

PHASE 1 CONTAMINATION ASSESSMENT REPORT

Proposed Mixed Use
Development

Trout Road
Rainbow and Kirby
Industrial Estates
Trout Road
Yiewsley
West Drayton
UB7 7FT

Prepared for:
Troutbourne LLP

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CONTENTS

General Notes	IV
1 INTRODUCTION	1
Background	1
Scope of Work.....	2
Technical Approach	2
2 SITE LOCATION AND LAYOUT	4
Site Location.....	4
Site Environmental Setting.....	4
Previous Site Investigation.....	7
3 SITE RECONNAISSANCE AND DESK STUDY	9
General.....	9
Site History	10
Consultation	15
Environmental Data Searches	15
Asbestos.....	22
Mineral Safeguarding	22
4 CONCEPTUAL SITE MODEL	23
General.....	23
Review of Potential Sources of Contamination	24
Review of Potential Exposure Pathways	25
Potentially Complete SPR-Linkages.....	28
5 SUMMARY & RECOMMENDATIONS	33

FIGURES

Figure 1.1:	Site Location Plan
Figure 4.1:	Source-Pathway-Receptor Model

APPENDICES

Appendix A:	Groundsure Reports
Appendix B:	Zetica UXO Map
Appendix C:	Site Photographs
Appendix D:	Contaminated Land Enquiry
Appendix E:	Risk Definitions

General Notes

This report has been prepared by RMA Environmental Ltd (RMA) and provides available factual data for the site at the time of the study and as obtained from the sources described in the text. The data is related to the site on the basis of the site location which has been provided by the Client.

It should be appreciated that the desk study information is not necessarily exhaustive and that further information relevant to the site and its proposed use may be available.

The accuracy of map extracts cannot be guaranteed and it should be recognised that different conditions on site may have existed between and subsequent to the various map editions.

Any borehole data from the British Geological Survey (BGS) sources is included on the following basis: *'The British Geological Survey accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation'*.

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1 INTRODUCTION

Background

- 1.1 This Phase 1 Land Contamination Assessment has been prepared by RMA Environmental Ltd for Trium Environmental on behalf of Troutbourne LLP (hereafter referred to as 'the Applicant') in support of an application for proposed multi-building residential/commercial development at the Rainbow and Kirby Industrial Estates on Trout Road in Yiewsley, UB7 7XT.
- 1.2 The site comprises the Rainbow and Kirby Industrial Estates, which accommodate an approximately 2.3 hectare (ha) plot within the London Borough of Hillingdon ('LBH') it is centred around National Grid Reference TQ 05831 80499 (refer to Figure 1.1). Parts of the site front the south side of Trout Road, the western side of Yiewsley High Street and the north-west side of St Stephen's Road, with the entire south-west boundary bordered by the Grand Union Canal. The site largely accommodates a range of single-storey and two-storey industrial buildings, many of which are in a poor state of repair, particularly those fronting Trout Road.
- 1.3 The surrounding area comprises a mix of industrial uses, commercial uses and residential properties, with building heights ranging from two storeys up to five storeys. Both the former church immediately opposite the site's High Street frontage and the George & Dragon Public House to the north are locally listed buildings. The site is not located within a conservation area and does not contain any statutory listed or locally listed buildings.
- 1.4 The site is allocated in the LBH Local Plan, adopted in 2020, for a mixed-use development which is to be brought forward *'in accordance with the broad parameters of the approved scheme, subject to site-specific constraints (Ref: 38058/APP/2013/1756)'*.
- 1.5 The proposed development, will comprise the following:
- "Demolition of existing structures and phased redevelopment of the site to provide nine plots ranging between 3 storeys and 11 storeys in height (including ground level) to include residential units (Use Class C3), flexible retail/café/restaurant floorspace (Class E (a,b,c)), light industrial floorspace (Class E (g)(iii)), associated hard and soft landscaping, car parking, cycle parking, servicing, refuse and plant areas, public realm improvements, highways works and other works associated with the development."*
- 1.6 A previous planning application (planning ref. 38058/APP/2013/1756) was approved in 2014 for the following proposed development:
- "Demolition of existing commercial premises and existing dwelling and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme(C3), 1,529.4sqm light industrial floorspace comprising 17 business units (B1c) and 611.30sqm of restaurant/cafe (A3) floorspace associated open space, car parking and landscaping. (Outline Application)."*

- 1.7 The objective of this Phase 1 Contamination Assessment is to gather information on site conditions and identify any potential risks of contamination resulting from historical or current land uses on or in close proximity to the site.

Scope of Work

- 1.8 This Phase 1 Contamination Assessment report presents the information on and addresses the following:
- current use and condition of the site including any visual evidence of potentially contaminative operations on site;
 - land use history in the context of potentially contaminative activities (based on a review of available Ordnance Survey maps);
 - environmental setting in terms of geology, hydrogeology, hydrology and surrounding land uses;
 - a review of a third-party Groundsure Environmental Database report relating to the site and its surroundings (this is included as Appendix A of this report);
 - a review of the Environment Agency's (EA) website to identify any potential environmental issues relating to the site or surrounding areas;
 - development of a preliminary conceptual site model and identification of potential risks to human health and environmental receptors; and
 - conclusions and recommendations.

Technical Approach

- 1.9 This assessment generally follows the guidance provided in the following publications:
- Land Contamination Risk Management Guidance (EA; 2023)¹;
 - EA Land Contamination: technical guidance (EA; 2014)²;
 - National Planning Policy Framework (NPPF, 2025)³ and Planning Practice Guidance⁴;
 - National Health Building Council Part 4 Foundations – Chapter 4.1 Land Quality: Managing Ground Conditions (NHBC, 2025)⁵;
 - The London Plan (2021)⁶;

¹ Environment Agency. (2023). Land contamination risk management (LCRM)

² Environment Agency. (2014). Land contamination: technical guidance

³ Department for Levelling Up, Housing and Communities. (2025). National Planning Policy Framework.

⁴ Ministry of Housing, Communities & Local Government. (2021). Planning Practice Guidance

⁵ National Health Building Council. (2025). Part 4 Foundations – Chapter 4.1 Land Quality: Managing Ground Conditions. (online). Available at: <https://nhbc-standards.co.uk/4-foundations/4-1-land-quality-managing-ground-conditions/>

⁶ Greater London Authority. (2021). The London Plan: The Spatial development strategy for Greater London

- Hillingdon Local Plan Part 1 – Strategic Policies (2012)⁷;
- Hillingdon Local Plan Part 2 – Development Management Plan (2020)⁸; and
- Hillingdon Local Plan Part 2 – Site Allocations and Designations (2020)⁹.

⁷ Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012)

⁸ Hillingdon Local Plan Part 2 – Development Management Policies (Adopted January 2020)

⁹ Hillingdon Local Plan Part 2 – Site Allocations and Designations (Adopted January 2020)

2 SITE LOCATION AND LAYOUT

Site Location

- 2.1 The site currently comprises the Rainbow and Kirby Industrial Estates and is centred around National Grid Reference TQ 05831 80499 (refer to Figure 1.1).
- 2.2 The surrounding area comprises a mix of industrial uses, commercial uses and residential properties, with building heights ranging from two storeys up to five storeys. Both the former church immediately opposite the site's High Street frontage and the George & Dragon Public House to the north are locally listed buildings. The site is not located within a conservation area and does not contain any statutory listed or locally listed buildings.
- 2.3 Access to the site is via Trout Road to the north and St Stephens Road to the south/south-east of the site. Further details on site topography, geology and hydrology are set out in Section 2.

Site Environmental Setting

Geology

- 2.4 According to the British Geological Survey (BGS) online map viewer, the majority of the site is underlain by the superficial geology of the Langley Silt Member comprising clay and silt. A small area in the southern part of the site is underlain by the superficial deposits of the Lynch Hill Gravel Member comprising sand and gravel. The entire site is further underlain by the bedrock geology of the London Clay Formation comprising clay, silt and sand.
- 2.5 From reviewing the BGS 1:50,000 map series England and Wales Sheet 269 for Windsor, it has been established that the superficial deposits of the Langley Silt Member are further underlain by the Taplow Gravel Member. The BGS 1:50,000 map series confirms that the London Clay Formation which underlies the superficial deposits is approximately 100 m thick and is further underlain by the Lambeth Group comprising of clay, silt and sand. The Lambeth Group is further underlain by Chalk.
- 2.6 There are no historical borehole records available to view on site according to BGS GeoIndex Onshore mapping tool¹⁰; however, there are a number of boreholes recorded within the surrounding area. The closest available borehole is located approximately 90 m south-east of the site (TQ08SE8) and drilled to a depth of approximately 60 m. No groundwater was encountered. The borehole records shows the following geological sequence:
- Drift and London Clay – Dug Well (4.88 m thick);
 - London Clay – Blue Clay (24.6 m thick);

¹⁰ British Geological Survey. GeoIndex Onshore.

https://mapapps2.bgs.ac.uk/geoindex/home.html?_ga=2.176431333.1945862389.1677849375-105653169.1677849375

- Reading Beds (Lambeth Group) – Mottled Clay (11.89 m thick);
 - Reading Beds (Lambeth Group) – Dead Brown Sand (1.83 m thick);
 - Reading Beds (Lambeth Group) – Mottled Clay (0.91 m thick);
 - Reading Beds (Lambeth Group) – Sand (4.88 m thick);
 - Reading Beds (Lambeth Group) – Blue Clay and Stones (0.61 m thick);
 - Reading Beds (Lambeth Group) – White Blowing Sand (0.61 m thick);
 - Reading Beds (Lambeth Group) – Blue Clay (1.22 m thick); and
 - Upper Chalk – Flints and Chalk (6.40 m thick).
- 2.7 An additional borehole record located 0.25 km north-east of the site (TQ08SE197), drilled to a depth of 2 m, indicated that groundwater was not encountered and it showed the following geological sequence:
- Dark brown fine sandy topsoil with silt (0.25m thick);
 - Soft orange brown mottled sandy clay (0.65m thick);
 - Brown fine sandy clay (0.70m thick); and
 - Clayey fine sand (0.40m thickness).
- 2.8 The site is in an area where less than 1% of properties are above the Action Level for radon according to the Groundsure Geo Insight report (refer to Appendix A) and therefore no radon protection measures are considered to be necessary for the proposed development in accordance with Building Control Regulations in England.
- 2.9 Zetica produce unexploded bomb risk maps for sites within the UK and a review of these has confirmed that the site is located within an area with a Moderate risk of Unexploded Ordnance (UXO) (refer to Appendix B); these are defined as areas with a bombing density of 15 to 49 bombs per 1000 acres. The site was also identified to be located within an area of Low London Bomb Risk. No bomb finds or significant targets were identified within a 1 km radius of the site. However, due to the site being located within an area with a Moderate risk of UXO, it is recommended a detailed UXO Desk Study and Risk Assessment is commissioned.
- Hydrogeology
- 2.10 Online EA data sources provide the hydrogeological information as summarised in Table 2.1 below.

Table 2.1: Aquifer Properties

Aspect	Designation	Description
Groundwater Source Protection Zone (SPZ)	None	The site is not shown to be located within a groundwater SPZ and there are no SPZs within 1 km of the site.
Superficial Aquifer Designation: Langley Silt Member	Unproductive Strata	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river baseflow.
Superficial Aquifer Designation: Taplow Gravels	Principal Aquifer	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability – meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.
Bedrock Aquifer Designation: London Clay Formation	Unproductive Strata	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river baseflow.
Bedrock Aquifer Designation: Lambeth Group	Secondary A Aquifer	These rocks are permeable layers capable of supporting water supplies at a local rather than strategic scale and, in some cases, form an important source of base flow to rivers.
Bedrock Aquifer Designation: Chalk Group	Principal	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability – meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

Hydrology

- 2.11 Ordnance Survey (OS) mapping indicates that the closest waterbody to the site is the Grand Union Canal which is located along the southern/south-western boundaries of the site.
- 2.12 Frays River, a 'main river', is located 180 m west of the site at its closest point and flows in a southerly direction.
- 2.13 The River Pinn, another 'main river', is located 222 m north/north-west of the site where it converges with Frays River.
- 2.14 The River Colne, also a 'main river', is located approximately 875 m west of the site. The EA mapping identifies an unnamed 'main river' connecting Frays River to the River Colne.
- 2.15 Multiple lakes and canal ways are located further west of the Frays River in Yiewsley Moor.
- 2.16 There are no other significant watercourses or water bodies within the surrounding area.

Previous Site Investigation

- 2.17 A Ground Investigation Report was undertaken by Soiltechnics Ltd in October 2011 as part of a previous planning application for the site which was approved in 2014 (planning reference: 38058/APP/2013/1756). Whilst this report is considered out-dated, it has been reviewed and summarised in the following section to provide additional baseline information.

Geology

- 2.18 A total of seven exploratory trial pits and 14 exploratory boreholes were drilled in various locations to a maximum depth of 19 m. Large parts of the site were not investigated due to the presence of existing buildings, active businesses, secured areas and underground utilities. Table 2.2 below summarises the geological sequence encountered during the exploratory excavations.

Table 2.2: Summary of Exploratory Excavations

Strata	Thickness (min-max) (mbgl)	Comments
Made Ground	0.30-1.95	Concrete or bituminous bound material over clayey gravelly sand to sandy very gravelly clay, with cobbles (brick, concrete). Gravel includes brick, concrete, flint, quartzite, metal, ash, tile, igneous rocks, plastic.
Langley Silt Member	0.30 -1.40	Low to medium strength brown silty clay. Present in some areas beneath Made Ground.
Lynch Hill Gravel Member	0.65 - 3.30	Medium dense to dense yellow-brown sand and gravel (flint gravel, sub-angular). Present beneath Langley Silt or directly beneath Made Ground.
London Clay Formation	0.65 - deeper	Medium to very high strength dark grey clay, weathering brown near top. Present beneath Lynch Hill Gravel. Extends beyond investigation depth.

- 2.19 Hydrocarbon odours, but no staining, were noted in DTS02 and DTS03 located in the south-west of the site.

Groundwater

- 2.20 Groundwater inflows were observed in some of the exploratory excavations undertaken in the central northern, western boundary, south-eastern boundary, north-western boundary, north-eastern corner and eastern area of the site. Groundwater was encountered at depths ranging between 1.4 to 1.9 metres below ground level (mbgl).
- 2.21 During ground investigations naphthalene and hydrocarbons were detected above environmental quality standards in BH05 in the north-east of the site.

Potential sources of ground contamination

2.22 Sources of contamination identified through fieldwork observations were as follows:

- total petroleum hydrocarbon (TPH) contaminated soils were identified along the southern boundary (DTS02), in the south-western corner of the site (DTS03) and in the north-eastern corner of the site (BH05);
- cyanide was detected along the central northern boundary of the site (DTS04) at a depth of 0.3 m;
- elevated concentrations of heavy metals including copper and zinc in the south-east of the site (TP05) and lead along the central-northern boundary of the site (DTS04) were recorded; and
- elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) were recorded in numerous samples on the site.

Ground Gas

2.23 Gas monitoring was undertaken on the site (i.e. in boreholes BH01 to BH05). Concentrations of methane were detected in the range of 0.0% and 0.1% and carbon dioxide concentrations were detected in the range of 0.1% to 8.6%. The site was classified as 'Amber 1' in accordance with NHBC report No 10627-R01(04). It was recommended that further gas monitoring was undertaken to confirm gas levels across the site.

Asbestos

2.24 An asbestos survey was not undertaken on site, however, during the ground investigations, it was noted that potential asbestos-containing fibre bound boarding was present at the site. It is considered possible that during previous fires on site, asbestos fibres may have been released; however, as the site is surfaced in hardstanding, the risk of such fibres impacting soils was considered to be low. It was recommended that the site be inspected by specialist asbestos consultants.

3 SITE RECONNAISSANCE AND DESK STUDY

General

- 3.1 A desk study has been carried out using information obtained from Groundsure Enviro Insight and Geo Insight Reports for the area, as well as through a comprehensive review of published information and information obtained from regulatory bodies (and online). Full copies of the Groundsure Reports are included as Appendix A.
- 3.2 A site visit was undertaken on the 29th August 2025 and the site photographs are included as Appendix C of this report. Access was not permitted to all areas on site, particularly in the central area and many of the units in the central east of the site. The key points with regard to the current use of the site (as shown in Appendix C) are as follows:
- car lots and car parking areas are located in the north-eastern, eastern, central and western area of the site (refer to Photos 1, 2, 3, 4, 35, 36, 37, 39, 48 and 49). Evidence of hydrocarbon staining were present in these areas;
 - multiple abandoned units are located in the east and central-east of the site. It was not clear what the previous uses of these units were but hydrocarbon staining was evident on ground outside the units, on the floors inside Unit 8 along the northern boundary of the site (refer to Photos 9, 10 and 11) and inside and outside the redundant building in the central-east of the site (refer to Photos 18, 20, 21 and 22). Due to the significant hydrocarbon staining at these locations, it is considered likely that these buildings were in use as vehicle workshops. Unit 2A/2B in the central-eastern area of the site is also disused with some building waste and roof debris (possibly plasterboard) on the floor throughout the building (refer to Photos 14 and 15). A disused and disconnected water heater was also present in this building (refer to Photo 16);
 - general waste include wires, tyres, plastic tubing and scrap metal was littered throughout the site. In the central-northern area of the site, there is an overgrown area and rubbish pile where what appear to be chemical waste bottles are located (refer to Photo 12). Chemical waste containers were also identified in the central-eastern area of the site in an outside shed (refer to Photo 19). A diesel exhaust fluid container was also identified in the west of the site (refer to Photo 37). Within the parking area in the central area of the site, a cleared pile of debris is located in the north-eastern corner of the car park (refer to Photo 35);
 - a waste management site was located in the west/south-west of the (refer to Photos 37, 38, 40 and 41). This included full and empty skips as well as piles of rubble and general waste (refer to Photo 41);
 - a builders merchants was located in the north-western/central-western part of the site (refer to Photos 29 to 34 and Photos 43 to 47). This includes trucks, vans and other vehicles as well as the storage of building materials such as bricks, cement, sand and wood/metal building materials;

- general use areas were located in the south-west of the site with parking, general waste and storage areas (refer to Photos 41 and 42);
- there were a number of currently active vehicle workshops located in the central eastern area of the site and along the eastern boundary (refer to Photos 17 23, 24, 25 and 27). There was evidence of significant hydrocarbon staining in these areas; and
- waste bins were located in the central-northern and central-eastern area of the site (refer to Photos 13 and 22).

Site History

- 3.3 Historical maps have been obtained as part of the Groundsure Enviro Insight report (refer to Appendix A). Since the Groundsure report was generated, the boundary of the site has been updated and now covers a smaller area. The southern area of the site has been reduced.
- 3.4 The historical information of relevance within the updated site boundary is summarised in Table 3.1 below.

Table 3.1: Summary of Historic Mapping

Year of Change (Scale)	On Site	Surrounding Area
1866 – 1881 (1:2,500) (1:10,560)	<p>The majority of the site comprises greenfield land.</p> <p>A towing path is located along the western boundary of the site.</p> <p>Residential dwellings are located along the central northern boundary of the site.</p> <p>Residential dwellings are located in the far eastern area of the site.</p>	<p>The surrounding area comprises residential dwellings to the east, north and north-east of the site.</p> <p>The majority of the surrounding area is in agricultural or residential use.</p> <p>A Baptist chapel is located to the north of the site.</p> <p>The Grand Union Canal is located immediately west of the site.</p> <p>Rabbs Farm is located approximately 100 m north of the site.</p> <p>A railway track (later identified as the G.W.R Uxbridge Branch) is located approximately 150 m west of the site.</p> <p>Frays River is located approximately 160 m west of the site.</p> <p>Victoria Oil Works are located approximately 200 m south-east of the site.</p> <p>An unnamed branch of the Grand Union Canal is located approximately 250 m east of the site. This branch extends from the gravel pits to the east of the site to the main section of the Grand Union Canal approximately 450 m south-east of the site</p> <p>West Drayton Station and railway line are located approximately 350 m south of the site.</p>

Year of Change (Scale)	On Site	Surrounding Area
		<p>Gravel pits are located approximately 350 m east, 500 m south and 600 m and 650 m north-east of the site.</p> <p>Lower Colham Mill (flour) is located 500 m south-west of the site.</p> <p>A clay mill is located approximately 700 m north-east of the site. Brick fields are located approximately 700 m north-east of the site, 800 m north-east and approximately 850 m south-east of the site.</p> <p>Chemical works are located 750 m south-east of the site.</p>
1894 – 1900 (1: 2,500) (1:10,560)	<p>Para Rubber Mills is identified in the north-west of the site.</p> <p>A boat house is located in the south-western corner of the site.</p> <p>A building has been erected in the south-eastern corner of the site.</p> <p>The remainder of the site remains largely unchanged from previous mapping.</p>	<p>Land to the south-east of the site has undergone significant development and now comprises of residential dwellings.</p> <p>A boat house is located to the south-west of the site along the canal.</p> <p>A goods shed and water tower are located approximately 350 m south-west of the site.</p> <p>A cement works is located approximately 350 m south-east of the site and 750 m north-west of the site.</p> <p>Docks are identified to 450 m east of the site, 750 m north-west, 800 m north-west and 800 m and 1 km south-east of the site.</p> <p>A subway is located approximately 500 m south-east of the site.</p> <p>An additional brick field is located approximately 800 m east of the site.</p>
1913-1932 (1:2,500) (1:10,560)	No significant changes from the previous edition.	<p>The surroundings area has been further developed with additional residential dwellings approximately 50 m south-west of the site, approximately 250 m north-east of the site and 500 m north-west of the site. Areas of agricultural land in the surrounding area are now in use as allotments.</p> <p>The unnamed branch of the Grand Union Canal located approximately 250 m east of the site has been infilled and is now known as Ernest Road and Colham Road.</p> <p>A printing works is located approximately 300 m south of the site and approximately 800 m south-east of the site.</p> <p>The Rotary Photography Works is located approximately 450 m south of the site.</p> <p>Approximately 500 m south-east of the site, a pumping station is now located at Otter Dock.</p>

Year of Change (Scale)	On Site	Surrounding Area
		<p>A golf course is now located in the area approximately 500 m south-west of the site.</p> <p>A chair factory and clock house are located approximately 600 m north-west of the site.</p> <p>A tallow factory is located approximately 600 m north-west of the site</p> <p>Uxbridge R.D.O sewerage works is located 750 m north of the site.</p> <p>Helical works are located approximately 800 m south-east of the site.</p> <p>Britannia Brewery is located approximately 1 km south of the site.</p>
1934-1939 (1:2,500) (1:10,560)	<p>Woodland has been planted in the north-east and central-eastern portions of the site.</p> <p>Engineering works are now located in the north-west and central-western parts of the site.</p> <p>Areas in the north-west, south-west, south-east and far eastern parts of the site have been developed. The buildings are unspecified but it is likely they were in residential use.</p>	<p>Yiewsley Carpet Works are located north of Trout Road approximately 20 m north of the western corner of the site.</p> <p>A dock is located approximately 60 m north-west of the site along the Grand Union Canal.</p> <p>A cinema has been built approximately 90 m south-east of the site.</p> <p>The allotments approximately 100 m east of the site are now in use as outdoor sport facilities and recreation grounds, including swimming baths.</p> <p>Football grounds are located approximately 400 m west of the site.</p> <p>Mass development has been undertaken in the surrounding area to the south and east of the site for residential housing. Land approximately 800 m north-east has also undergone significant development for residential housing.</p> <p>The Uxbridge sewerage works has expanded and is now operated by the Uxbridge and Yiewsley Joint Drainage Committee located approximately 525 m north of the site.</p> <p>Grayton Regulator and Instrument Works, a concrete works and printing works are located approximately 800 m south-east of the site, a white lead works is located approximately 900 m south-east of the site.</p> <p>Britannia Brewery located approximately 1 km south of the site is now referred to as Britania works.</p>
1960-1965 (1:2,500) (1:10,560)	<p>The engineering works building in the centre of the site has been redeveloped and is now in use as an unspecified factory.</p>	<p>Much of the surrounding area to the north-west, north-east, south-west and south-east has been developed.</p> <p>A garage and warehouse are located along the eastern boundary of the site.</p>

Year of Change (Scale)	On Site	Surrounding Area
	<p>Multiple unspecified works have been built in the east of the site where an area of woodland was previously located. Unspecified works are located in the south-western corner of the site.</p> <p>An unspecified factory is located in the north-eastern corner of the site and an abattoir is located in the far east of the site.</p> <p>Unspecified buildings have been built in the western area of the site. It is likely their use is related to the factory in the centre of the site.</p> <p>Residential buildings remain in the north-west, south-west and east of the site.</p>	<p>Yiewsley carpet factory located approximately 20 m north of the site is now in use as an unspecified works. Additional works and factories are located approximately 60 m north, approximately 30 m north-west of the site and approximately 35 m south of the site along Stephens Road.</p> <p>Multiple works have been developed along the far western banks of the Grand Union Canal going south.</p> <p>A large gravel pit is located approximately 75 west of the site and 800 m south-west of the site.</p> <p>The swimming baths located approximately 100 m north-west of the site have been demolished.</p> <p>Rabbs Farm located 100 m north of the site is now a fire station.</p> <p>A depot and bakery are located approximately 100 to 150 m south-east of the site</p> <p>A car park is located where the sports ground used to be approximately 120 east of the site.</p> <p>The tallow factory approximately 600 m north-west of the site is now a factory of unspecified use.</p> <p>Grayton Regulator and Instrument Works, a concrete works and printing works located approximately 800 m south-east of the site and the white lead works located approximately 900 m south-east of the site are now unspecified works.</p>
1966 -1975 (1:2,500) (1:10,000) (1:10,560)	<p>An extension has been made to the main factory building in the centre of the site. This extension is identified as engineering works.</p> <p>The factory in the far north-eastern corner of the site is identified as a joinery works and a new building along the southern boundary in the central-east of the site is identified as a motor repair works.</p>	<p>Previously unspecified works to the south-west of the site on the western bank of the Grand Union Canal have been identified as engineering works and joinery works.</p> <p>Engineering works and unspecified works are located approximately 60 m south-west of the site.</p> <p>A coal depot and travelling crane are located approximately 300 m south-west of the site.</p> <p>A piggery is located approximately 300 m north-west of the site.</p> <p>A scrap metal yard is located approximately 500 m west of the site.</p> <p>An aqueduct is located approximately 500 m north-west of the site.</p> <p>An RAF station is located approximately 1.25 km south-east of the site.</p>

Year of Change (Scale)	On Site	Surrounding Area
		The surrounding area has become further urbanised.
1982-1992 (1:2,500) (1:10,000)	<p>The joinery works in the north-eastern corner of the site is now a factory of unspecified use.</p> <p>A tank is identified in the centre of the site.</p> <p>The abattoir and residential houses in the far east of the site have been demolished and replaced with a single large building.</p> <p>A electrical substation is located in the north-western corner of the site.</p>	<p>Two unspecified warehouses are located immediately east of the north-eastern boundary of the site.</p> <p>The garage and warehouse along the eastern boundary of the site have been demolished and rebuilt as a single building in use as a depot.</p> <p>The works and factories 20 m north-west of the site and across the Grand Union Canal have been demolished and rebuilt as larger single buildings.</p> <p>Multiple tanks are located approximately 100 m north-west of the site and are likely associated with the works buildings in this area.</p> <p>A garage is located approximately 100 m north of the site.</p> <p>Ottery Dock approximately 450 south-east of the site and the unnamed dock located approximately 60 m north-west of the site have been filled.</p> <p>A sludge lagoon is identified approximately 500 m west of the site in the gravel pits.</p> <p>The area has been further developed to the north, east and south of the site with a new industrial park located approximately 800 m south-east of the site.</p>
2001 - 2010 (1:2,500) (1:10,000)	The site is now identified as Kirby Estate to the east and the buildings in the central and west of the site are identified as Rainbow Industrial Estate.	<p>The surrounding area remains largely unchanged. However, between 2001 and 2010, the works buildings on the western bank of Grand Union Canal to the north-west of the site have been demolished and rebuilt as residential buildings.</p> <p>The station is identified approximately 370 m south-east of the site.</p>
2024 (1:10,000)	<p>The buildings identified as Rainbow Industrial Estate in the west of the site has been demolished.</p> <p>The site is as it is now.</p>	<p>The station located approximately 370 m south-east of the site is identified as West Drayton.</p> <p>Electric charging stations are identified approximately 60 m and 90 m north of the western area of the site, approximately 105 m east of the site and approximately 645 m south-east of the site.</p> <p>The surrounding area is as it is today.</p>

Consultation

- 3.5 LBH was approached to determine whether the Council hold any site-specific information on the contamination status of the site and surrounding area that needs to be considered within this report. A response was received on the 19th September 2025 (refer to Appendix D) which confirmed that the Council holds land contamination records that the site (as part of a bigger site) is identified as former potentially contaminated land used for works (various), garages and filling stations and nursery/orchard, as well as being located within a 250 m of landfill buffer. The Council's records also confirm that the site is adjacent to another former potentially contaminated land use identified as 'historical water'. Although not specified in the consultation response, it is likely that this record refers to the canal immediately west of the site.
- 3.6 The Council's records confirm that 11 planning applications have been previously submitted for the site some of which were refused, appealed, withdrawn and approved. A previous ground investigation report that was submitted as part of a withdrawn application (38058/APP/2012/1203) was recommended for review by the Council as part of this assessment; however, the site investigation report prepared by Soiltechnics (2011) is the same as that reviewed in the Previous Site Investigation section of this LCA (submitted for planning application 38058/APP/2013/1756).

Environmental Data Searches

- 3.7 Environmental data has been obtained for the site from the Groundsure reports (Appendix A) and from data from the EA and local authority websites. The red line boundary of the Groundsure report has altered since the production of the document. The data has been amended where necessary to reflect this change.

Table 3.2: Historical Industrial Sites

Entry	On Site	0-250 m
Historical Industrial Land Uses	7	39
Historical Tanks	5	41
Historical Energy Features	4	26
Historical Petrol Stations	0	0
Historical Garages	4	18
Historical Military Land	0	0

- 3.8 According to the Groundsure report, there are seven records of historical potentially contaminative industrial land uses on site. These refer to a boat house located in the south-western corner of the site present in 1898, four records of rubber mills which cover the majority of the site present between 1894 and 1932 and two records of unspecified works present between 1970 and 1990. There are 39 potentially contaminative land uses surrounding the site that include docks, unspecified works oil works, printing works, engine works, unspecified factories, railway sidings, a coal depot, smithy, cement works and railway buildings. The closest of these is a dock which is located 8 m north-west of the site.

- 3.9 According to the Groundsure report, there are five records of historical tanks on site. These refer to four records of unspecified tanks and one tank present between 1964 and 1996 located in the central east of the site. There are 41 records of historical tanks within a 250 m radius of the site which refer to tanks and unspecified tanks the closest of which is located 33 m west of the site.
- 3.10 The Groundsure report further identified four records of historical energy features on site which refer to an electricity substation located in the north-west of the site present between 1971 to 1996. The Groundsure report identified 26 records of historical electricity features within a 250 m radius of the site, all of which refer to electricity substations the closest of which is located 6 m north of the site.
- 3.11 The Groundsure report identified no records of historical petrol stations on site or within a 250 m radius of it.
- 3.12 Four records of historical garages were identified on site; three records refer to a motor repair works located in the north of the site present in 1971 and two records refer to a garage located along the eastern boundary of the site present between 1970 and 1982. Upon further inspection, the garage along the eastern boundary is located outside of the site boundary. Records of 18 garages within a 250 m radius of the site were also identified within the Groundsure report, the closest of which is 22 m north of the site and was present in 1971. However, upon further inspection, the garage located along the eastern boundary of the site is outside of the site boundary and should be considered the closest record within 250 m.
- 3.13 The Groundsure report identified no records of historical military land on site or within a 250 m radius of the site.

Table 3.3: Waste and Landfill

Entry	On Site	0-250 m
Active or Recent Landfill	0	0
Historical Landfill	0	0
Historical Waste Sites	0	1
Licensed Waste Site	0	0
Waste Exemptions	2	22

- 3.14 According to the Groundsure reports, there are no records of active or recent land fill sites, historical landfill or licensed waste sites located on site or within a 250 m radius of the site.
- 3.15 There are no historical waste sites located on site. However, the Groundsure report identifies one historical waste site located within 250 m of the site. This refers to a waste transfer station located 237 m west of the site.
- 3.16 The Groundsure report identified two waste exemptions in the west of the site which refer to the 'storage of waste in a secure place' and 'preparatory treatments (baling, sorting, shredding etc)'. There are 22 waste exemptions within a 250 m radius of the site. These relate to:

- 'Use of waste in construction' located 83 m north of the site;
- 'Storage of waste in a secure place' located 121 m south-west, 203 m south and 241 m south of the site;
- 'Recovery of scrap metal' located 121 south-west, 147 m north and 203 m south of the site;
- 'Storage of waste in secure containers' located 147 m north and 203 m south of the site;
- 'Sorting and de-naturing of controlled drugs for disposal' located 152 m south-east (four instances recorded) and 198 m south-east of the site (four instances recorded);
- 'Use of waste for a specified purpose' located 203 m south of the site;
- 'Preparatory treatments (baling, sorting, shredding etc)' located 203 m south of the site;
- 'Screening and blending of waste' located 203 m south of the site;
- 'sorting mixed waste' located 203 m south of the site; and
- 'Manual treatment of waste' located 203 m south of the site.

Table 3.4: Current Industrial Land Uses

Entry	On Site	0-250 m
Recent Industrial Land Uses	6	33
Current or Recent Petrol Stations	0	2
Electricity Cables	0	0
Gas Pipelines	0	0
Sites Determined as Contaminated Land	0	0
Control of Major Accident Hazards	0	0
Regulated Explosive Sites	0	0
Hazardous Substance Storage/Usage	0	0
Historical Licensed Industrial Activities (IPC)	0	5
Licensed Industrial Activities (Part A (1))	0	0
Licensed Pollutant Release (Part A(2)/B)	0	8
Radioactive Substance Authorisations	0	0
Licensed Discharges to Controlled Waters	0	6
Pollutant Release to Surface Waters (Red List)	0	0
Pollutant Release to Public Sewer	0	0
List 1 Dangerous Substances	0	0
List 2 Dangerous Substances	0	0
Pollution Incidents (Ea/Nrw)	0	6
Pollution Inventory Substances	0	0
Pollution Inventory Waste Transfers	0	0
Pollution Inventory Radioactive Waste	0	0

- 3.17 According to the Groundsure reports, there are six records of recent industrial land uses on site which refer to tanks (generic), bus and coach stations, depots and companies, vehicle repair, testing and servicing and unspecified works of factories located in the east of the site, unspecified works or factories located along the northern boundary of the site and electrical features located in the north-west of the site. There are 33 records of recent industrial land use within 250 m of the site including electrical features, vehicle parts and accessories, vehicle hire and rental, consumer products (beds and bedding and disability and mobility equipment), industrial products (signs, electronic equipment and vehicle components), electrical equipment repair and servicing, tanks (generic), second hand vehicles, vehicle cleaning services, moorings and unloading facilities, distribution and haulage and petrol and fuel stations. The closest of these is 10 m north of the site and is recorded as electrical features.
- 3.18 There are no records of recent petrol stations located on site; however, there are two records located within 250 m of the site which refer to an obsolete petrol station located 88 m north of the site and an active Shell petrol station located 183 m north of the site.
- 3.19 There are no records of historical licensed Integrated Pollution Control (IPC) industrial activities located on site; however, there are five records within 250 m of the site. These refer to three records of petroleum processes located 92 m west of the site effective from 1992, 1993 and 1998 and two records of chemical processes located 92 m west of the site effective from 1996 and 1998.
- 3.20 There are no records of licensed pollutant release (part A(2)/B) on site; however, eight records were identified within 250 m of the site, the closest of which refers to a historical permit for the respraying of road vehicles located 7 m north of the site.
- 3.21 No records of licenced discharges to controlled waters were identified on site; however, six were identified within a 250 m radius of the site. The closest of these refers to a revoked license issued in 1979 located 62 m south-west of the site for 'trade discharges - cooling water' with the receiving water being the Grand Union Canal.
- 3.22 No pollution incidents were identified on site; however, six pollution incidents (Environment Agency) were identified within 250 m of the site. The closest of these refers to atmospheric pollutants and effects from fumes in 2002. This incident had no impact on water (category 4), a significant impact on land (category 2) and a minor impact on air (category 3).
- 3.23 There are no further records of current industrial land uses within the site of within a 250 m radius of the site.

Table 3.5: Hydrogeology and Hydrology

Entry	On Site	0-250 m
Groundwater Abstraction Licences	0	0
Surface Water Abstraction Licences	0	0
Potable Water Abstraction Licences	0	0
Source Protection Zones	0	0
Water Networks	0	10
Surface Water Features	0	4
WFD Surface Water Body Catchments	1	0
WFD Surface Water Bodies	1	1

Entry	On Site	0-250 m
WFD Groundwater Bodies	1	0

- 3.24 According to the Groundsure reports, there are no records of groundwater, surface water or potable water abstraction licences on site or within a 250 m radius. The site is also not located within a groundwater Source Protection Zone (SPZ).
- 3.25 There are 10 water networks located within 250 m which refer to the canal, a manmade watercourse for inland navigation and nine records of inland rivers not influenced by normal tidal action. The closest of these refers to a canal, a manmade watercourse for inland navigation which is identified as the Grand Union Canal which is located 10 m south of the site.
- 3.26 The Groundsure report identified four surface water features within a 250 m radius of the site. The closest of these is the Grand Union Canal that runs along the western boundary of the site.
- 3.27 One record of a WFD surface water body catchment was identified on site. This relates to the Pinn water body catchment, which lies within the Colne management catchment draining to the Colne operational catchment.
- 3.28 The Groundsure report also identified one WFD surface water body on site which related to Grand Union Canal, Uxbridge to Hanwell Locks, Slough Arm, Padding, which had an ecological rating of 'moderate', a chemical rating of 'fail' and an overall rating of 'moderate' in 2019. Within a 250 m radius of the site, there is one record of a WFD surface water body. This relates to the River Pinn located 212 m west of the site which had an ecological rating of 'moderate', a chemical rating of 'fail' and an overall rating of 'moderate' in 2019.
- 3.29 One record of a WFD groundwater body was identified on site. This refers to the Lower Thames Gravels WFD groundwater body which had a quantitative rating of 'poor', a chemical rating of 'good' and an overall rating of 'poor' in 2019.

Table 3.6: Flooding

Entry	On Site and Surrounding Area
Environment Agency Flood Zone 2	Identified (within 50 m)
Environment Agency Flood Zone 3	Identified (within 50 m)
Risk of flooding from Rivers and Sea	Medium (within 50 m)
Flood Defences within 250 m	None
Areas Benefiting from Flood Defences within 250 m	None
Flood Storage within 250 m	None
Ambiental Risk Analytics Groundwater Flooding susceptibility	Moderate (within 50 m)

- 3.30 The site is located entirely within Flood Zone 1 (low risk); however, within 50 m of the site, there is an area with up to a medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) risk of flooding from rivers and seas. This area is identified as the Grand Union Canal that is located 3 m south of the site at its closest point.
- 3.31 The Groundsure identifies that the site is not located within Flood Zones 2 or 3. An area within Flood Zone 2 and 3 is located 3 m south of the site (i.e. the Grand Union Canal).

- 3.32 According to Ambiental Risk Analytics Groundwater flooding susceptibility information, the site and land within a 50 m radius of the site has a moderate risk of groundwater flooding.

Table 3.7: Designated Environmentally Sensitive Sites

Entry	On Site	0-250 m
Sites of Special Scientific Interest (SSSI)	0	0
Conserved wetland sites (Ramsar sites)	0	0
Special Areas of Conservation (SAC)	0	0
Special Protection Areas (SPA)	0	0
National Nature Reserves (NNR)	0	0
Local Nature Reserves (LNR)	0	0
Designated Ancient Woodland	0	0
Biosphere Reserves	0	0
Forest Parks	0	0
Marine Conservation Zones	0	0
Green Belt	0	2
Proposed Ramsar sites	0	0
Possible Special Areas of Conservation (pSAC)	0	0
Potential Special Protection Areas (pSPA)	0	0
Nitrate Sensitive Areas	0	0
Nitrate Vulnerable Zones	0	0
SSSI Impact Risk Zones	1	0
SSSI Units	0	0

- 3.33 The site is not located within the green belt . However, there are two green belt areas within 250 m of the site which relate to the London green belt located 94 m north and 183 m located within the Hillingdon Local Authority area.
- 3.34 The site is located within a Site of Specific Scientific Interest (SSSI) Impact Risk Zone; these zones are located around SSSIs and reflect the particular sensitivities of the features for which the SSSI is notified and indicate the types of development proposal which could potentially have adverse impacts. The closest is the Kingcup Meadows and Oldhouse Wood SSSI which is located 4.74 km north-west of the site.

Table 3.8: Natural Hazards

Entry	On Site
Shrink swell clays	Very Low (within 50m)
Running sands	Very Low (within 50m)
Compressible deposits	Negligible (within 50m)
Collapsible deposits	Low (within 50m)
Landslides	Very low (within 50m)
Ground dissolution of soluble rocks	Negligible (within 50m)

- 3.35 The Groundsure report identifies that the majority of the site is within an area at 'very low' risk of shrink swell clays and that the ground conditions are predominantly low plasticity. A small area in the north-western corner of the site is at 'negligible' risk of shrink swell clays and the ground conditions are predominantly non-plastic.

- 3.36 According to Groundsure, the risk of running sand problems within the majority of the site is 'negligible'. Running sand conditions are not thought to occur whatever the position of the water table across the majority of the site and there are no identified constraints on lands use due to running conditions. A small area in the north-western corner of the site has a 'very low' risk of running sand problems and it is identified that in this area. Running sand conditions are unlikely and there are no identified constraints on land use unless the water table rises rapidly.
- 3.37 The risk of compressible deposits is 'Negligible' on site as compressible strata are not thought to occur within the area.
- 3.38 The risk of collapsible deposits across the majority of the site is 'low' according to Groundsure, as deposits with potential to collapse when loaded and saturated are possibly present in places. A small area in the north-western part of the site has a 'very low' risk of collapsible deposits and it is thought that deposits with potential to collapse when loaded and saturated are unlikely to be present in this area.
- 3.39 The risk of landslides on site is 'very low' and BGS information for the site suggests that slope instability problems are not likely to occur but consideration to potential problems for adjacent areas impacting on the site should always be considered.
- 3.40 The risk of ground dissolution of soluble rocks within the site is 'Negligible' as soluble rocks are not thought to occur within the area or are not prone to dissolution. Therefore, dissolution features are unlikely to be present.

Table 3.9: Mining

Entry	On Site	0-250 m
Natural Cavities	0	0
British Pits	0	0
Surface Ground Workings	1	18
Underground Workings	0	0
Historical Mineral Planning Areas	0	0
Non-coal Mining	0	0
Mining Cavities	0	0
JPB Mining Areas	0	0
Researched Mining	0	2
Coal Mining	0	0
Brine Areas	0	0
Gypsum Areas	0	0
Tin Mining	0	0
Clay Mining	0	0

- 3.41 The Groundsure report identified one record of surface ground workings on site. This refers to works associated with the canal to the west of the site in 1881. Within a 250 m radius of the site, 18 records of surface round workings were identified, which refer to canal works, dock works and pond works. The closest of these is located 2 m west of the site and relates to works associated with the canal in 1932 and 1938.

