



Phase I Environmental and Geotechnical Site Assessment

Addlestone Road, Weybridge
Addlestone Road
Addlestone
KT15 2UP

November 2021

470021.0000.0000

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Client Name:	Bridge Industrial
Project Name:	Addlestone Road, Weybridge
Project No.:	470021.0000.0000
Document Title:	Phase I Environmental and Geotechnical Site Assessment
Date:	November 2021

Version:	Draft			
Date:	22/11/2021			
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Executive Summary

TRC Companies Limited (TRC) was commissioned by Bridge Industrial to undertake a Phase I Geo-environmental and Geotechnical Site Assessment at Addlestone Road, Addlestone, KT15 2UP (hereafter referred to as the 'Site'). This Executive Summary is part of the complete report; and findings, opinions or conclusions in this Executive Summary are made in context with the complete report. TRC recommends that the user reads the entire report for all supporting information related to findings opinions and conclusions.

Executive Summary	
Site Details	
Client	Bridge Industrial
Site Address & Grid Reference	Addlestone Road, Addlestone KT15 2UP Easting (506320) & Northing (164720)
Site Area	3.45 ha
Proposed Development	TRC understands that the proposed development will consist of two large warehouse buildings, with associated vehicle parking, loading docks, and limited soft landscaping.
Site Setting	
Current Site Use	The Site is currently a predominantly inactive plot of land, which comprises seven large commercial buildings, with associated vehicle parking and limited soft standing.
Site History	Earliest available mapping (1872) shows that the Site remained partially undeveloped, with a sawmill present in the east of the Site. The sawmill was extended in 1913-1914 and then redeveloped into various large works facilities in 1934-1936. In 1984-1989, the Site was redeveloped into a business park, with six large buildings. The Site appears in its current layout from approximately 2016, when one of the large buildings was split and the business park contained seven buildings and associated vehicle parking.
Expected Geology	Superficial Deposits – Alluvium, River Terrace Deposits (Kempton Park Gravel) Bedrock Geology – Bagshot Formation Made Ground is expected across the Site associated with the several redevelopments of the Site. According to nearby BGS borehole records and previous investigations, Made Ground is on average 1m thick below the Site.
Expected Hydrogeology	Superficial Deposits – Secondary (A) Aquifer, Principal Aquifer Bedrock Geology – Secondary (A) Aquifer
Phase I Assessment	
Ground Gases / Radon	BGS records indicate that the Site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. On this basis, the BGS states that “no radon protective measures are necessary in the construction of new dwellings or extensions”.
Unexploded Risk Assessment	The Site is in an area affected by historical UXO risk. Further desk-based research in the form of a UXO Risk Management Plan is recommended.
Mining	The Site is not in an area affected by coal mining. The site is not in an area affected by any other mining activity.
Initial Conceptual Site Model	The Site has a history of use as works buildings, a depot, a saw mill, and a residential property. The presence of Sitewide hard standing on the existing development will provide protection to the underlying soils and groundwater from potential surface releases of contaminants that may have been used within historical operations.

	<p>Made Ground underlying the Site might contain contamination depending on the source and nature of those materials. Made Ground soils may be a source of asbestos fibers, heavy metals, petroleum hydrocarbons, and ground gases.</p> <p>Groundwater sensitivity is considered Moderate. Potential surface release or contaminant leaching may impact underlying groundwater, as it is likely that the superficial and bedrock deposits are in hydraulic continuity.</p> <p>TRC consider that the sources at the Site may present a moderate risk to controlled waters. Further investigation is recommended to further appraise the potential for soil and groundwater contamination.</p> <p>It is assumed that any future development will largely be covered in hard standing, which will provide mitigation against potential risk from contaminants.</p>
<p>Geotechnical Hazards</p>	<p>The following potential geotechnical hazards have been identified:</p> <ul style="list-style-type: none"> Made Ground; Buried obstructions such as old foundations and basements; Running sands in Alluvium or River Terrace Deposits; Ground conditions aggressive to buried concrete; Shallow groundwater level; Settlement prone soils - Alluvium; Volume Change Potential of cohesive soils.
<p>Recommendations / Conclusion</p>	
<p>A ground investigation should be designed, implemented, and reported by a competent person, in accordance with BS10175:2011 (+A2:2017), BS5930:2015 (+A1:2020), and Eurocode 7 Part 2 (and the associated national annex), and in accordance with current relevant technical guidance. The ground investigation should confirm the geology, groundwater regime and engineering properties of the underlying ground. Further, it should target the identified pollutant linkages and ensure that the geotechnical hazards identified in this report are addressed with focus on the proposed development.</p> <p>Following the ground investigation, a Phase II Environmental and Geotechnical Site Assessment Report should be undertaken in order to confirm the findings of the conceptual Site model and to determine the environmental characterization of the Site. The Phase II report will include a geotechnical evaluation and provide geotechnical design recommendations for the proposed development.</p> <p>The Site is located within both Flood Zone 2 and Flood Zone 3. A Flood Risk Assessment is recommended to further appraise flood conditions.</p> <p>The Site is in an area affected by historical UXO risk. Further desk-based research in the form of a UXO Risk Management Plan is recommended.</p>	

1.0 Introduction

1.1 Purpose

TRC Companies Limited (TRC) was commissioned by Bridge Industrial (the 'Client') to undertake a Desk Based Phase I Environmental & Geotechnical Site Assessment (ESA) for Addlestone Road, Weybridge at Addlestone Road, Addlestone, KT15 2UP (hereafter referred to as the 'Site').

A Site Location Plan is presented as Figure 1 in Annex A.

This Phase I ESA has been commissioned to assess environmental and geotechnical considerations, predominantly with respect to ground conditions at the Site, which will be used to support future planning applications.

1.2 Proposed Development

TRC understands that the proposed development will consist of two large warehouse buildings, with associated vehicle parking, loading docks, and limited soft landscaping. One of the warehouse buildings will be located in the northern portion of the Site, and the other warehouse building will be located in the southeastern portion of the Site.

The sensitivity of the end user is low.

A Proposed Development Plan is presented as Figure 2 in Annex A.

1.3 Scope of Services

This report presents the findings of a desk study based on the following information:

- Historical uses of the Site and surroundings;
- Current use and condition of the Site;
- Environmental setting in terms of geology, hydrogeology, hydrology and surrounding land uses, based on publicly available environmental records;
- A Landmark Envirocheck Report (Annex B); and,
- A site walkover.

This Phase I ESA has been conducted with due regard to the following guidance:

- The National Planning Policy Framework;
- BS5930:2015 (+A1:2020) Code of Practice for Ground Investigations;
- BS EN 1997 Eurocode 7;
- BS10175:2011 (+A2:2017) Investigation of Potentially Contaminated Sites – Code of Practice; and,
- Contaminated Land Report (CLR) 11 Model Procedures for the Management of Land Contamination.

1.4 Significant Assumptions

This report presents TRC's observations, findings, and conclusions as they existed on the date that this report was issued. This report is subject to modification if TRC becomes aware of additional information after the date of issue of this report that is material to its findings and conclusions.

The reliability of information provided by others to TRC cannot be guaranteed to be accurate or complete. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty of environmental and geotechnical conditions associated with the subject Site; therefore, the findings and conclusions made in this report should not be construed to warrant or guarantee the subject Site, or express or imply, including without limitation, warranties as to its marketability for a particular use. TRC found no reason to question the validity of information received unless explicitly noted elsewhere in this report.

1.5 User Reliance

This report was prepared for Bridge Industrial. Reliance on the Report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

TRC has been provided with information from third parties for information purposes only and without representation or warranty, express or implied as to its accuracy or completeness and without any liability on such third parties part to revise or update the information. Where reliance has been provided by third parties to potential purchasers this is noted in our report.

2.0 Site Description

2.1 Location

The Site comprises an approximate 3.45 ha plot of land centred on National Grid Reference 506320, 164720, approximately 640m east of Addlestone Railway Station.

The Site comprises two plots with Addlestone Road separating them and are west of River Wey. The Site currently consists of several vacant office buildings and one active office building, CHEP Europe HQ, that operates as a corporate office. The Site is accessed via Addlestone Road and comprises six large buildings with associated vehicle parking and limited soft landscaping.

The Site has an average elevation of approximately 15m Above Ordnance Datum (AOD). Topographically the Site appears generally flat.

The Site location is presented as Figure 1 in Annex A.

Although the Site comprises two plots, for the purpose of this report, they will be combined and assessed as one plot.

2.2 Subject and Surrounding Area

The Site is located within an area of predominantly mixed commercial and residential land use. Land uses in the immediate vicinity include the following principal features:

Table 1: Summary of Surrounding Land Use

Direction	Land Use
North	The Site is bound to the north by Weybridge Road and further north exist residential buildings.
East	The Site is bound to the east by River Wey and further east exists a farm with associated farmland.
South	The Site is bound to the south by commercial buildings, including a MOT centre, a paint shop, a hardware shop, and an electrical distributor.
West	The Site is bound to the west by several commercial buildings, including a café, a clothing shop, a game shop, a financial advisor, a recruitment agency, and a building materials supplier. Further to the west residential properties exist.

2.3 Previous Assessment, Investigations or Remediation

The following site-specific assessments have been reviewed and are referenced throughout this report. The reports can be summarised as follows:

Table 2: Summary of Previous Site Assessments

Report Title	Summary of Findings
Weybridge Business Park Phase II Environmental Site Investigation prepared by Ramboll, report ref.	<ul style="list-style-type: none"> The investigation comprised drilling of four window sampling boreholes to a maximum depth of 3m below ground level (bgl) and drilling of five hollow stem boreholes to a maximum depth of 5mbgl, with monitoring well installations and subsequent gas and groundwater monitoring. Ramboll's investigation has not identified significant soil contamination. However it cannot be discounted that 'hot spots' of contamination may be present between sampling points and that 'unexpected finds' may be encountered during earthworks.

Report Title	Summary of Findings
<p>1620009182, dated December 2020</p>	<ul style="list-style-type: none"> • Soil results were below respective screening criteria for a commercial use for metals, inorganics, phenols, TPH, BTEX, and VOCs. A single marginal exceedance of benzo(a)pyrene was recorded in Made Ground (0.6 to 0.7m bgl) in the south of the Site. However, the concentrations detected are not considered to pose a risk to future commercial development. • Ramboll’s investigation has not identified significant groundwater risk to future site users. • Most groundwater results were below laboratory detection limits, and where detected, concentrations did not exceed Ramboll’s groundwater GAC for human health. • Elevated concentrations in groundwater with respect to controlled waters include chromium, iron, nickel, copper, chloride, ammoniacal nitrogen, and vinyl chloride. Concentrations are not considered to be significantly elevated in the context of the Site’s setting. • Surface water sampling did not indicate any elevated concentrations of contaminants, including migration from onsite groundwater contaminants. • Gas monitoring detected elevated carbon dioxide in the north of the Site, elevated methane in the southeast of the Site, and oxygen depletion across the Site. The Gas Characteristic Value was calculated to be 2: Low Risk. Further assessment of ground gas was recommended.
<p>Flood Risk & Ground Contamination Appraisal prepared by Ramboll, report ref. 1620012970, dated September 2021</p>	<ul style="list-style-type: none"> • Approximately 95% of the Site is situated within Flood Zone 2, the remaining 5% of the Site is located within Flood Zone 3. • In the event of the Site being brought forward for redevelopment, modelled flood heights suggest that the configuration and construction of future development with further methods in areas which could be impacted by flooding, may be considered appropriate to prevent impacts from the range of flood events modelled by Ramboll. • The Site is assessed to be at a predominantly Very Low risk of surface water flooding by the EA. • Groundwater may be present at a relatively shallow depth within the Alluvium; however, no records of groundwater flooding onsite. The potential for groundwater emergence above the surface is considered to be low. • The Site is within an area at residual risk of reservoir flooding. The likelihood of such an event affecting the Site is considered to be of a very low probability. • There is some evidence of ground contamination from old reports, but more recent assessments do not indicate that contamination is present. However, a confirmatory Site Investigation is advisable.

