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Land north of Langley Bottom Farm: Geo-environmental desk study

P24062_R1_Rev2
June 2025



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Document Control

Title

Land north of Langley Bottom Farm: Geo-environmental desk study

Client

Fairfax Acquisitions Limited,
Buncton Barn,
Buncton Lane,
Bolney,
Haywards Heath,
RH17 5RE

Reference

P24062_R1_Rev2

Status

Final

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P24062_R1_Rev1	June 2025	Updated proposed development description	RLW	JEM
P24062_R1_Rev2	July 2025	Updated Red line boundary	RLW	JEM

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1. Introduction

1.1. Instruction

Aqua Terra Consultants Ltd (Aqua Terra) was instructed by Fairfax Acquisitions Limited (the Client) to provide a Phase 1 preliminary risk assessment (Desk Study) for a parcel of land to the north/ north east of Langley Bottom Farm, Epsom (the Site). Instruction to proceed in accordance with proposal P24062_P1 was confirmed by email dated 6th January 2025.

1.2. Brief

The Client is planning to submit an outline planning application for up to 110 dwellings (including affordable homes) with all matters reserved apart from access from Langley Vale Road. Aqua Terra has been instructed to provide a land quality desk study to support the proposed development through the outline planning process.

1.3. Scope

This report presents records of desk study research, which are subsequently used to develop a conceptual site model and inform a preliminary environmental risk assessment.

The report identifies key potential land quality risks and uncertainties associated with the ground conditions that may require further investigation and/or risk management as part of the proposed re-development of the Site.

The risk assessment process has been undertaken in accordance with principal framework for the management of potentially contaminated land, the Land Contamination Risk Management (LCRM).

1.4. Limitations

This report is written strictly for the benefit of the Client and bound by the conditions presented in Appendix A.

2. Desk Study

2.1. Site location and description

A Site location plan is presented as drawing P24062_R1_D01_Rev1 and the Site address is given as follows:

Parcel of land adjacent to Langley Bottom Farm,
Langley Vale Road,
Epsom,
Surrey,
KT18 6AP

The Site is approximately 5.2 Ha in size and is centred on National Grid Reference 520788, 157592. The Site spans across two fields to the south west of Langley Vale.

2.2. Proposed development

We understand the Client is planning to submit an outline planning application for up to 110 dwellings (including affordable homes) with all matters reserved apart from access from Langley Vale Road. An indicative masterplan has been provided to Aqua Terra, which is presented in Appendix B.

2.3. Walkover

A Site walkover was completed on 4th February 2025 with access organised by the Client. Selected photographs are presented in Appendix C.

The majority of the Site spans across one large field north and east of Langley Bottom Farm buildings, with the northern most section of the Site lying with a small field which borders a Thames Water pumping station. The two fields are divided by a wooden and barbed wire fence with no access between. Access to both fields is via Ebbisham Lane.

The smaller northern field is currently grassland and the larger southern field was cropped at the time of the walkover. Residential properties border the east of the Site, with access gates to the Site noted at many of the properties. A horse racing track (gallops) borders the west of the Site, with several jumps noted along the margin of the field. Beyond this, an active construction Site was present at Langley Bottom Farm. Grassed stockpiles of earth and rubble were also noted between Ebbisham Lane and the Site, potentially associated with these ongoing works. Two borehole installations were also noted on Site, however the well at the north of the Site was damaged and the well at the southern Site entrance padlocked.

The Site is located on the side of the hill, with elevations ranging between approximately 79m aOD (above Ordnance Datum) at the north west of the Site to 105m aOD in the south east of the Site. The ground surface at the north west of the Site was noted to be water logged.

2.4. Geology

2.4.1. Published geology

A review of British Geological Survey (BGS) 1:50,000 scale mapping and Reigate map sheet 286 indicates the geological sequence underlying the Site is as follows:

- Superficial geology: None.
- Solid geology: Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) – White Chalk.

Nearby historical borehole logs within the BGS database confirm this succession and those closest are summarised in Table 2-1. It should be noted there are additional boreholes 29m and 53m north west of Site, however these records are not available.

Table 2-1 Strata encountered in nearby historical borehole logs

Borehole ref.	Strata	Maximum depth (m bgl)
TQ25NW36 (On Site)	Topsoil	0.61
	Chalk and Flints	61
TQ25NW130 (0.5km east)	Upper Chalk	112

2.4.2. Site investigation

Soakaway testing was completed within 4No. trial pits by Aqua Terra between 4th and 5th February 2025. Trial pits ranged between 2.38 and 3.15m depth and were located along the western boundary of the Site, with the exception of TP01 which was located off Site, adjacent to the pumping station. In TP02 to TP04, encountered strata aligns with BGS mapping, with approximately 0.5m of topsoil overlying the White Chalk. In TP01, Made Ground was encountered between 0.25m bgl and 0.53m bgl above possible Head deposits to 1.3m bgl, beneath which the White Chalk was encountered.. Made Ground was not encountered in any other exploratory positions and no visual or olfactory evidence of contamination was noted in any exploratory position.

2.5. Hydrogeology

The White Chalk is classified by the Environment Agency (EA) as a Principal Aquifer. These are designated as strategically important rock units that have high permeability and water storage capacity. Groundwater vulnerability within the aquifers is classed as high.

The Water Framework Directive (WFD) classifies the Epsom North Downs Chalk water body which includes the on Site chalk aquifer, as having an overall, quantitative and chemical rating of poor in 2019.

The Site lies within Zone 1 of a Source Protection Zone (SPZ), with the closest active potable groundwater abstraction recorded at Epsom pumping station, within the small field at the north of the Site. Annual extraction volume is given as 1,663,871m³ and maximum daily volume 6,819.14m³.

2.6. Hydrology

2.6.1. Surface water

There are no surface water features on Site, the closest being a pond ~400m west of the Site.

The Site lies within the Hogsmill catchment, which is classified under the WFD as having an overall and ecological rating of moderate in 2019. Chemical rating was given as 'fail' due to failing levels of perfluorooctane sulphonate (PFOS), polybrominated diphenyl ethers (PBDE) and Cypermethrin.

2.6.2. Flooding

EA mapping indicates that the Site lies within Flood Zone 1 and is at low risk of flooding from rivers and the sea .

Ambiental Risk Analytics surface water (pluvial) FloodMap, provided within the Groundsure report in Appendix D, indicates the risk of surface water flooding across the majority of Site is negligible.

Although, a small area in the north west of the Site is shown to be at risk of flooding of 0.3-1 m based on a 1 in 30 year return period.

2.6.3. Groundwater flooding

Mapping from Ambiantal Risk analytics, presented with the Groundsure report in Appendix D, indicates the risk of groundwater flooding across the Site to be negligible. This is based on a 1 in 100 year return period and a 5m digital terrain model.

2.7. Site history

A review of historical and contemporary Ordnance Survey (OS) mapping of the Site has been undertaken. The historical mapping is provided in Appendix D with salient observations summarised in Table 2-2.

Table 2-2 Site history

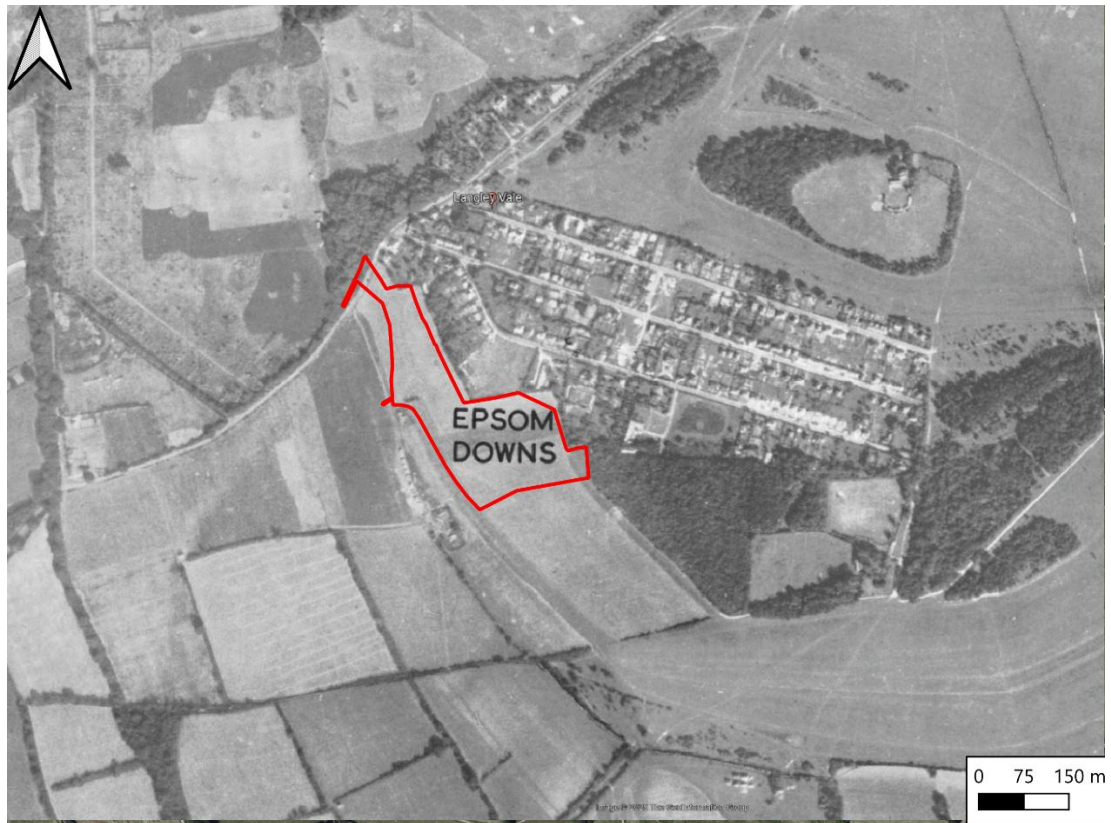
Date	Details	Development considerations
1866-1869 (1:2,500, 1:10,560)	Earliest OS mapping shows the Site to be undeveloped. The surrounding area is predominantly agricultural, with Langley Bottom Farm located ~50m south of the Site. Woodland borders the north and south east of the Site (Langley Wood and The Warren). Small ponds are shown ~40m west and ~100m south west. A lime kiln is labelled ~480m west of the Site and an unlabelled pit 490m north east.	None.
1895-1897 (1:2,500, 1:10,560)	No significant changes noted on Site. Off Site, the two small ponds ~40m west and ~100m south west have been infilled. A chalk pit is now labelled in place of the lime kiln ~420m west of Site and the unlabelled pit is labelled as old chalk pit.	Potential for off Site contamination arising from pond infilled with unknown material.
1912-1915 (1:2,500, 1:10,560)	No significant changes noted on Site. Off Site, residential housing now borders the north of the Site. A trial course follows the south west border of the Site.	None.
1932-1938 (1:10,560)	No significant changes noted on Site. Off Site, residential housing north of the Site is labelled Epsom Downs. A small building is now present ~20m west of the Site. A unlabelled pit is also shown 215m west of the Site.	None.
1953-1955 (1:2,500, 1:10,560)	A trial course is now shown extending from the south east corner of the Site alongside The Warren. Off Site, additional housing is present at Epsom Down, north of the Site as well as along Langley Vale Road. A racing stables is shown neighbouring the north west of the Site. Several new buildings are also present at the south west of the Site, near Langley Bottom Farm. A garage is shown 30m north of the Site. The old chalk pit 490m north of Site is no longer labelled.	Potential for contamination associated with off Site garage.

Date	Details	Development considerations
1974 -1979 (1:2,500, 1:10,000)	No significant changes noted on Site. Addition of a new building and three silos at Langley Bottom Farm ~50 west of Site. A refuse tip is also labelled at the farm ~200 west of the Site. Addition of new residential properties along the northern Site boundary, on Langley Close, Millers Close, and The Hayes, as well as on Sadlers Way which replaces the previous racing stables. Addition of a pumping station ~35m west of the Site.	None.
1987-1992 (1:2,500, 1:10,000)	No significant changes noted on or off Site.	None.
2001-2003 (1:10,000)	No significant changes noted on Site. Off Site, addition of new properties adjacent to the north east of the Site, along The Hayes and at the north west of the Site. Five additional silos are shown at Langley Bottom Farm.	None.
2010 (1:10,000)	No significant changes on Site. Off Site, the building ~20m west of Site is no longer shown. The refuse tip is no longer shown at Langley Bottom Farm.	None.
2025 (1:10,000)	No significant changes noted on Site. Off Site, the pumping station west of Site is no longer shown. A large pond is now shown in Langley Bottom Wood ~400m north west of Site.	None.

2.7.1. Other historical sources

Aerial imagery of the Site, dated between 1999 and 2025 is also included within the Groundsure report presented in Appendix D. Earlier aerial imagery dating from 1945 is available on Google Earth as is presented in Figure 2-1 below. This aligns with the Site history summarised in Table 2-2.

Figure 2-1 Google Earth 1945 Aerial imagery



2.8. Environmental database search

A Groundsure report was purchased as part of the desk study assessment. The full report is provided in Appendix D. A summary of pertinent database records is provided in with reference to entries on Site and within a buffer zone of 250m, unless considered to have relevance at greater distances.

Table 2-3 Environmental database records

Distance (m)/ orientation	Land use / permitted activity / authorisation	Development considerations
35 (NW)	1No. Licensed pollutant release relating to the unloading of petrol into storage at service stations.	None.
484m (W)	1No. Chalk pit recorded within the BGS BritPit database.	None.

2.9. Geo-hazards

The Groundsure report includes information from the BGS regarding potential geohazards on or near the Site. These potential geo-hazards have been summarised in Table 2-4 below.

Table 2-4 Summary of geo-hazards

The following have been identified by the BGS on Site:		
Ground stability hazards	Collapsible Ground	Very low.
	Compressible Ground	Negligible.
	Ground Dissolution	Very low.
	Landslide Ground	Negligible.
	Running Sand	Negligible.
	Shrinking or Swelling Clay	Negligible.
Radon	The Site is within an low probability radon area (between 1% and 3% of homes are estimated to be at or above the Action Level)	

2.10. Environmental designations

Online mapping (Defra) and the Groundsure insight report presented in Appendix D, indicates there are multiple environmental designations on and within close proximity of the Site and in the surrounding local area, a summary of these designations is provided in Table 2-5 below.

Table 2-5 Environmental designations

Designation	Location	Information
London Green Belt	On Site	Epsom and Ewell, London Green Belt
Nitrate vulnerable zone (NVZ)	On Site	Hogsmill NVZ,
Ancient & Semi-Natural Woodland	Adjacent	2No. areas of designated ancient and semi-natural woodland bordering the north west and south east of the Site. 2No. further areas within 500m of the Site.
SSSI Impact risk zone	On Site	Developments relating to aviation, oil and gas exploration/extraction or with air pollution potential require consultation. Not applicable to proposed development

2.11. Preliminary UXO risk assessment

Zetica produce online mapping relating to potential risks associated with discovering unexploded ordnance (UXO). Based on this mapping, London bombing density is shown to be low.

3. Conceptual site model and risk assessment

The following section draws together a preliminary conceptual site model. The relationship of identified sources, viable pathways and identified environmental receptors is considered and used as a technical basis to inform a qualitative assessment of risk to human health and the wider environment posed by the proposed ground conditions and the proposed redevelopment of the Site.

3.1. Sources

The key identified contaminant sources are summarised as follows and covered within the risk assessment table in Section 3.4 below.

3.1.1. On Site source potential

- None.

3.1.2. Off Site source potential

- **Infilled ponds:** Potential to have been infilled with contaminated Made Ground; and,
- **Petrol station/garage:** Potential contaminants include TPHs (Total Petroleum Hydrocarbons), BTEX and naphthalene.

3.2. Pathways

For the purposes of this risk assessment, it is assumed that the relevant pathways comprise:

- Direct contact with sub-surface materials (dermal soil/ leachate contact, soil ingestion and dust ingestion/ inhalation);
- Leaching of contaminants to groundwater;
- Migration of dissolved phase contamination in groundwater;
- Ingress into potable supply pipes;
- Preferential flow through the drainage system; and,
- Migration of gas and/ or vapours through preferential pathways and/ or permeable sub-surface materials.

3.2.1. Construction-phase pathways

In addition to the above, during the redevelopment of the Site it will be necessary to cause a period of exposure of bare earth. This in turn will allow for increased infiltration during rainfall events, and therefore an increased potential for leaching and throughflow of potential sub-surface contaminants.

3.3. Receptors

The key identified potential environmental receptors are summarised as follows and covered within the risk assessment table in Section 3.4 below.

3.3.1. Human health

- Future residential Site users; and,
- Construction and maintenance workers (short term acute risks).

3.3.2. Wider environment

- Groundwater (Principal Aquifer) including Thames Water abstraction;

3.4. Qualitative risk assessment

A summary of the potential contaminant linkages associated with the Site is presented in Table 3-1 alongside an assessment of the risks posed by each linkage. The contaminant linkages have been assessed using the risk assessment methodology described in CIRIA C552 (2001). As such, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with any such contamination. The classification system used to define contaminant probability, consequence and risk is described in Appendix E.

Land north of Langley Bottom Farm: Geo-environmental desk study

Table 3-1 Pollutant linkage assessment

Sources	Pathways	Receptors	Consequence	Probability	Risk	Discussion
Off Site ponds infilled with unknown material.	Direct human contact exposure pathways (dermal, ingestion, inhalation)	Construction and maintenance workers	Medium	Low likelihood	Moderate/low	Should development be carried out, risk to construction workers can be adequately managed by precautions and health and safety procedures commensurate with working on brownfield sites.
		Future Site users	Medium	Unlikely	Low	None required.
	Ingress into potable supply pipes	Future Site users	Medium	Unlikely	Low	None required.
Off Site petrol station/ garage.	Migration of gases and/or vapours through permeable subsurface materials and/or preferential pathways	Future Site users	Medium	Unlikely	Low	Whilst there is the potential for vapour/gas generation associated with the off-Site petrol station and infilled ponds, it is unlikely to have impacted the Site.
	Leaching and/or water mobile constituents passing through permeable sub-surface soils and/or shallow preferential pathways	Principal Aquifer Zone 1 SPZ	Medium	Unlikely	Low	All potential source potential is located off Site. No potential risks to the abstraction have been identified from the Site.

4. Conclusions and next steps

Historical mapping indicates the Site has remained primarily agricultural since the earliest available mapping (late 19th century). No on Site sources of potential contamination were identified. Off Site, a petrol station located ~30m north west of the Site and ponds infilled with unknown material represent potential sources of contamination.

On this basis, the potential risks to **human health** prior to mitigation are considered to be **MODERATE/LOW**.

This is predominantly driven by the potential risks to construction workers which may be reduced to **LOW** with suitable precautions and health and safety procedures commensurate with working on brownfield sites.

The potential risks to the **wider environment** prior to mitigation are assessed to be **LOW**. Whilst the Site lies within Zone 1 of an SPZ, with a Thames water abstraction located adjacent to the Site there were no sources of potential contamination identified on Site.

Based on the data reviewed and presented herein, the preliminary conceptual site model and desk based preliminary risk assessment is considered sufficient to support the outline planning permission submission without further works.



