	W J Curley & Sons Ltd	Vulcan Wharf, Cooks Road, London, E15 2PW	Recycling, Reclamation and Disposal	Recycling Services
13 D	138.0	NE	City Oils Ltd	Vulcan Wharf, Cooks Road, London, E15 2PW	Recycling, Reclamation and Disposal	Recycling Services
14	142.0	N	Works	E15	Unspecified Works Or Factories	Industrial Features
15 D	143.0	NE	Vulcan Wharf	E15	Moorings and Unloading Facilities	Water
16	146.0	NE	Electricity Sub Station	E15	Electrical Features	Infrastructure and Facilities
17	154.0	S	Electricity Sub Station	E3	Electrical Features	Infrastructure and Facilities
18	159.0	E	Factory	E15	Unspecified Works Or Factories	Industrial Features
19	163.0	SW	Works	E3	Unspecified Works Or Factories	Industrial Features
20	173.0	N	Depot	E15	Container and Storage	Transport, Storage and Delivery
21	174.0	N	Electricity Sub Station	E15	Electrical Features	Infrastructure and Facilities
22	184.0	NW	Wharf	E3	Moorings and Unloading Facilities	Water
23	186.0	NE	Badat Bros Ltd	1-4, Cooks Road, London, E15 2PW	Catering and Non Specific Food Products	Foodstuffs
24F	201.0	E	Calor Gas Ltd	1, Global Approach, London, E3 3BW	Fuel Distributors and Suppliers	Household, Office, Leisure and Garden

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

25E	203.0	E	Wharf		E15	Moorings and Unloading Facilities	Water
26	212.0	NE	Works		E15	Unspecified Works Or Factories	Industrial Features
27E	214.0	E	New Era Oil	1-9, High Street, London, E15 2NA		Fuel Distributors and Suppliers	Household, Office, Leisure and Garden
28F	220.0	E	Works		E3	Unspecified Works Or Factories	Industrial Features
29	227.0	N	Works		E15	Unspecified Works Or Factories	Industrial Features
30	231.0	NW	Electricity Sub Station		E3	Electrical Features	Infrastructure and Facilities
31	238.0	SW	ATS Euromaster Ltd	169-173, Bow Road, London, E3 2SG		Vehicle Parts and Accessories	Motoring
32	243.0	N	Heron Industrial Estate		E15	Business Parks and Industrial Estates	Industrial Features
33	244.0	N	Regional Waste Recycling	12, Barbers Road, London, E15 2PH		Waste Storage, Processing and Disposal	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

4.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground 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

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

Lex Code	Description	Rock Type
TPGR-SAGR	TAPLOW GRAVEL FORMATION	SAND AND GRAVEL
ALV-CZPS	ALLUVIUM	SILTY PEATY SANDY CLAY

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

5.3 Bedrock and Solid Geology

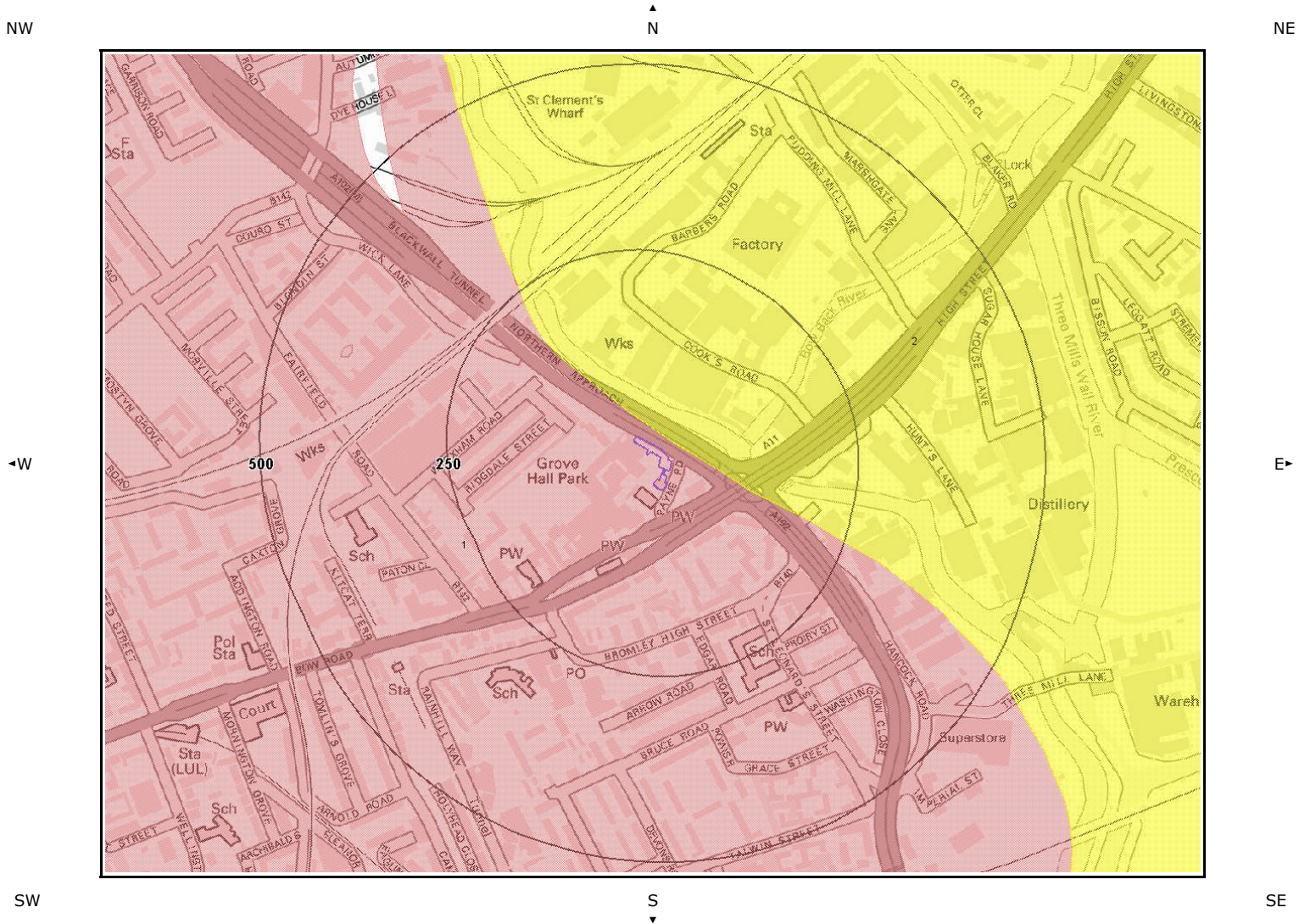
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
LC-CLSS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