3.0 Review of Publicly Accessible Information

3.1 Environmental Setting

The environmental setting of the Site can influence the susceptibility to, and relative magnitude of, environmental and geotechnical impacts and liabilities associated with on and off-site sources of contamination.

The following section presents a summary of environmental and geotechnical reviews conducted on publicly available records.

3.1.1 Geology

The following information has been reviewed:

- BGS 1:50,000 Series Map Sheet 269, Windsor Solid and Drift (1999);
- The BGS website;
- The BGS historic boreholes with reference no. TQ06SE71/A and TQ06SE71/B; and,
- The historic site investigation / assessment report discussed previously.

Based on the above information, the site is underlain by variable thickness of Made Ground, over Alluvium, over the Kempton Park Gravel Member, over the Bagshot Formation.

The anticipated Site geology is summarised in Table 3.

Table 3: Summary of Anticipated Geology

Strata	Depth to Base (m bgl)	Depth to Base (m aOD)*	Thickness (m)	Typical Description
Made Ground	0.5 - 1.2	15.5 – 16.2	0.5 – 1.2	Slightly silty sandy gravel, with concrete, brick, and flints.
Alluvium	1.2 – 2.7	16.2 – 17.7	1.5	Soft greenish grey organic silty clay.
Kempton Park Gravel Member	2.7 - >5m	17.7 - >20.0	Not proven, >2.3m	Brown slightly clayey, fine to coarse subrounded to subangular flint gravelly sand.
Bagshot Formation	Unknown	Unknown	Unknown	Unknown

* Assuming a ground level of 15m AOD across the site

The nearest fault is located 12.2km southwest of the Site.

3.1.2 Seismicity

The national forward to BS EN 1998-1:2004+A1:2013 'Eurocode 8: Design of Structures for Earthquake Resistance – Part 1' states that there are no requirements in the UK to consider seismic loading, and the whole of the UK may be considered an area of very low seismicity in which the provisions of EN 1998 need not apply.

3.1.3 Hydrogeology

British Geological Survey (BGS) geological mapping and Environment Agency (EA) hydrogeological mapping indicate the following hydrogeological information for the Site:

Table 4: Summary of Hydrogeology

Geology	Geological Description	Aquifer Status	Aquifer Description
Superficial Deposits: Alluvium	Clay, Silt, Sand, and Gravel	Secondary (A) Aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale,

Geology	Geological Description	Aquifer Status	Aquifer Description
			and in some cases forming an important base flow to rivers.
Superficial Deposits: Kempton Park Gravel Member	Sand and Gravel	Principal Aquifer	Principal and secondary aquifers provide significant quantities of drinking water, and water for business needs. They may also support rivers, lakes, and wetlands.
Bedrock: Bagshot Formation	Sand	Secondary (A) Aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important base flow to rivers.

Groundwater was encountered at 2.7m below ground level (bgl) and 3.2m bgl at TQ06SE71/A and TQ06SE71/B, respectively. According to Ramboll’s Phase II Environmental Site Investigation report, groundwater was encountered between 1.46m and 1.89m bgl.

The Site does not lie within an EA designated groundwater Source Protection Zone (SPZ). The closest SPZ is located 936m west of the Site.

3.1.4 Coal Mining

The database indicates that the Site is not within an area affected by coal mining.

3.1.5 Radon

BGS records indicate that the Site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. On this basis, the BGS states that “no radon protective measures are necessary in the construction of new dwellings or extensions”.

3.1.6 Hydrology

The closest surface water feature to the Site is the River Wey, which runs along the southern boundary of the northern plot and occurring as the whole Site’s eastern boundary.

The Site is located predominantly in Flood Zone 2, which has a medium probability of flooding, with parts of the central portion of the Site located in Flood Zone 3, which has a high probability of flooding.

The database indicates that there are no recorded surface water abstractions within a 500m radius of the Site. The database indicates that there are no recorded groundwater abstractions within a 500m radius of the Site.

3.1.7 Sensitive Land Uses

The Site lies within an area of adopted greenbelt.

A nitrate vulnerable zone is located 10m north of the Site. An area of adopted green belt is located 323m southeast of the Site.

3.1.8 Summary of Site Sensitivity

The Site is considered to be of moderate environmental sensitivity, based on the following key factors:

- The published geology indicates that the Site is underlain by superficial deposits of Alluvium, which is considered to be a Secondary (A) Aquifer and the Kempton Park Gravel Member, which is

considered to be a Principal Aquifer. The underlying bedrock of the Bagshot Formation is classified as a Secondary (A) Aquifer.

- The River Wey is both located on the southern boundary of the northern plot and is considered the whole Site's south-eastern boundary. The River Wey is a tributary of the Thames River.
- The Site lies within an area of adopted greenbelt.
- The Site is located predominantly within Flood Zone 2, with parts of the central portion of the Site located within Flood Zone 3.

3.2 Environmental regulatory Database Review

The following environmental data has been obtained from a Landmark Envirocheck Report (Annex B), which includes a search of databases held by regulatory bodies including the EA, BGS, the Department for the Environment, Food and Rural Affairs (DEFRA), City, District and Borough Councils and County Councils.

The Table below summarises key features identified on-site and within the 500m search radius.

Table 5: Summary of Environmental Regulatory Database Review

Database	On-site	0-500m	Description
Contaminated land register entries	0	0	Not Applicable (N/A)
Current registered landfills	0	0	N/A
Closed landfills	0	2	1. Black Boy Farm, 29m southeast, deposited inert, industrial, commercial, and household waste, license held by D and H Reclamation Limited, closed 1981. 2. Blackboy Farm, Addlestone, Surrey, 270m southeast, deposited asbestos, calcium hydroxide, commercial and industrial waste, hardcore and rubble, metal scrap, tar, pitch, bitumen, asphalts, inorganic materials, scrap rubber, slag, license held by D & H Reclamation Ltd, license dated February 1980 and has since lapsed.
Current registered waste transfer facilities	0	0	N/A
Current registered waste treatment/disposal facilities	0	0	N/A
Closed waste transfer/ treatment facilities	0	0	N/A
Contemporary Trade Directory Entries	3	49	Of the three entries on Site, two are considered inactive. The active entry is classified as a computer manufacturer by IBM UK Ltd. 37 of the surrounding entries are inactive. The active entries include builders' merchants, a window frame supplier, a car dealer, a garage service, a painting and decorating supplier, a print finisher, a freight forwarder, a boat builder and repairer, a metal producer, a laboratory, and a carpet, curtain, and upholstery cleaner.
Licensed radioactive substances	0	0	N/A

Database	On-site	0-500m	Description
Enforcements, prohibitions or prosecutions	0	0	N/A
Active Discharge Consents	0	2	1. A sewage discharge into the River Wey was issued in March 1999 at the Boathouse, Weybridge Lock, Weybridge, Surrey, 390m east of the Site. This is a New Consent. 2. A sewage discharge into Alluvium deposits was issued in June 1989 at the Will O The Wisp, Wey Meadows, Weybridge property, 497m southeast of the Site. This consent has been transferred from COPA 1974.
Pollution incidents	0	17	Of the 17 entries, 14 of them were considered Category 3 – Minor Incident. The nearest Category 2 – Significant Incident to the Site is located 171m south. An unknown sewage pollutant was discharged. The location, date, or cause of the incident was not reported.
Petrol station entries	0	0	N/A

The Envirocheck Report indicates no hazard for collapsible ground, a moderate hazard for compressible ground, no hazard for ground dissolution, a very low hazard for landslides, a low hazard for running sands, and a very low hazard for shrinking and swelling of clay for the Site. The same report indicates limited potential for groundwater flooding to occur, potential for groundwater flooding of property situated below ground level, and potential for groundwater flooding to occur at ground surface.

3.3 History of the Site and the Surrounding Area

The history of development on the Site and immediate surrounding area was investigated with reference to historical Ordnance Survey (OS) mapping and aerial photographs. The findings are presented in subsequent sections below.

3.3.1 Historical Mapping

A summary of the development history of the Site and immediate surrounding area obtained from historic OS mapping and aerial photographs (Annex B) is detailed in the Table below.

Table 6: Summary of Historical Mapping

Edition and Scale	On-Site Activities	Off-site Activities (within ~ 250m)
1872 (1:10,560)	The Site appears predominantly undeveloped. The Site is labelled “Black Boy Sawmills” and contains several small buildings in the eastern portion of the Site. A footpath is oriented approximately northeast-southwest and is located in the western portion of the Site. The northern portion of the Site exists as a rough pasture.	The surrounding area remains relatively undeveloped, with “Black Boy Farm” located approximately 75m east of the Site, as well as Ham Moor Farm located approximately 100m south of the Site. Several small residential buildings are located approximately 200m south of the Site. An orchard is located approximately 200m southeast of the Site.
1896-1897 (1:2,500)	No change.	A church was constructed approximately 150m northwest of the Site. A sewage depot was constructed on the western adjacent property.