Figure Title

Site location

Client

Fairfax Acquisitions Ltd

Drawing Number

P24062_D01_Rev1

Project Number

P24062

Date

10/07/2025

Scale

NTS

Drawn

RLW

Site Location

Langley Bottom Farm, Epsom

Original

A4

Checked

JEM

Report Conditions

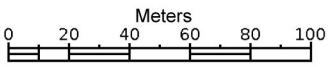
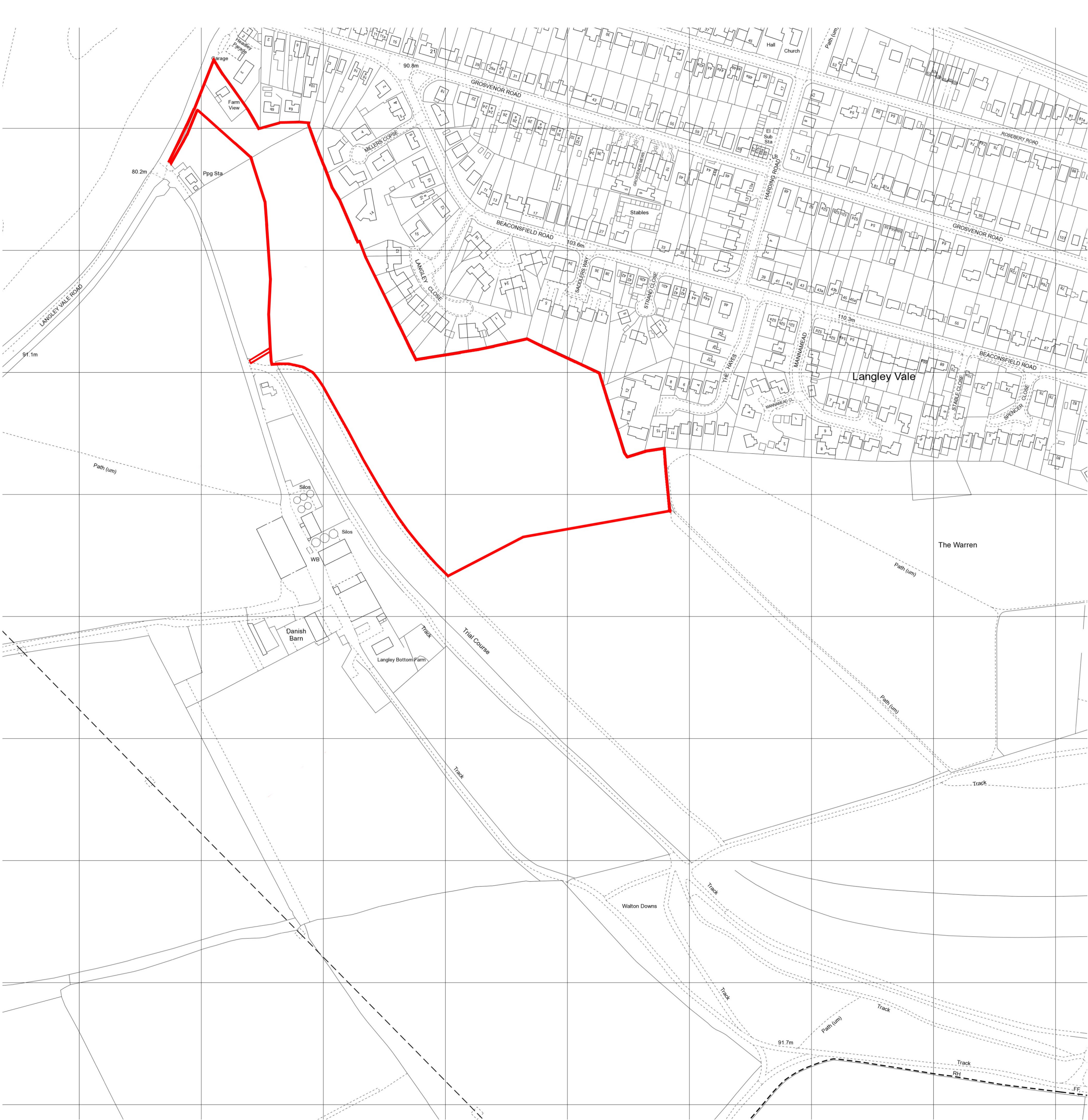
This report has been prepared by Aqua Terra Consultants Ltd. (Aqua Terra) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement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

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

Where necessary and appropriate, the report represents and relies on published information from third party, publicly and commercially available sources which is used in good faith of its accuracy and efficacy. Aqua Terra cannot accept responsibility for the work of others.

Site investigation results necessarily rely on tests and observations within exploratory holes only. The inherent variation in ground conditions mean that the results may not be representative of ground conditions between exploratory holes. Aqua Terra take no responsibility for variation in ground conditions between exploratory positions.

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



1:2500

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100038864
Reference: OI1189204
Centre coordinates: 520881 157435



Fairfax

FAIRFAX AQUISITIONS LTD

project:

LANGLEY BOTTOM FARM FIELD
LANGLEY VALE ROAD, EPSOM

title:

LOCATION PLAN

date: July '25 scale: 1:2500 @ A2

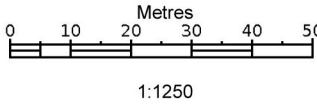
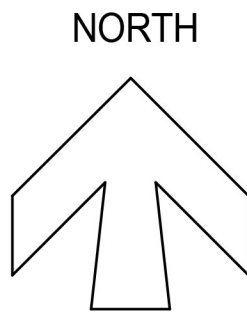
drawing number:	Rev.
2503/PL.01	B

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...Survey Notes

This survey was carried out in accordance with the specification guidelines in The RICS Surveys of Land, Buildings and Utility Surveys at Scales of 1:500 and Larger. Planimetric accuracies expected:

+/-30mm from survey control at 1:100
+/-60mm from survey control at 1:200

The scales quoted are at which the survey was carried out NOT at which it is reproduced. Any dimensions that require greater accuracy should be specifically measured on site.

Tree species are identified by use of reference books and whilst the surveyor has taken reasonable care to ensure that they are identified correctly Martin & Partners recommend that an Arboriculturist should be commissioned if the species are critical to the project.

All drainage connectivity is done by visual inspection and soundings, and assumed to be a straight line between man entry points, unless it has been specifically requested that all connections to be proven on site by use of electrodetaction.

All drainage details are recorded from the surface. No Confined Space entry by survey personnel.

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Fairfax

FAIRFAX ACQUISITIONS LTD

project:

Land at:

LANGLEY BOTTOM FARM FIELD

EPSOM

title:

ILLUSTRATIVE
MASTERPLAN

date: Jul '25 **scale:** 1:1250 @ A1

drawing number:	Rev.
2503/PL.04	F

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CHARTERED ARCHITECT

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Pumping Station at north west of Site		Looking eastwards across field at north of Site	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



Properties bordering the north east of the Site		Looking north west across the field at north of Site	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



Adjacent garage at north east of the Site		Looking westwards across the northern boundary	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



Damage borehole cover at north of Site



Damaged drain cover at north of Site

Project	Langley Bottom
Project No.	P24062
Client	Fairfax Acquisitions Ltd

Date	4-5/2/25
Engineer	RLW
Comments	



Looking southwards along west of Site		Looking eastwards across south of Site	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



Construction site at Langley Bottom Farm		Mound of soil at the west of Site	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



Mound of soil at the west of Site		Rubble at west of Site	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



Derelict structures/debris at west of Site		Locked borehole installation at the west of Site	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



Looking northwards across Site

Project	Langley Bottom
Project No.	P24062
Client	Fairfax Acquisitions Ltd

Residential properties bordering the east of the Site

Date	4-5/2/25
Engineer	RLW
Comments	



TP01		TP01	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP01 arisings		TP01 location	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP02		TP02	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP02 arisings		TP02 arisings	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP03

Project Langley Bottom
Project No. P24062
Client Fairfax Acquisitions Ltd

TP03

Date 4-5/2/25
Engineer RLW
Comments



TP03 arisings

Project	Langley Bottom
Project No.	P24062
Client	Fairfax Acquisitions Ltd



TP03 arisings

Date	4-5/2/25
Engineer	RLW
Comments	



TP04

Project Langley Bottom
 Project No. P24062
 Client Fairfax Acquisitions Ltd

TP04

Date 4-5/2/25
 Engineer RLW
 Comments



TP04 arisings		TP04 arisings	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP04 flint boulders		TP03 installation	
Project	Langley Bottom	Date	4-5/2/25
Project No.	P24062	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP04 installation



TP02 installation

Project	Langley Bottom
Project No.	P24062
Client	Fairfax Acquisitions Ltd

Date	4-5/2/25
Engineer	RLW
Comments	

LANGLEY BOTTOM FARM, LANGLEY VALE ROAD, EPSOM, SURREY, KT18 6AP

Order Details

Date: 24/01/2025
Your ref: P24062
Our Ref: GS-GYL-BGH-QNU-QOX

Site Details

Location: 520788 157592
Area: 5.16 ha
Authority: [Epsom and Ewell Borough Council](#) ↗



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[Summary of findings](#)

[p. 2 > Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 > Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	3	16	-
16 >	1.2 >	Historical tanks >	0	0	1	0	-
17 >	1.3 >	Historical energy features >	0	0	2	0	-
17 >	1.4 >	Historical petrol stations >	0	1	1	0	-
18 >	1.5 >	Historical garages >	0	2	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	4	20	-
20 >	2.2 >	Historical tanks >	0	0	1	0	-
21 >	2.3 >	Historical energy features >	0	0	7	0	-
21	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	4	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	1	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
25 >	4.1 >	Recent industrial land uses >	0	2	13	-	-
26 >	4.2 >	Current or recent petrol stations >	0	1	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-



27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
27	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	1	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	1	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
30	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
32	5.1	Superficial aquifer	None (within 500m)				
33 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
34 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
35 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36 >	5.6 >	<u>Groundwater abstractions ></u>	0	1	0	1	1
37	5.7	Surface water abstractions	0	0	0	0	0
38 >	5.8 >	<u>Potable abstractions ></u>	0	1	0	0	0
38 >	5.9 >	<u>Source Protection Zones ></u>	1	0	1	1	-
38	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
39	6.1	Water Network (OS MasterMap)	0	0	0	-	-



39	6.2	Surface water features	0	0	0	-	-
40 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
40 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
42	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
42	7.2	Historical Flood Events	0	0	0	-	-
42	7.3	Flood Defences	0	0	0	-	-
43	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
43	7.5	Flood Storage Areas	0	0	0	-	-
44	7.6	Flood Zone 2	None (within 50m)				
44	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
45 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
47 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
48	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
49	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
50 >	10.7 >	Designated Ancient Woodland >	1	1	1	1	26
51	10.8	Biosphere Reserves	0	0	0	0	0
52	10.9	Forest Parks	0	0	0	0	0
52	10.10	Marine Conservation Zones	0	0	0	0	0
52 >	10.11 >	Green Belt >	1	0	0	1	2
52	10.12	Proposed Ramsar sites	0	0	0	0	0



53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
53	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
53	10.15	Nitrate Sensitive Areas	0	0	0	0	0
53 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
55 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
56	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58 >	11.4 >	Listed Buildings >	0	1	1	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	12.1 >	Agricultural Land Classification >	Non Agricultural (within 250m)				
61 >	12.2 >	Open Access Land >	0	0	1	-	-
61 >	12.3 >	Tree Felling Licences >	0	1	0	-	-
61 >	12.4 >	Environmental Stewardship Schemes >	0	1	1	-	-
62	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	13.1 >	Priority Habitat Inventory >	2	2	3	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	14.1 >	10k Availability >	Identified (within 500m)				
66	14.2	Artificial and made ground (10k)	0	0	0	0	-
67	14.3	Superficial geology (10k)	0	0	0	0	-

67	14.4	Landslip (10k)	0	0	0	0	-
68	14.5	Bedrock geology (10k)	0	0	0	0	-
68	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	15.1 >	50k Availability >	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71	15.4	Superficial geology (50k)	0	0	0	0	-
71	15.5	Superficial permeability (50k)	None (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	16.1 >	BGS Boreholes >	1	1	1	-	-
Page	Section	Natural ground subsidence >					
76 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
77 >	17.2 >	Running sands >	Negligible (within 50m)				
78 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
79 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
80 >	17.5 >	Landslides >	Negligible (within 50m)				
81 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	18.1 >	BritPits >	0	0	0	1	-
84 >	18.2 >	Surface ground workings >	0	0	4	-	-
84	18.3	Underground workings	0	0	0	0	0
84	18.4	Underground mining extents	0	0	0	0	-
85	18.5	Historical Mineral Planning Areas	0	0	0	0	-



85 >	18.6 >	Non-coal mining >	1	0	1	0	6
86	18.7	JPB mining areas	None (within 0m)				
86	18.8	The Coal Authority non-coal mining	0	0	0	0	-
86	18.9	Researched mining	0	0	0	0	-
87	18.10	Mining record office plans	0	0	0	0	-
87	18.11	BGS mine plans	0	0	0	0	-
87	18.12	Coal mining	None (within 0m)				
87	18.13	Brine areas	None (within 0m)				
87	18.14	Gypsum areas	None (within 0m)				
88	18.15	Tin mining	None (within 0m)				
88	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
89	19.1	Natural cavities	0	0	0	0	-
89	19.2	Mining cavities	0	0	0	0	0
89	19.3	Reported recent incidents	0	0	0	0	-
89	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
91 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	4	-	-	-
93	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
94	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
95	22.1	Underground railways (London)	0	0	0	-	-
95	22.2	Underground railways (Non-London)	0	0	0	-	-
95	22.3	Railway tunnels	0	0	0	-	-
95	22.4	Historical railway and tunnel features	0	0	0	-	-
95	22.5	Royal Mail tunnels	0	0	0	-	-
96	22.6	Historical railways	0	0	0	-	-



96	22.7	Railways	0	0	0	-	-
96	22.8	Crossrail 2	0	0	0	0	-
96	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 23/04/2021

Site Area: 5.16ha



Recent site history - 2018 aerial photograph



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Capture Date: 20/04/2018

Site Area: 5.16ha



Recent site history - 2011 aerial photograph



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Capture Date: 02/10/2011

Site Area: 5.16ha



Recent site history - 2006 aerial photograph



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Capture Date: 11/09/2006

Site Area: 5.16ha



Recent site history - 1999 aerial photograph

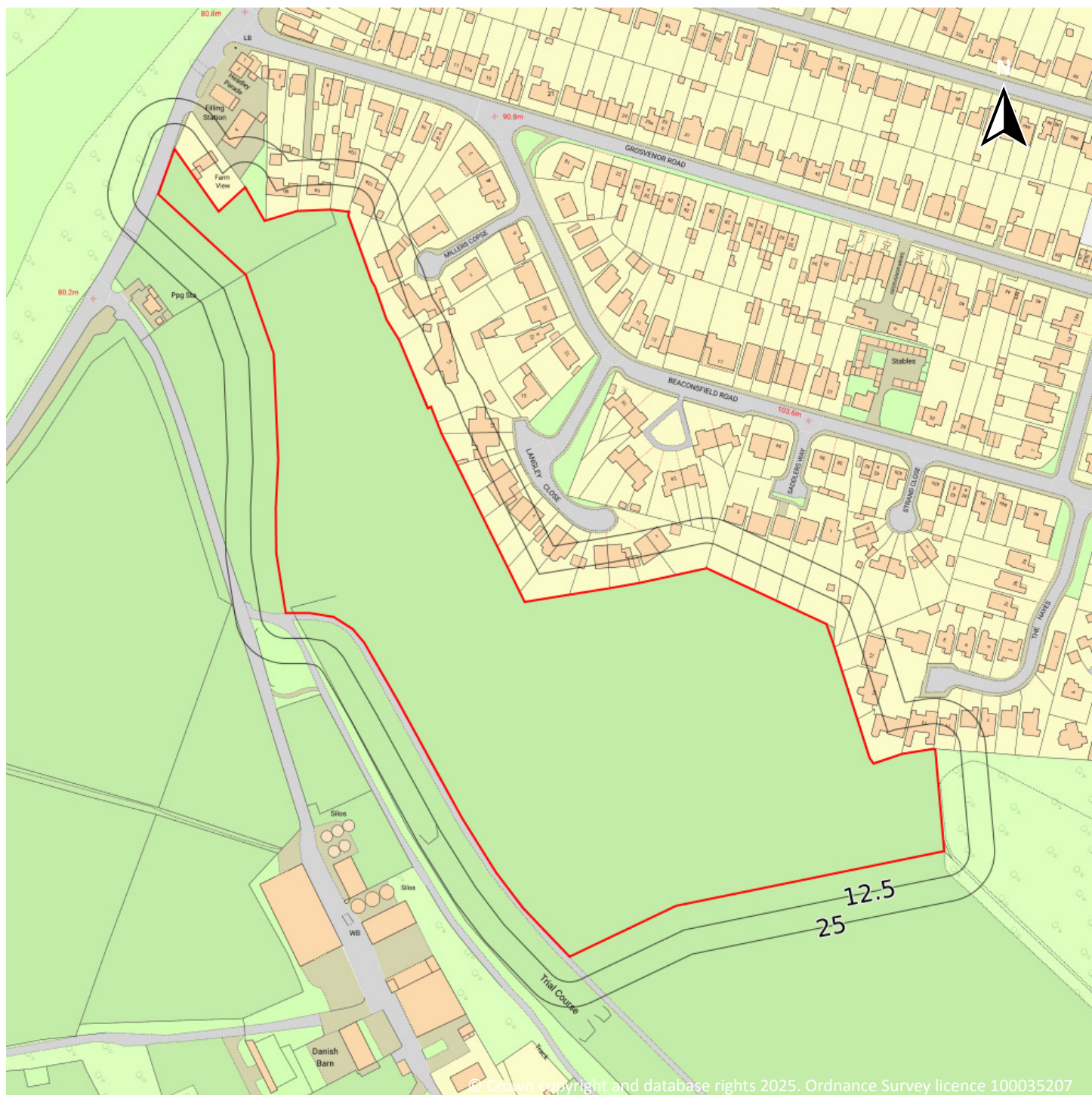


Capture Date: 04/09/1999

Site Area: 5.16ha



OS MasterMap site plan



Site Area: 5.16ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

1.1 Historical industrial land uses

Records within 500m

19

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

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

ID	Location	Land use	Dates present	Group ID
2	195m SW	Refuse Heap	1990	2159729



ID	Location	Land use	Dates present	Group ID
C	214m W	Unspecified Pit	1938	2328967
C	215m W	Unspecified Pit	1938	2270753
D	394m W	Unspecified Pit	1938	2233710
D	395m W	Unspecified Ground Workings	1938	2255246
4	398m W	Unspecified Pit	1955	2213601
D	422m W	Chalk Pit	1912	2216899
D	435m W	Unspecified Pit	1955 - 1990	2332153
D	437m W	Unspecified Ground Workings	1955	2246814
D	438m W	Chalk Pit	1895	2260527
5	445m E	Unspecified Pit	1912	2177112
D	455m W	Unspecified Ground Workings	1866	2275514
6	465m E	Sand Pits	1866	2181720
D	479m W	Lime Kiln	1866	2182018
E	483m N	Unspecified Pit	1866	2270940
E	490m N	Old Chalk Pit	1895	2162125
E	490m N	Unspecified Pit	1912	2263416
E	491m N	Unspecified Pit	1938	2258877
E	493m N	Unspecified Pit	1938	2240874

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

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

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



ID	Location	Land use	Dates present	Group ID
B	61m E	Unspecified Tank	1953	394499

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	2
----------------------------	----------

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

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

ID	Location	Land use	Dates present	Group ID
1	109m N	Electricity Substation	1953 - 1996	293177
3	242m NE	Electricity Substation	1978 - 1996	302526

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	2
----------------------------	----------

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

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

ID	Location	Land use	Dates present	Group ID
B	49m E	Petrol Station	1978	4576
B	112m E	Petrol Station	1993	4661

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m**2**

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

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

ID	Location	Land use	Dates present	Group ID
A	5m NW	Garage	1979 - 1996	89141
A	33m NW	Garage	1953	86885

