

APPENDICES

APPENDIX 1 – FIGURES



JOMAS ASSOCIATES LTD
T: 0843 289 2187

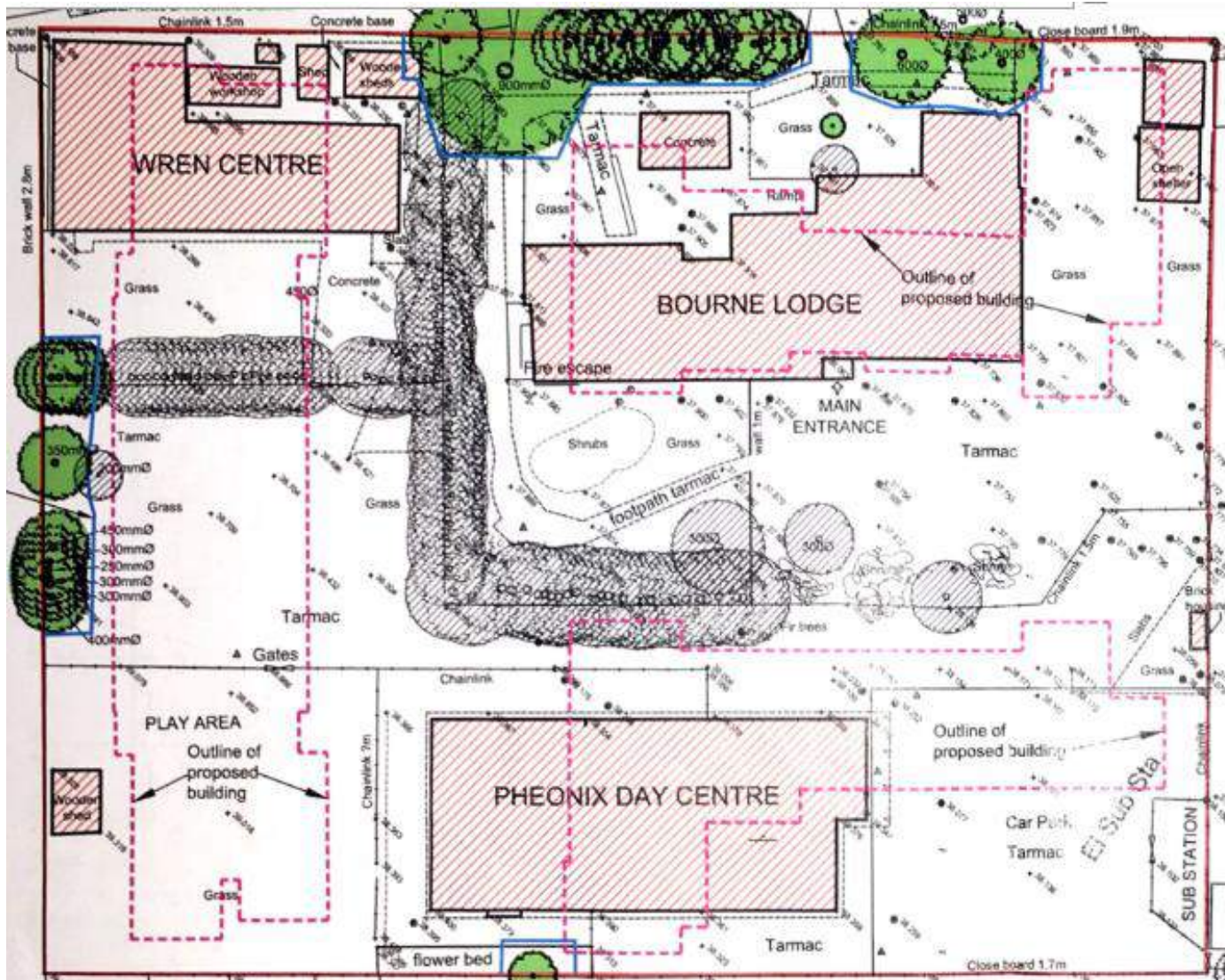
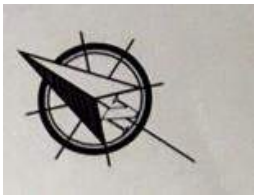
Project Name	Land Adjacent to 37 Bourne Court	Client	Clearview Homes
Project No.	P1528J1393	Date	May 2018
Title	Site Location Plan		



Project Name	Land Adjacent to 37 Bourne Court, Ruislip	Client	Clearview Homes
Project No.	P1528J1393	Date	May 2018
Title	Proposed Development Plan	Prepared By	TE



Project Name	Land Adjacent to 37 Bourne Court, Ruislip	Client	Clearview Homes
Project No.	P1528J1393	Date	May 2018
Title	Previous Site Layout	Prepared By	TE



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Project No.	P1528J1393	Date	29/05/2018
Title	Site Constraints Plan	Prepared By	JLW



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 1: Access to site, large wooden doors on the south-east border of the site. Photo taken viewing north-west.



Photo 2: Access to the site viewed from within the site boundaries, large wooden doors on the south-east border of the site. Photo taken viewing south-east.



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 3: South corner of the site, excavation and substations located along the south-eastern fence. Photo taken near the site access, viewing south.



Photo 4: Large concrete crush stockpiles along the south-west border of the site. Photo taken near the site access, viewing west.





Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 5: Large concrete crush stockpile halfway along the north-east border of the site. Photo taken near the site access, viewing north.



Photo 6: East corner of the site. Photo taken near the site access, viewing east.



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 7: Small excavation, exposing pipes containing electric cables, located along the south-east border of the site.



Photo 8: White ducting which is housing electric cables appears to be composed of asbestos containing material (fibrous texture can be seen).



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 9: Substations located along the south-east border of the site, towards the south corner, surrounded by wooden fencing. Photo taken viewing south.



Photo 10: Photo of the substations taken over the wooden fence.



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 11: Small brick hut just to the south-west of the site access which contains access to gas pipes. Photo taken viewing east.



Photo 12: Gas pipes and North Thames Gas information sign within the small brick hut.



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 13: The north corner of the site. There is an electricity supply located on the right of the photo, towards the trees. In the rear of the photo neighbouring works can be seen, which are located off site to the north-east. Photo taken viewing north-east.



Photo 14: Electricity supply with DANGER Live Services sign in the north section of site.



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 15: Northern section of the site. Fenced section on the left contains disturbed paving slabs, ‘demolition work’. Photo taken from the north corner of site facing south.



Photo 16: Soft landscaping area in the western corner of the site. Photo taken viewing north-west.



Project Name	Bourne Court, Ruislip	Client	Clearview Homes
Title	Site Photo Plan	Project	P1528J1393

Photo 17: Trees running in a line up the centre of the site from south-east to north-west. Photo taken viewing north.



Photo 18: Three man-hole covers just inside the site access. Photo taken viewing south-east.



APPENDIX 2 – SITECHECK REPORT

Sitecheck Assess

land adjacent, 37 edged red on site plan Bourne Court, Station Ap,
South Ruislip, RUISLIP, HA4 6SW

Prepared for:

Miss S Searches

Searchflow

5-7 Abbey Court

Eagle Way

Sowton

Exeter

EX2 7HY

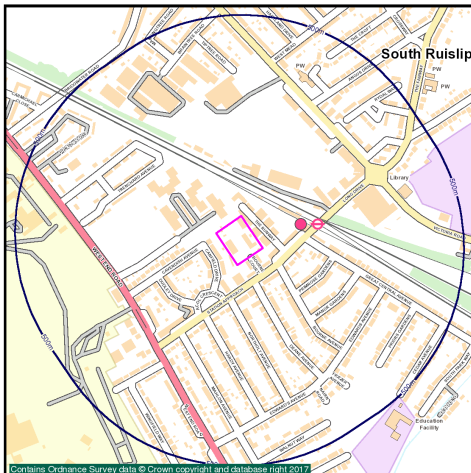
Report Reference: **SAS_140379050_1_1**

Report Date: **22-SEP-2017**

Customer Reference: **SF25579162000**

National Grid Reference: **510950 185370**

Site Area: **7227 m²**



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: **0844 844 9966**

Fax: **0844 844 9980**

Email: **info@landmarkinfo.co.uk**

Website: **www.sitecheck.co.uk**



PASSED

The Sitecheck report dated 22-SEP-2017 and reference SAS_140379050_1_1 for land adjacent, 37 edged red on site plan Bourne Court, Station Ap, South Ruislip, RUISLIP, HA4 6SW has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Argyll Environmental for what purpose the report has been commissioned.

CONCLUSIONS

In the professional opinion of Argyll Environmental, the level of risk associated with the information disclosed in the associated Sitecheck report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "Contaminated Land" within the meaning of Part 2A of the Environmental Protection Act 1990.

OTHER ENVIRONMENTAL FACTORS

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

An area of Subsidence Hazard Potential

Please refer to the relevant section in the report for each of the above factors.

Approved by

Argyll Environmental Ltd

Sitecheck Assess

Professional Opinion on environmental risk

SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix A for commercial property or Appendix B for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients'. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-6th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant / occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Assess Practitioner Guide.

