

### 3. SUPPORTING INFORMATION

### 3.3 Environmental Data Report

Readily available environmental information relating to the site and its surrounding area has been provided by Groundsure.

CENTREMAPS

Open Space, Upper Interfields,  
Worcester, WR14 1UT

Groundsure

Reference:

CMAPS-CM-436450-34722-

090615EDR

Your Reference: 34722

Report Date

9 Jun 2015

Report Delivery

Email - pdf

Method:

## **Groundsure Enviroinsight**

Address: Transport House, Uxbridge Road, Hillingdon, Uxbridge, UB10 0LY

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.

Groundsure Enviroinsight



# Groundsure Enviroinsight

Address: Transport House, Uxbridge Road, Hillingdon, Uxbridge, UB10 0LY  
Date: 9 Jun 2015  
Reference: CMAPS-CM-436450-34722-090615EDR  
Client: CENTREMAPS



Aerial Photograph Capture date: 20-Apr-2013  
Grid Reference: 507954,182322  
Site Size: 0.08ha



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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: Environmental Permits, Incidents and Registers

	On-site	0-50m	51-250	251-500
<b>1.1 Industrial Sites Holding Environmental Permits and/or Authorisations</b>				
1.1.1 Records of historic IPC Authorisations	0	0	0	0
1.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0
1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0
1.1.5 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
1.1.6 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
1.1.7 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	1
1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
1.1.9 Records of Licensed Discharge Consents	0	0	0	0
1.1.10 Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0
<b>1.2 Records of COMAH and NIHHS sites</b>	0	0	0	0
<b>1.3 Environment Agency Recorded Pollution Incidents</b>				
1.3.1 National Incidents Recording System, List 2	0	0	0	2
1.3.2 National Incidents Recording System, List 1	0	0	0	0
<b>1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990</b>	0	0	0	0

## Section 2: Landfill and Other Waste Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-5000
<b>2.1 Landfill Sites</b>						
2.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
2.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	1	6
2.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0

## Section 2: Landfill and Other Waste Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1.4 Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0
<b>2.2 Landfill and Other Waste Sites Findings</b>						
2.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	2	0	Not searched	Not searched
2.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	3

## Section 3: Current Land Use

	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	0	1	9	Not searched
3.2 Records of Petrol and Fuel Sites	0	1	1	0
3.3 National Grid Underground Electricity Cables	0	0	0	0
3.4 National Grid Gas Transmission Pipelines	0	0	0	0

## Section 4: Geology

4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

## Section 5: Hydrogeology and Hydrology

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
5.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?					Yes	
5.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?					Yes	
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	2	0	4	10
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	2	3
5.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
5.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
5.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

## Section 5: Hydrogeology and Hydrology

0-500m

5.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
5.10 Detailed River Network entries within 500m of the site	0	0	0	0	Not searched	Not searched
5.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

## Section 6: Flooding

6.1 What is the highest risk of flooding within 25m of the centre of the study site?	Very Low
6.2 Are there any Flood Defences within 250m of the study site?	No
6.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.4 Are there any areas used for Flood Storage within 250m of the study site?	No
6.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
6.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

## Section 7: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	0	0	1
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0



## Section 7: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.11 Records of National Parks	0	0	0	0	0	0
7.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13 Records of Nitrate Vulnerable Zones	1	0	0	0	0	0
7.14 Records of Green Belt Data	0	0	1	0	4	9

## Section 8: Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?

Low

8.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?

Low

8.1.2 What is the maximum Landslides hazard rating identified on the study site?

Very Low

8.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?

Negligible

8.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?

Negligible

8.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?

Very Low

8.1.6 What is the maximum Running Sand hazard rating identified on the study site?

Very Low

## Section 9: Mining

9.1 Are there any coal mining areas within 75m of the study site?

No

9.2 What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining?

Unclassified

9.3 Are there any brine affected areas within 75m of the study site?

No



# 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. 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.

## 2. 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.

## 3. 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.

## 4. Geology

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

## 5. Hydrogeology and Hydrology

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

## 6. Flooding

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

## 7. 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.

## 8. 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.

## 9. Mining

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

## 10. 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".



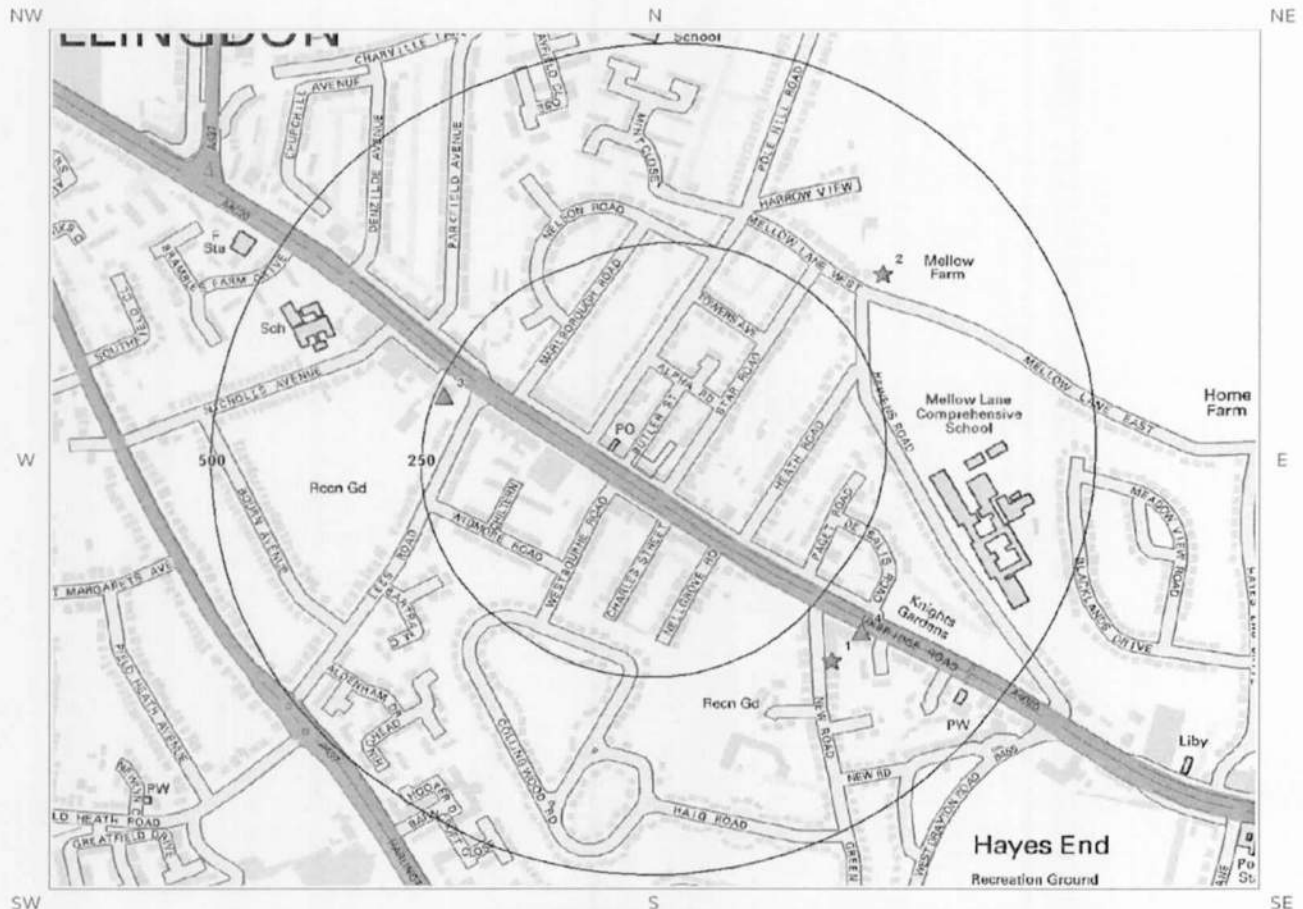
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the mapping portal from Laser Surveys

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. Environmental Permits, Incidents and Registers Map



Environmental Permits,  
Incidents and Registers Legend

Mapping  
sourced from

 **Ordnance  
Survey**

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# 1. Environmental Permits, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

---

### 1.1.3 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.

---

### 1.1.4 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.

---

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

0

Database searched and no data found.

