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Groundsure Reference: GS-5280287

Your Reference: 5000407

Report Date 30 Jul 2018

Report Delivery Method: Email - pdf

Enviro Insight

Address: QUEENSMEAD SCHOOL, VICTORIA ROAD, RUISLIP, HA4 0LS

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Yours faithfully,

Managing Director
Groundsure Limited

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Address: QUEENSMEAD SCHOOL, VICTORIA ROAD, RUISLIP, HA4 0LS

Date: 30 Jul 2018

Reference: GS-5280287

Client: Ridge & Partners LLP

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 07-Jun-2015

Grid Reference: 511537,185626

Site Size: 9.20ha

Report Reference: GS-5280287

Client Reference: 5000407

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	3	20	31
1.2 Additional Information – Historical Tank Database	0	0	0	18
1.3 Additional Information – Historical Energy Features Database	0	4	12	29
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	14	8
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	2	0	4
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	3	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	1	0	3
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	2	2	3	6
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	1
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	1	7	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	8	2	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	3	23	Not searched
4.2 Records of Petrol and Fuel Sites	0	1	0	2
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	None identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	None identified					
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	6
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	2
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	#250GWV #	#500GWV #	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	No
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	4	4	0	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Environment Agency Zone 2 floodplains within 250m of the study site	Identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Not Prone					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Not Applicable					

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	1	1
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	1	2	6

Section 9: Natural Hazards	
9.1 Maximum risk of natural ground subsidence	Low
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Low
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Negligible
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

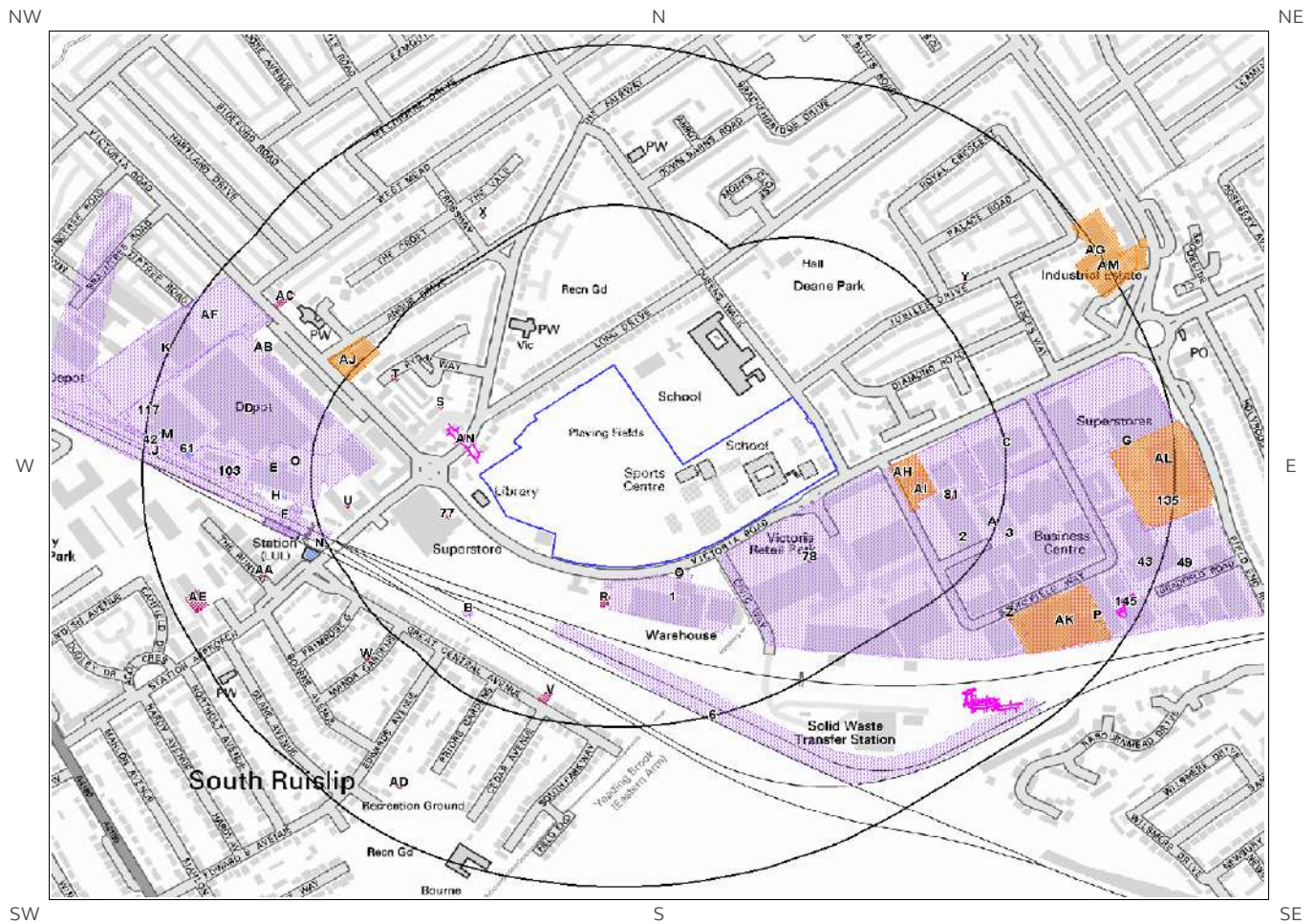
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

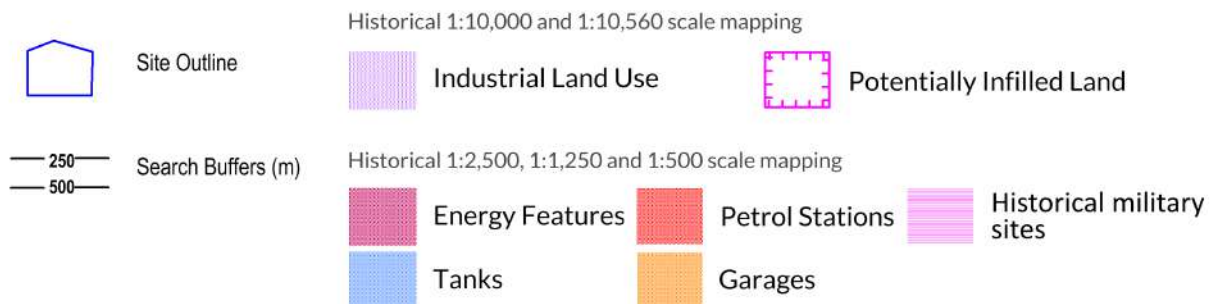
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 54

ID	Distance [m]	Direction	Use	Date
1	17	S	Unspecified Warehouses	1990
2	19	SE	Unspecified Commercial/Industrial	1960
3	23	SE	Industrial Estate	1990
4A	75	E	Unspecified Commercial/Industrial	1974
5A	75	E	Unspecified Commercial/Industrial	1966
6	95	S	Railway Sidings	1990
7B	146	SW	Railway Building	1938
8B	151	SW	Railway Building	1960
9B	151	SW	Railway Building	1966
10B	151	SW	Railway Building	1974
11B	151	SW	Railway Building	1990
12B	151	SW	Railway Building	1938
13B	151	SW	Railway Building	1935
14D	152	W	Unspecified Depot	1966
15C	187	E	Unspecified Works	1966
16C	187	E	Unspecified Works	1974
17D	198	W	Unspecified Depot	1990
18D	198	W	Unspecified Depot	1974
19E	224	W	Unspecified Works	1974
20E	224	W	Unspecified Works	1990
21F	237	W	Railway Station	1938
22F	237	W	Railway Station	1935
23F	237	W	Railway Station	1912
24N	256	SW	Railway Building	1974
25F	267	W	Railway Station	1966
26F	269	W	Junction Station	1938
27F	274	W	Railway Station	1960
28F	275	W	Junction Station	1912
29F	282	W	Railway Station	1974
30F	282	W	Railway Station	1990
31F	284	W	Railway Station	1913
32H	299	W	Railway Building	1912

33G	313	E	Unspecified Depot	1974
34G	313	E	Unspecified Depot	1966
35H	324	W	Railway Building	1912
36I	335	W	Railway Sidings	1938
37J	335	W	Railway Sidings	1912
38AK	351	SE	Unspecified Works	1974
39I	357	W	Railway Sidings	1935
40I	357	W	Railway Sidings	1938
41J	363	W	Railway Sidings	1912
42	364	W	Railway Sidings	1966
43	379	E	Unspecified Warehouse	1966
44K	393	NW	Unspecified Commercial/Industrial	1974
45K	393	NW	Unspecified Commercial/Industrial	1990
46L	394	SE	Unspecified Ground Workings	1938
47L	397	SE	Unspecified Ground Workings	1935
48L	400	SE	Unspecified Ground Workings	1912
49	402	E	Unspecified Depot	1974
50K	411	NW	Unspecified Works	1960
51K	411	NW	Unspecified Works	1966
52M	459	W	Railway Building	1938
53M	459	W	Railway Building	1935
54M	459	W	Railway Building	1938

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

18

ID	Distance (m)	Direction	Use	Date
55N	272	SW	Unspecified Tank	1972
56O	272	W	Unspecified Tank	1972
57O	273	W	Unspecified Tank	1989
58O	273	W	Unspecified Tank	1989
59H	288	W	Unspecified Tank	1987
60H	288	W	Unspecified Tank	1972
61	427	W	Unspecified Tank	1974
62P	445	SE	Tanks	1996
63P	446	SE	Tanks	1991

64P	446	SE	Tanks	1989
65P	446	SE	Tanks	1989
66P	454	SE	Tanks	1996
67P	455	SE	Tanks	1989
68P	455	SE	Tanks	1989
69P	455	SE	Tanks	1991
70AF	467	NW	Unspecified Tank	1974
71M	470	W	Tanks	1974
72M	476	W	Tanks	1974