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

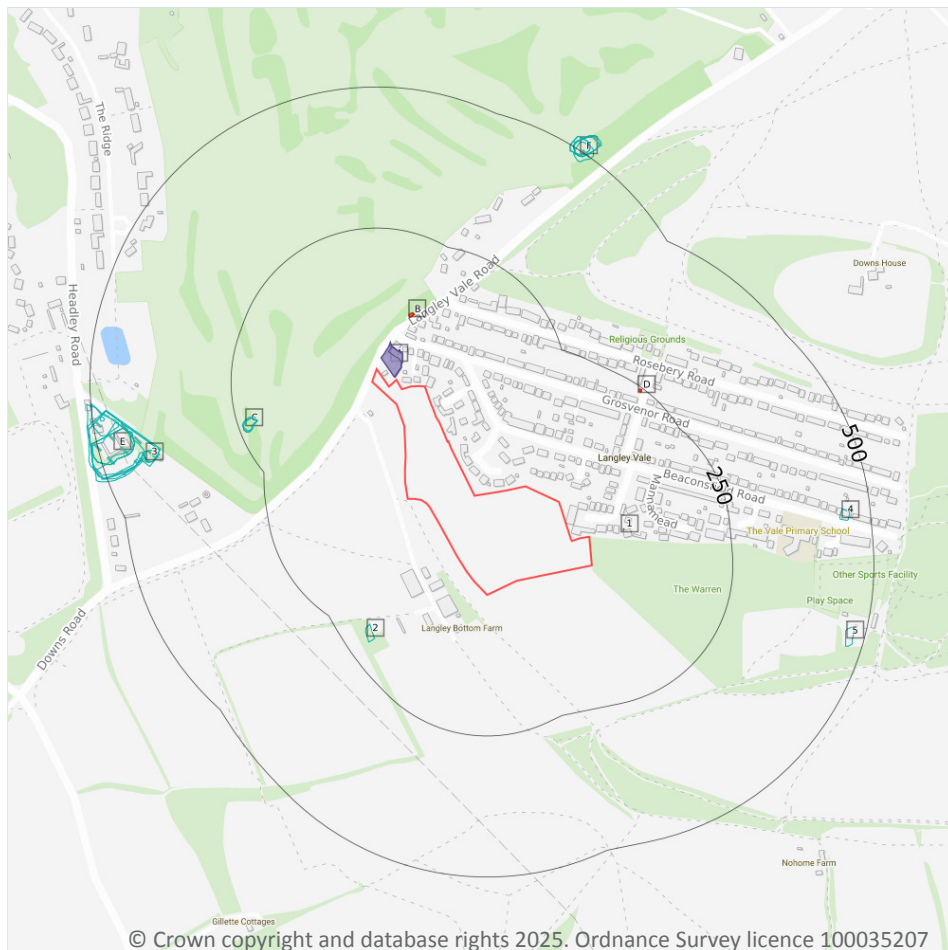
Records within 500m**0**

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

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



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

24

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

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

ID	Location	Land Use	Date	Group ID
2	195m SW	Refuse Heap	1990	2159729
C	214m W	Unspecified Pit	1938	2328967
C	215m W	Unspecified Pit	1938	2270753



ID	Location	Land Use	Date	Group ID
C	215m W	Unspecified Pit	1938	2270753
E	394m W	Unspecified Pit	1938	2233710
E	395m W	Unspecified Ground Workings	1938	2255246
E	395m W	Unspecified Ground Workings	1938	2255246
3	398m W	Unspecified Pit	1955	2213601
E	422m W	Chalk Pit	1912	2216899
E	435m W	Unspecified Pit	1990	2332153
E	435m W	Unspecified Pit	1974	2332153
E	435m W	Unspecified Pit	1955	2332153
E	437m W	Unspecified Ground Workings	1955	2246814
E	438m W	Chalk Pit	1895	2260527
4	445m E	Unspecified Pit	1912	2177112
E	455m W	Unspecified Ground Workings	1866	2275514
5	465m E	Sand Pits	1866	2181720
E	479m W	Lime Kiln	1866	2182018
F	483m N	Unspecified Pit	1866	2270940
F	490m N	Unspecified Pit	1912	2263416
F	490m N	Old Chalk Pit	1895	2162125
F	491m N	Unspecified Pit	1938	2258877
F	491m N	Unspecified Pit	1938	2258877
F	493m N	Unspecified Pit	1938	2240874

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

1

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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



ID	Location	Land Use	Date	Group ID
1	61m E	Unspecified Tank	1953	394499

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

7

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
B	109m N	Electricity Substation	1979	293177
B	109m N	Electricity Substation	1953	293177
B	109m N	Electricity Substation	1996	293177
B	109m N	Electricity Substation	1996	293177
D	242m NE	Electricity Substation	1996	302526
D	242m NE	Electricity Substation	1993	302526
D	242m NE	Electricity Substation	1978	302526

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

4

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

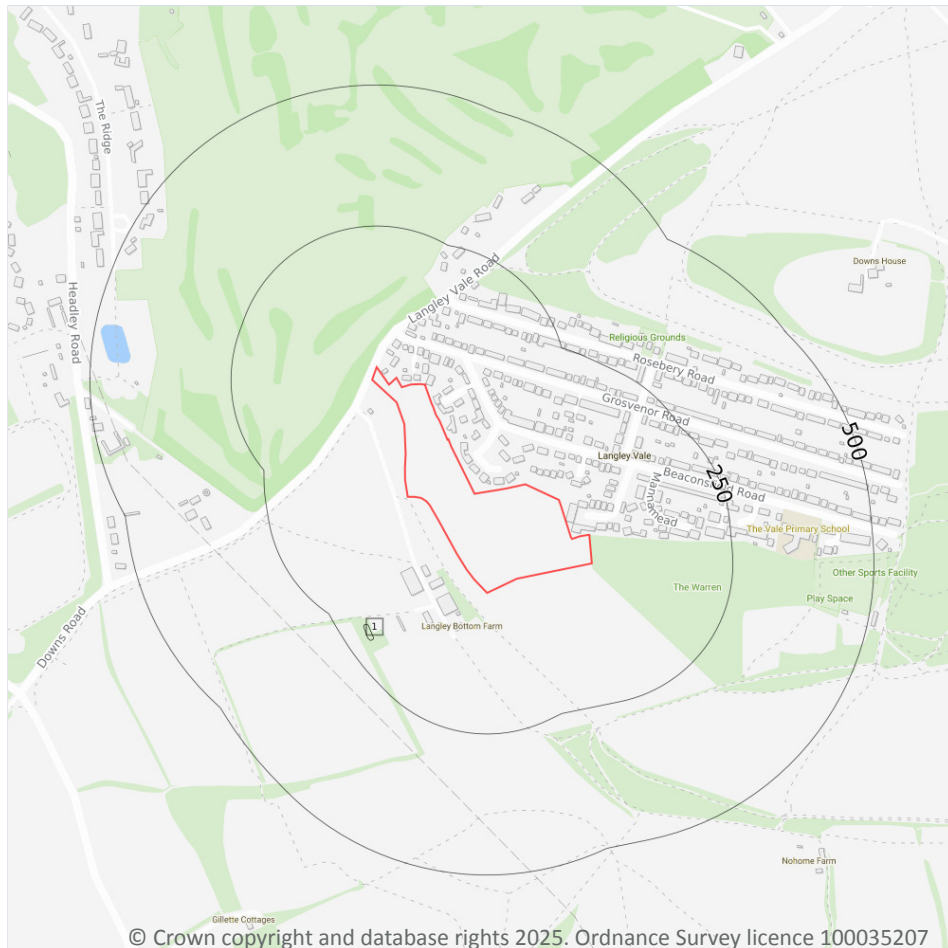
Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
A	5m NW	Garage	1979	89141
A	6m NW	Garage	1996	89141
A	6m NW	Garage	1996	89141
A	33m NW	Garage	1953	86885

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



— Site Outline

Search buffers in metres (m)

Historical landfill (LA/OS)

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

1

Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Site address	Source	Data type
1	200m SW	Refuse Tip	1976 mapping	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

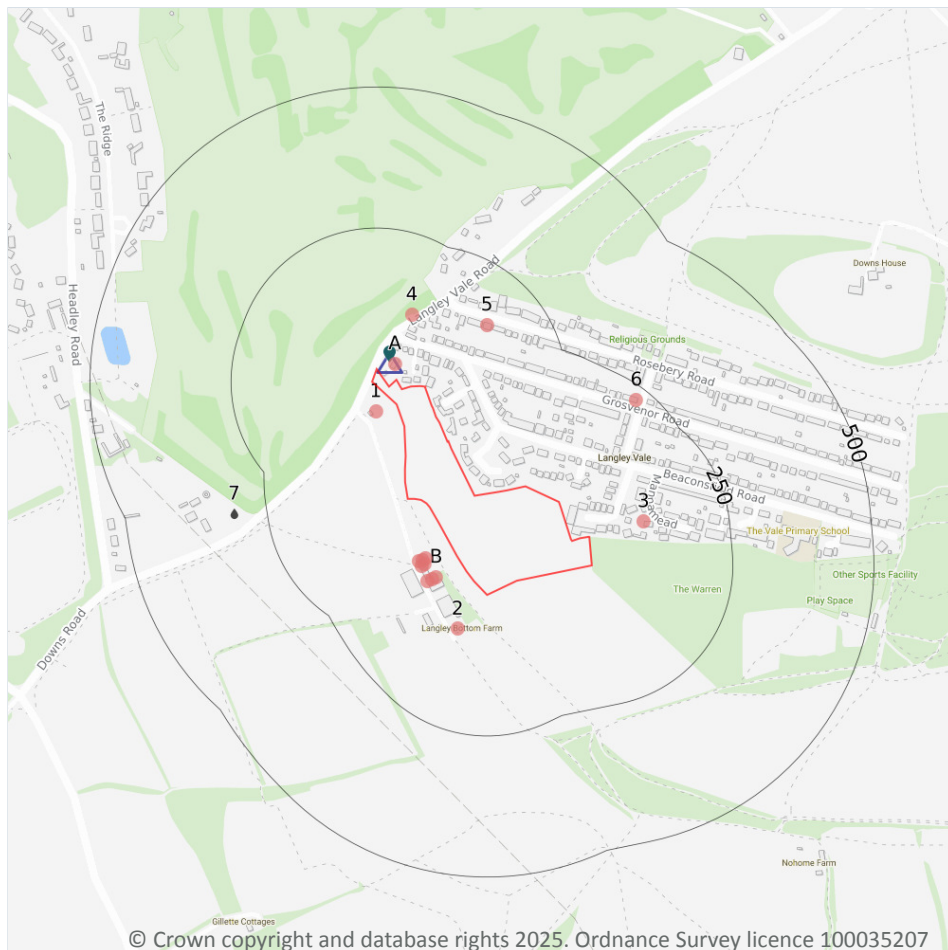
Records within 500m

0

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

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

4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- ▲ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

15

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 25 >](#)

ID	Location	Company	Address	Activity	Category
A	29m NW	Texaco	3 Headley Parade, Langley Vale Road, Epsom, Surrey, KT18 6AW	Petrol and Fuel Stations	Road and Rail
1	34m NW	Pumping Station	Surrey, KT18	Water Pumping Stations	Industrial Features
B	51m SW	Silo	Surrey, KT18	Hoppers and Silos	Farming



ID	Location	Company	Address	Activity	Category
B	51m SW	Silo	Surrey, KT18	Hoppers and Silos	Farming
B	57m SW	Silo	Surrey, KT18	Hoppers and Silos	Farming
B	58m SW	Silo	Surrey, KT18	Hoppers and Silos	Farming
B	59m SW	Silo	Surrey, KT18	Hoppers and Silos	Farming
B	63m SW	Silo	Surrey, KT18	Hoppers and Silos	Farming
B	64m SW	Silo	Surrey, KT18	Hoppers and Silos	Farming
B	67m SW	Silo	Surrey, KT18	Hoppers and Silos	Farming
2	80m S	F G Marshall	Danish Barn, Langley Bottom Farm, Epsom, Surrey, KT18 6AP	Published Goods	Industrial Products
3	100m E	Pumping Station	Surrey, KT18	Water Pumping Stations	Industrial Features
4	115m N	Electricity Sub Station	Surrey, KT18	Electrical Features	Infrastructure and Facilities
5	155m N	G & M Motor Co	10, Rosebery Road, Epsom, Surrey, KT18 6AE	Secondhand Vehicles	Motoring
6	227m NE	Langley Vale Recovery	69b, Grosvenor Road, Epsom, Surrey, KT18 6JG	Vehicle Breakdown and Recovery Services	Personal, Consumer and Other Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 25](#) >

ID	Location	Company	Address	LPG	Status
A	25m NW	TEXACO	3, Langley Vale Road, Langley Vale, Epsom, Surrey, KT18 6AP	No	Open

This data is sourced from Experian.



4.3 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

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

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

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

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

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

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.



4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 25 >](#)

ID	Location	Address	Details	
A	35m NW	Jet Service Station, 3 Headley Parade, Langley Vale Road, Epsom, Surrey, KT18 6AW	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m**1**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 25](#) >

ID	Location	Address	Details	
7	308m W	NEWBUNGALOWATCONDOVER STABLES, CONDOVER, HEADLEY ROAD, EPSOM, SURREY, KT18 6BL	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CASM.1371 Permit Version: 1 Receiving Water: GROUNDWATER VIA SOAKAWAY	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 31/08/2005 Effective Date: 26/08/2005 Revocation Date: -

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m**0**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 Pollution inventory substances

Records within 500m**0**

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m**0**

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.21 Pollution inventory radioactive waste

Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

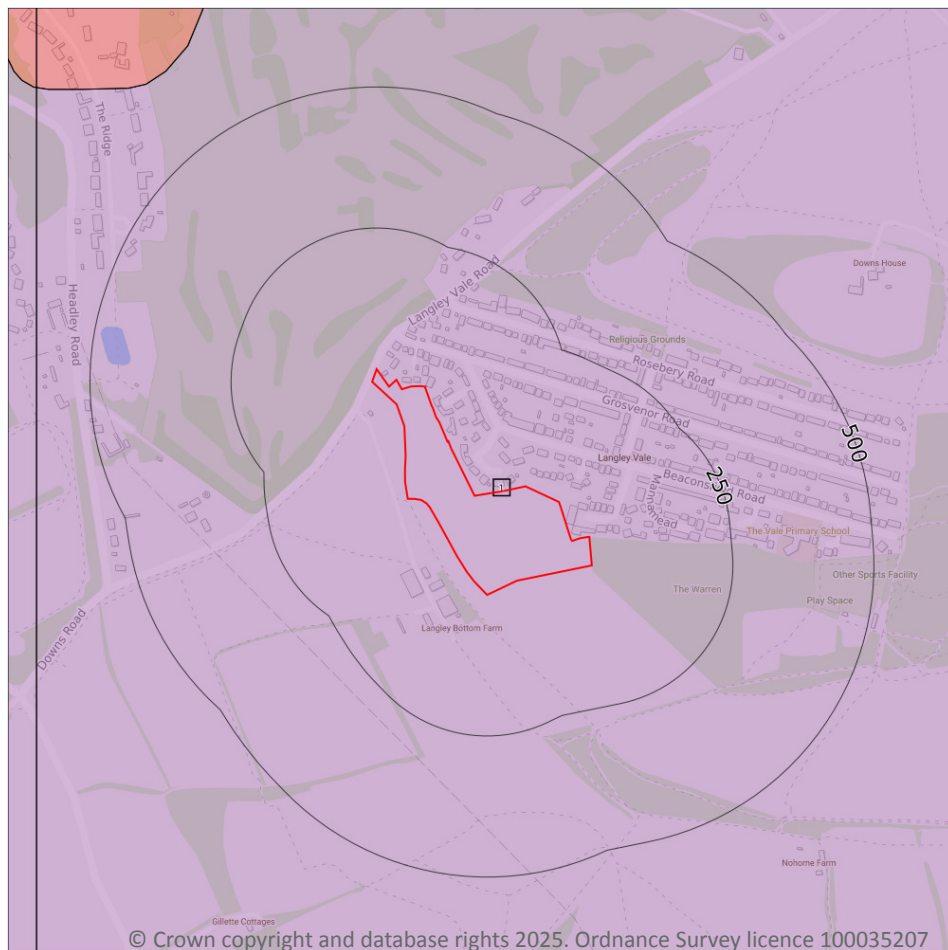
0

Aquifer status of groundwater held within superficial geology.

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

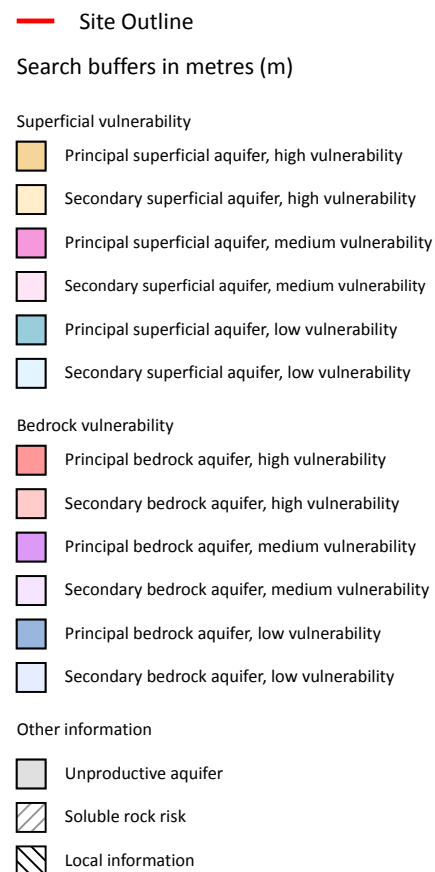
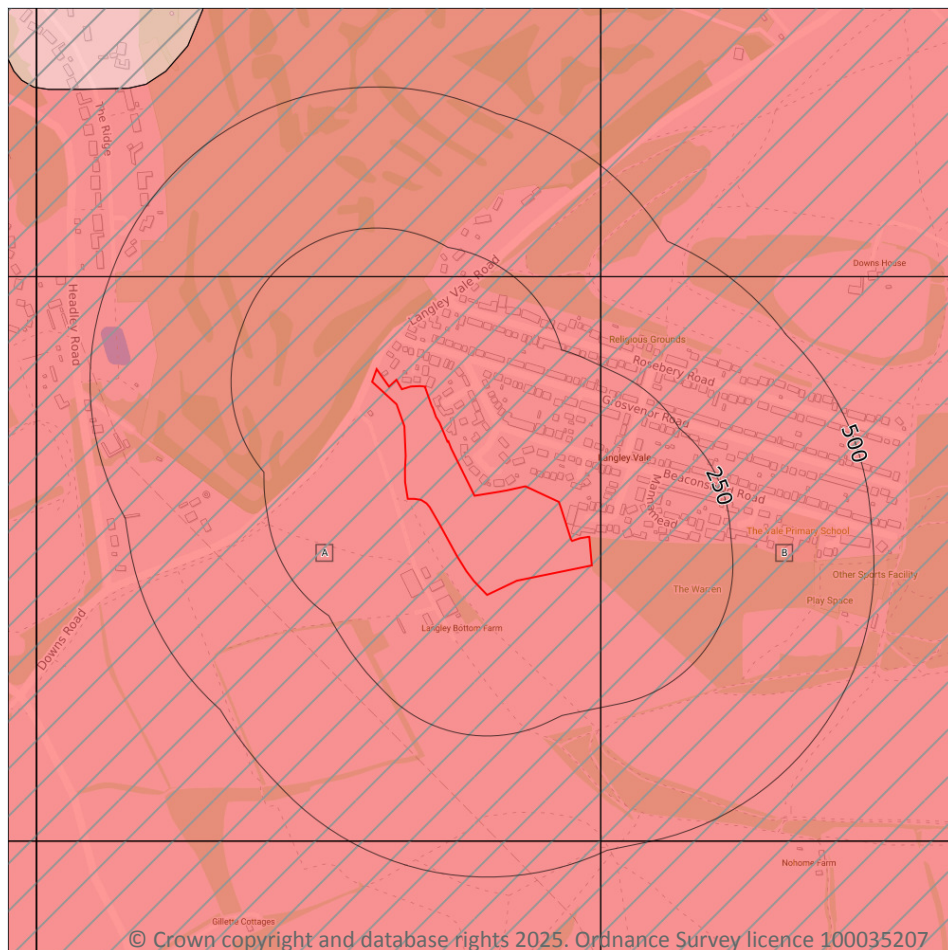
Features are displayed on the Bedrock aquifer map on [page 33](#) >

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 34](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
B	16m SE	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	1
------------------------	----------

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	100.0%

This data is sourced from the British Geological Survey and the Environment Agency.