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	14
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	18
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	21
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	22
This section contains information which may be of use when interpreting the report.	
Useful Contacts	23
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 3	20	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	21	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	21	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	21	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	21	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	21	-



Site

land adjacent, 37 edged red on site plan Bourne Court, Station Ap, South Ruislip, RUISLIP, HA4 6SW

Grid Reference

510950, 185370

Report Reference

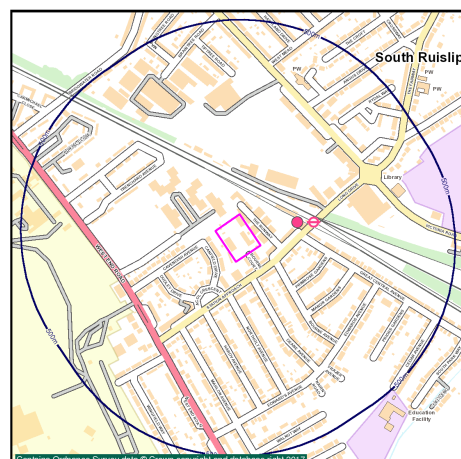
SAS_140379050_1_1

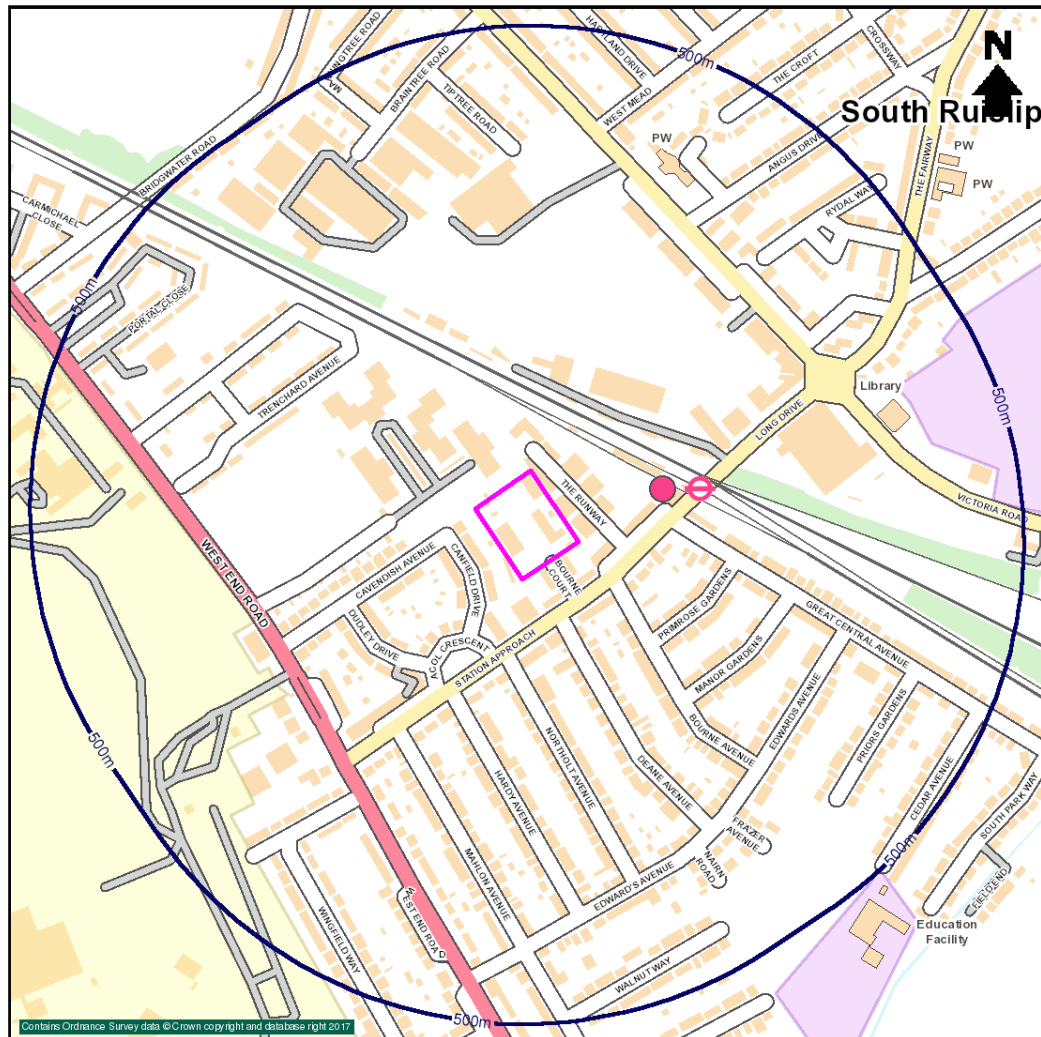
Customer Reference

SF25579162000

Size of Site

7227 m²





Site
land adjacent, 37 edged red on site plan Bourne Court, Station
Ap, South Ruislip, RUISLIP, HA4 6SW

Grid Reference
510950, 185370

Report Reference
SAS_140379050_1_1

Customer Reference
SF25579162000

Size of Site
7227 m²



Current Land Use	On Site	0-250m	250-500m
Contaminants	0	35	49
Waste / Landfill Sites			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	1	3
Contaminated Land Register Entries and Notices	0	0	0
Radioactive Substances Register	0	0	0
Discharge Consents			
Discharge Consents	0	0	0
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Environmental Permitting Regulations - Industry	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	1
Substantiated Pollution Incident Register	0	0	0

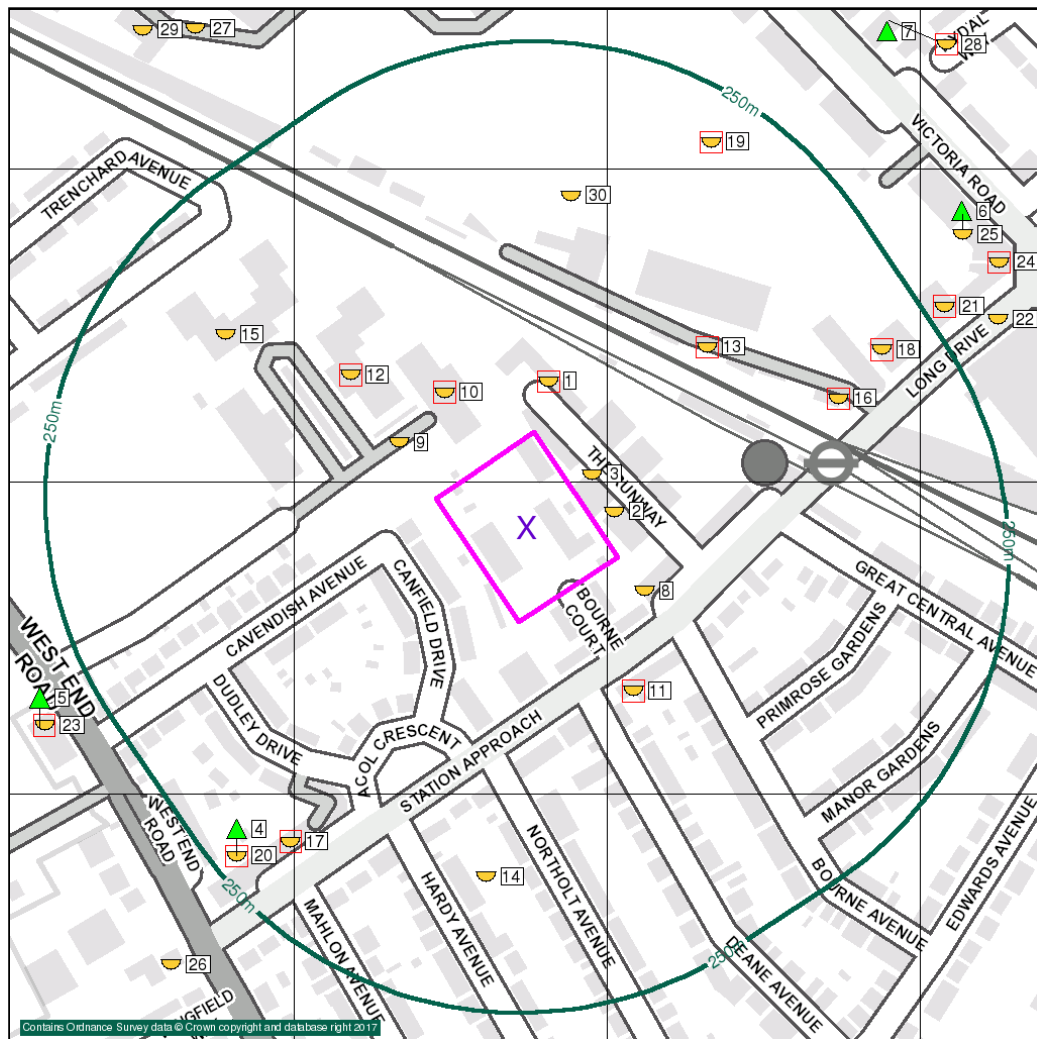
Current Land Use	On Site	0-250m	250-500m
Contaminants	0	35	49
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	32	43
Fuel Station Entries	0	2	2
Miscellaneous			
BGS Recorded Mineral Sites	0	0	0

Historical Land Use	On Site	0-250m	250-500m
Contaminants	0	21	14
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	13	12
Potentially Contaminative Industrial Uses (Past Land Use)	0	8	2
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	0	0	0

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	1	0	0
Pathways			
Groundwater Vulnerability	1	n/a	n/a
Drift Deposits	0	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	1	0	0
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors	On Site	0-250m	250-500m
Geological	8	2	0
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	0	n/a	n/a
Mining Instability	0	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	0	1	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	0	n/a
Potential for Compressible Ground Stability Hazards	1	0	n/a
Potential for Ground Dissolution Stability Hazards	1	0	n/a
Potential for Landslide Ground Stability Hazards	1	1	n/a
Potential for Running Sand Ground Stability Hazards	1	0	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0	n/a



