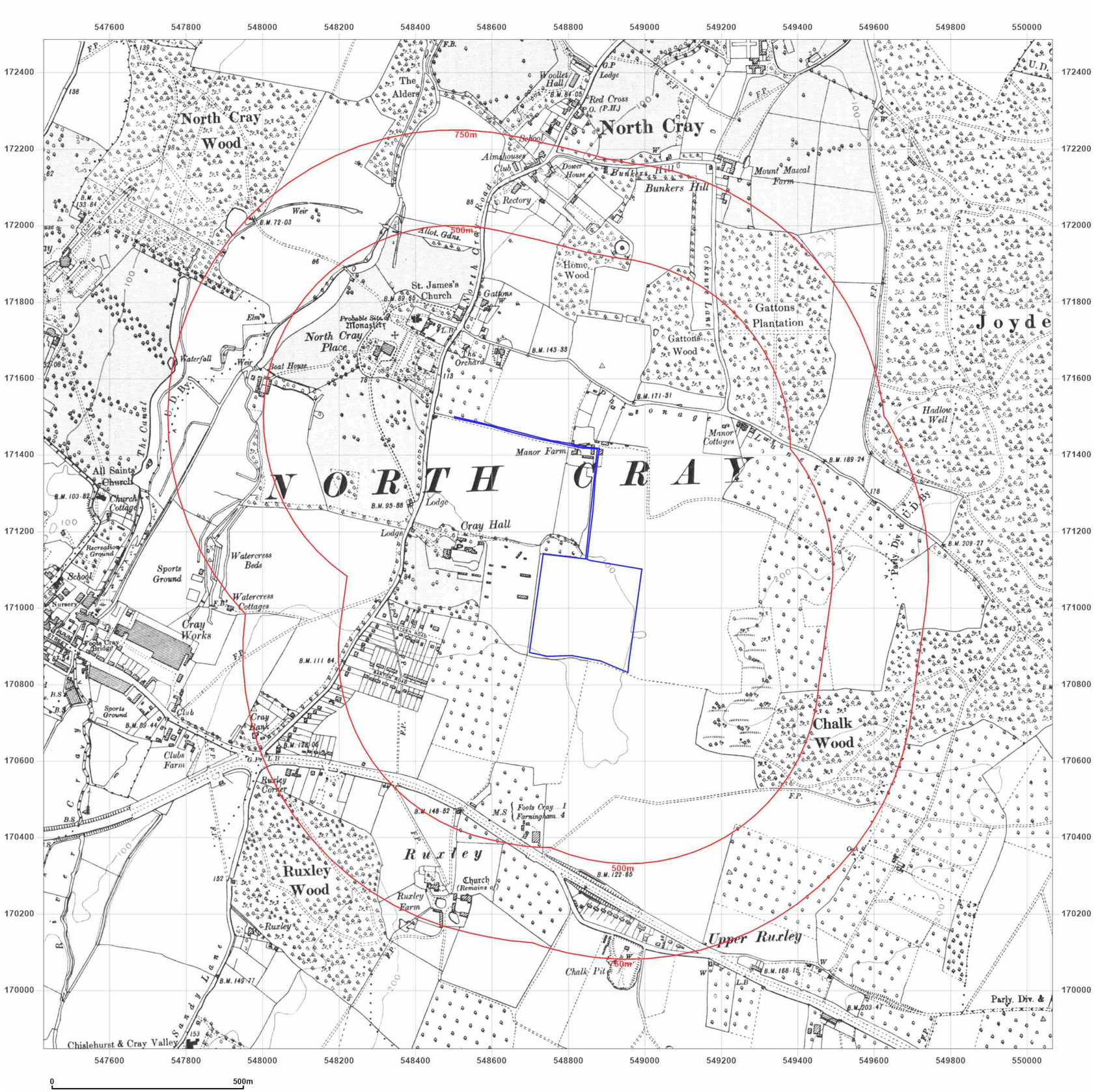

Groundsure INSIGHTS

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: County Series

Map date: **1930-1931**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1867
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1930
Edition N/A
