

## SUMMERFIELD BUNGALOW SPRINGWELL LANE, RICKMANSWORTH, WD3 8UX

**Prepared for:**

TM Official Search  
TM Group (UK)  
1200  
Delta Business Park  
Swindon  
Wiltshire  
SN5 7XZ

**Report Reference:** SAS\_46000663\_1\_1

**Report Date:** 08-MAY-2013

**Customer Reference:** 11136267

**National Grid Reference:** 504250 193040

**Site Area:** 13507 m<sup>2</sup>



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

**Telephone:** 0844 844 9966

**Fax:** 0844 844 9980

**Email:** [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)

**Website:** [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

1004250 193040  
08 OCT 2013

# PASSED

The Sitecheck report dated 08-MAY-2013 and reference SAS\_46000663\_1\_1 for SUMMERFIELD BUNGALOW SPRINGWELL LANE, RICKMANSWORTH, WD3 8UX has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

## INTRODUCTION

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

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

## CONCLUSIONS

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

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

## OTHER ENVIRONMENTAL FACTORS

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

An area of Highly Likely Non-coal Mining Hazard  
An area of Likely Non-coal Mining Hazard  
An area of Subsidence Hazard Potential  
An area of floodplain

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

Approved by



Christopher S. Taylor BSc (Hons), MSc, AIEMA  
Chartered Water and Environmental Manager  
Technical Director, Argyll Environmental Limited



## Professional Opinion on environmental risk

### SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

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

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

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

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

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

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

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

Report Sections and Details	Page
<b>Summary of Site</b>	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
<b>Aerial Photo</b>	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
<b>Location Map</b>	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
<b>Summary Table</b>	3
This section comprises of a summary table of the information found on site and in its vicinity.	
<b>Current Land Use</b>	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
<b>Historical Land Use</b>	11
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
<b>Sensitivity</b>	15
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
<b>Other Factors</b>	20
This section contains information on other factors which may affect the site and its vicinity.	
<b>Useful Information</b>	22
This section contains information which may be of use when interpreting the report.	
<b>Useful Contacts</b>	23
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

<b>Current Land Use</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Discharge Consents</b>		
<b>Discharge Consents</b>		
D.T.S Construction Ltd, Springwell Lane, Harefield, Uxbridge, Middlesex, Sewage Discharge, Reference: Canm.0346, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	8	6
Partridge Coachworks Ltd, Summerfield, Springwell Lane, Rickmansworth, Hertfordshire, Sewage Discharge, Reference: Cntw.1022, Version: 1, Status: Lapsed (under Environment Act 1995, Schedule 23), Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	8	7
Mill End Wharf Management Company Ltd, Hales Yard Springwell Yard Harefield Middlesex Ub9 6pg, Sewage Discharge, Reference: Canm.0753, Version: 1, Status: New Consent (Water Industry Act 1991, Section 166), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	8	7

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Pathways</b>		
<b>Groundwater Vulnerability</b>		
Geological Classification: Inland water or sea, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 1	17	-
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 1	17	-
<b>Extreme Flooding from Rivers or Sea without Defences</b>		
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	17	-
<b>Flooding from Rivers or Sea without Defences</b>		
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	17	-

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Environmentally Sensitive Receptors</b>		
<b>Source Protection Zones</b>		
Various, Reference: Not Supplied, Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater., Contact Ref: 1	18	-

Sensitivity	Page No.	Reference Number (Map ID)
<b>Environmentally Sensitive Receptors</b>		
<b>Source Protection Zones</b>		
Various, Reference: Not Supplied, Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source., Contact Ref: 1	18	-
Various, Reference: Not Supplied, Type: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source., Contact Ref: 1	18	-
<b>Nearest Surface Water Feature</b>		
Distance: 0m	17	1
<b>Other Factors</b>		
<b>Geological</b>		
<b>Non Coal Mining Areas of Great Britain</b>		
Hazard Potential: Rare, Contact Ref: 3		-
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	20	-
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	20	-
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: Moderate, Contact Ref: 3	20	-
<b>Potential for Ground Dissolution Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	20	-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	21	-
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 3	21	-
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	21	-