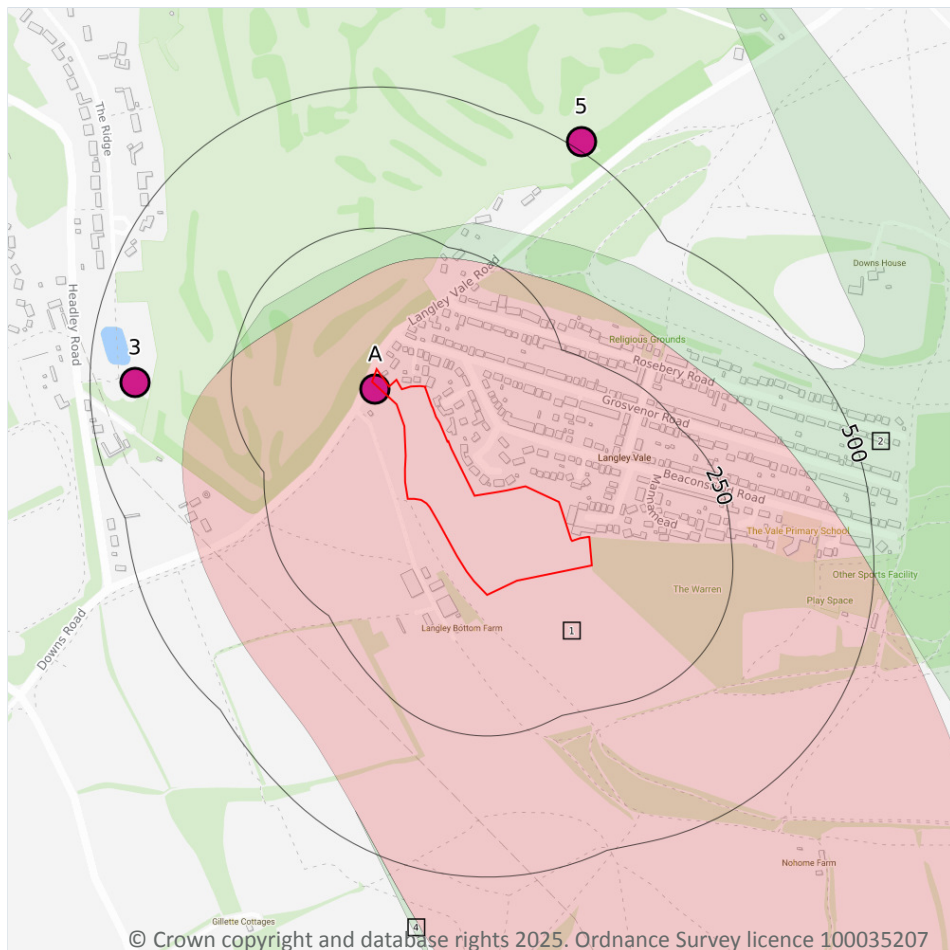
5.5 Groundwater vulnerability- local information

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

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)**
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

3

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)



ID	Location	Details	
A	7m NW	Status: Active Licence No: 28/39/33/0015 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: EPSOM PUMPING STATION 'D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 520600 Northing: 157800	Annual Volume (m ³): 1663871 Max Daily Volume (m ³): 6819.14 Original Application No: G822 Original Start Date: 07/03/1980 Expiry Date: - Issue No: 100 Version Start Date: 09/07/2014 Version End Date: -
3	421m W	Status: Active Licence No: TH/039/0032/015 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: RESERVOIR BOREHOLE AT WOODCOTE PARK, EPSOM (MOLE CATCHMENT) Data Type: Point Name: PALL MALL AND WOODCOTE PARK CLUBHOUSES LIMITED Easting: 520174 Northing: 157812	Annual Volume (m ³): 44800 Max Daily Volume (m ³): 144 Original Application No: NPS/WR/010910 Original Start Date: 02/07/2014 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 02/07/2014 Version End Date: -
5	514m N	Status: Active Licence No: TH/039/0032/015 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: SMALL BOREHOLE AT WOODCOTE PARK, EPSOM (HOGSMILL CATCHMENT) Data Type: Point Name: PALL MALL AND WOODCOTE PARK CLUBHOUSES LIMITED Easting: 520965 Northing: 158239	Annual Volume (m ³): 44800 Max Daily Volume (m ³): 144 Original Application No: NPS/WR/010910 Original Start Date: 02/07/2014 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 02/07/2014 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)

ID	Location	Details	
A	7m NW	Status: Active Licence No: 28/39/33/0015 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: EPSOM PUMPING STATION 'D' Data Type: Point Name: Thames Water Utilities Ltd Easting: 520600 Northing: 157800	Annual Volume (m ³): 1663871 Max Daily Volume (m ³): 6819.14 Original Application No: G822 Original Start Date: 07/03/1980 Expiry Date: - Issue No: 100 Version Start Date: 09/07/2014 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)

ID	Location	Type	Description
1	On site	1	Inner catchment
2	154m NW	3	Total catchment
4	448m SW	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

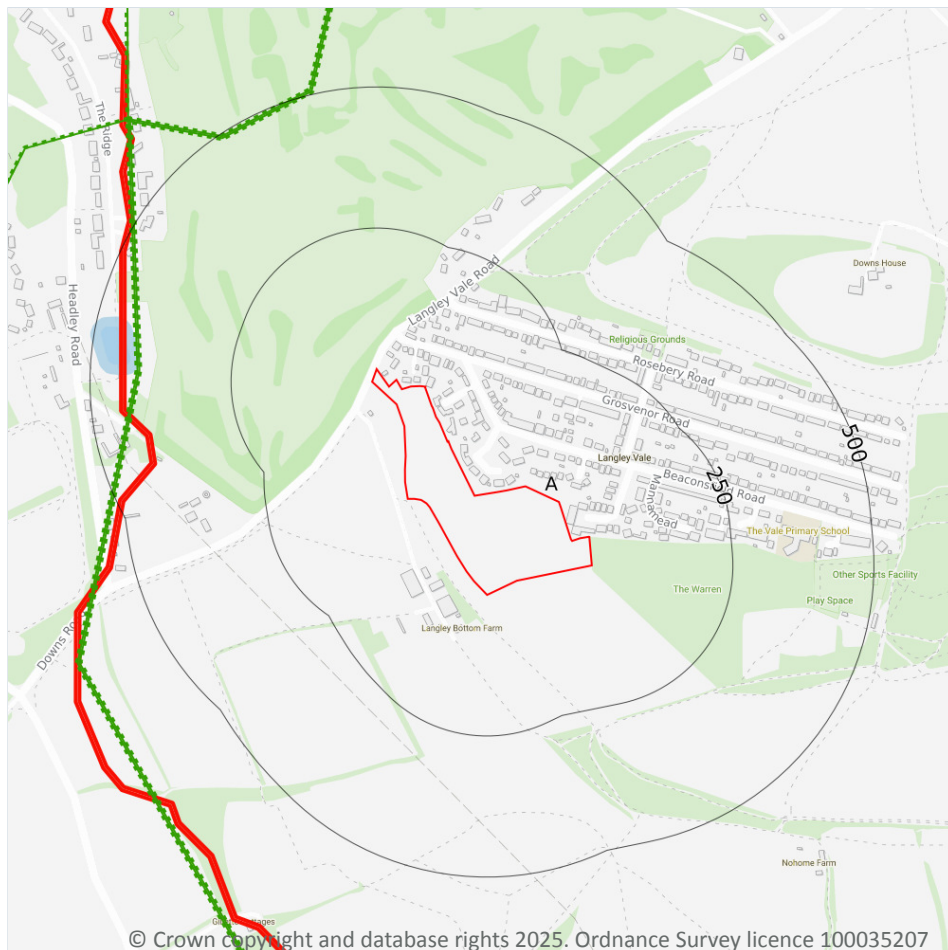
0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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



This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Hogsmill	GB106039017440	Hogsmill	London

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	5054m N	River	Hogsmill	GB106039017440 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

1

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



Features are displayed on the Hydrology map on [page 39](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Epsom North Downs Chalk	GB40601G602200 ↗	Poor	Poor	Poor	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

Records within 50m

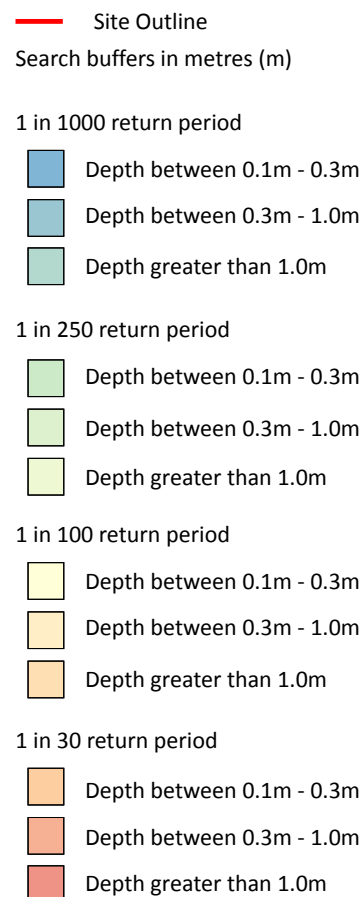
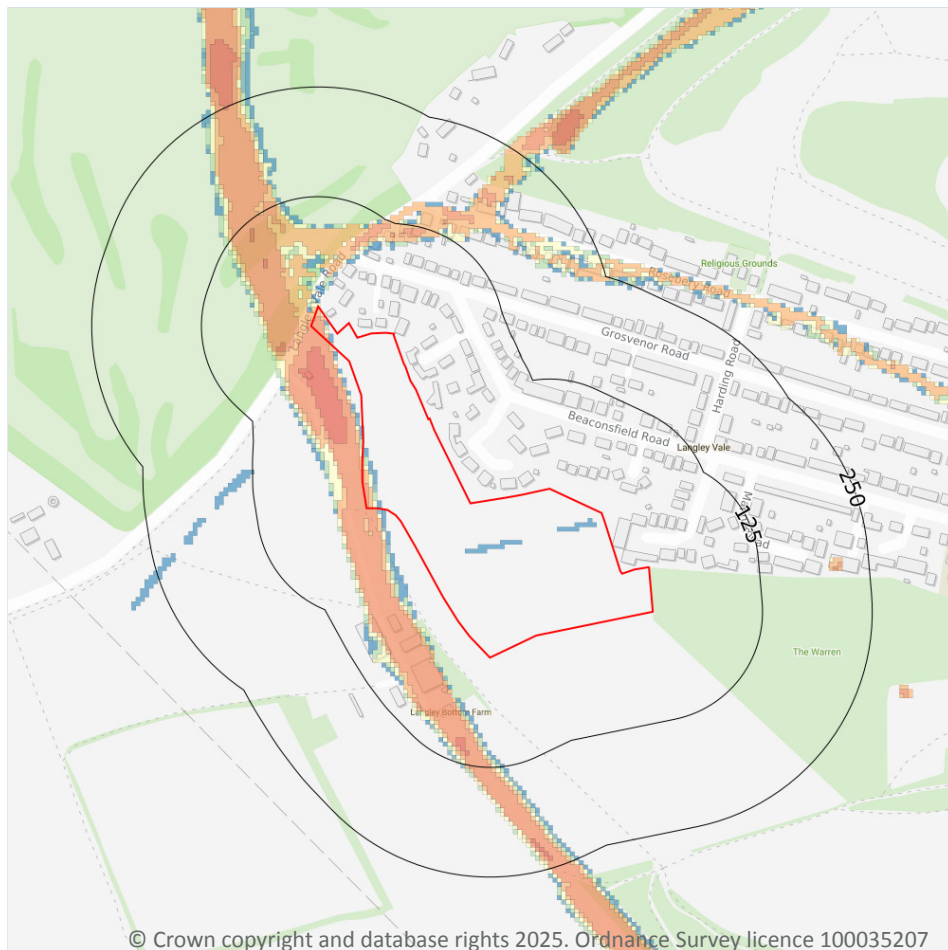
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on [page 45](#) >

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

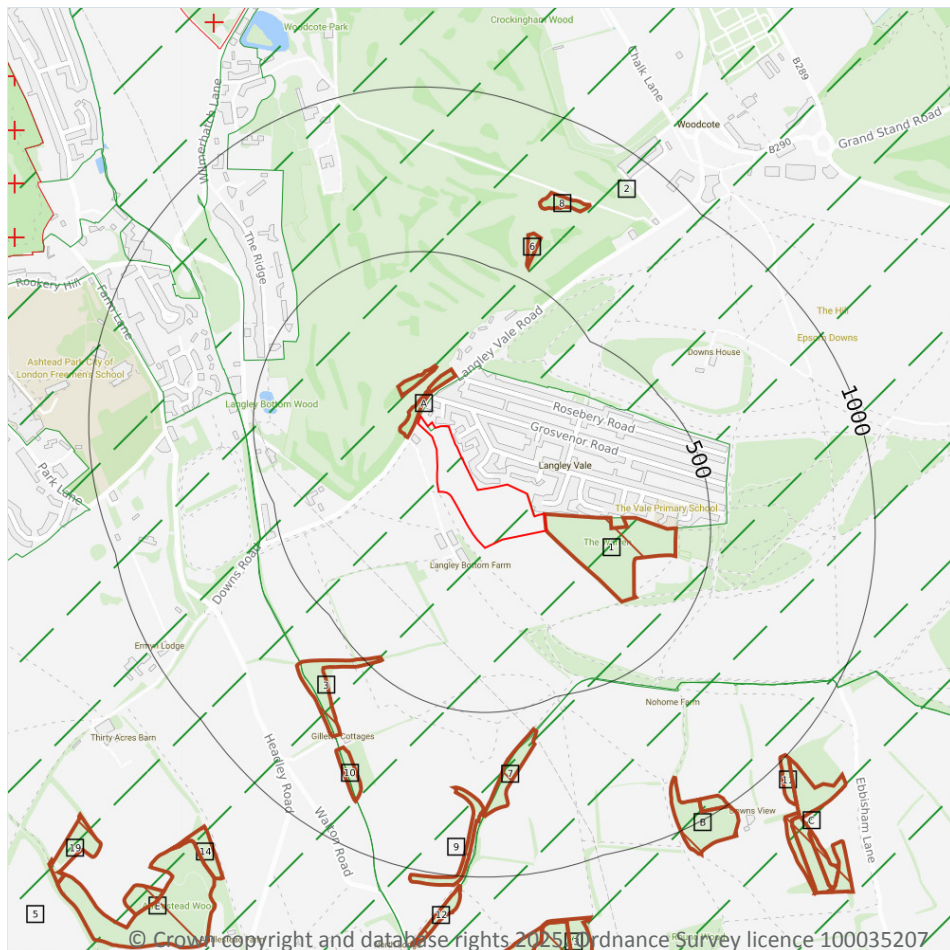
Negligible

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

Features are displayed on the Groundwater flooding map on [page 47](#) >

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- / Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 48 >](#)

ID	Location	Name	Data source
15	1249m NW	Ashtead Park	Natural England
16	1271m NW	Epsom Common	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

30

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 48 >](#)

ID	Location	Name	Woodland Type
1	On site	Unknown	Ancient & Semi-Natural Woodland
A	8m NW	Unknown	Ancient Replanted Woodland
A	83m NW	Unknown	Ancient Replanted Woodland
3	460m SW	Unknown	Ancient & Semi-Natural Woodland
6	539m N	Unknown	Ancient Replanted Woodland
7	570m S	Unknown	Ancient & Semi-Natural Woodland
8	721m N	Unknown	Ancient Replanted Woodland
9	733m S	Unknown	Ancient & Semi-Natural Woodland
10	743m SW	Unknown	Ancient & Semi-Natural Woodland
B	845m SE	Unknown	Ancient & Semi-Natural Woodland
B	939m SE	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
11	991m SE	Unknown	Ancient & Semi-Natural Woodland
C	1012m SE	Unknown	Ancient & Semi-Natural Woodland
12	1029m S	Unknown	Ancient & Semi-Natural Woodland
C	1134m SE	Unknown	Ancient & Semi-Natural Woodland
13	1151m S	Unknown	Ancient Replanted Woodland
D	1156m S	Unknown	Ancient Replanted Woodland
D	1162m S	Unknown	Ancient & Semi-Natural Woodland
14	1201m SW	Unknown	Ancient & Semi-Natural Woodland
C	1215m SE	Unknown	Ancient & Semi-Natural Woodland
E	1258m SW	Unknown	Ancient & Semi-Natural Woodland
C	1293m SE	Unknown	Ancient & Semi-Natural Woodland
-	1354m N	Unknown	Ancient Replanted Woodland
-	1388m S	Unknown	Ancient & Semi-Natural Woodland
E	1428m SW	Unknown	Ancient & Semi-Natural Woodland
19	1465m SW	Unknown	Ancient & Semi-Natural Woodland
-	1776m S	Unknown	Ancient & Semi-Natural Woodland
-	1797m S	Unknown	Ancient & Semi-Natural Woodland
-	1854m S	Unknown	Ancient & Semi-Natural Woodland
-	1910m E	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

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



10.9 Forest Parks

Records within 2000m**0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

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

10.11 Green Belt

Records within 2000m**4**

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 48 >](#)

ID	Location	Name	Local Authority name
2	On site	London Green Belt	Epsom and Ewell
4	469m SE	London Green Belt	Reigate and Banstead
5	522m W	London Green Belt	Mole Valley
-	1618m E	London Green Belt	Reigate and Banstead

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m**0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Hogsmill NVZ	Surface Water	450	Existing

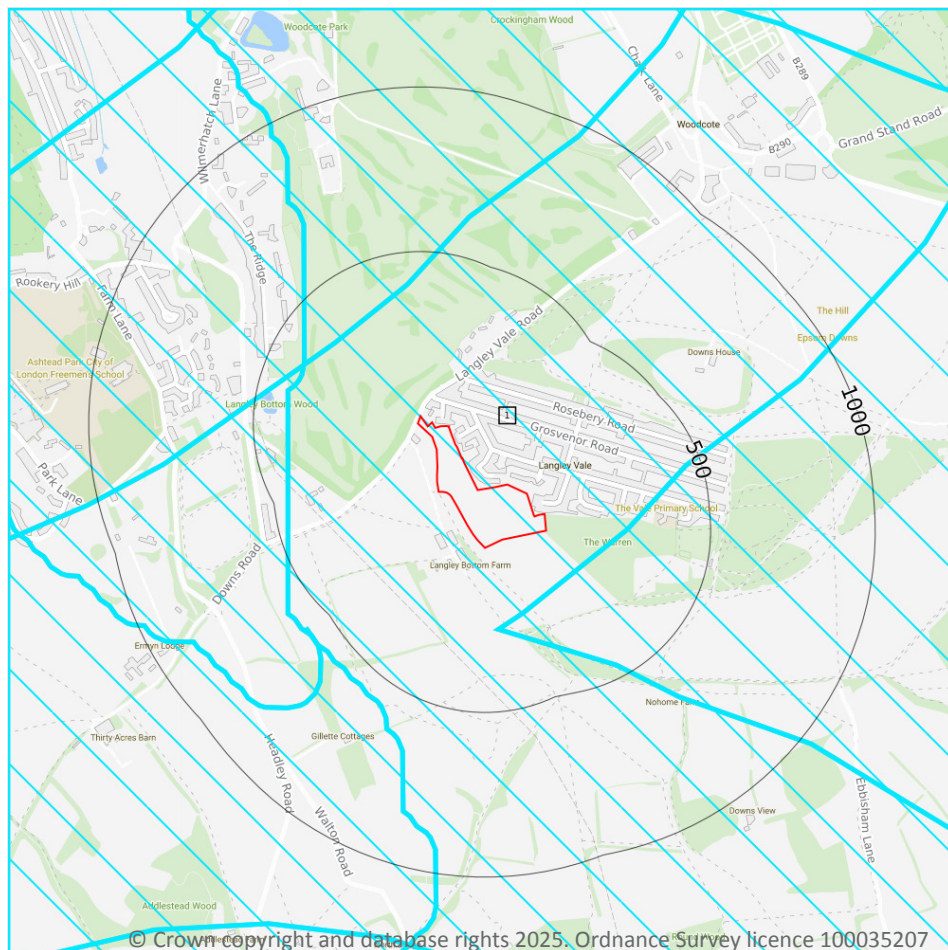


Location	Name	Type	NVZ ID	Status
1454m S	Hogsmill NVZ	Surface Water	450	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 55 >](#)

