



Civil Engineers & Transport Planners

91 Station Road

Environment Statement

February 2021

211378/ES/TS/KBL/01



Civil Engineers & Transport Planners

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CONTENTS

1	INTRODUCTION	1
1.1	Abstract.....	1
2	DEVELOPMENT PROPOSALS.....	3
3	HISTORIC LAND USE ON THE SITE	5
3.1	Abstract.....	5
3.2	Review of Historical Maps.....	5
4	GEOLOGY AND HYDROGEOLOGY.....	7
4.1	Geology	7
4.2	Flood Risk	7
4.3	Site Hydrogeology	7
4.4	Environmentally Sensitive Areas.....	8
5	CONTAMINATION RISK CONCEPTUAL SITE MODEL	9
5.1	Risk Assessment	9
5.2	Conceptual Model.....	12
6	SUMMARY AND CONCLUSION	15

TABLES

TABLE 3.1 – KEY OFF-SITE POTENTIALLY CONTAMINATIVE LAND USES.....	6
TABLE 4.1 – SENSITIVITY OF RECEPTOR.....	9
TABLE 4.2 – MAGNITUDE OF IMPACT	9
TABLE 4.3 – LEVEL OF SEVERITY OF POTENTIAL HAZARD.....	9
TABLE 4.4 – PROBABILITY OF RISK.....	9
TABLE 4.5 – LEVEL OF RISK POTENTIAL HAZARD DEFINITION	10
TABLE 5.1 – POTENTIAL POLLUTION SOURCES	12
TABLE 5.2 – POLLUTION LINKAGE	14

FIGURES

FIGURE 1.1 – LOCATION PLAN.....	3
FIGURE 5.1: CONCEPTUAL MODEL	12

APPENDICES

APPENDIX A

160813/ES/01 – Location Map

Historical Maps

Environmental Risk Management

1 INTRODUCTION

1.1 Abstract

1.1.1 Lanmor Consulting has been commissioned to review the contamination risk to the proposed development posed by the previous uses on site.

1.1.2 A desktop Environmental Assessment has been conducted into the past and present usage of the site at 91 Station Road. The purpose of the study was to conduct an appraisal of the property and its immediate surroundings and to research available data regarding chemical constraints that may impinge upon the client's proposal to redevelop the building for residential use. The study comprised of an examination of historic map records, searches were made of various databases held by the Environment Agency and others. The information obtained from these sources is summarised herein.

1.1.3 The principal aims of a Phase I Environmental Assessment are to obtain information to:

- Evaluate the environmental setting of the Site and to identify sensitive receptors;
- Provide information from which possible contaminant-pathway-receptor relationships can be identified; and
- Formulate a Conceptual Site Model (CSM) to consider the significance of the contaminant-pathway-receptor relationships and identify whether further investigation is required.

1.1.4 The assessment has been undertaken based upon the source pathway-receptor model as defined in Part 11A of Environmental Protection Act 1990. This assessment adheres to these principal aims and has also been undertaken in accordance with current relevant guidance and best practice as set out within Contaminated Land Report (CLR) 11,'.

- 1.1.5 This report provides an assessment of the potential contamination status of the ground below the site based upon the available information. In preparing this report from information provided by the Client, environment agency, landmark and others, any conclusions, opinions and recommendations which have been determined using this information cannot be warranted as to the accuracy of this information and opinions expressed, or conclusions which are reached in reliance upon this information which is subsequently proven to be inaccurate.

2 DEVELOPMENT PROPOSALS

- 2.1.1 The Site is centred on the National Grid Reference 506180, 179840 it is in the London borough of Hillingdon located of Station Road in West Drayton.
- 2.1.2 The site is in an urban area in with commercial uses along Station Road, figure 1.1 below shows the location of the site.

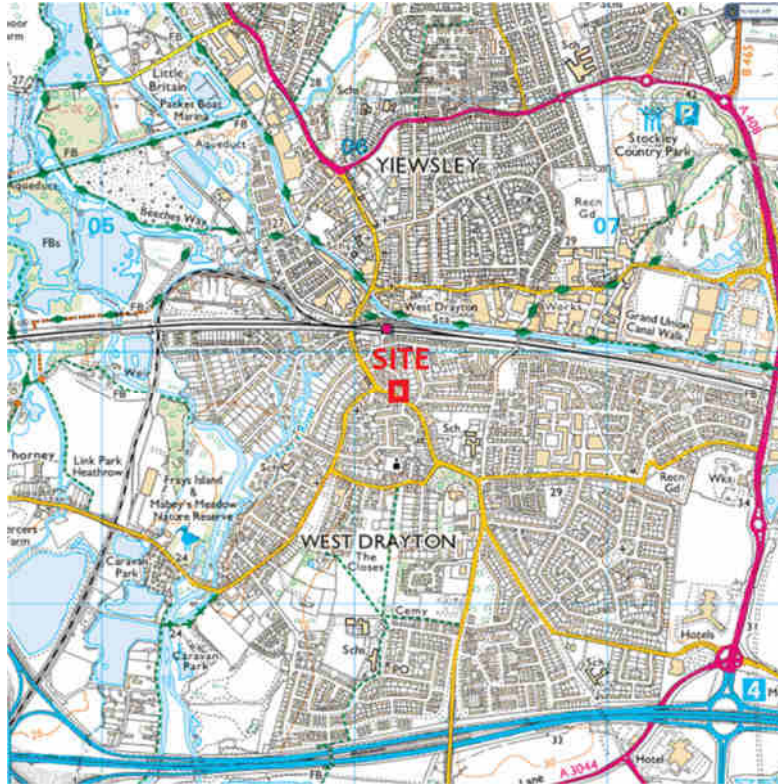


Figure 1.1 – Location Plan

- 2.1.3 The existing site is currently occupied by a single storey commercial unit and is currently in use as a take-away to the front and mini cab office to the rear. The area around the site is heavily developed consists a mixture of commercial and retail units along Station Road, with housing around the site and car park to the east.
- 2.1.4 The development proposals will involve the demolition of the existing building and construction of a 3 storey building containing 15 students accommodation units and one commercial unit at ground floor.

- 2.1.5 The age of the building is currently unknown and if the building on site was constructed or renovated during the period between 1950 and 1999, then the fabric of the building may contain asbestos in a variety of forms.
- 2.1.6 Under current legislation (The Control of Asbestos Regulations 2012), asbestos is presumed present unless confirmed otherwise. Given the proposed development of the site, a formal Demolition Asbestos Survey should be conducted prior to any demolition work commencing.

3 HISTORIC LAND USE ON THE SITE

3.1 Abstract

- 3.1.1 The existing buildings around the site are currently occupied by a mix of residential and commercial units. The site is bound between Station Road to the south, a car park to the east and residential properties to the north.

3.2 Review of Historical Maps

- 3.2.1 Historical OS mapping for the area was obtained and reviewed to identify any potentially contaminative former land uses at the Site or the surrounding area. Copies of the historical OS maps are included in Appendix A. The key features and land uses of the Site and surrounding area identified from the available information are summarised below. The maps obtained ranged in date from 1878 to 2020.
- 3.2.2 Historic ordnance Survey Maps show that the site was unoccupied in 1878 and was part of open fields, it remained unoccupied until 1895 when building of similar proportions to the current building. 1895 maps also show the presence of what could be residential properties to the east and building to the west identified as Smithy.
- 3.2.3 The site and adjacent building remain unchanged by 1914 but residential properties are shown to the north and east. The 1934 maps show the site unchanged, but considerably more residential units are shown around the site.
- 3.2.4 By 1964 the residential properties to the east of the site are no longer shown and the site has been identified as printing works. The area to the north and west is shown to be redeveloped with a mix of commercial/retail and residential properties.
- 3.2.5 The site and surrounding area remain largely unchanged from 1964 to the present day.
- 3.2.6 Trade directories state that current or recent operations on site include Factory / works or printing works.

- 3.2.7 Historical maps show that within 100m of the site there have been two operations that may have led to contamination, these included Fuel Station and Tanks 25m to the south.
- 3.2.8 There are several current or recent operations that may have the potential to cause contamination in the local area, Table 3.1 below lists the type of operation and distance from site.

Source	Location	Potential Contaminants
Printers	42m to the northwest	Metals, inorganic acids, Ammonia, solvents and Aqueous Liquid coating.
Petrol Station	4m to south	Heavy metals, organic compounds and hydrocarbons.
Tanks	25m to south	Heavy metals, organic compounds and hydrocarbons.

Table 3.1 – Key Off-Site Potentially Contaminative Land Uses

- 3.2.9 Given the historic and current uses in the area, the risk of contamination to the site is considered to be moderate.

4 GEOLOGY AND HYDROGEOLOGY

4.1 Geology

4.1.1 The British Geological Survey indicates that the site sits on a sedimentary bedrock formation of London Clay, overlain with superficial deposits of Langley Silt Member, a mixture of clay and silt.

4.1.2 An assessment of the potential for radon and coal mining issues was reviewed, the site has been assessed as being in a lower probability radon area as indicated by the British Geological Survey and National Geoscience Information Service.

4.2 Flood Risk

4.2.1 The Site is located in a Flood Zone 1 land assessed as having a less than 0.1% probability of river or sea flooding in any year and is considered to be at a low risk of flooding.

4.2.2 The site is not at risk from fluvial flooding nor has it been affected by any known historic flood events. For further details please refer to separate report 211378/DS/MK/RS/01.

4.3 Site Hydrogeology

4.3.1 From the Groundwater Vulnerability Map the bedrock is considered an unproductive strata, the superficial deposits beneath the site are also shown as an unproductive strata, but principal Aquifers are shown directly north and south of the site.

4.3.2 The soil classification could be considered as Soils of low Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere and given the proximity of the principal aquifer the worst case vulnerability classification (H) has been assumed, until proved otherwise.

4.3.3 The site is not in a ground water protection zone.

4.4 Environmentally Sensitive Areas

- 4.4.1 Environmentally Sensitive Areas include Nitrate Sensitive Areas, Sites of Special Scientific Interest (SSSI's), areas of Outstanding Natural Beauty (AONB), National Parks, National Nature Reserves, Special Areas of Conservation, Special Protection Areas and RAMSAR sites. The site has been identified as not being within 500m of any environmental sensitivity area the rating is considered low.

5 CONTAMINATION RISK CONCEPTUAL SITE MODEL

5.1 Risk Assessment

5.1.1 By considering the sources, pathways and receptors, an assessment of risk is made with reference to the significance and degree of the risk.

5.1.2 Risk classification is designed to consider environmental risk in the context of the severity of the potential consequence, taking into account both the potential magnitude of the hazard and the sensitivity of the target, based on the categories below.

Category	Examples
High	Residential with gardens/Groundwater Source Protection Zone
Medium	Residential without gardens/Principal (Major) Aquifer/sensitive watercourse
Low	Commercial and industrial use/Secondary (Minor) Aquifer
Very Low	Construction and maintenance workers/non-sensitive watercourse

Table 4.1 – Sensitivity of Receptor

Category	Examples
Gross Impact	Heavily contaminated gasworks or industrial site, hazardous waste landfill
Moderate Impact	Major leaks and spills from fuel infrastructure (e.g. petrol stations), domestic waste landfills
Slight Impact	Minor leaks and spills from fuel infrastructure, 'inert' waste landfills

Table 4.2 – Magnitude of Impact

Magnitude of impact	Sensitivity of receptor			
	High	Medium	Low	Very Low
Gross Impact	Severe	Medium	Mild	Minor
Moderate Impact	Medium	Mild	Minor	Minor
Slight Impact	Mild	Minor	Minor	Minor

Table 4.3 – Level of Severity of Potential Hazard

Category	Examples
High likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term
Low likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable

Table 4.4 – Probability of Risk

- 5.1.3 The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

Probability of risk	Sensitivity of receptor			
	Severe	Medium	Mild	Minor
High likelihood	Very High	High	Moderate	Low/Moderate
Likely	High	Moderate	Low/Moderate	Low
Low likelihood	Moderate	Low/Moderate	Low	Very Low
Unlikely	Low/Moderate	Low	Very Low	Very Low

Table 4.5 – Level of Risk Potential Hazard Definition

- 5.1.4 A description of these risk classifications and likely action required are given below.

Very high risk High probability that severe harm could arise to a designated receptor from an identified hazard OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation and remediation are likely to be required.

High risk Harm is likely to arise to a designated receptor from an identified hazard. This risk, if realised, is likely to result in substantial liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term.

Moderate risk It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation is normally required to clarify risks and to determine potential liability. Some remedial works may be required in the long term.

Low risk It is possible that harm could arise to a designated receptor from an identified hazard but it is likely that this harm, if realised, would at worst normally be mild.

Very low risk It is a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe.

5.1.5 At the preliminary risk assessment stage, which is usually based upon desk top information, the decision on whether a possible pollutant linkage poses a potentially unacceptable risk is based upon judgement. The significance of the possible pollutant linkage will also be determined dependant on the context of the land use and the purpose of the assessment. Assessing risks from land contamination underpins the “suitable for use” approach adopted for Part 2A of the Environmental Protection Act 1990 regulatory regime.

5.1.6 A conceptual exposure model represents the relationships between contaminant sources, pathways and receptors, to support the identification and assessment of possible pollutant linkages (PPL) - and an assessment of known pollutant linkages, where identified from existing information.

5.2 Conceptual Model

5.2.1 The existing site comprises of retail / office accommodation but was formally identified as a printing works. The geology of the land is known to be clay and silt overlain on London Clay Formation. The hydrogeology beneath the Site is classified as a unproductive but principal aquifer are indicated to the north and south. The nearest water feature are over 500m from the site. The overall environmental sensitivity of the site setting is considered to be low to moderate.

5.2.2 A Preliminary Conceptual Model is therefore presented at Figure 1 below.

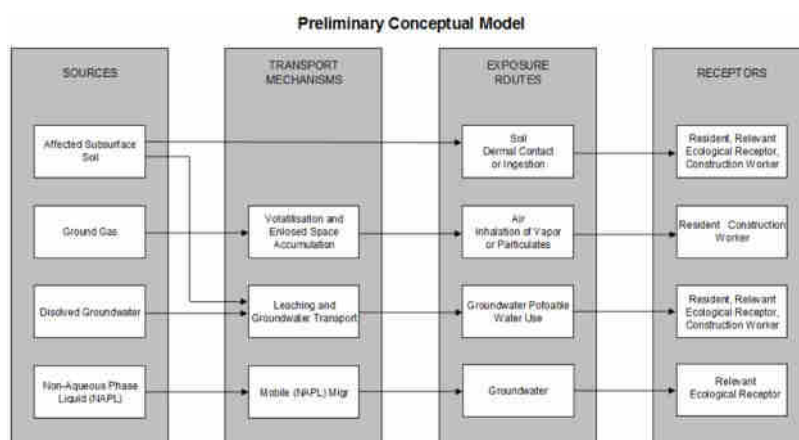


Figure 5.1 – Conceptual Model

5.2.3 Tabulated below are the potential sources of contamination identified as part of this study both on and off site.

Onsite potential pollution sources	
Within the fabric of the building at the Site.	ACM's
Within site	Chemicals, Metals, Inorganic acids, Ammonia, Solvents and Aqueous Liquid coating.
Offsite potential pollution sources	
Petrol Station	Heavy metals, organic compounds and hydrocarbons.
Tank	Heavy metals, organic compounds and hydrocarbons.

Table 5.1 – Potential Pollution Sources

5.2.4 Potential receptors to any contamination which may be present across the site are identified as follows,

- a) Current and future Site workers and visitors,
- b) Maintenance workers during any future sub surface works undertaken at the site,
- c) The Principal Aquifers near the Site,
- d) Service conduits, especially potable water supply pipes,

5.2.5 The main pathways include,

- a) Exposure via direct contact, ingestion and inhalation of contamination,
- b) Leaching of contamination from soils into the ground water / Aquifer,
- c) Migration of contamination through drains and service runs, pipes etc and
- d) Vertical and lateral migration of ground gas.

Source(s)	Receptor(s)	Pathway(s)	Severity	Likelihood	Pollutant Linkage Risk Level
Potential contaminated soils and/or groundwater from current or previous site activities	Current and future Site users.	Direct contact, ingestion and inhalation of dust and vapours.	Medium	Unlikely	Low
	Construction/ maintenance workers during any future redevelopment or sub surface works.	Direct contact, ingestion and inhalation of dust and vapours.	Minor	Likely	Low
	The Principal Aquifer beneath the Site.	Leaching of soils and vertical migration into the underlying groundwater.	Mild	Likely	Low / Moderate
	Water supply pipes.	Permeation of hydrocarbons through plastic pipework.	Mild	Low Likelihood	Low

Potentially contaminated soil and groundwater from off-site sources.	Current and future Site users.	Lateral migration of water soluble contaminants and inhalation of volatile vapours	Mild	Low Likelihood	Low
Asbestos containing materials (ACM's) within the fabric of the buildings.	Current and future Site uses and construction workers.	Inhalation of asbestos Fibres	High	Moderate	Medium

Table 5.2 – Pollution Linkage

6 SUMMARY AND CONCLUSION

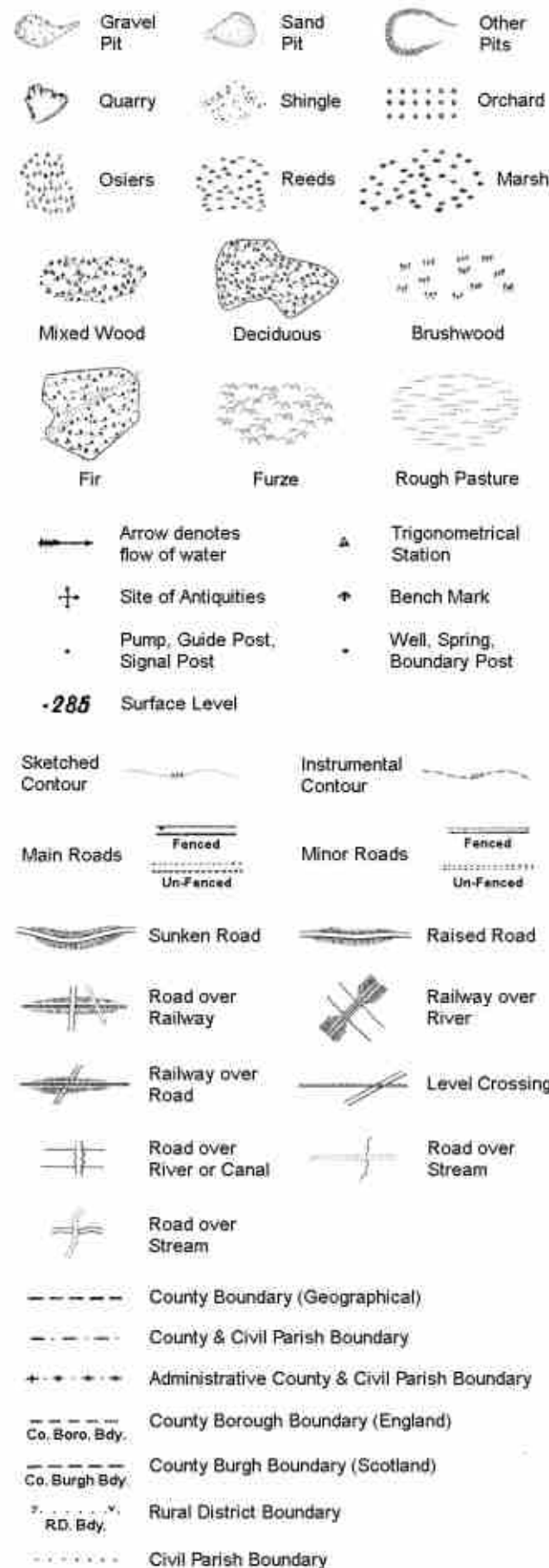
- 6.1.1 The current use of the site at 91 Station Road, West Dayton comprises of a takeaway to the front and mini-cab office to the rear. The existing building age is unknown, but buildings have been shown on site for a number of years. Prior to 1895 the site is shown to be unoccupied after 1895 buildings similar to the current layout are shown and remain to present day.
- 6.1.2 The proposals will consist of demolition of building and construction of a 3 storey building containing 15 students flats and commercial unit on ground floor. The overall environmental sensitivity of the site is considered to be low to moderate, as the site is located near principal aquifers.
- 6.1.3 Based on the information gathered as part of the desk study, it is considered that in the site's proposed use, the risk of statutory and third party liability associated with the potential for soil and groundwater contamination to be present at the site is low.
- 6.1.4 Information obtained during the course of this assessment has indicated there is a potential for a variety of contaminants resulting from the historical use as a printing works to be present.
- 6.1.5 The risk to identified receptors from the potential sources of contamination is considered to be low/moderate. The recommendation is therefore that intrusive investigation of the site be undertaken to assess fully the risk in relation to contamination. A pre demolition asbestos survey should also be undertaken before any construction activities are undertaken in relation to demolition of the existing building.