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
- Site Boundary - Search Buffer - Bearing Reference Point - Reference Number	- BGS Recorded Landfill Site - Licensed Waste Management Facilities (Landfill) - Local Authority Recorded Landfill Site - Registered Waste Transfer Site - Registered Waste Treatment or Disposal Site - Registered Landfill Site - Point Location of Registered Landfill Site	- BGS Recorded Landfill Site (Point) - Licensed Waste Management Facilities (Location) - Local Authority Recorded Landfill Site (Point) - Registered Waste Transfer Site (Point) - Registered Waste Treatment or Disposal Site (Point) - Registered Landfill Site Potential Landfill Buffer	- Local Authority Pollution Prevention and Control - Planning Hazardous Substance Consent - Explosive Site - NHHS - Integrated Pollution Control - Integrated Pollution Prevention Control - Integrated Pollution Control Registered Waste Site - Local Authority Integrated Pollution Prevention and Control	- Local Authority Pollution Prevention and Control - Contaminated Land Register Entry or Notice (Point) - Contaminated Land Register Entry or Notice - Registered Radioactive Substance - Discharge Consents - Discharge Consent - Water Industry Act Referral
- Miscellaneous - BGS Recorded Mineral Site - Potentially Contaminative Use - Potentially Contaminative Use (High Risk)		- Local Authority Pollution Prevention and Control Enforcement - Planning Hazardous Substance Enforcement - Prosecution Relating to Authorised Processes - Enforcement and Prohibition Notice - Substantiated Pollution Incident Register - Prosecution Relating to Controlled Waters	- Industrial Processes - Integrated Pollution Control - Integrated Pollution Prevention Control - Integrated Pollution Control Registered Waste Site - Local Authority Integrated Pollution Prevention and Control	

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: London Borough of Hillingdon, - Has not been able to supply Landfill data, Contact Ref: 1	-	On Site	N

Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
Star Ruislip, 225 West End Road, RUISLIP, Middlesex, HA4 6QG, Part B - Fuel and Power Industry Sector, Reference: Not Given, Status: Authorised, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	4	0-250m	SW
Shell Northolt, 300 West End Road, Eastcote, RUISLIP, Middlesex, HA4 6QQ, Part B - Fuel and Power Industry Sector, Reference: EPA/SS/1/017/08/1998, Status: Authorised, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	5	250-500m	W
XI Cleaners, 522 Victoria Road, Ruislip, Ha4 0hd, Part B - Other Industries, Reference: EPA/DC/033, Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	6	250-500m	NE
Bp Malthurst Filling Station, Victoria Road, RUISLIP, Middlesex, HA4 0SA, Part B - Fuel and Power Industry Sector, Reference: EPA/SS/1/005/04/1998, Status: Authorised, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	7	250-500m	NE

Contraventions	Ref No.	Search Buffer	Direction
Prosecutions Relating to Controlled Waters			
Yeading Brook, Braintree Road Industrial Estate, Braintree Road, Ruislip, Middlesex, Ha4, EA (Water Resources) Prosecution, Hearing Date: 19th January 2004, Positional Accuracy: Manually positioned within the geographical locality, Contact Ref: 3	-	250-500m	NW

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
R & D Management (London) Ltd, Unit 6, The Runway, Ruislip, Middlesex, HA4 6SE, Damp & Dry Rot Control, Status: Inactive, Positional Accuracy: Automatically positioned to the address	1	0-250m	N
Mga Contracts Ltd, Unit 6, The Runway, Ruislip, Middlesex, HA4 6SE, Damp & Dry Rot Control, Status: Inactive, Positional Accuracy: Automatically positioned to the address	1	0-250m	N

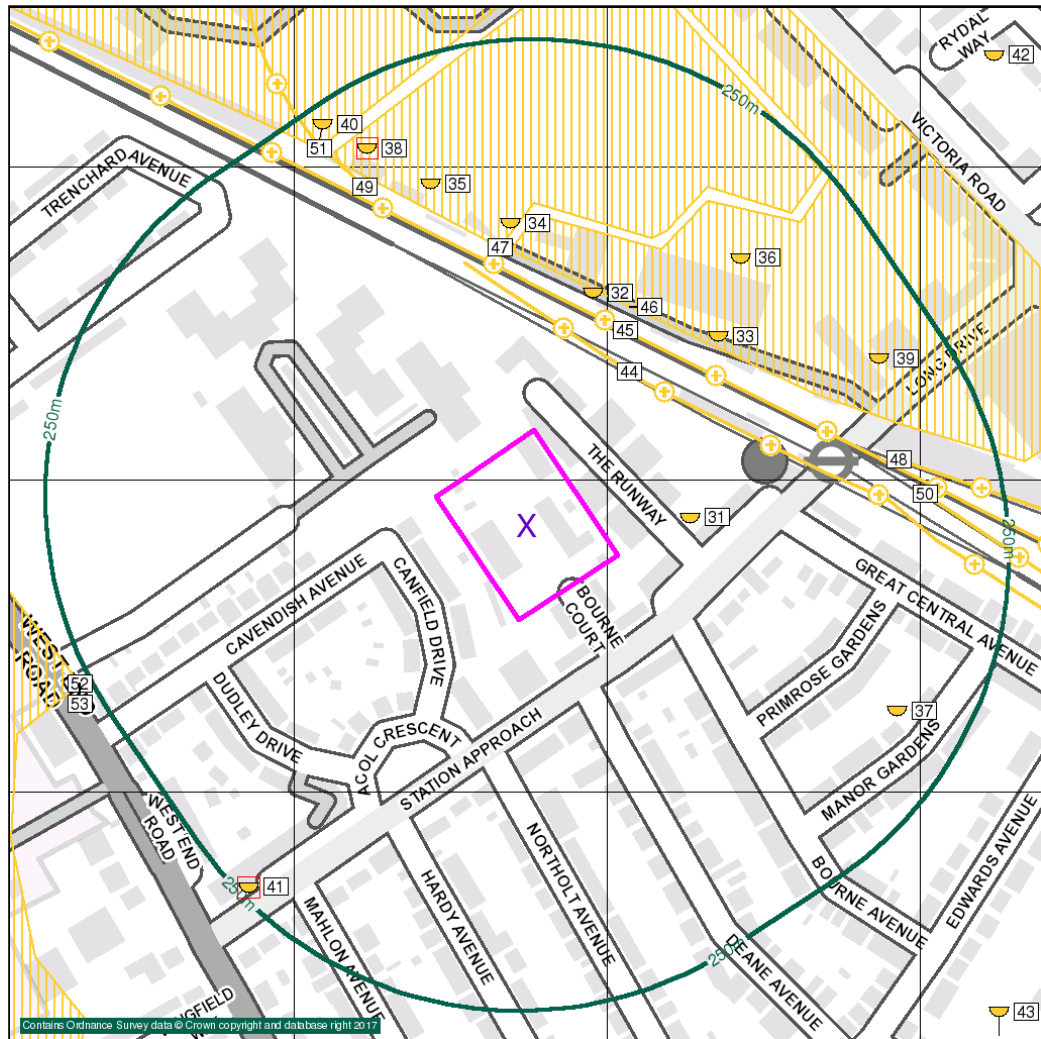
Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Saniflo Ltd, Howard House, The Runway, RUISLIP, Middlesex, HA4 6SE, Pump Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	2	0-250m	E
Global Plastics Ltd, 2, The Runway, RUISLIP, Middlesex, HA4 6SE, Plastic Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	3	0-250m	NE
Famous Hardware & Timber Merchants, 51 Station Approach, South Ruislip, Ruislip, Middlesex, HA4 6SL, Hardware, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	8	0-250m	SE
B B H Projects (Scotland) Ltd, Spendale House, The Runway, Ruislip, Middlesex, HA4 6SE, Railways, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address	1	0-250m	N
Prontaprint, Artemis,Odyssey Business Pk,West End Rd, Ruislip, Middlesex, HA4 6QE, Printers, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	9	0-250m	NW
Kall Kwik, Artemis, Odyssey Business Park, West End Road, Ruislip, Middlesex, HA4 6QE, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	NW
Prontaprint Mayfair, Artemis, Odyssey Business Park, West End Road, Ruislip, Middlesex, HA4 6QE, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	NW
Westway Services Ltd, Artemis, Odyssey Business Park, West End Road, Ruislip, HA4 6QD, Timber Preservation Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	0-250m	NW
E H G E, 58, Station Approach, South Ruislip, Ruislip, Middlesex, HA4 6SA, Mechanical Engineers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11	0-250m	SE
Excel Environmental Technical Services Ltd, Suite 1, Morritt House, 54-60, Station Approach, Ruislip, HA4 6SA, Pest & Vermin Control, Status: Active, Positional Accuracy: Automatically positioned to the address	11	0-250m	SE
Adare, Odyssey Business Park, West End Road, Ruislip, Middlesex, HA4 6QF, Printers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	NW
Aurobindo Pharma Ltd, Ares, Odyssey Business Park, West End Road, Ruislip, Middlesex, HA4 6QD, Pharmaceutical Manufacturers & Distributors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	12	0-250m	NW
Milpharm, Ares, Odyssey Business Park, West End Road, Ruislip, Middlesex, HA4 6QD, Pharmaceutical Manufacturers & Distributors, Status: Active, Positional Accuracy: Automatically positioned to the address	12	0-250m	NW
Lowe Autos, Rear Of 1 Long Drive, Ruislip, Middlesex, HA4 0HG, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	13	0-250m	NE
Express Haulage Ltd, Rear Of 1 Long Dr, Ruislip, Middlesex, HA4 0HG, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	13	0-250m	NE
Vogue Autos, Rear of 1 Long Drive, Ruislip, Middlesex, HA4 0HG, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	13	0-250m	NE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Honiss, Unit 1,Rear Of ,Long Dr, Ruislip, Middlesex, HA4 0HH, Car Body Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	13	0-250m	NE
M A S Automobile Engineers, 3, Hardy Avenue, Ruislip, Middlesex, HA4 6SU, Car Engine Tuning & Diagnostic Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	14	0-250m	S
Westway Services Ltd, Artemis House, Ruislip, Middlesex, HA4 6QE, Refrigerators & Freezers - Servicing & Repairs, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	15	0-250m	NW
Automotive, 1, Long Drive, Ruislip, HA4 0HG, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	0-250m	NE
Octane Car Services, 1, Long Drive, Ruislip, HA4 0HG, Tyre Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	0-250m	NE
Antoria Carriage Company, 9, Station Approach, South Ruislip, Ruislip, Middlesex, HA4 6RU, Car Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	17	0-250m	SW
Blackhill Motor Co, 9, Station Approach, South Ruislip, Ruislip, Middlesex, HA4 6RU, Car Dealers - Used, Status: Inactive, Positional Accuracy: Automatically positioned to the address	17	0-250m	SW
Swallow Motor Co, Unit 3,1 Long Dr, Ruislip, Middlesex, HA4 0HG, Car Body Repairs, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	18	0-250m	NE
Swallow Motor Co, Long Drive, Ruislip, Middlesex, HA4 0HG, Garage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	18	0-250m	NE
Swallows Motor Company, Long Drive, Ruislip, Middlesex, HA4 0HG, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	18	0-250m	NE
H G B Motorcycles, 3-5, Station Approach, South Ruislip, Ruislip, HA4 6RU, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	17	0-250m	SW
Express Dairies, 430, Victoria Road, Ruislip, Middlesex, HA4 0HF, Dairies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	19	0-250m	NE
Express Dairies, 430, Victoria Road, Ruislip, Middlesex, HA4 0HF, Dairies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	19	0-250m	NE
Shell (Uk) Ltd, 225, West End Road, Ruislip, Middlesex, HA4 6QG, Petrol Filling Stations, Status: Inactive, Positional Accuracy: Automatically positioned to the address	20	0-250m	SW
Dry Cleaning & Shoe Repair, A, 6, Long Drive, Ruislip, Middlesex, HA4 0HG, Dry Cleaners, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	21	250-500m	NE
The Honest Mechanic Ltd, 1a Long Drive, Ruislip, Middlesex, HA4 0HG, Garage Services, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	21	250-500m	NE
M P Motors, Unit 1b Long Dr, Ruislip, Middlesex, HA4 0HG, Garage Services, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	22	250-500m	NE
Shell Northolt, 300, West End Road, Ruislip, HA4 6QQ, Petrol Filling Stations, Status: Active, Positional Accuracy: Automatically positioned to the address	23	250-500m	W