- 3.42 Two records of researched mining were located within 250 m of the site. Researched mining refers to areas of potential mining identified from alternative or archival sources. These records both refer to stone mining located 65 m north-east and 188 m west of the site.
- 3.43 There are no other records of mining or ground workings within the site or within a 250 m radius of the site boundary.

Table 3.10: Railway Infrastructure and Projects

Entry	On Site	0-250 m
Underground Railways (London)	0	0
Railway Tunnels	0	0
Historical Railway and Tunnel Features	0	19
Royal Mail Tunnels	0	0
Historical Railways	0	2
Railways	0	4
Crossrail 1	0	0
Crossrail 2	0	0
HS2	0	0

- 3.44 There are 19 records of historical railway and tunnel features located within 250 m of the site. All of these refer to railway sidings, the closest of which are located 149 m west of the site.
- 3.45 There are two records of historical railways within 250 m of the site, both of which are located 157 m west of the site and have been dismantled.
- 3.46 The Groundsure report further identified four records of railways within 250 m of the site, the closest of which refers to Colnbrook Freight Branch Line located 241 m south-west of the site.
- 3.47 Groundsure mapping identified no other railway infrastructure, projects and features on site or within 250 m of the site.

Asbestos

- 3.48 There are no recorded asbestos surveys for the site. However, given the age of the buildings located in the east, south and south-west of the site, it is considered likely that asbestos is present within the buildings. If found, any asbestos-containing materials will be managed in accordance with The Control of Asbestos Regulations (2012), which will prevent cross contamination of site soils during any demolition and construction works and protect workers from exposure to asbestos. Where required, materials would be handled by a specialist contractor.

Mineral Safeguarding

- 3.49 Due to the underlying geology, it is considered unlikely that it would be commercially viable or desirable to extract minerals or other materials from the site.

4 CONCEPTUAL SITE MODEL

General

- 4.1 The assessment of risk from contamination follows the source-pathway-receptor approach as described in the Land contamination risk management (LCRM) : Stage 1 risk assessment and is summarised as follows (refer to Figure 4.1).

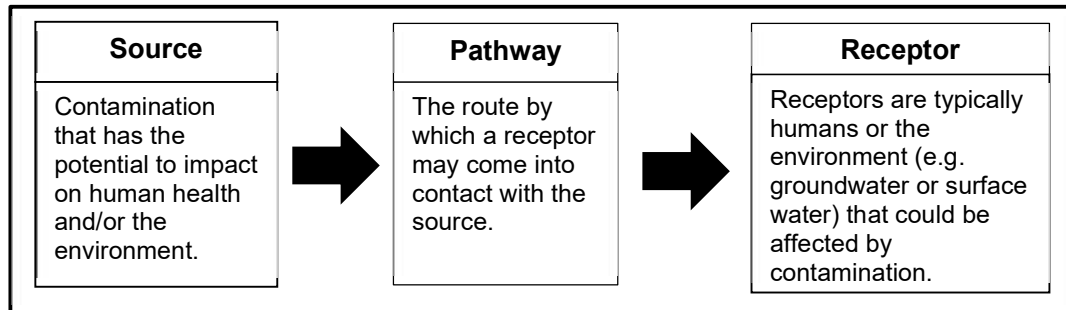


Figure 4.1: Source-Pathway-Receptor Model

- 4.2 If there is no source-pathway-receptor (SPR) linkage in place, it is concluded that there is no risk of harm. If, however, there is a linkage between source and receptor, then a risk-based assessment called a Qualitative Risk Assessment (QRA) is used to determine the significance or potential impact of the SPR-linkage.
- 4.3 The QRA process involves the identification of sources based on historical mapping and data searches, together with identification of the exposure pathway and sensitive receptors. A Conceptual Site Model (CSM), which defines the key sources, pathways and receptors that have been identified as being relevant to this site is then developed.
- 4.4 In terms, of identifying 'significant' pollution linkages (i.e. those that could require remediation), a level of risk is assigned to each linkage. The overall risk of each pollution linkage is determined by classifying each linkage with a probability and consequence classification. Probability of a pollution linkage is classified as either having a High Likelihood, Likely, Low Likelihood and Unlikely occurrence. Similarly, the consequence of a pollution linkage is classified as either being Severe, Medium, Mild and Minor. A 'Risk Estimation' matrix table is then used to determine the overall risk of the pollution linkages. Where the level of risk is Moderate or greater, then the pollution linkage is considered 'significant' and further investigation is required.
- 4.5 Descriptions and definitions for each probability, consequence and risk classifications, including the risk matrix table is included within Appendix E of this report.
- 4.6 The CSM has been prepared with due regard to the advice contained in the LCRM guidance published by the EA in 2020 and associated statutory guidance on contaminated land.

Review of Potential Sources of Contamination

- 4.7 Based on the information presented in the Sections 2-3 of this report, the potential sources of contamination that could impact on sensitive receptors have been identified and are summarised in Tables 4.1 and 4.2 below.

Table 4.1: Potential Sources of Contamination – On Site

Source	Location on Site	Activity	Potential Contaminants
Car park and Public Transport, Stations and Infrastructure (current)	North-east, east, central and west of the site	Active and disused car parking, bus and coach stations, depots and companies	Hydrocarbons (TPH, oils, fuels, PAHs)
Active vehicle workshops and garages (current and historical)	North, central-east and eastern boundary of the site	Motor repair works, garages, vehicle repair and servicing	Hydrocarbons (TPH, BTEX, solvents, PAHs)
Buildings and sheds (current and historical)	West, east and central-east of the site	Abandoned/disused buildings, active workshops and storage sheds	Hydrocarbons, solvents, asbestos and heavy metals
Industrial and commercial land uses (current and historical)	Throughout the site	Factory/works buildings, vehicle repair works, joinery, abattoir, engineering works, abattoir, rubber mills and unspecified works	PAHs, TPHs, BTEX, other hydrocarbons, heavy metals, VOCs, PCBs and asbestos
General waste and waste management site (current)	West, south-west, central north and central east of the site	Bins, skips, rubble and waste piles	Metals, asbestos, hydrocarbons, general waste, possible hazardous chemicals and solvents
Builders' merchant (current)	North-west and central-west of the site	Storage of cement, bricks, sand, wood, metals, other general building materials and vehicles	Cement, hydrocarbons and metals
Unspecified works (historical and current)	North, east and centre of the site	Unspecified works and buildings	Hydrocarbons, solvents, asbestos, and heavy metals
Energy features, infrastructure and facilities (current and historical)	North-west of the site	Electricity substation	PCBs and other hydrocarbons.
Tanks (historical and current)	Central east of the site.	Tanks and unspecified tanks	Hydrocarbons

Table 4.2: Potential Sources of Contamination – Off Site

Source	Location to the Site	Activity	Potential Contaminants
Industrial and commercial land uses (historical and current)	Surrounding the site	Industrial uses including rubber mills, engineering works, cement works, printing works, tallow factory, coal depot, scrap metal yard, sludge lagoon, chemical works, factories, oil works, flour mill, clay mill, goods sheds and depots, brick fields, breweries, unspecified works and tanks.	PAHs, TPHs, BTEX, other hydrocarbons, heavy metals, VOCs, PCBs and asbestos
Gas works & gasometers (historic)	Approximately 200 m south-east of the site	Victoria Oil Works and chemical works, gas production/storage	arsenic, cyanide, PAHs, TPH, BTEX compounds and SVOCs
Tanks (historic)	Surrounding the site	Unspecified tanks and fuel/oil storage	Hydrocarbons, solvents and unknown chemicals
Electrical Infrastructure (historic and current)	Closest 6 m north of the site	Electricity substations and associated infrastructure	PCBs and other hydrocarbons
Garages & petrol stations (historic)	Closest 22 m north	Historic garage and obsolete petrol station	Hydrocarbons, PAHs and BTEX
Railway and associated infrastructure (historic)	Closest 149 m west (railway) and 63 m north-west (sidings)	Railway lines, sidings and depots	Heavy metals, PAHs, TPHs, creosote and lead
Waste site (historic)	237 m west	Waste transfer station	Metals, hydrocarbons, asbestos and general waste contamination
Canal (historic and current)	3 m west of the site	Navigation and transportation	PAHs, hydrocarbons, heavy metals, VOCs, SVOCs, oils and silt contamination
Gravel pits and surface workings (historic)	Closest 75 m west	Historic gravel/clay pits and canal/dock works	Possible infill materials with potential contamination

Review of Potential Exposure Pathways

- 4.8 A review of the identified potential pathways that could exist at the site, whether or not a source of contamination has been identified in Tables 4.1 and 4.2, is summarised in Table 4.3.

Table 4.3: Potential Exposure Pathways and Receptors

Receptor	Pathway	Present	Notes
Human Health			
Future site users	Dermal contact, ingestion or inhalation of soil and soil dust	YES	The proposed scheme includes landscaped areas and gardens associated with the residential dwellings and open space including tree planting and areas of exposed soils.
	Migration in permeable strata and inhalation of gas and/or organic vapour	YES	Previous site investigations (Soiltechnics; 2011) indicate that made ground likely underlies the site.
	Potential ground gas migration in permeable strata, accumulation and risk of explosion		The superficial geology of the Langley Silt Member underlying the Made Ground is an Unproductive aquifer with low permeability and is underlain by permeable gravel deposits Taplow Gravels as identified in the BGS geology records and potentially the Lynch Hill Gravel Member as identified in the Soiltechnics ground investigation report (2011). The gravel deposits are defined as a Principal Aquifer and are highly permeable deposits. The superficial deposits are underlain by the bedrock geology of the London Clay Formation an Unproductive Aquifer with low permeability. Due to the likely presence of Made Ground and previously recorded concentrations of methane and carbon dioxide (Soiltechnics, 2011), it is considered likely that ground gas and volatile hydrocarbon vapours are present across the site. These could migrate through the Made Ground and permeable strata (Lynch Hill Gravels/ Taplow Gravels) and pose an inhalation risk.
Adjacent site users	Ingestion/inhalation of windblown dust	YES	Commercial buildings are located within the surrounding area (<100 m distance) and residential buildings are located immediately south of the site. Yiewsley Recreation ground is located 32 m east of the site.

Receptor	Pathway	Present	Notes
Construction workers and service repair staff	Dermal contact, ingestion, or inhalation of soil and soil dust and/or hazardous material	YES	Site workers could be exposed to soil contamination during groundworks and/or other substances during construction
	Migration in permeable strata and inhalation of gas and/or organic vapour	YES	<p>The superficial geology of Taplow Gravel/potential presence of Lynch Hill Gravels are permeable Principal Aquifers. The bedrock geology of the London Clay Formation underlying the superficial gravels has low permeability. As the superficial geology of the Langley Silt member is an unproductive aquifer, there is potential for the trapping and accumulation of ground gas or volatile hydrocarbons in the south of the site.</p> <p>Due to the likely presence of Made Ground underlying the site as identified in previous ground investigations (Soiltechnics; 2011), it is considered that the potential for volatile hydrocarbons and ground gas on the site cannot be ruled out.</p>
Development			
Future plant life	Plant uptake in the areas of public open space and gardens	YES	There are proposed areas of exposed soils and proposed tree planting within the development. Therefore, there is a risk of future planting being affected if soils or groundwater are contaminated.
Buried Services / Infrastructure	Direct contact	YES	The proposed development might include buried services (utilities) which are susceptible to corrosion from contact with pollutants within soil.
Environment			
Surface Water (Grand Union Canal, Frays River, River Pinn and River Colne)	Surface runoff (The Grand Union Canal is located along the western/ south-western boundary of the site, Frays River is located 180 m west, the River Pinn is located 222 m north/north-west of the site and the River Colne is	YES	It is considered that there is a potential risk of surface water contamination from construction-related activities if not managed properly – this relates to the Grand Union Canal, Frays River, River Pinn and the River Colne.

Receptor	Pathway	Present	Notes
	located approximately 875 m west of the site.		
Superficial Aquifer: : Langley Silt Member (Unproductive Aquifer) and Lynch Hill Gravel Member/ Taplow Gravel Member (Principal Aquifer).	Leaching from soil and vertical fluid movement	YES	Piling and foundations works are likely to penetrate through the made ground into the Langley Silt and gravel deposits which could open up new groundwater pathways.
Bedrock Aquifer: London Clay (Unproductive Aquifer), Lambeth Group (Secondary A Aquifer) and Chalk Group (Principal Aquifer)	Leaching from soil and vertical fluid movement	NO	Piling depths for the proposed development would not extend beneath the London Clay Formation. A borehole approximately located 0.09 km south-east of the site identified that the London Clay Formation extends to depths of approximately 29.98 mbgl and so piling works and foundations are unlikely to exceed this for a development of this size. Given the impermeable London Clay, it is considered unlikely that new groundwater pathways would open up within the impermeable bedrock geology.

Potentially Complete SPR-Linkages

- 4.9 Based on the sources, pathways and receptors identified, Table 4.4 below summarises all potential complete pollutant linkages for the site and identifies the level of risk from each. Risk definitions are provided within Appendix E.

Table 4.4: Potential Complete SPR-Linkages

Source (Location)	Location	Contaminants	Pathway	Receptor	Probability	Consequence	Overall Risk	Justification and/or Mitigating Factors
Potential Historical Contamination in Soils and Groundwater	On Site and Off Site	Metals, PAHs, Hydrocarbons, Metals, Rubber Particulates, VOCs, PCBs, Asbestos	Ingestion, dermal contact and fugitive inhalation	Future site users	Likely	Medium	Moderate	There are areas of landscaping proposed at ground level; therefore, there is a risk of exposed contaminated soils from the historic and present land uses. It is therefore recommended that comprehensive site investigation is undertaken in any proposed areas of exposed soils to determine contamination status and whether remediation is required.
				Construction and service repair workers	Likely	Medium	Moderate	Contractors will be working directly in soils and there is the potential that contamination could be present in the made ground. However, any risk from construction will be minimised by good construction practice, such as Personal Protective Equipment (PPE). Should they be found, any asbestos-containing materials will be managed in accordance with The Control of Asbestos Regulations (2012) ¹¹ , which will prevent cross-contamination of site soils during any construction works and protect workers from exposure to asbestos. Where required, materials would be handled by a specialist contractor. It is recommended that further site investigation is undertaken and, where necessary, remediation and associated validation sampling are undertaken to reduce the risk to construction and service repair workers.
			Windblown Dust	Adjacent site users	Likely	Medium	Moderate	It is recommended that further site investigation is undertaken to determine the general risk associated with windblown dust risk due to contaminants on the site including asbestos. If necessary, remediation and associated validation sampling will be undertaken to reduce the risk to adjacent site users. Good construction practices will be implemented to reduce the risk to adjacent site users (such as dust suppression measures).
			Plant Uptake	Future Planting	Low Likelihood	Medium	Low	There are areas of landscaping and public open space proposed within the scheme; therefore, it is recommended that comprehensive site investigation is

Source (Location)	Location	Contaminants	Pathway	Receptor	Probability	Consequence	Overall Risk	Justification and/or Mitigating Factors
								undertaken in any proposed areas of exposed soils (e.g. public open spaces) to determine contamination status and whether remediation is required. If further site investigation identifies contaminated soils, on site planting will be undertaken using clean, imported soils in above ground containers.
			Direct Contact	Buried Services	Likely	Medium	Moderate	The proposed development will include buried services (basement and utilities); therefore, any pipes and utilities will be designed appropriately to reduce the risk of corrosion/damage. There is a potential risk to foundations and concrete from aggressive ground conditions which could lead to structural damage. It is recommended that further ground investigations are undertaken to understand the potential risk of aggressive ground to buried infrastructure on site. Foundations and buried concrete will be appropriately designed to reduce the risk of corrosion/damage. Further site investigation will inform the need for mitigation measures (if any) such as remediation/barrier pipes.
			Vertical migration within soils and geology	Superficial Aquifer (Langley Silt, and Lynch Hill/ Taplow Gravel)	Likely	Medium	Moderate	The superficial geology of the Langley Silt Member is a impermeable Unproductive Aquifer and the Lynch Hill/ Taplow Gravel Members are permeable Principal aquifers. It is likely that piling/foundation works will penetrate through the impermeable Langley Silt Member and into the permeable gravel layers below. Previous ground investigations undertaken by Soiltechnics (2011) identified water as high as 1.4 mbgl and it is therefore possible that groundwater is perched between the impermeable London Clay bedrock geology and the permeable gravel deposits. Therefore, it is considered likely that new groundwater pathways could open up within the superficial geology. It is recommended that a Piling Method Statement would be prepared prior to construction to inform the foundation designs for the various elements of the proposed

Source (Location)	Location	Contaminants	Pathway	Receptor	Probability	Consequence	Overall Risk	Justification and/or Mitigating Factors
								development which will be controlled via planning condition.
				Bedrock Aquifers (London Clay)	No Linkage	No Consequence	No Risk	Construction workers will undertake good site working practices such that impacts of potential contamination are minimised. This will ensure equipment and vehicles are maintained in accordance with good site practices to reduce the risk of hydrocarbon contamination and that they are washed down appropriately and only used when required.
Ground Gas	On Site	Ground Gas	Ground Gas Accumulation	Future site Users	Low Likelihood	Severe	Moderate	Previous site investigations undertaken by Soiltechnics (2011) confirmed the presence of methane and carbon dioxide gas beneath the site and as such it is considered that ground gas is present beneath the site. It is therefore recommended that further ground gas monitoring is undertaken across the site. Following this, a detailed ground gas risk assessment will be put forward to the LBH and mitigation measures will be agreed and implemented if necessary.
			Ground Gas Migration within permeable strata and inhalation of organic Vapours	Construction Worker and service repair workers	Low Likelihood	Severe	Moderate	
				Future site Users	Low Likelihood	Severe	Moderate	
Existing Car Park and Buildings	On Site	Hydrocarbons, Metals	Surface Water Runoff	Surface Water (Grand Union Canal,	Low	Medium	Moderate	It is considered that there is a potential risk of surface water contamination of the Grand Union Canal (along the western/ south-western boundary), Frays River (180 m west), River Pinn (222 m north/north-west) and River

Source (Location)	Location	Contaminants	Pathway	Receptor	Probability	Consequence	Overall Risk	Justification and/or Mitigating Factors
				Frays River, River Pinn and River Colne)				Colne (875 m west) from construction-related activities if not managed. However, the planning application will include an appropriate surface water drainage strategy for any new buildings which will provide sufficient treatment for surface water runoff.
		Asbestos	Ingestion, dermal contact and/or fugitive inhalation	Construction Workers	Likely	Medium	Moderate	Given the historical and existing land uses on site, there is the potential that ACMs may be present on the site and therefore an asbestos survey will need to be undertaken on all of areas of the site prior to any demolition and construction works by a specialist. It is recommended that all ACMs are safely removed (and/or other hazardous materials) prior to commencement of demolition/construction. Any waste will need to be removed by a specialist contractor.
Existing UXO	Unknown	UXO	Explosion	Construction and demolition workers Building Materials / infrastructure	Low Likelihood	Severe	Moderate	It is recommended that a detailed UXO risk assessment is undertaken at the site prior to any demolition work.

5 SUMMARY & RECOMMENDATIONS

- 5.1 This Phase 1 Contamination Assessment has been prepared with due regard to the advice contained in the Contaminated Land (England) Regulations 2006 and associated statutory guidance on contaminated land.
- 5.2 The site currently comprises the Rainbow and Kirby Industrial Estates, which accommodate an approximately 2.3 hectare plot within the LBH; it is centred around National Grid Reference TQ 05831 80499 (refer to Figure 1.1). Parts of the site front the south side of Trout Road, the western side of Yiewsley High Street, and the north-west side of St Stephen's Road, with the entire south-west boundary bordered by the Grand Union Canal. The site largely accommodates a range of single-storey and two-storey industrial buildings, many of which were in a poor state of repair, particularly those fronting Trout Road.
- 5.3 From reviewing the baseline data, it has been established that historical commercial and industrial land uses have been or are present on the site; these uses include factory/works buildings, vehicle repair works, joinery, abattoir, engineering works, rubber mills, unspecified works and motor repair works, car parks, waste management sites, builders merchants, garages, tanks and electricity substations and infrastructure. These are potentially contaminative sources of asbestos, general hydrocarbons, PAHs, TPHs, BTEX, VOCs, PCBs, solvents and metals. Similarly, there are a number of records of potentially contaminative land uses within a 250 m radius of the site including electricity substations and associated infrastructure, historical tanks, gas and oil works, chemical works, garages and petrol stations, gravel and clay pits, dock works, factories, breweries, petrol stations, railway infrastructure and depots and other industrial/commercial buildings and works.
- 5.4 Consultation was undertaken with LBH to determine whether they hold any records of contaminated land on site. This consultation confirmed that the Council holds land contamination records that the site (as part of a bigger site) is identified as former potentially contaminated land used for works (various), garages and filling stations and nursery/orchard, as well as being located within a 250m of landfill buffer. The Council's records also confirm that the site is also adjacent to another former potentially contaminated land use identified as 'historical water'. The feature is not identified in the consultation however it is likely that this refers to the Grand Union Canal located directly west of the site.
- 5.5 A site walkover undertaken on the 29th August 2025 identified mixed industrial, commercial, and waste management land uses. Hydrocarbon staining was evident across car parks, abandoned units and active vehicle workshops. Disused buildings (notably Unit 8 and Unit 2A/2B) showed staining, construction waste and possible asbestos-containing debris. The site also contained general waste and chemical containers, including chemical bottles, diesel exhaust fluid, and discarded materials. A waste management area with skips and rubble piles was present in the west/south-west, and a builders' merchant in the north-west/central-west stored building materials. General use areas in the south-west included parking and storage. Multiple active vehicle workshops along the eastern boundary and

central east also showed hydrocarbon staining. Access was restricted in parts of the central and central-east of the site.

- 5.6 According to the Groundsure report, the site is in an area where less than 1% of properties are above the Action Level for radon (Appendix A) and therefore no radon protection measures are considered to be necessary for the proposed development in accordance with Building Control Regulations in England.
- 5.7 According to Zetica, the site is located within an area of Moderate risk of UXO. The site was also identified to be located within an area of Low London Bomb Risk. No bomb finds or significant targets were identified within a 1 km radius of the site. Due to the site being located within an area with a Moderate risk of UXO, it is recommended a detailed UXO Desk Study and Risk Assessment is undertaken.
- 5.8 Due to the identified historic land uses of the site and surrounding area, there is potential for ground gas, contaminated land and contaminated groundwater underlying the site. Previous ground investigations have been undertaken by Soiltechnics in 2011. The ground investigations confirmed that the site is underlain by Made Ground above the Langley Silt Member, with the permeable Lynch Hill Gravel Member (Principal Aquifer) and London Clay Formation beneath. Groundwater was encountered at shallow depths (1.4–1.9 m bgl), with naphthalene and hydrocarbons detected above environmental quality standards in BH05. Soil contamination included localised hydrocarbon (TPH) impacts, cyanide, elevated heavy metals (copper, zinc, lead), and widespread PAHs. Ground gas monitoring recorded methane (0.0–0.1%) and carbon dioxide (up to 8.6%), classifying the site as Amber 1 under NHBC guidance, requiring further assessment. In addition, potential asbestos-containing materials were observed on site, with a recommendation for specialist inspection. Overall, the findings indicate the presence of both soil and groundwater contamination, ground gas, and possible asbestos risks and therefore, further ground investigations and an asbestos survey was recommended. However, due to the age of the site investigations, the report findings have been used to identify potential contamination on site although it is acknowledged that site conditions may well have changed since the site investigation was completed in 2011.
- 5.9 Pollution pathways within the site and surrounding area have been identified to determine complete SPR pollutant linkages; each linkage has been classified with a risk by following the QRA methodology as defined within Appendix E. The identified pollutant linkages and their overall risk classification are as follows:
- there is a **Moderate** risk to future site users from potential contamination within soils and groundwater;
 - the overall risk of potential contamination within soils and groundwater from on-site and off-site sources is **Moderate** for construction and service repair workers as they are expected to work directly with soils; however, this will be mitigated for as detailed below;
 - there is **Moderate** risk of adjacent site users coming into contact with contaminative windblown dust;

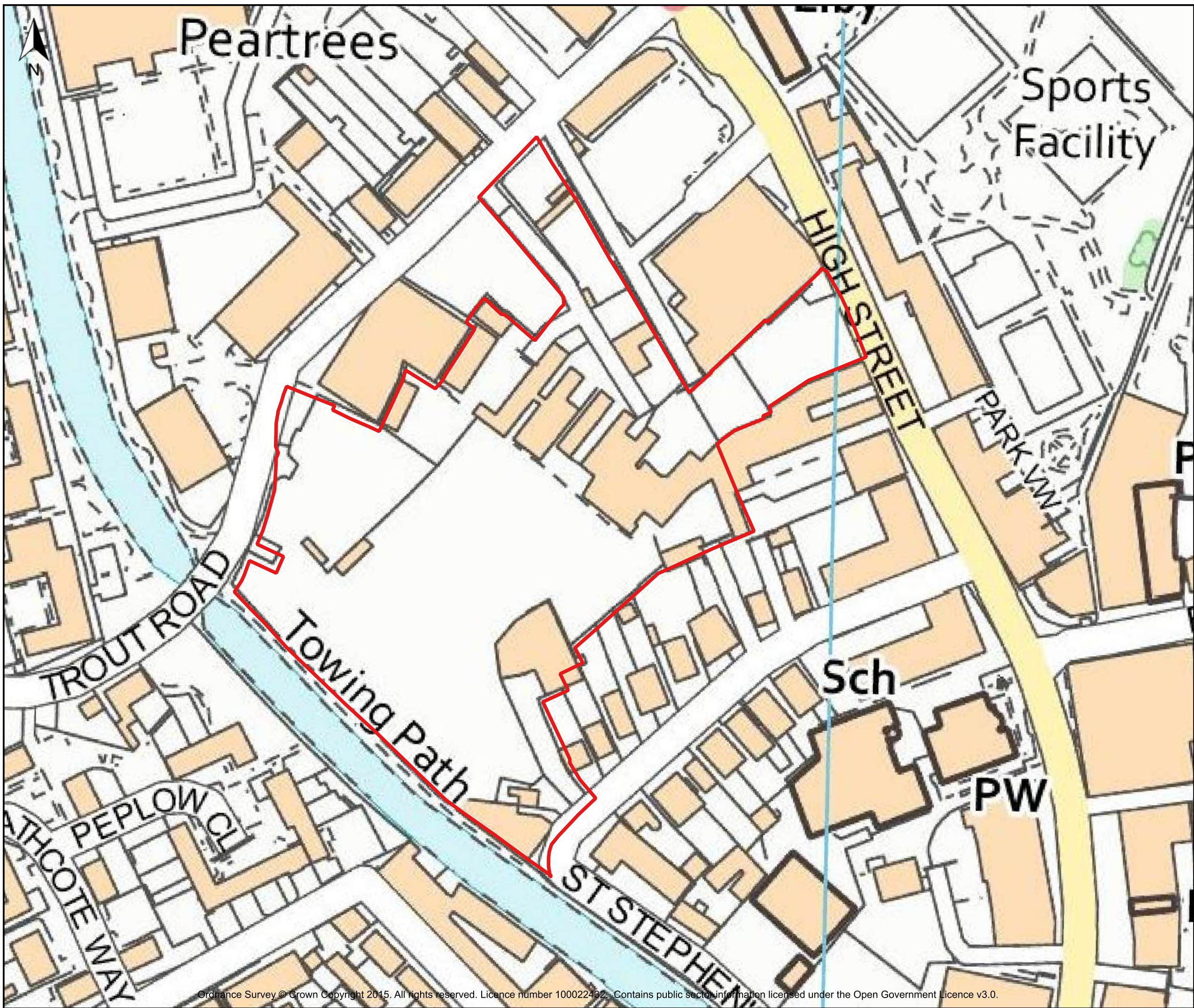
- there is **Low** risk of potential contamination within soils and groundwater via plant uptake;
- the overall risk of potential contamination within soils and groundwater from on-site and off-site sources via direct contact is **Moderate** for buried services (utilities);
- there is **Moderate** risk of potential vertical migration of potential contamination within the superficial geology of the Lynch Hill/ Taplow Gravel Member as it is permeable;
- there is **No Risk** of potential vertical migration of potential contamination within soils and geology as the bedrock geology of the London Clay Formation is impermeable;
- there is a **Moderate** risk as a result of existing ground gas accumulation to future site users; however, this will be mitigated for as detailed below;
- there is a **Moderate** risk of existing ground gas migration within permeable strata causing organic vapours being inhaled by construction workers, service repair workers or future site users; however, this will be mitigated for as detailed below;
- there is **Low** risk of surface water contamination from the proposed development construction and operational phase on surface water (Grand Union Canal, Frays River, River Pinn and River Colne) as an appropriate surface water drainage strategy will provide sufficient mitigation;
- there is a **Moderate** risk of ingestion, dermal contact and/or fugitive inhalation of asbestos by construction workers; however, this will be mitigated for as detailed below; and
- there is a **Moderate** risk of potential UXO to construction and demolition workers and building materials and infrastructure; however, this will be mitigated for as detailed below.

5.10 Based on the above complete pollutant linkages the following mitigation measures should be adopted:

- it is recommended that an intrusive site investigation is undertaken for all areas of the site prior to commencement of demolition and construction to determine the contamination status of the underlying soil and groundwater and to quantify the risks to all receptors so that appropriate mitigation measures can be designed to eliminate or reduce these risks to an acceptable level. The requirement for intrusive site investigation could be secured by condition and the findings of the investigations reported to the Local Authority with a remediation and/or mitigation strategy and verification report, if required;
- good demolition and construction practices should be used to reduce the contamination risks to contractors on site and adjacent site users during construction. This will include ensuring construction workers wear appropriate personal protective equipment (PPE) and that any necessary licences would be obtained for the storage, treatment and disposal of waste. This could be secured via a Code of Construction planning condition;

- it is recommended that an asbestos survey is undertaken for all buildings on site by specialist asbestos consultants. Asbestos-containing materials will be managed in accordance with The Control of Asbestos Regulations (2012), which will prevent cross contamination of site soils during any construction works and protect workers from exposure to asbestos. Where required, materials would be handled by a specialist contractor. Remediation will be necessary for any remaining asbestos fibres in soils on site. Where required, materials would be handled by a specialist contractor;
 - any pipes and utilities should be designed appropriately to reduce the risk of corrosion/damage informed by the result of the intrusive site investigation;
 - construction vehicles and equipment should will be properly maintained to reduce the risk of hydrocarbon (or other) contamination and will only be active when required. The implementation of a Construction Environmental Management Plan (CEMP), will minimise the risk of contamination during construction;
 - a Piling Method Statement should be prepared prior to construction to inform the foundation designs for the various elements of the proposed development which would be informed by the results of the intrusive site investigation and could be controlled via planning condition;
 - a detailed UXO Desk Study and Risk Assessment should be undertaken prior to any works; and
 - a drainage strategy should be prepared to ensure that suitable treatment of surface runoff is provided during the operational phase of the development.
- 5.11 Overall, further investigation, interpretation and assessment are necessary and potential remediation and verification may need to be implemented prior to construction works to appropriately mitigate contamination risks prior to construction/operation. However, with the above recommended mitigation measures implemented, it is concluded that the contamination risk to the proposed development and/or the identified sensitive receptors would be **Low to Negligible**.

Figures





Key
 Application Site

Figure 1.1: Site Location Plan

Client: Troutbourne LLP

Project: Trout Road

Project No.: C2789

**RMA**
ENVIRONMENTAL

Drawn: MO	Checked: RM	Date: 28/08/2025	Scale: 1:2,000@A3
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Appendix A: Groundsure Reports

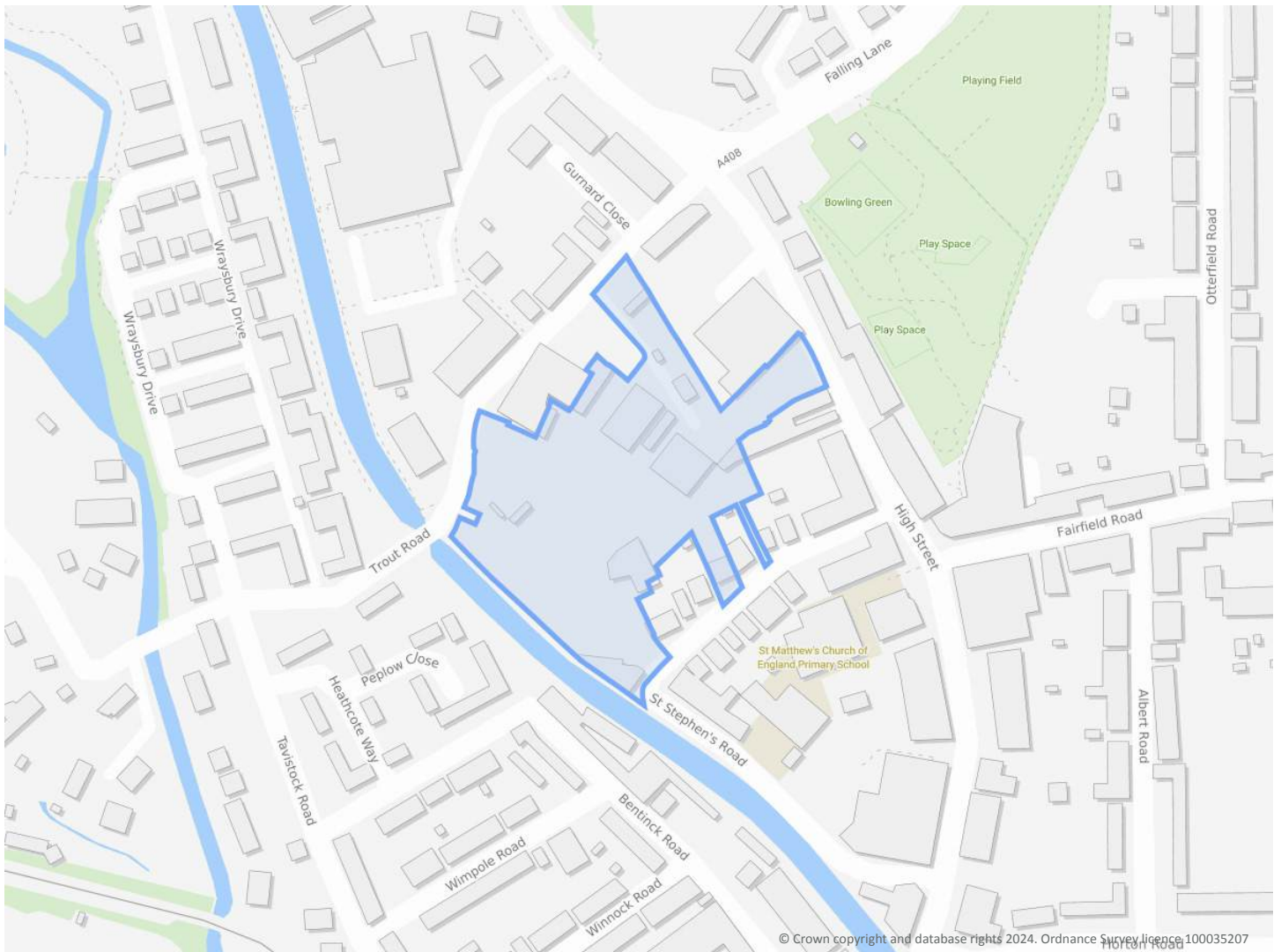
C2789 - Trout Road West Drayton EIA

Order Details

Date: 28/10/2024
Your ref: C2789 - Trout Road West Drayton EIA
Our Ref: GS-Q37-745-1AM-PUW

Site Details

Location: 505890 180522
Area: 2.34 ha
Authority: [London Borough of Hillingdon](#) ↗



[Summary of findings](#)

[p.2 > Aerial image](#)

[p.9 >](#)

[OS MasterMap site plan](#)

[p.14 > Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	7	4	35	120	-
22 >	1.2 >	Historical tanks >	5	1	40	16	-
24 >	1.3 >	Historical energy features >	4	4	22	20	-
26	1.4	Historical petrol stations	0	0	0	0	-
27 >	1.5 >	Historical garages >	4	4	14	3	-
28	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	2.1 >	Historical industrial land uses >	8	7	43	155	-
37 >	2.2 >	Historical tanks >	6	1	47	22	-
40 >	2.3 >	Historical energy features >	4	4	36	29	-
43	2.4	Historical petrol stations	0	0	0	0	-
43 >	2.5 >	Historical garages >	5	4	16	4	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
45	3.1	Active or recent landfill	0	0	0	0	-
45	3.2	Historical landfill (BGS records)	0	0	0	0	-
46 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	2	-
46 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	3	-
47 >	3.5 >	Historical waste sites >	0	0	1	3	-
48 >	3.6 >	Licensed waste sites >	0	0	0	4	-
49 >	3.7 >	Waste exemptions >	2	0	22	166	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	4.1 >	Recent industrial land uses >	6	8	25	-	-
66 >	4.2 >	Current or recent petrol stations >	0	0	2	0	-
66	4.3	Electricity cables	0	0	0	0	-
66	4.4	Gas pipelines	0	0	0	0	-
66	4.5	Sites determined as Contaminated Land	0	0	0	0	-



66	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
67	4.7	Regulated explosive sites	0	0	0	0	-
67	4.8	Hazardous substance storage/usage	0	0	0	0	-
67 >	4.9 >	Historical licensed industrial activities (IPC) >	0	0	5	0	-
68	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
68 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	2	6	4	-
70	4.12	Radioactive Substance Authorisations	0	0	0	0	-
70 >	4.13 >	Licensed Discharges to controlled waters >	0	0	6	10	-
72	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
72	4.15	Pollutant release to public sewer	0	0	0	0	-
72	4.16	List 1 Dangerous Substances	0	0	0	0	-
73	4.17	List 2 Dangerous Substances	0	0	0	0	-
73 >	4.18 >	Pollution Incidents (EA/NRW) >	0	6	0	2	-
74	4.19	Pollution inventory substances	0	0	0	0	-
74	4.20	Pollution inventory waste transfers	0	0	0	0	-
74	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
77 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
78 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
79	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
80 >	5.5 >	Groundwater vulnerability- local information >	Identified (within 0m)				
81 >	5.6 >	Groundwater abstractions >	0	0	0	0	15
85 >	5.7 >	Surface water abstractions >	0	0	0	0	4
86 >	5.8 >	Potable abstractions >	0	0	0	0	5
88	5.9	Source Protection Zones	0	0	0	0	-
88	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	6.1 >	Water Network (OS MasterMap) >	0	1	9	-	-



90 >	6.2 >	Surface water features >	0	2	2	-	-
91 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
91 >	6.4 >	WFD Surface water bodies >	1	0	1	-	-
92 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	7.1 >	Risk of flooding from rivers and the sea >	Medium (within 50m)				
94	7.2	Historical Flood Events	0	0	0	-	-
94	7.3	Flood Defences	0	0	0	-	-
94	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
94	7.5	Flood Storage Areas	0	0	0	-	-
95 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
96 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
97 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
99 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
100	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
101	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
101	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
101	10.4	Special Protection Areas (SPA)	0	0	0	0	0
101	10.5	National Nature Reserves (NNR)	0	0	0	0	0
102	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
102	10.7	Designated Ancient Woodland	0	0	0	0	0
102	10.8	Biosphere Reserves	0	0	0	0	0
102	10.9	Forest Parks	0	0	0	0	0
103	10.10	Marine Conservation Zones	0	0	0	0	0
103 >	10.11 >	Green Belt >	0	0	2	0	14
104	10.12	Proposed Ramsar sites	0	0	0	0	0



104	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
104	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
104	10.15	Nitrate Sensitive Areas	0	0	0	0	0
105	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
106 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
107	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
108	11.1	World Heritage Sites	0	0	0	-	-
108	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
108	11.3	National Parks	0	0	0	-	-
108	11.4	Listed Buildings	0	0	0	-	-
109	11.5	Conservation Areas	0	0	0	-	-
109	11.6	Scheduled Ancient Monuments	0	0	0	-	-
109	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	12.1 >	Agricultural Land Classification >	Non Agricultural (within 250m)				
111	12.2	Open Access Land	0	0	0	-	-
111	12.3	Tree Felling Licences	0	0	0	-	-
111 >	12.4 >	Environmental Stewardship Schemes >	0	0	1	-	-
112	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
113 >	13.1 >	Priority Habitat Inventory >	0	0	3	-	-
114	13.2	Habitat Networks	0	0	0	-	-
114	13.3	Open Mosaic Habitat	0	0	0	-	-
114	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
115 >	14.1 >	10k Availability >	Identified (within 500m)				
116 >	14.2 >	Artificial and made ground (10k) >	1	0	6	15	-
118 >	14.3 >	Superficial geology (10k) >	2	1	3	8	-



119	14.4	Landslip (10k)	0	0	0	0	-
120 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
121	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
122 >	15.1 >	50k Availability >	Identified (within 500m)				
123 >	15.2 >	Artificial and made ground (50k) >	1	0	5	15	-
124	15.3	Artificial ground permeability (50k)	0	0	-	-	-
125 >	15.4 >	Superficial geology (50k) >	4	2	6	5	-
126 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
127	15.6	Landslip (50k)	0	0	0	0	-
127	15.7	Landslip permeability (50k)	None (within 50m)				
128 >	15.8 >	Bedrock geology (50k) >	2	0	0	0	-
129 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
129	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
130 >	16.1 >	BGS Boreholes >	0	10	19	-	-
Page	Section	Natural ground subsidence >					
132 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
134 >	17.2 >	Running sands >	Very low (within 50m)				
136 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
137 >	17.4 >	Collapsible deposits >	Low (within 50m)				
139 >	17.5 >	Landslides >	Very low (within 50m)				
140 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
142 >	18.1 >	BritPits >	0	0	0	5	-
143 >	18.2 >	Surface ground workings >	1	17	1	-	-
144	18.3	Underground workings	0	0	0	0	0
145	18.4	Underground mining extents	0	0	0	0	-
145 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	2	-



145	18.6	Non-coal mining	0	0	0	0	0
145	18.7	JPB mining areas	None (within 0m)				
146	18.8	The Coal Authority non-coal mining	0	0	0	0	-
146 >	18.9 >	Researched mining >	0	0	2	7	-
147	18.10	Mining record office plans	0	0	0	0	-
147	18.11	BGS mine plans	0	0	0	0	-
147	18.12	Coal mining	None (within 0m)				
147	18.13	Brine areas	None (within 0m)				
147	18.14	Gypsum areas	None (within 0m)				
148	18.15	Tin mining	None (within 0m)				
148	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
149	19.1	Natural cavities	0	0	0	0	-
149	19.2	Mining cavities	0	0	0	0	0
149	19.3	Reported recent incidents	0	0	0	0	-
149	19.4	Historical incidents	0	0	0	0	-
150	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
151 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
153 >	21.1 >	BGS Estimated Background Soil Chemistry >	7	6	-	-	-
154 >	21.2 >	BGS Estimated Urban Soil Chemistry >	12	4	-	-	-
155	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
156	22.1	Underground railways (London)	0	0	0	-	-
156	22.2	Underground railways (Non-London)	0	0	0	-	-
157	22.3	Railway tunnels	0	0	0	-	-
157 >	22.4 >	Historical railway and tunnel features >	0	0	19	-	-
158	22.5	Royal Mail tunnels	0	0	0	-	-