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

For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

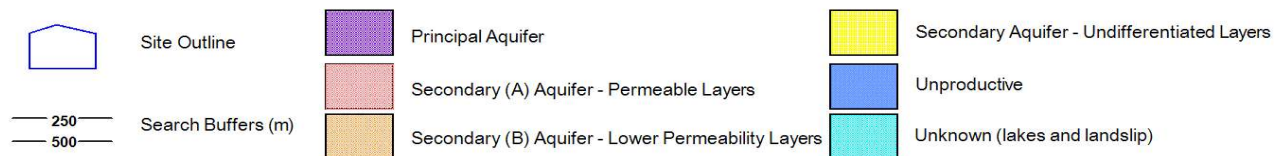
4a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

Mapping sourced from 

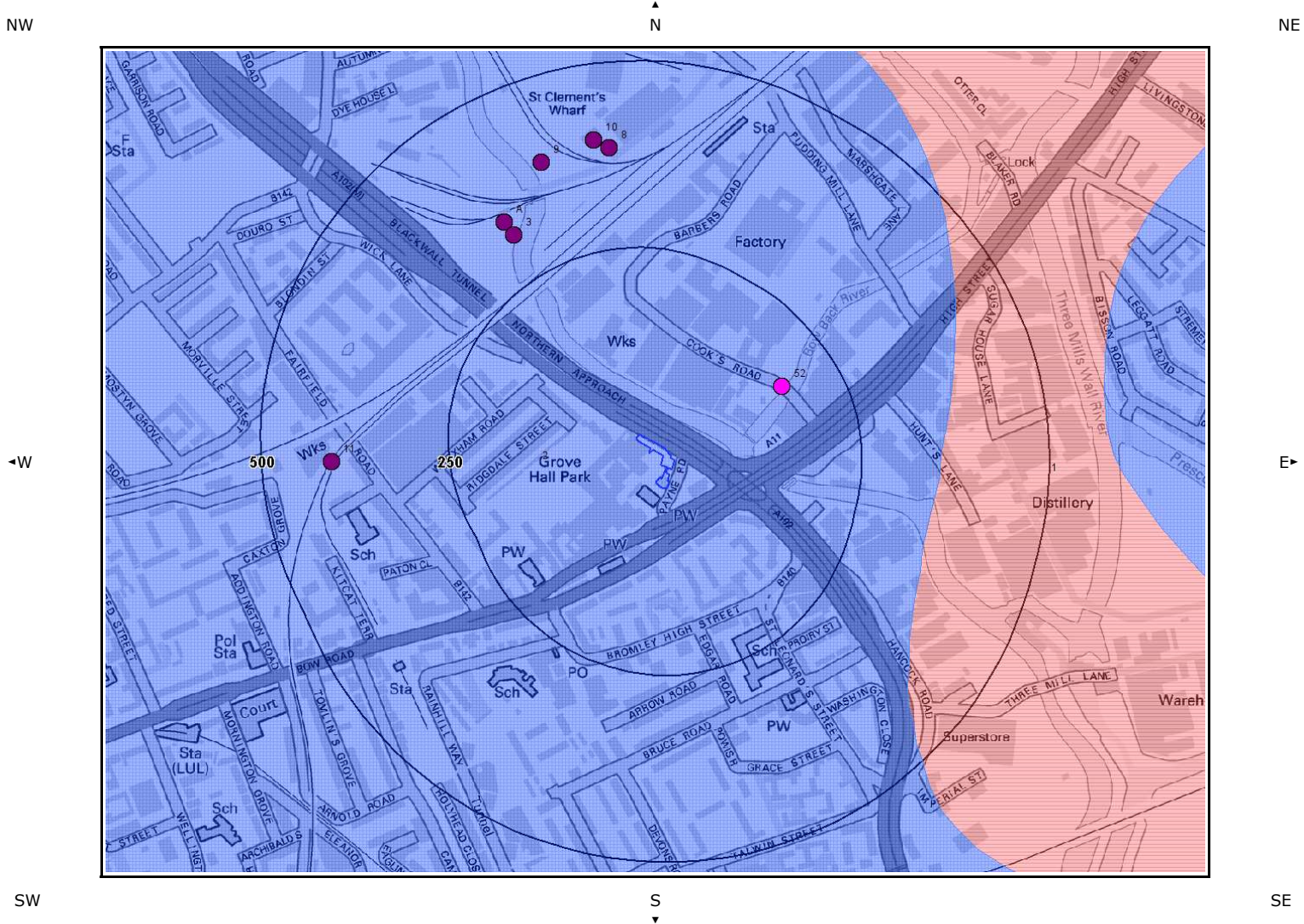
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Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

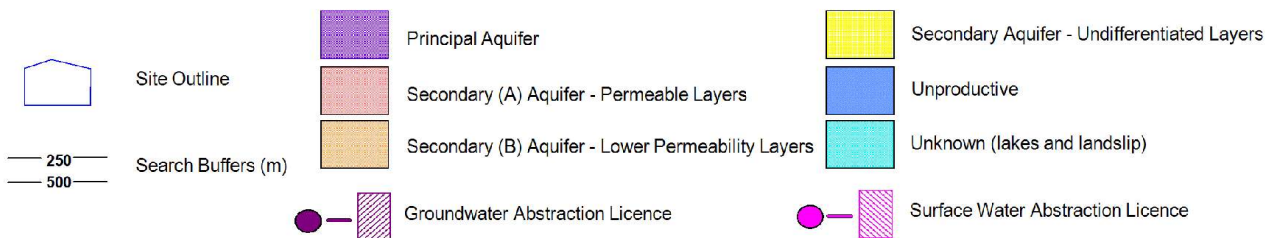
4b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licences