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Harrow & Ruislip Fireplaces, 18, Long Drive, Ruislip, Middlesex, HA4 0HG, Fireplaces & Mantelpieces, Status: Inactive, Positional Accuracy: Automatically positioned to the address	24	250-500m	NE
Harrow & Ruislip Fireplaces, 18, Long Drive, Ruislip, Middlesex, HA4 0HG, Fireplaces & Mantelpieces, Status: Inactive, Positional Accuracy: Automatically positioned to the address	24	250-500m	NE
X L Cleaners, 522, Victoria Road, Ruislip, Middlesex, HA4 0HD, Dry Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	25	250-500m	NE
Ruislip Carpets, 22, Long Drive, Ruislip, Middlesex, HA4 0HG, Carpets & Rugs - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	24	250-500m	NE
Jewson, 314a, West End Road, RUISLIP, Middlesex, HA4 6RE, Builders' Merchants, Status: Active, Positional Accuracy: Automatically positioned to the address	26	250-500m	SW
E Lloyd & Co Wireworks Ltd, Unit D5, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Wire Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Tri-Continental Ltd, Tricon Plaza, Braintree Industrial Estate, Braintree Road, Ruislip, HA4 0EJ, Computer Manufacturers, Status: Active, Positional Accuracy: Automatically positioned to the address	27	250-500m	NW
A1, 37, Hardy Avenue, Ruislip, Middlesex, HA4 6SU, Cladding Suppliers & Installers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
E H G E, Unit B, Braintree Industrial Estate, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Engineers - General, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Bp Express Shopping, Victoria Road, Ruislip, Middlesex, HA4 0SA, Petrol Filling Stations - 24 Hour, Status: Inactive, Positional Accuracy: Automatically positioned to the address	28	250-500m	NE
Victoria Road Service Station, Victoria Road Service Station, Victoria Road, Ruislip, HA4 0SA, Petrol Filling Stations, Status: Active, Positional Accuracy: Automatically positioned to the address	28	250-500m	NE
D M Steelworks Ltd, Unit H, Braintree Industrial Estate, Braintree Road, Ruislip, HA4 0EJ, Ornamental Metalwork, Status: Active, Positional Accuracy: Automatically positioned to the address	29	250-500m	NW
Solo Automotive Ltd, Braintree House, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Mot Testing Centres, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Balri Ltd, Unit D/7, Braintree Industrial Estate, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Gerrards Motors, Unit 1, Braintree House, Braintree Road, Ruislip, HA4 0EJ, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Heathline Ltd, Braintree Road, Ruislip, Middlesex, HA4 0XJ, Lamination & Encapsulation Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Uk Star Marketing, Braintree House, Braintree Road, Ruislip, HA4 0EJ, Electronic Component Manufacturers & Distributors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Halfords Autocentre, Victoria Road, Ruislip, HA4 0SA, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
Bucon Ltd, Braintree House, Braintree Rd, Ruislip, Middlesex, HA4 0EJ, Office Furniture & Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Northern Motors, Victoria Road, Ruislip, Middlesex, HA4 0SA, Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NE
Malthurst Services, Victoria Rd, Ruislip, Middlesex, HA4 0SA, Petrol Filling Stations, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	NE
M & A Autos, Unit D/6, Braintree Industrial Estate, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Commercial Vehicle Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Heavy Construction Clothing Co Ltd, Unit D2, Braintree Industrial Estate, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Clothing & Fabrics - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Imperial Pharmaceuticals Ltd, Unit D/6, Braintree Industrial Estate, Braintree Road, Ruislip, Middlesex, HA4 0DU, Pharmaceutical Manufacturers & Distributors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Rep Engineering, Unit D5 Braintree Indust Est, Braintree Rd, South Ruislip, Ruislip, Middlesex, HA4 0EJ, Engineers - General, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	NW
West London Waste Authority, West London Waste Authority, Victoria Road, Ruislip, Middlesex, HA4 9DG, Recycling Centres, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	N
Wash Vac, 439, Victoria Road, Ruislip, Middlesex, HA4 0EG, Domestic Appliances - Servicing, Repairs & Parts, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Wash Vac Centres, 439, Victoria Road, Ruislip, Middlesex, HA4 0EG, Washing Machines - Servicing & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Business Direct Response, 439, Victoria Road, Ruislip, Middlesex, HA4 0EG, Domestic Appliances - Servicing, Repairs & Parts, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
M & A Autos, Unit D6, Braintree Industrial Estate, Braintree Road, Ruislip, HA4 0EJ, Commercial Vehicle Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Northern Motors Ltd, Braintree Trading Estate, Braintree Rd, Ruislip, Middlesex, HA4 0EJ, Car Dealers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	N

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Harrow Waste Service, 27, Priors Gardens, Ruislip, Middlesex, HA4 6UG, Waste Disposal Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SE
Rashmian, Unit J, Braintree Industrial Estate, Braintree Road, Ruislip, HA4 0EJ, Electrical Goods Sales, Manufacturers & Wholesalers, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
N Y X Lighting, Units M-n, Braintree Industrial Estate, Braintree Road, Ruislip, HA4 0EJ, Lighting Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	NW
Printivity Ltd, Braintree Ho, Braintree Rd, Ruislip, Middlesex, HA4 0EJ, Printers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	-	250-500m	N
Merry Maids Of Middlesex, 10, Cedar Avenue, Ruislip, Middlesex, HA4 6UH, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	SE
E Lloyd & Co (Wireworks) Ltd, 5, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Wire Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
The Wheels People, 5, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Car Dealers - Used, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Imperial Pharmaceuticals, 6, Braintree Road, Ruislip, Middlesex, HA4 0EJ, Chemists' & Pharmacists' Suppliers & Wholesalers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Fuel Station Entries			
Asda South Ruislip Automat, Old Dairy Lane, South Ruislip, The Old Dairy Centre, Ruislip, Outer London, HA4 0EF, Fuel Station, Status: Open, Positional Accuracy: Manually positioned within the geographical locality,	30	0-250m	N
Ruislip Service Station, 225 West End Road, Station Approach, South Ruislip, RUISLIP, Middlesex, HA4 6QG, Fuel Station, Status: Obsolete, Positional Accuracy: Automatically positioned to the address,	20	0-250m	SW
Shell Northolt, 300, West End Road, Ruislip, Middlesex, HA4 6QQ, Fuel Station, Status: Open, Positional Accuracy: Manually positioned to the address or location,	23	250-500m	W
Mrh Victoria Road Spar, Victoria Road, South Ruislip, Ruislip, Middlesex, HA4 0SA, Fuel Station, Status: Open, Positional Accuracy: Manually positioned to the address or location,	28	250-500m	NE



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number	Point Feature (High Risk)	Point Feature (High Risk)
	Area Feature (High Risk)	Area Feature (High Risk)
	Line Feature (High Risk)	Line Feature (High Risk)

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	31	0-250m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974	32	0-250m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1972	33	0-250m	NE
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	34	0-250m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	35	0-250m	N
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1972	36	0-250m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	37	0-250m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974	38	0-250m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	39	0-250m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974	38	0-250m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	40	0-250m	NW
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1960 - 1962	41	0-250m	SW
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1961	41	0-250m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1974	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974	-	250-500m	N
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1961	-	250-500m	NE
Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1960 - 1972	-	250-500m	NE
Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	42	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	43	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	NE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1974	-	250-500m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1972	-	250-500m	E
Potentially Contaminative Industrial Uses (Past Land Use)			
Railways, Date of Mapping: 1960 - 1991	44	0-250m	NE