158 >	22.6 >	Historical railways >	0	0	2	-	-
158 >	22.7 >	Railways >	0	0	4	-	-
159 >	22.8 >	Crossrail 1 >	0	0	0	1	-
159	22.9	Crossrail 2	0	0	0	0	-
159	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 2.34ha



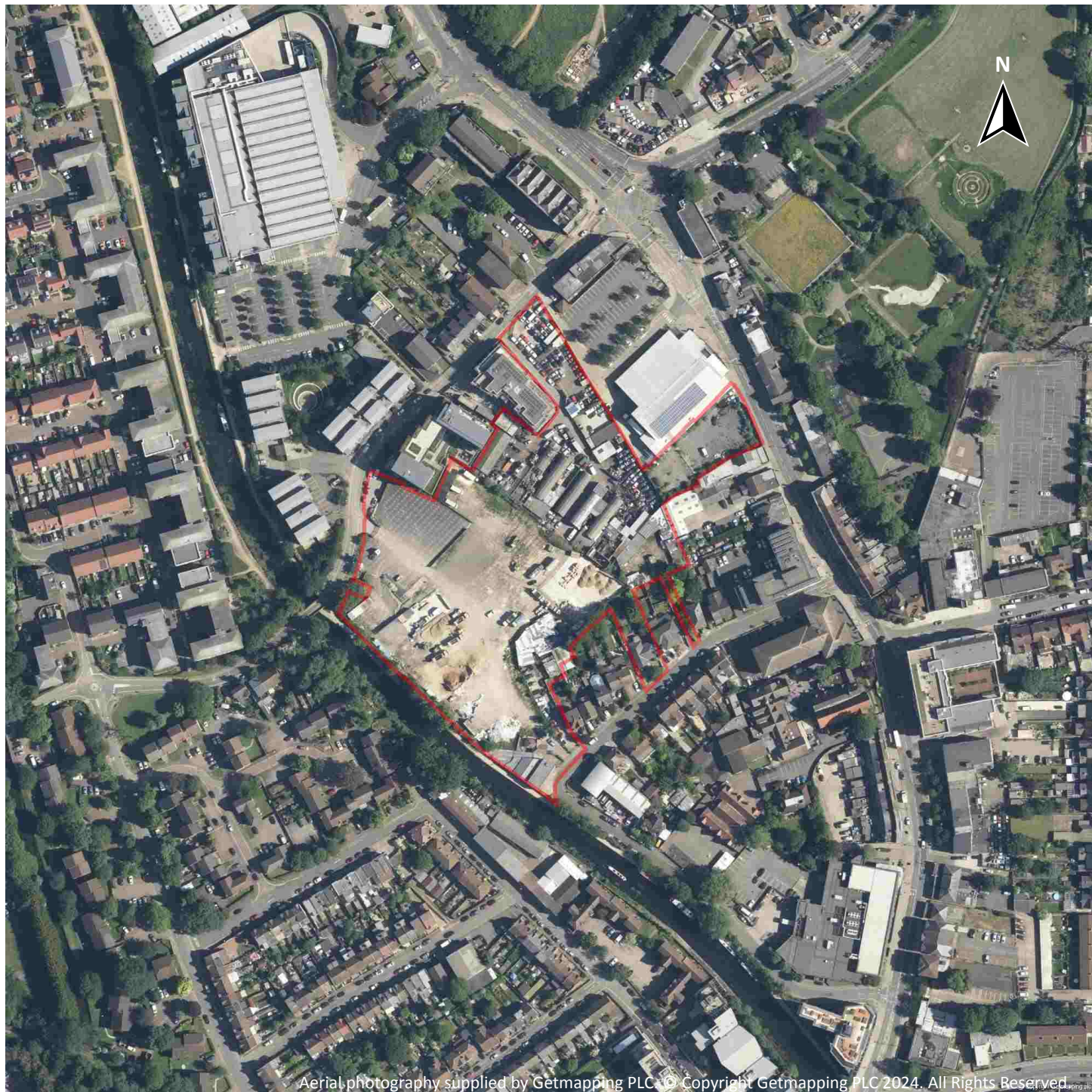
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 October 2024

Recent site history - 2021 aerial photograph



Capture Date: 13/06/2021

Site Area: 2.34ha



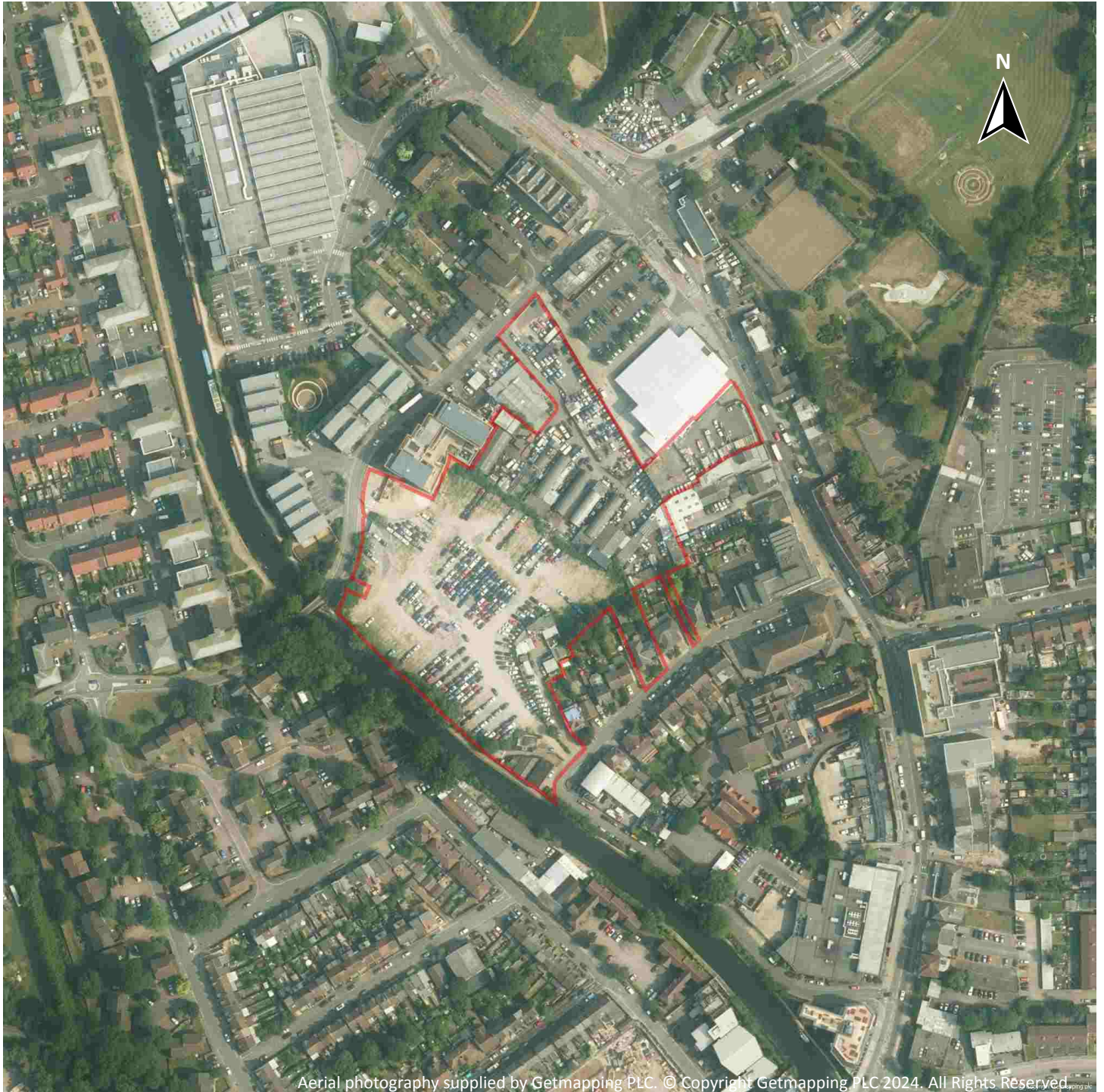
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 October 2024

Recent site history - 2017 aerial photograph



Capture Date: 21/06/2017

Site Area: 2.34ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 October 2024

Recent site history - 2013 aerial photograph



Capture Date: 20/04/2013

Site Area: 2.34ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 October 2024

Recent site history - 1999 aerial photograph



Capture Date: 13/10/1999

Site Area: 2.34ha



Contact us with any questions at:

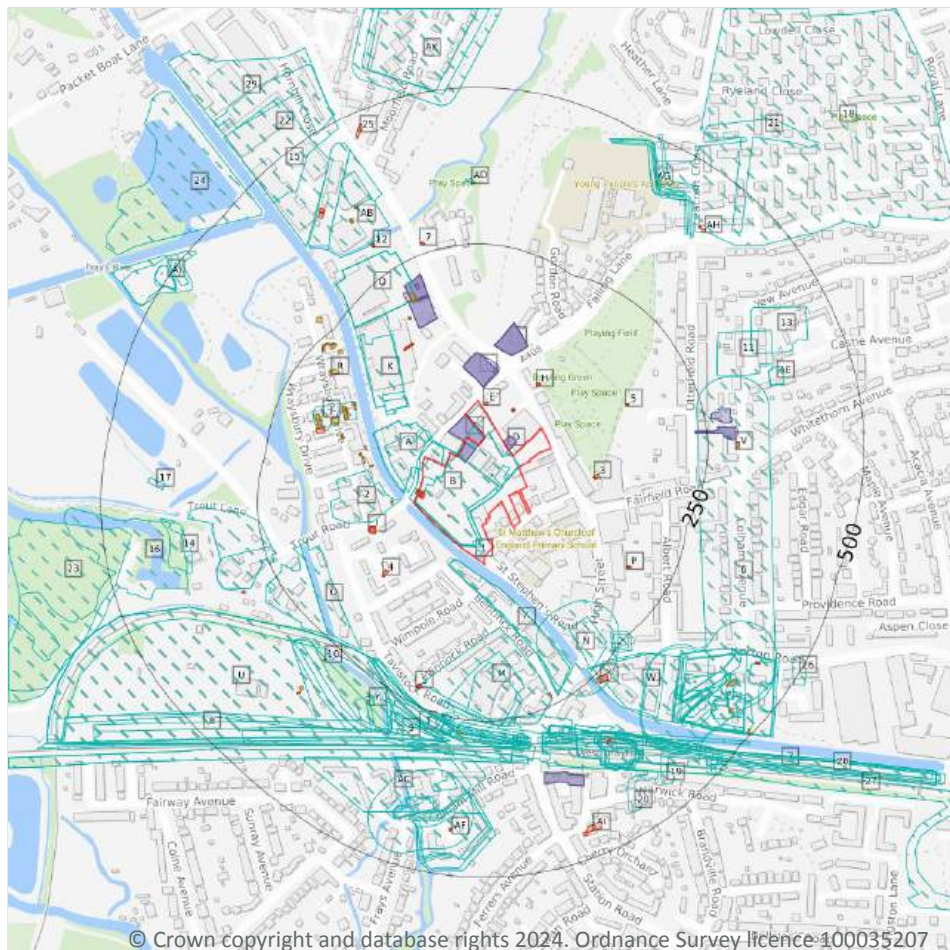
info@groundsure.com

01273 257 755

Date: 28 October 2024

[illegible]

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

166

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

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

ID	Location	Land use	Dates present	Group ID
1	On site	Boat House	1898	2172668



ID	Location	Land use	Dates present	Group ID
A	On site	Rubber Mills	1913	2203799
A	On site	Rubber Mills	1894	2300374
B	On site	Rubber Mills	1932	2257786
B	On site	Unspecified Works	1975 - 1990	2314006
B	On site	Rubber Mills	1898	2316208
B	On site	Unspecified Works	1970	2331705
A	8m NW	Dock	1970	2168109
F	19m S	Unspecified Works	1970	2257521
F	19m S	Unspecified Works	1975 - 1990	2276405
2	22m W	Unspecified Works	1970	2182653
K	83m NW	Unspecified Works	1975	2274560
K	86m NW	Unspecified Works	1970	2208388
M	104m S	Unspecified Works	1970 - 1990	2331799
J	123m NW	Unspecified Works	1975 - 1990	2311190
N	131m SE	Oil Works	1868	2328106
M	141m S	Printing Works	1913	2265395
M	156m S	Printing Works	1932	2235361
O	166m W	Engine Works	1970	2188895
N	172m SE	Oil Works	1881	2274584
Q	190m N	Unspecified Factory	1970	2210189
Q	190m N	Unspecified Works	1975	2268162
Q	190m N	Unspecified Factory	1990	2269297
O	194m W	Unspecified Works	1970	2182654
T	221m SW	Railway Sidings	1938	2281776
M	222m SW	Railway Sidings	1898	2224014
M	222m SW	Railway Sidings	1932 - 1935	2242810
M	224m SW	Railway Sidings	1913	2243565
M	226m S	Railway Sidings	1881	2200508



ID	Location	Land use	Dates present	Group ID
U	227m SW	Railway Sidings	1990	2216844
U	227m SW	Coal Depot	1970	2275511
U	227m SW	Railway Sidings	1970	2295145
U	227m SW	Railway Sidings	1975	2304777
U	227m SW	Railway Sidings	1960	2313570
N	228m SE	Smithy	1894	2232553
W	233m SE	Cement Works	1898	2205992
N	233m SE	Smithy	1898	2325574
6	235m E	Dock	1898	2325872
O	235m W	Unspecified Works	1975 - 1990	2302235
O	235m W	Unspecified Works	1970	2317732
W	237m SE	Unspecified Works	1970 - 1990	2318894
N	240m SE	Smithy	1894	2212306
M	241m S	Railway Building	1881	2275242
M	247m S	Railway Buildings	1935	2160512
M	248m S	Railway Building	1938	2329616
M	248m S	Railway Station	1881	2167944
U	251m SW	Coal Depot	1975 - 1990	2219210
T	253m S	Railway Sidings	1938	2205609
M	254m S	Railway Building	1935 - 1938	2309192
M	255m S	Railway Sidings	1894	2260994
M	258m S	Railway Building	1913	2284130
M	258m S	Railway Building	1894	2320202
O	258m SW	Boat House	1898	2172625
M	259m S	Goods Shed	1898	2167465
M	260m S	Railway Sidings	1894	2267548
M	262m S	Railway Building	1938	2217872
M	262m S	Railway Sidings	1894	2326083



ID	Location	Land use	Dates present	Group ID
M	264m S	Railway Sidings	1913	2260922
T	266m S	Railway Sidings	1913	2223744
8	273m S	Railway Sidings	1935	2219334
M	276m S	Railway Building	1894	2293882
9	276m S	Railway Sidings	1898	2294409
T	276m S	Railway Sidings	1913 - 1932	2223546
M	277m S	Railway Sidings	1868	2269828
M	278m S	Railway Land	1935	2201085
M	278m S	Railway Buildings	1935 - 1938	2243421
M	278m S	Railway Building	1894	2268494
M	278m S	Railway Sidings	1894	2256118
M	278m S	Railway Buildings	1938	2226286
M	279m S	Railway Building	1938	2196361
Y	280m SW	Water Tower	1935	2276140
M	282m S	Railway Building	1898	2300541
M	284m S	Railway Sidings	1913	2224233
M	284m S	Railway Sidings	1894	2266296
Y	285m SW	Water Tower	1913	2245332
M	286m S	Railway Station	1868	2167945
11	290m NE	Gravel Pit	1868	2274525
Z	294m S	Railway Sidings	1894	2301254
AA	294m S	Railway Sidings	1913	2330003
M	295m S	Railway Building	1938	2196362
M	295m S	Railway Station	1913	2231507
M	295m SE	Railway Station	1894	2328486
AA	297m S	Railway Sidings	1932 - 1935	2234460
AA	298m S	Railway Sidings	1938	2331322
T	299m S	Unspecified Ground Workings	1990	2233125



ID	Location	Land use	Dates present	Group ID
T	299m S	Unspecified Ground Workings	1975	2239553
M	300m S	Railway Building	1868	2196364
AB	300m N	Unspecified Works	1970 - 1975	2303964
M	302m S	Railway Building	1913	2196363
M	304m S	Railway Building	1894	2196365
AA	304m SE	Dock	1913 - 1932	2280964
M	308m SE	Railway Buildings	1938	2262790
M	312m S	Film Works	1935	2166815
AC	314m S	Unspecified Works	1975 - 1990	2217695
M	325m SE	Railway Station	1932	2273104
M	325m SE	Railway Station	1898	2286475
M	326m SE	Railway Station	1913	2238329
M	326m SE	Railway Station	1894	2319451
AA	329m SE	Cement Works	1894	2240670
AA	331m SE	Unspecified Dock	1913	2267980
M	334m SE	Railway Station	1960 - 1990	2260444
AC	336m S	Flour Mill	1868	2269673
M	337m S	Flour Mill	1881	2312754
AA	338m SE	Unspecified Dock	1935	2317772
AB	339m NW	Unspecified Heap	1970	2186933
AA	344m SE	Dock	1938	2302598
AD	347m N	Wind Pump	1935	2173265
AD	350m N	Wind Pump	1913	2173264
13	356m NE	Gravel Pit	1881	2307616
AA	357m SE	Pumping Station	1975	2202693
AA	363m SE	Dock	1960	2291042
14	364m W	Unspecified Pit	1975	2176237
AE	364m E	Dock	1894	2168115



ID	Location	Land use	Dates present	Group ID
AE	364m E	Unspecified Dock	1894	2188666
AA	365m SE	Dock	1938	2294183
AB	365m N	Unspecified Depot	1990	2170055
AF	365m S	Photographic Works	1913	2245300
AA	366m SE	Unspecified Heap	1970 - 1990	2331647
AF	367m S	Photographic Works	1932	2320069
15	368m NW	Unspecified Warehouses	1990	2199164
16	373m W	Gravel Pit	1970	2193951
AA	377m SE	Railway Sidings	1881	2280476
AA	378m SE	Dock	1970	2290808
AC	380m S	Unspecified Mill	1894	2238361
AC	380m S	Unspecified Mill	1894	2305362
AC	380m S	Unspecified Mill	1898	2317087
Z	382m SE	Railway Sidings	1960	2303211
AG	386m NE	Unspecified Ground Workings	1913	2313347
AG	387m NE	Unspecified Ground Workings	1935	2211533
AF	397m S	Unspecified Commercial/Industrial	1960	2171085
AF	398m S	Unspecified Works	1970	2182609
17	399m W	Scrap Metal Yard	1975	2188588
18	399m NE	Unspecified Ground Workings	1970	2276752
AA	400m SE	Railway Sidings	1935	2293429
AA	403m SE	Railway Sidings	1938	2211084
AA	404m SE	Unspecified Tank	1938	2191428
19	413m SE	Gravel Pit	1881	2194176
20	415m SE	Gravel Pit	1868	2194093
AG	418m NE	Unspecified Ground Workings	1894	2244500
AA	419m SE	Pumping Station	1935	2216416
AA	420m SE	Unspecified Tanks	1938	2303862



ID	Location	Land use	Dates present	Group ID
AA	421m SE	Pumping Station	1938	2295607
AA	426m SE	Pumping Station	1913	2263159
AA	427m SE	Pumping Station	1913 - 1932	2252046
AA	429m SE	Unspecified Heap	1970 - 1990	2282858
AG	438m NE	Unspecified Ground Workings	1881	2209366
21	439m NE	Unspecified Ground Workings	1938	2218945
22	442m NW	Unspecified Factory	1970	2200121
23	454m W	Unspecified Ground Workings	1975 - 1990	2311191
24	455m NW	Unspecified Ground Workings	1975 - 1990	2213463
AA	457m SE	Unspecified Pit	1868	2176605
AJ	458m NW	Unspecified Ground Workings	1970	2233084
AA	458m SE	Unspecified Works	1970	2182803
AJ	468m NW	Unspecified Heap	1938	2186932
AA	471m SE	Railway Sidings	1898	2286283
AK	475m N	Sewage Works	1932	2226452
AJ	478m NW	Unspecified Ground Workings	1938	2331077
AA	479m SE	Railway Building	1935 - 1938	2261564
AJ	479m NW	Refuse Heap	1938	2159599
26	481m SE	Unspecified Pit	1881	2176606
AJ	482m NW	Gravel Pit	1960	2194111
27	482m SE	Railway Sidings	1938	2303912
28	484m SE	Railway Sidings	1913	2241305
AK	492m N	Sewage Works	1935 - 1938	2265835
29	496m NW	Chair Factory	1932	2220515
AK	499m N	Sewage Works	1913	2294188

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

62

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

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

ID	Location	Land use	Dates present	Group ID
B	On site	Unspecified Tank	-	376468
B	On site	Unspecified Tank	1986	405114
B	On site	Tanks	1964	416405
B	On site	Unspecified Tank	1996	419967
B	On site	Unspecified Tank	1971	428275
B	33m W	Tanks	1999	380175
J	78m W	Tanks	1971	380185
J	91m W	Unspecified Tank	1986 - 1996	420749
J	92m W	Unspecified Tank	1986 - 1996	423650
J	99m W	Unspecified Tank	1986 - 1996	398326
J	99m W	Unspecified Tank	-	376469
J	100m W	Unspecified Tank	1971	424902
J	131m W	Unspecified Tank	1971	395380
J	132m W	Unspecified Tank	-	376465
J	132m NW	Tanks	1971	380184
J	136m NW	Tanks	1986	420021
J	136m NW	Tanks	1996	399821
J	138m NW	Tanks	-	376474
J	139m NW	Tanks	1971	380179
J	143m NW	Tanks	1986	407222
J	146m NW	Tanks	-	376473



ID	Location	Land use	Dates present	Group ID
J	146m NW	Tanks	1971	431175
J	147m NW	Tanks	1986 - 1996	418995
K	168m N	Unspecified Tank	1986 - 1996	427884
K	169m N	Unspecified Tank	-	376464
K	169m N	Unspecified Tank	1971	413013
J	171m W	Unspecified Tank	1986	395393
J	171m W	Tanks	1986 - 1996	425887
J	175m NW	Tanks	1971	380183
J	175m NW	Tanks	-	376472
J	177m W	Tanks	1971	380180
J	177m NW	Tanks	-	376466
K	188m N	Unspecified Tank	1986	395390
R	191m NW	Tanks	1971	380182
K	191m N	Unspecified Tank	1971	395379
K	192m N	Unspecified Tank	-	376463
R	210m NW	Tanks	1971	380181
R	226m NW	Unspecified Tank	1986	395392
R	226m NW	Tanks	1996	405325
R	230m NW	Tanks	1971	418260
R	231m NW	Tanks	1971	380178
R	231m NW	Tanks	-	376471
R	232m NW	Unspecified Tank	1986	395391
R	235m NW	Tanks	1986 - 1996	420850
R	237m NW	Tanks	-	376475
R	238m NW	Tanks	-	376470
M	269m S	Unspecified Tank	1964	403323
R	270m NW	Tanks	1986 - 1996	416190
10	277m SW	Tanks	1999	380176



ID	Location	Land use	Dates present	Group ID
Y	285m SW	Unspecified Tank	1934	395384
T	334m SW	Unspecified Tank	1999	395374
AB	347m NW	Tanks	-	376467
AB	347m NW	Tanks	1986 - 1996	428252
AB	348m NW	Tanks	1971	404119
AB	363m NW	Unspecified Tank	-	376462
AB	363m NW	Unspecified Tank	1986 - 1996	423874
AB	363m NW	Unspecified Tank	1971	409070
AA	376m SE	Unspecified Tank	1899	395382
AA	417m SE	Unspecified Tank	1914	395388
AA	417m SE	Tanks	1935	398740
AA	447m SE	Unspecified Tank	1935	423880
AA	491m SE	Unspecified Tank	1986	395378

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

50

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

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

ID	Location	Land use	Dates present	Group ID
B	On site	Electricity Substation	-	265718
B	On site	Electricity Substation	1971	287188
B	On site	Electricity Substation	1986	289263
B	On site	Electricity Substation	1996	299099
E	6m N	Electricity Substation	1996	266524



ID	Location	Land use	Dates present	Group ID
E	37m NE	Electricity Substation	1986	279988
E	38m NE	Electricity Substation	-	265716
E	38m NE	Electricity Substation	1971	285316
H	67m NE	Electricity Substation	1986 - 1996	318314
H	68m NE	Electricity Substation	-	265717
I	73m W	Electricity Substation	-	265719
I	73m W	Electricity Substation	1968 - 1970	315714
I	74m W	Electricity Substation	1987	277857
I	74m W	Electricity Substation	1999	294744
3	82m E	Electricity Substation	1973 - 1992	314853
4	106m SW	Electricity Substation	1987	271600
K	136m NW	Electricity Substation	1986	318773
K	137m NW	Electricity Substation	1971	287450
5	138m NE	Electricity Substation	1973 - 1992	315789
K	138m NW	Electricity Substation	-	265715
K	138m NW	Electricity Substation	1996	306737
J	164m W	Electricity Substation	1996	266525
J	166m W	Electricity Substation	1986	271419
P	177m SE	Electricity Substation	1986 - 1990	286910
P	178m SE	Electricity Substation	-	265703
S	217m S	Electricity Substation	1987 - 1999	289598
S	217m S	Electricity Substation	-	265720
S	217m S	Electricity Substation	1970	301925
S	217m S	Electricity Substation	1968	305018
M	230m S	Electricity Substation	1986 - 1990	291860
X	255m SE	Electricity Substation	1986 - 1990	288785
X	256m SE	Electricity Substation	-	265704
7	264m N	Electricity Substation	1996	266526



ID	Location	Land use	Dates present	Group ID
V	296m E	Electricity Substation	1986 - 1992	309925
V	296m E	Electricity Substation	1973	277247
12	297m NW	Electricity Substation	1996	266523
O	305m SW	Electricity Substation	1987	271599
T	343m SW	Electricity Substation	1999	267150
AB	383m NW	Electricity Substation	1996	266522
AB	388m NW	Electricity Substation	1986	271418
AB	388m NW	Electricity Substation	-	265714
AH	405m NE	Electricity Substation	1973 - 1987	305860
AH	407m NE	Electricity Substation	1987 - 1992	318465
AF	424m S	Electricity Substation	1972	267920
AA	426m SE	Electricity Substation	1990	272193
AA	431m SE	Electricity Substation	1986	271828
AA	433m SE	Electricity Substation	-	265702
AI	450m S	Electricity Substation	1984	308329
AI	457m S	Electricity Substation	1992	285245
25	461m N	Electricity Substation	1975	267941

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

25

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

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

ID	Location	Land use	Dates present	Group ID
C	On site	Motor Repair Works	-	81074
C	On site	Motor Repair Works	-	81075
C	On site	Motor Repair Works	1971	86606
D	On site	Garage	1982	91082
D	On site	Garage	1970	89772
G	22m N	Garage	1971	85220
G	23m N	Garage	1986	85473
G	24m N	Garage	-	81072
L	89m N	Garage	1971	86373
L	89m N	Garage	1986	91940
L	89m N	Garage	1996	93338
L	89m N	Garage	-	81073
K	146m N	Motor Repair Works	1971	82174
K	147m N	Motor Repair Works	-	81071
K	183m N	Garage	1986	93163
K	185m N	Garage	1982	94057
K	187m N	Garage	1971	87801
K	187m N	Garage	-	81070
K	202m N	Garage	1970	86929
V	231m E	Repair Works	1986 - 1987	84834
V	231m E	Repair Works	1987	86725



ID	Location	Land use	Dates present	Group ID
V	233m E	Vehicle Body Repair Works	1973	82129
V	260m E	Motor Repair Works	1973	82175
M	345m S	Garage	1965 - 1966	82527
M	346m S	Garage	-	81069

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

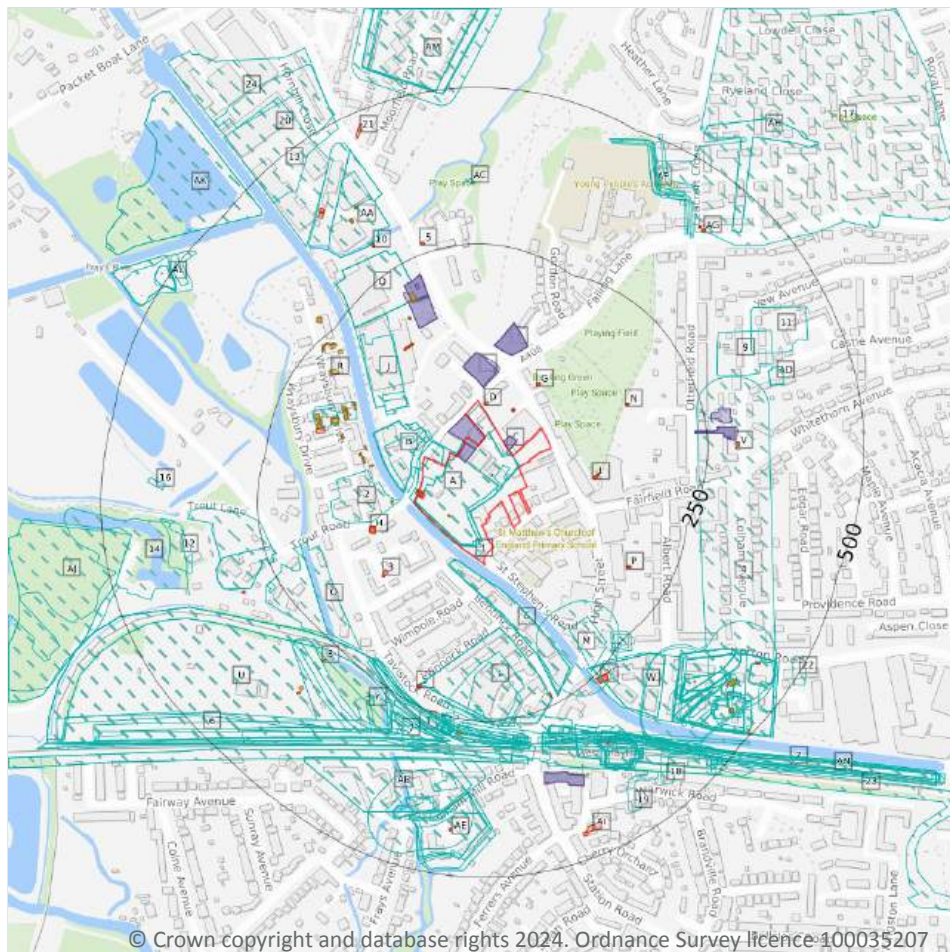
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

213

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

Features are displayed on the Past land use - un-grouped map on [page 29](#) >

ID	Location	Land Use	Date	Group ID
1	On site	Boat House	1898	2172668
A	On site	Rubber Mills	1932	2257786
A	On site	Rubber Mills	1898	2316208



ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Works	1990	2314006
A	On site	Unspecified Works	1975	2314006
A	On site	Unspecified Works	1970	2331705
B	On site	Rubber Mills	1913	2203799
B	On site	Rubber Mills	1894	2300374
B	8m NW	Dock	1970	2168109
B	18m NW	Rubber Mills	1913	2203799
B	18m NW	Rubber Mills	1894	2300374
E	19m S	Unspecified Works	1970	2257521
E	19m S	Unspecified Works	1990	2276405
E	19m S	Unspecified Works	1975	2276405
2	22m W	Unspecified Works	1970	2182653
J	83m NW	Unspecified Works	1975	2274560
J	86m NW	Unspecified Works	1970	2208388
L	104m S	Unspecified Works	1990	2331799
L	104m S	Unspecified Works	1975	2331799
L	104m S	Unspecified Works	1970	2331799
B	123m NW	Unspecified Works	1975	2311190
M	131m SE	Oil Works	1868	2328106
L	141m S	Printing Works	1913	2265395
B	147m NW	Unspecified Works	1990	2311190
L	156m S	Printing Works	1932	2235361
O	166m W	Engine Works	1970	2188895
M	172m SE	Oil Works	1881	2274584
Q	190m N	Unspecified Factory	1990	2269297
Q	190m N	Unspecified Works	1975	2268162
Q	190m N	Unspecified Factory	1970	2210189
O	194m W	Unspecified Works	1970	2182654



ID	Location	Land Use	Date	Group ID
T	221m SW	Railway Sidings	1938	2281776
L	222m SW	Railway Sidings	1932	2242810
L	222m SW	Railway Sidings	1898	2224014
L	223m SW	Railway Sidings	1935	2242810
L	224m SW	Railway Sidings	1913	2243565
L	226m S	Printing Works	1913	2265395
L	226m S	Railway Sidings	1881	2200508
U	227m SW	Railway Sidings	1990	2216844
U	227m SW	Railway Sidings	1975	2304777
U	227m SW	Railway Sidings	1970	2295145
U	227m SW	Coal Depot	1970	2275511
U	227m SW	Railway Sidings	1960	2313570
M	228m SE	Smithy	1894	2232553
W	233m SE	Cement Works	1898	2205992
M	233m SE	Smithy	1898	2325574
4	235m E	Dock	1898	2325872
O	235m W	Unspecified Works	1990	2302235
O	235m W	Unspecified Works	1975	2302235
O	235m W	Unspecified Works	1970	2317732
W	237m SE	Unspecified Works	1990	2318894
W	237m SE	Unspecified Works	1975	2318894
W	237m SE	Unspecified Works	1970	2318894
M	240m SE	Smithy	1894	2212306
L	241m S	Railway Building	1881	2275242
L	247m S	Railway Buildings	1935	2160512
L	248m S	Railway Building	1938	2329616
L	248m S	Railway Station	1881	2167944
U	251m SW	Coal Depot	1990	2219210



ID	Location	Land Use	Date	Group ID
U	251m SW	Coal Depot	1975	2219210
T	253m S	Railway Sidings	1938	2205609
L	254m S	Railway Building	1935	2309192
L	254m S	Railway Building	1938	2309192
L	255m S	Railway Sidings	1894	2260994
L	258m S	Railway Building	1913	2284130
L	258m S	Railway Building	1894	2320202
O	258m SW	Boat House	1898	2172625
L	259m S	Goods Shed	1898	2167465
L	260m S	Railway Sidings	1894	2267548
L	260m S	Railway Building	1913	2284130
L	260m S	Railway Building	1894	2320202
L	262m S	Railway Building	1938	2217872
L	262m S	Railway Sidings	1894	2326083
L	263m S	Railway Building	1938	2217872
L	264m S	Railway Sidings	1913	2260922
T	266m S	Railway Sidings	1913	2223744
6	273m S	Railway Sidings	1935	2219334
L	276m S	Railway Building	1894	2293882
7	276m S	Railway Sidings	1898	2294409
T	276m S	Railway Sidings	1932	2223546
L	277m S	Railway Sidings	1868	2269828
L	278m S	Railway Land	1935	2201085
L	278m S	Railway Buildings	1935	2243421
L	278m S	Railway Building	1894	2268494
L	278m S	Railway Sidings	1894	2256118
L	278m S	Railway Buildings	1938	2226286
T	278m S	Railway Sidings	1913	2223546



ID	Location	Land Use	Date	Group ID
L	279m S	Railway Building	1938	2196361
Y	280m SW	Water Tower	1935	2276140
L	282m S	Railway Building	1898	2300541
L	284m S	Railway Sidings	1913	2224233
L	284m S	Railway Sidings	1894	2266296
Y	285m SW	Water Tower	1913	2245332
L	286m S	Railway Station	1868	2167945
9	290m NE	Gravel Pit	1868	2274525
Z	294m S	Railway Sidings	1913	2330003
Z	294m S	Railway Sidings	1894	2301254
L	295m S	Railway Building	1938	2196362
L	295m S	Railway Station	1913	2231507
L	295m SE	Railway Station	1894	2328486
Z	297m S	Railway Sidings	1932	2234460
Z	298m S	Railway Sidings	1938	2331322
T	299m S	Unspecified Ground Workings	1990	2233125
T	299m S	Unspecified Ground Workings	1975	2239553
Z	300m S	Railway Sidings	1935	2234460
L	300m S	Railway Building	1868	2196364
AA	300m N	Unspecified Works	1975	2303964
AA	300m N	Unspecified Works	1970	2303964
Z	301m S	Railway Sidings	1938	2331322
L	302m S	Railway Building	1913	2196363
L	304m S	Railway Building	1894	2196365
Z	304m SE	Dock	1932	2280964
L	308m SE	Railway Buildings	1938	2262790
L	312m S	Film Works	1935	2166815
AB	314m S	Unspecified Works	1990	2217695



ID	Location	Land Use	Date	Group ID
AB	314m S	Unspecified Works	1975	2217695
L	325m SE	Railway Station	1932	2273104
L	325m SE	Railway Station	1898	2286475
L	326m SE	Railway Buildings	1938	2243421
L	326m SE	Railway Station	1913	2238329
L	326m SE	Railway Station	1894	2319451
Z	329m SE	Cement Works	1894	2240670
Z	330m SE	Cement Works	1894	2240670
Z	331m SE	Unspecified Dock	1913	2267980
L	334m SE	Railway Station	1990	2260444
L	334m SE	Railway Station	1975	2260444
L	334m SE	Railway Station	1970	2260444
L	334m SE	Railway Station	1960	2260444
AB	336m S	Flour Mill	1868	2269673
L	337m S	Flour Mill	1881	2312754
Z	338m SE	Unspecified Dock	1935	2317772
AA	339m NW	Unspecified Heap	1970	2186933
Z	344m SE	Dock	1938	2302598
Z	344m SE	Dock	1938	2302598
AC	347m N	Wind Pump	1935	2173265
AC	350m N	Wind Pump	1913	2173264
11	356m NE	Gravel Pit	1881	2307616
Z	357m SE	Pumping Station	1975	2202693
Z	363m SE	Dock	1960	2291042
12	364m W	Unspecified Pit	1975	2176237
AD	364m E	Dock	1894	2168115
AD	364m E	Unspecified Dock	1894	2188666
Z	365m SE	Dock	1938	2294183



ID	Location	Land Use	Date	Group ID
AA	365m N	Unspecified Depot	1990	2170055
AE	365m S	Photographic Works	1913	2245300
Z	366m SE	Unspecified Heap	1990	2331647
Z	366m SE	Unspecified Heap	1975	2331647
Z	366m SE	Unspecified Heap	1970	2331647
AE	367m S	Photographic Works	1913	2245300
AE	367m S	Photographic Works	1932	2320069
13	368m NW	Unspecified Warehouses	1990	2199164
14	373m W	Gravel Pit	1970	2193951
Z	377m SE	Railway Sidings	1881	2280476
Z	378m SE	Dock	1970	2290808
AB	380m S	Unspecified Mill	1894	2238361
AB	380m S	Unspecified Mill	1894	2305362
AB	380m S	Unspecified Mill	1898	2317087
15	382m SE	Railway Sidings	1960	2303211
AF	386m NE	Unspecified Ground Workings	1913	2313347
AF	387m NE	Unspecified Ground Workings	1935	2211533
Z	388m SE	Dock	1913	2280964
AE	397m S	Unspecified Commercial/Industrial	1960	2171085
AE	398m S	Unspecified Works	1970	2182609
16	399m W	Scrap Metal Yard	1975	2188588
17	399m NE	Unspecified Ground Workings	1970	2276752
Z	400m SE	Railway Sidings	1935	2293429
Z	403m SE	Railway Sidings	1938	2211084
Z	404m SE	Unspecified Tank	1938	2191428
Z	405m SE	Railway Sidings	1938	2211084
18	413m SE	Gravel Pit	1881	2194176
19	415m SE	Gravel Pit	1868	2194093



ID	Location	Land Use	Date	Group ID
AF	418m NE	Unspecified Ground Workings	1894	2244500
Z	419m SE	Pumping Station	1935	2216416
Z	420m SE	Unspecified Tanks	1938	2303862
Z	421m SE	Pumping Station	1938	2295607
Z	423m SE	Pumping Station	1938	2295607
Z	423m SE	Unspecified Tanks	1938	2303862
Z	426m SE	Pumping Station	1913	2263159
Z	427m SE	Pumping Station	1913	2252046
Z	429m SE	Unspecified Heap	1990	2282858
Z	429m SE	Unspecified Heap	1975	2282858
Z	429m SE	Unspecified Heap	1970	2282858
Z	433m SE	Pumping Station	1932	2252046
AF	438m NE	Unspecified Ground Workings	1881	2209366
AH	439m NE	Unspecified Ground Workings	1938	2218945
AH	439m NE	Unspecified Ground Workings	1938	2218945
20	442m NW	Unspecified Factory	1970	2200121
AJ	454m W	Unspecified Ground Workings	1990	2311191
AJ	454m W	Unspecified Ground Workings	1975	2311191
AK	455m NW	Unspecified Ground Workings	1990	2213463
AK	455m NW	Unspecified Ground Workings	1975	2213463
Z	457m SE	Unspecified Pit	1868	2176605
AL	458m NW	Unspecified Ground Workings	1970	2233084
Z	458m SE	Unspecified Works	1970	2182803
AL	468m NW	Unspecified Heap	1938	2186932
Z	471m SE	Railway Sidings	1898	2286283
AM	475m N	Sewage Works	1932	2226452
AL	478m NW	Unspecified Ground Workings	1938	2331077
AL	478m NW	Unspecified Ground Workings	1938	2331077



ID	Location	Land Use	Date	Group ID
Z	479m SE	Railway Building	1935	2261564
AL	479m NW	Refuse Heap	1938	2159599
Z	479m SE	Railway Building	1938	2261564
22	481m SE	Unspecified Pit	1881	2176606
AL	482m NW	Gravel Pit	1960	2194111
23	482m SE	Railway Sidings	1938	2303912
AN	484m SE	Railway Sidings	1913	2241305
AN	484m SE	Railway Sidings	1894	2301254
AM	492m N	Sewage Works	1938	2265835
AM	492m N	Sewage Works	1938	2265835
AM	492m N	Sewage Works	1938	2265835
24	496m NW	Chair Factory	1932	2220515
AM	499m N	Sewage Works	1913	2294188
AM	500m N	Sewage Works	1913	2294188

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

76

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

Features are displayed on the Past land use - un-grouped map on [page 29 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Tanks	1964	416405
A	On site	Unspecified Tank	1971	428275
A	On site	Tanks	1964	416405
A	On site	Unspecified Tank	1996	419967
A	On site	Unspecified Tank	1986	405114
A	On site	Unspecified Tank	-	376468