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

45

ID	Distance (m)	Direction	Use	Date
73Q	24	S	Electricity Substation	1995
74Q	24	S	Electricity Substation	1983
75R	42	S	Electricity Substation	1995
76R	46	S	Electricity Substation	1983
77	75	SW	Electricity Substation	1972
78	95	SE	Electricity Substation	1983
79S	117	NW	Electricity Substation	1972
80S	119	NW	Electricity Substation	1989
81	172	E	Electricity Substation	1996
82T	192	NW	Electricity Transformer	1972
83T	193	NW	Electricity Transformer	1989
84T	193	NW	Electricity Transformer	1989
85U	197	W	Electricity Substation	1987
86U	198	W	Electricity Substation	1972
87V	204	S	Electricity Substation	1987
88V	209	S	Electricity Substation	1972
89X	299	NW	Electricity Substation	1972
90W	300	SW	Electricity Substation	1987
91W	301	SW	Electricity Substation	1972
92X	305	NW	Electricity Substation	1989
93X	305	NW	Electricity Substation	1989
94Y	310	NE	Electricity Substation	1986
95Y	310	NE	Electricity Substation	1993
96Z	335	SE	Electricity Substation	1996
97Z	335	SE	Electricity Substation	1989
98Z	335	SE	Electricity Substation	1989

99Z	335	SE	Electricity Substation	1986
100Z	335	SE	Electricity Substation	1991
101AA	352	SW	Electricity Substation	1987
102AA	352	SW	Electricity Substation	1972
103	368	W	Electricity Substation	1974
104AB	374	NW	Electricity Substation	1972
105AB	375	NW	Electricity Substation	1989
106AB	375	NW	Electricity Substation	1989
107AC	392	NW	Electricity Substation	1972
108AC	398	NW	Electricity Substation	1989
109AC	398	NW	Electricity Substation	1989
110AD	422	SW	Electricity Substation	1987
111AD	423	SW	Electricity Substation	1972
112AE	449	SW	Electricity Substation	1993
113AE	459	SW	Electricity Substation	1962
114AF	467	NW	Electricity Substation	1974
115AG	492	NE	Electricity Substation	1986
116AG	493	NE	Electricity Substation	1993
117	497	W	Electricity Substation	1974

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 22

ID	Distance (m)	Direction	Use	Date
118AH	76	E	Garage	1960
119AH	76	E	Garage	1960
120AH	104	E	Garage	1967
121AH	104	E	Garage	1960
122AH	105	E	Garage	1960
123AH	105	E	Garage	1986
124AH	105	E	Garage	1993

125AI	118	E	Garage	1960
126AI	118	E	Garage	1967
127AJ	240	NW	Garage	1960
128AJ	240	NW	Garage	1989
129AJ	240	NW	Garage	1989
130AJ	240	NW	Garage	1972
131AJ	240	NW	Garage	1960
132AK	336	SE	Motor Body Works	1967
133AL	403	E	Vehicle Repair Depot	1967
134AL	403	E	Vehicle Repair Depot	1967
135	430	E	Vehicle Repair Depot	1967
136AM	458	NE	Garage	1960
137AM	459	NE	Garage	1960
138AM	493	NE	Garage	
139AM	493	NE	Garage	

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

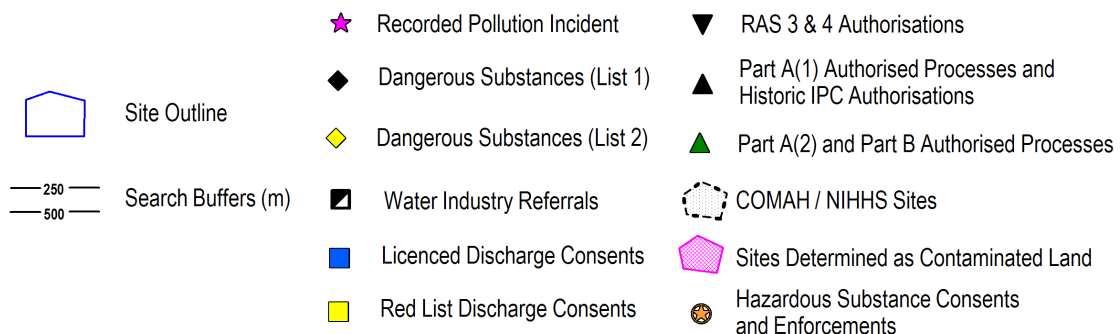
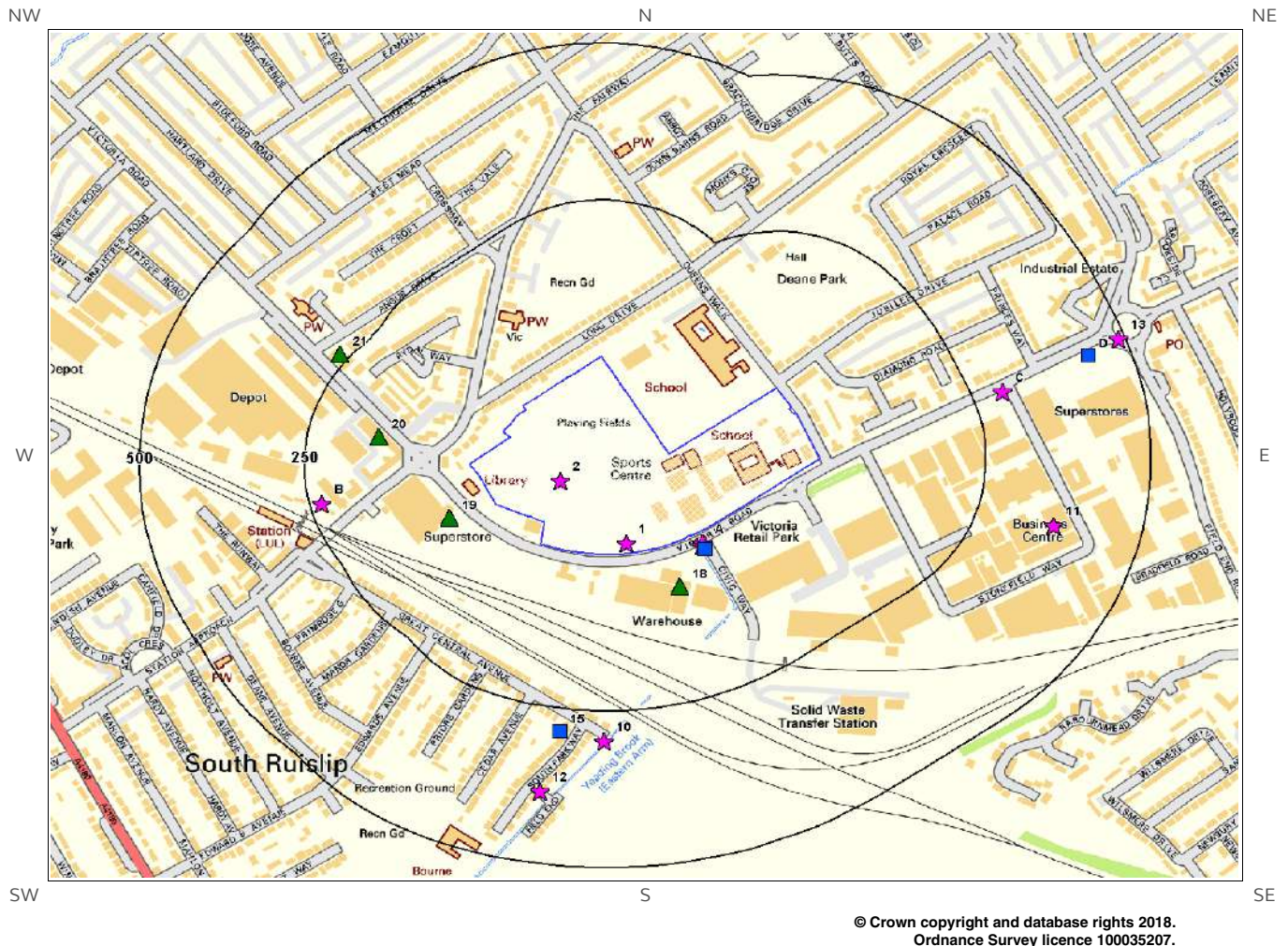
1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 6

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
140AN	23	NW	Ponds	1894
141AN	23	NW	Ponds	1912
142L	394	SE	Unspecified Ground Workings	1938
143L	397	SE	Unspecified Ground Workings	1935
144L	400	SE	Unspecified Ground Workings	1912
145	467	SE	Ponds	1864

2. Environmental Permits, Incidents and Registers Map



2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

4

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
18	71	S	511681 185329	Address: Citygate Ruislip, 664 Victoria Road, South Ruislip, Middlesex, HA4 0LN Process: Waste Oil Burner <0.4 MW Status: New Legislation Applies Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
19	74	SW	511334 185437	Address: J Sainsburys PLC, Sainsburys Filling Station, 11 Long Drive, South Ruislip, HA4 0HQ Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
20	143	W	511226 185568	Address: XL Cleaners, 522 Victoria Road, Ruislip, Middlesex, HA4 0HD Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
21	262	NW	511168 185700	Address: BP Oil UK Ltd, Malthurst F/Stn, Victoria Road, Ruislip, HA4 0SA Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

4

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
14A	29	SE	511720 185390	Address: QUEENSMEAD, RUISLIP, MIDDX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTR.2138 Permit Version: 1 Receiving Water: YEADING BROOK (EAST) Status: REVOKED - UNSPECIFIED Issue date: 05/05/1984 Effective Date: 05-May-1984 Revocation Date: 24/03/1992
15	287	S	511500 185100	Address: RABOURNMEAD FARM DEVELOPMENT, RUISL, RABOURNMEAD Receiving Water: YEADING BROOK Status: REVOKED - UNSPECIFIED

ID	Distance (m)	Direction	NGR	Details
				FARM DEVELOPMENT, RU, ISLIP, SURREY Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2208 Permit Version: 1 Issue date: 01/03/1988 Effective Date: 01-Mar-1988 Revocation Date: 12/03/1992
16D	437	E	512300 185700	Address: Field End Rd Storm (Harrow) Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2592 Permit Version: 1 Receiving Water: YEADING BROOK EAST Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02-Nov-1989 Revocation Date: 02/09/2010
17D	437	E	512300 185700	Address: Field End Rd Storm (Harrow) Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: TEMP.2592 Permit Version: 2 Receiving Water: Yeading Brook East Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03-Sep-2010 Revocation Date: -