Edition and Scale	On-Site Activities	Off-site Activities (within ~ 250m)
1914-1915 (1:2,500)	Small redevelopments of the buildings associated with the sawmills occurred. Two large buildings and five small buildings were constructed in the western portion of the Site, associated with “Black Boy Saw Mills”.	Two buildings were constructed approximately 200m northwest of the Site and one building was constructed approximately 200m southwest of the Site.
1934-1936 (1:2,500)	The Site was redeveloped from “Black Boy Saw Mills” to “Black Boy Works”. The buildings in the western and eastern portion of the Site have been demolished and several large buildings throughout the eastern, southern, and western portion of the Site were constructed.	Three small buildings were constructed on the western adjacent property. Large buildings were constructed approximately 50-200m west of the Site.
1938 (1:10,560)	No change.	Residential properties were constructed approximately 100m west of the Site.
1960-1961 (1:10,000)	Several small extensions of existing buildings occurred onsite.	Several small buildings were constructed surrounding the church approximately 200m northwest of the Site. One large building was constructed 50m southwest of the Site.
1965-1968 (1:2,500)	A small depot is located in the eastern portion of the Site with associated tanks. A small cottage is located in the western portion of the Site. There is a small standing pond located in the northern portion of the Site.	Several of the “Black Boy Farm” buildings have been repurposed to residential buildings. Several works buildings were constructed approximately 50m west of the Site. A caravan Site is located approximately 50m north of the Site. Several electrical lines and gravel pits are located approximately 200m east of the Site.
1973-1975 (1:10,000)	The depot and small cottage have been demolished and existing buildings, associated with works, have been extended.	No significant change.
1984-1989 (1:10,000)	The works buildings have been demolished. Six buildings were constructed throughout the Site. The Site has been labelled as a “Business Park”. The pond does not appear on Site.	A trading estate is located on the southern adjoining property. The residential buildings south of the Site have been demolished.
1999 (1:10,000)	No change.	The large works buildings located 100m northwest of the Site have been demolished.
2005 (1:10,000)	No change.	Several residential buildings were constructed approximately 100m north of the Site.
2013 (1:10,000)	No change.	No significant change.
2021 (1:10,000)	The large building in the southern portion of the Site was reconstructed into two smaller buildings.	No significant change.

3.3.2 Planning Department Records

The Runnymede Borough Council planning portal was searched to appraise the history of planning applications for the Site. The database records show 9 applications in the last 24 years. The following details were found:

- An application for refurbishment and extensions to Units 4-8 including their part demolition to provide two separate two storey office buildings; and the demolition and redevelopment of Unit 9 to provide a new three storey B1 office building within the southern part of Weybridge Business park was registered in February 2016. The application was approved.
- An application to change the use of Buildings 2 and 3 (offices) to residential use (Class C3) was submitted in November 2019. The application was refused.
- An application to change the use of Unit 1 from offices to residential use for 58 residential units was submitted in August 2020. The application was refused.
- An application to change the use of Buildings 2 and 3 from offices to 70 residential units was submitted in August 2020. The application was refused.
- An application for the demolition of existing buildings and redevelopment of the Site, for the redevelopment into hotel accommodation, leisure and health club, and a bar/restaurant with associated vehicle parking, landscaping, and works was registered in March 2021. A final decision has not been granted at the time of undertaking this Phase I.

3.3.3 Summary of the History of the Site and Surrounding Area

Based on the information obtained by TRC, the history of the Site and surrounding area can be summarised as follows:

- Earliest available mapping (1872) shows the Site remained partially undeveloped and partially the “Black Boy Saw Mills”.
- The “Black Boy Saw Mills” was extended in 1913-1914 and then redeveloped into “Black Boy Works” in 1934-1936. In 1984-1989, the Site was redeveloped into six large buildings labelled “Business Park”.
- The Site appears in its current layout from approximately 2016 according to planning department records, with seven large buildings and associated car parking present on Site.
- Historically surrounding areas comprised a variety of developments including several farms, works buildings, an orchard, residential properties, a church, caravan park, a large gravel pit, and electricity lines.

3.4 UXO Desk based Threat Assessment

A detailed Unexploded Ordnance (UXO) desk study report was commissioned by TRC at the request of the Client. The detailed UXO assessment was performed by a UXO specialist namely, 1st Line Defence.

The full report is presented in Annex D. A summary of the findings of the report is presented below.

It is important to note that this report has assessed the two plots of the Site individually. Site A is designated as the northern plot; Site B is considered the southern plot.

- During WWII, the Site was located in the Urban District of Chertsey, which sustained an overall low level of bombing, with an average of 22.3 bombs recorded per 1,000 acres, according to official Home Office statistics.
- Several incendiary bombs were recorded on Site A and a high explosive bomb was partially recorded within the Site boundary. However, it is unlikely that Site A would have been regularly accessed and therefore any evidence of bombing is unlikely to have been spotted/reported. The risk from UXO contamination on Site A has been assessed as Medium.
- No positive evidence was found to indicate that any high explosive bombs fell on Site B during WWII. Several incendiary bombs were recorded on Site B. Site B access would have likely been reduced; therefore, it has not been entirely possible to discount the risk from UXO onsite. The risk from UXO is considered slightly elevated above background, but it is not considered to be high

enough to warrant proactive UXO support. It is recommended that all ground personnel undertaking intrusive works attend a UXO safety awareness briefing.

Allied Ordnance:

- According to historical datasets, the Site was occupied by a Home Guard platoon and utilised SAA as a precaution to defend the Site during air raids.
- A HAA camp and battery were located north of Site A, where AA shells were likely stored and fired, in addition to potential items of SAA.
- These allied features are not considered to significantly elevate the risk of Allied UXO. Site A has been designated as Low-Medium Risk due to its proximity to the HAA camp and battery. Site B has been designated as Low Risk.

Post-war development:

- Post-war redevelopment included a rectangular structure constructed within Site A and multiple structures were cleared in Site B and replaced with modern industrial structures.
- The risk of UXO remaining is considered to be mitigated at the location of and down to the depth of any post-war redevelopment onsite. For example, the risk from deep buried UXO will only have been mitigated within the volumes of any post-war pile foundations or deep excavations. The risk however will remain within virgin geology below and amongst these post-war works, down to the maximum bomb penetration depth.

The report recommended the following risk mitigation measures:

All Works

- UXO Risk Management Plan;
- Site Specific UXO Awareness Briefings to all personnel conducting intrusive works.

Medium Risk Areas

Open Intrusive Works (trial pits, service pits, open excavations, shallow foundations etc.)

- UXO Specialist On-site Support.

Boreholes and Piled Foundations

- Intrusive Magnetometer Survey of all borehole and pile locations/clusters down to maximum bomb penetration depth.

4.0 Site Assessment

4.1 Methodology

Colin Morton (TRC) visited the Site on 23rd November 2021 to perform a Site walkover. The majority of the Site was accessible with the exception of the building interiors.

Photographs of the Site reconnaissance are presented in Annex C.

4.2 Site Overview

The Site comprises two plots with Addlestone Road separating them. The southern part of the Site is occupied with six large office buildings with associated car parking and landscaped areas. The main entrance to the Site is from the north via Addlestone Road. A second entrance to the Site is accessed from the west via Hamm Moor Lane. Automatic telescopic bollards at both entrances prevent vehicle access to the Site.

The northern part of the Site is occupied with one large office building with associated car parking and landscaped areas. The main entrance to the Site is from the south via Addlestone Road. A concrete barrier at the entrance prevents vehicle access.

During the Site walkover all external areas of the Site were inspected. The office buildings were locked and not accessible.

The Site has an average elevation of approximately 15m above Ordnance Datum (aOD). Topographically the Site is relatively flat.

4.3 Above and Underground Ground Storage Tanks (AST/UST)

There were no observed above or underground ground storage tanks.

4.4 Hazardous substances

No hazardous substances were observed on Site.

4.5 Waste Management

There was no waste or waste activities on Site, due to no Site activity. A large metal transport storage container was noted in the northern part of the Site. The storage container was closed and was not accessed during the Site walkover.

4.6 Electrical Substations

Two electrical substations were noted during the walkover. One was located on the southern part of the Site (grid reference 506287, 164670). This substation is visible on historical maps (c1989), although not labelled. A second electrical substation was located in the northern part of the Site (grid reference 506334, 164857). This substation is visible on historical maps (c1989), although not labelled.

4.7 Soakaways

No soakaways were observed at the Site.

4.8 Asbestos Containing Materials (ACMs)

An asbestos survey was not conducted as part of this scope of works.

4.9 Evidence of Spills, Staining or Corrosion

The external areas of the Site are predominantly covered in pavement bricks, with a small amount of soft landscaping. No observable spills or staining was noted.

4.10 Non-Natural Mounds, Depressions, Structures, Excavations and Fill

The external areas of the Site are predominantly covered in pavement bricks, with no mounds, depressions, excavations or fill observed.

4.11 Invasive Plant Species

The potential presence of invasive plant species, such as Japanese Knotweed, has not been assessed and it is recommended that an appropriately qualified specialist carries out a survey.

4.12 Summary of Site Walkover Observations

Potential sources of contamination identified at the Site include:

- Electricity Substations.

5.0 Preliminary Environmental Risk Assessment

5.1 Initial Conceptual Site Model

The methodology of this risk assessment uses the source-pathway-receptor pollutant linkage to provide a qualitative appraisal of environmental risks and potential liabilities associated with soil and groundwater contamination at the Site.

The initial conceptual Site model (CSM) is prepared based on the current proposed development, which will comprise of two large warehouse buildings in the northern and south-eastern portion of the Site, respectively, and associated vehicle parking, loading docks, and soft landscaping.

Table 7: Conceptual Site Model: Potential Contaminant Sources

Source	Pathway	Receptor	Risk
On-Site Sources			
<p>Potential for contaminants associated with historical and current operations onsite (saw mill, depot, various works and electricity substations).</p> <p>Potential for Made Ground and contaminants to be present in the soils from previous developments at the Site.</p> <p>Potential contaminants include asbestos, hydrocarbons, heavy metals and polychlorinated biphenyls (PCB).</p>	<p>Dermal contact, ingestion and inhalation pathways</p>	<p>Future Site users</p>	<p>Low It is assumed that the proposed development will largely be covered in hard standing with very limited soft landscaping.</p>
		<p>Neighboring residents</p>	<p>Moderate Presence of variable permeability geology (Secondary (A) Aquifers and Principal Aquifers) underlying the Site may increase the potential for contaminant migration off Site; although, the presence of hard standing across the Site would provide mitigation from contaminant migration.</p>
		<p>Construction workers</p>	<p>Low Risk pathway to be mitigated via Personal Protective Equipment (PPE), good hygiene practices and construction site management.</p>
	<p>Leaching of contaminants and vertical migration into groundwater</p>	<p>Controlled waters</p>	<p>Low to Moderate Groundwater sensitivity is considered Moderate due to EA designation of groundwater as Secondary (A) and Principal Aquifers. Potential surface release or contaminant leaching from reprofiling materials may impact underlying groundwater, as the superficial deposits and bedrock are likely in hydraulic continuity. However, current Site comprises predominance of hard standing, which will mitigate potential infiltration. It is assumed that the proposed development will largely be covered in hard standing.</p>
	<p>Contact with buried services</p>	<p>Buried services</p>	<p>Low Proposed development to consider risk of residual contamination and incorporate protective measures as</p>

Source	Pathway	Receptor	Risk
			appropriate. Examples may include barrier pipe or clean service corridors.
	Migration of ground gases onto Site and ingress into buildings	Future Site users	Low to Moderate Potential for Made Ground on Site from previous developments at the Site, which could present a potential source of ground gas. Ground gas risks may be mitigated via development led solutions such as floor design or installation of protective gas membranes.
		Construction workers	Low Protective Equipment (PPE), good hygiene practices and construction site management.
Off-Site Sources			
<p>Commercial (historical and current) processes in proximity of the Site, including various works, farms, orchards, and trading estates.</p> <p>Potential for Made Ground in infilled gravel pit to the east of the Site.</p> <p>Potential contaminants include asbestos, heavy metals, hydrocarbons, and pesticides.</p>	Dermal contact, ingestion and inhalation pathways	Future Site users	Low It is assumed that the proposed development will largely be covered in hard standing with very limited soft landscaping.
		Construction workers	Low Risk pathway to be mitigated via Personal Protective Equipment (PPE), good hygiene practices and construction site management.
	Migration via groundwater	Controlled waters	Low to Moderate Underlying geology is considered to have moderate permeability. It is considered that there is potential risk of migration of contamination.
	Leaching of contaminants and infiltration into groundwater		

5.2 Other Property Related Environmental Issues

Table 8: Summary of Other Potential Environmental Issues

Issue	Detail
Coal Mining	Coal Authority records indicate that the Site is located in an area that is probably not affected by coal mining.
Radon	BGS records indicate that the Site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. On this basis, the BGS states that “no radon protective measures are necessary in the construction of new dwellings or extensions”.
Flood Risk	The Site is predominantly located in Flood Zone 2, which has a medium probability of flooding. The remainder of the Site is in Flood Zone 3, which has a high probability of flooding.
Asbestos Containing Materials	An asbestos survey was not conducted as part of this scope of works; however, given the age of the building, the presence of asbestos cannot be discounted.