---

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

0

Database searched and no data found.

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

2

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

ID	Distance	Direction	NGR	Details
3	239.0	W	507704 182401	Address: Somerfield Hayes, Lees Corner, Hillingdon, UB4 0JN Process: Unloading Of Petrol Into Storage Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
4	317.0	SE	508201 182104	Address: Esso Hillingdon, 949 Uxbridge Road, Hillingdon Process: Unloading Of Petrol Into Storage Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

## 1.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

## 1.3 Environment Agency Recorded Pollution Incidents

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

2

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

ID	Distance	Direction	NGR	Details	
1	313.0	SE	182070 508165	Incident Date: 05-Nov-2003 Incident Identification: 199875 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	327.0	NE	182557 508226	Incident Date: 24-Mar-2003 Incident Identification: 145468 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)

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

0

Database searched and no data found.

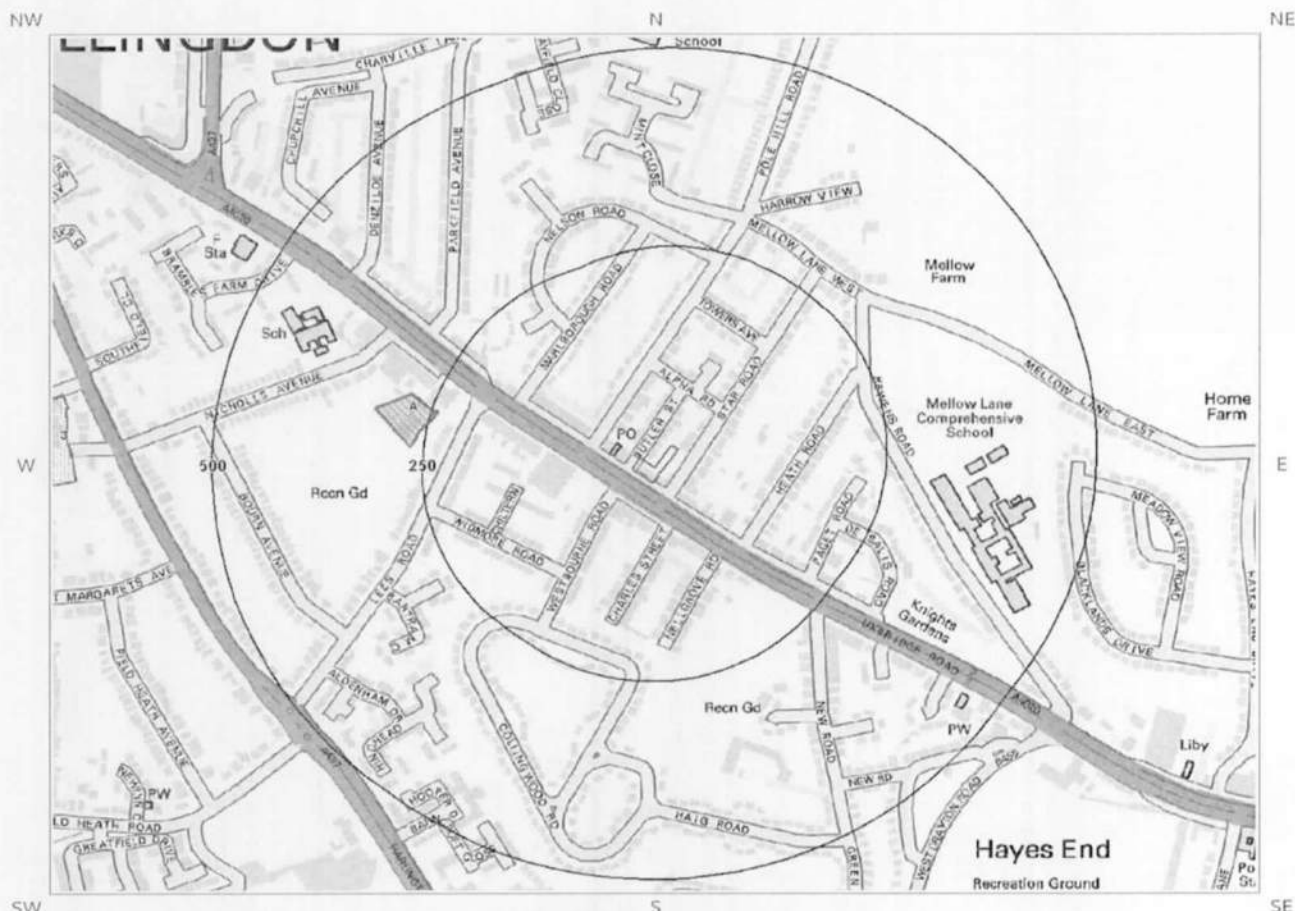
## 1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many 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.

## 2. Landfill and Other Waste Sites Map



Landfill and Other Waste Sites  
Legend

Mapping  
sourced from  
**Ordnance  
Survey**

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



## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

2.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

7

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
3	661.0	W	507100 182300	Site Address: Harlington Road, Hillingdon, London Waste Licence: - Site Reference: 8HI023, HIL028 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
Not shown	1105.0	S	507600 180900	Site Address: Land Parcels 2,3,4,5,9, Stockley Park, Hillingdon, Middlesex Waste Licence: Yes Site Reference: DL410, 8HI066, HIL075 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: TE1/L/STO001 Licence Issue: 13-Oct-1992 Licence Surrendered: 30-Oct-2001 Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1940 Last Recorded Input:
Not shown	1132.0	S	507400 181100	Site Address: Area to north of Stockley Park, Stockley Park, Middlesex Waste Licence: - Site Reference: 8HI079 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
Not shown	1168.0	S	507500 181100	Site Address: North East Link Spur Road, Stockley Park, Hillingdon, London Waste Licence: Yes Site Reference: DL470, 8HI068, HIL075 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 20-Jul-1993 Licence Surrendered: 25-Apr-1994 Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1993 Last Recorded Input: 30-Apr-1994

ID	Distance (m)	Direction	NGR	Details
Not shown	1177.0	S	508100 180600	<p>Site Address: Stockley Park East, Stockley Park, Middlesex Waste Licence: Yes Site Reference: 8HI048, DL197, HIL56C Waste Type: Inert, Industrial, Commercial, Household, Special Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 02-Apr-1985 Licence Surrendered: 15-Mar-1993 Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1950 Last Recorded Input: 31-Oct-1992</p>
Not shown	1196.0	SW	507500 181100	<p>Site Address: North East Link Spur Road, Stockley Park, Hillingdon, London Waste Licence: Yes Site Reference: DL470, 8HI068, HIL075 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 20-Jul-1993 Licence Surrendered: 25-Apr-1994 Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1993 Last Recorded Input: 30-Apr-1994</p>
Not shown	1388.0	SW	507200 180700	<p>Site Address: Stockley Park West, Stockley Park, Middlesex Waste Licence: Yes Site Reference: 8HI046, DL254, HIL56A Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 25-Jun-1987 Licence Surrendered: 15-Mar-1993 Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1921 Last Recorded Input: 19-Mar-1993</p>

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

0

Database searched and no data found.

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

0

Database searched and no data found.