ID	Location	Land Use	Date	Group ID
A	33m W	Tanks	1999	380175
B	78m W	Tanks	1971	380185
B	91m W	Unspecified Tank	1986	420749
B	92m W	Unspecified Tank	1986	423650
B	92m W	Unspecified Tank	1996	420749
B	92m W	Unspecified Tank	1996	423650
B	99m W	Unspecified Tank	1986	398326
B	99m W	Unspecified Tank	-	376469
B	99m W	Unspecified Tank	1996	398326
B	100m W	Unspecified Tank	1971	424902
B	131m W	Unspecified Tank	1971	395380
B	132m W	Unspecified Tank	-	376465
B	132m NW	Tanks	1971	380184
B	136m NW	Tanks	1986	420021
B	136m NW	Tanks	1996	399821
B	138m NW	Tanks	-	376474
B	139m NW	Tanks	1971	380179
B	143m NW	Tanks	1986	407222
B	146m NW	Tanks	-	376473
B	146m NW	Tanks	1971	431175
B	147m NW	Tanks	1986	418995
B	147m NW	Tanks	1996	418995
J	168m N	Unspecified Tank	1986	427884
J	169m N	Unspecified Tank	-	376464
J	169m N	Unspecified Tank	1996	427884
J	169m N	Unspecified Tank	1971	413013
B	171m W	Unspecified Tank	1986	395393
B	171m W	Tanks	1996	425887



ID	Location	Land Use	Date	Group ID
B	172m W	Tanks	1986	425887
B	175m NW	Tanks	1971	380183
B	175m NW	Tanks	-	376472
B	177m W	Tanks	1971	380180
B	177m NW	Tanks	-	376466
J	188m N	Unspecified Tank	1986	395390
R	191m NW	Tanks	1971	380182
J	191m N	Unspecified Tank	1971	395379
J	192m N	Unspecified Tank	-	376463
R	210m NW	Tanks	1971	380181
R	226m NW	Unspecified Tank	1986	395392
R	226m NW	Tanks	1996	405325
R	230m NW	Tanks	1971	418260
R	231m NW	Tanks	1971	380178
R	231m NW	Tanks	-	376471
R	232m NW	Unspecified Tank	1986	395391
R	235m NW	Tanks	1986	420850
R	236m NW	Tanks	1996	420850
R	237m NW	Tanks	-	376475
R	238m NW	Tanks	-	376470
L	269m S	Unspecified Tank	1964	403323
L	269m S	Unspecified Tank	1964	403323
R	270m NW	Tanks	1986	416190
R	271m NW	Tanks	1996	416190
8	277m SW	Tanks	1999	380176
Y	285m SW	Unspecified Tank	1934	395384
T	334m SW	Unspecified Tank	1999	395374
AA	347m NW	Tanks	-	376467



ID	Location	Land Use	Date	Group ID
AA	347m NW	Tanks	1996	428252
AA	347m NW	Tanks	1986	428252
AA	348m NW	Tanks	1971	404119
AA	363m NW	Unspecified Tank	-	376462
AA	363m NW	Unspecified Tank	1996	423874
AA	363m NW	Unspecified Tank	1986	423874
AA	363m NW	Unspecified Tank	1971	409070
Z	376m SE	Unspecified Tank	1899	395382
Z	417m SE	Unspecified Tank	1914	395388
Z	417m SE	Tanks	1935	398740
Z	417m SE	Tanks	1935	398740
Z	447m SE	Unspecified Tank	1935	423880
Z	447m SE	Unspecified Tank	1935	423880
Z	491m SE	Unspecified Tank	1986	395378

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

73

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

Features are displayed on the Past land use - un-grouped map on [page 29 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Electricity Substation	1971	287188
A	On site	Electricity Substation	1996	299099
A	On site	Electricity Substation	1986	289263
A	On site	Electricity Substation	-	265718
D	6m N	Electricity Substation	1996	266524
D	37m NE	Electricity Substation	1986	279988



ID	Location	Land Use	Date	Group ID
D	38m NE	Electricity Substation	-	265716
D	38m NE	Electricity Substation	1971	285316
G	67m NE	Electricity Substation	1986	318314
G	68m NE	Electricity Substation	1996	318314
G	68m NE	Electricity Substation	-	265717
H	73m W	Electricity Substation	-	265719
H	73m W	Electricity Substation	1970	315714
H	73m SW	Electricity Substation	1968	315714
H	74m W	Electricity Substation	1987	277857
H	74m W	Electricity Substation	1999	294744
I	82m E	Electricity Substation	1987	314853
I	82m E	Electricity Substation	1987	314853
I	82m E	Electricity Substation	1986	314853
I	82m E	Electricity Substation	1992	314853
I	83m E	Electricity Substation	1973	314853
3	106m SW	Electricity Substation	1987	271600
J	136m NW	Electricity Substation	1986	318773
J	137m NW	Electricity Substation	1971	287450
N	138m NE	Electricity Substation	1987	315789
N	138m NE	Electricity Substation	1987	315789
N	138m NE	Electricity Substation	1986	315789
N	138m NE	Electricity Substation	1986	315789
N	138m NE	Electricity Substation	1973	315789
N	138m NE	Electricity Substation	1992	315789
J	138m NW	Electricity Substation	-	265715
J	138m NW	Electricity Substation	1996	306737
B	164m W	Electricity Substation	1996	266525
B	166m W	Electricity Substation	1986	271419



ID	Location	Land Use	Date	Group ID
P	177m SE	Electricity Substation	1986	286910
P	177m SE	Electricity Substation	1990	286910
P	178m SE	Electricity Substation	-	265703
S	217m S	Electricity Substation	1999	289598
S	217m S	Electricity Substation	-	265720
S	217m S	Electricity Substation	1970	301925
S	217m S	Electricity Substation	1987	289598
S	217m S	Electricity Substation	1968	305018
L	230m S	Electricity Substation	1986	291860
L	230m S	Electricity Substation	1990	291860
X	255m SE	Electricity Substation	1986	288785
X	255m SE	Electricity Substation	1990	288785
X	256m SE	Electricity Substation	-	265704
5	264m N	Electricity Substation	1996	266526
V	296m E	Electricity Substation	1992	309925
V	296m E	Electricity Substation	1987	309925
V	296m E	Electricity Substation	1987	309925
V	296m E	Electricity Substation	1986	309925
V	296m E	Electricity Substation	1986	309925
V	296m E	Electricity Substation	1973	277247
10	297m NW	Electricity Substation	1996	266523
O	305m SW	Electricity Substation	1987	271599
T	343m SW	Electricity Substation	1999	267150
AA	383m NW	Electricity Substation	1996	266522
AA	388m NW	Electricity Substation	1986	271418
AA	388m NW	Electricity Substation	-	265714
AG	405m NE	Electricity Substation	1987	305860
AG	406m NE	Electricity Substation	1973	305860



ID	Location	Land Use	Date	Group ID
AG	407m NE	Electricity Substation	1987	318465
AG	407m NE	Electricity Substation	1986	305860
AG	407m NE	Electricity Substation	1986	305860
AG	409m NE	Electricity Substation	1992	318465
AE	424m S	Electricity Substation	1972	267920
Z	426m SE	Electricity Substation	1990	272193
Z	431m SE	Electricity Substation	1986	271828
Z	433m SE	Electricity Substation	-	265702
AI	450m S	Electricity Substation	1984	308329
AI	457m S	Electricity Substation	1992	285245
21	461m N	Electricity Substation	1975	267941

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	29
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 29 >](#)

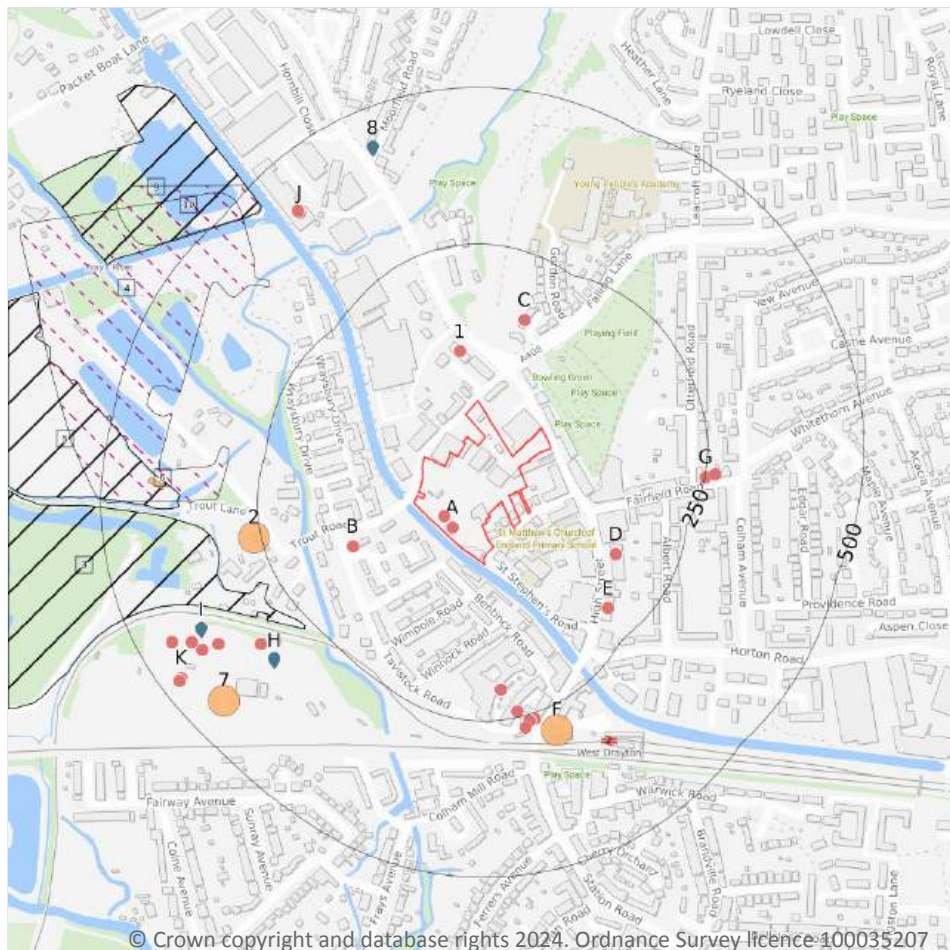
ID	Location	Land Use	Date	Group ID
A	On site	Motor Repair Works	-	81074
A	On site	Motor Repair Works	-	81075

ID	Location	Land Use	Date	Group ID
A	On site	Motor Repair Works	1971	86606
A	On site	Motor Repair Works	1971	86606
C	On site	Garage	1982	91082
C	On site	Garage	1970	89772
F	22m N	Garage	1971	85220
F	23m N	Garage	1986	85473
F	24m N	Garage	-	81072
K	89m N	Garage	1971	86373
K	89m N	Garage	1986	91940
K	89m N	Garage	1996	93338
K	89m N	Garage	-	81073
J	146m N	Motor Repair Works	1971	82174
J	147m N	Motor Repair Works	-	81071
J	183m N	Garage	1986	93163
J	185m N	Garage	1982	94057
J	187m N	Garage	1971	87801
J	187m N	Garage	-	81070
J	202m N	Garage	1970	86929
V	231m E	Repair Works	1986	84834
V	231m E	Repair Works	1987	84834
V	231m E	Repair Works	1986	84834
V	231m E	Repair Works	1987	86725
V	233m E	Vehicle Body Repair Works	1973	82129
V	260m E	Motor Repair Works	1973	82175
L	345m S	Garage	1965	82527
L	345m S	Garage	1966	82527
L	346m S	Garage	-	81069

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical landfill (LA/OS)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

2

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

Features are displayed on the Waste and landfill map on [page 45 >](#)

ID	Location	Site address	Source	Data type
4	304m W	Refuse Tip	1987 mapping	Polygon
10	463m NW	Refuse Tip	1969 mapping	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

3

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

Features are displayed on the Waste and landfill map on [page 45 >](#)

ID	Location	Details		
3	261m SW	Site Address: Trout Lane, Yiewsley, Hillingdon, London Licence Holder Address: -	Waste Licence: - Site Reference: 8HI050, HIL058 Waste Type: Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: S W Boyer First Recorded - Last Recorded: -
5	374m W	Site Address: The Lizzards, Yiewsley, Hillingdon, London Licence Holder Address: -	Waste Licence: - Site Reference: 8HI051, HIL059 Waste Type: Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: S W Boyer - Grand Junction Canal Company First Recorded 31/12/1960 Last Recorded: 31/12/1970



ID	Location	Details		
9	461m NW	Site Address: British Waterways Site, Yiewsley, Hillingdon, London Licence Holder Address: -	Waste Licence: - Site Reference: 8HI036, HIL043 Waste Type: Inert, Industrial, Commercial, Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: British Waterways Board First Recorded 31/12/1890 Last Recorded: 31/12/1996

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

3.5 Historical waste sites

Records within 500m	4
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Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 45 >](#)

ID	Location	Address	Further Details	Date
2	237m W	Site Address: Trout Road, Trout Road, WEST DRAYTON, Hillingdon, UB7 7SN	Type of Site: Waste Transfer Station Planning application reference: 98/1132 Description: Erection of a single storey waste transfer station building with unloading bays, storage, loading shovel and plant facility. Erection of a single storey waste transfer station building with unloading bays, storage, loading shovel and plant facility. Detailed plans have been submitted to LB Hillingdon. An application (ref: 98/1132) for Detailed Planning permission was submitted to Hillingdon L.B. on 3rd June 1998. Data source: Historic Planning Application Data Type: Point	-
F	264m S	Site Address: De Burgh Arms Hotel, High Street, Yiewsley, WEST DRAYTON, Hillingdon, UB7 7DQ	Type of Site: Waste Transfer Station (Alterations) Planning application reference: 9552/APP/2005/167 Description: Scheme comprises installation of a universal superloo. An application (ref: 9552/APP/2005/167) for Detailed Planning permission was submitted to Hillingdon L.B. on 10th March 2005. Data source: Historic Planning Application Data Type: Point	-



ID	Location	Address	Further Details	Date
6	399m W	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1975
7	413m SW	Site Address: Old Coal Depot, Heathcote Way, Tavistock Road, West Drayton, Hillingdon, UB7 7RD	Type of Site: Waste Recycling Building Planning application reference: 18736/APP/2015/4457 Description: Scheme comprises demolition of buildings and redevelopment of site to provide a materials recovery and recycling facility and Civic Amenity Site, incorporating a recovery and recycling building, storage bays, administration office/training building, external processing and storage area, two weighbridges, reuse and extension of railway sidings, and Civic Amenity Centre, together with associated car parking, landscaping, fencing and infrastructure including natural ventilation. The associated works include sewer systems, landscaping, infrastructure, enabling works, cable laying and access roads. Data source: Historic Planning Application Data Type: Point	-

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

3.6 Licensed waste sites

Records within 500m	4
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 45 >](#)

ID	Location	Details		
H	336m SW	Site Name: Powerday H W R C Site Address: Yiewsley Rail Sidings, Tavistock Road, West Drayton, Middlesex, UB7 7RD Correspondence Address: -	Type of Site: 75kte Non-hazardous & hazardous HWA Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: POW078 EPR reference: EA/EPR/LB3530RA/V003 Operator: Powerday Plc Waste Management licence No: 104761 Annual Tonnage: 74999	Issue Date: 03/12/2012 Effective Date: - Modified: 21/03/2018 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
H	336m SW	Site Name: Powerday H W R C Site Address: Yiewsley Rail Sidings, Tavistock Road, West Drayton, Middlesex, UB7 7RD Correspondence Address: -	Type of Site: 75kte Non-hazardous & hazardous HWA Site Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 638897 EPR reference: EA/EPR/LB3530RA Operator: Powerday Plc Waste Management licence No: 104761 Annual Tonnage: 74999	Issue Date: 03/12/2012 Effective Date: 03/12/2012 Modified: 03/12/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
I	397m SW	Site Name: R G S C Limited Site Address: Trout Lane, Yiewsley, Hillingdon, UB7 7SN Correspondence Address: -	Type of Site: Inert & excavation Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 632453 EPR reference: EA/EPR/JB3603GH Operator: Rgsc Limited Waste Management licence No: 407159 Annual Tonnage: 74999	Issue Date: 05/02/2021 Effective Date: 05/02/2021 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
8	437m N	Site Name: - Site Address: Unit 1, Moorfield Road, Off Upper Villiers Street, Wolverhampton, West Midlands, WV2 4QT Correspondence Address: -	Type of Site: 75kte WEEE Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RJR001 EPR reference: EA/EPR/EB3705LV/A001 Operator: R J Refurbishments Limited Waste Management licence No: 403914 Annual Tonnage: 74999	Issue Date: 30/08/2017 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m

190

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

Features are displayed on the Waste and landfill map on [page 45 >](#)



ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	-	WEX280668	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	On site	-	WEX281817	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
1	83m N	-	WEX296497	Using waste exemption	Not on a farm	Use of waste in construction
B	121m SW	Yiewsley Rail Sidings, Tavistock Road, West Drayton, Ub7 7rd	WEX240590	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	121m SW	Yiewsley Rail Sidings, Tavistock Road, West Drayton, Ub7 7rd	WEX257566	Treating waste exemption	Not on a farm	Recovery of scrap metal
C	147m N	Saz Corporation Ltd 9 Falling Lane West Drayton Middlesex Ub7 8aa	EPR/ME5747T P/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
C	147m N	Saz Corporation Ltd 9 Falling Lane West Drayton Middlesex Ub7 8aa	EPR/ME5747T P/A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
D	152m SE	84, High Street, Yiewsley, West Drayton, Ub7 7ds	WEX355637	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	152m SE	84, High Street, Yiewsley, West Drayton, Ub7 7ds	WEX228711	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	152m SE	84 High Street West Drayton Middlesex Ub7 7ds	EPR/LE5883EX /A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
D	152m SE	84, High Street, Yiewsley, West Drayton, Ub7 7ds	WEX081891	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	198m SE	28, High Street, Yiewsley, West Drayton, Ub7 7dp	WEX355624	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	198m SE	28, High Street, Yiewsley, West Drayton, Ub7 7dp	WEX228715	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	198m SE	28 High Street West Drayton Middlesex Ub7 7dp	EPR/ME5983E T/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
E	198m SE	28, High Street, Yiewsley, West Drayton, Ub7 7dp	WEX081889	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	203m S	-	WEX273431	Using waste exemption	Not on a farm	Use of waste for a specified purpose



ID	Location	Site	Reference	Category	Sub-Category	Description
F	203m S	-	WEX273431	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	203m S	-	WEX273431	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	203m S	-	WEX273431	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	203m S	-	WEX273431	Treating waste exemption	Not on a farm	Screening and blending of waste
F	203m S	-	WEX273431	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	203m S	-	WEX273431	Treating waste exemption	Not on a farm	Sorting mixed waste
F	203m S	-	WEX273431	Treating waste exemption	Not on a farm	Manual treatment of waste
F	241m S	Euro Storage Tavistock Road Middlesex Ub7 7qt	EPR/DE5942M S/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
G	251m E	Lama Electrical Wholesale 57-59 Fairfield Road West Drayton Ub7 8ez	EPR/KE5886Q Q/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
F	261m S	1a, Tavistock Road, Yiewsley, West Drayton, Ub7 7qt	WEX350925	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Euro Storage, Tavistock Road, Unit 21, West Drayton, Ub77qt	WEX350929	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Eurostorage,unit 19b, Tavistock Road, Westdrayton, Ub77qt	WEX354084	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	Eurostorage,unit 19b, Tavistock Road, Westdrayton, Ub77qt	WEX354084	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	Eurostorage,unit 19b, Tavistock Road, Westdrayton, Ub77qt	WEX354084	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	J S Skip Hire Ltd, Unit 20a, Old Coal Yard Euro Storge Tavistock Road Ub7 7qt, West Drayton, Ub7 7qt	WEX359392	Treating waste exemption	On a farm	Recovery of scrap metal



ID	Location	Site	Reference	Category	Sub-Category	Description
F	261m S	J S Skip Hire Ltd, Unit 20a, Old Coal Yard Euro Storge Tavistock Road Ub7 7qt, West Drayton, Ub7 7qt	WEX359392	Treating waste exemption	On a farm	Sorting mixed waste
F	261m S	J S Skip Hire Ltd, Unit 20a, Old Coal Yard Euro Storge Tavistock Road Ub7 7qt, West Drayton, Ub7 7qt	WEX359392	Using waste exemption	On a farm	Use of waste in construction
F	261m S	J S Skip Hire Ltd, Unit 20a, Old Coal Yard Euro Storge Tavistock Road Ub7 7qt, West Drayton, Ub7 7qt	WEX359392	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	J S Skip Hire Ltd, Unit 20a, Old Coal Yard Euro Storge Tavistock Road Ub7 7qt, West Drayton, Ub7 7qt	WEX359392	Storing waste exemption	On a farm	Storage of waste in secure containers
F	261m S	J S Skip Hire Ltd, Unit 20a, Old Coal Yard Euro Storge Tavistock Road Ub7 7qt, West Drayton, Ub7 7qt	WEX359392	Storing waste exemption	On a farm	Storage of waste in a secure place
F	261m S	Eurostorage, Unit 19 A, Tavistock Road, West Drayton, Ub77qt	WEX294642	Treating waste exemption	Not on a farm	Screening and blending of waste
F	261m S	Eurostorage, Unit 19 A, Tavistock Road, West Drayton, Ub77qt	WEX294642	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	Eurostorage, Unit 19 A, Tavistock Road, West Drayton, Ub77qt	WEX294642	Disposing of waste exemption	Not on a farm	Burning waste in the open
F	261m S	Eurostorage, Unit 19 A, Tavistock Road, West Drayton, Ub77qt	WEX294642	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
F	261m S	Eurostorage, Unit 19 A, Tavistock Road, West Drayton, Ub77qt	WEX294642	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	Eurostorage, Unit 19 A, Tavistock Road, West Drayton, Ub77qt	WEX294642	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Eurostorage, Unit 19 A, Tavistock Road, West Drayton, Ub77qt	WEX294642	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
F	261m S	Euro Storage, Unit 21, Tavistock Road, West Drayton, Ub7 7qt	WEX397503	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Euro Storage, Unit 21, Tavistock Road, West Drayton, Ub7 7qt	WEX397503	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Euro Storage, Unit 21, Tavistock Road, West Drayton, Ub7 7qt	WEX397503	Treating waste exemption	Not on a farm	Manual treatment of waste
F	261m S	Euro Storage, Unit 21, Tavistock Road, West Drayton, Ub7 7qt	WEX397503	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX400913	Using waste exemption	Not on a farm	Use of waste for a specified purpose
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX400913	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX400913	Treating waste exemption	Not on a farm	Manual treatment of waste
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX400913	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX400913	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX400913	Treating waste exemption	Not on a farm	Screening and blending of waste
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX400913	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX400913	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Euro Storage, Travistock Road, West Drayton, Ub77qt	WEX402521	Treating waste exemption	Not on a farm	Manual treatment of waste



ID	Location	Site	Reference	Category	Sub-Category	Description
F	261m S	Euro Storage, Travistock Road, West Drayton, Ub777qt	WEX402521	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	-	WEX263434	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	-	WEX270244	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	-	WEX270244	Treating waste exemption	Not on a farm	Manual treatment of waste
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX249150	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	-	WEX270244	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	-	WEX270244	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX249150	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Using waste exemption	Not on a farm	Use of waste in construction
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Using waste exemption	Not on a farm	Use of waste for a specified purpose
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	6a, The Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX257179	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
F	261m S	6a, The Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX257179	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX260654	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Treating waste exemption	Not on a farm	Screening and blending of waste
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	Tavistock Road, Unit 14 B, West Drayton, Ub7 7qt	WEX256400	Treating waste exemption	Not on a farm	Manual treatment of waste
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX260655	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	261m S	Euro Storage, Travistock Road, West Drayton, Ub77qt	WEX273043	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX271042	Treating waste exemption	Not on a farm	Manual treatment of waste
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX271042	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX271042	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX271042	Treating waste exemption	Not on a farm	Screening and blending of waste
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX271355	Treating waste exemption	Not on a farm	Screening and blending of waste
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX271355	Treating waste exemption	Not on a farm	Recovery of scrap metal



ID	Location	Site	Reference	Category	Sub-Category	Description
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX271355	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub77qt	WEX273043	Treating waste exemption	Not on a farm	Manual treatment of waste
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX271042	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX271042	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX271042	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	Euro Storage, Tavistock Road, West Drayton, Ub7 7qt	WEX271042	Using waste exemption	Not on a farm	Use of waste for a specified purpose
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX271355	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX271355	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX271355	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX271355	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX120573	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Euro Storage, The Old Coal Depot, Tavistock Road, West Drayton, Ub7 7qt	WEX207984	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Euro Storage, The Old Coal Depot, Tavistock Road, West Drayton, Ub7 7qt	WEX058821	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
F	261m S	Euro Storage, Travistock Road, West Drayton, Ub77qt	WEX131224	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	261m S	Euro Storage, Travistock Road, West Drayton, Ub77qt	WEX131224	Treating waste exemption	Not on a farm	Manual treatment of waste
F	261m S	Old Coal Yard, Tavistock Road, West Drayton, Ub7 7qt	WEX120777	Treating waste exemption	Not on a farm	Recovery of scrap metal
F	261m S	1a, Tavistock Road, Yiewsley, West Drayton, Ub7 7qt	WEX384485	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
F	261m S	1a, Tavistock Road, Yiewsley, West Drayton, Ub7 7qt	WEX384485	Treating waste exemption	Not on a farm	Recovery of textiles
F	261m S	1a, Tavistock Road, Yiewsley, West Drayton, Ub7 7qt	WEX384485	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	261m S	1a, Tavistock Road, Yiewsley, West Drayton, Ub7 7qt	WEX384485	Treating waste exemption	Not on a farm	Sorting mixed waste
F	261m S	1a, Tavistock Road, Yiewsley, West Drayton, Ub7 7qt	WEX384485	Treating waste exemption	Not on a farm	Manual treatment of waste
F	261m S	1a, Tavistock Road, Yiewsley, West Drayton, Ub7 7qt	WEX384485	Storing waste exemption	Not on a farm	Storage of waste in secure containers
F	261m S	1a, Tavistock Road, Yiewsley, West Drayton, Ub7 7qt	WEX384485	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	266m E	Wholesale Lighting And Supplies, 57-59 Fairfield Road, West Drayton, Ub7 8ez	WEX088391	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	269m S	Euro Storage, The Old Coal Depot Tavistock Road West Drayton Middlesex Ub7 7qt	EPR/FE5388ZY /A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
H	333m SW	-	WEX400190	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
H	333m SW	-	WEX400190	Storing waste exemption	Not on a farm	Storage of waste in secure containers
H	333m SW	-	WEX400190	Treating waste exemption	Not on a farm	Manual treatment of waste
H	333m SW	-	WEX400190	Treating waste exemption	Not on a farm	Sorting mixed waste
H	333m SW	-	WEX400190	Treating waste exemption	Not on a farm	Recovery of scrap metal
H	333m SW	-	WEX400190	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
H	333m SW	-	WEX400190	Treating waste exemption	Not on a farm	Screening and blending of waste
H	333m SW	-	WEX400190	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
H	333m SW	-	WEX400190	Treating waste exemption	Not on a farm	Recovery of textiles
H	333m SW	-	WEX400190	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
I	387m SW	-	WEX400665	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
I	387m SW	-	WEX400665	Using waste exemption	Not on a farm	Use of waste for a specified purpose
I	387m SW	-	WEX400665	Treating waste exemption	Not on a farm	Screening and blending of waste
I	387m SW	-	WEX400665	Treating waste exemption	Not on a farm	Manual treatment of waste
I	387m SW	-	WEX400665	Treating waste exemption	Not on a farm	Sorting mixed waste
I	387m SW	-	WEX400665	Treating waste exemption	Not on a farm	Recovery of scrap metal
I	387m SW	-	WEX400665	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	387m SW	-	WEX400665	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
I	387m SW	-	WEX270982	Treating waste exemption	Not on a farm	Manual treatment of waste
I	387m SW	-	WEX270982	Treating waste exemption	Not on a farm	Sorting mixed waste
I	387m SW	-	WEX270982	Treating waste exemption	Not on a farm	Recovery of scrap metal
I	387m SW	-	WEX270982	Treating waste exemption	Not on a farm	Screening and blending of waste
I	387m SW	-	WEX270982	Storing waste exemption	Not on a farm	Storage of waste in a secure place
I	387m SW	-	WEX270982	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	387m SW	-	WEX270982	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
I	387m SW	-	WEX270982	Using waste exemption	Not on a farm	Use of waste for a specified purpose
I	412m SW	-	WEX382400	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
I	412m SW	-	WEX382400	Treating waste exemption	Not on a farm	Recovery of scrap metal
I	412m SW	-	WEX382400	Treating waste exemption	Not on a farm	Sorting mixed waste
I	412m SW	-	WEX382400	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	412m SW	-	WEX382400	Storing waste exemption	Not on a farm	Storage of waste in a secure place
I	412m SW	-	WEX382399	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
I	412m SW	-	WEX382399	Treating waste exemption	Not on a farm	Screening and blending of waste
I	412m SW	-	WEX382399	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising



ID	Location	Site	Reference	Category	Sub-Category	Description
I	412m SW	-	WEX382399	Treating waste exemption	Not on a farm	Recovery of scrap metal
I	412m SW	-	WEX382399	Treating waste exemption	Not on a farm	Sorting mixed waste
I	412m SW	-	WEX382399	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	412m SW	-	WEX382399	Storing waste exemption	Not on a farm	Storage of waste in a secure place
I	412m SW	-	WEX382400	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
I	412m SW	-	WEX382400	Treating waste exemption	Not on a farm	Screening and blending of waste
J	413m NW	Osdp House Zodiac Business Park Cowley Middlesex Ub8 2gu	EPR/ZE5746LL /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
J	417m NW	Unit 5, Zodiac Business Park, High Road, Cowley, Uxbridge, Ub8 2gu	WEX370232	Storing waste exemption	Not on a farm	Storage of waste in a secure place
J	417m NW	Unit 5, Zodiac Business Park, High Road, Cowley, Uxbridge, Ub8 2gu	WEX241515	Storing waste exemption	Not on a farm	Storage of waste in a secure place
J	417m NW	Cottons Centre, Hays Lane, London, Se1 2tt	WEX097984	Storing waste exemption	Not on a farm	Storage of waste in a secure place
J	417m NW	Cottons Centre, Hays Lane, London, Se1 2tt	WEX100315	Storing waste exemption	Not on a farm	Storage of waste in a secure place
I	420m SW	-	WEX327582	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
I	420m SW	-	WEX327582	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
I	420m SW	-	WEX327582	Storing waste exemption	Not on a farm	Storage of waste in a secure place
I	420m SW	-	WEX327582	Treating waste exemption	Not on a farm	Sorting mixed waste
I	420m SW	-	WEX327582	Treating waste exemption	Not on a farm	Manual treatment of waste



ID	Location	Site	Reference	Category	Sub-Category	Description
I	447m SW	-	WEX344284	Treating waste exemption	Not on a farm	Recovery of textiles
I	447m SW	-	WEX356331	Treating waste exemption	Not on a farm	Recovery of scrap metal
I	447m SW	-	WEX344284	Using waste exemption	Not on a farm	Use of waste in construction
I	447m SW	-	WEX344284	Using waste exemption	Not on a farm	Use of waste for a specified purpose
I	447m SW	-	WEX344284	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
I	447m SW	-	WEX344284	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
I	447m SW	-	WEX344284	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
I	447m SW	-	WEX344284	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	447m SW	-	WEX344284	Storing waste exemption	Not on a farm	Storage of waste in a secure place
I	447m SW	-	WEX356331	Using waste exemption	Not on a farm	Use of waste for a specified purpose
I	447m SW	-	WEX356331	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
I	447m SW	-	WEX356331	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
I	447m SW	-	WEX356331	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	447m SW	-	WEX356331	Storing waste exemption	Not on a farm	Storage of waste in a secure place
I	447m SW	-	WEX300872	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

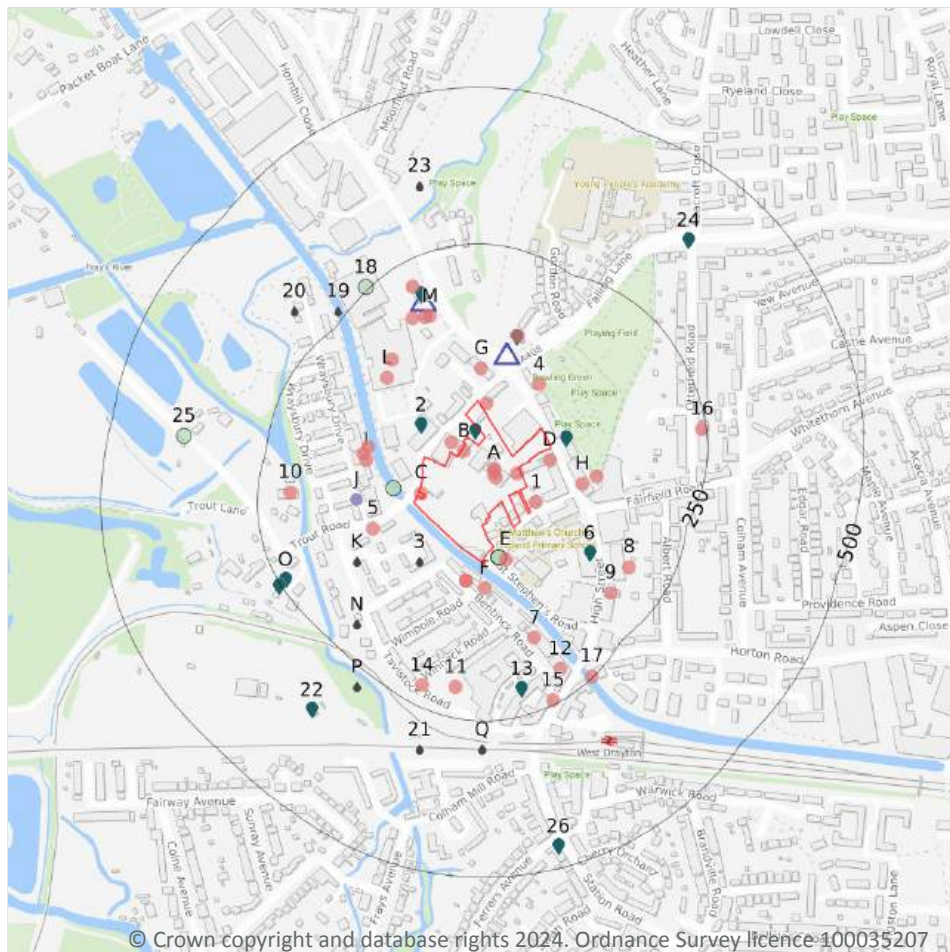


ID	Location	Site	Reference	Category	Sub-Category	Description
I	447m SW	-	WEX344284	Treating waste exemption	Not on a farm	Screening and blending of waste
I	447m SW	-	WEX344284	Treating waste exemption	Not on a farm	Recovery of scrap metal
I	447m SW	-	WEX344284	Treating waste exemption	Not on a farm	Sorting mixed waste
I	447m SW	-	WEX344284	Treating waste exemption	Not on a farm	Manual treatment of waste
I	447m SW	-	WEX300872	Treating waste exemption	Not on a farm	Recovery of scrap metal
I	447m SW	Open Storage Site, Industrial Site, Trees To The Rear Of The Site Outside Of The Land Boundary.	WEX264206	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	447m SW	Open Storage Site, Industrial Site, Trees To The Rear Of The Site Outside Of The Land Boundary.	WEX264206	Treating waste exemption	Not on a farm	Sorting mixed waste
K	466m SW	Wd Skips Limited Tavistock Road West Drayton Middlesex Ub7 7qt	EPR/QE5846X K/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
K	472m SW	-	WEX291594	Treating waste exemption	Not on a farm	Sorting mixed waste
K	472m SW	-	WEX291594	Treating waste exemption	Not on a farm	Manual treatment of waste
K	472m SW	-	WEX291594	Storing waste exemption	Not on a farm	Storage of waste in a secure place
K	472m SW	-	WEX291594	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
K	472m SW	-	WEX291594	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- ▲ Current or recent petrol stations
- Historical licensed industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

39

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 63](#) >

ID	Location	Company	Address	Activity	Category
A	On site	Tank	Greater London, UB7	Tanks (Generic)	Industrial Features
A	On site	Heathrow Shuttle	Unit 6, Kirby Estate, Trout Road, West Drayton, Greater London, UB7 7RU	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
A	On site	Autobody Finesse Ltd	Unit 5 Kirby Estate, Trout Road, West Drayton, Greater London, UB7 7RU	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	On site	Works	Greater London, UB7	Unspecified Works Or Factories	Industrial Features
B	On site	Works	Greater London, UB7	Unspecified Works Or Factories	Industrial Features
C	On site	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
B	10m N	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
1	15m E	Speed Shack	4, St Stephens Road, West Drayton, Greater London, UB7 7RL	Vehicle Parts and Accessories	Motoring
D	16m E	West Pco	129, High Street, Yiewsley, West Drayton, Greater London, UB7 7QL	Vehicle Hire and Rental	Hire Services
B	17m NW	Tempur UK	Caxton House, Trout Road, West Drayton, Greater London, UB3 1AP	Beds and Bedding	Consumer Products
E	27m S	Signcraft	The Coach House, 19a, St Stephens Road, West Drayton, Greater London, UB7 7RL	Signs	Industrial Products
F	38m S	Sound Systems Technology	Bentinck House, Bentinck Road, West Drayton, Greater London, UB7 7RQ	Electrical Equipment Repair and Servicing	Repair and Servicing
F	39m S	Image Security Ltd	Unit 6 Bentinck Court, Bentinck Road, West Drayton, Greater London, UB7 7RQ	Electronic Equipment	Industrial Products
F	39m S	S S T Online	Unit 7 Bentinck Court, Bentinck Road, West Drayton, Greater London, UB7 7RQ	Electrical Equipment Repair and Servicing	Repair and Servicing
G	52m N	Continental Tyres	Continental House 191, High Street, Yiewsley, West Drayton, Greater London, UB7 7XW	Vehicle Components	Industrial Products
4	70m NE	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
H	76m E	Zargar PC Wizard	120, High Street, Yiewsley, West Drayton, Greater London, UB7 7BB	Electrical Equipment Repair and Servicing	Repair and Servicing
5	77m SW	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
H	86m E	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
I	90m W	Tank	Greater London, UB7	Tanks (Generic)	Industrial Features
I	91m W	Tank	Greater London, UB7	Tanks (Generic)	Industrial Features
I	97m W	Tank	Greater London, UB7	Tanks (Generic)	Industrial Features



ID	Location	Company	Address	Activity	Category
G	121m N	F L C	Falling Lane, Yiewsley, West Drayton, Greater London, UB7 8AA	Secondhand Vehicles	Motoring
L	139m NW	Waves Hand Car Wash Yiewsley	Trout Road Off Yiewsley High Street, Car Park of Tesco Store, Yiewsley, West Drayton, Greater London, UB7 7GN	Vehicle Cleaning Services	Personal, Consumer and Other Services
7	142m S	Union Wharf	Greater London, UB7	Moorings and Unloading Facilities	Water
L	147m NW	Tesco Hand Car Wash	High Street, Yiewsley, West Drayton, Greater London, UB7 7GN	Vehicle Cleaning Services	Personal, Consumer and Other Services
M	155m N	Shell Yiewsley	209, High Street, Yiewsley, West Drayton, Greater London, UB7 7QP	Vehicle Cleaning Services	Personal, Consumer and Other Services
M	158m N	Shell Car Wash	Car Wash at Service Station 209, High Street, Yiewsley, West Drayton, Greater London, UB7 7QP	Vehicle Cleaning Services	Personal, Consumer and Other Services
M	168m N	Tank	Greater London, UB7	Tanks (Generic)	Industrial Features
8	180m SE	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
9	181m SE	Specsavers Hearcare	38-40, High Street, Yiewsley, West Drayton, Greater London, UB7 7DP	Disability and Mobility Equipment	Consumer Products
10	198m W	Auto Service Centre	Unit 4 Meadow Cottage, Trout Road, West Drayton, Greater London, UB7 7RT	Vehicle Repair, Testing and Servicing	Repair and Servicing
11	201m S	Comag	Tavistock Works, Tavistock Road, West Drayton, Greater London, UB7 7QE	Distribution and Haulage	Transport, Storage and Delivery
12	206m SE	Wharf	Greater London, UB7	Moorings and Unloading Facilities	Water
M	210m N	Shell Yiewsley	Service Station 209, High Street, Yiewsley, West Drayton, Greater London, UB7 7QP	Petrol and Fuel Stations	Road and Rail
14	217m S	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
15	243m S	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
16	243m E	Finlayson M Car Body Repairs	20a, Otterfield Road, West Drayton, Greater London, UB7 8PE	Vehicle Repair, Testing and Servicing	Repair and Servicing
17	247m SE	Mooring Posts	Greater London, UB7	Moorings and Unloading Facilities	Water

This data is sourced from Ordnance Survey.