6.0 Conclusions

6.1 Findings

TRC consider that the Site is in an area of moderate environmental sensitivity. The published geology indicates that the Site is underlain by superficial deposits of Alluvium, which is considered to be a Secondary (A) Aquifer and the Kempton Park Gravel Deposit, which is considered to be a Principal Aquifer. The underlying Bagshot Formation bedrock is classified as a Secondary (A) Aquifer. Public BGS borehole data and Ramboll's Phase II Environmental Site Investigation did not encounter the Bagshot Formation.

Earliest available mapping (1872) shows that the Site was partially undeveloped, with a sawmill present in the east of the Site. The sawmill was extended in 1913-1914 and then redeveloped into various large works facilities in 1934-1936. In 1984-1989, the Site was redeveloped into a business park, with six large buildings. The Site appears in its current layout from approximately 2016, when one of the large buildings was split and the business park contained seven buildings and associated vehicle parking.

The closest surface water feature to the Site is the River Wey, located both in the northern portion of the Site and occurring as the Site's eastern boundary.

The Site is located predominantly in Flood Zone 2, which has a medium probability of flooding, with parts of the central portion of the Site located in Flood Zone 3, which has a high probability of flooding.

The Site is located within an area of mixed commercial and residential land use. Commercial properties include a MOT centre, a paint shop, a hardware shop, an electrical distributor, a café, a clothing shop, a game shop, a financial advisor, a recruitment agency, and a building materials supplier.

The Site lies within an area of adopted greenbelt.

6.2 Summary of Environmental Risk

TRC considers the Site to be generally moderate risk with respect to contaminated land liability.

There is potential for Made Ground at the Site. Made Ground is of unknown origin and could contain contaminants such as asbestos, heavy metals, and hydrocarbons. Made Ground soils may also present a geotechnical hazard for future development.

The Site historically operated as a saw mill, works buildings, a depot, business park, and residential property. There is potential for contamination related to these operations could have impacted underlying soils and groundwater. Their potential migration pathways may be limited due to the presence of sitewide hardstanding, but further investigation is required to determine whether they have impacted underlying soils and groundwater.

TRC consider that the proposed commercial warehouses are not introducing a more sensitive receptor. Development design features such as sitewide hardstanding and ground gas mitigation may provide protection to human health without the requirement to perform active remediation of contamination should it be encountered. However, further investigation is recommended to determine whether there is contamination present that could present a risk to controlled waters and would require remediation in a redevelopment scenario.

The Site is located within both Flood Zone 2 and Flood Zone 3. A Flood Risk Assessment is recommended to further appraise flood conditions.

The Site is in an area affected by historical UXO risk. Further desk-based research in the form of a UXO Risk Management Plan is recommended.

6.3 Geotechnical Conclusions and Recommendations

The anticipated geotechnical hazards associated with the Site are summarised in Table 9 and discussed further below along with preliminary design and ground investigation recommendations.

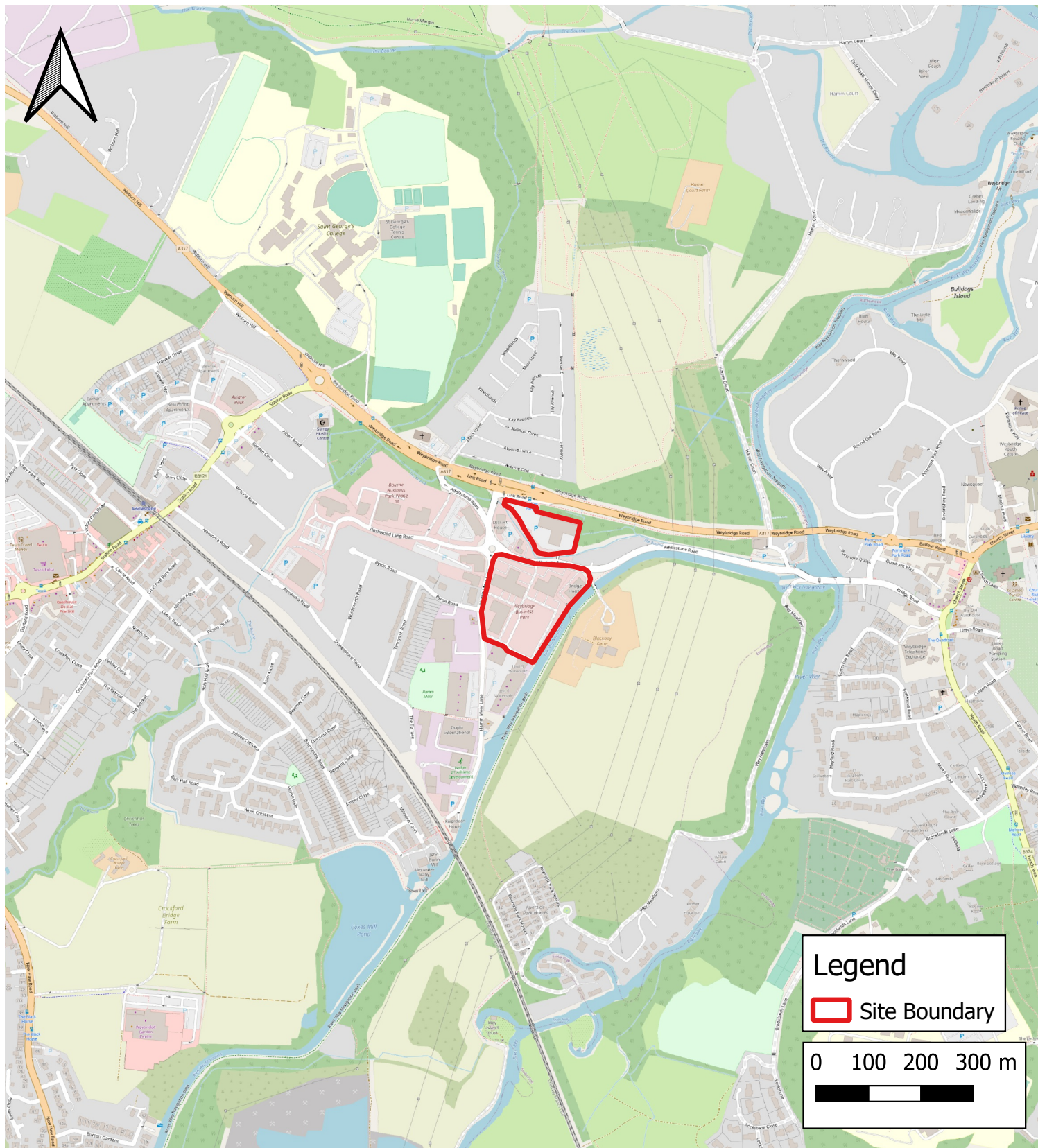
Table 9: Summary of Geotechnical Hazards

Hazard	Distance	Description
Made Ground	On-Site	Available database data indicates that the site has been developed and redeveloped several times since earliest available mapping (1870). The presence of Made Ground is very likely. The Made Ground has high variability, but typically poor strength and settlement properties. Consequently, unless adequately treated, the Made Ground is not considered a suitable founding stratum. However, public BGS borehole records nearby state that Made Ground might not exceed 2m below ground level.
Buried Obstructions	On-Site	There is potential of buried obstructions within the Made Ground due to past developments. The potential presence of cobbles within the River Terrace Deposits may hamper construction operations.
Running Sand	On-Site	Running Sand phenomena during excavations within the Alluvium and the River Terrace Deposits cannot be ruled out especially if these deposits exist on-Site in a loose state and shallow groundwater is present.
Shallow Groundwater Level	On-Site	According to public BGS borehole data, groundwater was encountered at 2.7m bgl and 3.2m bgl. Even shallower groundwater table may be present on-Site given the presence of River Wey in the vicinity. A shallow groundwater table would be present a difficulty for shallow excavations, and formation of proposed foundations.
Buried Concrete	On-Site	The Made Ground and Alluvium may contain elevated concentrations of minerals that can be aggressive to buried concrete.
Settlement Prone Soils	On-Site	Alluvium may comprise soft cohesive or loose granular soils with layers of compressible organic layers and Peat which may be susceptible to settlement under proposed loading.
Volume Change Potential	On-Site	Alluvium may comprise soft cohesive soils with significant volume change potential during seasonal cycles of wetting and drying, and when under the influence of existing or proposed vegetation in the vicinity.

A detailed investigation with geotechnical testing is required to confirm the underlying geology, groundwater regime and engineering properties of the underlying soils. The ground investigation should be designed and assessed based on the requirements of BS5930:2015, Eurocode 7 Part 2 (and the associated

National Annex), and NHBC Standards. The investigation should be tailored to ensure the geotechnical hazards, reported in the Table above are addressed. A Geotechnical Design Report should be prepared in accordance with Eurocode 7, once the ground investigation has been completed and the final scheme details are known.