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

13

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	0	On Site	511600 185400	Incident Date: 04-Sep-2001 Incident Identification: 29037 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	0	On Site	511500 185500	Incident Date: 05-Jul-2001 Incident Identification: 13948 Pollutant: Inorganic Chemicals/Products Pollutant Description: Alkalis Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3A	18	SE	511715 185400	Incident Date: 08-Aug-2003 Incident Identification: 180443 Pollutant: Sewage Materials Pollutant Description: Grey Water Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
4A	22	SE	511714 185395	Incident Date: 01-Nov-2016 Incident Identification: 1482133 Pollutant: Sewage Materials Pollutant Description: Crude Sewage Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5B	234	W	511139 185463	Incident Date: 16-Mar-2002 Incident Identification: 64442 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
6B	234	W	511139 185463	Incident Date: 16-Mar-2002 Incident Identification: 64442 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
7B	234	W	511139 185463	Incident Date: 16-Mar-2002 Incident Identification: 64442 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
8C	294	E	512169 185642	Incident Date: 17-Jan-2002 Incident Identification: 52971 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)
9C	294	E	512169 185642	Incident Date: 17-Jan-2002 Incident Identification: 52971 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)
10	298	S	511567 185084	Incident Date: 08-May-2003 Incident Identification: 156762 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
11	368	E	512247 185428	Incident Date: 07-Aug-2003 Incident Identification: 180133 Pollutant: Contaminated Water Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details	
Pollutant Description: Firefighting Run-Off					
12	386	S	511469 185004	Incident Date: 15-Aug-2003 Incident Identification: 182425 Pollutant: Sewage Materials Pollutant Description: Grey Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
13	489	NE	512345 185726	Incident Date: 19-May-2013 Incident Identification: 1114134 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

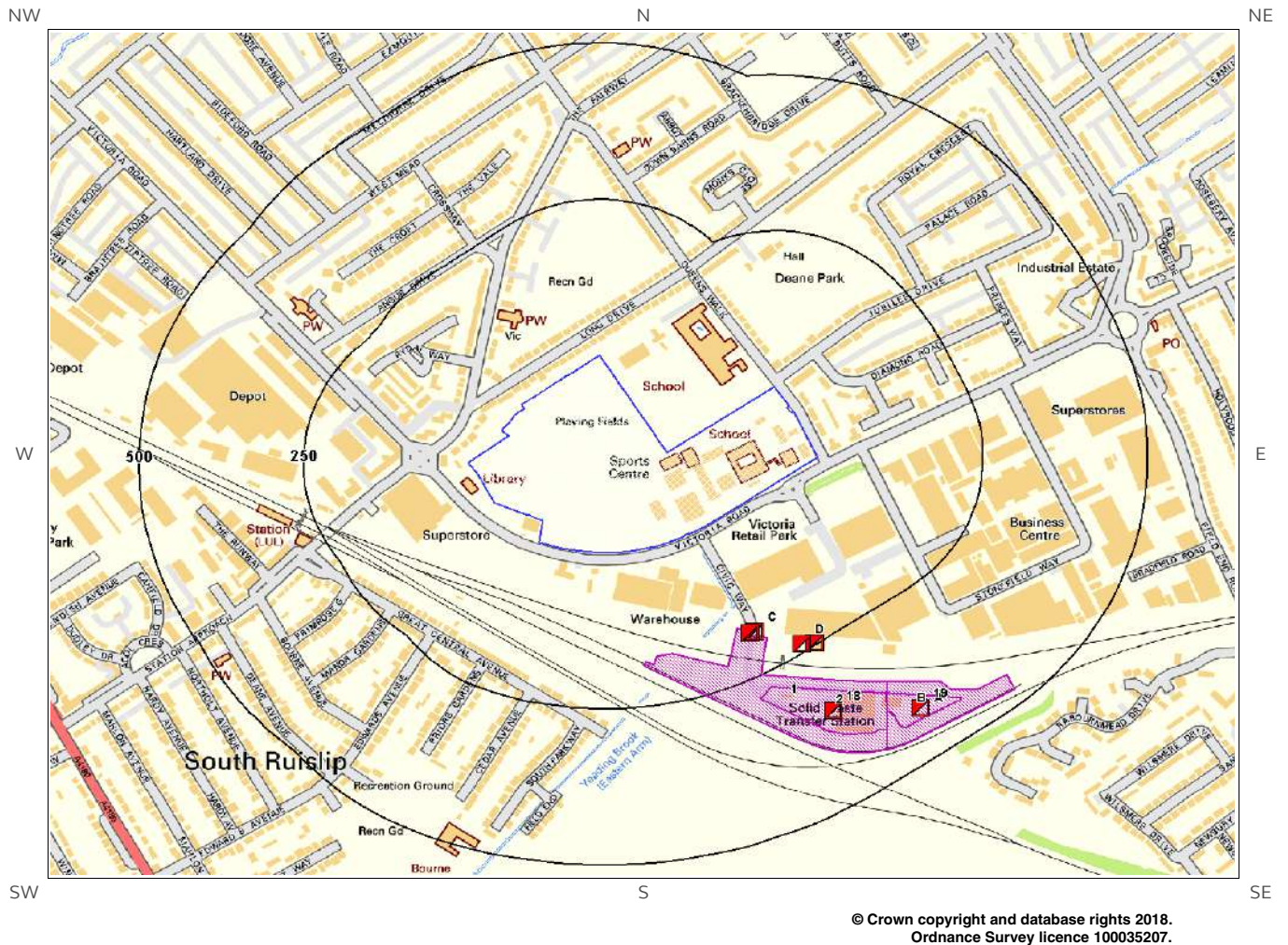
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



- | | | | | | |
|--|---------------------------|--|---|--|----------------------------------|
| | Site Outline | | EA/NRW Active Landfill | | Historic and Planned Waste Sites |
| | EA/NRW Historic Landfill | | EA/NRW Licensed Waste Site | | |
| | BGS / DoE Survey Landfill | | Local Authority/Historical Mapping Landfill Records | | |
- 250 Search Buffers (m)
 500 Search Buffers (m)

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1003	N		Site Address: Field End Road, Ruislip Waste Licence: - Site Reference: 5510/0051 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: 31-Dec-1945 Last Recorded: 31-Dec-1950

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

8

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
1	166	SE	511815 185161	Type of Site: Solid Waste Transfer Station Site Address: N/A	Planning Application Reference: N/A Date: 1995	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
2	275	SE	511958 185126	Type of Site: Solid Waste Transfer Station Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
3A	358	SE	512096 185127	Type of Site: Solid Waste Transfer Station Site Address: N/A	Planning Application Reference: N/A Date: 1996	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
4A	358	SE	512096 185127	Type of Site: Solid Waste Transfer Station Site Address: N/A	Planning Application Reference: N/A Date: 1996	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
5B	375	SE	512056 185129	Type of Site: Solid Waste Transfer Station Site Address: N/A	Planning Application Reference: N/A Date: 1986	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
6B	375	SE	512056 185129	Type of Site: Solid Waste Transfer Station Site Address: N/A	Planning Application Reference: N/A Date: 1989	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
7B	375	SE	512056 185129	Type of Site: Solid Waste Transfer Station Site Address: N/A	Planning Application Reference: N/A Date: 1989	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
8B	375	SE	512056 185129	Type of Site: Solid Waste Transfer Station Site Address: N/A	Planning Application Reference: N/A Date: 1991	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

