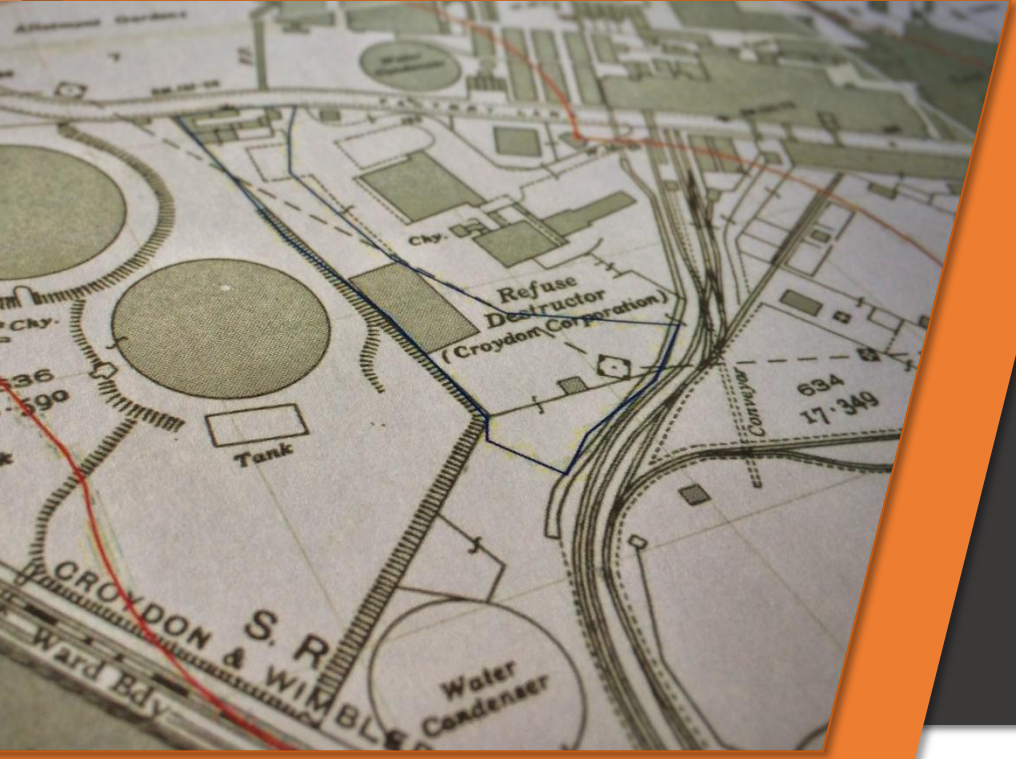

Stage 1: Tier 1 Preliminary Risk Assessment

Project Reference: P25.114.PRA

KAO Data Centre

Prepared For

JCA

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Revision – Requested by	**Nature of Revision**	**Date**

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The data collected through direct operations in the production of this report has been so obtained, unless directly otherwise stated, in accordance with current UK guidance, law or accepted industry practice, including but not limited to: BS.5930: 1990 Code of Practice for Site Investigations (Amendment 3: 2015+A1:2020), & BS.10175: 2011 + A2: 2017 Investigations into Potentially Contaminated Sites. Exact exploratory locations will depend upon access conditions, site use and plant capability, IGL do not accept liability for issues arising from material identified between or outside of the area of exploratory locations.

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Human Health Risk Assessment Criteria
The Environment Agency has undertaken revision of the Soil Guideline Values (SGVs) which are partially complete. Where standards are available using the "new" approach, these have been utilised for correlative purposes. Where standards have not yet been revised, guidance following the "old" approach has been utilised. Please note that upon release of the remaining guidelines, the standards contained within this report may be subject to change. In addition, the second edition of the LQM CIEH guidance has now been released and will be utilised in favour of previously published guideline values.

Third Parties
The findings and opinions conveyed in this report are based on information obtained from a variety of sources, including that from previous Site investigations and chemical testing laboratories. IGL has assumed that such information is correct. IGL cannot and does not guarantee the authenticity or reliability of the information it has relied upon and can accept no responsibility for inaccuracies with the data supplied by other parties.

The accuracy of the historical map extracts supplied cannot be guaranteed and it should be noted that different conditions may have existed between mapping sheet editions. Therefore, there can be no certainty that all areas of contamination have been identified during the Stage 1: Tier 1 Preliminary Risk Assessment.

Definitions
Reference to the word "contamination" in this report does not relate to the statutory definition of contaminated land under 1990 Environmental Protection Act unless otherwise stated. The definition used in this report is: "Land that contains substances that, when present in sufficient quantities or concentrations, are likely to cause harm, directly or indirectly, to man, to the environment, or on occasion to other targets" (NATO CCMS, 1985).

1. INTRODUCTION

1.1 Brief

Impact Geotechnical Ltd (IGL) were instructed by JCA Engineering Ltd (the Client) (Q24.453.1) to carry out a Stage 1: Tier 1 Preliminary Risk Assessment (PRA) Report at KAO Data Centre, London Road, Harlow, CM17 9NA (hereafter referred to as the "site"). In summary, the site comprises a business park and data centre, with on-going construction works, along with associated constructions works compound and temporary offices.

The client instructed IGL to undertake an Environmental Risk Assessment to enable determination of the potential source – pathway – receptor linkages associated with the site and the surrounding environs in the current and historical context. The purpose of this Environmental Risk Assessment was to provide information on:

- The expected geology and hydrogeology.
- The development history and most recent uses of the site.
- Potential sources of contamination.
- To enable the development of a Conceptual Site Model (CSM) and risk assessment.

This report presents assessment of historical Ordnance Survey maps and published geological and hydrogeological maps, as well as information from various sources such as Envirocheck.

The report has been formulated in accordance with BS10175:2011+A2:2017 *Investigations into Potentially Contaminated Sites – Code of Practice* and Land Contamination: Risk Management (LCRM): 2020, published by the Environment Agency.

For the purpose of this risk assessment a 'Commercial' land-use setting will be used based on the design proposals.

1.2 Proposals

The proposals relate to the KAO Data Centre, a data centre campus to accommodate four separate commercial data centres, titled KLON-01, KLON-012, KLON-03 and KLON-04. As the time of the study, KLON-01 and KLON-02 were operational, and KLON-03 being under construction. During the walkover survey construction of KLON-03 was underway, with the piled foundations having been installed and ancillary works to the proposed ring road. The proposals include limited amenity soft-landscaping. A proposed site plan is included within Appendix A.

2. PHYSICAL SETTING

The following observations are taken from the Envirocheck report (Appendix B) and the British Geological Survey (BGS).

2.1 Geology and Hydrogeology

The GeoIndex (BGS, 2025) indicates that the site is underlain by Superficial Deposits of the Lowestoft Formation, over Bedrock Geology of the London Clay Formation. The table below identified the expected composition of the published strata and the associated aquifer classification.

Superficial / Drift Geology	
Unit Name	Lowestoft Formation
Geology Description	Till with chalk and flint, that is typically grey and greyish brown Clay, and variably sandy and gravelly
Aquifer Class	Unproductive Strata
Aquifer Description	Rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
Bedrock / Solid Geology	
Unit Name	London Clay Formation
Geology Description	Bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty Clay
Aquifer Class	Unproductive Strata
Aquifer Description	Rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

Table 2.1: Geology and Hydrogeology

2.2 Geological Hazards

The British Geological Survey (BGS, 2025) has provided the available published Geological Hazard directory information for the study site. The information returned is displayed in the table below. Where multiple records are present, the worst case classification is presented below.

Hazard	Risk Level
Shrink Swell Clays	Low
Landslides	Very Low
Collapsible Ground	Very Low
Running Sands	Very Low
Ground Dissolution	Negligible
Compressible Ground	Negligible

Table 2.2: Geological Hazards

2.3 Radon

The site is located within an Lower probability radon area, as less than 1% of homes are estimated to be at or above the radon Action Level. In order to meet requirements from building regulations it is recommended that a detailed

radon search is commissioned by BGS, subject to a search fee, to ensure the correct level of radon protection is required. IGL have not commissioned this search.

2.4 Hydrology

2.4.1. Surface Water Features

The nearest surface water feature is listed as being approximately 230m south, considered to be a pond.

2.4.2. Flooding

The site is located within an EA Flood Zone 1 (i.e. low probability of flooding).

2.5 Controlled Waters

2.5.1. Abstraction Licences

There are no licenced water abstractions (including potable, groundwater and surface water) in or within a 1000m radius of the study area.

2.5.2. Source Protection Zones

The site is not located within a Source Protection Zone (SPZ). However, it should be noted that Source Protection Zone III (Total Catchment) is located approximately 100m north-west.

3. SITE LAYOUT AND ENVIRONS

An engineer from IGL visited the site on 10th February 2025 to conduct a walkover survey of the investigation area and surrounds for the purpose of identifying any potential contamination or evidence of previous contaminative processes. The descriptions below relate to site conditions at the time of the inspection only. A summary of the site is tabulated below. Photographs relating to the observations can be viewed within Appendix C.

Site Address	KAO Data Centre, London Road, Harlow, CM17 9NA
Site Area	~5.30Ha
Grid Reference	Centred on Easting 547101, Northing 210080
Site Access	Via security gate off from London Road to the south
Ground Cover	>90% building footprint, tarmac road, and unmade. 10% soft-standing
Site Topography and Elevation	Relatively flat, situated at approximately 70-75m AOD (Above Ordnance Datum), according to Ordnance Survey

Table 3.1: Site Summary

3.1 Location and Topography

The site is centred on National Grid Reference TL 471 101, at the eastern extents of the town of Harlow; situated at approximately 70-75m AOD (Above Ordnance Datum), according to Ordnance Survey. The wider surrounds very gradually slope down towards the south-west.

3.2 Site Description

The study area comprises a data centre campus, KAO Data Centre. At the time of the walkover this included two separate data centre buildings, KLON-01 and KLON-03, as well as a construction site and lay-down/compound areas. It is understood that KLON-01 is operational, with KLON-02 being near operational. The buildings are rectangular in shape with a footprint of circa 50m by 80m. Both structures are located at the western half of the site. Access to these buildings was not permitted during the walkover, although pertinent infrastructure with respect to contaminated land is summarised below.

The construction site relates to the development of KLON-03, a planned data centre building of near similar design to the aforementioned buildings. The majority of this part of the site relates to the proposed data centre building, with the footprint encompassing the majority area.

At the time of the walkover, the central portion of the site included a site compound and contractor car park for both JCA Engineering Ltd and Natta (the groundworks/construction contractor). The compound included temporary site offices and welfare housed within site cabins.

The north-eastern part of the site pertains to the Natta lay-down and storage area. Items being stored within the Natta lay-down included shipping containers, skip, ACO drains, concrete slabs and kerbing stones.

Access to site is afforded by the KAO Data Park security hut located 100m south off from London Road.

3.2.1. ASTs and USTs

The following has been provided by the Client contact regarding the presence of Aboveground and Underground Storage Tanks (A/UST) within KAO Data Centre:

- KL01 - 5 sets of generators currently with a provision for 7.
- KL02 - 3 sets of generators currently with a plan for 7 sets later this year (2025).
- Each generator set has a tank for 25000 Litre of HVO fuel (biofuel). Each generator set has the provision for 150l of lube oil.

3.3 Surroundings

The wider surrounds are predominantly a mixture of a residential and commercial setting.

3.4 Potential Sources of Contamination Identified During Walkover Survey

Contaminant sources considered to present a potential risk to the site are detailed in the table below.

Potential Sources of Contamination Considered a Risk to the Site	
Feature	**Location**
Leaks and spillages of fuels and oil from 25,000L HVO fuel tanks and associated infrastructure at the neighbouring KAO Data Centre buildings.	Immediately off-site but within KAO Data Centre wider boundary

Table 3.2: Potential Sources of Contamination Identified During Walkover Survey

4. PREVIOUS REPORTS

The following reports have been completed at the land that now encompasses KAO Business Park, with the pertinent findings summarised below. IGL takes no responsibility to the accuracy of third party documents. The reader is referred to the relevant reports for further information regarding their contents.

4.1 Constructive Evaluation Limited – Stage 1: Desktop Study & Walkover Survey – April 2014

A Desktop Study (Stage 1: Tier 1 PRA) Report was completed by Constructive Evaluation Ltd (CE) (Ref: 14.8039, Dated: April 2014) pertaining to the site, and the now wider KAO Business Park, in relation to the proposed demolition of commercial buildings and construction of a new business park (i.e. KAO). The purpose of the PRA was to provide information on the expected geology and hydrogeology, the development history and most recent uses of the site, potential sources of contamination, and, to enable the development of a preliminary Conceptual Site Model (CSM) and risk assessment.

4.1.1. Walkover

A walkover of the CE study area was undertaken on 31st March 2014. The findings have been copied below; the reader should refer to the aforementioned document for further information.

The [CE] *site is generally made up of three areas, an undeveloped bank of grass to the south, central car park facilities and, offices and laboratories in the north.*

It is accessible by vehicular and pedestrian means along the south eastern boundary off London Road via security gates, leading into the car park which occupies the centre of the site. There are three sections within the main car park, an area of open-jointed brick paving, a similar sized area of tarmac spaces and a multi-storey car park to the west.

The multi-storey car park is unused and at the time of the walkover was surrounded by cones and signs warning that it was used for police dog training.

The grassed area to the south of the car park appeared to have been landscaped and sloped down towards the south. The southern boundary was lined in trees with an electrical substation noted within brick housing amongst these trees in the southeast corner.

The northern portion of the site comprises of various aged office blocks and laboratories, which were largely vacant. There are areas of soft scaping in between the blocks which are interconnected with covered walkways and bridges. Vehicular access is made via secure gates in the west with concrete security blocks preventing access to the east. Several single lane roads allow vehicular movement around the site.

Pertinent features are numbered on the map and are described below [overleaf]*;*

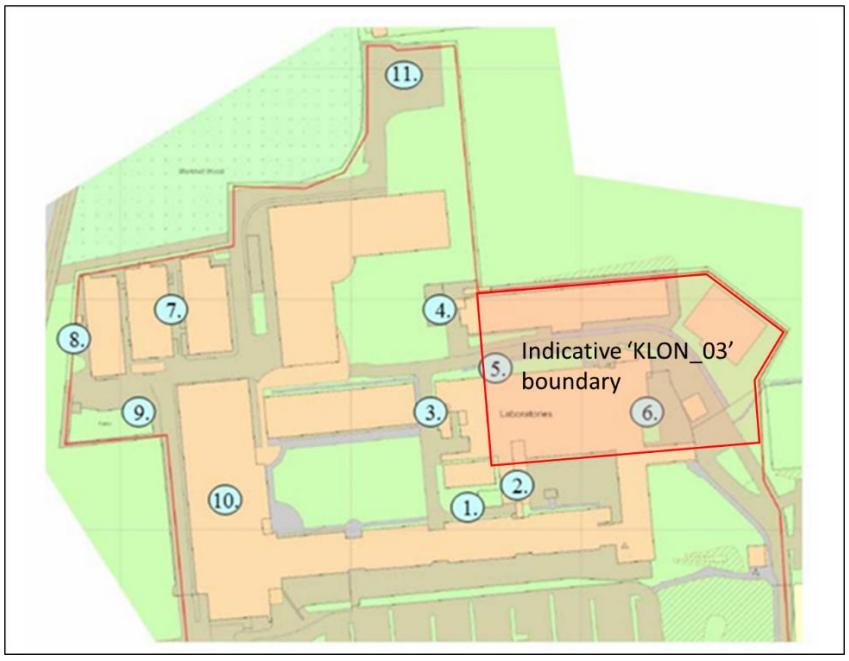


Image 4.1: CE Desktop Study Walkover Pertinent Features (with KLON_03 outlined)

1. *Located within this area are several electrical substation transformers which are currently supporting the site. These were generally in good condition within a fenced off area and surfaced in concrete. Within a concrete shed were two barrels of diesel partially submerged within a pool of trapped water. Also within this area were signs warning of caustic material, however the infrastructure associated with these had been removed.*

2. *Behind the aforementioned substation was the associated enclosed main switch room, however, access was not permitted during the walkover.*

3. *This area was considered to be used as a delivery site with larger shutter doors providing access into the ground floor of one of the laboratories. Within a number of out-houses and sheds around this entrance were a variety of plastic bottles, most of which were considered to contain oil, minor staining was noted on the tiled floor beneath.*

4. *Another electrical substation is located within this area in brick housing and an external fenced off area. This appears to be relatively modern with a clear service duct running out to the south.*

5. *Several 'gas huts' and an electrical substation are situated along the access road. The huts appear to have housed equipment and gauges for controlling and monitoring gas for the various facilities. These had been extensively decommissioned and many parts appeared to be missing.*

6. *Within a main building to the east a gas boiler room was present, again this appeared to be no longer active.*

7. *A large amount of services, generally electrical, were noted within the vicinity of the three single storey brick offices/workshops in this area of the site.*

8. *An above ground diesel tank and fuel stores were noted on the western edge of the site in a storage area. The diesel tank was sat on a 1300l catchment tank which was full of water with a slight sheen. This was*

positioned on both concrete and tarmac surfaces which was covered in leaves obscuring any potential staining from leaks and spills.

9. *Within this area a 194m3 water tank is located next to a waste storage area and an electrical facility. This all appeared to be in good condition on a concrete slabs.*

10. *This block is currently the only active office on site, it is a modern three storey building of glass and concrete construction.*

11. *To the north of the site is an area used for waste storage, this is largely in bins and crates and comprises electrical products/components.*

4.1.2. Historical Maps Summary

Observations of available historical map extracts pertaining to the CE site were made; a brief summary is included below.

Date Range	Relevant Observations
1874 – 1955	During this time the CE site and immediate surrounds remain relatively unchanged, comprising agricultural and rural land. Some minor residential developments beyond 150-300m radius.
1962 – 1966	Construction of unspecified works at northern end of CE study area. A414 road constructed. In addition, tennis courts and pavilion to the north-east.
1993 – 1995	The unspecified works are now labelled as laboratory. Furthermore, additional buildings are located on the study area, also labelled as laboratories; together with a car park.
2002	A multi-storey car park is located to the west.
2012	Several buildings within the north of the site have been replaced by a larger single 'L' shaped block considered to be offices.

Table 4.1: CE Historical Maps Summary

4.1.3. Information on Public Record

Public record information was acquired by CE and reviewed. Following a review, the following potentially contaminative features were identified.

Within CE Study Area:

- Fibre optic cable manufacturing.
- Processes involving mineral fibres and inorganic chemicals.
- Electrical substations and tanks

Outside CE Study Area:

- Petrol filling station located approximately 160m south-east.
- Electrical substation situated approximately 130m east.
- Car wash and petrol filling station located 140-150m south-east.

4.1.4. Preliminary Conceptual Site Model (CSM)

Following a site walkover, review of historical maps, and information on public record, the CE Desktop Study (Ref: 14.8039, Dated: April 2014) identified the following potential contaminant sources.

CE Desktop Study 'On-Site' Sources

- *The tank identified during the walkover to the west of the site.*
- *The past use of the majority of the site as a laboratory (and unspecified works c.1966) is considered to present a largely site with potential risk from the light industrial nature of the works supported by the findings of the walkover study. This includes the bottled fuels, plant and vehicle movement/spills, and the historic tanks. In addition the fibre optic cable manufacturing and IPC Authorisations records identified within the public record search are considered to be part of this source.*
- *Asbestos Containing Materials (ACM) were not noted during the walkover, however, it is considered that given the period of time that works have been located on site it is considered that there is the potential for ACMs to be present.*

CE Desktop Study 'Off-Site' Sources

No off-site sources of contamination were highlighted; those sources previously identified within the CE historic map and public information review were considered to be at a distance too great to present a significant risk to the CE study area.

Receptors

The following receptors were identified:

- End Users.
- Site Workers (during development of proposals).
- Proposed Development.
- Buried Services.
- Surface Water.
- Groundwater; Secondary Undifferentiated Aquifer associated with Head Deposits to the south.

Preliminary Risk Assessment

The CE Preliminary Risk Assessment has been copied below (Ref: 14.8039, Dated: April 2014). The reader should refer to the aforementioned report on definitions of risk.

Source	*Pathway*	*Receptor*	*Potential Risk*
On site hydrocarbons (PAH, TPH, BTEX and MTBE) and heavy metals from current fuel tank located in the west of the site.	Inhalation, ingestion and dermal contact from exposure to contaminated soils.	End users.	**Low** risk due to the limited size of the potential source and that the proposed end use of the development as a business park means that exposure to soils will be minimal. However, if proposals include areas of softscaping within this area the risk may be increased.
		Site workers.	**Moderate** risk given that the proposed development is to be completed within the vicinity of the tank and that site workers will be in direct contact with soils. The appropriate use of PPE will reduce this risk.
	Impacted Soils.	Services.	**Low** risk, given the limited potential sources identified, however depending on the location of installations pipework could be at risk from degradation.
	Volatilisation of hydrocarbons from the underlying soils to indoor and/or outdoor air.	End user and buildings.	**Low** risk given the limited size of the potential source, however, if impacted soils are identified then suitable measures may be required to reduce the risk as proposed developments are located within this area.
		Site workers.	**Low** risk given the limited time that that workers will be on site and the appropriate use of PPE during works.
	Infiltration and migration of contaminants through the underlying soils.	Secondary Undifferentiated Aquifer	**Negligible** risk given the distance from the tank to the aquifer located in the south of the site.
		Ancient Woodlands	**Low** risk given that the receptor is located off site, however, given that the tank is within close proximity to the woodlands it is considered that a pathway exists.