## 2.2 Other Waste Sites

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

2

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
1A	241.0	W	507658 182378	<p>Type of Site: Scrap Yard Planning Application Reference: N/A Date: 1994 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon</p>

ID	Distance (m)	Direction	NGR	Details		
2A	244.0	W	507656 182376	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1987	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

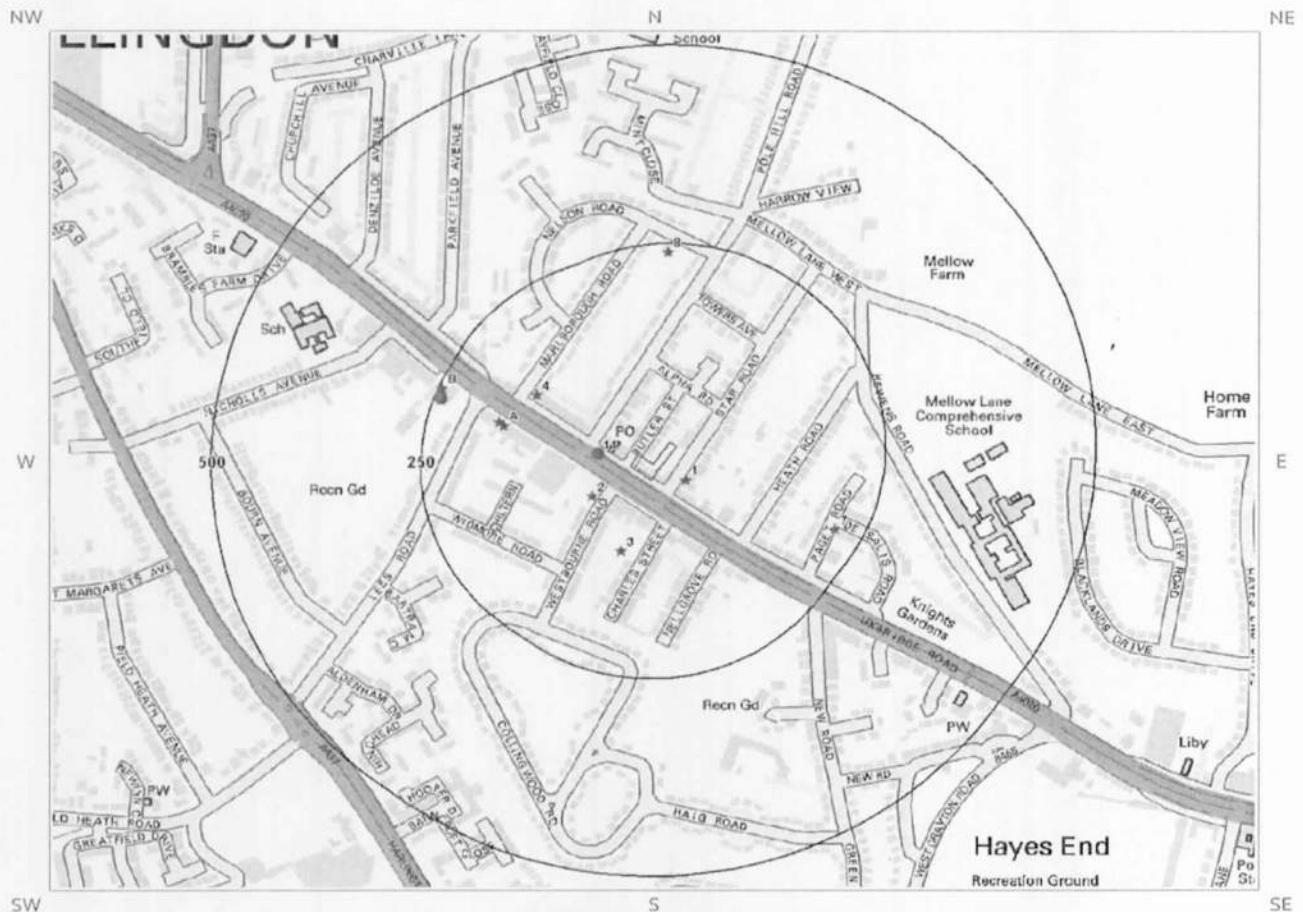
### 2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

3

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		
Not shown	1402.0	NE	509059 183238	Site Address: P G Allen, Allens Yard, 143, Charville Lane, Hayes, Middlesex, UB4 8PD Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ALL001 EPR reference: EA/EPR/RP3196NH/A001 Operator: P G Allen Waste Management licence No: 80080 Annual Tonnage: 1820.0	Issue Date: 20/07/1994 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Allens Yard, Hayes Correspondence Address: -, -	
Not shown	1415.0	S	507776 180895	Site Address: Land Parcels 2-5 & 9, Stockley Park, Hillingdon, Middlesex Type: Landfill taking other wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STO001 EPR reference: EA/EPR/AP3596NB/S002 Operator: Stockley Park Consortium Ltd Waste Management licence No: 80065 Annual Tonnage: 100000.0	Issue Date: 25/10/1990 Effective Date: - Modified: - Surrendered Date: 30/10/2001 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Stockley Park, Hillingdon Correspondence Address: -, -	
Not shown	1415.0	S	507776 180895	Site Address: Land Parcels 2-5 & 9, Stockley Park, Hillingdon, Middlesex Type: Landfill taking other wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STO000 EPR reference: - Operator: Stockley Park Consortium Ltd Waste Management licence No: 80065 Annual Tonnage: 0.0	Issue Date: 25/10/1990 Effective Date: - Modified: - Surrendered Date: 30/10/2001 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Stockley Park, Hillingdon Correspondence Address: Stockley Park Consortium Ltd, Stockley Park Project Office, Bolingbroke Way, Hayes, Middx, UB3 1EP	

## 3. Current Land Use Map



Current Land Use Legend

Mapping sourced from  Ordnance Survey

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- |   |                    |   |                          |   |                                |
|---|--------------------|---|--------------------------|---|--------------------------------|
|  | Site Outline       |  | Current Industrial Sites |  | Gas Transmission Pipeline      |
|  | Search Buffers (m) |  | Petrol & Fuel Sites      |  | Electricity Transmission Cable |

## 3. Current Land Uses

### 3.1 Current Industrial Data

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

10

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	34.0	SE	Valley Blinds	507991 182298	Star House, Star Road, Uxbridge, UB10 0QH	Curtains and Blinds	Consumer Products
2	60.0	SW	Electricity Sub Station		UB8	Electrical Features	Infrastructure and Facilities
3	97.0	S	Works		UB10	Unspecified Works Or Factories	Industrial Features
4	143.0	NW	ATS Euromaster Ltd	507814 182406	1-2 Marlborough Parade, Uxbridge Road, Uxbridge, UB10 0LR	Vehicle Parts and Accessories	Motoring
5A	160.0	W	Tapecity	507775 182368	5 Hillingdon Parade, Uxbridge Road, Hillingdon, Uxbridge, UB10 0PE	Electronic Equipment	Industrial Products
6A	167.0	W	Sign A Rama	507769 182372	4 Hillingdon Parade, Uxbridge Road, Hillingdon, Uxbridge, UB10 0PE	Signs	Industrial Products
7	216.0	SE	Electricity Sub Station		UB10	Electrical Features	Infrastructure and Facilities
8	239.0	N	Electricity Sub Station		UB10	Electrical Features	Infrastructure and Facilities
9B	247.0	NW	Co-Op Lees Corner		Uxbridge Road, Lees Road, Hillingdon Heath, Hillingdon, Middlesex, UB10 0PF	Petrol and Fuel Stations	Road and Rail
10B	247.0	NW	Co-Op Lees Corner Hillingdon	507701 182415	Uxbridge Road, Lees Road, Hillingdon Heath, Hillingdon, Middlesex, UB10 0PF	Petrol and Fuel Stations	Road and Rail

### 3.2 Petrol and Fuel Sites

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

2

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
11	43.0	W	507887 182332	Unbranded	Hillingdon Service Station, 949, Uxbridge Road, Uxbridge Road, Westbourne Road, Hillingdon Heath, Hillingdon, Middlesex, UB10 0LQ	Not Applicable	Obsolete
12B	243.0	W	507700 182403	Texaco	Co-Op Lees Corner, Uxbridge Road, Uxbridge Road, Lees Road, Hillingdon Heath, Hillingdon, Middlesex, UB10 0NZ	No	Open

### 3.3 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.

### 3.4 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.

## 4. Geology

### 4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

---

### 4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
EHT	BOYN HILL GRAVEL MEMBER	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