ID	Location	Type of developments requiring consultation
1	On site	All applications - All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

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

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

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

11.4 Listed Buildings

Records within 250m

2

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 57 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	1m SE	Wall Bordering North West And South Sides Of The Warren	II	1213778	22/03/1974
2	163m W	Boundary Wall To Woodcote Park Extending From Opposite Pumping Station To Corner With Chalk Pit Road	II	1232240	18/10/1985

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

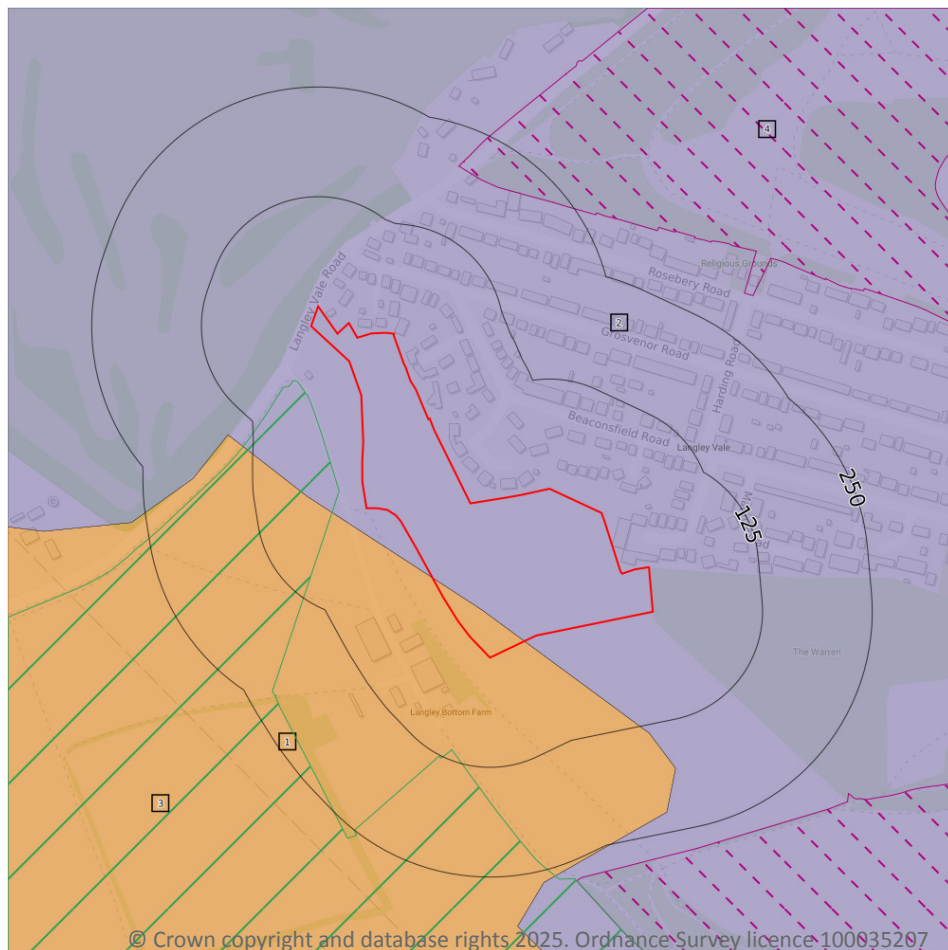
Records within 250m

0

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

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

12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 60](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

ID	Location	Classification	Description
2	On site	Non Agricultural	Non-agricultural/no quality assigned

This data is sourced from Natural England.

12.2 Open Access Land

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

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

Features are displayed on the Agricultural designations map on [page 60](#) >

ID	Location	Name	Classification	Other relevant legislation
4	201m N	Epsom and Walton Downs	Section 15 Land	Metropolitan

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

12.3 Tree Felling Licences

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

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

Features are displayed on the Agricultural designations map on [page 60](#) >

ID	Location	Description	Reference	Application date
3	28m W	Selective Fell/Thin (Conditional)	019/213/14-15	18/11/2014

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

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

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



Location	Reference	Scheme	Start Date	End date
25m W	AG00620033	Entry Level plus Higher Level Stewardship	01/12/2012	30/11/2022
114m S	AG00620033	Entry Level plus Higher Level Stewardship	01/12/2012	30/11/2022

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

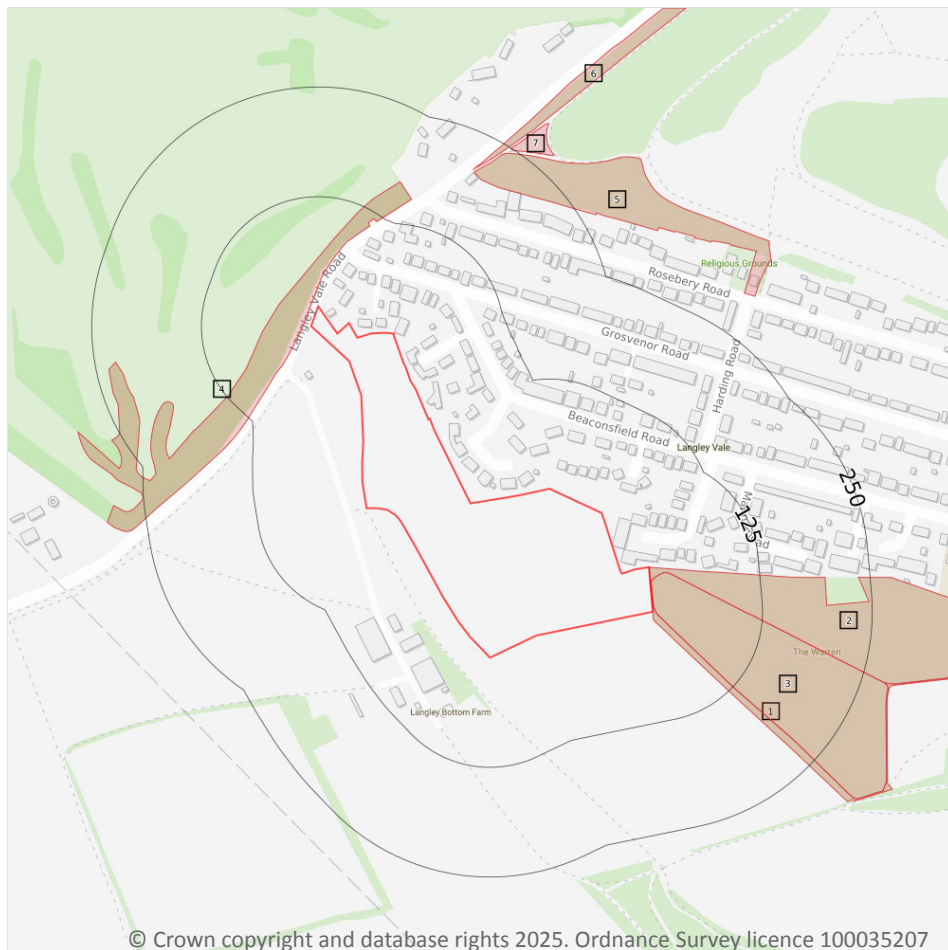
0

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

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

7

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 63](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	1m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	8m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	201m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	209m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	249m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 65](#) >

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

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

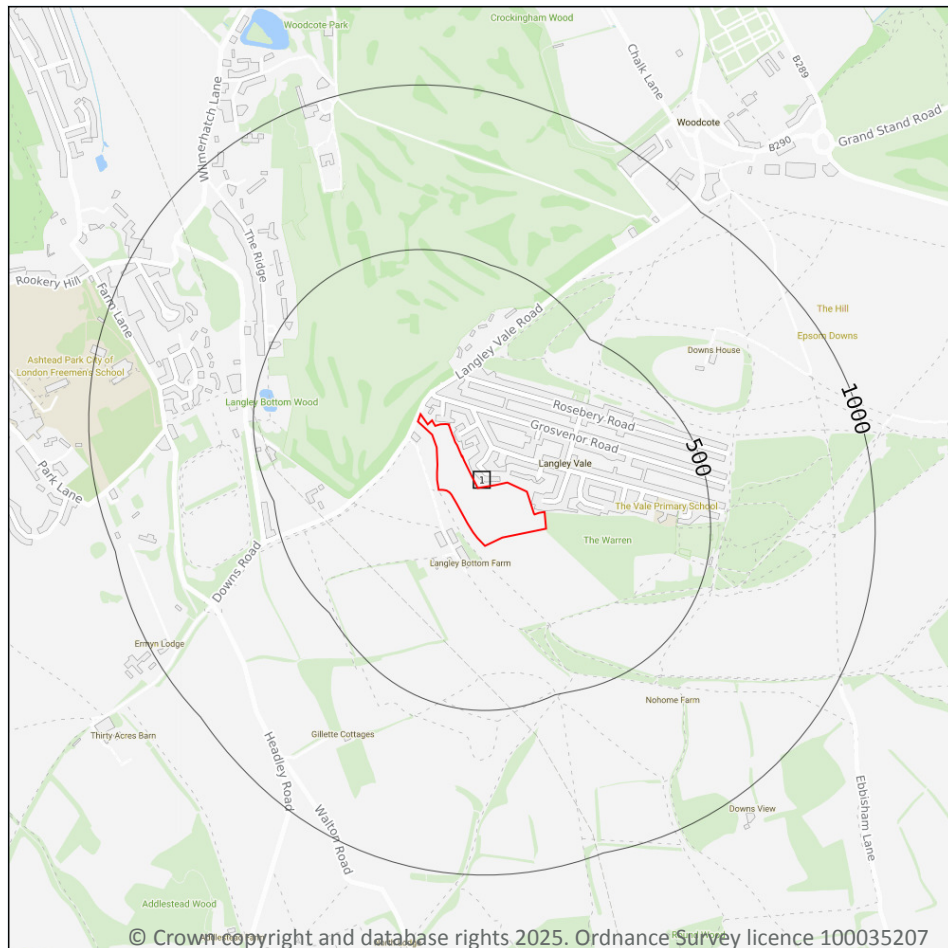
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 69](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW286_reigate_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

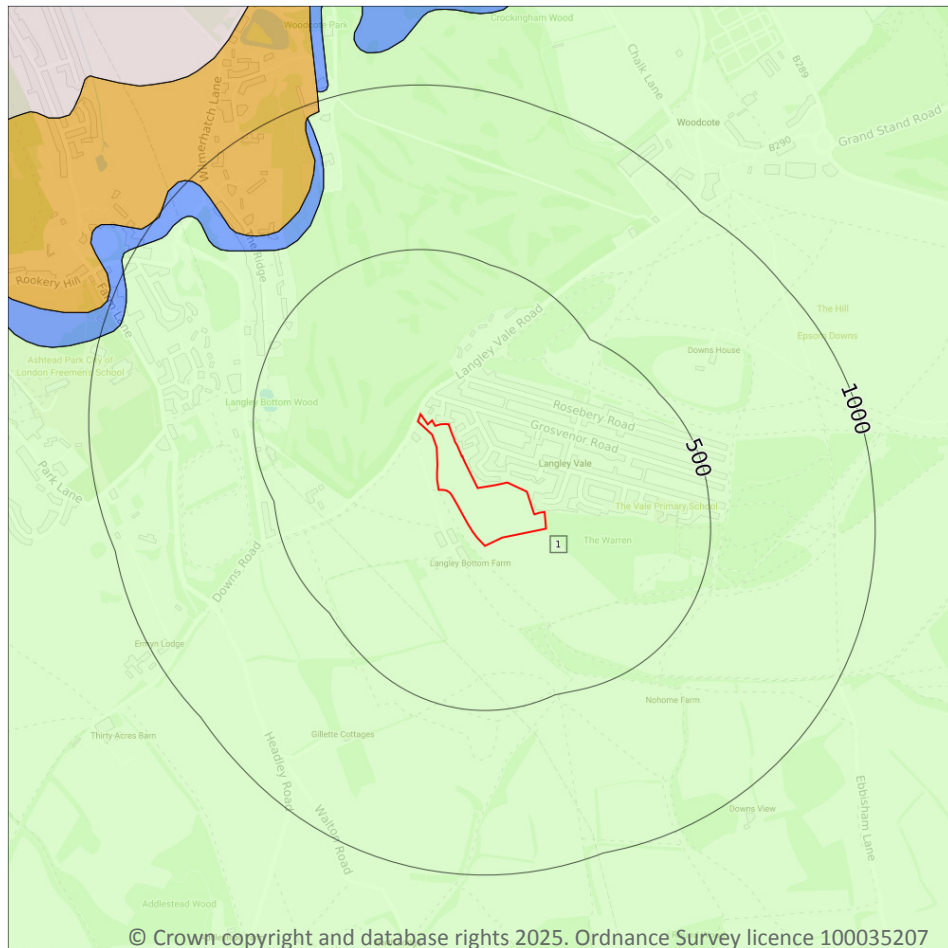
Records within 50m

0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LSNCK-CHLK	LEWES NODULAR CHALK FORMATION, SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

3

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 74](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	520700 157600	LANGLEY VALE (O.B.H.)	61.0	N	584968 ↗
2	29m NW	520600 157770	LANGLEY VALE EPSOM	-	Y	N/A
3	53m NW	520600 157700	LANGLEY BOTTOM, EPSOM	-1.0	N	585067 ↗



This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 76 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 77 >](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

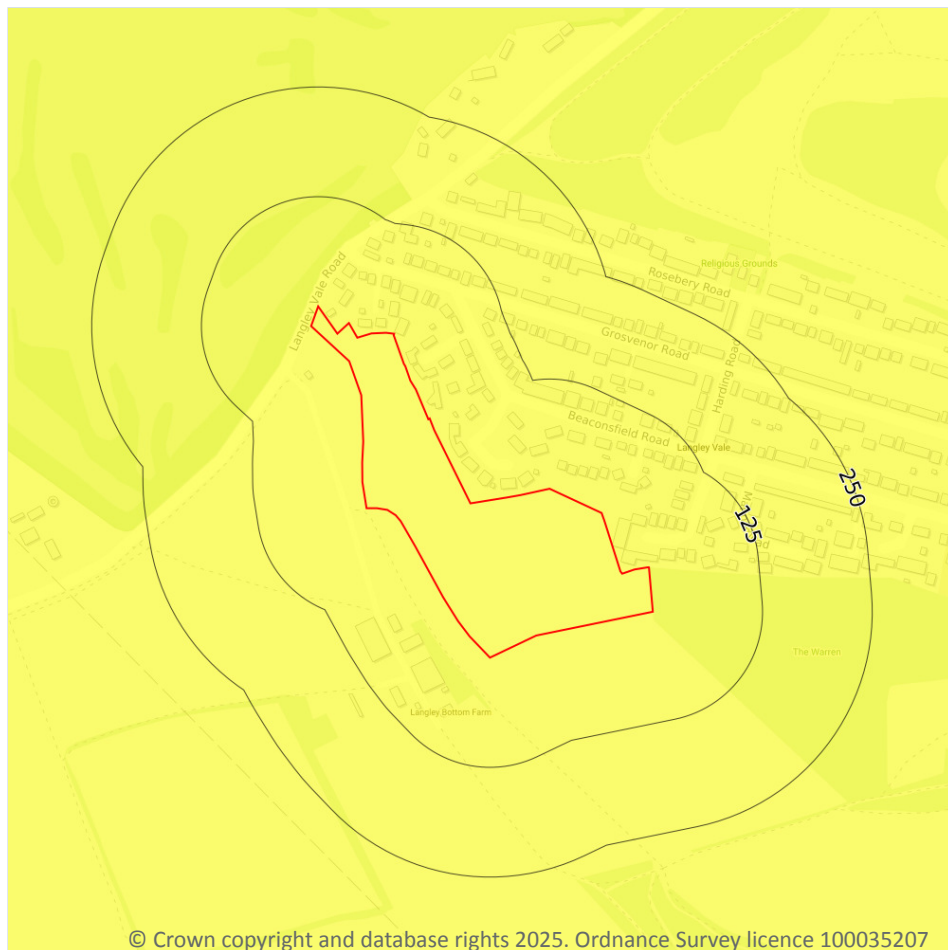
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 78 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 79](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

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

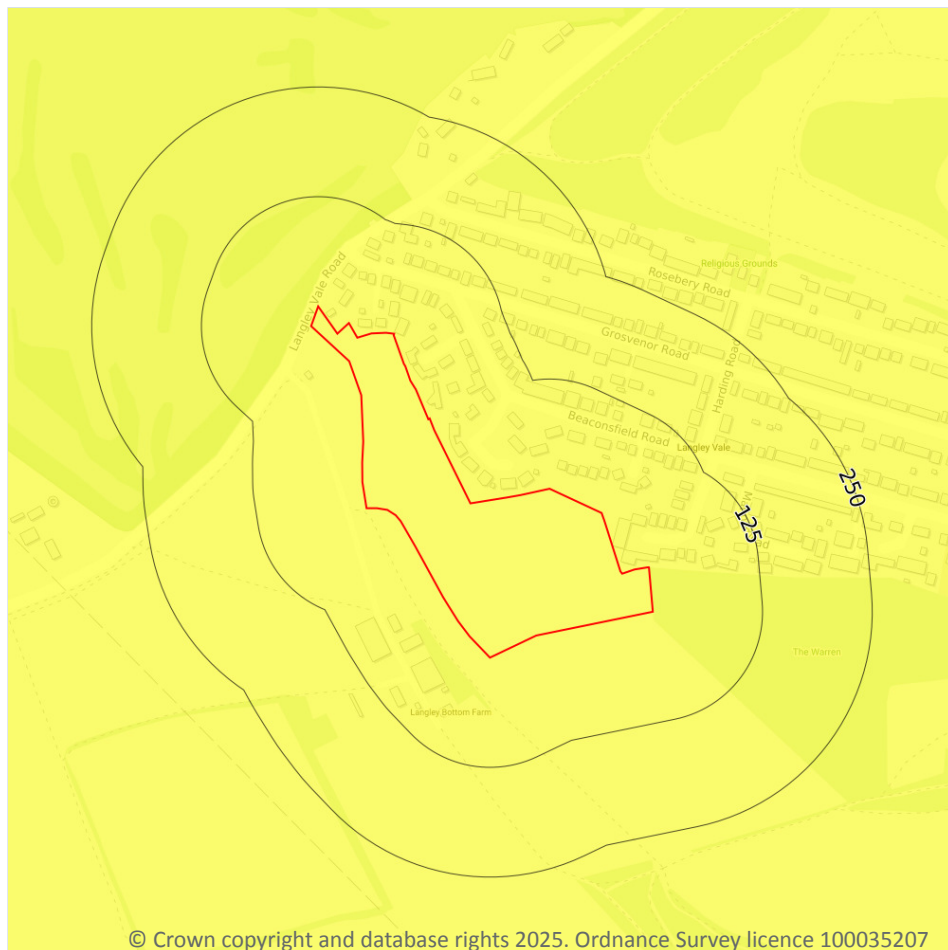
Features are displayed on the Natural ground subsidence - Landslides map on [page 80 >](#)

Location	Hazard rating	Details
On site	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 81](#) >

