

Phase I Site Appraisal

10891 Huyton Lane, Huyton
Liverpool

for

McCarthy & Stone
HLL-PPC-00-XX-RP-G-0001

July 2022

Phase I Site Appraisal
10891 Huyton Lane, Huyton
for
McCarthy & Stone

Revision	Date of issue	Comments	Prepared By	Checked By
0	15/07/2022	1 st Issue	HA	JPB

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1.0 Introduction

1.1 Commission

Patrick Parsons (PP) has been appointed by McCarthy & Stone (client) to produce a Phase I Site Appraisal, for their site at Huyton Lane, Liverpool.

1.2 Proposed Development

It is understood that the site is to be developed to provide 51no. apartments over a three-storey retirement living complex with associated carparking, access roads and areas of soft landscaping. A proposed development plan is included in Appendix A.

1.3 Limitations

This report has been prepared for the client and their appointed agents only and should not be relied upon by any third party without the written permission of Patrick Parsons. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the authors do not owe them any Duty of Care or Skill. It is based on and limited to an assessment of the information and ground conditions identified here.

1.4 Aim of Phase I Site Appraisal

The client's specific requirements were to provide a Phase I Site Appraisal for the site supplemented with an environmental data report. The principal objectives are as follows:

- Obtain information about the likely soil and groundwater conditions within the area of the site.
- Determine the possible ground related geotechnical and contamination hazards within the site boundaries that may affect any future proposed development.
- Provide advice on further works required for the cost-effective reduction of risks to the development and procedures likely to satisfy regulators.

1.5 Information Sources

This Phase I Site Appraisal is based on published geological and environmental information supplemented by historical mapping (Appendix B), and an environmental data report (Appendix C)

2.0 Phase I Desk Study

2.1 Site Description

The site is located to the east of Huyton Lane, Liverpool centred at OS grid reference 344385, 391122. The nearest postcode is L36 7XG. A site location plan is presented in Appendix A.

The site is a partially developed L-shaped parcel of land covering approximately 0.38ha, accessed off Huyton Lane to the west of the site. The site comprises a large open area of previously developed land laid to concrete hardstanding, with small existing structures occupying the northern third of the site used as an ambulance station. At the time of reporting, the site was bound by hedgerows and semi-mature trees to the south and west of the site. The areas immediately surrounding the site predominately comprise large commercial units immediately to the south and west and residential housing beyond the carriageway (Huyton Lane) to the north and adjacent to the site boundary to the east. The site is generally level with a drop of approximately 1.00m across the site from the highest point in the western extent of the site to the lowest point in the east of the site.

2.2 Site History

Year	Site	Surrounding Area
1892	The site is an undeveloped parcel of land part of a larger field.	The site to the east of the village centre with houses along the adjacent roads. Further open land is present to the east and south. A graveyard is mapped approximately 75m west of the site.
1907-1927	No significant changes are recorded.	No significant changes are recorded.
1951	No significant changes are recorded.	Residential properties have been constructed adjacent to the north-eastern boundary. A fire station and a club have been constructed approximately 20m to the south of the site accessed by a road running along the western boundary of the site.
1951- 1966	No significant changes are recorded.	No significant changes are recorded.
1966-68	On site construction of ambulance station in the north/east of the site and a fire station in central / western area of the site has taken place. A small square building is constructed in the southern corner associated with the fire station.	Residential housing has been constructed adjacent to the south/eastern boundary of the site. The access road to the west is now labelled Lanthorn Road.
1975	No significant changes are recorded.	Edendale House constructed 20m to the west of the site.
1984	No significant changes are recorded.	Large residential development constructed 100m to the east of the site. Large commercial unit constructed 75m to the southwest of the site.
1984-2010	The 2003 mapping indicated the Fire Station has been extended.	No significant changes are recorded
2010	No significant changes are recorded.	Construction of large commercial Asda store located 30m to the southeast of the site.
2010-2022	No significant changes are recorded.	No significant changes are recorded.

The historical maps reviewed are represented in Appendix B.

2.3 It is noted that despite the historic mapping recording the fire station to be in-situ in the 2022 mapping, the building was demolished between October 2018 and August 2019 taken from dated street view data. Unexploded Ordinance (UXO)

The site has been identified as being within a moderate risk area based on the Zetica online assessment mapping. It is considered that should further intrusive works be required a preliminary UXO risk report should be undertaken before commencement of any works to assess the risk of Unexploded Ordnance on-site.

2.4 Geology

Superficial Deposits are recorded to be present across the site consisting of till deposits. The bedrock geology beneath superficial soils are recorded to comprise mudstone, siltstone and sandstone of the Pennine Middle Coal Measures Formation.. There are no accessible BGS borehole records within 50m of the site: however a national coal board consultation published during the construction of the Asda superstore 96m to the south notes that shallow seams of coal were recorded at the Asda site.

2.1 Mining and Quarrying

The site is recorded to be within a coal mining reporting area but is not within a Development High Risk Area (DHRA) as designated by the Coal Authority (CA).

- The site does not lie within the potential zone of influence of any recorded underground coal workings.
- The site does not lie within the boundary of an underground site from which coal is being removed by underground methods.
- The site does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.
- There are no recorded mine shafts within the site boundary or within 20m of the site.
- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the site.
- The site does not lie within the boundary or within 200m of an opencast site from which coal was removed by opencast methods.
- The site does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.
- There are no recorded mine gas emissions within the boundary of the site.

The site is not located within an area of past or future underground coal mining, as such no further assessment is required in regard to coal mining.

There are no records of BritPits or underground workings within 250m of the site. However, there are 4no. records of surface ground workings associated with graveyards, the closest recorded at 41m to the west of the site.

There are no records of non-coal mining activities within 1000m of the site.

2.2 Radon

The site is recorded to be within an area where less than 1% of properties above the action level, as such, radon protection measures will not be required for any future development of the site.

2.3 Hydrogeology and Hydrology

The superficial geology on-site is recorded to be a Secondary Undifferentiated Aquifer. The bedrock geology on-site is recorded to be a Secondary A Aquifer. The site is not within a Source Protection Zone. There are no records of groundwater abstractions, surface water abstractions or potable abstractions within 1000m of the site.

The site is not recorded to be within an area at risk of flooding associated with rivers or sea. The site is not recorded to be within flood zone 2 or flood zone 3.

2.4 Environmental Data

There are 15no. records of historical industrial land uses within 250m of the site. The nearest being on-site associated with the former fire station, other local historical industrial land uses include a graveyard, a brewery and a police station.

There are 7no. recorded historical tanks recorded within 250m of the site boundary. The closest of which is 138m to the south of the site recorded as an 'unspecified tank'.

There are 17no. records of historical energy features within 250m of the site all recorded as electricity substations. The closest of which is recorded 32m to the southwest of the site dated between 1976 and 1989.

There are no recorded historical garages or petrol stations within 250m of the site boundary.

There are no records of active, recent landfills or historical landfills within 500m of the site.

There are no records of waste exemptions within 250m of the site.

There are 14no. records of current or recent industrial land use within 250m of the site. The closest being the on-site former community fire station and ambulance station. An electricity substation is recorded to be located 2m to the southwest of the site. The remaining records comprise various commercial shops, electricity substations, and a distribution and haulage company.

There is one current or recent petrol station recorded 409m to the southwest of the site.

There are no recorded Licensed Discharges to controlled waters within 250m of the site.

The environmental data report obtained for the site is presented in Appendix C. The report does not highlight any additional significant features other than those discussed in other sections of this report.

2.5 Contaminants of Concern

Based on the history of the site, it is considered that there are likely to be a limited depths of made ground associated with the historical site use with locally thicker extents present associated with the historically recorded building footprints. In addition, the reviewed information shows the site was used as a fire station and ambulance station with maintenance of their vehicles likely to be undertaken on site. Thus, there is potential for contamination to be encountered on-site. The specific contaminants of concern are likely to include heavy metals, polyaromatic hydrocarbons (PAHs), total petroleum hydrocarbons, and asbestos.

As the site was a former fire station there is the potential that firefighting foams maybe have been stored on site, and or used in training. Some firefighting foams contain Per- and polyfluoroalkyl substances (PFAS). When mixed with water and discharged, the foam forms an aqueous film that quickly cuts off the oxygen to the fire, cools it, extinguishes the fire, and prevents the fire from relighting. It would be prudent to obtain confirmation from the Fire Service if any foams were used on site and the type. Should this information not be available then the specific contaminants of concern should include testing for PFAS.

3.0 Phase I Conceptual Model

The preceding desk study data has been assessed and a conceptual model produced following current relevant guidance.

Based on the desk study information it is considered that there is the potential for variable thicknesses of made ground to be present on-site related to the historical development of the site. Given the history of the site, the main potential source of contamination have been identified as the on-site presence of a fire station and ambulance station. As such it is considered the risk of significant contamination being present on-site is assessed as low to moderate.

In terms of human health, the primary receptors are end-users of the proposed development and construction workers. The pathways include direct contact with contaminated soil and soil dust, ingestion of contaminated soil and dust and the indoor/outdoor inhalation of ground gas and soil vapour. The risk to end users is assessed as low. The risk to construction workers is considered to be low due to their shorter exposure period and given that risks shall be adequately mitigated by law, specifically the Construction Design Management (CDM) Regulations, 2015.

In terms of risk to human health associated with ground gases, the primary receptors are the proposed end users. There is a potential for a variable depth of made ground associated with the historical development of the site. The reviewed information shows no records of landfills or infilled ground within an influencing distance from the site; with the exception of a graveyard to the west which may pose a very limited source of ground gas. Given the limited identified plausible sources and the cohesive superficial and residual soils which will inhibit gas migration, the risk to the proposed development is considered to be negligible.

In terms of controlled waters, the primary receptor is the Secondary A Aquifer. The site is not within a source protection zone. There are no records of surface or potable abstraction points within 1000m of the site. The primary pathways for contamination would be through infiltration, leaching of potential contaminants and vertical migration to the aquifers. The natural strata beneath the site comprise superficial Till (predominantly cohesive soil) and mudstone, siltstone and sandstone of the Pennine Middle Coal Measures Formation bedrock, both with limited vertical permeability. Despite the likely presence of a limited thickness of made ground and the historic fire station and ambulance station; the overall risk to controlled waters has therefore been assessed as very low.

The Phase I conceptual model is illustrated on the next page.

Human Health		
Source	Pathway	Receptor
General Contaminants including heavy metals, PAHs TPHs, and asbestos	Ingestion and inhalation of contaminated soil and soil dust and direct contact with contaminated soil and soil dust.	End users of the completed development.
General Contaminants including heavy metals, PAHs TPHs, and asbestos	Ingestion and inhalation of contaminated soil and soil dust and direct contact with contaminated soil and soil dust.	Construction workers.
No significant source identified	Indoor and outdoor inhalation of ground gas and soil vapours and explosive potential. Migration pathways inhibited by low permeability cohesive soils	End users and construction workers.
Controlled Waters		
General Contaminants including heavy metals, TPHs, and PAHs	Infiltration and downward migration habited by low permeability cohesive soils.	Secondary A Aquifer (Bedrock)

4.0 Preliminary Recommendations

4.1 Contamination and Remediation

The likelihood of significant contamination being present at the site is considered to be low to moderate and as such the risk posed to human health (end users) and construction workers is assessed as low and very low respectively. The risk to controlled waters has been assessed as very low. No significant potential sources of ground gases have been identified and the risk to end users from ground gases is assessed as negligible.

It should be noted that the following comments are based on the findings of this desk study and should be confirmed by intrusive investigation and chemical analysis. At this stage, it should be assumed:

- Any proposed soft landscaping at ground level may require a clean imported capping layer.
- Gas protection measures are unlikely to be required.

A ground investigation will be required to confirm this assessment, the scope of which is outlined in Section 5.

4.2 Geotechnical Considerations

It should be noted that the following comments and recommendations are based on the findings of this desk study. Generally, it is considered:

- The ground conditions are likely to comprise made ground associated with the construction and demolition of the fire station and ambulance station to an unknown depth underlain by superficial till deposits and subsequently into mudstone, siltstones and sandstone of the Pennine Middle Coal Measures Formation.
- Based on the history of development it is considered that there is the potential for subsurface structures such as former foundations or basements to be present.
- Based on the recorded geology and anticipated, generally limited, thicknesses of made ground, traditional foundations are likely to be suitable for the proposed development subject to the presence of suitably competent strata at appropriate depths. A ground investigation will be required to assess the ground conditions across the site.
- Given the anticipated presence of made ground and recorded cohesive nature of the natural soils expected to be present on site, soakaway drainage is unlikely to be feasible for the disposal of surface waters.

5.0 Conclusions

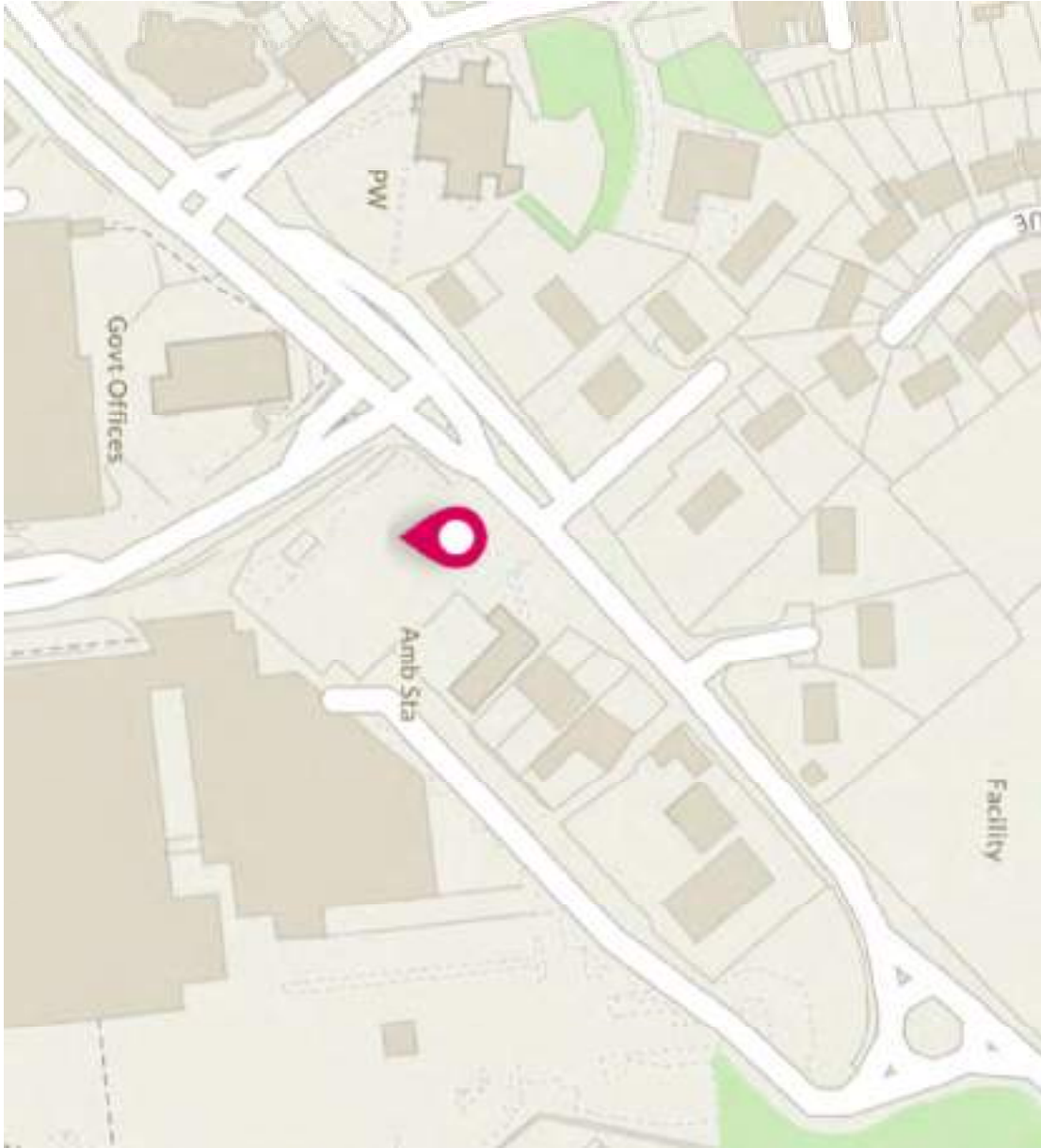
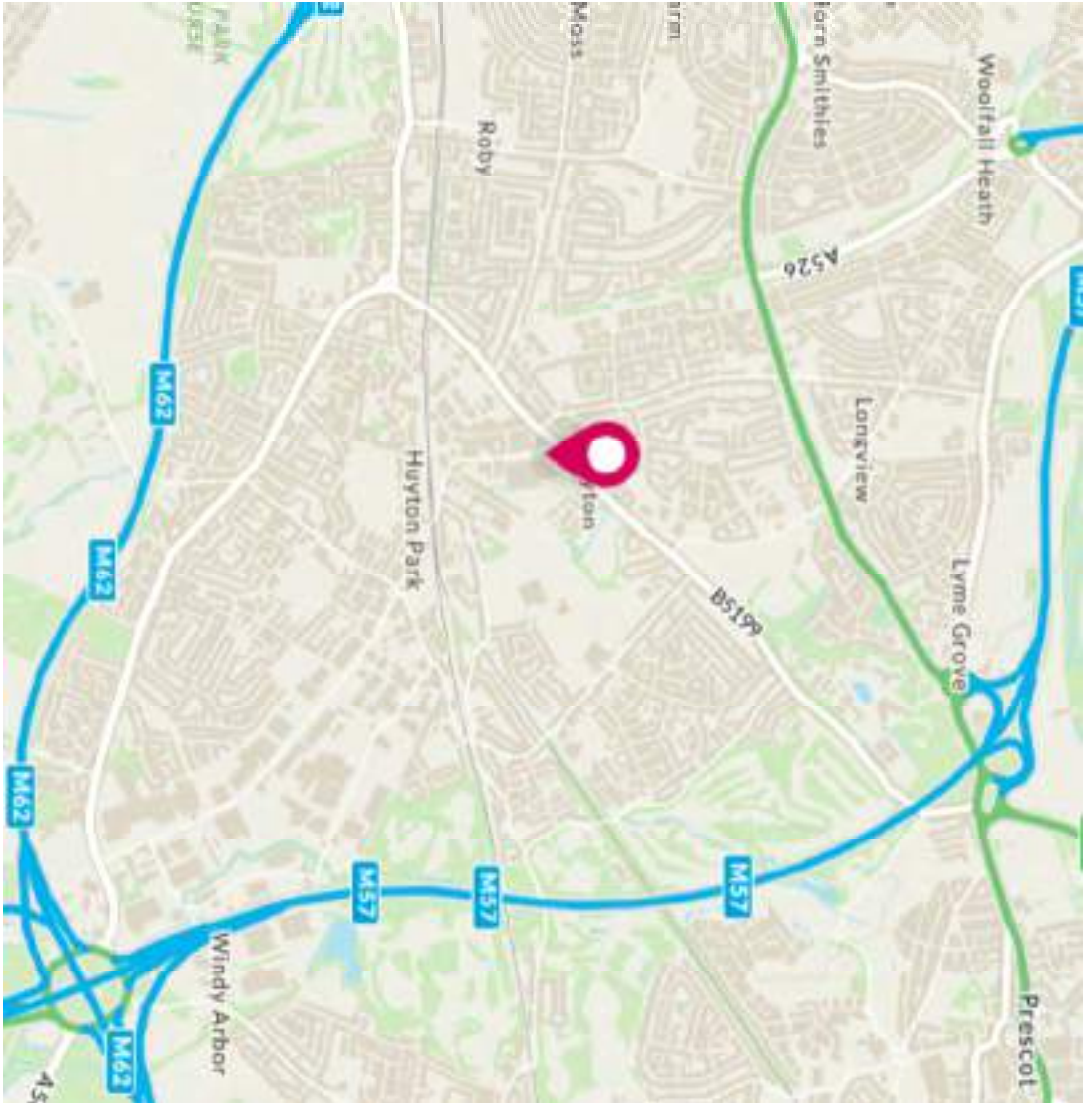
Further works will be necessary to establish a ground model and confirm the underlying ground conditions to confirm the recommendations detailed in section 4 and should generally comprise:

- Completion of a preliminary UXO Risk Report before commencement of intrusive site works.
- Window sampling boreholes to establish the sub-surface conditions, collect samples for analysis and permit the installation of soil-gas and groundwater monitoring points.
- A trial pitting investigation to view the soils in exposure and investigate the potential for subsurface structures such as former foundations or basements.
- Chemical analysis of soils followed by risk assessment so that the risk to human health and controlled waters can be determined.
- Geotechnical and geochemical soils testing of the founding strata to assess strength and suitable grade(s) of buried concrete.