Annex A: Figures



NOTES

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REVISIONS

P01	FIRST ISSUE		
	Initials	LS	22/11/21
REV.	REVISION NOTES/COMMENTS		
	Initials		



Work.Life
 20 Red Lion Street
 London
 WC1R 4PS

BRIDGE INDUSTRIAL
 PROJECT
 ADDLESTONE ROAD, WEYBRIDGE

TITLE

SITE LOCATION PLAN

TRC PROJECT NO. 470021	SCALE 1:10,000 @ A3 1:2,000 @ A3
---------------------------	--

PURPOSE OF ISSUE SUITABLE FOR INFORMATION	STATUS
DRAWING NO FIGURE 01	REVISION PO1



SCHEDULE OF ACCOMMODATION
(Gross Internal Area)

Unit 100	
Warehouse Area	120,400 sq ft (11,170m ²)
Office (1 st + 2 nd)	15,500 sq ft (1,427m ²)
Unit 100 Core	
Total Area	135,900 sq ft (12,597m²)
Plot Area	8.13 Acres (3.28 Hectares)
Unit 200	
Warehouse Area	20,000 sq ft (1,857m ²)
Office (1 st)	5,000 sq ft (465m ²)
Unit 200 Core	
Total Area	25,000 sq ft (2,322m²)
Plot Area	2.28 Acres (0.94 Hectares)
Total Area	160,900 sq ft (14,919m²)

Site boundary to be confirmed by the client

Weybridge Business Park, Weybridge

Site Layout

BRIDGE

umc architects

21000 - LINC - 2222 - 01 - 01 - R - 0001 - A


NOTES

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REVISIONS

P01	FIRST ISSUE		
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REV.	REVISION NOTES/COMMENTS		
	Initials		



WorkLife
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London
WC1R 4PS

BRIDGE INDUSTRIAL

PROJECT
ADDLESTONE ROAD, WEYBRIDGE

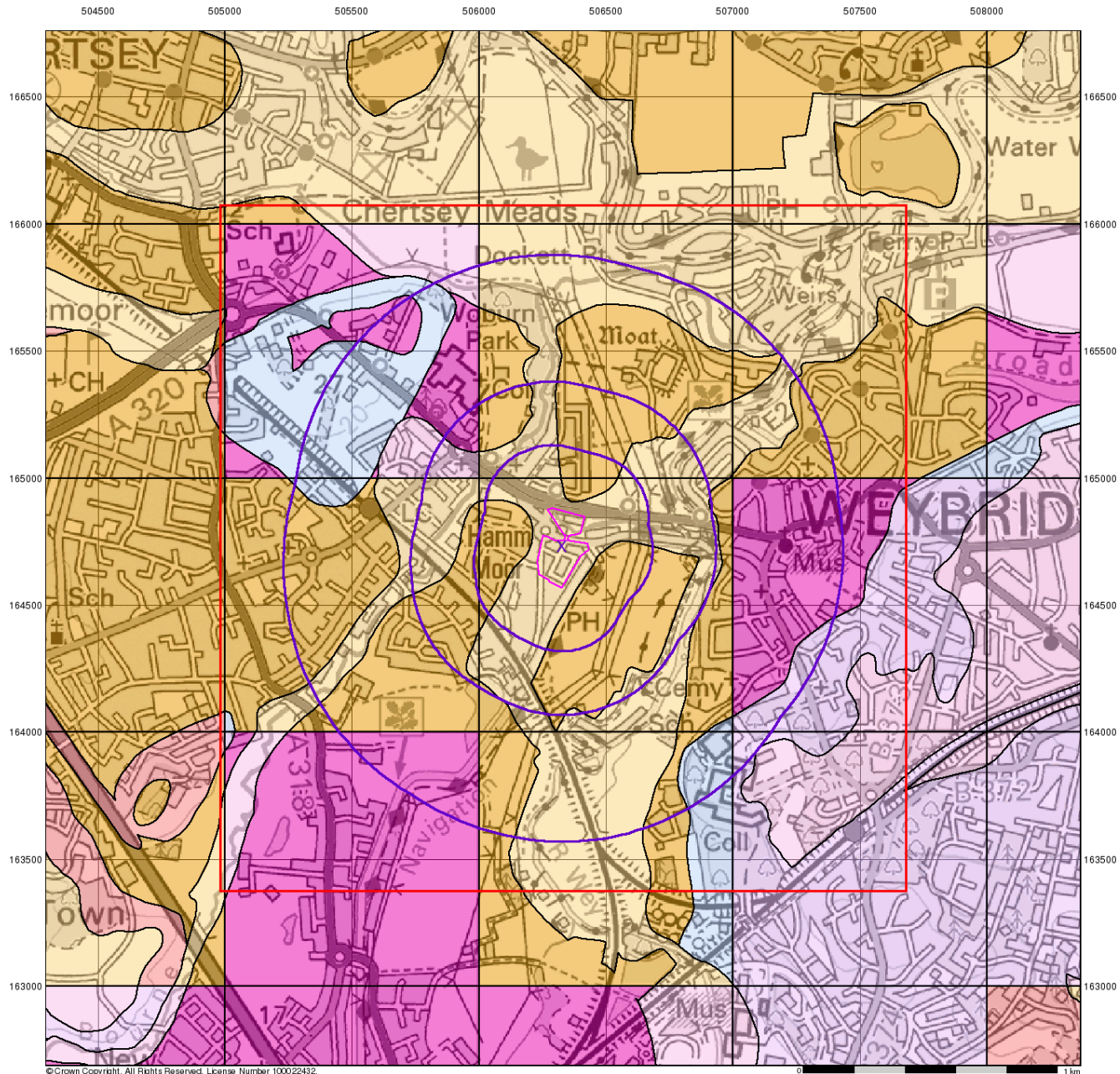
TITLE
PROPOSED DEVELOPMENT PLAN

TRC PROJECT NO. 470021

SCALE

PURPOSE OF ISSUE SUITABLE FOR INFORMATION	STATUS
DRAWING NO FIGURE 02	REVISION PO1

Annex B: Envirocheck Report



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Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Bedrock Aquifers

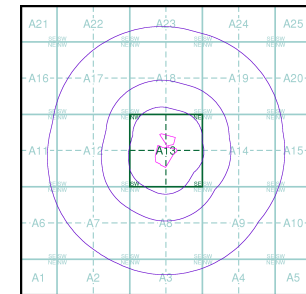
- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

- Unproductive Aquifer
- Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

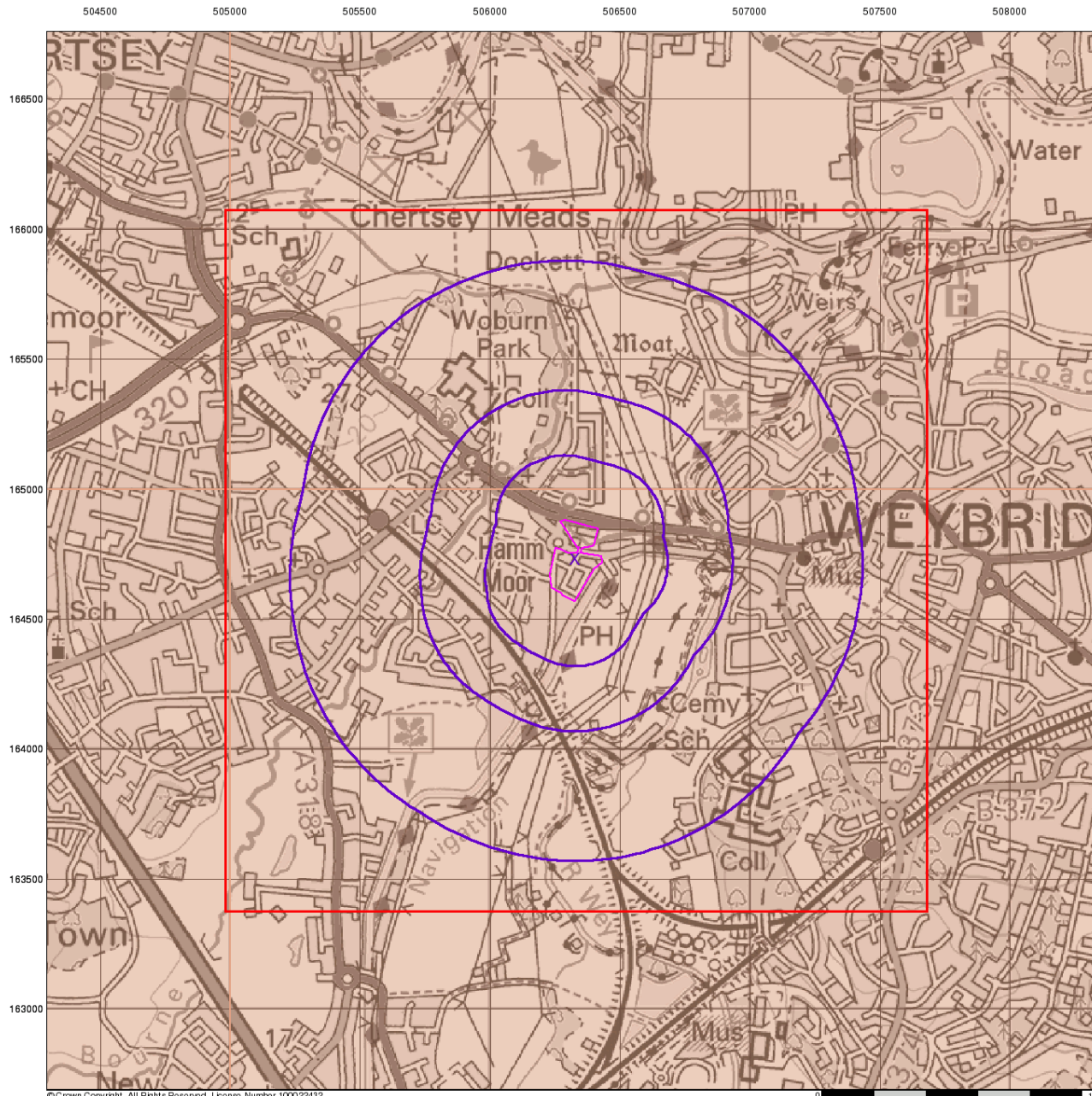
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 Customer Ref: 470021.0000
 National Grid Reference: 506330, 164730
 Slice: A
 Site Area (Ha): 3.45
 Search Buffer (m): 1000

Site Details

Site at 506200, 164700



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0 1 km



Bedrock Aquifer Designation

General

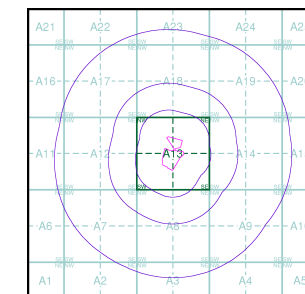
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