Aquifer Within Bedrock Geology Legend



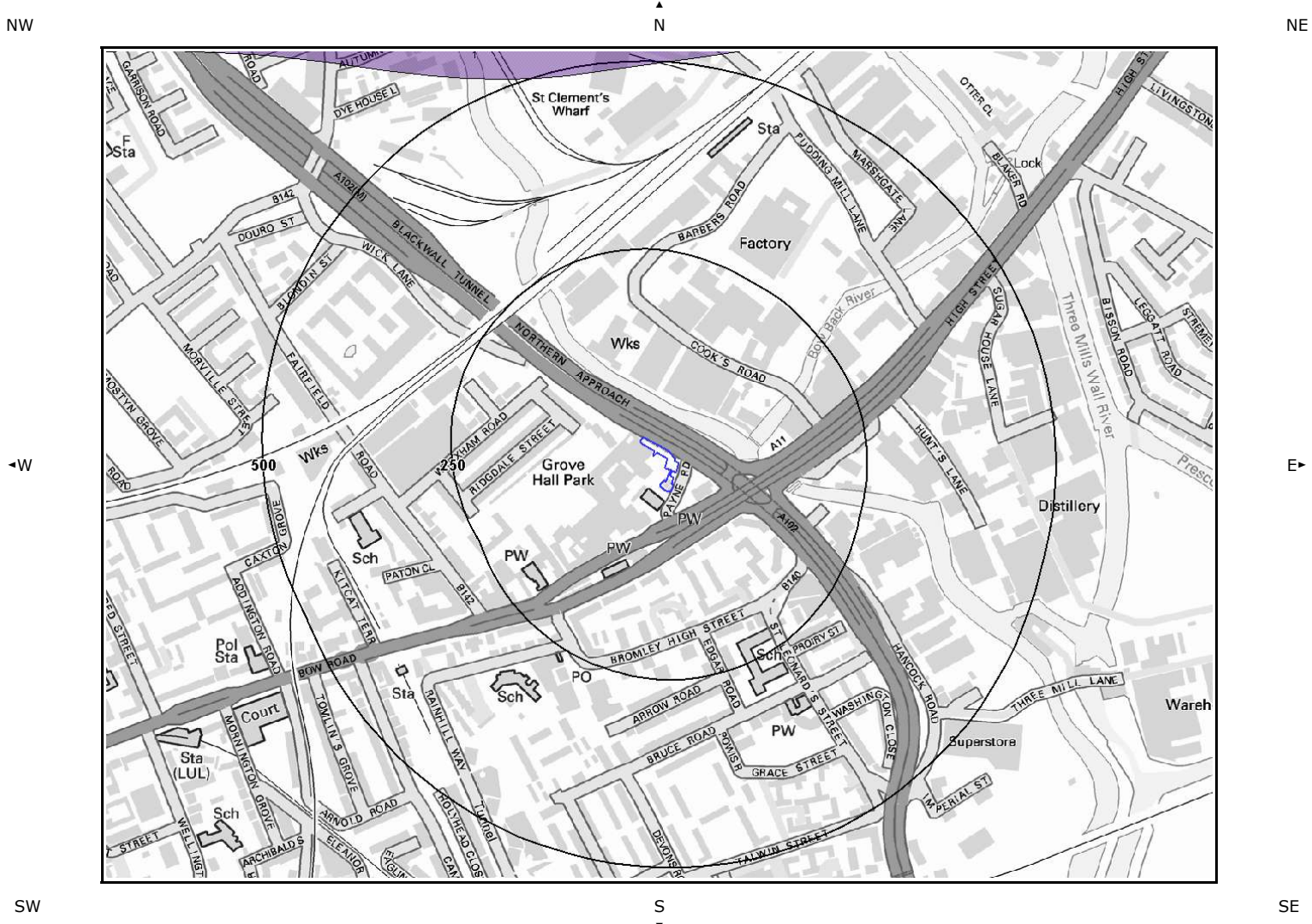
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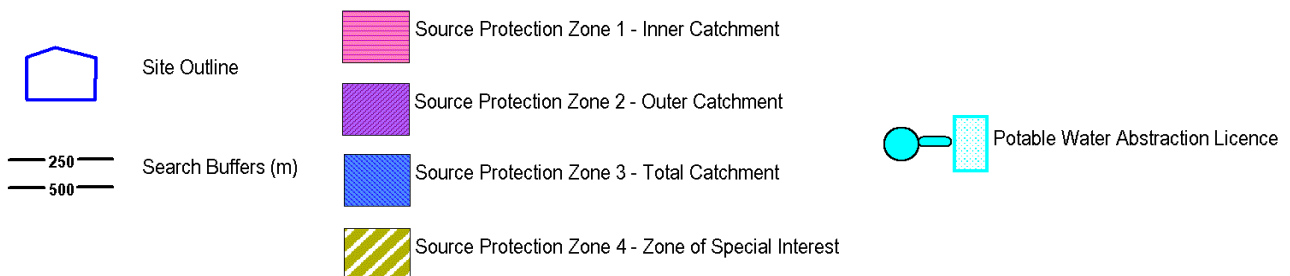
4c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



SPZ and Potable Water Abstraction Licenses Legend



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Report Reference: Screening and Floodview

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












4d. Hydrology – Detailed River Network and River Quality



Hydrology Legend

Mapping sourced from 

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- | | | | | | |
|---|------------------------|---|---------------------------------------|--|-------------------------------------|
|  | Site Outline |  | Primary River |  | Canal |
|  | 250 Search Buffers (m) |  | Secondary River |  | Canal Tunnel |
|  | 500 Search Buffers (m) |  | Tertiary River |  | Culvert |
| | |  | Lake/Reservoir |  | Multiple Channel Culvert |
| | |  | Underground River (inferred) |  | Underground River (Potential Sewer) |
| | |  | General Quality Assessment: Biology |  | Underground River (local knowledge) |
| | |  | General Quality Assessment: Chemistry | | |

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata 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	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	17.0	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 productive strata 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
2	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	348.0	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m 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	Direction	NGR	Details
----	----------	-----------	-----	---------

