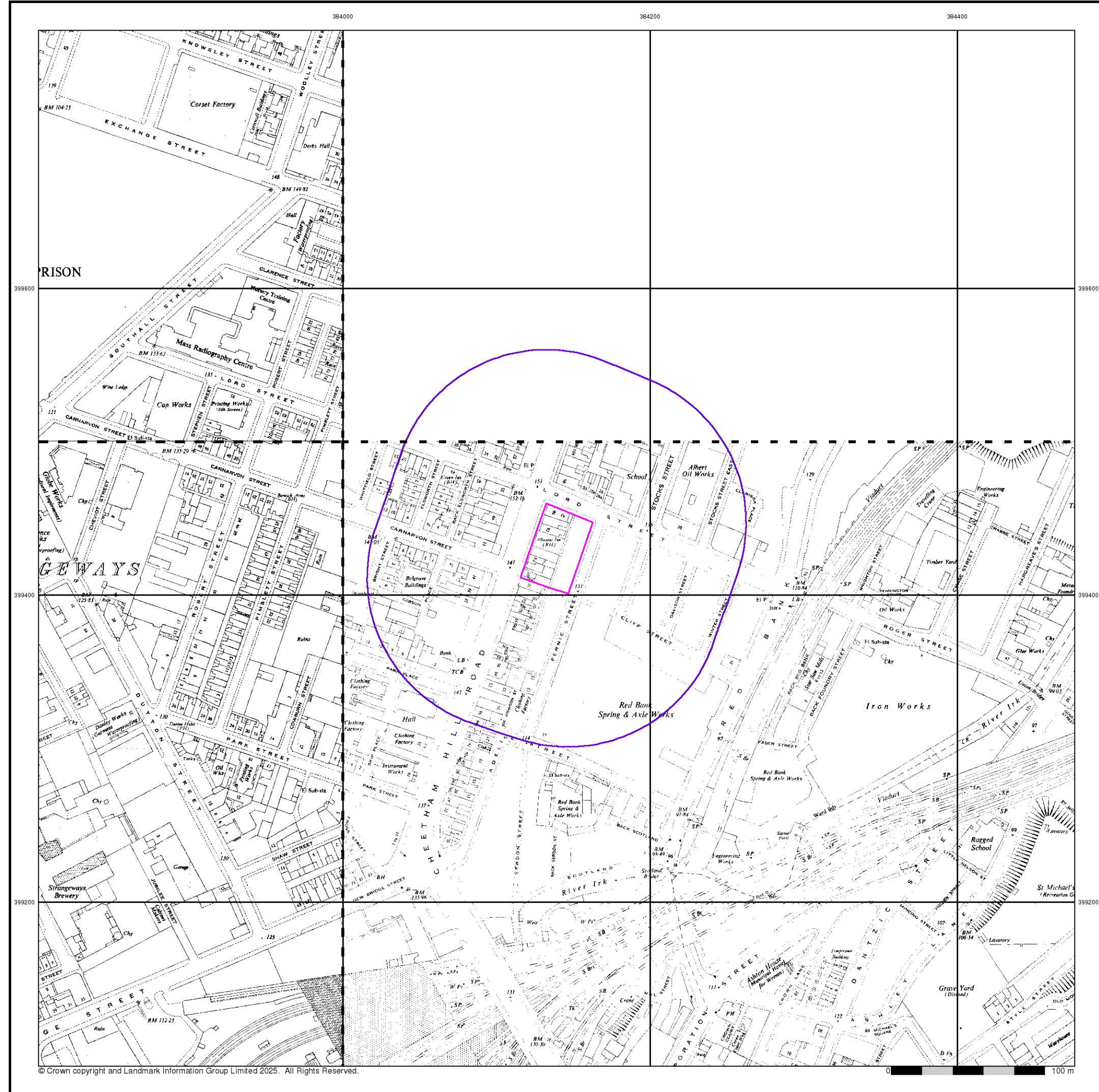




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Ordnance Survey Plan

Published 1949 - 1951

Source map scale - 1:1,250

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Map Name(s) and Date(s)

SJ8399NE	1951	1:1,250
SJ8399SE	1951	1:1,250
SJ8499SW	1949	1:1,250

Historical Map - Segment A13

Order Details

Order Number:	386798112_1_1
Customer Ref:	CRM.9065.001
National Grid Reference:	384140, 399430
Slice:	A
Site Area (Ha):	0.17
Search Buffer (m):	100

Site Details

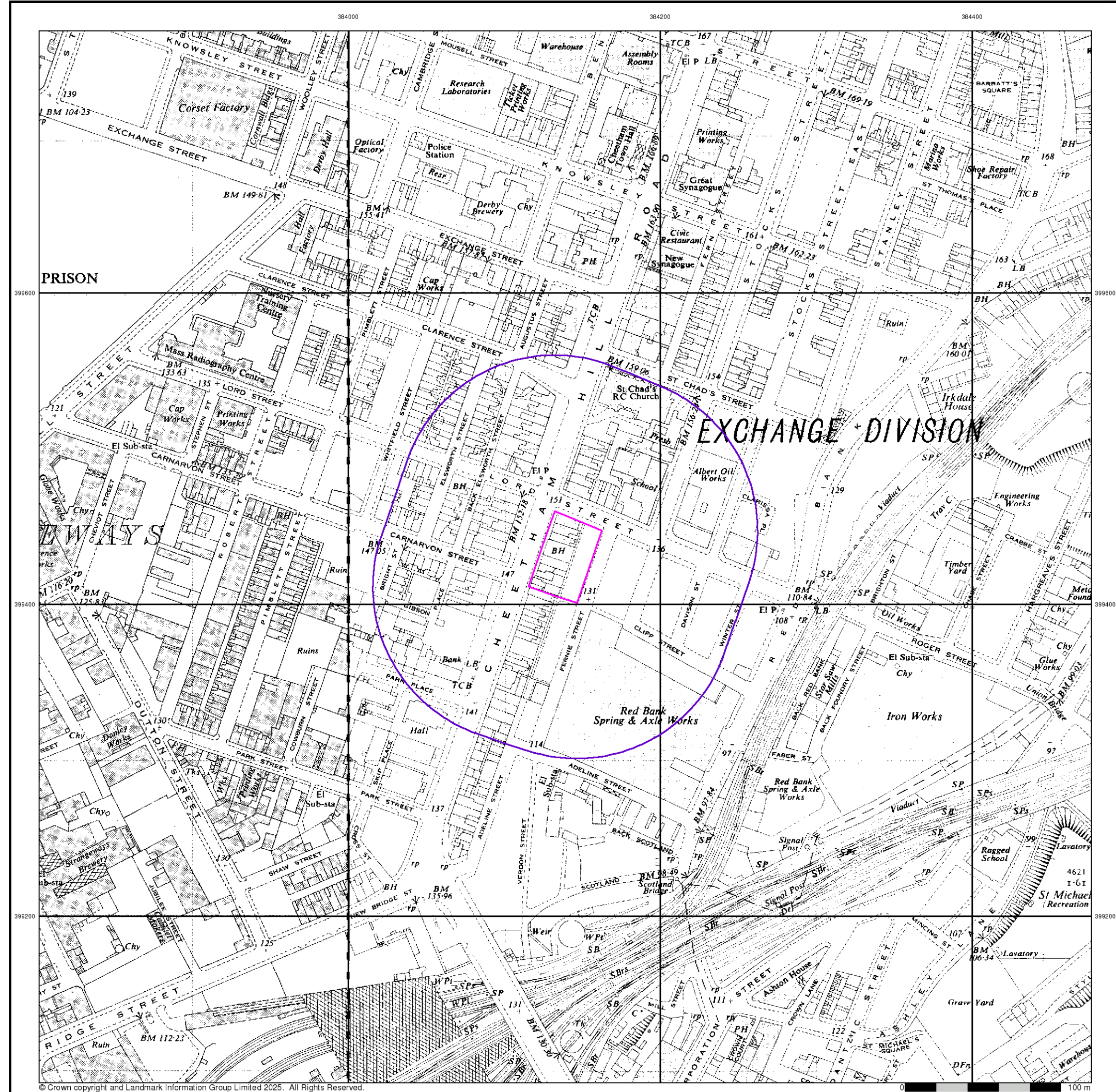
Apartment 1404, Britton House, 21, Lord Street,
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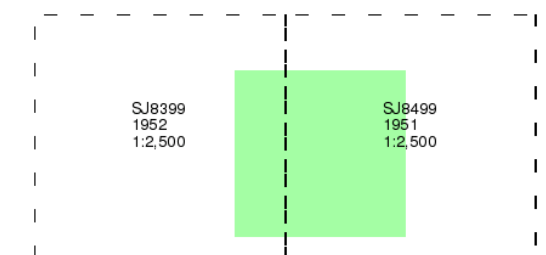
Ordnance Survey Plan