Copyright N/A
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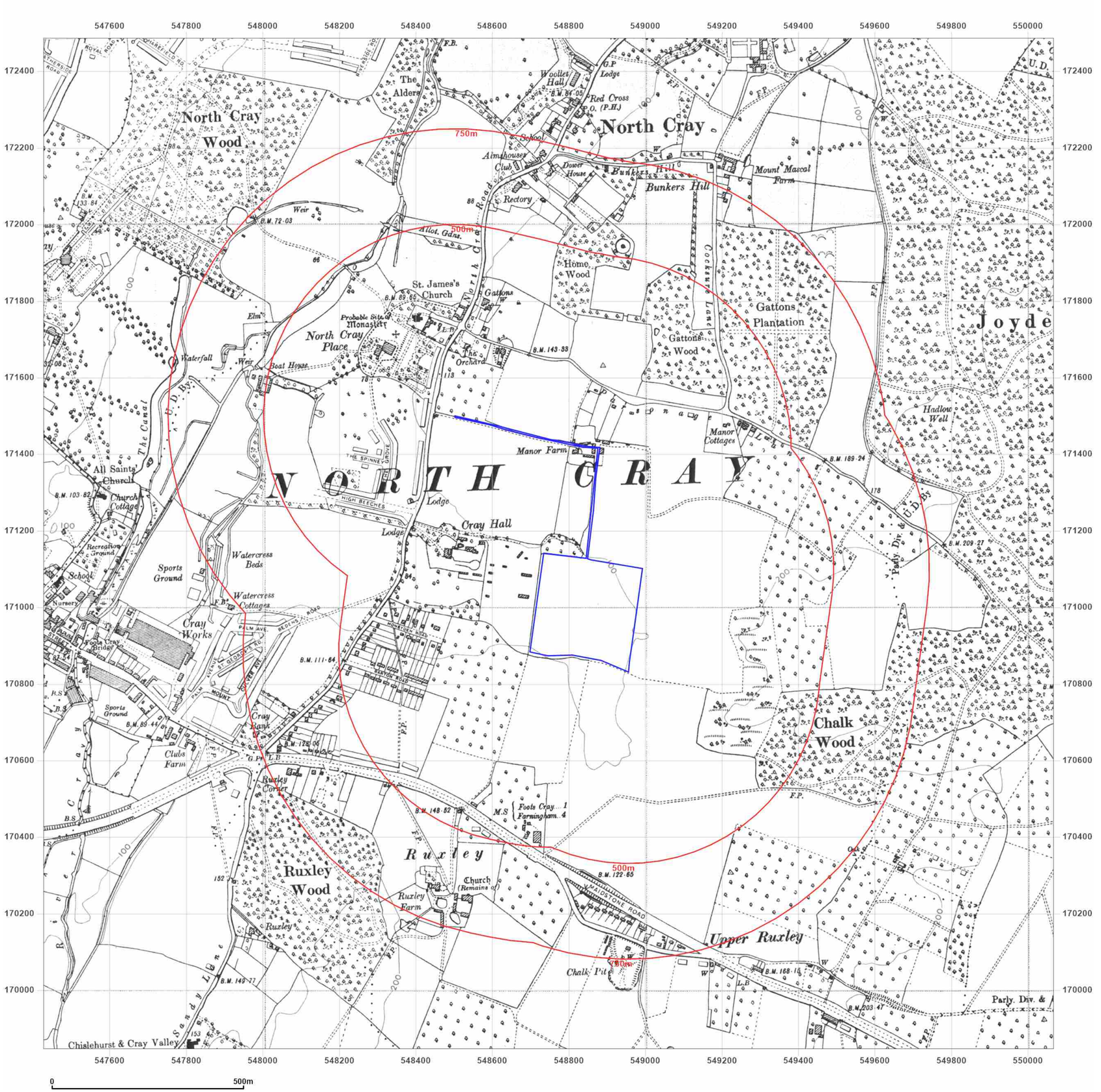

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1938
Revised 1938
Edition N/A
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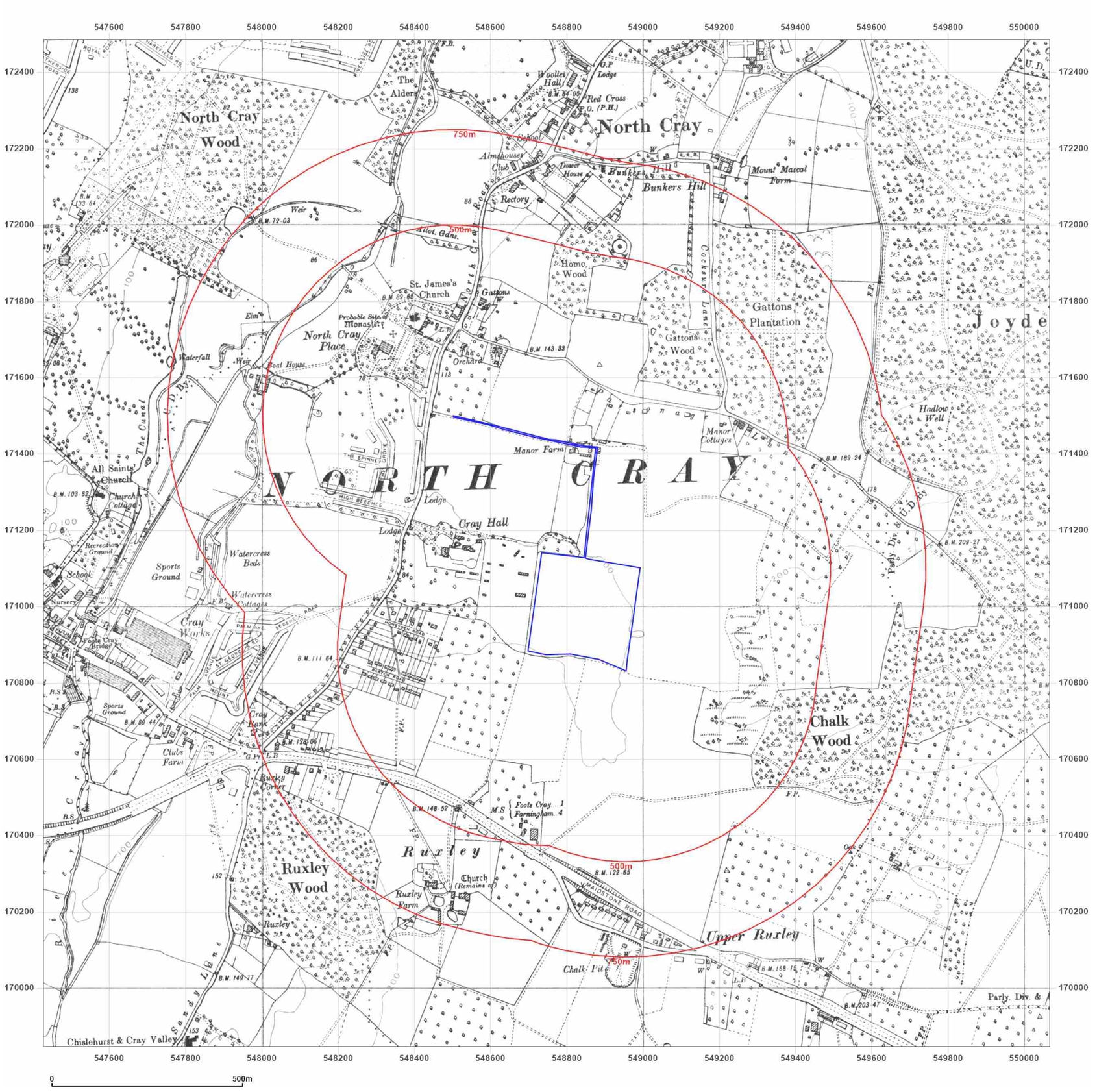