---

### 4.3 Bedrock and Solid Geology

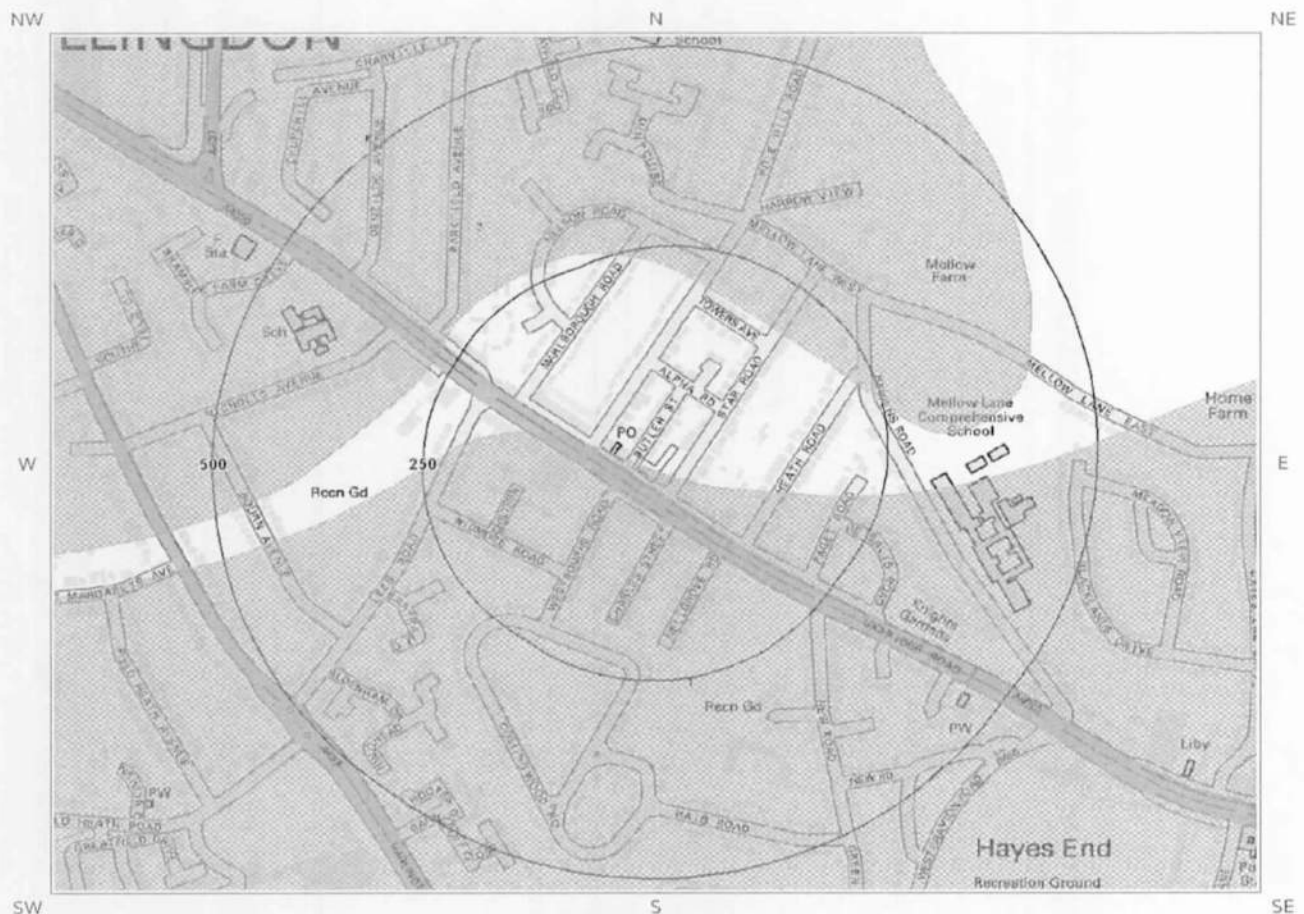
The database has been searched on site, including a 50m buffer.

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

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

# 5. Hydrogeology and Hydrology

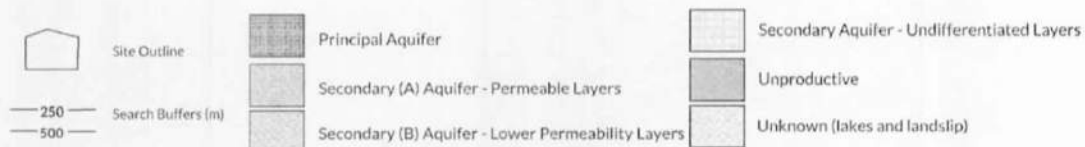
## 5a. Aquifer Within Superficial Geology



Aquifer Within Superficial Geology

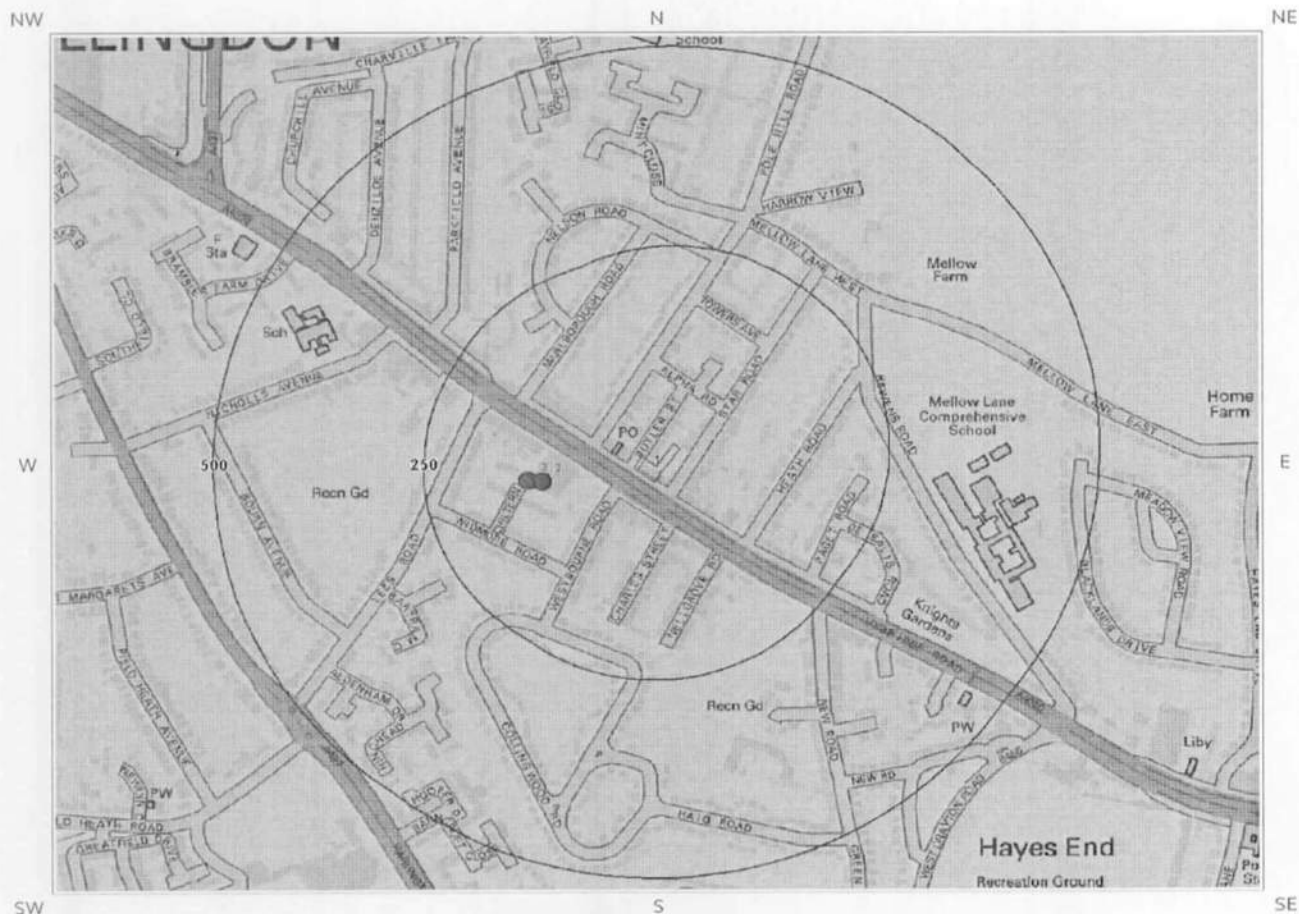


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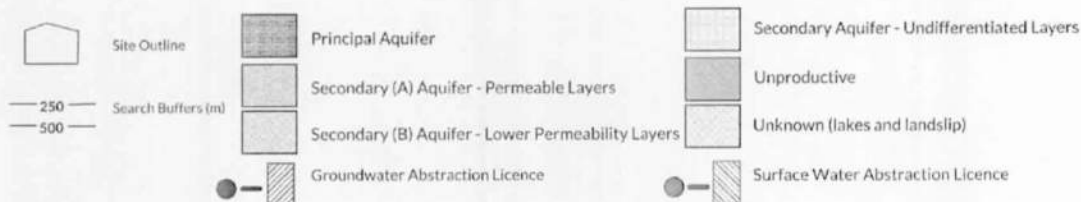
# 5b. Aquifer Within Bedrock Geology and Abstraction Licenses