Contact us with any questions at:

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01273 257 755

Date: 28 October 2024

4.2 Current or recent petrol stations

Records within 500m**2**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 63](#) >

ID	Location	Company	Address	LPG	Status
G	88m N	OBSOLETE	209, High Street, Falling Lane, Yiewsley, Hillingdon, Outer London, UB7 7QP	Not Applicable	Obsolete
M	183m N	SHELL	209, High Street, Yiewsley, West Drayton, Outer London, UB7 7QP	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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



This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

5

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

Features are displayed on the Current industrial land use map on [page 63 >](#)

ID	Location	Details	
J	92m W	Operator: Astor-stag Address: Tavistock Road, West Drayton, Middlesex, UB7 7RA Process: Petroleum Processes Permit Number: AF6898	Original Permit Number: IPCAPP Date Approved: 29-10-1992 Effective Date: 29-10-1992 Status: Superseded By Variation
J	92m W	Operator: Astor-stag Address: Tavistock Road, West Drayton, Middlesex, UB7 7RA Process: Petroleum Processes Permit Number: AH3377	Original Permit Number: IPCMINVAR Date Approved: 22-2-1993 Effective Date: 22-2-1993 Status: Superseded By Variation
J	92m W	Operator: Astor Ltd Address: Tavistock Road, West Drayton, Middlesex, UB7 7RA Process: Inorganic Chemical Processes Permit Number: AR9290	Original Permit Number: IPCAIRAPP Date Approved: 30-8-1996 Effective Date: 1-9-1996 Status: Superseded By Variation



ID	Location	Details	
J	92m W	Operator: Astor-stag Address: Tavistock Road, West Drayton, Middlesex, UB7 7RA Process: Petroleum Processes Permit Number: BC5679	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked
J	92m W	Operator: Astor Ltd Address: Tavistock Road, West Drayton, Middlesex, UB7 7RA Process: Inorganic Chemical Processes Permit Number: BD1717	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0
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Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

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

Records within 500m	12
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Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 63 >](#)

ID	Location	Address	Details	
B	7m N	Swan Motors, Trout Road, West Drayton, Middlesex, UB7 7TG	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	28m NE	R & J Dry Cleaners, 148 High Street, West Drayton, Middlesex, UB7 7BD	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
2	51m NW	New Pro Foundries, Chantry Close, Yiewsley, West Drayton, Middlesex, UB7 7SU	Process: Other Metal Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified



ID	Location	Address	Details	
6	115m SE	Pearl Dry Cleaners, 85 High Street, Yiewsley, West Drayton, UB7 7QH	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
G	118m N	Falling Lanne Serv Stn	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
M	192m N	Shell Yiewsley, 209 High Street, West Drayton, UB7 7QP	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
13	208m S	Celtic Energy, Tavistock Road, West Drayton, Middlesex, UB7 7QX	Process: Coal & Coke Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
O	240m SW	Hillingdon Autos, The Walnuts, Trout Road, Yiewsley, Uxbridge, Middlesex, UB7 7RS	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
O	254m SW	Hillingdon Autos, The Walnuts, Trout Road, Yiewsley, Middlesex, UB7 7RS	Process: Waste Oil Burner 0.4 MW Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
22	353m SW	Brit Coal, Tavistock Rd	Process: Coal & Coke Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
24	381m NE	TotalFinaElf, Falling Lane, Yiewsley	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
26	466m S	Ocean Dry Cleaners, 38 Station Road, West Drayton, Middlesex, UB7 7DD	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

16

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

Features are displayed on the Current industrial land use map on [page 63](#) >

ID	Location	Address	Details	
3	62m SW	BENTINCK HOUSE, BENTINCK ROAD, WEST, BENTINCK HOUSE, BENTINCK ROAD, W, EST DRAYTON, MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.1636 Permit Version: 1 Receiving Water: GRAND UNIONCANAL	Status: REVOKED - UNSPECIFIED Issue date: 07/11/1979 Effective Date: 07/11/1979 Revocation Date: 22/02/1990
J	92m W	ONSLOW MILLS, TROUT ROAD, WEST DRAY, ONSLOW MILLS, TROUT ROAD, WEST D, RAYTON, MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.1581 Permit Version: 1 Receiving Water: GRAND UNIONCANAL	Status: REVOKED - UNSPECIFIED Issue date: 24/01/1979 Effective Date: 24/01/1979 Revocation Date: 18/12/1990
K	131m SW	Heathcote Way Site, Heathcote Way Site	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1134 Permit Version: 2 Receiving Water: Pinn	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015
K	131m SW	Heathcote Way Site, Heathcote Way Site	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1134 Permit Version: 1 Receiving Water: PINN	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
N	203m SW	TAVISTOCK MEWS, TROUT ROAD, YIEWSLE, TAVISTOCK MEWS, TROUT ROAD, YIEW, SLEY, HILLINGDON, MIDDLESEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.0509 Permit Version: 1 Receiving Water: FRAY'S RIVER	Status: REVOKED - UNSPECIFIED Issue date: 06/01/1986 Effective Date: 06/01/1986 Revocation Date: 11/03/1992



ID	Location	Address	Details	
N	203m SW	TAVISTOCK MEWS, TROUT ROAD, YIEWSLE, TAVISTOCK MEWS, TROUT ROAD, YIEW, SLEY, HILLINGDON, MIDDLESEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.0510 Permit Version: 1 Receiving Water: FRAY'S RIVER	Status: REVOKED - UNSPECIFIED Issue date: 06/01/1986 Effective Date: 06/01/1986 Revocation Date: 11/03/1992
19	262m NW	ASTOR CHEMICAL LTD, TAVISTOCK ROAD, ASTOR CHEMICAL LTD, TAVISTOCK RO, AD, WEST DRAYTON, MIDDLESEX, UB7, 7RA	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CNTW.1042 Permit Version: 1 Receiving Water: GRAND UNIONCANAL	Status: REVOKED - UNSPECIFIED Issue date: 05/06/1991 Effective Date: 05/06/1991 Revocation Date: 26/11/1996
P	278m SW	STW, COAL DEPOT, WEST DRAYTON, MIDD, STW, COAL DEPOT, WEST DRAYTON, M, IDDX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTRC.0641 Permit Version: 1 Receiving Water: FRAYS	Status: REVOKED - UNSPECIFIED Issue date: 24/10/1963 Effective Date: 24/10/1963 Revocation Date: 29/06/1993
P	278m SW	WEST DRAYTON COAL DEPOT, TAVISTOCK, WEST DRAYTON COAL DEPOT, TAVISTOCK ROAD, WEST DRAYTON, MIDDLESEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CNTM.0926 Permit Version: 1 Receiving Water: RIVER FRAYS	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 30/06/1993 Effective Date: 30/06/1993 Revocation Date: -
P	278m SW	WEST DRAYTON COAL DEPOT, TAVISTOCK, WEST DRAYTON COAL DEPOT, TAVISTOCK ROAD, WEST DRAYTON, MIDDLESEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CNTM.1002 Permit Version: 1 Receiving Water: RIVER FRAYS	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 03/08/1993 Effective Date: 03/08/1993 Revocation Date: -
P	278m SW	WEST DRAYTON COAL DEPOT, TAVISTOCK, WEST DRAYTON COAL DEPOT, TAVISTOCK ROAD, WEST DRAYTON, MIDDLESEX	Effluent Type: MISCELLANEOUS DISCHARGES - UNSPECIFIED Permit Number: CTRC.1487 Permit Version: 1 Receiving Water: FRAYS	Status: REVOKED - UNSPECIFIED Issue date: 16/06/1976 Effective Date: 16/06/1976 Revocation Date: 02/08/1993
Q	296m S	FACTORY PREMISES, TAVISTOCK ROAD, W, FACTORY PREMISES, TAVISTOCK ROAD, WEST DRAYTON, MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCP.0411 Permit Version: 1 Receiving Water: GRAND UNIONCANAL	Status: REVOKED - UNSPECIFIED Issue date: 23/07/1964 Effective Date: 23/07/1964 Revocation Date: 27/06/1991
Q	296m S	FACTORY PREMISES, TAVISTOCK ROAD, W, FACTORY PREMISES, TAVISTOCK ROAD, WEST DRAYTON, MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTRC.0720 Permit Version: 1 Receiving Water: GRAND UNIONCANAL	Status: REVOKED - UNSPECIFIED Issue date: 21/07/1964 Effective Date: 21/07/1964 Revocation Date: 27/06/1991



ID	Location	Address	Details	
20	312m NW	FACTORY PREMISES, TAVISTOCK ROAD, W, FACTORY PREMISES, TAVISTOCK ROAD, WEST DRAYTON, MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.1684 Permit Version: 1 Receiving Water: GRAND UNIONCANAL	Status: REVOKED - UNSPECIFIED Issue date: 25/09/1980 Effective Date: 25/09/1980 Revocation Date: 04/06/1991
21	314m S	COLHAM MILL ROAD, WEST DRAYTON, MID, COLHAM MILL ROAD, WEST DRAYTON, MIDDLESEX, UB7 7AS	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTWC.0163 Permit Version: 1 Receiving Water: RIVER FRAYS	Status: REVOKED - UNSPECIFIED Issue date: 03/09/1985 Effective Date: 03/09/1985 Revocation Date: 30/01/1990
23	355m N	YIEWSLEY GRANGE, YIEWSLEY HIGH STRE, YIEWSLEY GRANGE, YIEWSLEY HIGH S, TREET, YIEWSLEY, MIDDX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.0735 Permit Version: 1 Receiving Water: RIVER PINN	Status: REVOKED - UNSPECIFIED Issue date: 10/03/1986 Effective Date: 10/03/1986 Revocation Date: 10/06/1992

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0
----------------------------	----------

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

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

4.15 Pollutant release to public sewer

Records within 500m	0
----------------------------	----------

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0
----------------------------	----------

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

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



4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

8

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

Features are displayed on the Current industrial land use map on [page 63 >](#)

ID	Location	Details	
E	18m S	Incident Date: 06/04/2002 Incident Identification: 69338 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Fumes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
E	18m S	Incident Date: 06/04/2002 Incident Identification: 69338 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
E	18m S	Incident Date: 04/06/2002 Incident Identification: 69338 Pollutant: Atmospheric Pollutants and Effects : Contaminated Water Pollutant Description: Fumes :Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
E	18m S	Incident Date: 06/04/2002 Incident Identification: 69338 Pollutant: Atmospheric Pollutants and Effects:Contaminated Water Pollutant Description: Fumes:Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
E	18m S	Incident Date: 04/06/2002 Incident Identification: 69338 Pollutant: Contaminated Water Pollutant Description: Fumes Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
C	40m W	Incident Date: 10/11/2003 Incident Identification: 200703 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)



ID	Location	Details	
18	255m NW	Incident Date: 05/04/2002 Incident Identification: 69087 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
25	383m W	Incident Date: 18/07/2003 Incident Identification: 174807 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Algae	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0
----------------------------	----------

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0
----------------------------	----------

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

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

4.21 Pollution inventory radioactive waste

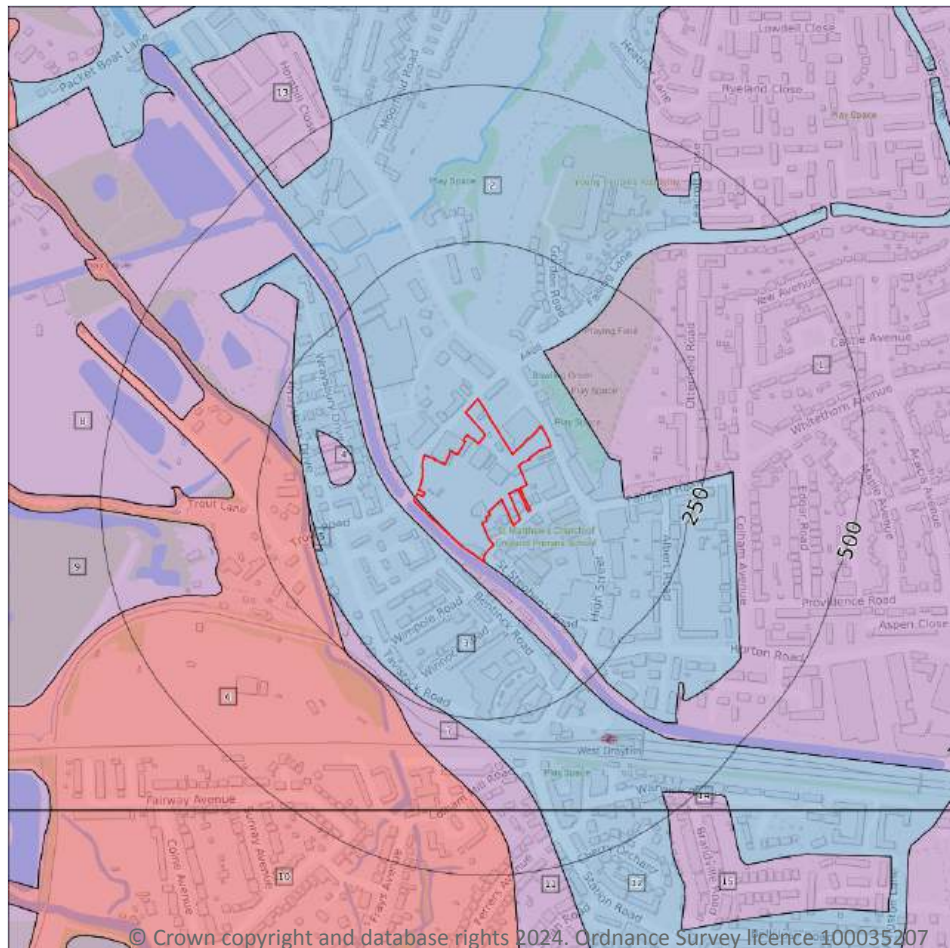
Records within 500m	0
----------------------------	----------

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

15

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 75 >](#)

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

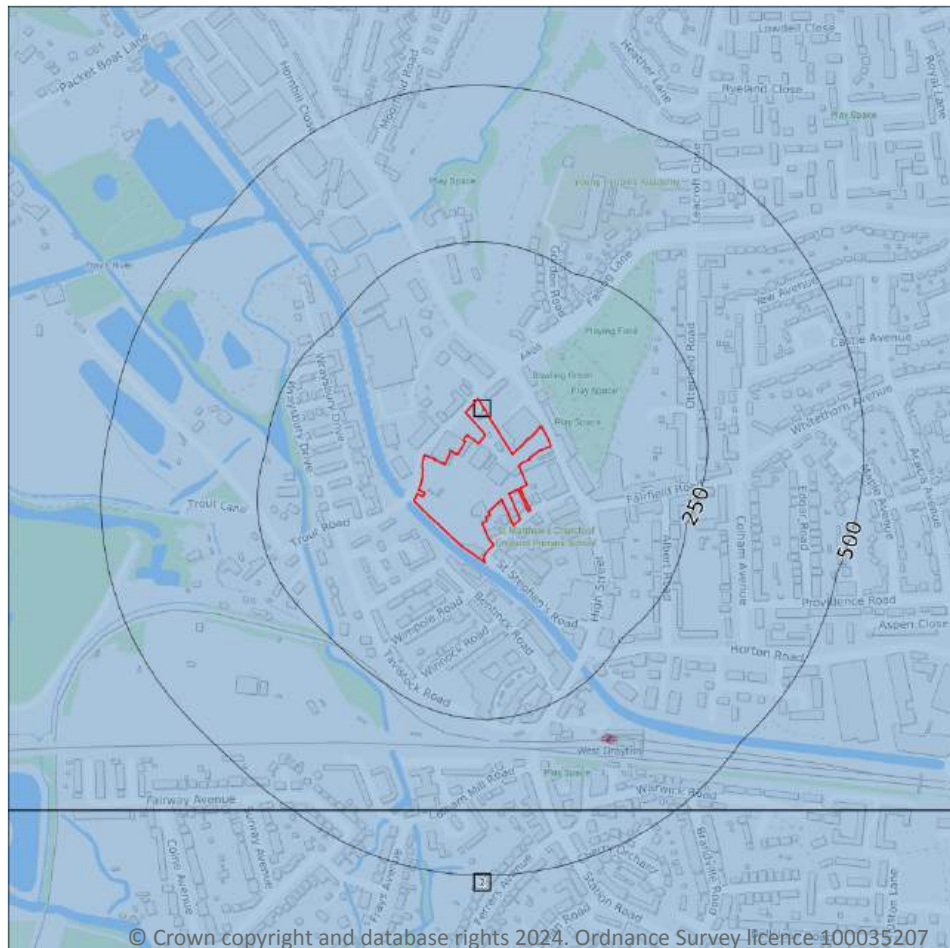


ID	Location	Designation	Description
3	22m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	104m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
5	165m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
6	169m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
7	200m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
8	289m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
9	324m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
10	396m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
11	396m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
12	406m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
13	457m NW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
14	465m SE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
15	493m SE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

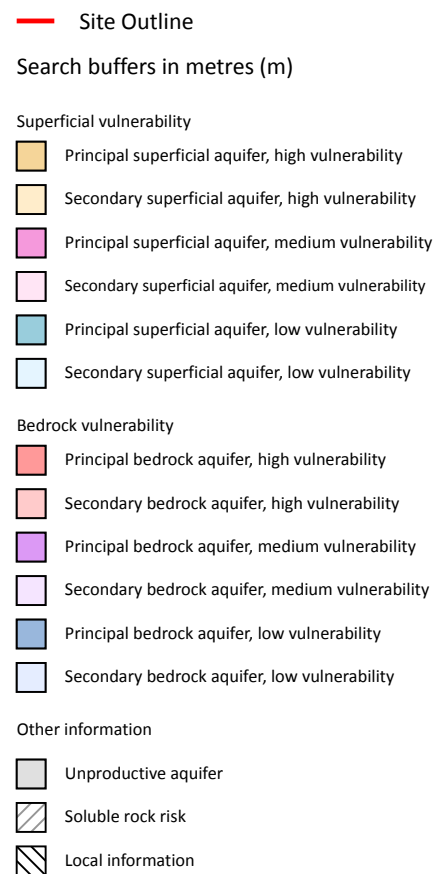
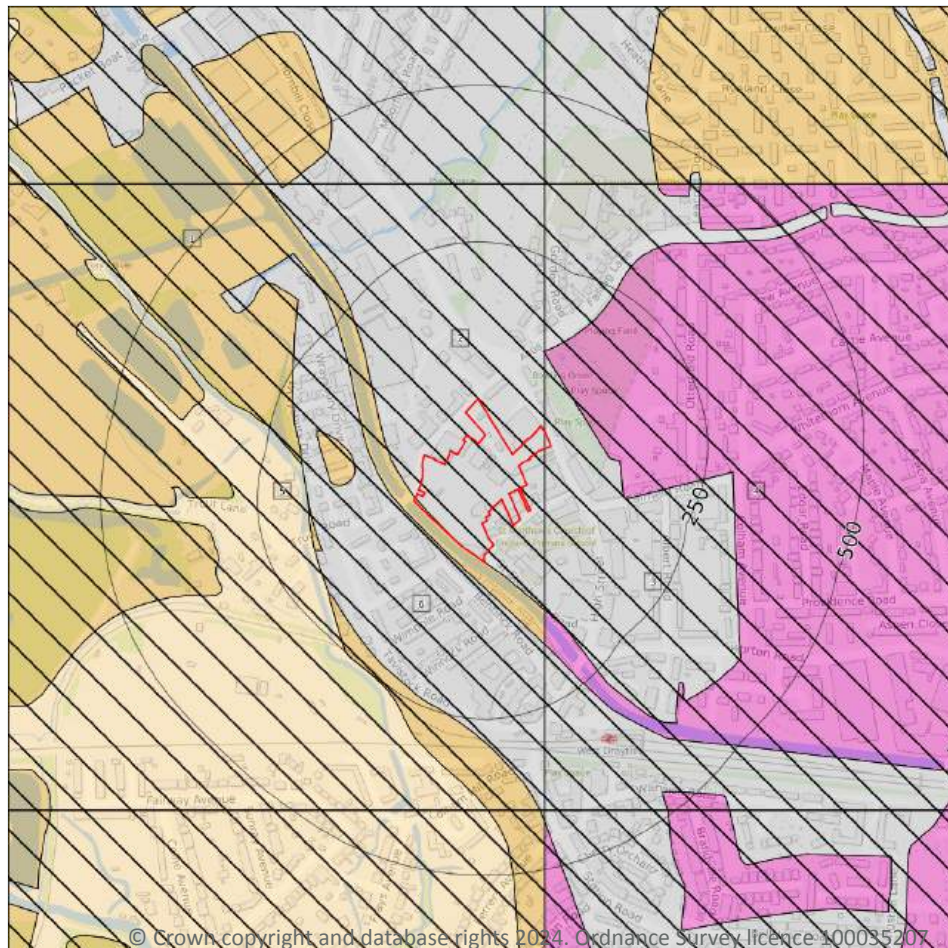
Features are displayed on the Bedrock aquifer map on [page 77 >](#)

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	396m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 78](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Principal Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
2	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
3	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
6	22m SW	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.



5.5 Groundwater vulnerability- local information

Records on site

2

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

ID	Summary	Additional information
4	Highly vulnerable Principal superficial aquifer present in river terrace gravels	Principal superficial aquifer in river terrace gravels with only a thin cover of low permeability silts and/or alluvium (shown as unproductive)
5	Highly vulnerable Principal superficial aquifer present in river terrace gravels	Principal superficial aquifer in river terrace gravels with only a thin cover of low permeability silts and/or alluvium (shown as unproductive)

This data is sourced from the British Geological Survey and the Environment Agency.



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- ### Site Outline
- Search buffers in metres (m)
-  Source Protection Zone 1
Inner catchment
 -  Source Protection Zone 2
Outer catchment
 -  Source Protection Zone 3
Total catchment
 -  Source Protection Zone 4
Zone of Special Interest
 -  Source Protection Zone 1c
Inner catchment - confined aquifer
 -  Source Protection Zone 2c
Outer catchment - confined aquifer
 -  Source Protection Zone 3c
Total catchment - confined aquifer
 -  Drinking water abstraction licences
 -  Drinking water abstraction licences
Polygon features
 -  Drinking water abstraction licences
Linear features
 -  Groundwater abstraction licence (point)
 -  Groundwater abstraction licence (area)
 -  Groundwater abstraction licence (linear)
 -  Surface Water Abstractions (point)
 -  Surface Water Abstractions (area)
 -  Surface Water Abstractions (linear)

81

ID	Location	Details	
-	1488m E	Status: Active Licence No: TH/039/0036/004/R01 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK (PHASE 3)- BOREHOLE A Data Type: Point Name: Prologis UK CCCIX SARL Easting: 507412 Northing: 180084	Annual Volume (m ³): 3500 Max Daily Volume (m ³): 50 Original Application No: NPS/WR/026745 Original Start Date: 01/04/2019 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2019 Version End Date: -
-	1492m E	Status: Historical Licence No: 28/39/36/0067 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT STOCKLEY PARK (PHASE 3) Data Type: Point Name: STOCKLEY PARK PHASE 3 LIMITED Easting: 507460 Northing: 180230	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/03/2001 Expiry Date: 31-Dec-09 Issue No: 1 Version Start Date: 05/03/2001 Version End Date: -
-	1492m E	Status: Historical Licence No: 28/39/36/0067 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK (PHASE 3)- BOREHOLE A Data Type: Point Name: STOCKLEY PARK WEST LIMITED Easting: 507460 Northing: 180230	Annual Volume (m ³): 45411 Max Daily Volume (m ³): 604.8 Original Application No: - Original Start Date: 05/03/2001 Expiry Date: 31/12/2009 Issue No: 3 Version Start Date: 07/12/2007 Version End Date: -
-	1492m E	Status: Historical Licence No: TH/039/0036/004 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK (PHASE 3)- BOREHOLE A Data Type: Point Name: Horton Road Limited Easting: 507460 Northing: 180230	Annual Volume (m ³): 45411 Max Daily Volume (m ³): 604.8 Original Application No: - Original Start Date: 02/02/2010 Expiry Date: 31/03/2019 Issue No: 2 Version Start Date: 24/09/2015 Version End Date: -
-	1492m E	Status: Historical Licence No: TH/039/0036/004 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK (PHASE 3)- BOREHOLE A Data Type: Point Name: Prologis UK CCCIX SARL Easting: 507460 Northing: 180230	Annual Volume (m ³): 45411 Max Daily Volume (m ³): 604.8 Original Application No: - Original Start Date: 02/02/2010 Expiry Date: 31/03/2019 Issue No: 4 Version Start Date: 14/09/2018 Version End Date: -



ID	Location	Details	
-	1579m E	Status: Active Licence No: TH/039/0036/012 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE (BOREHOLE) Data Type: Point Name: Stockley Park Golf Club Limited Easting: 507580 Northing: 180410	Annual Volume (m ³): 78000 Max Daily Volume (m ³): 2182 Original Application No: NPS/WR/009158 Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date: -
-	1579m E	Status: Active Licence No: TH/039/0036/012 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE (BOREHOLE) Data Type: Point Name: Stockley Park Golf Club Limited Easting: 507580 Northing: 180410	Annual Volume (m ³): 78000 Max Daily Volume (m ³): 2182 Original Application No: NPS/WR/009158 Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2013 Version End Date: -
-	1579m E	Status: Historical Licence No: 28/39/36/0066 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT STOCKLEY PARK GOLF LIMITED Data Type: Point Name: STOCKLEY PARK GOLF LIMITED Easting: 507580 Northing: 180410	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/12/2009 Issue No: 1 Version Start Date: 11/01/2001 Version End Date: -
-	1579m E	Status: Historical Licence No: 28/39/36/0069 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE (BOREHOLE) Data Type: Point Name: STOCKLEY PARK GOLF LIMITED Easting: 507580 Northing: 180410	Annual Volume (m ³): 78000 Max Daily Volume (m ³): 2182 Original Application No: - Original Start Date: 05/11/2001 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 05/11/2001 Version End Date: -
-	1579m E	Status: Historical Licence No: 28/39/36/0069 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE (BOREHOLE) Data Type: Point Name: STOCKLEY PARK GOLF LIMITED Easting: 507580 Northing: 180410	Annual Volume (m ³): 78000 Max Daily Volume (m ³): 2182 Original Application No: - Original Start Date: 05/11/2001 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 05/11/2001 Version End Date: -



ID	Location	Details	
-	1605m NE	Status: Active Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: HILLINGDON HOSPITAL- BOREHOLE Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506910 Northing: 181930	Annual Volume (m ³): 138166 Max Daily Volume (m ³): 385.4 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 103 Version Start Date: 01/01/2010 Version End Date: -
-	1605m NE	Status: Historical Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE B AT HILLINGDON HOSPITAL, HILLINGDON Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506910 Northing: 181930	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2005 Version End Date: -
-	1772m NE	Status: Historical Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE C AT HILLINGDON HOSPITAL, HILLINGDON Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506820 Northing: 182180	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2005 Version End Date: -
-	1819m NE	Status: Active Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: HILLINGDON HOSPITAL - BOREHOLE Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506950 Northing: 182160	Annual Volume (m ³): 138166 Max Daily Volume (m ³): 385.4 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 103 Version Start Date: 01/01/2010 Version End Date: -



ID	Location	Details	
-	1819m NE	Status: Historical Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE A AT HILLINGDON HOSPITAL, HILLINGDON Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506950 Northing: 182160	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2005 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

4

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 81 >](#)

ID	Location	Details	
-	1243m SW	Status: Historical Licence No: 28/39/28/0510 Details: Spray Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: COLNE BROOK AT THORNEY FARM, IVER Data Type: Point Name: GRUNDON LEISURE LIMITED Easting: 504700 Northing: 179900	Annual Volume (m ³): 27277 Max Daily Volume (m ³): 181.8 Original Application No: - Original Start Date: 25/09/1992 Expiry Date: - Issue No: 100 Version Start Date: 30/06/1993 Version End Date: -
-	1371m NW	Status: Historical Licence No: 28/39/28/0495 Details: Hydroelectric Power Generation Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER COLNE AT HUNTS MOOR WEIR, COWLEY, MIDDLESEX Data Type: Point Name: RIGBY Easting: 504870 Northing: 181570	Annual Volume (m ³): 21503232 Max Daily Volume (m ³): 58752 Original Application No: - Original Start Date: 01/04/1991 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1991 Version End Date: -



ID	Location	Details	
-	1852m E	Status: Historical Licence No: 28/39/36/0038 Details: Dust suppression Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL FRONTAGE AT WEST DRAYTON Data Type: Line Name: BRITISH WATERWAYS BOARD Easting: 507700 Northing: 179800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 26/03/1976 Expiry Date: - Issue No: 100 Version Start Date: 28/02/1995 Version End Date: -
-	1887m E	Status: Historical Licence No: 28/39/36/0038 Details: Process Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL AT STOCKLEY ROAD, WEST DRAYTON. Data Type: Line Name: Canal and River Trust Easting: 507770 Northing: 179890	Annual Volume (m ³): 24000 Max Daily Volume (m ³): 160 Original Application No: - Original Start Date: 26/03/1976 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2007 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

5

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 81](#) >

ID	Location	Details	
-	1605m NE	Status: Active Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: HILLINGDON HOSPITAL- BOREHOLE Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506910 Northing: 181930	Annual Volume (m ³): 138166 Max Daily Volume (m ³): 385.4 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 103 Version Start Date: 01/01/2010 Version End Date: -



ID	Location	Details	
-	1605m NE	Status: Historical Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE B AT HILLINGDON HOSPITAL, HILLINGDON Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506910 Northing: 181930	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2005 Version End Date: -
-	1772m NE	Status: Historical Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE C AT HILLINGDON HOSPITAL, HILLINGDON Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506820 Northing: 182180	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2005 Version End Date: -
-	1819m NE	Status: Active Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: HILLINGDON HOSPITAL - BOREHOLE Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506950 Northing: 182160	Annual Volume (m ³): 138166 Max Daily Volume (m ³): 385.4 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 103 Version Start Date: 01/01/2010 Version End Date: -
-	1819m NE	Status: Historical Licence No: 28/39/28/0513 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: BOREHOLE A AT HILLINGDON HOSPITAL, HILLINGDON Data Type: Point Name: HILLINGDON HOSPITAL NHS TRUST Easting: 506950 Northing: 182160	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: 05/10/1992 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2005 Version End Date: -

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



5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

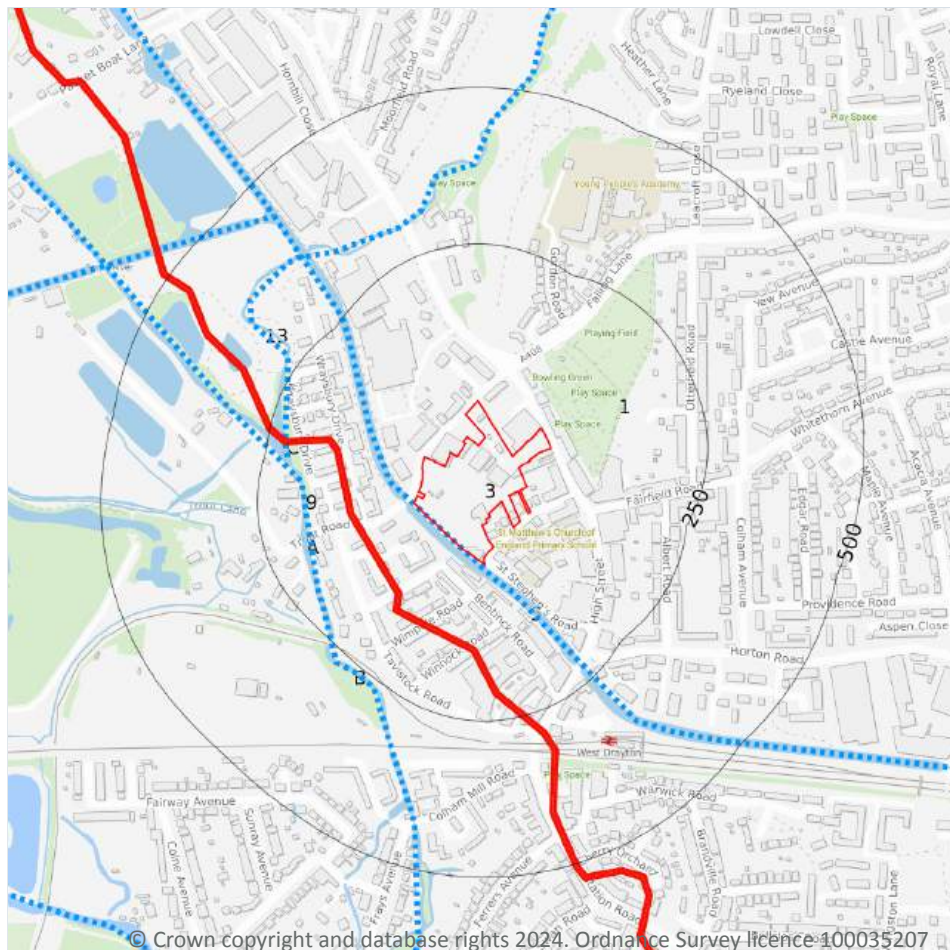
Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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

6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

10

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 89 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
5	10m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Grand Union Canal



ID	Location	Type of water feature	Ground level	Permanence	Name
9	175m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fray's River
A	185m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fray's River
B	186m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fray's River
A	186m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	192m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	217m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Pinn
C	219m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fray's River
13	239m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Pinn
C	239m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

4

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 89 >](#)

This data is sourced from the Ordnance Survey.



6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 89](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Pinn	GB106039023070	Colne	Colne

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

6.4 WFD Surface water bodies

Records identified

2

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 89](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	On site	Canal	Grand Union Canal, Uxbridge to Hanwell Locks, Slough Arm, Padding	GB70610078 ↗	Moderate	Fail	Moderate	2019
11	212m W	River	Pinn	GB106039023070 ↗	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site	1
-----------------	---

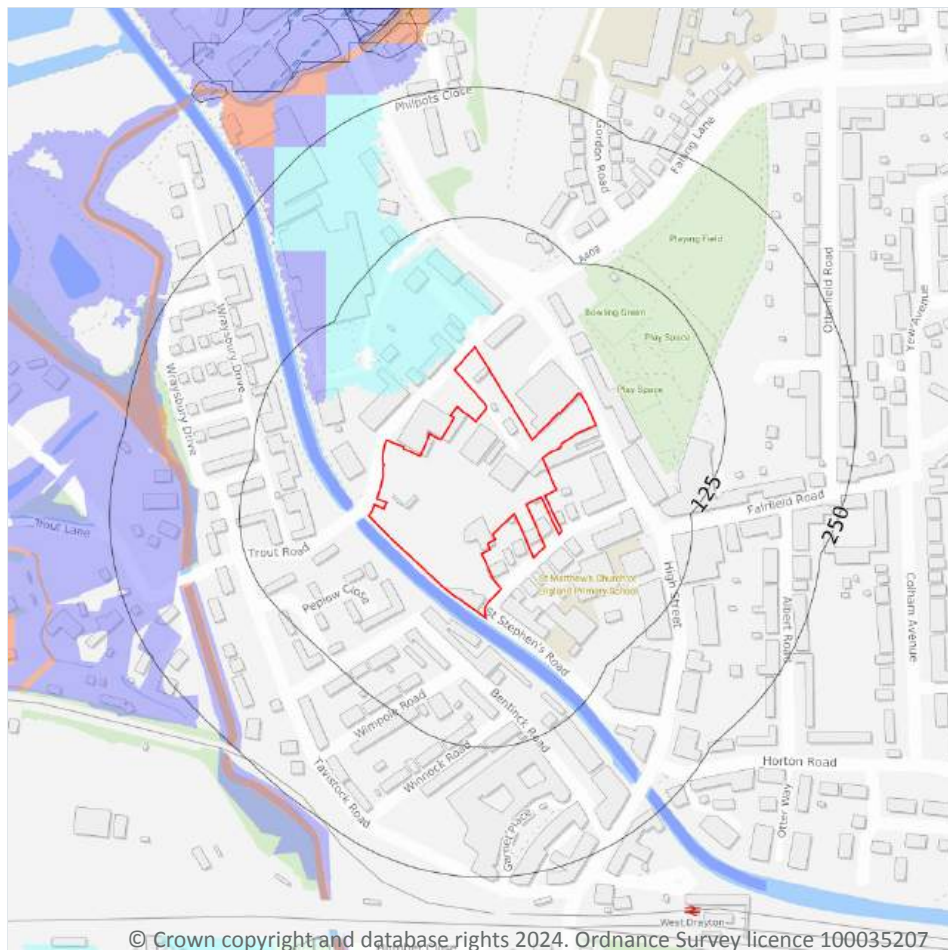
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 89](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	On site	Lower Thames Gravels	GB40603G000300 ↗	Poor	Good	Poor	2019

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

7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

3

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on [page 93](#) >



Distance	Flood risk category
On site	N/A
0 - 50m	Medium

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

7.2 Historical Flood Events

Records within 250m	0
----------------------------	----------

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m	0
----------------------------	----------

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0
----------------------------	----------

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m	0
----------------------------	----------

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

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7.6 Flood Zone 2

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on [page 93](#) >

Location	Type
3m S	Zone 2 - (Fluvial /Tidal Models)

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



7.7 Flood Zone 3

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on [page 93](#) >

Location	Type
3m S	Zone 3 - (Fluvial Models)

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



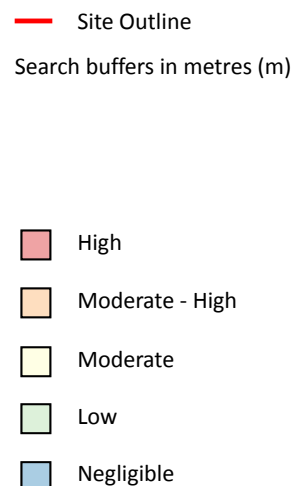
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

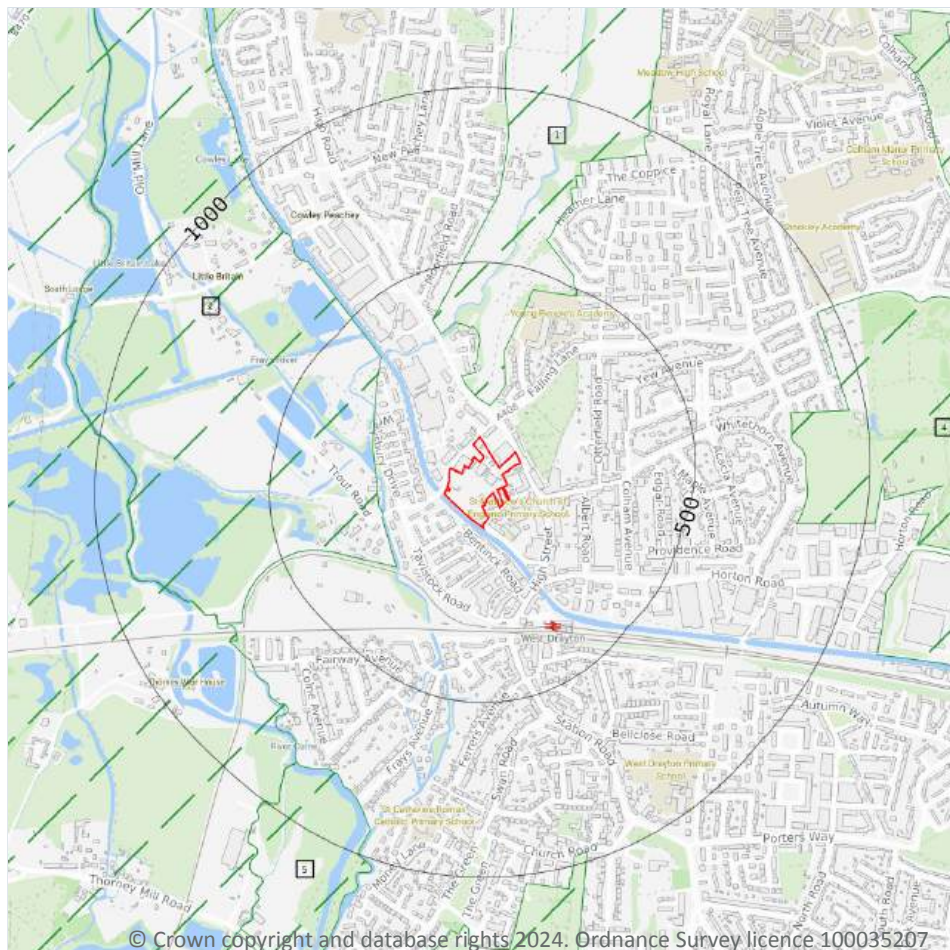
Moderate

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 99](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- ▨ Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

16

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 100](#) >

ID	Location	Name	Local Authority name
1	94m N	London	Hillingdon
2	183m W	London	Hillingdon
3	713m SW	London	Buckinghamshire
4	778m E	London	Hillingdon
5	818m SW	London	Hillingdon
6	973m S	London	Hillingdon
7	1110m E	London	Hillingdon
8	1375m N	London	Hillingdon
-	1404m N	London	Hillingdon
-	1433m E	London	Hillingdon
11	1458m NE	London	Hillingdon
-	1537m E	London	Hillingdon
-	1630m NE	London	Hillingdon
-	1657m SE	London	Hillingdon
-	1823m NW	London	Hillingdon
-	1897m SE	London	Hillingdon

This data is sourced from the Ministry of Housing, Communities and Local Government.