APPENDIX A

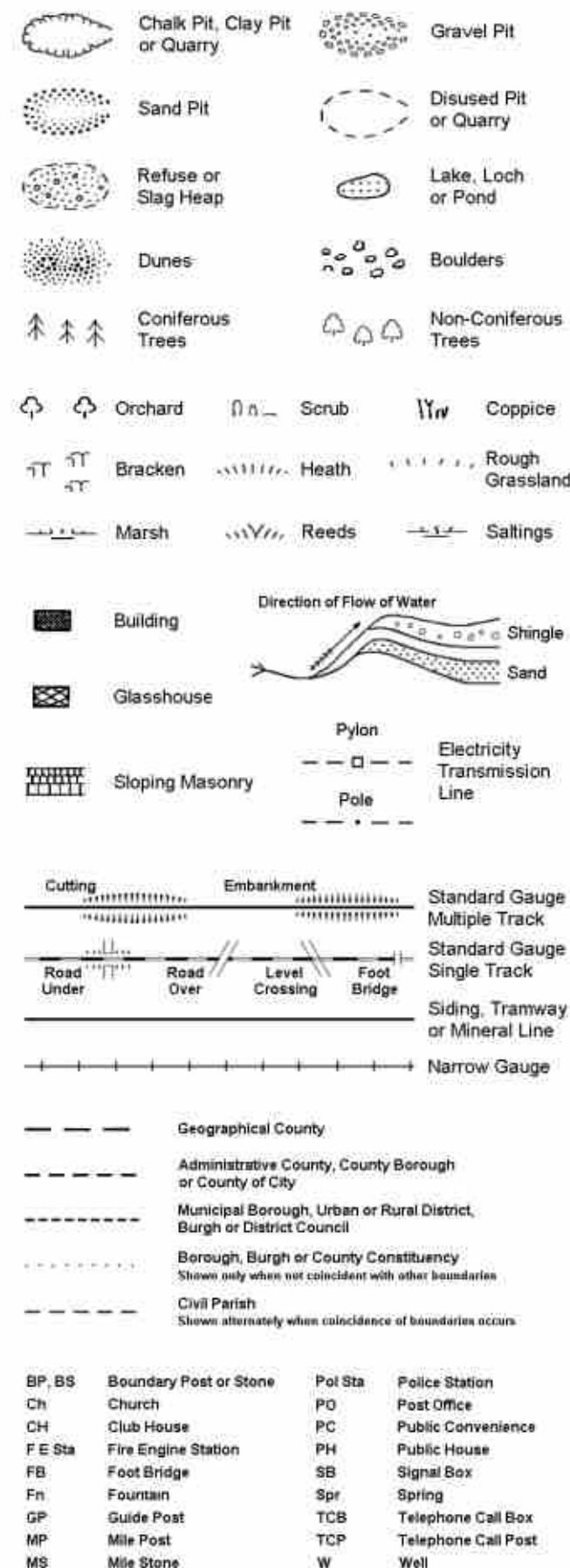
Historical Maps

Historical Mapping Legends

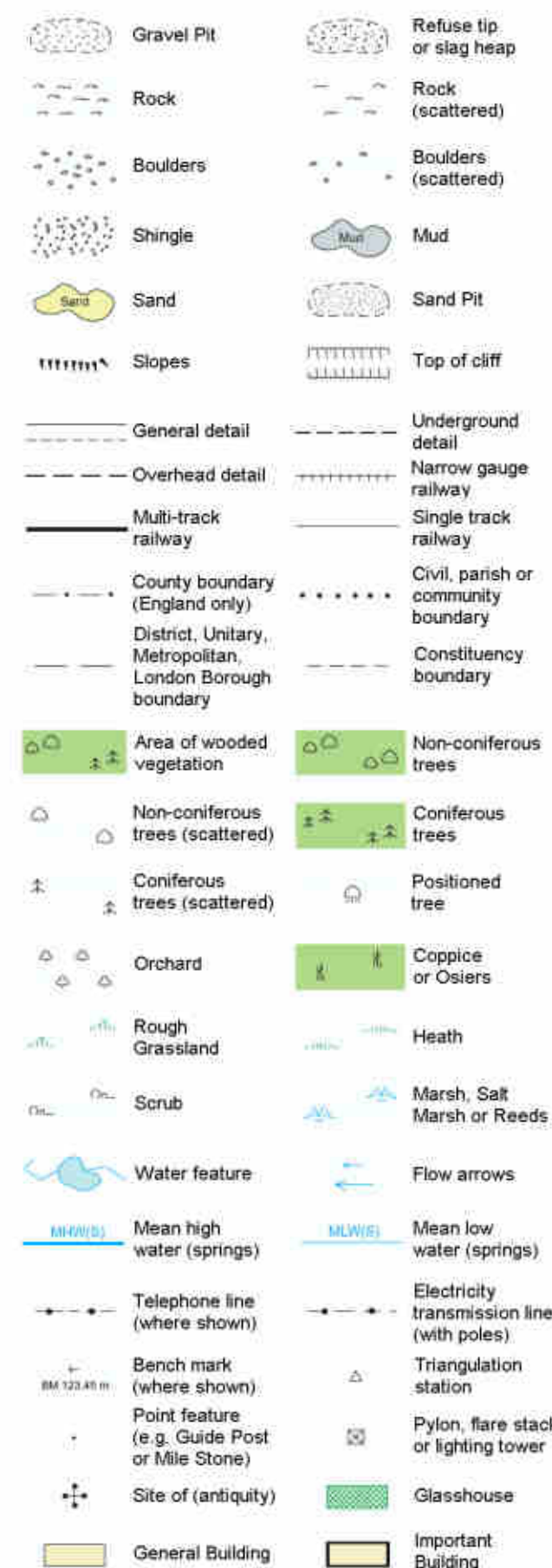
Ordnance Survey County Series and Ordnance Survey Plan 1:10,560



Ordnance Survey Plan 1:10,000



1:10,000 Raster Mapping



Sitecheck Historical Maps

Ordnance Survey mapping included:

Mapping Type	Scale	Date	Pg
Middlesex	1:2,500	1878 - 1885	3
Buckinghamshire	1:2,500	1880	4
Buckinghamshire	1:10,560	1881	5
Middlesex	1:2,500	1895 - 1896	6
Middlesex	1:10,560	1897	7
Buckinghamshire	1:2,500	1899	8
Buckinghamshire	1:10,560	1900	9
Middlesex	1:2,500	1914	10
Middlesex	1:10,560	1920	11
Buckinghamshire	1:10,560	1932	12
Buckinghamshire	1:2,500	1932	13
Middlesex	1:2,500	1934 - 1935	14
Middlesex	1:10,560	1934	15
Ordnance Survey Plan	1:10,560	1960	16
Ordnance Survey Plan	1:1,250	1964 - 1966	17
Additional SIMs	1:1,250	1964 - 1987	18
Ordnance Survey Plan	1:10,560	1965 - 1970	19
Ordnance Survey Plan	1:2,500	1966 - 1970	20
Ordnance Survey Plan	1:1,250	1968 - 1972	21
Ordnance Survey Plan	1:10,560	1970	22
Supply of Unpublished Survey Information	1:1,250	1974	23
Ordnance Survey Plan	1:10,000	1975 - 1977	24
Additional SIMs	1:1,250	1977 - 1986	25
Additional SIMs	1:1,250	1987 - 1990	26
Ordnance Survey Plan	1:10,000	1989 - 1990	27
Large-Scale National Grid Data	1:1,250	1992	28
10K Raster Mapping	1:10,000	1999	29
10K Raster Mapping	1:10,000	2006	30
VectorMap Local	1:10,000	2020	31

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

Site Details

, First Floor Rear, 91, Station Road, West Drayton, UB7 7LT

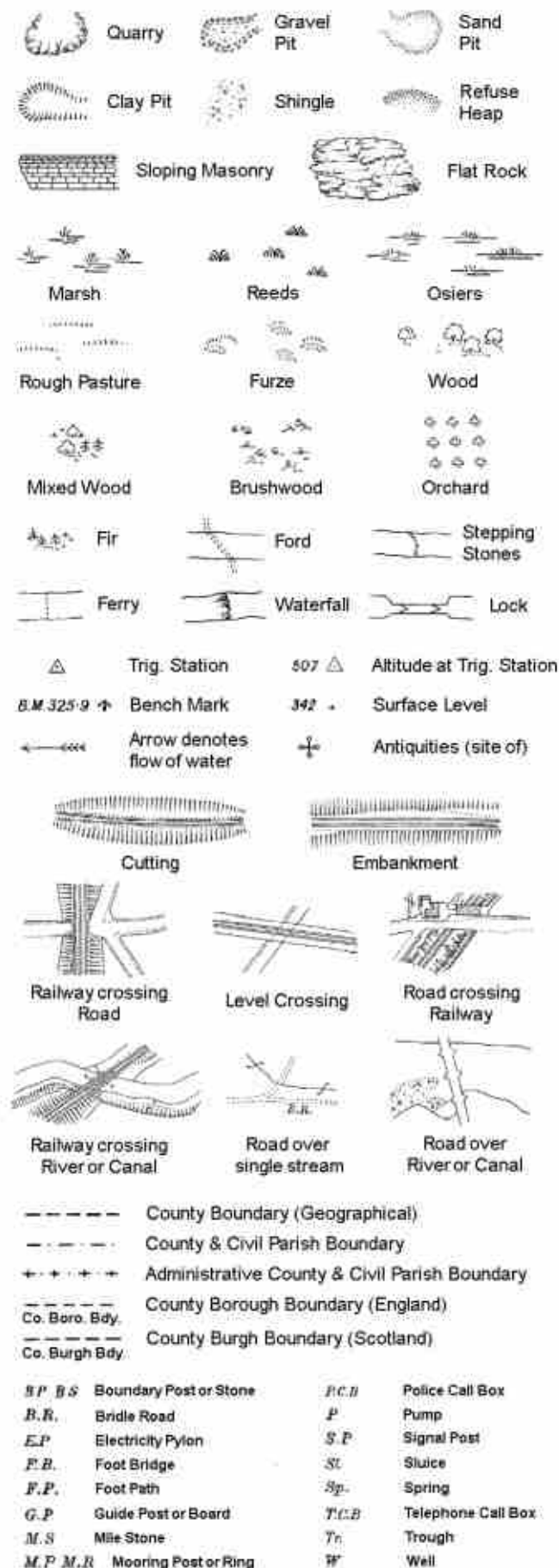
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INFORMATION

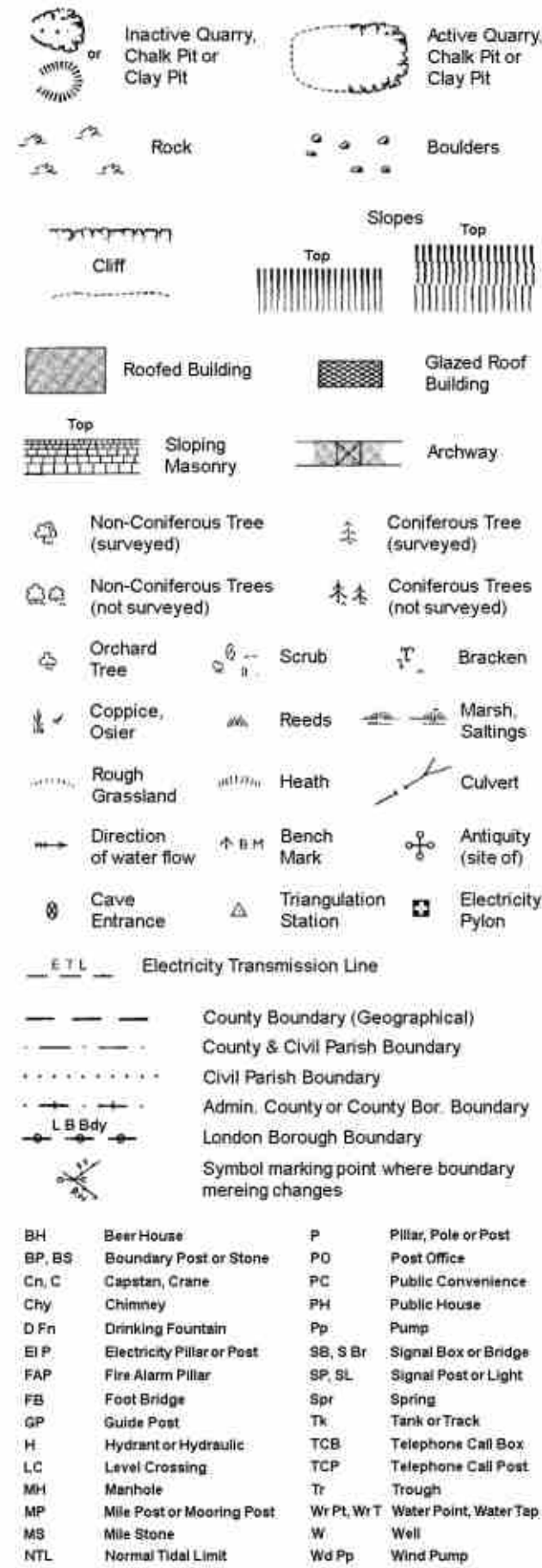
Tel: 0844 844 9952
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Historical Mapping Legends

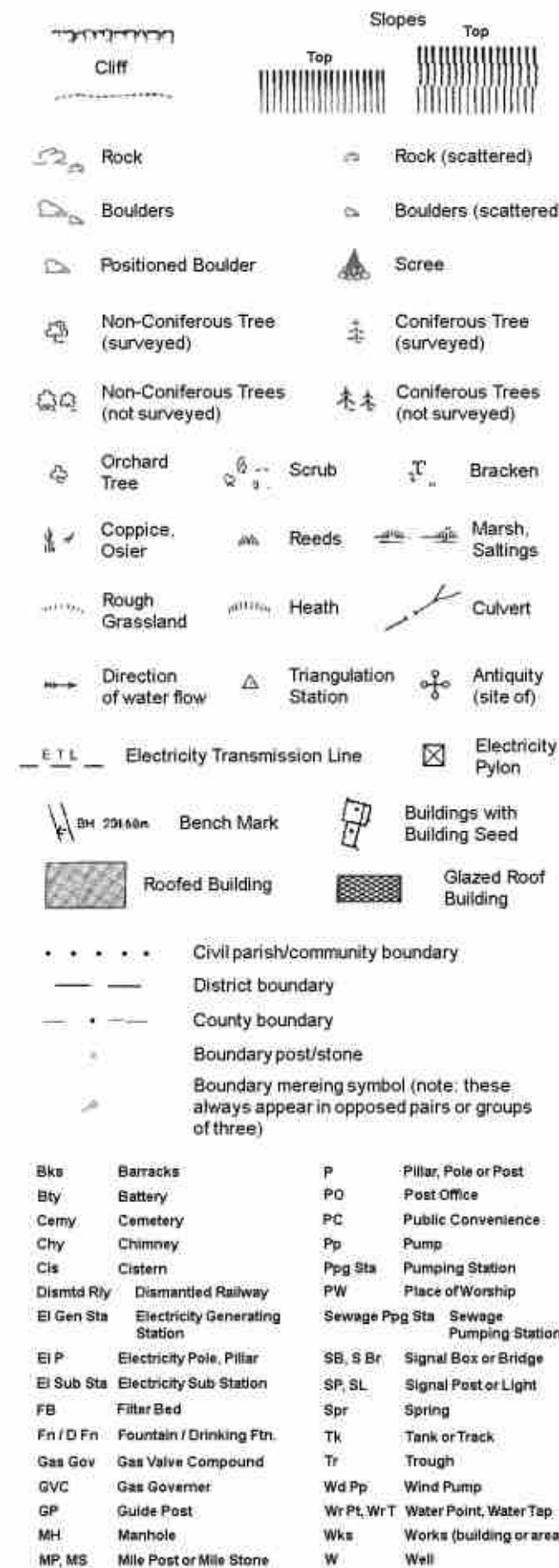
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



Large-Scale National Grid Data 1:2,500 and 1:1,250



Sitecheck Historical Maps

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Sitecheck Historical Maps

Middlesex

Published 1878 - 1885

Source map scale - 1:2,500

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Map Name(s) and Date(s)

014_11 1885 1:2,500	014_12 1878 1:2,500
014_15 1884 1:2,500	014_16 1879 1:2,500

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

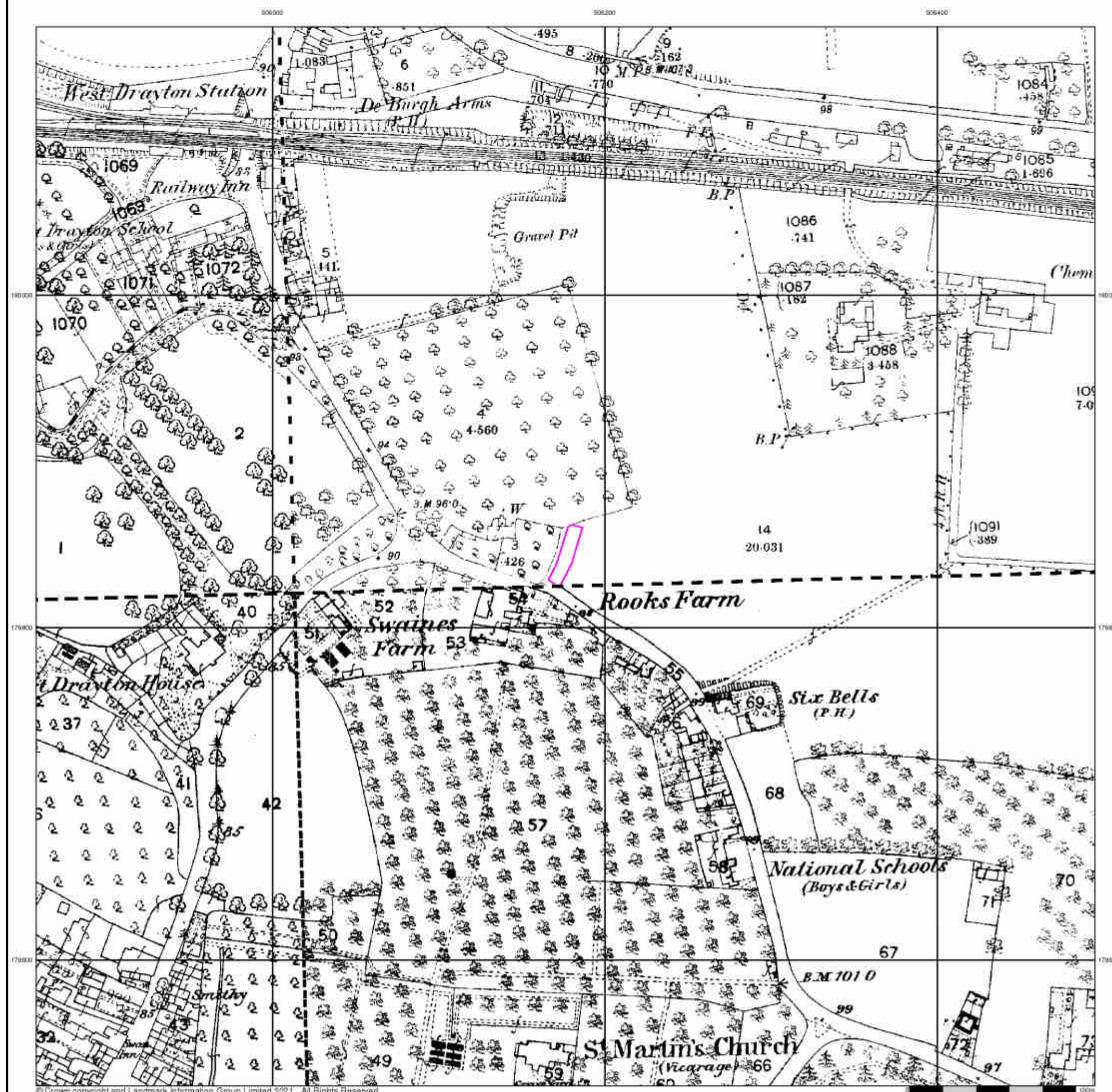
Site Details

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SitecheckHistorical Maps

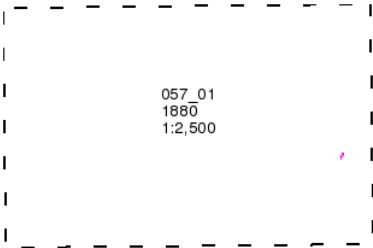
Buckinghamshire

Published 1880

Source map scale - 1:2,500

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Order Details

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Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