**Site**  
SUMMERFIELD BUNGALOW SPRINGWELL  
LANE, RICKMANSWORTH, WD3 8UX

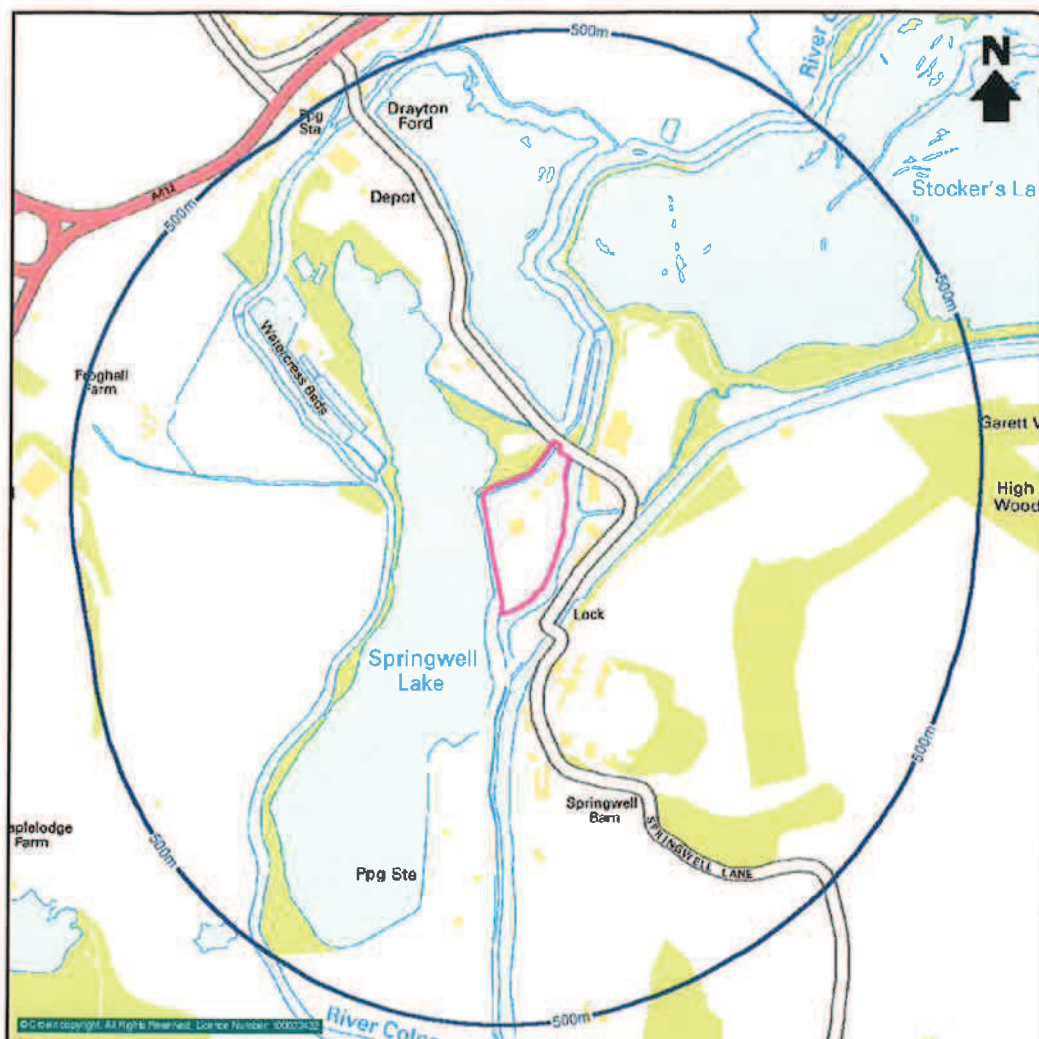
**Grid Reference**  
504250, 193040

**Report Reference**  
SAS\_46000663\_1\_1

**Customer Reference**  
11136267

**Size of Site**  
13507 m<sup>2</sup>





**Site**

SUMMERFIELD BUNGALOW SPRINGWELL  
LANE, RICKMANSWORTH, WD3 8UX

**Grid Reference**

504250, 193040

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11136267

**Size of Site**

13507 m<sup>2</sup>



Current Land Use	On Site	0-250m	250-500m
Contaminants	3	13	11
<b>Waste / Landfill Sites</b>			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	1
Licensed Waste Management Facilities (Locations)	0	0	1
Local Authority Recorded Landfill Sites	0	0	1
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
<b>Statutory Authorisations</b>			
Local Authority Pollution Prevention and Controls	0	0	0
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
<b>Discharge Consents</b>			
Discharge Consents	3	3	1
Water Industry Act Referrals	0	0	0
<b>Industrial Processes</b>			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
<b>Storage of Hazardous Substances</b>			
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
<b>Contraventions</b>			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0