Source	*Pathway*	*Receptor*	*Potential Risk*
On site hydrocarbons (PAH, TPH, BTEX and MTBE) and heavy metals from historic laboratory/works with associated processes.	Inhalation, ingestion and dermal contact from exposure to contaminated soils.	End users.	**Low** risk given that limited specific sources identified and that the proposed use is for a business park, however, there are currently areas of softscaping and the proposed development is likely to include these which will increase the potential for exposure.
		Site workers.	**Moderate** risk given that site workers will be in direct contact with soils during ground works, however, the appropriate use of PPE will reduce this risk.
	Impacted Soils.	Services.	**Low** risk, given the limited potential sources identified, however depending on the location of installations pipework could be at risk from degradation.
	Volatilisation of hydrocarbons from the underlying soils to indoor and/or outdoor air.	End user and buildings.	**Low** risk given the limited specific sources and that the proposed end use is a business park which will limit the time end users are exposed to any contaminants.
		Site workers.	**Low** risk given the limited time that that workers will be on site and the appropriate use of PPE during works.
	Infiltration and migration of contaminants through the underlying soils.	Secondary Undifferentiated Aquifer	**Low** risk given that the Secondary Undifferentiated Aquifer is only present within the south of the site located away from the laboratory/works.
		Ancient Woodlands	**Low** risk given that the receptor is located off site and is confined to the northwest of the site.
Asbestos Containing Materials located within onsite laboratory/works.	Inhalation, ingestion and dermal contact from exposure to contaminated soils.	End users.	**Low** risk given that ACMs should be removed during the demolition process, however, there is still considered to be a risk from any mixing of soils or impacted Made Ground.
		Site workers.	**Moderate** risk given that site workers will be in direct contact with soils during ground works, however, the appropriate use of PPE will reduce this risk.

4.1.5. Conclusions

In summary, the CE Preliminary CSM and Risk Assessment identified generally **Low** risks to future end users, buried services and controlled waters from the highlighted sources. This was defined as, '*Defined as the site should be considered suitable for the present or future use and environmental setting* [Commercial setting]. *Contaminants may be present but unlikely to have unacceptable impact on key targets*'. A Moderate risk was identified to site workers (during development) from the sources. A worst-case **Moderate** risk was characterised from the possibility of Asbestos Containing Materials (ACMs) within the fabric of on-site buildings to human health receptors.

It was recommended that an intrusive investigation be undertaken comprising undertaking exploratory holes and soil laboratory testing for the purposes of due diligence.

4.2 Constructive Evaluation Limited – Stage 2: Site Investigation – May 2014

A Site Investigation (Stage 1: Tier 2 GQRA) Report was completed by Constructive Evaluation Ltd (CE) (Ref: 14.8039, Dated: May 2014) at the now KAO Business Park. The purpose of this investigation was to provide information on the underlying ground conditions with regards to foundation design, as well as to refine the pollutant linkages identified within the CE Desktop Study for the purposes of due diligence (Ref: 14.8039, Dated: April 2014).

4.2.1. Fieldworks

The intrusive investigation was undertaken between 2nd and 10th April 2014, and are summarised below; the reader is referred to the aforementioned report for additional information on fieldworks.

the following:

- 7no. cable percussive boreholes (BH1-BH7) to a maximum depth of 20.00mbgl.
- 19no. lightweight window sample boreholes across the site (WS1-WS19).
- 22no. Clegg Impact tests were completed within twelve trial pits (CBR1-CBR12) to enable the calculation of CBR values.
- 2no. bespoke soakage tests.
- All locations were logged, groundwater conditions and visual or olfactory evidence of contamination noted and representative soil samples removed in accordance with current protocol for contamination and geotechnical parameters.

A hole location plan for the aforementioned investigation is presented below (overleaf).

Image 4.2: Hole Location Plan for CE 2014 Intrusive Investigation (Ref: 14.8039, Dated: May 2014) (with KLON_03 outlined)

4.2.2. Ground Conditions

The following strata conditions were encountered during the intrusive works (copied directly from the CE Report (Ref: 14.8039, Dated: May 2014)).

Hardstanding

Tarmac surfacing was described in the northern half of the open car park and around the units in the northwest corner of the site area to a maximum thickness of 0.20mbgl. The southern half of the open car park is laid to brick paving, this is in turn underlain by a fine gravel subbase and subsequently by a coarse gravel base to a maximum depth of 0.70mbgl.

Made Ground

Made Ground soils were encountered to a maximum depth of 2.50mbgl. However the thickest Made Ground deposits were consistently described in the bunded area which forms the southwest corner of the [CE] *site. Here, Made Ground soils, described as reworked slightly gravelly clay, locally with masonry rubble to depths of 1.00m to 2.50mbgl. Elsewhere onsite the Made Ground soils are described to a maximum depth of 1.70mbgl, but generally not deeper than 0.70mbgl and are described as either subbase to pavements or reworked silty sandy and gravelly Clay soils with masonry rubble.*

Alluvium

At the locations of WS4 and WS5 the upper most natural soils are described as soft consistency dark grey slightly gravelly silty Clay. The gravels are fine, subrounded and of flint or chalk. This material is encountered to the base of both of these boreholes, a maximum depth of 3.00mbgl.

Slightly Sandy Slightly Gravelly Clay

With the exception of BH2, across the remainder of the [CE] *site the upper most natural soils are described as stiff to very stiff consistency brown mottled grey and speckled white slightly sandy and slightly gravelly Clay. The gravels are subangular to rounded, fine to coarse sized chalk and occasional flint. This material is considered to be representative of the weathered Lowestoft Formation and is encountered to a maximum depth of 8.00mbgl.*

The latter stratum is observed to become very stiff and dark grey with depth at BH1, 3, 4, 5 and 6; considered representative of unweathered Lowestoft formation material. This soil is encountered to a maximum depth of 13.35mbgl.

Gravel

Within BH1 and BH6, the above soils were found to be underlain by dense brown sandy flint Gravel, the thickness of this deposit was proven in BH1 only at 1.70m thick. The maximum proven depth of this material is 8.40mbgl in BH1 and 13.40mbgl in BH6.

Gravelly Silt

At locations BH1 and BH7 the gravel / chalky clay soils are underlain by material described as stiff consistency gravelly Silt. The gravel is described as fine to coarse sized chalk. This material is considered to be representative of depositional variation in the Lowestoft Formation. This soil is encountered to a maximum depth of 12.00mbgl.

Fissured Clay

Below the base of the latter deposit in BH1, the solid geology of the London Clay Formation is encountered; this material is described as very stiff consistency fissured dark grey silty Clay. Fissures are closely spaced, sub-vertical and sub-horizontal. This material is encountered to the final drilled depth of 20.00mbgl.

Visual and Olfactory Observations

With the exception of the anthropogenic material encountered on site the only evidence of contamination was identified within WS13 at a depth of 0.80mbgl. This was in the form of a moderate chemical odour with no staining.

4.2.3. Groundwater

Groundwater was encountered within 4no. of the lightweight window sample boreholes at depth ranging from 0.80m to 1.70mbgl. Furthermore, a groundwater strike was recorded within BH6 at the top of the aforementioned Gravel stratum, at a depth of 13.35mbgl, rising to 12.20mbgl after a period of 20 minutes. No comment regarding the appearance of the encountered groundwater was made within the report.

4.2.4. Soil Laboratory Testing

22no. soil samples from varying exploratory hole locations, and depths ranging from 0.20m to 1.20mbgl, were submitted to a UKAS accredited laboratory for a screen of contamination testing from both the encountered Made Ground and natural soils. The contamination screen comprised heavy metals, an asbestos screen, and hydrocarbons (including speciated Total Petrol Hydrocarbons (TPH CWG aromatic/aliphatic split), BTEX, MTBE and speciated

Polycyclic Aromatic Hydrocarbons (PAH)), as well as a background suite of pH, SOM, total cyanide, and total phenols.

In order to assess the soil analysis with regard to potential human health risks, CE compared the results against Generic Assessment Criteria (GAC), using a 'Commercial' land use setting based on the proposed end use.

Soil Results

All the results for both inorganic and organic determinands returned concentrations below the relevant and available GAC. Furthermore, all asbestos screens returned a negative result for the presence of fibres.

4.2.5. Groundwater Monitoring and Testing

Groundwater monitoring and laboratory testing was not undertaken as part of this CE investigation.

4.2.6. Updated Conceptual Site Model (CSM) and Risk Assessment

The CSM was revised to provide information regarding the possible sources of contamination, based on the aforementioned investigation and soil analysis (Ref: 14.8039, Dated: May 2014). The reader should refer to the aforementioned report on definitions of risk.

Source	*Pathway*	*Receptor*	*Potential Risk*
On site hydrocarbons (PAH, TPH, BTEX and MTBE) and heavy metals from current fuel tank located in the west of the site.	Inhalation, ingestion and dermal contact from exposure to contaminated soils.	End users.	**Negligible** risk given the results of the laboratory testing.
		Site workers.	**Low** risk given the results of the laboratory testing, however, given the variable composition of Made Ground appropriate PPE should be utilised to mitigate any residual risk.
	Impacted Soils.	Services.	**Moderate** risk, given the elevated PAH concentrations and depending on the location of installations pipework could be at risk from degradation. In order to mitigate this risk the Water Regulations Advisory Scheme (WRAS) should be followed in conjunction with the local water board.
	Volatilisation of hydrocarbons from the underlying soils to indoor and/or outdoor air.	End user and buildings.	**Negligible** risk given the results of the laboratory testing.
		Site workers.	**Negligible** risk given findings of the laboratory analysis and the limited time that that workers will be on site and the appropriate use of PPE during works.
		Ancient Woodlands	**Negligible** risk given the results of the laboratory testing.
Asbestos Containing Materials located within onsite laboratory/works.	Inhalation, ingestion and dermal contact from exposure to contaminated soils.	End users.	**Negligible** risk given the results of the laboratory testing.
		Site workers.	**Low** risk given the results of the laboratory testing, however, given the variable composition of Made Ground appropriate PPE should be utilised to mitigate any residual risk.

Source	*Pathway*	*Receptor*	*Potential Risk*
On site hydrocarbons (PAH, TPH, BTEX and MTBE) and heavy metals from historic laboratory/works with associated processes.	Inhalation, ingestion and dermal contact from exposure to contaminated soils.	End users.	**Negligible** risk given the results of the laboratory testing.
		Site workers.	**Low** risk given the results of the laboratory testing, however, given the variable composition of Made Ground appropriate PPE should be utilised to mitigate any residual risk.
	Impacted Soils.	Services.	**Moderate** risk, given the elevated PAH concentrations and depending on the location of installations pipework could be at risk from degradation. In order to mitigate this risk the Water Regulations Advisory Scheme (WRAS) should be followed in conjunction with the local water board.
	Volatilisation of hydrocarbons from the underlying soils to indoor and/or outdoor air.	End user and buildings.	**Negligible** risk given the results of the laboratory testing.
		Site workers.	**Negligible** risk given findings of the laboratory analysis and the limited time that that workers will be on site and the appropriate use of PPE during works.
	Infiltration and migration of contaminants through the underlying soils.	Secondary Undifferentiated Aquifer	**Negligible** risk given the results of the laboratory testing.
		Ancient Woodlands	**Negligible** risk given the results of the laboratory testing.

4.2.7. Conclusions

The following conclusions have been copied directly from the CE Site Investigation Report (Ref: 14.8039, Dated: May 2014).

The results of the contamination testing have returned minor elevations of PAH although the concentrations were below the relevant and available guideline values.

Negligible risks have been assessed to the future site users from the presence of heavy metals, hydrocarbons and asbestos this assessment reflects the results of the laboratory analysis, the limited pathways and potential exposure time.

A low risk has been assigned to site workers during ground works, this is largely a precautionary risk based on the presence of Made Ground which has the potential for compositional variability. In addition the minor elevation of PAH detected within WS14 next to the tank in the west warrants the use of appropriate PPE to prevent unnecessary contact with potentially impacted soils.

Services have given a moderate risk on the basis that the elevated PAH concentration within WS14, which is in an area for potential redevelopment, may cause damage due to the high organic content. As such prior to the installation of any new services the Local Water Board should be contacted and pipework materials should adhere to the guidelines within the Water Regulations Advisory Scheme (WRAS).

The risk levels regarding asbestos are in relation to the soils and on the basis that a pre-demolition survey within the existing buildings will be completed on site and any asbestos identified will be removed prior to works commencing.

4.3 Constructive Evaluation Limited – Additional Ground Investigation – April 2016

An 'Additional Ground Investigation Report' was completed by Constructive Evaluation Ltd (CE) (Ref: 16.8997, Dated: April 2016) at KAO Data Centre.

The purpose of the additional investigation was to supplement geotechnical information obtained during the CE 2014 investigation works (Ref: 14.8039). Moreover, WAC testing was undertaken from stockpiles of spoil and crushed concrete.

A risk assessment and Conceptual Site Model fall outside the scope of this additional report.

4.3.1. Fieldworks

This phase of investigation works was undertaken on 22nd and 23rd March 2016, and included:

- 1no. cable percussive borehole (16BH1) advanced to a depth of 10.00mbgl using a Shell and Auger drilling rig. This was supplemented by the completion of in-situ Standard Penetration Tests (SPTs) throughout drilling.
- 5no. dynamic cone penetrometer (DCP) tests (16CBR1-5) were targeted in positions along the route of the proposed spine road.
- Removal of representative samples for geotechnical analysis.

- Removal of thirty-two samples for Waste Acceptance Criteria (WAC).

A hole location plan is included within the appendices of the aforementioned report (Ref: 16.8997, Dated: April 2016).

4.3.2. Ground Conditions

The following ground conditions were encountered within the exploratory hole (16BH1).

Type 1

Compacted type 1 fill was identified from ground level to 0.08mbgl.

Made Ground

Three layers of Made Ground were identified below the ground surface of Type 1 fill, and comprised the following; gravelly sand of brick and flint (0.08-0.30mbgl), concrete (0.30-0.35mbgl), and Type 1 sand and gravel of limestone hardcore/sandstone (0.35-0.45mbgl).

Silty Clay

Stiff light brown and in parts grey speckled white slightly gravelly silty Clay was identified from 0.45 to 1.50mbgl. Gravel comprised sub angular to rounded fine and medium chalk. This strata became very stiff brown and in parts red/ brown and grey speckled white slightly gravelly from 1.50mbgl. Gravel comprised sub angular and sub rounded fine and medium and occasional chalk and flint. The silty Clay became very stiff dark grey and occasional speckled cream slightly gravelly from 2.90mbgl (to maximum drill depth of 10.00mbgl). Gravel comprised sub angular to rounded fine and medium chalk. This silty Clay strata is thought to represent the Lowestoft Formation.

4.3.3. Groundwater Conditions

Groundwater was not encountered during this phase of investigations.

5. HISTORICAL MAPPING RECORDS

5.1 Historical Maps

The following observations are made based on the available historical map extracts presented in Appendix D of which the most significant points have been discussed in relation to the site and surrounding environs. Potential contaminative sources over 150m have been discussed only where they are considered to be significant.

Mapping Date Range	Observations
1875 – 1947 (OS 1:2,500 and 1:10,560; and Historical Aerial Photography 1:10,560)	Onsite: The earliest reviewed maps show the site to comprise part of an agricultural field.
	Surroundings: The surrounds predominantly include an agricultural and rural setting. A gravel pit is labelled 200-250m north-east of the site boundary. Markhall Wood is located 100m west.
1965 – 1974 (OS 1:1,250 and 1:2,500)	Onsite: An irregular-shaped building is located on site. This building is labelled as an unspecified 'Works'. An access road at the eastern part the site joins the works to London Road, located at the south-east of the site.
	Surroundings: Tennis courts, sports ground and associated pavilion are located immediately east outside of the site boundary. The A414 road is now located approximately 100-200m west. Residential development 400-500m west.
1980 – 1983 (OS 1:1,250 and 1:10,000)	Onsite: The 'works' building on site has now been relabelled as laboratories. Continued development on site and immediate surrounds (particularly to the west and south) with additional buildings and ancillary structures associated with the laboratories. A car park, presumably servicing the aforementioned laboratories, is comprises the southern and south-western portions of the study area.
	Surroundings: Probable unspecified storage tanks that appear to be present 50-120m west and north-west of the site boundary.
1999 – 2006 (OS 1:10,000 and Historical Aerial Photography)	Onsite: The site appears to remain relatively unchanged.
	Surroundings: Further residential and commercial development within the wider surrounds (>300m), particularly with the addition of the present day Tesco supermarket located 200-400m south-east.
2024 (1:10,000)	Onsite: The laboratories are no longer present and the buildings have presumably been demolished and ground left clear. The construction of the present-day KAO Data Centre.
	Surroundings: The surrounds appear to be congruent with the existing setting.

Table 5.1: Historical Map Records

5.2 Satellite Imagery

A review of available satellite imagery was undertaken to gain an understanding of the recent developments on site and surrounding area. Images have been reviewed from Google Earth (Google, 2025):

- Circa 2013: the site appears to be the historical aforementioned laboratories with associated infrastructure, including the car park to the south.

- Circa 2017-2020: the site has been cleared of the aforementioned laboratories. It is evident that the plot is being redeveloped to KAO Data Centre. During this time, the proposed location of KLON-03 appears to have been used as a place to store materials, with miscellaneous stockpiles present.

- Circa 2024: the site and surroundings appear to be congruent with the existing setting. Additional development of KAO Data Centre. Site compound and visitor/subcontractor car park visible.

5.3 Relevant Historical Sources of Contamination

Contaminant sources considered to present a potential risk to the site are detailed in the table below.

Potential Sources of Contamination Considered a Risk to the Site		
Feature	**Location**	**Approximate Dates**
Made Ground as a result of the historical development of the site; likelihood of Asbestos Containing Soil (ACSs) from probable Asbestos Containing Materials (ACMs) present throughout the fabric of the former structures.	On site	1965 until present day
Historical use of the site and immediate surrounds as unspecified works and laboratories; this include the presumed industrial nature of the works and probable presence of tanks.	On site and immediate surroundings	1965 until 2013

Table 4.2: Relevant Historical Sources of Contamination

6. PUBLIC RECORD INFORMATION

The following information has been obtained from public archive via the data supplier Envirocheck or by direct application. The subsequent review focusses on records within 100m of the study site, or those which are considered relevant to the proposed development.

6.1 Envirocheck Report

The following observations are taken from the Envirocheck Report, presented in Appendix B.

6.1.1. Contaminated Land Register

There are no areas of contaminated land, under Part 2a of the EPA (1990), within a 1km radius of site.

6.1.2. Discharge Consents

There are no records within 500m of the study site.

6.1.3. Pollution Prevention and Controls

There are a nominal number of records relating to 'Nortel Networks Optical Components Ltd', pertaining to now revoked permits for the handling of glass fibres and mineral fibres (non-asbestos). These records are likely attributed to the historical laboratories on site.

Another record has been identified on site relating to a BP petrol station; however, upon further review this is considered to be a discrepancy with the data pack as a BP petrol station is located over 1000m away from site, and not on site.

There are no other pertinent features within a 200m radius of site.

6.1.4. Pollution Incidents

There are no records of pollution incidents within 300m of the site.

6.1.5. Landfills

There are no records of current and/or historical landfills in or within a 500m radius of the site.

6.1.6. Registered Waste Transfer Sites

There are no records within 250m of the site.

6.1.7. BGS Mineral Sites

'Gravelpit Spring' a now ceased opencast pit for sand and gravel is recorded 300m north-east. There are no other records within a 500m radius of the study area.

6.1.8. Fuel Station Entries

A petrol station is located approximately 420m south relating to the nearby Tesco supermarket. Upon further review this is located nearer to 300m from the southern boundary of the site (i.e. security hut/access point). There are no other records within the surrounds (<500m) for petrol stations.

6.1.9. Contemporary Trade Directory Entries

There are three records within a 100m radius of site:

- Arrow Electronics Uk Ltd – Inactive record for Electronic Component Manufacturers & Distributors – located on site.
- Radio Tech Ltd – Electronic Equipment – Manufacturers & Assemblers – located on site.
- Teva Pharmaceuticals (Uk) Ltd – Inactive Pharmaceutical Manufacturers & Distributors – located approximately 100m east.

There are no other relevant entries within a 200m radius of the study area.

6.2 Unexploded Ordnance (UXO)

A review of available UXO information has been made with respect to the site and immediate surrounds. With reference to ZeticaUXO Unexploded Bomb Risk Map (Zetica Ltd, 2025), the site is located within an area as having a bombing density of 15 to 49 bombs per 1000acres. The Unexploded Bomb Risk Map indicates the potential for unexploded bombs to be present as a result of WWII raids. Further information can be found in Appendix E.