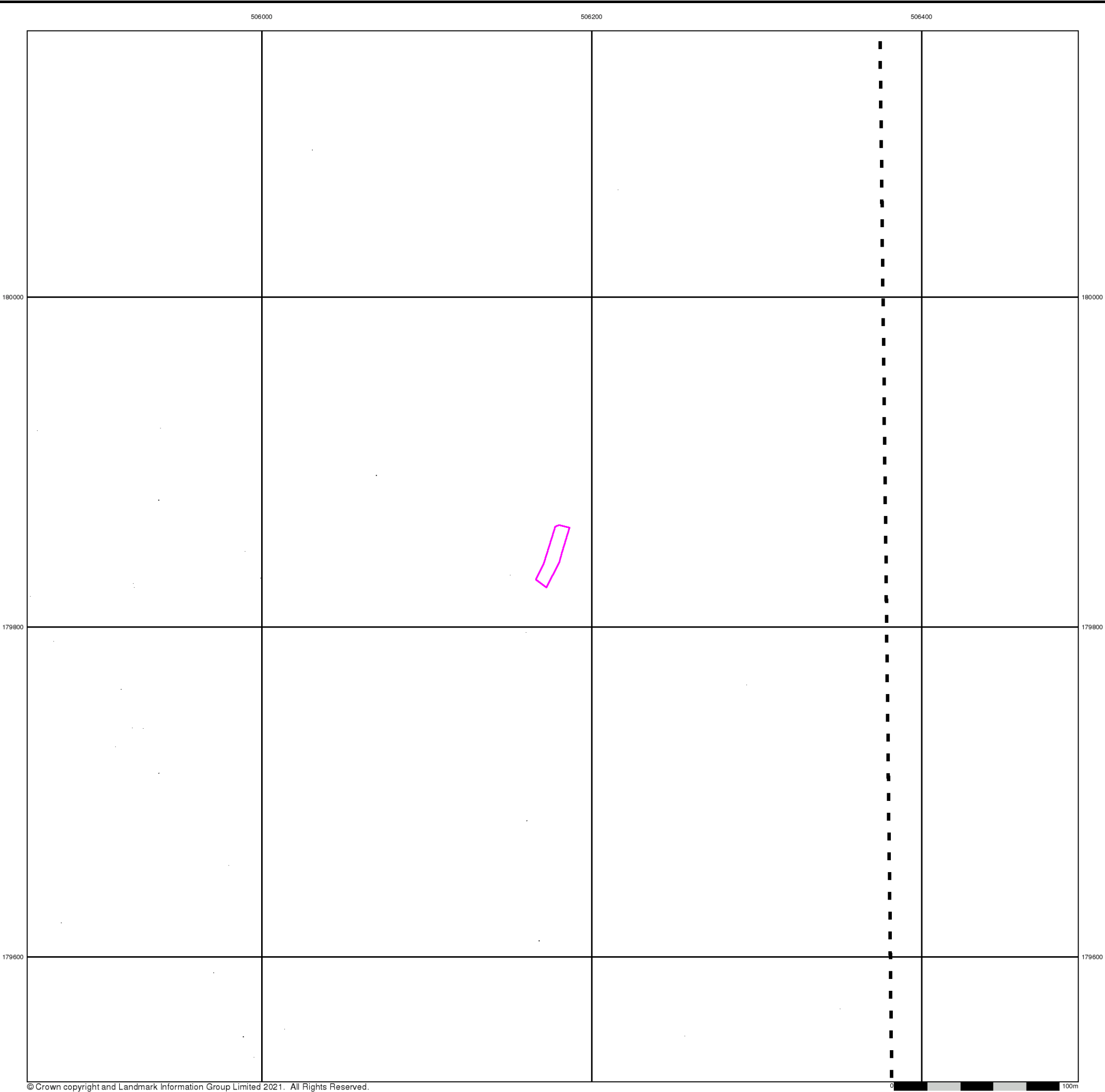
Site Details

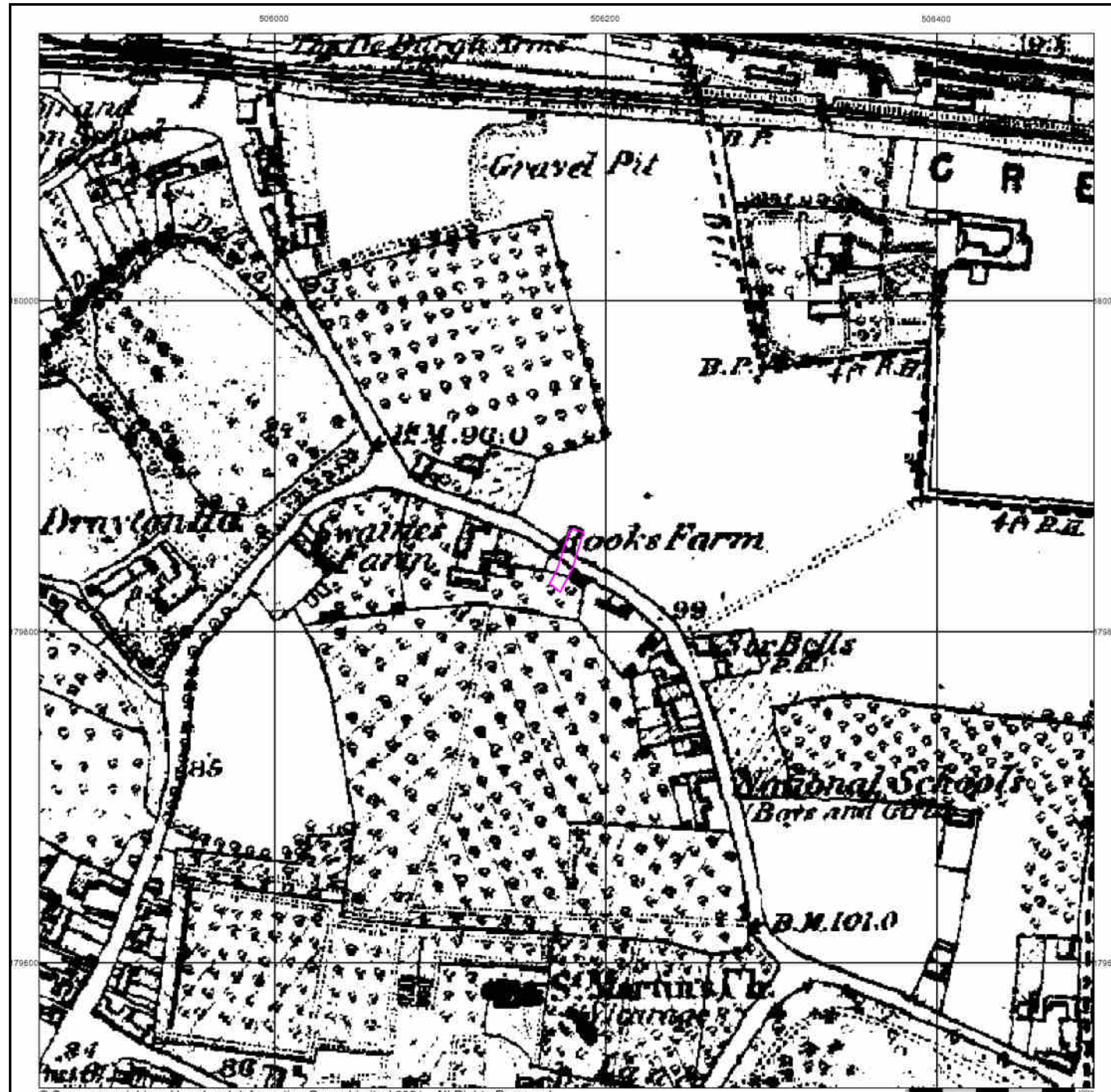
, First Floor Rear, 91, Station Road, West Drayton, UB7 7LT

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Sitecheck Historical Maps

Buckinghamshire

Published 1881

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

057_00
1881
1:10,560

Order Details

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National Grid Reference: 506180_179840
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Sitecheck Historical Maps

Middlesex

Published 1895 - 1896

Source map scale - 1:2,500

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014_11 1896 1:2,500	014_12 1895 1:2,500
014_15 1896 1:2,500	014_16 1895 1:2,500

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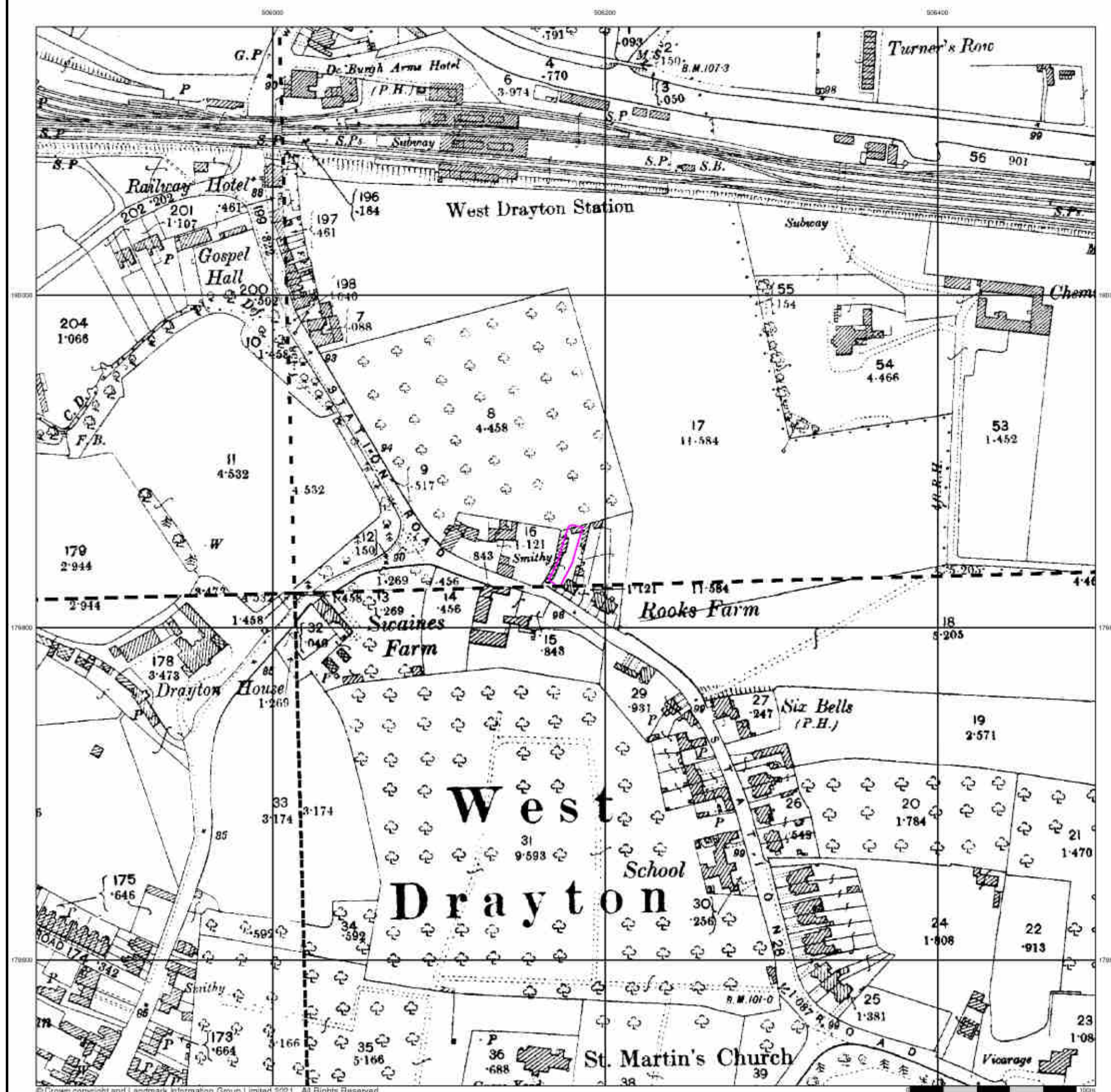
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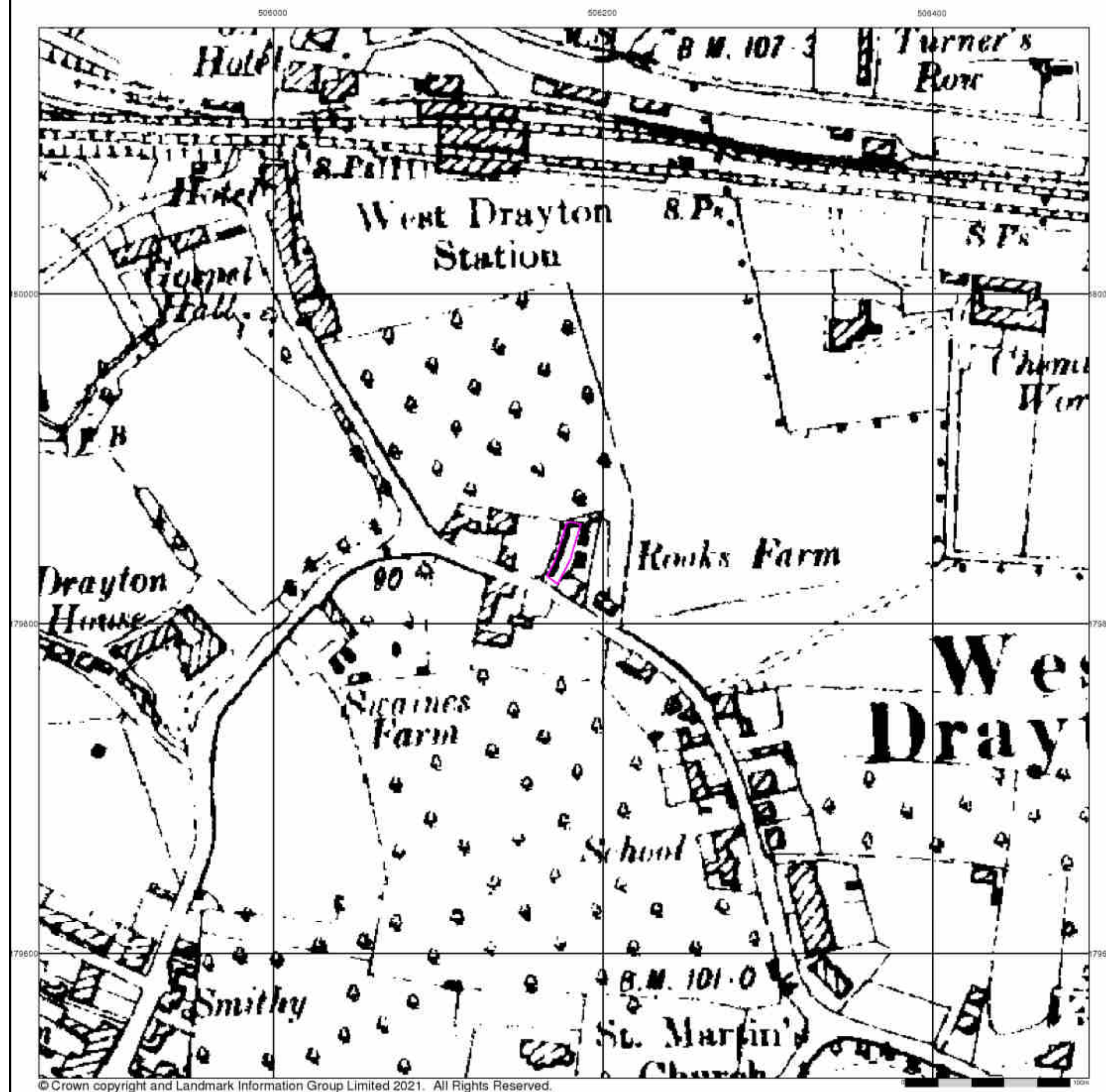
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Sitecheck Historical Maps

Middlesex

Published 1897

Source map scale - 1:10,560

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Map Name(s) and Date(s)

014_SE
1897
1:10,560

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

Site Details

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Sitecheck Historical Maps

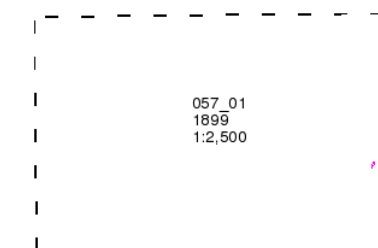
Buckinghamshire

Published 1899

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

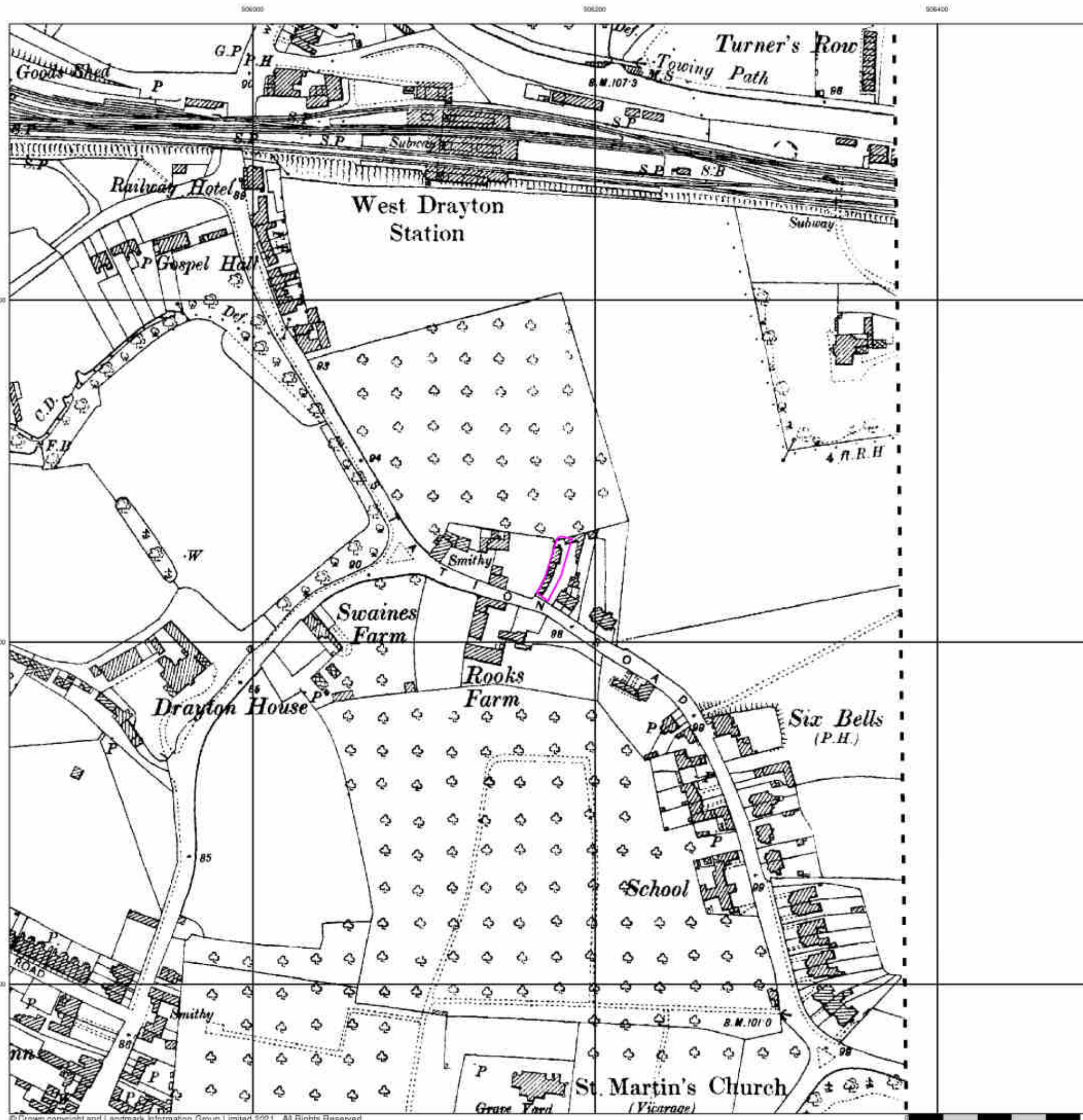
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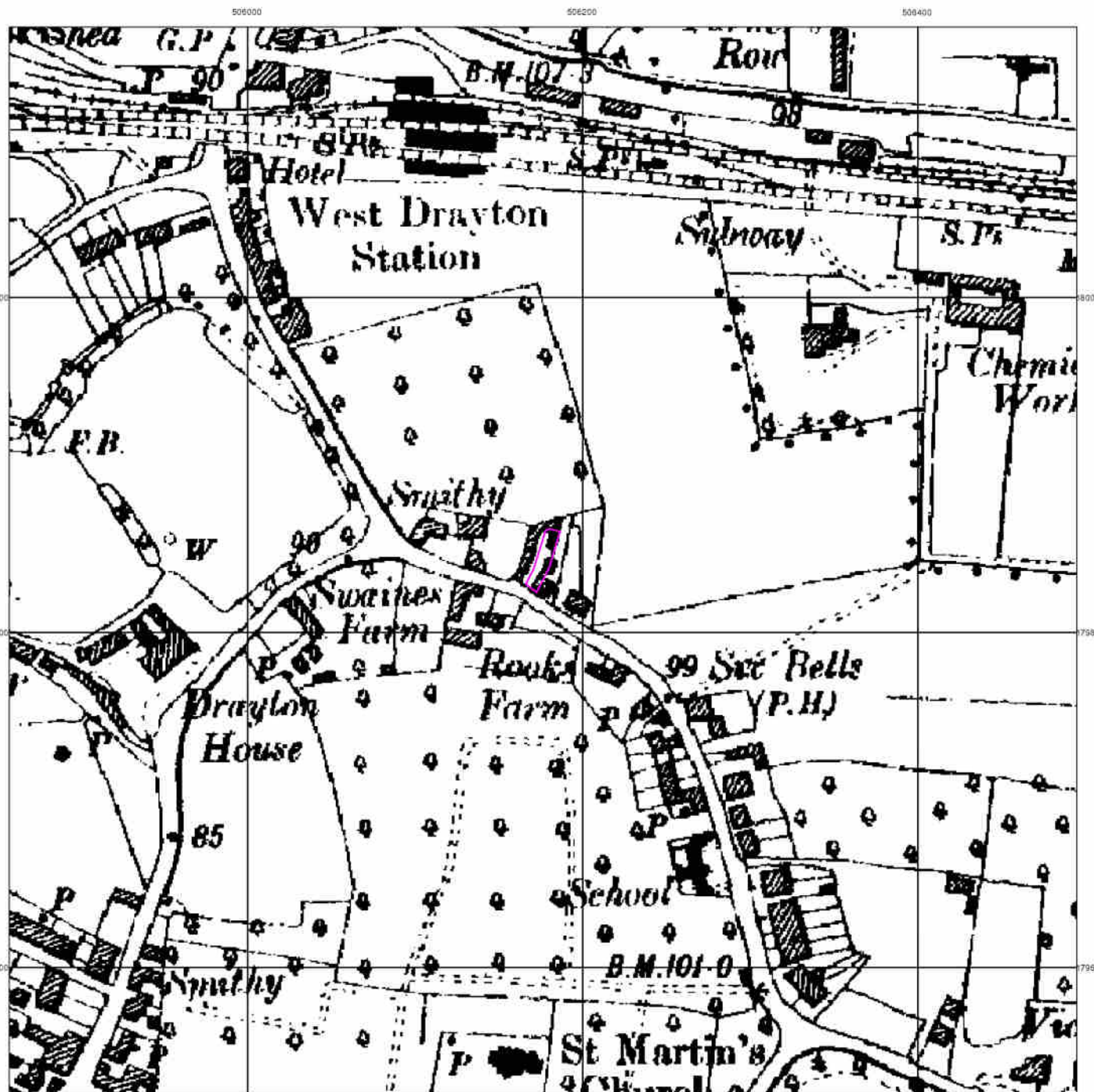
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Sitecheck Historical Maps

