

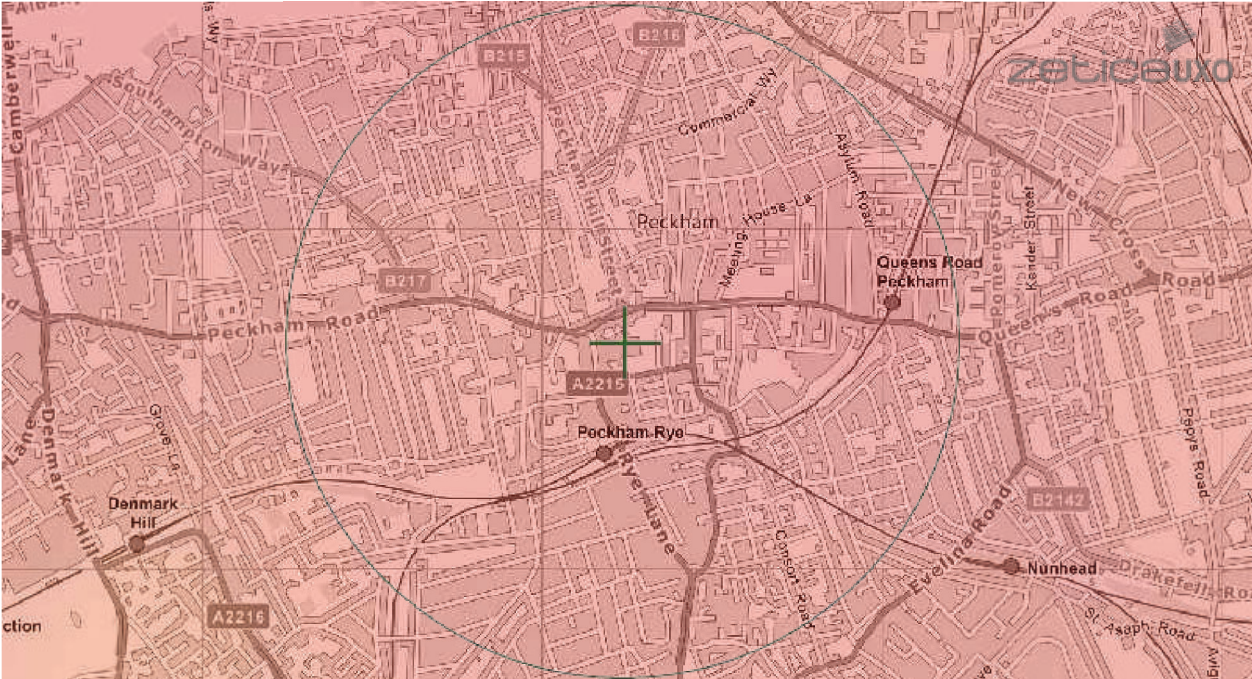
Appendix B:
Zetica UXO Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 534249,176672



LEGEND

London Bomb Risk



- | | | | |
|-----------|-----------------|-------------------|-------|
| military | industry | UXO find | Other |
| transport | dock | Luftwaffe targets | |
| utilities | abandoned bombs | Bombing decoy | |

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

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

Relative UXB risk across London

The relative risk for the London area is established by plotting the recorded bombing densities.

These are represented as counts of high explosive bombs in km2 area. The areas coloured green represent a record of less than 10 bombs per km2.

Compared to other areas of the UK, this still represents a significant density. However, this is much lower than parts of Central London, where the red colouration indicates in excess of 150 bombs falling per km2, representing a very significant bombing density.

What do I do if my site is in a moderate or high density area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites with a moderate or high bombing density.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

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

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

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

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

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

Appendix C: Site Photographs



Photo 1: View of fuel station located in the south-eastern corner of the site.



Photo 2: Stood in north-eastern corner looking east towards fuel station.



Photo 3: view of car park in the eastern extent of the site



Photo 5: view of the car park looking west which shows plant (air conditioning units) on the roof.



Photo 4: south-western boundary a cornered area containing bin storage located on hardstanding.



Photo 6: stood in the north-eastern corner looking south



Photo 7: located in the centre of the site looking west at the entrance of Ayelsham Centre..