10

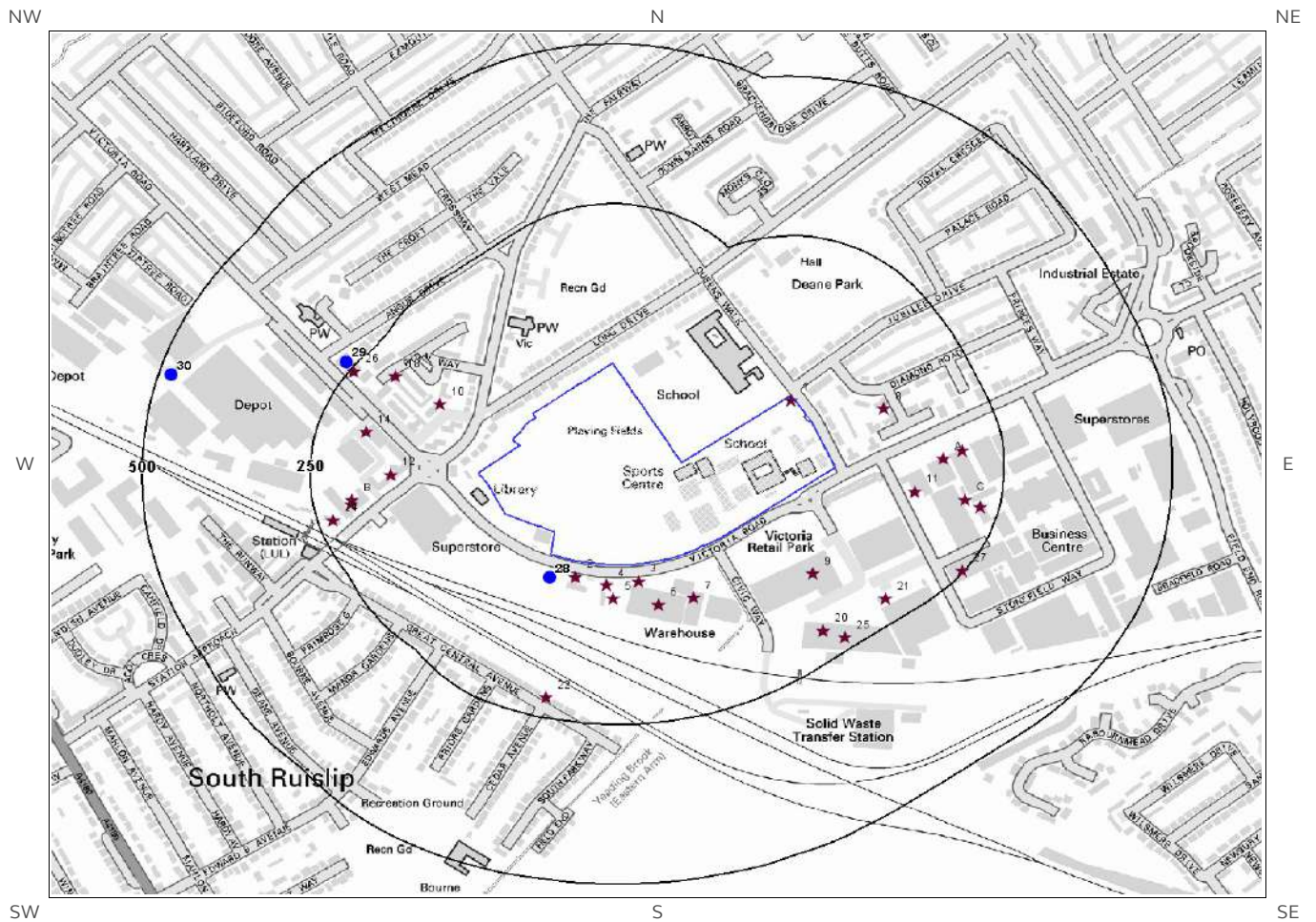
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
10C	183	SE	511799 185257	Site Address: Shanks & McEwan (Southern) Ltd, Hillingdon Waste Transfer Station, Civic Way, South Ruislip, Middlesex Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SHA002 EPR reference: - Operator: Shanks Waste Services Ltd Waste Management licence No: 80061 Annual Tonnage: 0.0 Issue Date: 18/07/1991 Effective Date: - Modified: 15/02/1999 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: "Civic Way, Hillingdon" Correspondence Address: Shanks & McEwan (Southern) Ltd, Dunedin House, Auckland Park, Mount Farm, Bletchley, Milton Keynes, Bucks, MK1 1BU
11C	183	SE	511799 185257	Site Address: Civic Way, Victoria Road, Ruislip, Middlesex, HA4 0YY Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRI016 EPR reference: EA/EPR/QP3697NY/V004 Operator: Bridgemarts Ltd Waste Management licence No: 80719 Annual Tonnage: 243600.0 Issue Date: 19/03/2007 Effective Date: - Modified: 25/06/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Gowing And Pursey Correspondence Address: -
12C	183	SE	511799 185257	Site Address: Shanks & McEwan (Southern) Ltd, Hillingdon Waste Transfer Station, Civic Way, South Ruislip, Middlesex Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG004 EPR reference: - Operator: McGovern Brothers (Haulage) Ltd Waste Management licence No: 80061 Annual Tonnage: 0.0 Issue Date: 18/07/1991 Effective Date: 02/09/2003 Modified: 15/02/1999 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Civic Way, Hillingdon Correspondence Address: -
13C	184	SE	511792 185253	Site Address: West London Waste Authority, Solid Waste Transfer Station, Victoria Road, South Ruislip, Middlesex, HA4 0YP Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WES001 EPR reference: EA/EPR/RP3896NP/T002 Operator: West London Waste Authority Waste Management licence No: 80076 Annual Tonnage: 776128.0 Issue Date: 30/03/1993 Effective Date: - Modified: 14/01/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Victoria Road, South Ruislip Correspondence Address: -
14C	184	SE	511792 185253	Site Address: West London Waste Authority, Victoria Road Waste Transfer Station, Victoria Road, South Ruislip, Middlesex, HA4 0YS Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Issue Date: 14/01/2014 Effective Date: - Modified: 14/03/2014 Surrendered Date: 0 Expiry Date: - Cancelled Date: - Status: Modified

ID	Distance (m)	Direction	NGR	Details
				Environmental Permitting Regulations (Waste) Licence Number: SIT772 EPR reference: EA/EPR/AB3605FM/V002 Operator: Sita U K Ltd Waste Management licence No: 400834 Annual Tonnage: 0.0 Site Name: Victoria Road Waste Transfer Station Correspondence Address: -
15C	184	SE	511792 185253	Site Address: West London Waste Authority, Victoria Road Waste Transfer Station, Victoria Road, South Ruislip, Middlesex, HA4 0YS Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT772 EPR reference: EA/EPR/AB3605FM/V002 Operator: Sita U K Limited Waste Management licence No: 400834 Annual Tonnage: 0.0 Issue Date: 14/01/2014 Effective Date: - Modified: 14/03/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Victoria Road Waste Transfer Station Correspondence Address: -
16D	238	SE	511870 185236	Site Address: Shanks & McEwan (Southern) Ltd, Hillingdon Waste Transfer Station, Civic Way, South Ruislip, Middlesex, HA4 0YY Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG006 EPR reference: EA/EPR/WP3796NL/V007 Operator: Bridgemarts Ltd Waste Management licence No: 80061 Annual Tonnage: 74999.0 Issue Date: 18/07/1991 Effective Date: 11/11/2004 Modified: 06/07/2007 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Civic Way, Hillingdon Correspondence Address: -
17D	246	SE	511889 185238	Site Address: Civic Way, Victoria Road, Ruislip, Middlesex, HA4 0YY Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BKE001 EPR reference: EA/EPR/BB3201XG/T001 Operator: B & K Environmental Services Limited Waste Management licence No: 80719 Annual Tonnage: 243600.0 Issue Date: 19/03/2007 Effective Date: 26/02/2014 Modified: 25/06/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Gowing And Pursey Correspondence Address: -
18	353	SE	511918 185130	Site Address: West London Waste Authority, Victoria Road Waste Transfer Station, Victoria Road, South Ruislip, Middlesex, HA4 0YS Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT772 EPR reference: EA/EPR/AB3605FM/V003 Operator: Suez Recycling And Recovery U K Ltd Waste Management licence No: 400834 Annual Tonnage: 734984.0 Issue Date: 14/01/2014 Effective Date: - Modified: 30/06/2016 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Victoria Road Waste Transfer Station Correspondence Address: -
19	421	SE	512050 185134	Site Address: West London Waste Authority, Solid Waste Transfer Station, Victoria Road, South Ruislip, Middlesex, HA4 0YP Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations Issue Date: 30/03/1993 Effective Date: 01/03/2016 Modified: 14/01/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Victoria Road, South Ruislip

ID	Distance (m)	Direction	NGR	Details
				(Waste) Licence Number: DAF008 EPR reference: EA/EPR/DB3402MM/T001 Operator: Dafcon Haulage Limited Waste Management licence No: 80076 Annual Tonnage: 50000.0 Correspondence Address: -

4. Current Land Use Map



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Ordnance Survey licence 100035207.



4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

27

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Electricity Sub Station	511828 185641	HA4	Electrical Features	Infrastructure and Facilities
2	24	S	Sainsbury's South Ruislip	511508 185364	11 Long Drive, South Ruislip, Ruislip, Middlesex, HA4 0HQ	Petrol and Fuel Stations	Road and Rail
3	27	S	Electricity Sub Station	511601 185357	HA4	Electrical Features	Infrastructure and Facilities
4	32	S	Shurgard Self Storage	511553 185351	652, Victoria Road, Ruislip, HA4 0LN	Container and Storage	Transport, Storage and Delivery
5	52	S	Electricity Sub Station	511564 185330	HA4	Electrical Features	Infrastructure and Facilities
6	67	S	Warehouse	511631 185321	HA4	Container and Storage	Transport, Storage and Delivery
7	69	S	Citygate Volkswagen	511682 185330	664, Victoria Road, Ruislip, HA4 0LN	New Vehicles	Motoring
8	105	NE	Ag Woolley	511965 185627	49a, Diamond Road, Ruislip, HA4 0PD	Access Equipment	Industrial Products
9	120	SE	SIG Technical Insulation	511860 185369	Victoria Retail Park, Crown Road, Ruislip, HA4 0AJ	General Construction Supplies	Industrial Products
10	122	NW	Electricity Sub Station	511307 185635	HA4	Electrical Features	Infrastructure and Facilities
11	123	E	Thames Honda Group	512012 185497	Victoria Road, Ruislip, HA4 0LJ	New Vehicles	Motoring
12	131	W	Car Shop	511232 185524	12, Long Drive, Ruislip, HA4 0HG	Vehicle Parts and Accessories	Motoring
13A	160	E	Davis & Dann Ltd	512054 185548	Kanta House, Victoria Road, Ruislip, HA4 0JQ	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
14	179	W	Bensons for Beds	511197 185591	Unit 2, Victoria Road, Ruislip, HA4 0QQ	Beds and Bedding	Consumer Products
15A	188	E	Kwik-Fit (GB) Limited	512081 185562	Victoria Road, Ruislip, HA4 0QF	Vehicle Repair, Testing and Servicing	Repair and Servicing
16B	193	W	Swallows Motor Company	511175 185484	Long Drive, Ruislip, HA4 0HG	Vehicle Repair, Testing and Servicing	Repair and Servicing
17B	195	W	Electricity Sub Station	511175 185477	HA4	Electrical Features	Infrastructure and Facilities
18	196	NW	Electricity Sub Station	511240 185678	HA4	Electrical Features	Infrastructure and Facilities
19C	198	E	Electricity	512087	HA4	Electrical Features	Infrastructure and

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
			Sub Station	185485			Facilities
20	204	SE	SIG Energy Management	511876 185280	Unit 4 Victoria Retail Park, Crown Road, Ruislip, HA4 0AF	Construction Completion Services	Construction Services
21	212	SE	Tank	511968 185330	HA4	Tanks (Generic)	Industrial Features
22	218	S	Electricity Sub Station	511464 185175	HA4	Electrical Features	Infrastructure and Facilities
23C	223	E	Delfield Precision Engineering	512109 185473	Apex House, Stonefield Close, Ruislip, HA4 0XT	Precision Engineers	Engineering Services
24	228	W	The Honest Mechanic Ltd	511148 185453	1a Long Drive, Ruislip, HA4 0HG	Vehicle Repair, Testing and Servicing	Repair and Servicing
25	230	SE	B & K Environmental Services Ltd	511908 185269	Civic Way, Ruislip, HA4 0YP	Construction and Tool Hire	Hire Services
26	245	NW	MRH Victoria Road Connect	511179 185686	Victoria Road, South Ruislip, Ruislip, Middlesex, HA4 0SA	Petrol and Fuel Stations	Road and Rail
27	246	SE	Coca-cola	512081 185374	Stonefield Close, Ruislip, HA4 0YH	Non Alcoholic Drinks	Foodstuffs