Buckinghamshire

Published 1900

Source map scale - 1:10,560

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Map Name(s) and Date(s)

057_NW
1900
1:10,560

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

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Sitecheck Historical Maps

Middlesex

Published 1914

Source map scale - 1:2,500

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Map Name(s) and Date(s)

014_11 1914 1:2,500	014_12 1914 1:2,500
014_15 1914 1:2,500	014_16 1914 1:2,500

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

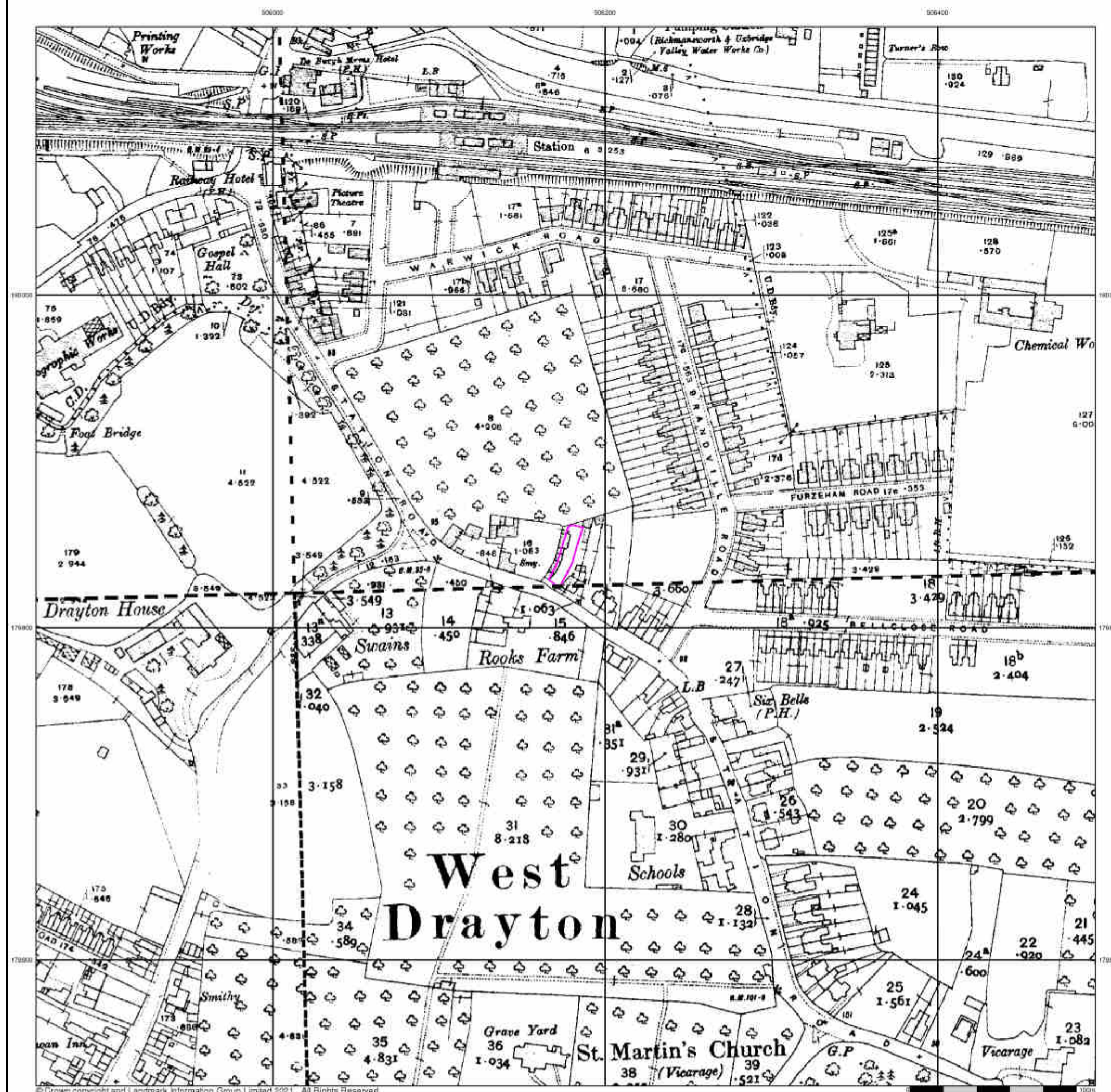
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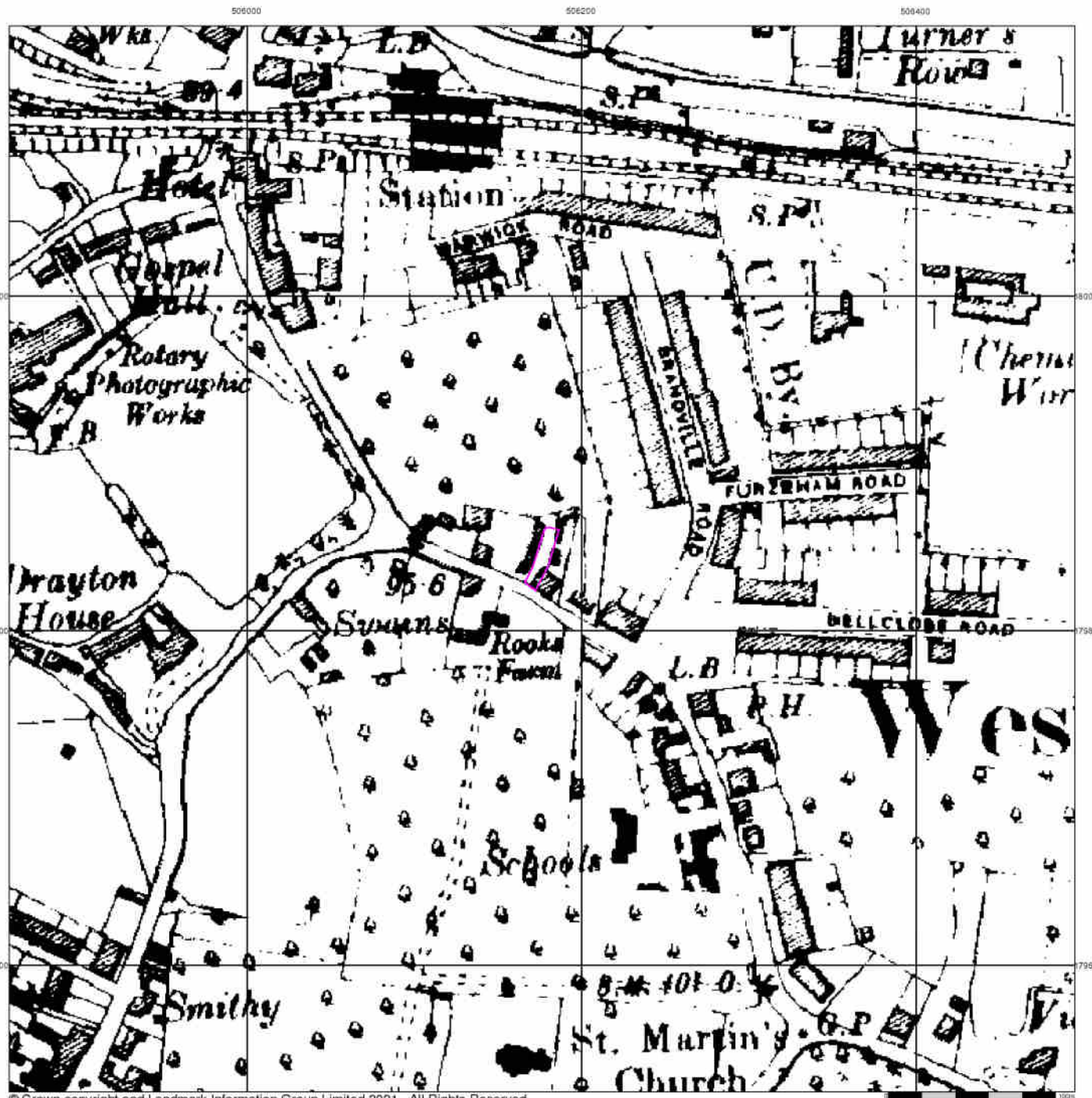
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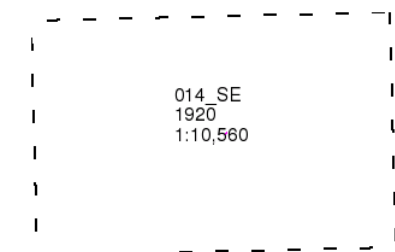
Middlesex

Published 1920

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

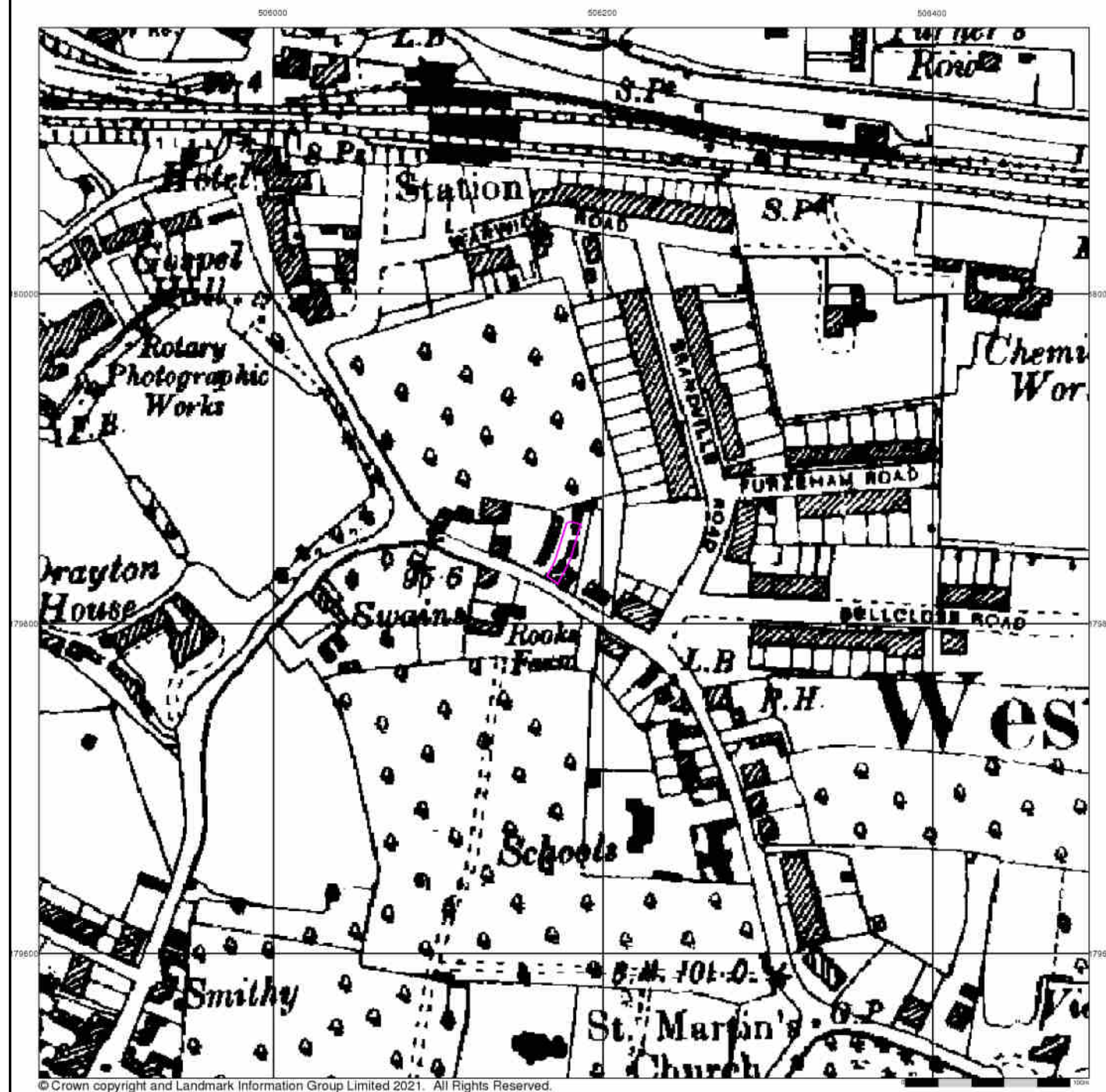
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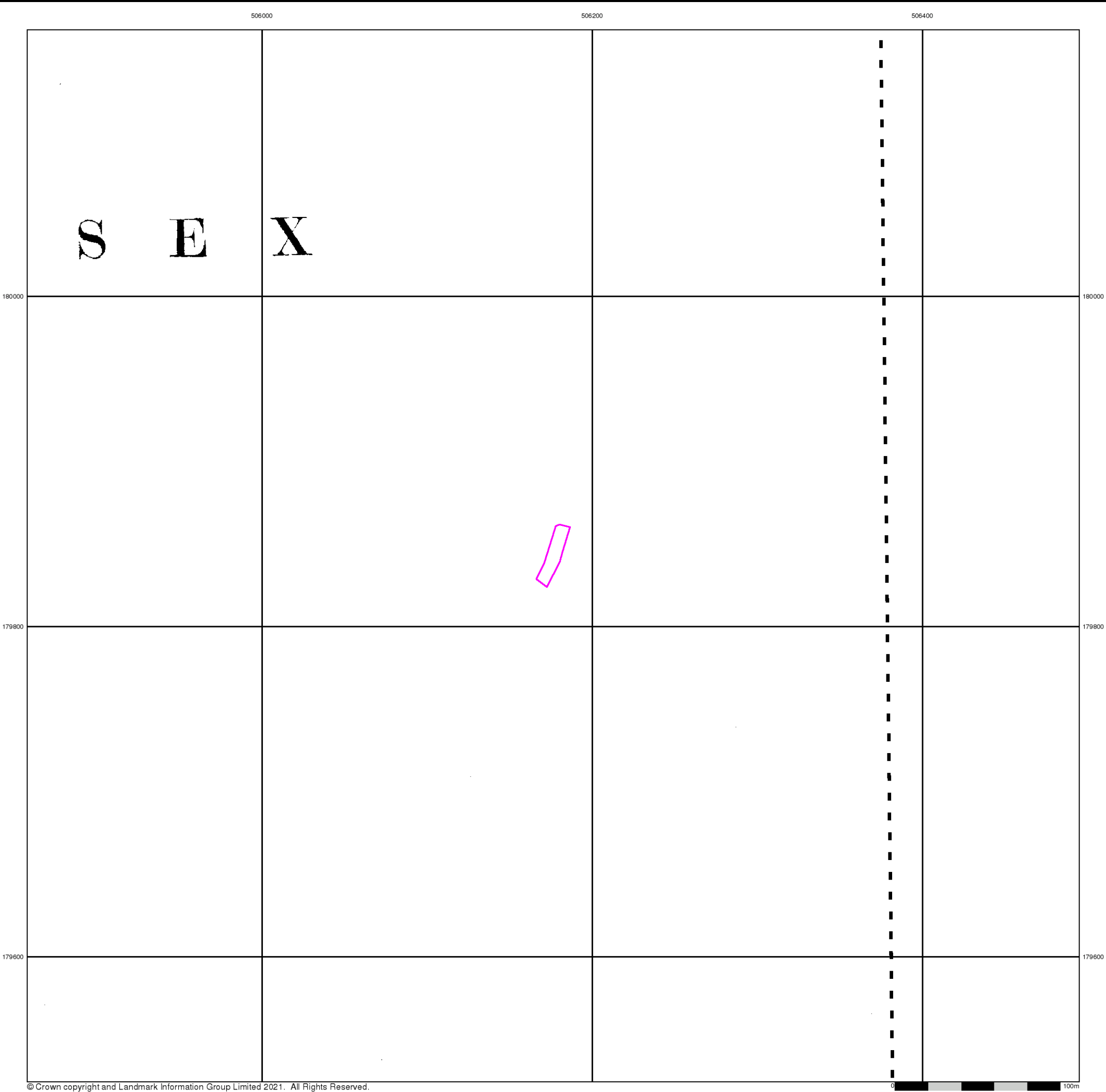
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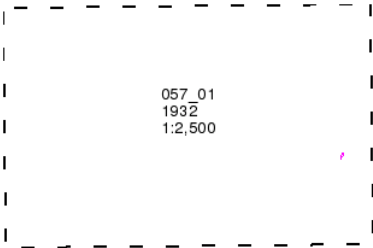
Buckinghamshire

Published 1932

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

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Sitecheck Historical Maps

Middlesex

Published 1934 - 1935

Source map scale - 1:2,500

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Map Name(s) and Date(s)

014_11 1934 1:2,500	014_12 1935 1:2,500
014_15 1935 1:2,500	014_16 1935 1:2,500

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

Site Details

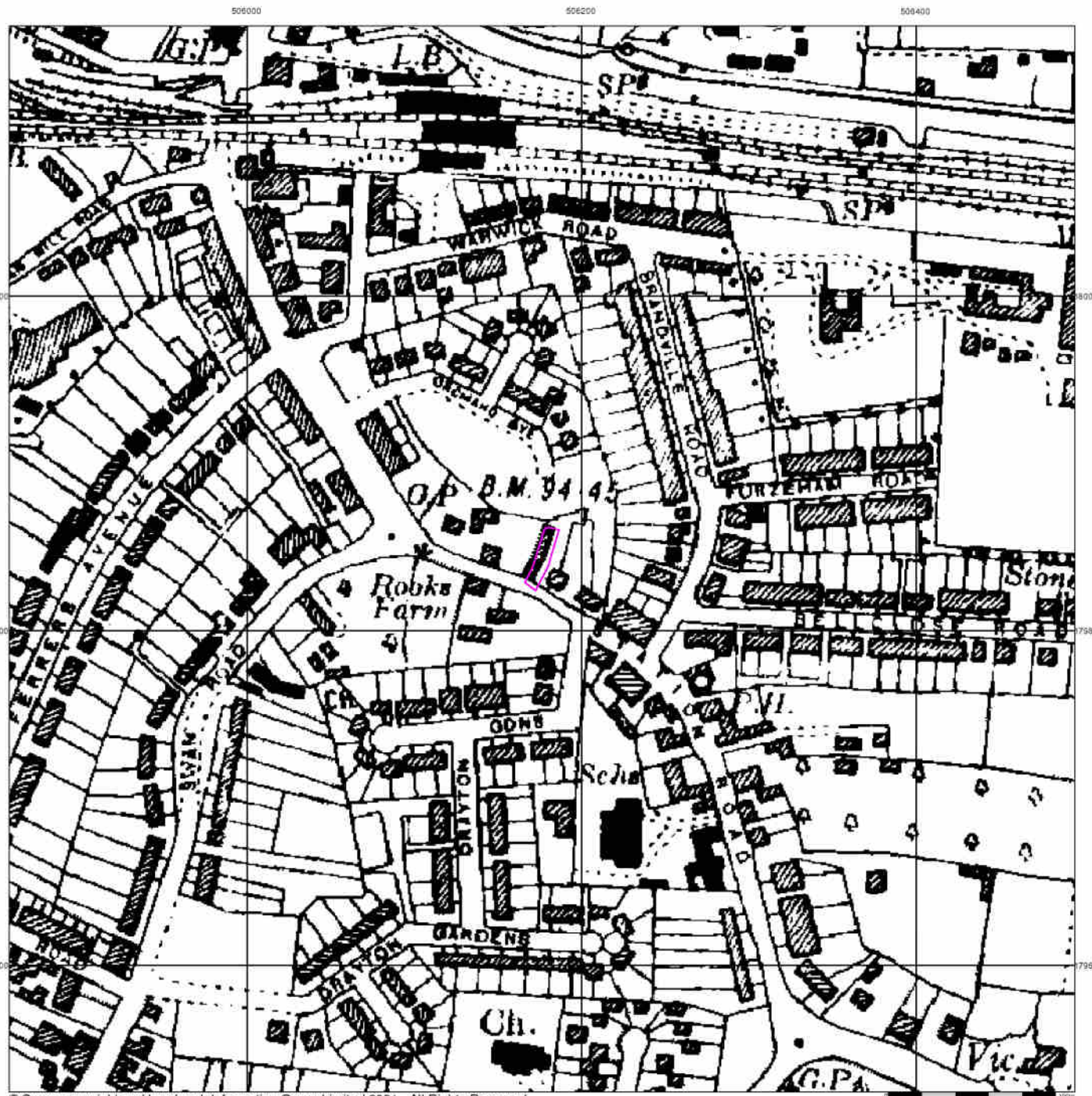
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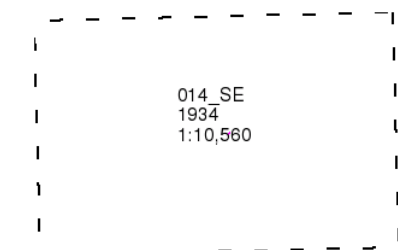
Middlesex

