



Phase 1 Environmental Report

Hayes Park West, Hayes Park, Uxbridge, UB4 8FE

Shall Do Hayes Developments Ltd.

Hayes Park West - Phase 1

October 2025

Preface

Property Address: Hayes Park West, Hayes Park, Uxbridge, UB4 8FE

NGR: E: 508806 N: 182565

Property Use: Car park and living quarters for construction workers on adjacent site

Site Area: Approximately 0.8970822 Hectares

Tenure: Freehold

Date of Inspection: 03 June 2025

Inspection Conditions: Sunny


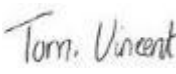
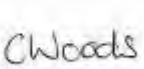
Access Restrictions: Living quarters not inspected.

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Instruction Number: 01C500383

Report Control:

Status:		Date:
Rev 03 Updated following receipt of information from Hillingdon Council		23 October 2025
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For and on behalf of Avison Young (UK) Limited		
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1. Scope of Instruction and Brief

Introduction, Background, and Objectives

- 1.1 This report has been prepared in support of the full planning application being submitted by Shall Do Hayes Developments Ltd. ('the Applicant') to the London Borough of Hillingdon ('the Council') for the proposed residential development at Hayes Park West, Hayes Park, Uxbridge, UB4 8FE ('the site').
- 1.2 The proposed development has evolved through an extensive pre-application and wider stakeholder consultation process, which has included collaborative discussions with the Council, Greater London Authority ('GLA'), Historic England ('HE'), and a number of other key stakeholders. The proposed development provides the opportunity to make sustainable use of a redundant, disused car park, and deliver a residential development, including provision of a high proportion of family homes.
- 1.3 The primary objectives of this report are to collate environmental information for the site and surrounding land in order to prepare a qualitative risk assessment based on a residential end use and comment on the site's suitability for its proposed use. The report identifies potential sources of contamination, sensitive environmental receptors and whether the two may be connected, and makes recommendations for subsequent investigation and assessment.
- 1.4 A copy of Avison Young Standard Terms of Appointment is presented in **Appendix I**.

Proposed Development

- 1.5 The proposed redevelopment of the site comprises partial demolition and redevelopment of the existing multi storey car park to provide new homes (Use Class C3), landscaping, car and cycle parking, and other associated works. This includes the development of 52 new homes spanning over four storeys, comprising a mix of 1-bedroom, 3-bedroom, and 4 bedroom homes. The development will include a high proportion of open space and amenity space across the site totalling 3,503m² including private gardens, terraces and balconies, new play spaces, internal ancillary facilities, and extensive communal areas surrounding the building as referenced in the GLA report¹ prepared by Studio Egret West issued on 22/05/2025.

Background Data Sources

- 1.6 The findings and opinions conveyed in this report are based on information obtained from a variety of sources as detailed in the report and which AY assume to be reliable, but have not been independently confirmed. Therefore, AY cannot and does not guarantee the authenticity or reliability of third party information it has relied upon.
- 1.7 The information presented in this report has been collated from the following sources:
 - Site walkover undertaken on 03 June 2025.
 - Groundsure Insights Report² and historical mapping³ dated 27 May 2025.
 - British Geological Survey (BGS) mapping (BGS GeoIndex) [accessed 06 June 2025].

¹ Document reference: 0489_HPW-GLA Pack_LR

² Document reference: GS-B1A-WOI-BQ2-ZO2

³ Document reference: GS-J8V-QEO-1YI-Z67

- GOV.UK Floodmap for planning service [accessed 06 June 2025].
- Zetica Ltd. Unexploded Ordnance (UXO) risk maps [accessed 06 June 2025].
- DEFRA Magic Map online service [accessed 06 June 2025].
- HSE Planning Advice Web App [accessed 06 June 2025].

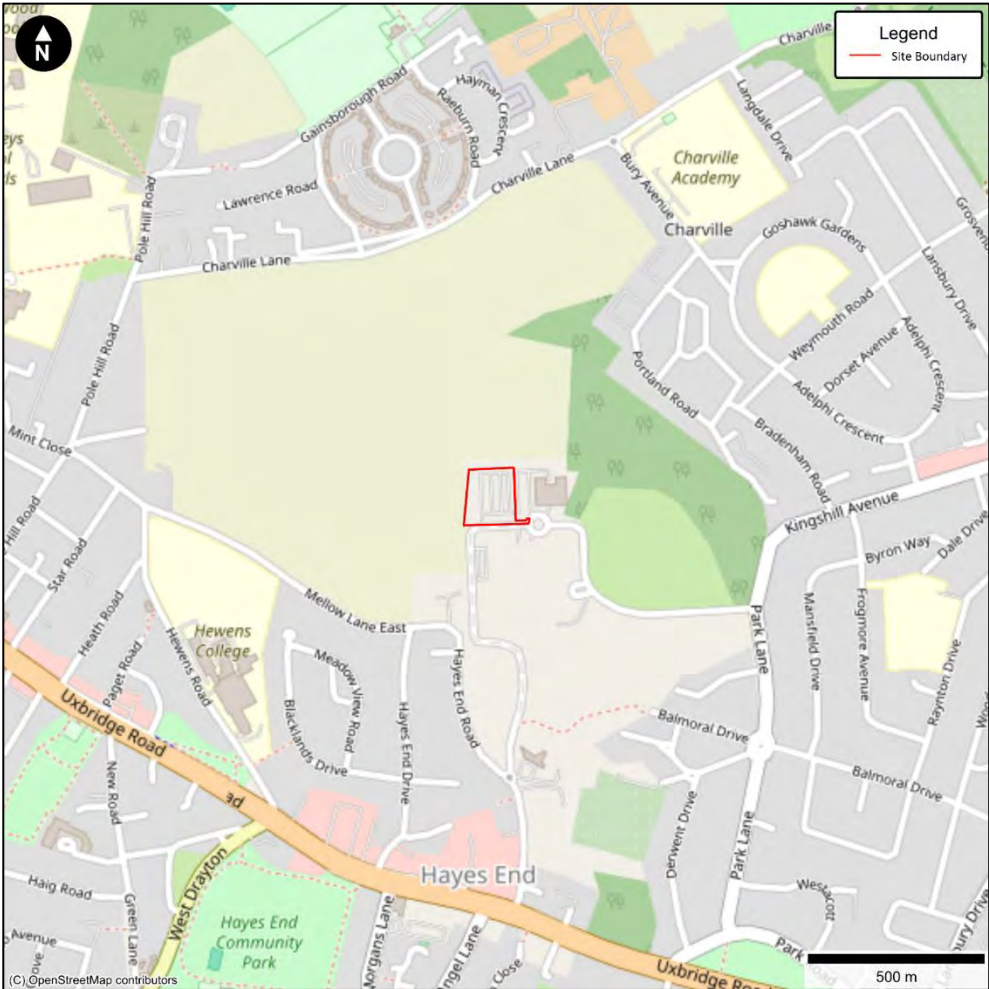
Report Preparation

- 1.8 This report is based on and prepared in general accordance with current best practice guidance documents concerning the assessment of potentially contaminated land including:
- Land Contamination Risk Management guidance (LCRM). Environment Agency (2025).
 - CIRIA C552 Contaminated Land Risk Assessment. A Guide to Good Practice (2001).
 - Environmental Protection Act 1990, UK Parliament (including Part 2A).
 - NHBC Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66 (2008).
 - The National Planning Policy Framework (NPPF). Ministry of Housing, Communities, and Local Government and Department for Levelling Up, Housing and Communities (December 2024).
- 1.9 This report has been prepared for the sole use and reliance of Shall Do Hayes Developments Ltd. under the terms of appointment. No responsibility will be accepted where this report is used, either in its entirety or in part, by any other party without formal agreement on reliance. A list of report limitations are included as **Appendix II**.

2. Site Location

2.1 The site location and its surroundings are identified in **Table 1**.

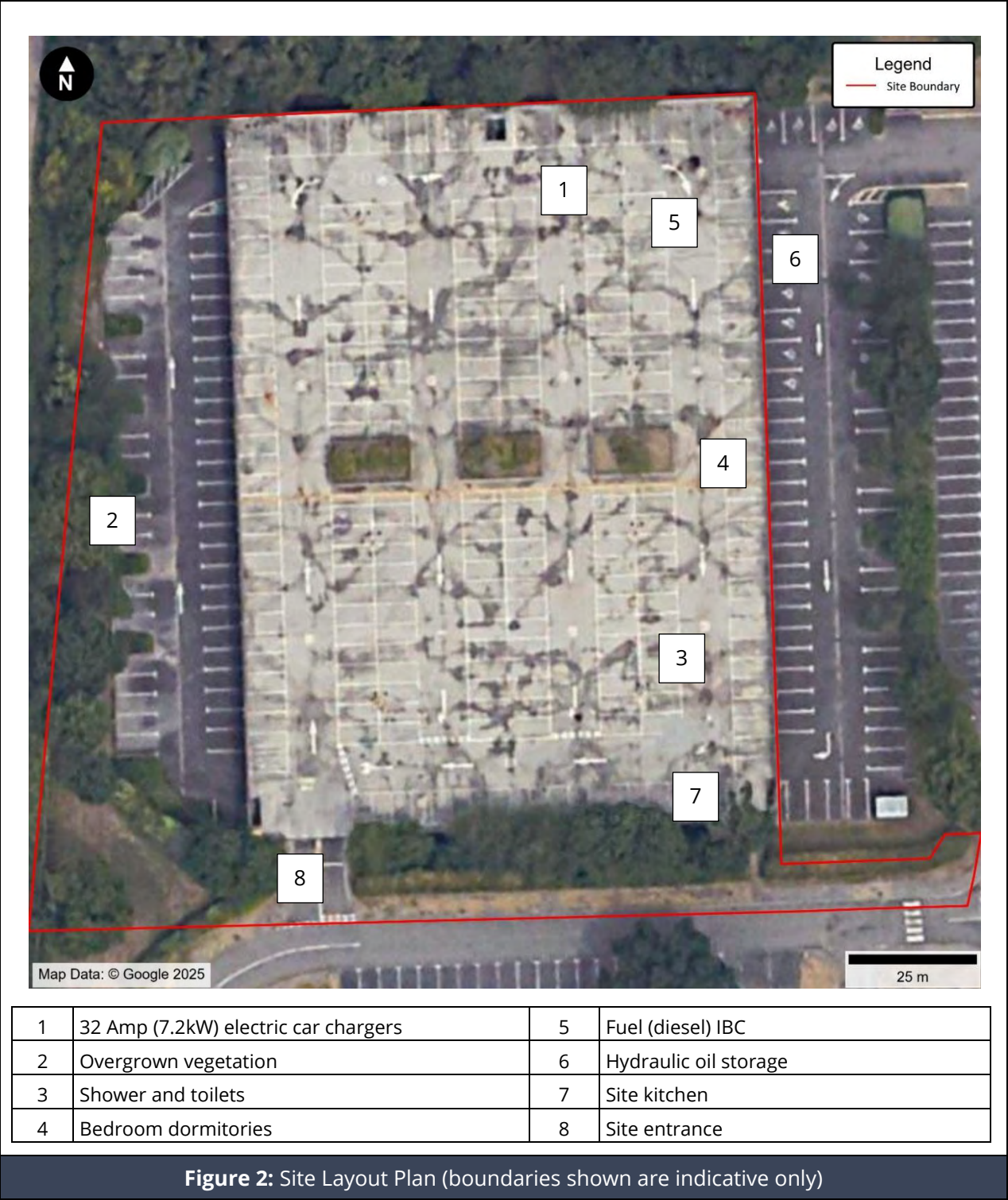
Table 1 - summary of site location

Item	Description
Site Location	<p>The site is located within the Charville Ward of the London Borough of Hillingdon, who will be the relevant Local Planning Authority for the application. The site sits within a wider former business park known as ‘Hayes Park’.</p> <p>Hayes Park West is bound to the north and west by dense trees planting and open parkland, which is private land owned by the Church Commissioners. To the east the site is bound by Hayes Park North (HPN), and to the south by the listed Hayes Park Central (HPC) and Hayes Park South (HPS).</p> <p>The entirety of the site and much of the surrounding land is located within the Green Belt. Beyond that, there are large areas of low-density terraced housing. There is a wide selection of parks and leisure facilities in the area, including the Hayes End Recreation Ground, Park Road Green and the Belmore Playing Fields. The nearest town centres are located at Hillingdon Heath Local Centre, 1.6km to the southwest, and at Uxbridge Road Hayes Minor Centre, 3.3km to the southeast.</p> <p>Site location and layout plans are provided below.</p>
 <p>The map shows the site location within the Charville Ward of Hillingdon. The site boundary is highlighted in red. Key landmarks include Charville Academy to the north, Hayes End Community Park to the south, and Uxbridge Road running through the area. The map also shows various residential streets and green spaces. A legend indicates the site boundary, and a scale bar shows 500m.</p>	

3. Site Description

3.1 The site layout plan and a summary of the site layout, usage and condition is presented in **Table 2**.

Table 2 - Summary showing site description and layout



Item	Description
General Description	<p>The site is located within the Hayes Park estate comprises a historically significant office campus in West London, situated in Hayes, and bounded by a structured, pastoral landscape. The estate is framed by the buildings known as HPN, HPC, and HPS, both positioned within a broader landscape setting originally envisaged by architect Gordon Bunshaft as a modernist business park set in parkland. HPC and HPS are Grade II* listed due to their architectural and historic interest.</p> <p>The site features two access points: the top floor entrance from the southern boundary [8] (Photo 1) and the bottom floor entrance at the northeastern corner (Photo 2). It has a roughly rectangular layout, divided into two distinct levels (Photo 3). The upper level functions as a car park (Photo 4), while the ground level serves as a storage area with bedroom dormitories likely for adjacent construction workers (Photo 5).</p> <p>The eastern section is designated for temporary accommodation and facilities, including dormitories [4] (Photo 6), a kitchen [7] (Photo 7), and toilets and shower areas [3] (Photo 8). The western portion, which aligns with the bottom floor, contains abandoned parking spaces now with vegetation growing nearby (Photo 9).</p> <p>Storage on-site includes building materials (Photo 10) likely intended for an adjacent construction project, as well as diesel fuel and hydraulic supplies for site vehicles (Photo 11). Additionally, 11 no. metal storage containers along the eastern boundary have been repurposed into living accommodation (Photo 12).</p>
Underground Railway Infrastructure	The Groundsure Insight Report does not identify underground railway infrastructure within 250m of the site.
Site Services	<p>We understand that the property is served with power, drainage and communication infrastructure. The condition or capacity of these services is not known and they are assumed for the purpose of this report to be in good order.</p> <p>The following infrastructure was observed on site:</p> <ul style="list-style-type: none"> – 4no. 32 Amp (7.2kW) electric car charging ports [1]
Existing Site Drainage	We have not been provided with any private drainage drawings for the property. Surface water from the hardstanding is collected via a series of grated channel drains, which were noted to be in adequate condition. All surface water drains should be maintained and cleared to allow rainwater to flow freely away from the site. The condition of the below ground surface water drainage is unknown. It is also unconfirmed whether there are any interceptors below ground. If present, the interceptor should continue to be maintained until the car park is closed given that there are more than 50 car parking spaces on site.
Underground/ Above Ground Tanks	From our site inspection, there are two above ground fuel storage locations on site (diesel [5] and hydraulic oil [6]). These were located along the eastern boundary of the multi storey car park and did not have adequate impact protection; evidence of previous leaks / spills was observed (Photo 13), however no spill kits were noted during the site visit.
Chemical & Materials Storage	From our site inspection, there are no significant quantities of chemicals used or stored on site other than the diesel fuel storage [5] and hydraulic oil storage [6] described above.

Item	Description
Waste Management Practices	In general, waste streams appeared to be adequately managed and the general level of housekeeping across the site was to an acceptable standard. Waste was noted to be held in designated areas prior to collection.
Environmental Regulatory Controls	From the activities observed on site, we do not believe there is a requirement for the occupiers of the property to hold an exemption, permit or licence under the Environmental Permitting (England and Wales) Regulations 2016 (as amended), the Water Resources (Abstraction and Impounding) Regulations 2006 or the Water Resources Act 1991.
Non-Native Invasive Plants	From an inspection of accessible areas on site, non-native invasive plants such as Japanese Knotweed, Giant Hogweed and Himalayan Balsam were not suspected to be present on site. However, we recommend that a specialist survey is undertaken to confirm the absence of invasive species.
Environmental Observations	No significant evidence of ground contamination or hazardous processes were noted however at the base of the fuel IBC, discoloured sand was present indicating historic spills (Photo 13).

3.2 A selection of site photographs taken on 29 May 2025 is presented below.



Photo 1: Upper level entrance from southern boundary facing north



Photo 2: Lower level entrance from northeastern corner facing west



Photo 3: Site split into two levels (facing northwest)



Photo 4: Functional car park on upper level



Photo 5: Lower level used as a storage area with bedroom dormitories to the west of the photo



Photo 6: Inside the dormitories within the lower level car park

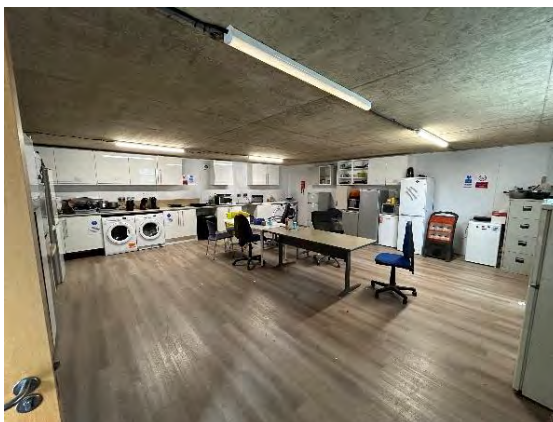


Photo 7: Kitchen facilities

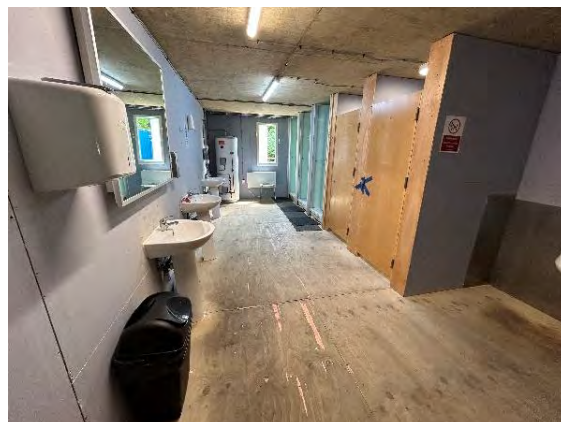


Photo 8: Bathroom facilities



Photo 9: Western site area, now overgrown with vegetation



Photo 10: Building materials stored on lower level



Photo 11: Fuel storage (IBC) on lower level



Photo 12: Repurposed storage metal containers used as living accommodation



Photo 13: Evidence of historic leaks/spills below fuel storage



Photo 14: Building materials stored on site



Photo 15: Partially silted up drain located on bottom floor of site



Photo 16: Hydraulic oil storage (bund)



Photo 17: Upper level car park in use



Photo 18: Electricity substation located approximately 20m south



Photo 19: Pedestrian entrance located on southern boundary



Photo 20: Building site located approximately 20m east

4. Asbestos Containing Materials

- 4.1 The Control of Asbestos Regulations 2012 came into effect in April 2012. These repeal earlier asbestos legislation, including; the Asbestos Regulations 2006, the Control of Asbestos at Work Regulations 2002, Asbestos Licensing Regulations 1983 and the Asbestos (Prohibition) Regulations 1992 (as amended). Owners, occupiers, managers and/or those who have responsibilities for premises have a legal duty to either manage the risk of asbestos or a duty to co-operate with whoever manages that risk. The responsible party has to identify the existence of asbestos containing materials, record their location and condition, set out a plan to manage the risk from the material and take the necessary steps to put this plan into action.
- 4.2 No Asbestos Management Plan or Survey has been provided for review; given the age of the structures on site asbestos is not anticipated to be present, however this should be confirmed prior to any intrusive works taking place.
- 4.3 An appropriately licensed asbestos contractor should remove asbestos material that is likely to be disturbed and cannot be easily protected. Reviews of this plan will have to be undertaken on an on-going basis. Details as to the location and condition of the materials must be provided to anyone who is liable to work on or disturb it.

5. Planning Policy Position

5.1 The statutory Development Plan for the London Borough of Hillingdon consists of:

- The London Plan (2021);
- The London Borough of Hillingdon Local Plan Part Two (2020);
- The London Borough of Hillingdon Site Allocations and Designations (2020);
- The West London Waste Plan (2015); and,
- The London Borough of Hillingdon Local Plan Part One (2012).

5.2 There are a number of other relevant adopted and emerging planning policy documents published nationally, regionally and by the Council that represent material considerations in determining this planning application, including:

- The National Planning Policy Framework (NPPF);
- The National Planning Policy Guidance (NPPG);
- The Mayor's Housing Supplementary Planning Guidance (SPG);
- The Mayor's Play and Informal Recreation Supplementary Planning Guidance (SPG); and
- The London Borough of Hillingdon Planning Obligations Supplementary Planning Document (SPD).

5.3 The Council's Policies Map shows that the site is located within the Green Belt. There are no other site-specific or land use policy designations on the site. The site sits within the Hillingdon Air Quality Management Area and the wider Hayes Park site within an area designated as a Nature Conservation Site of Borough Grade II or Local Importance.

6. Historical Development

Historical Maps

- 6.1 In order to ascertain the historical land uses on site, AY has purchased historical mapping from Groundsure, at scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560. These are included within **Appendix III**. AY have also reviewed the site's planning history where information for the site is available. Pertinent site history is summarised in **Table 3**.

Table 3 – Pertinent land uses observed in a review of historical mapping for the site and its vicinity

Date	Description	
1866 - 1970	On-site	The earliest mapping records the site as undeveloped land.
	Off-site	In the earliest available mapping, Home Farm is located approximately 90m to the south at its nearest point, with a track running parallel to the western boundary. Hayes Park (Private Lunatic Asylum) is recorded approximately 50m to the southeast. By 1935, residential development had extended to land approximately 250m south of the site. By 1964, further residential development had occurred approximately 30m to the south and 100m to the southwest. By 1965, land approximately 250m to the northeast had also been developed for residential use
1973 - 2001	On-site	By 1973, Field House is recorded in the central of the site extending beyond the eastern boundary.
	Off-site	By 1973, Hayes Park is recorded adjacent east to 100m east and adjacent south to approximately 200m south.
2003 – present	On-site	The site is recorded as a car park which reflects the current configuration.
	Off-site	By 2003, an electrical substation is recorded approximately 40m northeast and 20m south at its closest point. By 2010, land adjacent east has been redeveloped into office buildings.

Planning Records

- 6.2 The London Borough of Hillingdon planning portal has also been reviewed to identify material changes in land use; this indicated that no relevant information is available. **Table 4** contains a summary of planning applications within the site boundary.

Table 4 – Summary of planning records applicable to the site

Application Ref	Description	Date Approved
12853/K/85/1501	Office development	22/01/1986
12853/L/87/2219	Erection of a temporary building for use as additional offices until the end of 1991	24/02/1988
12853/P/91/0150	Refurbishment and expansion to existing offices (involving demolition of redundant offices in car park areas) and erection of a single deck car park	21/04/1992

Application Ref	Description	Date Approved
12853/S/92/0377	Refurbishment and expansion of existing offices (involving demolition of redundant offices in car park areas) and erection of a single deck car park	17/03/1993
12853/X/96/1670	External and internal alterations to administration and research buildings and demolition of a former market garden wall (Application for Listed Building Consent)	10/08/1998
12853/W/96/1667	Refurbishment of existing administration and research buildings for office use, the erection of a new office building and decked car park (involving the demolition of Field House and garden walls), realignment of internal road and provision of car parking and landscaping to individual buildings	10/08/1998
12853/AA/97/0654	Installation of a temporary car park on part of existing parkland including a temporary footbridge /pathway and associated fencing	14/11/1997
12853/APP/2000/1904	Internal partition works and installation of 10 condenser units and a kitchen extract pipe (application for listed building consent)	20/09/2000
12853/APP/2001/384	Internal fitting out, roof mounted vents and below ground fuel tank (application listed for building consent)	01/05/2001
12853/APP/2004/1857	Partial demolition of listed wall (application for listed building consent)	10/02/2001
12853/APP/2021/2202 & 12853/APP/2023/3720	At HPN, a three-storey, early 2000s office building, was granted Prior Approval in 2022 for conversion to 64 homes (Ref: 12853/APP/2021/2202), followed by permission for external enhancements to the building (Ref: 12853/APP/2023/3720). These works are now on-site and being delivered. <i>This application included a Phase 1 Environmental Report produced by Avison Young in May 2021, which concluded that the area covered by the planning application represented a Low Environmental Risk. Further details are available on the London Borough of Hillingdon planning portal.</i>	02/06/2021 (appealed) 27/12/2023 (approved)
12853/APP/2023/1492	At HPC and HPS, both mid-century, listed office buildings, were granted full planning permission and listed building consent in early 2024 for conversion into 125 homes, with associated landscape enhancements (Ref: 12853/APP/2023/1492). <i>This application included a Phase 1 Environmental Report produced by Avison Young in May 2023, which concluded the area south of the site represented a Low Environmental Risk. Further details are available on the London Borough of Hillingdon planning portal.</i>	17/05/2023
12853/APP/2024/1374	Section 73 application to vary Appeal ref. APP/R5510/W/21/3280015, dated 23-06-2022, (Application ref. 12853/APP/2021/2202, dated 26-07-2021) (Change of use of offices (Use Class E(g)) to residential use (Use Class C3) in order to add 6 additional units, amend the unit mix, make internal layout changes and convert Condition 2 (Construction Management) into a compliance condition.	31/07/2024
12853/APP/2024/1798	Change of use of offices (Use Class E(g)(i)) to residential use (Use Class C3) for the creation of new homes (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).	11/09/2024

- 6.3 In recent years, the character and context of Hayes Park estate has undergone a fundamental shift from office use to residential, which following a series of planning applications is delivering 189 new homes.
- 6.4 The above is provided as a summary of the available information. Planning portals do not always have all the documentation uploaded and records only go back a certain number of years. No direct enquiries with the Local Planning Authority have been made. Your solicitors or planning advisor should confirm if there are any outstanding planning conditions or breaches to planning control.

Unexploded Ordnance (UXO)

- 6.5 Zetica have identified the site to be in an area assessed as having a 'Low' bombing density. A more detailed PDSA has been obtained from Zetica which states a detailed desk study is not considered essential. The PDSA is provided in **Appendix IV**.

7. Geological Setting

- 7.1 From review of the British Geological Survey (BGS) Solid & Drift Sheet EW255 (Beaconsfield) at a scale of 1:50,000 and Sheet TQ08SE at a scale of 1:10,000, the geological succession at the site is summarised in **Table 5**.

Table 5 - Geological succession underlying the site

Strata		Description
Bedrock	London Clay Formation	Comprises poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt with some layers of sandy clay.

- 7.2 The BGS do not map any artificial or superficial deposits across the site. However, superficial deposits of Boyn Hill Gravel Member (Sand and Gravel) are mapped 16m southeast. Additionally, given the current development at the site, some Made Ground deposits are anticipated to be present.

Structural Geology

- 7.3 The BGS map does not indicate the presence of geological faults within 500m of the site.

Ground Stability Hazards

- 7.4 The Groundsure Insight Report indicated that the underlying geological conditions have been classified as follows:

Table 6 - Ground stability hazards summarised in the Groundsure report

Potential Geological Hazard	Risk Rating
Shrinking or Swelling Clay Ground Stability	Low – ground conditions predominantly medium plasticity. This may need consideration in future ground investigation / design.
Running Sand Ground Stability	Very low
Compressible Ground Stability	Negligible
Collapsible Ground Stability	Very low
Landslide Ground Stability	Very low
Ground Dissolution Stability	Negligible

- 7.5 The Groundsure Insight Report does not identify the presence of natural cavities on site or within 500m of the property.

Mineral Extraction

- 7.6 The Groundsure Insight Report does not identify evidence of surface mineral extraction or man-made cavities on site or within 250m. Furthermore, site is not located within a Mineral Safeguarding Areas defined by the local plan policies map for London Borough of Hillingdon Council⁴.

⁴ <https://www.hillingdon.gov.uk/local-plan-and-review>

Mining

- 7.7 Following a review of the Groundsure Insight Report, the site is not located within an area that is affected by coal mining.

Radon

- 7.8 The property is in a lower probability radon area as less than 1% of homes are above the Residential Action Level of 200Bq/m³. No radon protective measures would be necessary in the construction of new dwellings or extensions.