Published 1951 - 1952

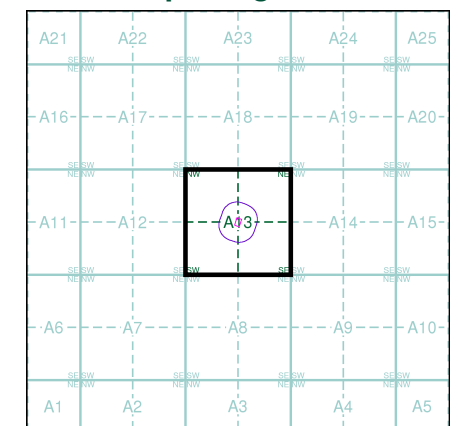
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

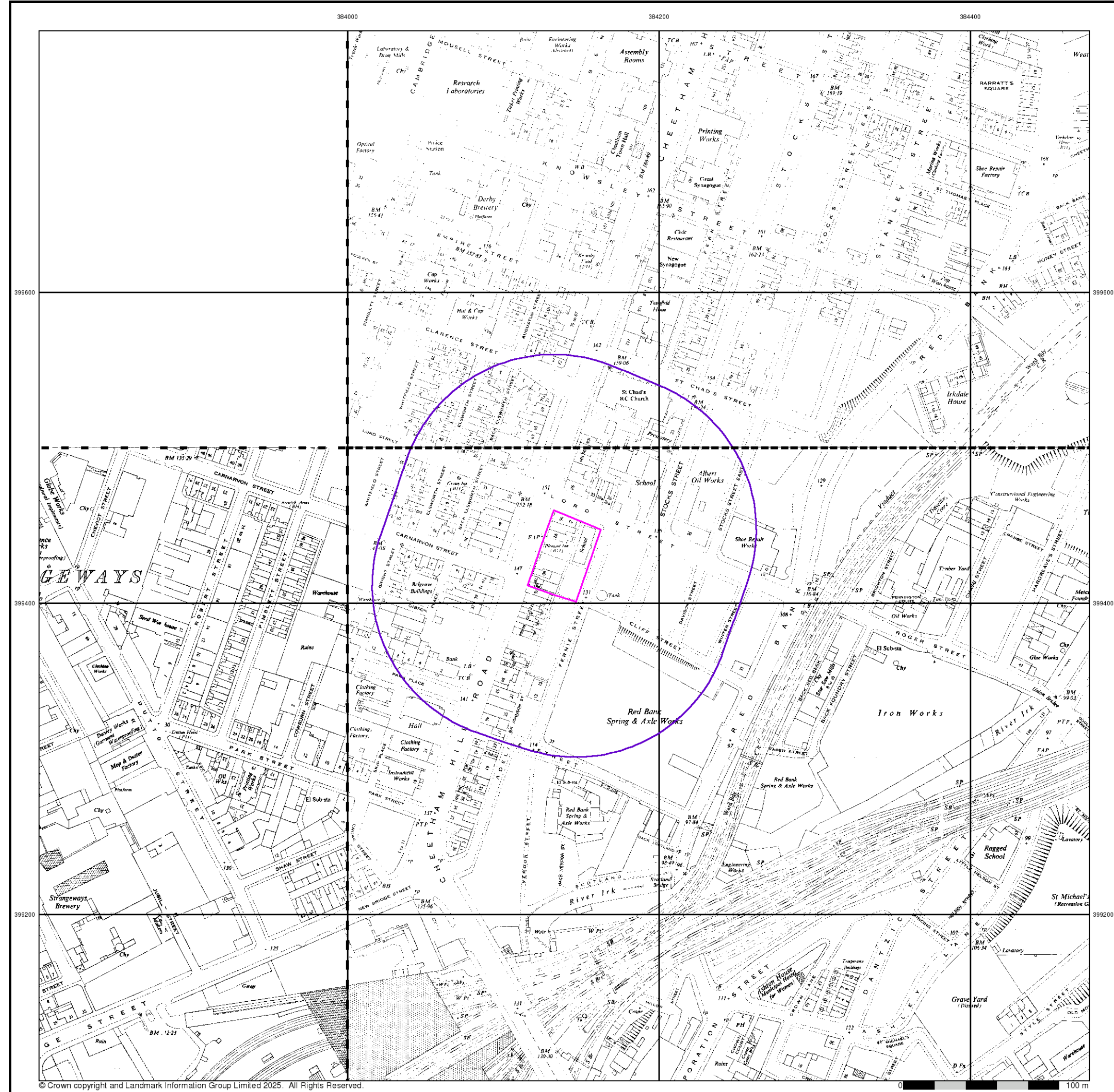
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Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 100

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Ordnance Survey Plan

Published 1952

Source map scale - 1:1,250

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Map Name(s) and Date(s)

	SJ8499NW	1952	1:1,250
SJ8399SE	SJ8499SW	1952	1:1,250

Historical Map - Segment A13

Order Details

Order Number: 386798112_1_1
Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 100