This document should be submitted to the Planning Department of the Local Authority for comment and approval.

Appendix A

Figures



Rev.	Amendments	Date	Dwg	CHK
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Revisions



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Client
McCarthy & Stone

Project
Huyton Lane, Liverpool

Drawing
Site Location Plan

Scales	NTS	A1	original size
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Date	14/07/2022	Drawn by	HA	Checked by	JPB
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Status	Draft
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Drawing No. HLLPPC00XXDR-G-0701 Rev. **0**

ALL DIMENSIONS TO BE CHECKED ON SITE. WORK TO FIGURED DIMENSIONS ONLY.
REPORT DISCREPANCIES TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.

McCarthy Stone

Life, well lived



Outline of existing building on site
Total site area: 0.95 acres

EV0021 - Huyton Feasibility

EVOLVE UNIT - STANDARD TEMPLATE (51 UNITS)
3 storeys

ACCOMMODATION SCHEDULE

	1 BED	2BED	
01.L GROUND			
02.GROUND	10	5	
03.FIRST	12	6	
04.SECOND	12	6	
05.THIRD			
06.FOURTH			
APARTMENTS	34	17	51
BUNGALOWS			
PARKING (apts)			34
TOTAL			TOTAL



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Client
McCarthy & Stone

Project
Huyton Lane, Liverpool

Drawing
Proposed Development Layout Plan

Scales
NTS
As original size
A1

Date
14/07/2022
Drawn by
HA
Checked by
JPB

Status
Draft

Drawing No.
HLL-PPC00XX-DR-G-0702
Rev.
0

Appendix B

Historical Maps

Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: County Series

Map date: 1892

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A



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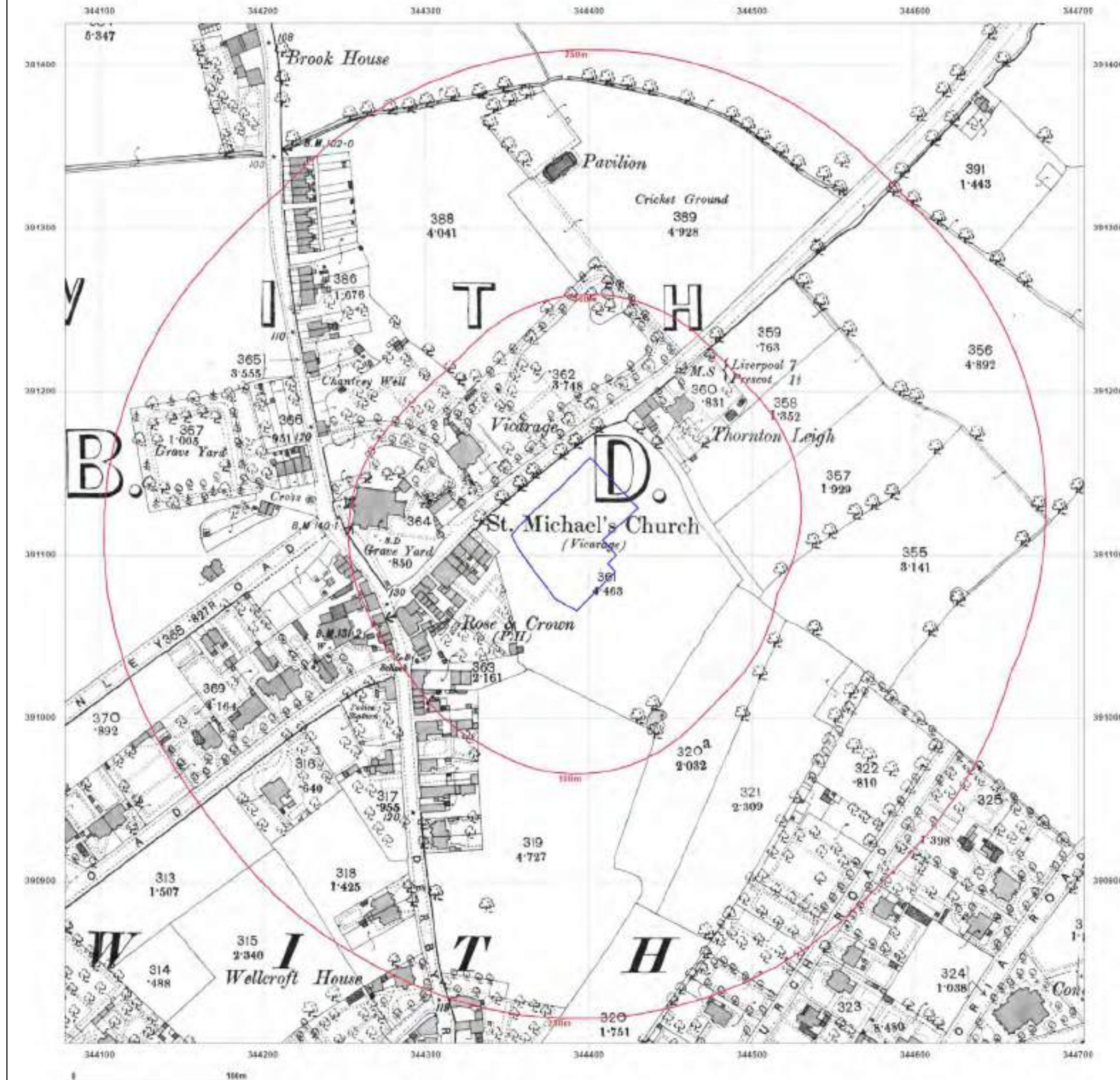


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1907
Revised 1907
Edition N/A
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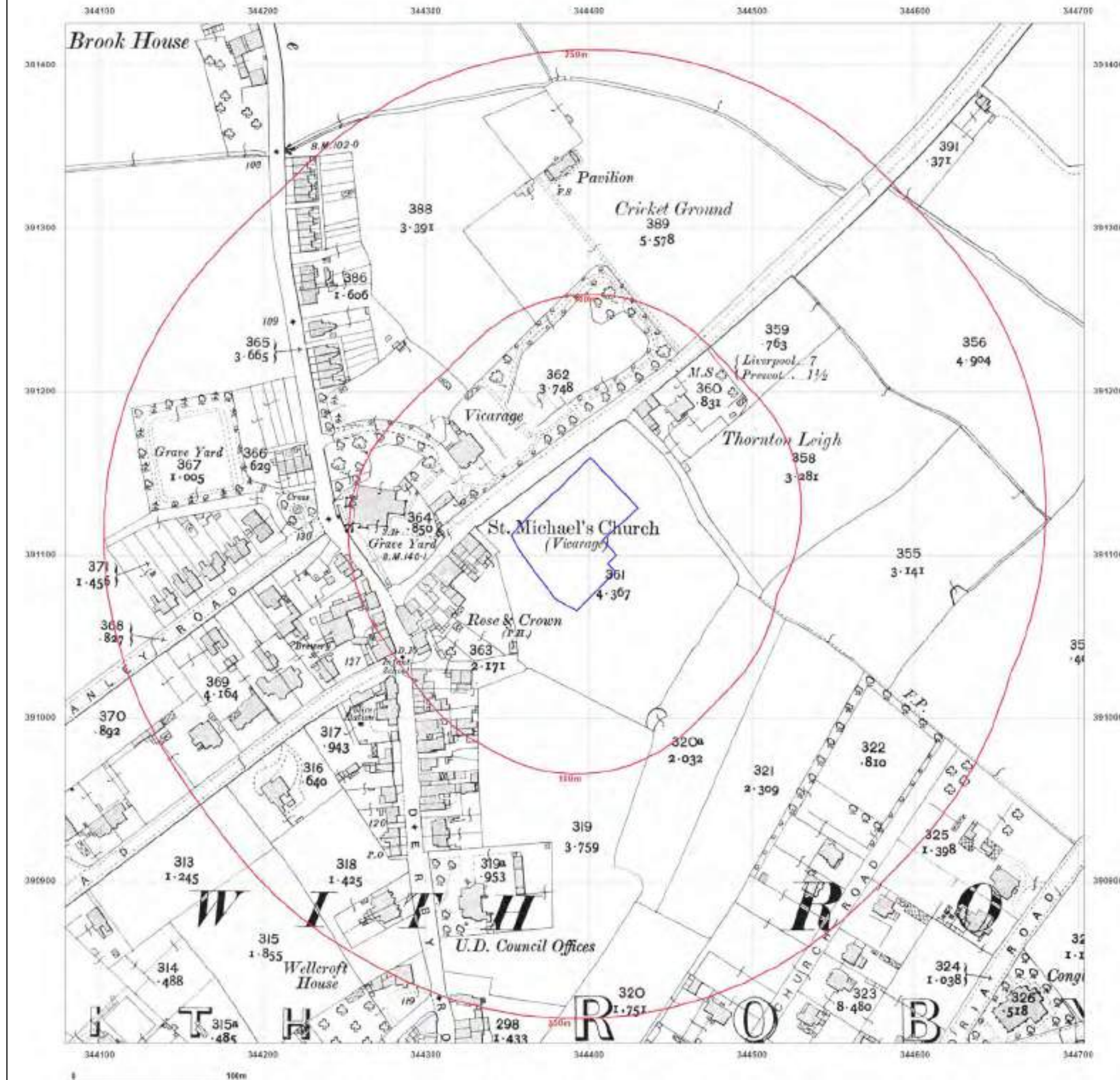


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Site Details:

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Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: County Series

Map date: 1927

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1927
Revised 1927
Edition N/A
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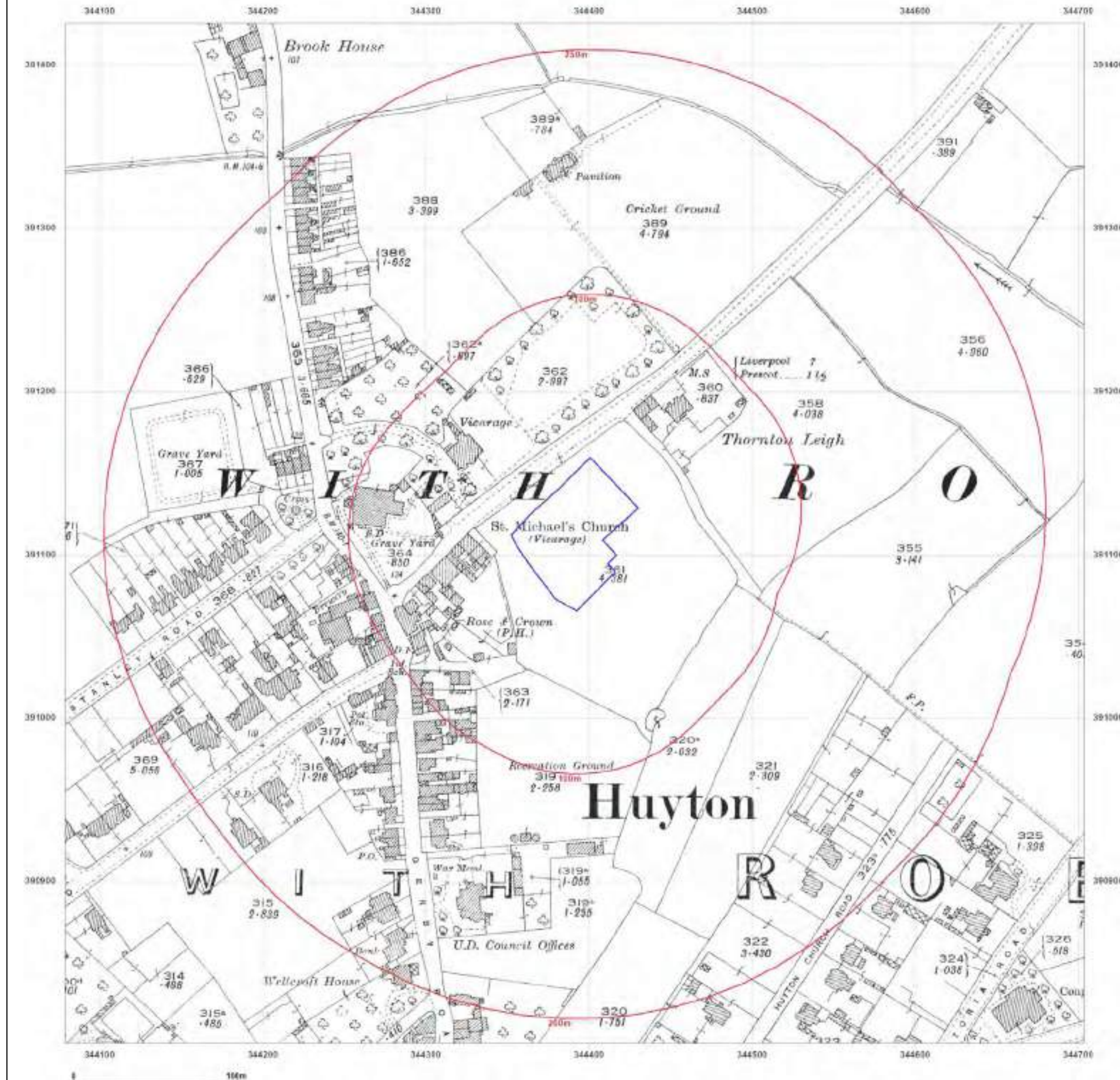


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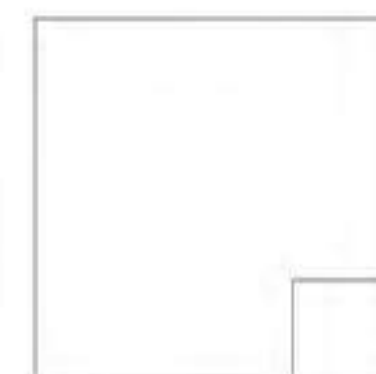
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Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1951
 Revised 1958
 Edition N/A
 Copyright 1959
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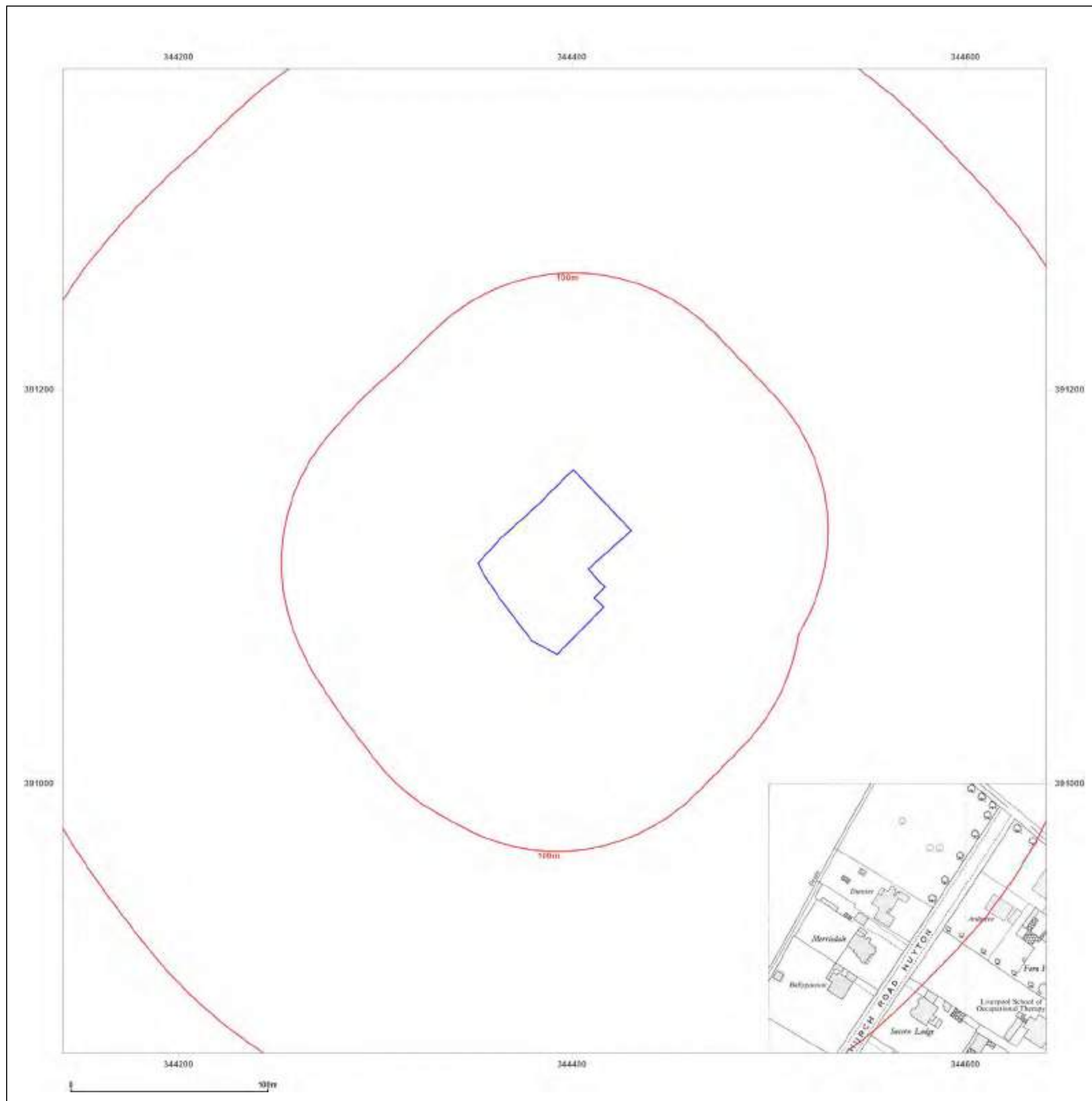


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Map Name: National Grid

Map date: 1966-1968

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1953
 Revised 1966
 Edition N/A
 Copyright 1966
 Levelled 1957

Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright 1966
 Levelled 1957

Surveyed 1951
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1960

Surveyed 1951
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 Copyright 1968
 Levelled 1957



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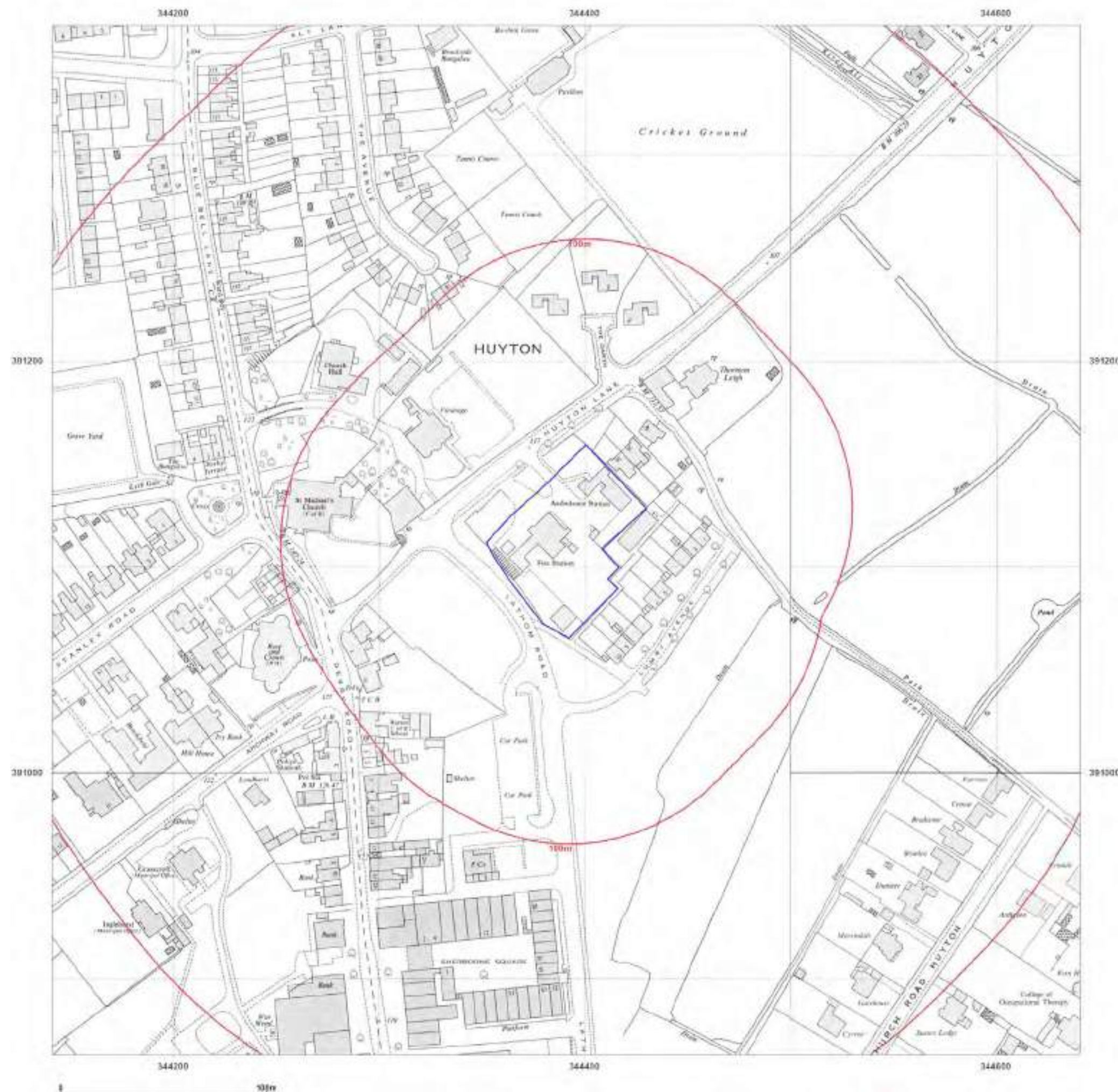