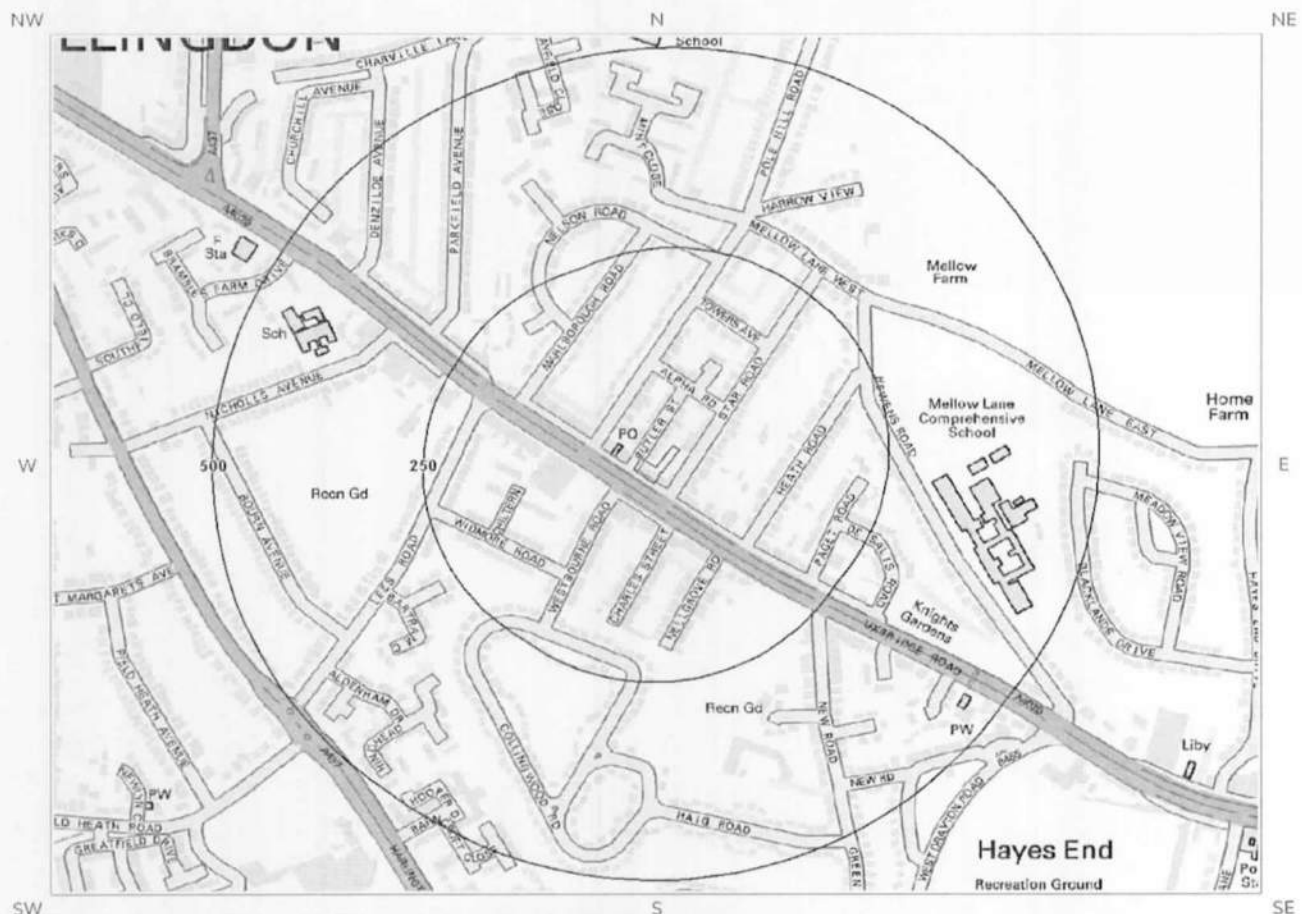
Aquifer Within Bedrock Geology and Abstraction Licenses

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# 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



Hydrogeology Source Protection Zones and Potable Water Abstraction Licenses

Mapping sourced from **Ordnance Survey**

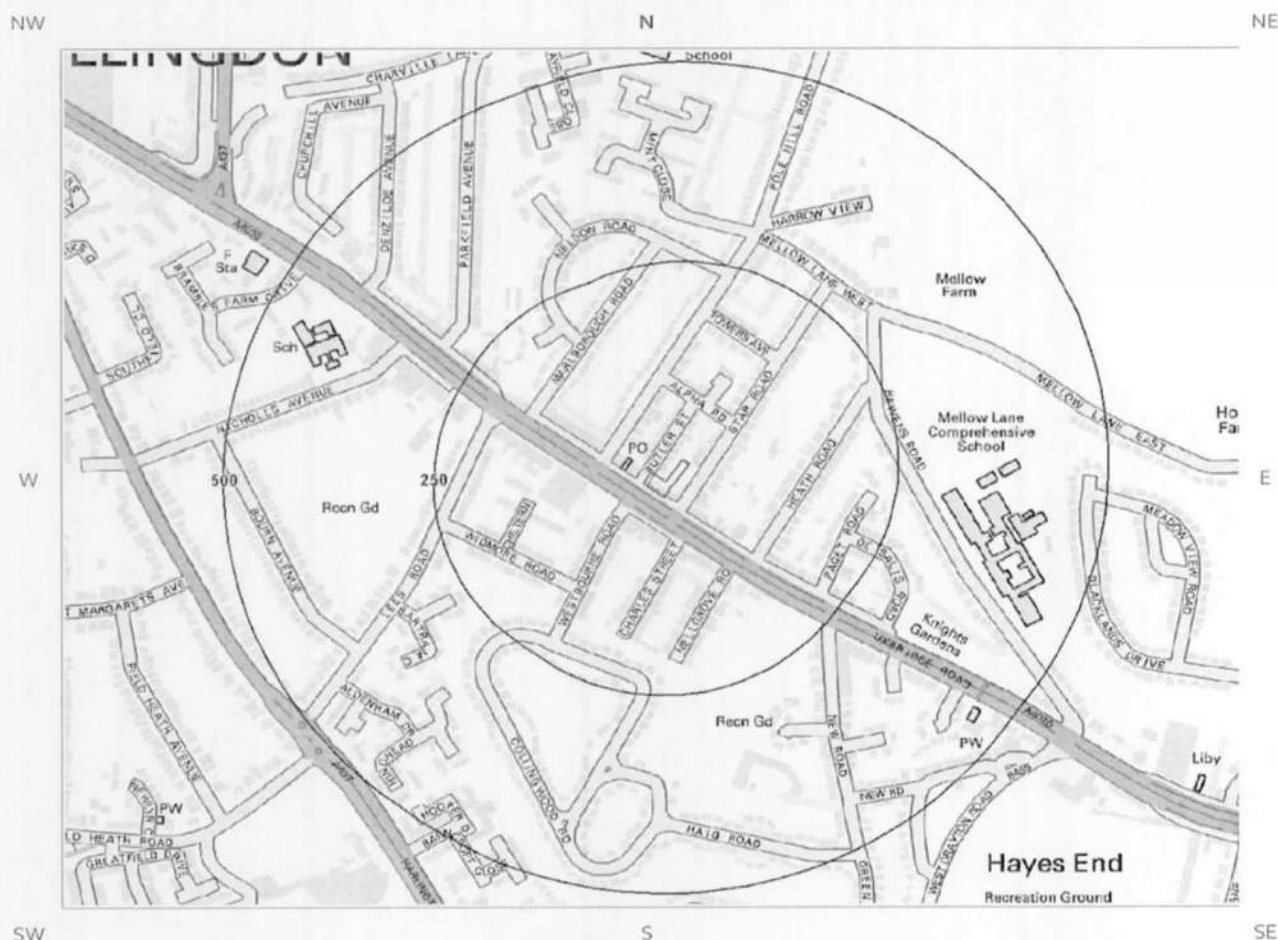
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-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Source Protection Zone 1 - Inner Catchment
-  Source Protection Zone 2 - Outer Catchment
-  Source Protection Zone 3 - Total Catchment
-  Source Protection Zone 4 - Zone of Special Interest
-  Potable Water Abstraction Licence