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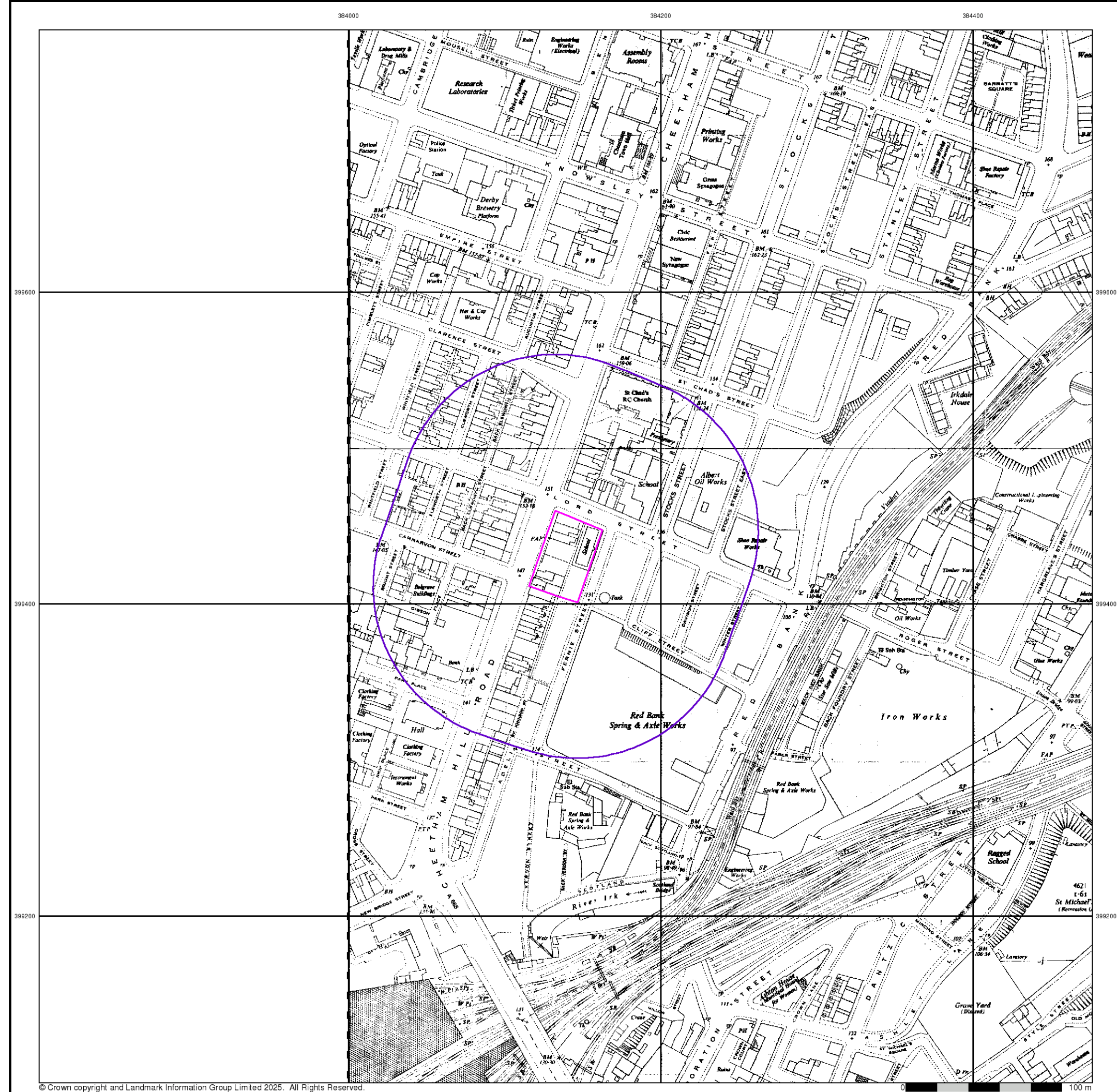
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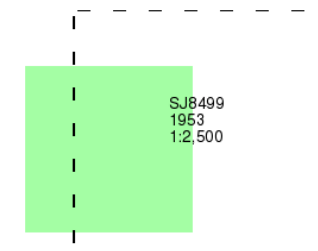
Ordnance Survey Plan

Published 1953

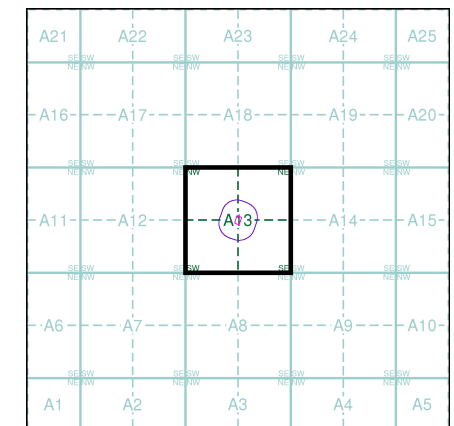
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

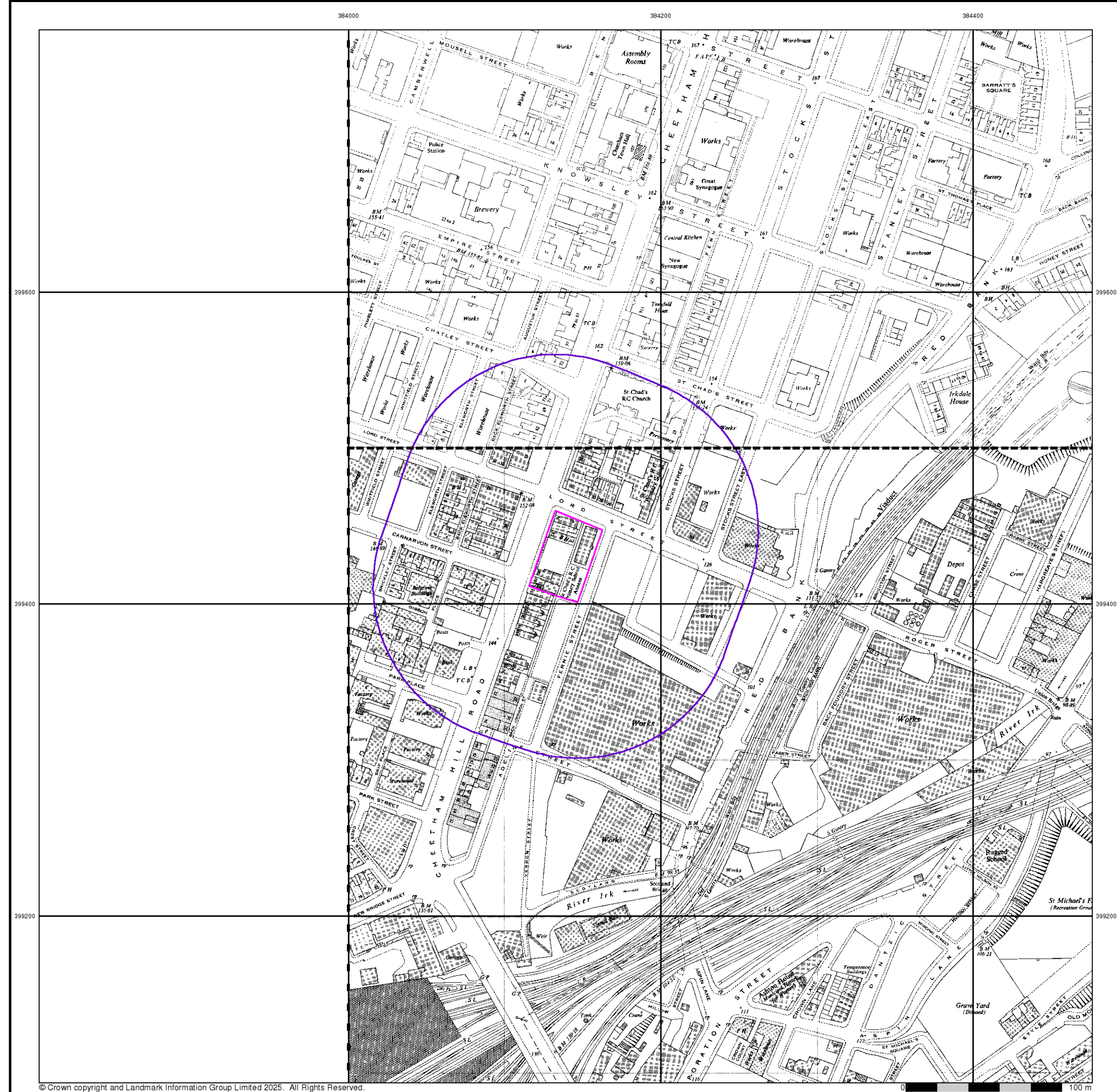
Order Number: 386798112_1_1
Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 100

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Published 1958 - 1963

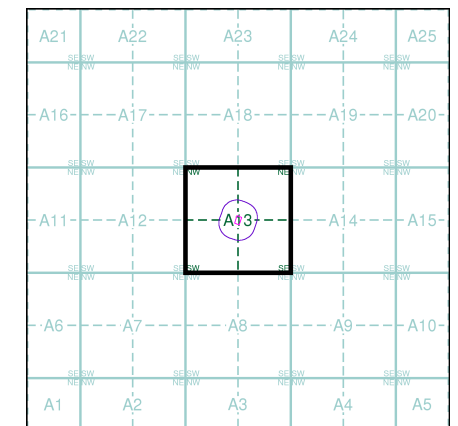
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8499NW
1958
1:1,250
SJ8499SW
1963
1:1,250