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Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



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Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 1975-1976

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
 Revised 1975
 Edition N/A
 Copyright 1976
 Levelled 1957

Surveyed 1951
 Revised 1975
 Edition N/A
 Copyright 1976
 Levelled 1960

Surveyed 1951
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1957



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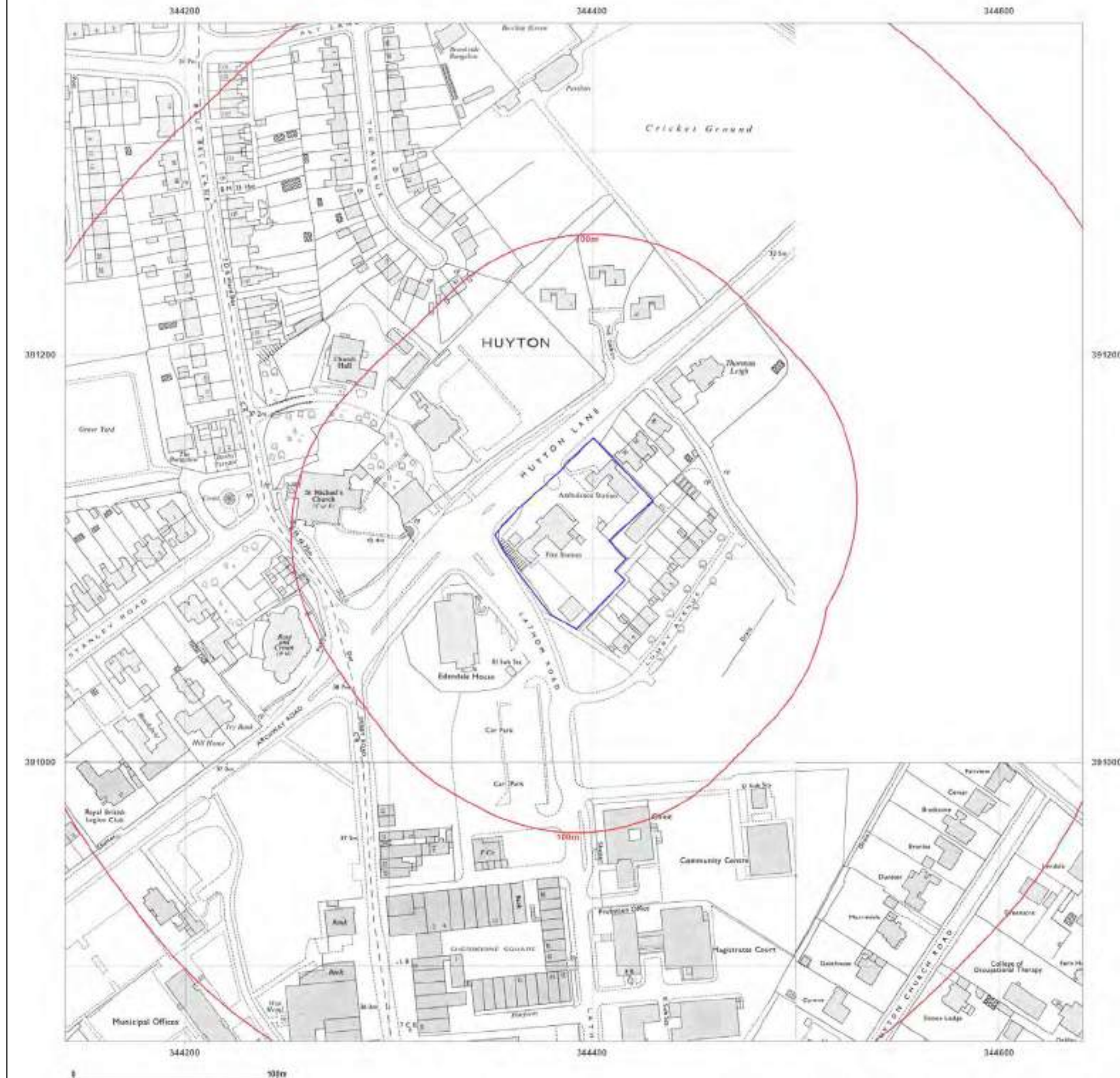


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Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 1984-1989

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
 Revised 1989
 Edition N/A
 Copyright 1989
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Surveyed 1957
 Revised 1987
 Edition N/A
 Copyright 1987
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 Revised 1984
 Edition N/A
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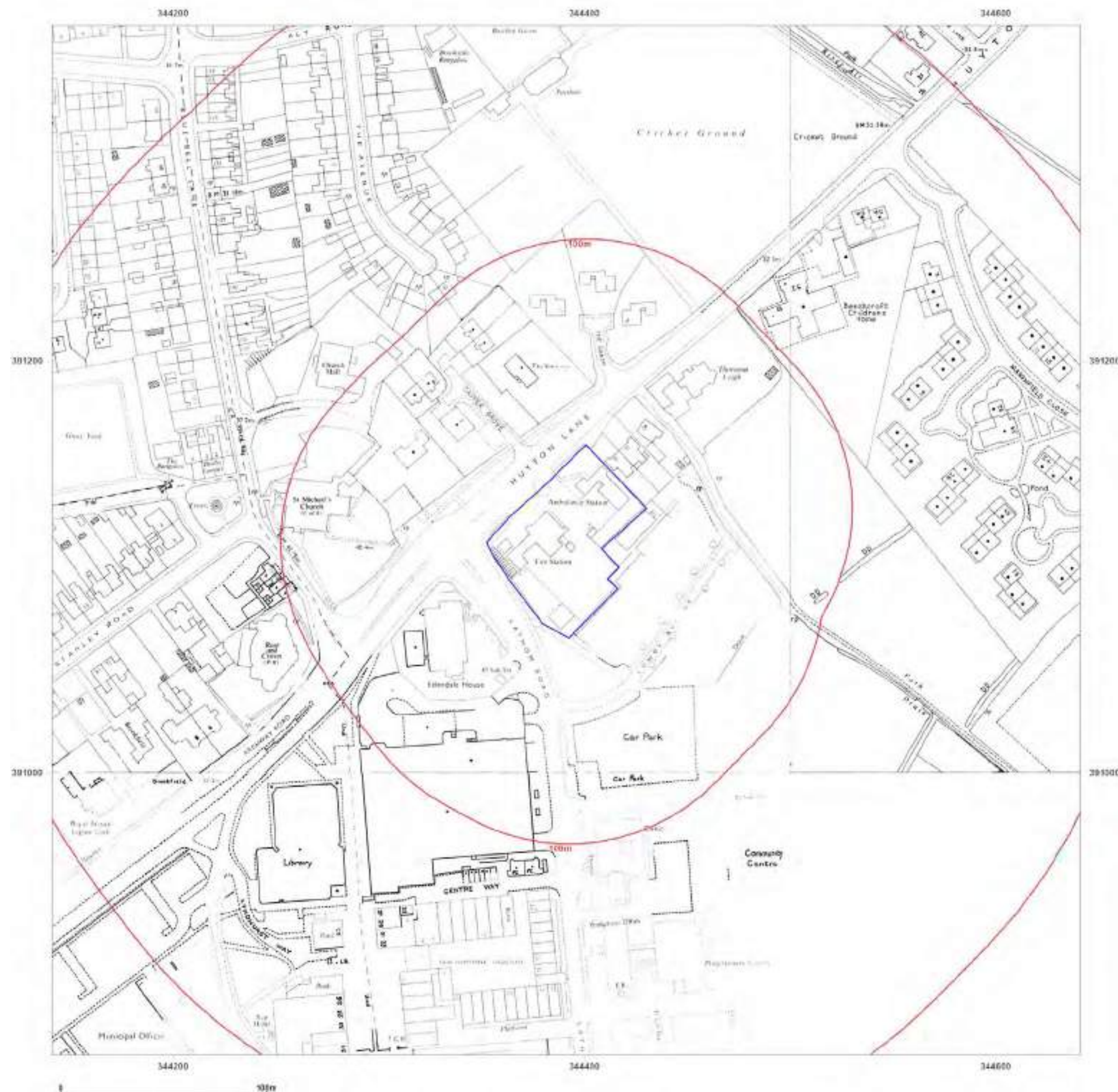


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Site Details:

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Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A	
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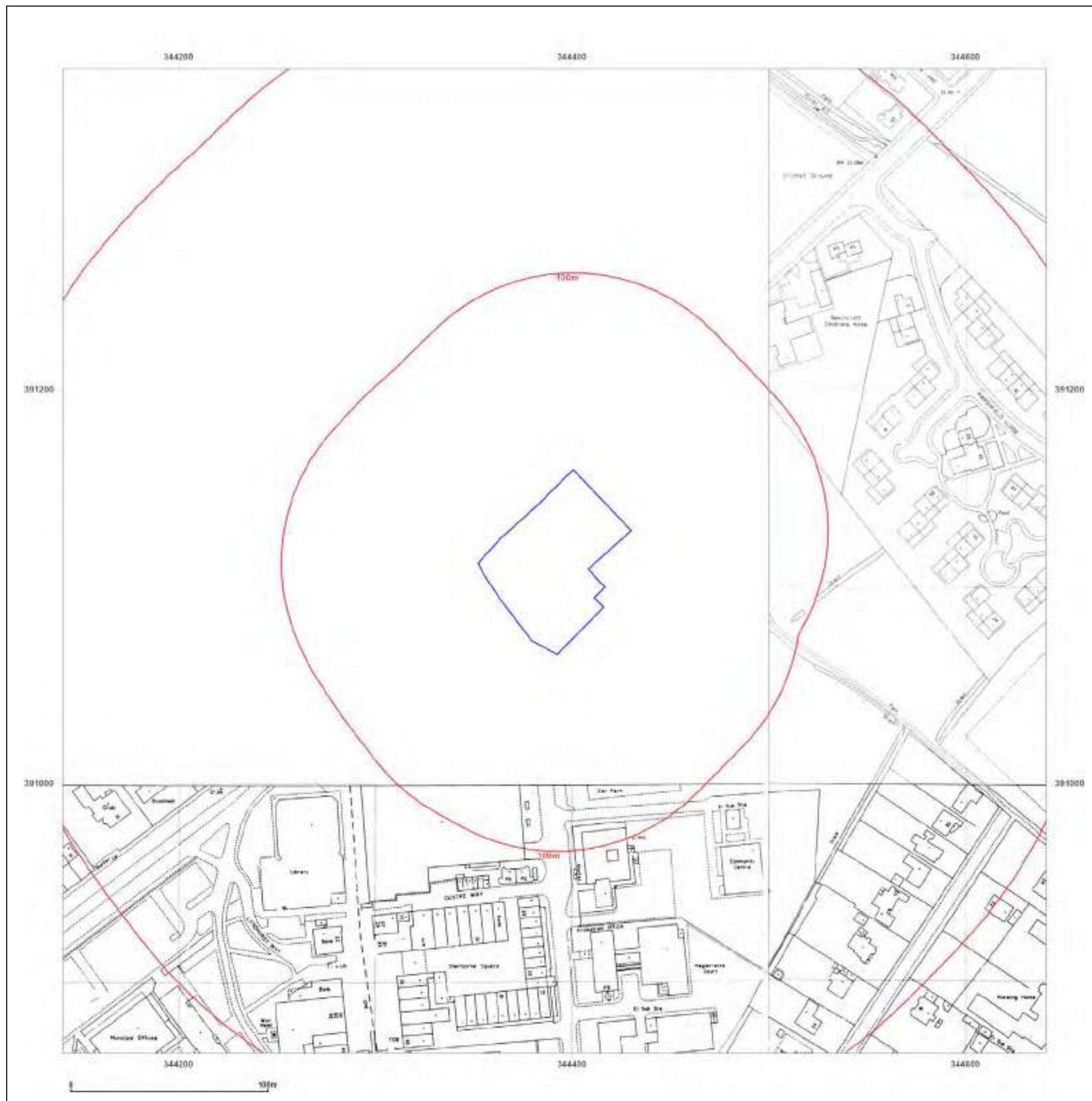


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Map Name: National Grid

Map date: 1993

Scale: 1:1,250

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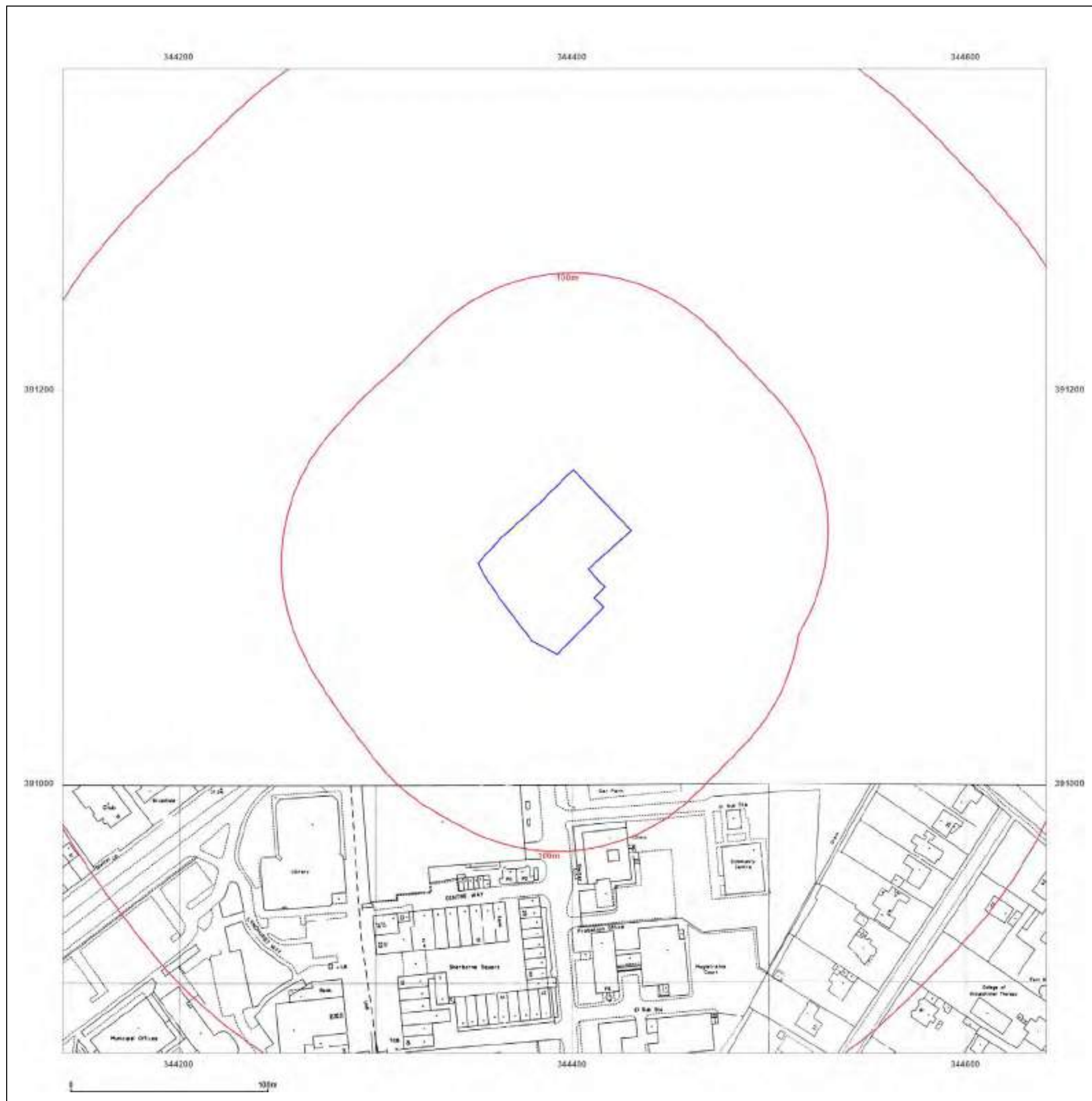


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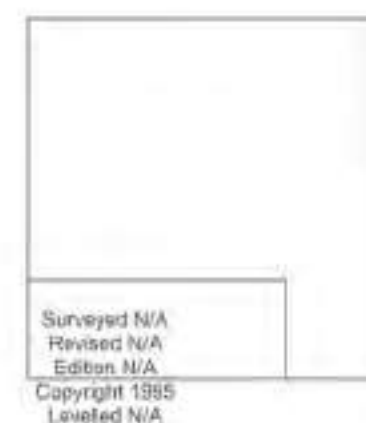
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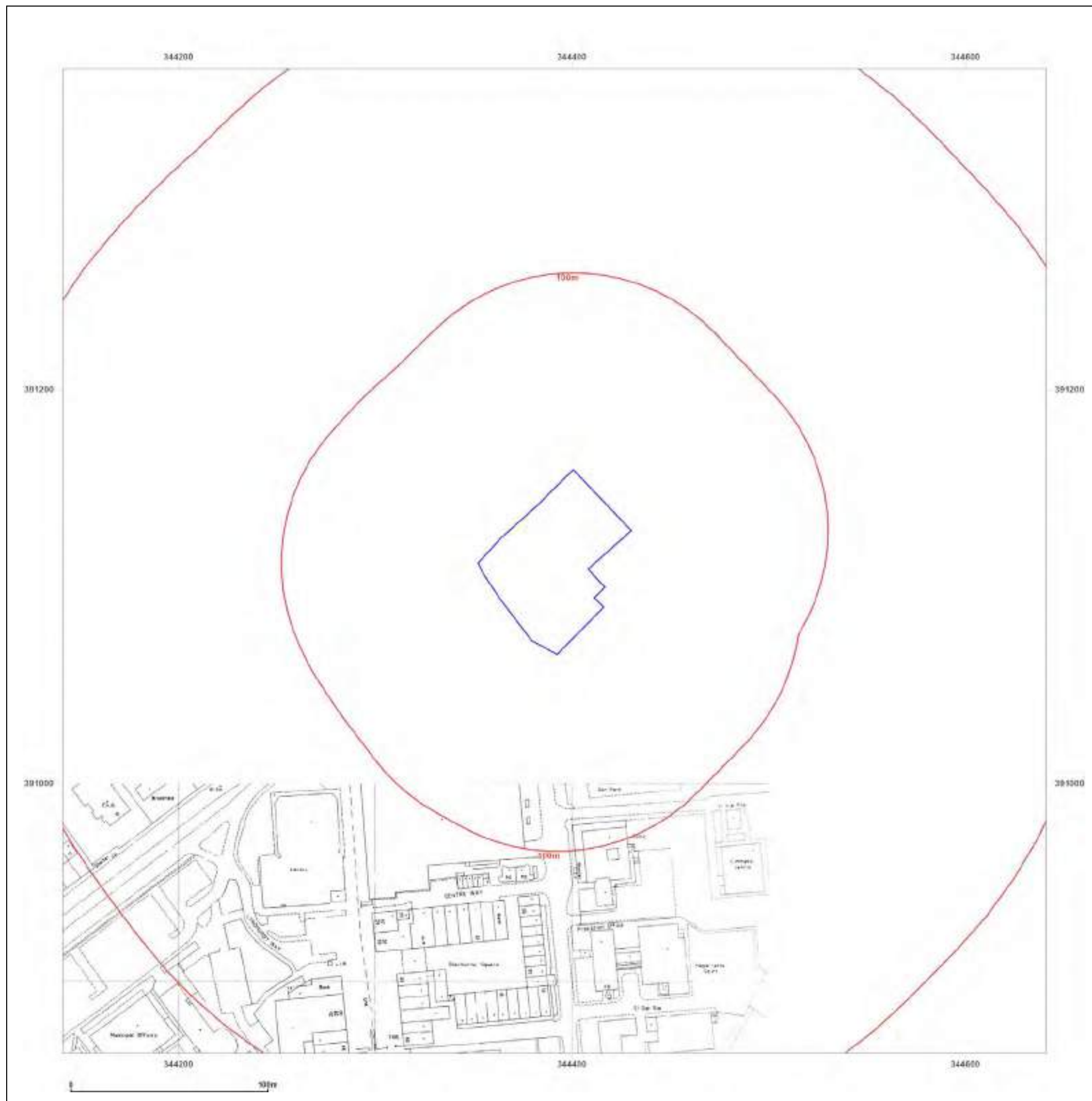