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

3	315.0	NW	537543, 183403	Licence No: TH/038/0009/032 Details: Dust Suppression Direct Source: Thames Groundwater Point: Wick Lane, Bow, London - Borehole Data Type: Point	Annual Volume (m ³): 12000 Max Daily Volume (m ³): 489 Original Application No: NPSWR13840 Original Start Date: 1/4/2013 Expiry Date: 31/3/2019 Issue No: 2 Version Start Date: 31/7/2013 Version End Date:
4A	336.0	NW	537530, 183420	Licence No: 29/38/09/0177 Details: Process Water Direct Source: Thames Groundwater Point: Wick Lane, Bow, London - Borehole Data Type: Point	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 489 Original Application No: - Original Start Date: 5/2/2002 Expiry Date: 31/3/2013 Issue No: 2 Version Start Date: 4/6/2008 Version End Date:
5A	336.0	NW	537530, 183420	Licence No: 29/38/09/0177 Details: Dust Suppression Direct Source: Thames Groundwater Point: Wick Lane, Bow, London - Borehole Data Type: Point	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 489 Original Application No: - Original Start Date: 5/2/2002 Expiry Date: 31/3/2013 Issue No: 2 Version Start Date: 4/6/2008 Version End Date:
6A	336.0	NW	537530, 183420	Licence No: 29/38/09/0177 Details: Dust Suppression Direct Source: Thames Groundwater Point: Borehole 'a' At Wick Lane, Bow, London. Data Type: Point	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 489 Original Application No: WRA/N/1133 Original Start Date: 5/2/2002 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 5/2/2002 Version End Date:
7A	336.0	NW	537530, 183420	Licence No: 29/38/09/0177 Details: Dust Suppression Direct Source: Thames Groundwater Point: Borehole A At Wick Lane, Bow, London. Data Type: Point	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 489 Original Application No: WRA/N/1133 Original Start Date: 5/2/2002 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 5/2/2002 Version End Date:
8	385.0	N	537670, 183520	Licence No: 29/38/09/0197 Details: Pollution Remediation Direct Source: Thames Groundwater Point: Bow Midland, Stratford- Borehole C Data Type: Point	Annual Volume (m ³): 26280 Max Daily Volume (m ³): 72 Original Application No: GEN/39/126 Original Start Date: 17/9/2007 Expiry Date: 31/12/2008 Issue No: 1 Version Start Date: 17/9/2007 Version End Date:
9	386.0	N	537580, 183500	Licence No: 29/38/09/0197 Details: Pollution Remediation Direct Source: Thames Groundwater Point: Bow Midland, Stratford-borehole A Data Type: Point	Annual Volume (m ³): 26280 Max Daily Volume (m ³): 72 Original Application No: GEN/39/126 Original Start Date: 17/9/2007 Expiry Date: 31/12/2008 Issue No: 1 Version Start Date: 17/9/2007 Version End Date:
10	398.0	N	537650, 183530	Licence No: 29/38/09/0197 Details: Pollution Remediation Direct Source: Thames Groundwater Point: Bow Midland, Stratford- Borehole B Data Type: Point	Annual Volume (m ³): 26280 Max Daily Volume (m ³): 72 Original Application No: GEN/39/126 Original Start Date: 17/9/2007 Expiry Date: 31/12/2008 Issue No: 1 Version Start Date: 17/9/2007 Version End Date:
11	407.0	W	537300, 183100	Licence No: 29/38/09/0142 Details: Process Water Direct Source: Thames Groundwater Point: 69 Fairfield Road, Bow Data Type: Point	Annual Volume (m ³): 90920 Max Daily Volume (m ³): 545.52 Original Application No: W.894 Original Start Date: 15/5/1979 Expiry Date: - Issue No: 100 Version Start Date: 15/5/1979 Version End Date:
Not shown	564.0	N	537740, 183700	Licence No: 29/38/09/0168 Details: Dust Suppression Direct Source: Thames Groundwater Point: Pudding Mill Lane, Bow, London, E15 - Borehole Data Type: Point	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 55 Original Application No: - Original Start Date: 12/1/2000 Expiry Date: 31/12/2009 Issue No: 2 Version Start Date: 30/7/2008 Version End Date:

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Not shown	564.0	N	537740, 183700	Licence No: TH/038/0009/009 Details: Dust Suppression Direct Source: Thames Groundwater Point: Pudding Mill Lane, Bow, London, E15 - Borehole Data Type: Point	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 55 Original Application No: NPS/WR/002614 Original Start Date: 11/1/2010 Expiry Date: 31/12/2010 Issue No: 1 Version Start Date: 11/1/2010 Version End Date:
Not shown	564.0	N	537740, 183700	Licence No: 29/38/09/0168 Details: Dust Suppression Direct Source: Thames Groundwater Point: Pudding Mill Lane, Bow, London Data Type: Point	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 55 Original Application No: WRA/N/1027 Original Start Date: 12/1/2000 Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 12/1/2000 Version End Date:
Not shown	824.0	N	537400, 183900	Licence No: 29/38/09/0113 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Dace Road Pumping Station Data Type: Point	Annual Volume (m ³): 90921 Max Daily Volume (m ³): 2273.05 Original Application No: RG3332 Original Start Date: 20/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/9/1966 Version End Date:
Not shown	824.0	N	537400, 183900	Licence No: 29/38/09/0113 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Dace Road (old Ford) Pumping Station Data Type: Point	Annual Volume (m ³): 1642500 Max Daily Volume (m ³): 4500 Original Application No: - Original Start Date: 20/9/1966 Expiry Date: - Issue No: 101 Version Start Date: 9/3/2009 Version End Date:
Not shown	852.0	N	537401, 183931	Licence No: 29/38/09/0113 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Dace Road (old Ford) Pumping Station Data Type: Point	Annual Volume (m ³): 1642500 Max Daily Volume (m ³): 4500 Original Application No: NPS/WR/009230 Original Start Date: 20/9/1966 Expiry Date: - Issue No: 102 Version Start Date: 27/3/2013 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m 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	Direction	NGR	Details	
52	173.0	NE	537900, 183200	Licence No: 29/38/09/0147 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Thames Surface Water - Non Tidal Point: Bow Back River Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: - Original Start Date: 2/12/1983 Expiry Date: - Issue No: 100 Version Start Date: 4/7/1986 Version End Date:
Not shown	721.0	N	537820, 183850	Licence No: TH/038/0009/013 Details: Effluent/Slurry Dilution Direct Source: Thames Surface Water - Non Tidal Point: City Mill River Olympic Park Cz3a Data Type: Point	Annual Volume (m ³): 1600 Max Daily Volume (m ³): 200 Application No: NPS/WR/003795 Original Start Date: 13/5/2010 Expiry Date: 13/5/2011 Issue No: 1 Version Start Date: 13/5/2010 Version End Date:
Not shown	928.0	N	538054, 183999	Licence No: TH/038/0009/020 Details: Lake & Pond Throughflow Direct Source: Thames Surface Water - Non Tidal Point: Waterworks River At Olympic Park Data Type: Point	Annual Volume (m ³): 921600 Max Daily Volume (m ³): 18432 Application No: NPS/WR/009894 Original Start Date: 9/3/2012 Expiry Date: 30/9/2012 Issue No: 1 Version Start Date: 9/3/2012 Version End Date:

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

6.5 Potable Water Abstraction Licences

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

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	Direction	NGR	Details	
Not shown	824.0	N	537400, 183900	Licence No: 29/38/09/0113 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Dace Road (old Ford) Pumping Station Data Type: Point	Annual Volume (m ³): 1642500 Max Daily Volume (m ³): 4500 Original Application No: - Original Start Date: 20/9/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:
Not shown	824.0	N	537400, 183900	Licence No: 29/38/09/0113 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Dace Road Pumping Station Data Type: Point	Annual Volume (m ³): 90921 Max Daily Volume (m ³): 2273.05 Original Application No: RG3332 Original Start Date: 20/9/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	852.0	N	537401, 183931	Licence No: 29/38/09/0113 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Dace Road (old Ford) Pumping Station Data Type: Point	Annual Volume (m ³): 1642500 Max Daily Volume (m ³): 4500 Original Application No: NPS/WR/009230 Original Start Date: 20/9/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1566.0	N	537800, 184700	Licence No: 29/38/09/0201 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Temple Mills Lane - Boreholes 'b' Data Type: Point	Annual Volume (m ³): 2920000 Max Daily Volume (m ³): 8000 Original Application No: WRA/R/1035 Original Start Date: - Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:
Not shown	1566.0	N	537800, 184700	Licence No: TH/038/0009/030 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Temple Mills Lane - Boreholes 'b' Data Type: Point	Annual Volume (m ³): 2920000 Max Daily Volume (m ³): 8000 Original Application No: NPS/WR/009232 Original Start Date: 1/4/2013 Expiry Date: 31/3/2019 Issue No: 1 Version Start Date: Version End Date:
Not shown	1566.0	N	537800, 184700	Licence No: 29/38/09/0191 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Temple Mills Lane - Boreholes 'b' Data Type: Point	Annual Volume (m ³): 2920000 Max Daily Volume (m ³): 8000 Original Application No: - Original Start Date: 22/3/2005 Expiry Date: 31/12/2008 Issue No: 3 Version Start Date: Version End Date:
Not shown	1570.0	SW	536500, 182100	Licence No: 28/39/39/0191 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole B At Mile End Park, London Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: WRA/N/1022 Original Start Date: 23/6/1999 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: Version End Date:

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

Not shown	1570.0	SW	536500, 182100	Licence No: 28/39/39/0191 Details: Water Bottling Direct Source: Thames Groundwater Point: Borehole B At Mile End Park, London Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: WRA/N/1022 Original Start Date: 23/6/1999 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: Version End Date:
Not shown	1623.0	W	536100, 182900	Licence No: 28/39/39/0191 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole A At Mile End Park, London Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: WRA/N/1022 Original Start Date: 23/6/1999 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: Version End Date:
Not shown	1623.0	W	536100, 182900	Licence No: 28/39/39/0191 Details: Water Bottling Direct Source: Thames Groundwater Point: Borehole A At Mile End Park, London Data Type: Point	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: WRA/N/1022 Original Start Date: 23/6/1999 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: Version End Date:
Not shown	1628.0	N	537110, 184650	Licence No: 29/38/09/0188 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: 80-84 Wallis Road, Hackney-borehole Data Type: Point	Annual Volume (m ³): 12000 Max Daily Volume (m ³): 90 Original Application No: WRA/N/1353 Original Start Date: 1/1/2005 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:
Not shown	1798.0	NE	538600, 184700	Licence No: 29/38/09/0191 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Temple Mills Lane - Boreholes 'a' Data Type: Point	Annual Volume (m ³): 2920000 Max Daily Volume (m ³): 8000 Original Application No: - Original Start Date: 22/3/2005 Expiry Date: 31/12/2008 Issue No: 3 Version Start Date: Version End Date:
Not shown	1798.0	NE	538600, 184700	Licence No: 29/38/09/0201 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Temple Mills Lane - Boreholes 'a' Data Type: Point	Annual Volume (m ³): 2920000 Max Daily Volume (m ³): 8000 Original Application No: WRA/R/1035 Original Start Date: - Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: Version End Date:
Not shown	1798.0	NE	538600, 184700	Licence No: TH/038/0009/030 Details: Potable Water Supply - Direct Direct Source: Thames Groundwater Point: Temple Mills Lane - Boreholes 'a' Data Type: Point	Annual Volume (m ³): 2920000 Max Daily Volume (m ³): 8000 Original Application No: NPS/WR/009232 Original Start Date: 1/4/2013 Expiry Date: 31/3/2019 Issue No: 1 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	Direction	Type	Description
1	490.0	N	2	Outer Catchment

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

6.7 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? **Yes**

Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1384.0	N	537660, 184520	River Name: Lee (thames) Reach: Lea Bridge Weir - Carpenters Road End/Start of Stretch: End of Stretch NGR	D	D	D	D	D

Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
33	524.0	SE	538200, 182800	River Name: Lee (navigation `a') Reach: Lea Bridge Weir - Bow End/Start of Stretch: Sample Point NGR	E	D	D	D	C
Not shown	976.0	SE	538300, 182260	River Name: Lee (navigation `a') Reach: Lea Bridge Weir - Bow End/Start of Stretch: End of Stretch NGR	E	D	D	D	C
Not shown	1363.0	N	537700, 184500	River Name: Lee Reach: Lea Bridge Weir - Carpenters Road End/Start of Stretch: Sample Point NGR	D	D	D	D	C
Not shown	1384.0	N	537660, 184520	River Name: Lee Reach: Lea Bridge Weir - Carpenters Road End/Start of Stretch: End of Stretch NGR	D	D	D	D	C
Not shown	1384.0	N	537660, 184520	River Name: Lee Reach: Carpenters Road - Thames End/Start of Stretch: Start of Stretch NGR	D	E	E	D	C

6.8 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 (6d):

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

ID	Distance	Direction	Details	
1	47.0	NE	River Name: River Lea or Lee Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
2	87.0	E	River Name: Bow Back River Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
3	87.0	E	River Name: River Lea or Lee Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
4	457.0	SE	River Name: River Lea or Lee Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
5	457.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

6.9 Surface Water Features

Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	Yes	Yes

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

NW



NE



W

E

SW









SE

Environment Agency Flood Map for Planning (from rivers and the sea) Legend



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- | | | | |
|---|--------------------|---|-------------------------------------|
|  | Zone 2 Floodplain |  | Area used for Flood Storage |
|  | Zone 3 Floodplain |  | Proposed Flood Defence Scheme |
| | Flood Defences |  | Area Benefiting from Flood Defences |
|  | Search Centre | | |
| | Search Buffers (m) | | |
| | | | |