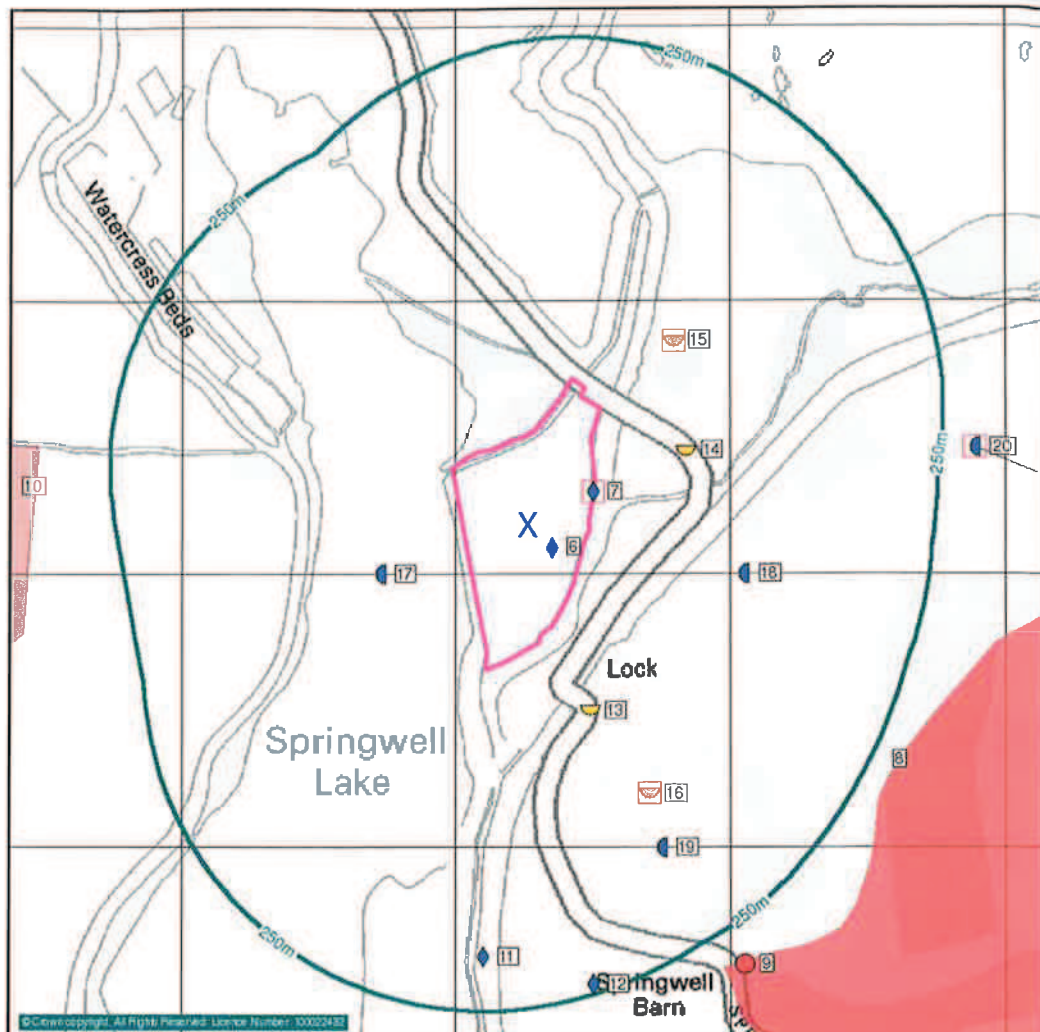
<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Contaminants</b>	<b>3</b>	<b>13</b>	<b>11</b>
<b>Potentially Contaminative Uses</b>			
Contemporary Trade Directory Entries	0	7	0
Fuel Station Entries	0	0	0
<b>Miscellaneous</b>			
BGS Recorded Mineral Sites	0	3	7

<b>Historical Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Contaminants</b>	<b>0</b>	<b>7</b>	<b>15</b>
<b>Potentially Contaminative Uses</b>			
Historical Tanks And Energy Facilities	0	0	3
Potentially Contaminative Industrial Uses (Past Land Use)	0	7	8
<b>Potentially Infilled Land</b>			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	3
Potentially Infilled Land (Water)	0	0	1

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Pathways and Receptors</b>	<b>8</b>	<b>5</b>	<b>13</b>
<b>Pathways</b>			
Groundwater Vulnerability	2	n/a	n/a
Drift Deposits	0	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	1	0	n/a
Flooding from Rivers or Sea without Defences	1	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	1	n/a

Sensitivity	On Site	0-250m	250-500m
<b>Pathways and Receptors</b>	<b>8</b>	<b>5</b>	<b>13</b>
<b>Environmentally Sensitive Receptors</b>			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	1	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	1	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	3	2	2
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	1	11
<b>Protected Countryside Areas</b>			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors	On Site	0-250m	250-500m
Geological	9	9	1
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	0	n/a	n/a
Mining Instability	0	0	n/a
Man-Made Mining Cavities	0	1	0
Natural Cavities	0	1	1
Non Coal Mining Areas of Great Britain	1	1	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	1	n/a
Potential for Compressible Ground Stability Hazards	1	1	n/a
Potential for Ground Dissolution Stability Hazards	1	1	n/a
Potential for Landslide Ground Stability Hazards	1	1	n/a
Potential for Running Sand Ground Stability Hazards	1	1	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	n/a