10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m

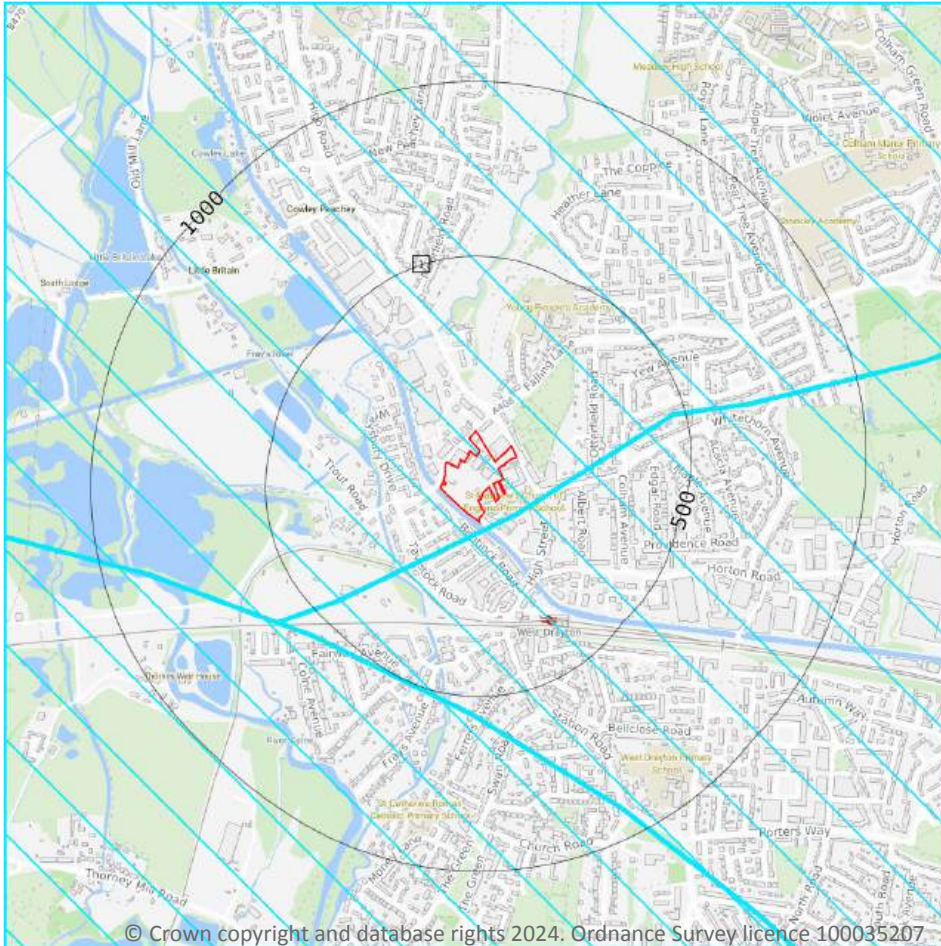
0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- ▨ SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 106](#) >

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.</p> <p>Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

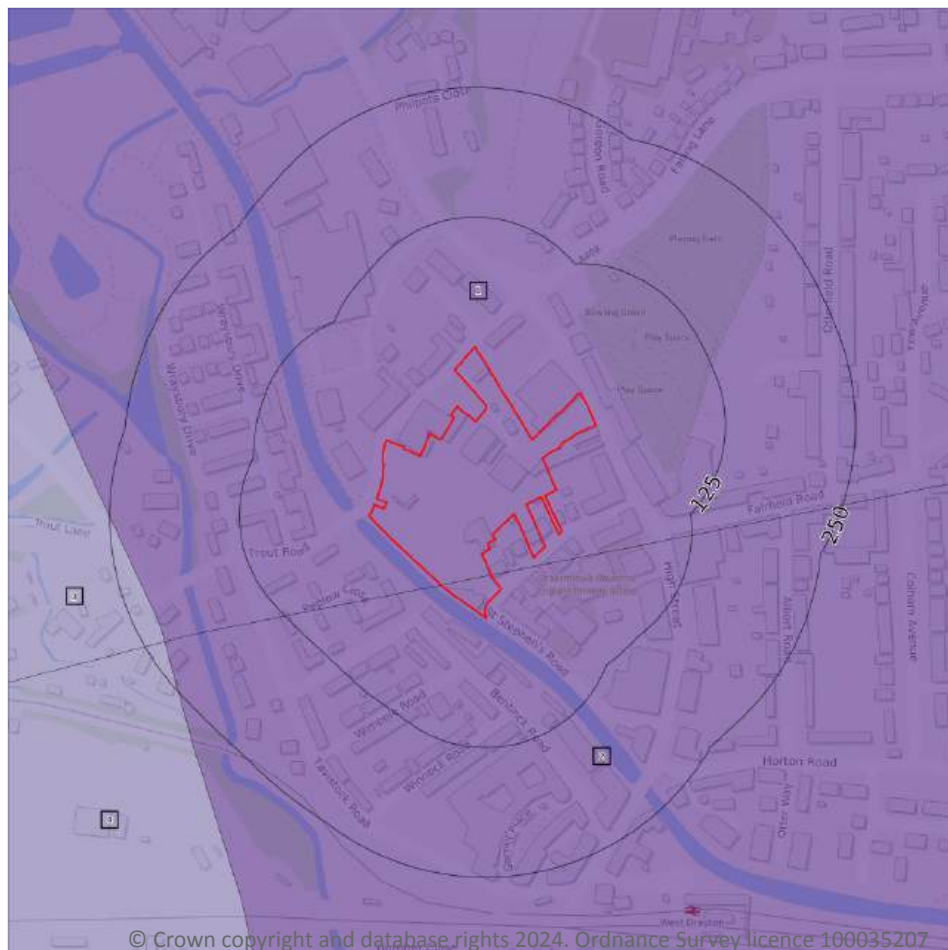
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

4

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 110](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned
2	On site	Urban	Non-agricultural/no quality assigned
3	227m W	Non Agricultural	Non-agricultural/no quality assigned



ID	Location	Classification	Description
4	231m SW	Non Agricultural	Non-agricultural/no quality assigned

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

1

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

Location	Reference	Scheme	Start Date	End date
93m N	AG00423417	Higher Level Stewardship	01/12/2013	30/11/2023

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

3

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 113](#) >

ID	Location	Main Habitat	Other habitats
A	240m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	246m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	246m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

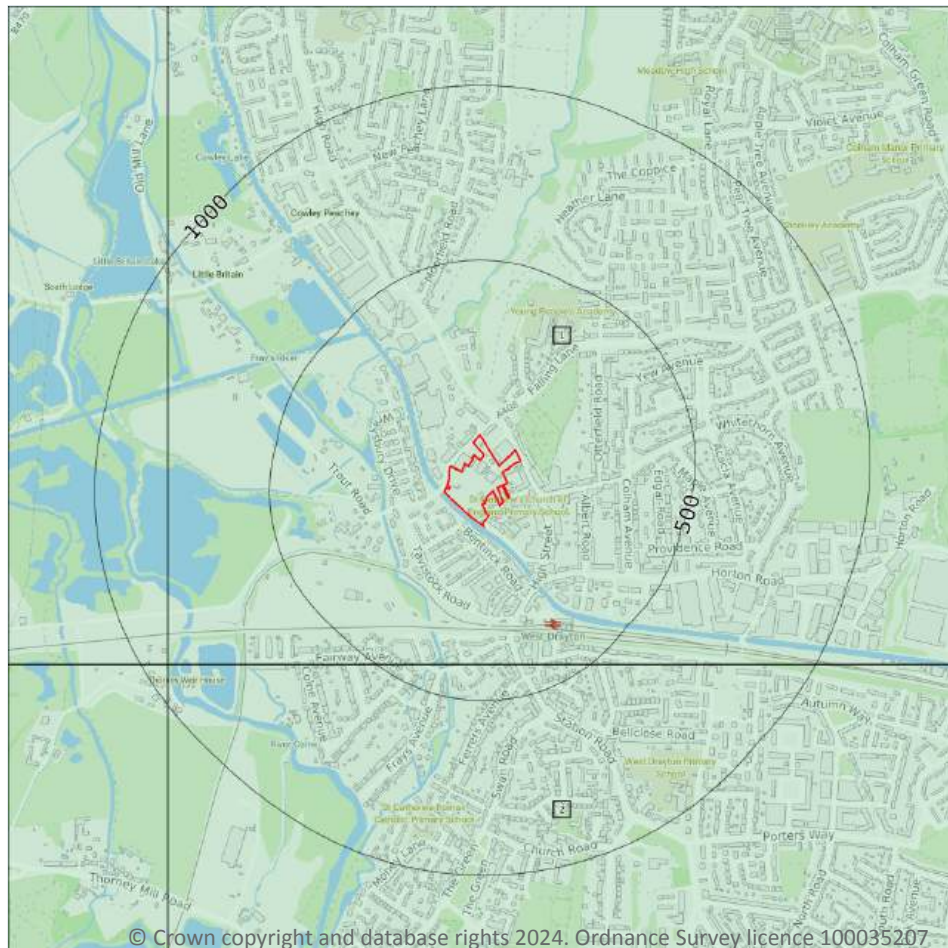
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

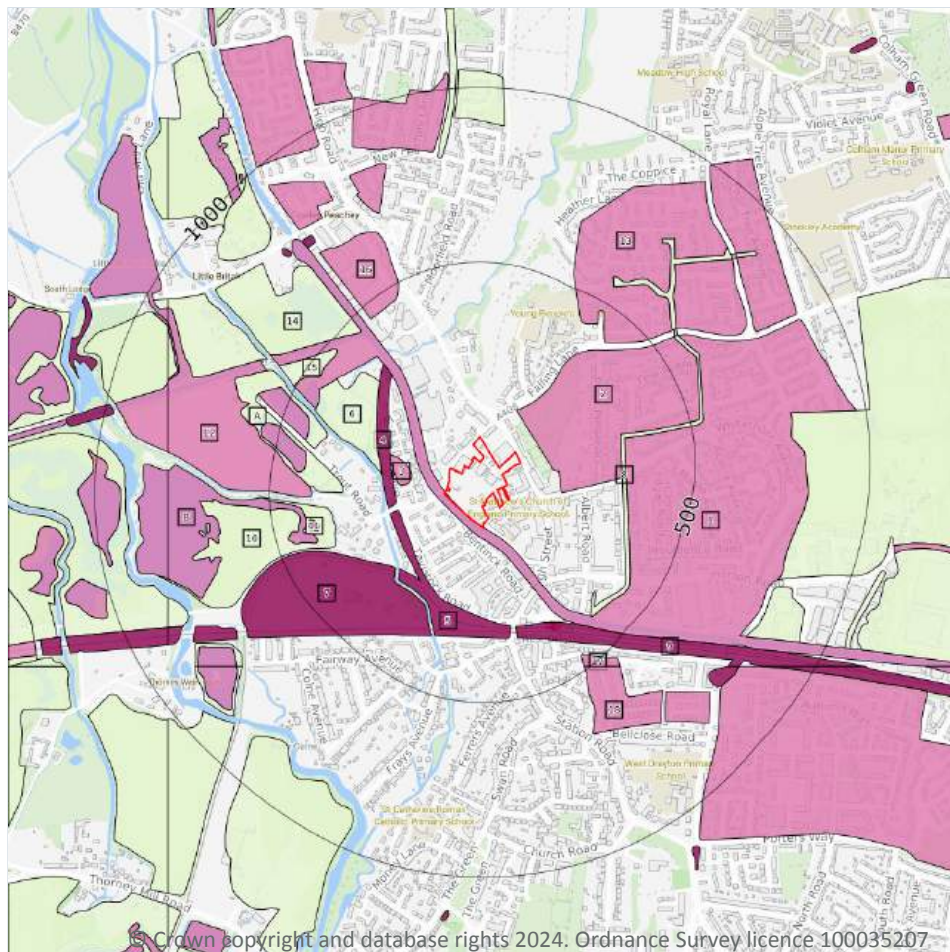
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 115](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ08SE
2	396m S	Full	Full	Full	No coverage	TQ07NE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

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14.2 Artificial and made ground (10k)

Records within 500m

22

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 116 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	WGR-VOID	Worked Ground (Undivided)	Void
2	66m NE	WGR-VOID	Worked Ground (Undivided)	Void
3	103m W	WGR-VOID	Worked Ground (Undivided)	Void
4	138m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

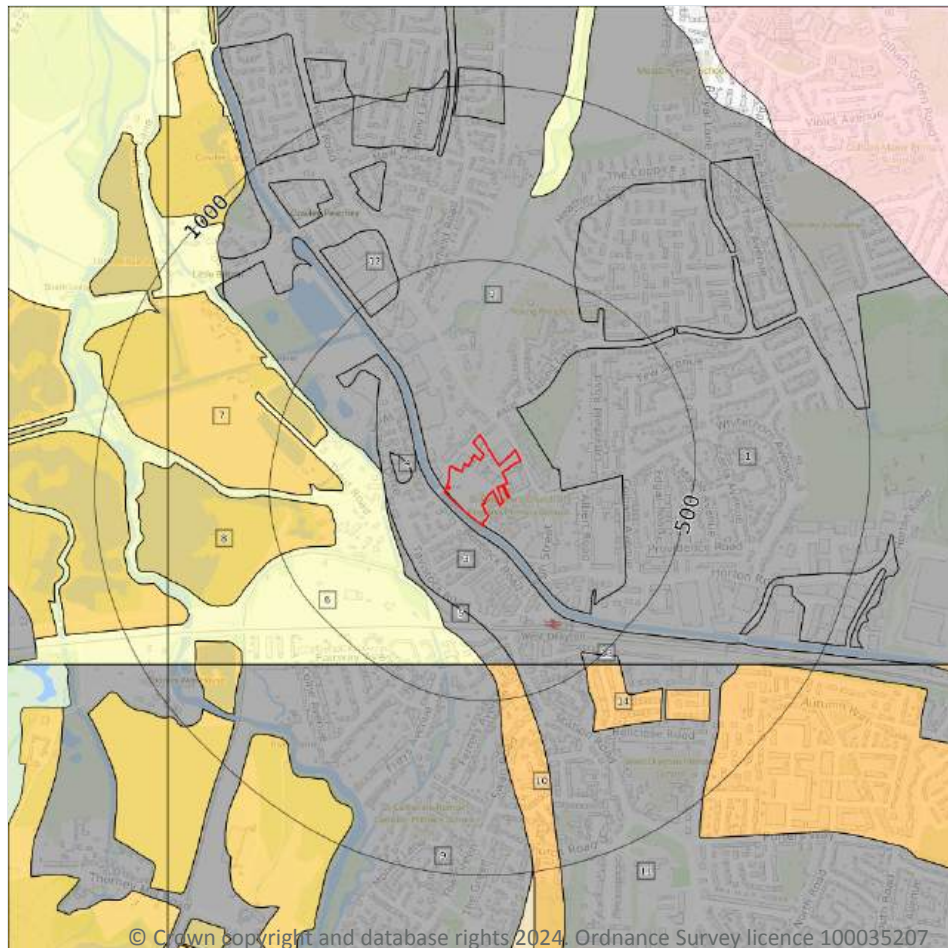


ID	Location	LEX Code	Description	Rock description
5	139m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	188m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	250m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	289m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
8	289m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
9	297m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
10	325m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
11	372m W	WGR-VOID	Worked Ground (Undivided)	Void
12	381m W	WGR-VOID	Worked Ground (Undivided)	Void
B	386m W	WGR-VOID	Worked Ground (Undivided)	Void
A	405m W	WGR-VOID	Worked Ground (Undivided)	Void
13	407m NE	WGR-VOID	Worked Ground (Undivided)	Void
A	418m W	WGR-VOID	Worked Ground (Undivided)	Void
14	455m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
15	456m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
16	457m NW	WGR-VOID	Worked Ground (Undivided)	Void
17	458m SE	WGR-VOID	Worked Ground (Undivided)	Void
18	489m SE	WGR-UNKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

14

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 118](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	LHGR-V	Lynch Hill Gravel Member - Gravel (unlithified Deposits Coding Scheme)	Gravel
2	On site	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt



ID	Location	LEX Code	Description	Rock description
3	21m SW	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
4	103m W	LHGR-V	Lynch Hill Gravel Member - Gravel (unlithified Deposits Coding Scheme)	Gravel
5	164m W	LHGR-V	Lynch Hill Gravel Member - Gravel (unlithified Deposits Coding Scheme)	Gravel
6	169m W	ALV-XZC	Alluvium - Silt And Clay	Silt And Clay
7	289m W	SHGR-XSV	Shepperton Gravel Member - Sand And Gravel	Sand And Gravel
8	325m W	SHGR-XSV	Shepperton Gravel Member - Sand And Gravel	Sand And Gravel
9	396m S	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
10	396m S	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
11	406m S	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
12	457m NW	LHGR-V	Lynch Hill Gravel Member - Gravel (unlithified Deposits Coding Scheme)	Gravel
13	458m SE	LHGR-V	Lynch Hill Gravel Member - Gravel (unlithified Deposits Coding Scheme)	Gravel
14	489m SE	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

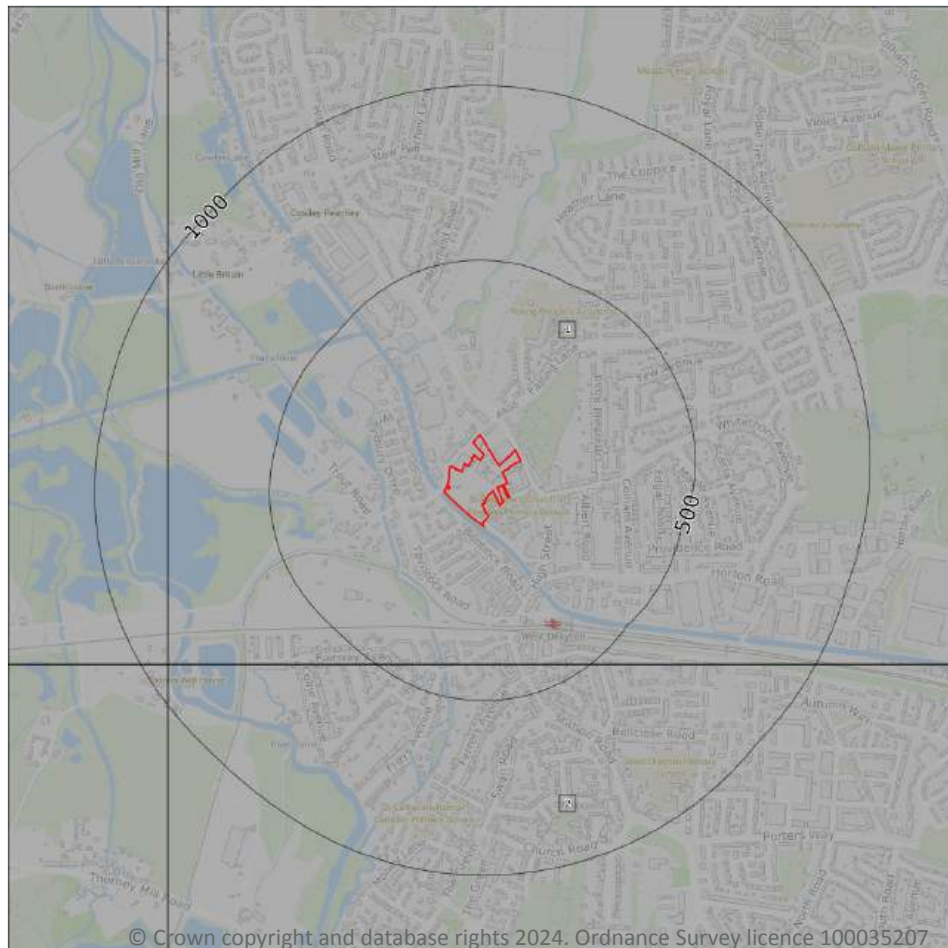
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

2

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 120](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
2	396m S	LC-CLAY	London Clay Formation - Clay	Eocene Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

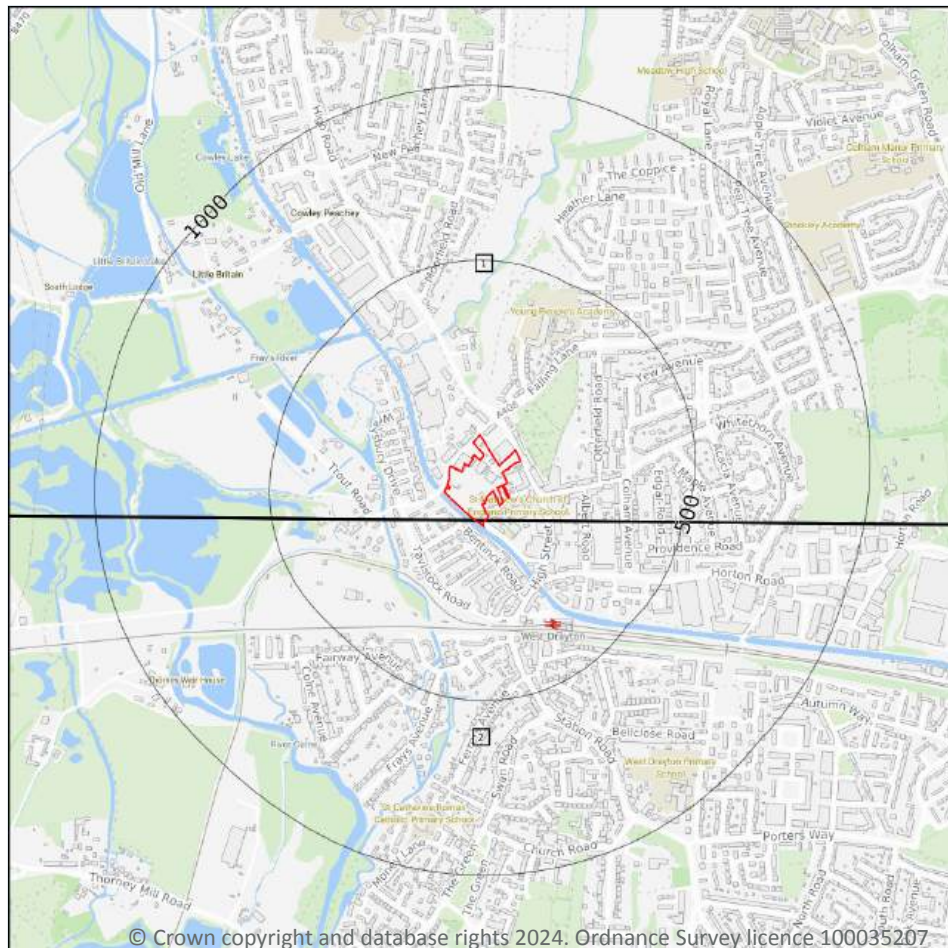
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

2

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

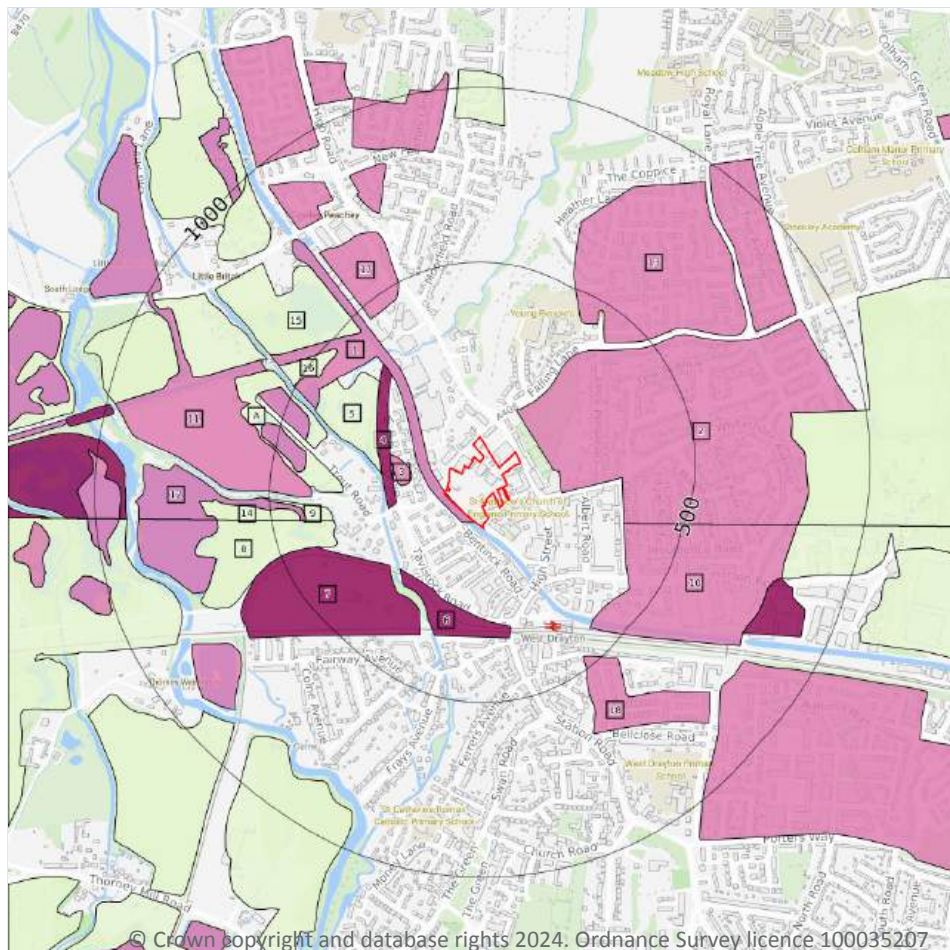
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 122](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW255_beaconsfield_v4
2	On site	Full	Full	Full	Full	EW269_windsor_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

21

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 123](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
2	66m NE	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
3	104m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
4	138m W	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT



ID	Location	LEX Code	Description	Rock description
5	187m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
6	226m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
7	255m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
A	289m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
8	325m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
9	326m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
10	335m E	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
11	381m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
12	402m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
A	406m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
13	407m NE	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
14	418m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
A	418m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
15	454m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
16	456m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
17	457m NW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
18	465m SE	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

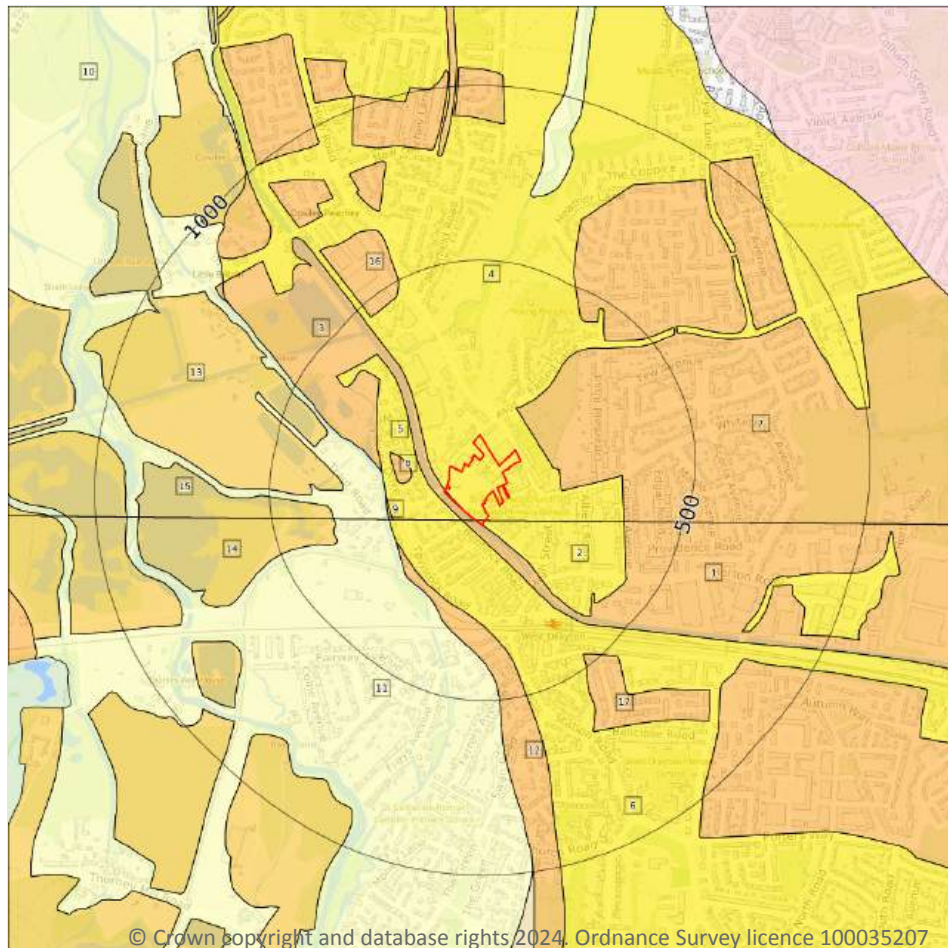
Records within 50m	0
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

17

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 125 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
2	On site	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT
3	On site	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
4	On site	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT



ID	Location	LEX Code	Description	Rock description
5	22m SW	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT
6	24m SW	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT
7	66m NE	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
8	104m W	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
9	165m W	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
10	169m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
11	177m SW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
12	200m SW	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
13	289m W	SHGR-XSV	SHEPPERTON GRAVEL MEMBER	SAND AND GRAVEL
14	325m W	SHGR-XSV	SHEPPERTON GRAVEL MEMBER	SAND AND GRAVEL
15	326m W	SHGR-XSV	SHEPPERTON GRAVEL MEMBER	SAND AND GRAVEL
16	457m NW	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
17	465m SE	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

3

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Low	Very Low
On site	Intergranular	Very High	High
22m SW	Mixed	Low	Very Low

This data is sourced from the British Geological Survey.



15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 128 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
2	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

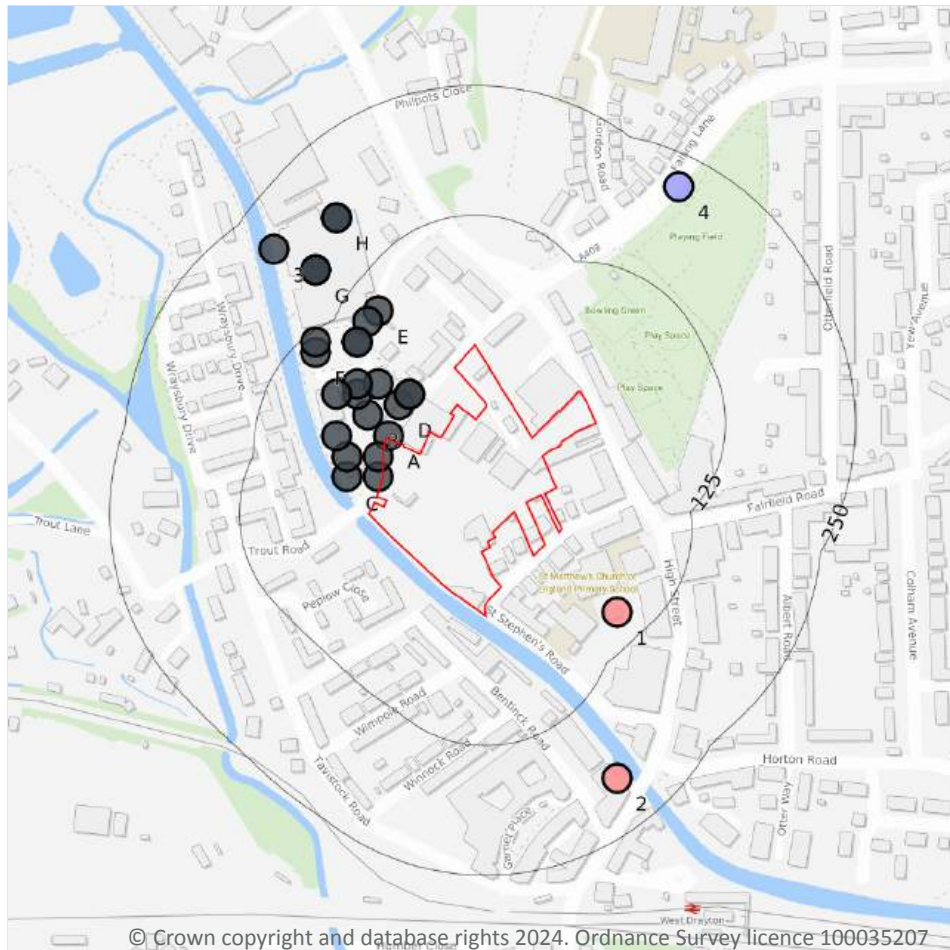
0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

29

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 130](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	3m NW	505810 180570	CHANTRY CLOSE YIEWSLEY WS8	-	Y	N/A
A	4m W	505800 180530	CHANTRY CLOSE YIEWSLEY 10	-	Y	N/A
A	5m W	505800 180550	CHANTRY CLOSE YIEWSLEY WS9	-	Y	N/A

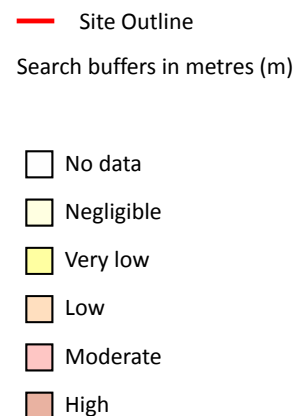
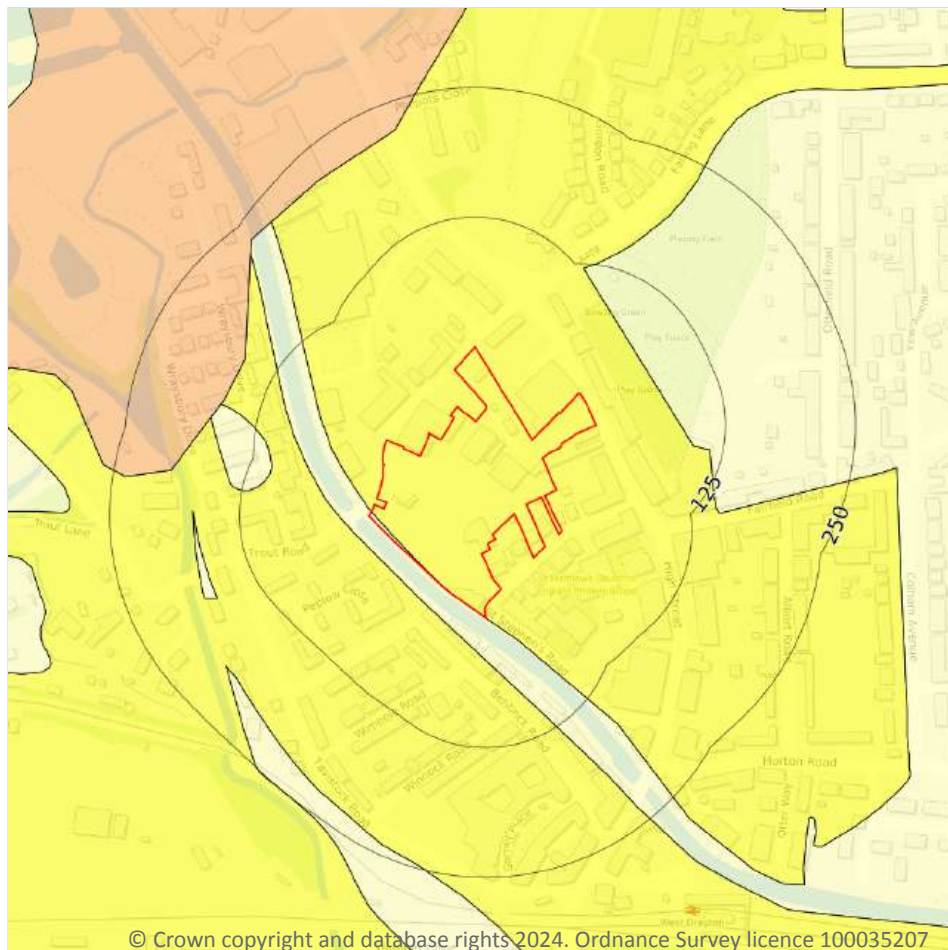


ID	Location	Grid reference	Name	Length	Confidential	Web link
B	29m NW	505790 180590	CHANTRY CLOSE YIEWSLEY 8	-	Y	N/A
C	34m W	505770 180530	CHANTRY CLOSE YIEWSLEY WS10	-	Y	N/A
C	35m W	505770 180550	CHANTRY CLOSE YIEWSLEY WS11	-	Y	N/A
D	35m NW	505820 180600	CHANTRY CLOSE YIEWSLEY WS7	-	Y	N/A
D	41m NW	505830 180610	CHANTRY CLOSE YIEWSLEY 9	-	Y	N/A
D	41m NW	505830 180610	CHANTRY CLOSE YIEWSLEY 9A	-	Y	N/A
C	47m W	505760 180570	CHANTRY CLOSE YIEWSLEY 7	-	Y	N/A
B	51m NW	505780 180610	CHANTRY CLOSE YIEWSLEY WS4	-	Y	N/A
B	53m NW	505800 180620	CHANTRY CLOSE YIEWSLEY WS6	-	Y	N/A
B	60m NW	505780 180620	CHANTRY CLOSE YIEWSLEY WS5	-	Y	N/A
B	64m NW	505760 180610	CHANTRY CLOSE YIEWSLEY 6	-	Y	N/A
E	92m NW	505800 180690	CHANTRY CLOSE YIEWSLEY 5	-	Y	N/A
1	95m SE	506030 180400	YIEWSLEY VICARAGE YIEWSLEY	57.91	N	576341 ↗
E	95m NW	505790 180680	CHANTRY CLOSE YIEWSLEY WS1	-	Y	N/A
E	97m NW	505780 180660	CHANTRY CLOSE YIEWSLEY WS3	-	Y	N/A
E	97m NW	505780 180660	CHANTRY CLOSE YIEWSLEY WS2	-	Y	N/A
F	107m NW	505740 180650	CHANTRY CLOSE YIEWSLEY 4	-	Y	N/A
F	115m NW	505740 180660	CHANTRY CLOSE YIEWSLEY 4A	-	Y	N/A
G	164m NW	505740 180730	CHANTRY CLOSE YIEWSLEY 3A	-	Y	N/A
G	164m NW	505740 180730	CHANTRY CLOSE YIEWSLEY 3	-	Y	N/A
G	164m NW	505740 180730	CHANTRY CLOSE YIEWSLEY 3B	-	Y	N/A
H	181m NW	505760 180780	CHANTRY CLOSE YIEWSLEY 2	-	Y	N/A
H	181m NW	505760 180780	CHANTRY CLOSE YIEWSLEY 2A	-	Y	N/A
2	201m SE	506030 180240	YIEWSLEY	87.17	N	576343 ↗
3	208m NW	505700 180750	CHANTRY CLOSE YIEWSLEY1	-	Y	N/A
4	220m NE	506090 180810	YIEWSLEY BYPASS 1	2.0	N	576530 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

3

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 132 >](#)

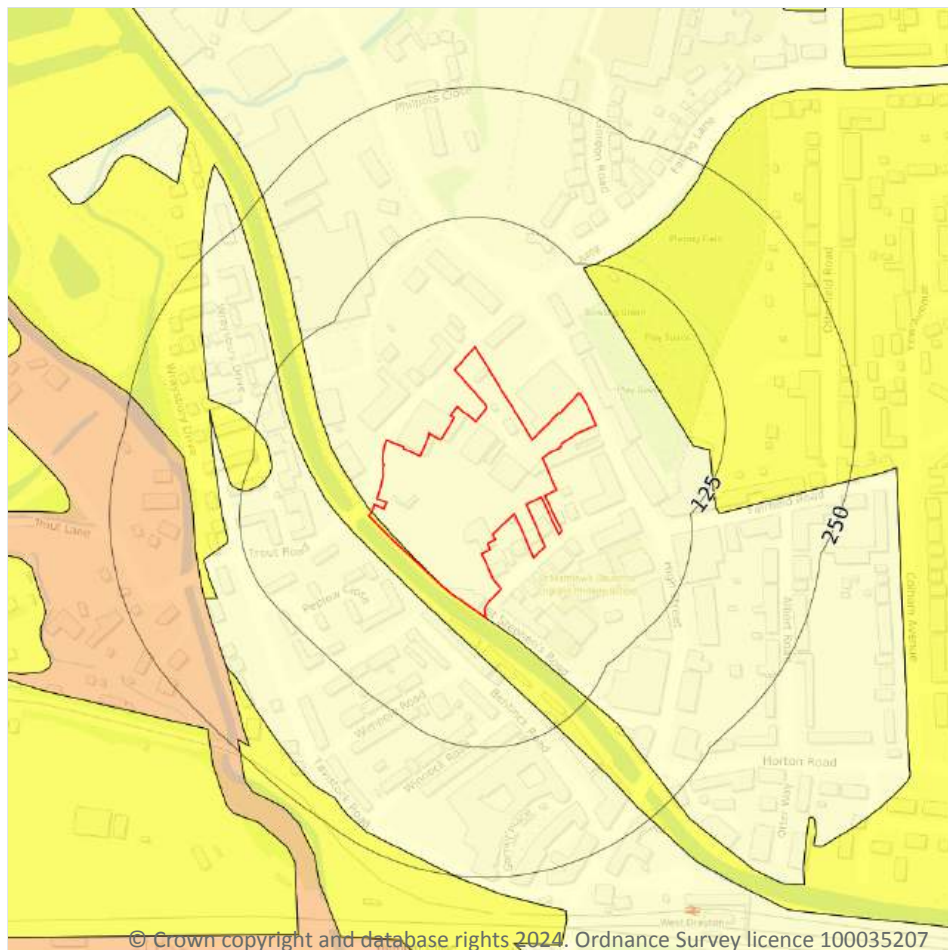
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
22m SW	Very low	Ground conditions predominantly low plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

3

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 134](#) >

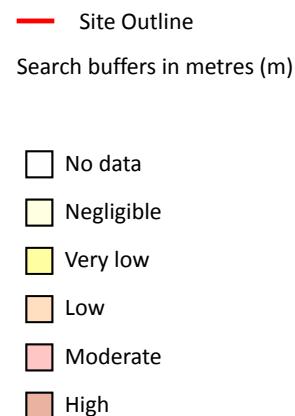
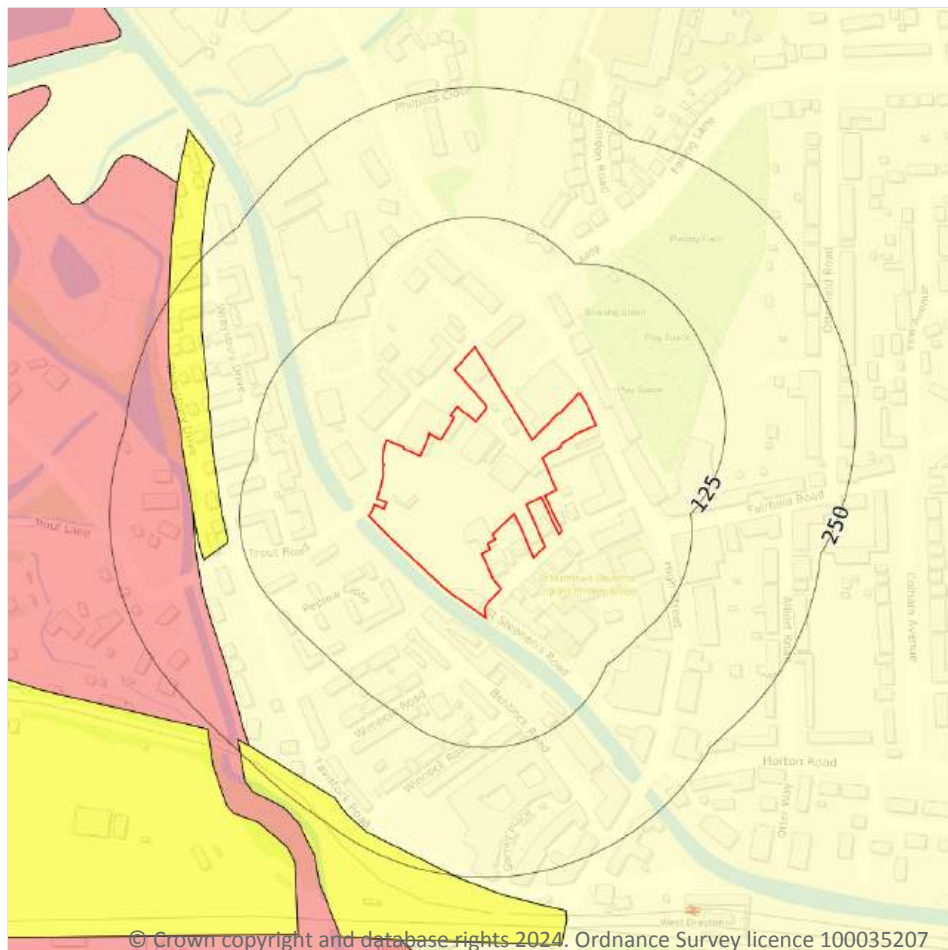
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
22m SW	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

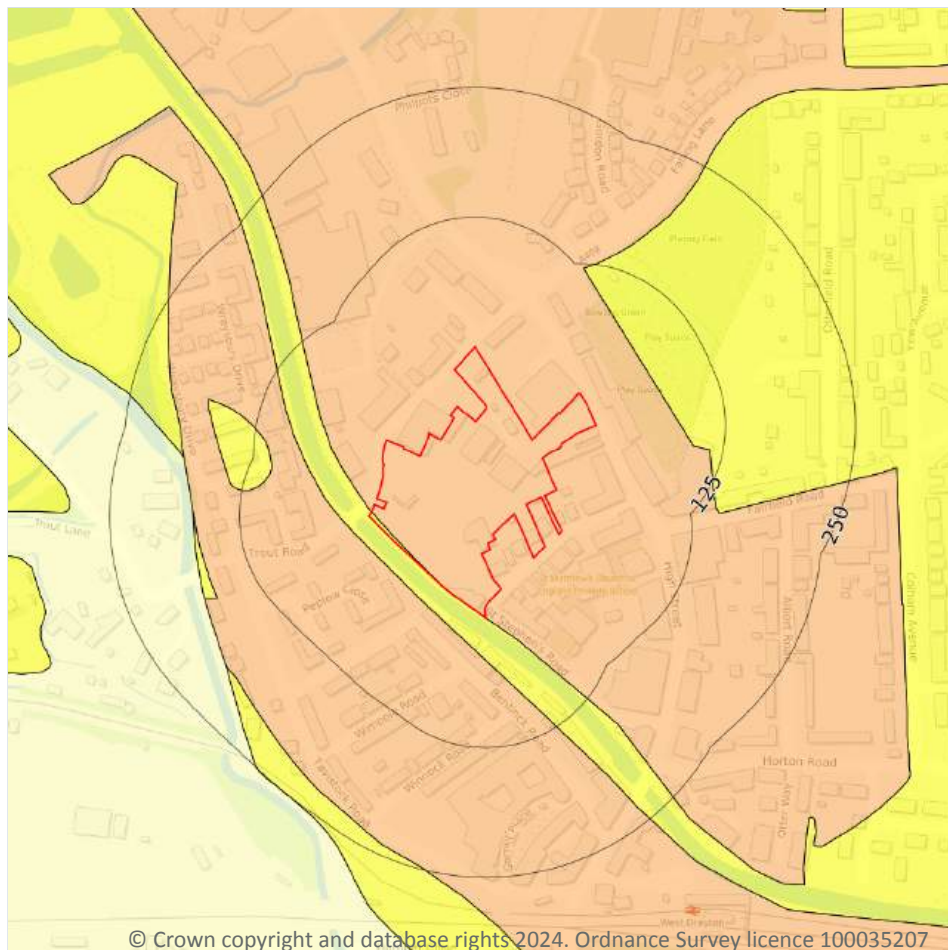
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 136](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