6.3 Relevant Public Record Sources of Contamination

Contaminant sources considered to present a potential risk to the site are detailed in the table below.

Potential Sources of Contamination Considered a Risk to the Site		
Feature	**Location**	**Approximate Dates**
Nortel Networks Optical Components Ltd / Arrow Electronics Uk Ltd / Radio Tech Ltd; glass fibres / electronic components / equipment manufacturing on site, likely associated with historical works and laboratories	On site and immediate surroundings	From circa 1965-2013 (based on historical maps) until recently. Currently inactive

Table 6.1: Relevant Sources of Contamination

Justification as to why certain features are not considered further is detailed below. These features will not be considered further within this risk assessment.

Potential Sources Not Considered Further	
Feature	**Justification**
BP petrol station and Tesco petrol station	Distance from site (>300m)
Potential for infill and ground gas associated with 'Gravelpit Spring'	Distance from site (>250m)
Teva Pharmaceuticals (Uk) Ltd, inactive Pharmaceutical Manufacturers & Distributors, located approximately 100m east	Combination of off-site location (distance from site) and inactive record

Table 6.2: Potential features not considered further

7. PRELIMINARY CONCEPTUAL SITE MODEL

The Preliminary Conceptual Site Model (CSM) is based upon the information obtained as part of this Preliminary Risk Assessment. The CSM has been formulated in accordance with BE EN ISO 21365:2019 *Soil Quality – Conceptual Site Models For Potentially Contaminated Sites*. It is used to assess the significance of the environmental hazards identified at the site, the potential receptors and the pathways between them.

7.1 Potential Sources of Contamination

The conceptual model, based on information obtained as part of the preliminary risk assessment, identified the following potential contaminant sources. It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

7.1.1. On-Site

- Made Ground as a result of the historical development of the site; likelihood of Asbestos Containing Soil (ACSs) from ACMs possibly present throughout the fabric of the former structures. Contaminants of Concern (CoC) are likely to include heavy metals, Polycyclic Aromatic Hydrocarbons (PAHs) and Asbestos Containing Soils (ACSs).

- Occupation of the site as a laboratories and works from circa 1965 until recently. This includes the storage of fuels and oils. Contamination is likely to have occurred within areas associated with the transfer and storage of these materials, through leaks and spills etc, including any tanks (including Underground Storage Tanks USTs). COCs include heavy metals, aromatic hydrocarbons, Total Petroleum Hydrocarbons (TPHs) and Semi/Volatile Organic Compounds (S/VOCs).

    - This includes the presence of the now former ‘gas huts’ and boiler room, as identified in the CE Desk Top Study (Ref: 14.8039, Dated: April 2014).

7.1.2. Off-Site

- Leaks and spillages of fuels and oil from the 25,000L HVO fuel tanks and associated infrastructure at the neighbouring KAO Data Centre buildings. COCs are specific to hydrocarbons.

7.1.3. Ground Gas and Soil Vapour Potential

There is thought to be slight risk from soil vapour, owing to the hydrocarbon-specific sources of contamination, albeit this is considered to be limited as the sources are either historical or localised, or a combination of both. There is thought to be a negligible risk from ground gas on site, due to the absence of any significant ground gas generating soils identified.

7.2 Pathways

The key pathways and exposure routes by which potentially toxic substances can reach the identified potential receptors are considered to be:

7.2.1. Direct

- Inhalation and ingestion of contaminated soils and dust.

- Dermal contact.

- Inhalation of soil vapour.

7.2.2. Indirect

- Vertical and lateral migration of organic and inorganic compounds through underlying geology and overland flow.
- Migration of soil vapour through permeable soils.

7.3 Receptors

Receptors that may be affected by the potential contamination sources are considered to be:

- Commercial end users.
- Future maintenance workers – gardeners.
- Construction and groundworkers during development on site.

7.3.1. Structures

- Proposed Development – Ground gas and soil vapour from impacted soils that may accumulate in confined, poorly ventilated areas of the proposed buildings.

7.3.2. Controlled Waters

Controlled waters are not considered further as receptors owing to the sensitivity of both groundwater and surface water; i.e. there are SPZs, abstractions and/or principal aquifers beneath the site or immediate surroundings. Furthermore, there are no sensitivity watercourses on site or surrounds.

8. PRELIMINARY RISK ASSESSMENT

By considering the sources, pathways and receptors (pollutant linkages), an assessment of the human health/environmental risks is made with reference to the significance and degree of the risk. This assessment is based on consideration of whether the contamination source can reach a receptor and hence whether it is of major or minor significance. The risk assessment has been undertaken with reference to BS 10175:2011+A1:2013 and BE EN ISO 21365:2019 *Soil Quality – Conceptual Site Models For Potentially Contaminated Sites*. The risk assessment has been carried out by assessing the severity of the potential consequence, considering both the potential magnitude of the hazard and the sensitivity of the target.

Category	Examples
High	Residential with gardens/Groundwater Source Protection Zone
Medium	Residential without gardens/Principal (Major) Aquifer/sensitive watercourse
Low	Commercial and industrial use/Secondary (Minor) Aquifer
Very Low	Construction and maintenance workers/non-sensitive watercourse

Table 8.1: Sensitivity of Receptor

Category	Examples
Gross Impact	Heavily contaminated gasworks or industrial site, hazardous waste landfill
Moderate Impact	Major leaks and spills from fuel infrastructure (e.g. petrol stations), domestic waste landfills
Slight Impact	Minor leaks and spills from fuel infrastructure, 'inert' waste landfills

Table 8.2: Magnitude of Impact

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway.

Category	Examples
High likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor.
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term.
Low likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so.
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable.

Table 8.3: Likelihood of Pollutant Linkage

A description of these risk classifications and likely action required are given in the tables below and overleaf.

Negligible Risk	The site should be considered suitable for the present or future use and environmental setting. Contaminants unlikely to be present, which might have unacceptable impact on key targets.
Low Risk	The site should be considered suitable for the present or future use and environmental setting. Contaminants may be present but unlikely to have unacceptable impact on key targets.
Moderate Risk	The site may not be suitable for the present or future use and environmental setting. Contaminants are probably present and might have unacceptable impact on key targets.
High Risk	The site is probably or certainly not suitable for the present or future use and environmental setting. Contaminants are probably or certainly present and likely to have unacceptable impact on key targets.

Table 8.4: Risk Classification

8.1 Preliminary Conceptual Site Model and Risk Assessment

The Preliminary CSM and pollutant linkage assessment below relates to current site conditions, based on a proposed commercial end use, and without any further investigation or mitigation measures.

Source	Pathway	Receptor	Likelihood	Potential Risk
Made Ground as a result of the historical development of the site; likelihood of Asbestos Containing Soil (ACSs) from ACMs possibly present throughout the fabric of the former structures. Contaminants of Concern (CoC) are likely to include heavy metals, Polycyclic Aromatic Hydrocarbons (PAHs) and Asbestos Containing Soils (ACSs).	Inhalation, ingestion and dermal contact from exposure to contaminated soils	Commercial end users	Unlikely	Low
		Maintenance workers	Low Likelihood	Low
		Site workers (during development / construction)	Likely	Low
	Migration of soil gases/ vapour through the soil pores of the underlying geology	End users and proposed development	Low Likelihood	Negligible to Low
		Site workers (during development / construction)	Low likelihood	Negligible
	Infiltration and migration of contaminants through the underlying geology and surface water flow	Controlled waters on site	Low likelihood	Negligible
Discussion of Risks				
This historical development and possible presence of ACMs can lead to Made Ground, and those contaminants associated with this reworked material. The risk to commercial end users is considered to be Low; the degree of interaction with any potentially impact soils would be minimal. A greater risk is considered for site workers who will be in contact with potentially impacted soils, albeit that the period of potential exposure is limited to the development phase. Whilst Made Ground is expected, the potential risk from soil gases generated by any Made Ground is considered to be negligible until proven otherwise. This Made Ground is likely the result of reworking during construction rather than landfilling activities. The absence of any productive aquifers, Groundwater Source Protection Zones, water abstractions, and sensitive water bodies on site and immediate surroundings drastically reduces the sensitivity of controlled waters as a receptor; and thereby reducing overall risks.				

Table 8.5: Source 1 – CSM

Source	Pathway	Receptor	Likelihood	Potential Risk
Occupation of the site as a laboratories and works from circa 1965 until recently. This includes the storage of fuels and oils. Contamination is likely to have occurred within areas associated with the transfer and storage of these materials, through leaks and spills etc, including any tanks (including Underground	Inhalation, ingestion and dermal contact from exposure to contaminated soils	Commercial end users	Unlikely	Low
		Maintenance workers	Low Likelihood	Low
		Site workers (during development / construction)	Likely	Low
	Migration of soil gases/ vapour through the soil pores of the underlying geology	End users and proposed development	Low Likelihood	Low
		Site workers (during development / construction)	Low likelihood	Low

Source	Pathway	Receptor	Likelihood	Potential Risk
Storage Tanks USTs). COCs include heavy metals, aromatic hydrocarbons, Total Petroleum Hydrocarbons (TPHs) and Semi/Volatile Organic Compounds (S/VOCs).	Infiltration and migration of contaminants through the underlying geology and surface water flow	Controlled waters on site	Low likelihood	Negligible to Low
Discussion of Risks				
Commercial end users unlikely to be exposed to source, as the site is to be almost entirely laid to hardstanding. Moreover, a large majority of the site is proposed to be building footprint, and thereby exposure duration of receptor is very short, further reducing overall risk. There is a degree of exposure from maintenance workers (e.g. future gardeners), although the short exposure time and low sensitivity of this receptor significantly reduces the risk. There is possibility that site workers (during development) will be exposed to impacted soils, as well as soil vapour generated from the source material, during groundworks to permit construction of the proposed development. However, the external work setting and relatively low sensitivity of the receptor significantly reduces the overall risk. Regardless, it is recommended that standard 'good working practices' (i.e. correct use of PPE, wash/mess facilities, watching brief) are adopted during groundworks, in order to reduce any salient risks. The risk from soil vapour and ground gas to human health receptors is generally thought to be Low, until proven otherwise. This is on the basis that a the source is historical and a significant degree of groundworks have been undertaken on site. Thereby, suggesting that if grossly contaminated (i.e. with hydrocarbons or landfill) soils/groundwater were encountered, these would have been highlighted by the Client or their contractors. Nevertheless, the sensitivity of the receptors is low. The absence of any productive aquifers, Groundwater Source Protection Zones, water abstractions, and sensitive water bodies on site and immediate surroundings drastically reduces the sensitivity of controlled waters as a receptor; and thereby reducing overall risks.			

Table 8.6: Source 2 – CSM

Source	Pathway	Receptor	Likelihood	Potential Risk
Leaks and spillages of fuels and oil from the 25,000L HVO fuel tanks and associated infrastructure at the neighbouring KAO Data Centre buildings. COCs are specific to hydrocarbons.	Inhalation, ingestion and dermal contact from exposure to contaminated soils	Commercial end users	Unlikely	Low
		Maintenance workers	Low Likelihood	Low
		Site workers (during development / construction)	Likely	Low
	Migration of soil gases/ vapour through the soil pores of the underlying geology	End users and proposed development	Low Likelihood	Negligible to Low
		Site workers (during development / construction)	Low likelihood	Negligible
	Infiltration and migration of contaminants through the underlying geology and surface water flow	Controlled waters on site	Low likelihood	Negligible
Discussion of Risks				
The current risks from this source are considered to be low, due to the fact that the fuel tanks have been recently installed and should be well maintained as part of due diligence. Nevertheless, the commercial setting does reduce any salient risks.				

Table 8.6: Source 2 – CSM

9. CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations have been made based on the evidence provided for this report mindful of the proposed development and may be subject to change. The outcomes of this assessment could change if the proposals are altered.

Proposals relate to KAO Data Centre, a data centre campus to accommodate four separate commercial data centres, titled KLON-01, KLON-012, KLON-03 and KLON-04. The proposals also include a ring road around the permitter of each data centre building, along with limited parking and amenity soft-landscaping.

9.1 Contamination

The following sources of contamination deemed to present a viable risk to the identified receptors, in light of the pollutant linkage assessment, have been identified as.

9.1.1. On-Site

- Made Ground as a result of the historical development of the site; likelihood of Asbestos Containing Soil (ACSs) from ACMs possibly present throughout the fabric of the former structures. Contaminants of Concern (CoC) are likely to include heavy metals, Polycyclic Aromatic Hydrocarbons (PAHs) and Asbestos Containing Soils (ACSs).

- Occupation of the site as a laboratories and works from circa 1965 until recently. This includes the storage of fuels and oils. Contamination is likely to have occurred within areas associated with the transfer and storage of these materials, through leaks and spills etc, including any tanks (including Underground Storage Tanks USTs). COCs include heavy metals, aromatic hydrocarbons, Total Petroleum Hydrocarbons (TPHs) and Semi/Volatile Organic Compounds (S/VOCs).

9.1.2. Off-Site

- Leaks and spillages of fuels and oil from the 25,000L HVO fuel tanks and associated infrastructure at the neighbouring KAO Data Centre buildings. COCs are specific to hydrocarbons.

As a worst case, a **Low** risk has been identified from the sources to all identified receptors, including commercial end users, future maintenance workers, and groundworkers. This risk is defined as, 'The site should be considered suitable for the present or future use and environmental setting. Contaminants may be present but unlikely to have unacceptable impact on key targets'.

Consequently, further assessment of the pollutant linkages is not deemed specifically necessary. However, some basic recommendations have been made for the purposes of due diligence.

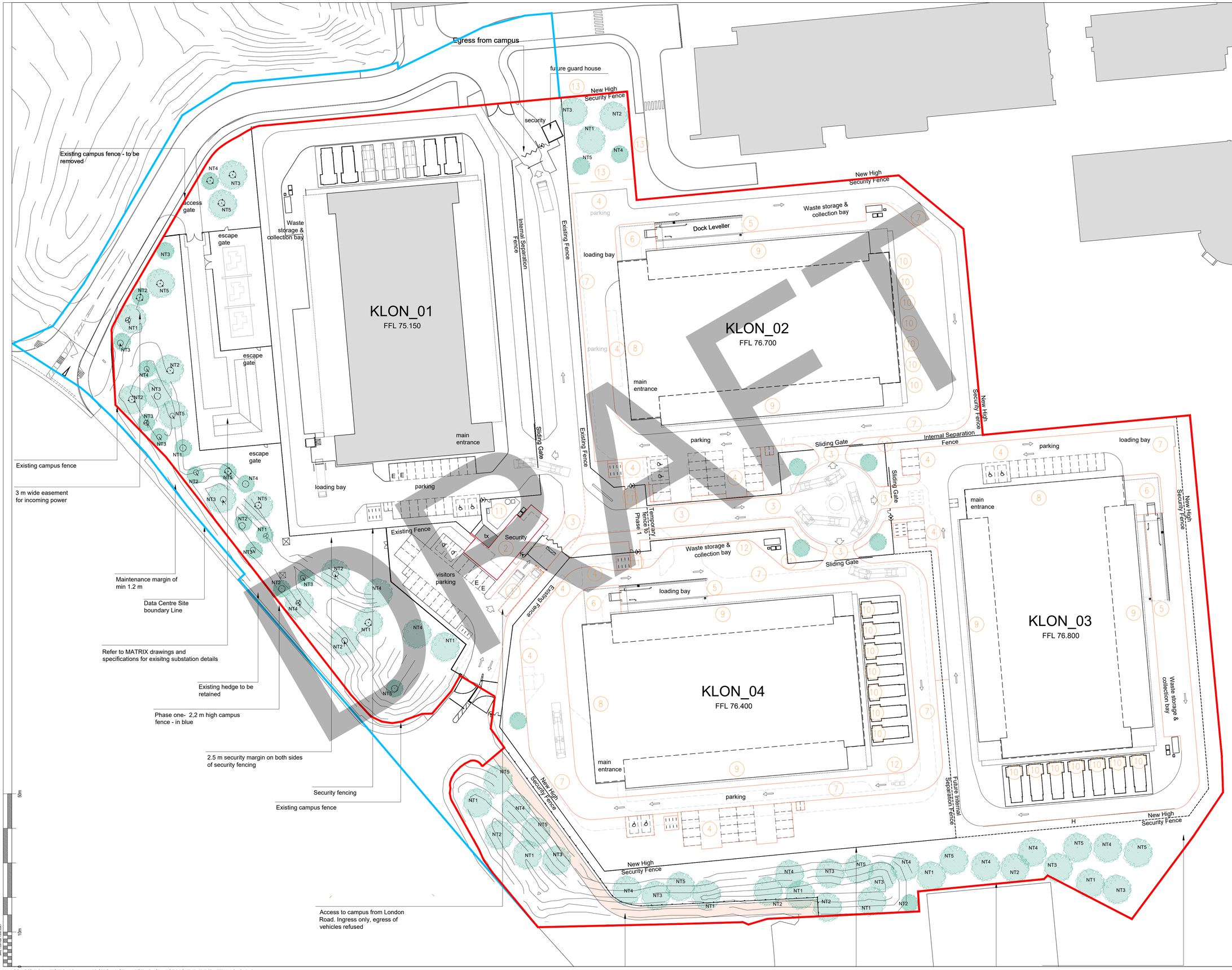
9.2 Due Diligence

Whilst the identified pollutant linkages have been characterised as having generally Low risks, there remains some uncertainty to the ground/groundwater conditions in and around KLON03, as previous investigations undertaken by CE failed to specifically target this area. As such it is recommended that a supplementary investigation is commenced. As part of this investigation it is recommended that a soil screening exercise is undertaken which can inform on salient contamination levels, as well as to provide an indication of waste soils management during any future groundworks/muckaway.

9.3 Statutory Consultees

We would recommend that this report be forwarded to the relevant Statutory Consultees including the Local Council's Environmental Health and Planning Department to seek their comments and subsequent approval prior to works commencing on site.

APPENDIX A – SITE PLANS



DRAFT

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.
THIS DRAWING IS SUBJECT TO REVISION. PLEASE CHECK THE CURRENT VERSION OF THIS DRAWING PRIOR TO USE.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS AND CONTRACT DOCUMENTATION.

Drawing must be printed in colour.

No. NUMBER OF CHANGE IDENTIFIED ON SCHEDULE L02-XX-XX-PL-J-00014 LDO CHANGE TRACKER.

KAO DATA OWNERSHIP

PLANNING APPLICATION BOUNDARY

POSITION ON PREVIOUSLY APPROVED MASTERPLAN

LOCATION OF REVISED ELEMENTS SHOWN IN ORANGE

Rev	Drawn By	Date	Chkd By	Date	Apprvd By	Date
B	AB	12.07.21	AB	12.07.21	AB	12.07.21
	Initial Issue for comment / client review.					
A	AB	02.07.21	AB	02.07.21	AB	02.07.21
	Initial Issue for comment / client review.					