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

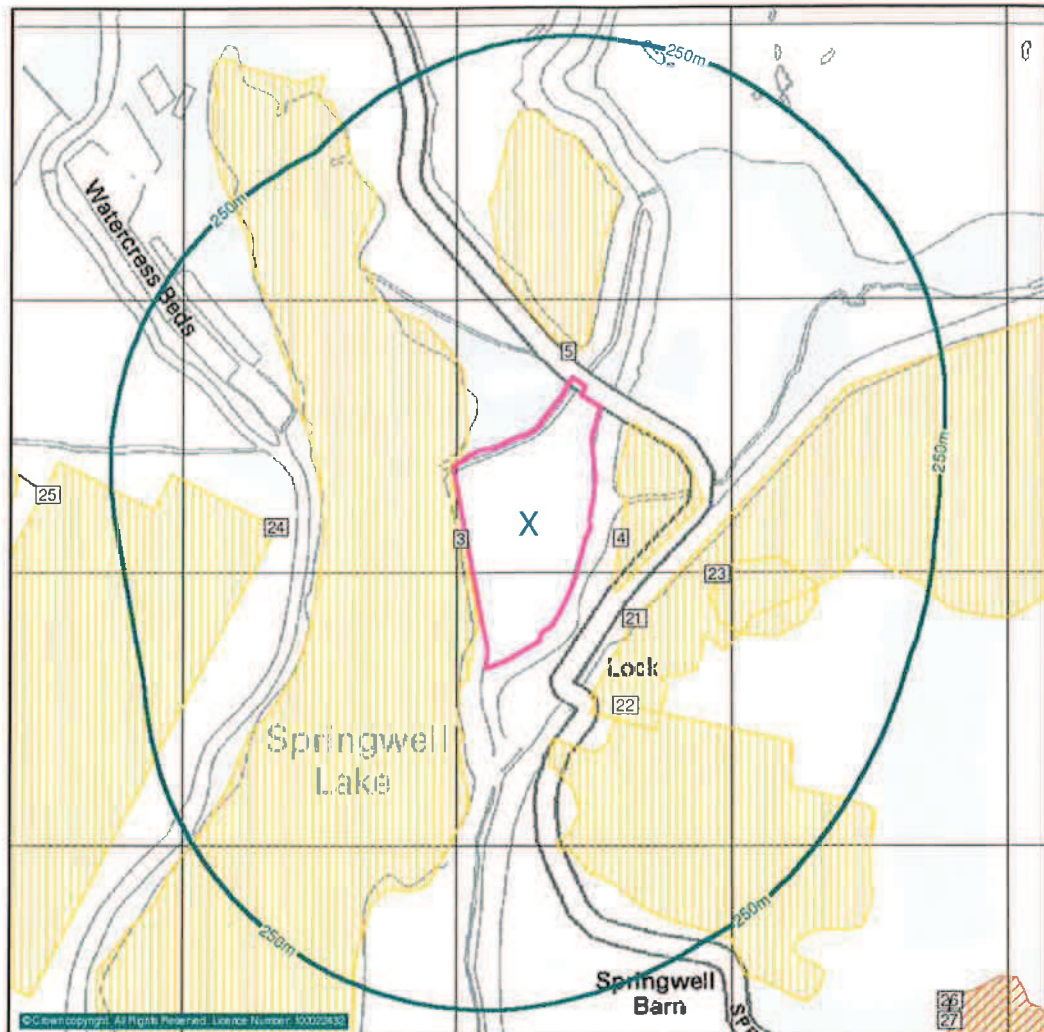
Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
<b>Local Authority Landfill Coverage</b>			
Name: London Borough of Hillingdon, - Has not been able to supply Landfill data, Contact Ref: 6	-	On Site	NE
Name: Hertfordshire County Council, - Has supplied landfill data, Contact Ref: 2	-	0-250m	W
Name: Three Rivers District Council, - Has supplied landfill data, Contact Ref: 7	-	0-250m	W
<b>Licensed Waste Management Facilities (Landfill Boundaries)</b>			
Cripps Farm, SITA Products & Services Ltd, Cripps House Farm, Springwell Lane, Harefield, Middlesex, UB9 6PG, Reference: 80023, Status: Closure, Other Landfill Sites Taking Special Waste, Positional Accuracy: Positioned by the supplier, Boundary Accuracy: As Supplied, Current Ref: 1	8	250-500m	SE
<b>Licensed Waste Management Facilities (Locations)</b>			
Location: Cripps House Farm, Springwell Lane, Harefield, Middlesex, UB9 6PG, Licence Number: 80023, Site Category: Other Landfill Sites Taking Special Waste, Licence Status: Closed, IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	9	250-500m	SE
<b>Local Authority Recorded Landfill Sites</b>			
Froghall Farm, Maple Cross, Reference: 262, Positional Accuracy: Positioned by the supplier, Boundary Quality: Moderate, Contact Ref: 2	10	250-500m	W