Photo 9: view of car wash located in the south-eastern corner of the site

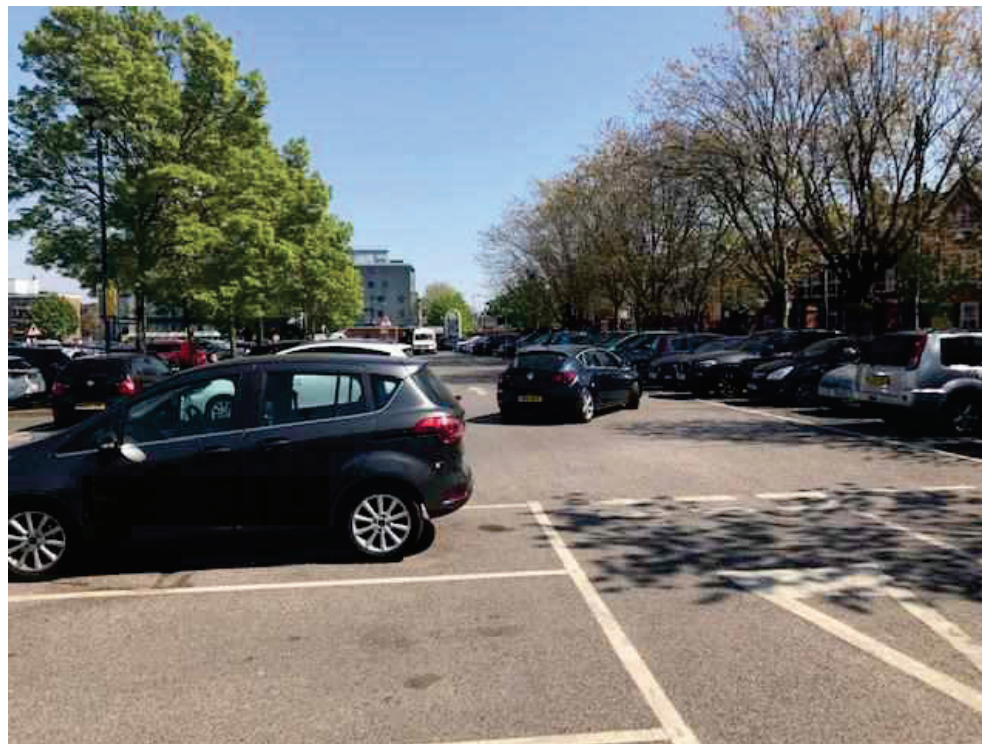


Photo 8: View of car park in the centre of the site

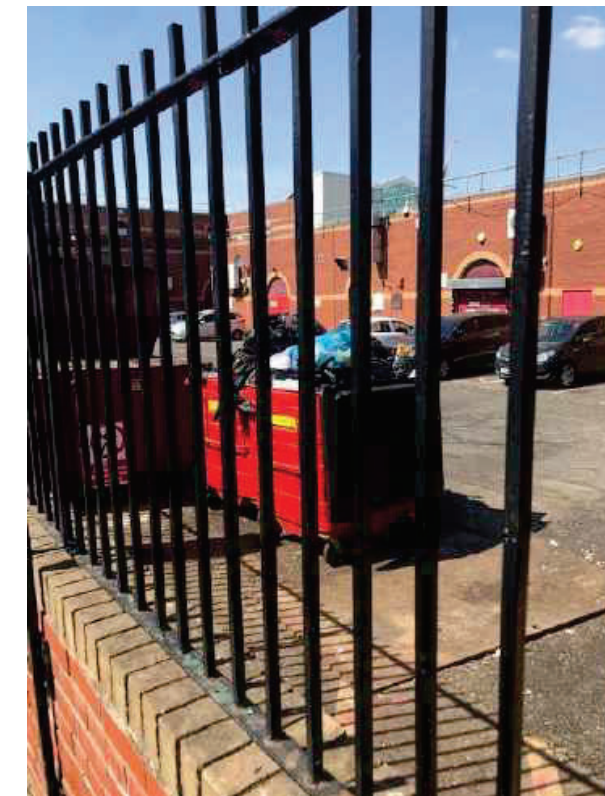


Photo 10: delivery court yard located in the south-western boundary.



Photo 11: there is a structure located in the south-western extent of the site that was not accessible during the site visit however, it is understood that this contains plant machinery associated with Aylesham Centre.

Appendix D:
LBS Consultation

Melissa Seymour
RMA Environmental Ltd
78 York Street
London W1H 1DP



Environmental Protection Team
Direct Dial -020 7525 4258
Facsimile - 020 7525 5705

07 April 2022

Dear Sir/Madam,

Land Use Enquiry: Aylesham Centre, Hanover Park, London SE15 5EW

Further to your request for information on the above address, I can provide the following results. It must be clarified that the information presented here is in no way to be regarded as definitive and the absence or presence of a record does not necessarily indicate what is or is not liable to be found at the site. The presence of information held on Environmental Protection Team files is no guarantee that additional information does not exist elsewhere in the Council. It is recommended that you carry out your own study of historical sources, for example at the Local Studies Library in Borough High Street, SE1, and/or intrusive site investigation where appropriate.