# 5d. Hydrogeology - Source Protection Zones within confined aquifer



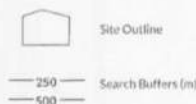
# 5e. Hydrology – Detailed River Network and River Quality



Hydrology – Detailed River Network and River Quality



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- |   |   |
|---|---|
| — Primary River                         | — Canal                                   |
| — Secondary River                       | - - - Canal Tunnel                        |
| — Tertiary River                        | — Culvert                                 |
| - - - Lake/Reservoir                    | - - - Multiple Channel Culvert            |
| - - - Underground River (inferred)      | - - - Underground River (Potential Sewer) |
| ▽ General Quality Assessment: Biology   | — Underground River (local knowledge)     |
| △ General Quality Assessment: Chemistry |   |

# 5. Hydrogeology and Hydrology

## 5.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency'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 Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	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	190.0	NE	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

## 5.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency'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 Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

### 5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Name	Details
2	111.0	W	507817 182299	BLUE DRAGON (HILLINGD ON) LTD	Licence No: 28/39/28/0008 Details: Laundry Use Direct Source: Thames Groundwater Point: Borehole At Whitelys Parade Data Type: Point Annual Volume (m³): 47663 Max Daily Volume (m³): 200 Original Application No: NPS/WR/014518 Original Start Date: 8/11/1965 Expiry Date: - Issue No: 101 Version Start Date: 7/2/2014 Version End Date:
3	128.0	W	507800 182300	BLUE DRAGON (HILLINGD ON) LTD	Licence No: 28/39/28/0008 Details: Laundry Use Direct Source: Thames Groundwater Point: Borehole At Whitelys Parade Data Type: Point Annual Volume (m³): 37669 Max Daily Volume (m³): 181.84 Original Application No: - Original Start Date: 8/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 8/11/1965 Version End Date:
Not shown	618.0	S	507800 181700	BARWICK	Licence No: 28/39/28/0277 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Well At Little London Nursery, Harlington Road, Hillingdon Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 13/2/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/9/1996 Version End Date:
Not shown	618.0	S	507800 181700	BARWICK	Licence No: 28/39/28/0277 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: Thames Groundwater Point: Well At Little London Nursery, Harlington Road, Hillingdon Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 13/2/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/9/1996 Version End Date:
Not shown	989.0	W	506950 182160	HILLINGD ON HOSPITAL NHS TRUST	Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Hillingdon Hospital - Borehole Data Type: Point Annual Volume (m³): 200000 Max Daily Volume (m³): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 103 Version Start Date: 31/10/2006 Version End Date:
Not shown	989.0	W	506950 182160	HILLINGD ON HOSPITAL NHS TRUST	Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole A At Hillingdon Hospital, Hillingdon Data Type: Point Annual Volume (m³): 200000 Max Daily Volume (m³): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 1/4/2005 Version End Date:

ID	Distance (m)	Direction	NGR	Name	Details
Not shown	1019.0	SE	508900 181900	GOODSON	<p>Licence No: 28/39/36/0015 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: Thames Groundwater Point: Two Wells At Springwell Nursery, Hayes End Road, Hayes Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 11/7/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/6/1997 Version End Date:</p>
Not shown	1019.0	SE	508900 181900	GOODSON	<p>Licence No: 28/39/36/0015 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Two Wells At Springwell Nursery, Hayes End Road, Hayes Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 11/7/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/6/1997 Version End Date:</p>
Not shown	1088.0	W	506910 181930	HILLINGDON HOSPITAL NHS TRUST	<p>Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Hillingdon Hospital- Borehole Data Type: Point</p> <p>Annual Volume (m³): 200000 Max Daily Volume (m³): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 103 Version Start Date: 31/10/2006 Version End Date:</p>
Not shown	1088.0	W	506910 181930	HILLINGDON HOSPITAL NHS TRUST	<p>Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole B At Hillingdon Hospital, Hillingdon Data Type: Point</p> <p>Annual Volume (m³): 200000 Max Daily Volume (m³): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 1/4/2005 Version End Date:</p>
Not shown	1115.0	W	506820 182180	HILLINGDON HOSPITAL NHS TRUST	<p>Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole C At Hillingdon Hospital, Hillingdon Data Type: Point</p> <p>Annual Volume (m³): 200000 Max Daily Volume (m³): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 1/4/2005 Version End Date:</p>
Not shown	1925.0	S	507580 180410	STOCKLEY PARK GOLF LIMITED	<p>Licence No: 28/39/36/0069 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Stockley Park , Uxbridge (borehole) Data Type: Point</p> <p>Annual Volume (m³): 78000 Max Daily Volume (m³): 2182 Original Application No: WRA/N/1152 Original Start Date: 5/11/2001 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 5/11/2001 Version End Date:</p>
Not shown	1925.0	S	507580 180410	Stockley Park Golf Club Limited	<p>Licence No: TH/039/0036/012 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Stockley Park , Uxbridge (borehole) Data Type: Point</p> <p>Annual Volume (m³): 78000 Max Daily Volume (m³): 2182 Original Application No: NPS/WR/009158 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:</p>
Not shown	1925.0	S	507580 180410	Stockley Park Golf Club Limited	<p>Licence No: TH/039/0036/012 Details: General Washing/Process Washing Direct Source: Thames Groundwater Point: Stockley Park , Uxbridge (borehole) Data Type: Point</p> <p>Annual Volume (m³): 78000 Max Daily Volume (m³): 2182 Original Application No: NPS/WR/009158 Original Start Date: 1/4/2013 Expiry Date: 31/3/2025 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:</p>



ID	Distance (m)	Direction	NGR	Name	Details
Not shown	1925.0	S	507580 180410	STOCKLEY PARK GOLF LIMITED	Licence No: 28/39/36/0069 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Stockley Park , Uxbridge (borehole) Data Type: Point Annual Volume (m³): 78000 Max Daily Volume (m³): 2182 Original Application No: WRA/N/1152 Original Start Date: 5/11/2001 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 5/11/2001 Version End Date:
Not shown	1925.0	S	507580 180410	STOCKLEY PARK GOLF LIMITED	Licence No: 28/39/36/0066 Details: Spray Irrigation - Direct Direct Source: Thames Groundwater Point: Borehole At Stockley Park Golf Limited Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WRA/N/1152 Original Start Date: - Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 11/1/2001 Version End Date:

## 5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

## 5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance (m)	Direction	NGR	Name	Details
Not shown	989.0	W	506950 182160	HILLINGDON HOSPITAL NHS TRUST	Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole A At Hillingdon Hospital, Hillingdon Data Type: Point Annual Volume (m³): 200000 Max Daily Volume (m³): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	989.0	W	506950 182160	HILLINGDON HOSPITAL NHS TRUST	Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Hillingdon Hospital - Borehole Data Type: Point Annual Volume (m³): 200000 Max Daily Volume (m³): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 103 Version Start Date: Version End Date:



ID	Distance (m)	Direction	NGR	Name	Details
Not shown	1088.0	W	506910 181930	HILLINGDON HOSPITAL NHS TRUST	Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole B At Hillingdon Hospital, Hillingdon Data Type: Point Annual Volume (m <sup>3</sup> ): 200000 Max Daily Volume (m <sup>3</sup> ): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1088.0	W	506910 181930	HILLINGDON HOSPITAL NHS TRUST	Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Hillingdon Hospital- Borehole Data Type: Point Annual Volume (m <sup>3</sup> ): 200000 Max Daily Volume (m <sup>3</sup> ): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 103 Version Start Date: Version End Date:
Not shown	1115.0	W	506820 182180	HILLINGDON HOSPITAL NHS TRUST	Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Borehole C At Hillingdon Hospital, Hillingdon Data Type: Point Annual Volume (m <sup>3</sup> ): 200000 Max Daily Volume (m <sup>3</sup> ): 1000 Original Application No: - Original Start Date: 5/10/1992 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:

## 5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

## 5.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

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.