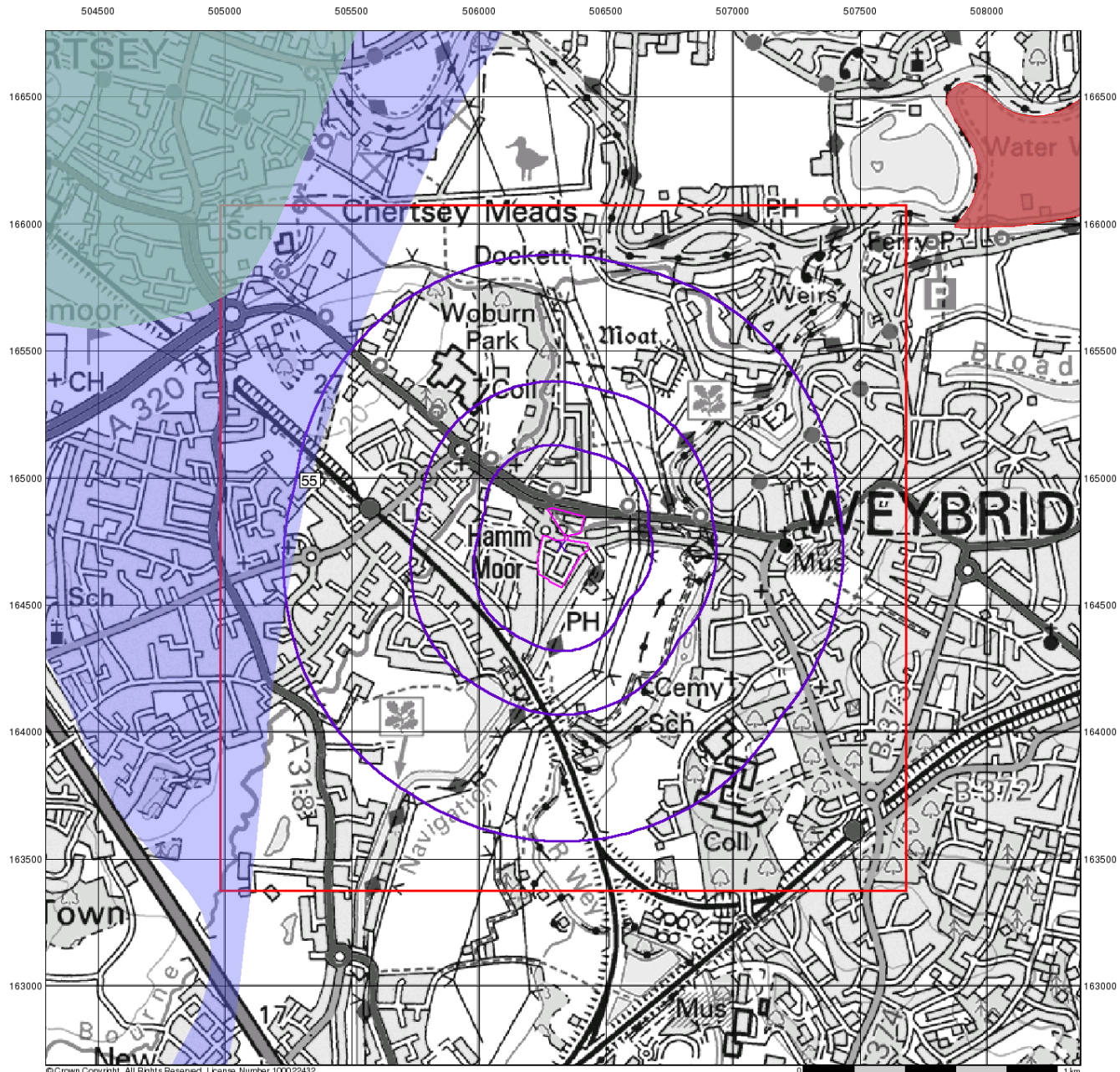
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Source Protection Zones

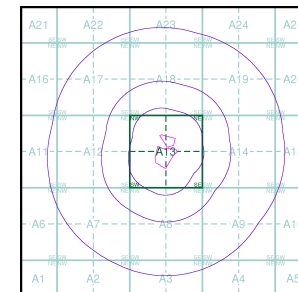
General

- ▭ Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point
- ▭ Slice
- B Map ID

Agency and Hydrological

- ▭ Inner zone (Zone 1)
- ▭ Inner zone - subsurface activity only (Zone 1c)
- ▭ Outer zone (Zone 2)
- ▭ Outer zone - subsurface activity only (Zone 2c)
- ▭ Total catchment (Zone 3)
- ▭ Total catchment - subsurface activity only (Zone 3c)
- ▭ Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 287842040_1_1
 Customer Ref: 470021.0000
 National Grid Reference: 506330, 164730
 Slice: A
 Site Area (Ha): 3.45
 Search Buffer (m): 1000

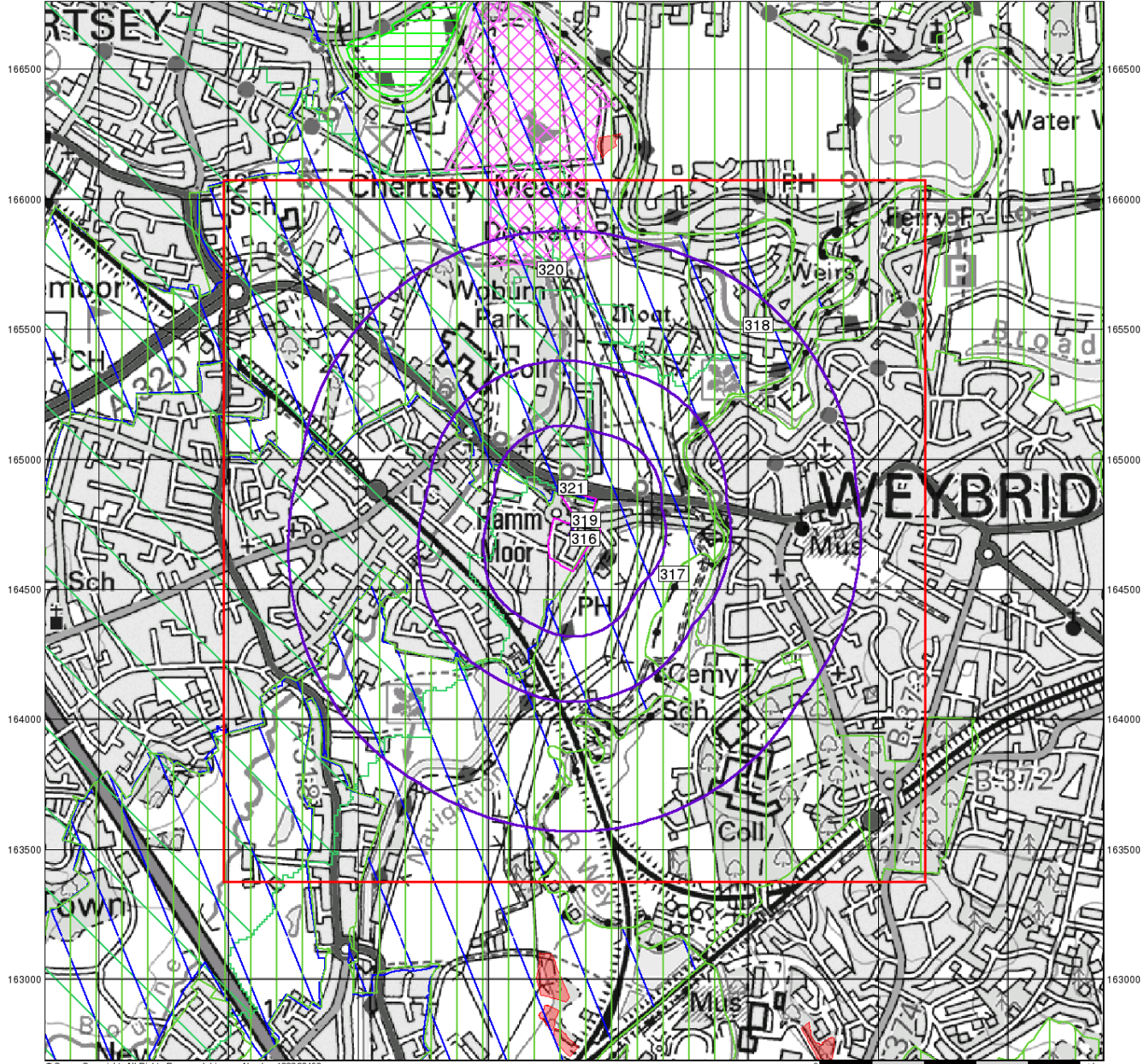
Site Details

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504500 505000 505500 506000 506500 507000 507500 508000



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Sensitive Land Uses

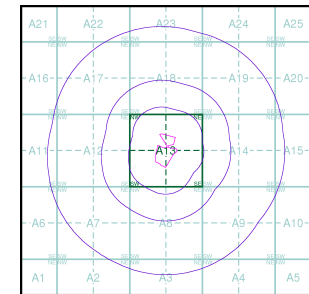
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 287842040_1_1
 Customer Ref: 470021.0000
 National Grid Reference: 506330, 164730
 Slice: A
 Site Area (Ha): 3.45
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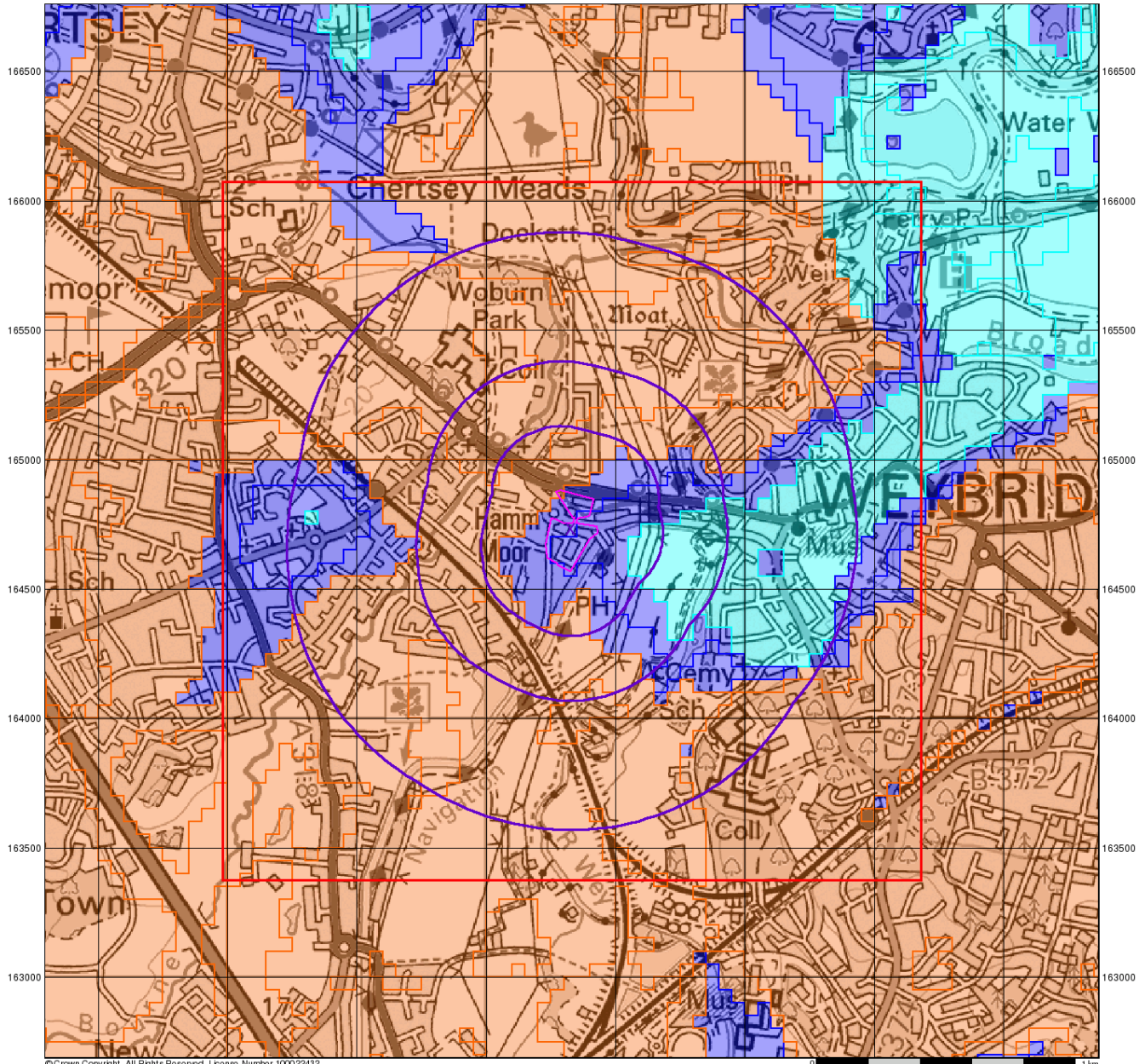
Site Details