Groundsure INSIGHTS

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1877
Revised 1938
Edition 1938
Copyright N/A
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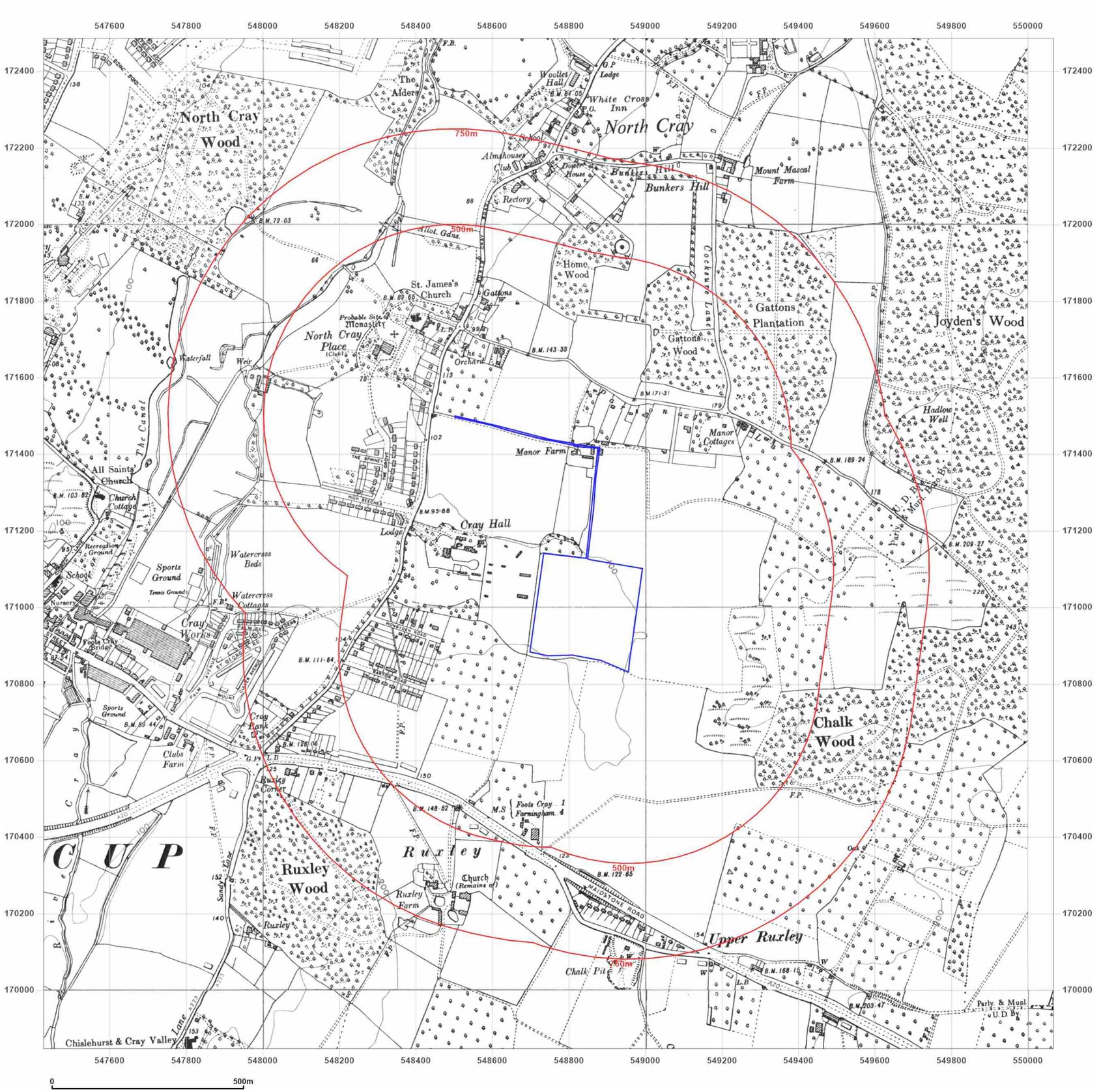

Surveyed 1940
Revised 1940
Edition N/A
Copyright 1951
Levelled N/A

Surveyed N/A
Revised 1948
Edition 1950
Copyright N/A
Levelled N/A

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

Groundsure INSIGHTS

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: Provisional
Map date: **1950-1955**
Scale: 1:10,560
Printed at: 1:10,560