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Potentially Contaminative Industrial Uses (Past Land Use)			
Railways, Date of Mapping: 1916 - 1991	45	0-250m	NE
Factory or works - use not specified, Date of Mapping: 1991	46	0-250m	NE
Road haulage, Date of Mapping: 1991	47	0-250m	N
Railways, Date of Mapping: 1916 - 1991	48	0-250m	E
Railways, Date of Mapping: 1935	49	0-250m	NW
Railways, Date of Mapping: 1916 - 1991	50	0-250m	E
Factory or works - use not specified, Date of Mapping: 1960 - 1991	51	0-250m	NW
Transport: air and space, cargo and handling and transport support, Date of Mapping: 1989	52	250-500m	W
Military Land, Date of Mapping: 1935 - 1960	53	250-500m	W

Map Details

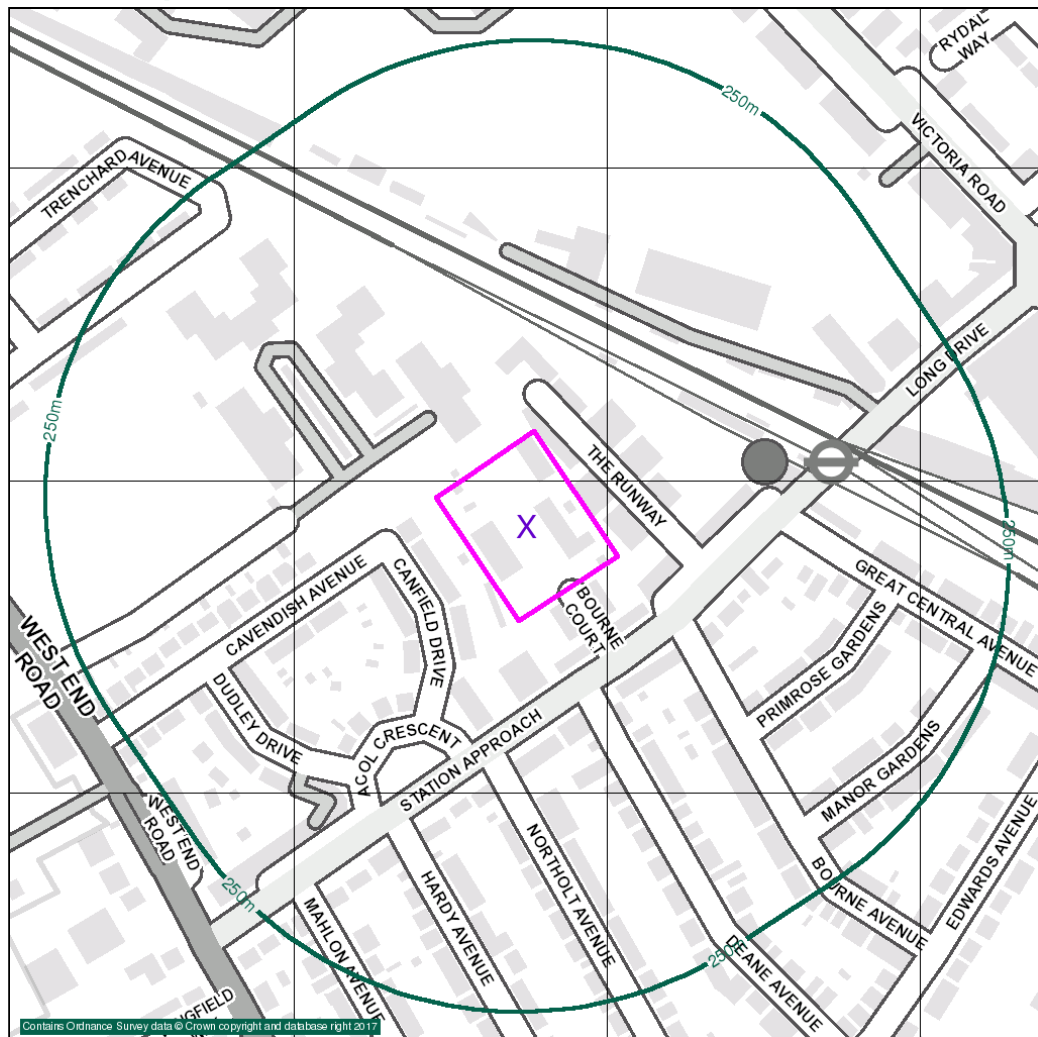
The following maps have been analysed for Historical Tanks and Energy Facilities

1:1,250	Mapsheet	Published
Ordnance Survey Plan	TQ1085SE	1960
Ordnance Survey Plan	TQ1185SW	1960
Ordnance Survey Plan	TQ1085SE	1962
Ordnance Survey Plan	TQ1185SW	1972
1:2,500	Mapsheet	Published
Ordnance Survey Plan	TQ1085	1961
Ordnance Survey Plan	TQ1185	1961

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

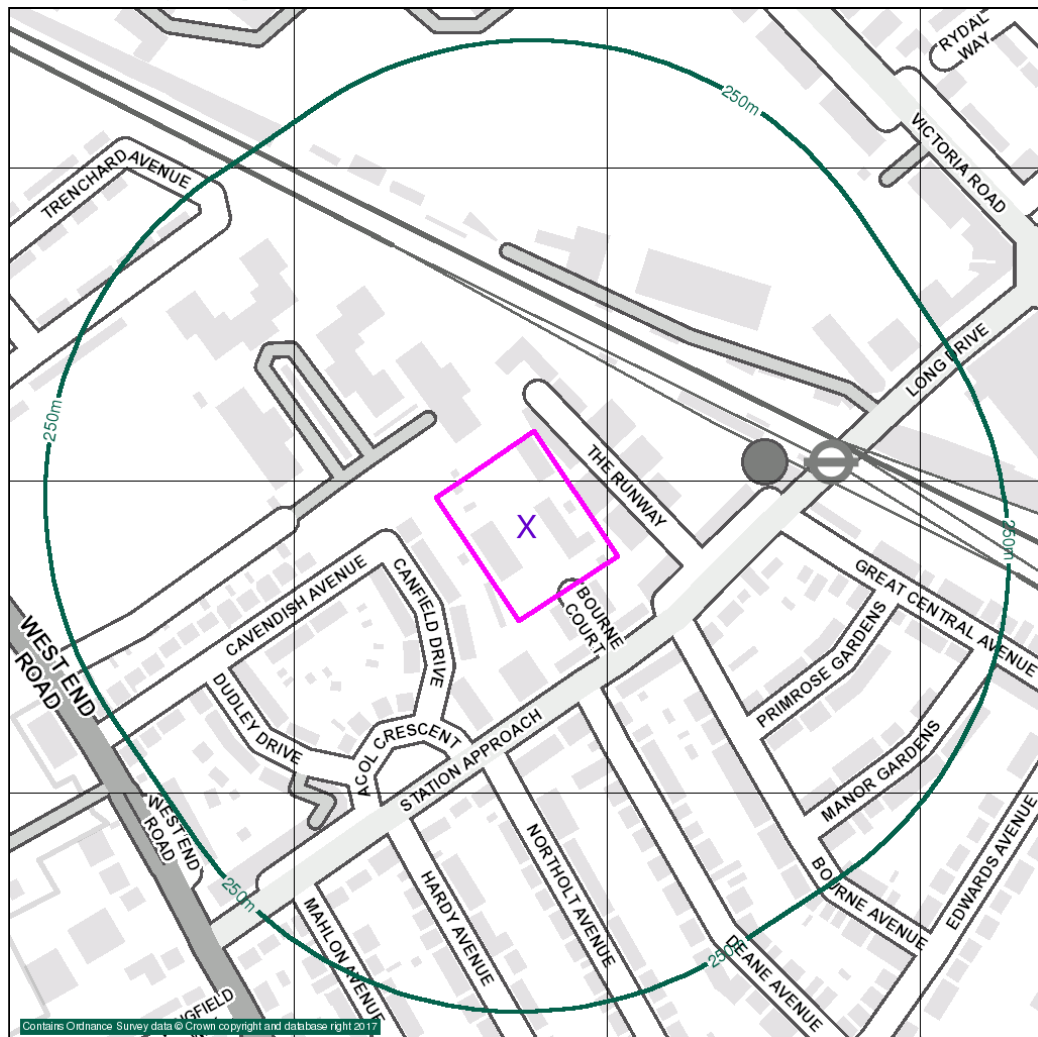
1:10,000	Mapsheet	Published
Ordnance Survey Plan	TQ18NW	1991
1:10,560	Mapsheet	Published
Middlesex	010_00	1868
Buckinghamshire	054_00	1881
Middlesex	010_SW	1897
Middlesex	010_SW	1916
Middlesex	010_SW	1935
Ordnance Survey Plan	TQ18NW	1960

Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	
Search Buffer	Flood Water Storage Areas	Flooding from Rivers or Sea without Defences (Zone 3)	
Bearing Reference Point	Flood Defences		
Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Forest Park
Bearing Reference Point	Local Nature Reserve	National Park
Reference Number	Marine Nature Reserve	National Scenic Area
	National Nature Reserve	
	Ramsar Site	
	Special Area of Conservation	
	Special Protection Area	
	Nearest Surface Water Feature	
	Water Abstractions	

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 3	-	On Site	N
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
None	-		-
Flooding from Rivers or Sea without Defences			
None	-		-
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
Hazard Potential: Unlikely Contact Ref: 2	0-250m	NW
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	N
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	N
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	N
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	N
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	N
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	N
Hazard Potential: Low, Contact Ref: 2	0-250m	NE
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	N
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	On Site	N

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data.

The information in this Sitecheck Assess Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

The Sitecheck Assess User guide is available free of charge from our website www.sitecheck.co.uk

Landmark Information Group Limited 2011. All Rights Reserved. The copyright on the information and data and its format as contained in this Sitecheck Assess Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency/Natural Resources Wales and Natural England and must not be reproduced in whole or in part by photocopying or any other method, except as allowed by Landmark's Terms and Conditions. The Report is supplied under Landmark's Terms and Conditions accepted by the customer. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and/or other Data Providers, whose copyright material has been included in this Report.