Previous Site Investigations

- 7.9 No previous ground investigation reports are available for the site.

British Geological Survey Online Borehole Records

- 7.10 We have undertaken a search of the British Geological Survey online database for historical borehole records. There are no boreholes located on site or within 250m of the site boundary.

8. Hydrogeology

Aquifer Designation

- 8.1 Environment Agency aquifer designations (also summarised in the Groundsure report) relating to the anticipated geology underlying the site are detailed in **Table 7**.

Table 7 – Aquifer designations for geology underlying the site

Geological Unit	Aquifer Designation
London Clay Formation	Unproductive Strata with low permeability and have negligible significance for water supply or for the supply of base flow to streams and rivers.

- 8.2 Regional groundwater flow is considered to be to the southeast towards the River Thames. The Water Framework Classification for the groundwater in the Lower Thames Gravels Water Body, which is the closest, is recorded as having a 'Poor' quantitative rating in 2019 and a 'Good' chemical rating leading to an overall 'Poor' water quality rating.
- 8.3 The Environment Agency's Groundwater Vulnerability maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological, and soil properties of the local area. The site is shown to be located in an area of unproductive strata and as such surface pollutants are unlikely to represent a risk to groundwater due to the low permeability of the deposits and the protection which they provide to any aquifers that may be present beneath. However, water run-off from these areas may represent a risk to surface water or adjacent groundwaters.

Groundwater Source Protection Zone

- 8.4 The site is not located within a Groundwater Source Protection Zone.

Groundwater Abstractions

- 8.5 The Groundsure Insight Report does not identify any groundwater abstractions authorised by the Environment Agency on site or within 250m of the property.

9. Hydrology and Flood Risk

Hydrology

- 9.1 The closest surface watercourse is an unnamed watercourse located approximately 120m northeast. The site is located within the Yeading Brook Water Body which is indicated to have had consistently 'Moderate' ecological quality between 2019 and 2022 with the chemical quality failing to not requiring assessment in 2019 and 2022. The overall classification under the Water Framework Directive is 'Moderate'.

Culverted Watercourses

- 9.2 We are unaware of any culverted watercourses being present at the property. Should further clarification on this point be required, it would be necessary to undertake a review of the site's drainage plans, which may lead to an intrusive drainage survey being required.

Surface Water Abstractions

- 9.3 The Groundsure Insight Report does not identify surface water abstractions authorised by the Environment Agency on site or within 250m.

Flood Risk

Flood Risk Map for Planning

- 9.4 The Environment Agency's Flood Map for Planning indicates the following:
- The site lies in Flood Zone 1.
 - The site is at risk of flooding from **surface water**; during a 1 in 100 year flood event the modelled flood extent includes the building footprint and surrounding roadway. The site roadway will be affected by a 1 in 30 year event.

Flood Risk Limitations

- 9.5 It is important to note that the above comments are based on the available desktop flood risk information for Main Rivers and flooding can occur from smaller ordinary watercourses that are not mapped by the regulatory bodies. Flooding can also occur through other mechanisms such as insufficient drainage capacity. For the avoidance of doubt, these forms of flooding have not been specifically assessed as they fall outside of the scope of this Environmental Report. This report does not constitute a Flood Risk Assessment; a Flood Risk Assessment and Drainage Strategy report has been prepared and is provided under separate cover.

10. Regulatory Database Entries

- 10.1 We have reviewed the Groundsure Insight Report to assess if there are any relevant entries that may impact the property. These entries are summarised below:

Discharge Consents

- 10.2 The Groundsure Insight Report does not identify licensed surface water discharge consents authorised by the Environment Agency on site or within 250m of the property.

Environmental Permits (Part A(1), Part A(2) and Part B Installations)

- 10.3 The Groundsure Insight Report does not identify the above environmental permits on site or within 250m of the site.

Pollution Incidents

- 10.4 From a review of the Environment Agency substantiated pollution incidents contained within the Groundsure Insight Report, a pollution incident was recorded 190m southwest of the site on 14/06/2002 relating to general biodegradable materials and wastes of vegetable cuttings and deposits. There was no recorded impact relating to water, land and air. Therefore, this incident is considered unlikely to have had a significant impact on site.

Waste Management Sites

- 10.5 The Groundsure Insight Report does not identify historical or operational landfills and no operational waste treatment or transfer facilities on site, or within 250m of the property.

Hazardous Substances (COMAH etc.)

- 10.6 Industrial operations that involve the storage and use of significant quantities of hazardous substances are regulated by the Local Authority, Environment Agency and Health and Safety Executive. The Groundsure Insight Report does not identify authorisations/consents on site or within 1km of the property.
- 10.7 A search on the HSE Planning Advice Web Tool has been undertaken. This search has confirmed that the property does not currently lie within the consultation distance of a major hazard site or major accident hazard pipeline. Should any development to the site be required in the future it is unlikely at present that the HSE would need to be consulted during the planning application process. However, it should be noted that changes to consultation distances may occur.
- 10.8 A copy of the HSE Planning Advice Search is provided in **Appendix IV**.

Sensitive Land Uses

- 10.9 The Groundsure Insight Report indicates the site is part of the London Green Belt, for which London Borough of Hillingdon Council is responsible. As development of the site is sought, consultation is required with London Borough of Hillingdon Council.

11. Regulatory Enquiries

London Borough of Hillingdon Council

11.1 We have made regulatory enquiries to London Borough of Hillingdon Council regarding environmental issues that may impact the continued use of the property. A response from the council was received on 13/10/2025, and confirmed the following:

- The Council have no record of past contaminative land uses on the site.
- The site is not likely to be determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990.
- The Council have no records of landfill, waste management sites, or regulated premises at the site or in its immediate vicinity that might adversely impact the site.
- The Council have stated that the site is located adjacent to another formerly potentially contaminated land use identified as 'infilled / potentially infilled site' recorded in their land contamination record. AY have reviewed historical mapping and are unable to identify such land adjacent to the site.
- The Council have no records of pollution incidents occurring at the site, or that might affect the site.
- The Council hold no record of private abstraction wells / water supplies on site or within the local area.
- The Council have stated that the site is directly adjacent to a critical drainage area as well as partly on a flood map for surface water. For further information on this matter, the Flood Risk Assessment provided under a separate cover should be consulted.
- The Council have noted that planning application reference 12853/APP/2023/1492 for land adjacent south of the site included a Condition relating to contaminated land / site remediation (Condition 11). No record of discharge of this Condition is held by the council. A Phase 1 Environmental Report for said planning application is held on the planning portal, which concludes a Low Environmental Risk for this area.

11.2 Regulatory responses are provided in **Appendix IV**.

12. Preliminary Risk Assessment

- 12.1 To assess potential land contamination, plausible contaminant linkages (PCLs) are identified, otherwise referred to as Source – Pathway – Receptor (SPR) relationships. Through the establishment of these potential relationships, a Conceptual Site Model (CSM) is developed. The CSM forms the basis for subsequent risk assessment, both qualitative and quantitative, of the SPR relationships, their significance to the site and wider environment, and what management / mitigation they may require.
- 12.2 The production of a CSM ensures that development is appropriate to its location in terms of contamination that may be present, and / or that potential adverse impacts of the development (in terms of contamination) are considered, as advised within the NPPF. The CSM is developed with the aid of technical guidance provided by the Environment Agency (Land Contamination Risk Management (LCRM)) and CIRIA C552. These documents highlight the risk assessment hierarchy when considering human health and controlled waters. This is as follows:
- **Tier 1:** Risk screening by establishing PCLs (a preliminary CSM).
 - **Tier 2:** A Generic Quantitative Risk Assessment (GQRA) using Generic Assessment Criteria (GACs) that represent 'minimal' or 'tolerable' risk.
 - **Tier 3:** A quantitative risk assessment using Site Specific Assessment Criteria (SSAC) which represent 'unacceptable' risk, or where GACs are either not available or applicable to the CSM.
- 12.3 This document provides a preliminary CSM (Tier 1 Assessment) utilising the details of the proposed future residential end use, desk study information collated throughout this report, and information obtained during a site inspection undertaken by AY.

Potential Contaminant Sources

- 12.4 Based on the information summarised above and the site inspection, the following Potential Contaminant Sources (PCS) have been identified. No off-site sources of contamination have been identified.

PCS no.	PCS Description	Potential Contaminants
On-site PCS		
PCS1	Spills and leaks resulting from use of fuel IBCs on site.	Hydrocarbon-based contaminants associated with fuel and oils, potentially including (but not necessarily limited to): <ul style="list-style-type: none"> • Total Petroleum Hydrocarbons (TPH) • Polycyclic Aromatic Hydrocarbons (PAH) • Benzene, toluene, ethylbenzene, xylenes (BTEX) • Volatile & semi-volatile organic compounds (VOCs) • Fuel additives
PCS2	Made Ground associated with historic phases of development on site	<ul style="list-style-type: none"> • Heavy metals & inorganic compounds • Organic, hydrocarbon-based contaminants • Asbestos

PCS no.	PCS Description	Potential Contaminants
PCS3	Historic below ground fuel tank (noted in planning application reference 12853/APP/2001/384)	Hydrocarbon-based contaminants associated with fuel and oils, potentially including (but not necessarily limited to): <ul style="list-style-type: none"> • TPH • PAH • BTEX • VOCs • Fuel additives

Potential Receptors

- 12.5 Potential receptors which are considered relevant to the proposed redevelopment of the site as residential properties with open space areas are summarised in the table below:

Receptor group	Receptor
Human health	<ul style="list-style-type: none"> • Future site users (residents) • Residents in adjacent developments
Controlled water	<ul style="list-style-type: none"> • Off-site, unnamed stream

- 12.6 The site is not underlain by a designed aquifer and is not within a groundwater Source Protection Zone, and potential risks to groundwater have therefore been excluded from the CSM.

Potential Contaminant Migration / Exposure Pathways

- 12.7 For a contaminant linkage to exist between the sources and receptors listed, a pathway must exist. This section details the potential exposure pathways that may exist between the sources and receptors highlighted above. It is considered that the presence of hardstanding / building cover throughout the site significantly limits the potential for infiltration, inhalation, and direct contact with the soils and waters underlying the site.

Potential Human Health Exposure Pathways

- 12.8 The potential exposure pathways to the identified human-health receptors comprise:
- Dermal contact with and ingestion / inhalation of soil and soil-derived dust;
 - Inhalation of asbestos fibres.
 - Inhalation of vapours.

Potential Controlled Water Contaminant Migration Pathways

- 12.9 The presence of hardstanding will limit the potential for surface water to interact with the subsurface and carry leachable (soluble) or free-phase contamination to the nearby surface watercourse, however the following potential contaminant migration pathways have been identified:
- Leaching of soluble contaminants in near-surface and run-off to nearby watercourse.
 - Surface runoff impacted by free phase contaminants reaching the nearby watercourse.

Preliminary Conceptual Site Model

12.10 The preliminary CSM is presented on the following page. The initial risk assessment has been undertaken using the following assumptions:

- The site will be developed into a residential end use of family homes with courtyards and roof terraces and therefore the preliminary CSM assesses the site based on its proposed use end state.
- Construction activities will be carried out in accordance with appropriate health and safety and environmental protection requirements. It is assumed that risks to human health from site derived contaminants during construction and future maintenance will be appropriately managed through the Construction (Design and Management) Regulations 2015 (CDM) and requirements of the Health & Safety at Work Act (1974) and are therefore not considered within the CSM.

Source	Receptor	Contaminant exposure / migration pathway	Probability	Consequence	Risk	Evaluation
On-site Sources						
PCS1 Fuelling operations for fuel IBC on site.	Human health	Future site users (residents)	Dermal contact with/ingestion or inhalation of contaminants, contaminants in soils, soil-derived dust, and water.	Unlikely	Mild	Very low
		Residents in adjacent developments	Inhalation of vapours	Unlikely	Mild	Very low
	Controlled water	Unnamed stream	Leaching of soluble contaminants in near-surface and run-off / surface runoff impacted by free phase contaminants	Unlikely	Mild	Very low
PCS2 Made Ground associated with historic phases of development on site	Human health on-site	Future site users (residents)	Dermal contact with/ingestion or inhalation of contaminants, contaminants in soils, soil-derived dust, and water.	Unlikely	Mild	Very low
		Residents in adjacent developments	Inhalation of vapours	Unlikely	Mild	Very low
	Controlled water	Unnamed stream	Leaching of soluble contaminants in near-surface and run-off / surface runoff impacted by free phase contaminants	Unlikely	Mild	Very low
PCS3 Historic below ground fuel tank	Human health on-site	Future site users (residents)	Dermal contact with/ingestion or inhalation of contaminants, contaminants in soils, soil-derived dust, and water.	Low	Mild	Low
			Inhalation of vapours	Low	Mild	Low
	Controlled water	Unnamed stream	Leaching of soluble contaminants in near-surface and run-off / surface runoff impacted by free phase contaminants	Unlikely	Mild	Very low

13. Conclusion and Recommendations

- 13.1 In conclusion, based on our assessment of historical map sources and background data, together with our site inspection, we consider that the site represents an overall **Low Environmental Risk** from an environmental perspective for future residential end use.
- 13.2 The London Borough of Hillingdon Council have confirmed that they hold no records of past contaminative land uses at the site or past pollution incidents, and that the site is not likely to be determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990.
- 13.3 Based on our findings, and in accordance with the Local Plan policy EM1 (Climate Change Mitigation and Adaptation), the following recommendations are made:
- Design and implement a Phase 2 Ground Investigation to assess potential contamination risks to future site users and ensure that appropriate mitigation (if required) is included in the completed scheme, ensuring that the site is suitable for its proposed use. The investigation should target potential sources of contamination, determine ground conditions, confirm groundwater regime, and characterise the ground gas regime. A Quantitative Risk Assessment should follow to evaluate potential risks to human health and the environment. The investigation should also provide data for future earthworks, foundation design, soil shrinkage, and aggressive ground conditions.
 - Whilst still in use, the fuel storage on site should be maintained in a satisfactory condition and good practice measures should be enforced to ensure fuel is handled in an appropriate manner, including fuelling operations. A spill kit should be put in place associated the diesel storage tank. Once use is discontinued, the fuel storage should be adequately removed and disposed of off-site.
 - With an assumed construction date of post-2000, asbestos is not anticipated in the on-site car park structure. However, this has not been confirmed with an Asbestos Survey or Asbestos Management Report and should be considered prior to any intrusive works taking place.
 - Areas of the site are at an increased risk of flooding; the findings of the separate Flood Risk Assessment should be considered and a suitable drainage strategy prepared which will protect the development from future flood events.
- 13.4 Definitions and Reservations are provided in **Appendix IV**.

Appendix I

Avison Young Standard Terms of Appointment

Avison Young (UK) Limited Standard Terms of Appointment

PARTIES

- (1) Avison Young (UK) Limited incorporated and registered in England and Wales with company number 6382509 whose registered office is at 3 Brindleyplace, Birmingham, B1 2JB, United Kingdom (**Avison Young**).
- (2) The Client named in the Letter of Appointment (**Client**)

1. Interpretation

The following definitions and rules of interpretation apply in this appointment:

Additional Services: any additional services which Avison Young agrees to provide in accordance with clause 6.

Fee: the fees for the Services and any Additional Services (if any) as set out in the Letter of Appointment.

Force Majeure Event: means any circumstance not within a party's reasonable control including, without limitation: acts of God, flood, drought, earthquake or other natural disaster; epidemic or pandemic; terrorist attack, civil war, civil commotion or riots, war, threat of or preparation for war, armed conflict, imposition of sanctions, embargo, or breaking off of diplomatic relations; nuclear, chemical or biological contamination or sonic boom; any law or any action taken by a government or public authority, including without limitation imposing an export or import restriction, quota or prohibition, or failing to grant a necessary licence or consent; collapse of buildings, fire, explosion or accident; any labour or trade dispute, strikes, industrial action or lockouts; any interruption or failure of utility service

Insolvent: a party is insolvent if: a party is making a voluntary arrangement with its creditors, entering administration or going into liquidation; or a security holder taking possession, or a receiver or an administrative receiver being appointed over all or any part of the property or the assets of the party; or any other similar or analogous event in another jurisdiction.

Letter of Appointment: the letter by Avison Young which sets out the details of the Client and the Services and the Fee together with other details relating to the Service which may be appropriate to this appointment.

Material: all designs, drawings, models, plans, specifications, design details, photographs, brochures, reports, notes of meetings, CAD materials, calculations, data, databases, schedules, programmes, bills of quantities, budgets and any other materials provided in connection with the Services and all updates, amendments, additions and revisions to them and any works, designs, or inventions incorporated or referred to in them for any purpose relating to the Services.

Services: the Services set out in the Letter of Appointment and the Additional Services (if any).

VAT: value added tax imposed by the Value Added Tax Act 1994, or any similar tax in addition to or replacing it from time to time.

2. Appointment

- 2.1. The Client appoints Avison Young to carry out the Services, subject to the terms of this appointment.
- 2.2. This appointment takes effect from the date when Avison Young begins performing the Services, regardless of the date of this appointment.
- 2.3. This appointment consists of these Avison Young Terms and the Letter of Appointment.
- 2.4. Avison Young shall deem the Client to have accepted the terms of this appointment (including the details set out in the Letter of Appointment) within 30 days of their issue unless the Client has notified Avison Young otherwise in writing.

3. Consultant's Obligations

- 3.1. Avison Young warrants and undertakes that it shall comply with the terms of this appointment.
- 3.2. Avison Young warrants and undertakes that it shall act with reasonable skill and care:
 - 3.2.1. when performing the Services;
 - 3.2.2. to comply with any Act of Parliament, any instrument, rule or order made under any Act of Parliament; and any regulation or bye-law of any local authority, statutory undertaker or public or private utility or undertaking that has any jurisdiction over the Services or with those systems or property the Services is or will be connected.

Avison Young (UK) Limited Standard Terms of Appointment

4. Client Obligations

- 4.1. The Client undertakes promptly to provide Avison Young with all information, assistance and materials that Avison Young may request from time to time to facilitate the proper and timely performance of the Services. The Client warrants that all information provided by it to Avison Young will be accurate and complete, and that it is entitled to provide the same to Avison Young for its use without recourse to any third party.
- 4.2. The Client undertakes promptly to carry out all such actions and provide all such resources (if any) as may be required of the Client in the Letter of Appointment.
- 4.3. The Services will be provided at Avison Young's premises when the nature of the work permits. If any of Avison Young's personnel are to perform any Services at the Client's premises, the Client shall ensure that such personnel are allowed access to such premises upon reasonable prior notice during normal business hours and shall take full responsibility for the safety and security of Avison Young's personnel whilst at such premises.

5. Remuneration

- 5.1. The payment terms set out in clauses 5.5 to 5.7 shall apply to all Services not covered under the Housing Grants, Construction and Regeneration Act 1996. The payments terms set out in clauses 5.8 to 5.14 apply to Services which are covered under the Housing Grants, Construction and Regeneration Act 1996.
- 5.2. The Client shall pay the Fee, together with any reasonable expenses and disbursements, which shall be Avison Young's entire remuneration under this appointment.
- 5.3. The Client shall pay Avison Young any VAT properly chargeable on the Services. Any amount expressed as payable to Avison Young under this appointment is exclusive of VAT unless stated otherwise.
- 5.4. The Fee shall be calculated and paid in instalments in accordance with the dates set out in the Letter of Appointment or if not set out, the Fee shall be paid at intervals of not less than one month, beginning one month after Avison Young begins performing the Services.

To the extent that the Fee is not set out in the Letter of Appointment, Avison Young will be entitled to charge a Fee based on its current hourly rates (which are available on request), and on the number of hours it has worked on the matter.

- 5.5. Avison Young shall submit to the Client an invoice for each instalment of the Fee, together with any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that Avison Young considers will become due on the relevant instalment date.
- 5.6. Payment shall be made within 30 days of the date of the Invoice.
- 5.7. Avison Young reserves the right to charge interest and debt recovery costs in respect of any amounts not paid in accordance with clause 5.6. Interest will be calculated in accordance with the "Late Payment of Commercial Debts (Interest) Act 1998".
- 5.8. Avison Young shall submit to the Client an invoice for each instalment of the Fee, together with any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that Avison Young considers will become due on the payment due date in respect of the instalment of the Fee, and the basis on which that sum is calculated.
- 5.9. Payment shall be due on the date Avison Young submits each invoice (**payment due date**).
- 5.10. No later than five days after the payment due date, the Client shall notify Avison Young of the sum that the Client considers to have been due at the payment due date in respect of the payment and the basis on which that sum is calculated.
- 5.11. The **final date for payment** shall be 30 days after the payment due date.
- 5.12. Unless the Client has served a notice under clause 5.13, it shall pay Avison Young the sum referred to in the Client's notice under clause 5.10 (or, if the Client has not served notice under clause 5.10, the sum in the invoice referred to in clause 5.8) (the **notified sum**) on or before the final date for payment.
- 5.13. Not less than five days before the final date for payment (the **prescribed period**), the Client may give Avison Young notice that it intends to pay less than the notified sum (a pay less notice). Any pay less notice shall specify:

Avison Young (UK) Limited Standard Terms of Appointment

5.13.1. the sum that the Client considers to be due on the payment due date; and

5.13.2. the basis on which that sum is calculated.

5.14. If the Client fails to pay an amount due to Avison Young by the final date for payment and fails to give a pay less notice, then the Client shall pay interest calculated in accordance with the "Late Payment of Commercial Debts (Interest) Act 1998".

6. Additional Services

6.1. Each party shall notify the other as soon as reasonably practicable if it becomes apparent that Additional Services are likely to be required, and such notice will identify the required services.

6.2. Additional Services may arise as a result of the following:

6.2.1. a change in the scope, size, complexity or duration of the Services;

6.2.2. any other changes to the Services as set out in the Letter of Appointment;

6.2.3. any material delay or disruption to the Services; or

6.2.4. any other cause outside Avison Young's reasonable control and which it could not reasonably have foreseen at the date of this appointment.

6.3. If the Client provides a notice under clause 6.1, then as soon as reasonably practicable after receiving the notice, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services. If Avison Young provides a notice under clause 6.1, Avison Young shall provide the Client with a written estimate of the change to the Fee in respect of the Additional Services at the same time it provides the notice.

6.4. The Fee for the Additional Services shall be calculated by agreement between the parties.

6.5. At the Client's discretion, acting reasonably, it may instruct Avison Young to carry out the Additional Services. For the avoidance of doubt, Avison Young shall only perform Additional Services on receipt of a written instruction to do so by the Client.

6.6. Any Fee payable by the Client in respect of Additional Services shall be included in the next invoice following performance of the Additional Services.

7. Limitation of Liability – PLEASE READ THIS SECTION CAREFULLY

7.1. Without affecting any other limitation in this appointment, Avison Young's liability under or in connection with this appointment shall be limited to £1,000,000 in total for all claims arising. This limit shall apply however that liability arises including a liability arising by breach of contract, arising by tort (including the tort of negligence) or arising by breach of statutory duty. Nothing in this appointment shall exclude or limit Avison Young's liability for:

7.1.1. death or personal injury caused by Avison Young's negligence; or

7.1.2. fraud or fraudulent misrepresentation.

7.2. None of Avison Young's employees, directors or consultants individually has a contract with the Client or owes the Client a duty of care or personal responsibility. The Client agrees that it will not bring any claim against any such individuals personally in connection with the Services.

7.3. If the Client suffers loss as a result of Avison Young's breach of contract or negligence, Avison Young's liability shall be limited to a just and equitable proportion of the Client's loss having regard to the extent of responsibility of any other party. Avison Young's liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an appointment between the Client and them, difficulty in enforcement, or any other cause.

7.4. Avison Young shall have no liability to the Client under this appointment in respect of loss of profits, loss of revenue or business, loss of goodwill or reputation or any other indirect or consequential losses.

7.5. The Services and any Material produced in connection with the Services are provided for the Client's benefit alone and solely for the purposes of the instruction to which it relates. The Services or any Material may not, without Avison Young's written consent, be used or relied upon by any third party, even if that party pays all or part of Avison Young's Fees, or is permitted to see a copy of the Materials Avison Young create. If Avison Young provides written consent for a third party to rely on the Services or the Materials, it may be subject to a further fee, and any such third party will be deemed to have accepted the terms and conditions set out in this appointment.

Avison Young (UK) Limited Standard Terms of Appointment

7.6. Avison Young shall not be liable for any loss or damage suffered or incurred by the Client arising from Avison Young's delay in performing or failure to perform the Services and/or any of its obligations under this appointment where such delay or failure results from a Force Majeure Event.

8. Suspension

- 8.1. The Client may, at any time, suspend performance of all or part of the Services by giving written notice to Avison Young. Subject to clause 9.1, Avison Young shall resume performance of the Services as soon as reasonably practicable after receiving a written notice to do so from the Client.
- 8.2. Avison Young may suspend the performance of any or all of its Services and other obligations under this appointment by giving not less than seven days' notice to the Client of its intention to do so in the event that the Client fails to pay an invoice in accordance with the relevant payment provisions set out in clause 5.
- 8.3. In the event of a suspension in accordance with this appointment, the Client shall pay Avison Young an amount in respect of any costs and expenses reasonably incurred by Avison Young as a result of such suspension.

9. Termination

- 9.1. Avison Young may immediately terminate its engagement under this appointment by giving written notice to the Client if:
 - 9.1.1. a suspension of the Services in accordance with clause 8.1 continues for a continuous period of six months; and
 - 9.1.2. the Client does not instruct Avison Young to resume the Services within 30 days of receiving a written notice from Avison Young requiring it to do so.
- 9.2. Either party may immediately terminate this appointment by giving written notice to the other party if:
 - 9.2.1. the other party is in material breach of its obligations under this appointment and fails to remedy that breach within 14 days of receiving written notice requiring it to do so; or
 - 9.2.2. the other party becomes Insolvent; or
 - 9.2.3. a Force Majeure Event continues for a period of more than 30 days.

9.3. Either party may terminate this appointment at any time for any reason by giving no less than 30 days written notice to the other party.

10. Consequences of Termination

- 10.1. On termination the Client shall immediately pay Avison Young:
 - 10.1.1. any amount properly due for payment under this appointment at the date of termination; and
 - 10.1.2. a fair and reasonable proportion of the next instalment of the Fee, together with any expenses and disbursements, commensurate with the Services properly performed at the date of termination; and
 - 10.1.3. any expenses, disbursements or costs necessarily incurred by Avison Young as a direct result of termination (unless the termination arises as a result of Avison Young's default).
- 10.2. Termination of Avison Young's engagement under this appointment shall not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination, including the right to claim damages in respect of any breach of this appointment which existed at or before the date of termination.

11. Copyright and Intellectual Property

- 11.1. Avison Young owns all intellectual property rights (including copyright) relating to the Material it produces.
- 11.2. On payment of the Fee, Avison Young grants to the Client an irrevocable, non-exclusive, non-terminable, royalty-free licence to copy and make full use of any Material prepared by, or on behalf of, Avison Young for any purpose relating to the project or the property to which the Services relate.
- 11.3. Avison Young shall not be liable for use of the Material for any purpose other than that for which it was prepared and/or provided.
- 11.4. The Client may, at any time (whether before or after completion of the Services, or after termination of Avison Young's engagement under this appointment), request a copy or copies of (some or all of) the Material from Avison Young. On the Client's payment of Avison Young's reasonable charges for providing the copy (or copies), Avison Young shall provide the copy (or copies) to the Client.

Avison Young (UK) Limited Standard Terms of Appointment

12. Confidentiality

- 12.1. Each party undertakes that it shall not at any time disclose to any person any confidential information concerning the business, affairs, customers, clients or suppliers of the other party or of any member of the group of companies to which the other party belongs, except as permitted by clause 12.2.
- 12.2. Each party may disclose the other party's confidential information:
 - 12.2.1. to its employees, officers, representatives, contractors, sub-contractors or advisers who need to know such information for the purposes of exercising the party's rights or carrying out the party's obligations under or in connection with this appointment. Each party shall ensure that its employees, officers, representatives, contractors, sub-contractors or advisers to whom it discloses the other party's confidential information comply with this clause 12; and
 - 12.2.2. as may be required by law, to a court of competent jurisdiction or any governmental or regulatory authority.
- 12.3. No party shall use any other party's confidential information for any purpose other than to exercise its rights and perform its obligations under or in connection with this appointment.

13. Anti-Money Laundering

- 13.1. Avison Young operate an anti-money laundering policy in compliance with the Money Laundering Regulations 2007 and the Money Laundering Regulations 2017, The Proceeds of Crime Act 2002, The Terrorism Act 2000 and subordinate legislation. Avison Young may require the Client to provide information (including proof of identity or income) from time to time to enable Avison Young to verify the Client's identity. For the avoidance of doubt this may require Avison Young to request and retain information relating to the directors and the "beneficial owners" of the Client, as is required under the legislation.
- 13.2. Any failure to provide such information within seven days of such a request shall give Avison Young the right to terminate this appointment in accordance with Clause 9.2.1 of this appointment.