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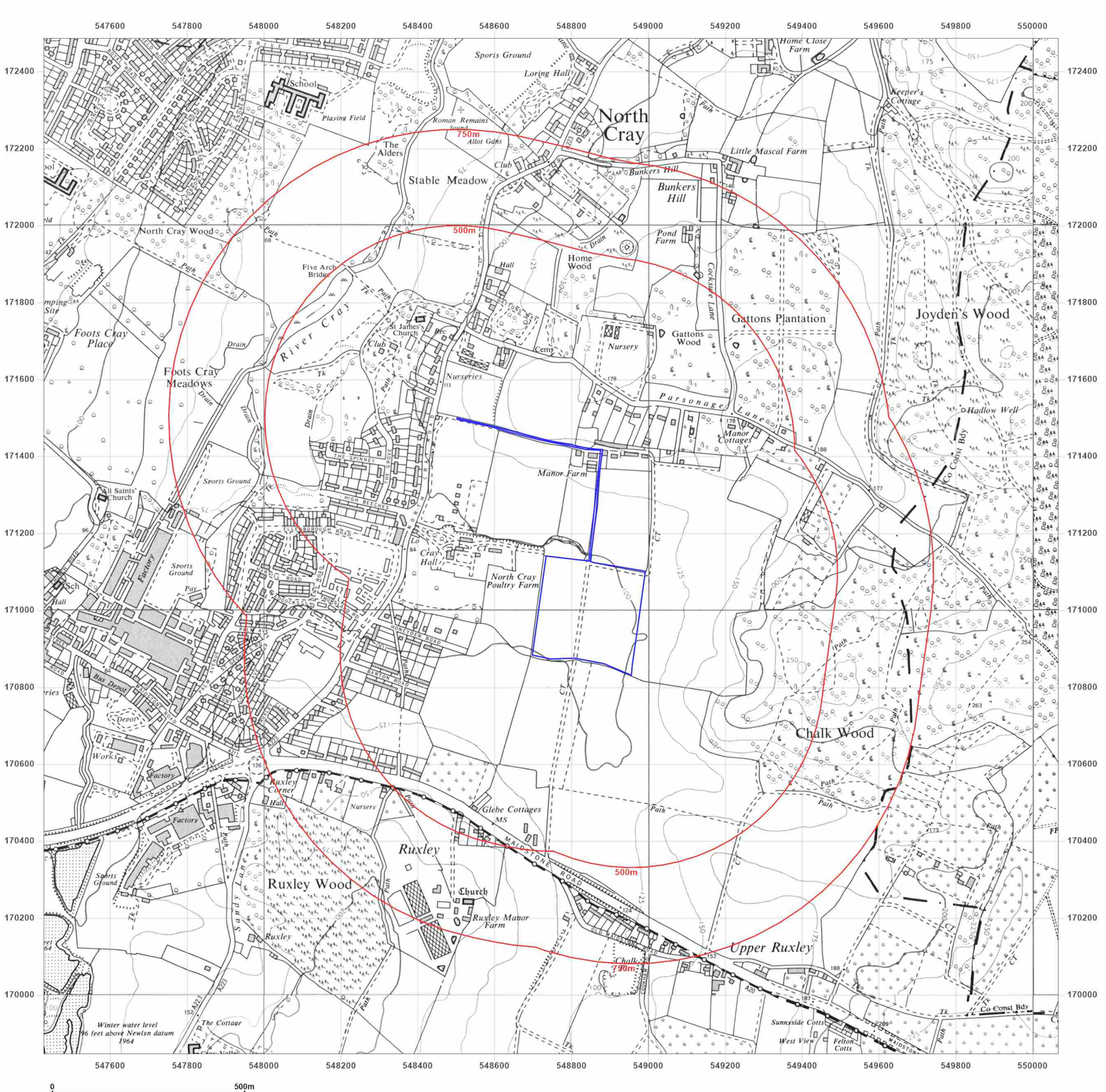

Groundsure INSIGHTS

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: Provisional

Map date: **1961-1966**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1955
Revised 1955
Edition N/A
Copyright 1961
Levelled N/A