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Site Details:

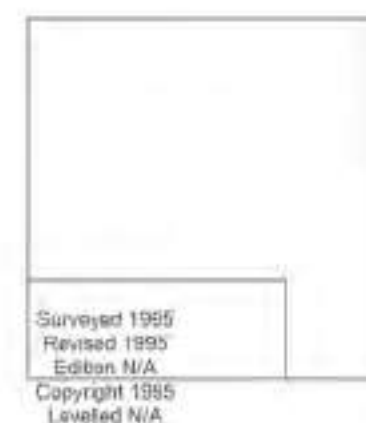
Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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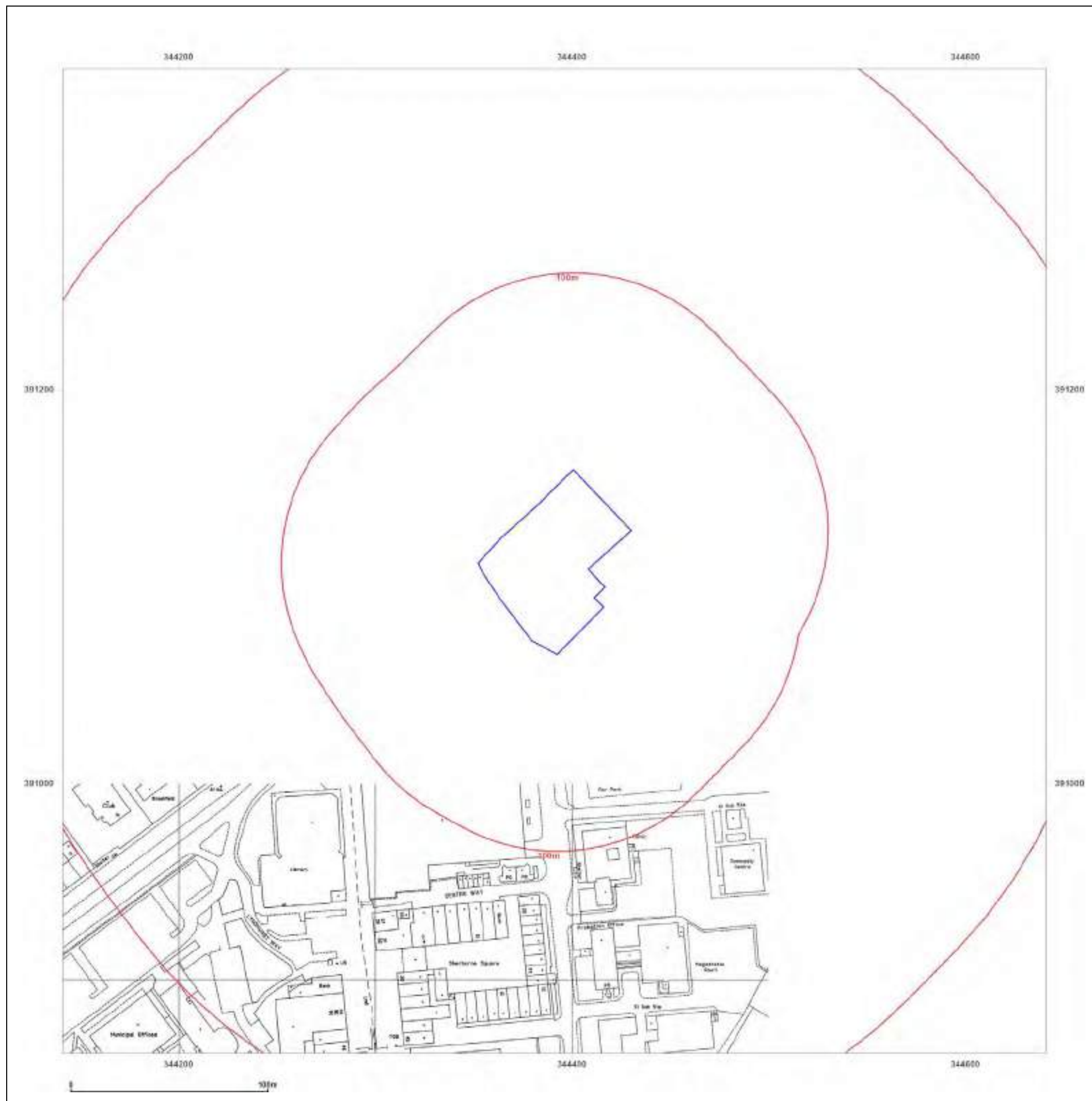


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
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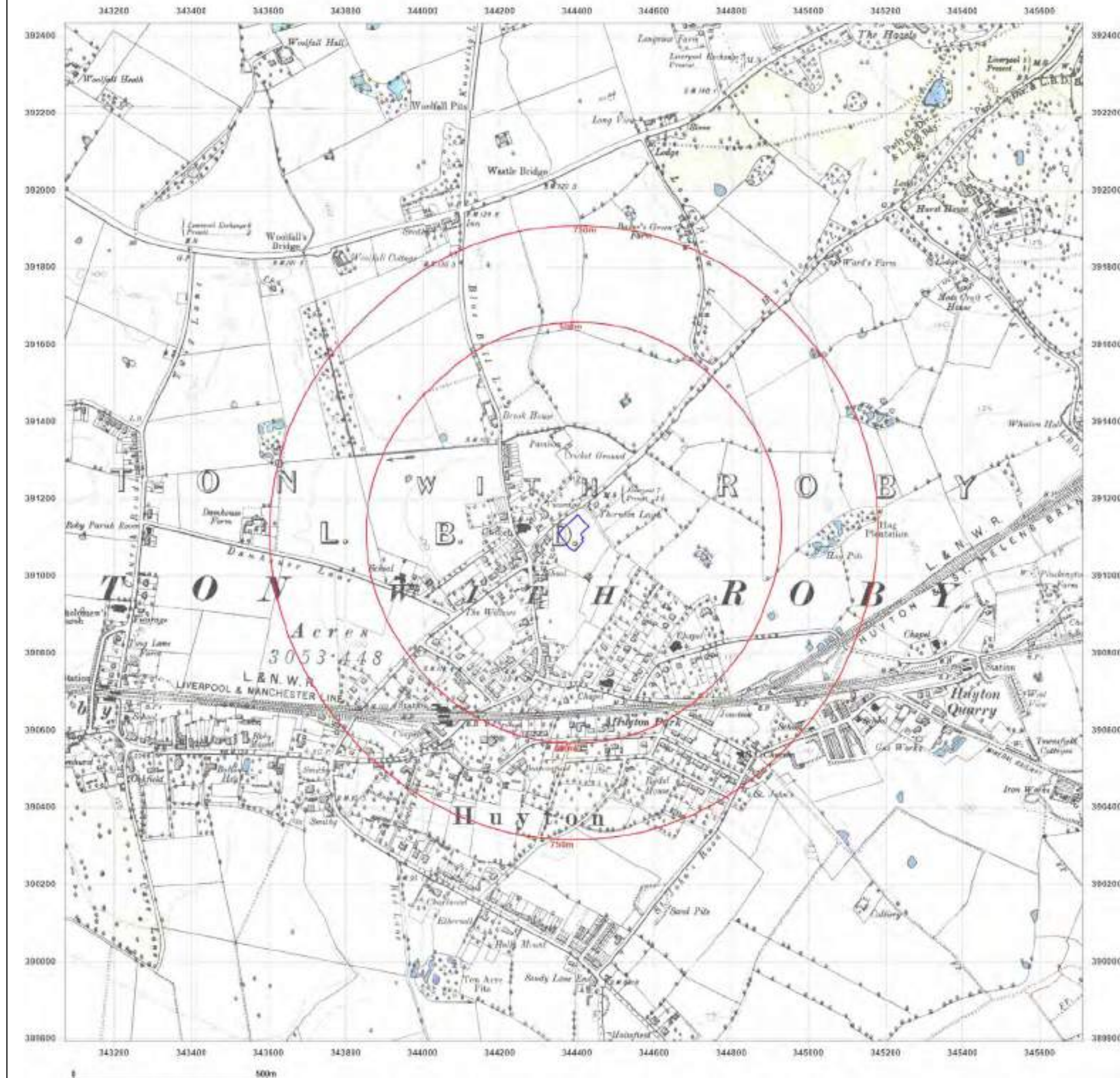


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: County Series

Map date: 1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1906
Edition N/A
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Surveyed 1891
Revised 1906
Edition N/A
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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: County Series

Map date: 1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1925
Edition N/A
Copyright N/A
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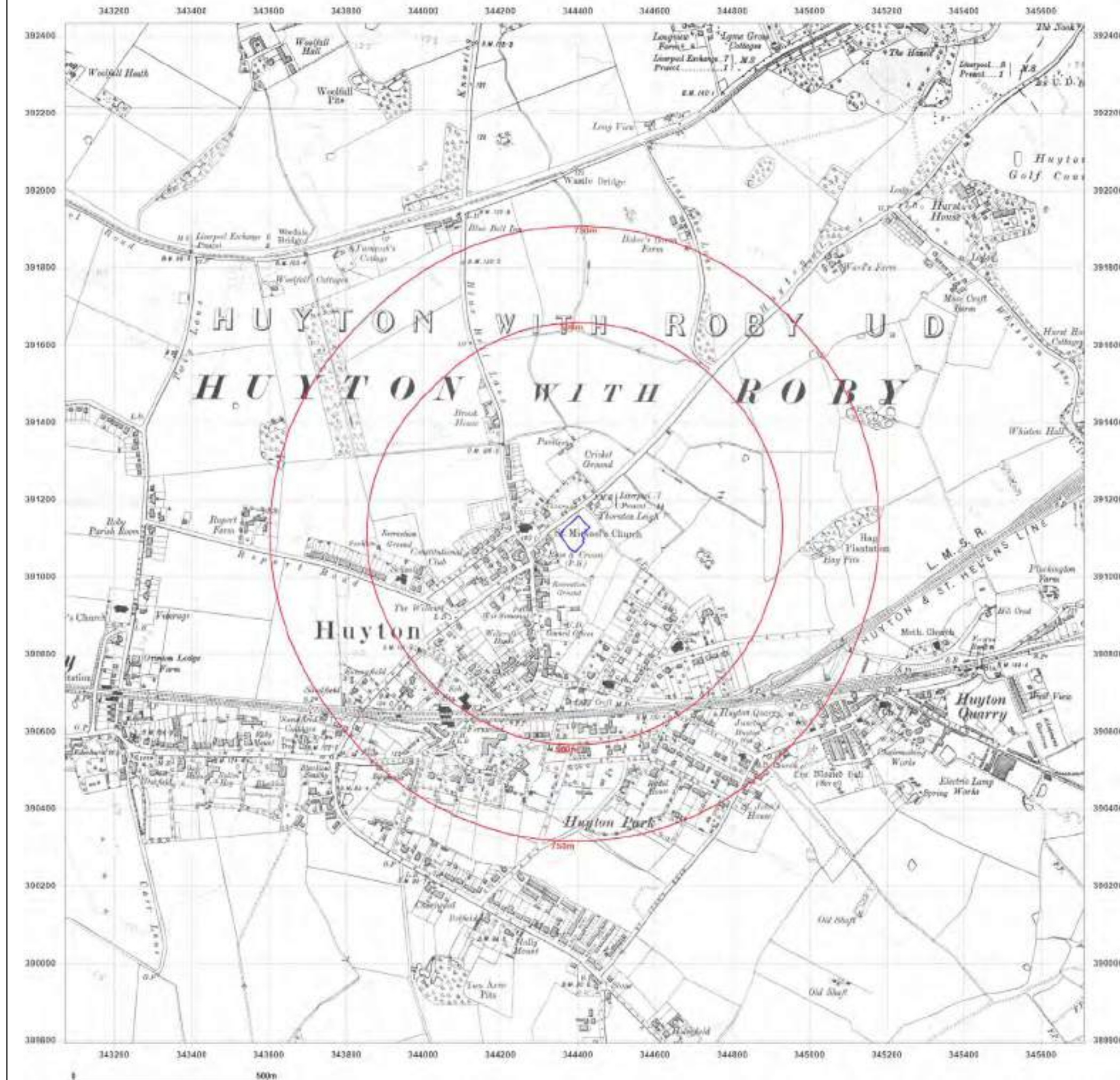


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: County Series

Map date: 1925

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1848
Revised 1925
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1925
Edition N/A
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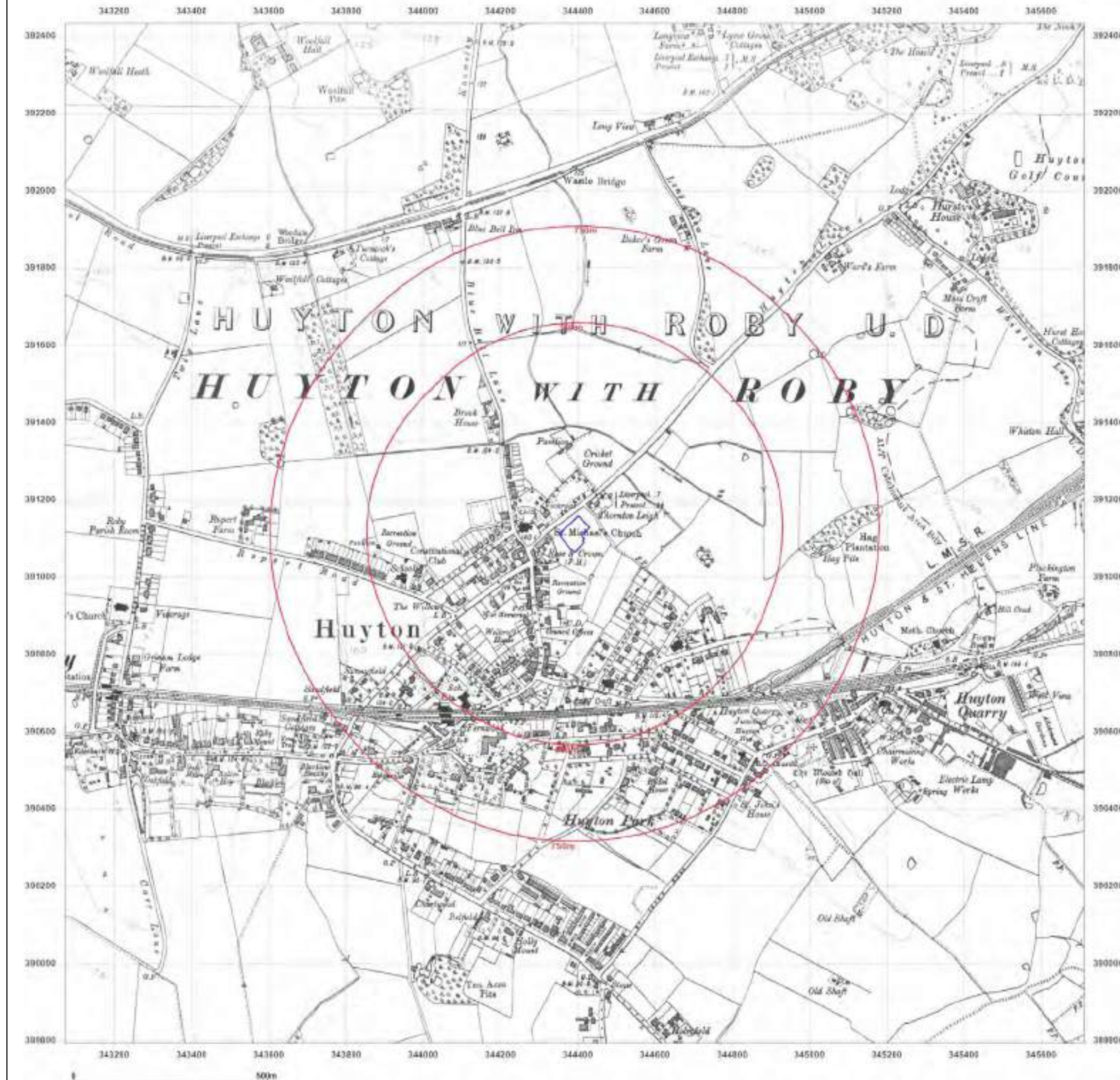


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised 1938
Edition 1938
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Surveyed 1848
Revised 1938
Edition 1938
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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1954
Revised 1955
Edition N/A
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Levelled N/A

Surveyed 1947
Revised 1955
Edition 1955
Copyright N/A
Levelled N/A

Surveyed 1954
Revised 1955
Edition N/A
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Surveyed N/A
Revised 1955
Edition N/A
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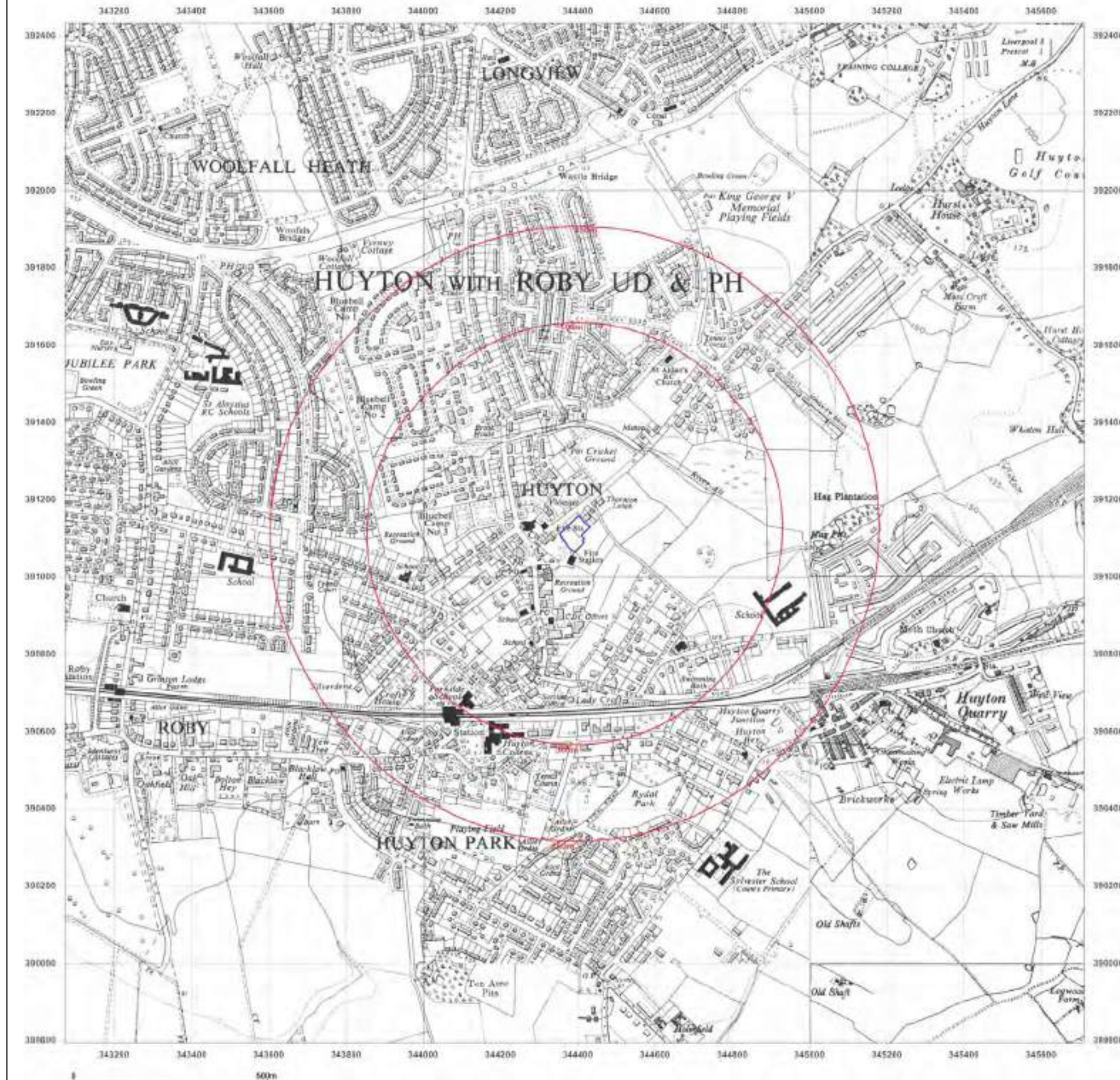