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

3

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
28	36	S	511470 185362	Sainsburys	Sainsburys South Ruislip, 11, Long Drive, Long Drive, South Ruislip, Outer London, HA4 0HQ	No	Open
29	263	NW	511167 185700	BP	Mrh Victoria Road Spar, Victoria Road, Victoria Road, South Ruislip, Ruislip, Outer London, HA4 0SA	Yes	Open
30	481	W	510908 185680	Asda	Asda South Ruislip Automat, Old Dairy Lane, Old Dairy Lane, South Ruislip, The Old Dairy Centre, Ruislip, Outer London, HA4 0EF	No	Open

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.3 Bedrock and Solid Geology

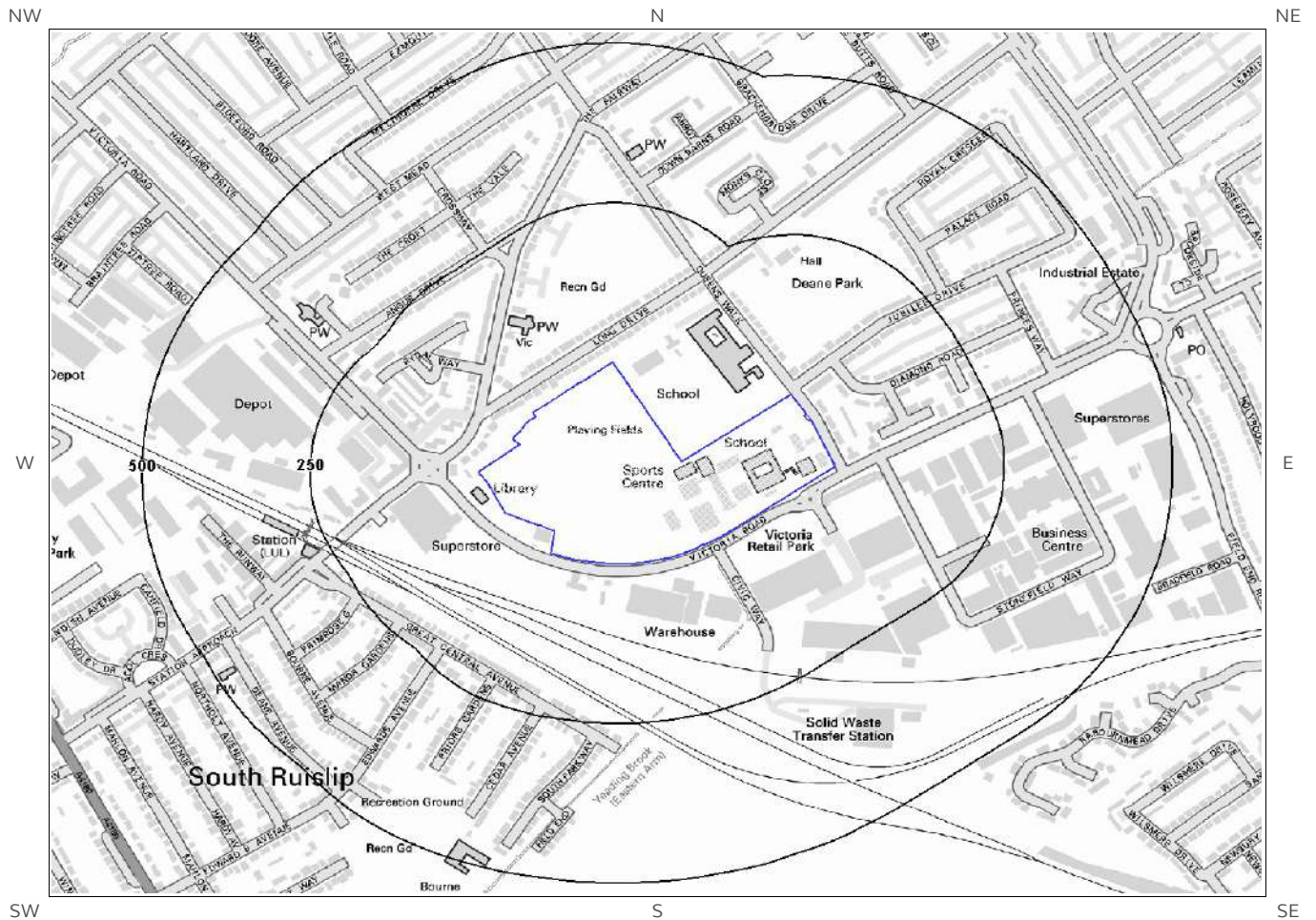
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LC-XCZS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

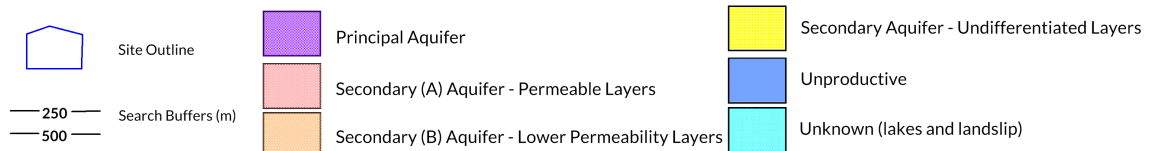
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