Discharge Consents	Ref No.	Search Buffer	Direction
<b>Discharge Consents</b>			
D.T.S Construction Ltd, Springwell Lane, Harefield, Uxbridge, Middlesex, Sewage Discharge, Reference: Canm.0346, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	6	On Site	SE
Partridge Coachworks Ltd, Summerfield, Springwell Lane, Rickmansworth, Hertfordshire, Sewage Discharge, Reference: Cntw.1022, Version: 1, Status: Lapsed (under Environment Act 1995, Schedule 23), Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	7	On Site	NE
Mill End Wharf Management Company Ltd, Hales Yard Springwell Yard Harefield Middlesex Ub9 6pg, Sewage Discharge, Reference: Canm.0753, Version: 1, Status: New Consent (Water Industry Act 1991, Section 166), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	7	On Site	NE
Willow Court (Springwell Lane) Management Company, New Flats, Springwell Lane, Harefield, Middlesex, Sewage Discharge, Reference: Canm.0105, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	7	0-250m	NE

Contaminants	Ref No.	Search Buffer	Direction
Discharge Consents			
<b>Discharge Consents</b>			
Graham Nye, Springwell Barns Springwell Lane Rickmansworth Herts Wd3 2ux, Sewage Discharge, Reference: Canm.0141, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	11	0-250m	S
Mr. D. Baddeley, Springwell Cottage Springwell Lane Rickmansworth Herts Wd3 2ux, Sewage Discharge, Reference: CANM.0050, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	12	0-250m	S
P. J. Mcnamee, 3 Drayton Ford, Mill End, Rickmansworth, Herts, Unknown Discharge, Reference: Ctwc.0872, Version: 1, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	NW

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
<b>Contemporary Trade Directory Entries</b>			
The Wheels People, Canal Lock, Springwell La, Rickmansworth, Hertfordshire, WD3 8UX, Car Dealers - Used, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	13	0-250m	S
Sandman Aggregates, Quarry Farm, Springwell La, Rickmansworth, Hertfordshire, WD3 8UX, Sand, Gravel & Other Aggregates, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location	14	0-250m	NE
A A Accident Repair Centre, Springwell Lane, Rickmansworth, Hertfordshire, WD3 8UX, Car Body Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	15	0-250m	NE
Autodex Ltd, The Springs, Springwell Lane, Rickmansworth, Hertfordshire, WD3 8UX, Car Body Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	15	0-250m	NE
Hughberry Vehicle Services, Unit 3, Springwell Factory, Springwell Lane, Rickmansworth, Hertfordshire, WD3 8UX, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	15	0-250m	NE
Greenfield Motor Engineering, The Old Quarry, Springwell Lane, Rickmansworth, Hertfordshire, WD3 8UX, Car Body Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	16	0-250m	SE
Aaa Metal Spinings, The Old Quarry, Springwell La, Rickmansworth, Hertfordshire, WD3 8UX, Engineers - General, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	16	0-250m	SE

Contaminants	Ref No.	Search Buffer	Direction
Miscellaneous			
<b>BGS Recorded Mineral Sites</b>			
Springwell Lock, Springwell Lane, Harefield, Northwood, Middlesex, Status: Ceased, Reference: 19824, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	17	0-250m	W
Springwell Chalk Pit, Springwell Lane, Harefield, Northwood, Middlesex, Status: Ceased, Reference: 19829, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	18	0-250m	E
Springwell Chalk Pit, Springwell Lane, Harefield, Uxbridge, Middlesex, Status: Ceased, Reference: 7057, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	19	0-250m	S
Springwell Lock, Springwell Lane, Harefield, Northwood, Middlesex, Status: Ceased, Reference: 19823, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	-	250-500m	N
Springwell Lock Chalk Pit, Springwell Lane, Harefield, Uxbridge, Middlesex, Status: Ceased, Reference: 7055, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	20	250-500m	E
Springwell Lock Chalk Pit, Springwell Lane, Harefield, Uxbridge, Middlesex, Status: Ceased, Reference: 7055, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	20	250-500m	E
West Hyde Ballast Pit, , West Hyde, Rickmansworth, Hertfordshire, Status: Ceased, Reference: 19828, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	-	250-500m	W
Springwell Lane Gravel Pits, Springwell Lane, Harefield, Northwood, Middlesex, Status: Ceased, Reference: 19822, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	-	250-500m	SE
Springwell Gravel Pits, Springwell Lane, Harefield, Northwood, Middlesex, Status: Ceased, Reference: 19819, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	-	250-500m	S
Springwell Gravel Pits, , Harefield, Northwood, Hillingdon, Status: Ceased, Reference: 169813, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	-	250-500m	SE