14. Bribery Act

- 14.1. In order to Comply with the Bribery Act 2010, either party must inform the other if it becomes aware of any person (employee, agent, intermediary, contractor, private individual, commercial organisation or public official) connected (in any way) with this appointment who has committed an offence under the Bribery Act 2010 (or any equivalent legislation).
- 14.2. Avison Young reserves the right to terminate this appointment in accordance with Clause 9.2.1 should it reasonably believe that a breach or likely breach of the Bribery Act 2010 (or any equivalent legislation) has occurred.

15. Data Protection

As a result of Avison Young's relationship with the Client, Avison Young may collect or retain personal data about the Client. If the Client is a company, this may include information about the Client's employees, officers, or shareholders. If the Client is a person, this may include information about the Client's family members. Avison Young will only use such data for the purposes of providing the Services, or for related purposes such as updating Client records, money laundering compliance and other legal and regulatory compliance, and we may need to disclose this information to appropriate persons in relation to such matters. In providing any personal data to Avison Young, the Client confirms that it has informed the individuals concerned and obtained any necessary consent to the transfer to Avison Young and for Avison Young's use of their data for these purposes.

16. Professional Indemnity Insurance

- 16.1. Avison Young shall maintain professional indemnity insurance to cover its liabilities arising out of this appointment for a period beginning on the date of this appointment and ending 6 years after the date of completion of the Services provided that such insurance is available at commercially reasonable rates and terms with reputable insurers lawfully carrying on insurance business in the UK.
- 16.2. Whenever the Client reasonably requests, Avison Young shall send the Client a broker letter/certificate to evidence that Avison Young's professional indemnity insurance is in force.

Avison Young (UK) Limited Standard Terms of Appointment

17. Complaints

In the event that the Client has a complaint the Client shall be entitled to have access to the complaints handling procedure maintained by Avison Young which contains a dispute resolution process as required by the Royal Institution of Chartered Surveyors (RICS) rules of conduct (details of which are available from Avison Young on request).

18. Unoccupied Premises or Properties

Avison Young accepts no liability or responsibility for the security, maintenance or repair of, or for any damage to any premises or properties to which the Services relate. The Client shall take all necessary action to protect such premises or property and to ensure that they have adequate insurance cover in place.

19. Joint and Several Liability

If at any time the Client shall consist of more than one person, the obligations on the Client under this appointment shall be enforceable against each of them on a joint and several basis.

20. Assignment and Subcontracting

- 20.1. Neither party shall assign or subcontract its rights or obligations under this appointment without the prior written consent of the other party such consent not to be unreasonably withheld or delayed.
- 20.2. If the Client wishes to instruct Avison Young to use a specific contractor or consultant, Avison Young shall instruct such contractor on the Client's behalf. The Client retains all responsibility for any such contractors or consultants and will undertake all due diligence and investigation in relation to their competences and resources. Avison Young accepts no responsibility or liability for the acts of any consultants or contractors appointed at the Client's request.

21. Notice

A notice given to a party under or in connection with this appointment shall be in writing and delivered by hand or by recorded delivery post to the address recorded in the Letter of Appointment or such other address as the party may specify from time to time by written notice to the other.

22. Liability Period

Neither party shall commence any legal action against the other under this appointment after six years from the date of completion of the Services.

23. Third Party Rights

Except in relation to clause 7.2, a person who is not a party to this appointment shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this appointment.

24. Entire Agreement

- 24.1. This appointment constitutes the entire agreement between the parties and supersedes and extinguishes all previous discussions, correspondence, negotiations, drafts, agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.
- 24.2. Each party agrees that in entering into this appointment it does not rely on, and shall have no remedies in respect of, any statement, representation, assurance or warranty (whether made innocently or negligently) that is not set out in this appointment.
- 24.3. Each party agrees that it shall have no claim for innocent or negligent misrepresentation or negligent misstatement based on any statement in this appointment.
- 24.4. No variation to this appointment will be binding unless agreed in writing by both parties.
- 24.5. Nothing in this clause shall limit or exclude any liability for fraud.

25. Severance

If any provision or part-provision of this appointment is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of this appointment.

Avison Young (UK) Limited Standard Terms of Appointment

26. Non-Solicitation

- 26.1. The Client agrees that both during and for a period of twelve months after the term of this Appointment, the Client shall not (and shall procure that none of its subsidiary or associated companies shall) without the prior written consent of Avison Young:
- 26.1.1. directly or indirectly employ or engage any person who is (or was at any time during the term of this Appointment) a director, member, employee, agent or contractor of Avison Young and with whom the Client has had dealings pursuant to this Appointment (a "relevant person"), or solicit or induce any such relevant person to terminate their employment or engagement with Avison Young;
- 26.1.2. engage or accept services from or otherwise deal with any company, partnership or other entity of which any relevant person is a director, member, employee, agent or contractor.
- 26.2. In granting its consent hereunder, if it agrees to do so, Avison Young shall be entitled to make such consent conditional upon the payment by the Client to Avison Young of a fee equal to 50% of the relevant person's average annual salary or earnings during the preceding 12 months, which equates roughly to the cost to Avison Young of replacing such relevant person.

27. Governing Law and Jurisdiction

- 27.1. This appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales and each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.
- 27.2. If the Services are provided primarily in Scotland then the appointment and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with Scots law and each party irrevocably agrees that the courts of Scotland shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with the appointment.

Appendix II

Definitions and Reservations

Avison Young Risk Assessment Methodology

Contextual information

It is a requirement of the National Planning Policy Framework¹ (NPPF) that, among other risks, the potential risks relating to contaminated land that may impact human health and the natural environment are appropriately assessed within an area proposed for new development. The NPPF (paragraphs 189 – 191) states that planning decisions should ensure that:

'A site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination... after remediation, as a minimum, land should not be capable of being determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990... Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and / or landowner.'

The guidance outlined within the Land Contamination Risk Management² (LCRM) and Guiding Principles for Managing and Reducing Land Contamination³ (GPLC) documents set out the technical framework within which risks relating to contaminated land should be assessed. This includes the development of a Conceptual Site Model (CSM). The CSM identifies potential contaminant linkages using their Source – Pathway – Receptor (S-P-R) relationships which are then assessed to establish whether there is potential for unacceptable risk.

Assessing Potential Risks

To consider the potential risk posed by a S-P-R linkage, it is necessary to assign each linkage a likelihood of occurrence and severity of effect (or consequence). This is done through a tiered approach:

Tier 1: Preliminary Risk Assessment which develops a Preliminary CSM to establish whether there may be potentially unacceptable risks

Tier 2: Generic Qualitative Risk Assessment (GQRA) using generic assessment criteria and assumptions to estimate risk

Tier 3: Detailed Quantitative Risk Assessment (DQRA) which uses detailed site-specific information to estimate risk.

¹ National Planning Policy Framework (2023) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² Land Contamination Risk Management (2023) <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

³ Managing and Reducing Land Contamination: Guiding Principles (2016) <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

This report comprises a Tier 1 assessment, in which potential risks are evaluated qualitatively. In order to do this, it is necessary to define criteria by which Likelihood and Consequence are judged. CIRIA document C552⁴ presents classifications of these terms, as well as descriptions of the subsequent risk categories.

Classification of Likelihood

The classifications of probability presented in CIRIA C552 have been qualitatively defined by Avison Young and are summarised below:

Classification	Qualitative description (probability of harm / pollution occurring)
High Likelihood*	The contaminant linkage is considered to exist, or be very likely to exist, in the short term and almost inevitable over the long term. Visual / olfactory evidence of the contaminant linkage may already be present. Likelihood is defined as more likely than not.
Likely	All the elements of a S-P-R linkage are present and 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 longer term. Likelihood is described as reasonably possible.
Low Likelihood	There is evidence to suggest a Source – Pathway – Receptor relationship may exist within some circumstances. The contaminant linkage however is not certain within the long-term, and less likely in the short-term. The site conditions are considered to limit the potential for the Source – Pathway – Receptor linkage to be achieved.
Unlikely	In certain circumstances the Source – Pathway – Receptor relationship may exist, but it is considered improbable that the contaminant linkage is achieved in either the short- or long-term.

**Likelihood is defined as more likely than not and meets the definition of 'significant possibility' within Part 2A Contaminated Land Statutory Guidance.*

Classification of Consequence

Avison Young qualitatively define the consequence classifications outlined in CIRIA C552 with respect to contaminated land as that shown below:

Classification	Definition of consequence
Human Health Receptors – Site end users or other sensitive receptor	
Severe	In the absence of control measures, acute and relatively immediate damage to human health will occur. Contaminant concentrations are considered highly elevated when compared to site specific assessment criteria.

⁴ CIRIA C552 (2001) Contaminated Land Risk Assessment. A Guide to Good Practice.

Classification	Definition of consequence
	Harm may meet the definition of ' <i>significant harm</i> ' outlined within Part 2A Contaminated Land Statutory Guidance.
Medium	Chronic damage to human health based due to the contaminant linkage being realised. Concentrations of contaminants are elevated when compared to site specific assessment criteria. Harm may meet the definition of ' <i>significant harm</i> ' outlined within Part 2A Contaminated Land Statutory Guidance.
Mild	No appreciable impact on human health as a result of the contaminant linkage being realised. Contaminant concentrations are elevated when compared to generic assessment criteria, but below site specific assessment criteria.
Minor	No appreciable impact on human health as a result of the contaminant linkage being realised. Contaminant concentrations do not exceed generic assessment criteria.
Human Health Receptors – Site Maintenance Workers	
Severe	Death, major injury, 3-day injury, or illness / disease reportable under RIDDOR caused by exposure to hazardous substances.
Medium	Dangerous occurrence reportable under RIDDOR as a result of exposure to hazardous substances. Workplace exposure limits exceeded.
Mild	Limited effects such as headache, dizziness, and nausea as a result of exposure to hazardous substances. Workplace exposure limits are not exceed, and incidents are not reportable under RIDDOR.
Minor	Exposure to hazardous substances which does not result in appreciable ill health effects.
Controlled Water Receptors	
Severe	A Principal Aquifer within a Source Protection Zone or within the vicinity of a potable supply is polluted, characterised by an exceedance of drinking water standards. Pollution of a surface water course, characterised by an exceedance of an environmental quality standard at a statutory monitoring location, or by a change in the Environment Agency classification of the catchment reach. Discharge of a List I or List II substance to groundwater. Pollution may meet Part 2A Contaminated Land Statutory Guidance definition.
Medium	A Principal Aquifer outside of a Source Protection Zone, or a Secondary A Aquifer is polluted, characterised by an exceedance of the drinking water standards. An industrial groundwater abstraction or irrigation is polluted to the extent at which it impairs its function.

Classification	Definition of consequence
	<p>Pollution to a surface water course considered substantial, but insufficient to result in an adjustment of the Environment Agency classification of the catchment reach.</p> <p>Pollution may meet Part 2A Contaminated Land Statutory Guidance definition.</p>
Mild	<p>Low levels of pollution to a Principal or Secondary Aquifer outside of a Source Protection Zone, or pollution of an industrial abstraction.</p> <p>Pollution is insufficient to result in an adjustment of the Environment Agency classification of the catchment reach. Pollution of a surface water course without a quality classification.</p>
Minor	No appreciable pollution, or the receptor is of low sensitivity, such as a non-aquifer or surface water course without a quality classification.
Property Receptors – Buildings, Foundations & Services	
Severe	<p>Catastrophic damage to buildings, such as an explosion, or failure of foundations / services.</p> <p>Substantial damage to a Scheduled Monument which impairs its reasoning for being scheduled.</p> <p>Harm may meet definition of '<i>significant harm</i>' within Part 2A Contaminated Land Statutory Guidance.</p>
Medium	<p>Substantial damage to buildings and foundations rendering the structures unsafe. Service function is impaired.</p> <p>Significant damage to a Scheduled Monument which impairs its reasoning for being scheduled.</p> <p>Harm may meet definition of '<i>significant harm</i>' within Part 2A Contaminated Land Statutory Guidance.</p>
Mild	<p>Damage to buildings, foundations, or services is significant, but not so much as to result in it being unsafe for occupancy or sufficient to impart their function.</p> <p>Damage to a Scheduled Monument which does not result in its impairment or reason for which it is scheduled.</p>
Minor	Damage to buildings, foundations, or services is easily repaired.
Property Receptors – Crops & Livestock	
Severe	<p>Substantial loss in the value of crops or domestically-grown produce. Death to livestock, domesticated animals or wild animals subject to shooting or fishing rights.</p> <p>Harm meets definition of '<i>significant harm</i>' within Part 2A Contaminated Land Statutory Guidance.</p>
Medium	Substantial diminution in yield (over 20% reduction) of crops or domestically-grown produce. Serious disease or other serious physical damage to livestock, domesticated

Classification	Definition of consequence
	animals or wild animals subject to shooting or fishing rights. Harm meets definition of 'significant harm' within Part 2A Contaminated Land Statutory Guidance.
Mild	Harm to crops but not resulting in a substantial loss in value or diminution in yield (less than 20% reduction). Limited harm in terms of disease or other physical damage to livestock, domesticated animals or wild animals subject to shooting or fishing rights.
Minor	No appreciable harm, or harm to a low sensitivity receptor.

By combining both probability and consequence, a risk designation is generated. The risk designations are outlined below:

		Consequence			
		Severe	Medium	Mild	Minor
Probability (Likelihood)	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

CIRIA C552 defines each of these risk designations as below:

- **Very High Risk:** It is highly likely that severe harm could occur to a receptor, or there is evidence that harm is occurring already. Substantial risks to are present which are likely to represent a substantial liability. Investigation and / or remediation should be undertaken as an immediate priority.
- **High Risk:** A receptor is likely to be harmed or is already being harmed. Should this be the case it may represent a significant liability and investigation works should be undertaken as an immediate priority, and remediation may be also be required on an immediate basis and is likely to be required over the longer term.
- **Moderate Risk:** Harm to a receptor could arise in the short or long term. However, harm (if it were to occur) may be severe, or if it were more likely to occur then harm would be less severe. Investigation should be considered in the short term, and remedial works may be required in the longer term.
- **Moderate / Low Risk:** Harm to a receptor could occur in the short or long term in the right circumstances. However, harm (if it were to occur) is unlikely to be severe, or if it were more likely to occur then harm would be relatively mild. Investigation should be considered in the longer term to address potential concerns, but remedial works may not be required.

- **Low Risk:** It is possible that harm could arise to a designated receptor but pathways are considered unlikely to be present or the receptor is subject to mitigation. If pathway were to be present then It is likely that this harm, if realised, would be mild. Further investigation is not necessarily required, however should be considered to confirm that there is no unanticipated contamination present.
- **Very Low Risk:** The possibility of harm to the designated receptor is either not plausible or, if the possibility of harm is plausible, risk is considered to be very unlikely with attenuation along the exposure pathway. Further investigation is not necessarily required, however may be considered to confirm that there is no unanticipated contamination present.

Environmental Definitions

1. Environmental Reports

Any reference to environmental reports should be taken to mean one or all of the following types of report:

Phase 1

This is a desk-based study (supported by a site inspection if agreed) of past and present uses of the site, geological and hydrogeological conditions, regulatory review and qualitative risk assessment.

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties.

The opinions given in the report have been dictated by the finite data on which it is based and is relevant only to the purpose for which the report was commissioned.

The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions.

Should additional information become available which may affect the opinions expressed in this report, Avison Young reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Phase 2

This is an intrusive phase of works involving the drilling of boreholes/trial pits and the testing of soil, groundwater and soil gas samples for environmental and geotechnical purposes.

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions to provide a reasonable assessment of the environmental risks together with engineering and development implications. If costs have been included in relation to site remediation these must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site can only provide a general indication of site conditions.

The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes.

There may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out.

It should be noted that groundwater levels will vary owing to seasonal, tidal and weather related effects.

The scope of the investigation was selected based on the specific development proposed by the Client and may be inappropriate to another form of development or scheme.

The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

Avison Young accepts no liability what so ever for the content or conduct of the Environmental Consultant/Engineer of Sub Consultants/ Contractors appointed on behalf of the client by us.

2. Geology and Mining

2.1. Ground Conditions

Ground conditions consider the underlying geology, the presence of mining or quarrying, geological faults and the potential for contaminated land.

2.2. Superficial Deposits

Superficial deposits are the youngest geological deposits that rest on older deposits or rocks referred to as bedrock. They generally comprise unconsolidated sediments such as gravels, sand, silt and clay. They may be present as relatively thin discontinuous patches or larger spreads.

2.3. Bedrock Geology

The bedrock geology (sometimes referred to as solid geology) is the term used for the main units of rocks that have formed the Earth over millions of years. They may be present at the surface or concealed beneath younger superficial deposits. Bedrock is classified as either igneous, metamorphic or sedimentary.

2.4. Geological Fault

A fracture in the rock along which movement takes place.

Environmental Definitions

2.5. Underground Workings

Areas where coal or other minerals and rock has been mined, or is currently being mined under the surface. Historic mining may have been undertaken from bell pits, pillar and stall workings or longwall techniques.

2.6. Mine Entries

Refers to a mineshaft or adit which provides an opening to gain access to underground workings.

2.7. Brine Compensation District

Formed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952 as a District within which a person can serve a notice on the Brine Board if they think their property has suffered damage resulting from subsidence caused by extraction of brine.

3. Hydrogeology and Hydrology

3.1. Controlled Water

Section 104 of the Water Resources Act 1991 defines Controlled Waters as all inland freshwaters, i.e. rivers, watercourses, lakes and ponds (other than public sewers or sewers or drains which drain into a public sewer), groundwater, coastal waters (extending landward from the limit of the highest tide or freshwater limit) and relevant territorial waters (extending seaward for three miles from the baseline from which the breadth of the territorial sea is measured).

3.2. Groundwater

Groundwater is all water which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

3.3. Surface Water

Any inland freshwaters, coastal waters or relevant territorial waters i.e. water that is above the surface of the ground.

3.4. Tributary

A stream or river that flows into a larger stream or river.

3.5. Confluence

The point at which two rivers or streams join together.

3.6. Catchment

The total area from which rainfall flows into a river or stream.

3.7. Discharge Consents

For England, discharge consents to Controlled Waters (surface water and groundwater) are authorised by the Environment Agency under the Environmental Permitting (England and Wales) Regulations 2010. In considering whether or not to grant consents the Environment Agency takes account of whether the point source discharges into the water environment has the potential to cause pollution relevant to quality standards and whether it will affect the appropriate uses of the water. These consents do not apply to discharges to sewers, since the sewerage undertaker regulates these.

Discharges for sewage effluent are exempt where they are 5m³/day or less to surface water or 2m³/day to ground. Exempt discharges are not required to be reported and as such they are not considered within our assessments.

3.8. Water Abstractions

The Environment Agency has a duty under the Water Resources Acts 1963 and 1991 to take action, when necessary, in order to conserve, re-distribute, or increase water resources in England, and to secure its proper use. They may also draw up provisions for determining acceptable flows or minimum volumes for inland waters. Those wishing to abstract water above a specified quantity must apply to the Agency for Abstraction Licences and adhere to the conditions that apply. Premises abstracting less than 20m³ water per day from watercourses and the ground can do so without the need of a licence and as such these locations are not recorded.

These records are held under Scottish legislation to protect the public water supply. These records therefore relate only to public water supplies.

3.9. Water Industry Act Referrals

The Environment Agency is given powers to regulate some discharges to public sewers or certain dangerous substances under the Water Industry Act 1991.

3.10. Aquifer Designations

An aquifer is a geological unit containing sufficient saturated permeable rock that will yield water. The following aquifer designations are consistent with the Water Framework Directive and reflect their importance in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Unproductive Strata

Defined as rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow.

Environmental Definitions

Principal Aquifer

Defined as rock layers or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary Aquifers

These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types ('A' and 'B').

Secondary 'A' Aquifers

Defined as rock layers or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary 'B' Aquifers

Defined as predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

Secondary Undifferentiated

The Secondary Undifferentiated classification is assigned in cases where it has not been possible to attribute either category Secondary A or Secondary B to a rock type.

3.11. Groundwater Source Protection Zones

The Environment Agency has defined Source Protection Zones (SPZ) for 2000 groundwater sources such as wells, boreholes and springs used for public water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones:

Inner Zone (Zone 1) – defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50m;

Outer Zone (Zone 2) – defined as a 400 day travel time from a point below the water table. The previous methodology gave an option to define SPZ2 as the minimum recharge area required to support 25% of the protected yield;

Total Catchment (Zone 3) – defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final source catchment protection zone can be defined as the whole aquifer recharge area where the ratio of the groundwater abstraction to aquifer recharge is >0.75 .

In the past, the Environment Agency has also applied a fourth zone of special interest:

Special Interest (Zone 4) – this represents a surface water catchment which drains into the aquifer feeding the groundwater supply.

3.12. Groundwater Vulnerability

The pollution hazard of an activity will be greater in certain hydrological, geological and soil situations than in others. Superficial aquifers are the most vulnerable to pollution due to their shallow water table and little or no protective cover. Bedrock aquifers can be equally vulnerable where drift deposits are absent and where the unsaturated zone is thin or fractured.

Activities in areas of unproductive strata do not represent a risk to groundwater resources and therefore are not assigned a groundwater vulnerability.

High

These are high priority groundwater resources that have very limited natural protection. This results in a high overall pollution risk to groundwater from surface activities. Operations or activities in these areas are likely to require additional measures over and above good practice pollution prevention requirements to ensure that groundwater isn't impacted.

Medium-high

These are high priority groundwater resources that have limited natural protection. This results in a medium-high overall pollution risk to

groundwater from surface activities. Activities in these areas may require additional measures over and above good practice to ensure they do not cause groundwater pollution.

Medium

These are medium priority groundwater resources that have some natural protection resulting in a moderate overall groundwater risk. Activities in these areas should as a minimum follow good practice to ensure they do not cause groundwater pollution.

Environmental Definitions

Medium-low

These are lower priority groundwater resources that have some natural protection resulting in a moderate to low overall groundwater pollution risk. Activities in these areas should follow good practice to ensure they do not cause groundwater pollution.

Low

These are low priority groundwater resources that have a high degree of natural protection. This reduces their overall risk of pollution from surface activities. However, activities in these areas may be a risk to surface water due to increased run-off from lower permeability soils and near-surface deposits. Activities in these areas should be adequately managed to ensure they do not cause either surface or groundwater pollution.

Further information relating to groundwater vulnerability is provided in the Environment Agency report (Ref: SC040016/R) 'New groundwater vulnerability mapping methodology in England and Wales'.

3.13. Soil Leaching

The potential for soil leaching considers a range of soil properties such as moisture content, soil clay content and carbon content. There are three soil leaching classes:

High (H)

Soils of high leaching potential with little ability to attenuate diffuse soil pollutants and in which non-adsorbed diffuse source pollutants and liquid discharges have the potential to move rapidly to underlying strata or groundwater. Three subclasses are recognised:

H1 – soils that readily transmit liquid discharges because they are either shallow or susceptible to rapid flow;

H2 – deep, permeable, coarse-textured soils that readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential;

H3 – coarse-textured or moderately shallow soils that rapidly transmit non-adsorbed pollutants and liquid discharges, but which have some ability to attenuate adsorbed pollutants because of their clay or organic matter.

Intermediate (I)

Soils of intermediate leaching potential that have a moderate ability to attenuate diffuse source pollutants or in which it is possible that some non-adsorbed diffuse source pollutants and liquid discharges could penetrate the soil layer. Two subclasses are recognised:

I1 – soils that can potentially transmit a wide range of pollutants;

I2 – Soils that can potentially transmit a wide range of pollutants and liquid discharges but are unlikely to transmit adsorbed pollutants.

Low (L)

Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal or they have a significant ability to attenuate diffuse source pollutants.

4. Flood Risk

4.1. National Planning Policy Framework (Flooding)

This relates to the National Planning Policy Framework and the associated Technical Guidance.

4.2. Floodplain

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

4.3. Flood Zones

Flood Zone 1

The area where flooding from rivers or sea is very unlikely as defined by the Environment Agency. There is less than 0.1% (1 in 1000) chance of flooding occurring each year.

Flood Zone 2

The area of medium probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of between 1% (1 in 100) to 0.1% (1 in 1000) for river flooding and 0.5% (1 in 200) to 1% (1 in 1000) for coastal flooding.

Flood Zone 3A

The area of high probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of 1% (1 in 100) or greater for river flooding and 0.5% (1 in 200) or greater for coastal flooding.

Flood Zone 3B

The boundary between 3a and 3b is a planning decision made by the Local Authority. This information is usually in the strategic flood risk assessment. This area is a functional floodplain as defined by the Environment Agency. It is an area which is designed to flood – a flood return period of 1 in 20 or less.

4.4. Flood Return Period

A return period is an estimate of the likelihood of an event occurring. Flood return periods are commonly expressed as either a ratio or a percentage, for example, a 1% or 1 in 100 year event, means there is a 1% (1 in 100) chance of flooding occurring each year.

Environmental Definitions

4.5. Pluvial (Surface Water) Flooding

Pluvial flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

4.6. Groundwater Flooding

Groundwater flooding is defined as the emergence of groundwater at the surface, rising up from the underlying rocks and tends to after long periods of sustained rainfall.

4.7. Flood Risk Rating

Low – The site is at little or no risk of flooding from any sources.

Low to Moderate – It is possible that flooding could arise and the presence of features such as watercourses, canals, flood defences or flood storage areas in the locality may suggest that the site could be at risk of flooding. Flood resilient materials may be required in the construction of properties.

Moderate - Information from existing datasets suggests that there are certain features which may present a risk of flooding to the site and its occupants. Appropriate measures to manage flood risk may be required in addition to the use of water resistant materials in the construction of properties.

Moderate to High - Information from existing datasets suggests that there are certain features which may present a significant risk to the site and its occupants. Flood defences may be required to reduce the risk of flooding and flood storage areas may be required.

High – There is a risk to life and property. This means that existing datasets reveal significant flood risk issues which will need to be addressed.

4.8. Flood Resistance

Flood resistance refers to products that may be permanent or temporary and are designed to stop water entering a property through existing openings (doors, windows, vents and pipes). Permanent measures do not need to be deployed, whilst temporary measures need to be installed before flood water arrives.

4.9. Flood Resilience

Flood resilience measures are designed to reduce the amount of damage to a property when water enters a building. They will enable the clean-up to take place more easily without the need for major refurbishment.

4.10. Flood Defence

Infrastructure used to protect an area against floods such as floodwalls and embankments. They are designed to a specific standard of protection (design standard).

4.11. Standard of Protection

The flood event return period above which significant damage and possible failure of the flood defences could occur.

4.12. Flood Storage

A temporary area that stores excess runoff or river flow, which are often ponds or reservoirs.

5. Drainage

5.1. Attenuation

The storing of water to reduce the peak discharge of water.

5.2. Below Ground Attenuation Storage

Large below ground voided spaces used to temporarily store surface water runoff before infiltration, controlled release to the public sewer network or re-use. The storage structure can be formed by a tank, oversized pipework or geocellular modular crates.

5.3. Brownfield Site

A site that has been previously developed as either residential, commercial or industrial use.

5.4. CCTV Survey

A survey of inaccessible below ground drainage assets by controlled closed-circuit television, which is operated remotely.

5.5. Culvert

A tunnel (pipe or box-shaped) carrying a stream or open drain under a road, railway or land.

5.6. Design for Exceedance

Designing a system to manage effectively events that exceed (bigger or rarer than) the drainage systems required level of service so that they do not impact upon life or property.

5.7. Design Life

The period of time during which a component or product is expected by its designers to work within its specified parameters.

Environmental Definitions

5.8. Detention Basins

During a rainfall event, surface water runoff drains to a landscaped depression with an outlet that restricts flow, so that the basin fills and provides attenuation. Basins are generally designed to be vegetated dry features, except during and immediately following the rainfall event. Runoff is treated filtered as it flows across the vegetation in the base of the basin.

5.9. Exceedance Flow

Surface water flows during rainfall events bigger or rarer than the design standard of the drainage system.

5.10. Filter Strips

Runoff from an impermeable area is allowed to flow across a grassed or planted area to promote sedimentation and filtration.

5.11. Filter Drains

Runoff is temporarily stored below the surface in a shallow trench filled with stone / gravel and provides attenuation, conveyance and treatment.

5.12. Flow Control Device

A device used to limit the flow rate on surface water from the outlet of drainage or SuDS component. This is usually limited to meet a required discharge rate.