Historical Map - Segment A13

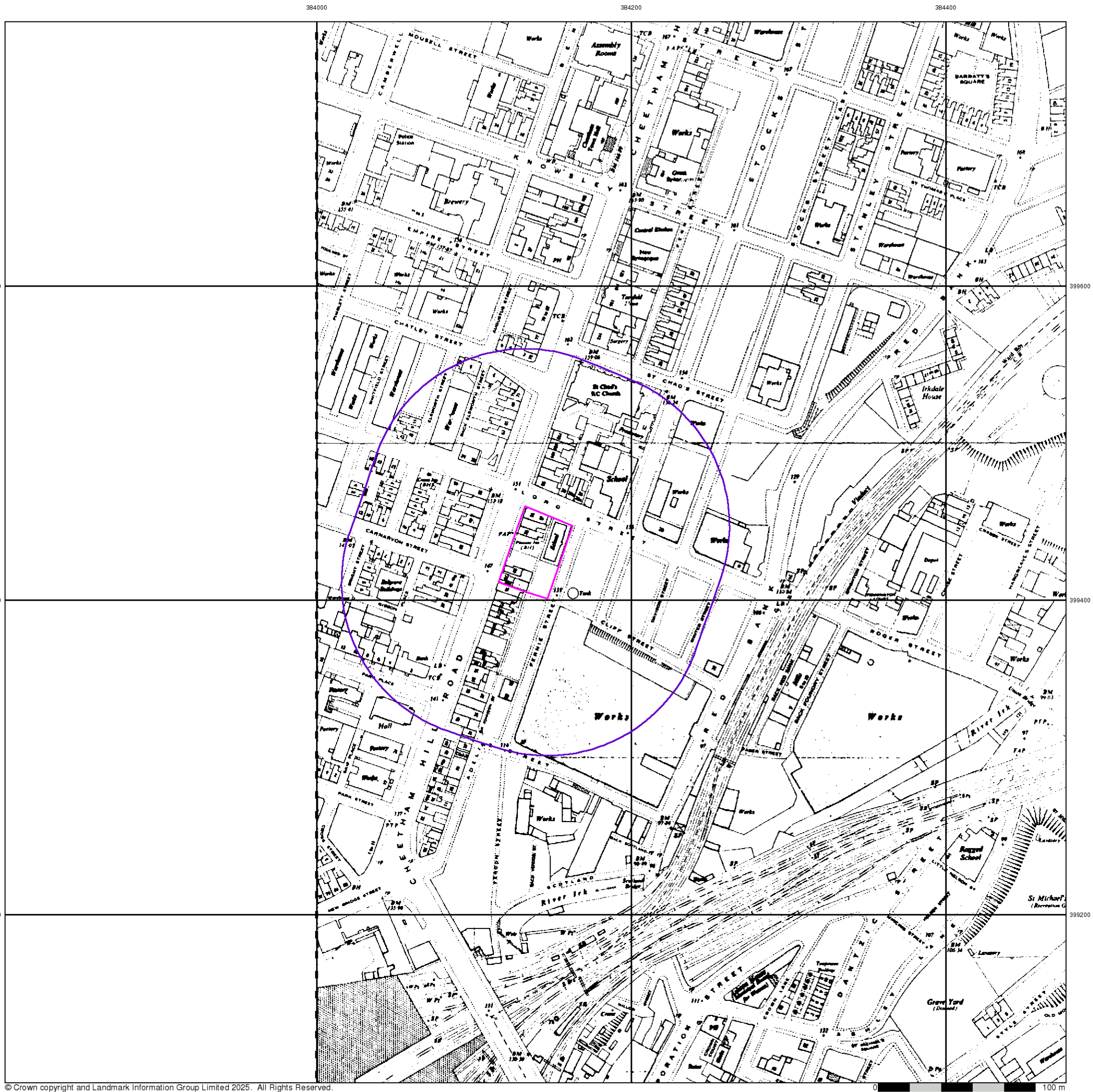


Order Details

Order Number: 386798112_1_1
Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 100

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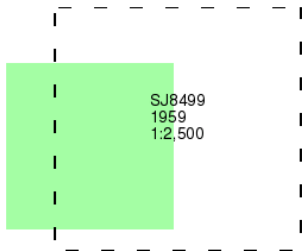
Ordnance Survey Plan

Published 1959

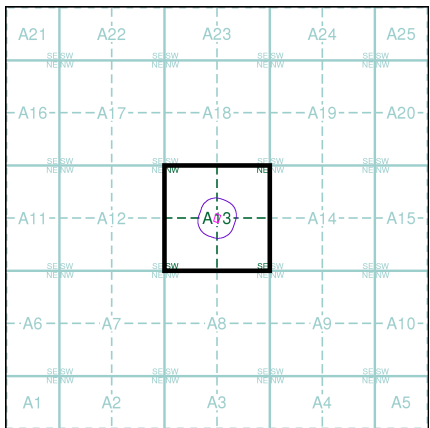
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

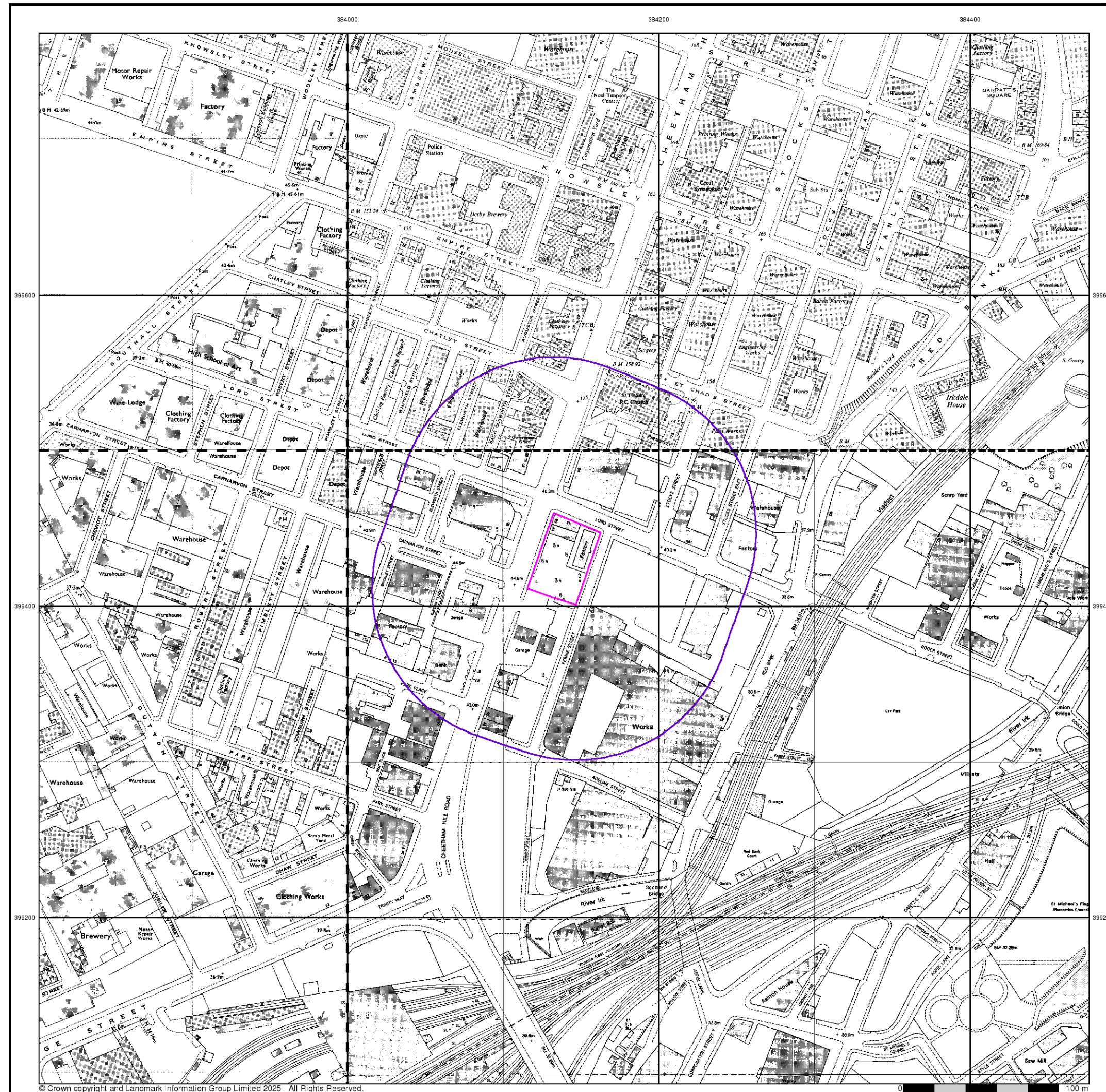
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National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 100