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: Provisional

Map date: 1965-1967

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
 Revised 1965
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright N/A
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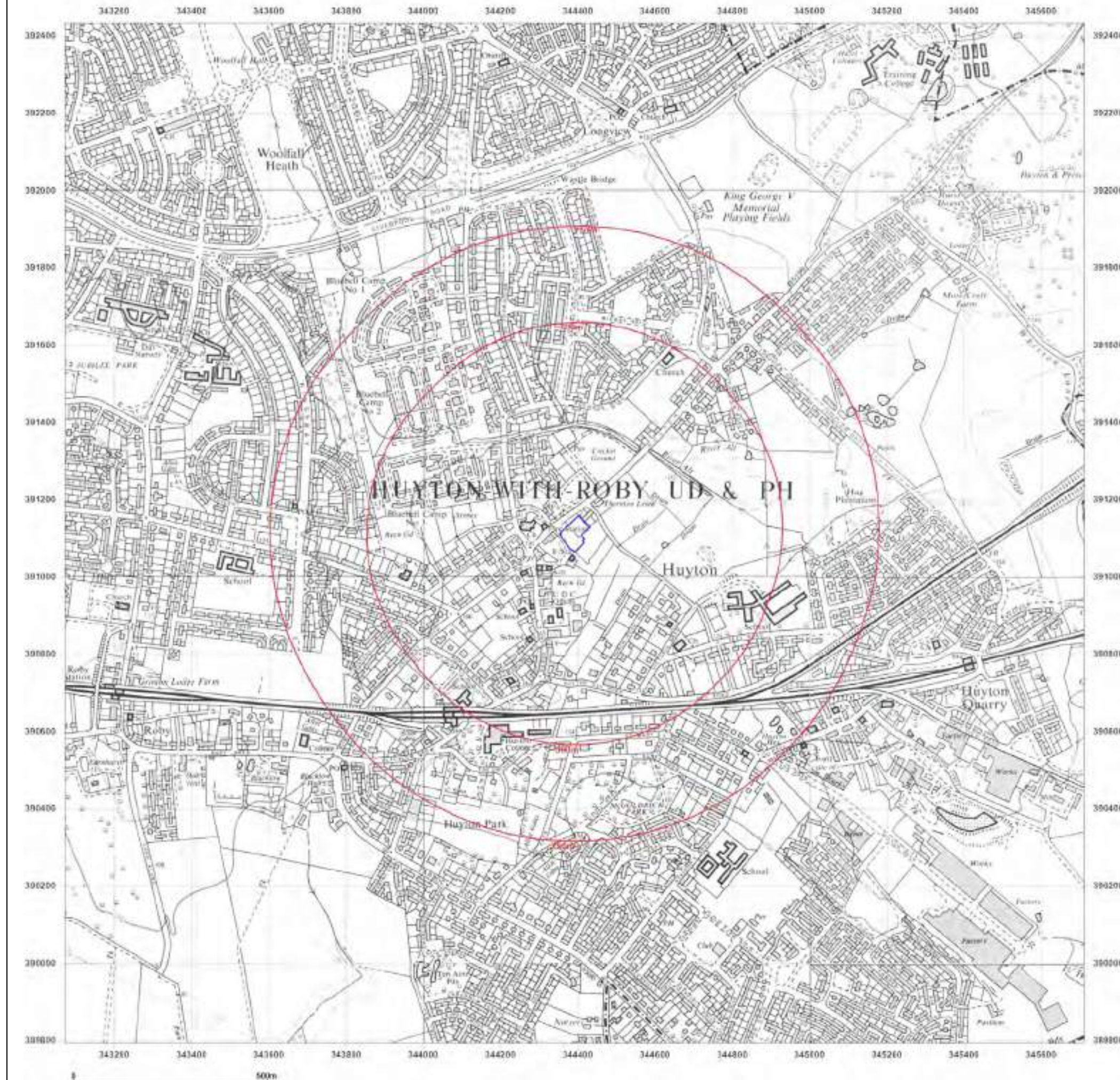


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 1974-1978

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
 Revised 1977
 Edition N/A
 Copyright 1975
 Levelled 1955

Surveyed 1975
 Revised 1978
 Edition N/A
 Copyright 1978
 Levelled 1954

Surveyed 1973
 Revised 1974
 Edition N/A
 Copyright 1974
 Levelled 1955

Surveyed 1975
 Revised 1977
 Edition N/A
 Copyright 1977
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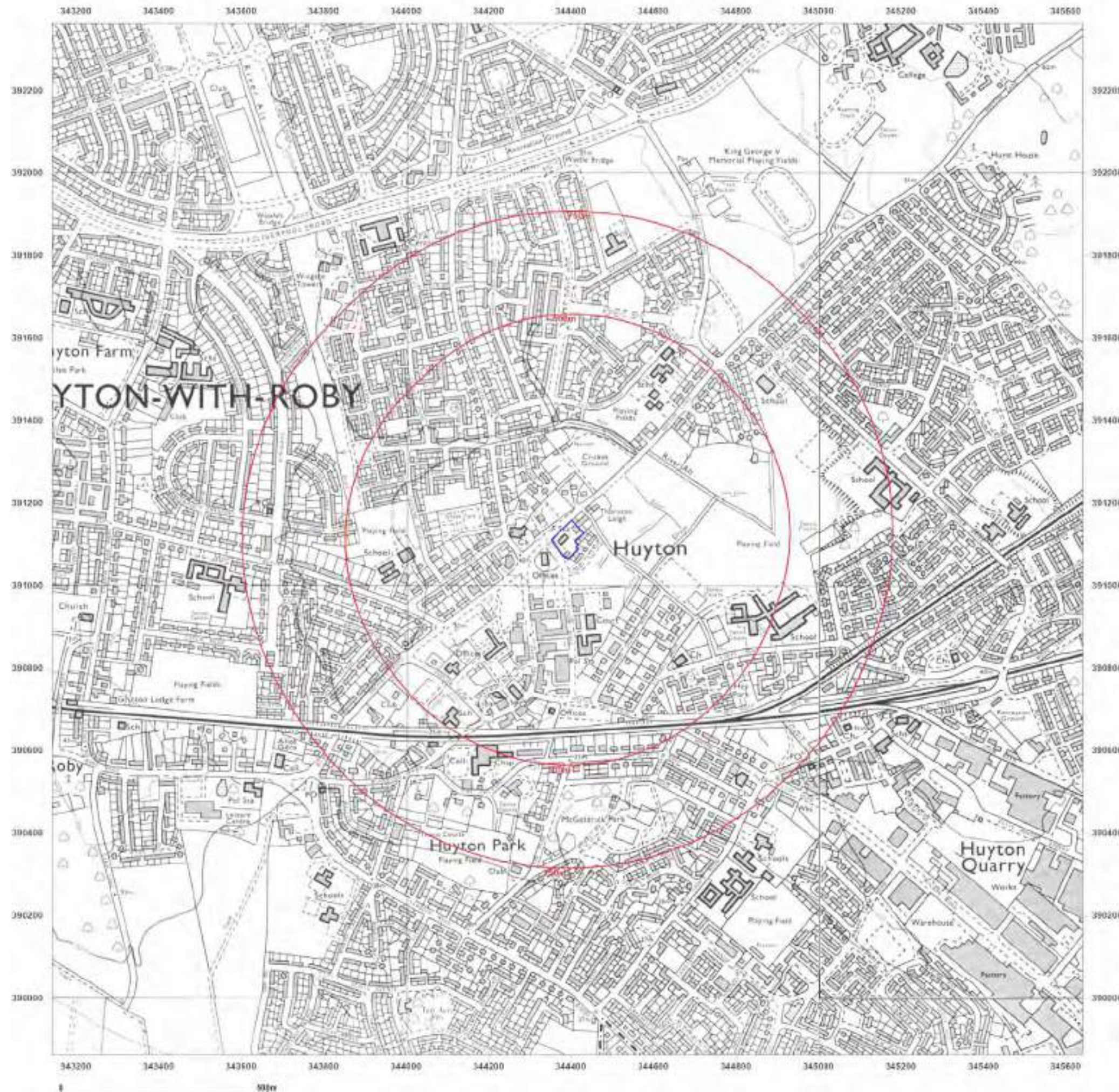


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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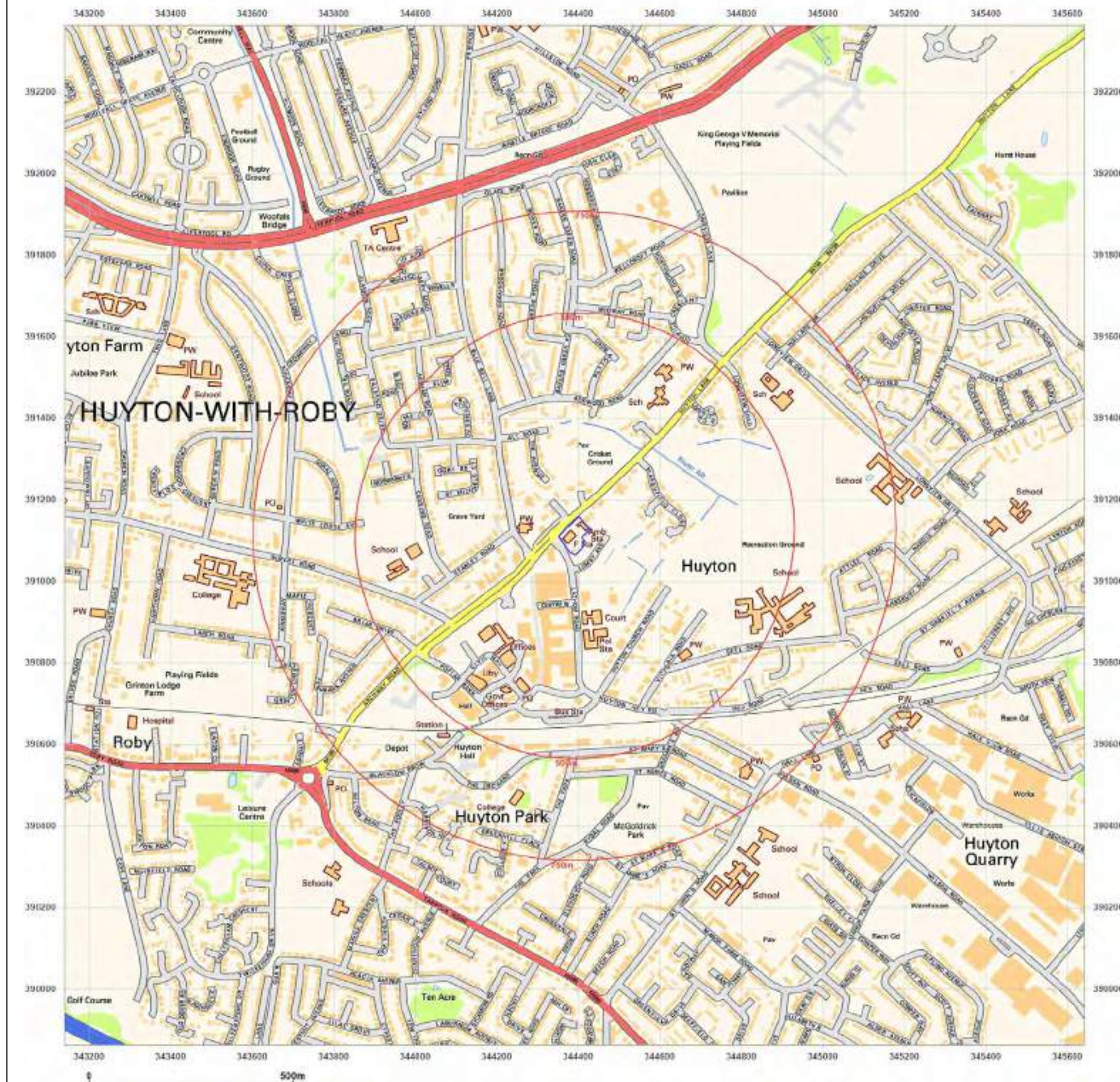


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Production date: 14 July 2022

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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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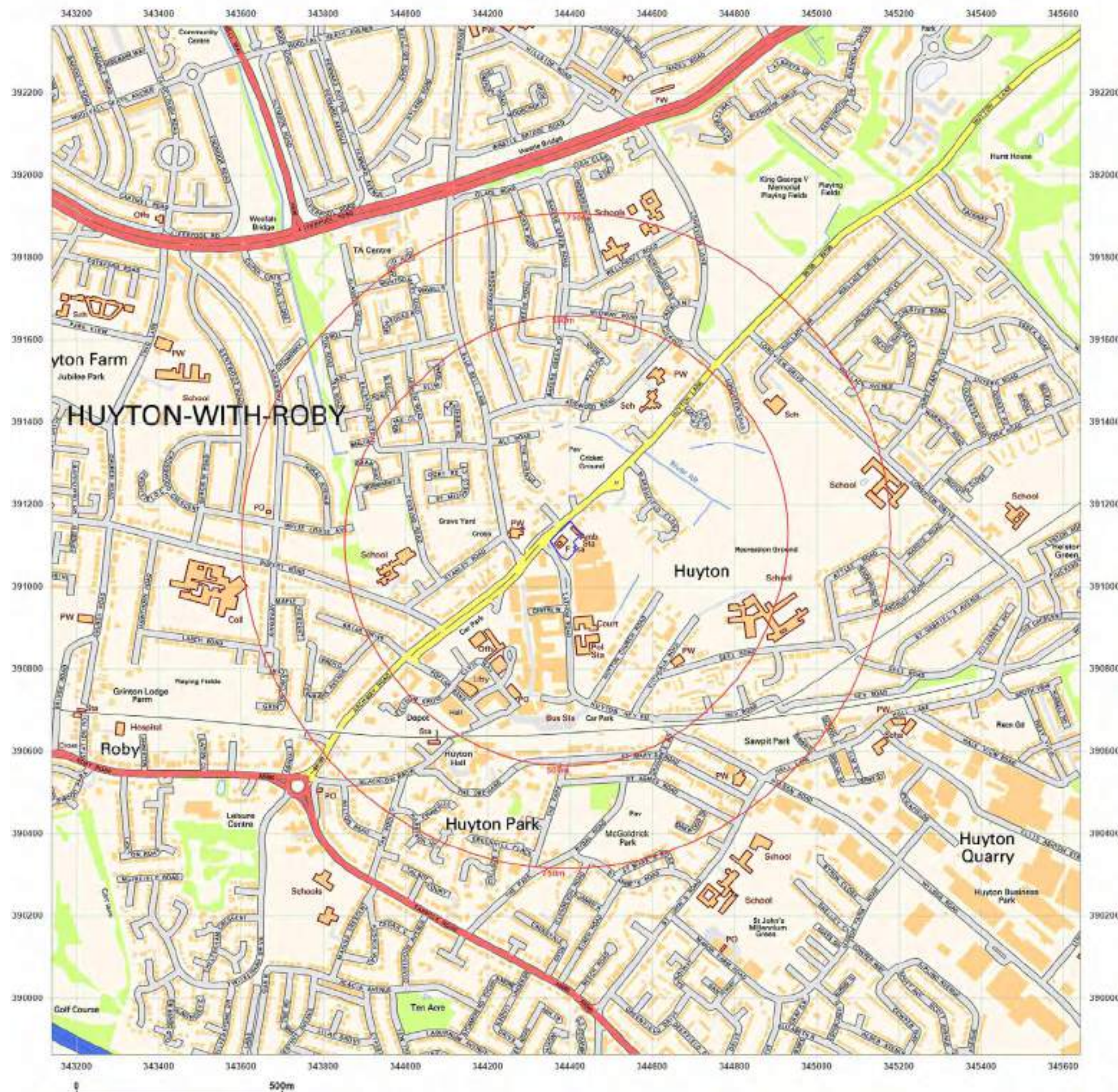


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Site Details:

Client Ref: EMS_794827_986123
Report Ref: EMS-794827_1024699
Grid Ref: 344391, 391113

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000



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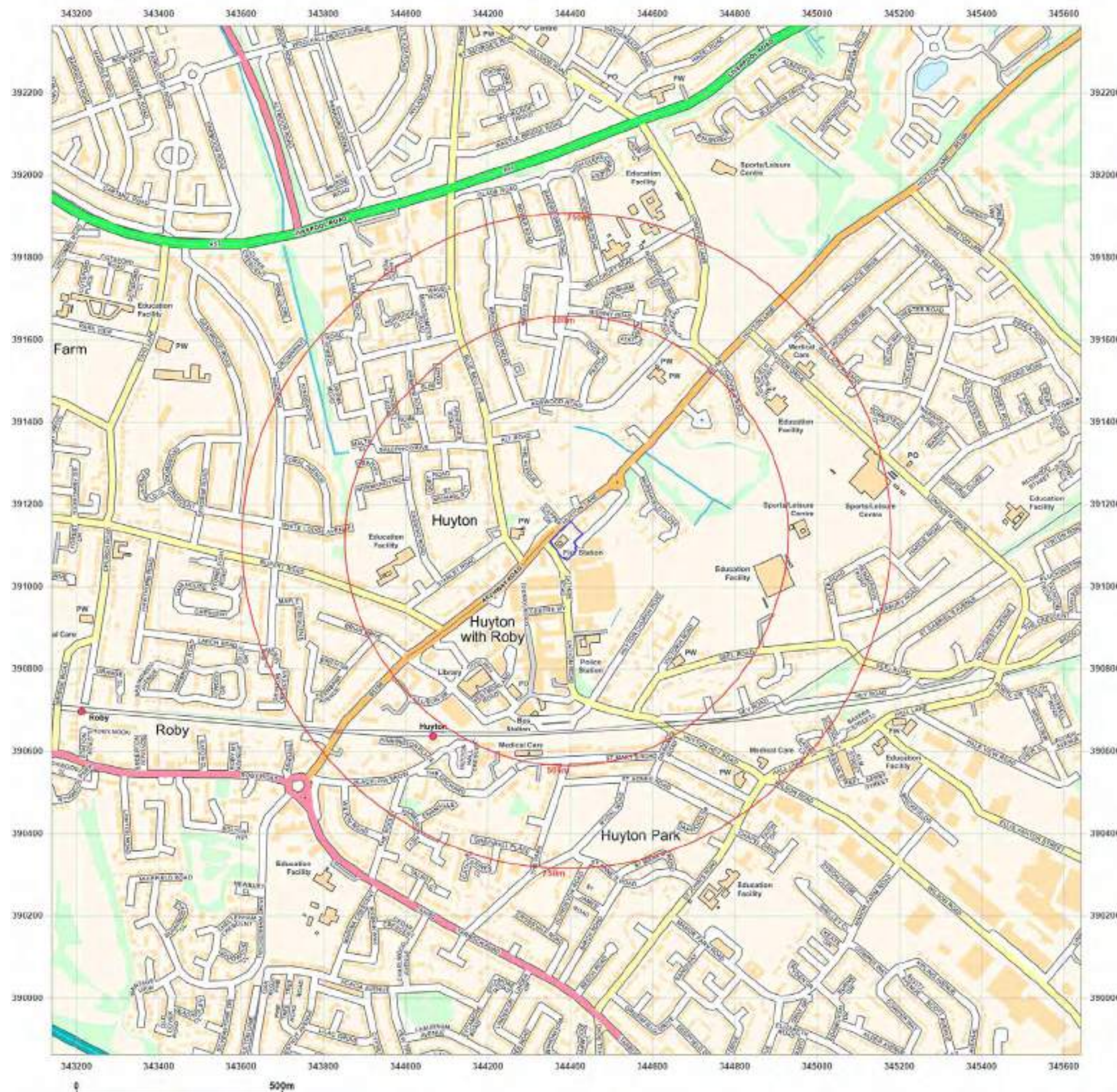


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Production date: 14 July 2022

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Appendix C

Environmental Data Reports

Order Details

Date: 14/07/2022
Your ref: EMS_794827_986123
Our Ref: EMS-794827_1024700

Site Details

Location: 344391 391112

Area: 0.38 ha

Authority: [Knowsley Metropolitan Borough Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	2	5	8	5	-
14	1.2	Historical tanks	0	0	5	7	-
15	1.3	Historical energy features	0	1	3	19	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
18	2.1	Historical industrial land uses	2	5	8	5	-
19	2.2	Historical tanks	0	0	7	9	-
20	2.3	Historical energy features	0	2	15	33	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24	3.7	Waste exemptions	0	0	0	1	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
26	4.1	Recent industrial land uses	2	2	10	-	-
27	4.2	Current or recent petrol stations	0	0	0	1	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	1	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	1	0	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
32	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
33	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
34	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
36	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38	5.6	Groundwater abstractions	0	0	0	0	0
39	5.7	Surface water abstractions	0	0	0	0	0
39	5.8	Potable abstractions	0	0	0	0	0
39	5.9	<u>Source Protection Zones</u>	0	0	1	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
40	6.1	<u>Water Network (OS MasterMap)</u>	0	0	9	-	-