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

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
<b>Historical Tanks And Energy Facilities</b>			
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1962	-	250-500m	NW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1961	-	250-500m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1962	-	250-500m	NW
<b>Potentially Contaminative Industrial Uses (Past Land Use)</b>			
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1960	3	0-250m	W
Factory or works - use not specified, Date of Mapping: 1960 - 1989	4	0-250m	E
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1960 - 1989	5	0-250m	N
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1938 - 1989	21	0-250m	SE
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1899 - 1920	22	0-250m	SE
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1883	23	0-250m	E
Sewage, Date of Mapping: 1989	24	0-250m	W
Factory or works - use not specified, Date of Mapping: 1989	-	250-500m	S
Heap, unknown constituents, Date of Mapping: 1989	25	250-500m	W
Road haulage, Date of Mapping: 1989	-	250-500m	NW
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1934	-	250-500m	W
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1920 - 1960	-	250-500m	SE
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1938 - 1960	26	250-500m	SE
Mineral railway, Date of Mapping: 1934	-	250-500m	W
Sewage, Date of Mapping: 1938	-	250-500m	SW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Infilled Land			
<b>Potentially Infilled Land (Non-Water)</b>			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	-	250-500m	W
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	-	250-500m	SE
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	27	250-500m	SE
<b>Potentially Infilled Land (Water)</b>			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1899	-	250-500m	W

## Map Details

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

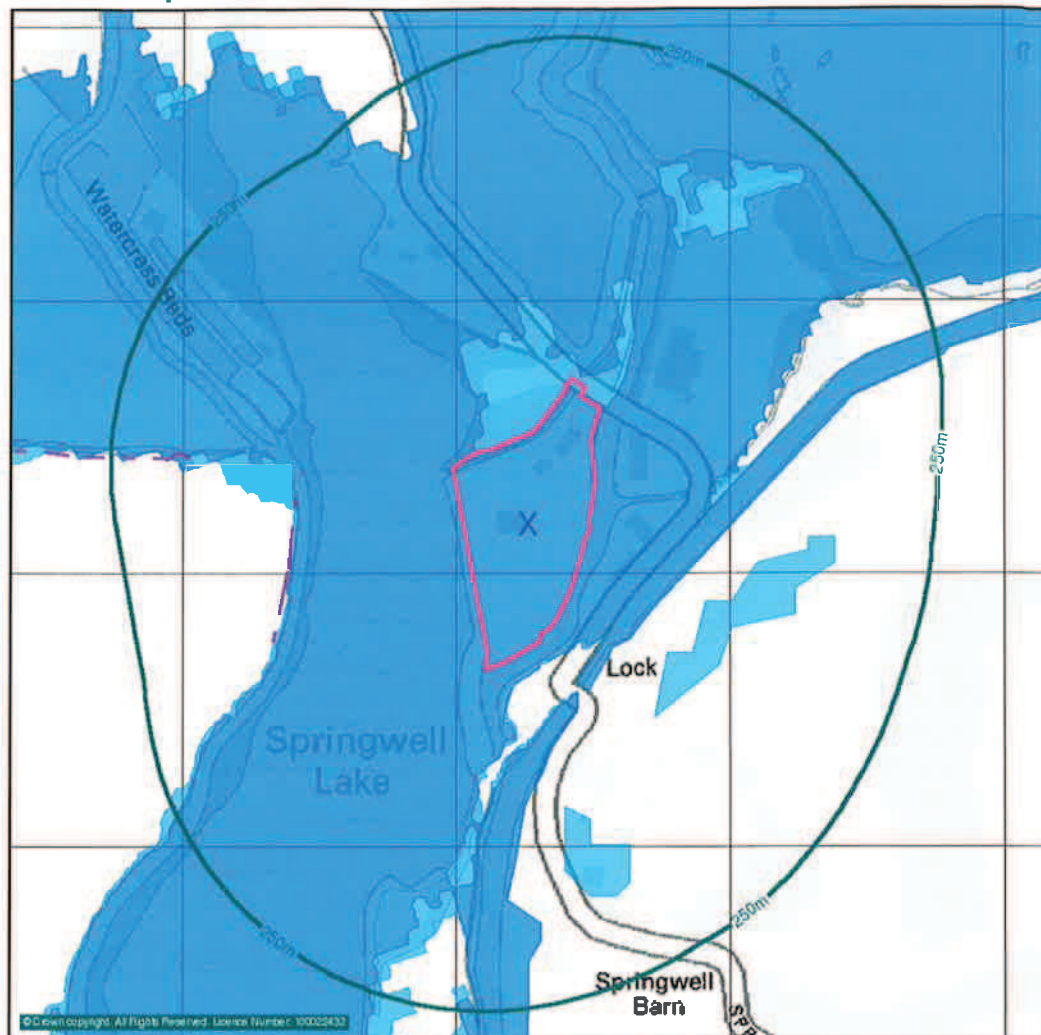
1:2,500	Mapsheet	Published
Ordnance Survey Plan	TQ0492	1962
Ordnance Survey Plan	TQ0493	1962