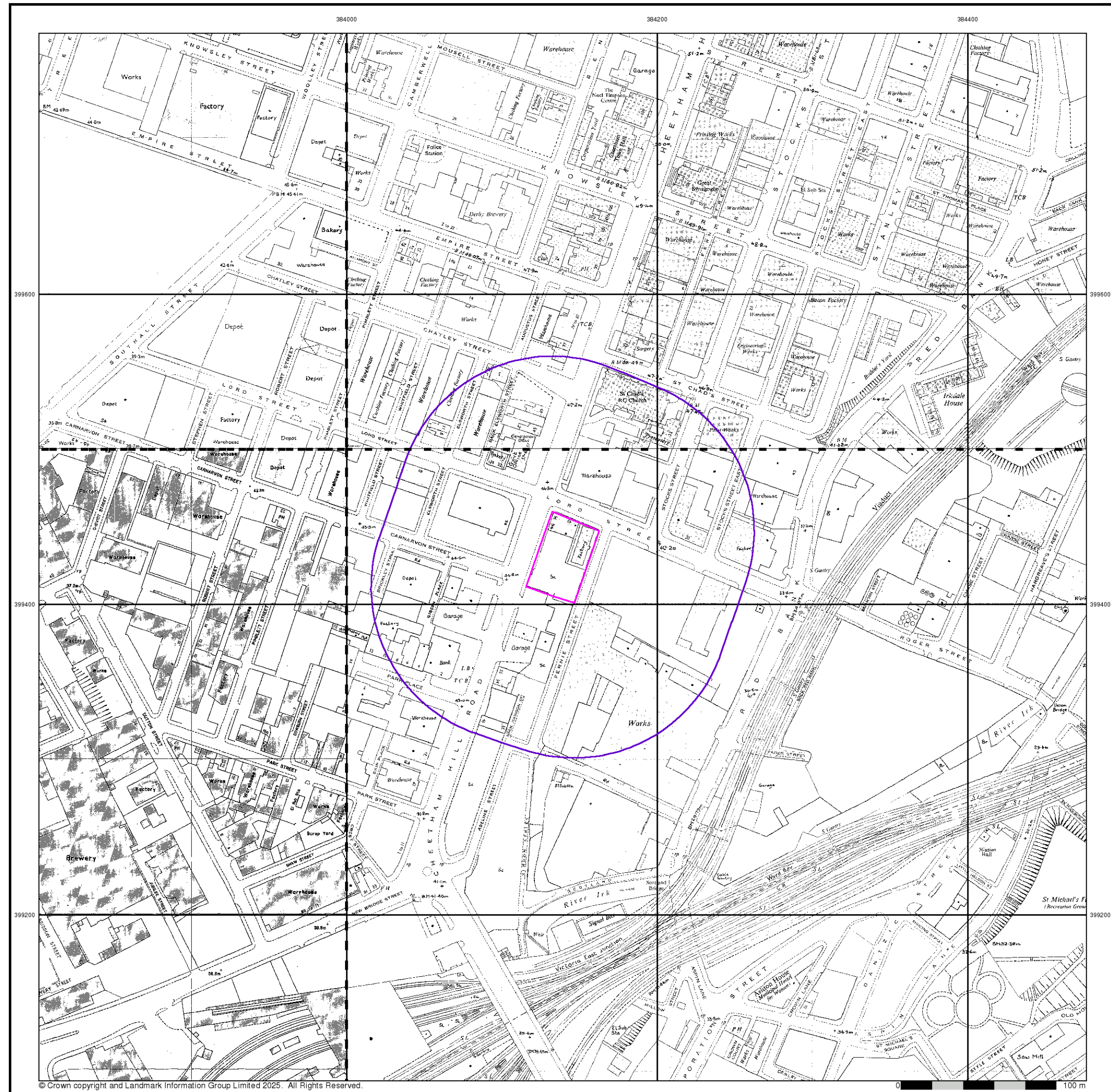
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Additional SIMs

Published 1978 - 1989

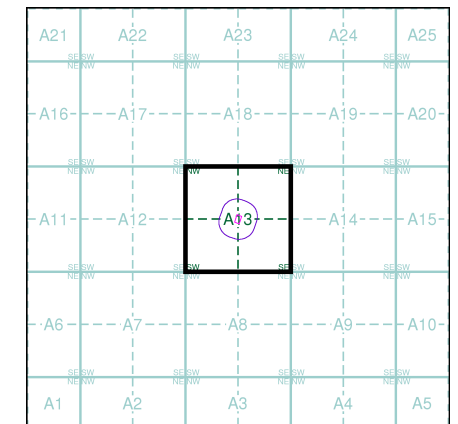
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8399NE 1989 1:1,250	SJ8499NW 1978 1:1,250
SJ8399SE 1987 1:1,250	SJ8499SW 1984 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 386798112_1_1
Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
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Published 1986 - 1989

Source map scale - 1:1,250

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Map Name(s) and Date(s)

SJ8499NW
1989
1:1,250

SJ8399SE
1986
1:1,250

Historical Map - Segment A13

A21A22A23A24A25

A16A17A18A19A20

A11A12A13A14A15

A6A7A8A9A10

A1A2A3A4A5

Order Details

Order Number:	386798112_1_1
Customer Ref:	CRM.9065.001
National Grid Reference:	384140, 399430
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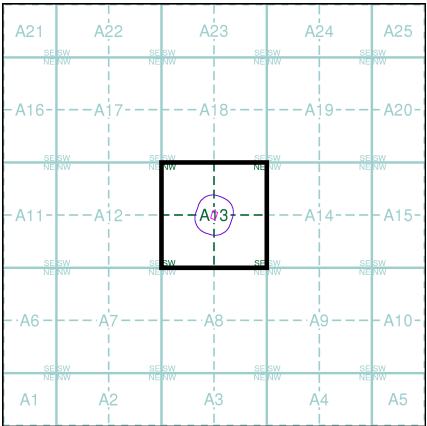
Additional SIMs
Published 1987
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