Contact Names and Addresses

1 London Borough of Hillingdon Environmental Health Department

Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Telephone 01895 250111
Fax 01895 277443

www.hillingdon.gov.uk

2 British Geological Survey Enquiry Service

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

3 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

Other Contacts

Institution of Civil Engineering Surveyors

26 Market Street
ALTRINCHAM
Cheshire
WA14 1PF

Telephone 0161 928 8074

www.ices.org.uk/ices.asp

The Association of Geotechnical and Geoenvironmental Specialists

Foreham Street
83 Copers
Cope Road
Beckenham
Kent
BR3 1NR

Telephone 020 86588212

www.ags.org.uk/

The Environmental Auditors Registration Association

Welton House
Limekiln Way
Lincoln
LN2 4US

Telephone 01522 540069

www.greenchannel.com/iea/earahome.htm

The Environmental Industries Commission

45 Weymouth Street
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers

One Great George Street
Westminster
LONDON
SW1P 3AA

Telephone 0207 222 7722
Fax 0207 222 7500

www.ice.org.uk

The Royal Institution of Chartered Surveyors

12 Great George Street
Parliament Square
London
SW1P 3AD

Telephone 020 7222 7000

www.rics.org.uk/

Argyll Environmental Ltd

1st Floor
98-99 Queens Road
Brighton
BN1 3XF

Telephone 0845 458 5250
Fax 0845 458 5260

info@argyllenviro.com
www.argyllenvironmental.com

Landmark Information Group Limited

Legal and Financial
Imperium
Imperial Way
Reading
Berkshire
RG2 0TD

Telephone 0844 844 9966
Fax 0844 844 9980

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>

APPENDIX 3 – OS HISTORICAL MAPS

Site Details:

BOURNE COURT, RUISLIP,
HA4 6SW

Client Ref: P1528J1393-1
Report Ref: HMD-377-4968211
Grid Ref: 510950, 185370

Map Name: County Series

Map date: 1935

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1935
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1935
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2018

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



Site Details:

BOURNE COURT, RUISLIP,
HA4 6SW

Client Ref: P1528J1393-1
Report Ref: HMD-377-4968211
Grid Ref: 510950, 185370

Map Name: County Series

Map date: 1940

Scale: 1:2,500

Printed at: 1:2,500



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

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

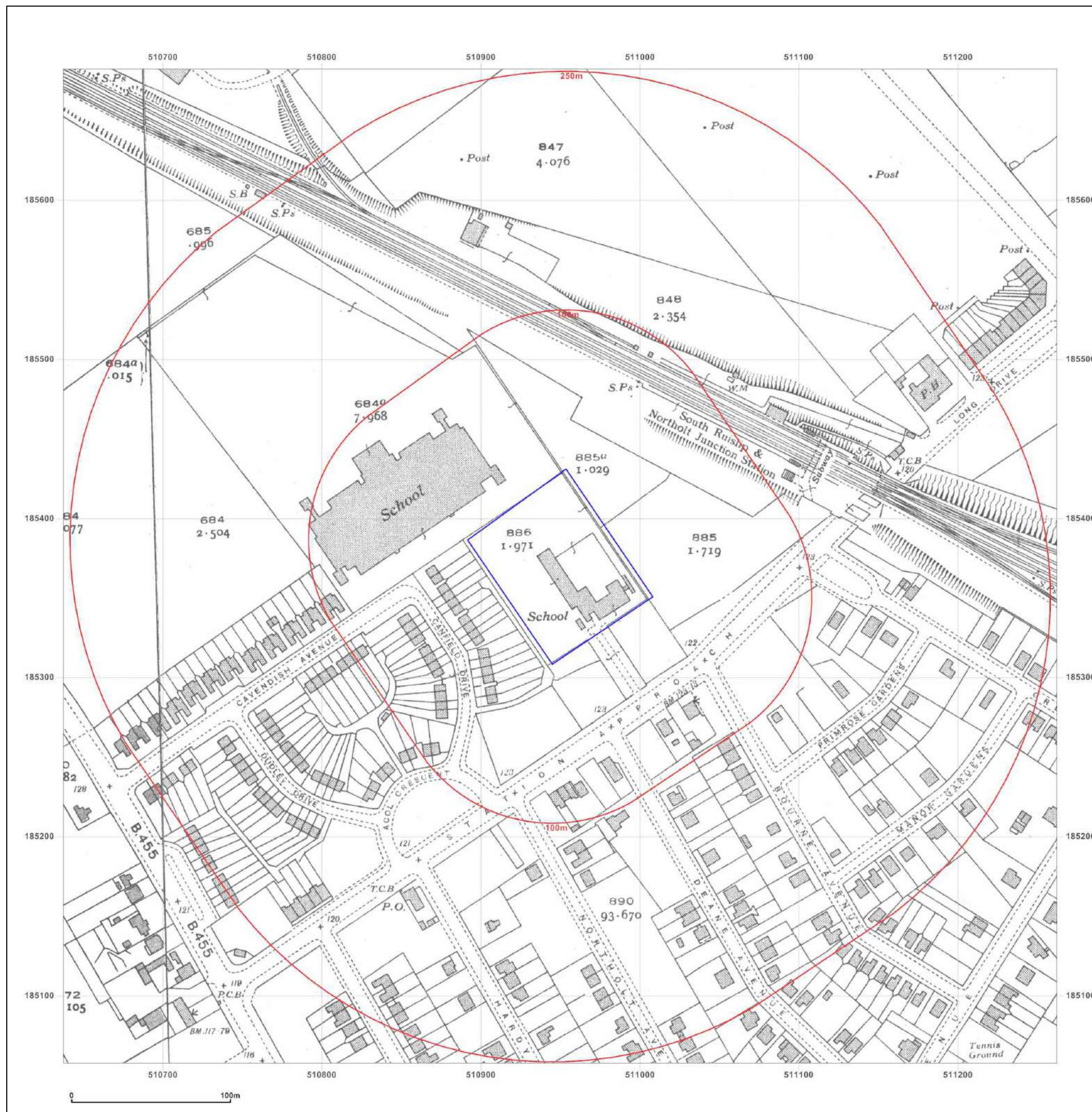


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2018

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



Site Details:

BOURNE COURT, RUISLIP,
HA4 6SW

Client Ref: P1528J1393-1
Report Ref: HMD-377-4968211
Grid Ref: 510950, 185370

Map Name: National Grid

Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1957

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1960
Levelled 1957

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1957

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1957



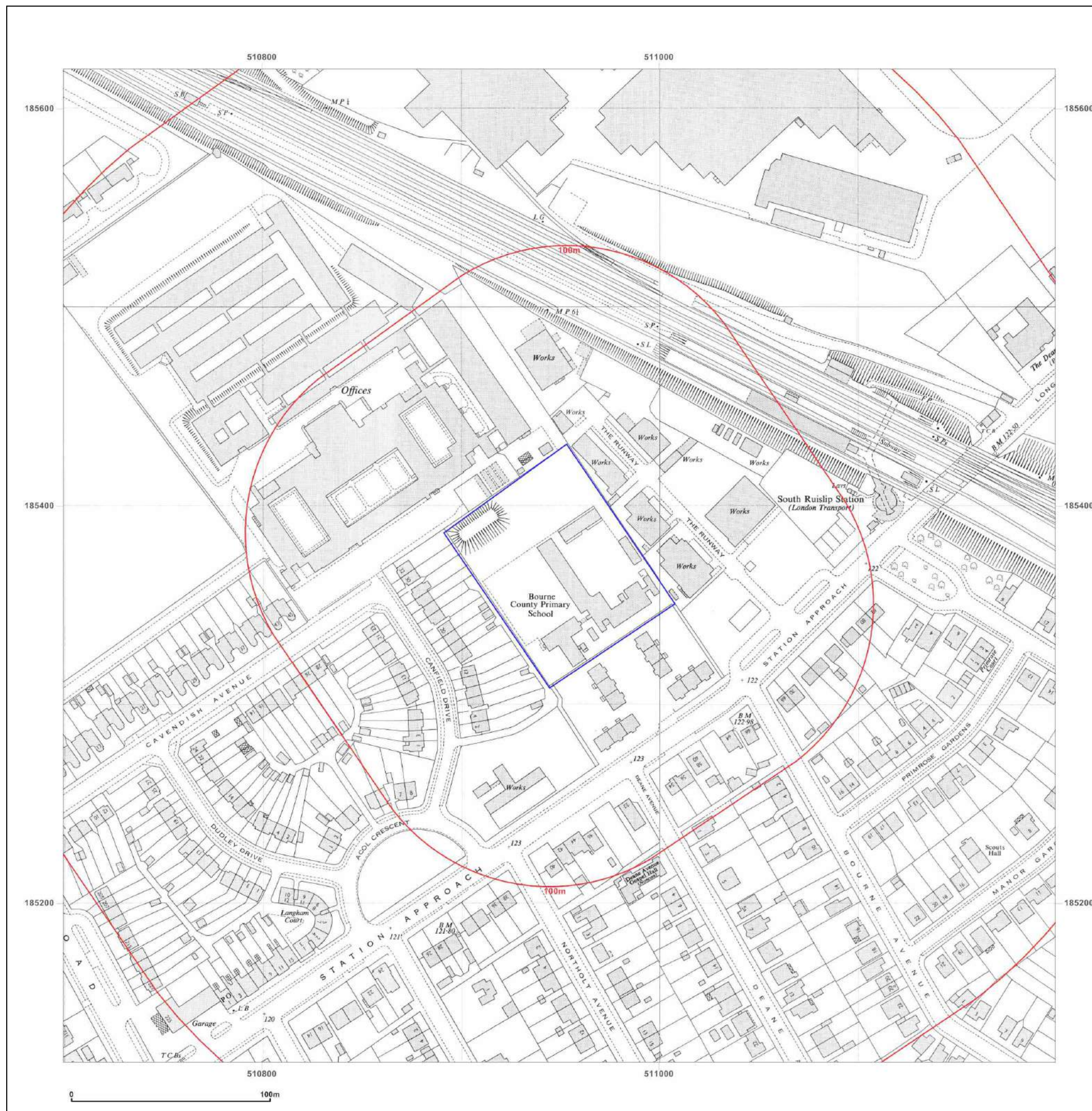
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com



© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2018

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



Site Details:

BOURNE COURT, RUISLIP,
HA4 6SW

Client Ref: P1528J1393-1
Report Ref: HMD-377-4968211
Grid Ref: 510950, 185370

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition 1961
Copyright 1961
Levelled 1957



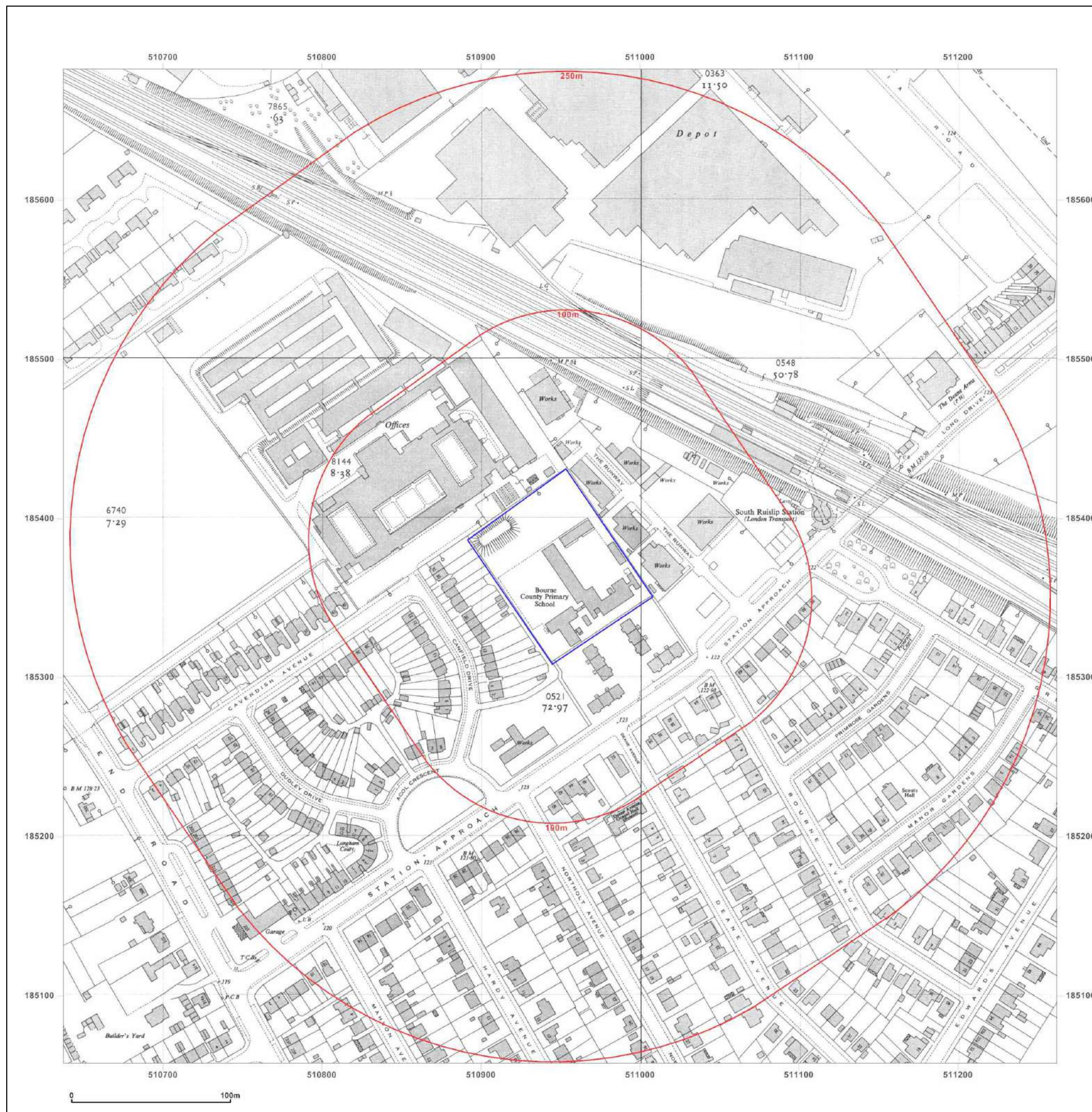
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com



© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2018

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



Site Details:

BOURNE COURT, RUISLIP,
HA4 6SW

Client Ref: P1528J1393-1
Report Ref: HMD-377-4968211
Grid Ref: 510950, 185370

Map Name: National Grid

Map date: 1962

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
Revised 1962
Edition N/A
Copyright 1962
Levelled 1957

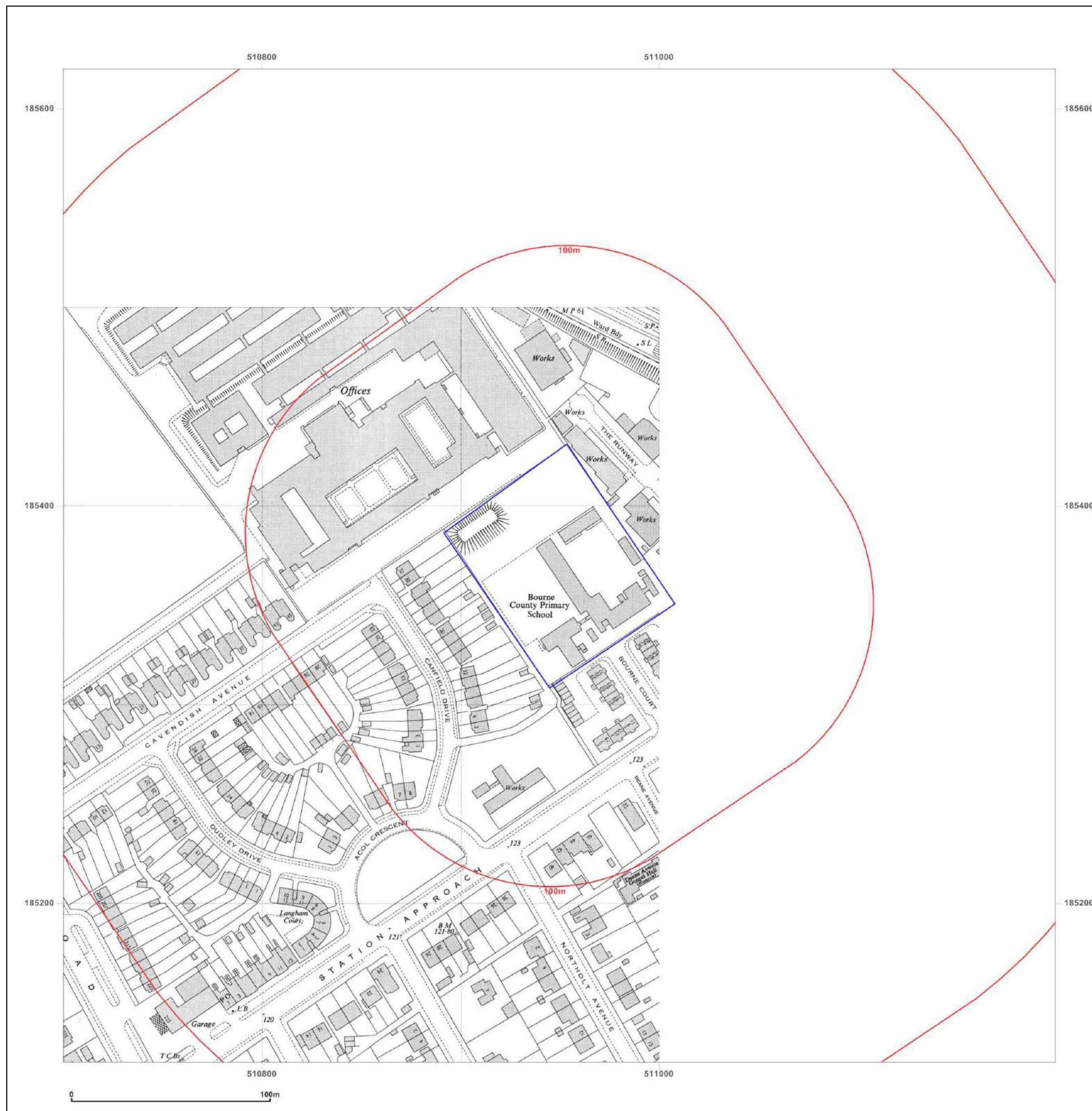


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2018

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



Site Details:

BOURNE COURT, RUISLIP,
HA4 6SW

Client Ref: P1528J1393-1
Report Ref: HMD-377-4968211
Grid Ref: 510950, 185370

Map Name: National Grid

Map date: 1972-1976

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
Revised 1974
Edition N/A
Copyright 1974
Levelled 1957

Surveyed 1960
Revised 1971
Edition N/A
Copyright 1972
Levelled 1957

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

Surveyed 1959
Revised 1971
Edition N/A
Copyright 1972
Levelled 1957



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2018

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



Site Details:

BOURNE COURT, RUISLIP,
HA4 6SW

Client Ref: P1528J1393-1
Report Ref: HMD-377-4968211
Grid Ref: 510950, 185370

Map Name: National Grid

Map date: 1989-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1991
Levelled N/A

Surveyed 1957
Revised 1989
Edition N/A
Copyright 1989
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1991
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1991
Levelled N/A