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

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TQ09SW	1989

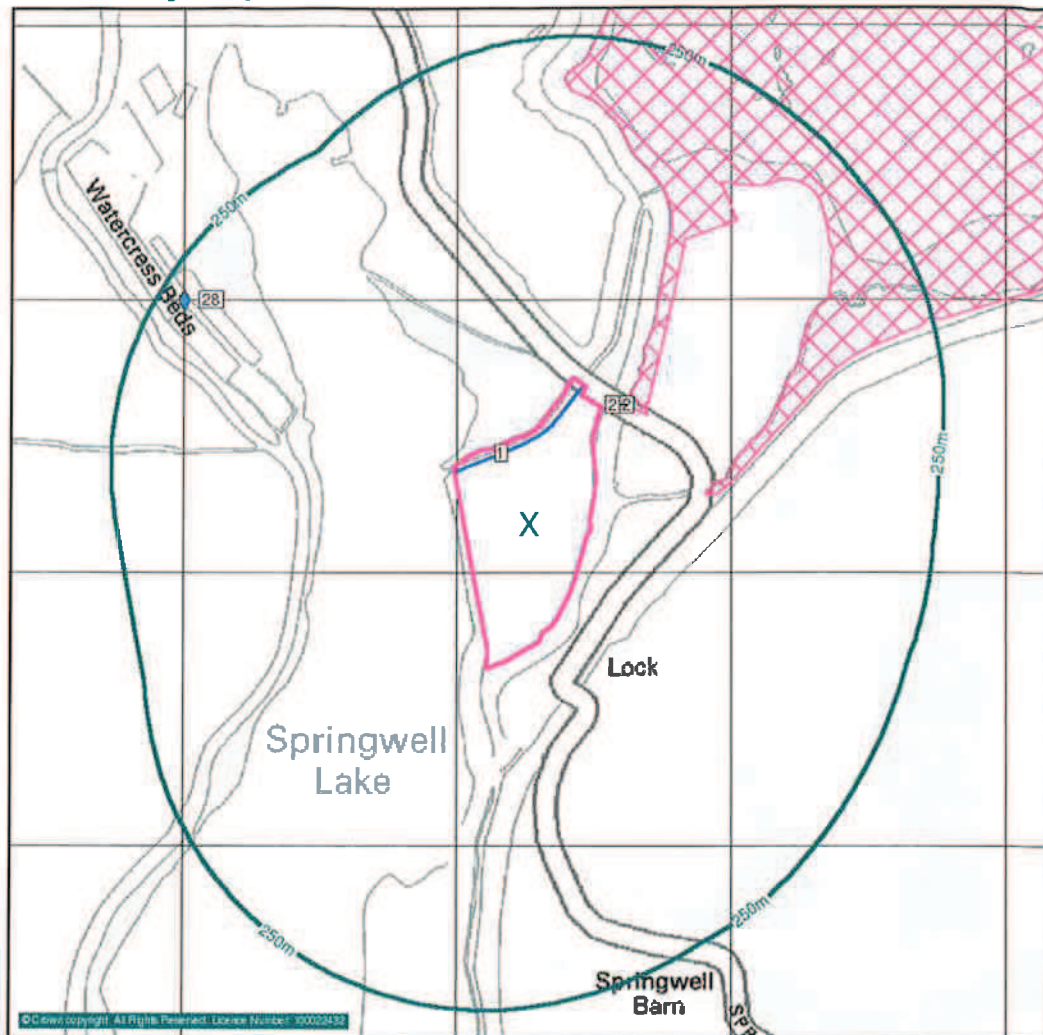
1:10,560	Mapsheet	Published
Hertfordshire	043_00	1878
Middlesex	004_00	1883
Buckinghamshire	049_00	1883
Middlesex	004_SE	1899
Hertfordshire	043_SE	1899
Middlesex	004_SE	1920
Hertfordshire	043_SE	1920
Hertfordshire	043_SE	1934
Middlesex	004_SE	1938
Ordnance Survey Plan	TQ09SW	1960

## Flood Map



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

## Sensitivity Map



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

Pathways and Receptors	Ref No.	Search Buffer	Direction
<b>Pathways</b>			
<b>Groundwater Vulnerability</b>			
Geological Classification: Inland water or sea, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 1	-	On Site	W
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (H1) - Soils which readily transmit liquid discharges because they are either shallow, or susceptible to rapid by-pass flow directly to rock, gravel or groundwater, Map Scale: 1:100,000, Map Name: Sheet 39 West London, Contact Ref: 1	-	On Site	NE
<b>Drift Deposits</b>			
None	-		-
<b>Extreme Flooding from Rivers or Sea without Defences</b>			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	On Site	NE
<b>Flooding from Rivers or Sea without Defences</b>			
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	On Site	NE
<b>Areas Benefiting from Flood Defences</b>			
None	-		-
<b>Flood Water Storage Areas</b>			
None	-		-
<b>Flood Defences</b>			
Type: Flood Defences, Contact Ref: 1	-	0-250m	W
<b>Environmentally Sensitive Receptors</b>	Ref No.	Search Buffer	Direction
<b>Local Nature Reserves</b>			
Stockers Lake, Dated: 1st January 1984, Area: 378316.88(m2), Contact Ref: 4	2	0-250m	NE
<b>Nearest Surface Water Feature</b>			
Distance: 0m	1	On Site	N