Published 1934

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

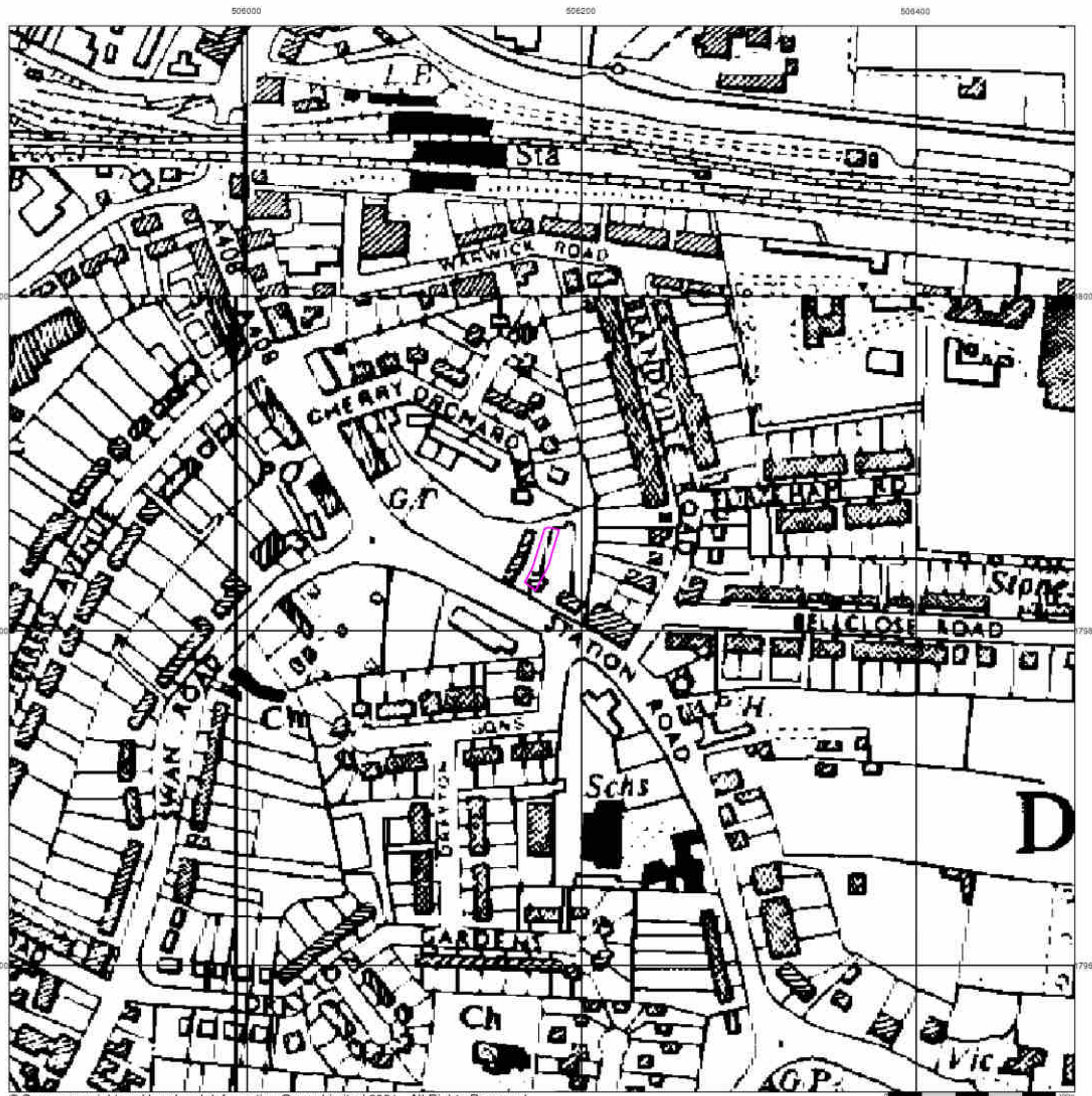
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Sitecheck Historical Maps

Ordnance Survey Plan

Published 1960

Source map scale - 1:10,560

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Map Name(s) and Date(s)

TQ08SE
1960
1:10,560
TQ07NE
1960
1:10,560

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

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Sitecheck Historical Maps

Ordnance Survey Plan

Published 1964 - 1966

Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ0580SE	TQ0680SW
1964	1965
1:1,250	1:1,250
TQ0579NE	TQ0679NW
1964	1966
1:1,250	1:1,250

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

Site Details

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Sitecheck Historical Maps

Additional SIMs

Published 1964 - 1987

Source map scale - 1:1,250

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Map Name(s) and Date(s)

TQ0580SE	TQ0680SW
1964	1977
1:1,250	1:1,250
TQ0579NE	TQ0679NW
1987	1978
1:1,250	1:1,250

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

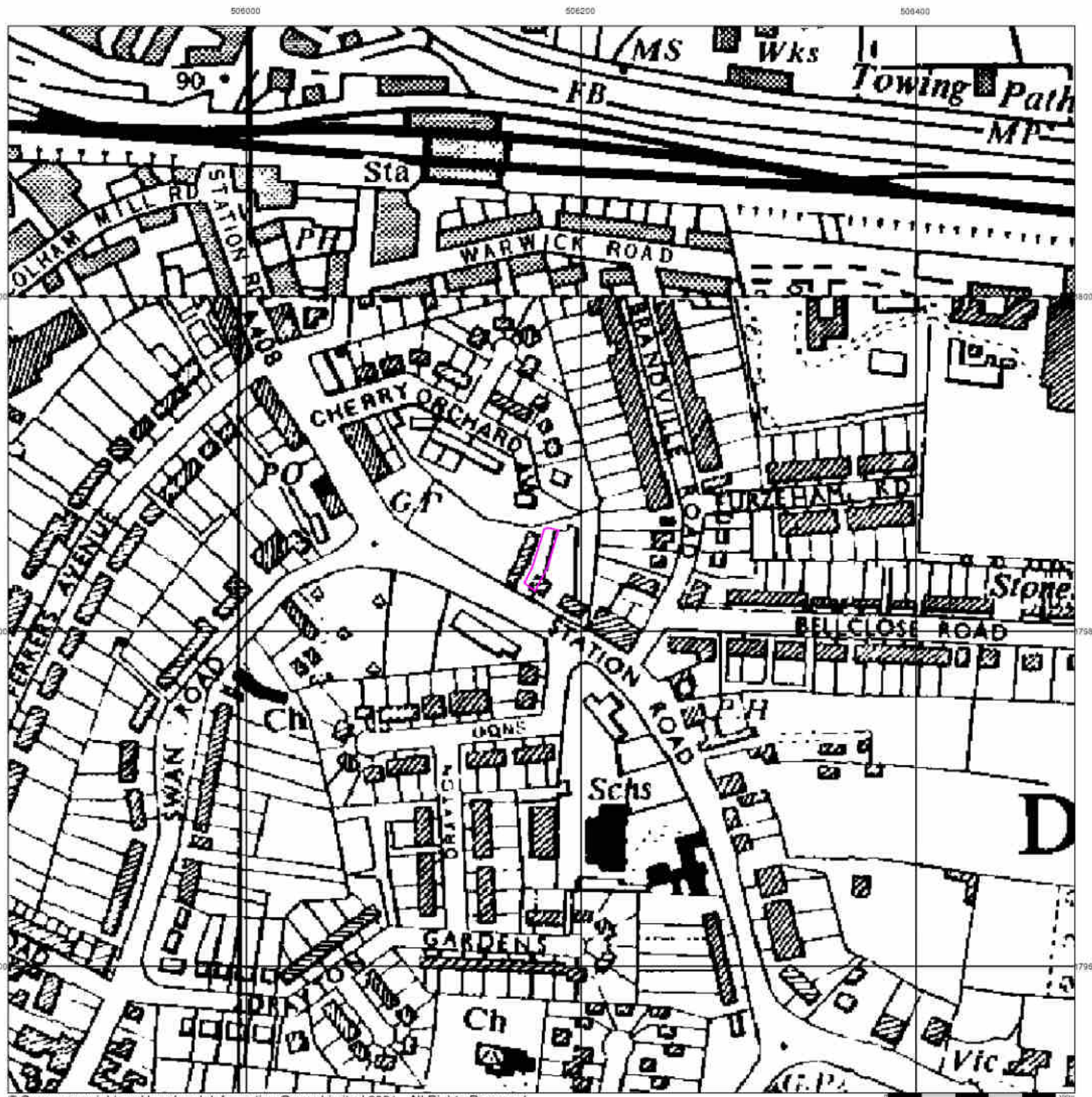
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Sitecheck Historical Maps

Ordnance Survey Plan

Published 1965 - 1970

Source map scale - 1:10,560

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Map Name(s) and Date(s)

TQ08SE
1970
1:10,560
TQ07NE
1965
1:10,560

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

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Sitecheck Historical Maps

Ordnance Survey Plan

Published 1966 - 1970

Source map scale - 1:2,500

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Map Name(s) and Date(s)

TQ0580 1970 1:2,500	TQ0680 1966 1:2,500
TQ0579 1970 1:2,500	TQ0679 1967 1:2,500

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

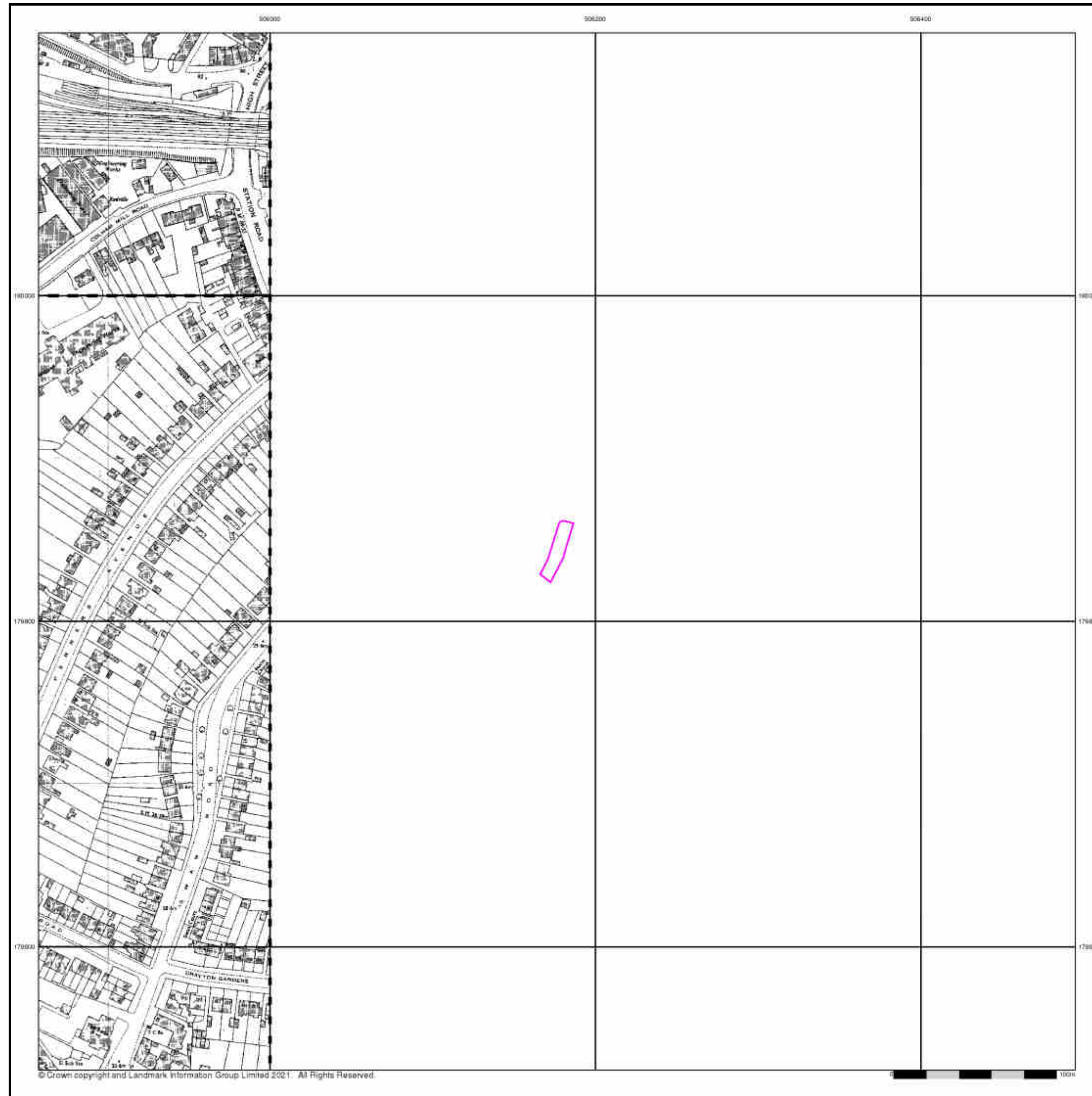
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Sitecheck Historical Maps

Ordnance Survey Plan

Published 1968 - 1972

Source map scale - 1:1,250

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Map Name(s) and Date(s)

TQ0580SE
1968
1:1,250

TQ0579NE
1972
1:1,250

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

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Sitecheck Historical Maps

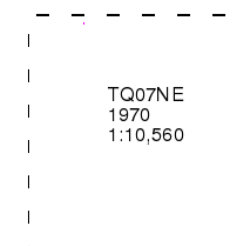
Ordnance Survey Plan

Published 1970

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

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Sitecheck Historical Maps

Supply of Unpublished Survey Information

Published 1974

Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ0579NE 1974 1:1,250	TQ0679NW 1974 1:1,250
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Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

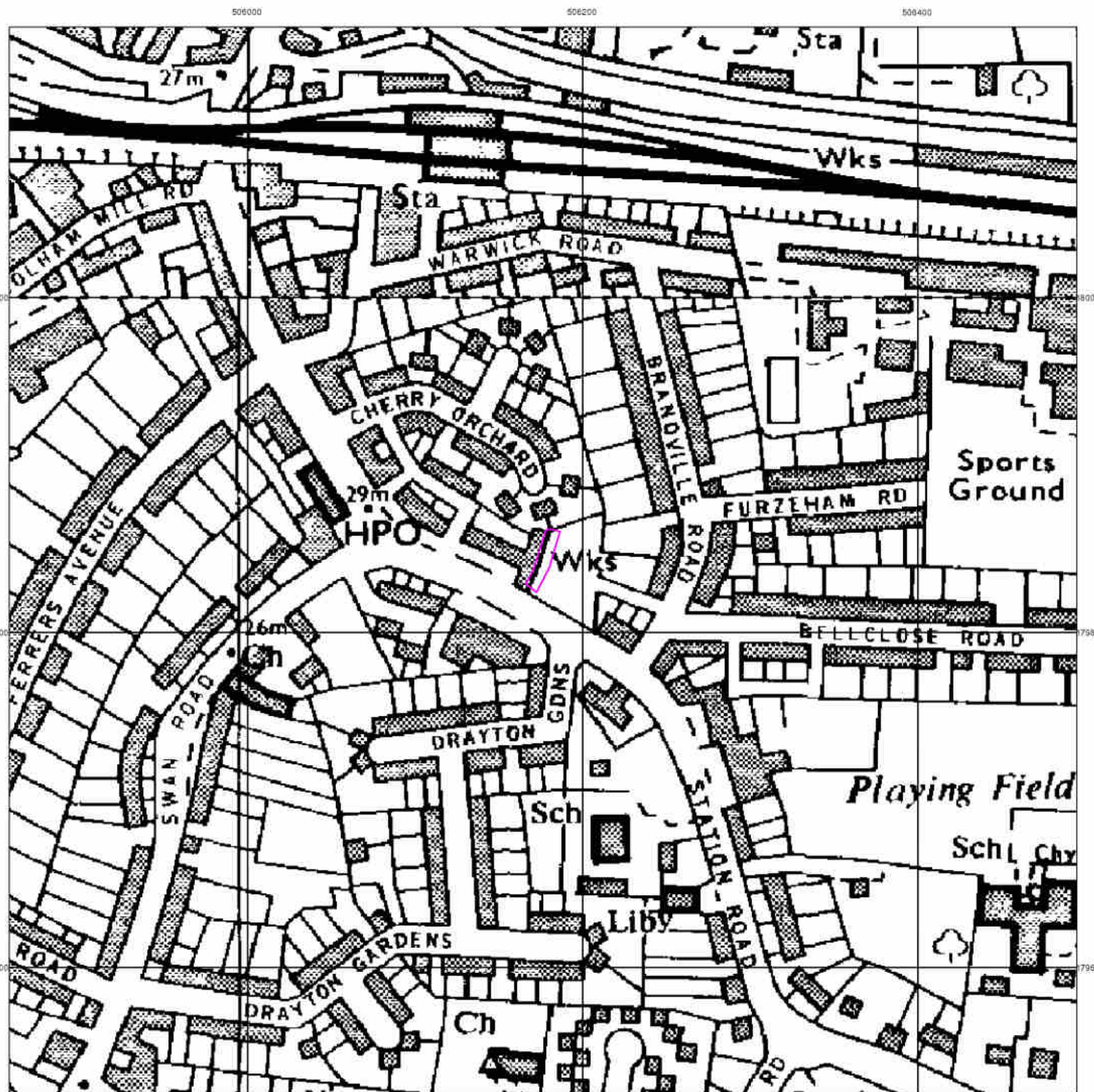
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Sitecheck Historical Maps

Ordnance Survey Plan

Published 1975 - 1977

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ08SE
1977
1:10,000
TQ07NE
1975
1:10,000

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

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Sitecheck Historical Maps

Additional SIMs

Published 1977 - 1986

Source map scale - 1:1,250

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Map Name(s) and Date(s)

TQ0580SE	TQ0680SW
1977	1986
1:1,250	1:1,250
	TQ0679NW
	1984
	1:1,250

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

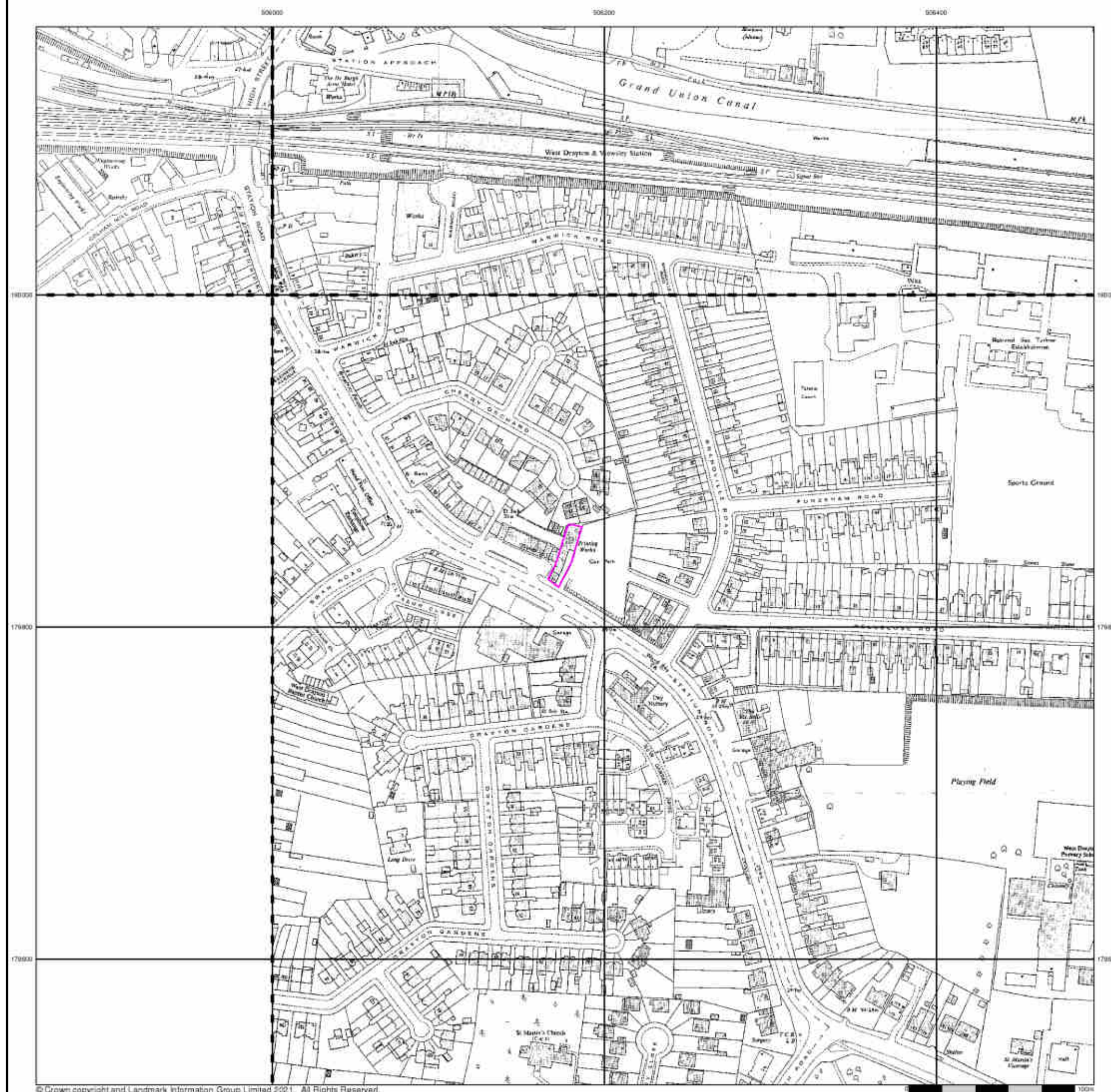
Site Details

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

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Sitecheck Historical Maps

Additional SIMs

Published 1987 - 1990

Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ0580SE	TQ0680SW
1987	1990
1:1,250	1:1,250