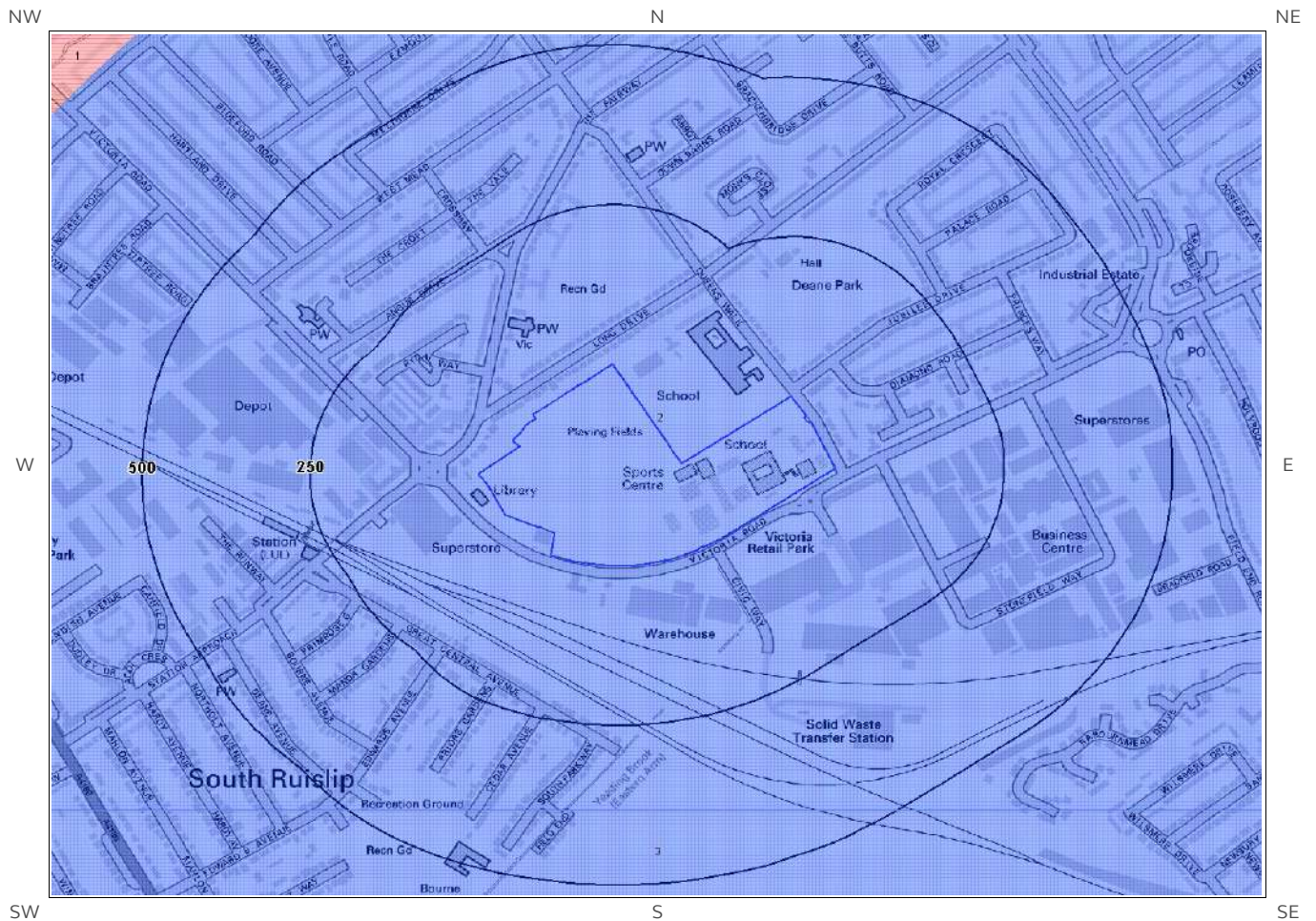
6a. Aquifer Within Superficial Geology



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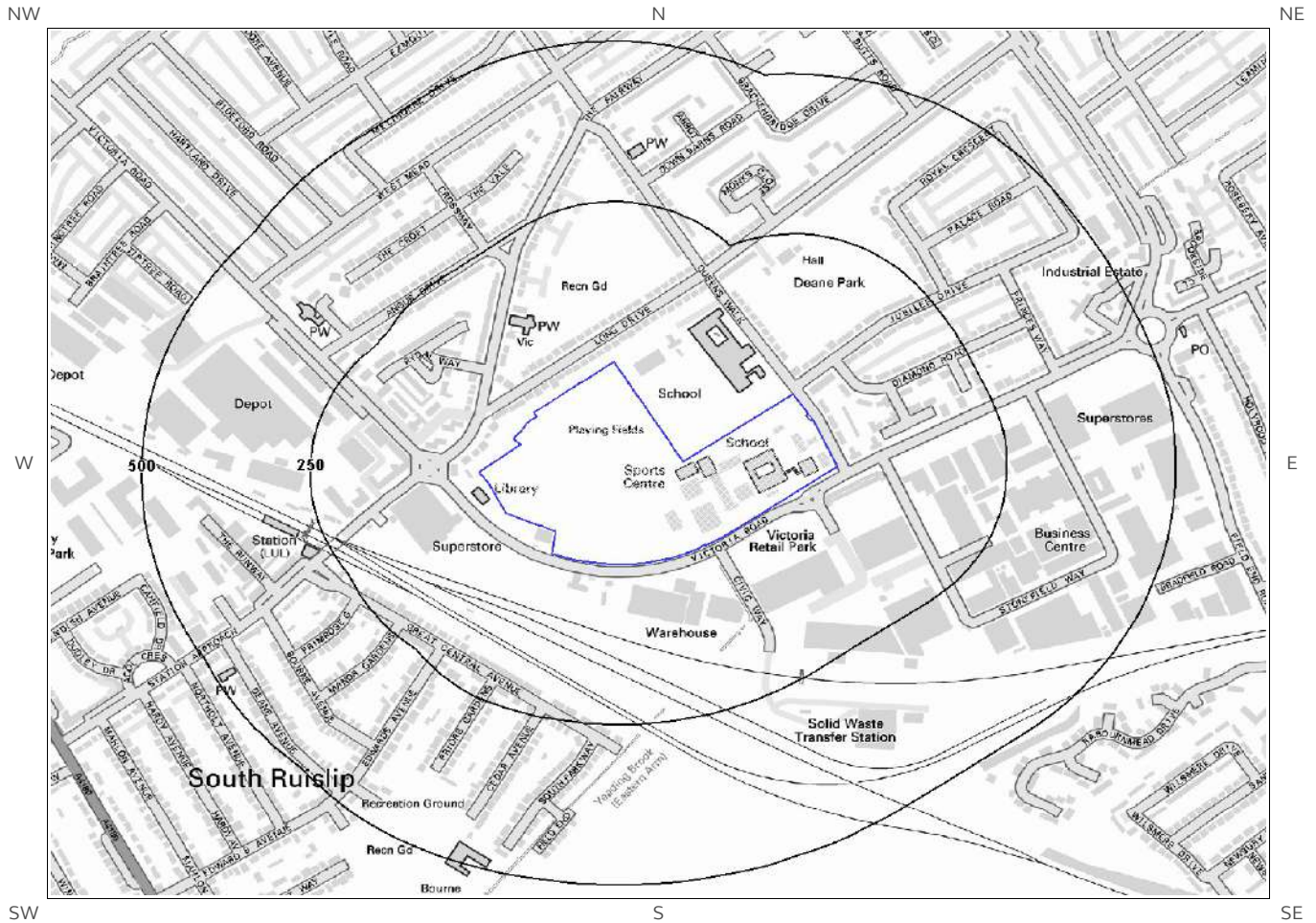


6b. Aquifer Within Bedrock Geology and Abstraction Licences

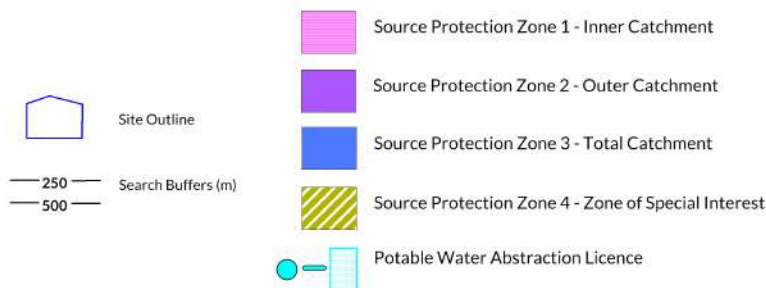


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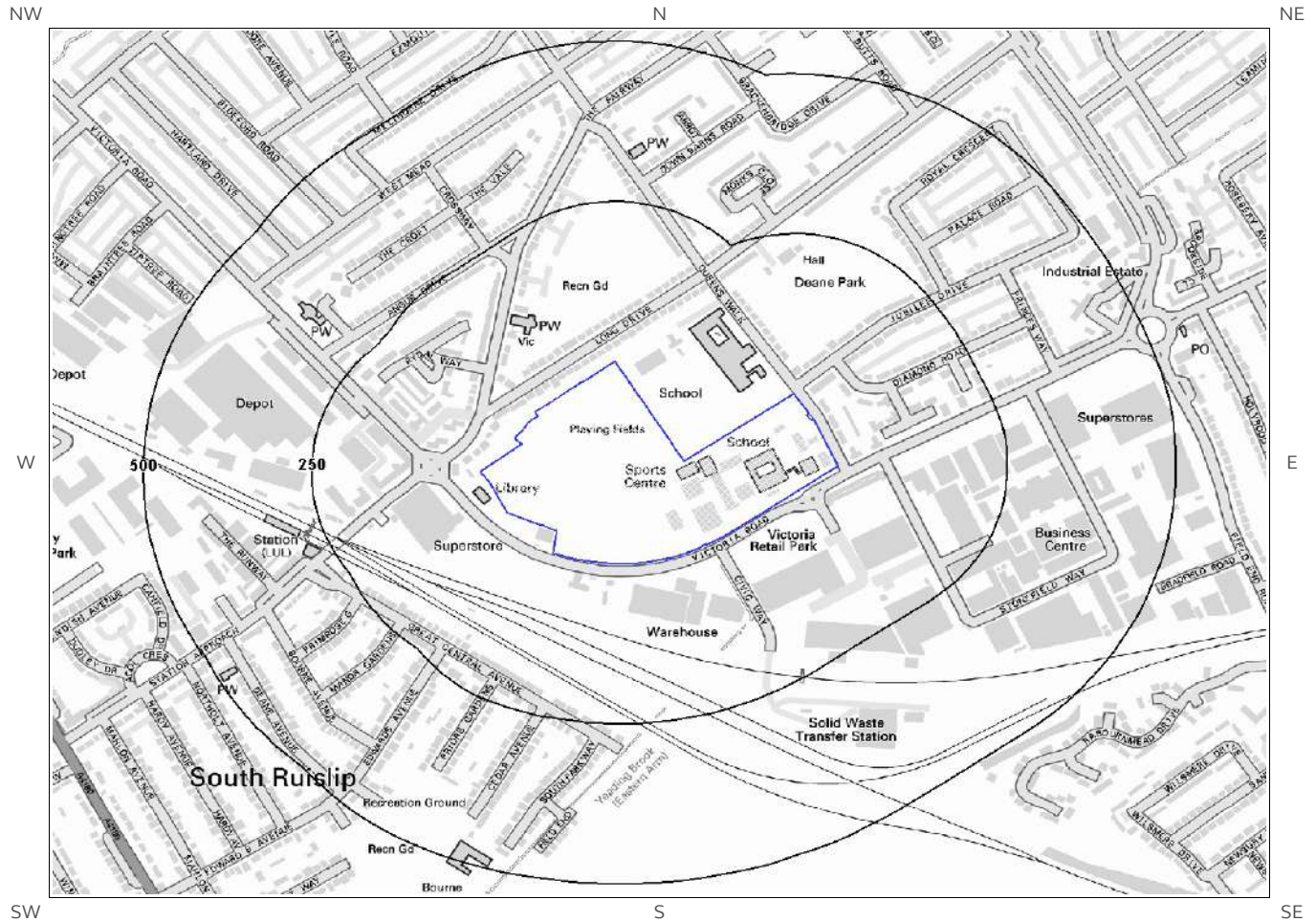
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



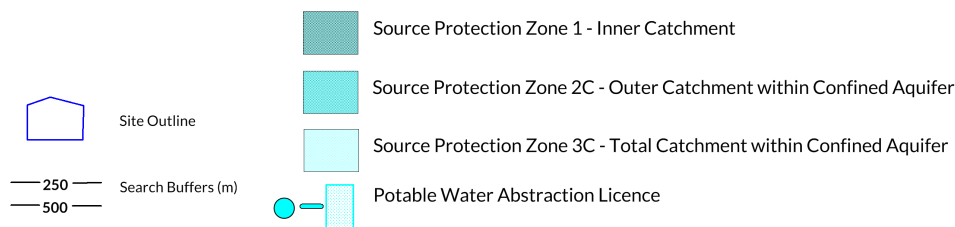
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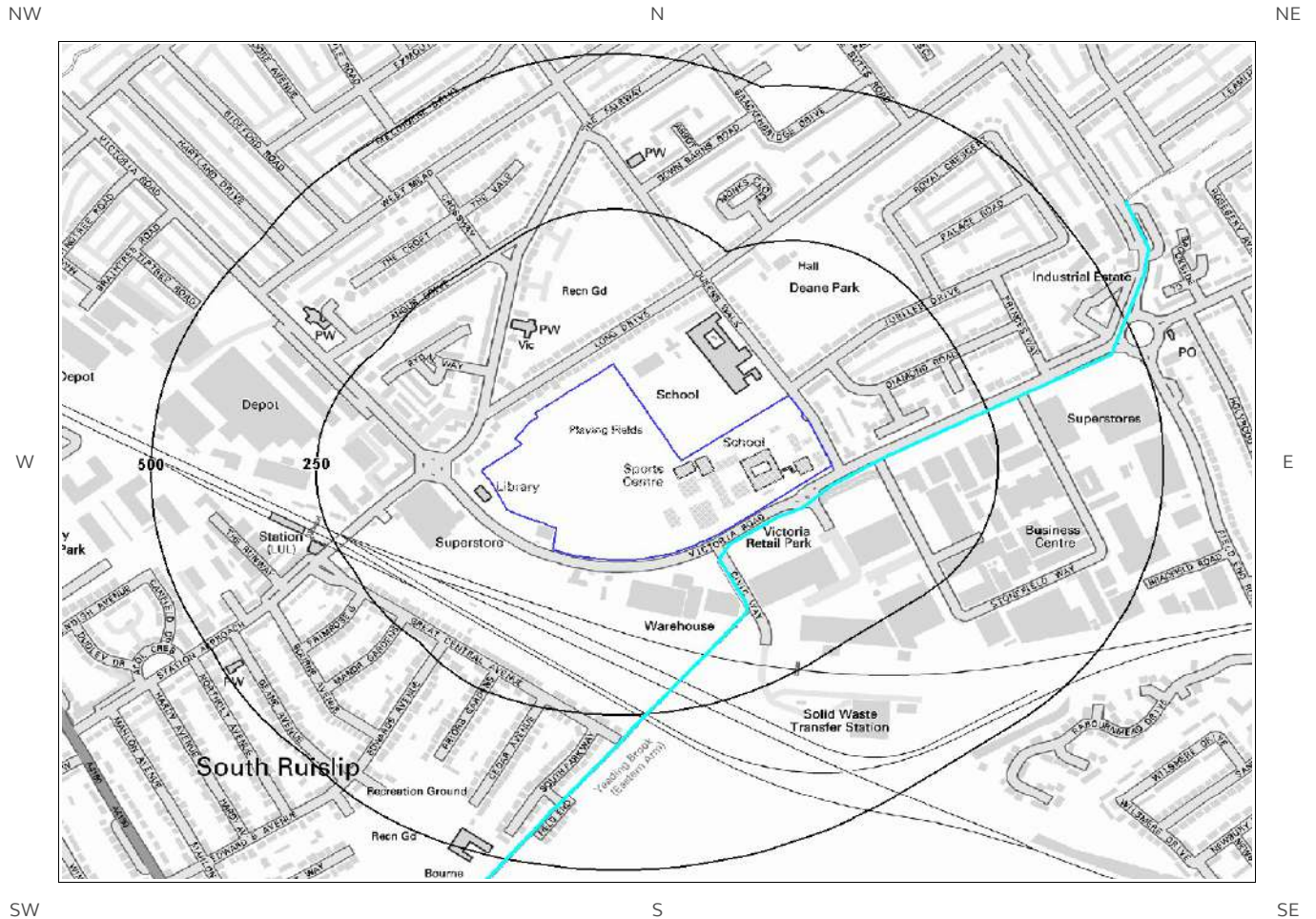
6d. Hydrogeology – Source Protection Zones within confined aquifer