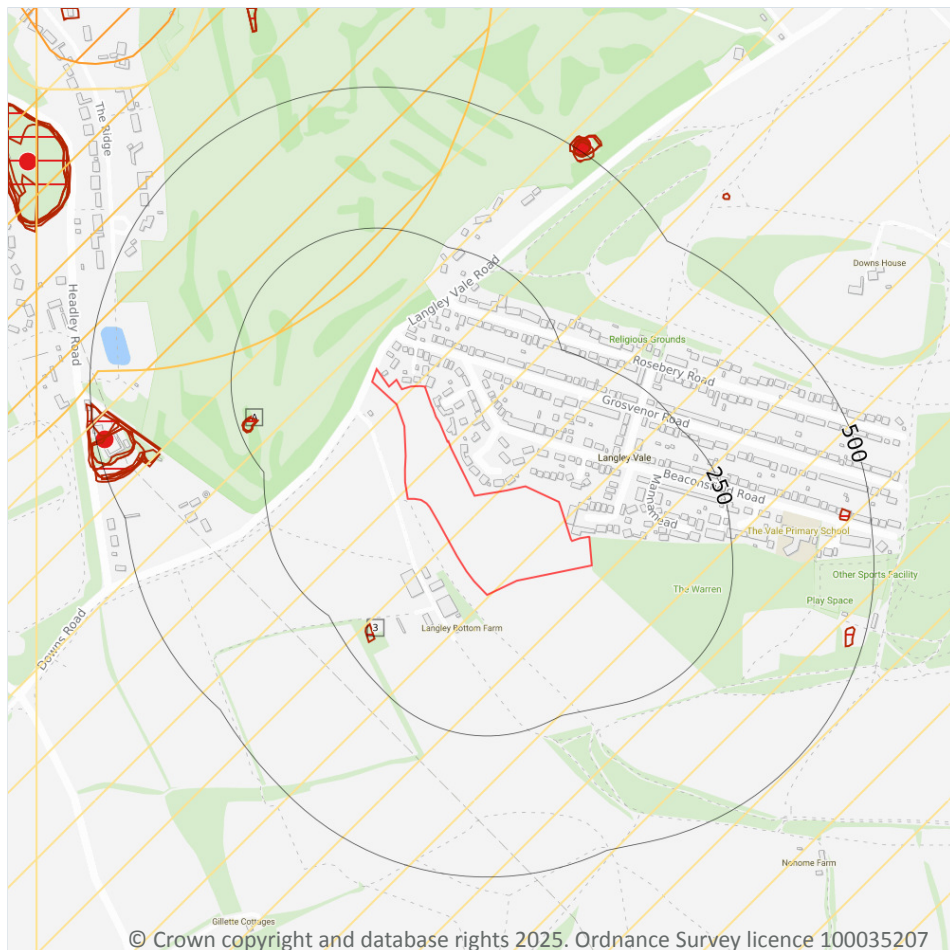
Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 83 >](#)

ID	Location	Details	Description
B	484m W	Name: Headley Road Chalk Pit Address: ASHTEAD, Surrey Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	4
----------------------------	----------

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 83 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
3	195m SW	Refuse Heap	1990	1:10000
A	214m W	Unspecified Pit	1938	1:10560
A	215m W	Unspecified Pit	1938	1:10560
A	215m W	Unspecified Pit	1938	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0
-----------------------------	----------

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

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

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

8

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

Features are displayed on the Mining and ground workings map on [page 83 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	147m NW	Not available	Chalk	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
7	595m W	Not available	Chalk	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
8	603m W	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
10	647m NW	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

ID	Location	Name	Commodity	Class	Likelihood
11	703m NW	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
12	783m NW	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
14	852m NW	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.



This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.



18.15 Tin mining

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

This data is sourced from Groundsure.

18.16 Clay mining

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

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

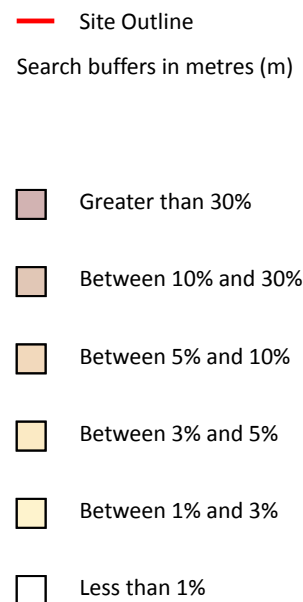
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 91](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
16m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
16m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
17m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
17m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: County Series

Map date: 1866-1869

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1869
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Surveyed 1866
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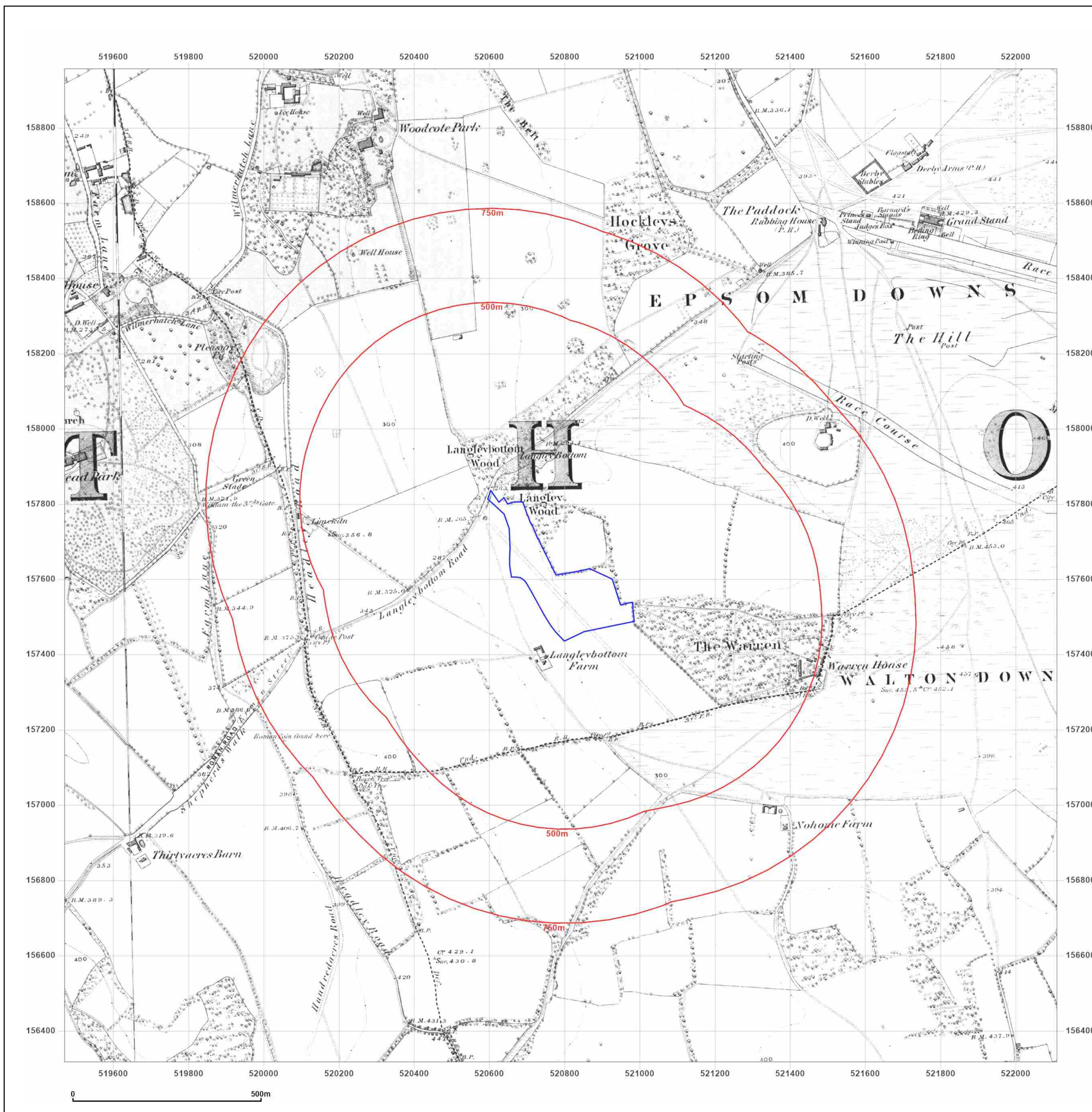


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Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: County Series

Map date: 1895-1897

Scale: 1:10,560

Printed at: 1:10,560



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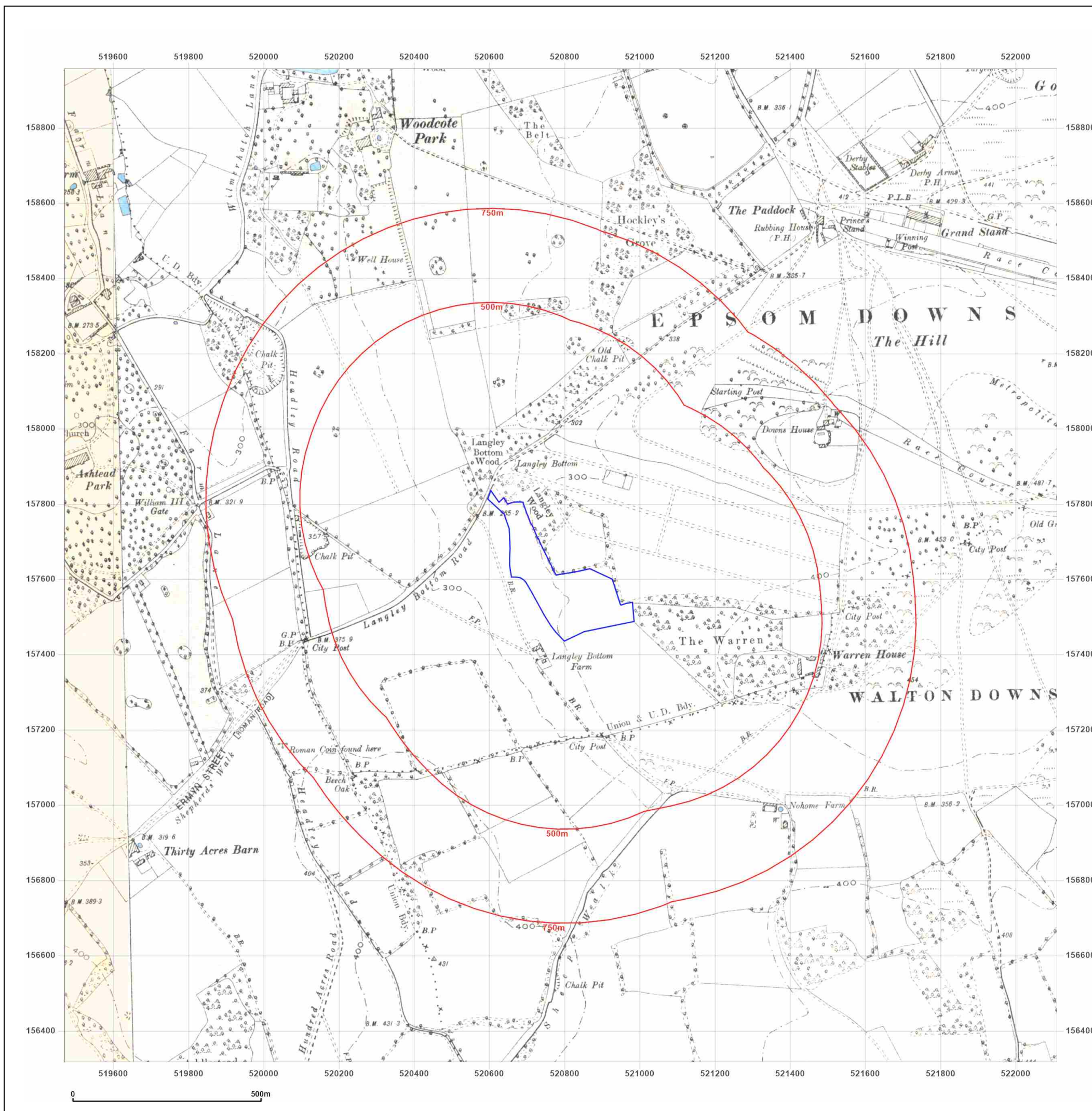


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Printed at: 1:10,560



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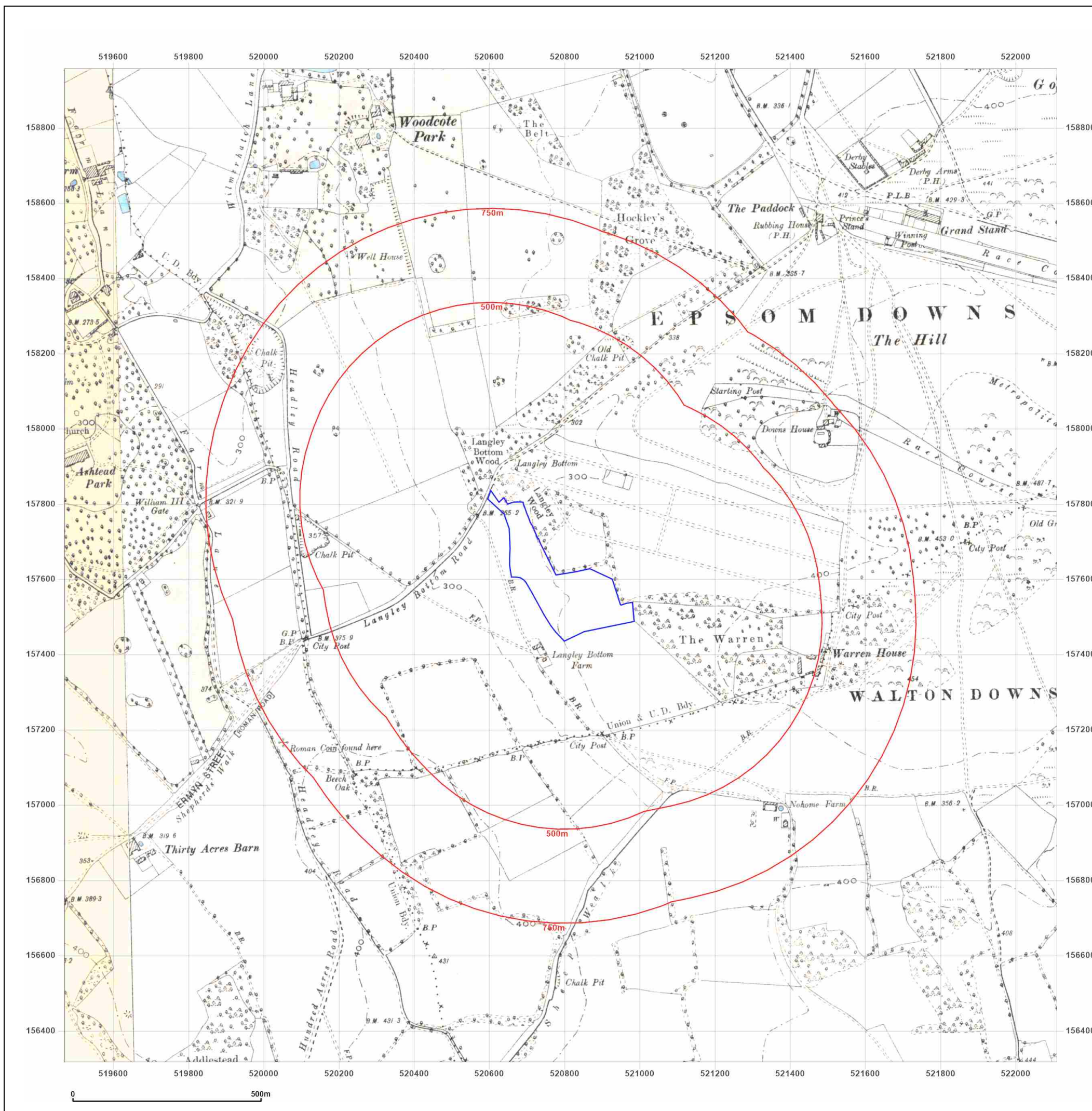


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Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: County Series

Map date: 1912

Scale: 1:10,560

Printed at: 1:10,560



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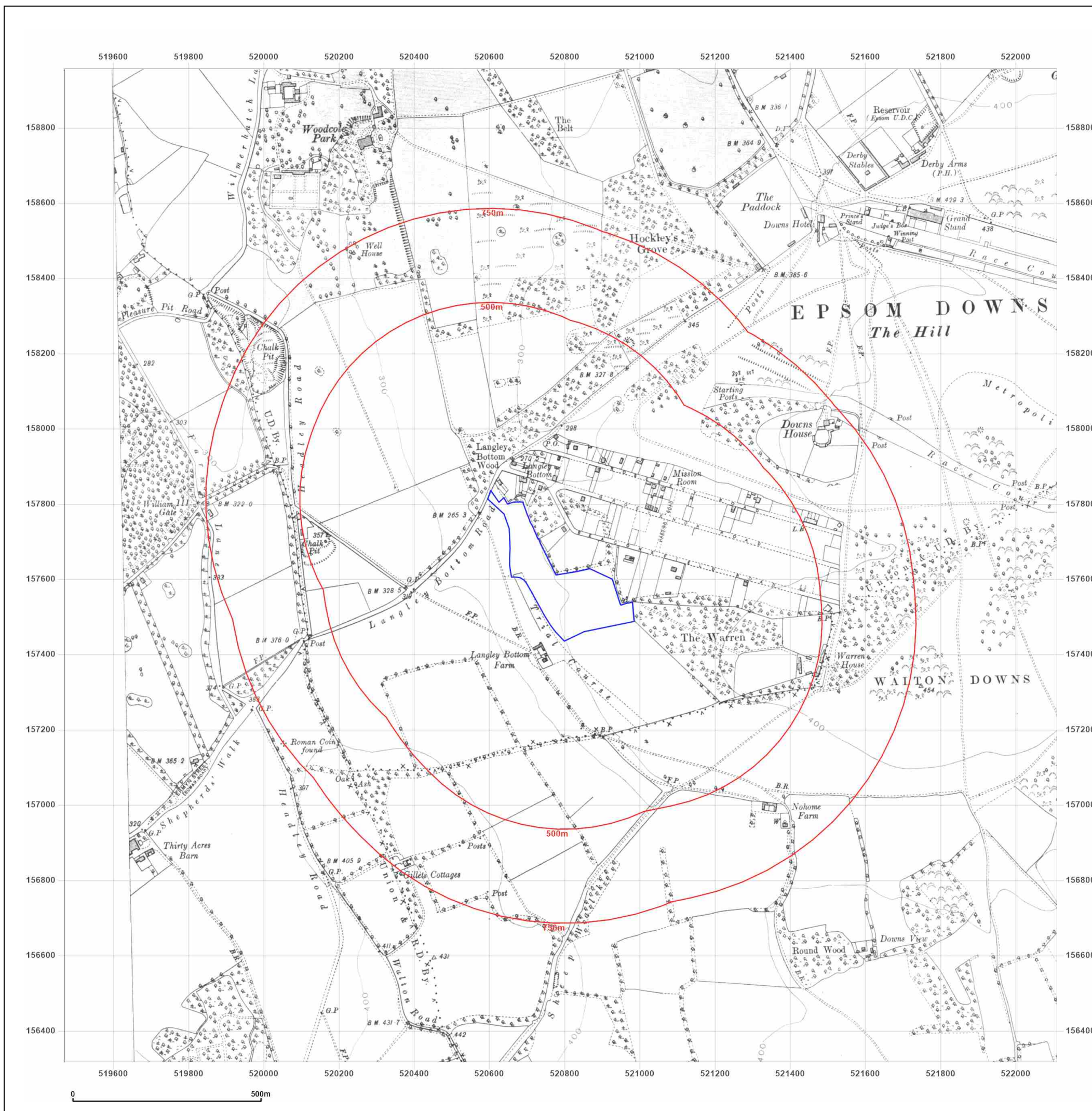


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Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: County Series