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

Site Details

, First Floor Rear, 91, Station Road, West Drayton, UB7 7LT

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Sitecheck Historical Maps

Ordnance Survey Plan

Published 1989 - 1990

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ08SE
1990
1:10,000
TQ07NE
1989
1:10,000

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

Site Details

, First Floor Rear, 91, Station Road, West Drayton, UB7 7LT

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Sitecheck Historical Maps

Large-Scale National Grid Data

Published 1992

Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ0580SE	TQ0680SW
1992	1992
1:1,250	1:1,250
TQ0579NE	TQ0679NW
1992	1992
1:1,250	1:1,250

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

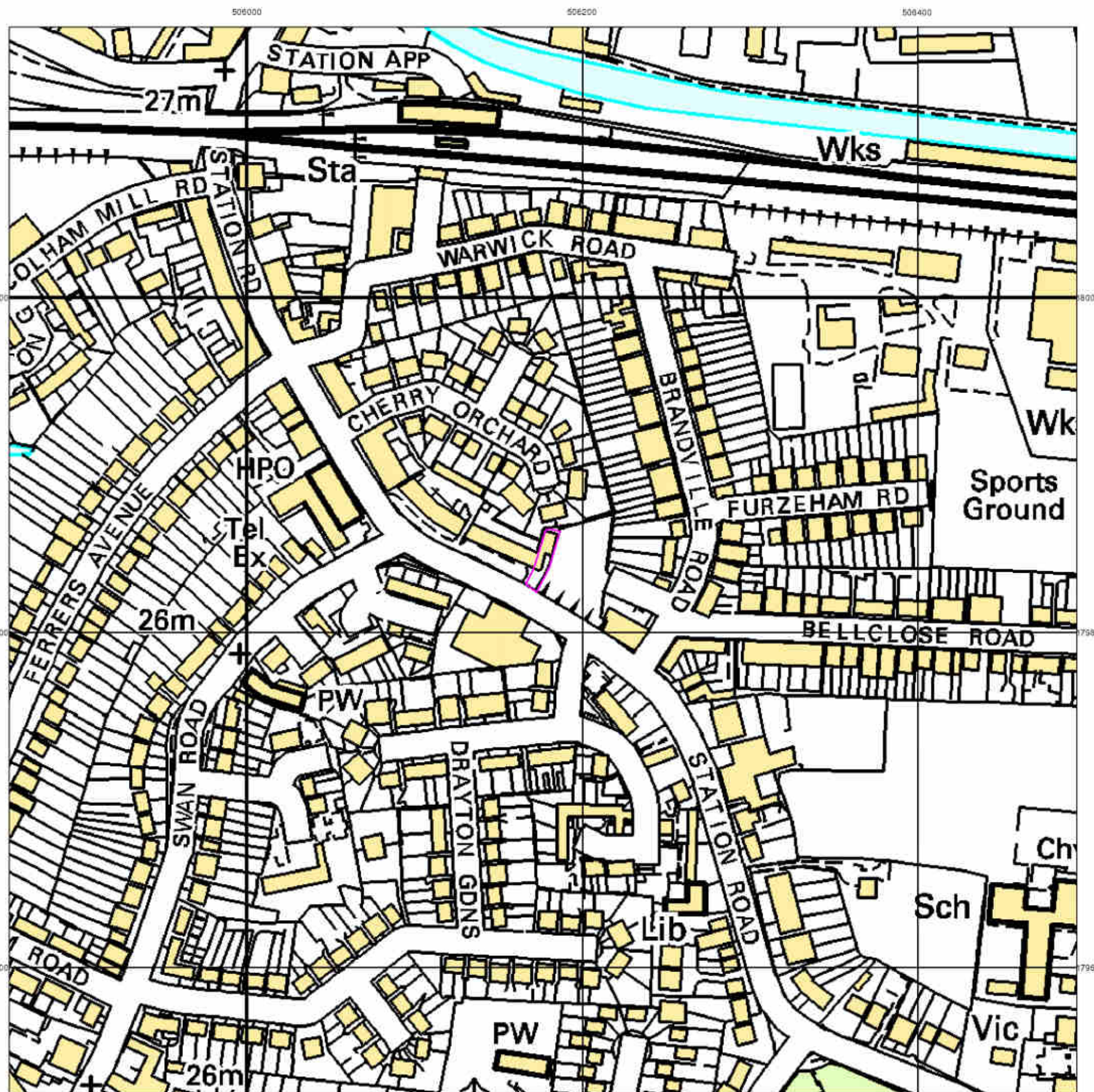
Site Details

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Sitecheck Historical Maps

10K Raster Mapping

Published 1999

Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TQ08SE
1999
1:10,000
TQ07NE
1999
1:10,000

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

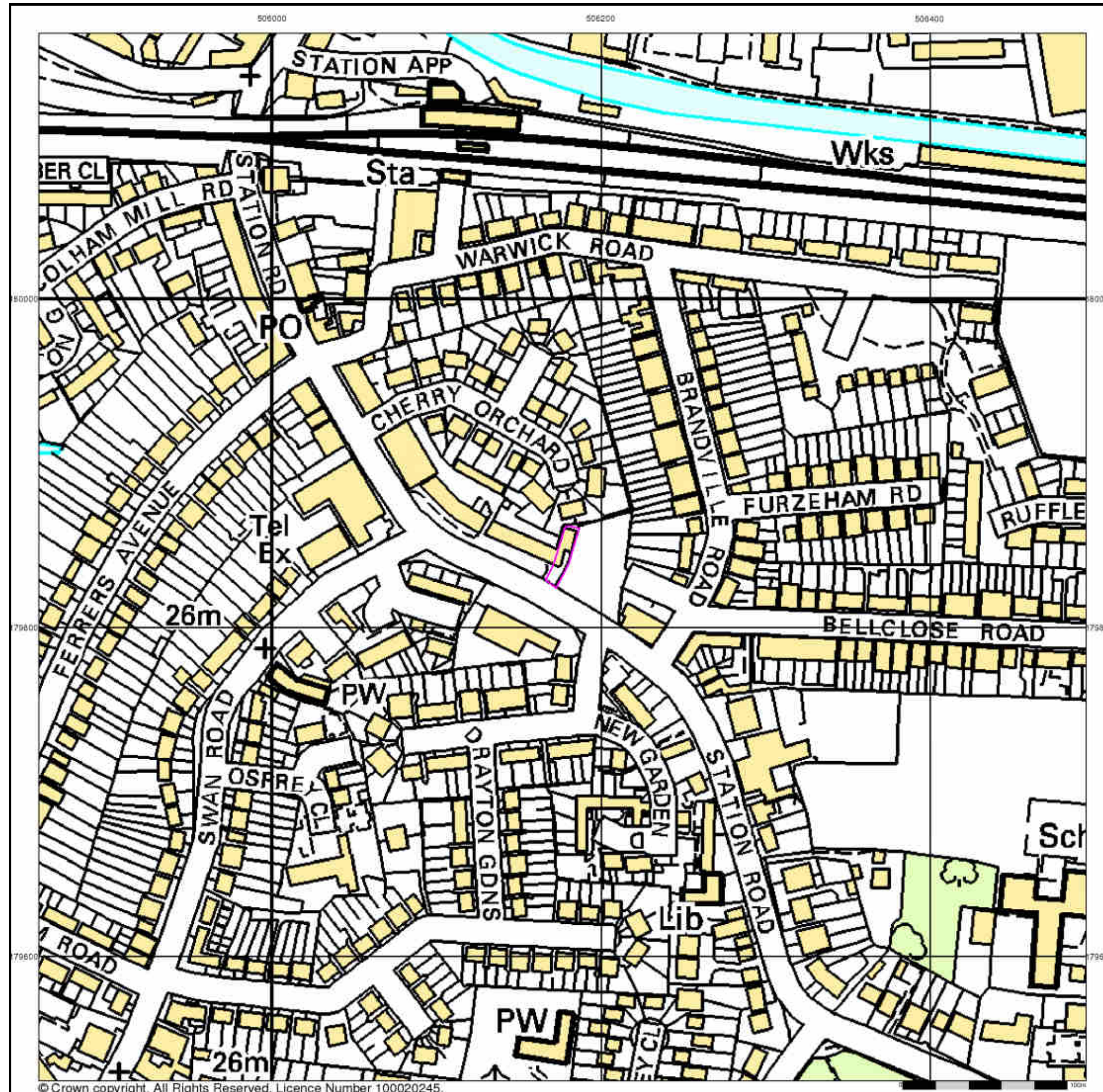
Site Details

, First Floor Rear, 91, Station Road, West Drayton, UB7 7LT

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Landmark
INFORMATION

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Web: www.envirocheck.co.uk



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Sitecheck Historical Maps

10K Raster Mapping

Published 2006

Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TQ08SE
2006
1:10,000
TQ07NE
2006
1:10,000

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

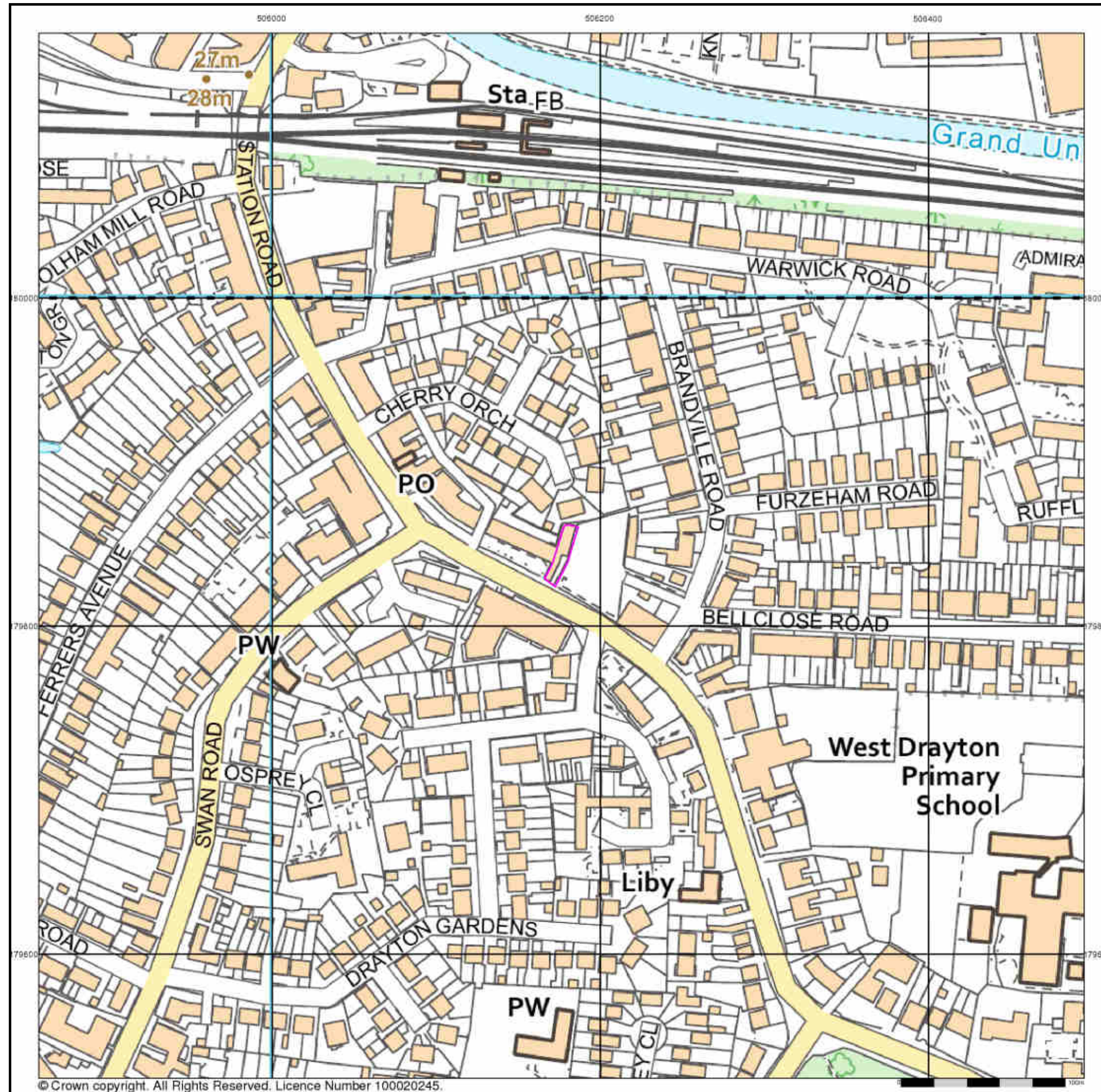
Site Details

, First Floor Rear, 91, Station Road, West Drayton, UB7 7LT

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Sitecheck Historical Maps

VectorMap Local

Published 2020

Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

TQ08SE
2020
Variable

TQ07NE
2020
Variable

Order Details

Order Number: 272617230_2_1
Customer Ref: 211378
National Grid Reference: 506180_179840
Site Area (Ha): 0.04

Site Details

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Enviromental Risk Management



, First Floor Rear, 91, Station Road, West Drayton, UB7 7LT

Report Prepared for: Lanmor Consulting Ltd

Report Reference: 272617230

Client Reference: 211378_SSC

Date: 1 February 2021



Contaminated Land

FURTHER ACTION

Recommendations | SEE PAGE 1

[CLICK HERE](#)

Consultant Commentary | SEE PAGE 4

[CLICK HERE](#)



Flood Risk

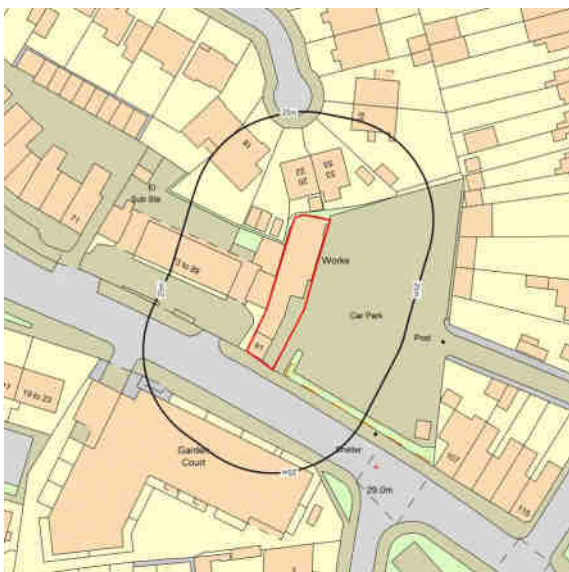
PASSED

Recommendations | SEE PAGE 2

[CLICK HERE](#)

Consultant Commentary | SEE PAGE 6

[CLICK HERE](#)



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Operational Compliance

NOT IDENTIFIED | SEE PAGE 1

Operations at the Site are unlikely to require a permit or present a risk.

[CLICK HERE](#)

Natural and Mining Related Hazards

NOT IDENTIFIED | SEE PAGE 5

We have not identified coal, ground stability or radon issues.

[CLICK HERE](#)



Authored by:

Thomas Wells BA

t: 0330 036 6115 **e:** Thomas.Wells@landmark.co.uk



Executive Summary



Contaminated Land

FURTHER ACTION



Liability Assessment

We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.

What is the overall risk of contaminants from on Site activities?

MODERATE

What is the risk of contaminants from off-site activities impacting the Site?

MODERATE

What is the environmental sensitivity (pathways and receptors) rating?

HIGH

Operational Compliance



Argyll's Comment

The Site does not appear to be engaged in activities that require permitting.



Executive Summary



Flood Risk

PASSED



Consultant's Comment

The Site is not considered to be at significant risk of flooding. However, it would be prudent to consider our recommendations below.

Would a Flood Risk Assessment be required if development is proposed?

NO

What is the risk of flooding in an undefended scenario or assuming defences fail?

LOW TO MODERATE

Are there existing flood defences within 500m of the Site?

YES

What is the risk of flooding when these defences are operational?

LOW TO MODERATE

Insurance

The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.



Recommendations

No action required - standard enquiries only

Standard Enquiries

- Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice.
- Establish the availability of buildings and contents insurance before exchanging contracts.



Report Scope

Report Prepared on: **, First Floor Rear, 91, Station Road, West Drayton, UB7 7LT**

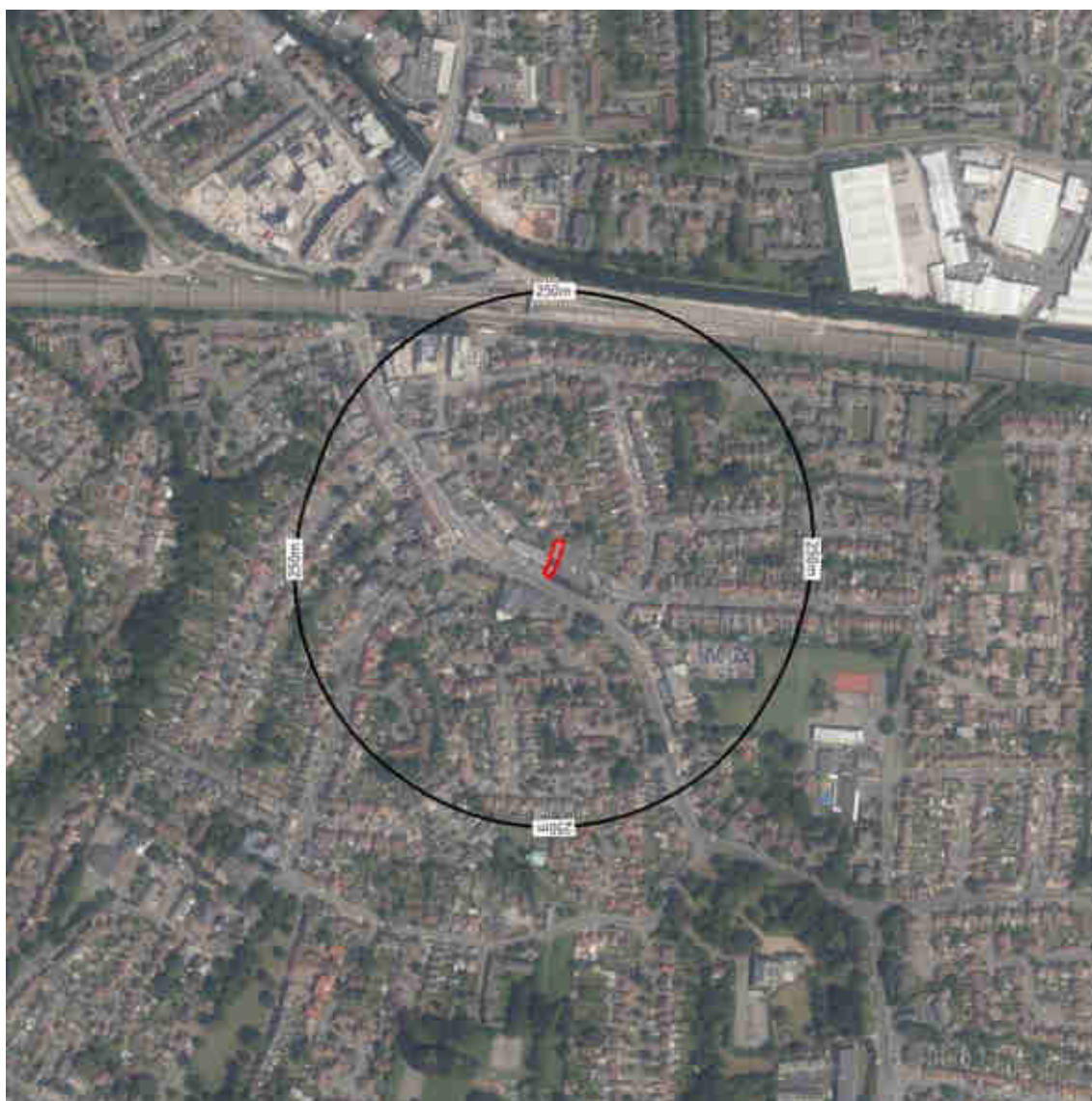
Current Use: **Takaway and office to rear**

Proposed Use: **Student Accomodation**

Transaction Type: **Redevelopment**

Site Area (m²): **308.50**

National Grid Reference: **506180 179840**



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Contaminated Land Consultant Commentary



On-site Sources

MODERATE

A review of historical maps shows the Site existed as undeveloped agricultural land from the first map edition, dated 1878. Commercial properties were constructed c.1895. The Site remained in this use until c.1966 when the Site was redeveloped for use as a printing works, and a small commercial property in the south. No further significant changes were identified throughout subsequent mapping.