Revisions

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JCA ENGINEERING LIMITED

Client

KAO DATA

Project

KAO CAMPUS
KAO DATA LON_02
KLON_02

Drawing Title

PHASE 2 MASTERPLAN
PLANNING VARIATIONS

Status S0

Scale 1:500 @A1 Proj.No. 20017

Drawing No. KL02-MCA-00-00-DR-A-08001

Revision B

DATE PLOTTED: 13.07.2021

FILE NAME: P:\MCA Projects 2020\20017 KAO Park - London 2_3&4\20017 drawings\02 - AutoCAD\02 - Sheets\0- series\08 Series\KL02-MCA-00-00-DR-A-08001 MasterPlan Planning Changes.dwg

APPENDIX B – ENVIROCHECK REPORT

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
370909339_1_1

Customer Reference:
P25.114

National Grid Reference:
547110, 210160

Slice:
A

Site Area (Ha):
1.17

Search Buffer (m):
1000

Site Details:

Kao Data 3 (KLON_03)
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Envirocheck®
LANDMARK INFORMATION GROUP®

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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.
In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Local Authority Integrated Pollution Prevention And Control					
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Registered Radioactive Substances					
Substantiated Pollution Incident Register	pg 4				2
Water Abstractions	pg 4				(*1)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 4	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk	pg 5	1	n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 5	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 5	Yes	n/a	n/a	n/a
Source Protection Zones	pg 5		1		
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 5			10	53
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BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
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Mining Instability			n/a	n/a	n/a
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Non Coal Mining Areas of Great Britain	pg 18	Yes	Yes	n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 19	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 19	Yes	Yes	n/a	n/a
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Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 19	Yes	Yes	n/a	n/a
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Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	236	1	547300 210400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (S)	267	1	547050 209850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NW (S)	467	1	547050 209650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NW (S)	469	1	547115 209650
1	**Integrated Pollution Controls** Name: Nortel Networks Optical Components Ltd Location: London Road, Harlow, Essex, CM17 9NA Authority: Environment Agency, Thames Region Permit Reference: Bi5299 Dated: 18th October 2000 Process Type: IPC major (substantial) variation Description: 3.3 A Mineral Fibres (non-Asbestos) within the Mineral Industry **Status: Authorisation revoked** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	2	547100 210148
2	**Integrated Pollution Controls** Name: Nortel Networks Optical Components Ltd Location: London Road, HARLOW, Essex, CM17 9NA Authority: Environment Agency, Thames Region Permit Reference: BH0801 Dated: 28th February 2000 Process Type: IPC major (substantial) variation Description: 3.3 A Mineral Fibres (non-Asbestos) within the Mineral Industry **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	33	2	547180 210093
2	**Integrated Pollution Controls** Name: Nortel Networks Optical Components Ltd Location: London Road, HARLOW, Essex, CM17 9NA Authority: Environment Agency, Thames Region Permit Reference: BC5822 Dated: 24th November 1998 Process Type: IPC minor (non-substantial) variation to previous variation Description: 3.3 A Mineral Fibres (non-Asbestos) within the Mineral Industry **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	38	2	547180 210088
2	**Integrated Pollution Controls** Name: Nortel Networks Optical Components Ltd Location: London Road, HARLOW, Essex, CM17 9NA Authority: Environment Agency, Thames Region Permit Reference: AI0659 Dated: 1st December 1993 Process Type: IPC application for process that was regulated by HMIP for air releases under previous legislation Description: 3.3 A Mineral Fibres (non-Asbestos) within the Mineral Industry **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	42	2	547175 210083
2	**Integrated Pollution Controls** Name: Nortel Technology Ltd Location: London Road, HARLOW, Essex, CM17 9NA Authority: Environment Agency, Thames Region Permit Reference: AN9506 Dated: 19th December 1994 Process Type: IPC application for process that was regulated by HMIP for air releases under previous legislation Description: 4.5 A (F) Inorganic Chemical processes within the Chemical Industry **Status: Authorisation revoked** Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	43	2	547180 210083

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	**Integrated Pollution Prevention And Control** Name: Nortel Networks Optical Components Ltd Location: London Road, HARLOW, Essex, CM17 9NA Authority: Environment Agency, Thames Region Permit Reference: Bm1628 Original Permit Ref: Bm1628 Effective Date: Not Supplied **Status: Valid** Application Type: Not Supplied App. Sub Type: Not Supplied Positional Accuracy: Automatically positioned to the address Activity Code: 3.3 A(1) (A) Activity Description: Glass And Glass Fibre; Glass Fibre Manufacture Primary Activity: Not Supplied	A13SW (SW)	0	2	547100 210148
4	**Integrated Pollution Prevention And Control** Name: Harlow Operations Limited Location: Kao Data Harlow Campus, Kao Data Campus,Kao Data Harlow Campus, London Road,,, Harlow, Essex, CM17 9NA Authority: Environment Agency, Thames Region Permit Reference: WE4588AB Original Permit Ref: We4588ab Effective Date: 12th July 2022 **Status: Effective** Application Type: Not Supplied App. Sub Type: Not Supplied Positional Accuracy: Located by supplier to within 100m Activity Code: AR1 Activity Description: MCP Primary Activity: Y	A13SW (SW)	49	2	547072 210069
5	**Local Authority Pollution Prevention and Controls** Name: Bp Harlow Connect Location: Potter Street, HARLOW, Essex, CM17 9NP Authority: Epping Forest District Council, Environmental Health Department Permit Reference: EPR/SS/019 Dated: 13th July 1999 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorised** Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	0	3	547100 210148
5	**Local Authority Pollution Prevention and Controls** Name: Nortel Location: London Road, Harlow, Essex, Cm17 9na Authority: Harlow District Council, Environmental Health Department Permit Reference: NOT GIVEN Dated: 1st December 1993 Process Type: Local Authority Pollution Prevention and Control Description: Part B process (no specific reference) **Status: Transferred to IPPC** Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	0	4	547101 210148
6	**Local Authority Pollution Prevention and Controls** Name: Clean & Sew Location: Unti 1 Tesco Superstore, Church Langley Way, Harlow, Cm17 9te Authority: Harlow District Council, Environmental Health Department Permit Reference: Not Supplied Dated: 16th July 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A8NE (S)	453	4	547264 209680
6	**Local Authority Pollution Prevention and Controls** Name: Tesco Service Station - Church Langley Location: Church Langley Way, Harlow, Essex, CM17 9TE Authority: Harlow District Council, Environmental Health Department Permit Reference: Not Given Dated: 22nd December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorised** Positional Accuracy: Automatically positioned to the address	A8NE (S)	490	4	547254 209641
	Nearest Surface Water Feature	A13SW (S)	230	-	547070 209887

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: HARLOW Authority: Environment Agency, Thames Region Pollutant: Miscellaneous - Unknown Note: Confirmed As A Pollution Incident Incident Date: 14th January 1994 Incident Reference: NE940027 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NW (S)	317	2	547050 209800
8	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Kingsdon Road, HARLOW Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 11th April 1989 Incident Reference: NE890152 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NW (S)	618	2	547100 209500
9	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: HARLOW Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 25th November 1994 Incident Reference: NE940866 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NE (SW)	638	2	546500 209800
10	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: HARLOW Authority: Environment Agency, Thames Region Pollutant: Chemicals - Unknown Note: Confirmed As A Pollution Incident Incident Date: 1st March 1989 Incident Reference: NE890097 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SW (E)	652	2	547790 209890
11	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Netteswell Pond, HARLOW Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Not Supplied Incident Date: 26th February 1997 Incident Reference: THNE1997031054 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	775	2	546400 209700
11	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Pennymead, HARLOW Authority: Environment Agency, Thames Region Pollutant: General Note: Not Supplied Incident Date: 2nd January 1997 Incident Reference: THNE1997030841 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	778	2	546400 209695

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Netteswell Pond, HARLOW Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 20th February 1996 Incident Reference: NE960107 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	861	2	546300 209700
13	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: HARLOW Authority: Environment Agency, Thames Region Pollutant: Miscellaneous - Unknown Note: Confirmed As A Pollution Incident Incident Date: 15th May 1995 Incident Reference: NE950269 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SE (S)	868	2	547450 209300
14	**Substantiated Pollution Incident Register** Authority: Environment Agency - Thames Region, North East Area Incident Date: 31st August 2001 Incident Reference: 28253 Water Impact: Category 2 - Significant Incident Air Impact: Category 4 - No Impact Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Organic Chemicals/Products: Hydrocarbons	A8SE (S)	953	2	547361 209190
14	**Substantiated Pollution Incident Register** Authority: Environment Agency - Thames Region, North East Area Incident Date: 1st September 2001 Incident Reference: 28336 Water Impact: Category 2 - Significant Incident Air Impact: Category 4 - No Impact Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Oils And Fuel: Mixed/Waste Oils	A8SE (S)	958	2	547362 209185
	Water Abstractions Operator: Coates Lorilleux Limited Licence Number: 29/38/06/0164 Permit Version: 1 Location: South Road, Harlow- Borehole Authority: Environment Agency, Thames Region Abstraction: Environmental: Pump & Treat: Pollution Remediation Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: South Road, Templefields, Harlow, Essex. Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 29th April 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A22SE (NW)	1406	2	546500 211500
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Unproductive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Intermediate Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: >70% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: High	A13SW (W)	0	5	547115 210164

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability - Soluble Rock Risk Classification: Significant Risk - Problems Unlikely	A13SW (W)	0	5	547115 210164
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13SW (W)	0	5	547115 210164
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SW (W)	0	5	547115 210164
15	**Source Protection Zones** Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13NW (NW)	142	2	546985 210336
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
16	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 13.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NW (S)	336	6	547000 209785
17	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 213.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NW (S)	336	6	547000 209785
18	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 149.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NW (S)	338	6	546986 209786
19	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 44.2 Watercourse Level: Underground Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NW (SW)	359	6	546845 209824
20	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 10.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A13SW (SW)	382	6	546801 209830

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.7 Watercourse Level: Underground Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NW (SW)	391	6	546791 209827
22	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 183.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NW (SW)	396	6	546786 209825
23	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 139.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SW (E)	418	6	547591 210036
24	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 198.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SW (E)	422	6	547596 210040
25	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 175.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (E)	489	6	547669 210282
26	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 2.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (E)	506	6	547685 210292
27	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 30.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (E)	506	6	547684 210297
28	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 152.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (E)	507	6	547686 210294
29	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 70.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (E)	507	6	547666 210361

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (NE)	510	6	547658 210390
31	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 15.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (NE)	511	6	547659 210390
32	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (NE)	511	6	547659 210390
33	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 356.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (NE)	515	6	547656 210405
34	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 220.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NW (S)	529	6	547076 209588
35	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 61.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 2	A14NW (E)	549	6	547739 210176
36	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 97.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A7NE (SW)	563	6	546614 209765
37	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 35.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (E)	583	6	547773 210192
38	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 27.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NW (E)	583	6	547773 210192

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
39	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.8 Watercourse Level: Underground Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NE (S)	599	6	547257 209531
40	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 217.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A8NE (S)	600	6	547263 209531
41	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 207.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NE (E)	608	6	547797 210168
42	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 31.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NE (E)	609	6	547798 210183
43	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 9.0 Watercourse Level: Underground Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14NE (E)	636	6	547825 210166
44	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 82.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A7NE (SW)	638	6	546524 209762
45	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 38.2 Watercourse Level: On ground surface Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	644	6	547833 210161
46	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 152.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9NW (SE)	666	6	547469 209525
47	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 34.6 Watercourse Level: Underground Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	678	6	547866 210142

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
48	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 24.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8SW (S)	692	6	546950 209432
49	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 45.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A7NW (SW)	709	6	546442 209758
50	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 23.2 Watercourse Level: On ground surface Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	712	6	547901 210145
51	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 23.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8SW (S)	718	6	546959 209405
52	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 26.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8SW (S)	742	6	546968 209380
53	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 111.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A7NW (SW)	750	6	546397 209755
54	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 124.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A7NW (SW)	750	6	546397 209755
55	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 100.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A7NW (SW)	752	6	546430 209697
56	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 32.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A8SW (S)	769	6	546978 209351

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
57	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 16.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	793	6	547974 210072
58	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 113.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	793	6	547974 210072
59	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 25.3 Watercourse Level: On ground surface Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	799	6	547982 210086
60	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 137.5 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9SW (SE)	808	6	547515 209390
61	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 28.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	811	6	547799 210722
62	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.5 Watercourse Level: Underground Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A7NW (SW)	811	6	546318 209777
63	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 799.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Todd Brook Catchment Name: Thames Primacy: 1	A7NW (SW)	816	6	546312 209776
64	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 89.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	837	6	547813 210746
65	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 134.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19NW (NE)	867	6	547622 210944

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
66	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 96.6 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19SE (NE)	893	6	547818 210822
67	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 212.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	900	6	548077 210031
68	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 3.7 Watercourse Level: Underground Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	900	6	548077 210031
69	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 16.2 Watercourse Level: Underground Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	902	6	548080 210034
70	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 36.2 Watercourse Level: Underground Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	902	6	548080 210034
71	**OS Water Network Lines** Watercourse Form: Lake Watercourse Length: 12.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	907	6	548086 210048
72	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 25.6 Watercourse Level: On ground surface Permanent: False Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A14SE (E)	938	6	548116 210032
73	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 54.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9SW (SE)	945	6	547562 209260
74	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 77.2 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19NW (NE)	961	6	547751 210968

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
75	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 4.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19NE (NE)	965	6	547819 210918
76	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 29.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19NE (NE)	966	6	547817 210922
77	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 55.9 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A19NE (NE)	990	6	547819 210951
78	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 12.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Thames Primacy: 1	A9SW (SE)	998	6	547592 209216
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Stort and Navigation, Harlow to Lee WaterBody ID: GB106038033282 Operational Catchment: Lee Upper Management Catchment: Lee Upper Catchment Name: Upper and Middle Lea	A13SW (W)	0	2	547115 210164
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Cannons Brook WaterBody ID: GB106038033220 Operational Catchment: Lee Upper Management Catchment: Lee Upper Catchment Name: Upper and Middle Lea	A13SW (W)	0	2	547070 210150
	Water Framework Directive - Groundwater Waterbody Name: North Mymms Tertiaries Waterbody ID: GB40602G401200 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB40602G401200 Overall Rating: Good Chemical Rating: Good Quantitative Measure: Good Year: 2019	A18SE (NE)	338	2	547316 210511
	Water Framework Directive - Groundwater Waterbody Name: Upper Lee Chalk Waterbody ID: GB40601G602900 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB40601G602900 Overall Rating: Poor Chemical Rating: Poor Quantitative Measure: Poor Year: 2019	A19NW (NE)	828	2	547531 210951

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Harlow District Council - Has supplied landfill data		0	4	547115 210164
	Local Authority Landfill Coverage Name: Essex County Council - Has supplied landfill data		0	7	547115 210164
79	**Potentially Infilled Land (Non-Water)** Bearing Ref: W Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1980	A12SW (W)	697	-	546396 209887
80	**Potentially Infilled Land (Non-Water)** Bearing Ref: SW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1980	A7NW (SW)	830	-	546343 209688
81	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1947	A17SW (NW)	913	-	546219 210593

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Thames Group	A13SW (W)	0	1	547115 210164
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SW (W)	0	1	547115 210164
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (SW)	128	1	547000 210000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A13NE (NE)	245	1	547340 210380
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SW (S)	274	1	547000 209847
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (S)	275	1	547014 209842
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (NE)	297	1	547307 210469

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (NE)	299	1	547318 210464
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A8NW (SW)	349	1	546926 209792
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NW (S)	349	1	547000 209765
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A8NW (S)	356	1	547004 209764
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NE (SE)	375	1	547330 209778
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8NE (S)	506	1	547328 209641

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 90 - 120 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14SW (E)	552	1	547702 209939
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A12SE (W)	636	1	546446 209930
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A17SE (NW)	711	1	546675 210811
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A12SW (SW)	722	1	546391 209832
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A7NW (SW)	786	1	546393 209691
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A17NE (NW)	821	1	546589 210887

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14NE (E)	824	1	548000 210339
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 30 - 45 mg/kg	A17NE (NW)	917	1	546589 211000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18NW (N)	927	1	546950 211126
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A7SW (SW)	943	1	546419 209420
82	**BGS Recorded Mineral Sites** Site Name: Gravelpit Spring Location: Church Langley, Harlow, Essex Source: British Geological Survey, National Geoscience Information Service Reference: 61986 Type: Opencast **Status: Ceased** Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	300	1	547340 210450
83	**BGS Recorded Mineral Sites** Site Name: Gravelpit Farm Location: Church Langley, Harlow, Essex Source: British Geological Survey, National Geoscience Information Service Reference: 61984 Type: Opencast **Status: Ceased** Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Head Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NW (E)	607	1	547790 210280

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
84	**BGS Recorded Mineral Sites** Site Name: Gravelpit Farm Location: Church Langley, Harlow, Essex Source: British Geological Survey, National Geoscience Information Service Reference: 61985 Type: Opencast **Status: Ceased** Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Head Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A14NE (E)	709	1	547875 210370
85	**BGS Recorded Mineral Sites** Site Name: Latton Gravelpit Springs Location: Latton, Harlow, Essex Source: British Geological Survey, National Geoscience Information Service Reference: 61991 Type: Opencast **Status: Ceased** Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	761	1	546445 209660
86	**BGS Recorded Mineral Sites** Site Name: Latton Gravel Pits Location: Latton, Harlow, Essex Source: British Geological Survey, National Geoscience Information Service Reference: 61989 Type: Opencast **Status: Ceased** Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A12SW (W)	767	1	546325 209880
87	**BGS Recorded Mineral Sites** Site Name: Latton Gravel Pits Location: Latton, Harlow, Essex Source: British Geological Survey, National Geoscience Information Service Reference: 61988 Type: Opencast **Status: Ceased** Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A12SW (W)	841	1	546250 209870
88	**BGS Recorded Mineral Sites** Site Name: Latton Gravelpit Springs Location: Latton, Harlow, Essex Source: British Geological Survey, National Geoscience Information Service Reference: 61990 Type: Opencast **Status: Ceased** Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Mid Pleistocene Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	898	1	546290 209645
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain Risk: Unlikely Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Non Coal Mining Areas of Great Britain Risk: Unlikely Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	122	1	547130 210000
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	1	547115 210000
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	1	547115 210000
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	1	547115 210000
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	40	1	547016 210231
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	58	1	546993 210144
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	73	1	547031 210276
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	1	547115 210000
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	1	547115 210000
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	1	547115 210000
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	153	1	547121 209966
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	244	1	547392 210000
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	245	1	547340 210380
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	547115 210164

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
89	**Contemporary Trade Directory Entries** Name: Arrow Electronics Uk Ltd Location: London Road Campus, London Road, Harlow, CM17 9NA Classification: Electronic Component Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	547090 210145
89	**Contemporary Trade Directory Entries** Name: Arrow Electronics Uk Ltd Location: London Road Campus, London Road, Harlow, Essex, CM17 9NA Classification: Electronic Component Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	547100 210148
89	**Contemporary Trade Directory Entries** Name: Radio Tech Ltd Location: London Road, Harlow, Essex, CM17 9LX Classification: Electronic Equipment - Manufacturers & Assemblers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	547100 210148
90	**Contemporary Trade Directory Entries** Name: Arrow Electronics Uk Ltd Location: Kao One, Kao Park, Hockham Way, Harlow, CM17 9SR Classification: Electronic Component Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	61	-	546989 210225
91	**Contemporary Trade Directory Entries** Name: Acecleaning@Live.Co.Uk Location: Maple Cottage, London Road, Harlow, Essex, CM17 9LX Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	81	-	547211 210050
92	**Contemporary Trade Directory Entries** Name: Teva Pharmaceuticals (Uk) Ltd Location: London Road, Harlow, Essex, CM17 9LP Classification: Pharmaceutical Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NE (E)	96	-	547285 210172
93	**Contemporary Trade Directory Entries** Name: Grover Transport Services Location: 2, St. Nicholas Green, Harlow, Essex, CM17 9LJ Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	294	-	547459 210305
94	**Contemporary Trade Directory Entries** Name: 5 Star Flooring & Steam Cleaning Location: 12, Ramblers Lane, Newhall, HARLOW, Essex, CM17 9NY Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	388	-	547573 210246
95	**Contemporary Trade Directory Entries** Name: Clarkes 4 Pest Control Location: 223, Ladyshot, Harlow, Essex, CM20 3EU Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	388	-	546690 210358
95	**Contemporary Trade Directory Entries** Name: Clarkes 4 Pests Location: 223, Ladyshot, Harlow, Essex, CM20 3EU Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	388	-	546690 210358
96	**Contemporary Trade Directory Entries** Name: Tesco Petrol Filling Station Location: Church Langley Way, Harlow, Essex, CM17 9TE Classification: Petrol Filling Stations **Status: Active** Positional Accuracy: Manually positioned to the address or location	A8NE (S)	423	-	547118 209698
97	**Contemporary Trade Directory Entries** Name: S & R Dry Cleaners Location: Unit 1 Church Langley Way, Harlow, Essex, CM17 9TE Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A8NE (S)	436	-	547217 209691

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
98	**Contemporary Trade Directory Entries** Name: Clean & Sew Ltd Location: Church Langley Way, Harlow, Essex, CM17 9TE Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (S)	490	-	547254 209641
99	**Contemporary Trade Directory Entries** Name: Chandler Location: 277, Ladyshot, Harlow, Essex, CM20 3EY Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	518	-	546527 210201
100	**Contemporary Trade Directory Entries** Name: Spin Doctor Location: 65, Mallards Rise, Harlow, Essex, CM17 9PL Classification: Domestic Appliances - Servicing, Repairs & Parts **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	553	-	547588 209750
101	**Contemporary Trade Directory Entries** Name: Brightside Installations Location: 104, Churchfield, Harlow, Essex, CM20 3DE Classification: Woodburning Stoves **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	594	-	546633 210631
102	**Contemporary Trade Directory Entries** Name: Roys Autos Location: 67, Ladyshot, Harlow, Essex, CM20 3EN Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	622	-	546445 210366
103	**Contemporary Trade Directory Entries** Name: O'Sullivans Location: Coppins, Latton Street, HARLOW, Essex, CM20 3SD Classification: Gas Appliances - Sales & Service **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	638	-	546673 209605
104	**Contemporary Trade Directory Entries** Name: Pressed Not Stressed Location: 122, Aynsley Gardens, Harlow, Essex, CM17 9PE Classification: Ironing & Home Laundry Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	659	-	547545 209576
105	**Contemporary Trade Directory Entries** Name: Exforces Pest Control Location: 96, Pennymead, Harlow, Essex, CM20 3HZ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	693	-	546364 210050
106	**Contemporary Trade Directory Entries** Name: Domestic Services Location: 109, Tickenhall Drive, Harlow, Essex, CM17 9PP Classification: Domestic Appliances - Servicing, Repairs & Parts **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	744	-	547628 209530
107	**Contemporary Trade Directory Entries** Name: Abs Crash Repairs Location: 90, Felmongers, Harlow, Essex, CM20 3DJ Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	754	-	546860 210935
108	**Contemporary Trade Directory Entries** Name: Abbey Ironing Parlour Location: 43, Hadley Grange, Harlow, Essex, CM17 9PQ Classification: Ironing & Home Laundry Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SW (S)	758	-	547045 209358
109	**Contemporary Trade Directory Entries** Name: Oven Clean Location: 63, Rushton Grove, Harlow, Essex, CM17 9PR Classification: Oven cleaning **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	787	-	547906 209817