Report Reference: Screening and Floodview

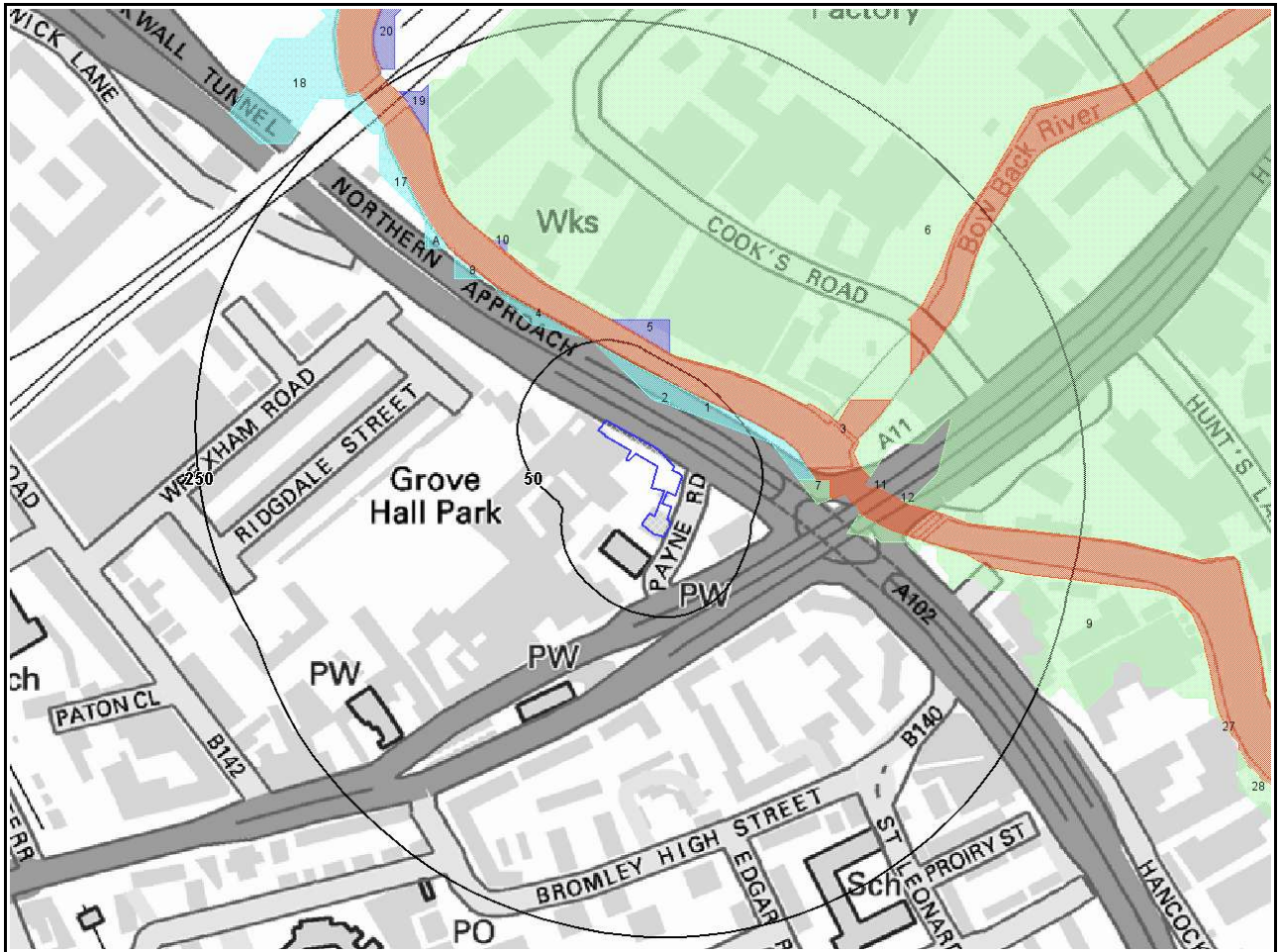
If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

7b. Environment Agency NaFRA Flooding Map

NW



NE



W

E

SW

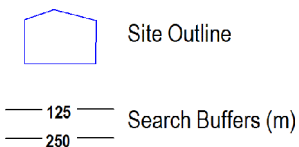


SE

Environment Agency NaFRA Flood Legend



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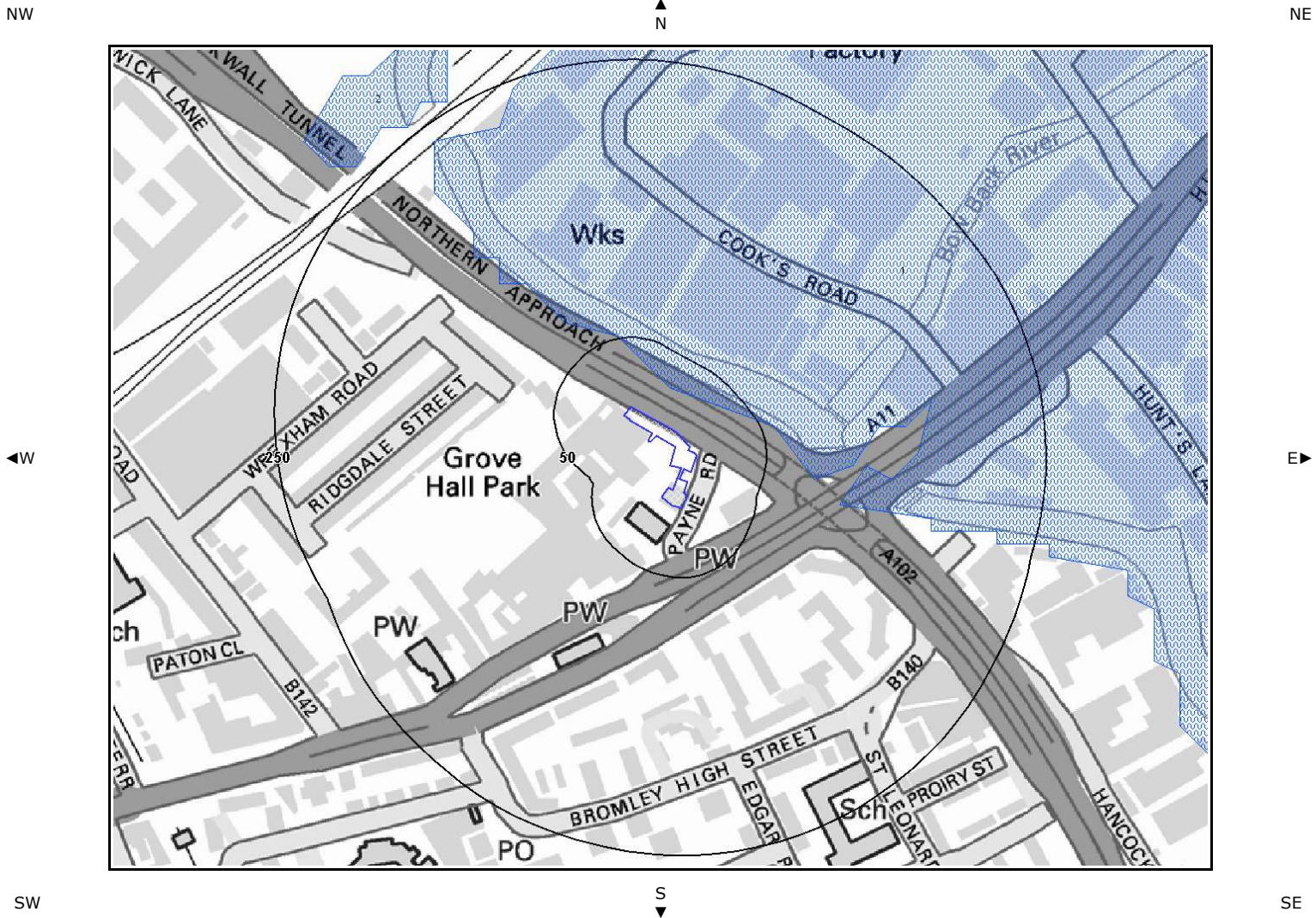
NAFRA Rating



Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

7c. Environment Agency Historic Flooding Events



Environment Agency Historic Flooding Legend



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-  Site Outline
-  Search Buffers (m)
 - 125 —
 - 250 —
-  Historic Flood Events