Pathways and Receptors	Ref No.	Search Buffer	Direction
<b>Environmentally Sensitive Receptors</b>			
<b>Source Protection Zones</b>			
Various, Reference: Not Supplied, Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater., Contact Ref: 1	-	On Site	NE
Various, Reference: Not Supplied, Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source., Contact Ref: 1	-	On Site	NE
Various, Reference: Not Supplied, Type: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source., Contact Ref: 1	-	On Site	NE
J Payne, Harefield, Reference: Th169, Type: Groundwater Source, Contact Ref: 1	-	0-250m	NW
Stockers, Reference: Th176, Type: Groundwater Source, Contact Ref: 1	-	0-250m	NE
Springwell, Reference: Th175, Type: Groundwater Source, Contact Ref: 1	-	250-500m	S
Mill End, Reference: Th173, Type: Groundwater Source, Contact Ref: 1	-	250-500m	NW
<b>Water Abstractions</b>			
J Payne (Colne Valley) Ltd, Six Boreholes At Springwell Lane, Harefield, Abstractions Agricultural, Reference: 28/39/28/0193, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	28	0-250m	NW
Three Valleys Water Plc, Springwell Pumping Station, Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	S
Three Valleys Water Plc, Springwell Pumping Station, Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 101, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	S
Veolia Water Central Limited, Springwell Pumping Station, Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 102, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	S
Springwell Farm Limited, Three Boreholes At Harefield, Middlesex, Abstractions Agricultural, Reference: 28/39/28/0493, Permit Version: 101, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	S
Springwell Farm Limited, Three Boreholes At Harefield, Middlesex, Abstractions Agricultural, Reference: 28/39/28/0493, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	S
Three Valleys Water Plc, Stockers Pumping Station 'D', Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	NE
Three Valleys Water Plc, Stockers Pumping Station 'D', Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 101, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	NE
Veolia Water Central Limited, Stockers Pumping Station 'D', Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 102, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	NE

Pathways and Receptors	Ref No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
<b>Water Abstractions</b>			
Three Valleys Water Plc, Mill End Pumping Station, Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	-	250-500m	NW
Three Valleys Water Plc, Mill End Pumping Station, Rickmansworth, Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 101, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	NW
Veolia Water Central Limited, Mill End Pumping Station, Rickmansworth, Abstractions Public Water Supply, Reference: 28/39/28/0480, Permit Version: 102, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	-	250-500m	NW

Other Factors		
Geological	Search Buffer	Direction
<b>Brine Compensation Area</b>		
No		-
<b>Coal Mining Affected Areas</b>		
In an area which may not be affected by Coal Mining		-
<b>Man-Made Mining Cavities</b>		
Cavity Type: Probable Chalkwell, Origin: Not Supplied Contact Ref: 5	0-250m	S
<b>Natural Cavities</b>		
Cavity Type: Solution Pipe x 12, Origin: Not Supplied Contact Ref: 5	0-250m	SE
Cavity Type: Solution Pipe x 24, Origin: Not Supplied Contact Ref: 5	250-500m	E
<b>Non Coal Mining Areas of Great Britain</b>		
Hazard Potential: Likely Contact Ref: 3	On Site	S
Hazard Potential: Highly Likely Contact Ref: 3	0-250m	S
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NE
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NE
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NE
Hazard Potential: Very Low, Contact Ref: 3	0-250m	W
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: Moderate, Contact Ref: 3	On Site	NE
Hazard Potential: No Hazard, Contact Ref: 3	0-250m	W
<b>Potential for Ground Dissolution Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NE
Hazard Potential: High, Contact Ref: 3	0-250m	SE

Other Factors	Search Buffer	Direction
Geological		
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NE
Hazard Potential: No Hazard, Contact Ref: 3	0-250m	SE
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 3	On Site	NE
Hazard Potential: Very Low, Contact Ref: 3	0-250m	W
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NE
Hazard Potential: No Hazard, Contact Ref: 3	0-250m	W

### Registered Landfill Sites

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

### Local Authority Recorded Landfill Sites

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

### Flooding

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

### Mining Instability Data

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The Sitecheck Assess User guide is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

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

**2 Hertfordshire County Council County Development Unit**

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[www.ices.org.uk/ices.asp](http://www.ices.org.uk/ices.asp)

**The Association of Geotechnical and Geoenvironmental Specialists**

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Telephone 020 86588212

[www.ags.org.uk/](http://www.ags.org.uk/)

**The Environmental Auditors Registration Association**

Welton House  
Limekiln Way  
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Telephone 01522 540069

[www.greenchannel.com/iea/earahome.htm](http://www.greenchannel.com/iea/earahome.htm)

**The Environmental Industries Commission**

45 Weymouth Street  
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W1N 3LD

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**The Institution of Civil Engineers**

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[www.ice.org.uk](http://www.ice.org.uk)

**The Royal Institution of Chartered Surveyors**

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