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

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Revised 1966
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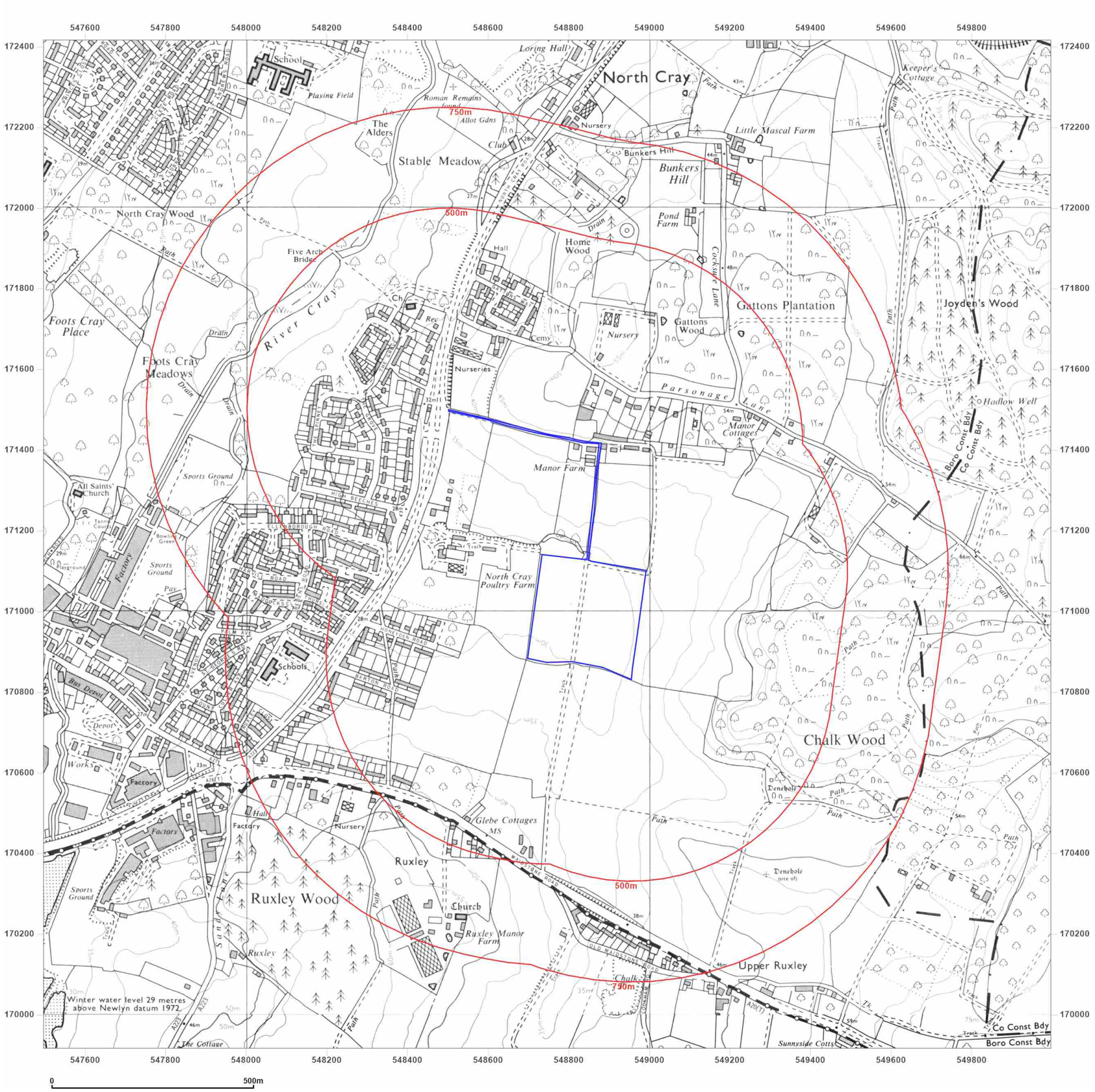

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: National Grid

Map date: **1973**

Scale: 1:10,000

Printed at: 1:10,000

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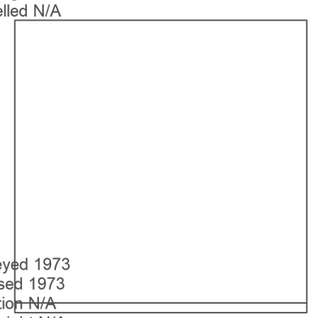
Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1973
Revised 1973
Edition N/A
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Levelled N/A

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Groundsure INSIGHTS

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: National Grid

Map date: **1988**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1983
Revised 1988
Edition N/A
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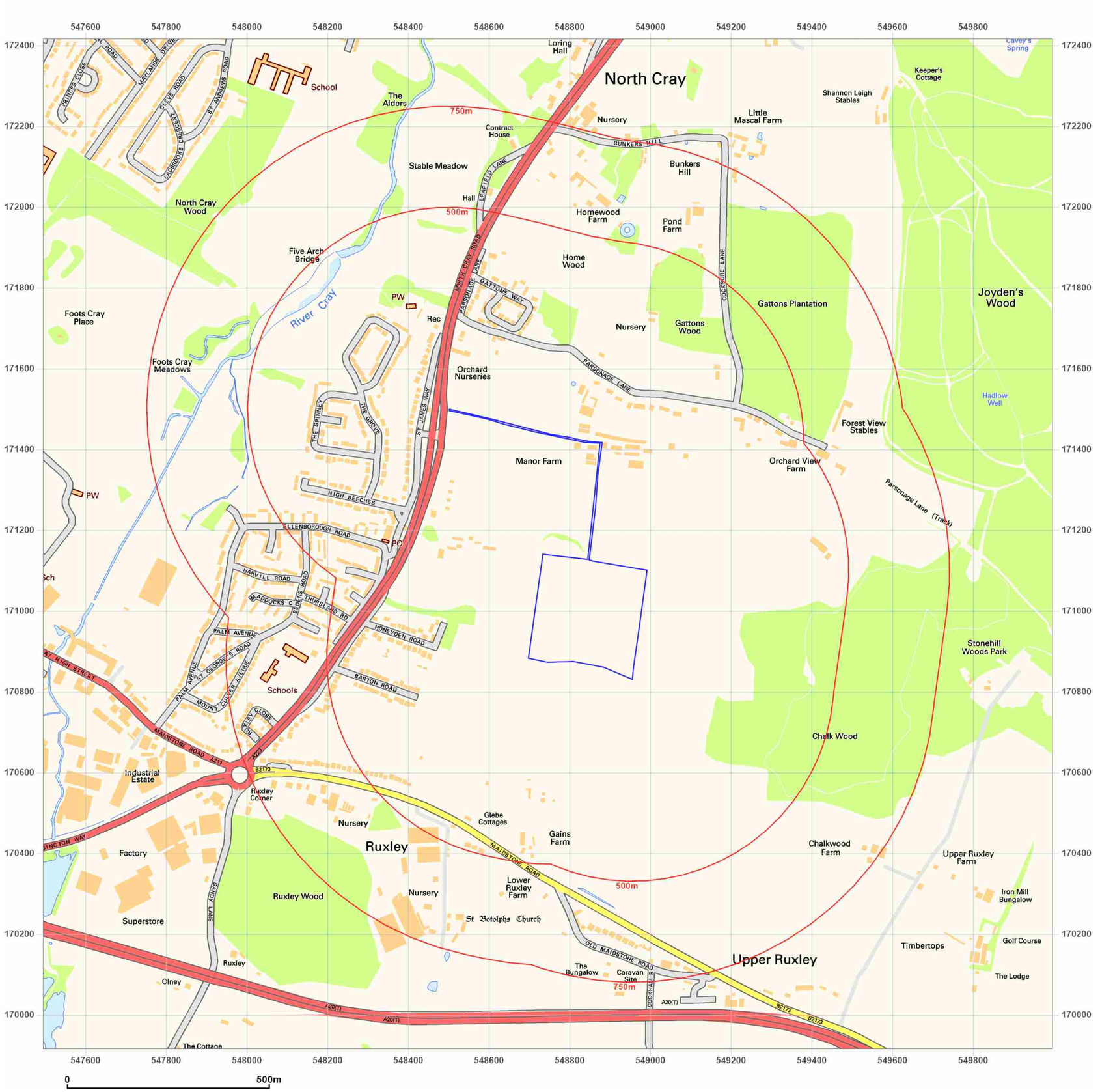