5.13. Freeboard

The height above the designed water level in a pond or infiltration basin or the distance between the base of a soakaway and the resting groundwater level.

5.14. Greenfield

Land that has never been developed and has only been used for agricultural or recreational use.

5.15. Greenfield Run-off

The rate of surface water run-off from a site before development.

5.16. Green Roofs

A planted soil layer constructed on the roof of a building to create a living roof. Water is stored in the soil layer and absorbed by the vegetation.

5.17. Infiltration Systems

These systems collect and store runoff allowing it to infiltrate into the ground. Pollution risk to underlying groundwater can be reduced by the overlying vegetation or unsaturated soils.

5.18. Peak Discharge Rate

The highest rate of flow of water from a given rainfall event.

5.19. Pervious Pavements

Surface water runoff is allowed to soak through structural paving i.e. the gaps between block paving or porous paving where water filters through the block itself. Water can be stored in the sub-base of the pavement/roadway and potentially allowed to infiltrate to the ground or passed forward to a carrier drain.

5.20. Ponds and Wetlands

Features that have a permanent pool of water that can be used to provide attenuation. The outfall has a controlled discharge and the water levels increase following rainfall events. Ponds and wetlands also enhance the treatment of rainwater and promote biodiversity.

5.21. Rainwater Harvesting Systems

Rainwater is collected from the roof of a building or other paved impermeable surfaces in an over ground or underground tank, which then allows the water to be reused either for landscape irrigation or for flushing or toilets. Some treatment may be required depending on the reuse of the water.

5.22. Return Period (Drainage)

An estimate of the likelihood of a particular event occurring. A 100 year storm refers to the storm that occurs on average once every hundred years. In other word, its annual probability of exceedance is 1% (or 1 in 100 years).

5.23. Sewer Flooding

Flooding caused by a blockage or overflowing in a sewer or urban drainage system.

5.24. Surface Water Runoff

The flow of water from rainfall over the ground surface.

5.25. Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems are designed to manage and use rainwater close to where it falls on the surface incorporating vegetation to improve water quality, amenity and biodiversity. They can take the form of both above and below ground features and most SUDS schemes use a combination of components to achieve the overall design objectives.

5.26. Swales

A grassed channel used to convey and treat surface water runoff at the surface. They can be designed to infiltrate water to the ground or lined so that water is passed forward to other SuDS features. Swales can be designed to be wet or dry features.

Environmental Definitions

6. Environmental Regulatory Information

6.1. Pollution Incidents

The Environment Agency and Natural Resource Wales have a duty to investigate pollution incidents reported to them by members of the public, emergency services, local authorities, government departments, other regulators, industry, and agency staff. Substantiated incidents are held on a public register of information and relate to specific events that fall within their responsibility given that they may have an environmental and/or operational impact.

Examples may include reports that may affect land, air, and water, fish kills, illegal abstraction, low river flows, speeding vessels, and flooding. Public register information is provided by regional offices.

Incidents are graded from category 1 (Major Incident) to category 4 (No Impact). An impact category must be assigned for each affected environmental media; air, land, and water. An impact level is assigned to a particular incident but is determined by the maximum severity affecting one of the three media.

6.2. Landfill

Sites accepting waste were not required to be licensed until the introduction of the Control of Pollution Act 1974 and landfilling prior to this is often unrecorded unless captured through planning records or on historic plans.

Information on landfill sites relates to open and closed site and is captured from a number of sources within the Landmark Envirocheck Report to include:

- A survey of active landfill sites conducted on behalf of the Department of Environment in 1973, which over 3,000 sites accepting waste prior to the Control of Pollution Act 1974, and would therefore not have been subject to any strict regulation or monitoring;
- Information sourced from individual Local Authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act 1974;
- Information from the British Geological Survey which includes outline plans, site descriptions, waste types and tipping histories;
- Consents for landfill sites issued by the Environment Agency under Section 64 of the Environmental Protection Act 1990 (Part 2), prescribed by Regulation 10 of SI No.1056 the Waste Management Licensing Regulations 1994 and the Environmental Permitting (England Wales) Regulations 2010; and

- Information sourced from consents that were issued by the Environment Agency and the Scottish Environment Protection Agency, under the Control of Pollution Act 1974 and Section 36 of the Environmental Protection Act 1990.

6.3. Environmental Permitting

The Environmental Permitting (England and Wales) Regulations 2010 (as amended) (EPR 2010) have been introduced over a number of years so that they now encompass licences that were previously held under the several sets of legislation. The Landmark Envirocheck Report provides information on open and closed sites under each of the following pieces of legislation:

- Integrated Pollution Controls (IPC) held under the former Environment Protection (Prescribed Processes and Substances) Regulations 1991;
- Records of Local Authority Integrated Pollution Prevention and Control (LAIPPC) and Integrated Pollution Prevention and Control (IPPC) were previously maintained under the Pollution Prevention and Control Act 1999, originally set up under the Environmental Protection Act 1990. LAIPPC continue to be regulated by the Local Authority and are referred to as Part A2 Installations and Part B Installations, whilst the IPPC continue to be regulated the Environment Agency and are referred to as Part A1 Installations.
- Registered Waste Transfer, Treatment and Disposal Sites were previously recorded under the Control of Pollution Act (COPA) 1974, Section 36 of the Environmental Protection Act (EPA) 1990 and the Environmental Permitting (England and Wales) Regulations 2007.
- All waste activities now fall within EPR 2010 under a number of waste exemptions, standard rules environmental permits and bespoke environmental permits.

6.4. Waste Exemptions

Waste exemptions allow the use, storage, disposal and treatment of specific wastes that only create a low risk of pollution, when the quantities of waste are limited and stored in a specific manner.

6.5. Standard Rules Environmental Permits

Standard Rules environmental permits allow low to medium risk waste storage, transfer and treatment activities to occur at specific locations and are issued where the Environment Agency does not need to make a site specific decision about whether the regulated activity can take place at a specific location.

Environmental Definitions

6.6. Bespoke Environmental Permits

A Bespoke Environmental Permit is required where there are no exemptions or Standard Rules Environmental Permits available for the proposed activity. The Environment Agency makes a site specific assessment about the proposed regulated activity in relation to its environment to ensure waste and emissions do not have a detrimental effect.

7. Land Designations

7.1. Areas of Outstanding Natural Beauty (AONB)

The National Parks and Access to the Countryside Act 1949 as amended by the Countryside Act 1968, Wildlife and Countryside Act 1981 and Environment Act 1995, allowed for the designation of Areas of Outstanding Natural Beauty (AONB). The equivalent designations for Scotland are National Scenic Areas.

AONBs are landscapes of national conservation importance for their distinctive character and natural beauty. They are generally smaller than National Parks, and are owned by individuals e.g. farmers. Some are adjacent to National Parks and many include areas of Heritage Coast. Planning law protects development within them.

7.2. Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSI) have been designated under the Wildlife and Countryside Act 1981 Section 28 to protect areas of important flora, fauna, geological and/or physiographical features. They provide the basis for other national and international designations. Parties notified include site owner(s) and occupier(s), local planning authorities, water and sewerage companies, and the appropriate Secretary of State. The Land Registry also records these as local land changes.

The appropriate party must be consulted on developments, or notified of potentially damaging operations, which may affect an SSSI.

Most SSSIs are privately owned or managed. Others are owned or managed by public bodies such as the Forestry Commission, Ministry of Defence and the Crown Estate, or by the voluntary conservation movement. Some SSSIs are also designated as Special Protection Areas and Ramsar Sites.

7.3. RAMSAR Sites

Under the Convention on Wetlands of International Importance especially as Waterfowl Habitat, the Government is committed to designate 'Wetlands of International Importance'. The Convention was adopted in Ramsar, Iran in 1971 and ratified by the UK Government in 1976.

The purpose is to stem progressive encroachment on and loss of wetlands now and in the future. Aims include the conservation, management and wise use of migratory wildfowl stocks and to promote the conservation of wetlands.

Wetlands are areas of peat land, fen, marsh or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water.

7.4. Local Nature Reserves

These reserves are areas created by Local Authorities in conjunction with their appropriate national authority in the interest of conservation, amenity value and public enjoyment of the countryside. Some, but not all Local Nature Reserves (LNRs) are also designated SSSIs. They are controlled by bylaws.

7.5. National Nature Reserves

These reserves have been designated under the Wildlife and Countryside Act 1981 or the National Parks and Access to the Countryside Act 1949, Section 19, as areas of high national or international importance for nature conservation. They are designated by Natural England, Scottish Natural Heritage and the Countryside Council for Wales.

National Nature Reserves are Sites of Special Scientific Interest, and may have coastal frontage or be offshore islands.

7.6. Special Areas of Conservation

Special Areas of Conservation are lands designated under the ECC Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC), commonly known as the Habitats and Species Directive. These sites are to be afforded absolute protection subject to 'imperative reasons of overriding public interest, including those of a social or economic nature.

7.7. Special Protection Areas

Special Protection Areas are classified under Article 4 of the EC Directive on the Conservation of Wild Birds 1979, commonly known as the Wild Birds Directive.

The purpose of Special Protection Areas is to safeguard the habitats of migratory and certain particularly threatened bird species. Together with Special Areas of Conservation, they constitute 'Natura 2000' areas for protection.

Environmental Definitions

8. Hazardous Substances

8.1. Asbestos Containing Materials (ACM's)

Includes any of the following materials; crocidolite, amosite, chrysotile, fibrous actinolite, fibrous anthophyllite, fibrous tremolite and any mixture containing any of these materials.

8.2. Asbestos Surveys

Any reference to asbestos surveys is given the same meaning as that given in HSE Guidance Document HSG 264 entitled 'Asbestos: The Survey Guide'.

8.3. Control of Major Accident Hazard Sites

The Health and Safety Executive in conjunction with the Environment Agency and the Scottish Environment Protection Agency keeps records of those sites, which manufacture or store dangerous toxic or flammable chemicals (including petrochemicals, pharmaceuticals and agrochemicals) and explosives in excess of threshold quantities specified in the Control of Major Accident Hazards (COMAH) Regulations 2015. Sites are divided into upper and lower tier sites based on the type and quantities of substances being stored or manufactured.

The COMAH Regulations require emergency plans to be kept up to date and regularly tested.

8.4. Planning Hazardous Substance Consents

This data is collected, collated and geo-coded by Landmark. The records relate to consents granted under the Planning (Hazardous Substances) Act 1990 as amended, for England and Wales and the Planning (Hazardous Substances) (Scotland) Act 1997, in Scotland.

The regulations require a consent to be granted by the Local Authority for sites where the storage of certain hazardous substances is above the specified or controlled quantity.

9. Non-Native Invasive Plants

The Wildlife and Countryside Act 1981 (as amended) is the principal legislation which regulates the release of non-native species. Section 14(2) prohibits the release of certain invasive non-native plants into the wild in Great Britain; it is an offence under Section 14(2) to "plant or otherwise cause to grow in the wild" any plants listed on Part II of Schedule 9. The most common plant species found on brownfield and urban sites include Japanese Knotweed, Giant Hogweed and Himalayan Balsam.

Japanese Knotweed

Japanese knotweed is a strong-growing, clump-forming perennial, with tall, dense stems. Stem growth is renewed each year from the existing crown of the rhizomes which grows underground. Japanese Knotweed is a particular problem as not only does it out compete native species, it also has the potential to damage buildings, pavements, roads, etc.

Himalayan Balsam

This is a non-native invasive terrestrial plant species that has spread to most parts of UK, particularly along the banks of watercourse and in damp woodland. Individual plants reach 2m in height and its rapid growth shades out most of our native species.

Giant Hogweed

Giant Hogweed is part of the same family as Cow Parsley and Hogweed, but is significantly larger in size extending up to 4m in height. The sap of Giant Hogweed contains toxic chemicals known as furanocoumarins, which when contact with the skin, and in the presence of sunlight cause a condition called phyto-photodermatitis (reddening of the skin, burns and blistering).

Environmental Reservations

Composite Panels and Insurance

We will not test any panels within the property to see whether there are any polystyrene insulated composite panels. The presence of such panels may result in the property being uninsurable, which would have an adverse impact on value.

Enquiries

Where necessary, any enquiries (verbal and written) undertaken by Avison Young of local authorities and statutory undertakers are made in respect of environmental issues. Local searches are not undertaken and no responsibility is accepted for any inaccurate information provided.

Environmental Liability

Any reference to environmental liability should be taken to mean a combination of the following types of liabilities:

Actual Liabilities

These are known present obligations of the business arising from past or future events, the settlement of which will require future expenditure.

These will include costs associated with regulatory compliance e.g. known monitoring, decommissioning requirements, fines, damages, and surrender provisions imposed by statute and /or contract.

Latent and Contingent Liabilities

These are unknown obligations arising from past or future events that exist, but where the outcome will only be known following the occurrence or non-occurrence of future events that are outside the control of the business.

These might include, unknown costs associated with site remediation, decommissioning and the possibility of unforeseen future events such as a pollution incident.

Ground Conditions

Any discussion of ground conditions in this report have been based on a review of existing documentary information prepared by British Geological Survey, the Coal Authority and/or other parties. Avison Young accepts no responsibility for the accuracy or completeness of information prepared by third parties.

Information

All information supplied by the Client, the Client's staff and professional advisers, local authorities, other statutory bodies, investigation agencies and other stated sources is accepted as being correct unless otherwise specified.

Legal issues

Any interpretation of leases and other legal documents and legal assumptions is given in our capacity as Property Consultants (including Chartered Surveyors and Chartered Town Planners) and must be verified by a suitability qualified lawyer if it is to be relied upon. No responsibility or liability is accepted for the true interpretation of the legal position of the client or other parties.

Where opinions expressed in this report are based on current available guidelines and legislation, no liability can be accepted by Avison Young for the effects of any future changes to such guidelines and legislation.

Plans

Any plans supplied are for identification purposes only unless otherwise stated. The Report assumes site boundaries are as indicated to us. The reproduction of Ordnance Survey sheets has been sanctioned by the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.

Property Condition

Our inspection of a property does not constitute a structural survey. When preparing our report we have regard to apparent defects and wants of repair and take into account the age of the property. We do not however carry out a detailed search for defects which is undertaken as part of the structural survey neither do we necessarily set out the various defects when making the report. We do not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible. We do not arrange for any investigation to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other deleterious materials or permanent woodwool shuttering or composite panelling has been used in the construction.

Unless so instructed we do not arrange for any investigations to be carried out to determine whether or not any deleterious or hazardous material or techniques have been used in the construction of the property or has since been incorporated and the services are not tested.

We are therefore unable to report that the property is free from defect in these respects.

For reporting purposes we assume unless otherwise stated that the property (including associated plant and machinery, fixtures and fittings) is in serviceable order and will remain so for the foreseeable future. It will be assumed that the building(s) is/are in good repair, except for defects specifically noted.

Environmental Reservations

Services Installations

Unless otherwise instructed, we do not inspect or test any of the water, mechanical, heating, electrical or drainage installations. Where appropriate we will make recommendations in relation to the execution of specialist tests to establish the condition. The implementation of such work would normally involve an additional fee.

Site Areas

Site areas are normally computed from plans or the Ordnance Survey and not from a physical site survey. They are approximate unless otherwise indicated.

Tenure

Title Deeds and Leases are not inspected (unless specifically stated) and, unless we are informed to the contrary, it is assumed that a property is free of any onerous covenants, easements, other restrictions or liabilities including mortgages, grants and capital allowances that may affect the value.

Warranties

The client warrants and represents that, to the best of its knowledge, information and belief, the information supplied by and on its behalf to Avison Young is true and accurate and that it will advise and instruct its third party advisers to advise Avison Young in the event that it and/they receive notice that any such information is either misleading or inaccurate.

Appendix III

Historical Mapping

Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1866

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1866
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

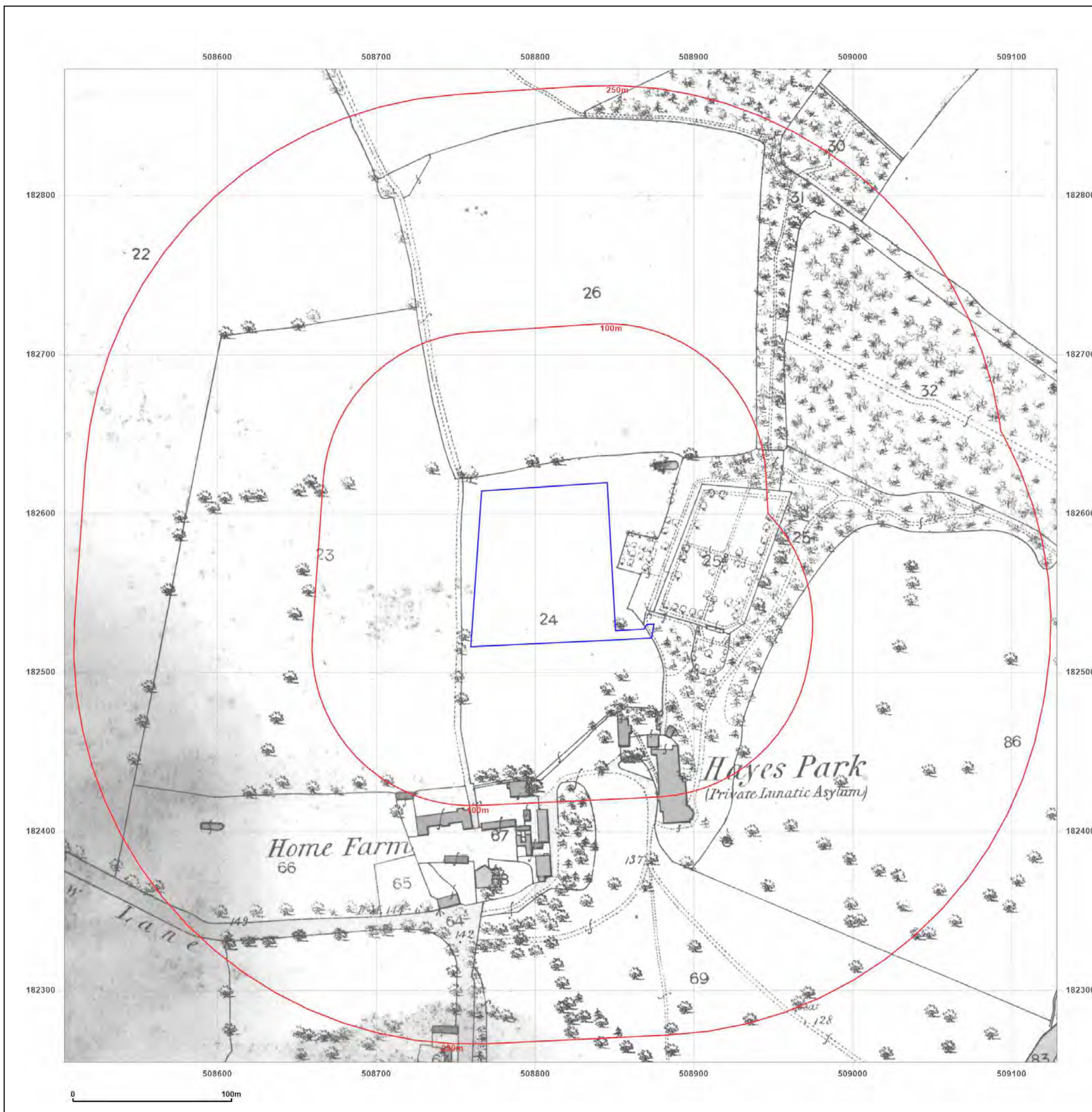


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Production date: 27 May 2025

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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1895

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1895
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A

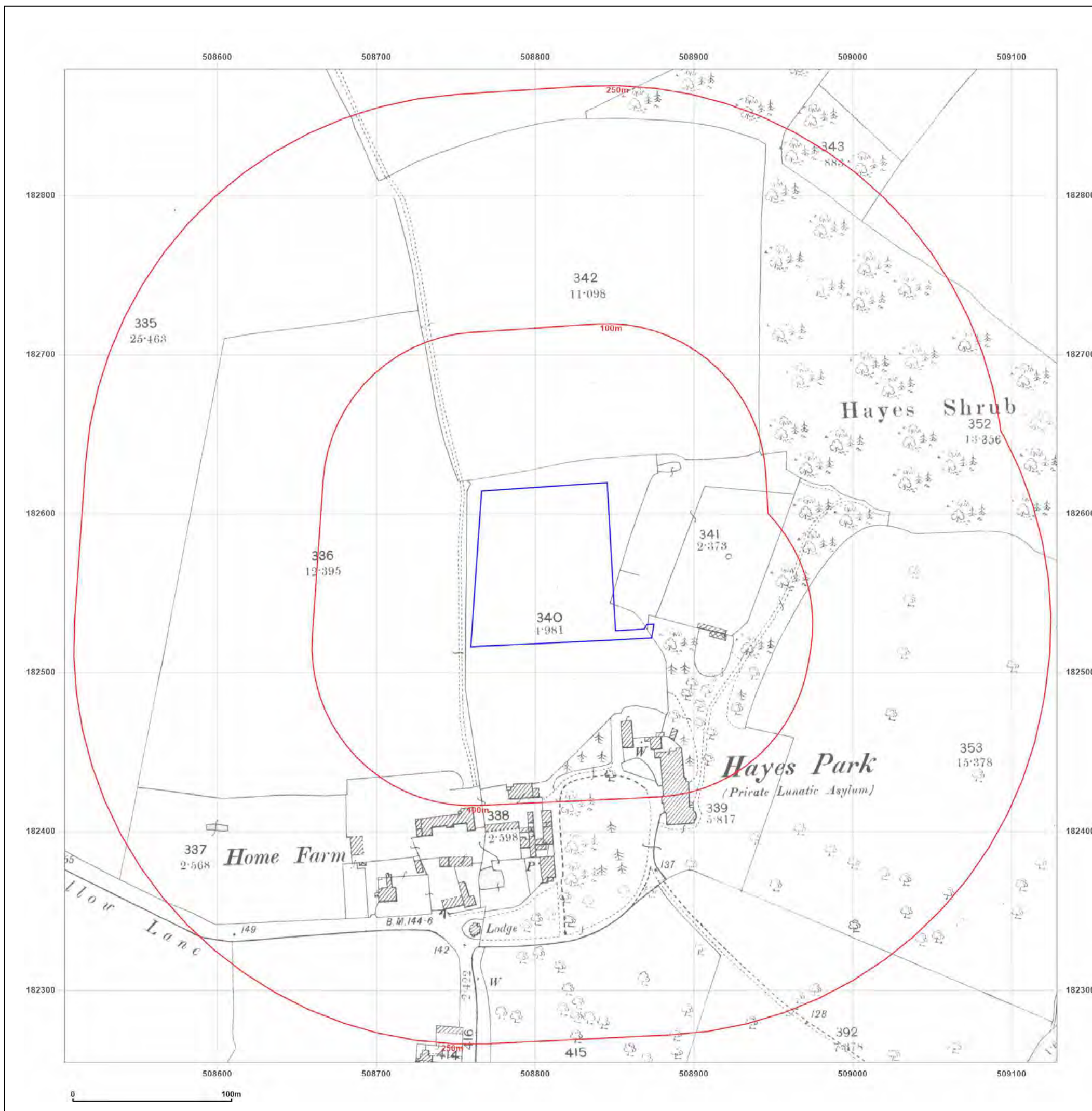


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1914

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1914
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A

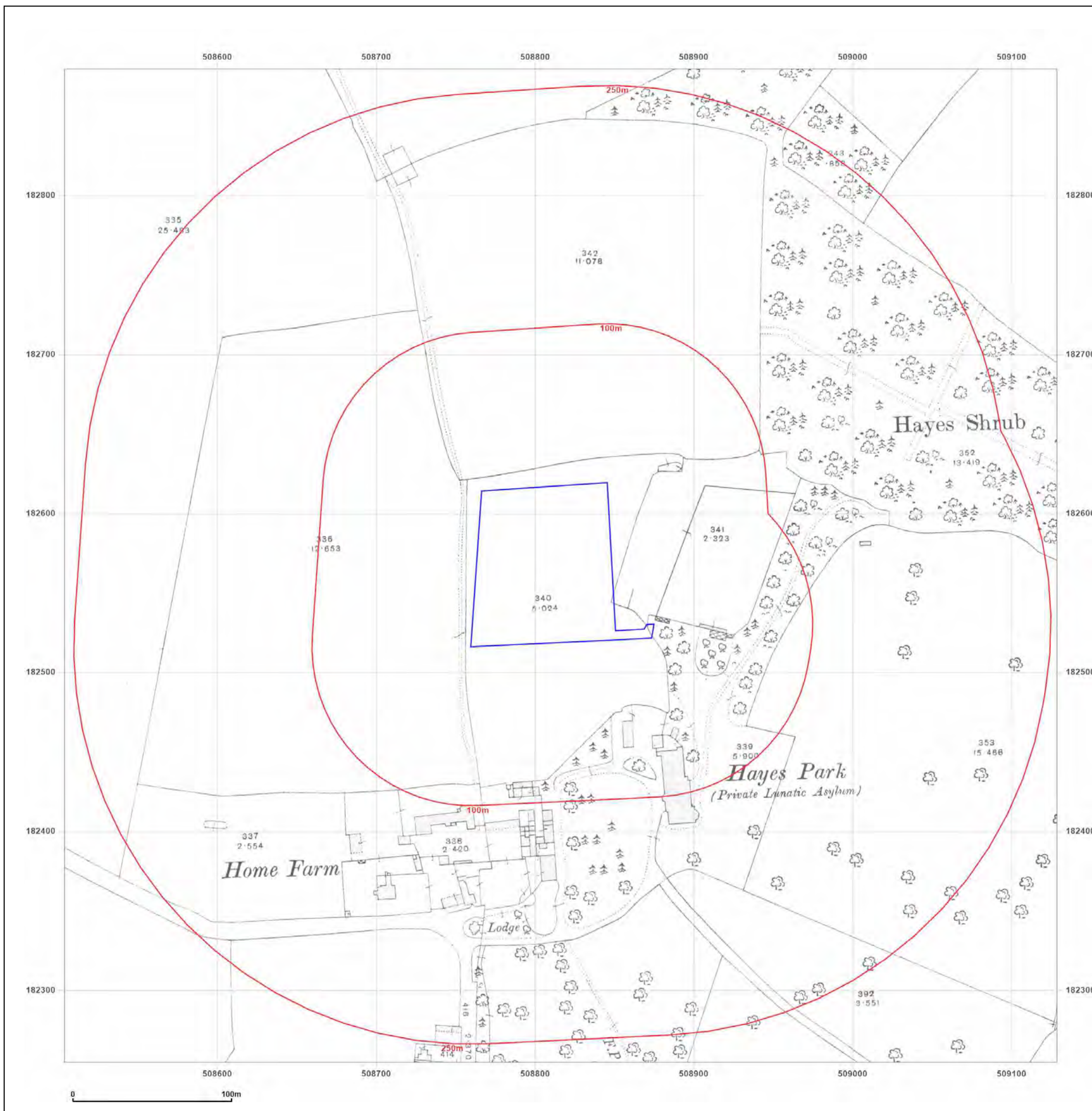


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1935

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1935
 Revised 1935
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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