1] The Environmental Protection Team address-based database and archive files contain the following information for the site:

1850s Streets: Site appears as an empty land.

1873 to 1876 OS Town Plans: A building appears on eastern side of the site and is marked as 'Avenue House'. The rest of the site is covered with some unmarked buildings and what appears to be woodland at the centre of the site.

1879: Site appears same as same as above.

1895 to 1896 OS Town Plans: Unmarked buildings appear onsite and around. 'Avenue House' is still shown on the eastern side of the site. A woodland at the centre now appears empty plot of land.

1902 to 1922 Town Plans: Site appears same as same as above.

1936-1952 mixed: Buildings marked as 'Hanover Park Children Hospital', 'Hanover Hall' and 'Conservative Club' appear on the south of the site. Another building marked as 'Bank' appears on the south west corner of the site.

1951 OS: Large area covering the north east of the site appears empty with unmarked buildings around the site some of which are marked as ruins. A structure marked as 'Gantry' is shown in the middle of the site.

1952 OS: The land that was marked as 'Hanover Park Children Hospital' now is shown and marked only as 'Hanover Hall'.

1964 OS: The large empty area on the north east of the site is now marked as 'Peckham Garage (London Transport)'.

Environmental Protection Team - EH & TS, Hub 2, Floor 3, 160 Tooley Street, London, SE1 2QH
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Strategic Director Environment & Leisure - Caroline Bruce

1971 OS: 'Hanover Hall' and 'Conservative Club' on the south of the site are now replaced with a 'Car Park'.

2002 to date: The site is now is now labelled as 'The Aylesham Centre'. The Avenue House that was on the west side of McKerrell Road has now been replaced by a Petrol station.

Please note that professional judgement has been exercised to determine what is relevant and you are recommended that you undertake further research to verify the existence of the land-uses identified above. The site may also have been put to additional potentially contaminative uses, of which this department has no record. Further more detailed information should be obtained on the location and type of individual activities that are likely to have been undertaken when the site was in use.

I can further advise that:

- Our searches did not show any landfill near the site address.
- The site is partially on the south covered by an area of Made Ground of about 119497 square meters that also covers what now is marked as Cerise Road, Cecily Road, Hanover Park and Moncrieff Street
- We do not have any records of site investigations/remedial works carried out at the Site or in close proximity.
- The site has not been inspected in relation to contamination issues by the Local Authority in recent years.
- There is no record of any reported any pollution incidents/ records of contamination at the site or nearby and therefore have no concerns regarding ground conditions on or adjacent to the property site.

There are two Permitted Processes onsite; WM Morrisons Petrol Station and Timpson Limited Dry Cleaners. Easy Clean Dry Cleaners can be found at approximately 98 meters north of the site. Details are below:

Name of process: WM Morrisons Petrol Station

Address of process: Rye Lane

Postal town: London

Post code: SE15 1SF

Current permit reference: EPA/PG1/14/834601

Previous process reference: SAFE/PFS/021

Date of permit issued: 1998-10-30

Process: Unloading of petrol into storage, and motor vehicle refuelling, at service stations (PG1/14)

X: 534354

Y: 176621

Name of process: Timpson Limited

Address of process: c/o Morrisons Aylesham Centre, Rye Lane

Postal town: London

Post code: SE15 1SF

Current permit reference: EPA/PG6/46/854543

Previous process reference: WM/DC/053

Date of permit issued: 2007-10-31

Process: Dry Cleaners (PG 06/46)

X: 534270.0038

Y: 176673.9968

Name of process: Easy Clean Dry Cleaners

Environmental Protection Team - EH & TS, Hub 2, Floor 3, 160 Tooley Street, London, SE1 2QH
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Strategic Director Environment & Leisure - Caroline Bruce

Address of process: 126 Peckham Hill Street,
Postal town: London
Post code: SE15 5JT
Current permit reference: EPA/PG6/46/834594
Previous process reference: ECN/DC/026
Date of permit issued: 2007-10-31
Process: Dry Cleaners (PG 06/46)
X: 534211.0021
Y: 176794.0025

It is recommended that you undertake further research to verify the existence of the land-uses identified above. The site may also have been put to additional potentially contaminative uses, of which this department has no record. Further more detailed information should be obtained on the location and type of individual activities that are likely to have been undertaken when the site was in use.