Site at 506200, 164700



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504500 505000 505500 506000 506500 507000 507500 508000



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0 1 km



BGS Flood GFS Data

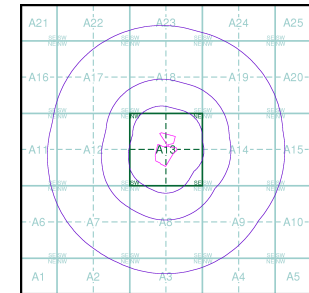
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 287842040_1_1
 Customer Ref: 470021.0000
 National Grid Reference: 506330, 164730
 Slice: A
 Site Area (Ha): 3.45
 Search Buffer (m): 1000

Site Details

Site at 506200, 164700



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Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

287842040_1_1

Customer Reference:

470021.0000

National Grid Reference:

506330, 164730

Slice:

A

Site Area (Ha):

3.45

Search Buffer (m):

1000

Site Details:

Site at 506200, 164700

Client Details:

Mr W Nitch-Smith
TRC Companies Ltd
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Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	47
Hazardous Substances	-
Geological	49
Industrial Land Use	51
Sensitive Land Use	62
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Useful Contacts	70

Introduction

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

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1	4	3	3	20
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls	pg 9		1		
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 9		2		2
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 9	Yes			
Pollution Incidents to Controlled Waters	pg 10		7	10	16
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 15		1	1	3
River Quality Biology Sampling Points	pg 16				1
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 16			1	1
Water Abstractions	pg 16				1 (*15)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 20	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 20	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 20	Yes	n/a	n/a	n/a
Source Protection Zones	pg 21				1
Extreme Flooding from Rivers or Sea without Defences	pg 21	Yes	Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 23	Yes	Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 23	2	12	74	113

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites	pg 47		1		
Historical Landfill Sites	pg 47		1		
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)	pg 47				1
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage		2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 47		2		
Registered Landfill Sites	pg 48			1	
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 49	Yes	n/a	n/a	n/a
BGS Recorded Mineral Sites	pg 49		1		
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 49		Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 49	Yes	Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 49	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 50	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 50	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 51	3	30	19	69
Fuel Station Entries	pg 61				1
Gas Pipelines					
Underground Electrical Cables					
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt	pg 62	1		1	1
Areas of Unadopted Green Belt	pg 62	1			
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 62				1
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 62		1		
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	0	1	506250 164800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	0	1	506325 164731
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	0	1	506350 164731
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (E)	119	1	506550 164700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	120	1	506325 165000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	126	1	506250 165000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	176	1	506500 165000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	188	1	506100 164950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	264	1	506000 164500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	323	1	506700 165000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	425	1	506400 164150
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (NW)	440	1	505850 165000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	443	1	506150 165300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (NE)	446	1	506850 164950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (W)	480	1	505750 164700
1	Discharge Consents Operator: B & H S Management Ltd Property Type: Undefined Or Other Location: Addlestone Road, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Ctwc.1671 Permit Version: 1 Effective Date: 4th June 1987 Issued Date: 4th June 1987 Revocation Date: 14th November 1996 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: R. Bourne Flood Relief Channel Status: Authorisation revoked Positional Accuracy: Manually corrected supplier location	A13SE (E)	0	2	506380 164710

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<p>Discharge Consents</p> <p>Operator: B & H S Management Ltd Property Type: Undefined Or Other Location: Addlestone Road, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Ctwc.1672 Permit Version: 1 Effective Date: 4th June 1987 Issued Date: 4th June 1987 Revocation Date: 14th November 1996 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: R. Bourne Flood Relief Channel Status: Authorisation revoked Positional Accuracy: Manually corrected supplier location</p>	A13SE (E)	0	2	506380 164710
1	<p>Discharge Consents</p> <p>Operator: B & H S Management Ltd Property Type: Undefined Or Other Location: Addlestone Road, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Ctwc.1670 Permit Version: 1 Effective Date: 4th June 1987 Issued Date: 4th June 1987 Revocation Date: 14th November 1996 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: River Bourne Status: Authorisation revoked Positional Accuracy: Manually corrected supplier location</p>	A13SE (E)	0	2	506380 164710
2	<p>Discharge Consents</p> <p>Operator: Airscrew-Weyroc Ltd Property Type: MAKING OF OTHER TRANSPORT EQUIP/SHIPS/TRAINS/BIKES Location: Blackboy Works, Weybridge Trading Estate, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcp.0618 Permit Version: 1 Effective Date: 13th February 1969 Issued Date: 13th February 1969 Revocation Date: 14th January 1988 Discharge Type: Trade Effluent Discharge: Freshwater Stream/River Environment: Receiving Water: R Bourne (South) Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A13SW (SW)	0	2	506300 164700
3	<p>Discharge Consents</p> <p>Operator: Amalg Dental Co Ltd, 20/40 Broadwick St, London W1 Property Type: OTHER MANUFACTURING/JEWELLERY/MUSICAL INST/SPORTS GOODS Location: Premises At Hamm Moor Lane, Chertsey, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctrc.0214 Permit Version: 1 Effective Date: 15th December 1955 Issued Date: 15th December 1955 Revocation Date: 3rd April 1979 Discharge Type: Trade Discharges - Cooling Water Discharge: Freshwater Stream/River Environment: Receiving Water: Bourne Status: Authorisation revoked Positional Accuracy: Manually corrected supplier location</p>	A13SW (W)	36	2	506200 164700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	<p>Discharge Consents</p> <p>Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Addlestone - Hamm Moor Lane Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0313 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 13th October 2015 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Bourne Status: Surrendered under EPR 2010 Positional Accuracy: Manually positioned within the geographical locality</p>	A13NW (NW)	122	2	506156 164910
5	<p>Discharge Consents</p> <p>Operator: Rival Lamps Ltd Property Type: MAKING OF ELECTRICAL EQUIP/BATTERIES/DOMESTIC APP Location: Factory Site, Hamm Moor Lane, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctrc.1000 Permit Version: 1 Effective Date: 9th April 1968 Issued Date: 9th April 1968 Revocation Date: 27th January 1987 Discharge Type: Trade Discharges - Cooling Water Discharge: Freshwater Stream/River Environment: Receiving Water: Bourne Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A13SW (SW)	137	2	506100 164600
6	<p>Discharge Consents</p> <p>Operator: Coxes Mill Ltd Property Type: Undefined Or Other Location: Coxes Lock Mill, Bourneside Road, Addlestone, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctwc.1659 Permit Version: 1 Effective Date: 12th June 1987 Issued Date: 12th June 1987 Revocation Date: 17th September 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: River Wey Navigation Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m</p>	A14NW (E)	320	2	506750 164750
7	<p>Discharge Consents</p> <p>Operator: The Old Boat House (Weybridge) Management Co. Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: The Boathouse, Weybridge Lock, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CATM.3502 Permit Version: 1 Effective Date: 5th October 1998 Issued Date: 17th March 1999 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Wey Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A14NW (E)	390	2	506820 164750

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	<p>Discharge Consents</p> <p>Operator: Mr G. Whiting Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Will O The Wisp, Wey Meadows, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTWC.3420 Permit Version: 1 Effective Date: 16th June 1989 Issued Date: 16th June 1989 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: Alluvium Status: Transferred from COPA 1974 Positional Accuracy: Located by supplier to within 100m</p>	A9NW (SE)	497	2	506680 164220
9	<p>Discharge Consents</p> <p>Operator: Mr. D.A.C. Seager Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Kismet, Wey Meadows, Weybridge, Surrey, KT13 8xy Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CNTM.1901 Permit Version: 1 Effective Date: 17th July 1995 Issued Date: 17th July 1995 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Wey Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 100m</p>	A8NE (SE)	543	2	506600 164100
9	<p>Discharge Consents</p> <p>Operator: A W Elliott Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Kismet, Wey Meadows, Weybridge, Surrey, KT13 8xy Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcu.1786 Permit Version: 1 Effective Date: 20th August 1984 Issued Date: 20th August 1984 Revocation Date: 17th July 1995 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Alluvium O/L Gravel Strata Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A8NE (SE)	543	2	506600 164100
10	<p>Discharge Consents</p> <p>Operator: Mr P James Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: 48 Wey Meadows Weybridge Surrey Kt13 8xy Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Casm.0220 Permit Version: 1 Effective Date: 17th April 2000 Issued Date: 26th May 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Wey Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A8SE (S)	562	2	506390 164010

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	<p>Discharge Consents</p> <p>Operator: Mr. R.J.C. Bettell Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Upway, Wey Meadows, Weybridge Upway, Wey Meadows, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCU.1795 Permit Version: 1 Effective Date: 29th August 1984 Issued Date: 29th August 1984 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Alluvium O/L Gravel Strata Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m</p>	A8NE (S)	573	2	506570 164050
12	<p>Discharge Consents</p> <p>Operator: The Island Management Company Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: The Island Wey Meadows Weybridge Surrey Kt13 8xy Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Casm.1356 Permit Version: 1 Effective Date: 6th July 2005 Issued Date: 17th October 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: The River Wey Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A8SE (S)	583	2	506400 163990
12	<p>Discharge Consents</p> <p>Operator: Eyot Developments Limited Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 8 New Res. Dwellings At The Island Wey Meadows, Weybridge, Surrey, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Casm.0252 Permit Version: 1 Effective Date: 21st July 2000 Issued Date: 4th August 2000 Revocation Date: 6th July 2005 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Wey Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A8SE (S)	583	2	506400 163990
12	<p>Discharge Consents</p> <p>Operator: Lindsay Property Type: HOLIDAY ACCOM/CAMP SITE/CARAVAN SITE/HOTEL/HOSTEL Location: Strutts Island Caravan Site, Wey Meadows, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Ctwc.1843 Permit Version: 1 Effective Date: 19th August 1987 Issued Date: 19th August 1987 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Onto Land Environment: Receiving Water: Alluvium O/L Bagshot Beds Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m</p>	A8SE (S)	623	2	506400 163950