41	6.2	<u>Surface water features</u>	0	0	3	-	-
42	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
42	6.4	<u>WFD Surface water bodies</u>	0	0	1	-	-
42	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
44	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
44	7.2	Historical Flood Events	0	0	0	-	-
44	7.3	Flood Defences	0	0	0	-	-
45	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
45	7.5	Flood Storage Areas	0	0	0	-	-
46	7.6	Flood Zone 2	None (within 50m)				
46	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
47	8.1	<u>Surface water flooding</u>	1 in 250 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
49	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
50	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
52	10.7	Designated Ancient Woodland	0	0	0	0	0
52	10.8	Biosphere Reserves	0	0	0	0	0
52	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	<u>Green Belt</u>	0	0	0	0	3
53	10.12	Proposed Ramsar sites	0	0	0	0	0



53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	1	1	1
55	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
56	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58	11.4	<u>Listed Buildings</u>	0	1	5	-	-
59	11.5	<u>Conservation Areas</u>	1	0	1	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
60	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
61	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
62	12.2	Open Access Land	0	0	0	-	-
62	12.3	Tree Felling Licences	0	0	0	-	-
62	12.4	Environmental Stewardship Schemes	0	0	0	-	-
62	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
63	13.1	<u>Priority Habitat Inventory</u>	0	0	1	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
65	14.1	<u>10k Availability</u>	Identified (within 500m)				
66	14.2	Artificial and made ground (10k)	0	0	0	0	-
67	14.3	Superficial geology (10k)	0	0	0	0	-

67	14.4	Landslip (10k)	0	0	0	0	-
68	14.5	Bedrock geology (10k)	0	0	0	0	-
68	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
69	15.1	<u>50k Availability</u>	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
72	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
72	15.6	Landslip (50k)	0	0	0	0	-
72	15.7	Landslip permeability (50k)	None (within 50m)				
73	15.8	<u>Bedrock geology (50k)</u>	1	0	1	2	-
74	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
74	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	1	2	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
75	16.1	<u>BGS Boreholes</u>	1	5	23	-	-
Page	Section	Natural ground subsidence					
77	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
78	17.2	<u>Running sands</u>	Very low (within 50m)				
80	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
81	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
82	17.5	<u>Landslides</u>	Very low (within 50m)				
83	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
85	18.1	Natural cavities	0	0	0	0	-
86	18.2	BritPits	0	0	0	0	-
86	18.3	<u>Surface ground workings</u>	0	1	3	-	-
86	18.4	Underground workings	0	0	0	0	0
86	18.5	Historical Mineral Planning Areas	0	0	0	0	-



87	18.6	Non-coal mining	0	0	0	0	0
87	18.7	Mining cavities	0	0	0	0	0
87	18.8	JPB mining areas	None (within 0m)				
87	18.9	<u>Coal mining</u>	Identified (within 0m)				
88	18.10	Brine areas	None (within 0m)				
88	18.11	Gypsum areas	None (within 0m)				
88	18.12	Tin mining	None (within 0m)				
88	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
89	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
90	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	1	-	-	-
90	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
90	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
91	21.1	Underground railways (London)	0	0	0	-	-
91	21.2	Underground railways (Non-London)	0	0	0	-	-
91	21.3	Railway tunnels	0	0	0	-	-
91	21.4	Historical railway and tunnel features	0	0	0	-	-
91	21.5	Royal Mail tunnels	0	0	0	-	-
92	21.6	Historical railways	0	0	0	-	-
92	21.7	Railways	0	0	0	-	-
92	21.8	Crossrail 1	0	0	0	0	-
92	21.9	Crossrail 2	0	0	0	0	-
92	21.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.38ha



Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.38ha



Recent site history - 2005 aerial photograph



Capture Date: 02/09/2005

Site Area: 0.38ha



Recent site history - 2000 aerial photograph



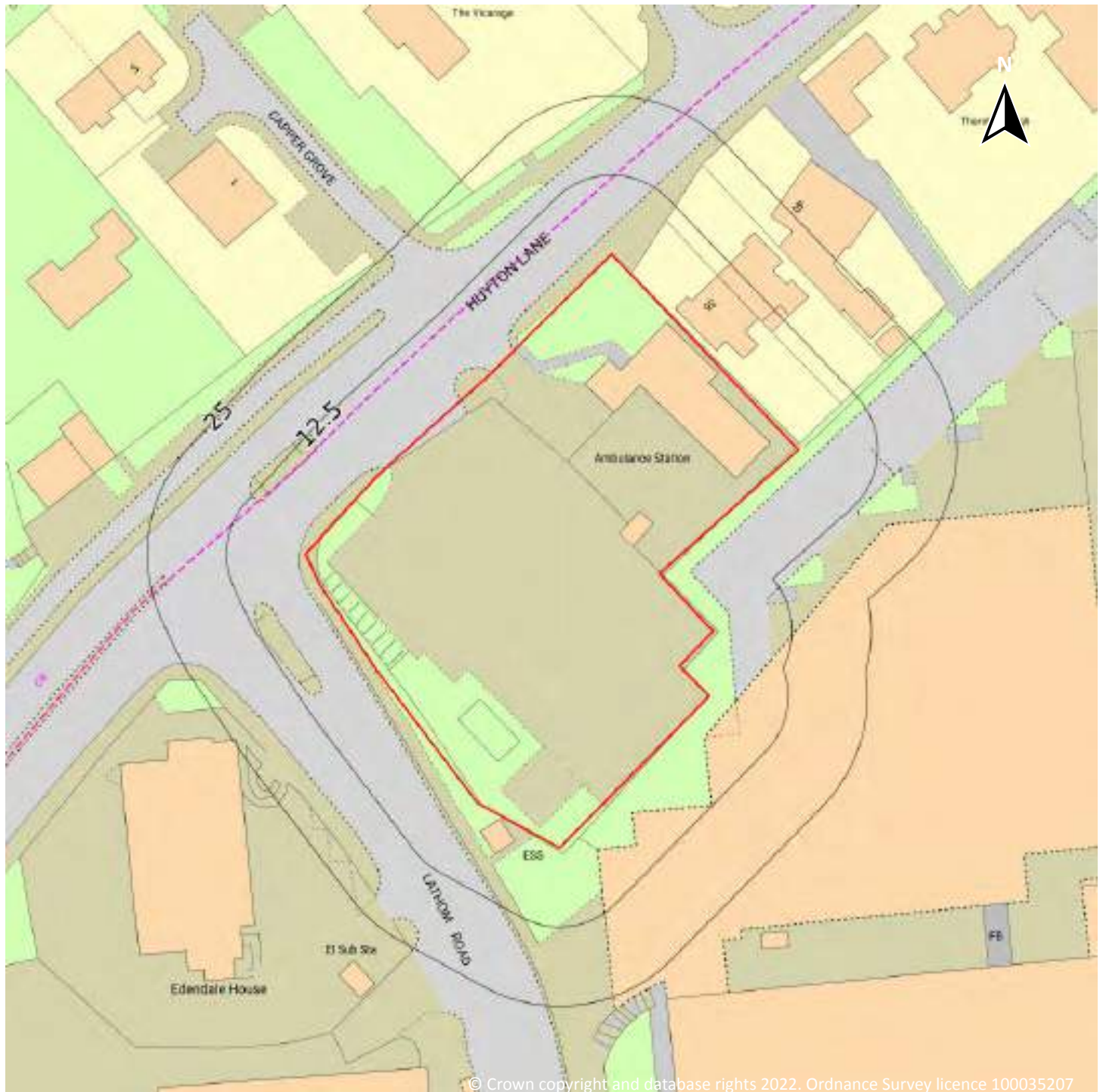
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Capture Date: 21/07/2000

Site Area: 0.38ha



OS MasterMap site plan



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Site Area: 0.38ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

20

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	On site	Fire Station	1976	859712



ID	Location	Land use	Dates present	Group ID
A	On site	Fire Station	1989	891545
B	11m SW	Fire Station	1965	946753
B	12m SW	Fire Station	1955	914521
C	36m NW	Fire Station	1965	881787
C	36m NW	Fire Station	1955	917921
C	41m W	Grave Yard	1851	817253
2	101m SW	Brewery	1851	822696
D	114m SW	Police Station	1925	905717
F	161m W	Grave Yard	1906	914529
F	161m W	Grave Yard	1976	853391
F	161m W	Grave Yard	1989	858155
D	162m SW	Police Station	1938	934143
G	187m S	Police Station	1989	982035
G	187m S	Police Station	1976	985302
9	421m NE	Trial Shaft	1906	802095
O	468m SW	Railway Station	1925	906187
12	474m S	Unspecified Pit	1891	839714
O	497m SW	Railway Station	1965	881173
O	499m SW	Railway Station	1955	870898

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

12

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

Features are displayed on the Past land use map on **page 13**



ID	Location	Land use	Dates present	Group ID
E	138m S	Unspecified Tank	1951 - 1959	130255
E	142m S	Unspecified Tank	1927	113267
E	143m S	Unspecified Tank	1951 - 1959	137072
E	146m S	Unspecified Tank	1927	125151
4	202m NW	Unspecified Tank	1951	113254
7	352m SW	Unspecified Tank	1951 - 1969	137963
L	426m W	Unspecified Tank	1951	124845
L	426m W	Unspecified Tank	1951	144001
M	444m NW	Unspecified Tank	1951	126982
M	444m NW	Unspecified Tank	1951	133196
P	469m NW	Unspecified Tank	1951	135981
P	469m NW	Unspecified Tank	1951	143235

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

23

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
B	32m SW	Electricity Substation	1976 - 1989	68536
1	88m SW	Electricity Substation	1951	61570
3	116m SE	Electricity Substation	1976 - 1999	67073
G	189m S	Electricity Substation	1976 - 1999	70226
H	261m SW	Electricity Substation	1993 - 1997	66608
H	265m SW	Electricity Substation	1976	73409



ID	Location	Land use	Dates present	Group ID
H	266m SW	Electricity Substation	1993	71915
H	266m SW	Electricity Substation	1984 - 1999	74120
I	270m NW	Electricity Substation	1951	61521
5	287m SE	Electricity Substation	1993	61571
I	289m NW	Electricity Substation	1989	61522
6	308m W	Electricity Substation	1976 - 1989	79806
8	356m S	Electricity Substation	1997 - 1999	82761
J	410m S	Electricity Substation	1976 - 1999	79424
J	410m S	Electricity Substation	1984	68353
K	419m SE	Electricity Substation	1951	78679
K	420m SE	Electricity Substation	1951	71855
K	429m SE	Electricity Substation	1975 - 1993	65608
10	429m NE	Electricity Substation	1996	61520
11	443m NW	Electricity Substation	1951	61523
N	447m SW	Electricity Substation	1984	61569
N	454m SW	Electricity Substation	1976	65159
N	454m SW	Electricity Substation	1993 - 1997	71642

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

20

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
A	On site	Fire Station	1976	859712
A	On site	Fire Station	1989	891545
B	11m SW	Fire Station	1965	946753



ID	Location	Land Use	Date	Group ID
B	12m SW	Fire Station	1955	914521
C	36m NW	Fire Station	1955	917921
C	36m NW	Fire Station	1965	881787
C	41m W	Grave Yard	1851	817253
2	101m SW	Brewery	1851	822696
D	114m SW	Police Station	1925	905717
G	161m W	Grave Yard	1906	914529
G	161m W	Grave Yard	1976	853391
G	161m W	Grave Yard	1989	858155
D	162m SW	Police Station	1938	934143
H	187m S	Police Station	1976	985302
H	187m S	Police Station	1989	982035
5	421m NE	Trial Shaft	1906	802095
S	468m SW	Railway Station	1925	906187
8	474m S	Unspecified Pit	1891	839714
S	497m SW	Railway Station	1965	881173
S	499m SW	Railway Station	1955	870898

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

16

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
F	138m S	Unspecified Tank	1959	130255
F	138m S	Unspecified Tank	1951	130255
F	142m S	Unspecified Tank	1927	113267



ID	Location	Land Use	Date	Group ID
F	143m S	Unspecified Tank	1959	137072
F	143m S	Unspecified Tank	1951	137072
F	146m S	Unspecified Tank	1927	125151
3	202m NW	Unspecified Tank	1951	113254
L	352m SW	Unspecified Tank	1959	137963
L	352m SW	Unspecified Tank	1951	137963
L	352m SW	Unspecified Tank	1969	137963
P	426m W	Unspecified Tank	1951	124845
P	426m W	Unspecified Tank	1951	144001
Q	444m NW	Unspecified Tank	1951	126982
Q	444m NW	Unspecified Tank	1951	133196
T	469m NW	Unspecified Tank	1951	135981
T	469m NW	Unspecified Tank	1951	143235

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	50
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
B	32m SW	Electricity Substation	1989	68536
B	32m SW	Electricity Substation	1976	68536
1	88m SW	Electricity Substation	1951	61570
E	116m SE	Electricity Substation	1984	67073
E	116m SE	Electricity Substation	1976	67073
E	117m SE	Electricity Substation	1995	67073
E	117m SE	Electricity Substation	1997	67073



ID	Location	Land Use	Date	Group ID
E	117m SE	Electricity Substation	1993	67073
E	117m SE	Electricity Substation	1999	67073
E	117m SE	Electricity Substation	1993	67073
H	189m S	Electricity Substation	1995	70226
H	189m S	Electricity Substation	1997	70226
H	189m S	Electricity Substation	1993	70226
H	189m S	Electricity Substation	1999	70226
H	189m S	Electricity Substation	1993	70226
H	190m S	Electricity Substation	1976	70226
H	190m S	Electricity Substation	1984	70226
I	261m SW	Electricity Substation	1995	66608
I	261m SW	Electricity Substation	1997	66608
I	261m SW	Electricity Substation	1993	66608
I	265m SW	Electricity Substation	1976	73409
I	266m SW	Electricity Substation	1993	71915
I	266m SW	Electricity Substation	1984	74120
I	267m SW	Electricity Substation	1999	74120
J	270m NW	Electricity Substation	1951	61521
4	287m SE	Electricity Substation	1993	61571
J	289m NW	Electricity Substation	1989	61522
K	308m W	Electricity Substation	1989	79806
K	308m W	Electricity Substation	1976	79806
M	356m S	Electricity Substation	1997	82761
M	356m S	Electricity Substation	1999	82761
N	410m S	Electricity Substation	1976	79424
N	410m S	Electricity Substation	1995	79424
N	410m S	Electricity Substation	1997	79424
N	410m S	Electricity Substation	1993	79424



ID	Location	Land Use	Date	Group ID
N	410m S	Electricity Substation	1984	68353
N	410m S	Electricity Substation	1999	79424
N	410m S	Electricity Substation	1993	79424
O	419m SE	Electricity Substation	1951	78679
O	420m SE	Electricity Substation	1951	71855
O	429m SE	Electricity Substation	1975	65608
6	429m NE	Electricity Substation	1996	61520
O	429m SE	Electricity Substation	1993	65608
7	443m NW	Electricity Substation	1951	61523
R	447m SW	Electricity Substation	1984	61569
R	454m SW	Electricity Substation	1976	65159
R	454m SW	Electricity Substation	1995	71642
R	454m SW	Electricity Substation	1997	71642
R	454m SW	Electricity Substation	1993	71642
R	454m SW	Electricity Substation	1993	71642

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**1**

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

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	304m SE	VICTORIA ROAD, HUYTON, LIVERPOOL, L36 5SA	WEX187676	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal



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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- ◆ Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

14

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Company	Address	Activity	Category
A	On site	Huyton Community Fire Station	Fire Station, Huyton Lane, Liverpool, Merseyside, L36 7XG	Fire Brigade Stations	Central and Local Government
A	On site	Huyton Ambulance Station	Merseyside, L36	Ambulance and Medical Transportation Services	Health Support Services



ID	Location	Company	Address	Activity	Category
A	2m SW	Electricity Sub Station	Merseyside, L36	Electrical Features	Infrastructure and Facilities
A	33m SW	Electricity Sub Station	Merseyside, L36	Electrical Features	Infrastructure and Facilities
1	95m SW	Electricity Sub Station	Merseyside, L36	Electrical Features	Infrastructure and Facilities
B	117m SW	Just Interiors	Unit 15 Cavendish Walk, Derby Road, Huyton, Liverpool, Merseyside, L36 9YG	Beds and Bedding	Consumer Products
B	121m SW	Electricity Sub Station	Merseyside, L36	Electrical Features	Infrastructure and Facilities
C	141m S	Nikki	24, Sherborne Square, Huyton, Liverpool, Merseyside, L36 9UR	Clothing, Components and Accessories	Consumer Products
C	156m S	Kirkby Blinds Direct	30, Sherborne Square, Liverpool, Merseyside, L36 9UR	Curtains and Blinds	Consumer Products
2	174m SW	Electricity Sub Station	Merseyside, L36	Electrical Features	Infrastructure and Facilities
C	186m S	City Mobility Service	5, Sherborne Square, Liverpool, Merseyside, L36 9UR	Disability and Mobility Equipment	Consumer Products
3	193m S	Electricity Sub Station	Merseyside, L36	Electrical Features	Infrastructure and Facilities
4	215m SE	J D H Ltd	Merriedale 27, Huyton Church Road, Liverpool, Merseyside, L36 5SH	Distribution and Haulage	Transport, Storage and Delivery
D	226m SW	Linen Warehouse	32, Derby Road, Huyton, Liverpool, Merseyside, L36 9UJ	Beds and Bedding	Consumer Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1
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Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Company	Address	LPG	Status
E	409m SW	ASDA	Archway Road, Huyton, Liverpool, Merseyside, L36 7TX	No	Open



This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.



4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

1

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

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Address	Details	
E	396m SW	Asda Huyton PFS, Huyton Lane, Huyton, L36 9YE	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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



4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Details	
D	241m SW	Incident Date: 14/05/2001 Incident Identification: 5417 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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



4.21 Pollution inventory radioactive waste

Records within 500m
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

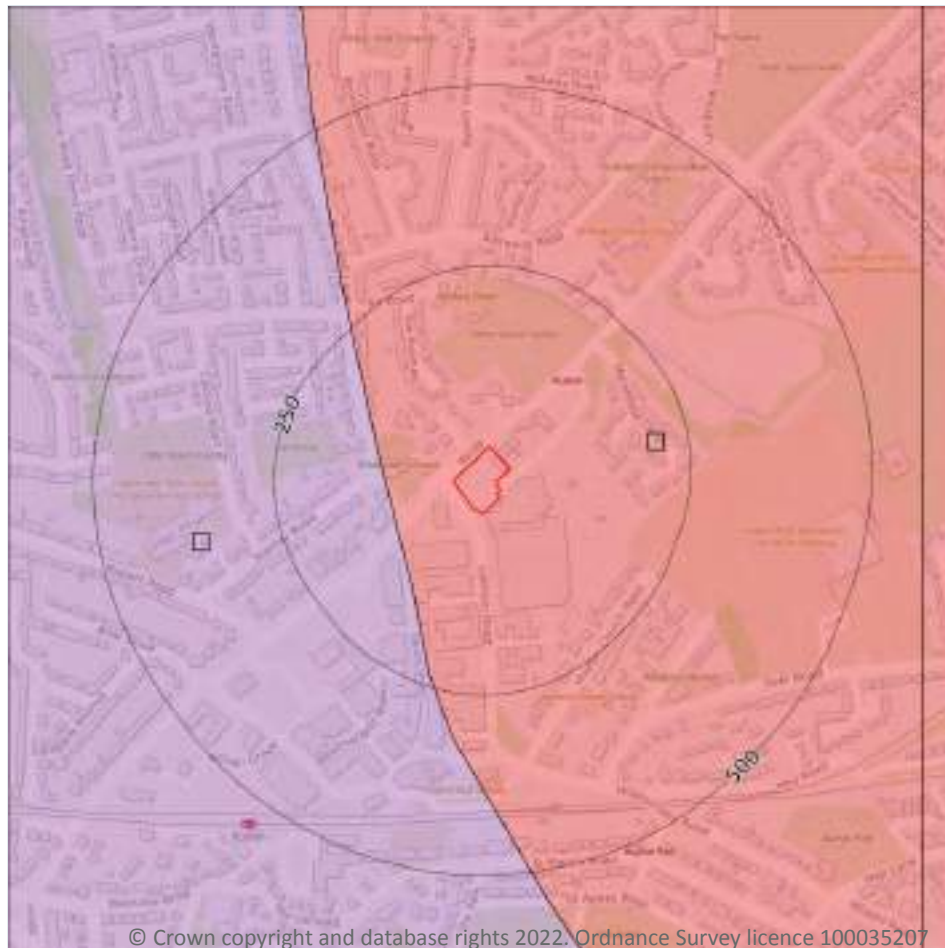
Features are displayed on the Hydrogeology map on **page 33**