## 5.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Major Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
284	NE	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

## 5.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? No

### 5.9.1 Biological Quality:

Database searched and no data found.

### 5.9.2 Chemical Quality:

Database searched and no data found.

## 5.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? No

Database searched and no data found.

## 5.11 Surface Water Features

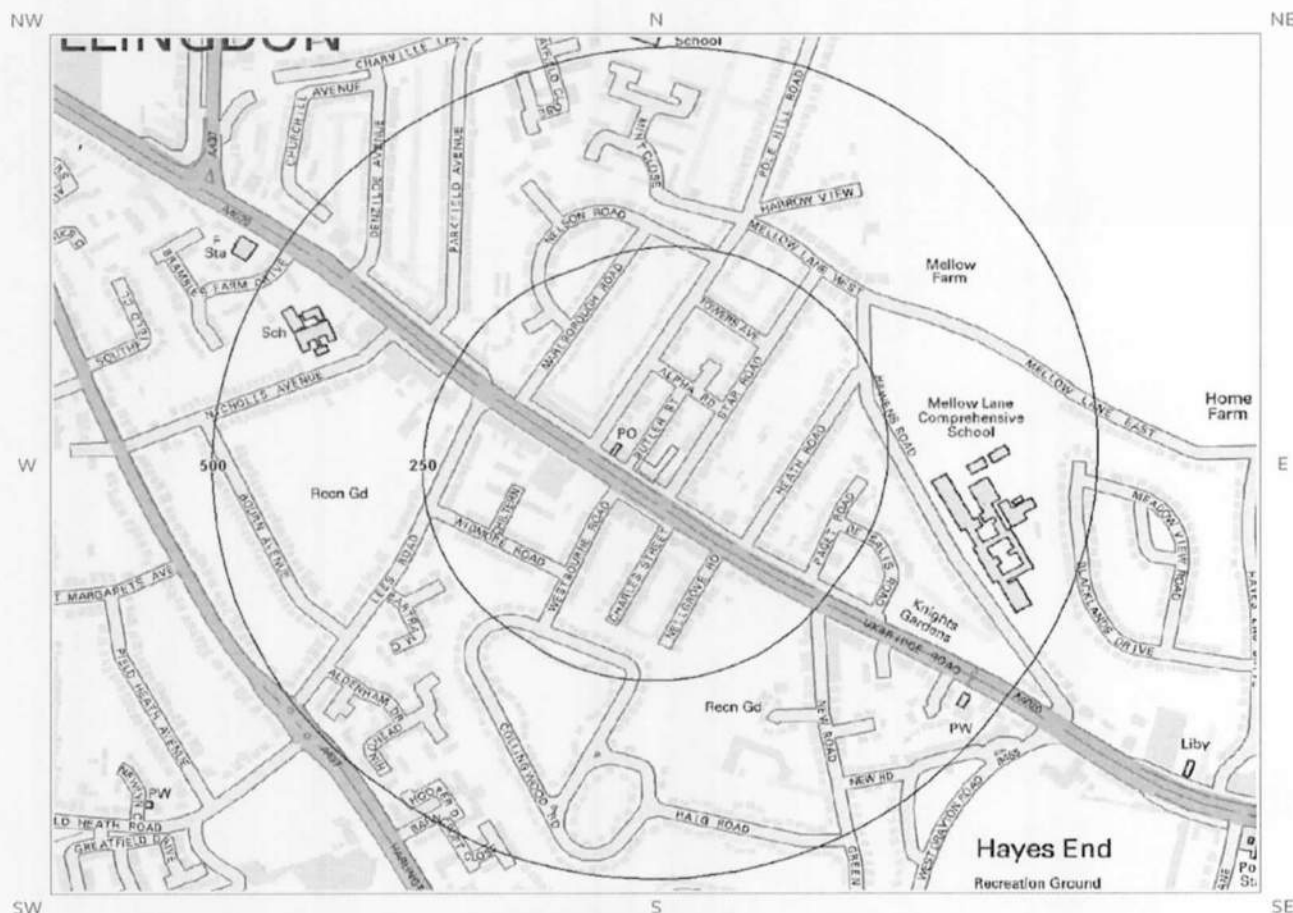
Are there any surface water features within 250m of the study site?

No

Database searched and no data found.

---

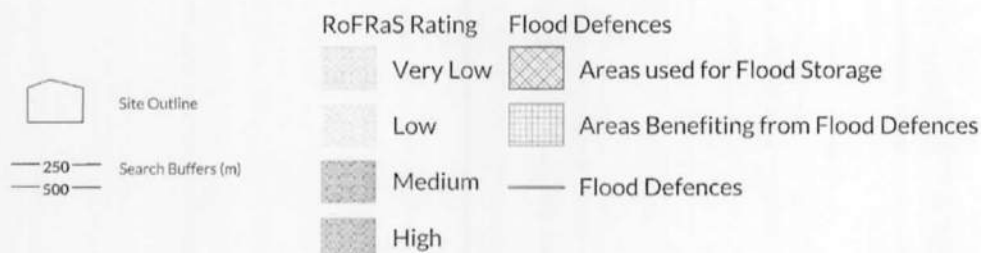
## 6. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



Environment Agency Risk of Flooding  
From Rivers and the Sea (RoFRaS)



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## 6. Flooding

### 6.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site? Very Low

What is the highest risk of flooding within 25m of the centre of the study site? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid as used by many of the insurance companies. RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property has a Very Low (less than 1 in 1000) chance of flooding in any given year.

---

### 6.2 Flood Defences

Are there any Flood Defences within 250m of the study site? No

Database searched and no data found.

---

### 6.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

---

### 6.4 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

---

## 6.5 Groundwater Flooding Susceptibility Areas

6.5.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?

Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?      Superficial Deposits Flooding

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).