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
110	**Contemporary Trade Directory Entries** Name: Langley Climate Control Ltd Location: 78, Ashworth Place, Harlow, CM17 9PW Classification: Air Conditioning & Refrigeration Contractors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	787	-	547873 209748
111	**Contemporary Trade Directory Entries** Name: Bruton Haulage Ltd Location: 48, Pytt Field, Harlow, CM17 9AA Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SW (S)	830	-	546839 209315
112	**Contemporary Trade Directory Entries** Name: Cleaners Location: 57, Quarry Spring, Harlow, Essex, CM20 3HR Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	848	-	546247 209855
113	**Contemporary Trade Directory Entries** Name: Bp Service Stations Location: Potter St, Harlow, Essex, CM17 9AG Classification: Petrol Filling Stations - 24 Hour **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A8SW (S)	853	-	547010 209265
114	**Contemporary Trade Directory Entries** Name: S & J Juniper & Co Location: 7, Potter Street, HARLOW, Essex, CM17 9AD Classification: Laboratory Equipment, Instruments & Supplies **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SW (S)	858	-	547096 209260
115	**Contemporary Trade Directory Entries** Name: A P R Domestics Location: 10, Belfield Gardens, Harlow, Essex, CM17 9QN Classification: Washing Machines - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (S)	865	-	547463 209308
115	**Contemporary Trade Directory Entries** Name: Doddmed Ltd Location: 18, BELFIELD GARDENS, HARLOW, CM17 9QN Classification: Distribution Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SE (S)	876	-	547423 209283
115	**Contemporary Trade Directory Entries** Name: Doddmed Ltd Location: 18, Belfield Gardens, Harlow, Essex, CM17 9QN Classification: Medical Equipment Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SE (S)	876	-	547423 209283
116	**Contemporary Trade Directory Entries** Name: Shell (Uk) Ltd Location: Potter Street, Harlow, Essex, CM17 9NP Classification: Petrol Filling Stations - 24 Hour **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A8SW (S)	891	-	547045 209226
117	**Contemporary Trade Directory Entries** Name: Pristine Commercial Ltd Location: 28, Sheldon Close, Harlow, Essex, CM17 9QR Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	994	-	548031 209609
118	**Fuel Station Entries** Name: Tesco Harlow Church Langley Location: Church Langley Way , Church Langley , Harlow, Essex, CM17 9TE Brand: TESCO Premises Type: Hypermarket **Status: Open** Positional Accuracy: Manually positioned to the address or location	A8NE (S)	423	-	547120 209698
119	**Points of Interest - Commercial Services** Name: Imperial Dampcoursing Co Location: 2 New Hall Cottages, London Road, Harlow, CM17 9LX Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A13NE (NE)	276	8	547262 210468

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
120	**Points of Interest - Commercial Services** Name: Grover Transport Services Location: 2 St. Nicholas Green, Harlow, CM17 9LJ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14NW (E)	294	8	547459 210305
121	**Points of Interest - Commercial Services** Name: Clarkes 4 Pest Control Location: 223 Ladyshot, Harlow, CM20 3EU Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A12NE (NW)	388	8	546690 210358
122	**Points of Interest - Commercial Services** Name: Tesco Harlow Church Langley Location: Church Langley Way, Harlow, CM17 9TG Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A8NW (S)	412	8	547112 209708
122	**Points of Interest - Commercial Services** Name: Car Wash Location: Church Langley Way, Harlow, Essex, CM17 9TG Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A8NE (S)	423	8	547120 209698
123	**Points of Interest - Commercial Services** Name: Waves Hand Car Wash Harlow Church Langley Location: Church Langley Way, Harlow, CM17 9TE Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A8NE (S)	490	8	547253 209641
124	**Points of Interest - Commercial Services** Name: Elite Showroom Shine Location: 214 Pennymead Tower, Pennymead, Harlow, CM20 3JF Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A12SW (W)	801	8	546263 209992
125	**Points of Interest - Commercial Services** Name: Bruton Haulage Ltd Location: 48 Pytt Field, Harlow, CM17 9AA Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A8SW (S)	830	8	546839 209315
126	**Points of Interest - Commercial Services** Name: Doddmed Ltd Location: 18 Belfield Gardens, Harlow, CM17 9QN Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A8SE (S)	877	8	547423 209283
127	**Points of Interest - Commercial Services** Name: Inxpress Location: 51 Quarry Spring, Harlow, CM20 3HR Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12SW (W)	886	8	546213 209840
128	**Points of Interest - Manufacturing and Production** Name: Tanks Location: CM17 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	70	8	546976 210196
128	**Points of Interest - Manufacturing and Production** Name: Tank Location: CM17 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A13NW (W)	108	8	546938 210197
128	**Points of Interest - Manufacturing and Production** Name: Tank Location: CM17 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A13NW (W)	131	8	546915 210196

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
128	**Points of Interest - Manufacturing and Production** Name: Tank Location: CM17 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A13NW (W)	154	8	546893 210189
129	**Points of Interest - Manufacturing and Production** Name: Tanks Location: CM17 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	157	8	546894 210146
130	**Points of Interest - Manufacturing and Production** Name: Science Park Location: CM17 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	239	8	547098 210448
131	**Points of Interest - Manufacturing and Production** Name: Tank Location: CM17 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A14NW (NE)	596	8	547733 210433
132	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	866	8	547081 209251
132	**Points of Interest - Manufacturing and Production** Name: Works Location: CM17 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	866	8	547081 209251
133	**Points of Interest - Public Infrastructure** Name: Tesco Petrol Filling Station Location: Church Langley Way, Harlow, CM17 9TE Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A8NE (S)	423	8	547118 209698
133	**Points of Interest - Public Infrastructure** Name: Tesco Harlow Church Langley Location: Church, Langley Way, Harlow, CM17 9TG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A8NE (S)	423	8	547120 209698
134	**Points of Interest - Public Infrastructure** Name: Sewage Pumping Station Location: CM17 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	455	8	547012 209664
135	**Points of Interest - Public Infrastructure** Name: Tesco Petrol Filling Station Location: Church Langley Way, Harlow, CM17 9TE Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A8NE (S)	490	8	547254 209641
136	**Points of Interest - Recreational and Environmental** Name: Playground Location: St Nicholas Green, CM17 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A14NW (E)	294	8	547467 210286
137	**Points of Interest - Recreational and Environmental** Name: Play Area Location: CM17 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SW (SE)	372	8	547481 209904

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
138	**Points of Interest - Recreational and Environmental** Name: Playground Location: Nr Momples Road, CM20 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	442	8	546724 210508
138	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	443	8	546724 210509
139	**Points of Interest - Recreational and Environmental** Name: Play Area Location: CM17 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	567	8	547652 210516
140	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	717	8	546373 209892
140	**Points of Interest - Recreational and Environmental** Name: Playground Location: Pennymead, CM20 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	726	8	546364 209891
141	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	733	8	546313 210229
141	**Points of Interest - Recreational and Environmental** Name: Playground Location: Latton Hall Close, CM20 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	733	8	546313 210229
142	**Points of Interest - Recreational and Environmental** Name: Playground Location: Felmongers, CM20 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17NE (NW)	783	8	546698 210906
142	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17NE (NW)	786	8	546690 210905
143	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7SE (S)	988	8	546762 209173
143	**Points of Interest - Recreational and Environmental** Name: Playground Location: CM17 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7SE (S)	988	8	546762 209173

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
144	**Ancient Woodland** Name: Markhall Wood Reference: 1122623 Area(m²): 127071.54 Type: Ancient and Semi-Natural Woodland	A13NW (NW)	73	9	546996 210257
145	**Ancient Woodland** Name: Barnsley/Brenthall Woods Reference: 1116319 Area(m²): 129504.28 Type: Ancient and Semi-Natural Woodland	A14SW (E)	419	9	547593 210045
146	**Nitrate Vulnerable Zones** Name: Lee Nvz Description: Surface Water Source: Environment Agency, Head Office	A13SW (W)	0	2	547115 210164

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
East Hertfordshire District Council - Environmental Health Department	January 2013	Annual Rolling Update
Environment Agency - Head Office	November 2023	Annually
Epping Forest District Council - Environmental Health Department	September 2017	Annual Rolling Update
Harlow District Council - Environmental Health Department	September 2017	Annual Rolling Update
Discharge Consents		
Environment Agency - Thames Region	October 2024	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - Anglian Region	March 2013	
Environment Agency - Thames Region	March 2013	
Integrated Pollution Controls		
Environment Agency - Anglian Region	January 2009	
Environment Agency - Thames Region	January 2009	
Integrated Pollution Prevention And Control		
Environment Agency - Anglian Region	October 2024	Quarterly
Environment Agency - South East Region - North East Thames Area	October 2024	Quarterly
Environment Agency - Thames Region	October 2024	Quarterly
Local Authority Integrated Pollution Prevention And Control		
East Hertfordshire District Council - Environmental Health Department	January 2014	Variable
Epping Forest District Council - Environmental Health Department	May 2016	Variable
Harlow District Council - Environmental Health Department	November 2014	Variable
Local Authority Pollution Prevention and Controls		
East Hertfordshire District Council - Environmental Health Department	January 2014	Annual Rolling Update
Epping Forest District Council - Environmental Health Department	May 2016	Annual Rolling Update
Harlow District Council - Environmental Health Department	November 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
East Hertfordshire District Council - Environmental Health Department	January 2014	Variable
Epping Forest District Council - Environmental Health Department	May 2016	Variable
Harlow District Council - Environmental Health Department	November 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	January 2025	
Pollution Incidents to Controlled Waters		
Environment Agency - Thames Region	September 1999	
Historical Prosecutions		
Environment Agency, Thames Region	March 2013	Not Applicable
Registered Radioactive Substances		
Environment Agency - Anglian Region	May 2023	
Environment Agency - Head Office	May 2023	
Environment Agency - Thames Region	May 2023	
Substantiated Pollution Incident Register		
Environment Agency - South East Region - North East Thames Area	October 2024	Quarterly
Environment Agency - Thames Region - North East Area	October 2024	Quarterly
Water Abstractions		
Environment Agency - Thames Region	October 2024	Quarterly
Water Industry Act Referrals		
Environment Agency - Anglian Region	October 2017	
Environment Agency - Thames Region	October 2017	
Groundwater Vulnerability Map		
Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk		
Environment Agency - Head Office	June 2018	As notified

Agency & Hydrological	Version	Update Cycle
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	January 2025	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2024	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2024	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites		
Environment Agency - Head Office	October 2024	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - Anglian Region	January 2009	Not Applicable
Environment Agency - Thames Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - South East Region - North East Thames Area	November 2024	Quarterly
Environment Agency - Thames Region - North East Area	November 2024	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - South East Region - North East Thames Area	October 2024	Quarterly
Environment Agency - Thames Region - North East Area	October 2024	Quarterly
Local Authority Landfill Coverage		
East Hertfordshire District Council - Environmental Health Department	February 2003	Not Applicable
Epping Forest District Council	February 2003	Not Applicable
Essex County Council	February 2003	Not Applicable
Harlow District Council - Environmental Health Department	February 2003	Not Applicable
Hertfordshire County Council - Spatial Planning and Economy Unit	February 2003	Not Applicable
Local Authority Recorded Landfill Sites		
East Hertfordshire District Council - Environmental Health Department	October 2018	
Epping Forest District Council	October 2018	
Essex County Council	October 2018	
Harlow District Council - Environmental Health Department	October 2018	
Hertfordshire County Council - Spatial Planning and Economy Unit	October 2018	
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	
Registered Landfill Sites		
Environment Agency - Thames Region - North East Area	March 2006	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - Thames Region - North East Area	April 2018	
Registered Waste Treatment or Disposal Sites		
Environment Agency - Thames Region - North East Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	September 2024	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements		
Epping Forest District Council - Planning Services	April 2023	Variable
Essex County Council	February 2016	Variable
Hertfordshire County Council - Spatial Planning and Economy Unit	February 2016	Variable
East Hertfordshire District Council	May 2023	Variable
Harlow District Council - Planning Services	May 2023	Variable
Planning Hazardous Substance Consents		
East Hertfordshire District Council	April 2015	Variable
Epping Forest District Council - Planning Services	February 2016	Variable
Essex County Council	February 2016	Variable
Hertfordshire County Council - Spatial Planning and Economy Unit	February 2016	Variable
Harlow District Council - Planning Services	January 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology		
British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry		
British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites		
British Geological Survey - National Geoscience Information Service	March 2024	Bi-Annually
CBSCB Compensation District		
Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	
Cheshire Brine Subsidence Compensation Board (CBSCB)	November 2020	As notified
Coal Mining Affected Areas		
The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability		
Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain		
British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas		
British Geological Survey - National Geoscience Information Service	November 2024	Annually
Radon Potential - Radon Protection Measures		
British Geological Survey - National Geoscience Information Service	November 2024	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	December 2024	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	December 2024	Quarterly
Points of Interest - Commercial Services PointX	December 2024	Quarterly
Points of Interest - Education and Health PointX	December 2024	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2024	Quarterly
Points of Interest - Public Infrastructure PointX	December 2024	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2024	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland		
Natural England	November 2024	Bi-Annually
Areas of Adopted Green Belt		
East Hertfordshire District Council	July 2024	Quarterly
Epping Forest District Council - Planning Services	July 2024	Quarterly
Harlow District Council	July 2024	Quarterly
Areas of Unadopted Green Belt		
East Hertfordshire District Council	July 2024	Quarterly
Epping Forest District Council - Planning Services	July 2024	Quarterly
Harlow District Council	July 2024	Quarterly
Areas of Outstanding Natural Beauty		
Natural England	November 2024	Bi-Annually
Environmentally Sensitive Areas		
Natural England	August 2023	
Forest Parks		
Forestry Commission	May 2023	Not Applicable
Local Nature Reserves		
Natural England	February 2025	Bi-Annually
Marine Nature Reserves		
Natural England	February 2025	Bi-Annually
National Nature Reserves		
Natural England	January 2025	Bi-Annually
National Parks		
Natural England	September 2024	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	
Environment Agency - Head Office	November 2024	Annually
Ramsar Sites		
Natural England	February 2025	Bi-Annually
Sites of Special Scientific Interest		
Natural England	November 2024	Bi-Annually
Special Areas of Conservation		
Natural England	January 2025	Bi-Annually
Special Protection Areas		
Natural England	November 2024	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**Epping Forest District Council - Environmental Health Department** Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ	Telephone: 01992 564000 Fax: 01992 561016 Website: www.eppingforestdc.gov.uk
4	**Harlow District Council - Environmental Health Department** Civic Centre, The Water Gardens, Harlow, Essex, CM20 1WG	Telephone: 01279 446111 Fax: 01279 446767 Email: env.health@harlow.gov.uk Website: www.harlow.gov.uk
5	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
6	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.co.uk
7	**Essex County Council** County Hall, Chelmsford, Essex, CM1 1YS	Telephone: 01245 492211 Website: www.essexcc.gov.uk
8	**PointX** 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
9	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
10	**Harlow District Council** Civic Centre, The Water Gardens, Harlow, Essex, CM20 1WG	Telephone: 01279 446611 Fax: 01279 446560 Email: contact@harlow.gov.uk Website: www.harlow.gov.uk
11	**Epping Forest District Council - Planning Services** Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ	Telephone: 01992 564000 Fax: 01992 564229 Website: www.eppingforestdc.gov.uk
12	**East Hertfordshire District Council** Wallfields, Pegs Lane, Hertford, Hertfordshire, SG13 8EQ	Telephone: 01279 655261 Fax: 01992 552280 Website: www.eastherts.gov.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

APPENDIX C – PHOTOGRAPHIC LOG

1.

2.

3.

4.

Project:	KAO Data Centre	**Title:**	Site Photographs
Job Number:	P25.114	1. Existing site 2. Existing site 3. Existing site 4. Existing site	IMPACT GEOTECHNICAL Impact Geotechnical Limited www.impactgeo.co.uk
Client:	JCA Engineering Ltd		
Produced by:	RG		
Checked by:	GC		

APPENDIX D – HISTORICAL MAPS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy.
County Borough Boundary (England)
Co. Burgh Bdy.
County Burgh Boundary (Scotland)
R.D. Bdy.
Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Electricity Transmission Line
Pole
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Mud
Sand
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

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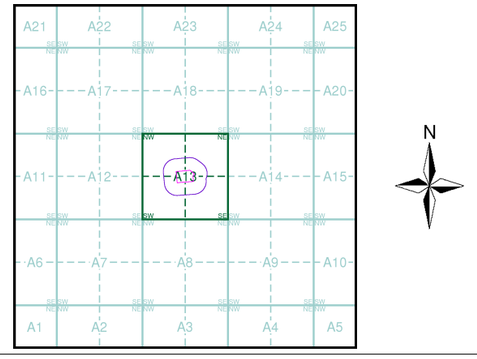
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Essex	1:10,560	1881	2
Hertfordshire	1:10,560	1882 - 1884	3
Essex	1:10,560	1897 - 1899	4
Hertfordshire	1:10,560	1899	5
Essex	1:10,560	1923	6
Essex	1:10,560	1923	7
Essex	1:10,560	1938 - 1947	8
Historical Aerial Photography	1:10,560	1945 - 1947	9
Essex	1:10,560	1947 - 1951	10
Essex	1:10,560	1951	11
Ordnance Survey Plan	1:10,000	1960	12
Ordnance Survey Plan	1:10,000	1960	13
Ordnance Survey Plan	1:10,000	1980 - 1982	14
10K Raster Mapping	1:10,000	1999	15
10K Raster Mapping	1:10,000	2006	16
VectorMap Local	1:10,000	2024	17

Historical Map - Slice A



Order Details

Order Number: 370909339_1_1
Customer Ref: P25.114
National Grid Reference: 547110, 210160
Slice: A
Site Area (Ha): 1.17
Search Buffer (m): 1000

Site Details

Kao Data 3 (KLON_03), Kao Data Campus, London Road, HARLOW, CM17 9NA

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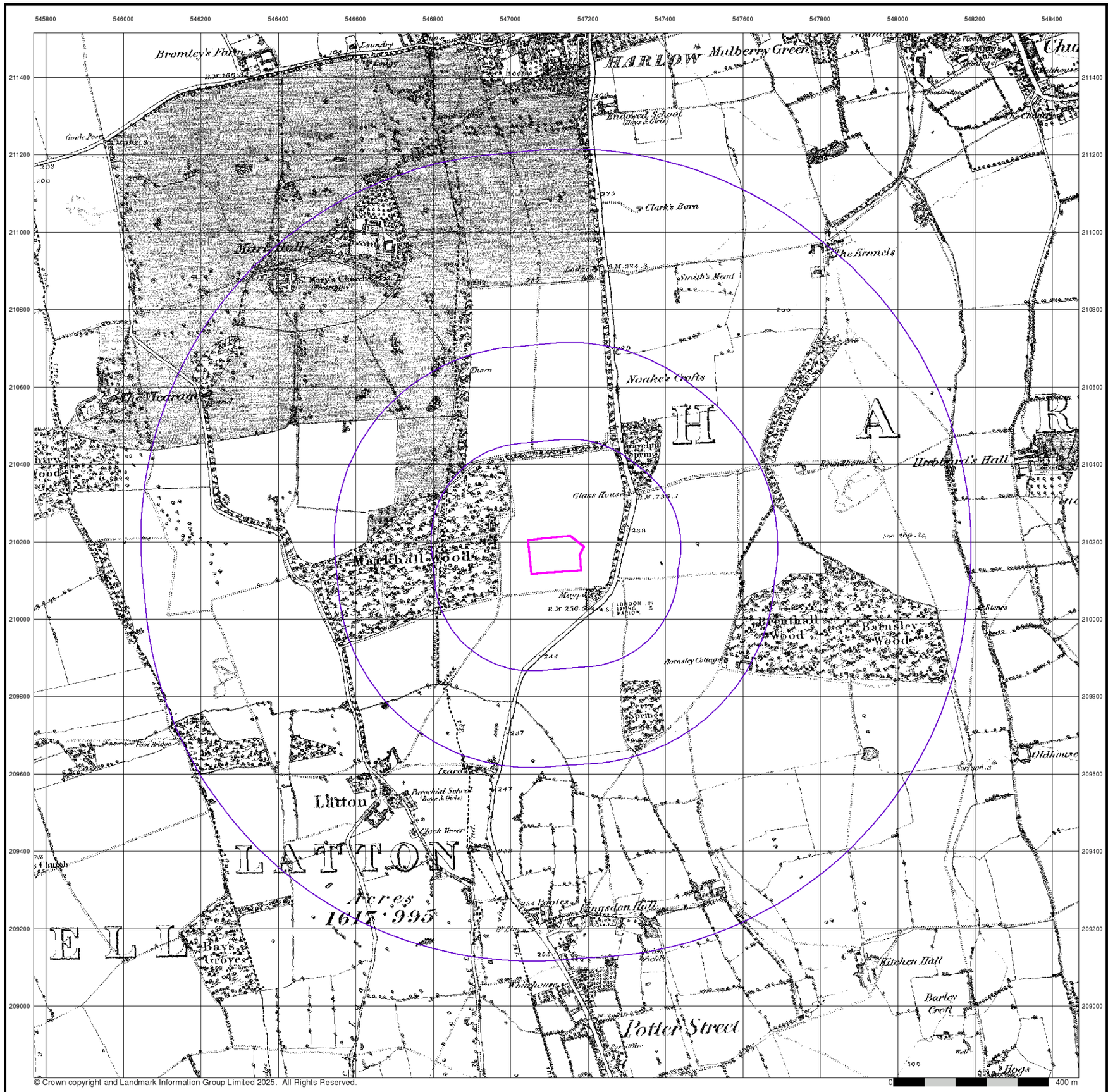
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Essex