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

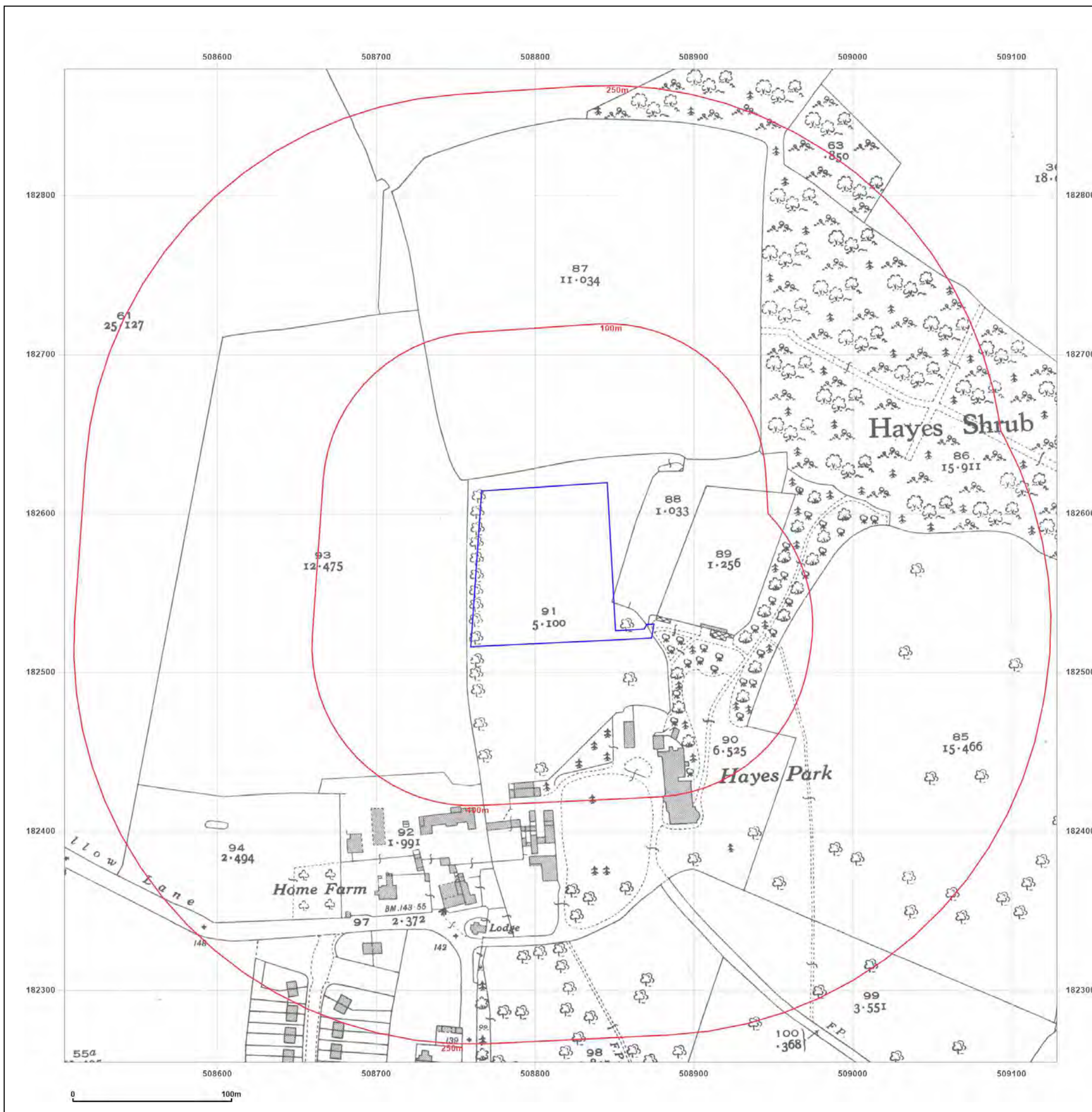


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: National Grid

Map date: 1964

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1957

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1957

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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

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Surveyed 1963
Revised 1983
Edition 1965
Copyright 1965
Levelled 1957

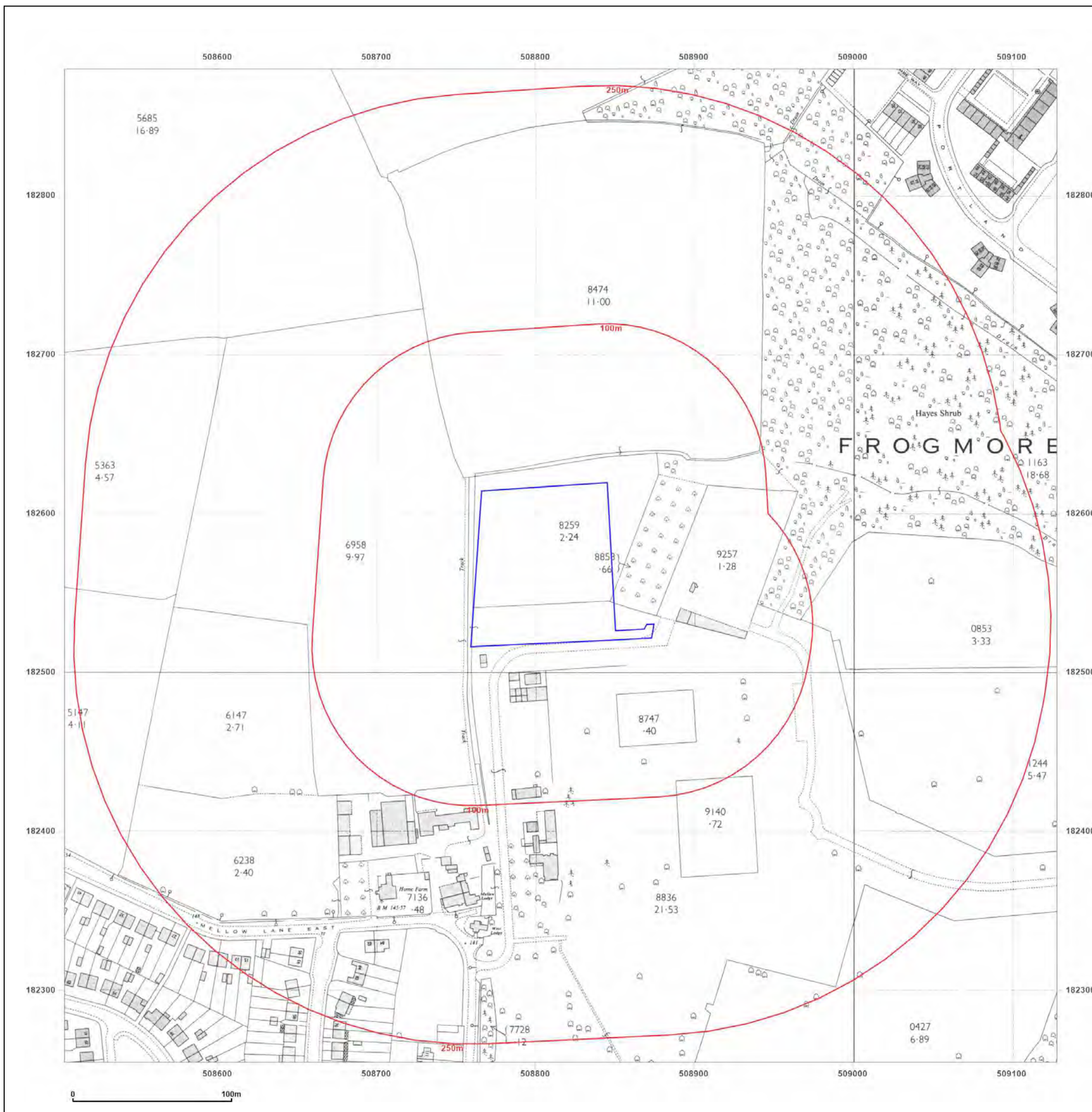


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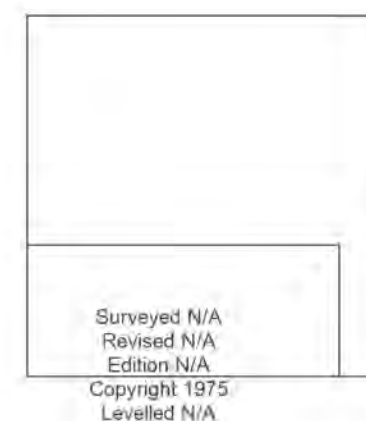
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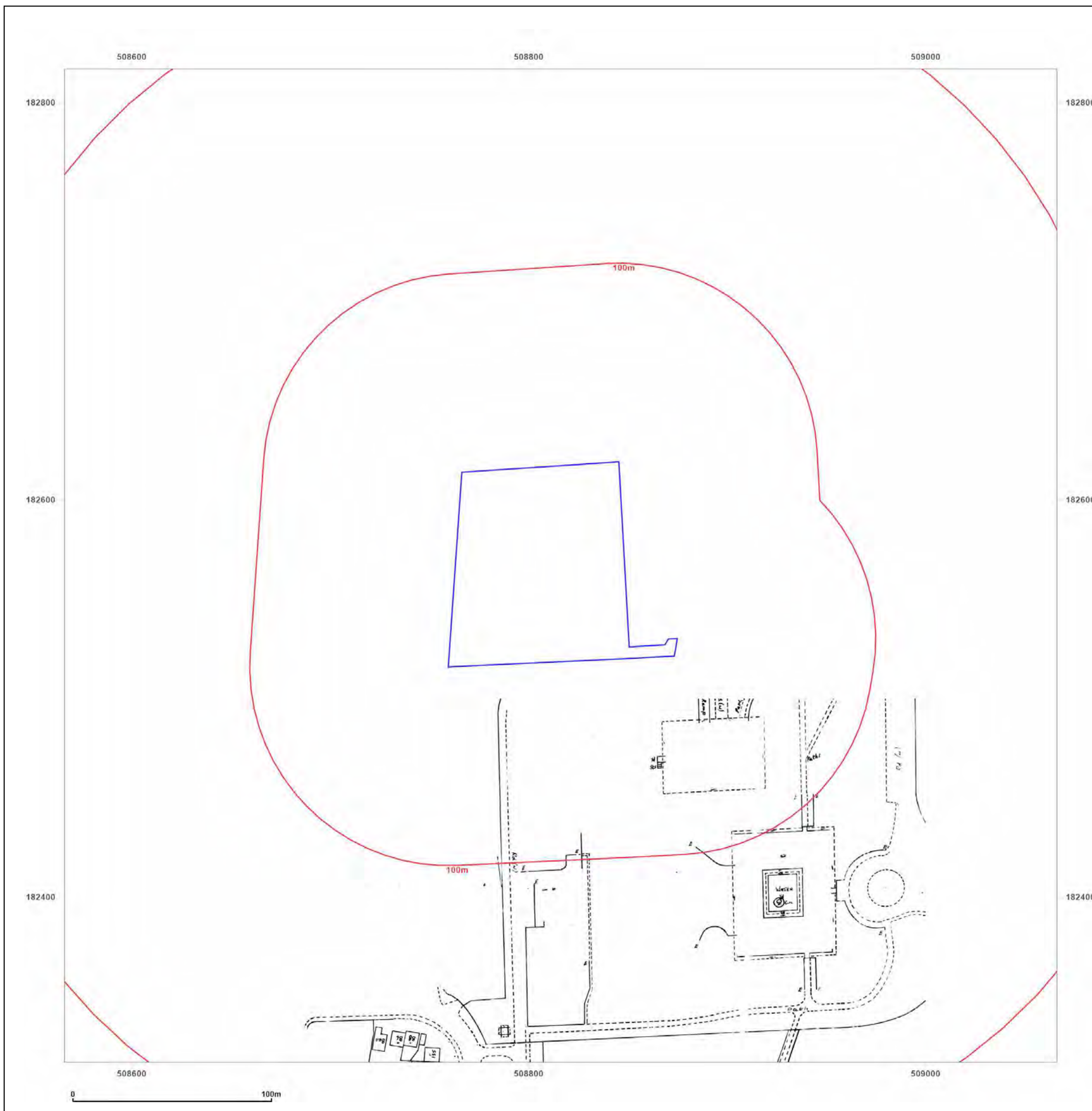


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
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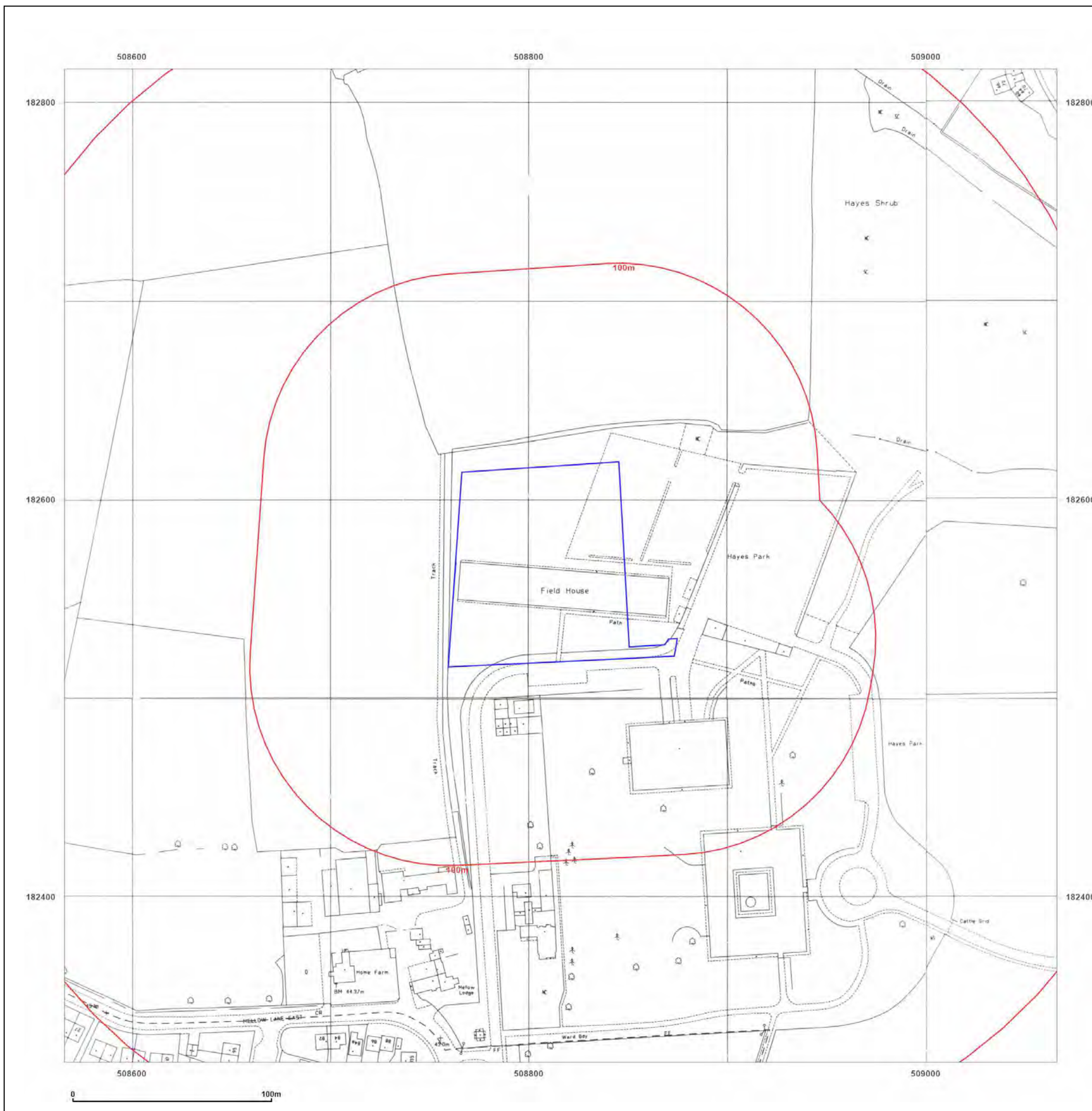


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: LandLine

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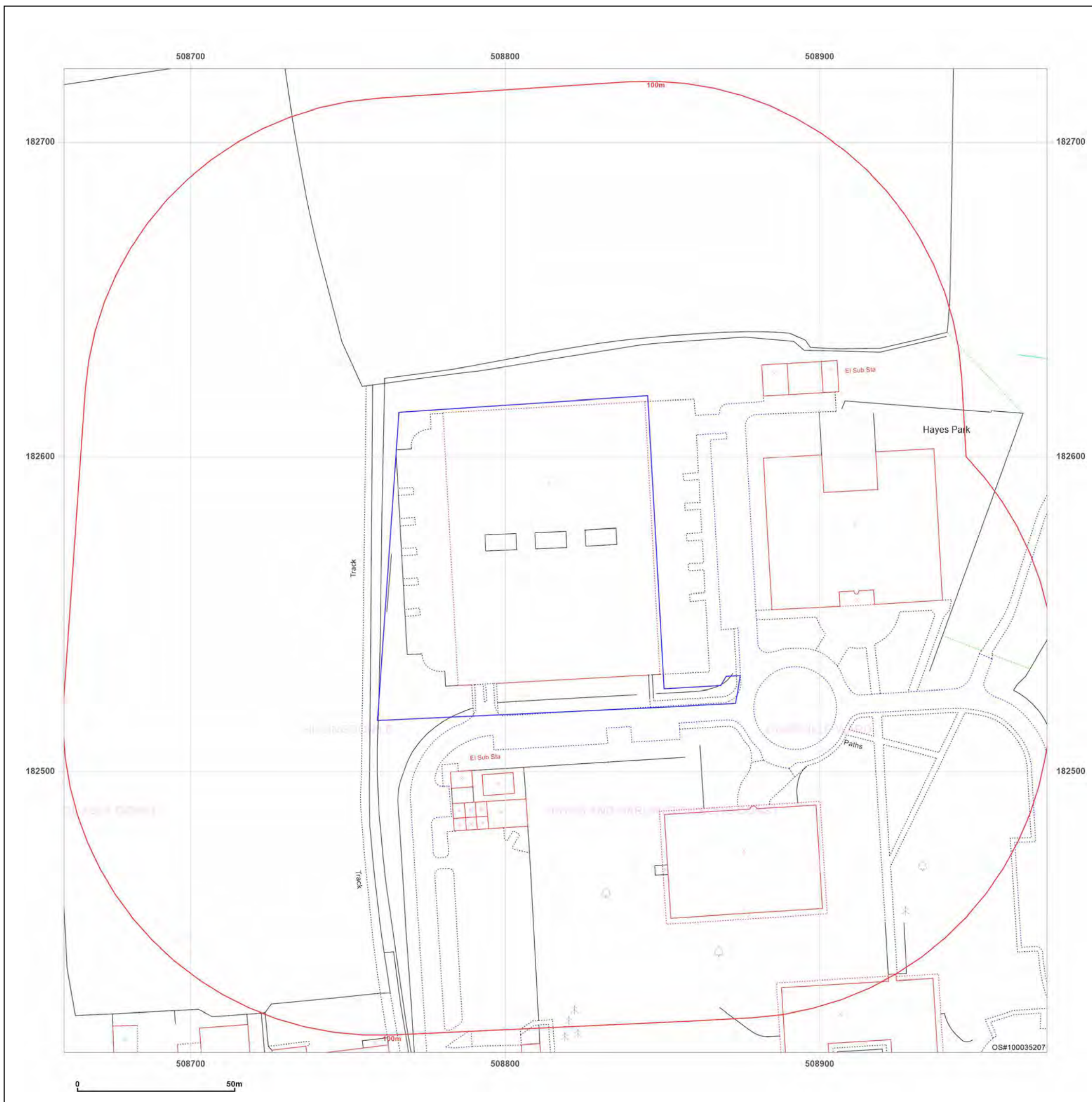


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1868

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
 Revised 1868
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1865
 Edition 1868
 Copyright N/A
 Levelled N/A

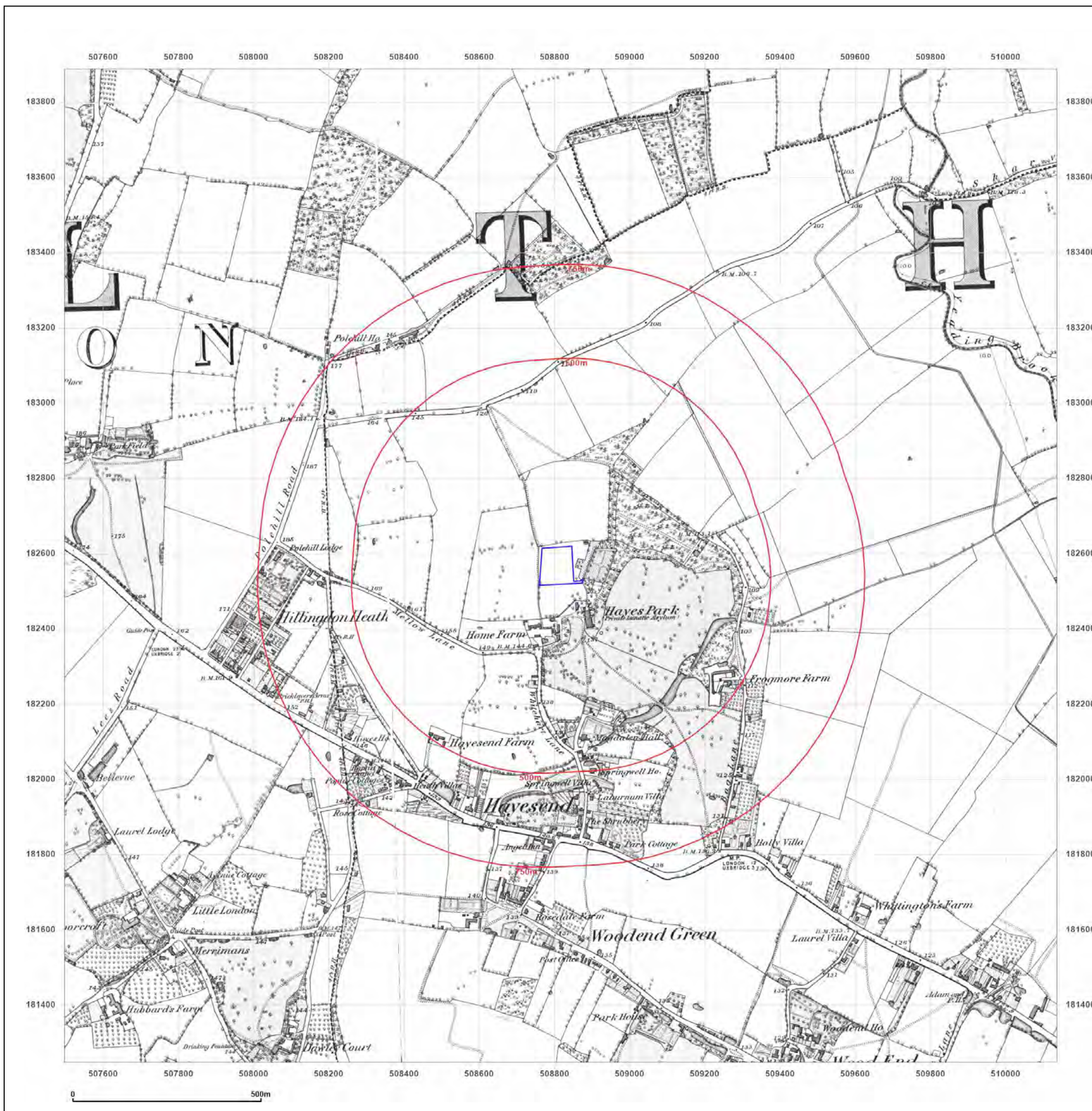


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Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1894

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
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Levelled N/A

Surveyed 1874
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
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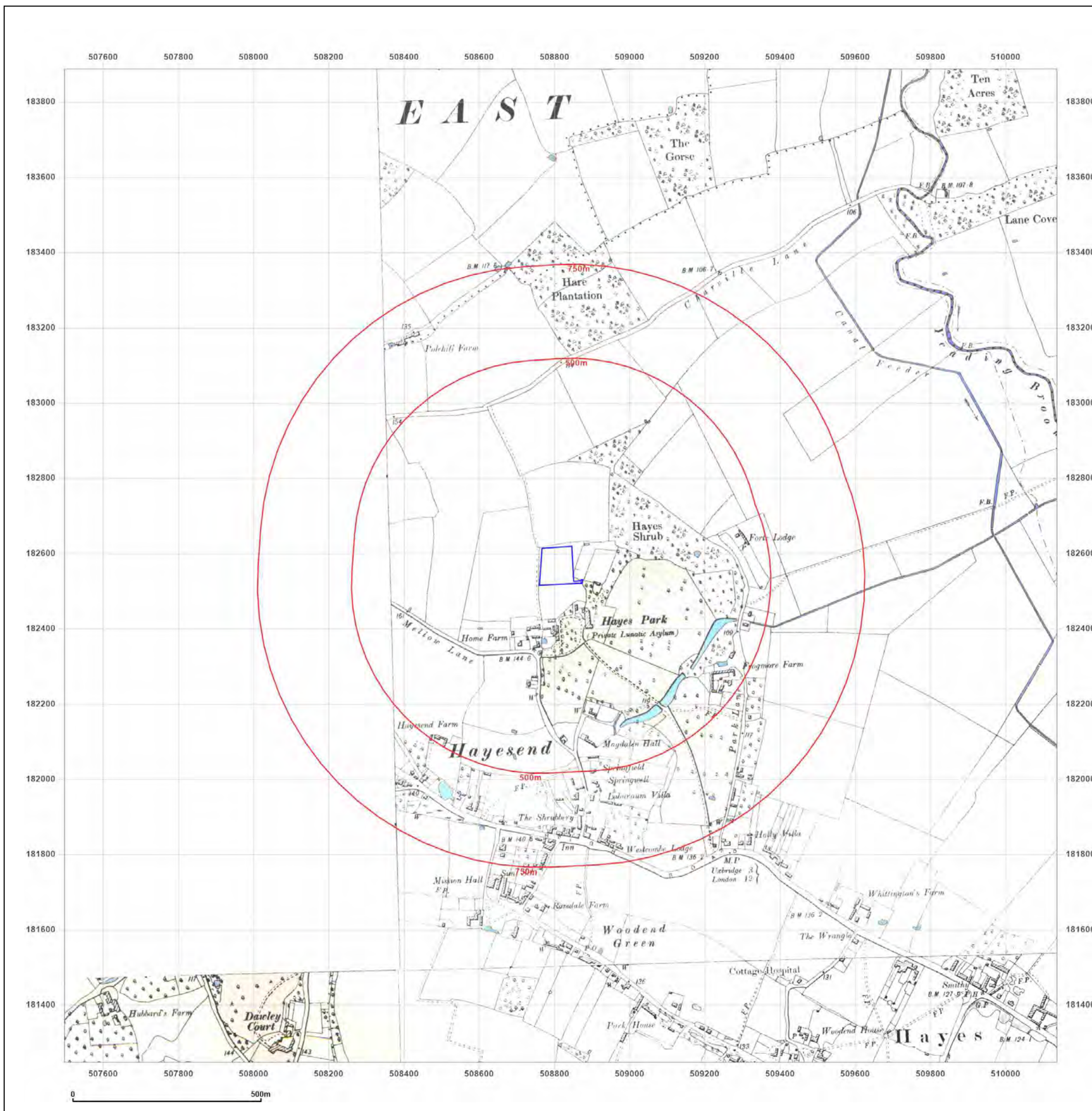


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Site Details:

Hayes Park West, UB4 8EN

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Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

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Scale: 1:10,560

Printed at: 1:10,560



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 Copyright N/A
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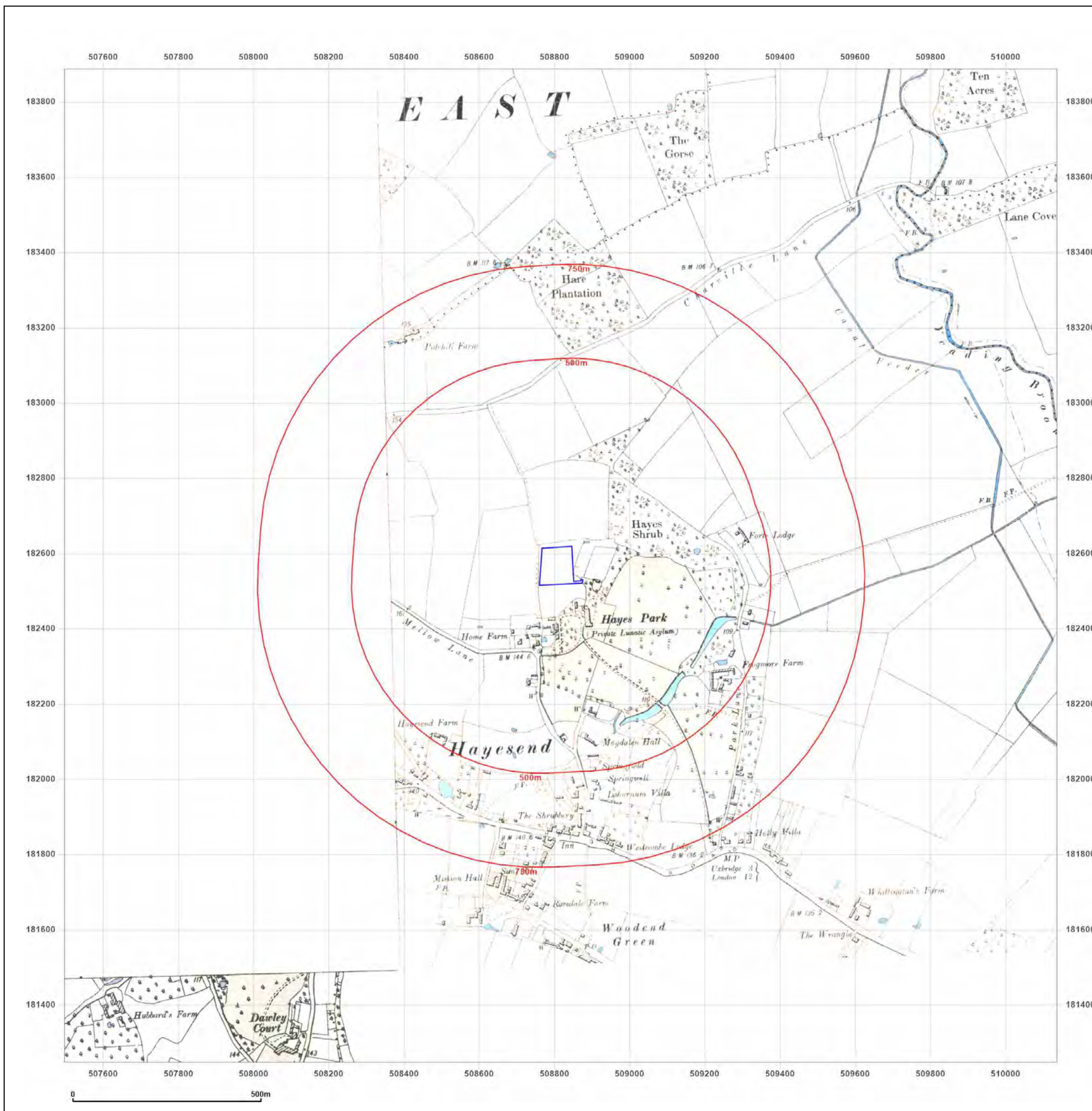