Off-site Sources

MODERATE

A review of historical maps dating from 1878 show the following potentially contaminative uses within 100m of the Site: a smithy 20m west c.1895-c.1914, a garage retailing fuel 20m south c.1966-c.2006, and an electrical sub-station 35m west c.1992-c.2021.

Pathways and Receptors

HIGH

The general area appears to be in commercial and residential use, with residential properties located adjacent north, and student accommodation proposed on Site.

The superficial and bedrock hydrogeology underlying the Site are classified as an Unproductive Strata.

The Site does not lie within a groundwater Source Protection Zone (SPZ), and there are no abstraction licences located within 500m.

There are no surface water features within 100m.

Finally, no designated eco-receptors were identified within a 500m radius of the Site.

Additional Sources of Information

No additional sources of information have been used.

Natural and Mining Related Hazards



Natural and Mining Related Hazards: This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

Ground Stability Considerations

Risk	Argyll's Summary	Suggested Action
Former Mining	Our search indicates that the Site is not within an area where a full coal mining report should be obtained.	No action required.
Coal Mining Subsidence Damage Claims	Our search indicates that the Site is not within an area where a full coal mining report should be obtained.	No action required.

Radon

No Risk Identified.

Contaminated Land

Data Section



Contaminated Land Data: This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined beneath. We only show section headers beyond the tabular summary where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. The search distances vary based on the scale of the activity and regulatory guidance. We display the number of records found in each database under the relevant heading. Where we have not searched a database, we will display the abbreviation N/A instead.
Authorised Industrial Processes	This section shows current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies. The search distances vary based on the scale of the activity.
Incidents and Enforcements	This section shows pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Landfill and Waste sites	This section presents detailed information on waste and landfill sites for the Site and surrounding area.
Current Land Use	This section shows contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Groundwater Vulnerability	This section presents information relating to the aquifer designations beneath the Site. The aquifer designation of the Superficial and Bedrock geology are both mapped, followed by the detail. These aquifer designations are followed by information on the local geology. This information is considered in our Pathways and Receptors section.
Environmental Sensitivity	This section presents designated eco-receptors and sensitive area designations at the Site and in the surrounding area. This information is considered in our Pathways and Receptors section.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards, which may affect the Site. These include subsidence, radon and mining.



Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	On-site	1-100m	101-250m
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A
Discharges	On-site	1-100m	101-250m
Consented Discharges to Controlled Waters**	0	0	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A
Hazardous Sites	On-site	1-100m	101-250m
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

Incidents and Enforcements

Contraventions	On-site	1-100m	101-250m
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

Landfill and Waste Sites

Landfill and Waste	On-site	1-100m	101-250m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	0	0



Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	On-site	1-100m	101-250m
Contemporary Trade Directory Entries**	0	0	N/A
Fuel Station Entries	0	1	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-100m	101-250m
Historical Tanks And Energy Facilities	0	1	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	1	0	N/A

Potentially Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	0	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	Yes	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

Geology

Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	Yes	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A



Contaminated Land: Tabular Summary

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

Former Mining	On-site	1-100m	101-250m
Coalfield Consultation Areas	0	N/A	N/A
Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping*	0	0	N/A
Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
Man-Made Mining Cavities	0	0	0
BGS Recorded Mineral Sites	0	0	N/A
Mining Instability	0	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	0	N/A	N/A
Salt and Brine	On-site	1-100m	101-250m
Brine Compensation Area	0	N/A	N/A
Brine Pumping Related Features	0	N/A	N/A
Brine Subsidence Solution Area	0	N/A	N/A
Salt Mining Related Features	0	N/A	N/A



Contaminated Land: Tabular Summary

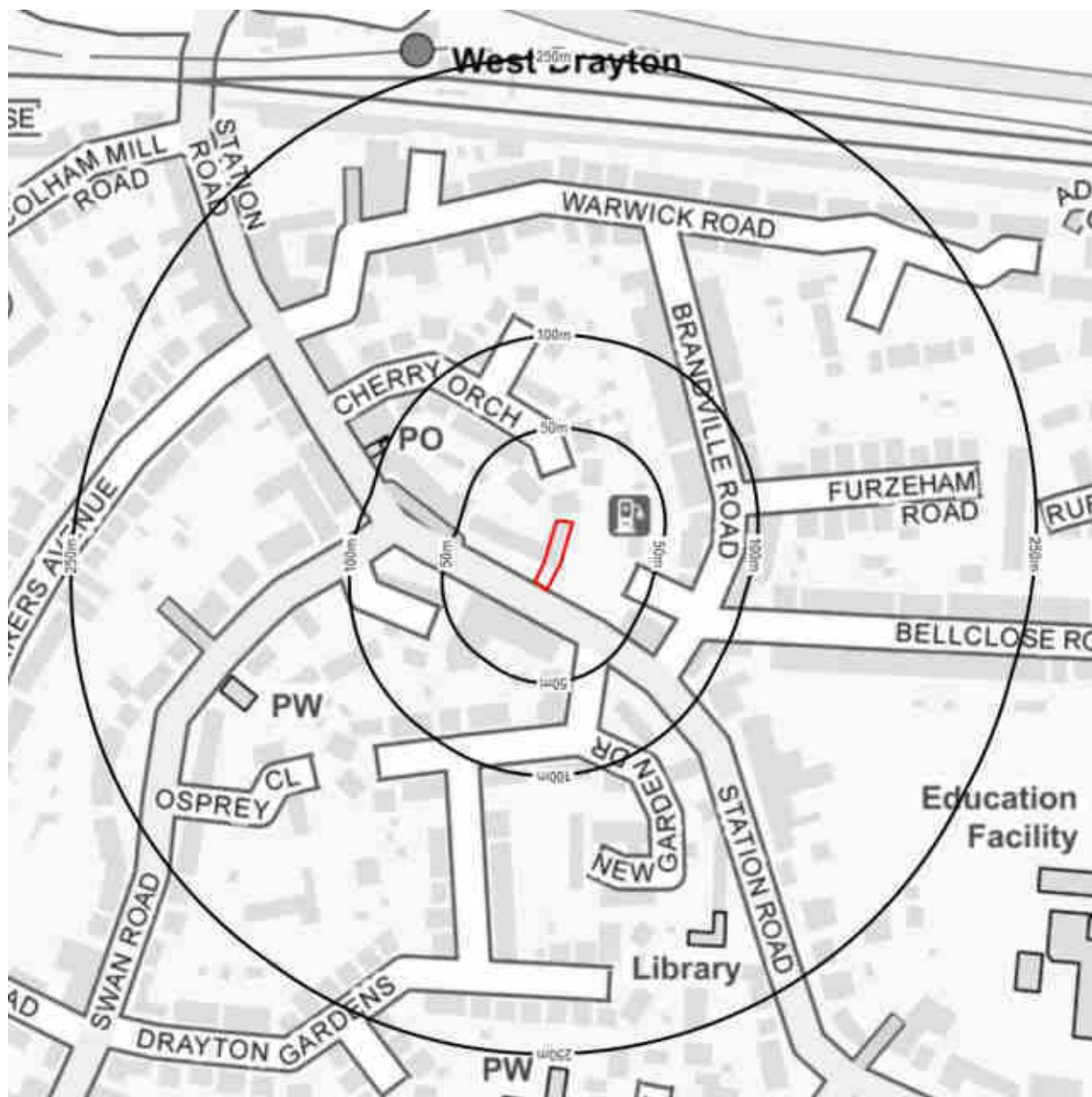
Landfill Sites and Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	0	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A
Natural Ground Instability	On-site	1-100m	101-250m
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	0	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A
Coal Mining Subsidence Damage Claims	On-site	1-100m	101-250m
Coal Mining Subsidence Damage Claims*	0	0	N/A
Insurance Claims from Subsidence	On-site	1-100m	101-250m
Postcode Unit Insurance Claims Rating - Subsidence	0	N/A	N/A
Radon	On-site	1-100m	101-250m
Radon Potential	0	N/A	N/A

**dataset searched to 25m

*dataset searched to 50m



Contaminated Land: Authorised Industrial Processes



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- | | |
|---|---|
| Site | Consented Discharges to Controlled Waters |
| Multiple Features Present | Referrals of Red List Discharges to Sewers (Corporate Entities) |
| Local Authority Pollution Prevention and Controls | Control of Major Accident Hazards Sites (COMAH) |
| Local Authority Integrated Pollution Prevention And Control | Explosive Sites |
| Integrated Pollution Controls | Notification of Installations Handling Hazardous Substances (NIHHS) |
| Environmental Permitting Regulations - Industry | Planning Hazardous Substance Consents |
| Radioactive Substances Register | |



Authorisations

Local Authority Pollution Prevention and Controls

No features identified.

Local Authority Integrated Pollution Prevention And Control

No features identified.

Integrated Pollution Controls

No features identified.

Environmental Permitting Regulations - Industry

No features identified.

Radioactive Substances Register

No features identified.



Discharges

Consented Discharges to Controlled Waters

No features identified.

Referrals of Red List Discharges to Sewers (Corporate Entities)

No features identified.



Hazardous Sites

Control of Major Accident Hazards Sites (COMAH)

No features identified.

Explosive Sites

No features identified.

Notification of Installations Handling Hazardous Substances (NIHHS)

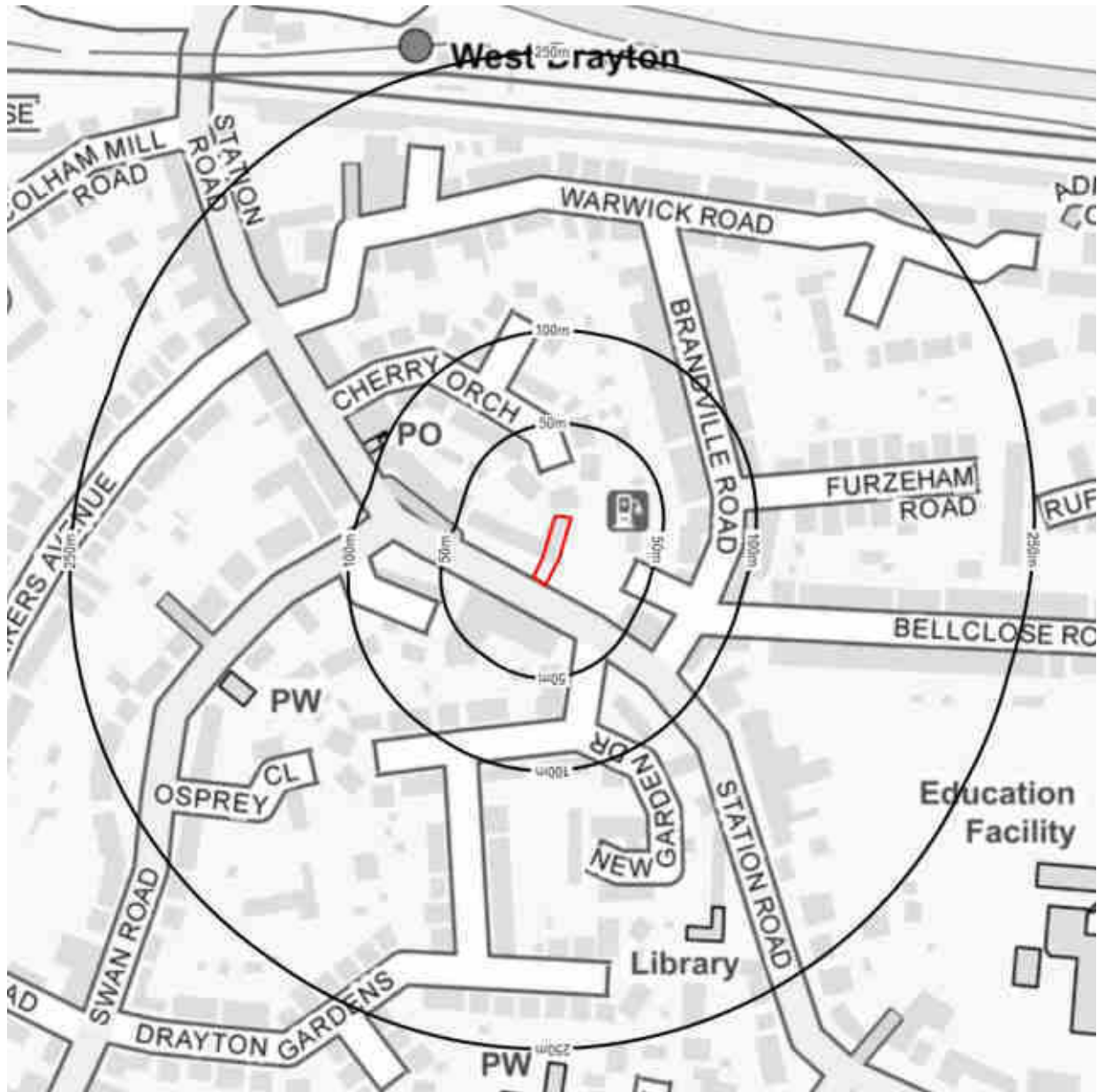
No features identified.

Planning Hazardous Substance Consents

No features identified.



Contaminated Land: Incidents and Enforcements



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- | | |
|---|---|
|  Site |  Enforcement and Prohibition Notices |
|  Multiple Features Present |  Planning Hazardous Substance Enforcements |
|  Contaminated Land Register Entries and Notices |  Environmental Pollution Incidents |
|  Local Authority Pollution Prevention and Control Enforcements |  Prosecutions (Post 2000) |



Contaminated Land: Incidents and Enforcements

Contraventions

Contaminated Land Register Entries and Notices

No features identified.

Local Authority Pollution Prevention and Control Enforcements

No features identified.

Enforcement and Prohibition Notices

No features identified.

Planning Hazardous Substance Enforcements

No features identified.

Environmental Pollution Incidents

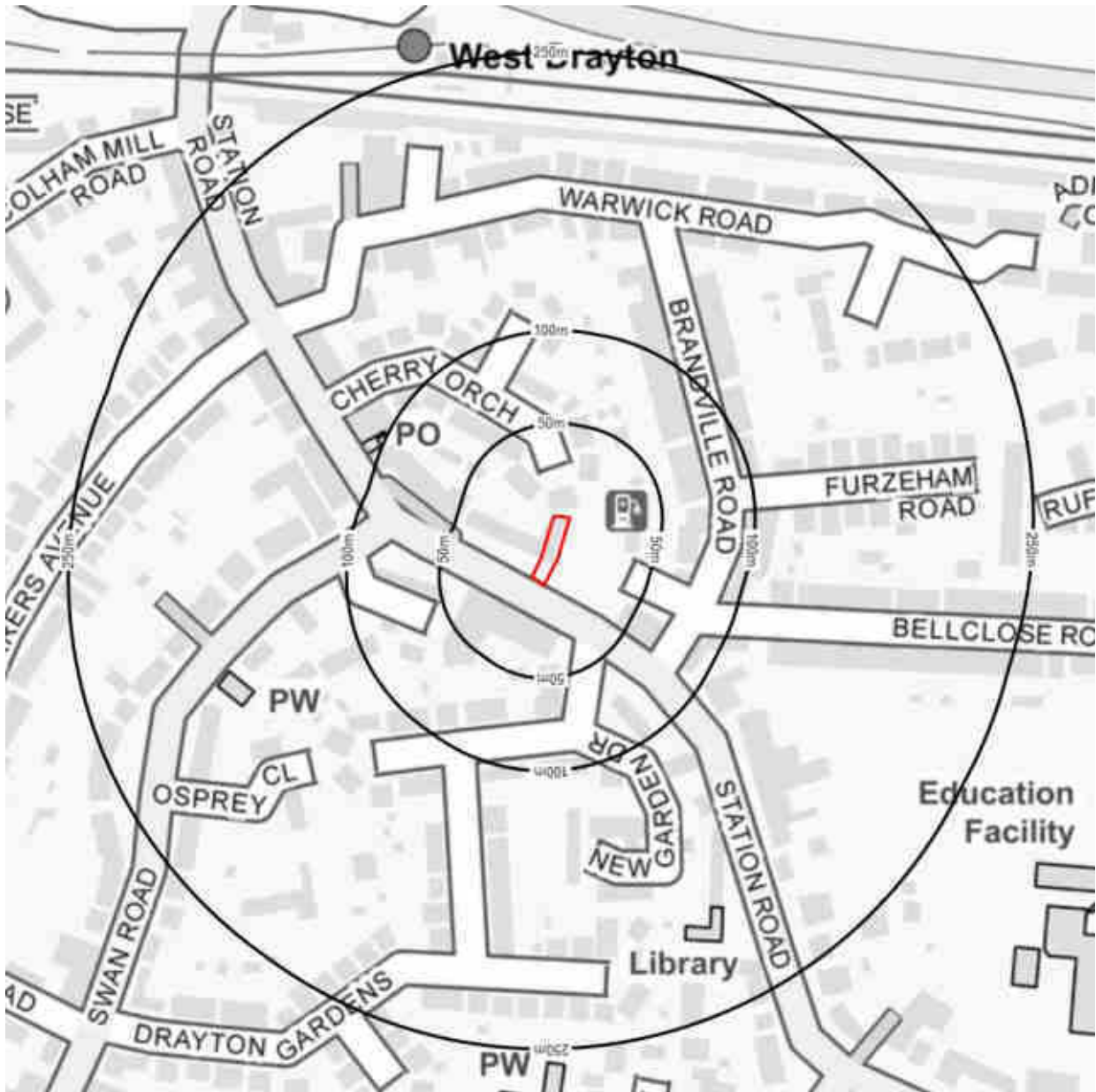
No features identified.

Prosecutions (Post 2000)

No features identified.



Contaminated Land: Landfill and Waste



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	Site		Local Authority Recorded Landfill Sites
	Multiple Features Present		Registered Landfill Sites
	BGS Recorded Landfill Sites		Registered Waste Transfer Sites
	Integrated Pollution Control Registered Waste Sites		Registered Waste Treatment or Disposal Sites
	Permitted Waste Sites - Authorised Landfill Site Boundaries		Historic Landfill
	Environmental Permitting Regulations - Waste Sites		



Contaminated Land: Landfill and Waste

Landfill and Waste

BGS Recorded Landfill Sites

No features identified.

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Registered Landfill Sites

No features identified.

Registered Waste Transfer Sites

No features identified.

Registered Waste Treatment or Disposal Sites

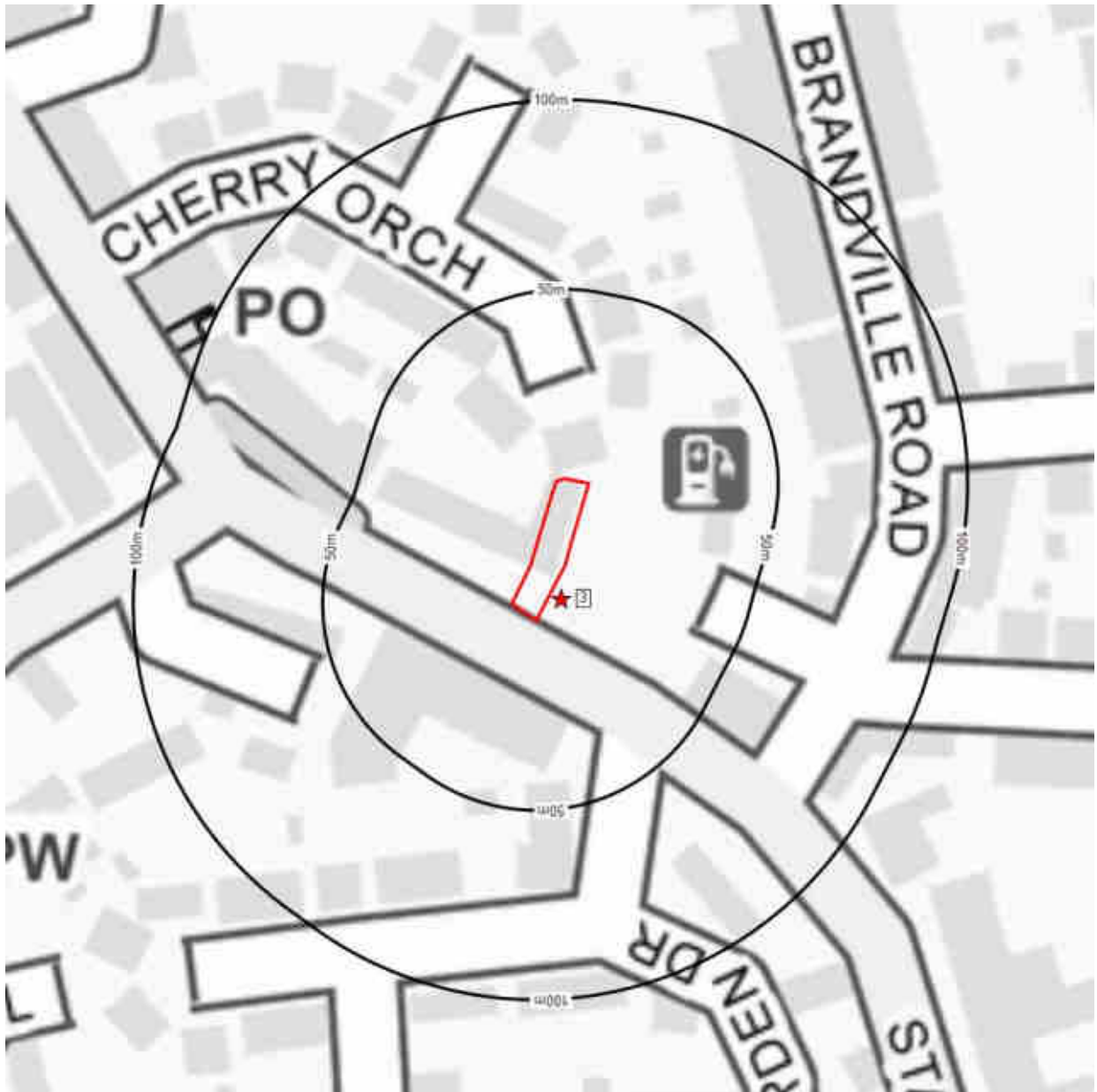
No features identified.