Published 1881

Source map scale - 1:10,560

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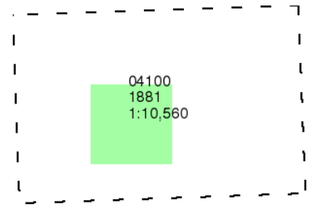
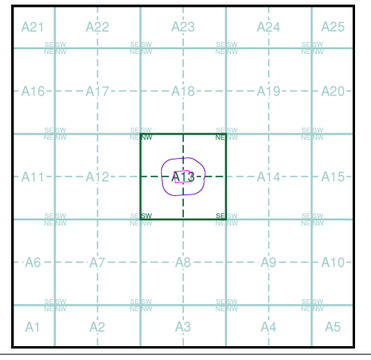
Map Name(s) and Date(s)



Historical Map - Slice A



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Hertfordshire

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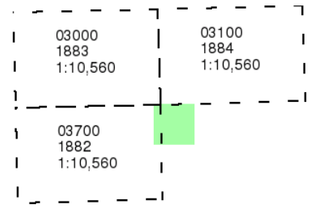
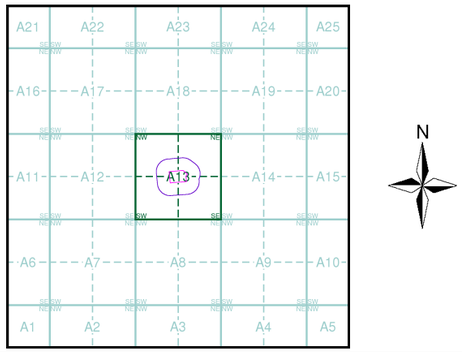
Map Name(s) and Date(s)



Historical Map - Slice A



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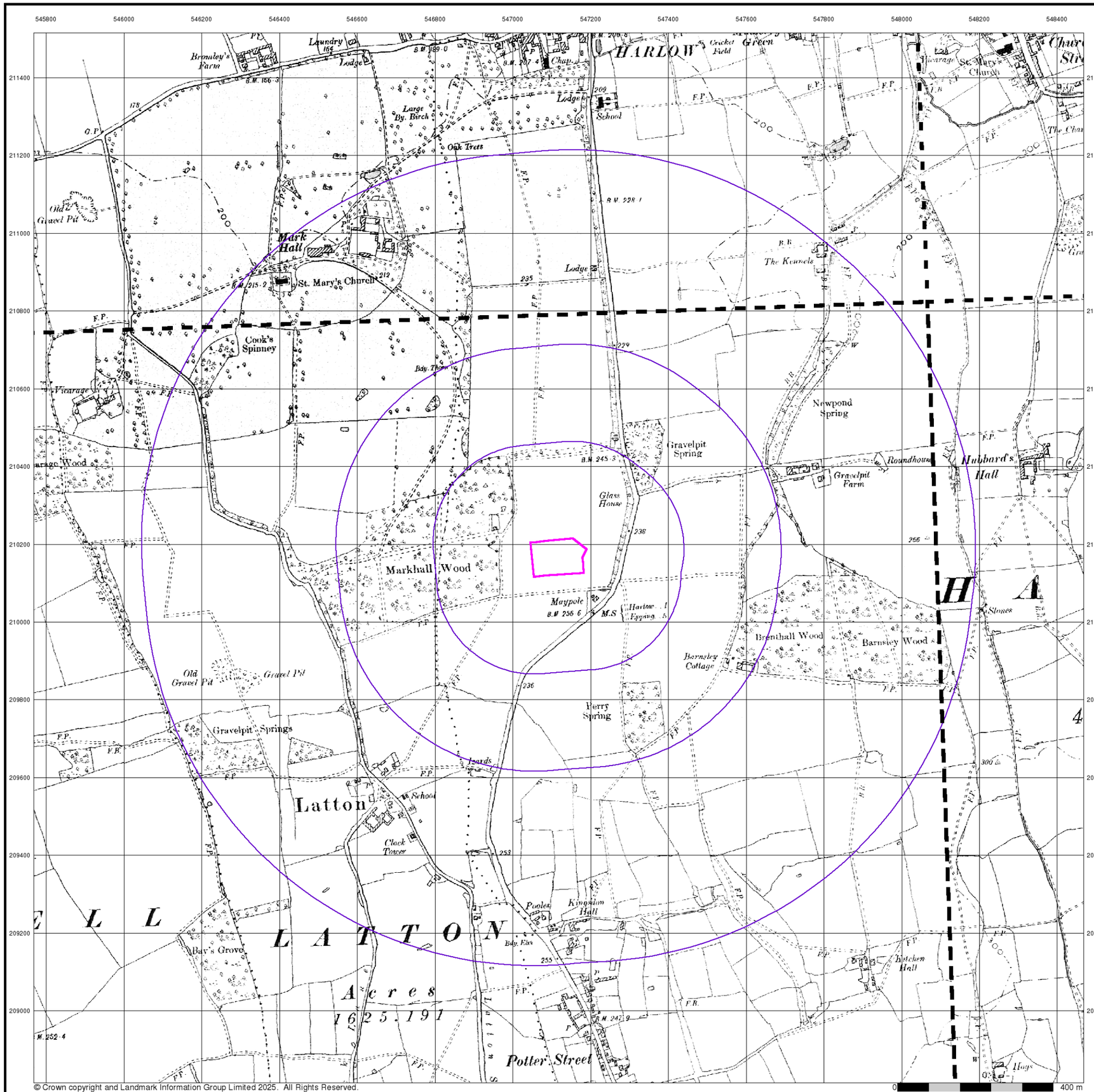

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Essex

Published 1897 - 1899

Source map scale - 1:10,560

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Map Name(s) and Date(s)

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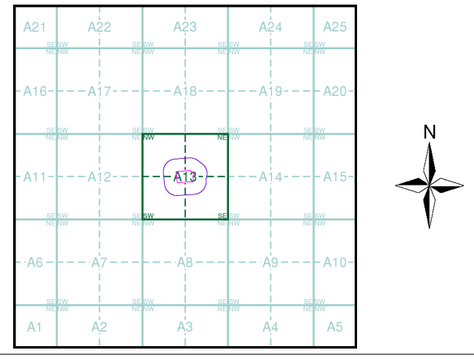
041NE 1898 1:10,560
041SW 1897 1:10,560
041SE 1897 1:10,560

Historical Map - Slice A



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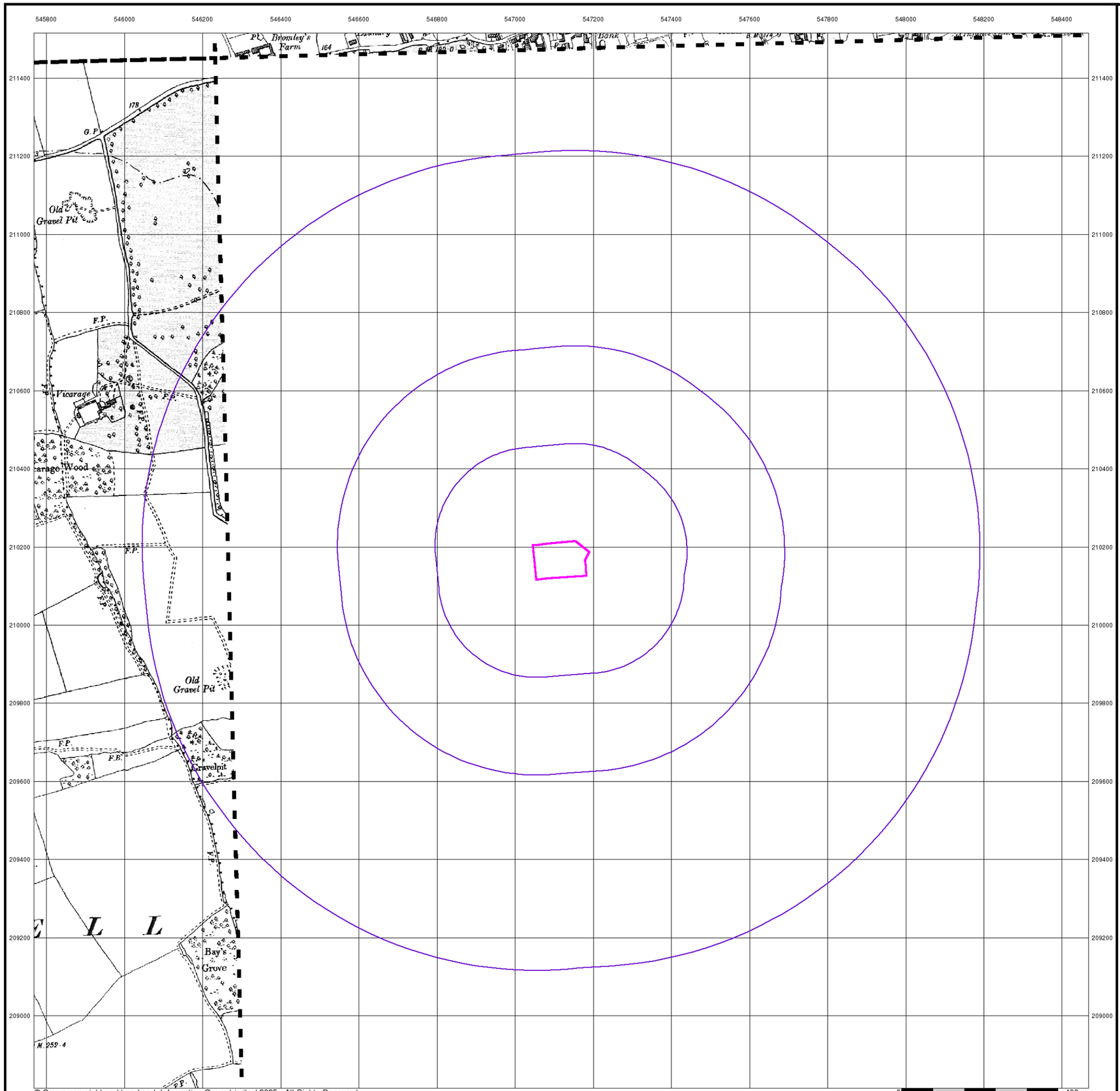

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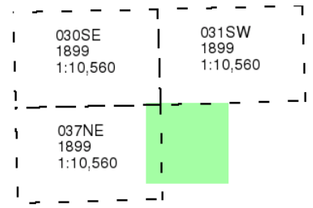
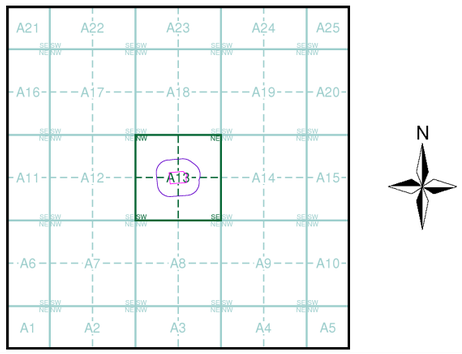


Historical Map - Slice A



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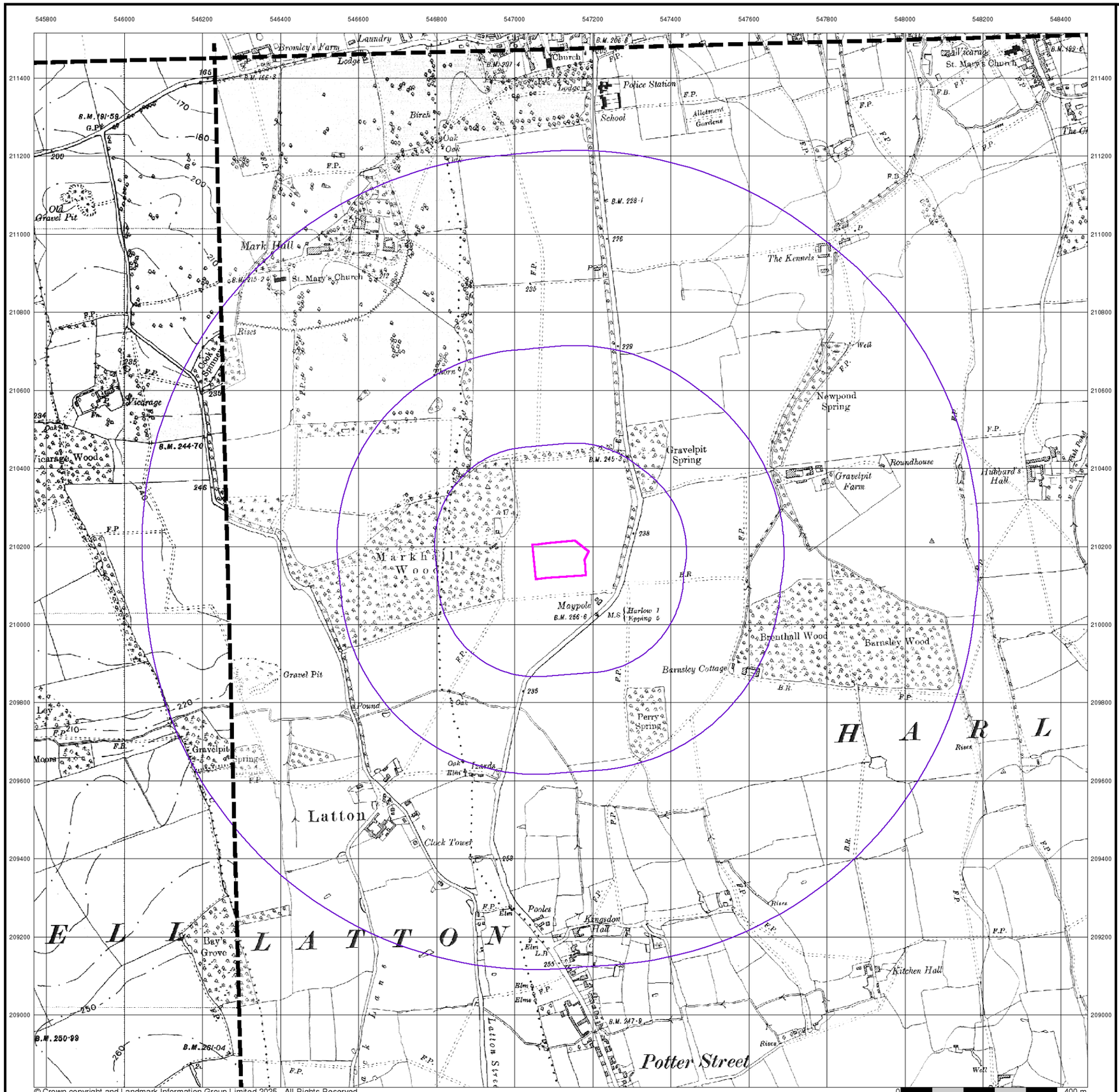

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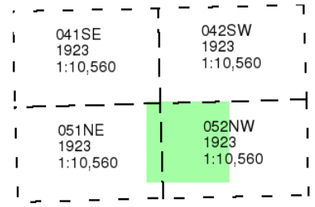

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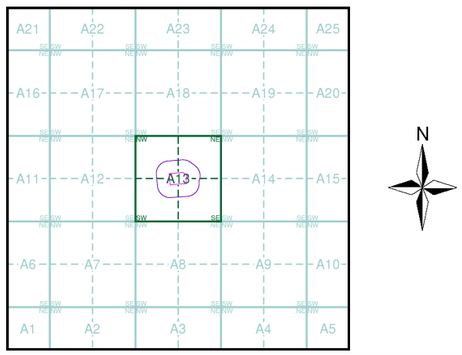

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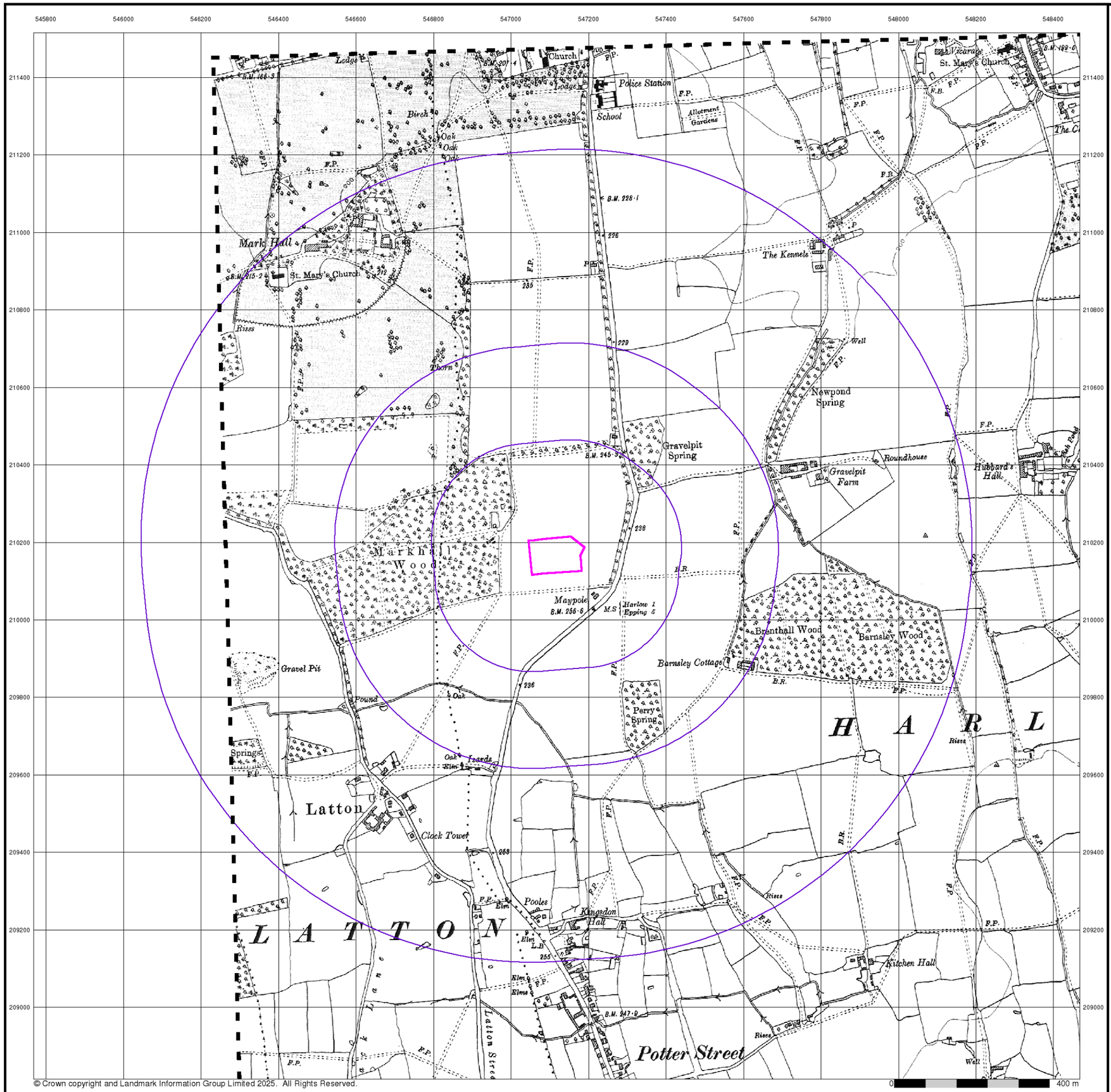

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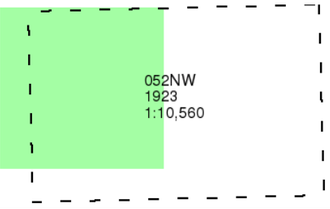
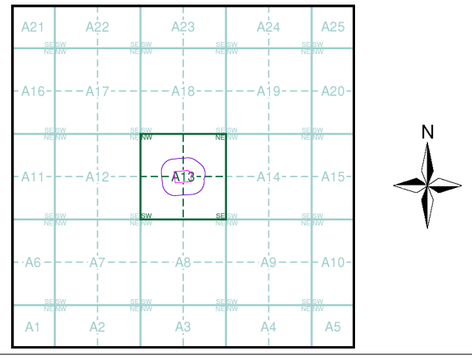


Historical Map - Slice A



Order Details

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Customer Ref:	P25.114
National Grid Reference:	547110, 210160
Slice:	A
Site Area (Ha):	1.17
Search Buffer (m):	1000

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Kao Data 3 (KLON_03), Kao Data Campus, London Road, HARLOW, CM17 9NA