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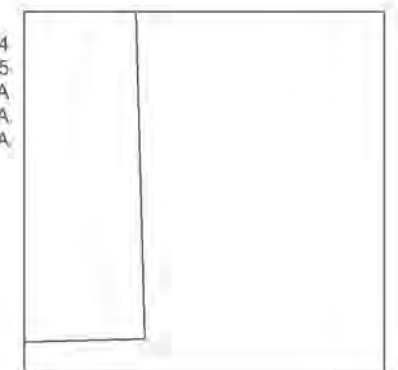
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Printed at: 1:10,560



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Revised 1895
Edition N/A
Copyright N/A
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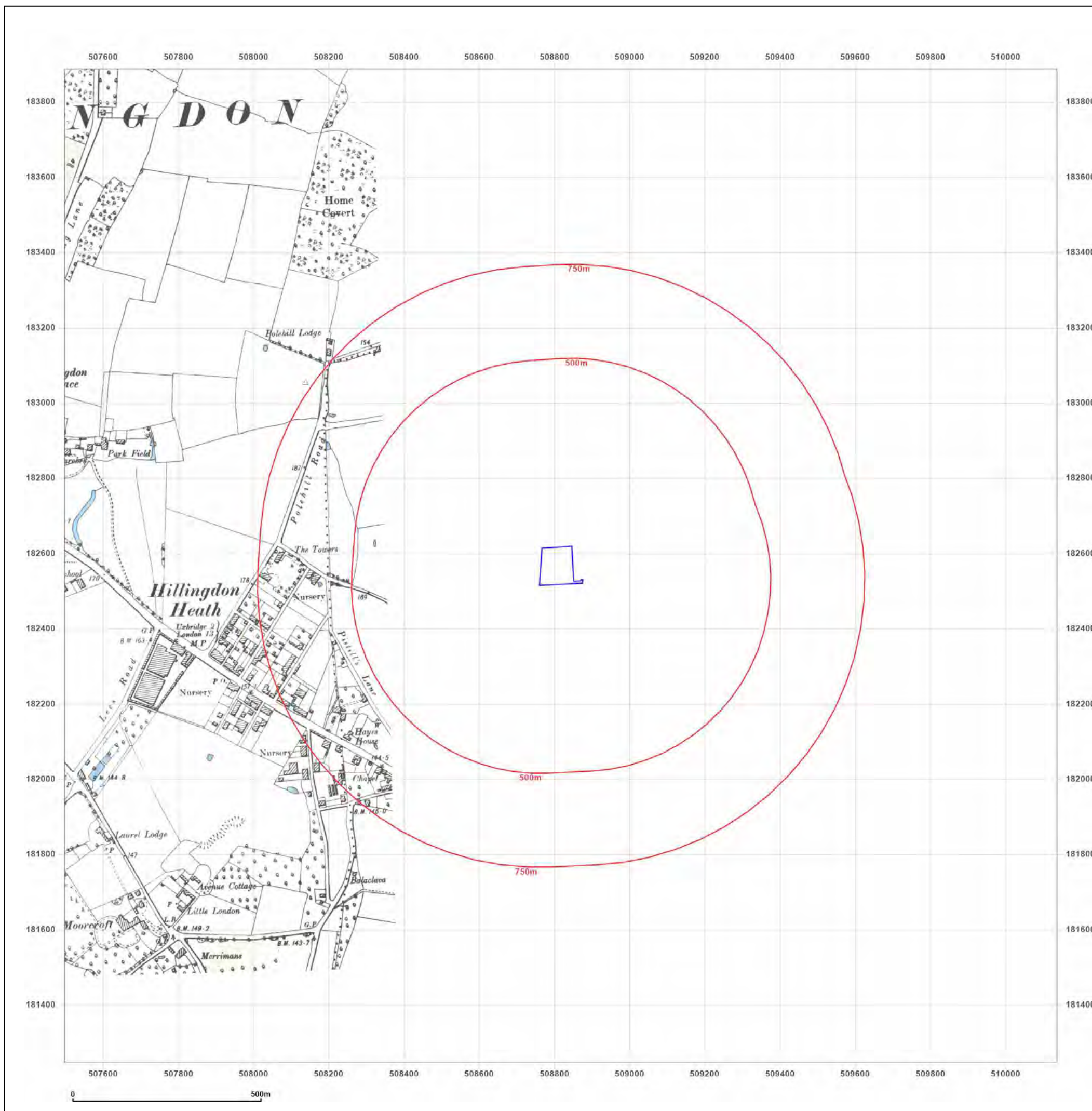


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1895-1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1894
 Edition 1897
 Copyright N/A
 Levelled N/A

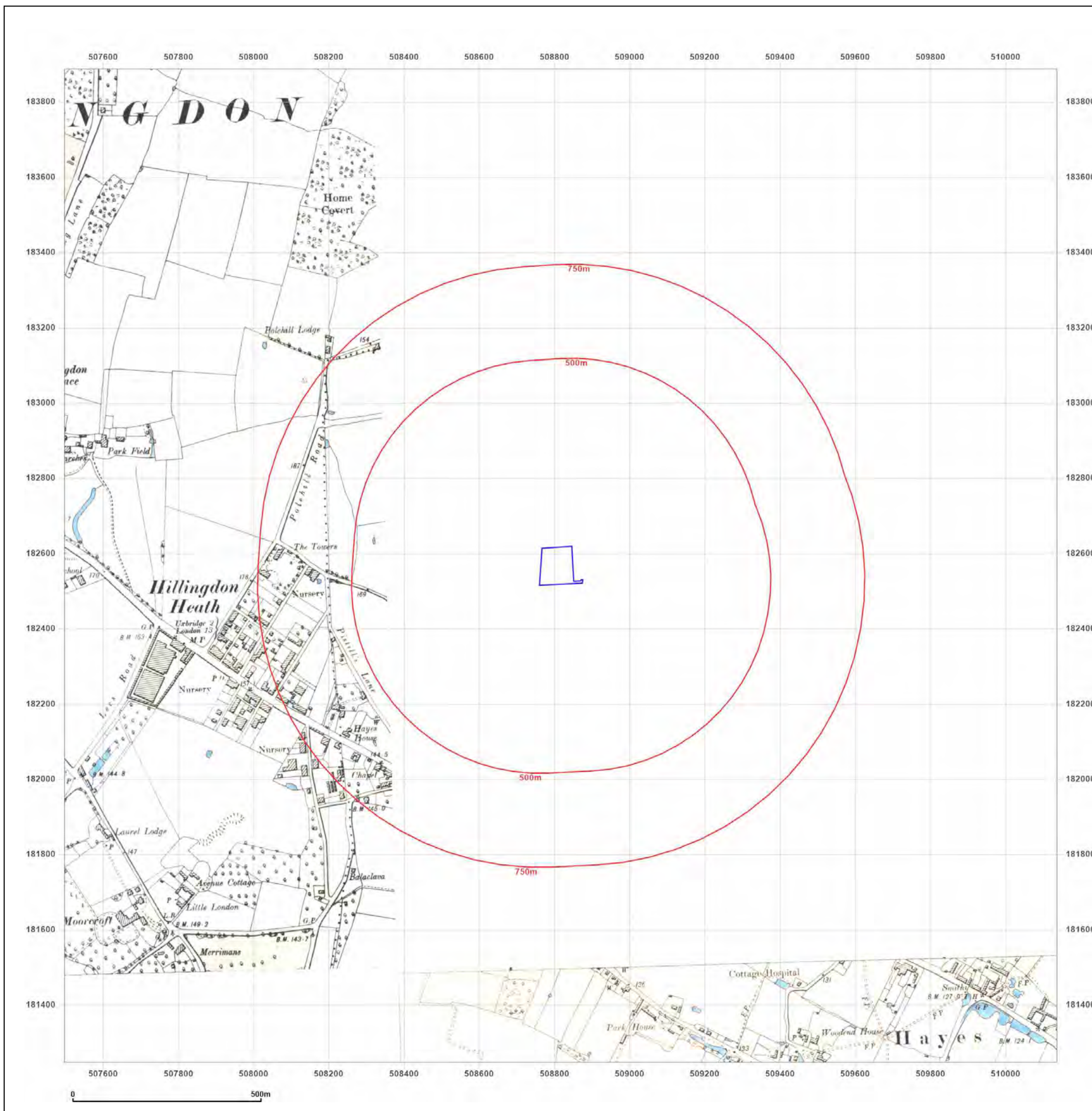


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
 Revised 1900
 Edition N/A
 Copyright N/A
 Levelled N/A

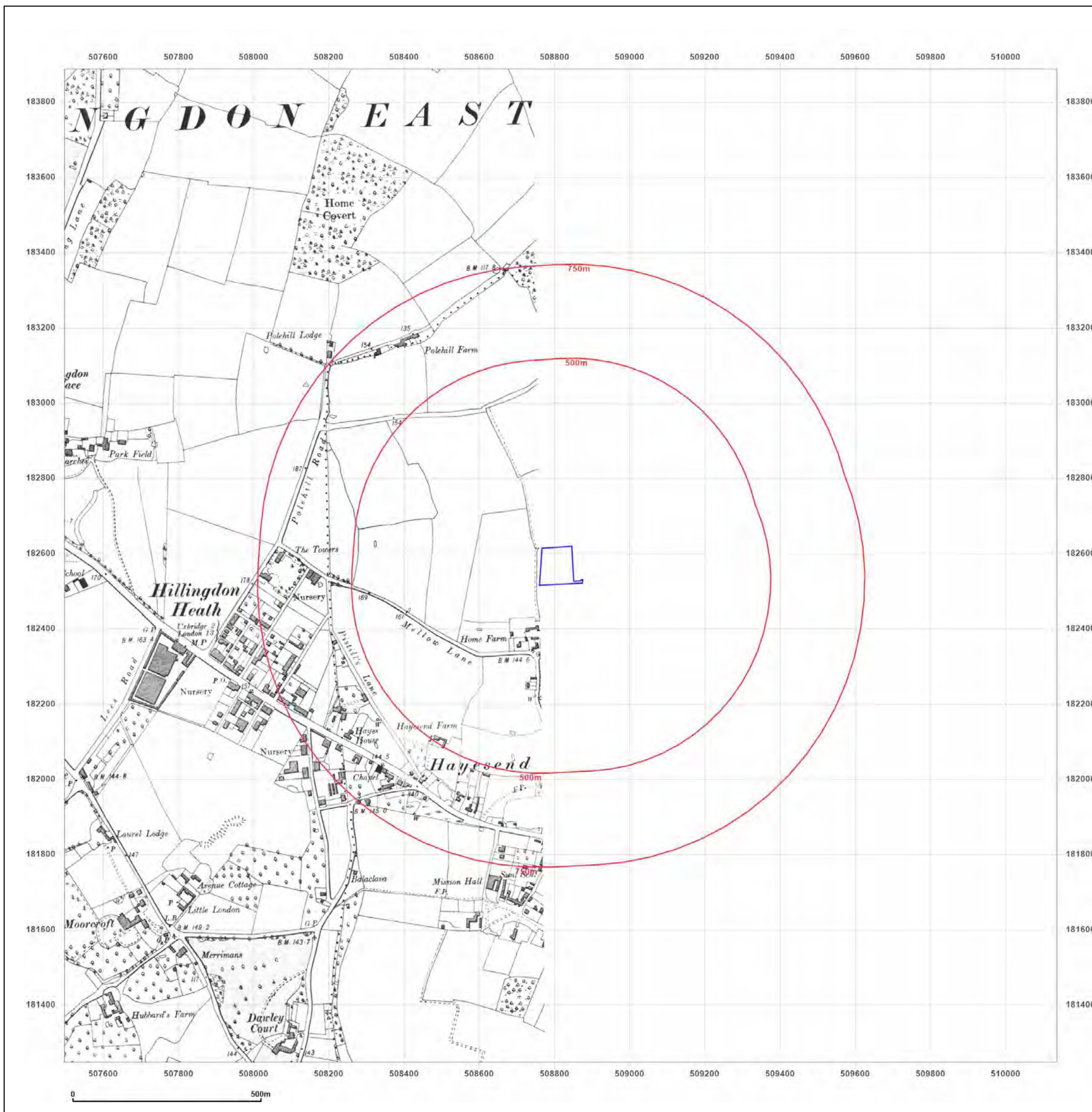


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1913
Edition 1920
Copyright N/A
Levelled 1913

Surveyed 1865
Revised 1913
Edition 1920
Copyright N/A
Levelled 1912

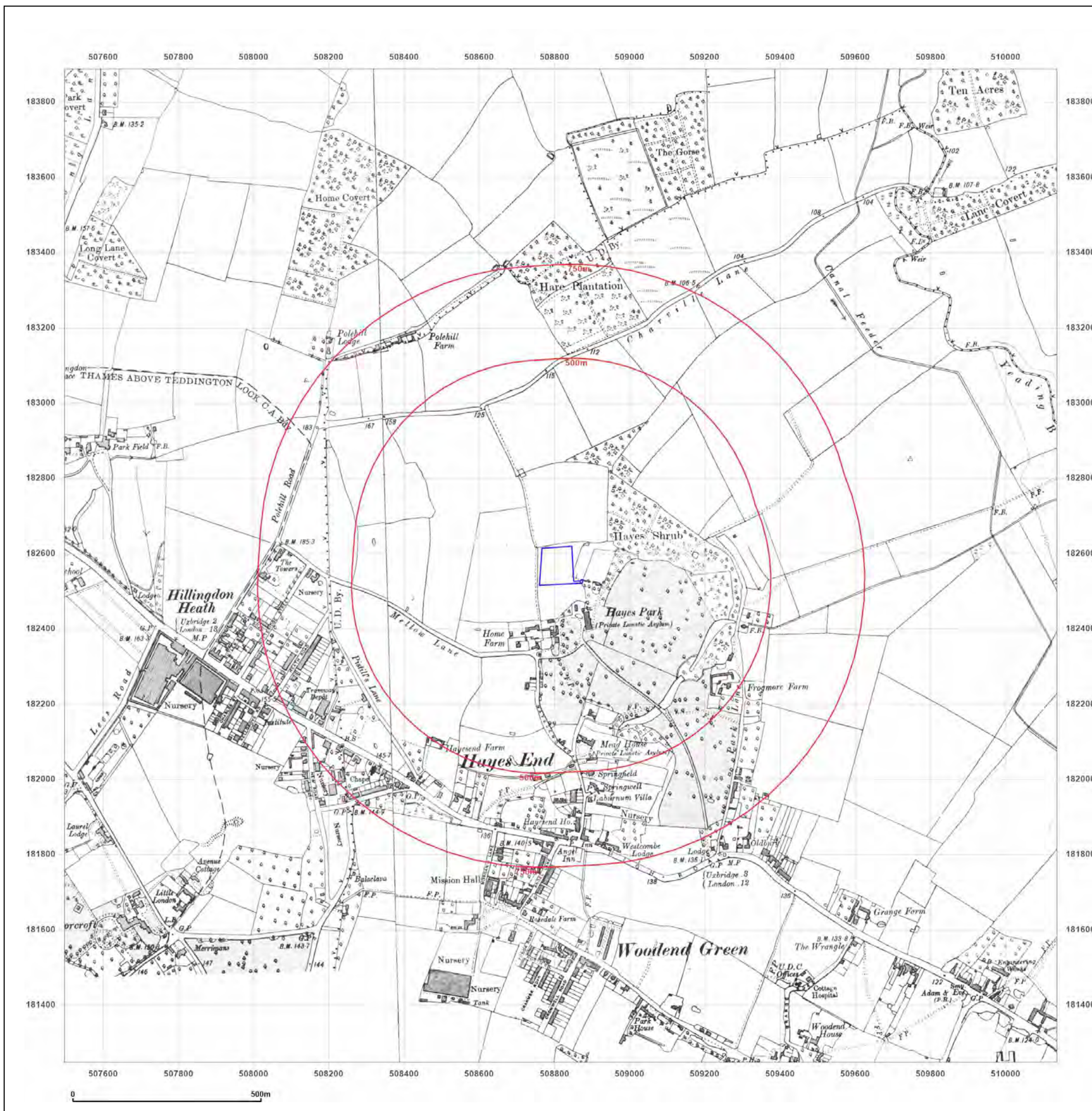


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

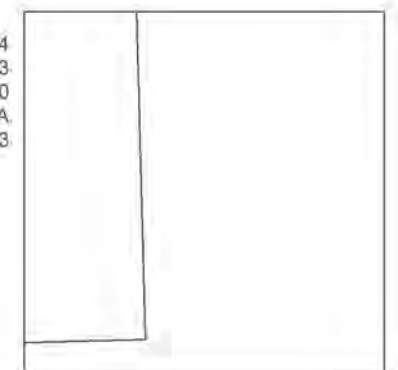
Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1913.
Edition 1920
Copyright N/A.
Levelled 1913

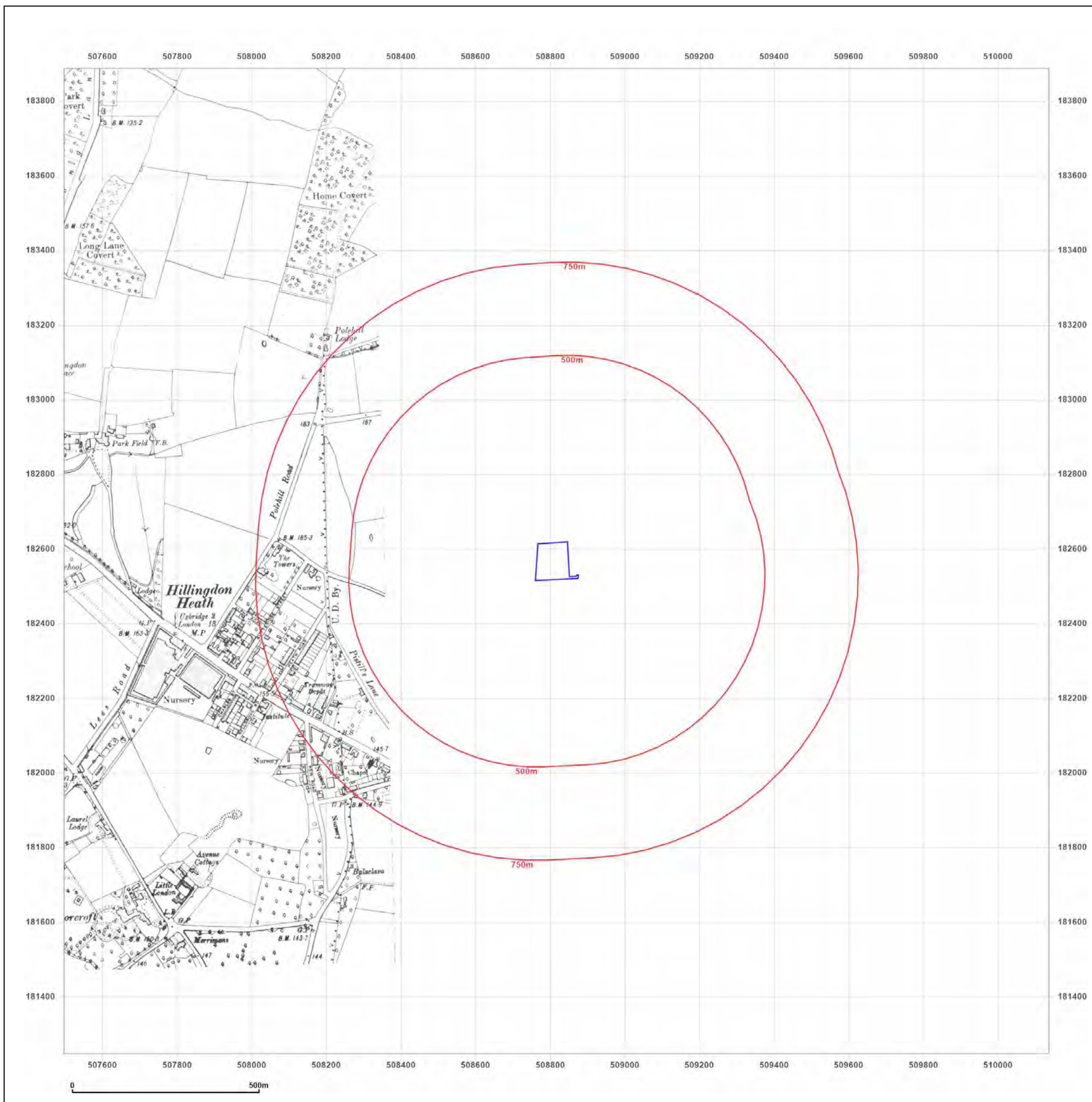


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A

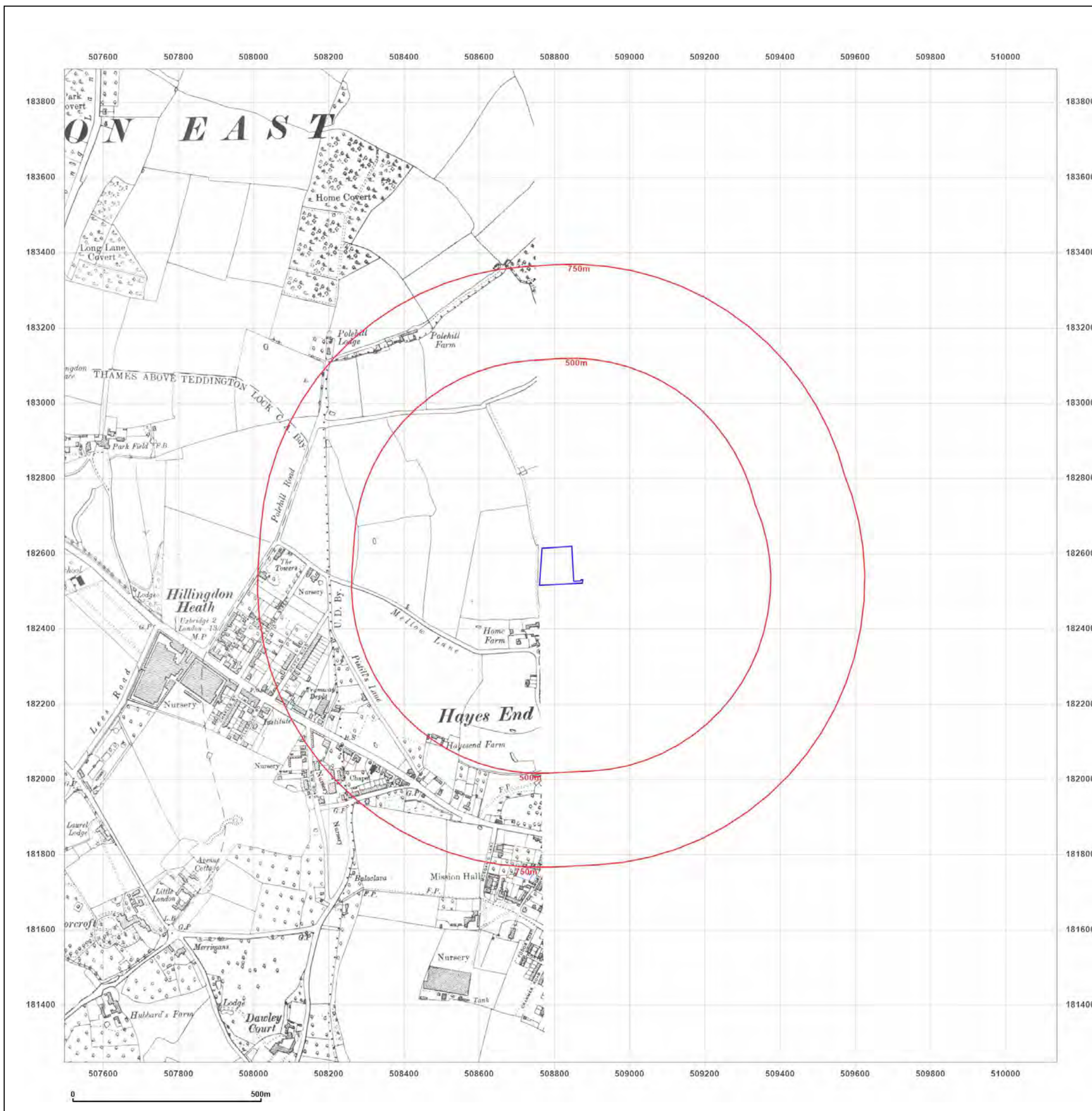


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1935

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
 Revised 1935
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1864
 Revised 1935
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1864
 Revised 1935
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1935
 Edition N/A
 Copyright N/A
 Levelled N/A