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 34**

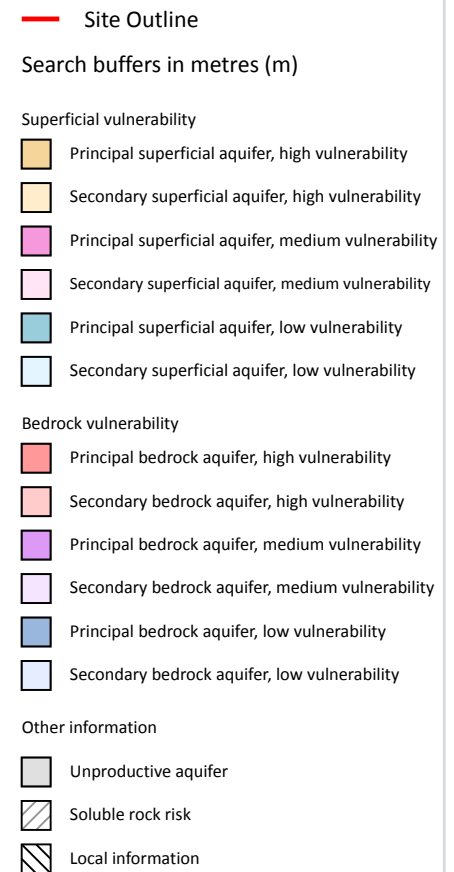
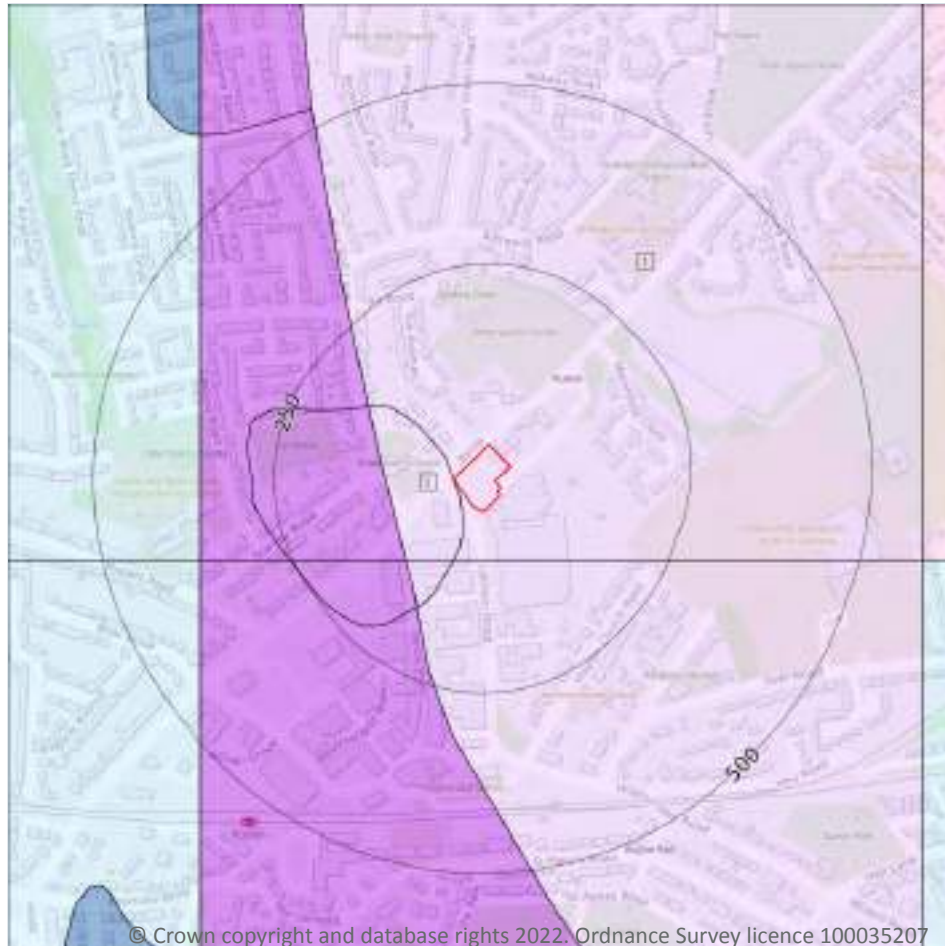
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	93m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers



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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on **page 36**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures
2	1m W	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

0

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

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



5.7 Surface water abstractions

Records within 2000m

0

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

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

5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

1

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on **page 38**

ID	Location	Type	Description
1	91m W	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

9

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

Features are displayed on the Hydrology map on **page 40**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	127m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
4	162m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	175m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	193m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	220m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Alt
B	222m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	223m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Alt
9	249m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
C	249m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Alt

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

3

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

Features are displayed on the Hydrology map on **page 40**

This data is sourced from the Ordnance Survey.



6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on **page 40**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Alt	GB112069060580	Alt	Alt and Crossens

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on **page 40**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
6	219m NE	River	Alt	GB112069060580	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on **page 40**



ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Lower Mersey Basin and North Merseyside Permo-Triassic Sandstone Aquifers	<u>GB41201G101700</u>	Poor	Poor	Poor	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

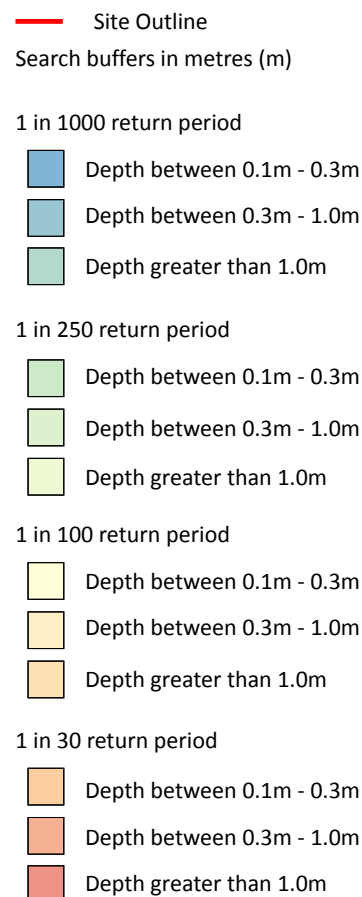
Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 250 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on **page 47**

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

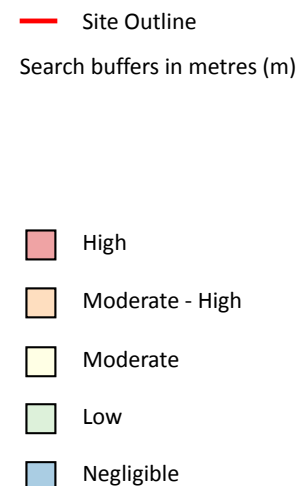
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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

Features are displayed on the Groundwater flooding map on **page 49**

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

3

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

Features are displayed on the Environmental designations map on **page 50**

ID	Location	Name	Local Authority name
1	870m NE	Merseyside and Greater Manchester	Knowsley
2	1290m SW	Merseyside and Greater Manchester	Knowsley
-	1505m S	Merseyside and Greater Manchester	Liverpool

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

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

Location	Name	Type	NVZ ID	Status
On site	ALT NVZ	Surface Water	642	Existing
223m SE	Dittton Brook (Halewood to Mersey Estuary) NVZ	Surface Water	640	Existing
260m NW	ALT NVZ	Surface Water	642	Existing
553m SW	Dittton Brook (Halewood to Mersey Estuary) NVZ	Surface Water	640	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 55**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill.

This data is sourced from Natural England.

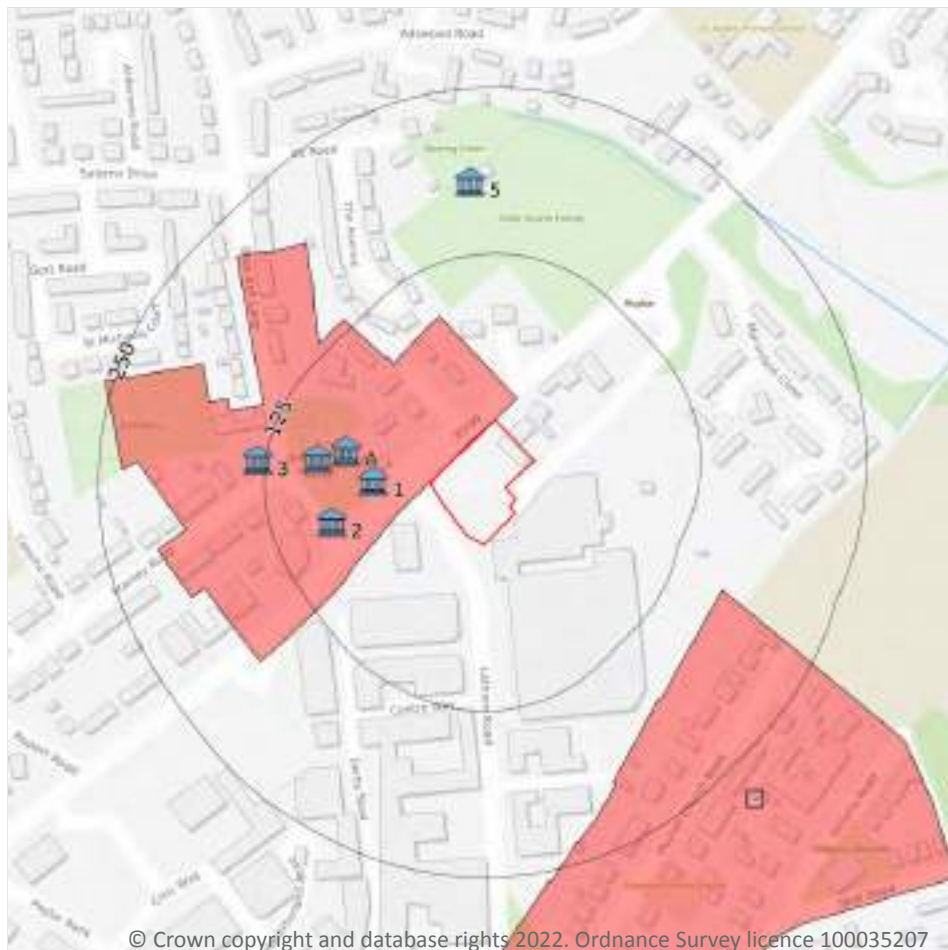
10.18 SSSI Units

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

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

11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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



11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

6

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

Features are displayed on the Visual and cultural designations map on **page 57**

ID	Location	Name	Grade	Reference Number	Listed date
1	43m W	Entrance Gateway To Church of St Michael At North East Corner of Churchyard, St. Michaels, Knowsley, L36	II	1199006	19/03/1987
A	68m W	Monument To East of North Aisle of Church of St Michael, St. Michaels, Knowsley, L36	II	1343445	19/03/1987
2	80m W	Entrance Gateway To Church of St Michael At South Corner of Churchyard, St. Michaels, Knowsley, L36	II	1075536	19/03/1987
A	87m W	Church of St Michael, St. Michaels, Knowsley, L36	II*	1075535	06/06/1951



ID	Location	Name	Grade	Reference Number	Listed date
3	131m W	Village Cross, Roby, Knowsley, L36	II	1343442	03/08/1981
5	180m N	Huyton Cricket and Bowling Club Pavilion, St. Michaels, Knowsley, L36	II	1471712	21/09/2020

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

11.5 Conservation Areas

Records within 250m

2

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

Features are displayed on the Visual and cultural designations map on **page 57**

ID	Location	Name	District	Date of designation
A	On site	Huyton, St Michaels Church, Knowsley	Knowsley	1978
4	164m SE	Huyton, Church Road and Victoria Road, Knowsley	Knowsley	1978

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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



11.7 Registered Parks and Gardens

Records within 250m

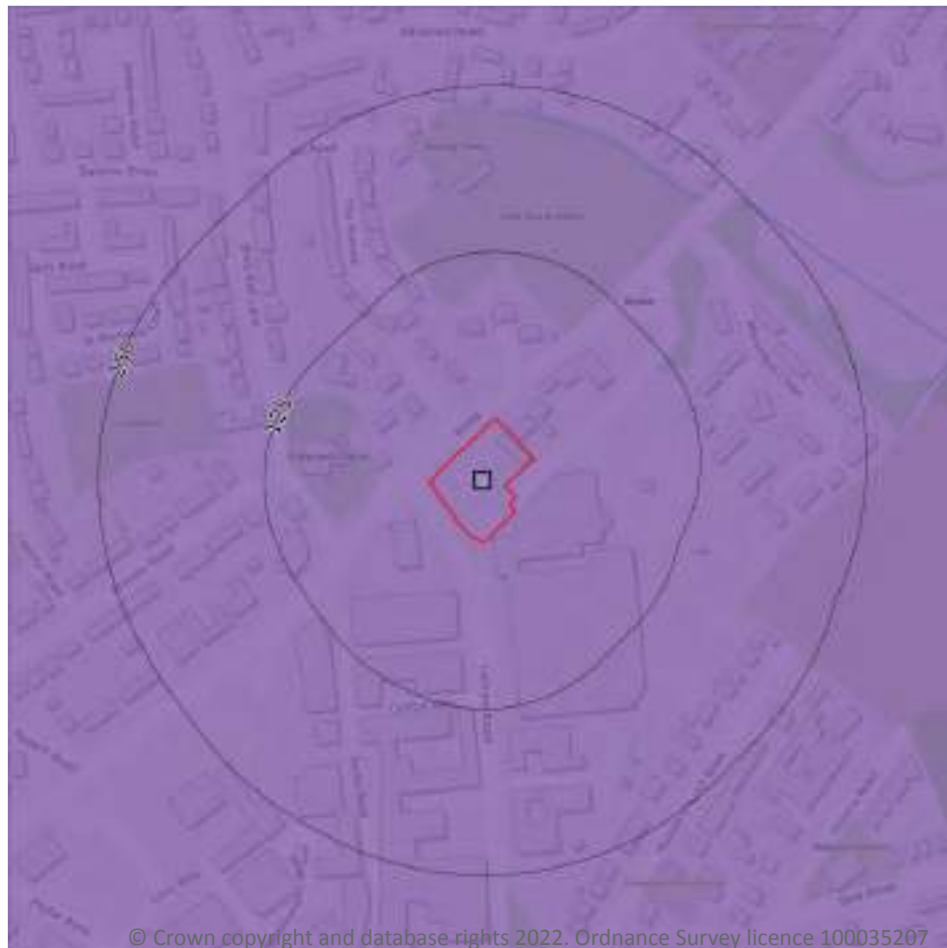
0

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

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



12 Agricultural designations



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

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12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 61**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

1

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

Features are displayed on the Habitat designations map on **page 63**

ID	Location	Main Habitat	Other habitats
1	209m NE	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



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

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 65**

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

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 69**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW097_runcorn_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 71**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m	1
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

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

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

4

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 73**

ID	Location	LEX Code	Description	Rock age
1	On site	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
3	93m W	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
4	256m S	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-



ID	Location	LEX Code	Description	Rock age
6	293m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	3
----------------------------	----------

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

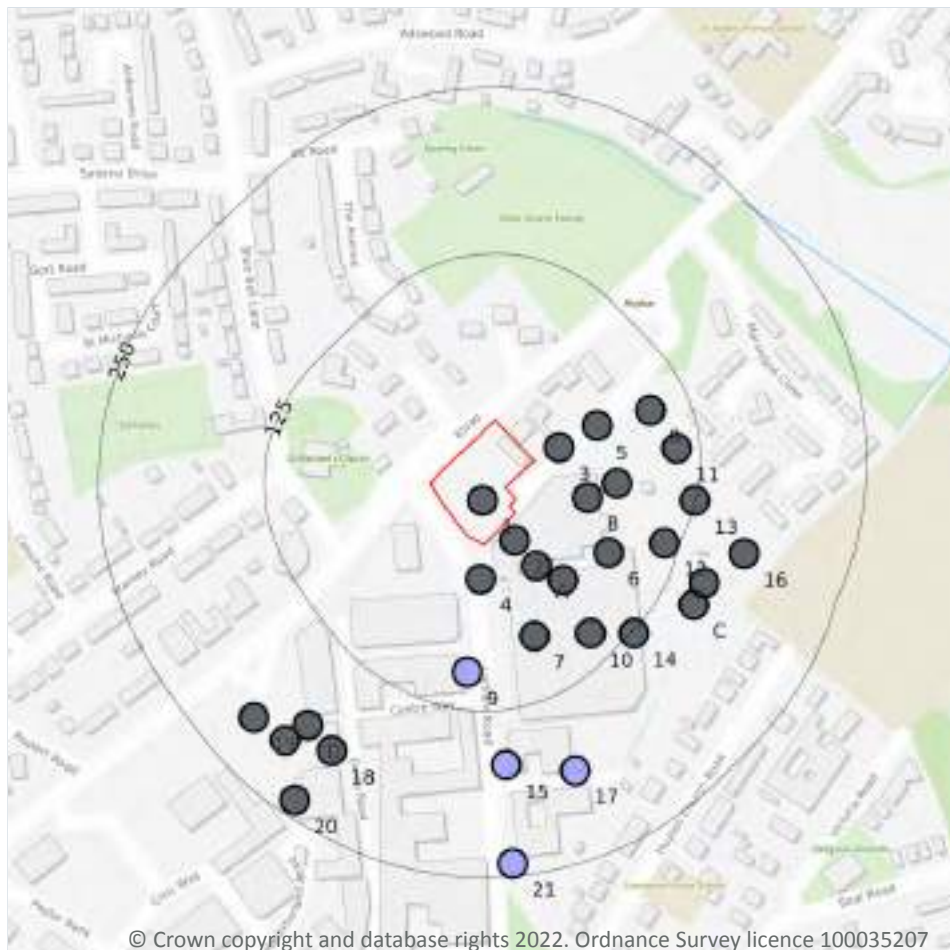
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 73**

ID	Location	Category	Description
2	93m W	FAULT	Fault, inferred
5	256m S	FAULT	Fault, inferred
7	293m NE	FOSSIL_HORIZON	Marine band

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

29

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

Features are displayed on the Boreholes map on **page 75**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	344391 391099	LATHOM RD SITE 20	-	Y	N/A
2	14m SE	344415 391069	LATHOM RD SITE 18	-	Y	N/A
3	22m NE	344449 391139	LATHOM RD SITE 15	-	Y	N/A