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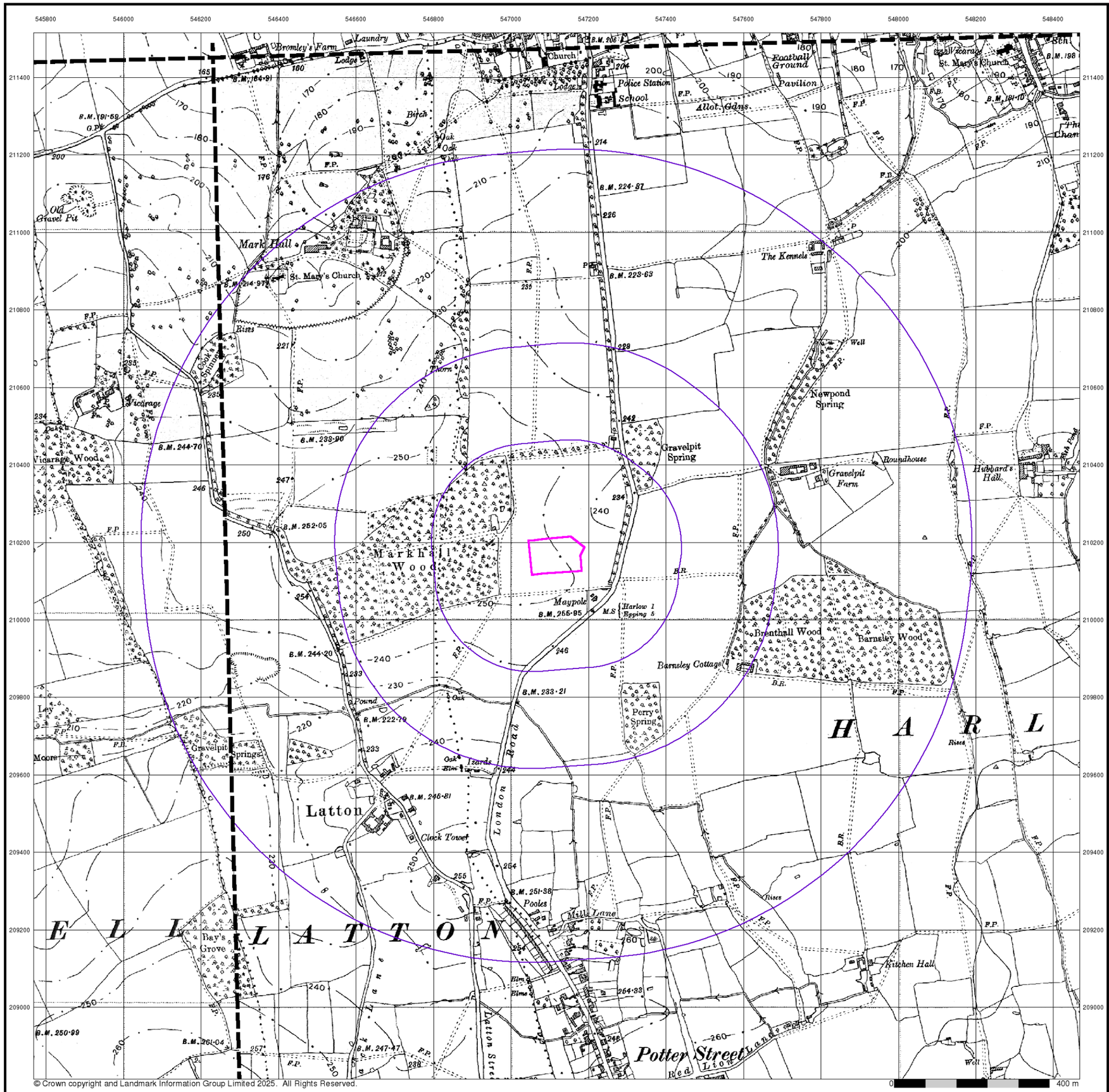

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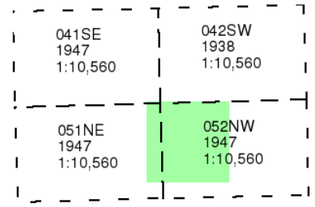
Map Name(s) and Date(s)



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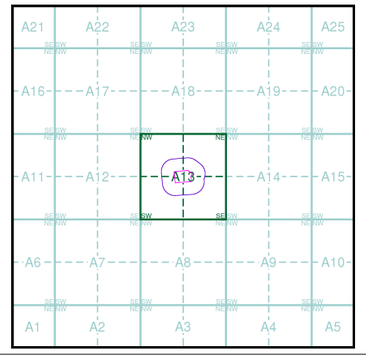

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Customer Ref:	P25.114
National Grid Reference:	547110, 210160
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Site Area (Ha):	1.17
Search Buffer (m):	1000

Site Details

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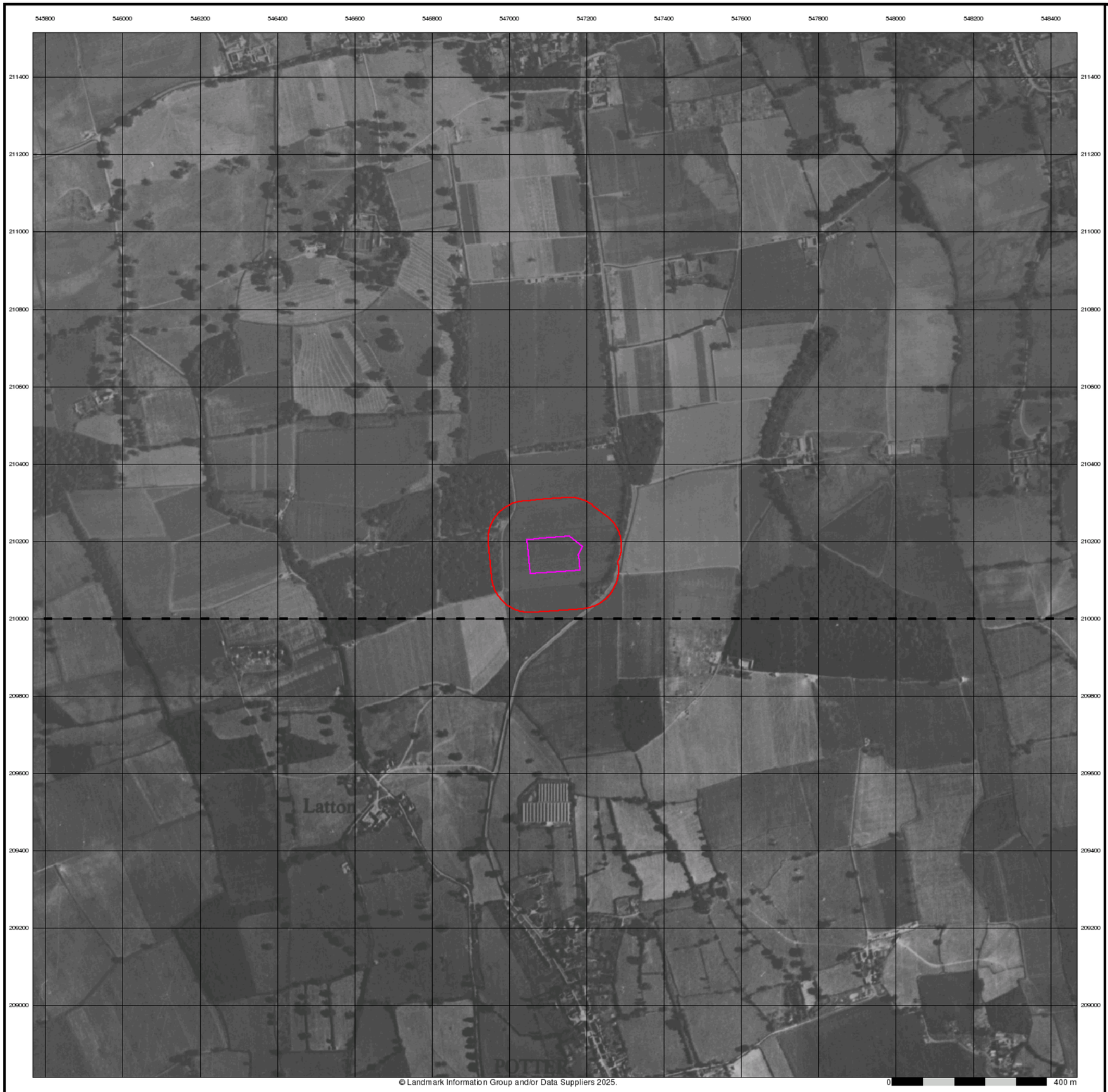

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Historical Aerial Photography

Published 1945 - 1947

Source map scale - 1:10,560

The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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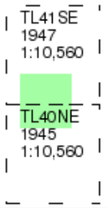
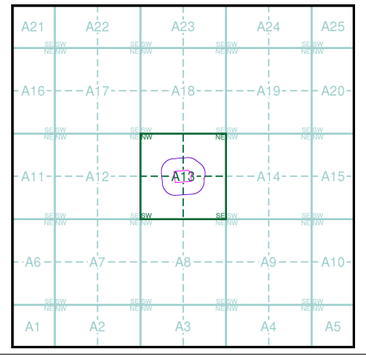
Map Name(s) and Date(s)



Historical Aerial Photography - Slice A



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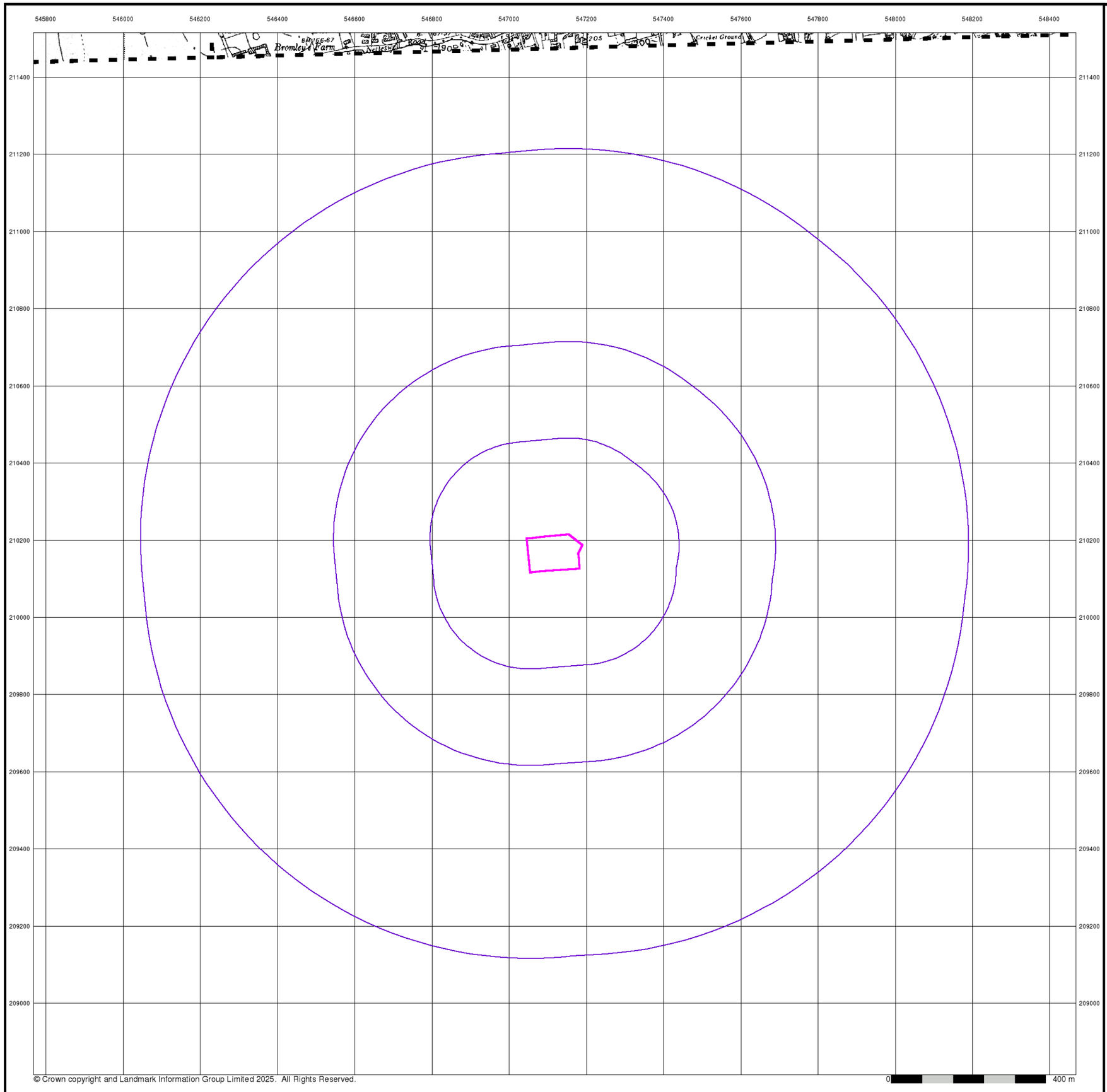

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Essex

Published 1947 - 1951

Source map scale - 1:10,560

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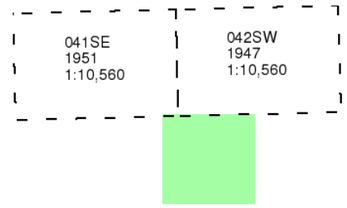
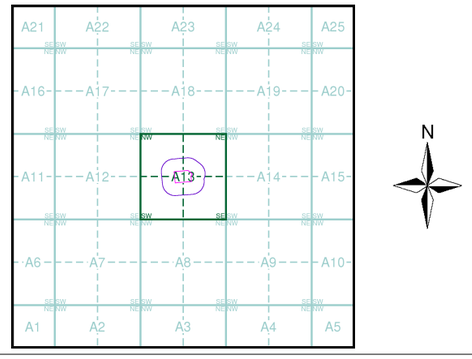
Map Name(s) and Date(s)



Historical Map - Slice A



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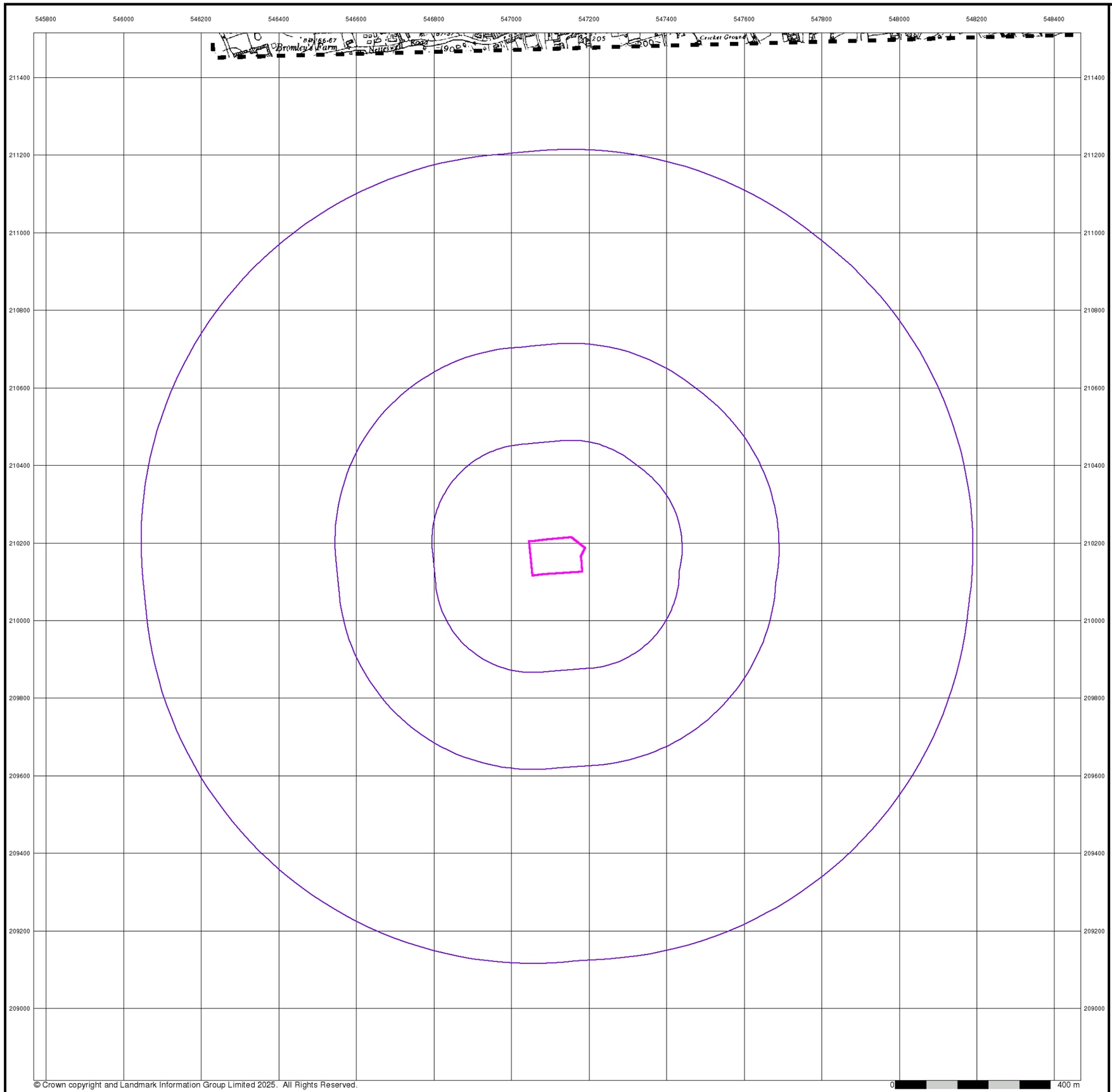

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Essex

Published 1951

Source map scale - 1:10,560

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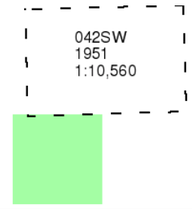
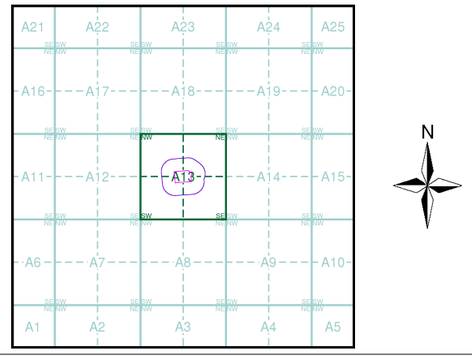
Map Name(s) and Date(s)



Historical Map - Slice A



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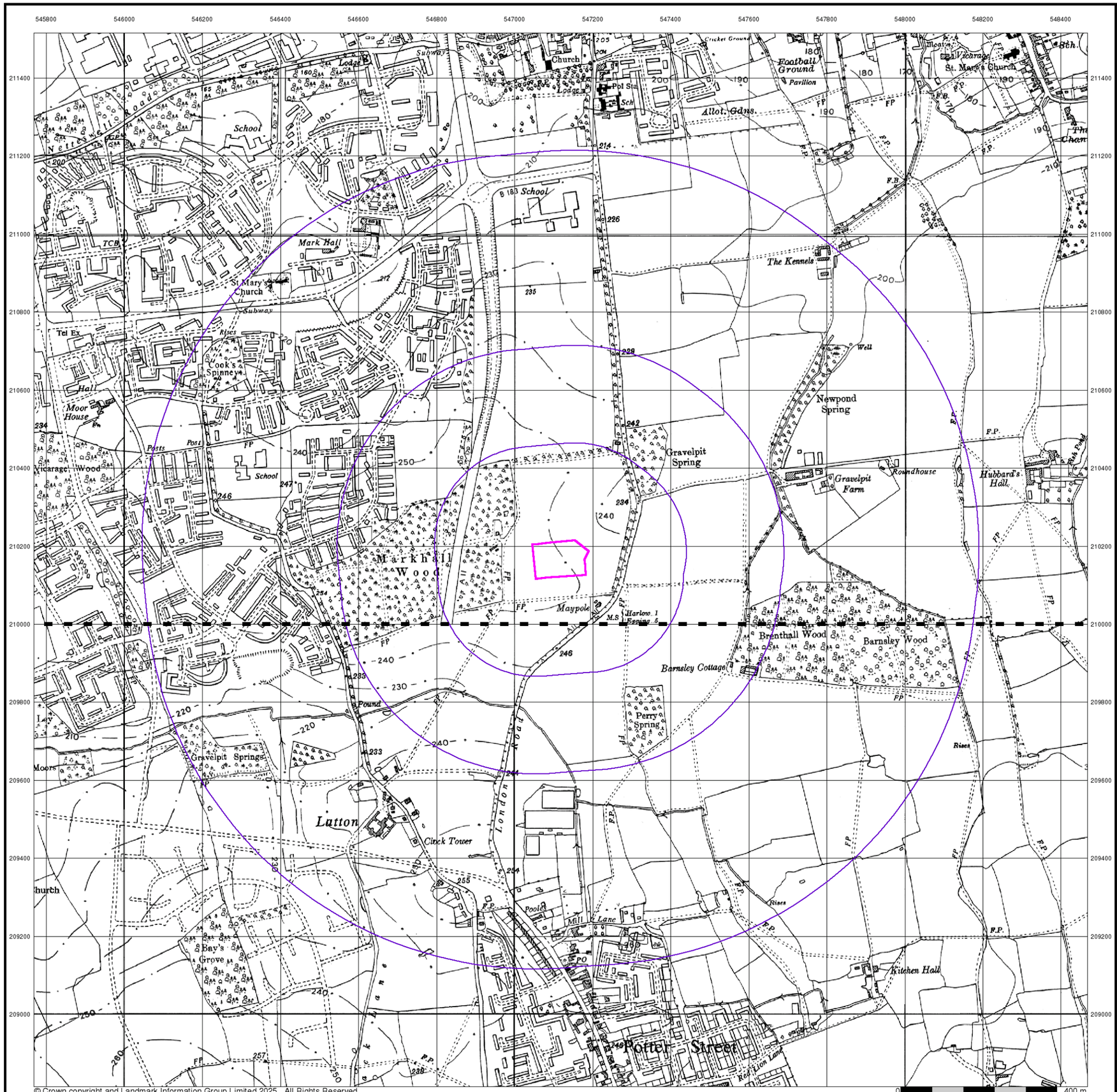