Groundsure INSIGHTS

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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2001

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Production date: 19 March 2025

Map legend available at:
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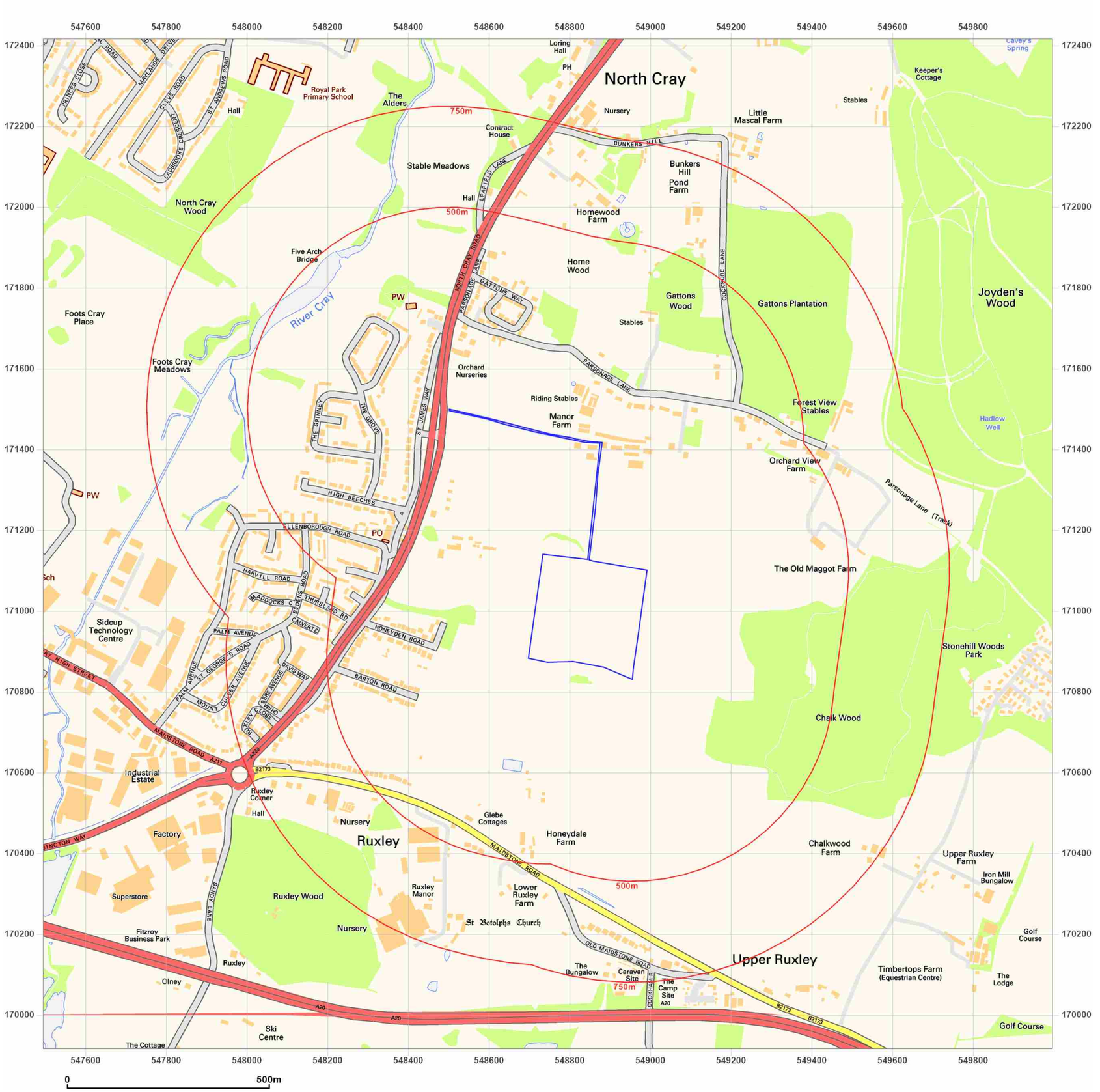