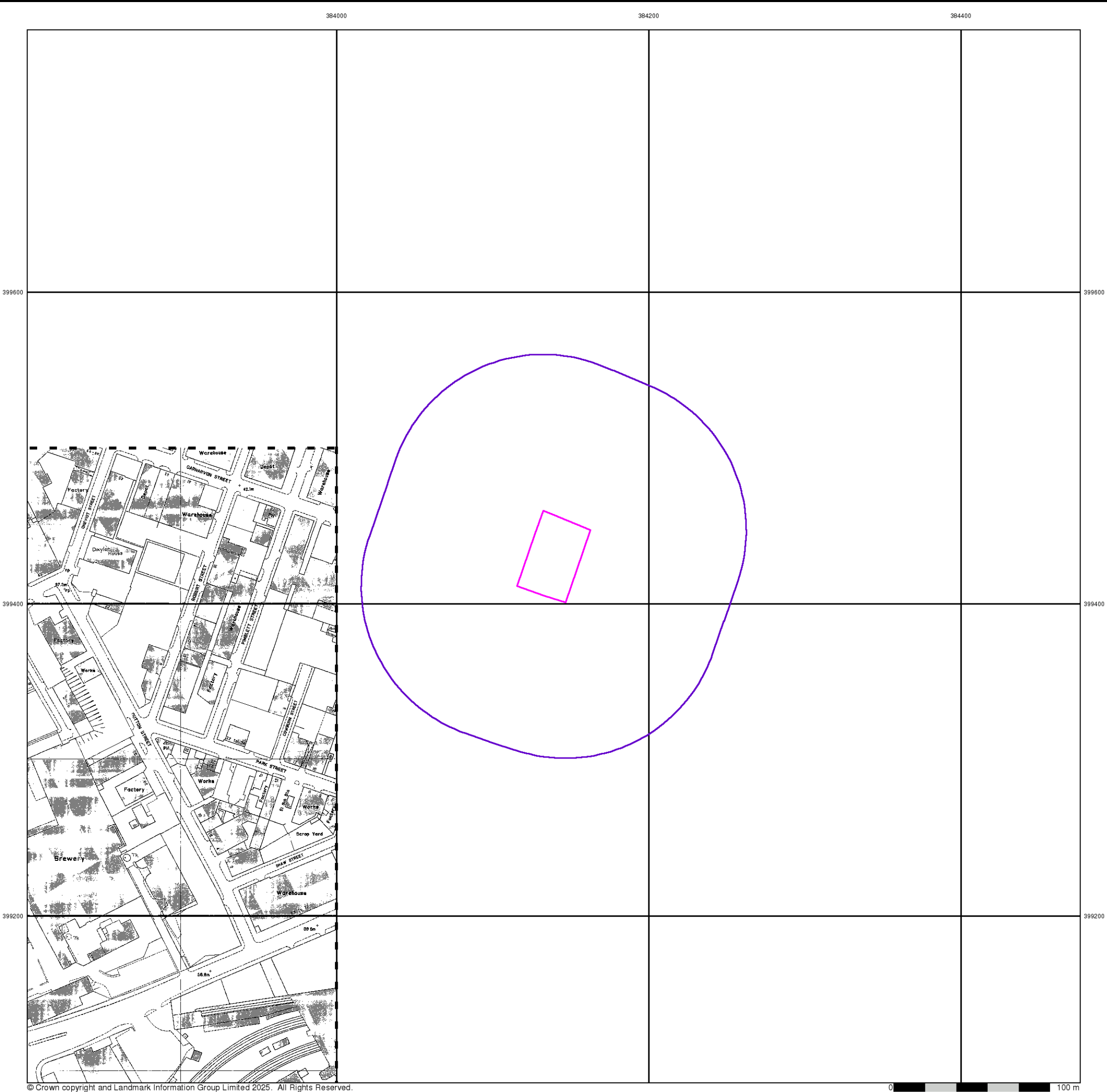
SJ8399SE
1987
1:1,250

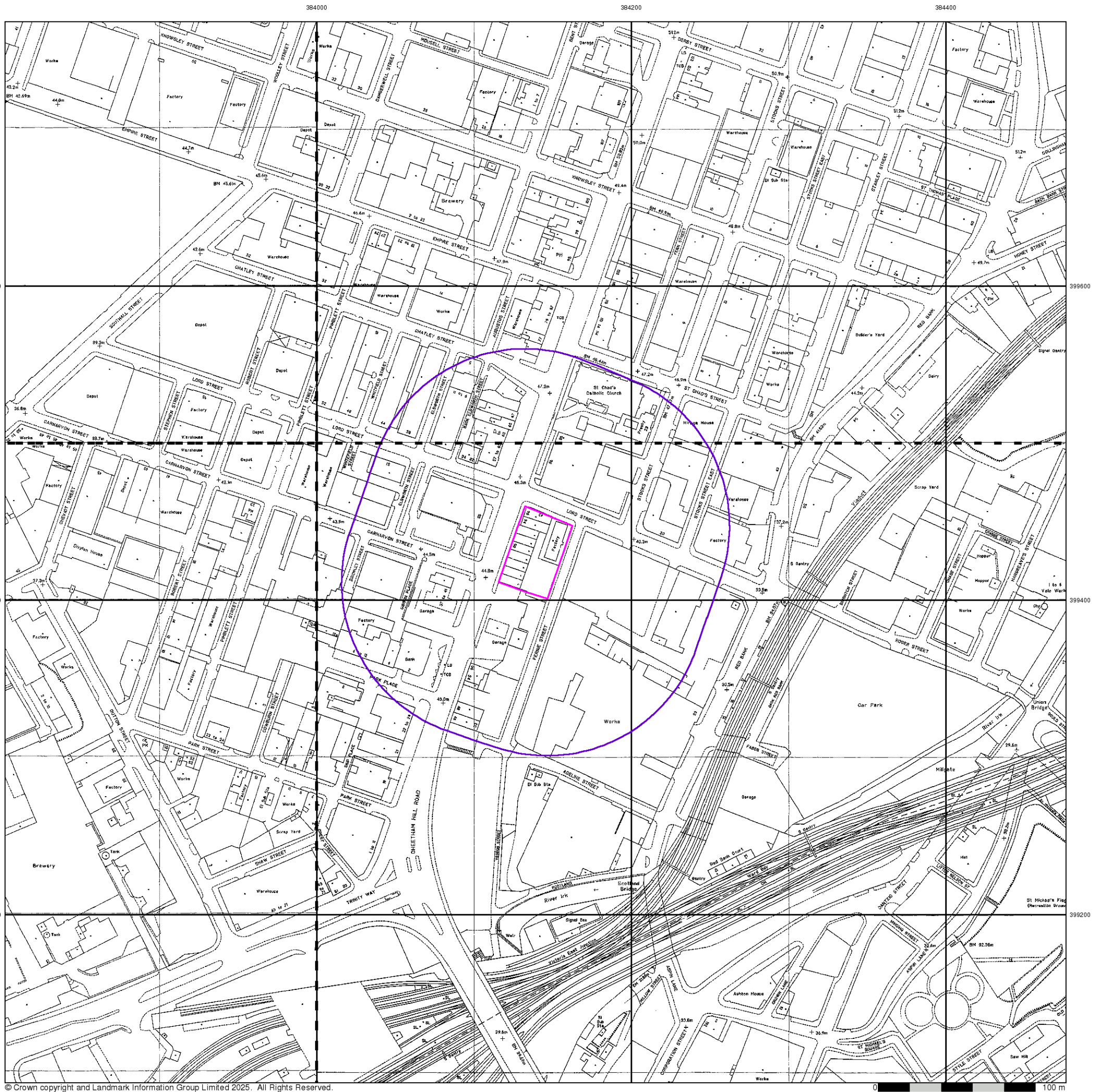
Historical Map - Segment A13



Order Details
Order Number: 386798112_1_1
Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 100

Site Details
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Large-Scale National Grid Data