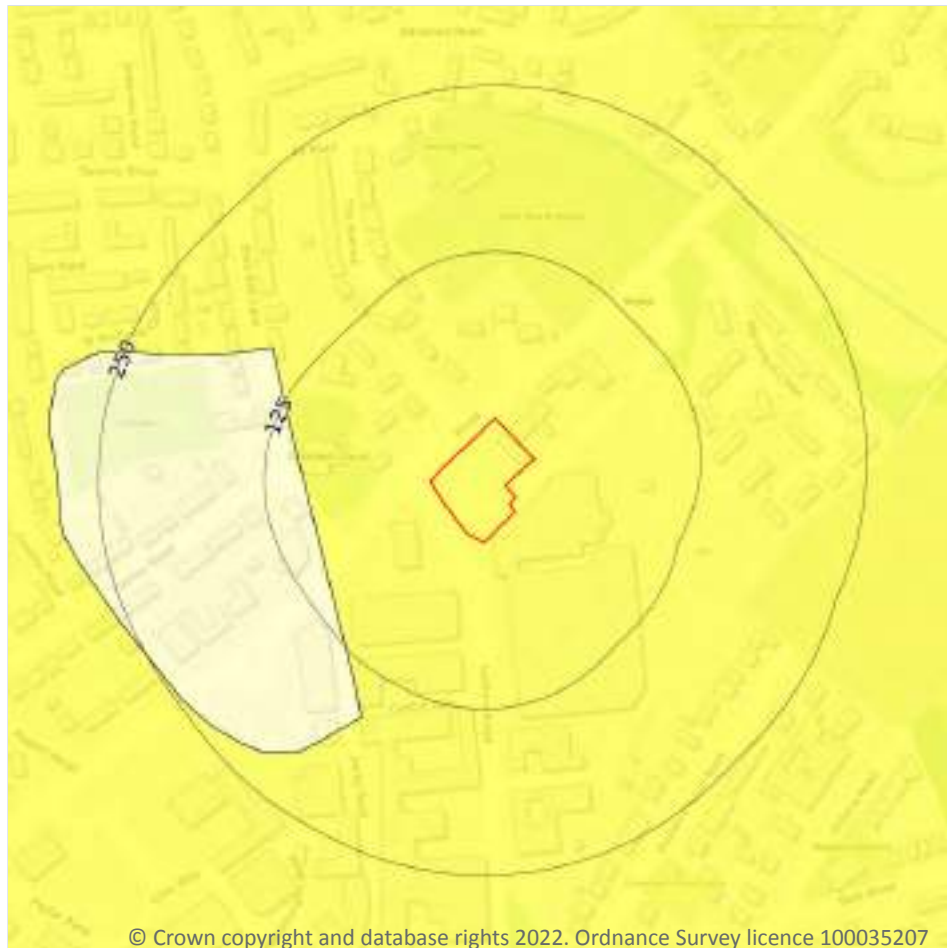


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	26m S	344390 391040	LATHOM RD SITE 19	-	Y	N/A
A	39m SE	344432 391050	LATHOM RD SITE 16	-	Y	N/A
B	49m SE	344470 391101	LATHOM RD SITE 12	-	Y	N/A
5	54m NE	344477 391155	LATHOM RD SITE 11	-	Y	N/A
A	61m SE	344452 391039	LATHOM RD SITE 13	-	Y	N/A
B	64m E	344492 391112	LATHOM RD SITE 8	-	Y	N/A
6	76m SE	344486 391060	LATHOM RD SITE 9	-	Y	N/A
7	78m SE	344430 390997	LATHOM RD SITE 17	-	Y	N/A
8	95m NE	344517 391167	LATHOM RD SITE 7	-	Y	N/A
9	96m S	344380 390970	EXCAVATION FOR ASDA STORE, HUYTON	-2.0	N	165937
10	104m SE	344472 390999	LATHOM RD SITE 14	-	Y	N/A
11	107m E	344537 391138	LATHOM RD SITE 5	-	Y	N/A
12	114m E	344528 391067	LATHOM RD SITE 6	-	Y	N/A
13	125m E	344551 391099	LATHOM RD SITE 3	-	Y	N/A
14	127m SE	344505 390999	LATHOM RD SITE 10	-	Y	N/A
C	151m SE	344550 391021	LATHOM RD SITE 4	-	Y	N/A
C	152m E	344558 391037	LATHOM RD SITE 2	-	Y	N/A
15	167m S	344409 390900	HUYTON POLICE STATION LATHOM ROAD	-2.0	N	165932
16	173m SE	344588 391059	LATHOM RD SITE 1	-	Y	N/A
17	183m S	344461 390896	HUYTON POLICE STATION LATHOM ROAD	-2.0	N	165933
D	186m SW	344260 390930	Derby Road DG5, Huyton BH1	-	Y	N/A
18	191m SW	344278 390911	Derby Road DG5, Huyton WS1	-	Y	N/A
D	206m SW	344243 390919	Derby Road DG5, Huyton BH2	-	Y	N/A
19	211m SW	344219 390936	Derby Road DG5, Huyton BH3	-	Y	N/A
20	237m SW	344250 390874	Derby Road DG5, Huyton WS2	-	Y	N/A
21	241m S	344414 390826	HUYTON POLICE STATION LATHOM ROAD	-2.0	N	165931

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

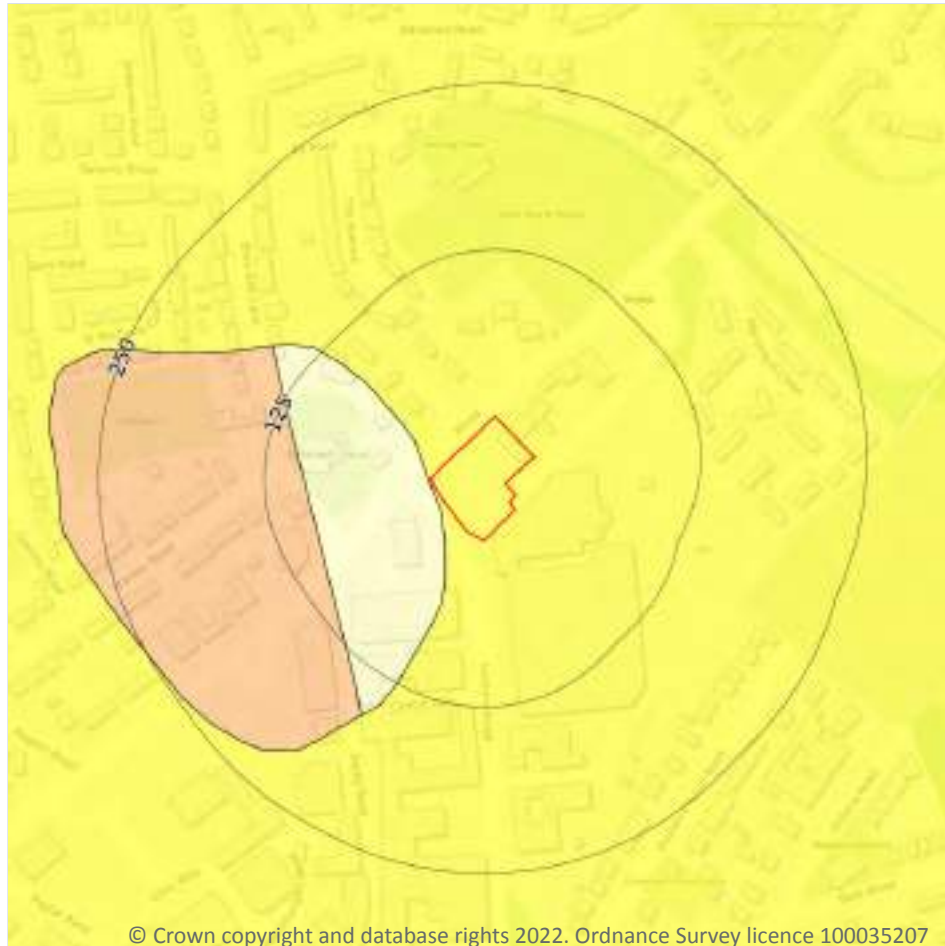
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 77**

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 78**

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

Location	Hazard rating	Details
2m W	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

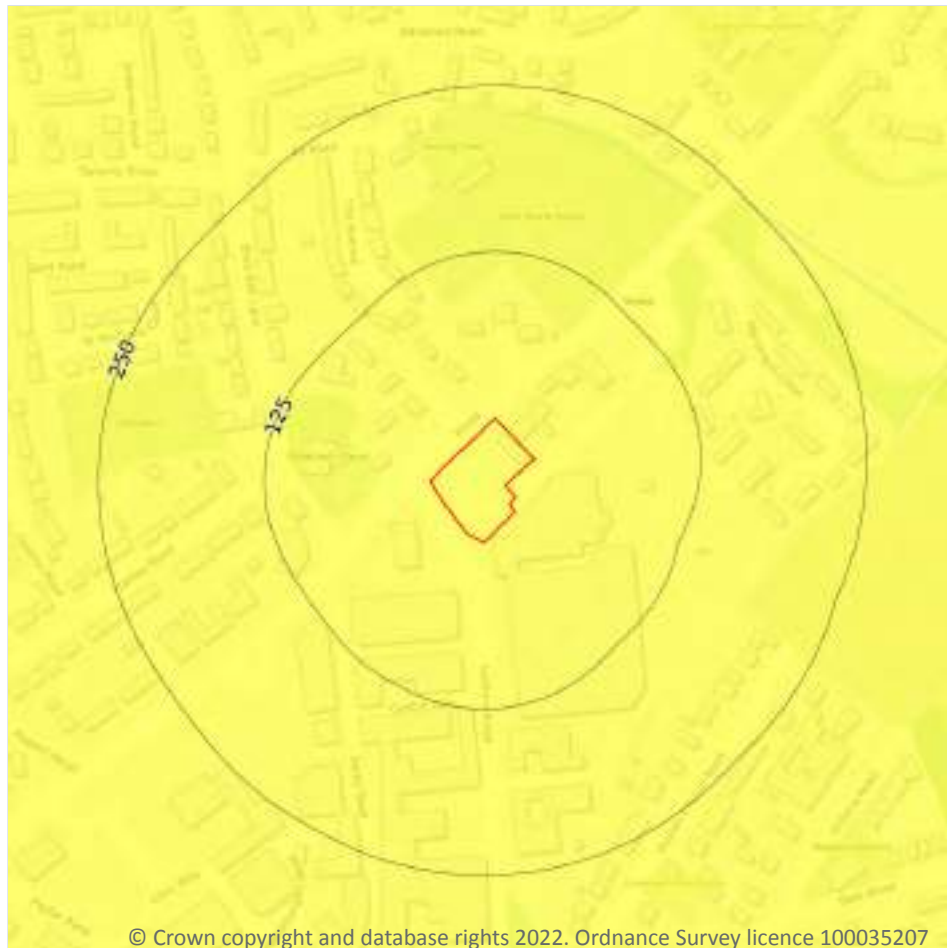
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 80**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

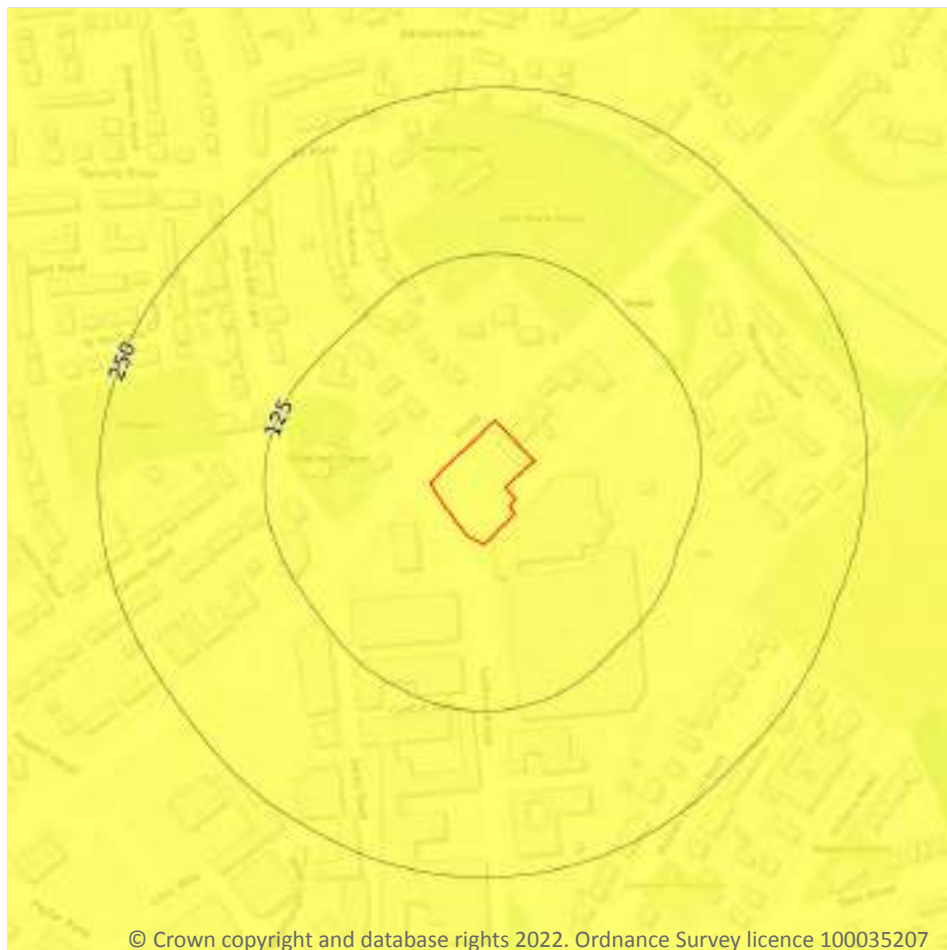
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 81**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

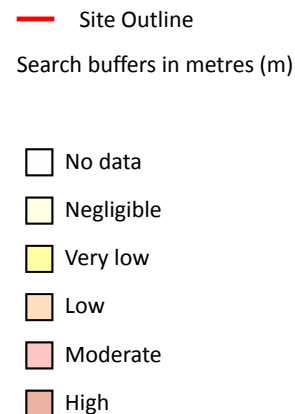
Features are displayed on the Natural ground subsidence - Landslides map on **page 82**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 83**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

4

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 85**

ID	Location	Land Use	Year of mapping	Mapping scale
1	41m W	Grave Yard	1851	1:10560
A	161m W	Grave Yard	1906	1:10560
A	161m W	Grave Yard	1976	1:10000
A	161m W	Grave Yard	1989	1:10000

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

1

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

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.



18.10 Brine areas

Records on site	0
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The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

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

18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

This data is sourced from Groundsure.

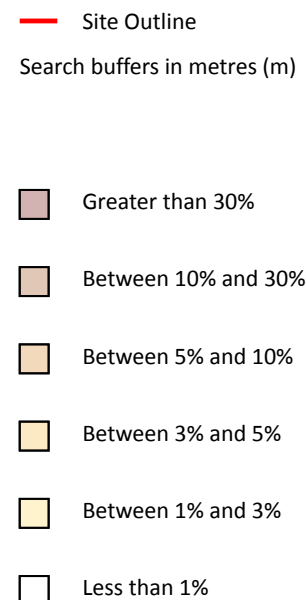
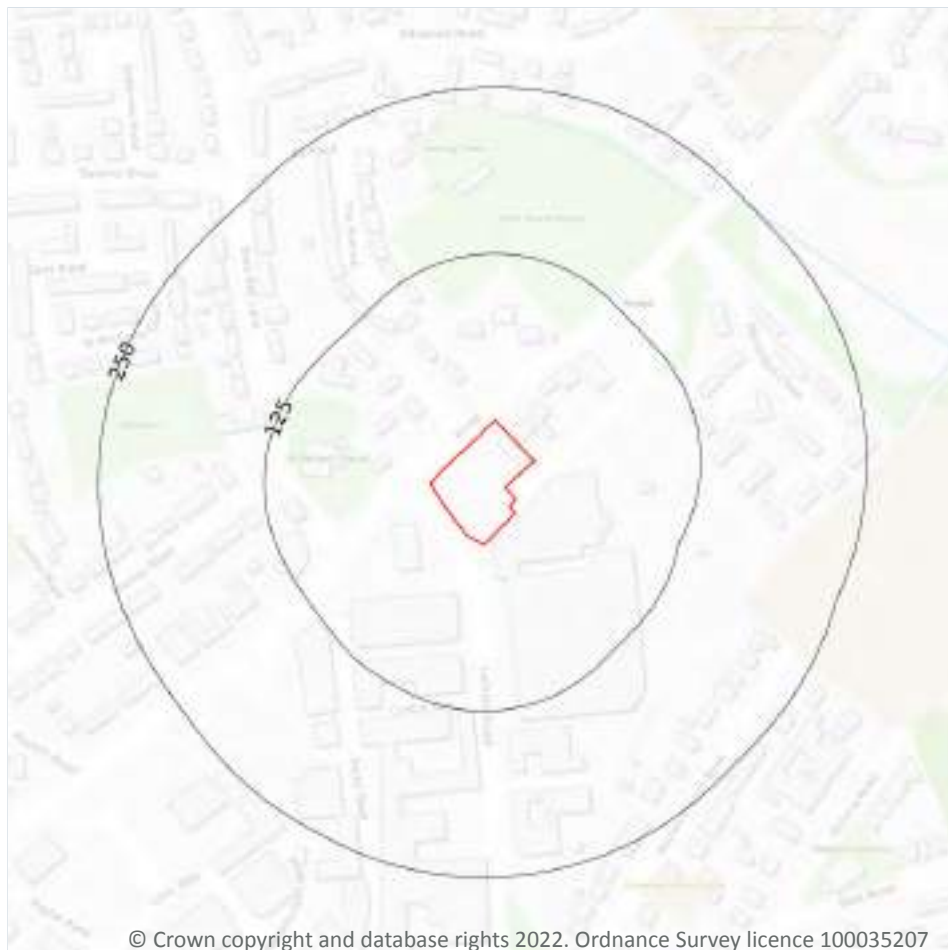
18.13 Clay mining

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

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

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

19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 89**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 - 2.2 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
2m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 - 2.2 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0
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Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0
---------------------	---

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0
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Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0
---------------------	---

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0
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The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0
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Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0
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Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

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

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0
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Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0
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HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



Appendix D
Coal Authority CON29M Report

Professional opinion

Inc. integrated mine entry interpretive assessment



Site plan



Search results

	1. Past underground coal mining Not identified		9. Coal mining subsidence claims Not identified
	2. Present underground coal mining Not identified		10. Mine gas emissions Not identified
	3. Future underground coal mining Not identified		11. Emergency Call Out incidents Not identified
	4. Shafts and adits (mine entries) Not identified		12. Withdrawal of support Not identified
	5. Coal mining geology Not identified		13. Working facilities orders Not identified
	6. Past opencast coal mining Not identified		14. Payments to copyhold owners Not identified
	7. Present opencast coal mining Not identified		Cheshire Brine Not identified
	8. Future opencast coal mining Not identified		

Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

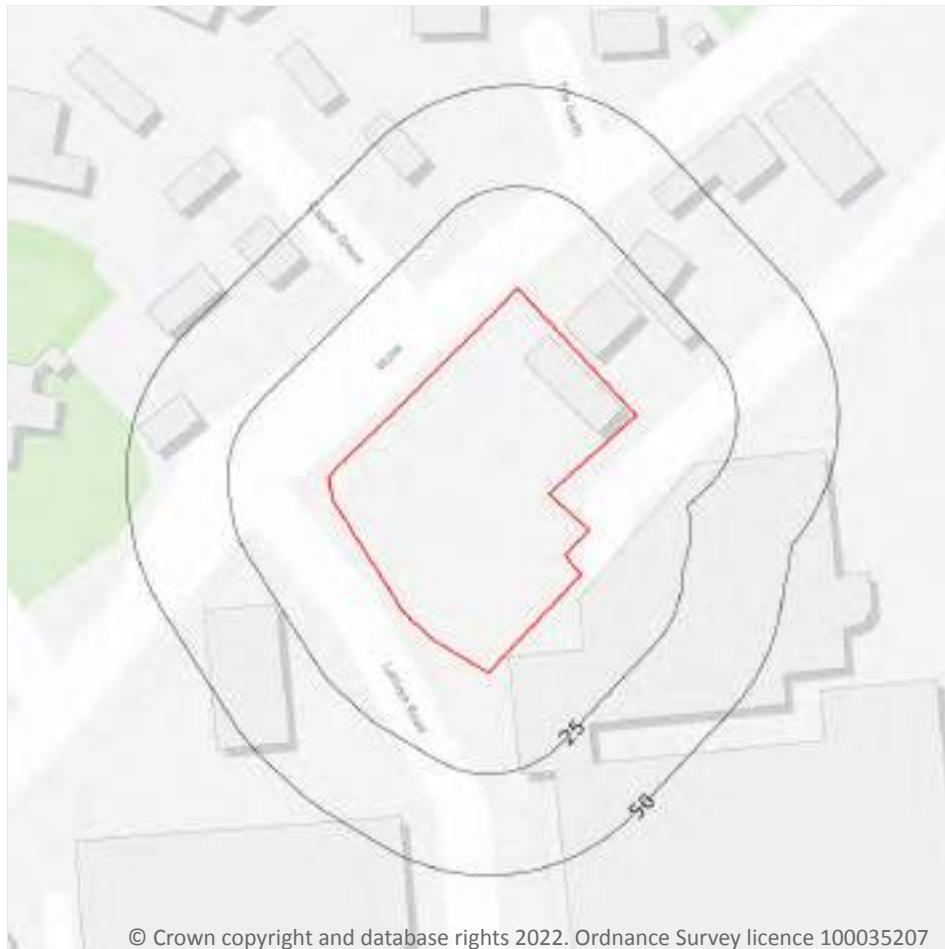


Coal mining

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.



Coal mining (CON29M)



- Site Outline
- Search buffers in metres (m)
- Mine entries
 - Adits
 - Shafts
 - Calculated 'zone of influence'
- Subsidence claims
 - Awaiting decision
 - Rejected
 - Admitted
 - Deferred
 - Settled
 - Withdrawn
- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.



The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- The property does not lie within the potential zone of influence of any recorded underground coal workings.

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of

the Coal Mining Subsidence Act 1991?

- No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.

4. Shafts and adits (mine entries)



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- No coal mine entries are recorded to lie within 20 metres of the property.

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?



- The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- Not applicable.

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- Not applicable.

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- There are no current Stop Notices delaying the start of remedial works or repairs to the property.

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- No mine gas emissions are recorded within the boundary of the property.

11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support



(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders



Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land



(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

CON29M notes and guidance

This report is prepared in accordance with The Law Society Guidance Notes 2018; under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website:

www.groundstability.com.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided by Groundsure Ltd. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 0844 415 9000, or via email: info@groundsure.com.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Groundsure

The information provided in this report by Groundsure Ltd has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.

CON29M report licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Ltd prior to any re-use.

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <https://www.groundsure.com/remediation> for full details.

Data providers

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

Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

UK Locations

Ash Vale
Birmingham
London
Wakefield