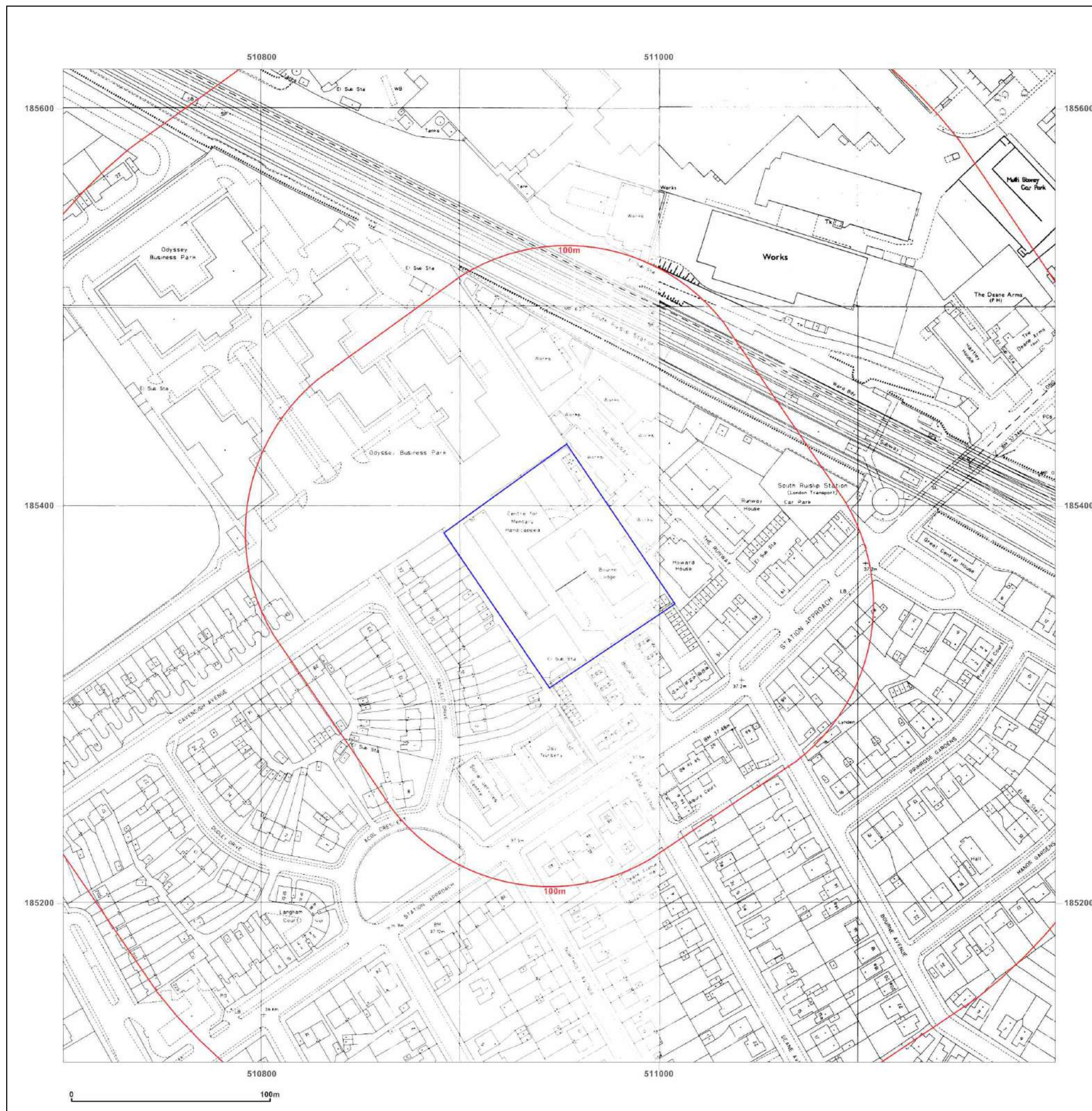


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2018

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



Site Details:

BOURNE COURT, RUISLIP,
HA4 6SW

Client Ref: P1528J1393-1
Report Ref: HMD-377-4968211
Grid Ref: 510950, 185370

Map Name: National Grid

Map date: 1987-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
Revised 1989
Edition N/A
Copyright 1989
Levelled 1957

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

Surveyed 1957
Revised 1987
Edition N/A
Copyright 1987
Levelled 1957



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2018

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



APPENDIX 4 – QUALITATIVE RISK ASSESSMENT METHODOLOGY

QUALITATIVE RISK ASSESSMENT METHODOLOGY

The following Contaminated Land Risk Assessment methodology is based on CIRIA C552 (2001) *Contaminated Land Risk Assessment – A Guide to Good Practice*, in order to quantify potential risk via **risk estimation** and **risk evaluation**, which can be adopted at the Phase I stage. This will then determine an overall risk category which can be used to identify likely actions. This methodology uses qualitative descriptors and therefore is a qualitative approach.

The methodology requires the classification of:

- the magnitude of the **consequence** (severity) of a risk occurring, and
- the magnitude of the **probability** (likelihood) of a risk occurring.

The potential consequences of contamination risks occurring at this site are classified in accordance with Table A4.1 below, which is adapted from the CIRIA guidance.

Table A4.1: Classification of Consequence

Classification	Definition of Consequence
Severe	• Short-term (acute) risks to human health. • Short-term risk of pollution of sensitive water resource or ecosystem. • Catastrophic damage to crops/buildings/property/infrastructure, including off-site soils.
Medium	• Medium/long-term (chronic) risks to human health. • Medium/long-term risk of pollution of sensitive water resource or ecosystem. • Significant damage to crops/buildings/property/infrastructure (on or off-site). • Contamination of off-site soils.
Mild	• Easily preventable, permanent health effects on humans. • Pollution of non-sensitive water resources. • Localised damage to crops/buildings/property/infrastructure (on or off-site).
Minor	• Easily preventable, non-permanent health effects on humans, or no effects. • Minor, low-level and localised contamination of on-site soils. • Easily repairable damage to crops/buildings/property/infrastructure.

The probability of contamination risks occurring at this site will be classified in accordance with Table A4.2 below which is also adapted from the CIRIA guidance. Note that for each category, it is assumed that a pollution linkage exists. Where a pollution linkage does not exist, the likelihood is zero, as is the risk.

Table A4.2: Classification of Probability

Classification	Definition of Probability
High Likelihood	Circumstances are such that an event appears very likely in the short-term or almost inevitable in the long-term; or there is already evidence that such an event has occurred.
Likely	Circumstances are such that such an event is not inevitable, but is possible in the short-term and is likely over the long-term.
Low Likelihood	Circumstances are such that it is by no means certain that an event would occur even over a longer period, and it is less likely in the short-term.
Unlikely	Circumstances are such that it is improbable that an event would occur even in the very long-term.

For each possible pollution linkage (source-pathway-receptor) identified, the potential risk can be evaluated, as presented in Table A3.3. Based upon this, CIRIA C552 presents definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary in each case, as in Table A3.4. These risk categories apply to each possible pollutant linkage, and not simply to each hazard/source of contamination or sensitive receptor.

Table A4.3: Overall Contamination Risk Matrix

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

Table A4.4: Definition of Risk Categories and Likely Actions Required

Risk Category	Definition and likely actions required
Very high	• Severe harm to a defined receptor is very likely, or has already occurred. • The risk is likely to result in a substantial liability. • Urgent investigation (if not already undertaken) is likely to be required. • Urgent remediation is likely to be required.
High	• Harm to a defined receptor is likely. • The risk, if realised, may result in a substantial liability. • Urgent investigation (if not already undertaken) is likely to be required. • Remediation is likely to be required in the long term, possibly sooner.
Moderate	• Harm to a defined receptor is possible, but severe harm is unlikely. • Investigation is likely to be required to clarify the level of potential liability and risk. • Some remediation may be required in the longer term
Low	• Harm to a defined receptor is possible, but is likely to be mild at worst. • Liabilities could theoretically arise, but are unlikely. • Further investigation is not required at this stage • Remediation is unlikely to be required.
Very low	• Harm to a defined receptor is unlikely, and would be minor at worst. • No liabilities are likely to arise. • Further investigation is not required at this stage • Remediation is very unlikely to be required.

APPENDIX 5 – BGS BOREHOLE RECORDS



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 581809 : BGS Reference: TQ18NW135

British National Grid (27700) : 510820,185620

[Report an issue with this borehole](#)

<<

< Prev

Page 1 of 2 ▼

Next >

>>

BOREHOLE NO. 3

TQ18NW

135

British Geological Survey

British Geological Survey

Ground Level.....142.5 OD

Diameter of Boring.....8" 35/64

Water Struck.....Seepage at 117.5 OD

Method.....Shell and Auger

Standing Water Level.....None

Start.....8.9.69.....Finish.....9.9.69

REMARKS:

British Geological Survey

British Geological Survey

British Geological Survey

Description of Strata	Thickness	Depth	Reduced Level	Disturbed Samples	Undisturbed Samples and Insitu Tests
Made ground (bricks, ashes and rubble)	3'0"	3'0"	139.5	2'6" J5057	
Firm brown and grey mottled clay with some stones and sand	12'0"	15'0"	127.5	5'0" J5059 8'0" J5061 12'6" J5063	3'0" U5058 6'0" U5060 10'0" U5062
Stiff fissured brown clay with sulphate crystals	8'0"	23'0"	119.5	17'6" J5065 22'6" J5067	15'0" U5064 18'6" U5066
Stiff grey clay with iron stains and traces of silt	32'0"			27'6" J5069 32'6" J5071 37'6" J5073 42'6" J5075	23'6" U5068 28'6" U5070 33'6" U5072 38'6" U5074 43'6" U5076
TOTALS				Continued.....	

NOTES: Descriptions in accordance with C.P.2001 "Site Investigations"

J = Jar Sample B = Bulk Sample W = Water Sample