2] This search has confirmed that:

- a) There are no Prescribed Processes authorised under the Environmental Protection Act 1990 at this site.
- b) Southwark is in a low Radon area and there are no premises registered under the Radioactive Substances Act 1960 and 1993 at this site.
- c) There are no premises registered under the Planning (Hazardous Substances) Regulations 1992 at this site.
- d) There are no premises holding a waste management licence issued by the Environment Agency under the Environmental Protection Act 1990, at this site.
- e) We have no records of any private potable abstraction within 1000m.
- f) We have no record of contamination complaints or significant pollution incidents for the subject site.

3] The site is not designated as contaminated land under Part IIA of the Environmental Protection Act 1990 and is therefore not included on any contaminated land remediation/special sites register as required under the Act. We have no proposals to carry out further inspection of the land following the Act.

I must reiterate that the information held by the Environmental Protection Team does not purport to give a comprehensive indication of the state of the site and should not be used to replace your own study or intrusive investigation of the site.

I hope that this information provides a satisfactory response to your request.

Yours sincerely,



Raymond Binya
Environmental Protection Team

Appendix E: EA Consultation

Melissa Seymour

From: KSL Enquiries <KSLE@environment-agency.gov.uk>
Sent: 10 June 2024 15:24
To: Melissa Seymour
Cc: KSL Enquiries
Subject: RE: 240514/HF11 - FW: Ground Conditions Enquiry - FOI360240 LB

Dear Melissa

RE: KSL FOI 360240 – Aylesham Ground Conditions

Thank you for your enquiry which was received on 13 May 2024

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Our teams have checked our records and can confirm we hold no history of impactful pollution incidents that could affect redevelopment in the current time.

The area itself is noted as high risk from groundwater flooding and has an abstraction point 0.75km away.

The site is on a secondary aquifer and not in a Source Protection Zone.

For further details, we would recommend you speak to the local authority, both their planning and environmental health departments as they may hold more data. Contact details can be found using this link: [Contact the Planning and Building Control teams - Southwark Council](#)

Please refer to the [Open Government Licence](#) which explains the permitted use of this information. **Information Warnings: (i)** Personal Data in the Information is exempt from the Open Government Licence. **(ii)** It is the responsibility of the licensee to ensure that data they hold is accurate and up to date.

Please be aware that many of our datasets are now available online. Simply visit [environment.data.gov.uk](#)

If you have any further queries or if you’d like us to review the information we have provided under the Freedom of Information Act 2000 and Environmental Information Regulations 2004 please contact us within two months and we will happily do this for you.

Kind Regards,

Customer and Engagement Team
Kent, South London & East Sussex
Environment Agency
02084 746 848 – If you are unable to reach us, please contact our National Customer Contact Centre on 03708 506 506
Orchard House | Endeavour Park | London Road | West Malling | Kent | ME19 5SH

From: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Sent: Tuesday, May 14, 2024 11:34 AM

To: 'Melissa.seymour@rma-environmental.co.uk' <Melissa.seymour@rma-environmental.co.uk>
Subject: 240514/HF11 - FW: Ground Conditions Enquiry

Good Morning Melissa

I have passed your e-mail to the local customer team who will deal with your request.

The Freedom of Information Act and Environmental Information Regulations state that a public authority must respond to requests for information within 20 working days.

You can find more information about our service commitment by clicking on the link below:

<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

You can contact our customer team directly on the contact details below or call the National Customer Contact Centre on 03708 506506 who will transfer you to the area team.

Please quote your enquiry reference 240514/HF11 in any correspondence with us regarding this matter.

Customers & Engagement Team
Environment Agency - Kent, South London & East Sussex Area - KSLE@environment-agency.gov.uk

Kind regards,

Heather Farr
Pronouns [\(She/Her\)](#)
Customer Service Advisor
Environment Agency: Contact Centre Services - Part of Operations, Regulation, Monitoring & Customer
Phone: 03708506506
Working hours: 8 – 4 Monday, Tuesday and Friday

Please accept my thanks for your email in advance – it is estimated that each UK adult sending one less ‘thank you’ email a day would save more than 16,400 tonnes of carbon a year.

From: Melissa Seymour <Melissa.seymour@rma-environmental.co.uk>
Sent: Monday, May 13, 2024 8:15 AM
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Subject: Ground Conditions Enquiry

Good Afternoon,

We are currently working on a planning application for the redevelopment of a site in Aylesham – see attached site location plan (post code SE15 5EW)

I would be interested if you could please let me know if you hold any relevant information on the history, uses and ground conditions beneath the Site that we could ensure is included within our application.