3

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 137](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
On site	Low	Deposits with potential to collapse when loaded and saturated are possibly present in places.
22m SW	Low	Deposits with potential to collapse when loaded and saturated are possibly present in places.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☐ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

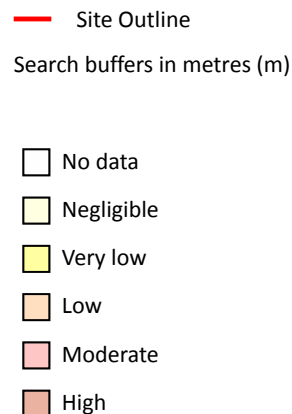
Features are displayed on the Natural ground subsidence - Landslides map on [page 139 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 140](#) >

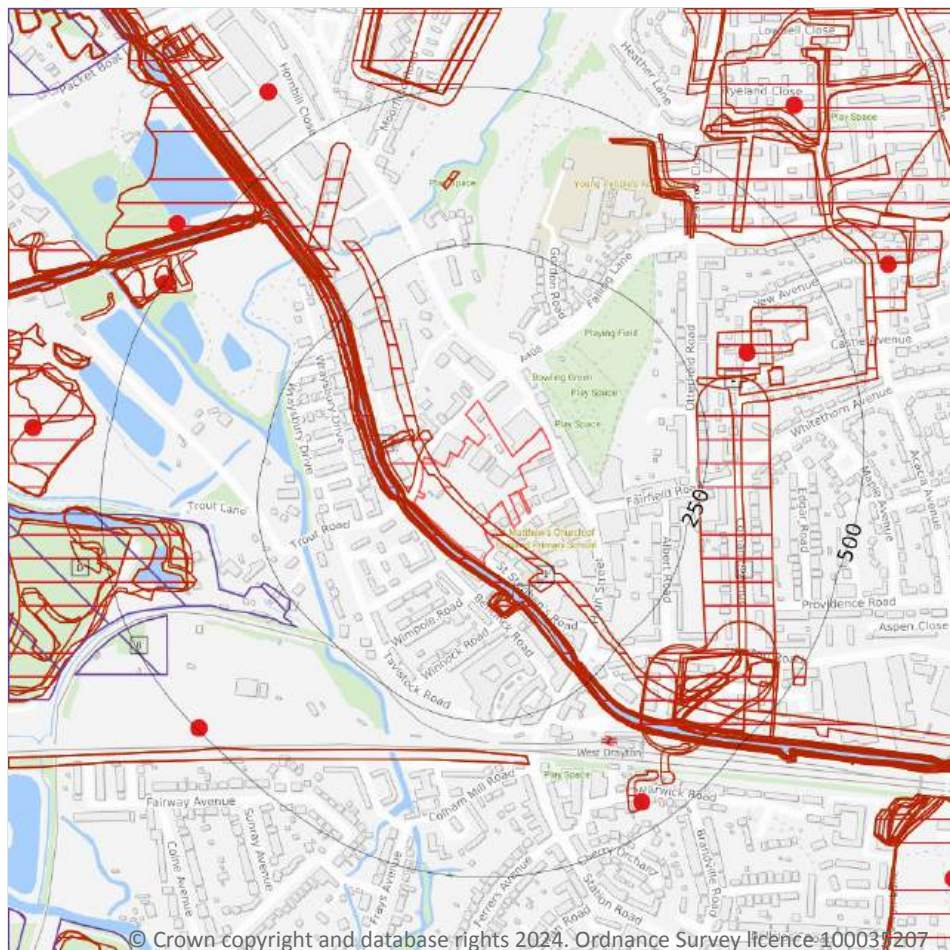
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▨ Surface ground workings
- ▨ Underground workings
- ▨ Underground mining extents
- ▨ Historical mineral planning areas
- ▨ TCA non-coal mining
- Non Coal Mining
- ▨ Sporadic underground mining of restricted extent possible
- ▨ Localised small scale underground mining possible
- ▨ Small scale mining possible
- ▨ Underground mining known or likely within or in close proximity
- ▨ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

5

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 142](#) >

ID	Location	Details	Description
E	348m NE	Name: Yiewsley Brickfields Address: YIEWSLEY, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
E	355m NE	Name: Yiewsley Gravel Pit Address: YIEWSLEY, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
N	455m SE	Name: Rooks Farm Gravel Pit Address: WEST DRAYTON, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
10	497m SW	Name: West Drayton Rail Depot Address: West Drayton, HILLINGDON, Middlesex Commodity: Crushed Rock Status: Active	Type: A site where mineral commodities are unloaded from rail trucks and stored Status description: Site which is actively extracting mineral products, or in the case of wharfs and rail depots, is actively handing minerals
R	499m NW	Name: Fray's River Gravel Pit Address: Cowley Peachey, YIEWSLEY, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

19

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 142](#) >



ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Canal	1881	1:10560
A	2m W	Canal	1932	1:10560
B	2m SW	Canal	1938	1:10560
2	4m W	Canal	1868	1:10560
B	4m S	Canal	1960	1:10560
B	4m S	Canal	1990	1:10000
B	4m S	Canal	1975	1:10000
B	4m S	Canal	1970	1:10560
B	5m SW	Canal	1935	1:10560
A	5m W	Canal	1898	1:10560
C	6m S	Canal	1913	1:10560
C	6m S	Canal	1894	1:10560
B	7m S	Canal	1938	1:10560
B	7m S	Canal	1913	1:10560
B	7m S	Canal	1894	1:10560
B	8m NW	Dock	1970	1:10560
B	36m NW	Pond	1913	1:10560
B	36m NW	Pond	1894	1:10560
3	235m E	Dock	1898	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

2

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining and ground workings map on [page 142 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
D	252m SW	Trout Lane	Sand and gravel	Surface mineral working	Valid	10/7/68/ 16/4/58
8	434m SW	RMC	RMC	Surface mineral working	Valid	2/1/76

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

9

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
65m NE	Stone
188m W	Stone
289m W	Stone
364m W	Stone
408m NE	Stone
456m NW	Stone
456m NW	Stone
458m NW	Stone
459m SE	Stone

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.



18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

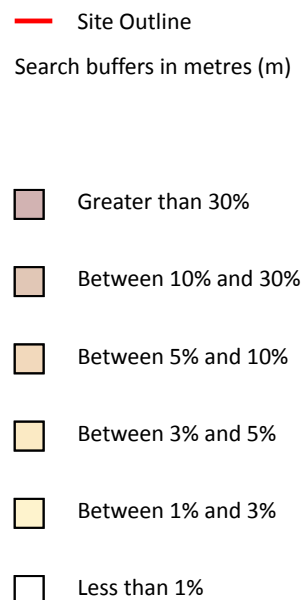
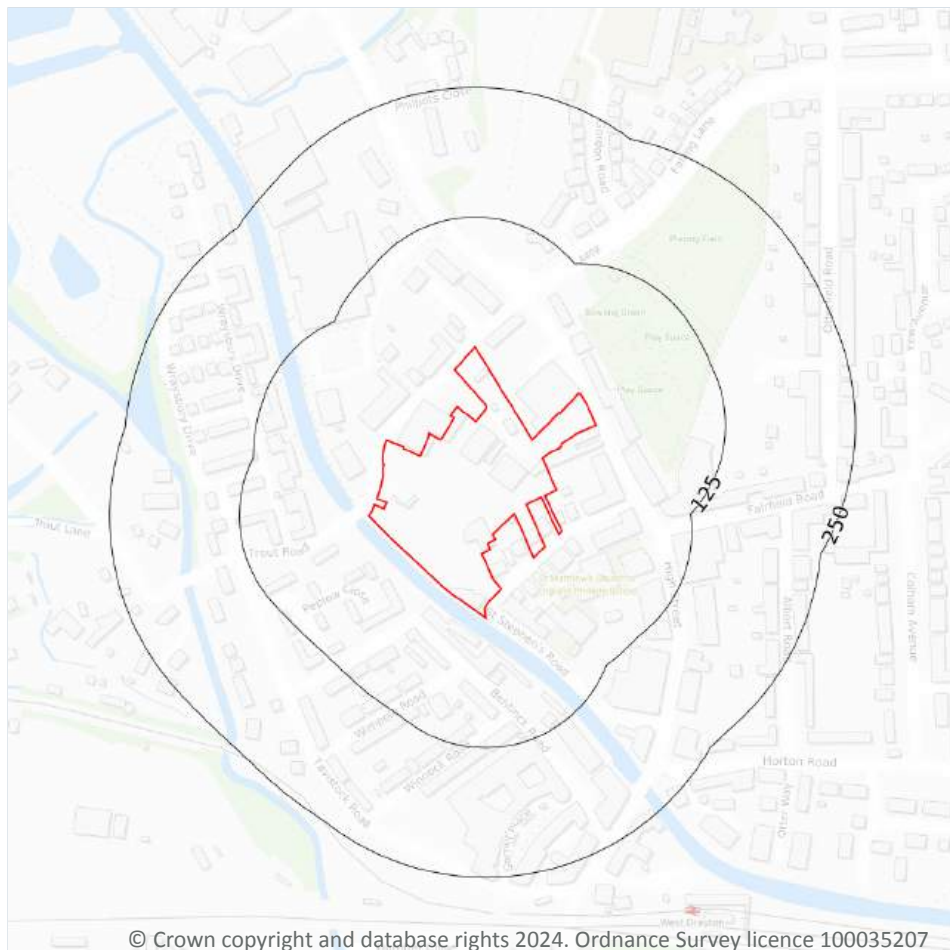
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 151](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

13

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	No data	No data	No data	No data	No data	No data	No data
On site	No data	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	No data	No data
On site	No data	No data	No data	No data	No data	No data	No data
On site	No data	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	No data	No data
On site	No data	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	No data	No data
On site	No data	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	No data	No data
On site	No data	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	No data	No data
2m W	No data	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	No data	No data
22m SW	No data	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	No data	No data
23m E	No data	No data	No data	No data	No data	No data	No data
23m E	No data	No data	No data	No data	No data	No data	No data
24m SW	No data	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	No data	No data
34m W	No data	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	No data	No data

This data is sourced from the British Geological Survey.



21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	16
---------------------------	-----------

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	17	3	141	97	0.5	69	47	27	16
On site	17	3	169	116	0.7	72	53	28	18
On site	17	3	142	98	0.4	69	46	27	15
On site	19	3.3	188	129	0.4	69	54	28	22
On site	19	3.3	208	143	0.5	67	58	28	25
On site	19	3.3	200	137	0.6	65	55	26	21
On site	19	3.3	229	157	0.5	70	62	31	29
On site	19	3.3	219	150	0.6	65	60	27	26
On site	20	3.5	246	169	0.5	70	65	30	32
On site	20	3.5	248	170	0.5	69	66	29	31
On site	23	4	325	223	0.6	72	82	33	45
On site	24	4.2	313	215	0.6	70	81	32	42
23m E	22	3.8	331	227	0.6	72	81	34	49
34m NW	19	3.3	217	149	0.6	68	58	28	22
43m N	17	3	174	120	0.6	62	50	23	19
43m N	18	3.2	182	125	0.6	62	52	24	20

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

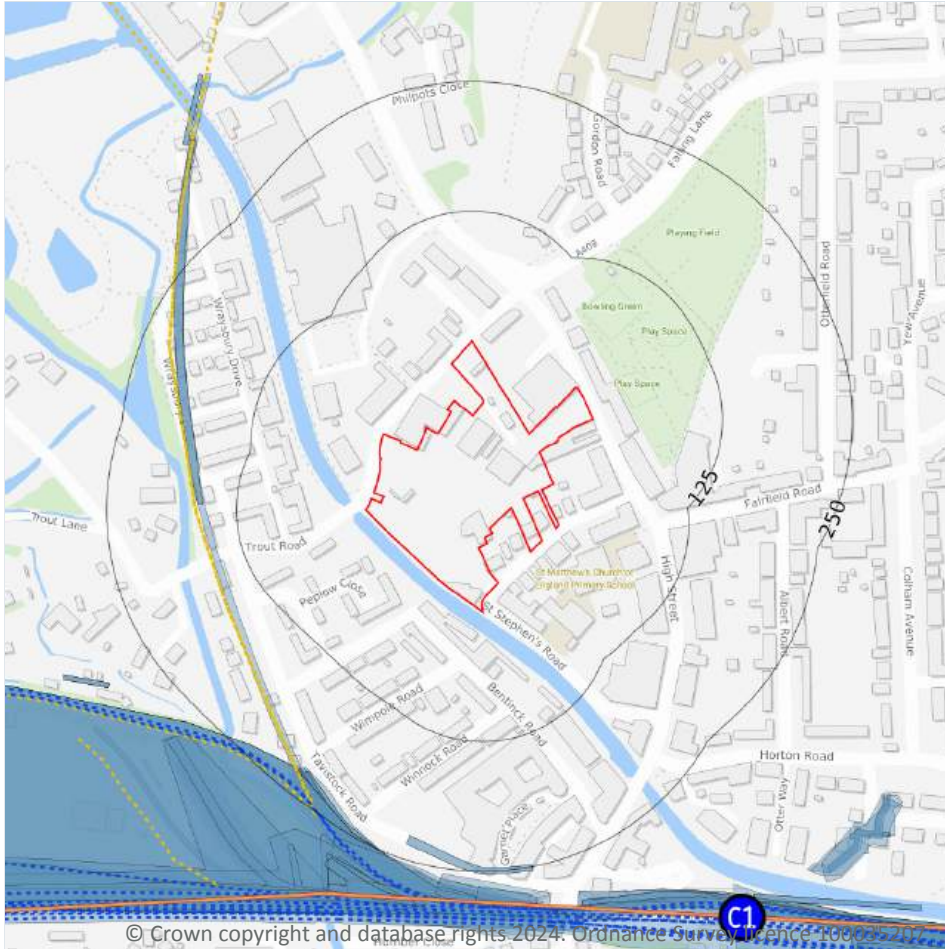
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

19

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 156 >](#)

Location	Land Use	Year of mapping	Mapping scale
149m W	Railway Sidings	1970	2500
157m W	Railway Sidings	1977	2500
157m W	Railway Sidings	1971	1250
221m SW	Railway Sidings	1938	10560
222m SW	Railway Sidings	1932	10560
222m SW	Railway Sidings	1898	10560
223m SW	Railway Sidings	1964	1250
223m SW	Railway Sidings	1935	10560
224m SW	Railway Sidings	1913	10560
224m SW	Railway Sidings	1899	2500
225m SW	Railway Sidings	1896	2500
226m SW	Railway Sidings	1934	2500
226m SW	Railway Sidings	1977	2500
226m S	Railway Sidings	1881	10560
226m S	Railway Sidings	1881	10560
227m SW	Railway Sidings	1990	10000
227m SW	Railway Sidings	1975	10000



Location	Land Use	Year of mapping	Mapping scale
227m SW	Railway Sidings	1970	10560
227m SW	Railway Sidings	1960	10560

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

2

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on [page 156 >](#)

Location	Description
157m W	Dismantled
157m W	Dismantled

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

4

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on [page 156 >](#)

Location	Name	Type
241m SW	Colnbrook Freight Branch Line	rail
243m SW	Not given	Single Track



Location	Name	Type
249m SW	Staines and West Drayton Railway	rail
250m SW	Colnbrook Freight Branch Line	rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

1

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

Features are displayed on the Railway infrastructure and projects map on [page 156 >](#)

Location	Route Type
279m S	Surface Alignment

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1868

Scale: 1:10,560

Printed at: 1:10,560



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

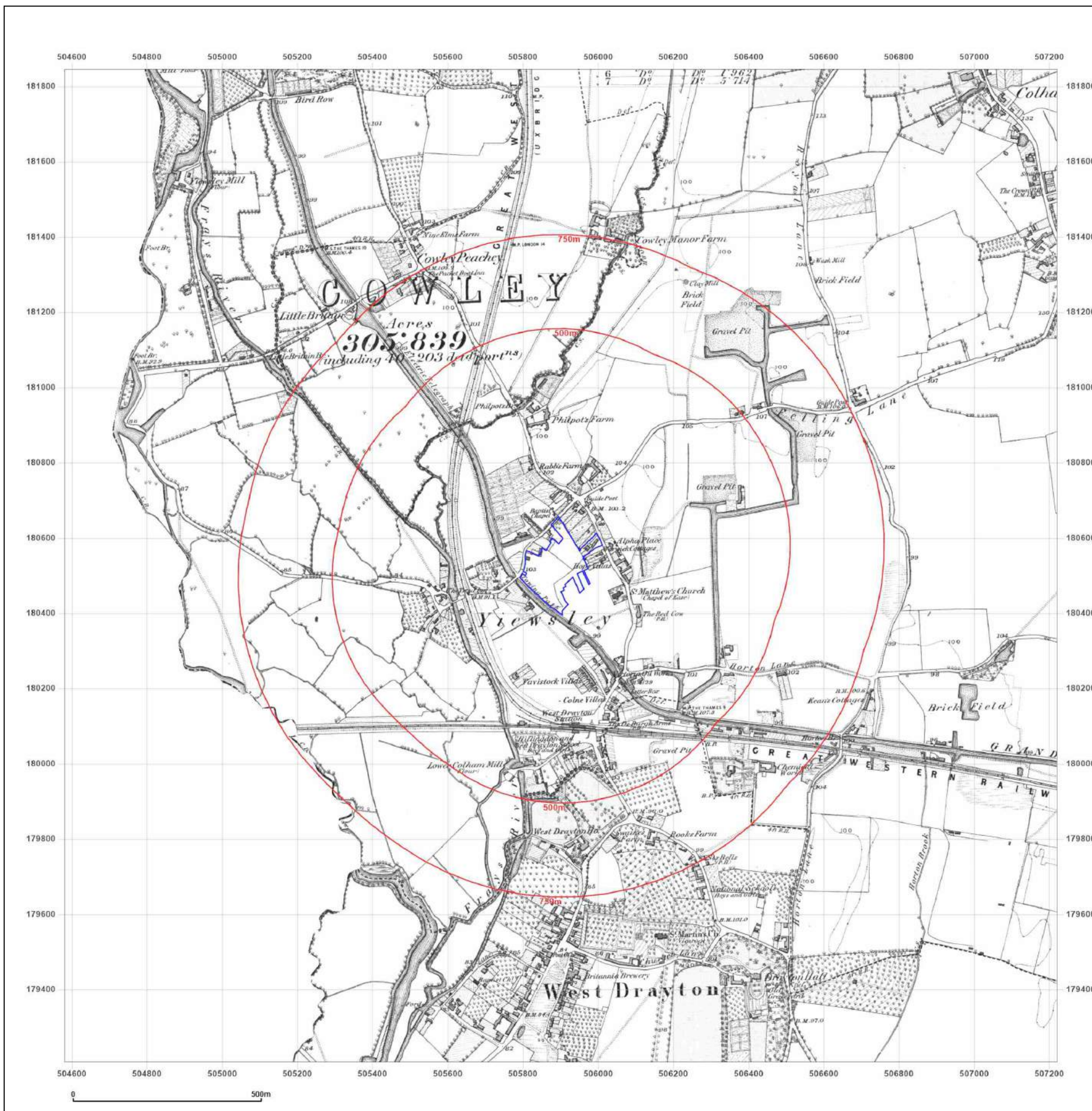


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C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1881

Scale: 1:10,560

Printed at: 1:10,560



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Revised N/A
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Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1894-1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
Revised 1895
Edition N/A
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Surveyed 1874
Revised 1894
Edition N/A
Copyright N/A
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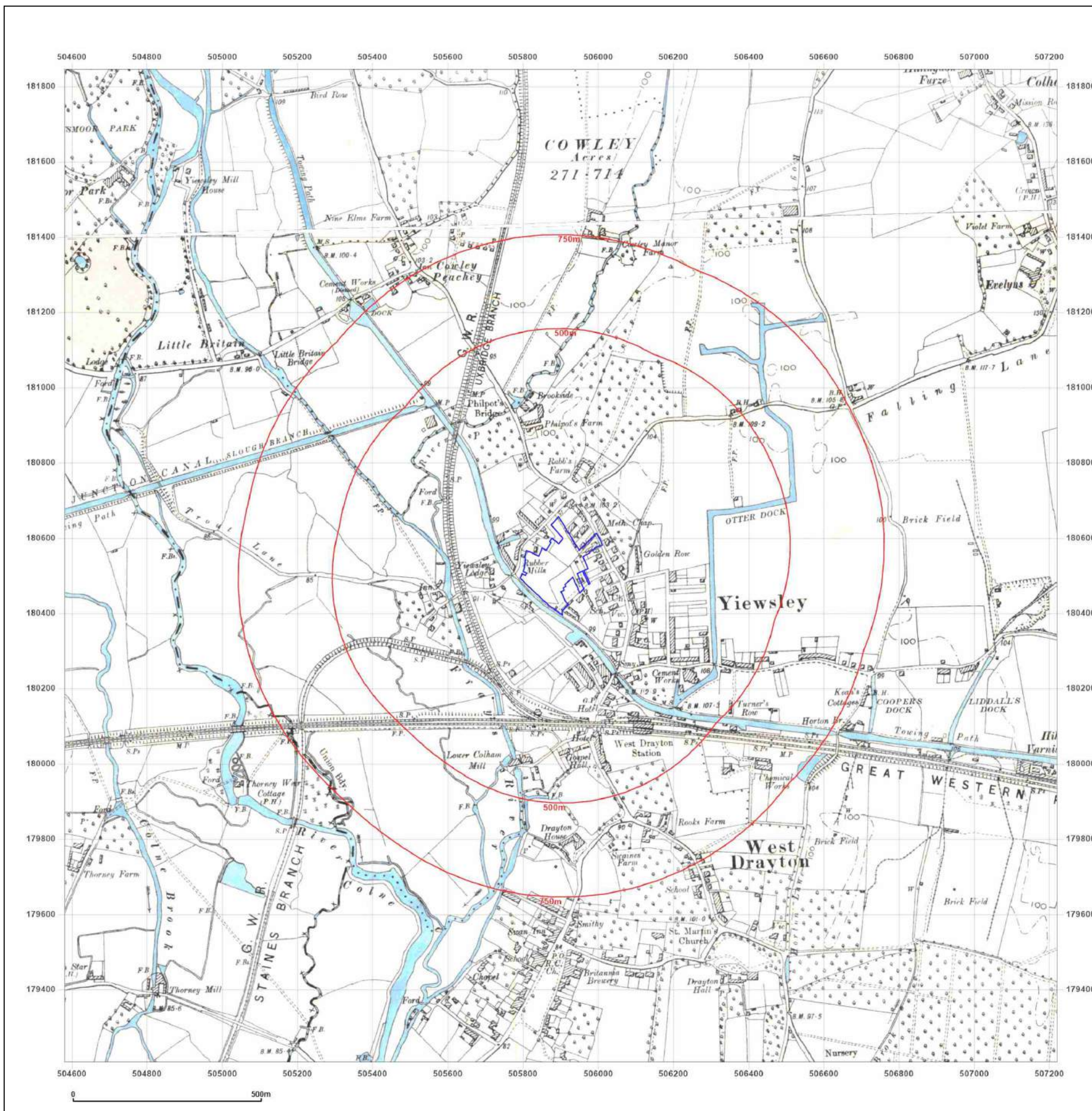


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Production date: 28 October 2024

Map legend available at:
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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1894-1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

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

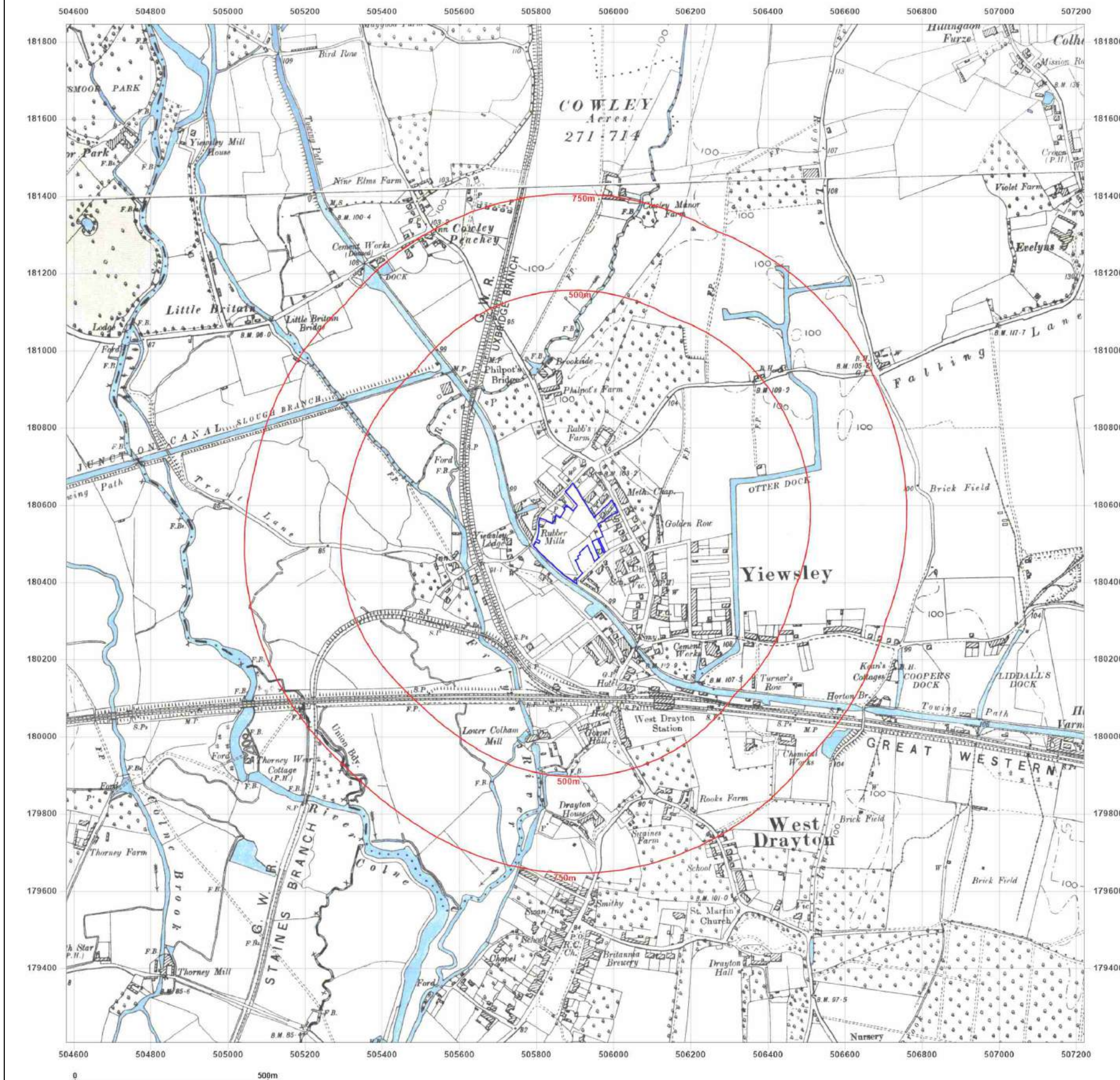


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1898-1900

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1875
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

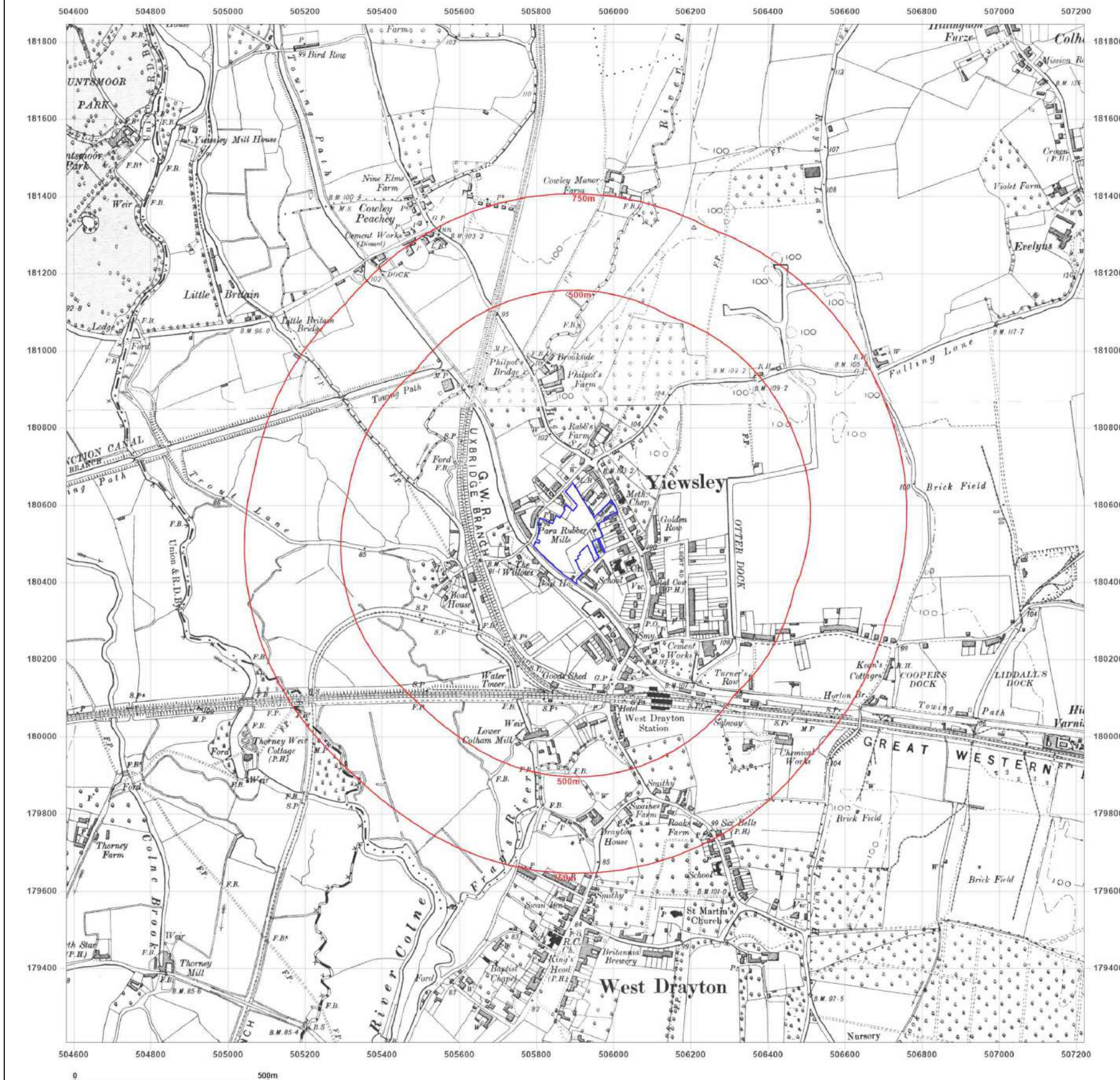


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1913

Scale: 1:10,560

Printed at: 1:10,560



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

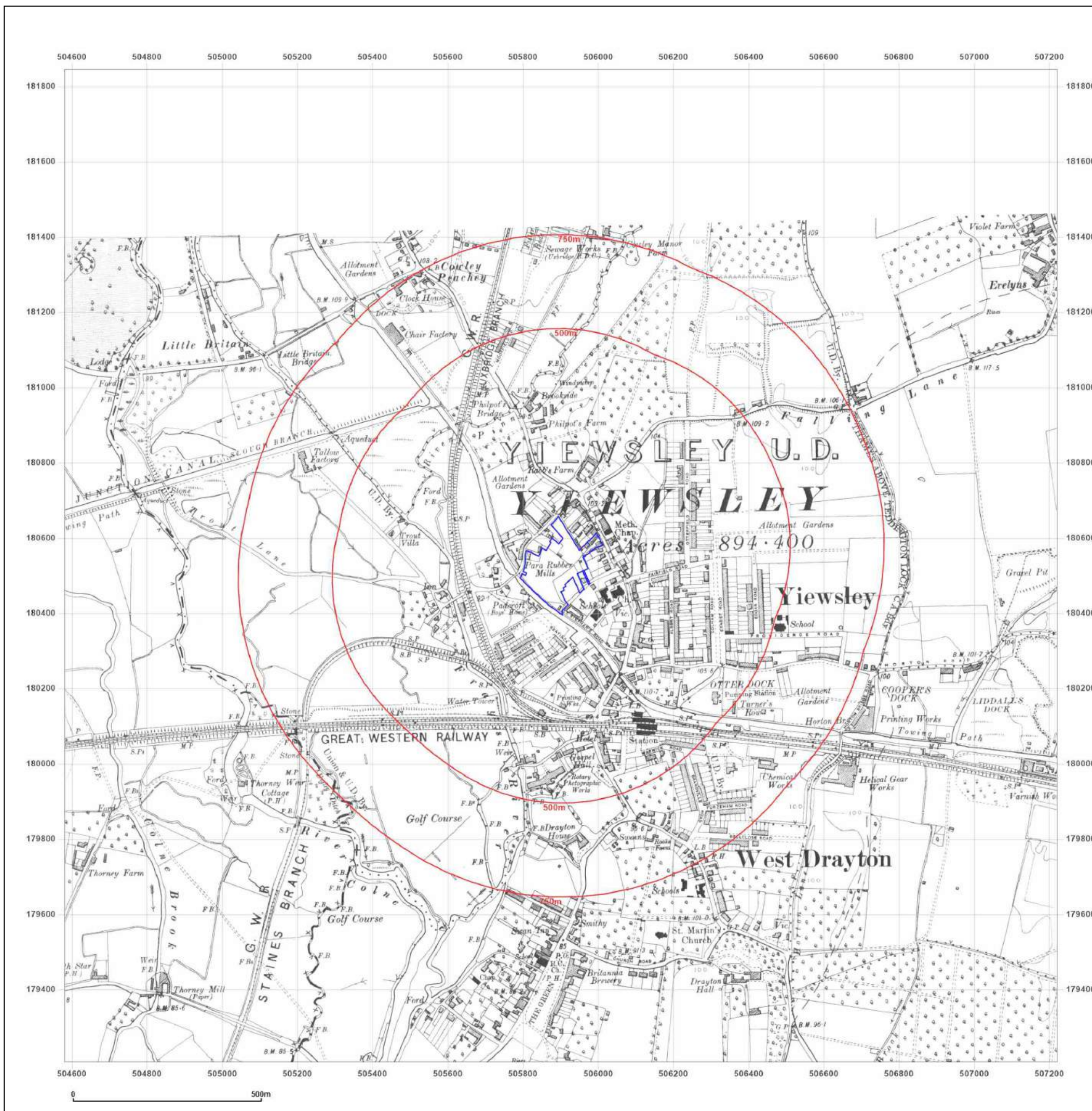


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1913

Scale: 1:10,560

Printed at: 1:10,560



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

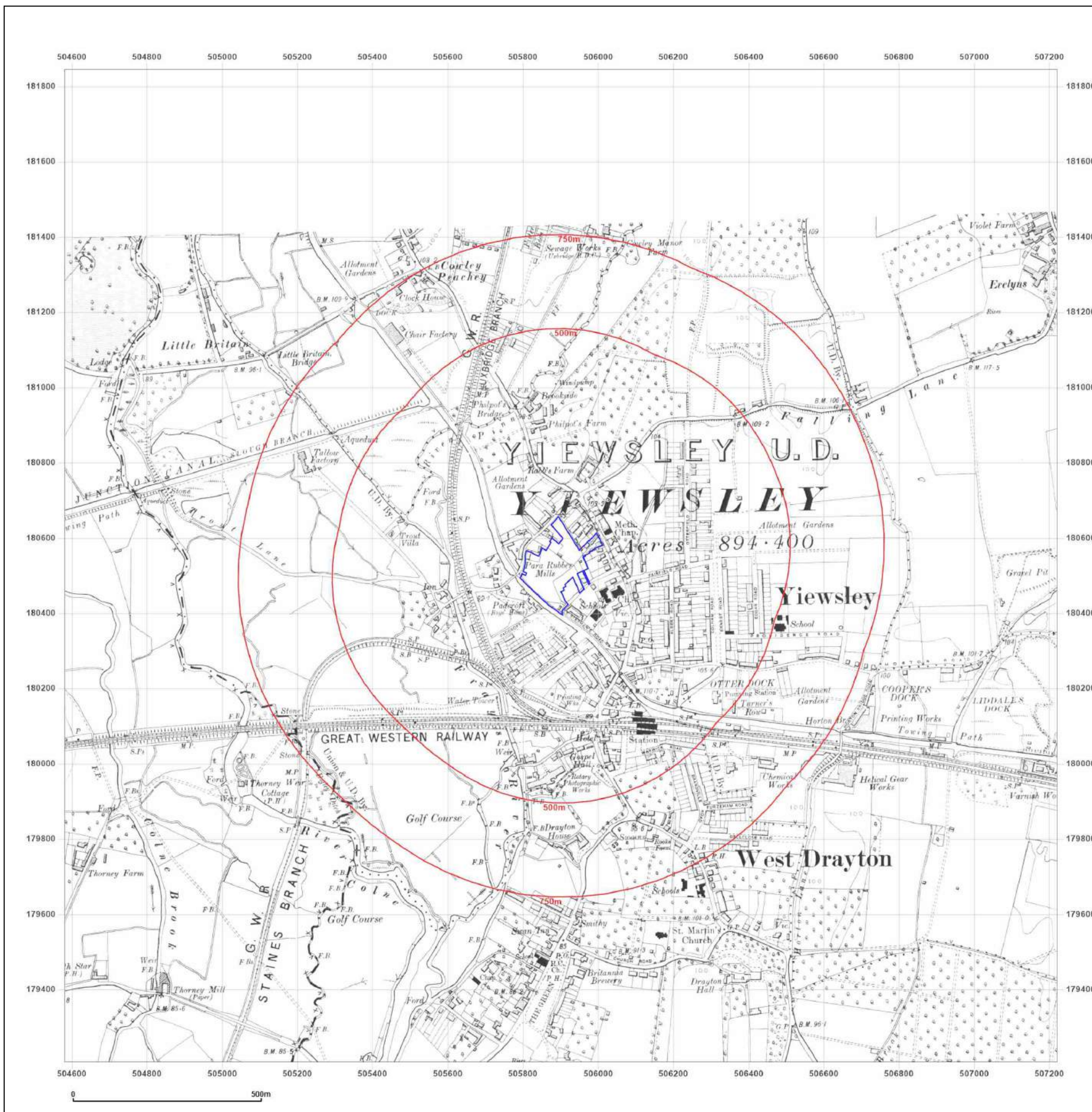


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



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

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

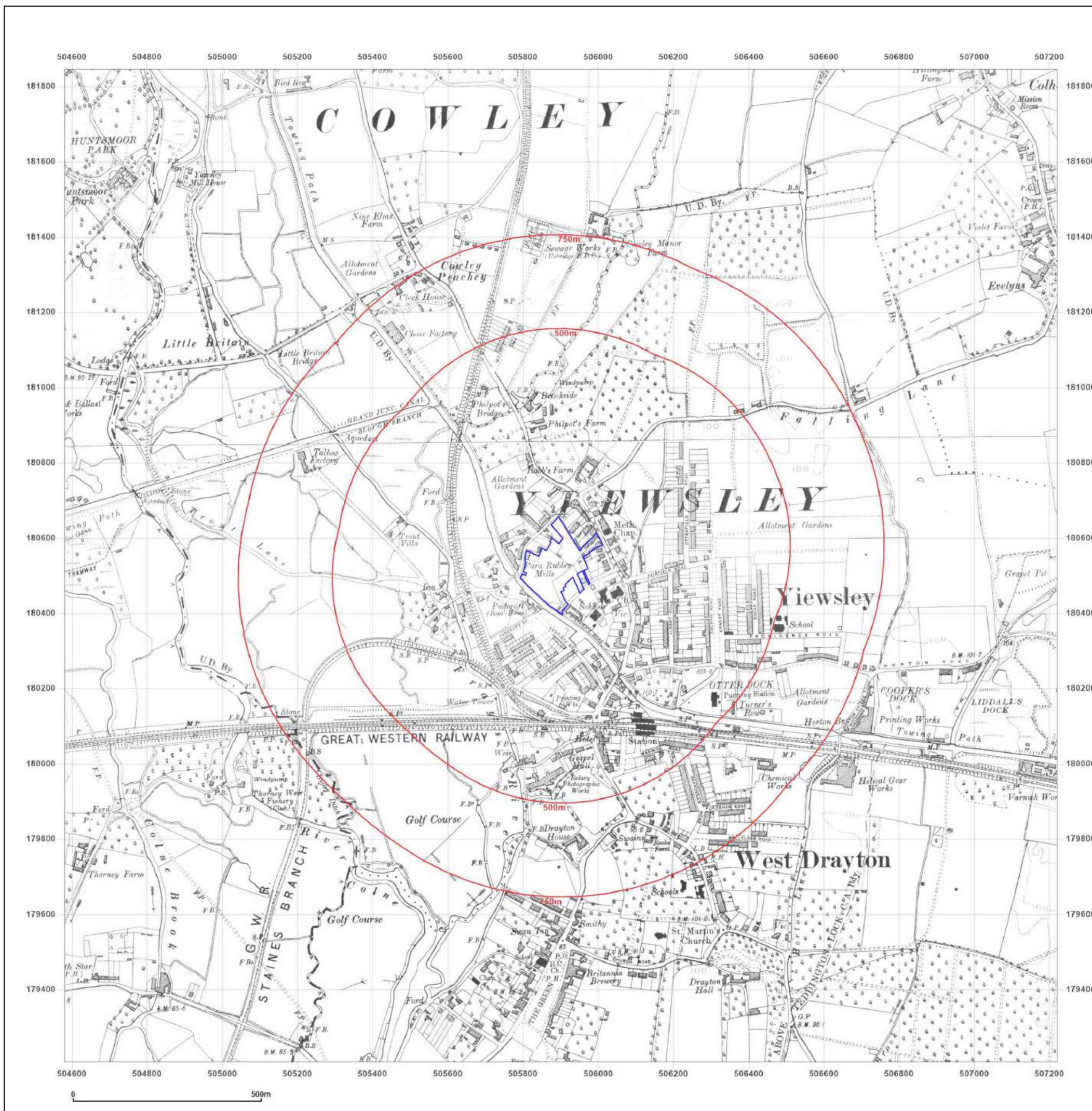


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Site Details:

C2789 - Trout Road West
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Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1935

Scale: 1:10,560

Printed at: 1:10,560



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

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



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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