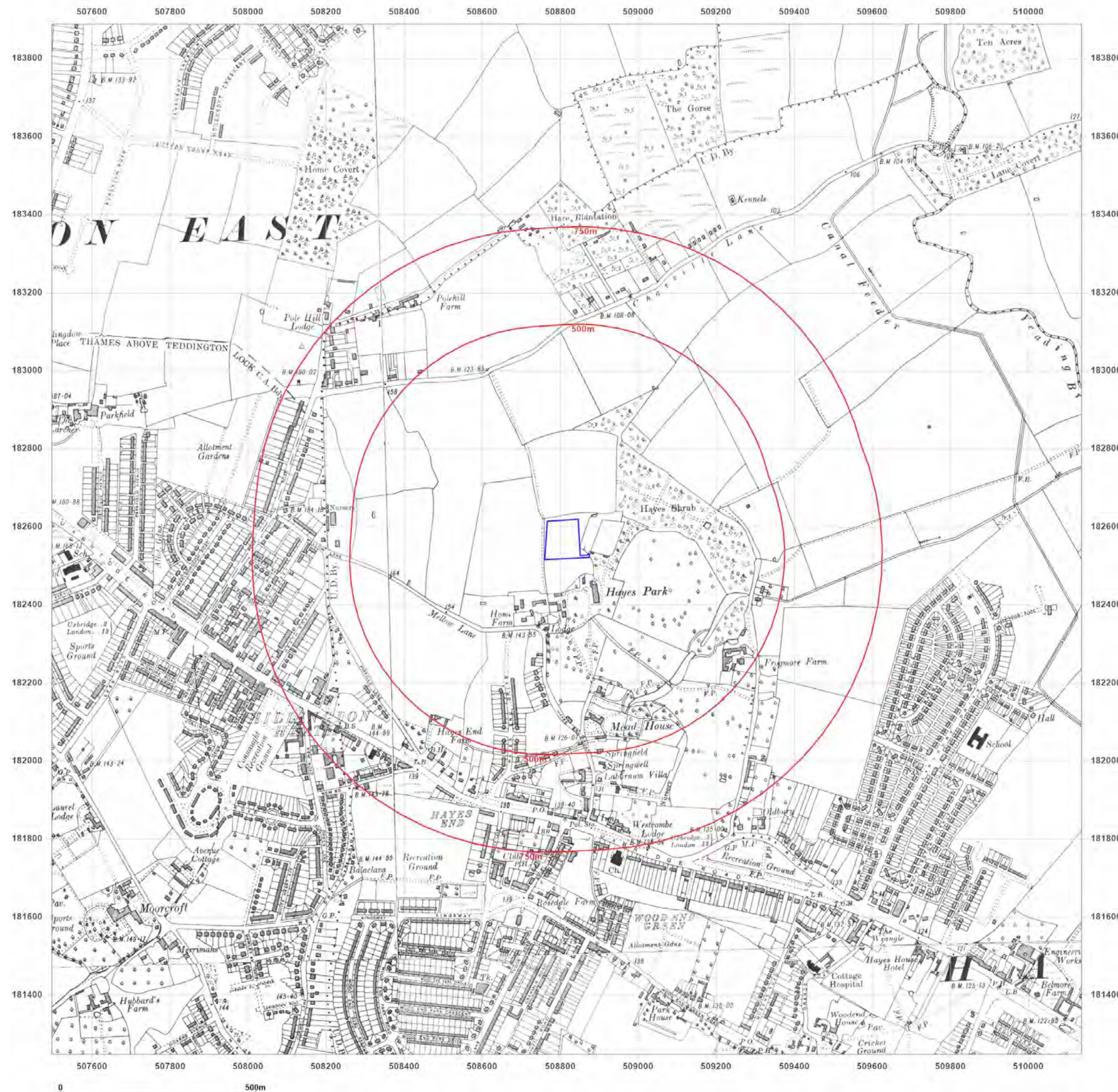


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864 Revised 1938 Edition N/A Copyright N/A Levelled N/A	Surveyed 1864 Revised 1938 Edition N/A Copyright N/A Levelled N/A
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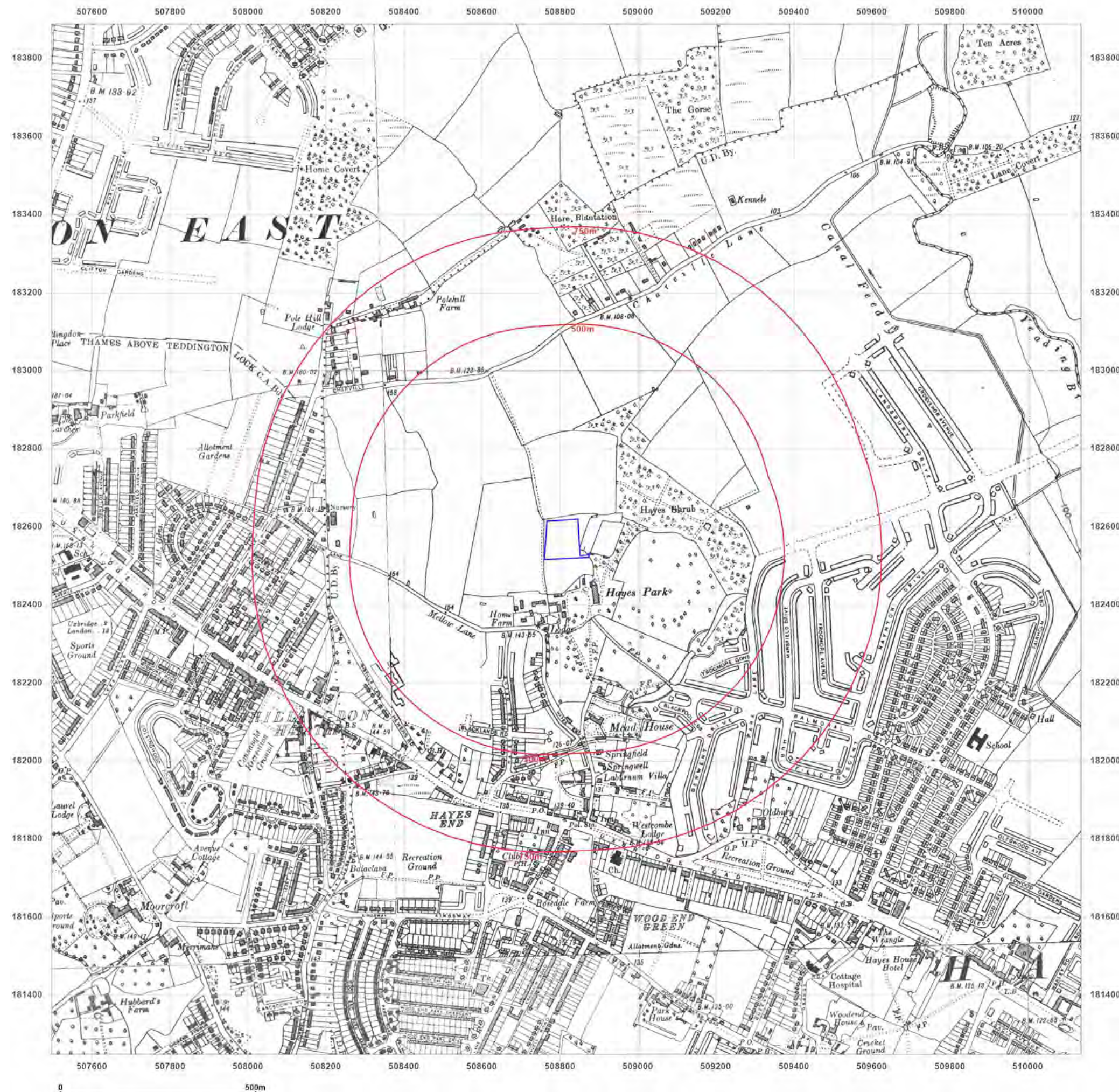


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Site Details:

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Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1864
 Revised 1938
 Edition 1938
 Copyright N/A
 Levelled N/A

Surveyed 1864
 Revised 1938
 Edition 1938
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1938
 Edition 1938
 Copyright N/A
 Levelled N/A

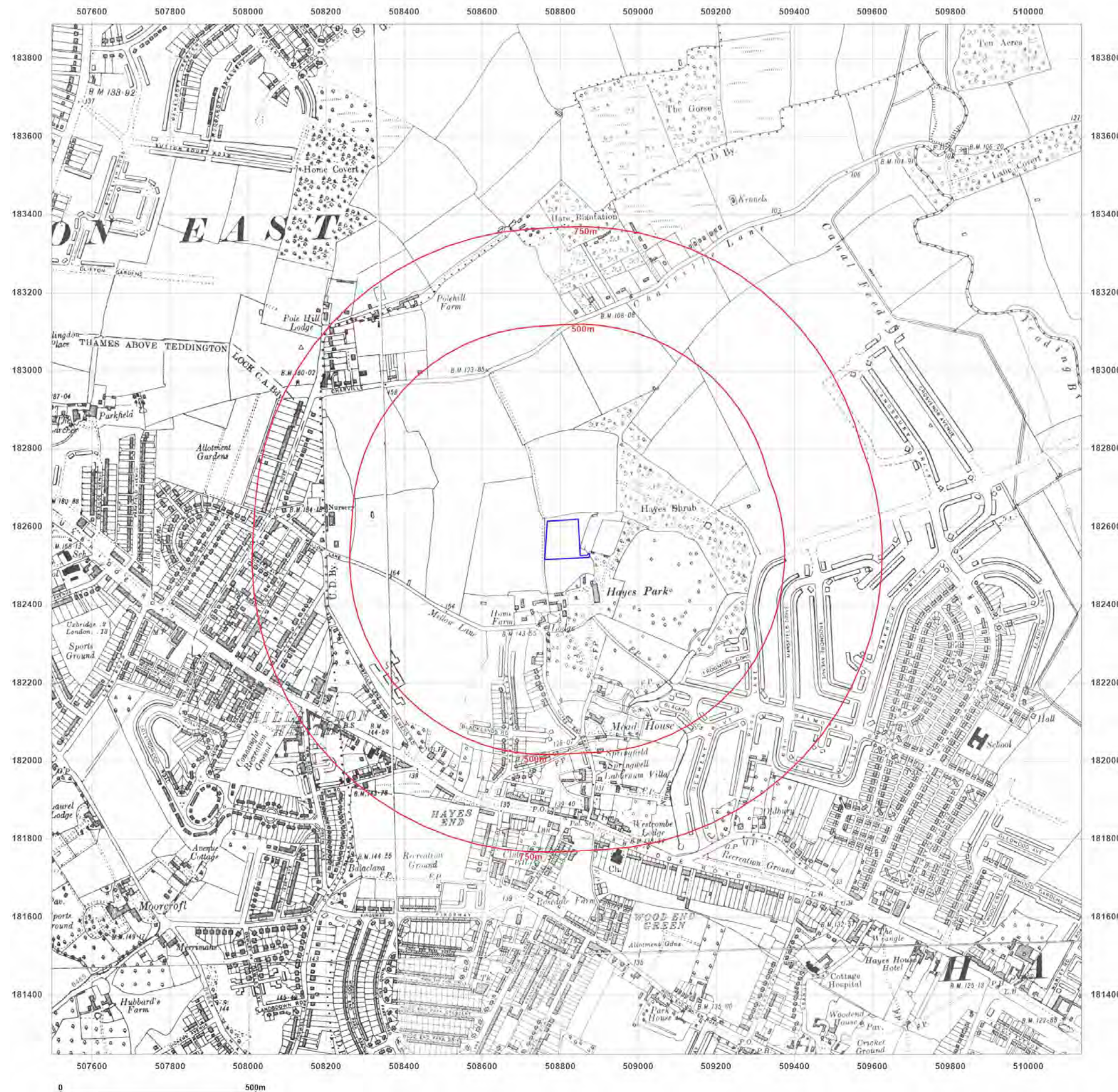


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Site Details:

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Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: Provisional

Map date: 1960

Scale: 1:10,560

Printed at: 1:10,560



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

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

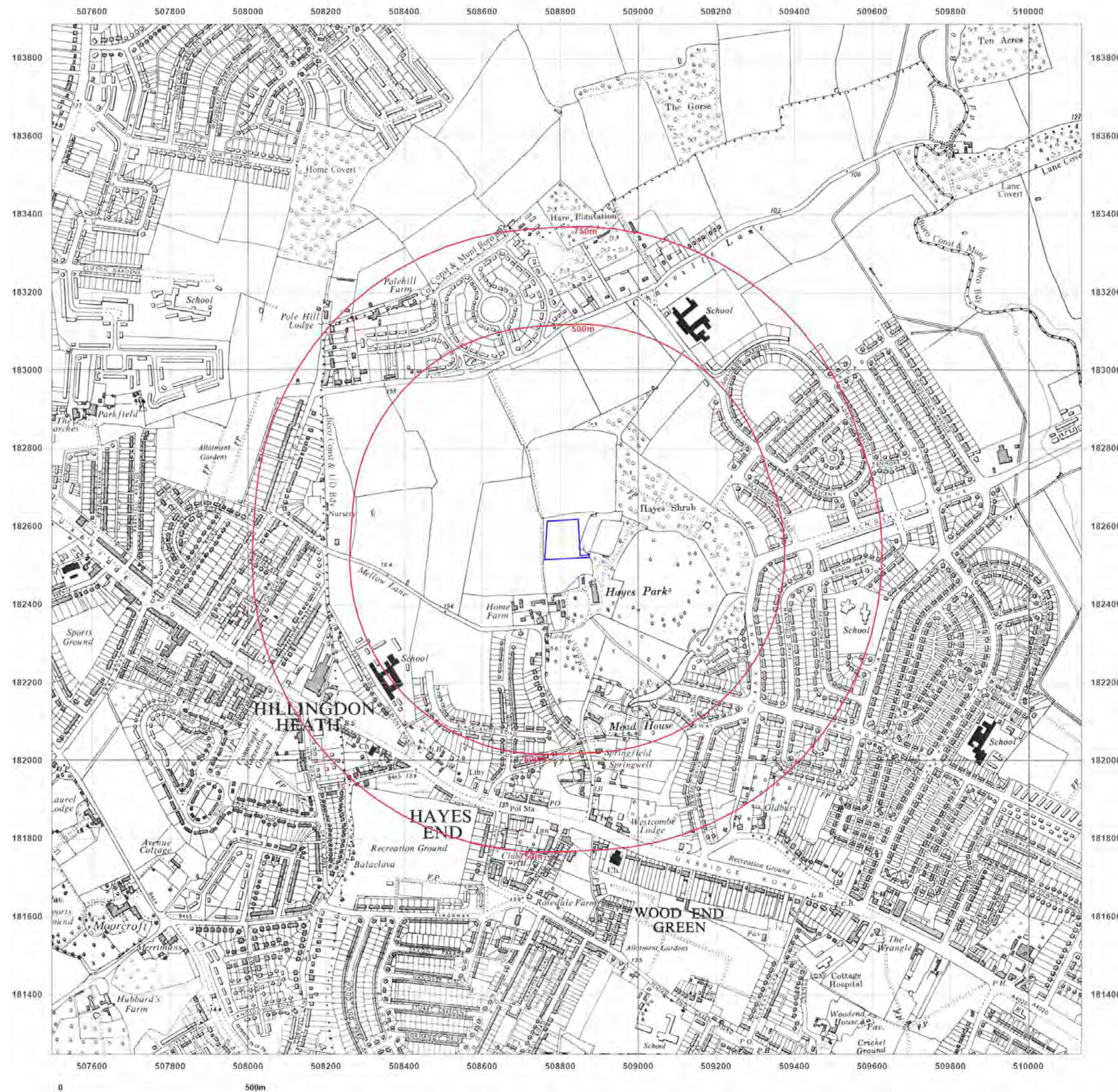


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Production date: 27 May 2025

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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: National Grid

Map date: 1990-1994

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
Revised 1989
Edition N/A
Copyright 1990
Levelled 1972

Surveyed 1983
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

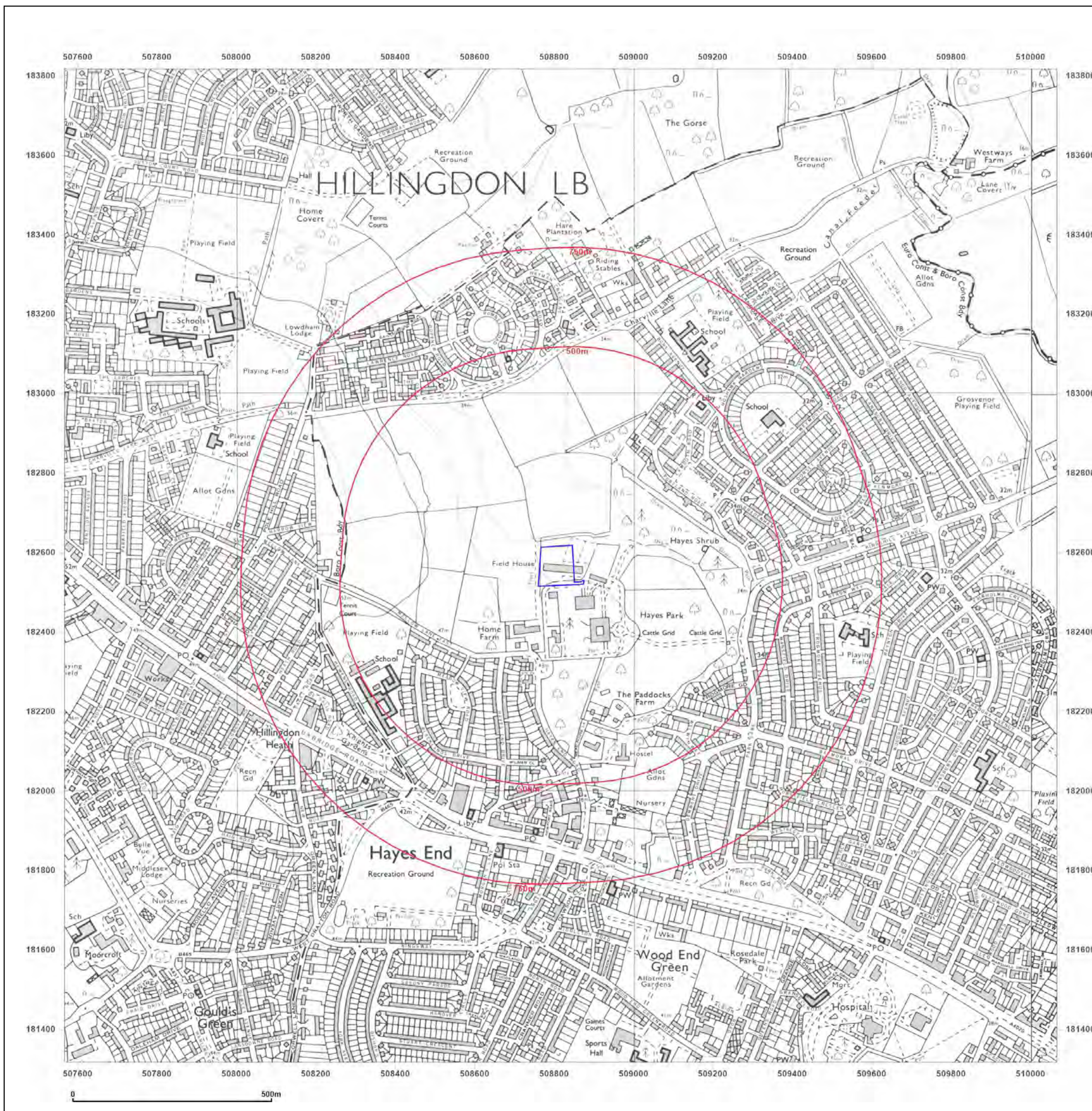


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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

Hayes Park West, UB4 8EN

Client Ref: 01C500383
Report Ref: GS-J8V-QEO-1YI-Z67
Grid Ref: 508816, 182567

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

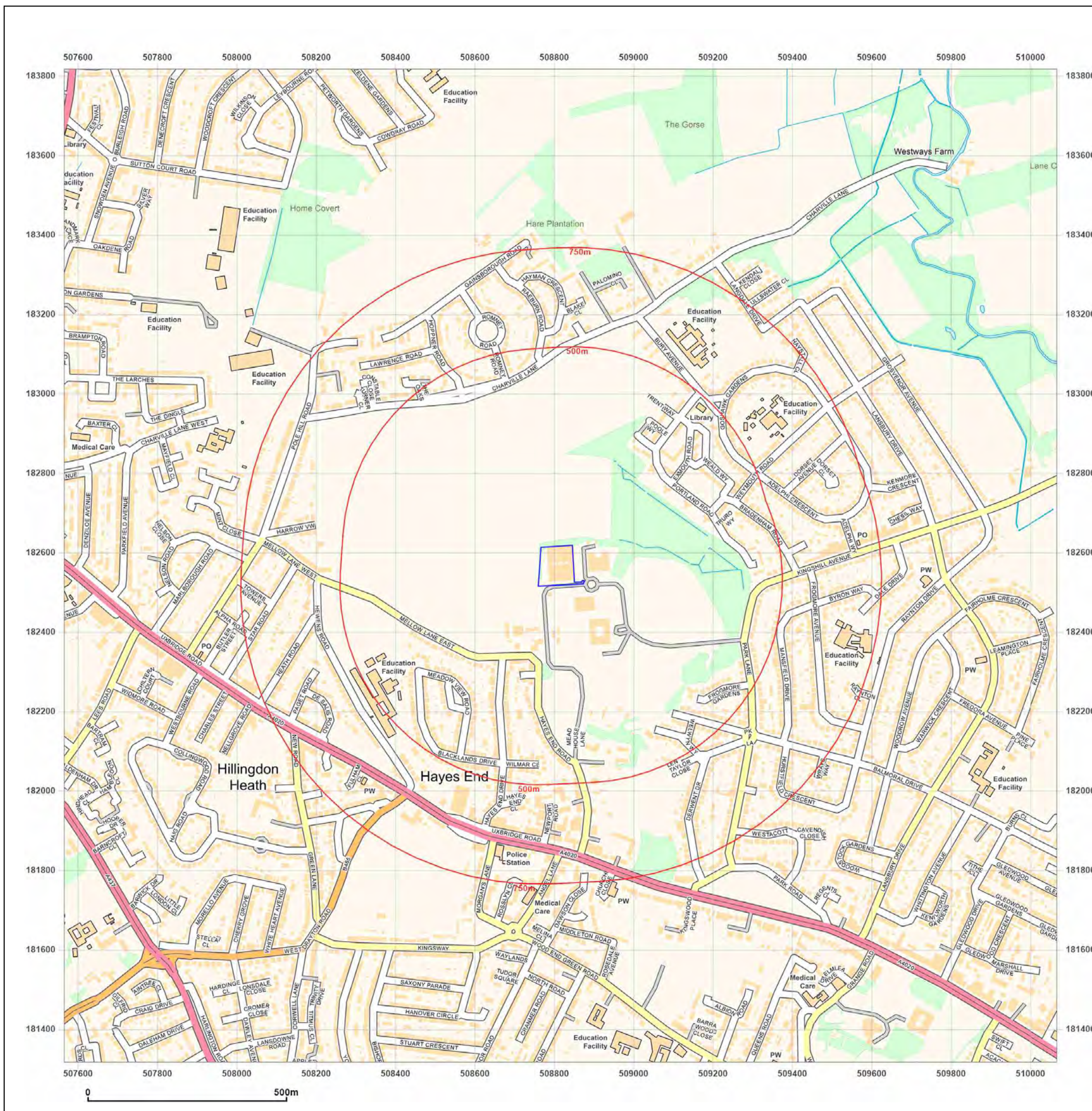


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Appendix IV

Supporting Information

Hayes Park West, UB4 8EN

Order Details

Date: 27/05/2025
Your ref: 01C500383
Our Ref: GS-B1A-WOI-BQ2-ZO2

Site Details

Location: 508806 182565
Area: 0.86 ha
Authority: [London Borough of Hillingdon](#) ↗



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[Summary of findings](#)

[p. 2](#) >

[Aerial image](#)

[p. 9](#) >

[OS MasterMap site plan](#)

[p.14](#) >

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	0	4	-
16 >	1.2 >	Historical tanks >	0	0	1	0	-
16 >	1.3 >	Historical energy features >	0	0	0	2	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	0	4	-
19 >	2.2 >	Historical tanks >	0	0	1	0	-
19 >	2.3 >	Historical energy features >	0	0	0	3	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	0	12	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	4.1 >	Recent industrial land uses >	0	2	3	-	-
25	4.2	Current or recent petrol stations	0	0	0	0	-
25	4.3	Electricity cables	0	0	0	0	-
25	4.4	Gas pipelines	0	0	0	0	-
25	4.5	Sites determined as Contaminated Land	0	0	0	0	-



26	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.7	Regulated explosive sites	0	0	0	0	-
26	4.8	Hazardous substance storage/usage	0	0	0	0	-
26	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
27	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
27	4.12	Radioactive Substance Authorisations	0	0	0	0	-
27	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
27	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
27	4.15	Pollutant release to public sewer	0	0	0	0	-
28	4.16	List 1 Dangerous Substances	0	0	0	0	-
28	4.17	List 2 Dangerous Substances	0	0	0	0	-
28 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	3	-
29	4.19	Pollution inventory substances	0	0	0	0	-
29	4.20	Pollution inventory waste transfers	0	0	0	0	-
29	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
30 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
32 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
33 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	11
38	5.7	Surface water abstractions	0	0	0	0	0
39 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	5
40	5.9	Source Protection Zones	0	0	0	0	-
40	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
41 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	23	-	-



43 >	6.2 >	Surface water features >	0	0	10	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
49 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
51 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
52	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
53	10.4	Special Protection Areas (SPA)	0	0	0	0	0
53	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	4
54 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
54	10.8	Biosphere Reserves	0	0	0	0	0
55	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
55 >	10.11 >	Green Belt >	1	0	0	0	12
56	10.12	Proposed Ramsar sites	0	0	0	0	0



56	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
58 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
59	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
60	11.1	World Heritage Sites	0	0	0	-	-
61	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	11.3	National Parks	0	0	0	-	-
61 >	11.4 >	Listed Buildings >	0	0	2	-	-
62	11.5	Conservation Areas	0	0	0	-	-
62	11.6	Scheduled Ancient Monuments	0	0	0	-	-
62	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
64	12.2	Open Access Land	0	0	0	-	-
64	12.3	Tree Felling Licences	0	0	0	-	-
64	12.4	Environmental Stewardship Schemes	0	0	0	-	-
64	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	13.1 >	Priority Habitat Inventory >	0	0	4	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68 >	14.2 >	Artificial and made ground (10k) >	0	1	0	3	-
70 >	14.3 >	Superficial geology (10k) >	0	1	0	1	-

71	14.4	Landslip (10k)	0	0	0	0	-
72 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
73	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	15.1 >	50k Availability >	Identified (within 500m)				
75	15.2	Artificial and made ground (50k)	0	0	0	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76 >	15.4 >	Superficial geology (50k) >	0	1	0	1	-
77 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
79 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
79	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
80	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
81 >	17.1 >	Shrink swell clays >	Low (within 50m)				
82 >	17.2 >	Running sands >	Very low (within 50m)				
83 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
84 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
85 >	17.5 >	Landslides >	Very low (within 50m)				
86 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings	On site	0-50m	50-250m	250-500m	500-2000m
88	18.1	BritPits	0	0	0	0	-
88	18.2	Surface ground workings	0	0	0	-	-
88	18.3	Underground workings	0	0	0	0	0
88	18.4	Underground mining extents	0	0	0	0	-
89	18.5	Historical Mineral Planning Areas	0	0	0	0	-

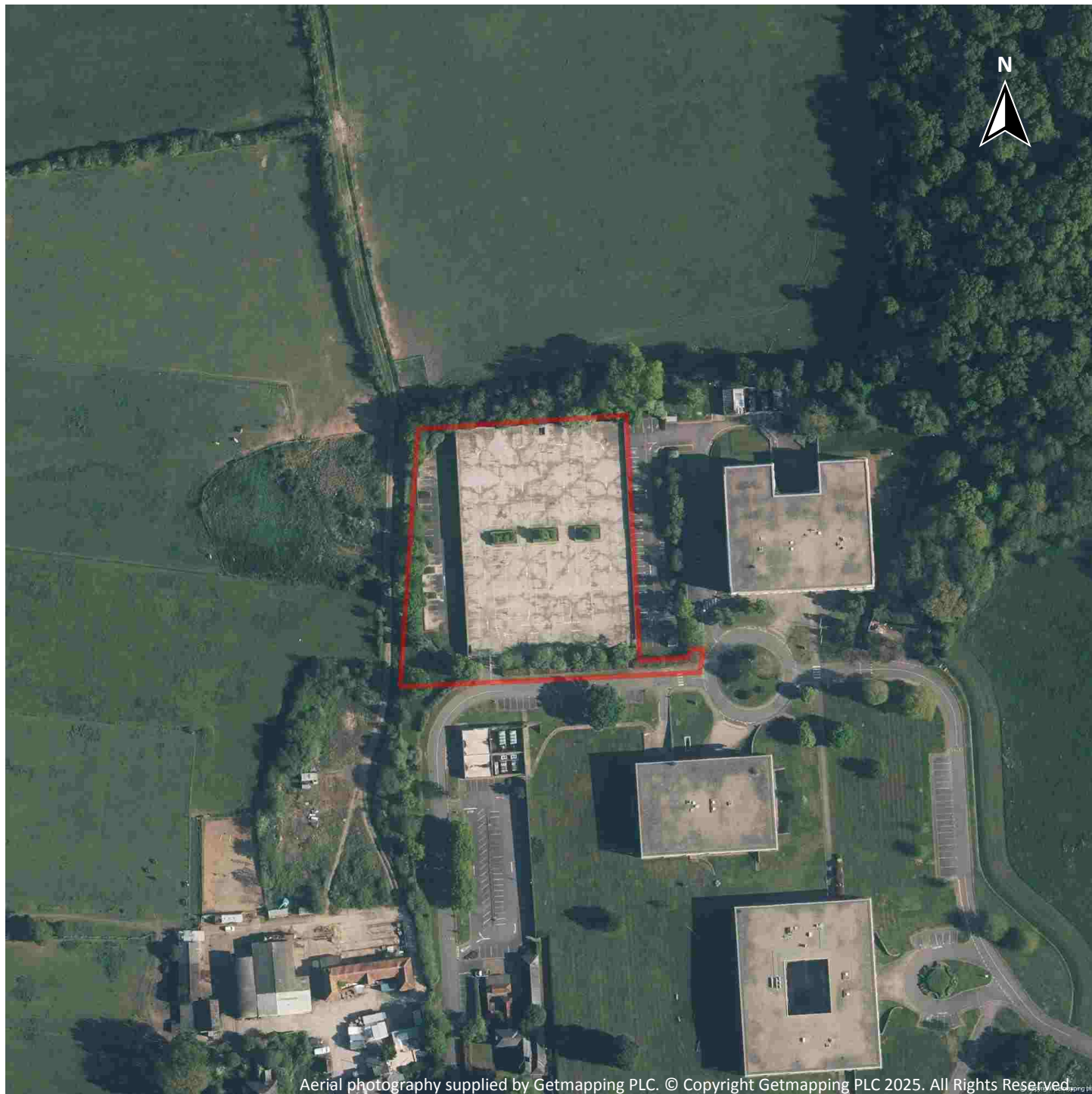


89	18.6	Non-coal mining	0	0	0	0	0
89	18.7	JPB mining areas	None (within 0m)				
89	18.8	The Coal Authority non-coal mining	0	0	0	0	-
90	18.9	Researched mining	0	0	0	0	-
90	18.10	Mining record office plans	0	0	0	0	-
90	18.11	BGS mine plans	0	0	0	0	-
90	18.12	Coal mining	None (within 0m)				
90	18.13	Brine areas	None (within 0m)				
91	18.14	Gypsum areas	None (within 0m)				
91	18.15	Tin mining	None (within 0m)				
91	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
92	19.1	Natural cavities	0	0	0	0	-
92	19.2	Mining cavities	0	0	0	0	0
92	19.3	Reported recent incidents	0	0	0	0	-
92	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
94 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	3	-	-	-
96 >	21.2 >	BGS Estimated Urban Soil Chemistry >	4	4	-	-	-
97	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
98	22.1	Underground railways (London)	0	0	0	-	-
98	22.2	Underground railways (Non-London)	0	0	0	-	-
98	22.3	Railway tunnels	0	0	0	-	-
98	22.4	Historical railway and tunnel features	0	0	0	-	-
98	22.5	Royal Mail tunnels	0	0	0	-	-
99	22.6	Historical railways	0	0	0	-	-