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	<p>Discharge Consents</p> <p>Operator: Mr. R.K. & Mrs. A.G. Lindsay Property Type: HOLIDAY ACCOM/CAMP SITE/CARAVAN SITE/HOTEL/HOSTEL Location: Holiday Caravans, The Island, Wey Meadows, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCU.0996 Permit Version: 1 Effective Date: 5th November 1980 Issued Date: 5th November 1980 Revocation Date: 21st July 2000 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A8SE (S)	673	2	506400 163900
13	<p>Discharge Consents</p> <p>Operator: Mr R J Chapman Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: 51 Wey Meadows Weybridge Surrey Kt13 8xy Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Casm.1041 Permit Version: 1 Effective Date: 13th May 2004 Issued Date: 14th May 2004 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Wey Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A8SE (S)	584	2	506460 164000
13	<p>Discharge Consents</p> <p>Operator: Mr. R.K. & Mrs. A.G. Lindsay Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: 54 Wey Meadows, Weybridge, Surrey, Kt13 8xy Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCU.1906 Permit Version: 1 Effective Date: 3rd December 1984 Issued Date: 3rd December 1984 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Gravel Strata Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m</p>	A8SE (S)	595	2	506500 164000
13	<p>Discharge Consents</p> <p>Operator: Mr. R.K. & Mrs. A.G. Lindsay Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Splash, Wey Meadows, Weybridge, S Splash, Wey Meadows, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTCU.1678 Permit Version: 1 Effective Date: 23rd March 1984 Issued Date: 23rd March 1984 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Alluvium O/L Gravel Strata Status: Transferred from Water Resources Act 1963 Positional Accuracy: Located by supplier to within 100m</p>	A8SE (S)	595	2	506500 164000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	<p>Discharge Consents</p> <p>Operator: Mr V A Chakrabarti Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: An-Cala 56 Wey Meadows Weybridge Surrey Kt13 8xy Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Casm.0307 Permit Version: 1 Effective Date: 23rd August 2000 Issued Date: 14th March 2001 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: The River Wey Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A8SE (S)	611	2	506550 164000
14	<p>Discharge Consents</p> <p>Operator: R Jankel Esq Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Hamm Court Farm, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cctr.2104 Permit Version: 1 Effective Date: 16th February 1984 Issued Date: 16th February 1984 Revocation Date: 11th September 1990 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Of Bourne Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A19NW (NE)	623	2	506700 165400
15	<p>Discharge Consents</p> <p>Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Bois Hall Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0488 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 19th August 2014 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Bourne Status: Surrendered under EPR 2010 Positional Accuracy: Located by supplier to within 100m</p>	A7NE (SW)	624	2	505700 164300
15	<p>Discharge Consents</p> <p>Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Bois Hall Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0488 Permit Version: 1 Effective Date: 2nd November 1989 Issued Date: 2nd November 1989 Revocation Date: 2nd September 2010 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Bourne Status: Temporary Consents (Water Act 1989, Section 113) Positional Accuracy: Located by supplier to within 100m</p>	A7NE (SW)	624	2	505700 164300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	<p>Discharge Consents</p> <p>Operator: Wey Meadows Property Ltd Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Stw, Wey Meadows Caravan Site, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctr.1010 Permit Version: 1 Effective Date: 14th May 1968 Issued Date: 14th May 1968 Revocation Date: 29th April 1991 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Wey Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A8SW (S)	669	2	506300 163900
17	<p>Discharge Consents</p> <p>Operator: Mr Paul Kinane Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Weyholme Trinity Island Wey Meadows Weybridge Surrey KT13 8xy Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Casm.1367 Permit Version: 1 Effective Date: 18th August 2005 Issued Date: 19th August 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Wey Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A8SE (S)	725	2	506420 163850
18	<p>Discharge Consents</p> <p>Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Limes Road Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.1343 Permit Version: 1 Effective Date: 2nd November 1989 Issued Date: 2nd November 1989 Revocation Date: 27th January 1997 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Wey Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A14SE (E)	777	2	507200 164600
19	<p>Discharge Consents</p> <p>Operator: Mr. J.F. Britten Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Laundry Cottage, Brooklands Farm, Brooklands Lane, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CNTM.1999 Permit Version: 1 Effective Date: 5th September 1995 Issued Date: 5th September 1995 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Ofriver Wey Status: New Consent, by Application (Water Resources Act 1991, Section 88) Positional Accuracy: Located by supplier to within 100m</p>	A4NW (S)	946	2	506700 163700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
20	<p>Discharge Consents</p> <p>Operator: Latchmere Homes Ltd. Property Type: MAKING OF COKE + REFINED PETROLEUM PRODUCTS Location: The Oil Mills, Jessamy Road, Weybridge, Surrey Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTWC.0415 Permit Version: 1 Effective Date: 8th October 1985 Issued Date: 8th October 1985 Revocation Date: 1st October 2005 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: Backwater Ofriver Wey Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A19NE (NE)	960	2	507200 165400
21	<p>Integrated Pollution Controls</p> <p>Name: Dentsply Ltd Location: Hamm Moor Lane, ADDLESTONE, Surrey, KT15 2SE Authority: Environment Agency, Thames Region Permit Reference: AL6999 Dated: 1st July 1994 Process Type: IPC new application Description: 4.2 A (J) Manufacture and use of Organic Chemicals within the Chemical Industry Status: Authorisation revoked Positional Accuracy: Unknown</p>	A13SW (S)	184	2	506209 164420
22	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: Panel-Wise Location: Hamm Moor Lane, Weybridge Trading Estate, Egham, Surrey, KT15 2SD Authority: Runnymede Borough Council, Environmental Health Department Permit Reference: PPC15(2) Dated: 15th September 1997 Process Type: Local Authority Pollution Prevention and Control Description: PG6/34 Respraying of road vehicles Status: Site Closed Positional Accuracy: Manually positioned to the address or location</p>	A13SW (SW)	62	3	506186 164582
23	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: La Coachworks (Weybridge) Ltd Location: Bryon Road, Addlestone, Surrey, KT15 2SY Authority: Runnymede Borough Council, Environmental Health Department Permit Reference: PPC8(2) Dated: 16th September 1993 Process Type: Local Authority Pollution Prevention and Control Description: PG6/34 Respraying of road vehicles Status: Permitted Positional Accuracy: Manually positioned to the address or location</p>	A13SW (SW)	83	3	506150 164635
24	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: Zeki Dry Cleaner & Laundry Location: 83 Station Road, Addlestone, Surrey, KT15 2AR Authority: Runnymede Borough Council, Environmental Health Department Permit Reference: PPC40(1) Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Site Closed Positional Accuracy: Manually positioned to the address or location</p>	A11SE (W)	951	3	505280 164709
24	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: Tesco Filling Station Location: 117 Station Road, Addlestone, Surrey, KT15 2AS Authority: Runnymede Borough Council, Environmental Health Department Permit Reference: PPC36(2) Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/14 Petrol filling station Status: Permitted Positional Accuracy: Manually positioned to the address or location</p>	A11NE (W)	957	3	505275 164740
	<p>Nearest Surface Water Feature</p>	A13SE (SE)	0	-	506394 164681

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Hamm Moor Lane, ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Miscellaneous - Other Note: Not Supplied Incident Date: Not Supplied Incident Reference: S1960071 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (N)	23	2	506300 164900
26	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 11th February 1997 Incident Reference: THS11997028486 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	77	2	506200 164900
27	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 14th December 1992 Incident Reference: S1920525 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	146	2	506201 165001
28	Pollution Incidents to Controlled Waters Property Type: Not Given Location: ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Confirmed As A Pollution Incident Incident Date: Not Supplied Incident Reference: S1950602 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A13SW (S)	171	2	506300 164400
29	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Miscellaneous - Unknown Note: Confirmed As A Pollution Incident Incident Date: 19th December 1994 Incident Reference: S1940621 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	185	2	506500 164500
29	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Miscellaneous - Fire water / Foam Note: Not Supplied Incident Date: 13th October 1996 Incident Reference: S1960484 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	187	2	506500 164495

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	Pollution Incidents to Controlled Waters Property Type: Not Given Location: CHERTSEY Authority: Environment Agency, Thames Region Pollutant: Unknown Note: Not Supplied Incident Date: 27th February 1997 Incident Reference: THS11997031667 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	213	2	506101 165001
31	Pollution Incidents to Controlled Waters Property Type: Not Given Location: ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: General Note: Not Supplied Incident Date: 9th November 1998 Incident Reference: THS11998041088 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	282	2	506000 164950
32	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 19th June 1994 Incident Reference: S1940274 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	300	2	506001 165001
33	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed incident Incident Date: 8th May 1999 Incident Reference: THS11999042994 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 10m	A8NW (S)	301	2	506190 164300
34	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Meadowlands Park, ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 12th March 1996 Incident Reference: S1960115 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18SW (N)	332	2	506200 165200
35	Pollution Incidents to Controlled Waters Property Type: Not Given Location: ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 5th April 1989 Incident Reference: S1890128 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A8NW (SW)	430	2	506100 164200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed incident Incident Date: 24th April 1999 Incident Reference: THS11999042774 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 10m	A14SW (E)	443	2	506850 164570
37	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Newhall Road, Crockford Farm Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 8th March 1996 Incident Reference: S1960113 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A12SE (SW)	470	2	505820 164400
38	Pollution Incidents to Controlled Waters Property Type: Not Given Location: ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 16th March 1989 Incident Reference: S1890096 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SE (W)	481	2	505750 164700
38	Pollution Incidents to Controlled Waters Property Type: Not Given Location: ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: Not Supplied Incident Reference: S1890078 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SE (W)	531	2	505700 164700
39	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: General Note: Not Supplied Incident Date: 10th July 1998 Incident Reference: THSE1998039630 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SW (SE)	485	2	506800 164400
40	Pollution Incidents to Controlled Waters Property Type: Not Given Location: ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Miscellaneous - Natural Note: Not Supplied Incident Date: 11th September 1997 Incident Reference: THS11997029543 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SE (W)	500	2	505750 164500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
40	Pollution Incidents to Controlled Waters Property Type: Not Given Location: ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Agricultural: General Note: Confirmed As A Pollution Incident Incident Date: Not Supplied Incident Reference: S1890019 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SE (W)	549	2	505700 164500
41	Pollution Incidents to Controlled Waters Property Type: Not Given Location: ADDLESTONE Authority: Environment Agency, Thames Region Pollutant: Agricultural: General Note: Confirmed As A Pollution Incident Incident Date: 9th March 1989 Incident Reference: S1890091 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A12SE (W)	534	2	505700 164600
42	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 30th December 1989 Incident Reference: S1890597 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SE (S)	601	2	506505 163995
43	Pollution Incidents to Controlled Waters Property Type: Not Given Location: BYFLEET Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 27th February 1997 Incident Reference: THS11997028599 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A8SW (S)	612	2	506100 164000
44	Pollution Incidents to Controlled Waters Property Type: Not Given Location: WEYBRIDGE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 21st February 1995 Incident Reference: S1950096 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (SW)	651	2	506005 164000
44	Pollution Incidents to Controlled Waters Property Type: Not Given Location: BROOKLANDS Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 24th November 1993 Incident Reference: S1930493 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (SW)	653	2	506000 164000