Published 1992

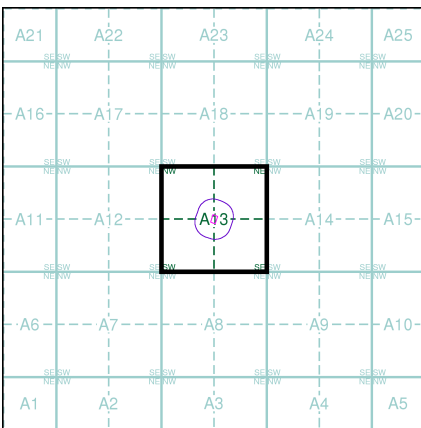
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8399NE 1992 1:1,250	SJ8499NW 1992 1:1,250
SJ8399SE 1992 1:1,250	SJ8499SW 1992 1:1,250

Historical Map - Segment A13



Order Details

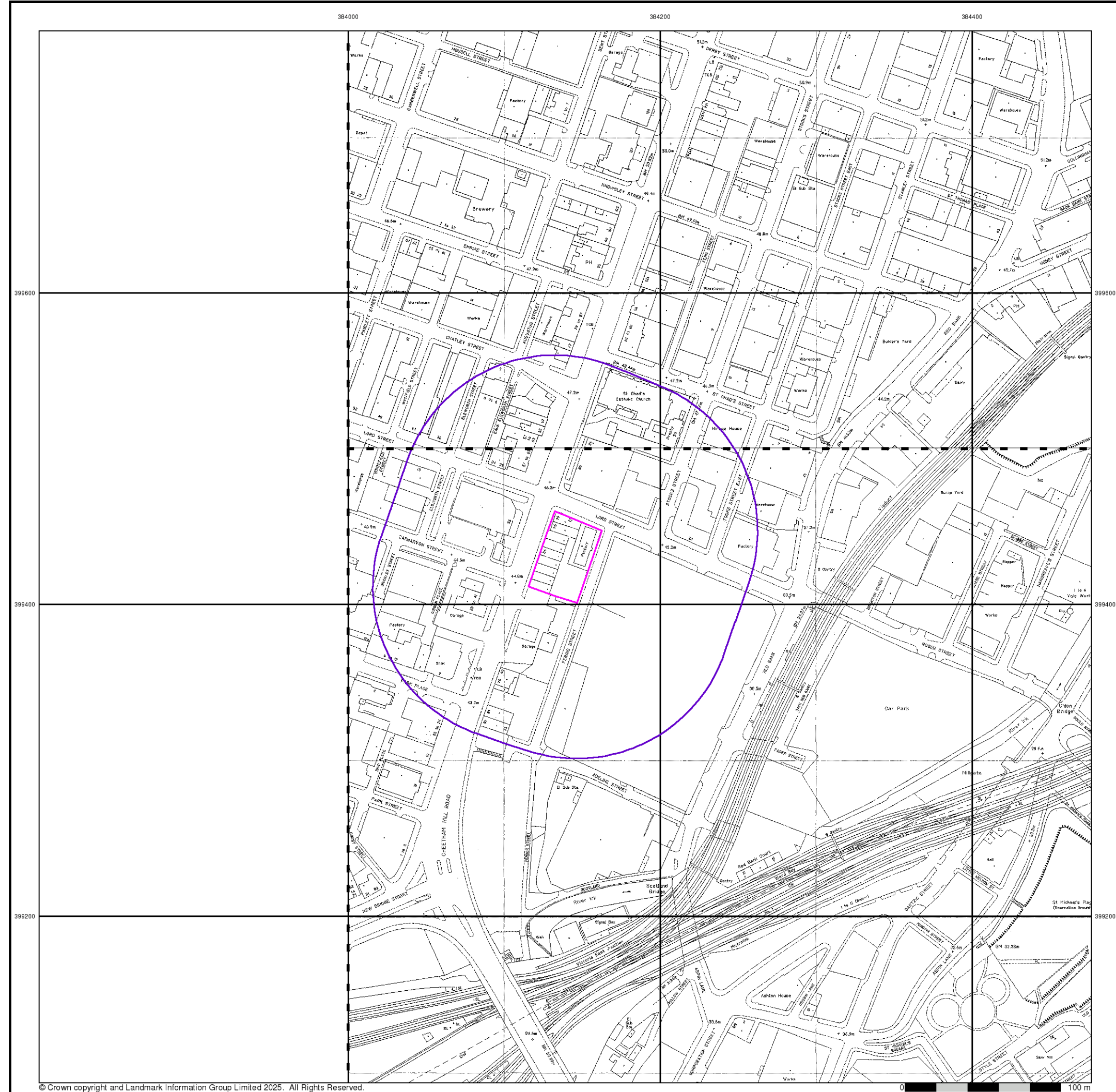
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Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
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Large-Scale National Grid Data

Published 1993 - 1995

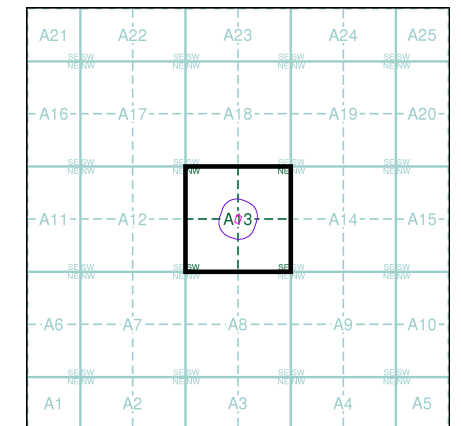
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8499NW
1993
1:1,250
SJ8499SW
1995
1:1,250