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Ordnance Survey Plan

Published 1960

Source map scale - 1:10,000

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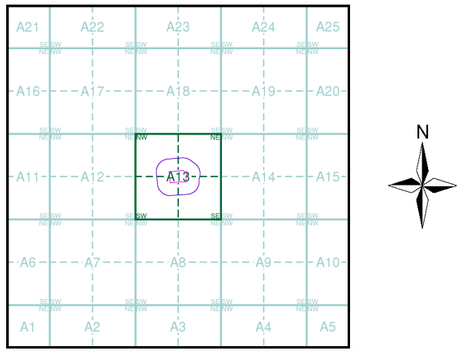
Map Name(s) and Date(s)

TL41SE
1960
1:10,560

TL40NE
1960
1:10,560

Historical Map - Slice A



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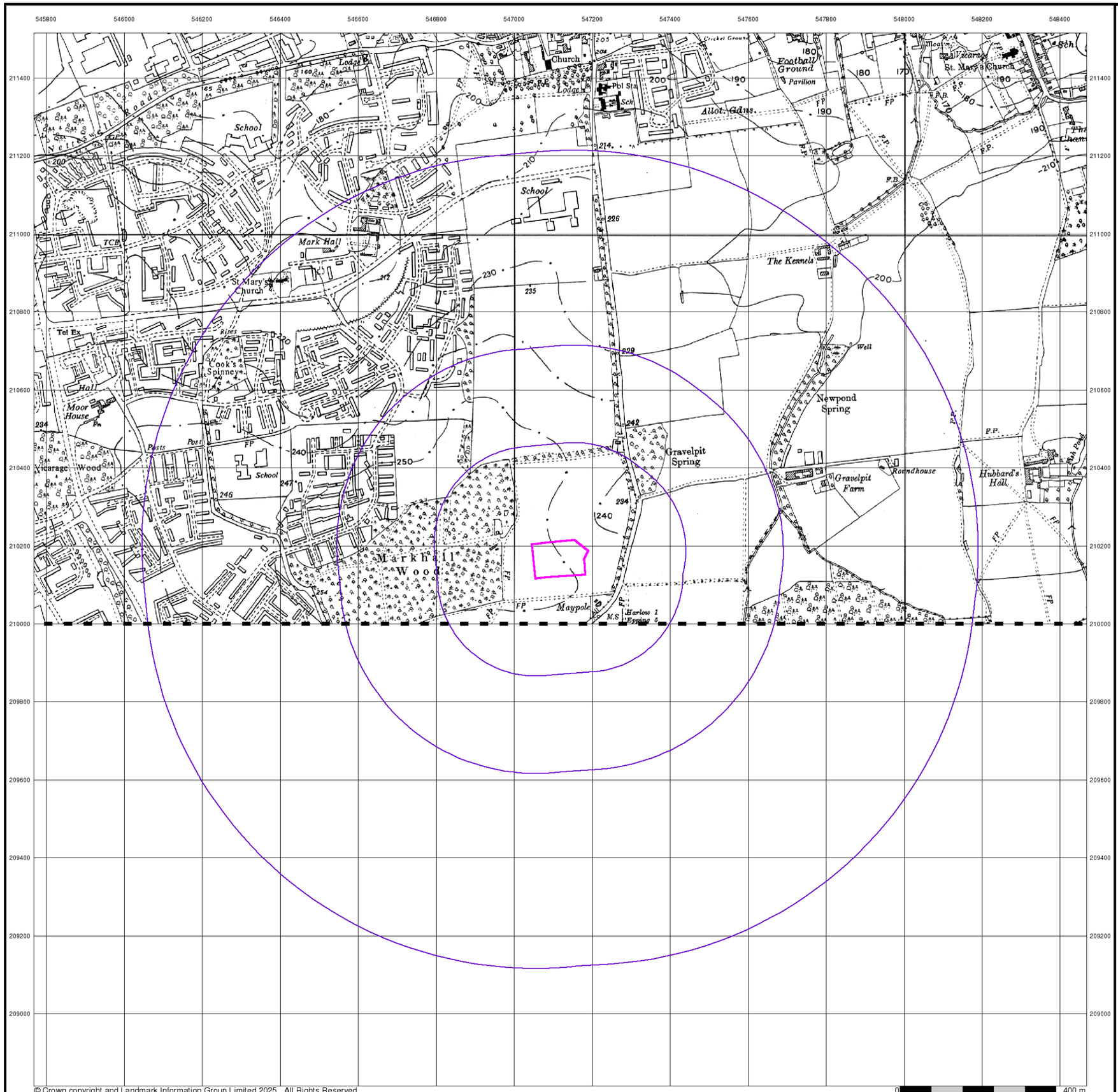

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Ordnance Survey Plan

Published 1960

Source map scale - 1:10,000

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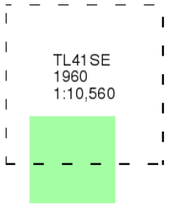
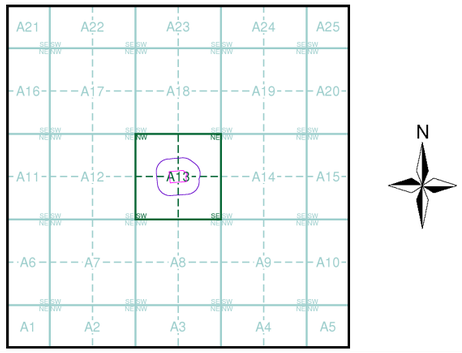
Map Name(s) and Date(s)



Historical Map - Slice A



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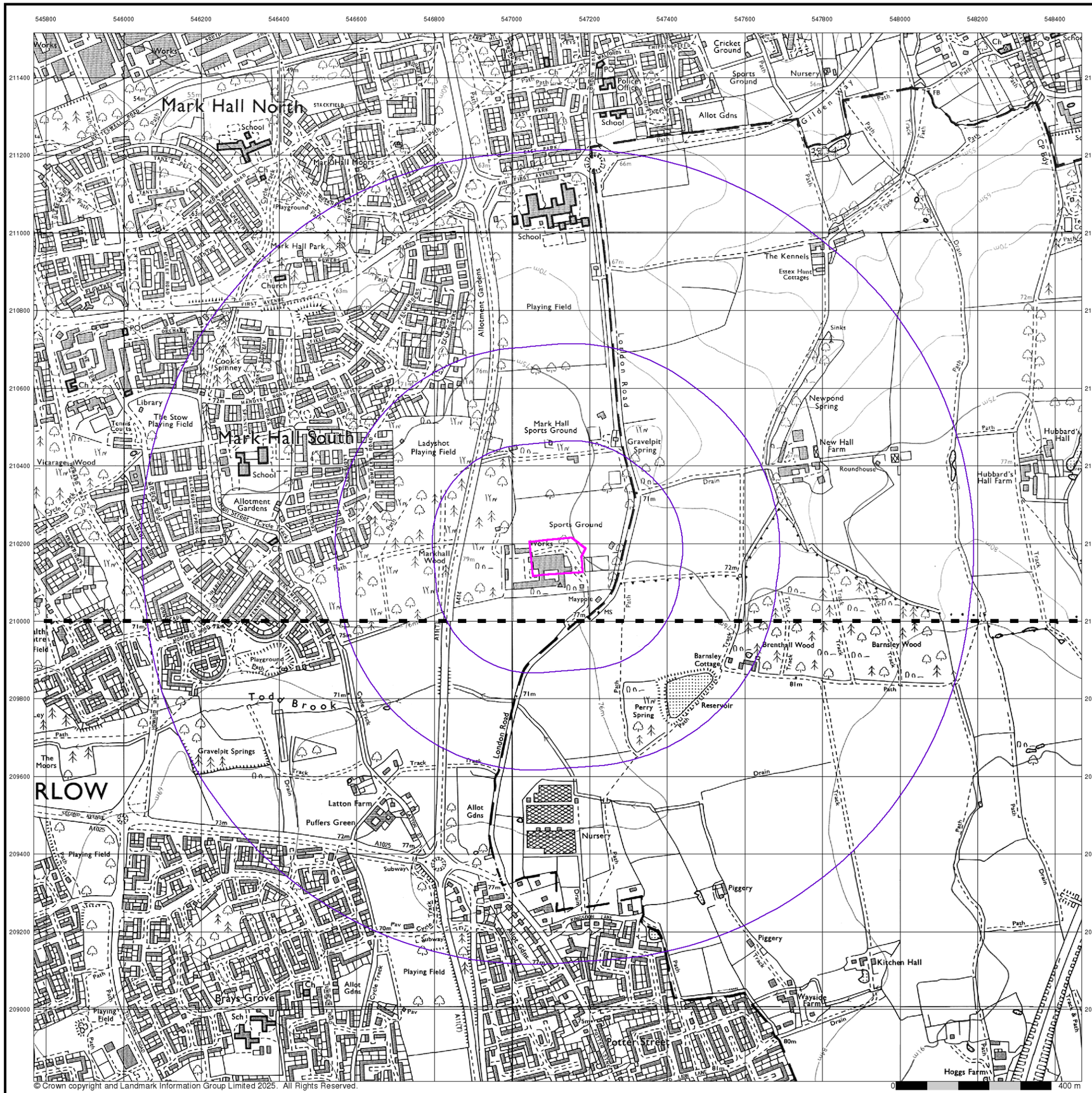

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Ordnance Survey Plan

Published 1980 - 1982

Source map scale - 1:10,000

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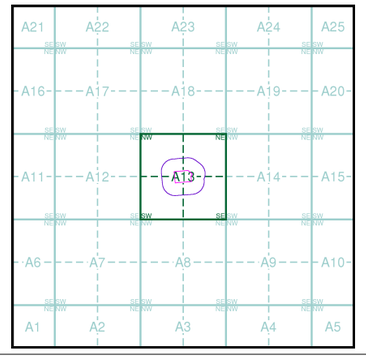
Map Name(s) and Date(s)

TL41SE
1982
1:10,000

TL40NE
1980
1:10,000

Historical Map - Slice A



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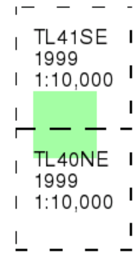
10k Raster Mapping

Published 1999

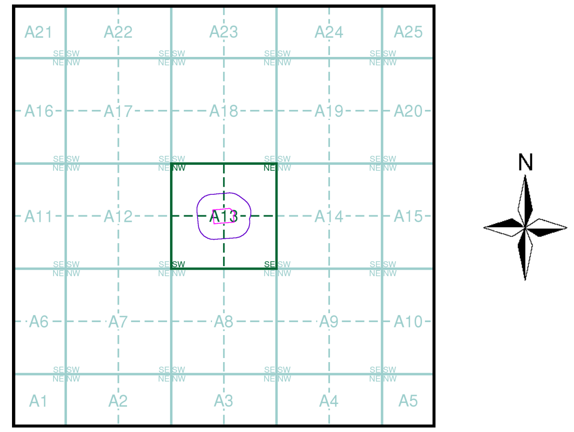
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



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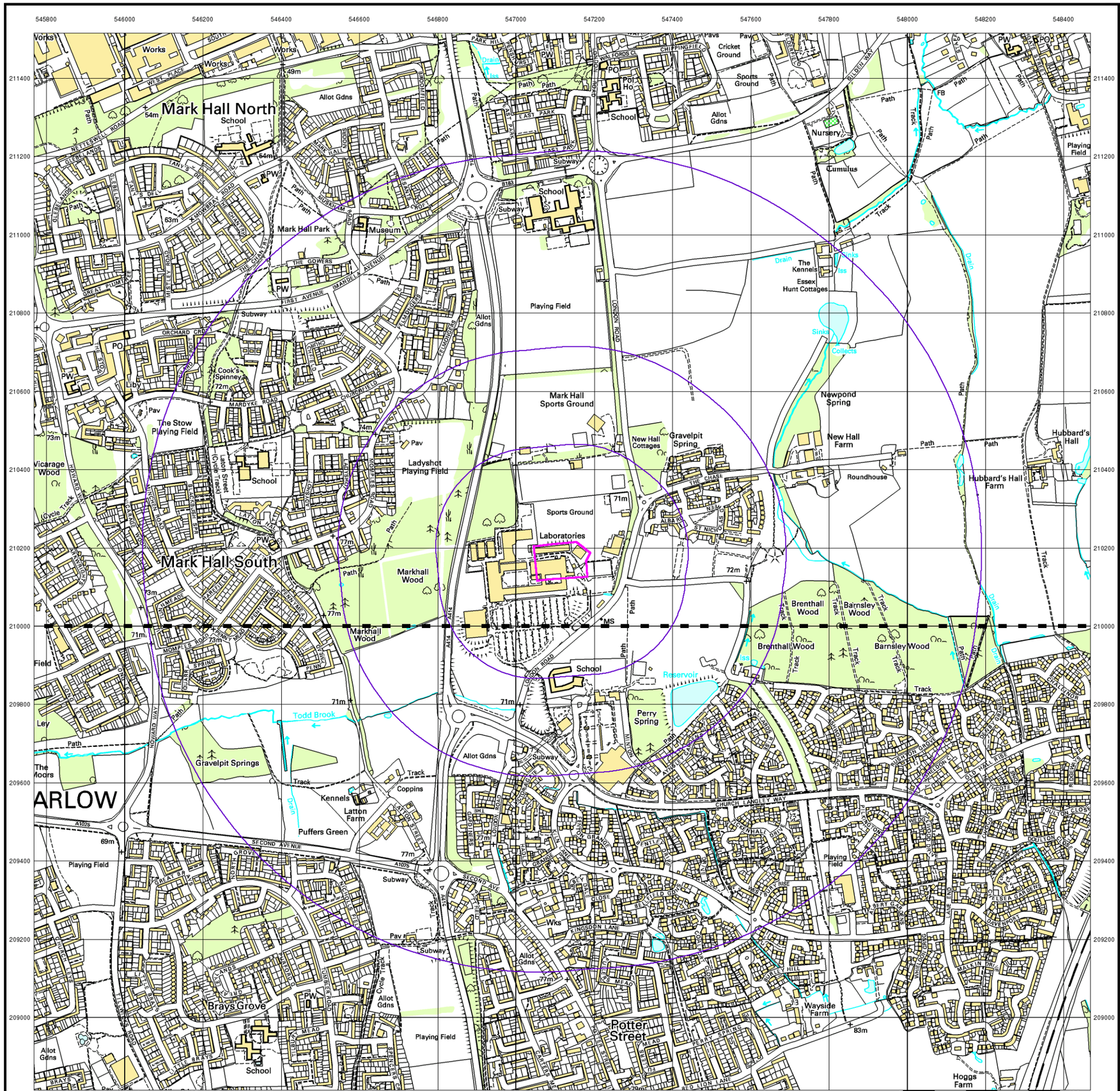

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10k Raster Mapping

Published 2006

Source map scale - 1:10,000

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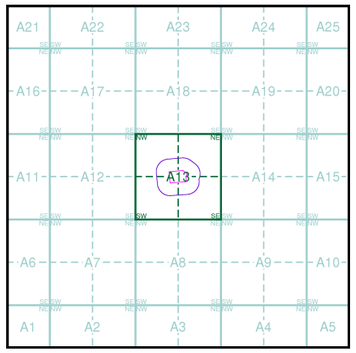
Map Name(s) and Date(s)

TL41SE
2006
1:10,000

TL40NE
2006
1:10,000

Historical Map - Slice A



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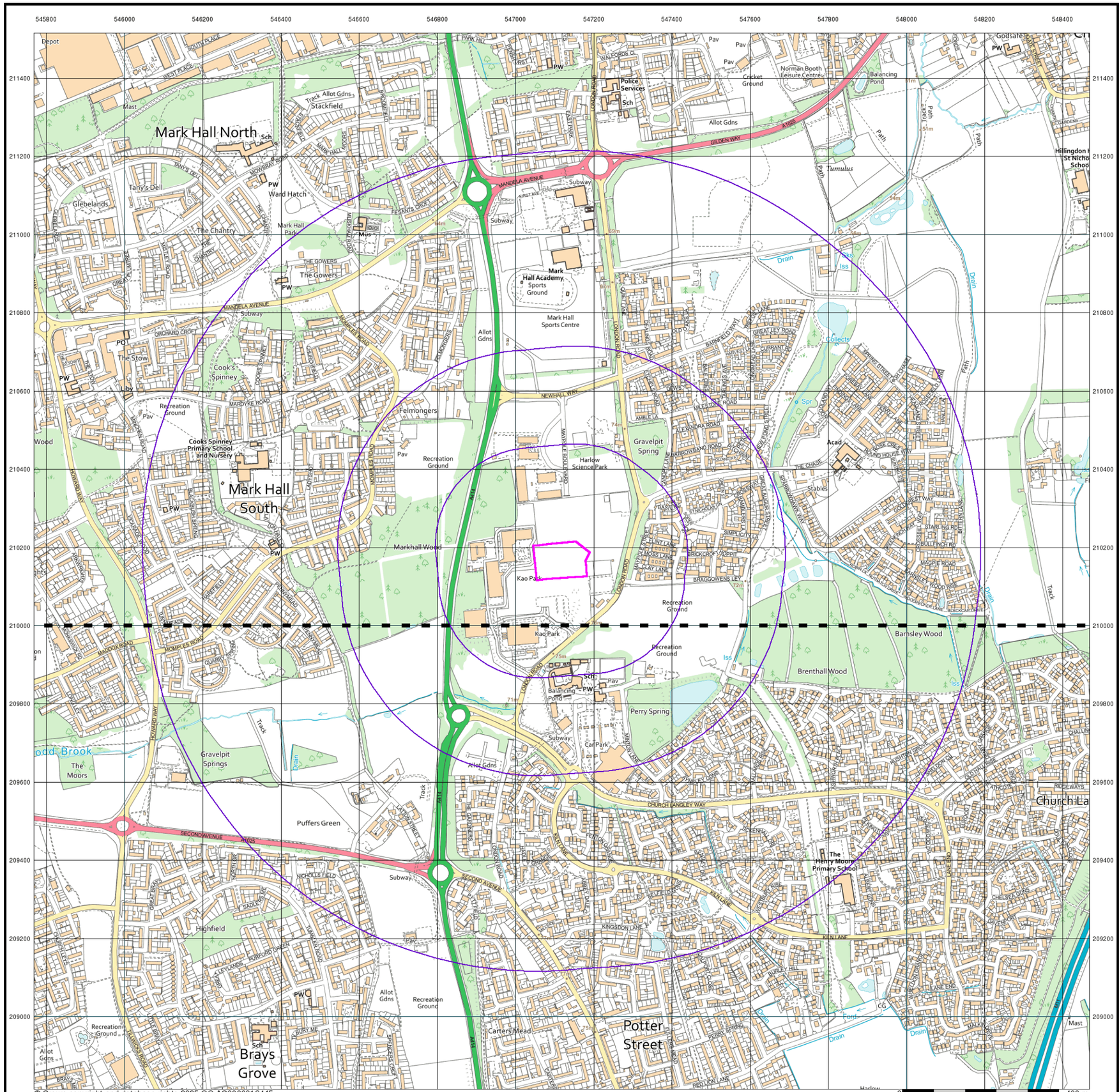

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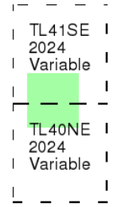
VectorMap Local

Published 2024

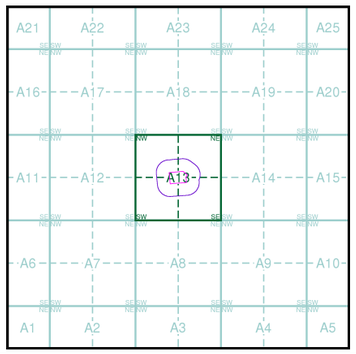
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



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APPENDIX E – UNEXPLODED BOMB RISK MAP

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Map Centre: 547148,210197

This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**

Transport | **Docks** | **Luftwaffe targets**

Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

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