Report Reference: Screening and Floodview

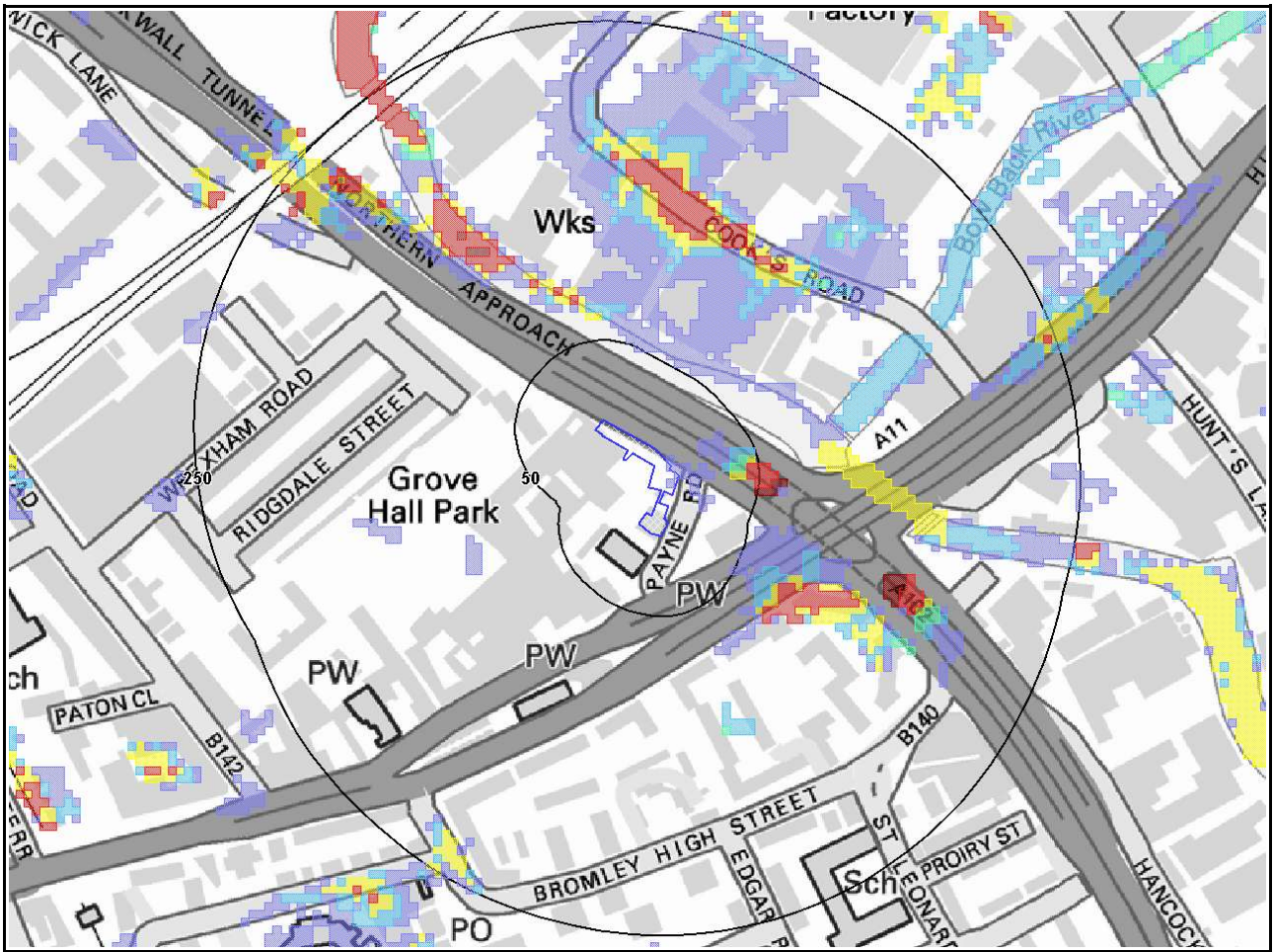
If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

7d. JBA Surface Water (Pluvial) Flood Map

NW



NE



W

E

SW



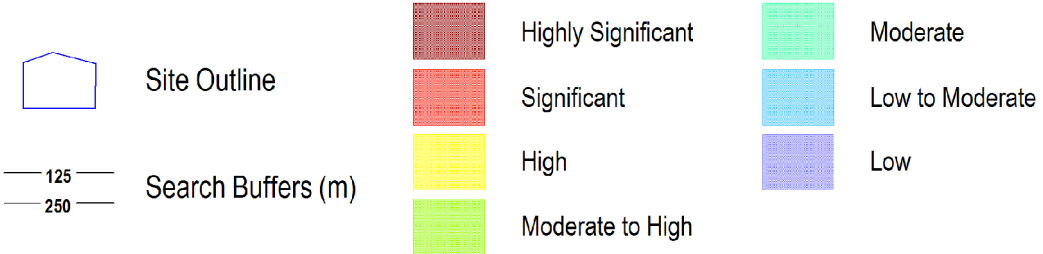
SE

JBA Surface Water (Pluvial) Flood Legend



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Report Reference: Screening and Floodview

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7. Flooding

7.1 River and Coastal Zone 2 Flooding

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.

Is the site within 250m of an Environment Agency Zone 2 floodplain?

Yes

The following floodplain records are represented as green shading on the Flood Map (7a):

ID	Distance [m]	Direction	Update	Type
1	25.0	NE	27-Feb-2014	Zone 2 - (Fluvial Events)
2	42.0	NE	27-Feb-2014	Zone 2 - (Fluvial Models and Fluvial Events)
3	101.0	E	27-Feb-2014	Zone 2 - (Fluvial Models)
4	103.0	E	27-Feb-2014	Zone 2 - (Fluvial Events)
5	108.0	E	27-Feb-2014	Zone 2 - (Fluvial Events)
6B	126.0	E	27-Feb-2014	Zone 2 - (Fluvial Models)
7A	126.0	E	27-Feb-2014	Zone 2 - (Fluvial Events)
8A	136.0	E	27-Feb-2014	Zone 2 - (Fluvial Models)
9	143.0	E	27-Feb-2014	Zone 2 - (Fluvial Events)
10B	152.0	E	27-Feb-2014	Zone 2 - (Fluvial Events)
11AF	164.0	E	27-Feb-2014	Zone 2 - (Fluvial Models)
12	169.0	E	27-Feb-2014	Zone 2 - (Fluvial Models)
13	222.0	NW	27-Feb-2014	Zone 2 - (Fluvial Models)
14	236.0	N	27-Feb-2014	Zone 2 - (Fluvial Events)

7.2 River and Coastal Zone 3 Flooding

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.

Is the site within 250m of an Environment Agency Zone 3 floodplain?

Yes

The following floodplain records are represented as blue shading on the Flood Map (7a):

ID	Distance [m]	Direction	Update	Type
126	42.0	NE	27-Feb-2014	Zone 3 - (Fluvial Models)

7.3 River and Coastal Flood Defences

Are there any Flood Defences within 250m of the study site ?