Groundsure INSIGHTS

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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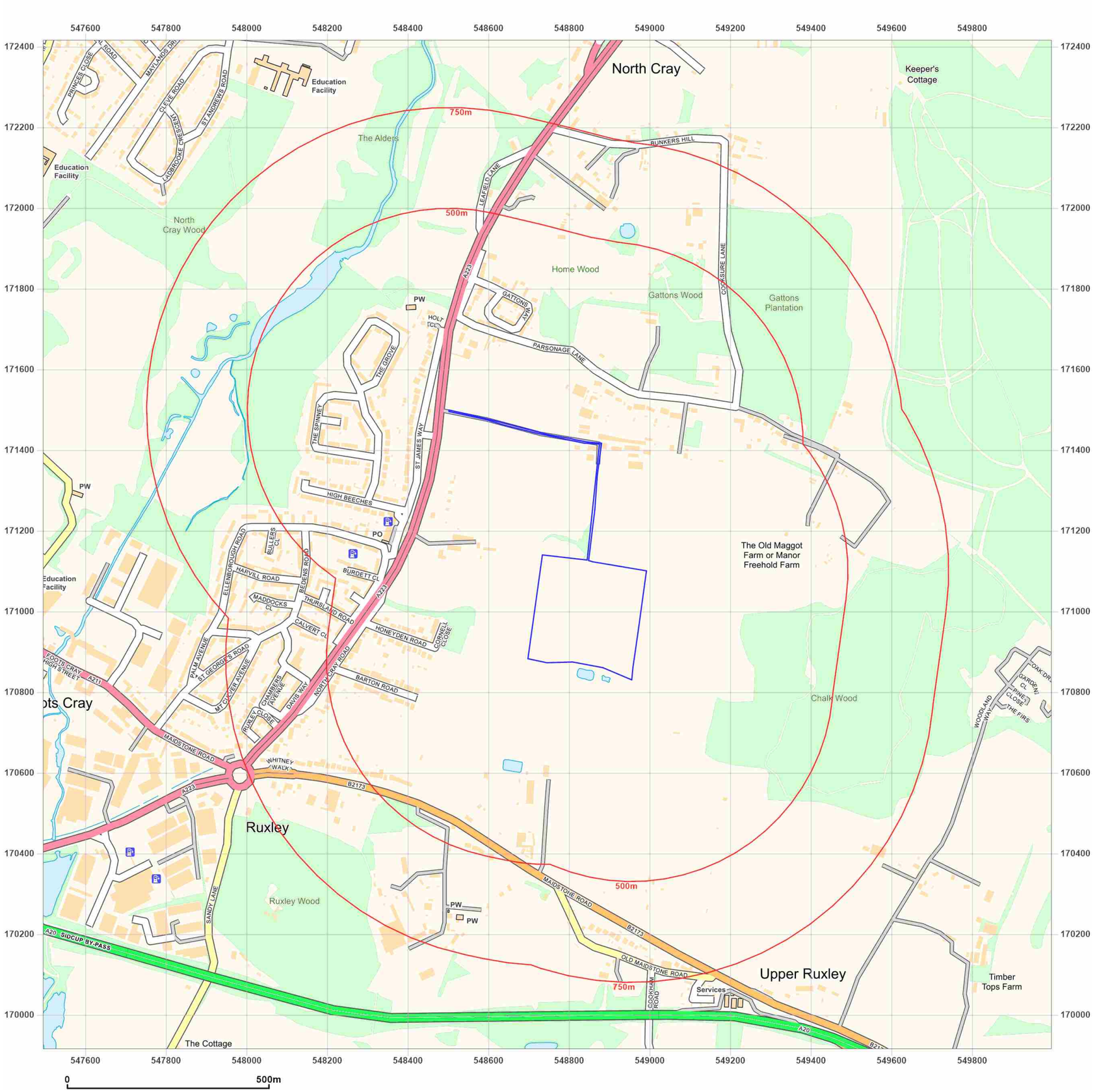
Production date: 19 March 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

North Cray Road, Bexley

Client Ref: C12796 North Cray Road, Sidcup
Report Ref: GS-U9N-CHV-QBE-A83
Grid Ref: 548746, 171166

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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W: www.groundsure.com

Production date: 19 March 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Appendix C. UXO RISK MAP

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Map Centre: 548831,171038

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

LEGEND

London Bomb Risk

Low — High

- Miltary
- Industry
- UXO find
- Airfields
- Transport
- Docks
- Luftwaffe target
- Other
- Utilities
- Abandoned bomb
- Bombing decoy

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

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

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

During WWII, London was bombed more times than any other city in the UK. The bombing densities across the city are generally moderate to high in comparison to the rest of the UK.
You will receive two map downloads for sites on the boundary of London: one to demonstrate the bombing density in relation to the rest of the UK, and another to reflect the bombing density of the site in relation to the rest of London.
Typically, we recommend that a detailed UXO desk study and risk assessment is commissioned for sites in London.

Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

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

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

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

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

If I have any questions, who do I contact?