Historic Landfill

No features identified.



Contaminated Land: Current Land Uses



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Site



Multiple Features Present



Contemporary Trade Directory Entries



Fuel Station Entries



Contaminated Land: Current Land Uses

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

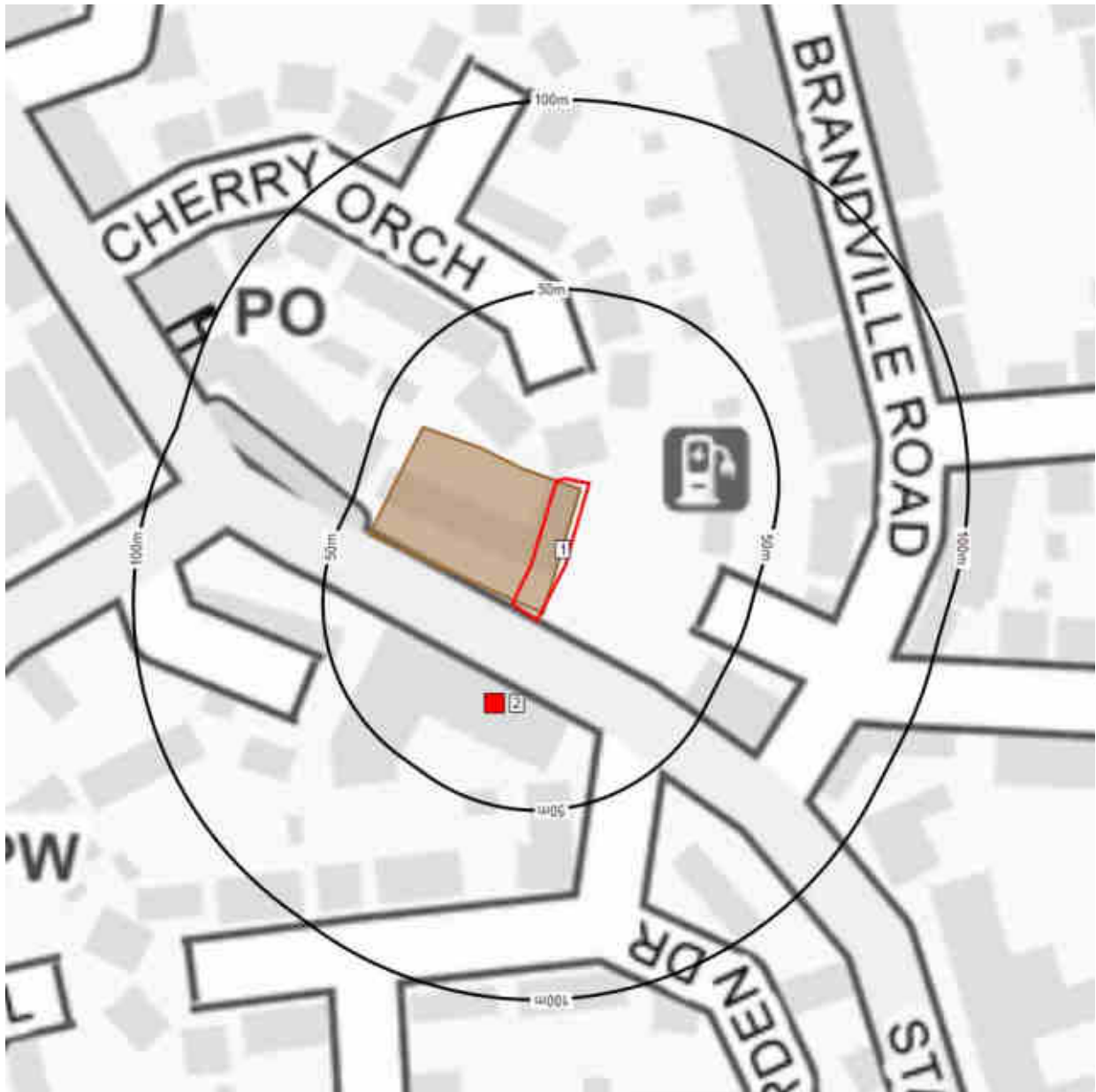
No features identified.

Fuel Station Entries

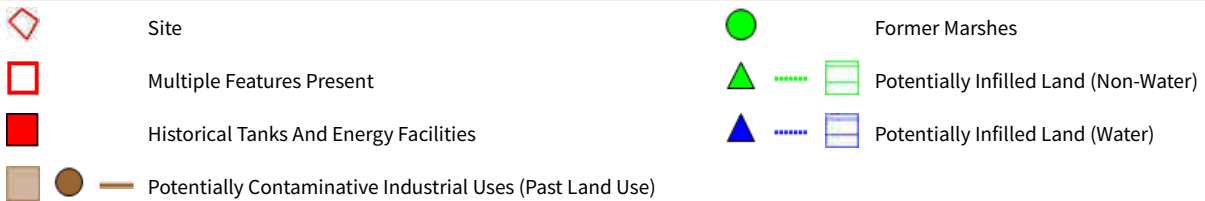
Map ID	Details	Distance	Direction	Contact
3	Name: Star West Drayton Status: Obsolete Premises Type: Not Applicable Location: 70, Station Road, West Drayton, Outer London, UB7 7DZ	4m	S	4



Contaminated Land: Historical Land Uses



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Contaminated Land: Historical Land Uses

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Map ID	Details	Distance	Direction	Contact
2	Type: Potential Tanks Date of Mapping: 1967	25m	S	1

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction	Contact
1	Class: Factory or works - use not specified Map Published Date: 1989	0m	N	1



Contaminated Land: Historical Land Uses

Potentially Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

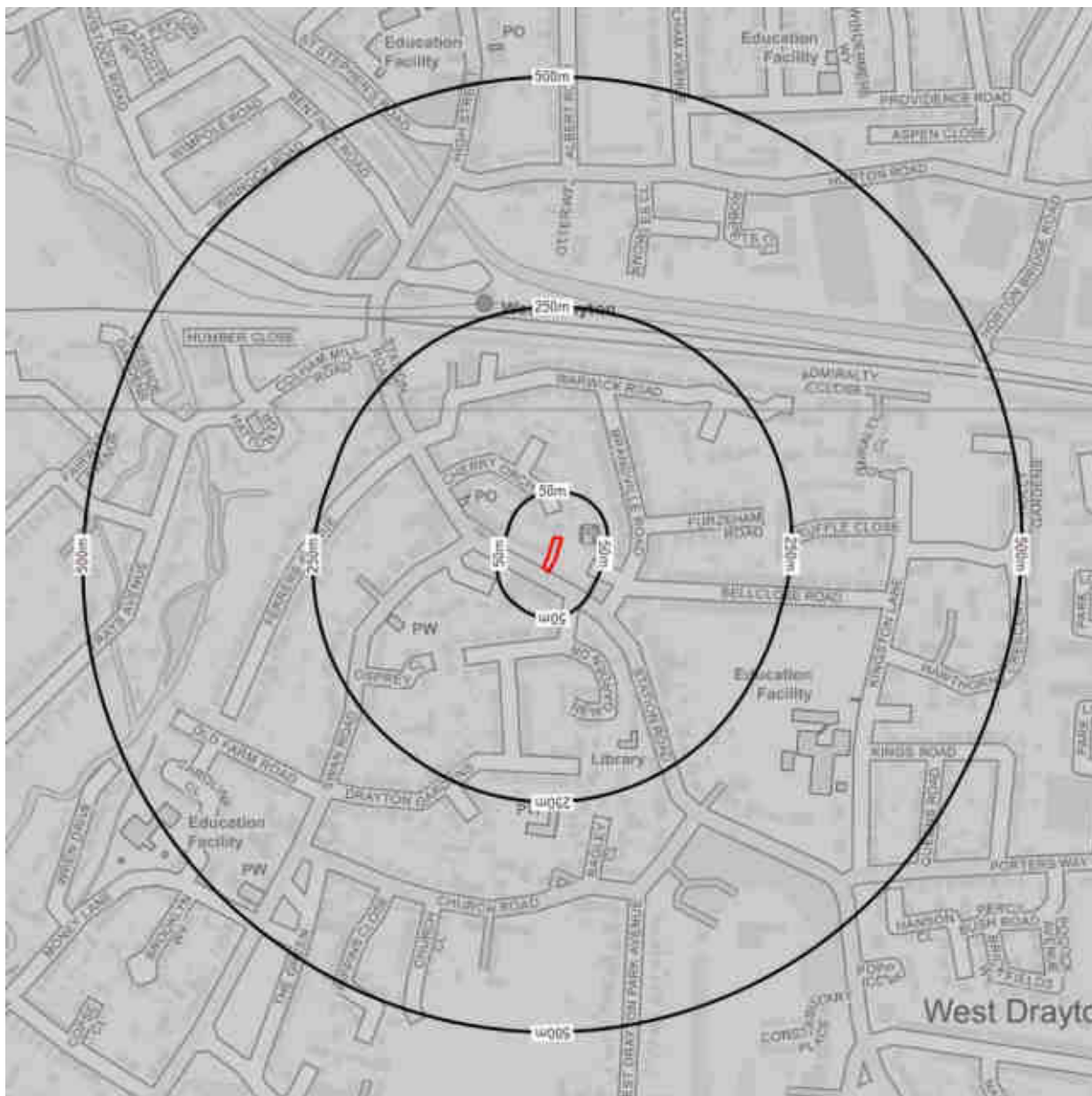
Potentially Infilled Land (Water)

No features identified.



Contaminated Land: Groundwater Vulnerability

Bedrock



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Site



Principal Aquifer



Secondary Aquifer A



Secondary Aquifer B



Secondary Aquifer Undifferentiated



Unproductive Strata

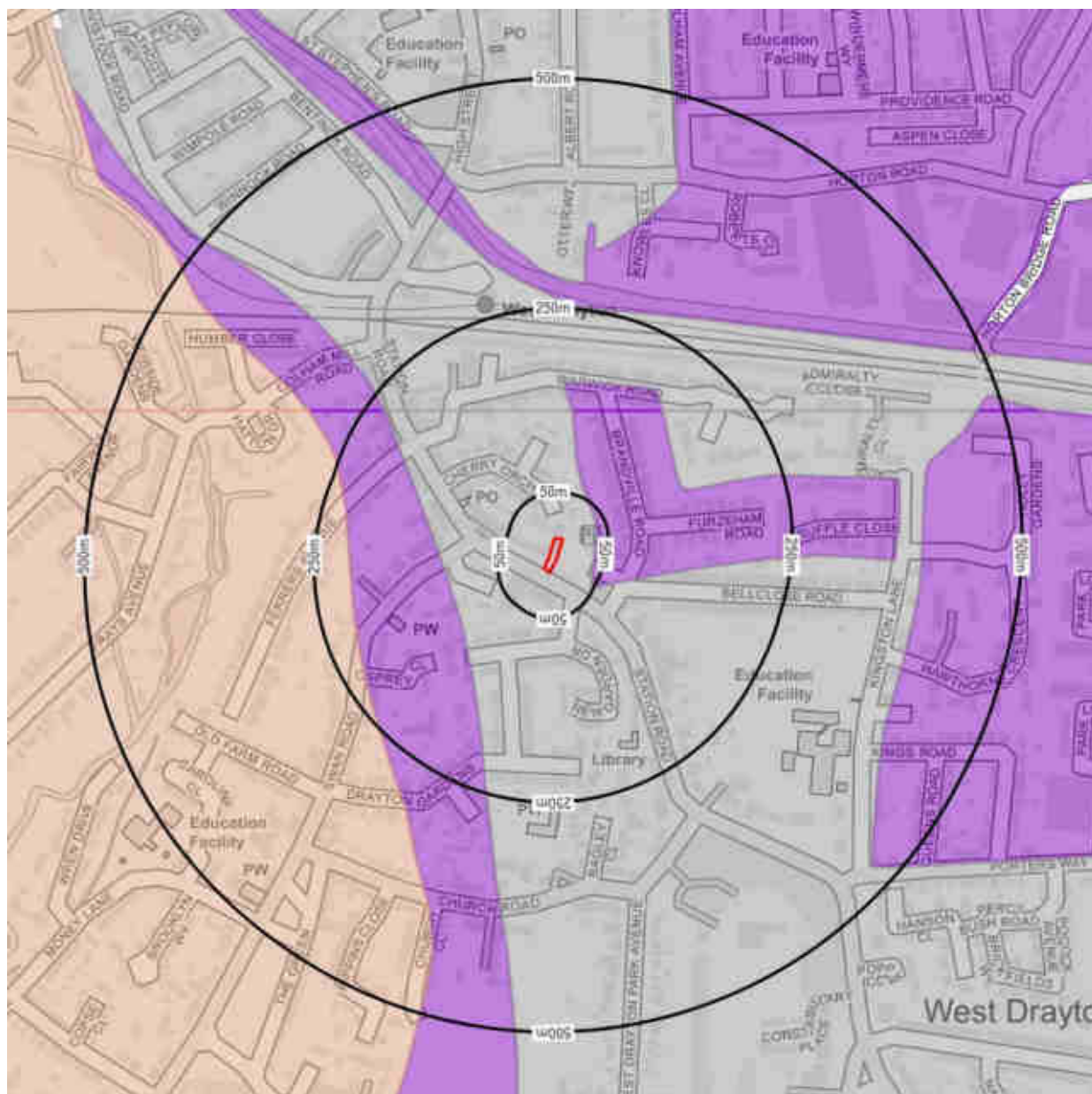


Unknown



Contaminated Land: Groundwater Vulnerability

Superficial



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Site



Principal Aquifer



Secondary Aquifer A



Secondary Aquifer B



Secondary Aquifer Undifferentiated



Unproductive Strata



Unknown



Unknown (lakes and Landslips)



Hydrogeology

Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Unproductive Strata	0m	N	5

Superficial Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Unproductive Strata	0m	N	5



Geology

BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: LC	0m	N	6
Rock Name: London Clay Formation			
Rock Type: Clay, Silt and Sand			
Min Age: Not Supplied			
Max Age: Ypresian			

BGS 1:50,000 Superficial Deposits

Details	Distance	Direction	Contact
Lex Code: LASI	0m	N	6
Rock Name: Langley Silt Member			
Rock Type: Clay and Silt			
Min Age: Not Supplied			
Max Age: Devensian			

BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 269	0m	N	6
Map Name: Windsor			
Bedrock Geology: Available			
Superficial Geology: Available			



 Site	 Local Nature Reserves	 RAMSAR Sites
 Multiple Features Present	 Marine Nature Reserves	 Sites of Special Scientific Interest
 Areas of Outstanding Natural Beauty	 National Nature Reserves	 Special Areas of Conservation
 Environmentally Sensitive Areas	 National Parks	 Special Protection Areas
 Forest Parks	 National Scenic Areas	



- | | | | |
|---|---------------------------|---|---------------------------|
|  | Site |  | Outer Zone (Zone 2c) |
|  | Multiple Features Present |  | Total Catchment (Zone 3) |
|  | Inner Zone (zone 1) |  | Total Catchment (Zone 3c) |
|  | Inner Zone (zone 1c) |  | Special Interest (Zone 4) |
|  | Outer Zone (Zone 2) |  | Water Abstractions |



Environmental Sensitivity

Areas of Outstanding Natural Beauty

No features identified.

Environmentally Sensitive Areas

No features identified.

Forest Parks

No features identified.

Local Nature Reserves

No features identified.

Marine Conservation Zones

No features identified.

National Nature Reserves

No features identified.

National Parks

No features identified.

Ramsar Sites

No features identified.

Sites of Special Scientific Interest

No features identified.

Special Areas of Conservation

No features identified.

Special Protection Areas

No features identified.

Water Abstractions

No features identified.

Source Protection Zones

No features identified.



Contaminated Land: Natural and Mining Related Hazards

Former Mining

Coalfield Consultation Areas

No features identified.

Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Man-Made Mining Cavities

No features identified.

BGS Recorded Mineral Sites

No features identified.

Mining Instability

No features identified.

Non Coal Mining Areas of Great Britain

No features identified.

Potential Mining Areas

No features identified.

Salt and Brine

Brine Compensation Area

No features identified.

Brine Pumping Related Features

No features identified.



Contaminated Land: Natural and Mining Related Hazards

Brine Subsidence Solution Area

No features identified.

Salt Mining Related Features

No features identified.

Landfill Sites and Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

BGS Recorded Landfill Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Historic Landfill

No features identified.

Natural Ground Instability

Natural Cavities

No features identified.

Potential for Landslide Ground Stability Hazards

No features identified.

Potential for Ground Dissolution Stability Hazards

No features identified.



Contaminated Land: Natural and Mining Related Hazards

Potential for Compressible Ground Stability Hazards

No features identified.

Potential for Shrinking or Swelling Clay Ground Stability Hazards

No features identified.

Potential for Running Sand Ground Stability Hazards

No features identified.

Potential for Collapsible Ground Stability Hazards

No features identified.

Coal Mining Subsidence Claims

Coal Mining Subsidence Damage Claims

No features identified.

Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

No features identified.

Radon

Radon Potential

No features identified.

Site Solutions Combined

About this report



Site Solutions Combined Limitations

Site Solutions Combined reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.argyllenvironmental.com. If you need any further information please contact us on 0330 036 6115.

Contaminated Land Risk Analysis Methodology

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. We also assess whether similar requirements could arise under the Water Resources Act 1991. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
PASSED – PRUDENT ACTION 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent action suggested below.	3 or 4
FURTHER ACTION 	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2



Flood Risk Analysis Methodology

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
PASSED 	Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary. Recommendations: Some simple advice may be provided. Insurability: Insurance should be readily available.
PASSED – PRUDENT ACTION 	Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event. Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan. Insurance: In most cases insurance should be readily available.
FURTHER ACTION 	Moderate to High and High: This report reveals a significant risk of flooding which should be addressed. Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed. Insurance: Insurance may not be available without a higher premium or excess.

The flood risk gauges provide an analysis of each of the four main types of flooding: river, coastal, groundwater and surface water. A fifth gauge provides analysis of 'other factors'. This includes historical floods, proximity to water features and elevation above both of these features. The purpose of this gauge is to account for risk that is not tied to modelled data.

Environment Agency defences protect large areas of England and Wales from river and coastal flooding. Our analysis of flood risk from these sources takes defences into account. Where defences are present we will report both defended and undefended risk to present the full risk profile. However, our overall assessment and recommendations will be based on the defended risk.

In Scotland, we do not have access to data from the Scottish Environmental Protection Agency (SEPA). As a result, we are unable to take into account defences. Consequently, in Scotland our assessment is always based on the undefended risk.

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the gauges in the front of the report will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.



Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

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

If you require assistance please contact our customer services team on:

0330 036 6115

Or by email at:

orders@argyllenviro.com

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
1	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	Ordnance Survey	Adanac Drive Southampton Hampshire SO16 0AS	T: 03456 05 05 05 E: customerservices@ordnancesurvey.co.uk W: www.ordnancesurvey.gov.uk
3	Environment Agency, National Customer Contact Centre (NCCC)	PO Box 544 Templeborough Rotherham S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk
4	Catalist Ltd, Experian	Richmond House 22 Richmond Hill Clifton Bristol Avon BS8 1BA	T: 0117 923 7113 E: Mark@catalist-uk.com



Useful Contacts

Contact	Name	Address	Contact Details
5	Environment Agency, Head Office	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	T: 01454 624400
6	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.



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Tel: 03300 366 115

Email: orders@argyllenviro.com

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk



Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, we will:

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

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115

Email: orders@argyllenviro.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: admin@tpos.co.uk

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