Historical Map - Segment A13

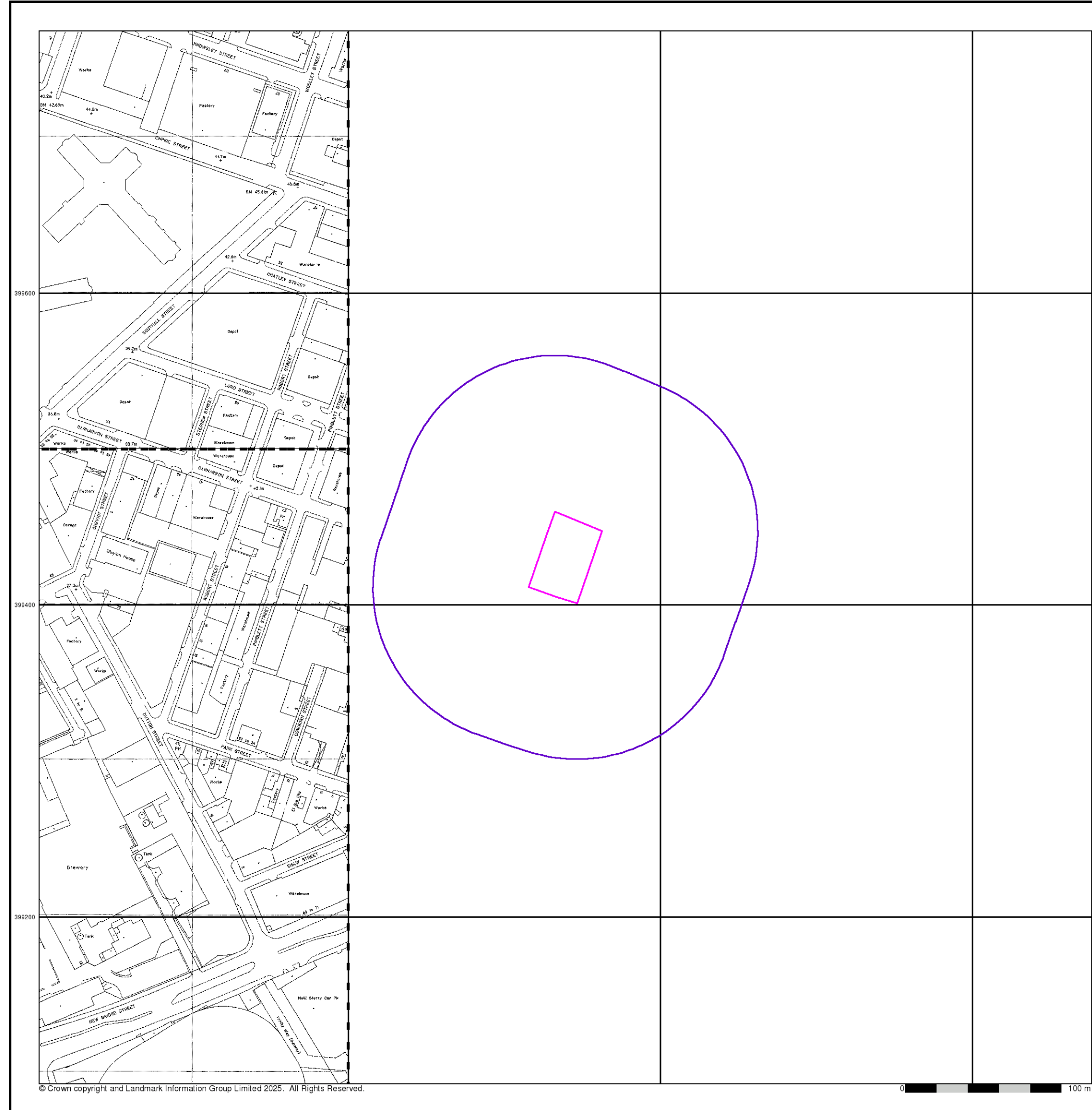


Order Details

Order Number: 386798112_1_1
Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
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0 100 m

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Published 1996

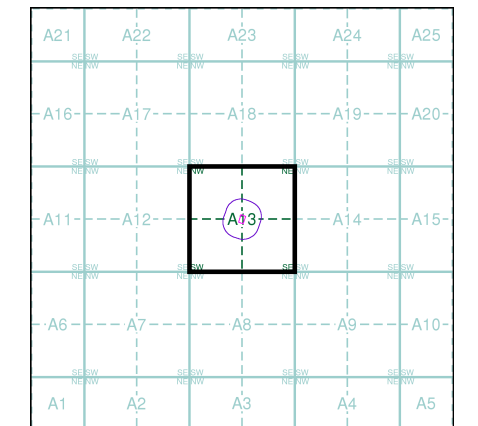
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8399NE	1996	1:1,250
SJ8399SE	1996	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 386798112_1_1
Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
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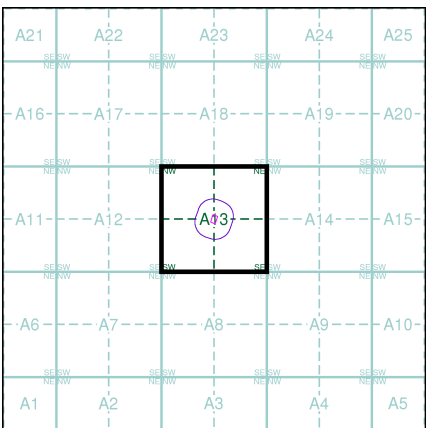
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Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

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Customer Ref: CRM.9065.001
National Grid Reference: 384140, 399430
Slice: A
Site Area (Ha): 0.17
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Appendix 2 – Site Walkover Photographic Record



1. Site access off Fernie Street (SE of site)
(photo looking W)



2. Retained structure in the south of site
(photo looking SW)



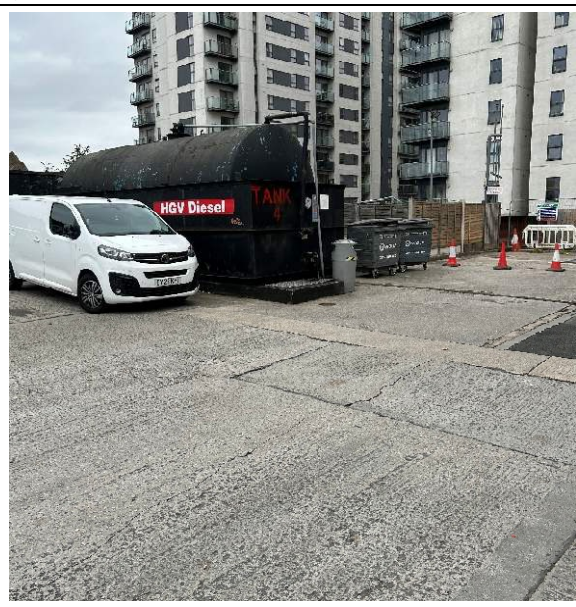
3. Unbound crushed concrete surface, with shrub vegetation around the perimeter of the site.
(photo looking NE)



4. Unbound surface and vegetation growth. Showing elevated site level along the western boundary.
(photo looking N)



5. Access chamber covers in the centre of the site.



6. Above ground diesel tank offsite to the south, with Texaco garage forecourt in the foreground.
(photo looking NE)

Appendix 3 – Risk Assessment Methodology

The potential risks to human health and environmental receptors have been considered in accordance with current national guidance and approach to contaminated land assessment. The risk assessment considers available information on the construction and operational phases of the proposed development.

The method for risk evaluation considers the magnitude of the potential severity of the hazard and the probability of occurrence. The risk characterisation has been assessed based on the qualitative method of interpretation set out in CIRIA C552⁹ and NHBC risk classification methodology¹⁰.

Table A3.1 Classification of Consequence (Severity)

Classification	Definition
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined by the Environmental Protection Act 1990, Part 2A. Short-term risk of pollution of a sensitive water resource. Catastrophic damage to buildings or property. A short-term risk to an ecosystem, or organism forming part of such ecosystem.
Medium	Chronic damage to human health. Pollution of a sensitive water resource. A significant change to an ecosystem, or organism forming part of such ecosystem.
Mild	Pollution of a non-sensitive water resource, such as non-classified groundwater. Damage to buildings, structures and services.
Minor	Harm which may result in a financial loss, or expenditure to resolve. Non-permanent effects to human health which could easily be prevented by means such as personal protective equipment (PPE). Easily repairable effects of damage to buildings, structures and services

Table A3.2 Classification of Probability

Classification	Definition
High likelihood	There is a contaminant linkage, and an event that either appears very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible over the short-term and likely over the long-term.
Low likelihood	There is a contaminant linkage, and circumstances are possible under which an event could occur. However, it is not certain that such an event would take place.
Unlikely	There is a contaminant linkage, but circumstances are such that it is improbable that an event would occur even in the very long-term.

Table A3.3 Risk Assessment Matrix

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low likelihood	Moderate risk	Moderate to low risk	Low risk	Very Low risk
	Unlikely	Moderate to low risk	Low risk	Very Low risk	Very Low risk

Table A3.2 Risk Classification

Classification	Description of risk
Very high	There is a high probability that severe harm could arise to a designated receptor from an identified contaminant linkage at the site without appropriate remediation action. Or there is evidence that severe harm to a designated receptor is currently happening. Realisation of the risk is likely to result in substantial liability.
High	Harm is likely to arise to a designated receptor from an identified contaminant linkage at the site without appropriate remediation action. Realisation of the risk is likely to present a substantial liability.
Moderate	It is possible that without appropriate remediation action harm could arise to a designated receptor from an identified contaminant linkage. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
Low	It is possible that harm could arise to a designated receptor from an identified contaminant linkage. It is likely that if any harm was realised at worst any effects would be mild.
Very low	The presence of an identified contaminant linkage does not give rise to the potential to cause harm to a designated receptor.



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