Many thanks,
Melissa

Melissa Seymour
Senior Environmental Consultant

ENVIRONMENTAL PLANNING - FLOOD RISK ASSESSMENT | DRAINAGE | ENVIRONMENTAL IMPACT ASSESSMENT | WATER QUALITY | PHASE 1
CONTAMINATION | UTILITIES APPRAISAL

(m) 07808 645 365



Website: www.rma-environmental.co.uk

Exeter Office: 1 Emperor Way, Exeter Business Park, Exeter, EX1 3QS
Phone: 01392 576227

London Office: 78 York Street, Marylebone, London, W1H 1DP
Phone: 020 3292 0534

Registered Office: RMA Environmental Limited, 2 Chartfield House,
Castle Street, Taunton, TA1 4AS - Registered in England No: 6915388

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Appendix F: Risk Definitions

Table 1: Classification of Consequence

Classification	Definition
Severe	Short term (acute) risk to human health likely to result in 'significant harm' (as defined in EPA90 Part 2a). Short term (acute) risk of pollution of sensitive water resource. Short term (acute) risk of an ecosystem or organism forming part of an ecosystem.
Medium	Chronic damage to human health likely to result in 'significant harm'. Pollution of sensitive water resource. Significant change in a particular ecosystem, or organism forming part of such ecosystem.
Mild	Exposure is unlikely to result in 'significant harm' to human health. Pollution of non-sensitive water resource. Damage to sensitive buildings, structures and services or the environment.
Minor	Harm (but not significant harm) resulting in a financial loss or expenditure to resolve. Non-permanent human health effects. Easily repairable damage to buildings, structures and services

Table 2: Classification of Probability

Classification	Definition
High Likelihood	There is a pollution linkage and an event appear very likely in the short term and almost inevitable over the long term or there is actual evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all 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 in the short term and likely over the long term.
Low Likelihood	There is pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstance is such that it is improbable that an event would occur in the very long term.

Table 3: Risk Estimation

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High	High	Moderate	Low
	Likely	High	Moderate	Low	Low
	Low Likelihood	Moderate	Low	Low	Very Low
	Unlikely	Low	Low	Very Low	Very Low
	No Linkage	No Risk			

Table 4: Description of the Estimated Risks and Likely Action Required

Risk	Action
Very High Risk	There is a high probability that severe harm could arise or there is evidence that severe harm is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation and remediation are required for the site in its existing state for development.
High Risk	Harm is likely to arise. Realisation of the risk is likely to present a significant liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term. Remediation will be required for the development.
Moderate Risk	A potential linkage is identifiable. However, it is either relatively unlikely that harm would be severe or, if any harm were to occur, it is more likely that harm would be relatively mild. Investigation is required to quantify the risk and determine potential liability. Remediation will be required for the development.
Low Risk	It is possible that harm could arise but it is likely that this harm, if realised, would at worst normally be mild. Investigation is not normally required but could be useful to confirm a preliminary assessment. Remediation works are unlikely to be required or will be limited.
Very Low Risk	There is a low possibility that harm could arise. In the event of such harm being realised it is not likely to be severe. Site is not capable of being determined under Part 2a.

Appendix: Ground Conditions and Land Contamination

Annex 1: Legislation and Planning Policy

Annex 2: Phase 1 Land Contamination Assessment (Phase 1 LCA) (RMA Environmental; December 2023)

Annex 3: Basement Impact Assessment (Walsh 2024)

Annex 4: Utilities Survey (Plowman Craven; 2018)

July 2024

The Aylesham Centre, Peckham

Basement Impact Assessment

Document reference: AC03



BASEMENT IMPACT ASSESSMENT
AYLESHAM CENTRE

July 2024

ASCP-WAL-XX-XX-RP-G-009001

Document Reference: AC03

Revision: P04



Client
Berkeley Homes (Capital)
PLC



Engineer
The Clove Building
4 Maguire Street
London
SE1 2NQ





BASEMENT IMPACT ASSESSMENT

AYLESHAM CENTRE

Walsh have prepared this report in accordance with the instruction of our client: Berkeley Homes (Capital) PLC

The report is for the sole and specific use of the client, and Walsh shall not be responsible for any use of the report or its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass copies of the report to other parties for information, then no professional liability or warranty shall be extended to other parties by Walsh in this connection without the explicit agreement thereto by Walsh.

Revision	Date	Notes	Prepared by	Checked by	Approved by
P01	26.04.24	First issue	MG	RB	RB
P02	05.06.24	BH comments addressed	MG	RB	RB
P03	14.06.24	Further BH comments and updated to include reference to arboricultural report	MG	RB	RB
P04	01.07.24	BH logo update	MG	RB	RB



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