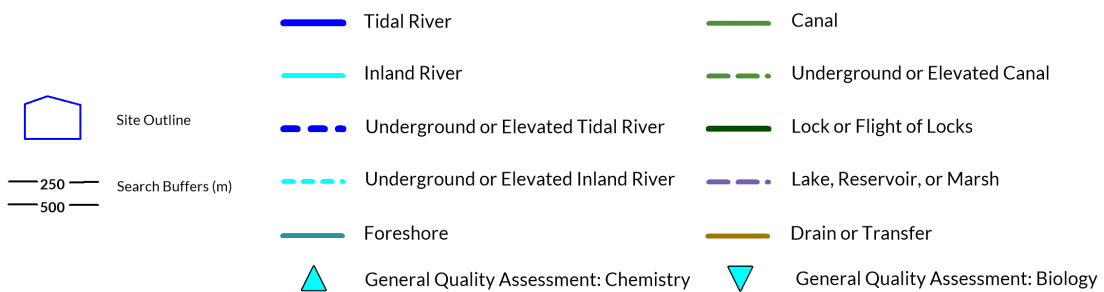
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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property No

Database searched and no data found.

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
2	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	382	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1132	S	511100 184330	Status: Active Licence No: TH/039/0036/006 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At C & L Country Club, Northolt Data Type: Point Name: C & L COUNTRY CLUB Annual Volume (m³): 9200 Max Daily Volume (m³): 106.5 Original Application No: NPS/WR/003057 Original Start Date: 25/3/2010 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 25/3/2010 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	1132	S	511100 184330	Status: Historical Licence No: 28/39/36/0064 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Borehole At C & L Country Club, Northolt Data Type: Point Name: C & L COUNTRY CLUB Annual Volume (m³): 9200 Max Daily Volume (m³): 106.5 Original Application No: - Original Start Date: 23/6/2000 Expiry Date: 31/12/2009 Issue No: 2 Version Start Date: 29/7/2002 Version End Date:
Not shown	1132	S	511100 184330	Status: Active Licence No: TH/039/0036/006 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Borehole At C & L Country Club, Northolt Data Type: Point Name: C & L COUNTRY CLUB Annual Volume (m³): 9200 Max Daily Volume (m³): 106.5 Original Application No: NPS/WR/003057 Original Start Date: 25/3/2010 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 25/3/2010 Version End Date:
Not shown	1132	S	511100 184330	Status: Historical Licence No: 28/39/36/0064 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At C & L Country Club, Northolt Data Type: Point Name: C & L COUNTRY CLUB Annual Volume (m³): 9200 Max Daily Volume (m³): 106.5 Original Application No: - Original Start Date: 23/6/2000 Expiry Date: 31/12/2009 Issue No: 2 Version Start Date: 29/7/2002 Version End Date:
Not shown	1926	SE	512655 183739	Status: Active Licence No: TH/039/0038/012 Details: Make-Up Or Top Up Water Direct Source: Thames Groundwater Point: Northala Fields, Northolt- Borehole Data Type: Point Name: EALING COUNCIL Annual Volume (m³): 12500 Max Daily Volume (m³): 480 Original Application No: NPS/WR/009167 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:
Not shown	1941	SE	512670 183730	Status: Historical Licence No: 28/39/38/0048 Details: Make-Up Or Top Up Water Direct Source: Thames Groundwater Point: Northala Fields, Northolt- Borehole Data Type: Point Name: EALING COUNCIL Annual Volume (m³): 80000 Max Daily Volume (m³): 480 Original Application No: WRA/N/1166 Original Start Date: 30/8/2006 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 30/8/2006 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

Identified

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	1132	S	511100 184330	Status: Active Licence No: TH/039/0036/006 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At C & L Country Club, Northolt Data Type: Point Name: C & L COUNTRY CLUB Annual Volume (m³): 9200 Max Daily Volume (m³): 106.5 Original Application No: NPS/WR/003057 Original Start Date: 25/3/2010 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: Version End Date:
Not shown	1132	S	511100 184330	Status: Historical Licence No: 28/39/36/0064 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole At C & L Country Club, Northolt Data Type: Point Name: C & L COUNTRY CLUB Annual Volume (m³): 9200 Max Daily Volume (m³): 106.5 Original Application No: - Original Start Date: 23/6/2000 Expiry Date: 31/12/2009 Issue No: 2 Version Start Date: Version End Date:

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site

None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site None identified

Database searched and no data found.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site None identified

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
1	22	The Roxbourne Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames
	SE			Relationship to Ground Level: Not provided Permanence: Unclassified. Average Width in Watercourse Section (m): Not Provided
12	22	The Roxbourne Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames
	SE			Relationship to Ground Level: Not provided Permanence: Unclassified. Average Width in Watercourse Section (m): Not Provided
2	36	Yeading Brook (Eastern Arm) Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames
	SE			Relationship to Ground Level: On ground surface Permanence: Unclassified. Average Width in Watercourse Section (m): 3.9

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
13	36 SE	Yeading Brook (Eastern Arm) Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Unclassified. Average Width in Watercourse Section (m): 3.9
3	159 S	Yeading Brook (Eastern Arm) Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Unclassified. Average Width in Watercourse Section (m): Not Provided
14	159 S	Yeading Brook (Eastern Arm) Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: Not provided Permanence: Unclassified. Average Width in Watercourse Section (m): Not Provided
4	227 S	Yeading Brook (Eastern Arm) Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Unclassified. Average Width in Watercourse Section (m): 3.0
15	227 S	Yeading Brook (Eastern Arm) Alternative Name: -	Inland river not influenced by normal tidal action.	Catchment Area: Thames Relationship to Ground Level: On ground surface Permanence: Unclassified. Average Width in Watercourse Section (m): 3.0

6.11 Surface Water Features

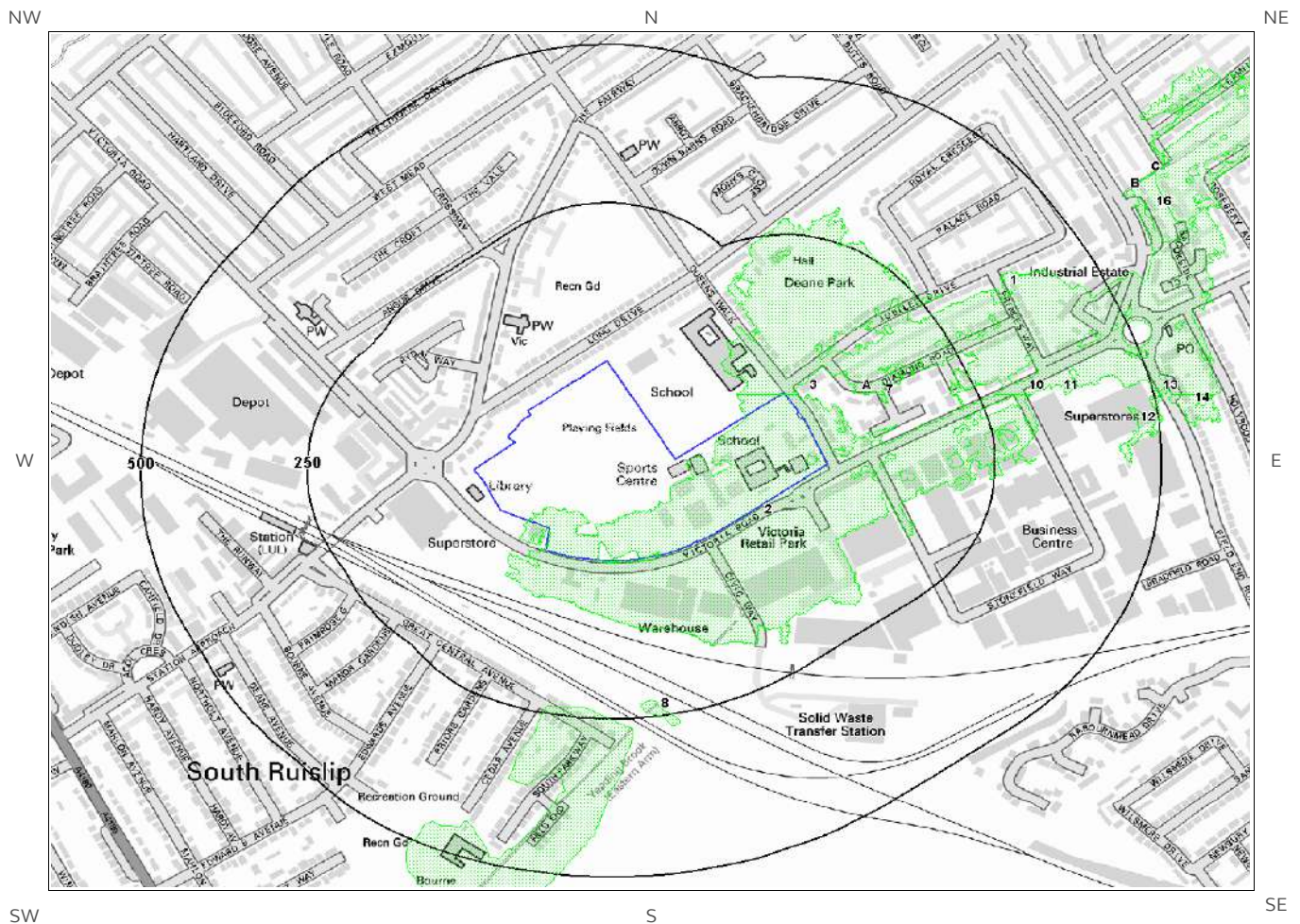
Surface water features within 250m of the study site