99	22.7	Railways	0	0	0	-	-
99	22.8	Crossrail 2	0	0	0	0	-
99	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 0.86ha



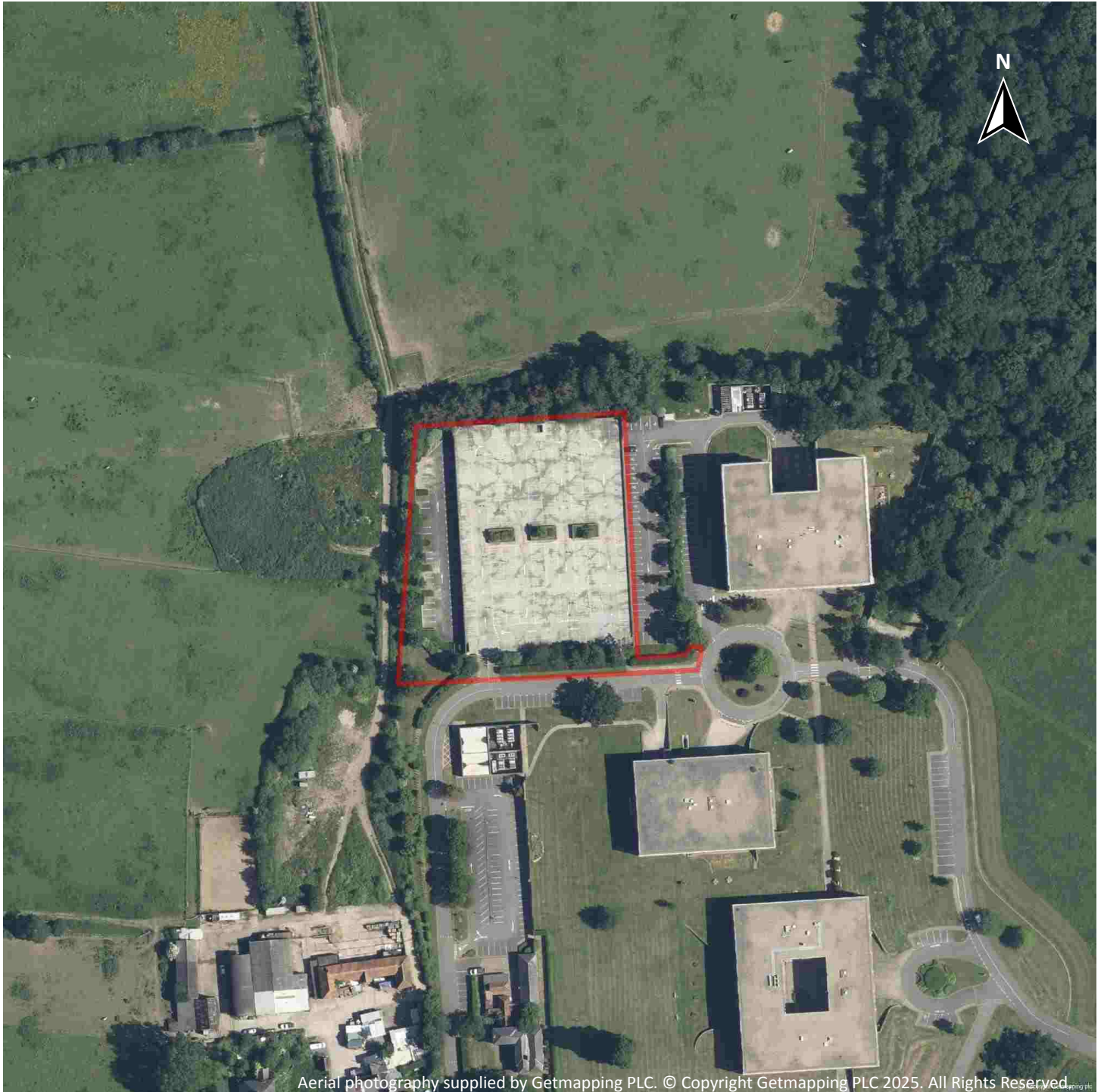
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 27 May 2025

Recent site history - 2021 aerial photograph



Capture Date: 13/06/2021

Site Area: 0.86ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 27 May 2025

Recent site history - 2015 aerial photograph



Capture Date: 07/06/2015

Site Area: 0.86ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 27 May 2025

Recent site history - 2013 aerial photograph



Capture Date: 20/04/2013

Site Area: 0.86ha



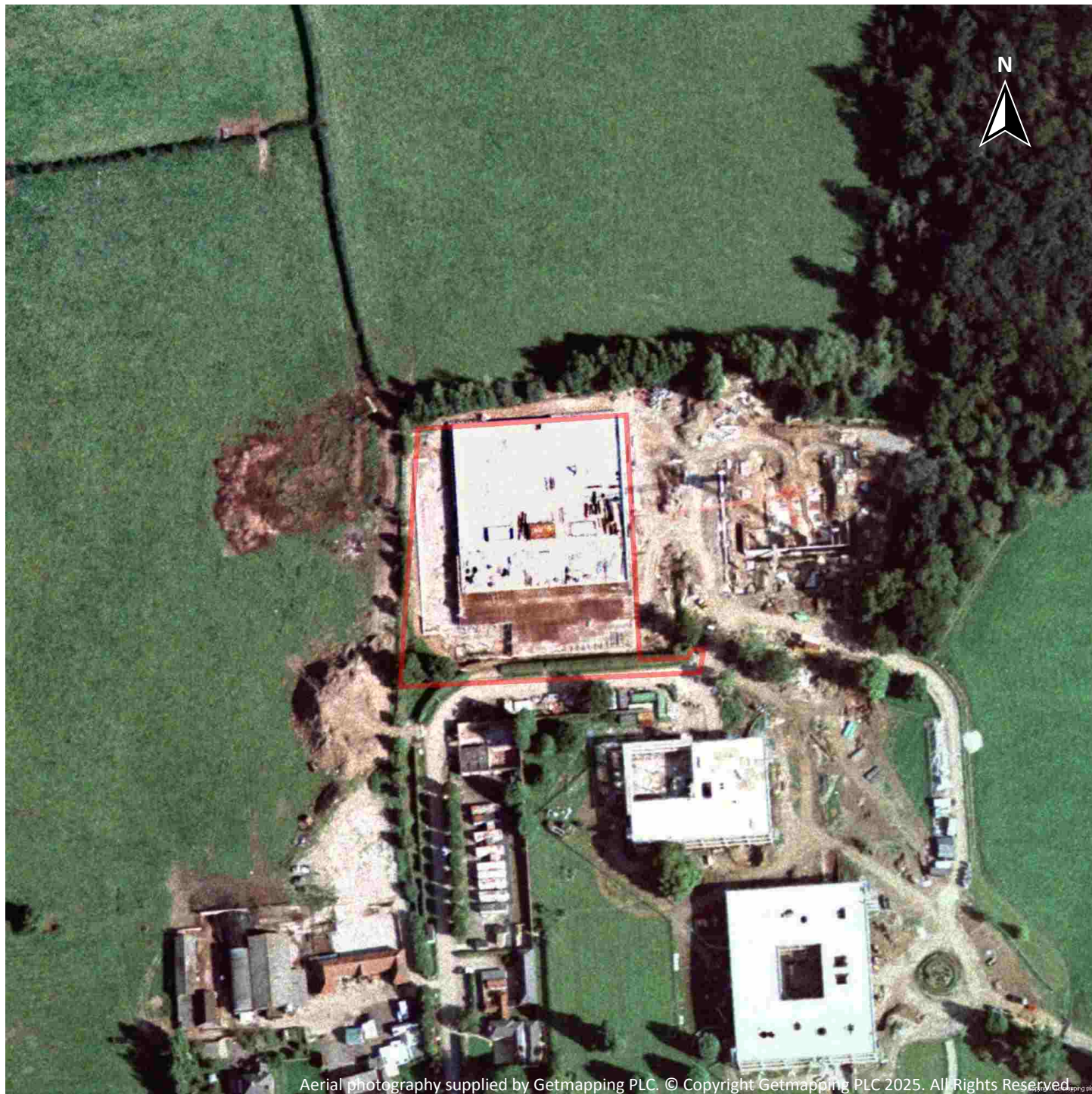
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 27 May 2025

Recent site history - 1999 aerial photograph



Capture Date: 13/10/1999

Site Area: 0.86ha



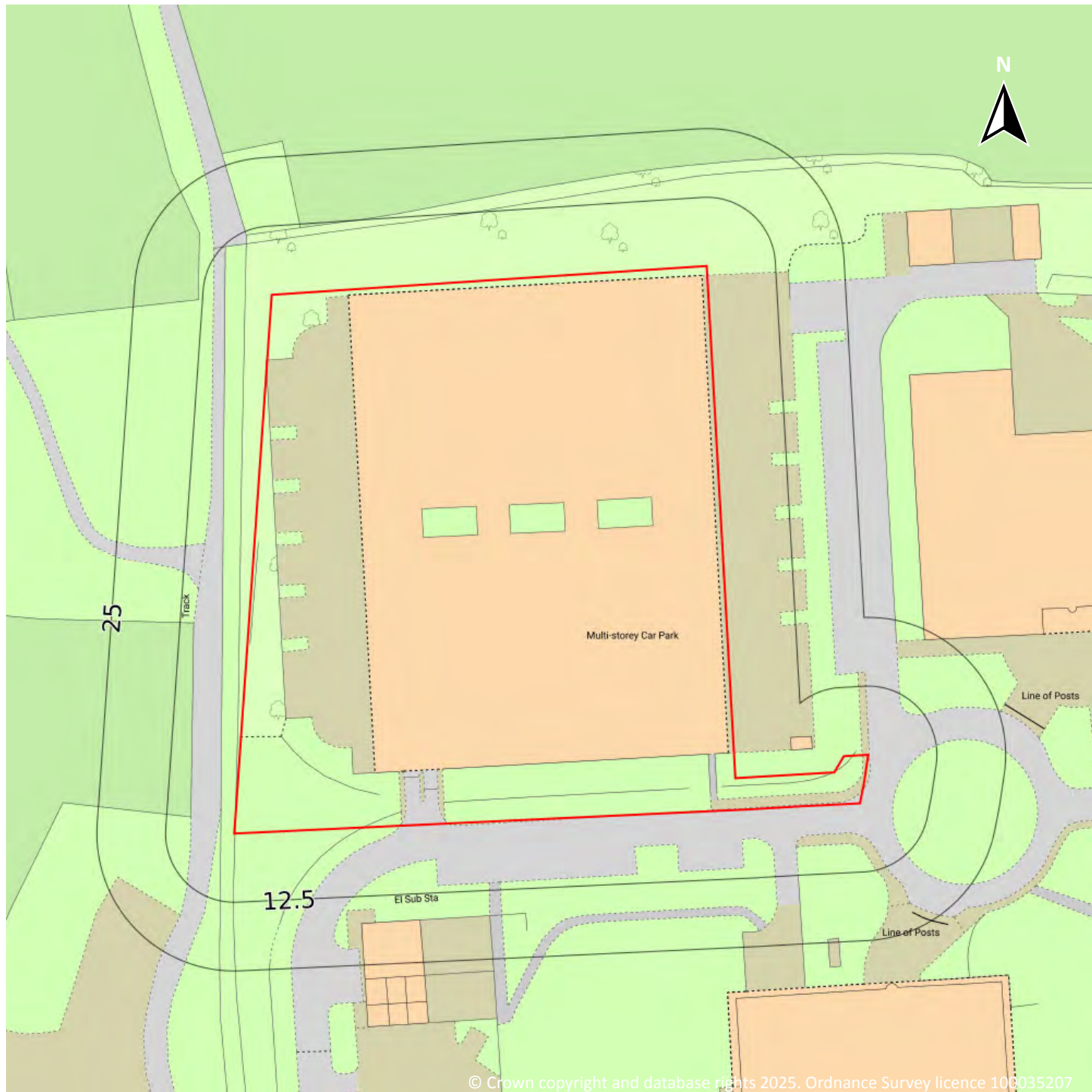
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 27 May 2025

OS MasterMap site plan



Site Area: 0.86ha



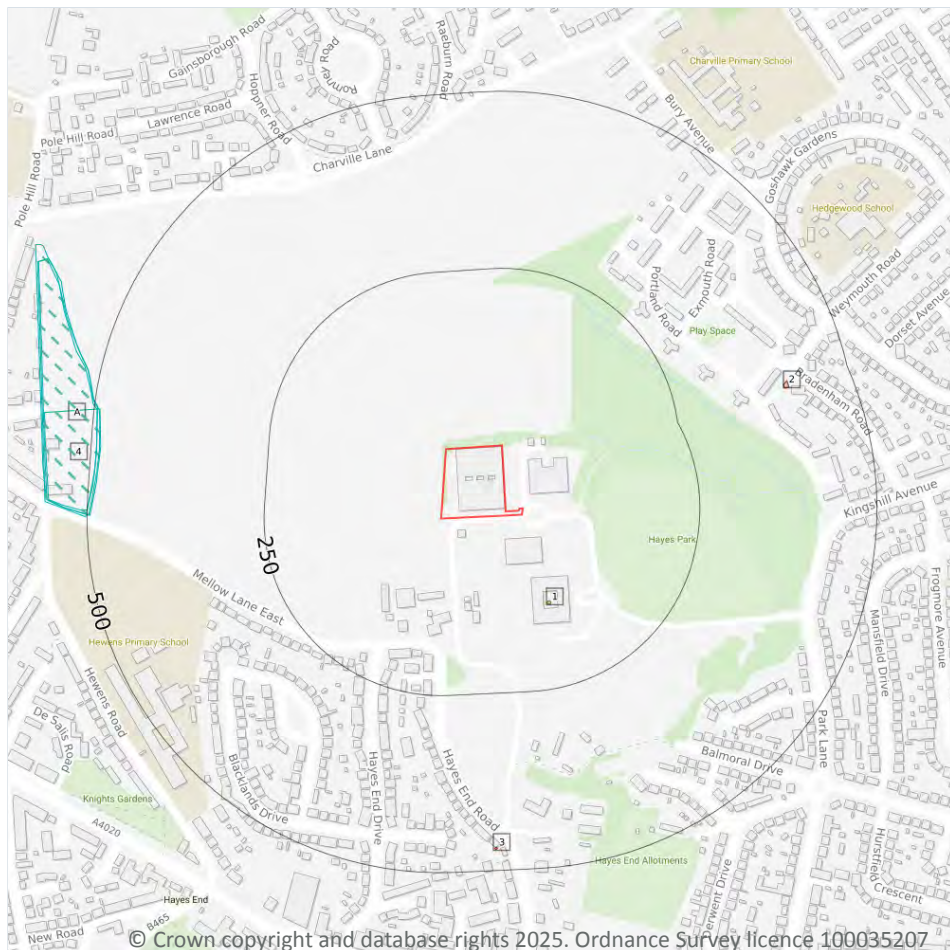
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 27 May 2025

1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

1.1 Historical industrial land uses

Records within 500m

4

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
4	486m W	Nursery	1938	2288693



ID	Location	Land use	Dates present	Group ID
A	488m W	Nursery	1935	2287243
A	492m W	Nursery	1960	2258457
A	492m W	Nursery	1938	2254716

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	127m SE	Unspecified Tank	1992	383448

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

2

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
2	406m E	Electricity Substation	1986 - 1992	314968
3	467m S	Electricity Substation	1992	273789

This data is sourced from Ordnance Survey / Groundsure.



1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

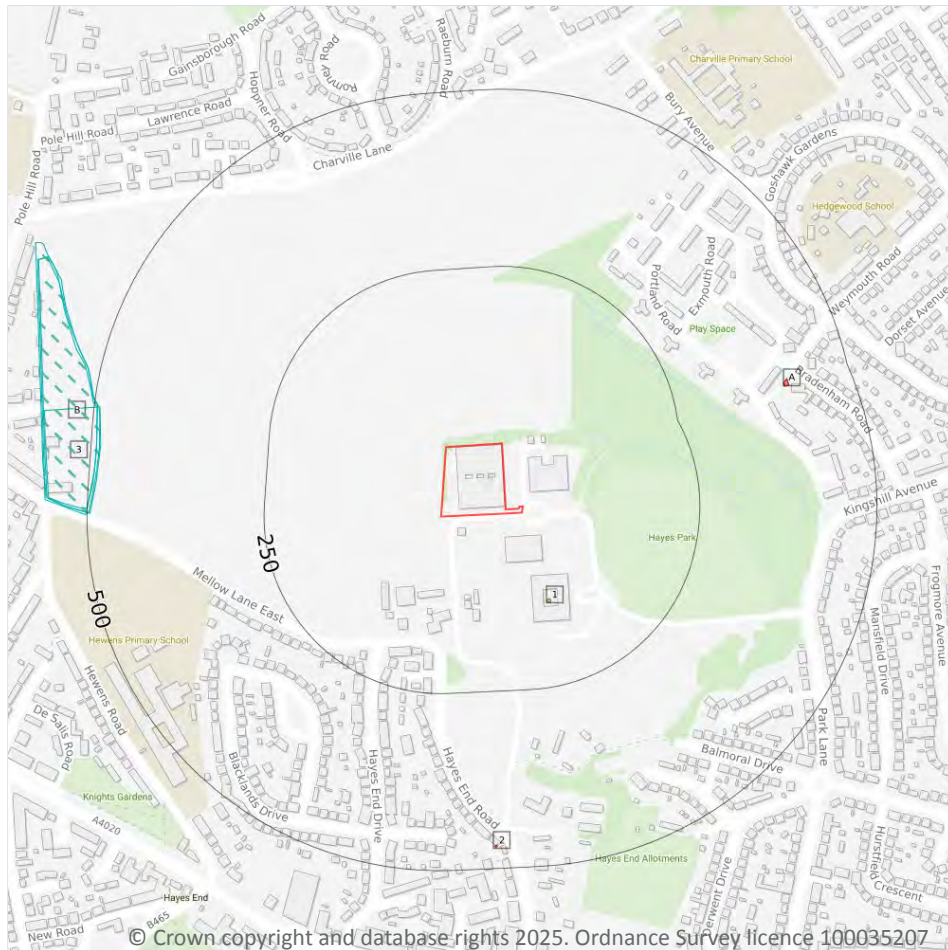
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

2.1 Historical industrial land uses

Records within 500m

4

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
3	486m W	Nursery	1938	2288693
B	488m W	Nursery	1935	2287243
B	492m W	Nursery	1960	2258457



ID	Location	Land Use	Date	Group ID
B	492m W	Nursery	1938	2254716

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	1
----------------------------	----------

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
1	127m SE	Unspecified Tank	1992	383448

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	3
----------------------------	----------

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
A	406m E	Electricity Substation	1986	314968
A	407m E	Electricity Substation	1992	314968
2	467m S	Electricity Substation	1992	273789

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m**0**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m**12**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	460m S	Old Barn Nursery Hayes End Road Hayes Middlesex Ub4 8eh	EPR/EE5557FQ /A001	Disposing of waste exemption	Non-agricultural waste only	Depositing samples of waste for the purposes of testing or analysing them

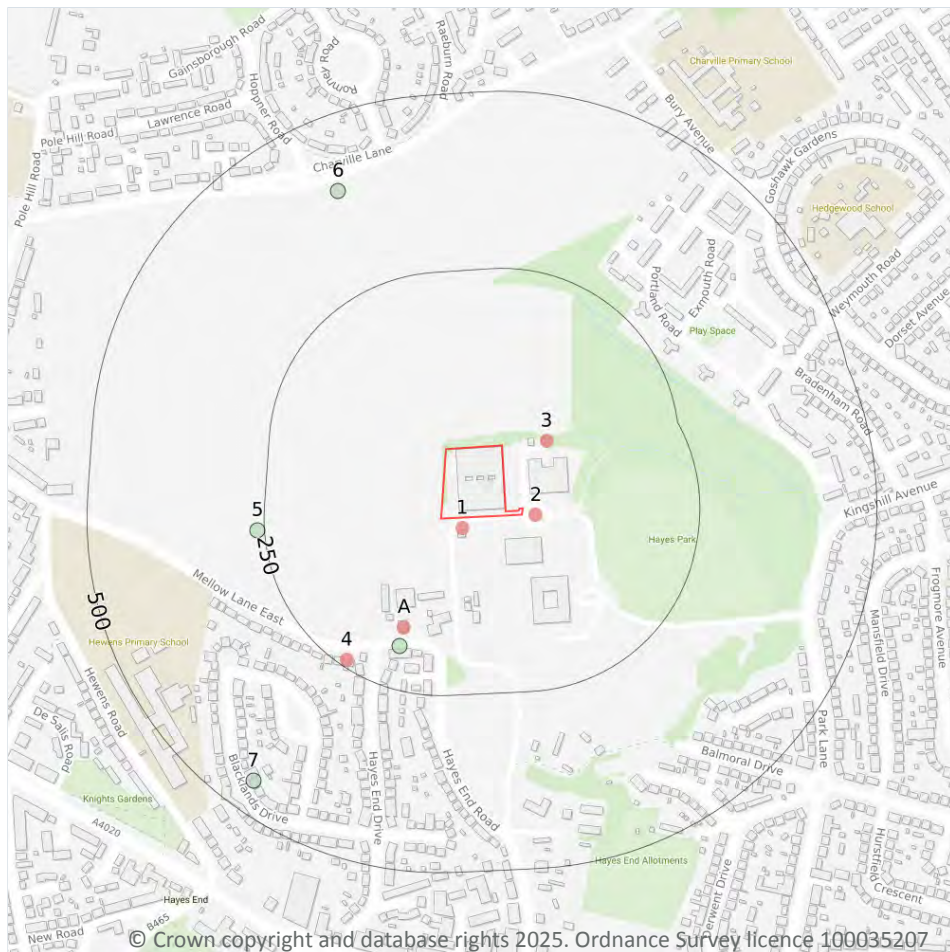


ID	Location	Site	Reference	Category	Sub-Category	Description
A	460m S	Old Barn Nursery Hayes End Road Hayes Middlesex Ub4 8eh	EPR/DE5655C W/A001	Treating waste exemption	Non-agricultural waste only	Manual treatment of waste
A	460m S	Old Barn Nursery Hayes End Road Hayes Middlesex Ub4 8eh	EPR/DE5655C W/A001	Disposing of waste exemption	Non-agricultural waste only	Depositing samples of waste for the purposes of testing or analysing them
A	460m S	Old Barn Nursery Hayes End Road Hayes Middlesex Ub4 8eh	EPR/EE5557FQ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
A	460m S	Old Barn Nursery Hayes End Road Hayes Middlesex Ub4 8eh	EPR/DE5655C W/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
A	460m S	Old Barn Nursery Hayes End Road Hayes Middlesex Ub4 8eh	EPR/DE5655C W/A001	Treating waste exemption	Non-agricultural waste only	Treatment of waste toner cartridges by sorting, dismantling, cleaning or refilling
A	460m S	Old Barn Nursery, Hayes End Road, Hayes, Ub4 8eh	WEX295375	Disposing of waste exemption	Not on a farm	Depositing samples of waste for the purposes of testing or analysing them
A	460m S	Old Barn Nursery, Hayes End Road, Hayes, Ub4 8eh	WEX295375	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	460m S	Old Barn Nursery, Hayes End Road, Hayes, Ub4 8eh	WEX159310	Disposing of waste exemption	Not on a farm	Depositing samples of waste for the purposes of testing or analysing them
A	460m S	Old Barn Nursery, Hayes End Road, Hayes, Ub4 8eh	WEX159310	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	467m S	Old Barn Nursery Hayes End Road Hayes Middlesex Ub4 8eh	EPR/HE5249V E/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
A	467m S	Old Barn Nursery Hayes End Road Hayes Middlesex Ub4 8eh	EPR/HE5249V E/A001	Disposing of waste exemption	Non-agricultural waste only	Depositing samples of waste for the purposes of testing or analysing them

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Company	Address	Activity	Category
1	15m S	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities
2	20m SE	Pladis Global	Hayes Park, Hayes End Road, Hayes, Greater London, UB4	Baking and Confectionery	Foodstuffs
3	63m NE	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	162m SW	Mangajo	Home Farm, Hayes End Road, Hayes, Greater London, UB4 8EN	Distribution and Haulage	Transport, Storage and Delivery
4	240m SW	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.



4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m

0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Details	
A	190m SW	Incident Date: 14/06/2002 Incident Identification: 84958 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	260m W	Incident Date: 17/01/2002 Incident Identification: 53037 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
6	395m NW	Incident Date: 12/06/2003 Incident Identification: 165412 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
7	456m SW	Incident Date: 02/10/2002 Incident Identification: 112222 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.



4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

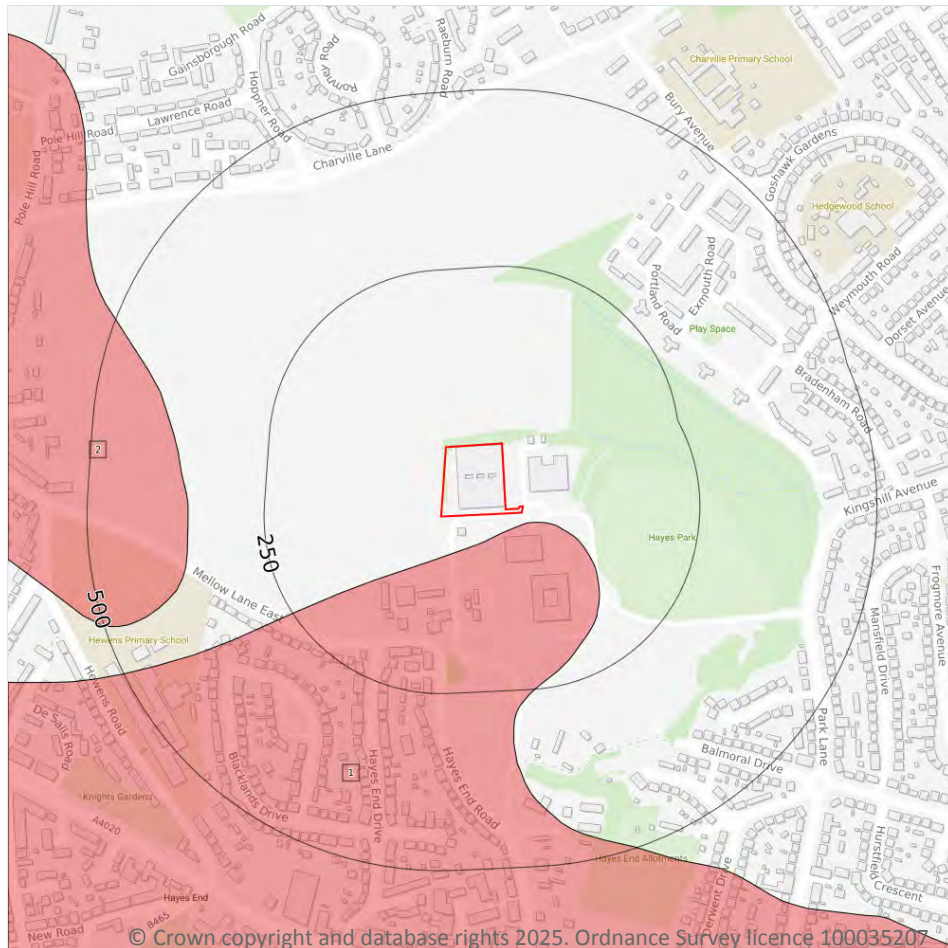
Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 30](#) >

ID	Location	Designation	Description
1	16m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	357m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 32](#) >

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