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

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

Appendix D. RISK PHASES & MATRICES

RISK PHRASES AND MATRICES

Classification of Probability of Risk	
Classification	**Definition**
High Likelihood	There may be a pollutant linkage present and an event appears very likely in the short term or almost inevitable in the long term; or there is already evidence of harm to receptor.
Likely	Pollutant linkage may be present, and it is probable that there will be a long term risk and possibly a short term risk.
Low Likelihood	Pollutant linkage may be present, and it is possible that there will be a long term risk, though not certain
Unlikely	Pollutant linkage may be present, but the circumstances are such that an event is improbable, even in the long term.
No Risk Identified	No contaminants identified above guideline values likely to pose a risk to human health, fauna, flora, the water resources or the future built environment.

Classification of Severity of Consequence	
Classification	**Definition**
Severe	Acute risks to human health Catastrophic damage to buildings and property Major pollution of controlled waters
Medium	Chronic risk to human health Pollution of sensitive controlled waters Significant effects on sensitive ecosystems or species Significant damage to buildings or structures
Mild	Pollution of non-sensitive waters Minor damage to buildings or structures
Minor	Requirement for protective equipment during site works to mitigate health effects Damage to non-sensitive ecosystems or species
None Identified	Damage to human health, and the wider environment not expected. Requirement for basic protective equipment during site works still required as good practice.

Risk Matrix of Probability and Consequence		Consequences				
		Severe	**Medium**	**Mild**	**Minor**	**None**
Probability of Risk	**High Likelihood**	Very High	High	Moderate	Low	Very Low
	Likely	High	Moderate	Low	Very Low	Negligible
	Low Likelihood	Moderate	Low	Very Low	Negligible	Negligible
	Unlikely	Low	Very Low	Negligible	Negligible	Negligible
	No Risk identified	Very Low	Negligible	Negligible	Negligible	Negligible

NOTES:

Contaminated Land Risk Assessment involves the matching of the identified potential sources of contamination to the receptors through the possible migration pathways. These links must be completed for there to be any risk associated with the site.

This assessment of pollutant linkages is presented in terms of the Source (S), Pathway (P) and Receptor (R) concept and applying a qualitative value judgement to this appraisal. The assessment assigns a level of risk to each SPR link based on the probability and potential consequence of the risk being realised. The scale of risk is based on matrices as presented in the tables.

Appendix E. GENERAL NOTES AND LIMITATIONS

General Notes

The report has been prepared for the exclusive use of the Client named in the document and copyright remains with Red Rock Geoscience Ltd (RRG). Prior written permission must be obtained to reproduce all or part of the report. It has been prepared on the understanding that you will only disclose its contents to parties directly involved in the current investigation, preparation, and development of the site. Further copies may be obtained with the Client's written permission, from RRG who retains the master copy of the report.

Reports are prepared for the specific purpose stated in the document and in relation to the nature and extent of proposals made available to RRG. The recommendations should not be used for other schemes on or adjacent to the site. The assessment of the factual data, where called for, is provided to assist the Client and his Engineer and/or Advisers in the preparation of the designs.

All assessments and recommendations should be forwarded to the relevant planning authorities for comment and approval prior to implementation.

Phase I Assessments

Phase I desk study reports are largely based on data supplied by third parties and is therefore interpreted in accordance with the guidance notes and limitations provided by the data supplier.

Site walkover comments are based on simple observation by the Engineer and do not include extensive environmental, geotechnical, or structural surveys.

Phase II Assessments

Phase II site investigation reports are based on the ground and groundwater conditions encountered in the exploratory holes, together with the results of field and laboratory testing in the context of the proposed development. There may be special conditions appertaining to the site, which have not been revealed by the investigation and which may not have been taken into account in the report. RRG cannot be responsible for any changes in ground conditions following completion of fieldwork (e.g. subsequent spillages, leakages, excavations, etc. on or adjacent to the site).

Positioning of exploratory holes depends on the existence of utility services, existing structures, and / or access restrictions.

Methods of design and/or construction other than those proposed or referred to in the report may require consideration during the evolution of the proposals and if this is the case further assessment of the geotechnical data appropriate to these methods would be required.

The accuracy of results reported depends upon the technique of measurement, investigation, and test used and these values should not be regarded necessarily as characteristics of the strata as a whole.

The evaluation and conclusions do not preclude the variation in ground conditions between the test holes. Hence this report should be used in this context and not be construed necessarily as a comprehensive characterisation of the entire site conditions.

The samples selected for environmental and geotechnical laboratory testing are prepared and tested by an UKAS accredited and when possible or necessary MCERTS accredited external laboratory.

Any unavoidable variations from specified procedures are identified in the report.

Whilst reports may have expressed an opinion on possible configurations of strata between or beyond exploratory holes, or on the possible presence of features based on visual, verbal, written, cartographical, photographic, or published evidence, this is for guidance only and no liability can be accepted for its accuracy.

Ground conditions should be monitored during the construction of the works by ground-workers and the recommendations of the report re-evaluated as necessary.

Any comments on groundwater conditions have been based on observations made at the time of the investigation, unless specifically stated otherwise. It should be noted, however, that the observations are subject to the method and speed of boring, drilling, or excavation and that groundwater levels will vary due to seasonal effects and rainfall.

Where the investigation has taken account of possible effects of gases from fill or natural sources within, below, or outside the site, assessment has been based on current guidance provided by the CIRIA 665 Publication.

Unless specifically stated, the investigation has not taken account of any environmental soil or water guideline values other than the current and approved guideline values for the United Kingdom. Where these are not available, others such as the Canadian Environmental Guidelines, the US EPA guidelines and/or European Union Drinking Water Standards may be used as indicative only.

Site-specific assessment criteria values have been calculated using the current CLEA UK model V1.07, published by the Environment Agency in 2015.