Map date: 1912-1915

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1915
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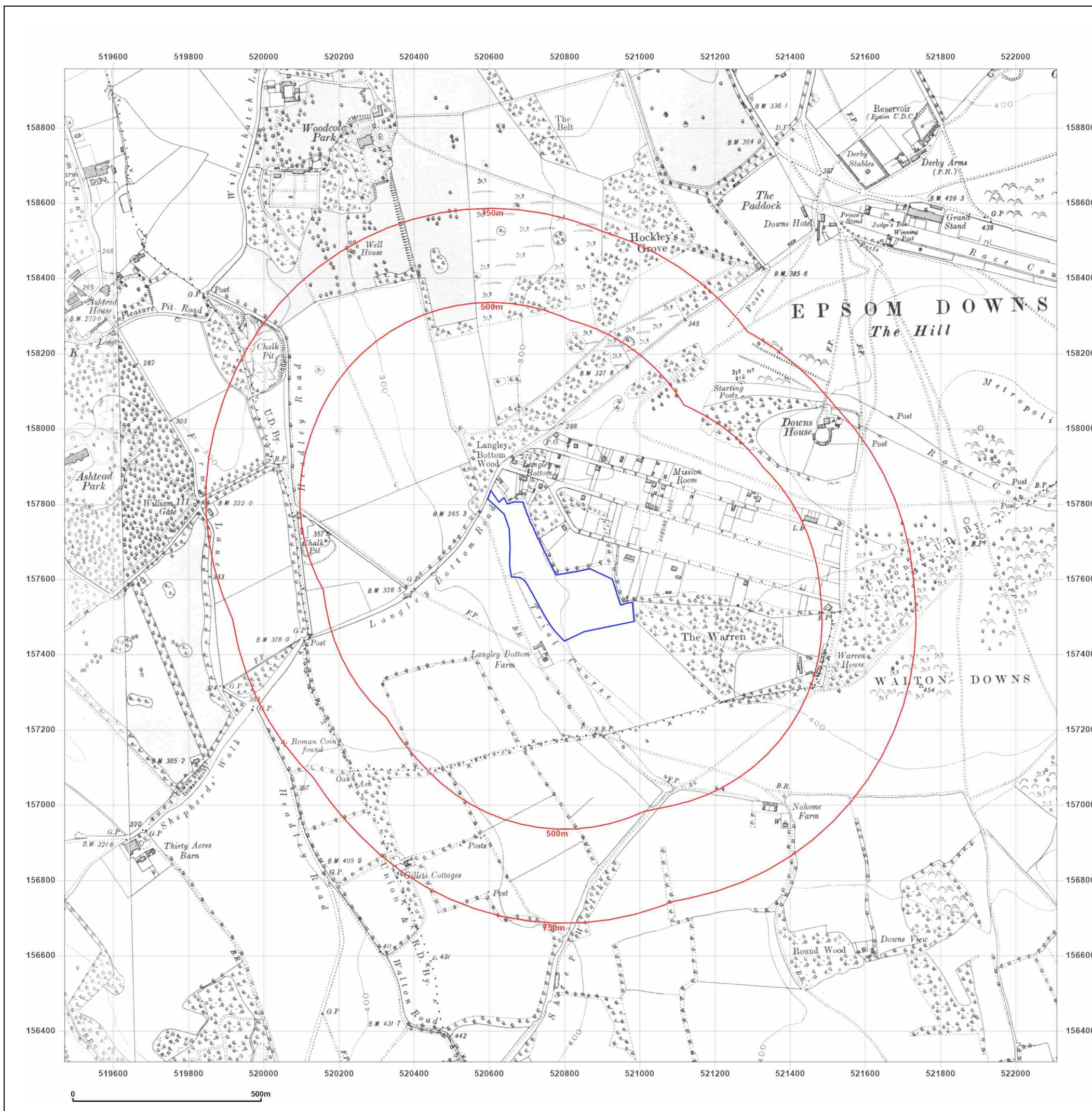


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Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: County Series

Map date: 1932-1933

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1868
Revised 1933
Edition N/A
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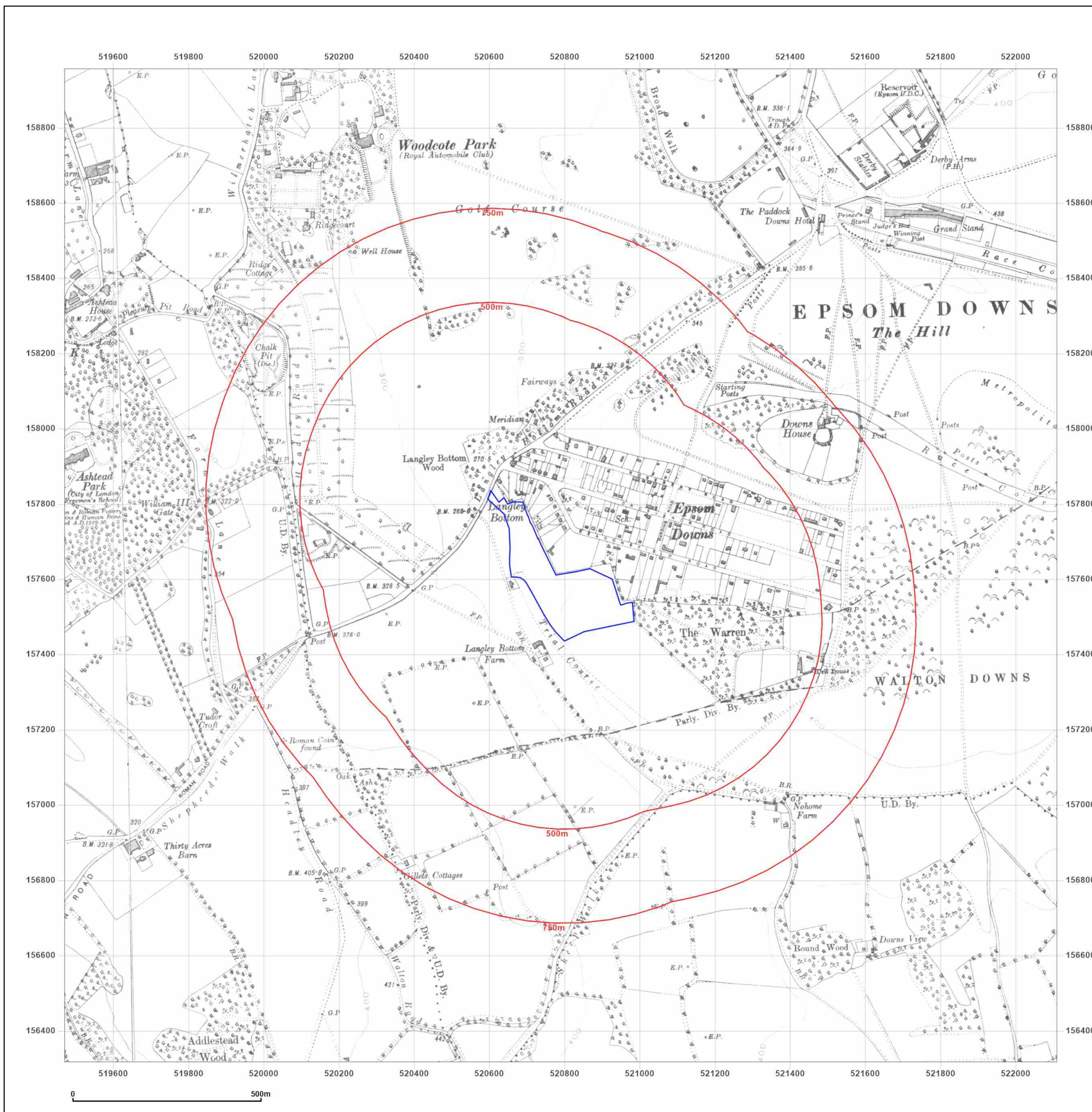


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Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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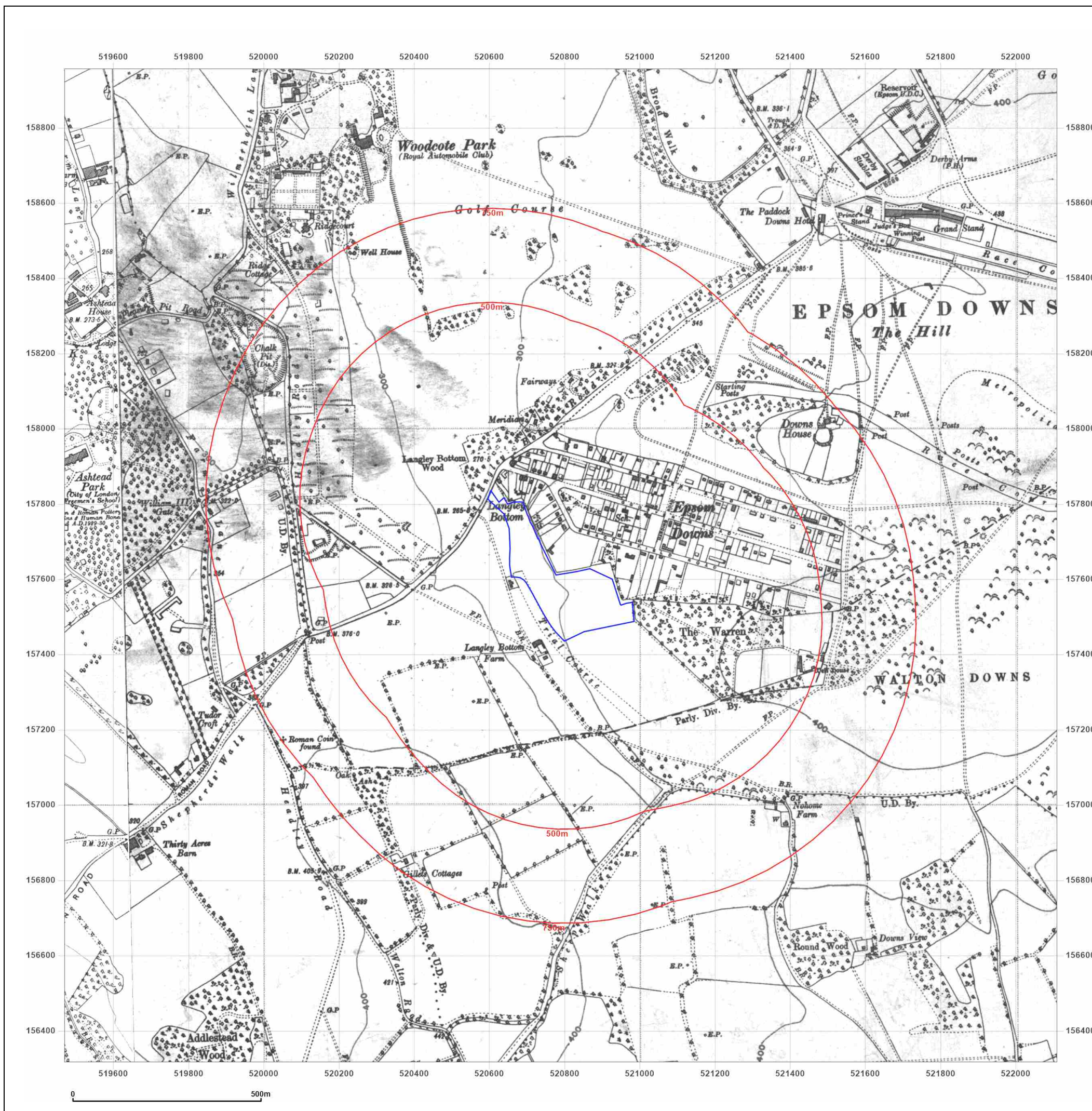


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Site Details:

LANGLEY BOTTOM FARM,
LANGLEY VALE ROAD, EPSOM,
SURREY, KT18 6AP

Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

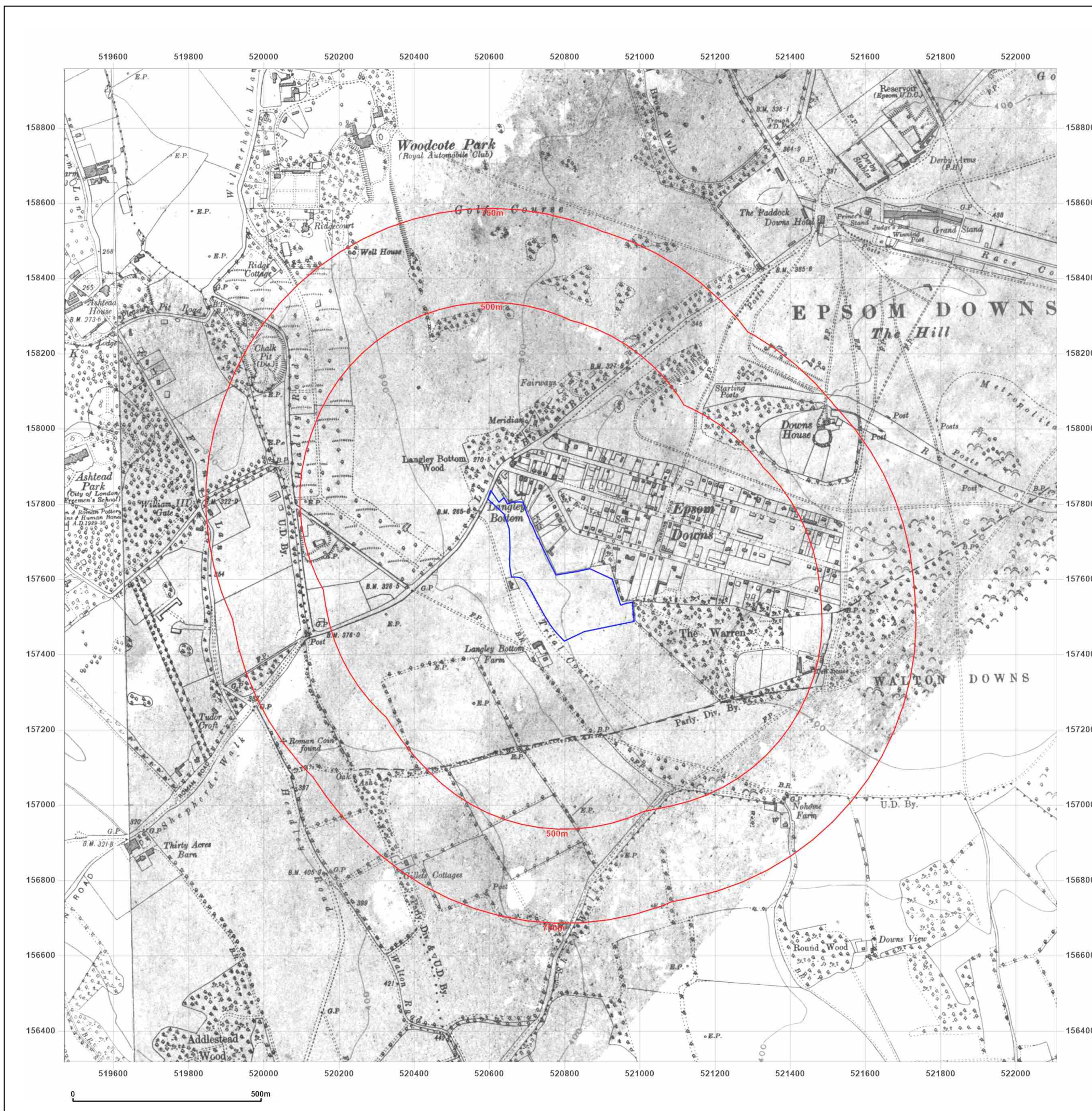


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Site Details:

LANGLEY BOTTOM FARM,
LANGLEY VALE ROAD, EPSOM,
SURREY, KT18 6AP

Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1869
Revised 1955
Edition N/A
Copyright N/A
Levelled N/A

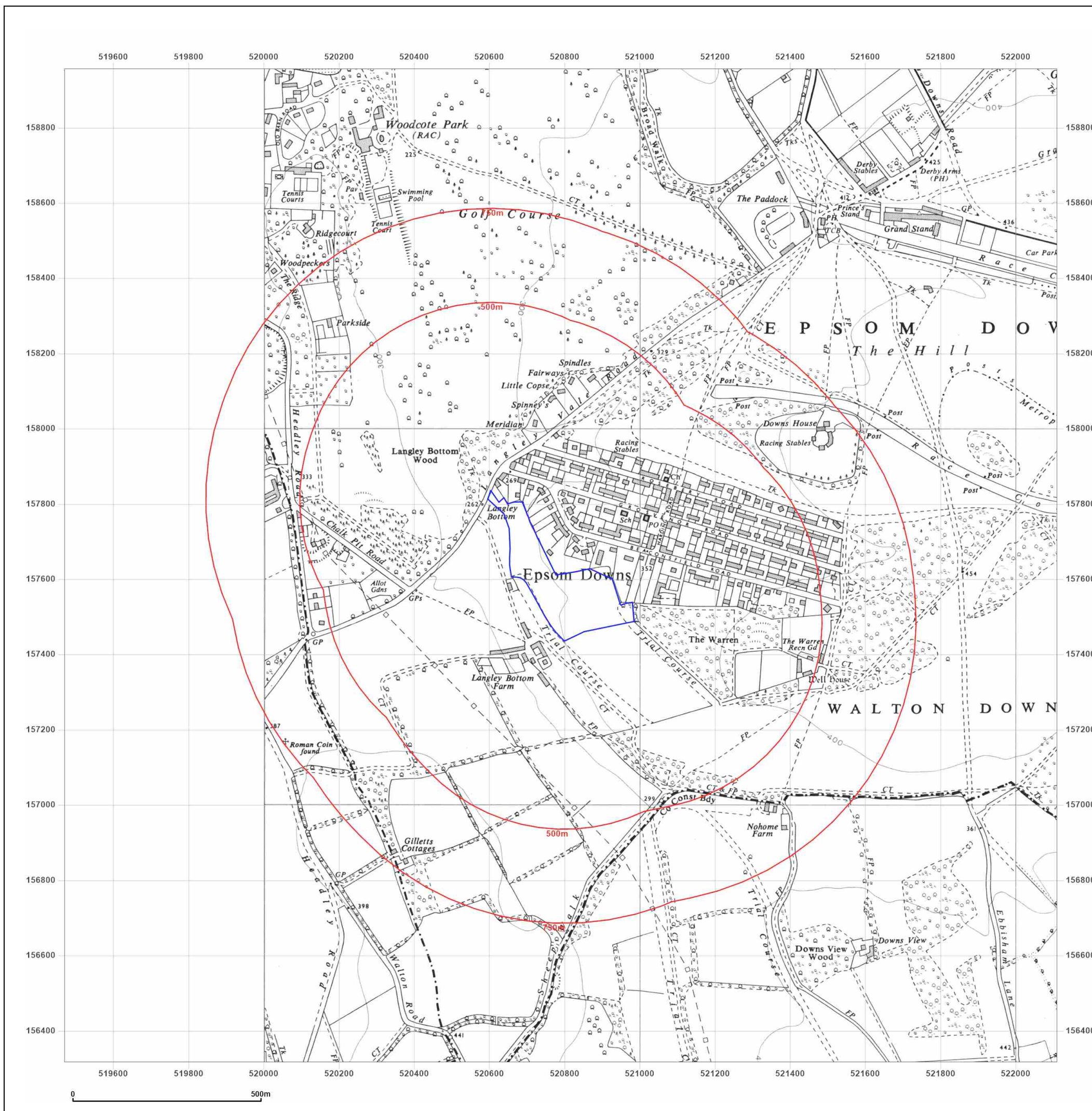


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Site Details:

LANGLEY BOTTOM FARM,
LANGLEY VALE ROAD, EPSOM,
SURREY, KT18 6AP

Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: National Grid

Map date: 1974

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

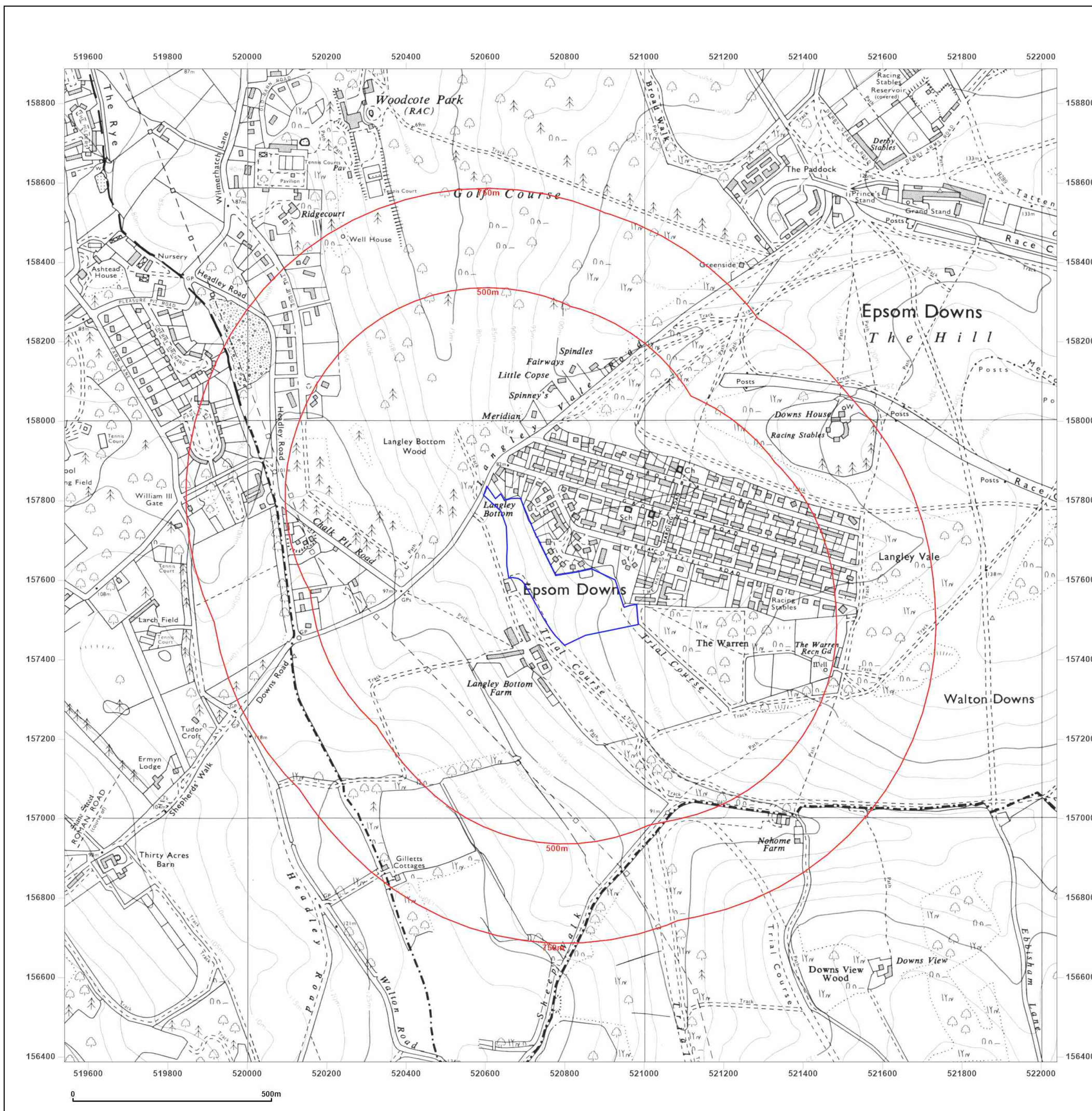


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Site Details:

LANGLEY BOTTOM FARM,
LANGLEY VALE ROAD, EPSOM,
SURREY, KT18 6AP

Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: National Grid

Map date: 1987-1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1981
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A

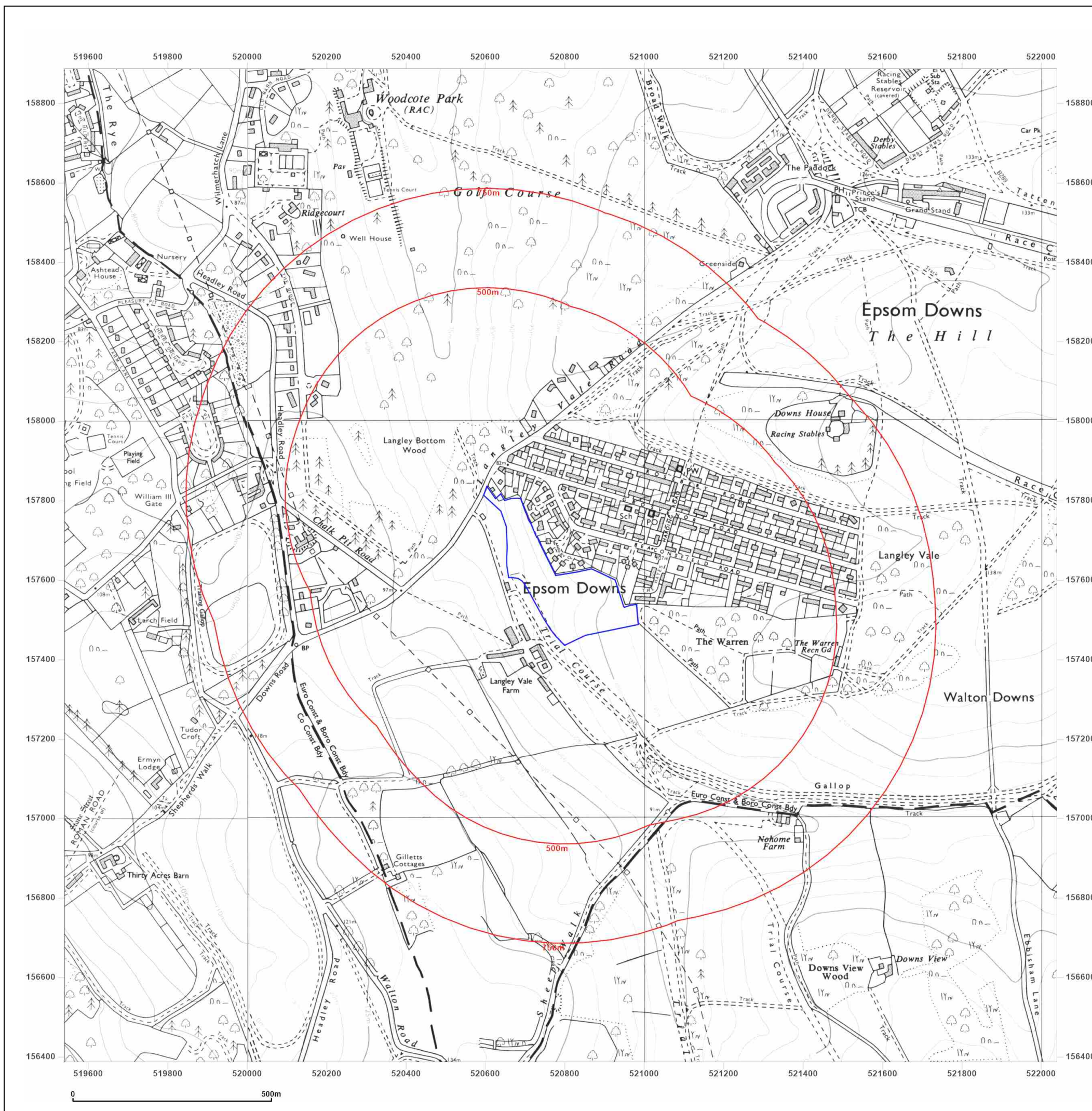


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Site Details:

LANGLEY BOTTOM FARM,
LANGLEY VALE ROAD, EPSOM,
SURREY, KT18 6AP

Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

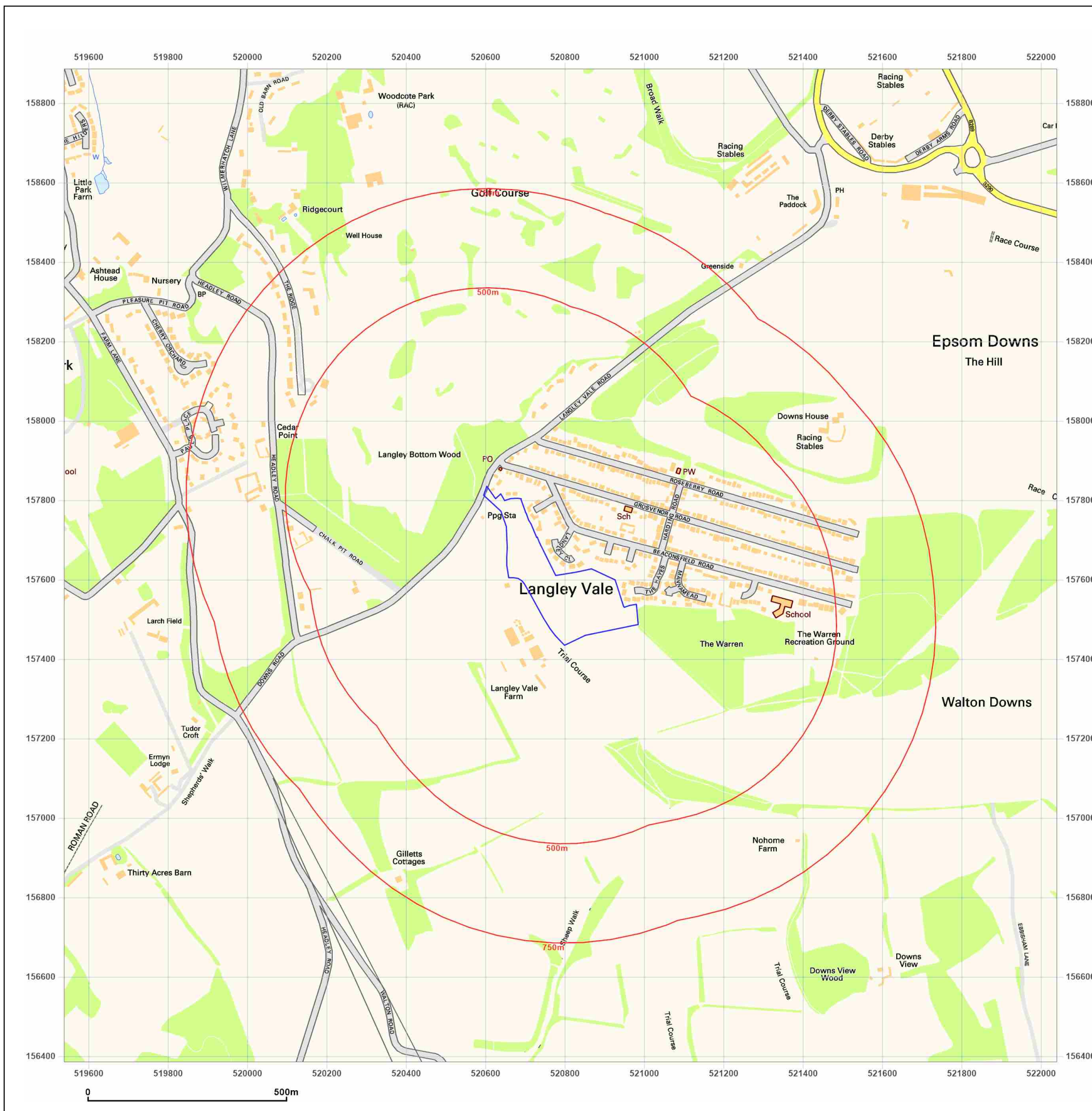


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Site Details:

LANGLEY BOTTOM FARM,
LANGLEY VALE ROAD, EPSOM,
SURREY, KT18 6AP

Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

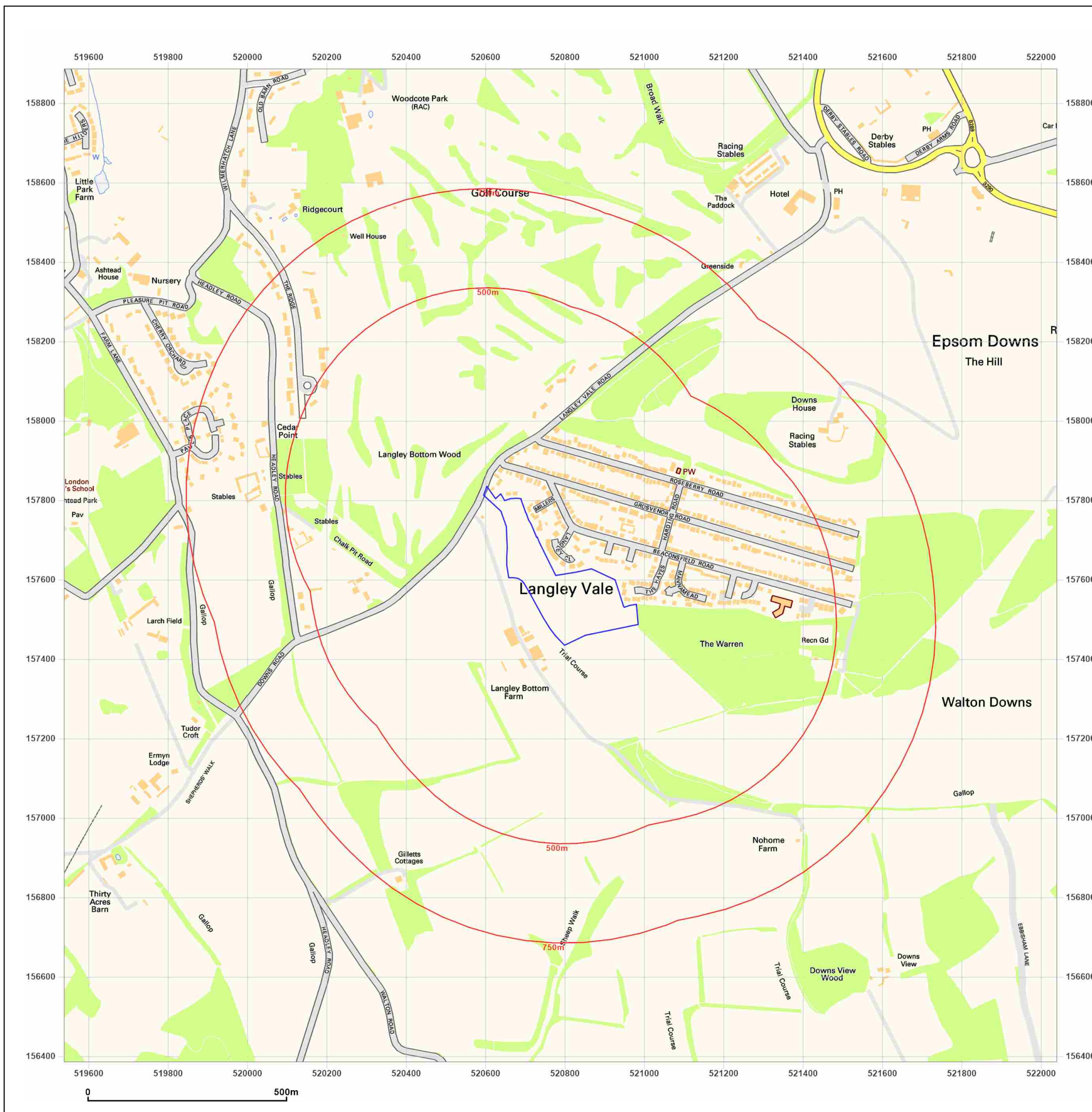


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Site Details:

LANGLEY BOTTOM FARM,
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SURREY, KT18 6AP

Client Ref: P24062
Report Ref: GS-JJ2-J12-FAH-FIF
Grid Ref: 520789, 157636

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

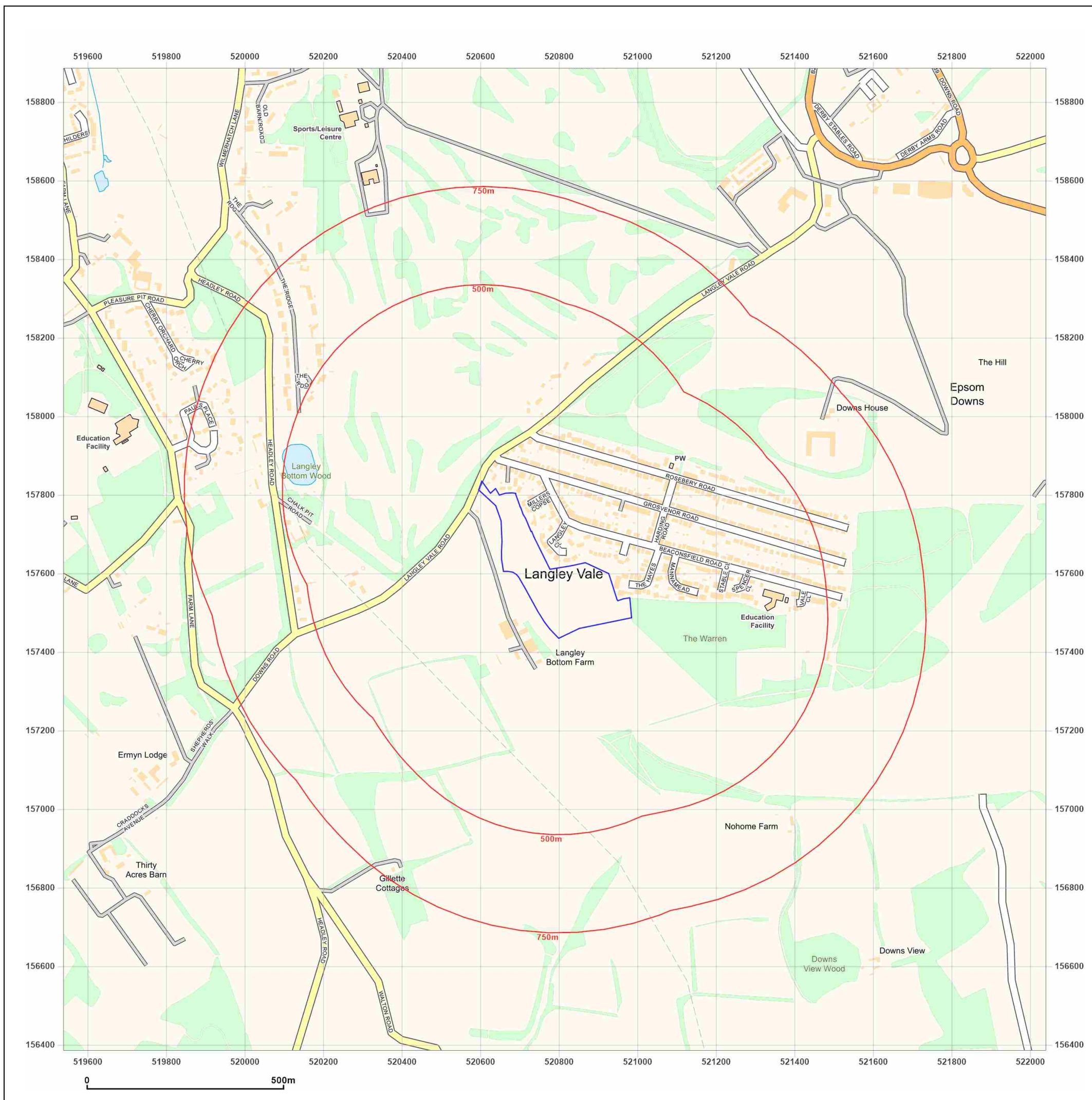


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Risk classification methodology

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

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

Table A: Classification of probability

Classification	Definition
High Likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probably that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
Low Likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

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

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

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

Probability (likelihood)		Consequence (severity)			
		<i>Severe</i>	<i>Medium</i>	<i>Mild</i>	<i>Minor</i>
	<i>High likelihood</i>	Very high risk	High risk	Moderate risk	Low risk
	<i>Likely</i>	High risk	Moderate risk	Moderate/low risk	Low risk
	<i>Low likelihood</i>	Moderate risk	Moderate/low risk	Low risk	Very low risk
	<i>Unlikely</i>	Moderate/low risk	Low risk	Very low risk	Very low risk