Identified

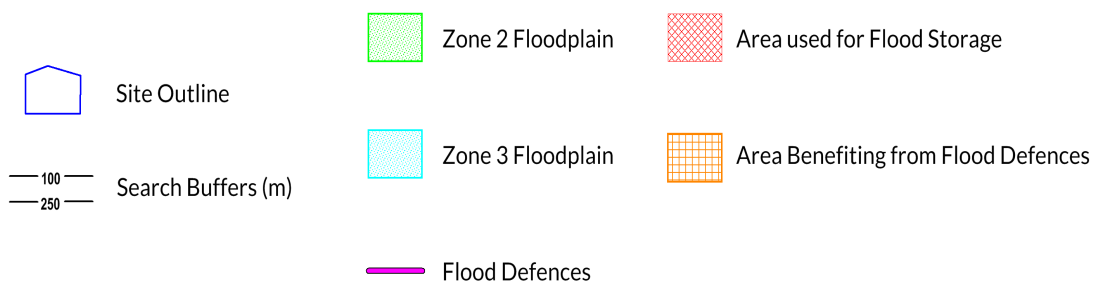
The following surface water records are not represented on mapping:

Distance (m)	Direction
36	SE
140	SE

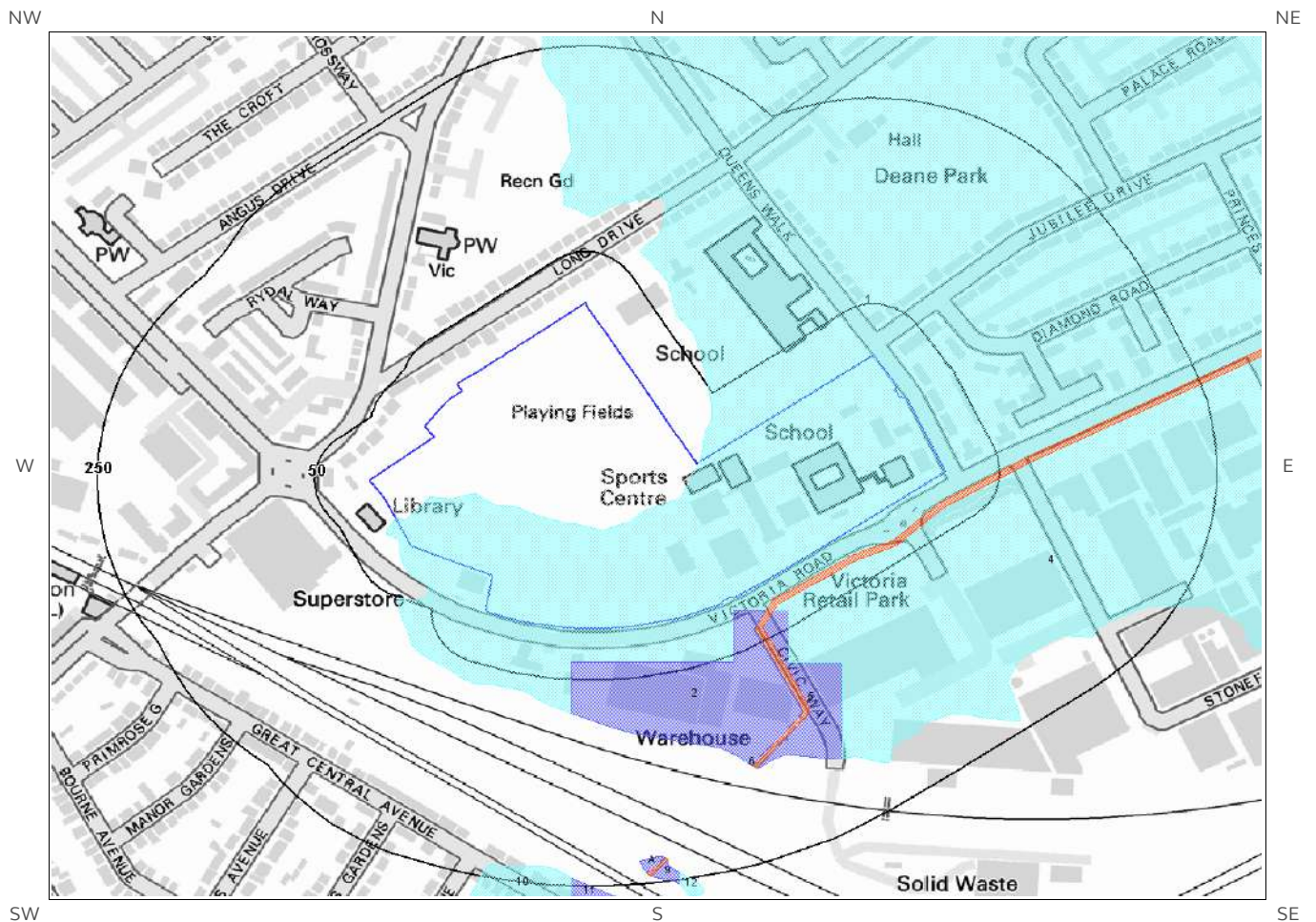
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



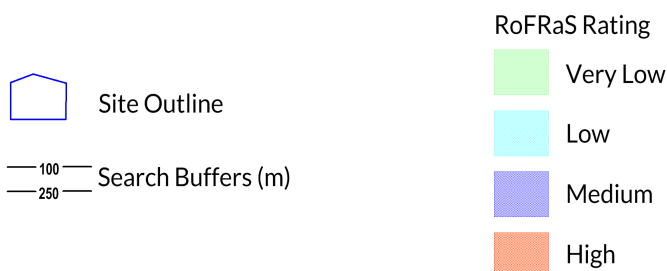
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m

Identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	0	On Site	29-May-2018	Zone 2 - (Fluvial /Tidal Models)
2	0	On Site	29-May-2018	Zone 2 - (Fluvial /Tidal Models)
3	26	NE	29-May-2018	Zone 2 - (Fluvial /Tidal Models)
4A	92	NE	29-May-2018	Zone 2 - (Fluvial /Tidal Models)
5A	97	NE	29-May-2018	Zone 2 - (Fluvial /Tidal Models)
6A	99	NE	29-May-2018	Zone 2 - (Fluvial /Tidal Models)
7	117	NE	29-May-2018	Zone 2 - (Fluvial /Tidal Models)
8	224	S	29-May-2018	Zone 2 - (Fluvial /Tidal Models)
9	232	S	29-May-2018	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m

None identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite

Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	Low
2	12.0	S	Medium
3	19.0	SE	High
4	25.0	SE	Low
5	28.0	SE	Medium

7.4 Flood Defences

Flood Defences within 250m of the study site

None identified

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site

None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site

None identified

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Not Prone

The area is not considered to be prone to groundwater flooding based on rock type.

7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result

Not Applicable

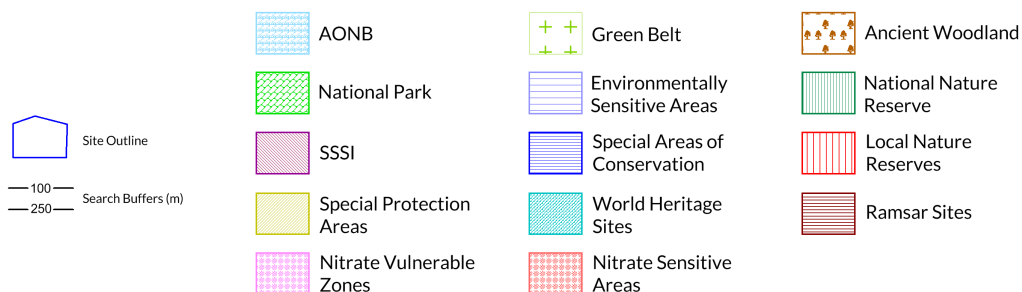
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site	Identified
---	------------

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

2

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	691	S	Islip Manor	Natural England
Not shown	1858	SE	Northolt Manor	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

9

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
3	269	S	London Area Greenbelt	Hillingdon London Boro
4	673	SE	London Area Greenbelt	Ealing London Boro
5	889	SW	London Area Greenbelt	Hillingdon London Boro
6	1003	S	London Area Greenbelt	Hillingdon London Boro
7	1050	S	London Area Greenbelt	Hillingdon London Boro
Not shown	1199	S	London Area Greenbelt	Hillingdon London Boro
Not shown	1203	S	London Area Greenbelt	Ealing London Boro
Not shown	1598	S	London Area Greenbelt	Ealing London Boro
Not shown	1710	W	London Area Greenbelt	Hillingdon London Boro

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk

Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe

Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: London Borough of Hillingdon
Phone: 01895 250 111

Web: <http://www.hillingdon.gov.uk/>

Address: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

Gemapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England/Natural Resources Wales who retain the Copyright and Intellectual Property Rights for the data.

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Standard Terms and Conditions

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<https://www.groundsure.com/terms-and-conditions-may25-2018>

APPENDIX 4 – WALKOVER PHOTOGRAPHS

PHOTOGRAPHIC RECORD – QUEENSMEAD SCHOOL - 5000407



Plate 1. School entrance from Queens Walk to the east



Plate 2. Satellite image of development area (shaded blue)

PHOTOGRAPHIC RECORD – QUEENSMEAD SCHOOL - 5000407



Plate 3. View of the western side of the development area



Plate 4. View of the Sports Centre (on site) to the west of the development area

PHOTOGRAPHIC RECORD – QUEENSMEAD SCHOOL - 5000407



Plate 5. View facing north-west from the western side of the development area