---

6.5.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

---

## 6.6 Groundwater Flooding Confidence Areas

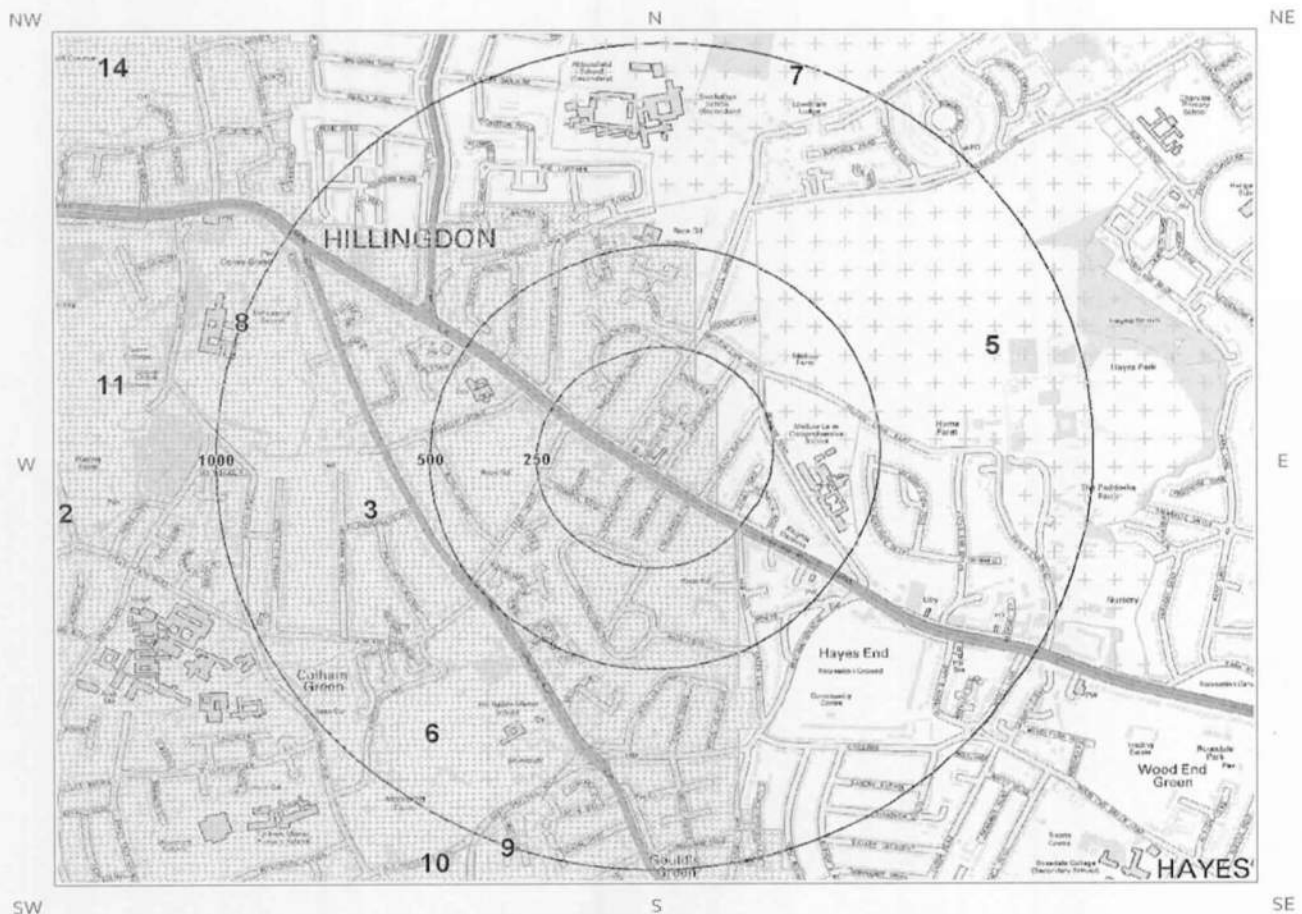
What is the British Geological Survey confidence rating in this result?

Moderate

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.

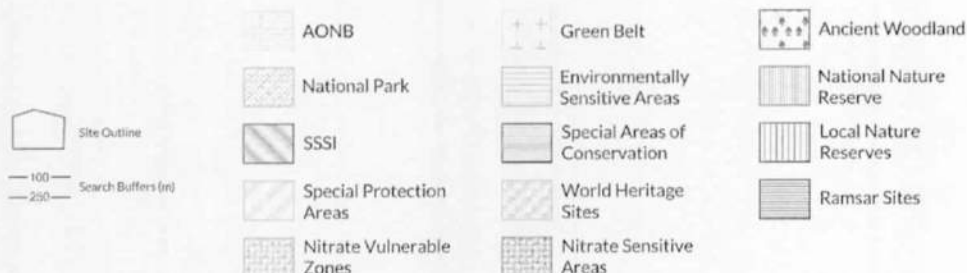
# 7. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map

Mapping sourced from **Ordnance Survey**

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Ordnance Survey license 100035207.



## 7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.



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

1

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1994.0	NE	UNKNOWN	Ancient and Semi-Natural Woodland

7.7 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
Not shown	1904.0	NE	Yeading Woods	Natural England
Not shown	2000.0	NE	Yeading Brook Meadows	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
3	0.0	On Site	Existing	DEFRA

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

14

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

ID	Distance (m)	Direction	Green Belt Name	Local Authority Name
5	240.0	E	London Area Greenbelt	Hillingdon London Boro
6	525.0	SW	London Area Greenbelt	Hillingdon London Boro
7	594.0	N	London Area Greenbelt	Hillingdon London Boro
8	781.0	W	London Area Greenbelt	Hillingdon London Boro
9	908.0	S	London Area Greenbelt	Hillingdon London Boro
10	1029.0	SW	London Area Greenbelt	Hillingdon London Boro
11	1036.0	W	London Area Greenbelt	Hillingdon London Boro
12	1351.0	W	London Area Greenbelt	Hillingdon London Boro
Not shown	1376.0	NW	London Area Greenbelt	Hillingdon London Boro
14	1382.0	NW	London Area Greenbelt	Hillingdon London Boro
Not shown	1391.0	SW	London Area Greenbelt	Hillingdon London Boro
Not shown	1533.0	W	London Area Greenbelt	Hillingdon London Boro

Not shown	1780.0	S	London Area Greenbelt	Hillingdon London Boro
Not shown	1880.0	E	London Area Greenbelt	Hillingdon London Boro

## 8. Natural Hazards Findings

### 8.1 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 GeoInsight, available from our website. The following information has been found:

---

#### 8.1.1 Shrink Swell

What is the 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.
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#### 8.1.2 Landslides

What is the 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.
---

---

---

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

### 8.1.3 Soluble Rocks

What is the 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.

---

### 8.1.4 Compressible Ground

What is the 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.

---

### 8.1.5 Collapsible Rocks

What is the 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.

---

### 8.1.6 Running Sand

What is the maximum Running Sand\* 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**

---

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. 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. Mining

### 9.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

---

### 9.2 BGS Non Coal Mining Hazards

What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining? Unclassified

Database searched and no data found.

---

### 9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

---

# Contact Details

**CENTREMAPS**  
Telephone: 01886 832972  
Groundsure@centremaps.co.uk  
CENTREMAPS, Brockamin House, Leigh, Worcester, London, WR6 5JU

Directors: M C Walker, MInst C.E.S., C M Walker,  
S J Hawkins BSc (Hons), S E Stewart BSc (Hons)  
Registered No. 1890261 Registered in England and Wales  
Registered Company: Laser Surveys Limited  
Brockamin House, Leigh, Worcester, WR6 5JU.

## British Geological Survey Enquiries

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email: enquiries@bgs.ac.uk  
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries

## Environment Agency

National Customer Contact Centre, PO Box 544  
Rotherham, S60 1BY  
Tel: 08708 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

centremapslive.com  
the mapping portal from Laser Surveys



**British  
Geological Survey**  
NATURAL ENVIRONMENT RESEARCH COUNCIL



**Environment  
Agency**



**Public Health  
England**



**The Coal  
Authority**

Mapping  
sourced from



**Ordnance  
Survey**



**getmapping**



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 who retain the Copyright and Intellectual Property Rights for the data.

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].  
This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**"Beneficiary"** means the person or entity for whose benefit the Client has obtained the Services.

**"Client"** means the party or parties entering into a Contract with Groundsure.

**"Commercial"** means any building or property which is not Residential.

**"Confidential Information"** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**"Support Services"** means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**"Contract"** means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**"Third Party Data Provider"** means any third party providing Third Party Content to Groundsure.

**"Data Reports"** means reports comprising factual data with no accompanying interpretation.

**"Fees"** has the meaning set out in clause 5.1.

**"Groundsure"** means Groundsure Limited, a company registered in England and Wales under number 03421028.

**"Groundsure Materials"** means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**"Intellectual Property"** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**"Mapping"** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**"Order"** means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

**"Ordnance Survey"** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**"Order Website"** means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

**"Report"** means a Risk Screening Report or Data Report for Commercial or Residential property.

**"Residential"** means any building or property used as or intended to be used as a single dwelling.

**"Risk Screening Report"** means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

**"Services"** means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

**"Site"** means the area of land in respect of which the Client has requested Groundsure to provide the Services.

**"Third Party Content"** means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

**"User Guide"** means the user guide, as amended from time to time, available upon request from Groundsure and on the website ([www.Groundsure.com](http://www.Groundsure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

## 7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

## 8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

## 10 Consequences of Withdrawal, Termination or Suspension

### 10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

## 11 Anti-Bribery

### 11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

## 12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third

Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.

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### 3. SUPPORTING INFORMATION

#### 3.4 Risk Assessment Methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

**Table A: Classification of probability**

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
Low likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

**Table B: Classification of consequence**

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

### 3. SUPPORTING INFORMATION

**Table B: Classification of consequence (continued)**

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

**Table C: Risk classification (comparison of consequence and probability)**

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	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