No

Guidance: This search consists only of flood defences present in the dataset provided by the Environment Agency. Any relevant data is represented on Map 7a – Flood Map for Planning.

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

7.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? **Yes**

Any relevant data is represented on Map 7a – Flood Map for Planning.

These are areas that may benefit from the presence of major defences during a 1% fluvial (river) or 0.5% tidal flood event. These areas would flood if the defence were not present, but may not flood because the defence is present.

7.5 Proposed Flood Defences

Are there any Proposed Flood Defences within 250m of the study site? **No**

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency. Please note that proposed flood defence schemes will not influence the current NaFRA ratings for the site

Any relevant data is represented on Map 7a – Flood Map for Planning.

This information is taken from the Environment Agency's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP

The data includes all the Environment Agency's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

This site includes mapping data licensed from Ordnance Survey used for setting the Environment Agency's data in its geographical context. Ordnance Survey retains the copyright of this material and it can not be used for any other purpose.

7.6 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? **No**

Guidance: Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. The *National Planning Policy Framework* states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 7a – Flood Map for Planning.

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

7.7 National Flood Risk Assessment (NaFRA) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Very Low

The Environment Agency NaFRA database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

Any relevant data within 250m is represented on Map 7b- NaFRA Flooding.

NaFRA data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

NaFRA 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.

The following floodplain records are represented on the NaFRA Flood Map (7b):

ID	Distance [m]	Direction	NaFRA flood Risk
1	25.0	NE	Low
2	26.0	NE	Low
3	39.0	NE	High

7.8 Historic Flood Outlines

Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency?

Yes

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.

ID	Distance [m]	Direction	Event Name	Date of flood	Flood Source	Flood Cause	Type of Flood
1	25.0	NE	06MarchSpring1947	Start Date: 01-01-1947 End Date: 12-12-1947	main river	-	Fluvial

7.9 JBA Surface (Pluvial) Water Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site?

Low

Guidance: The site has been assessed to be at Low Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 1000 year rainfall event to a depth of greater than 0.1m.

This data is provided by JBA Risk Management, © Jeremy Benn Associates Limited 2008-2014

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

Distance	Direction	Risk
0.0	On Site	Low
0.0	On Site	Low
15.0	E	Low
18.0	NE	Low
27.0	E	Low to Moderate
32.0	E	High

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

32.0	E	Moderate
33.0	E	Low to Moderate
42.0	E	Significant
43.0	E	High
47.0	SE	Low
47.0	NE	Low
48.0	E	Highly Significant

7.10 BGS Groundwater Flooding Susceptibility Areas

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

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? **Potential for groundwater flooding of property below ground level**

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? **Superficial Deposits Flooding**

Guidance:

Where Potential below Surface groundwater flooding susceptibility is indicated, this means that 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. If there are records of previous incidences of groundwater flooding, then it is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater 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).

7.11 BGS Groundwater Flooding Confidence Areas

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

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.

7.12 BGS Geological Indicators of Flooding

Are there any geological indicators of flooding within 250m of the study site? **Yes**

Guidance: This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.

Distance [m]	Direction	Description
0.0	On Site	Lower flood potential from rivers: areas affected by secondary flooding in extreme cases as a result of a prolonged flood event.
17.0	NE	Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

7.13 JBA Reservoir Failure Impact Modelling

Is the property located in an area identified as being at potential risk in the event of a reservoir failure?

No

JBA Risk Management have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment.

Guidance: None required

Designated Environmentally Sensitive Sites Map

NW



NE



W

E

SW



SE

Designated Environmentally Sensitive Sites Legend



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Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

8. Designated Environmentally Sensitive Sites

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

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 0

Database searched and no data found.

Records of National Nature Reserves (NNR) within 2000m of the study site: 0

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: 0

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: 0

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: 5

The following Local Nature Reserve (LNR) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	LNR Name	Data Source
1	842.0	SW	Tower Hamlets Cemetery Park	Natural England
2	1281.0	SW	Ackroyd Drive	Natural England
Not shown	1354.0	SW	Ackroyd Drive	Natural England
Not shown	1416.0	SW	Ackroyd Drive	Natural England
Not shown	1478.0	SW	Ackroyd Drive	Natural England

Records of World Heritage Sites within 2000m of the study site: 0

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: 0

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

[Report Reference: Screening and Floodview](#)

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

9. Additional Information

9.1 Mobile Phone Transmitter Locations

GroundSure's unique mobile phone transmitter database.

Have any mobile phone transmitters been identified within 250m of the study site?

No

Database searched and no data found.

9.2 Existing and potential OfCom Telecommunication Mast Locations

OfCom telecommunication base station and mast data, which details the height and proposed location of masts over 30 metres in height or with a power level exceeding 17dBW.

Have any OfCom telecommunication masts been identified within 250m of the study site?

Yes

The following records within 250m have been found within this search:

Distance [m]	Direction	OfCom Reference	Address	Approx. Mast Height (m)
179.0	E	U(P)1937	London, Stratford, 32-66 High St, Central Hse	30

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site?

No

Database searched and no data found.

Guidance:None required.

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

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

Moderate

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

Hazard

Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

10.1.2 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.

10.1.3 Soluble Rocks

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

Null - Negligible

Soluble rocks are not present in the search area. 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.

10.1.4 Compressible Ground

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

Moderate

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

Hazard

Significant potential for compressibility problems. Do not drain, load or de-water ground near the property without technical advice. For new build, consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property, possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

10.1.5 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

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on 08444 159 000 or info@groundsure.com

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.

10.1.6 Running Sand

What is the maximum Running Sand* 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

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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

10.2 Radon

What is the maximum radon potential at the study site? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

Is the property in an area where radon protection measures 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

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

11. Mining

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

No

Database searched and no data found.

11.2 Shallow Mining

What is the hazard of subsidence relating to shallow mining on-site (including a 150m buffer) ?
Negligible

Guidance: Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth.

11.3 Brine Affected Area

Are there any brine affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

Contacts

GroundSure

Telephone: 08444 159 000
info@groundsure.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:
enquiries@bgs.ac.uk
Web: www.bgs.ac.uk



BGS Geological Hazards Reports and general geological enquiries

Environment Agency

Tel: 08708 506 506
North East Thames
Apollo Court - Bishops Square Business Pk, Hatfield, AL10 9EX
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



JBA Risk Management

South Barn,
Broughton Hall,
Skipton
BD23 3AE
01756 799919



The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848 - DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Tower Hamlets London Borough Council
Phone: 020 7364 5000
Web: www.towerhamlets.gov.uk
Address: Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

Get Mapping PLC

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



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



Acknowledgements

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@groundsure.com

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, English Nature 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.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Report Reference: Screening and Floodview

If you would like any further assistance regarding this report then please contact GroundSure on (T) 08444 159 000, email: info@groundsure.com

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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 trademark 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 (i) supplied to the Client's specification(s) and in any event (ii) 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.