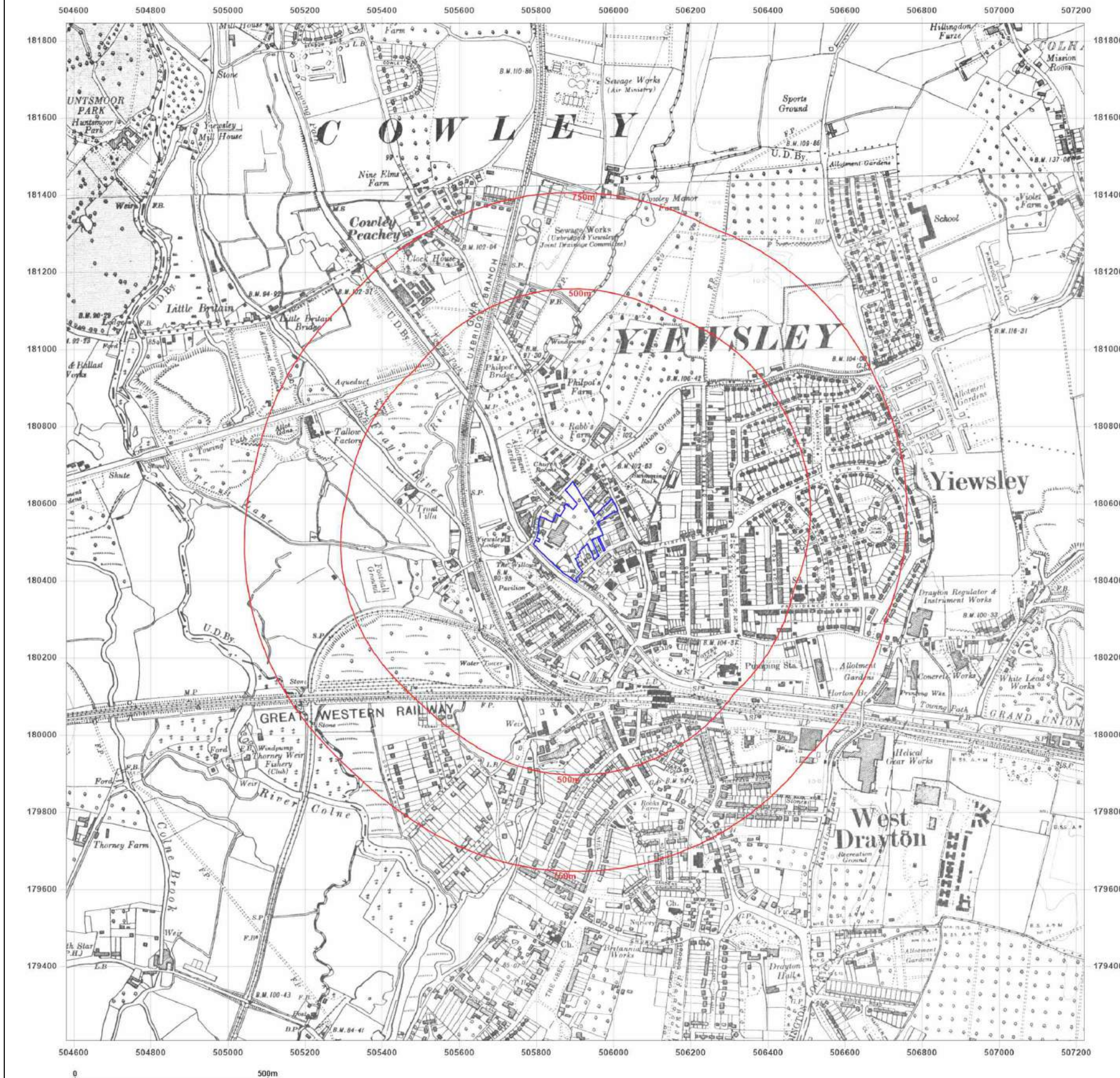


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

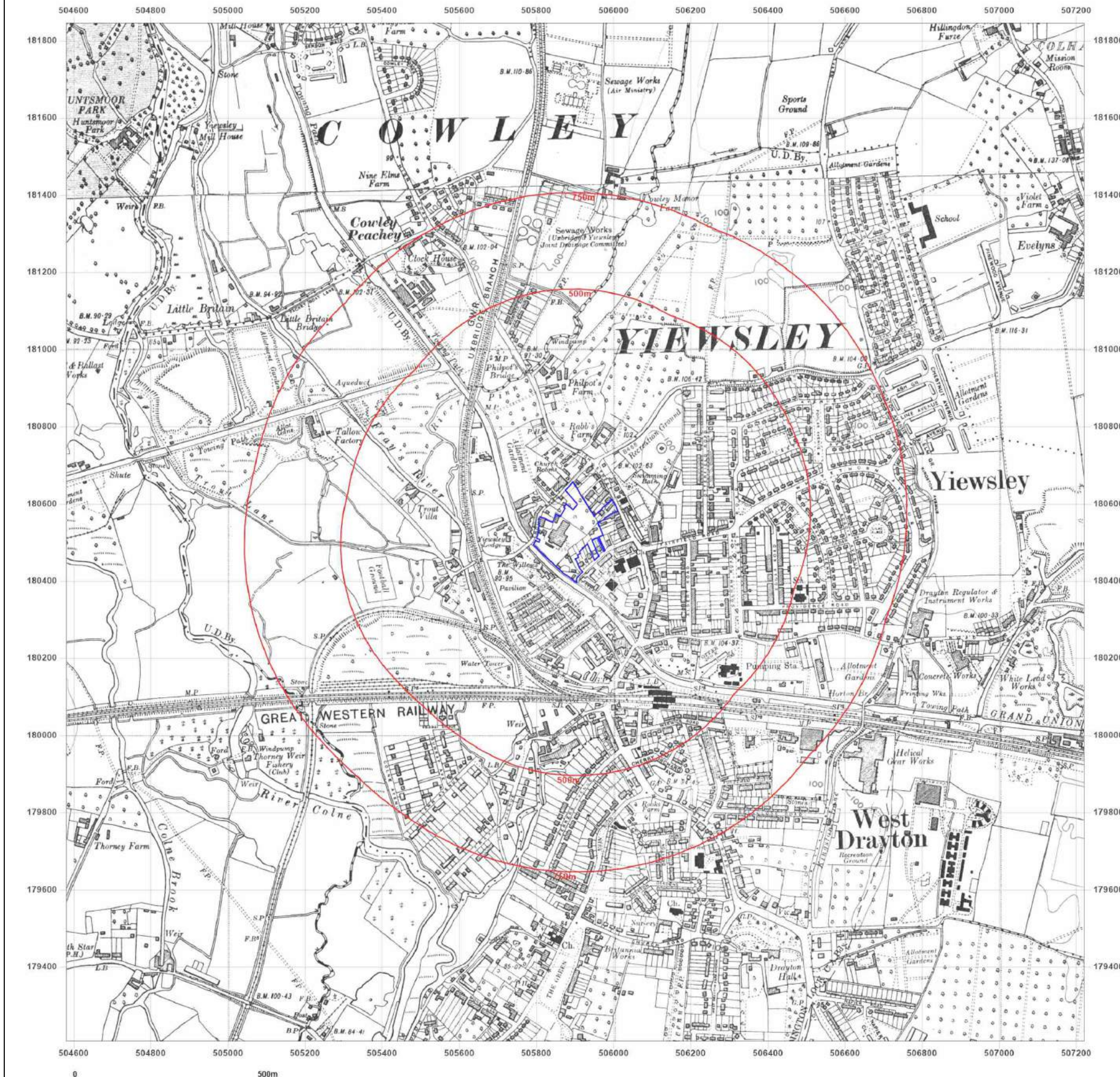


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: Provisional

Map date: 1960

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1955
Edition N/A
Copyright 1960
Levelled N/A

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

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

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



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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: Provisional

Map date: 1964-1965

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1965
Edition 1960
Copyright 1960
Levelled N/A

Surveyed N/A
Revised 1964
Edition N/A
Copyright 1960
Levelled N/A

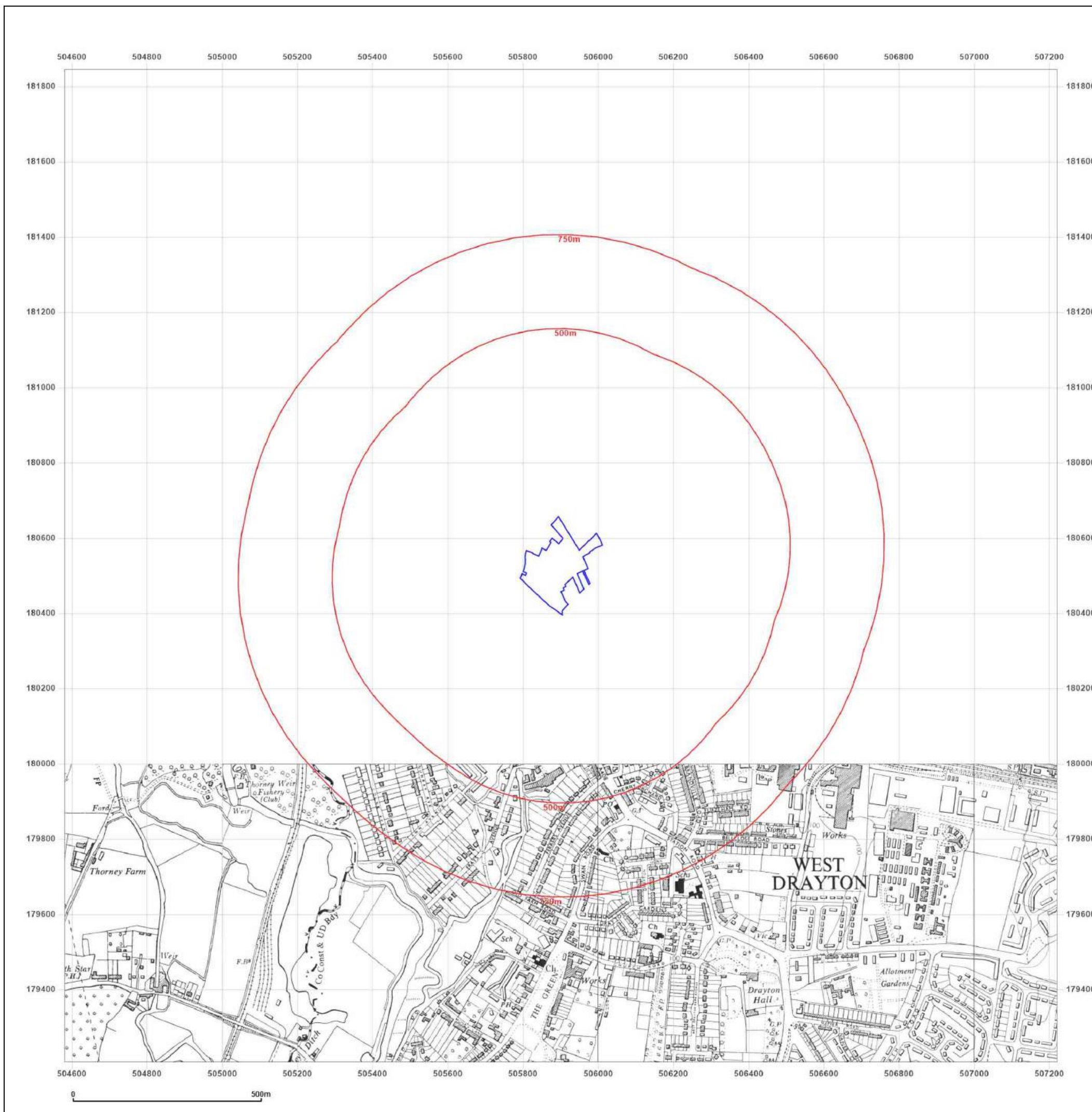


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Site Details:

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Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: Provisional

Map date: 1970

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1970
Revised 1970
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1968
Revised 1970
Edition N/A
Copyright N/A
Levelled N/A

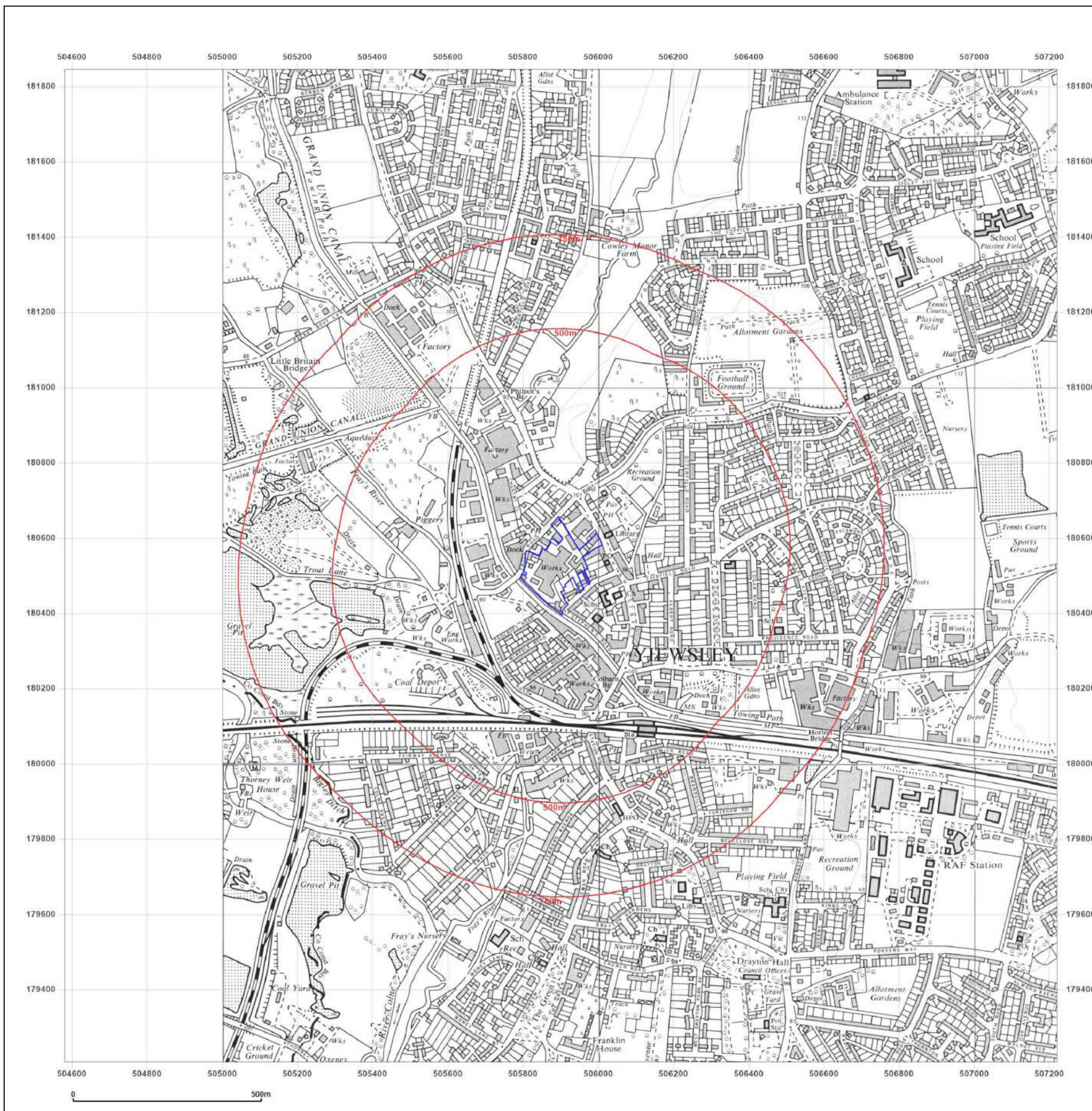


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Site Details:

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Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1973-1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1974
Edition N/A
Copyright 1974
Levelled 1972

Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1972
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1974
Edition N/A
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Site Details:

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Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1987-1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1987
Revised 1987
Edition N/A
Copyright 1988
Levelled 1972

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

Surveyed 1978
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1982
Revised 1987
Edition N/A
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Site Details:

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Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

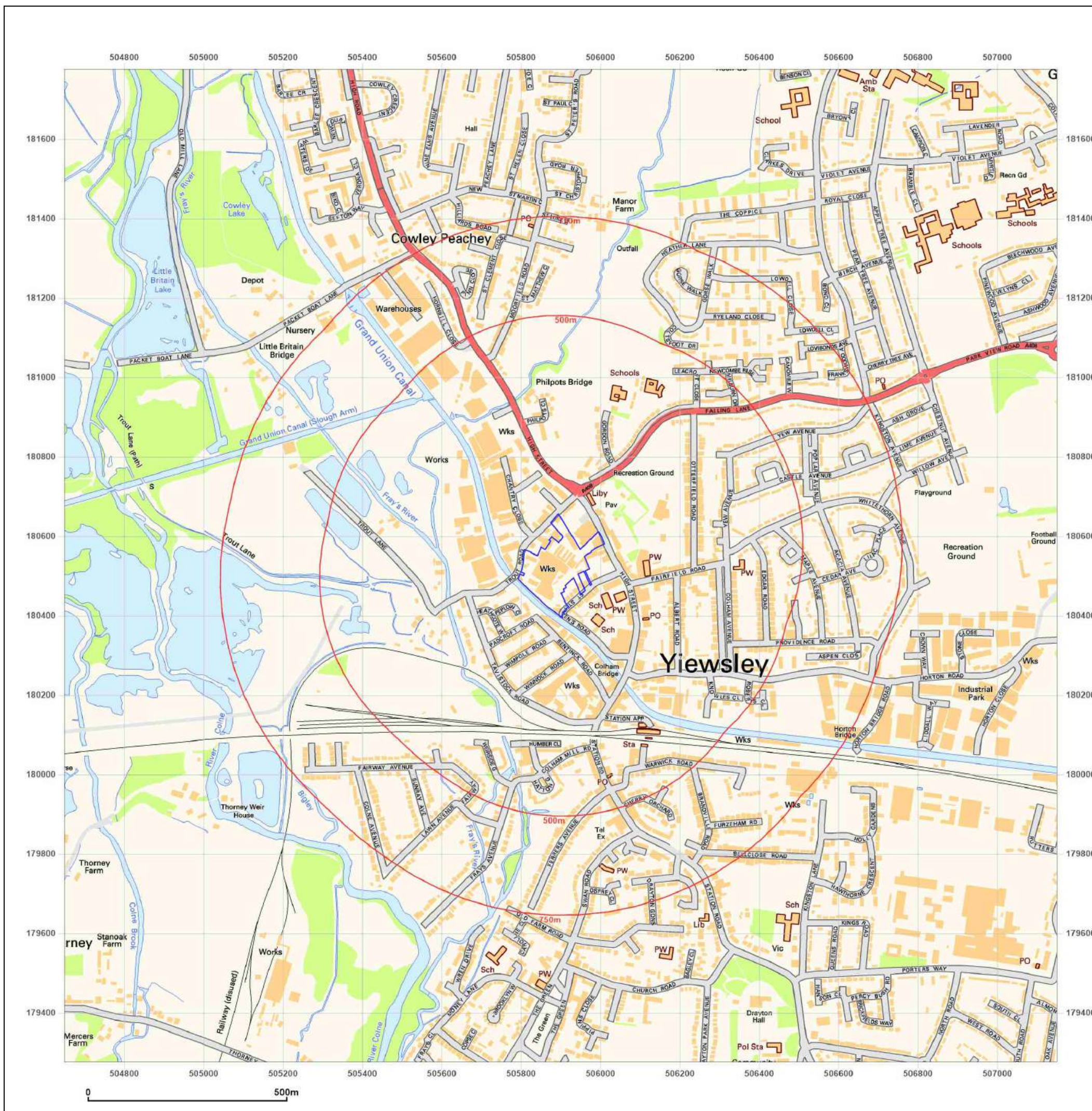


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Site Details:

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Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

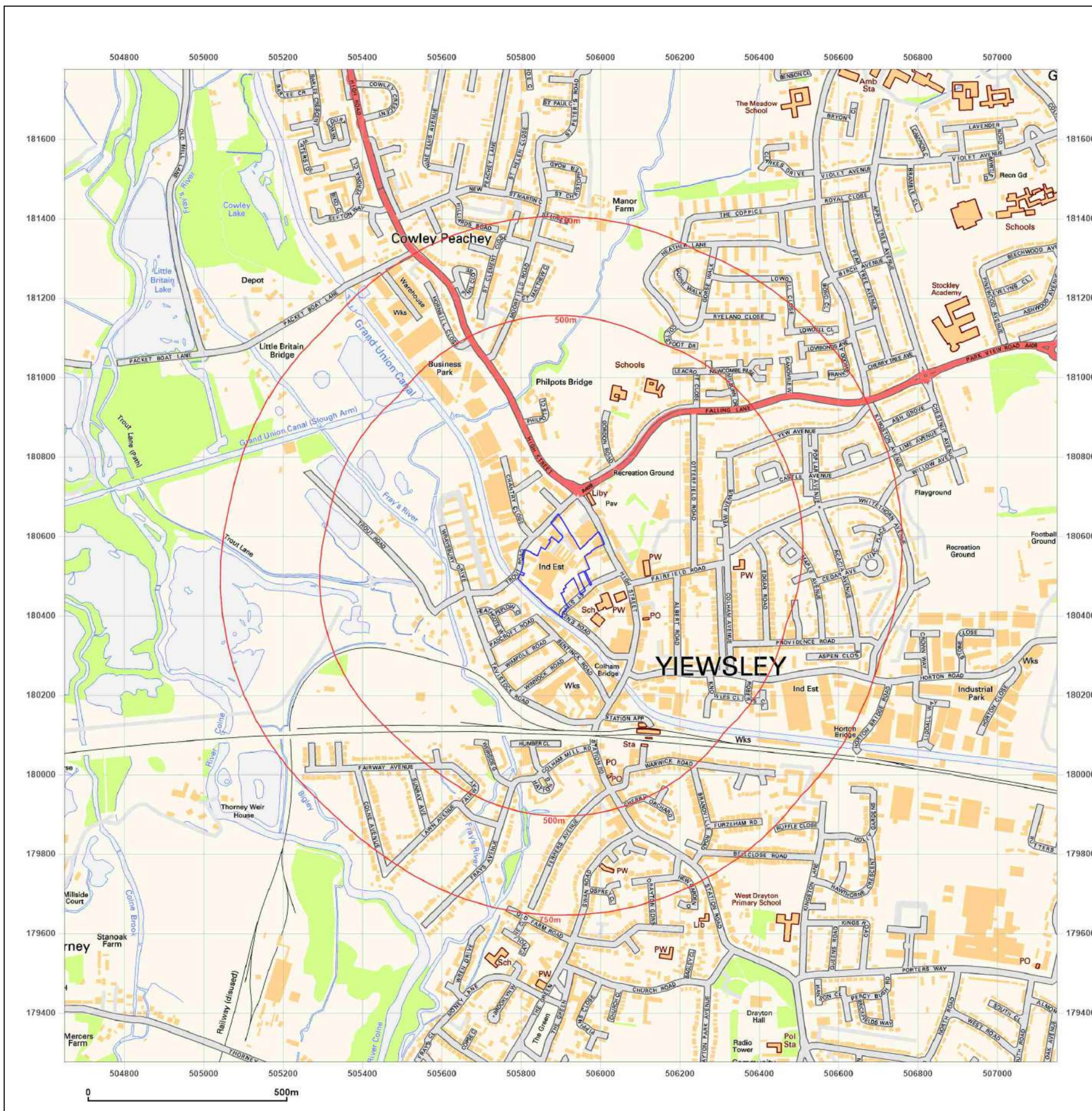


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



2024

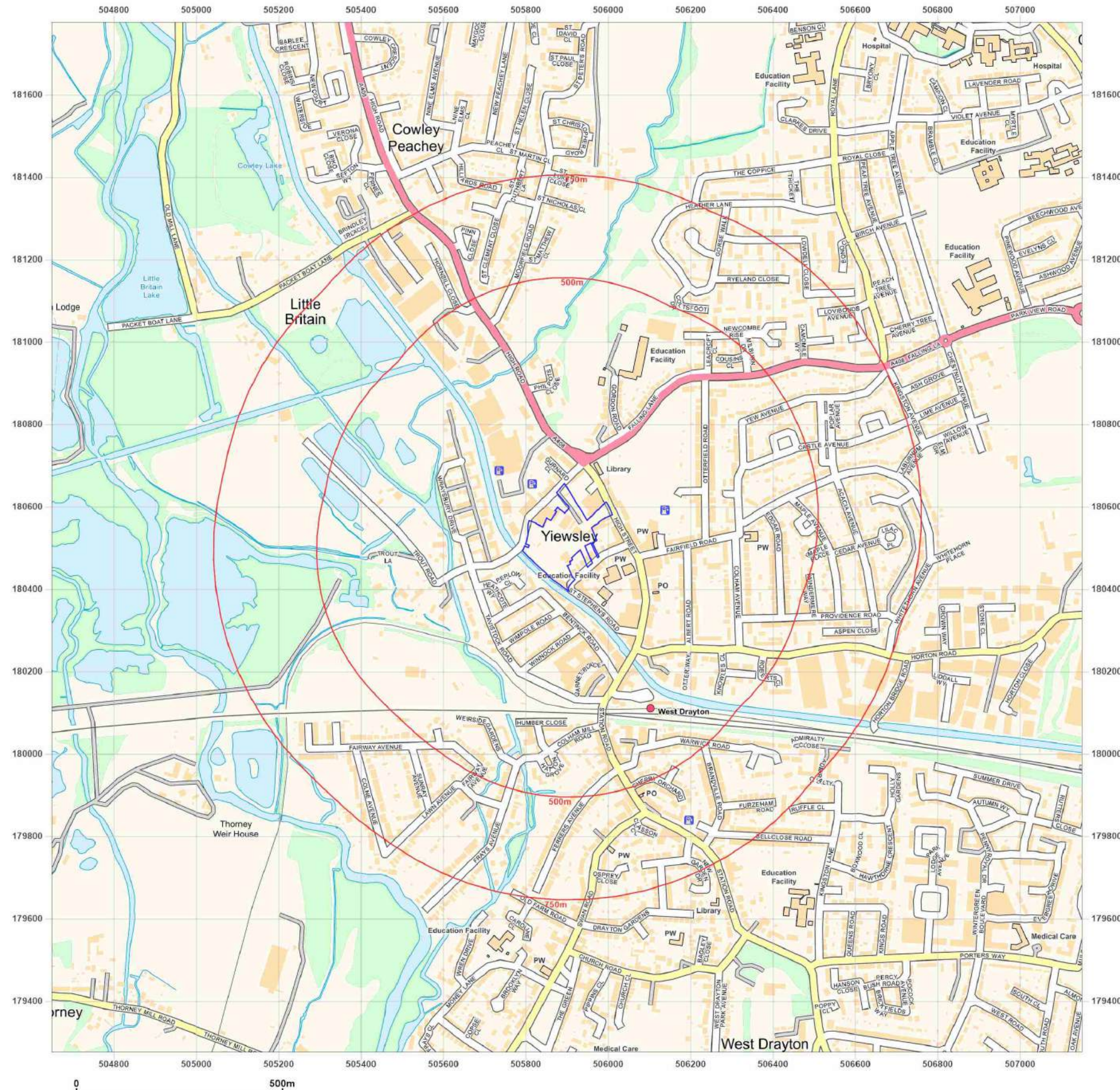


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1866

Scale: 1:2,500

Printed at: 1:2,500



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

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

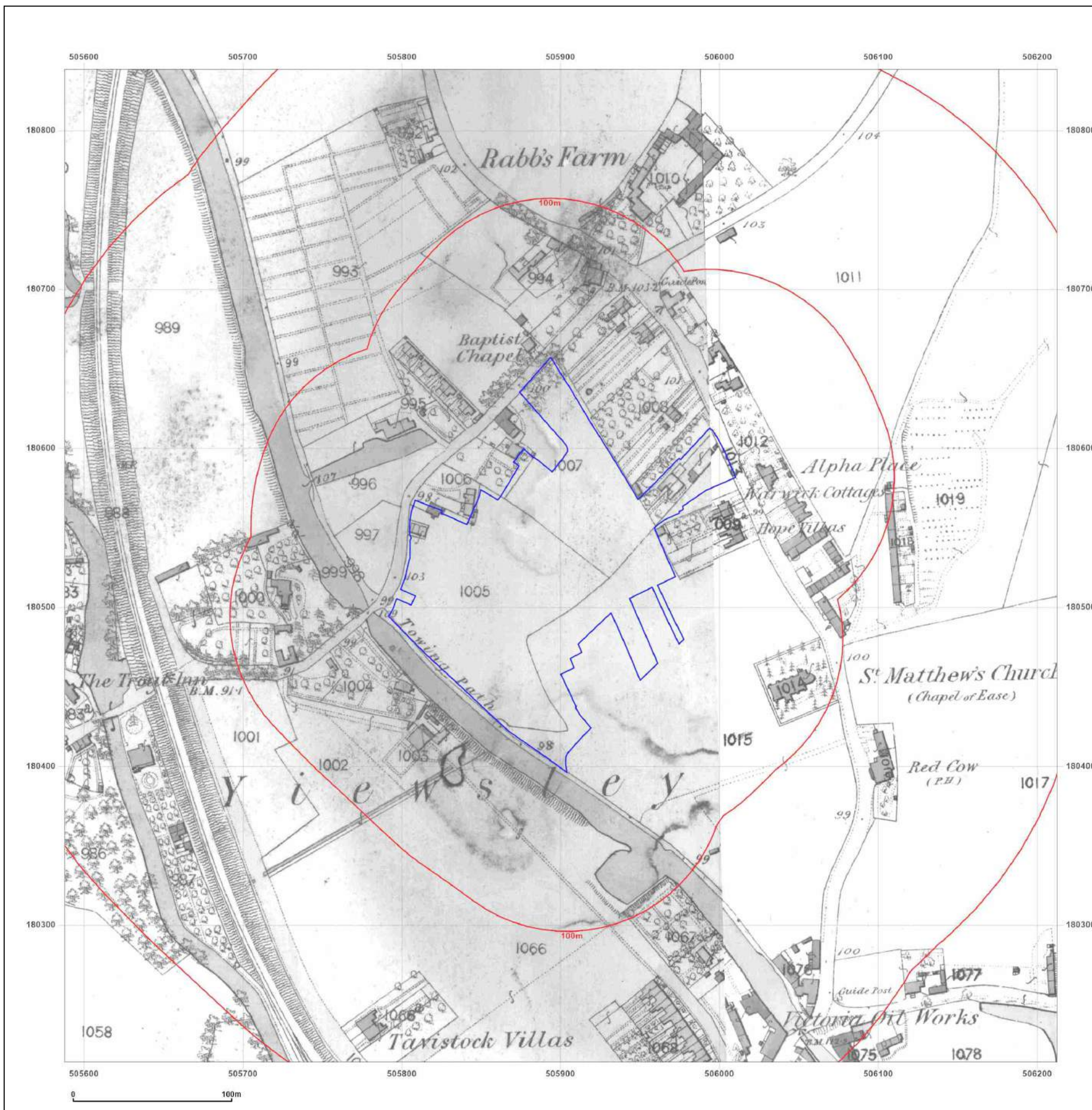


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Site Details:

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Drayton EIA

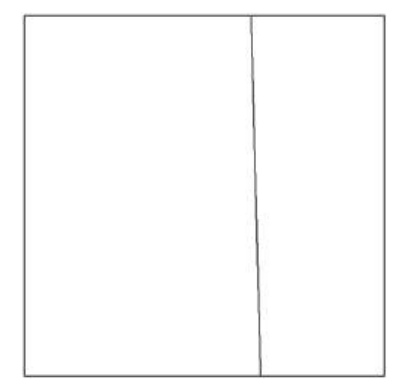
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Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1866

Scale: 1:2,500

Printed at: 1:2,500



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

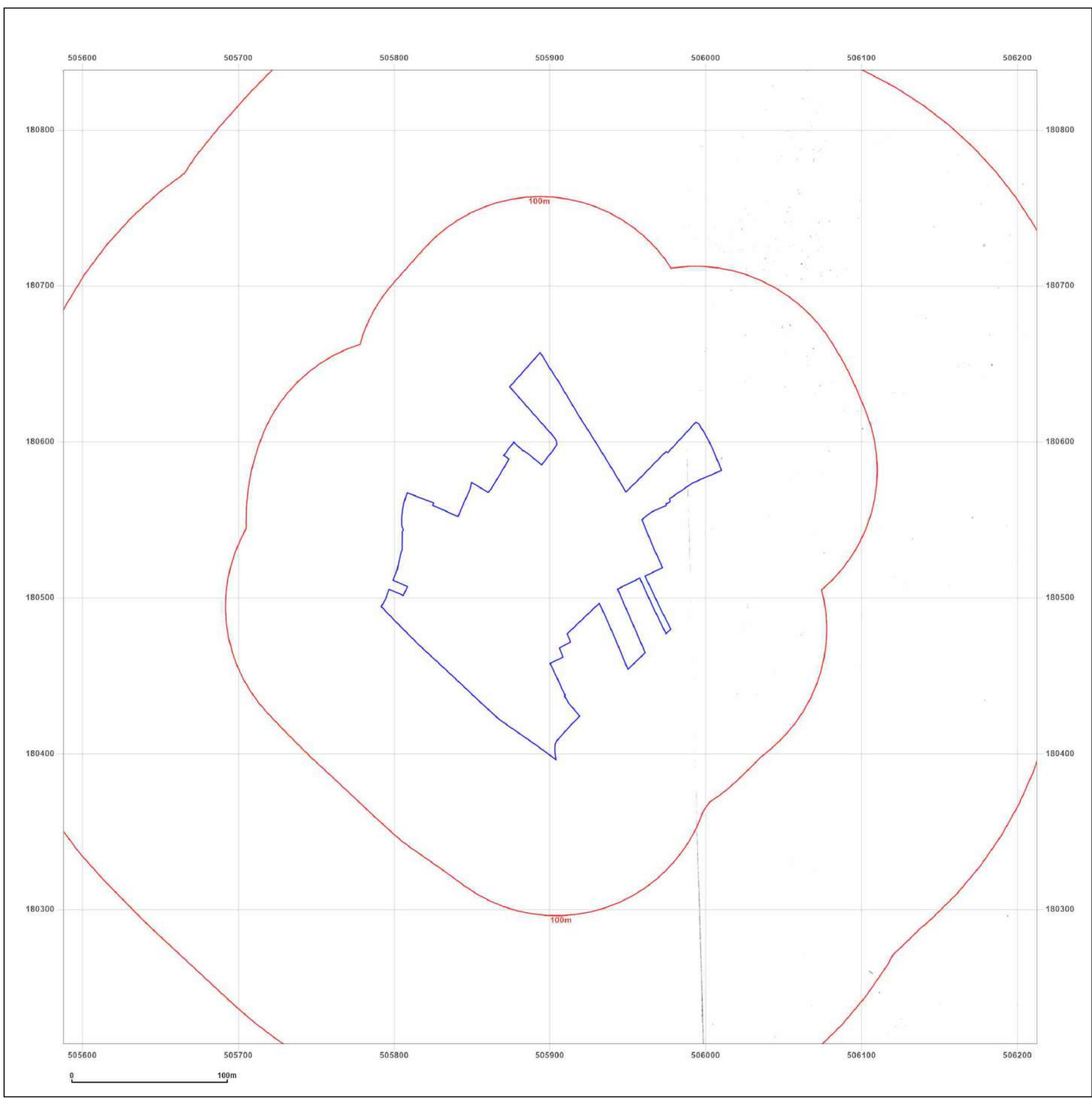


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1875

Scale: 1:2,500

Printed at: 1:2,500



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

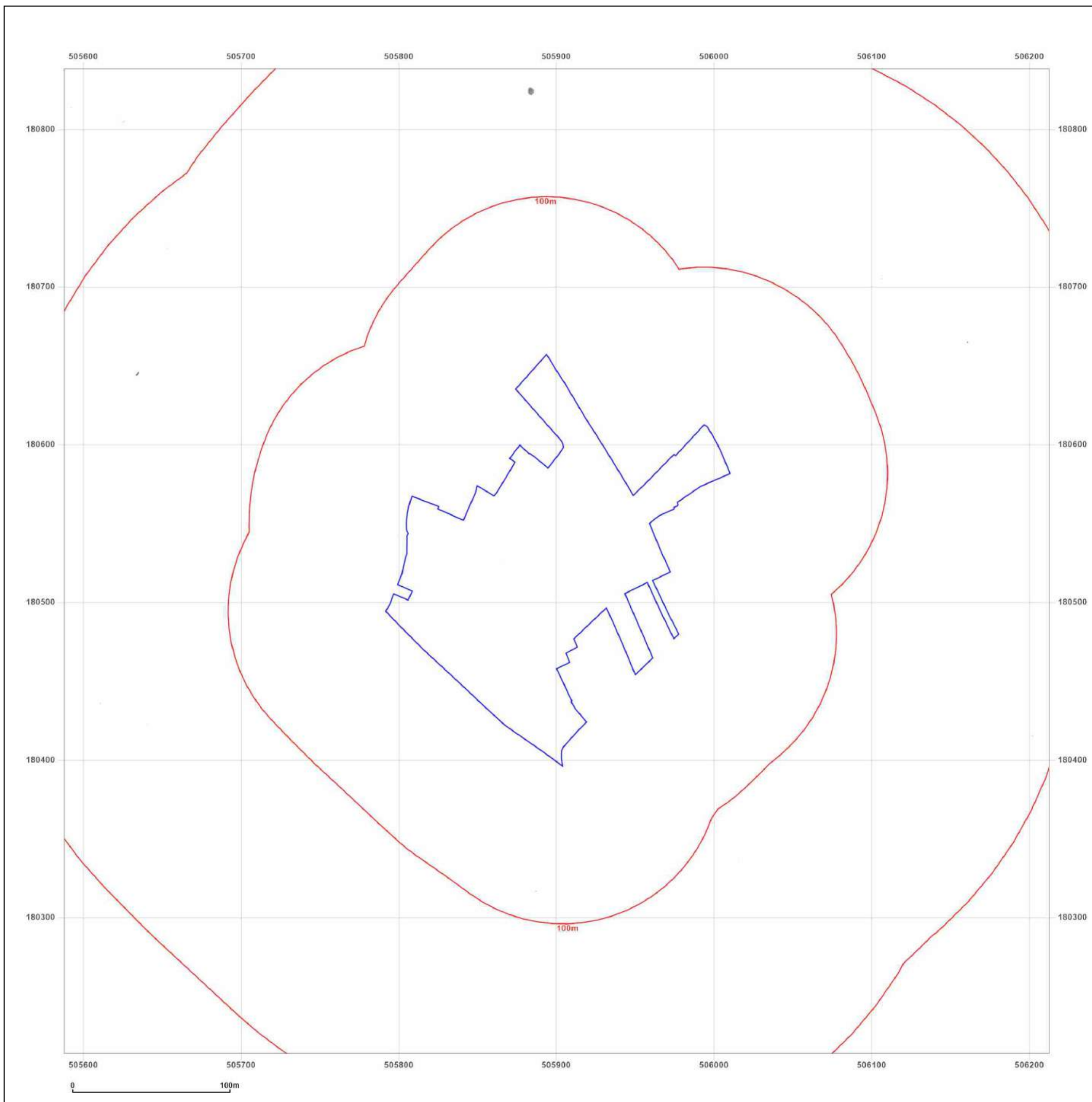


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1895-1896

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

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

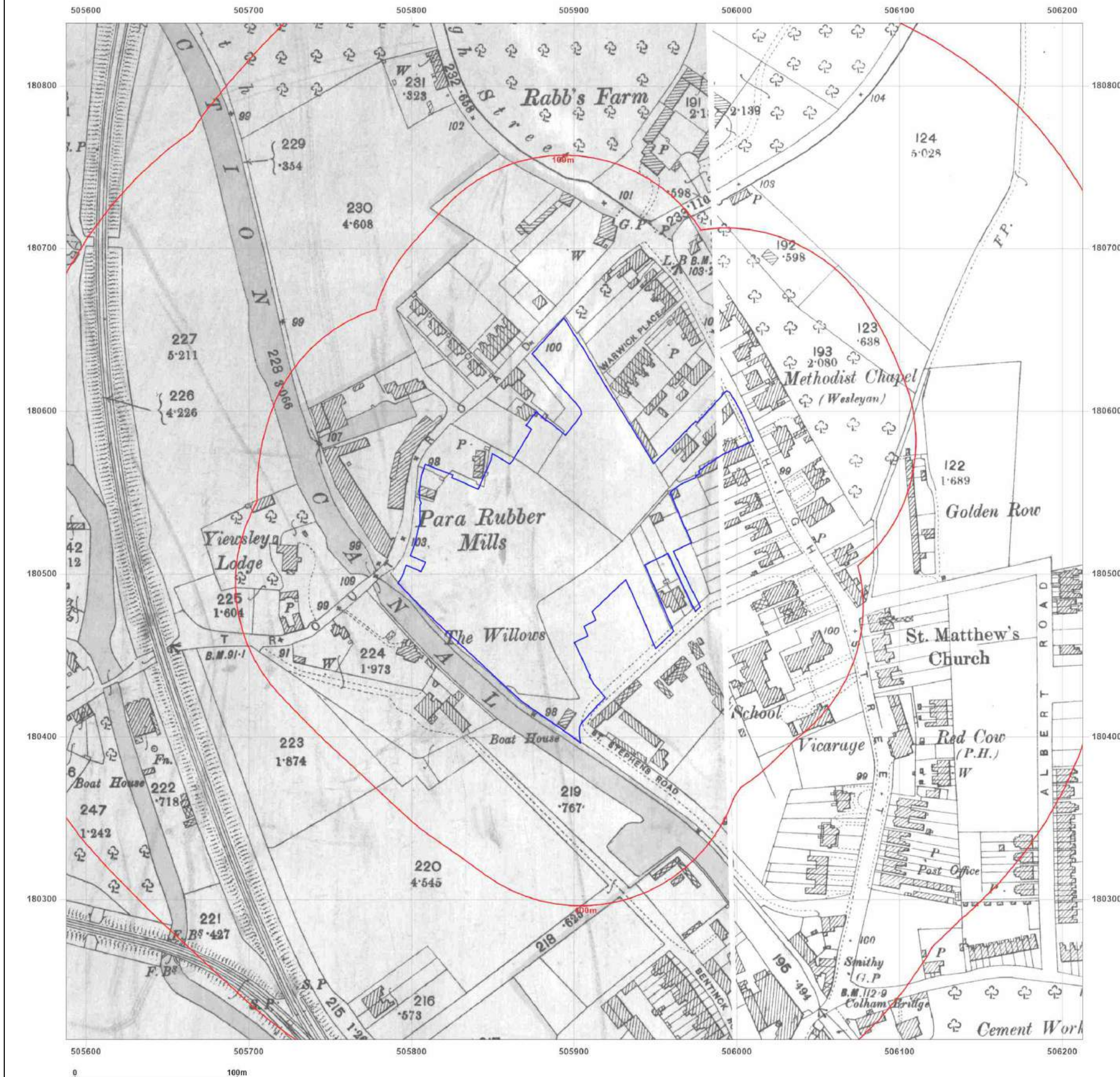


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

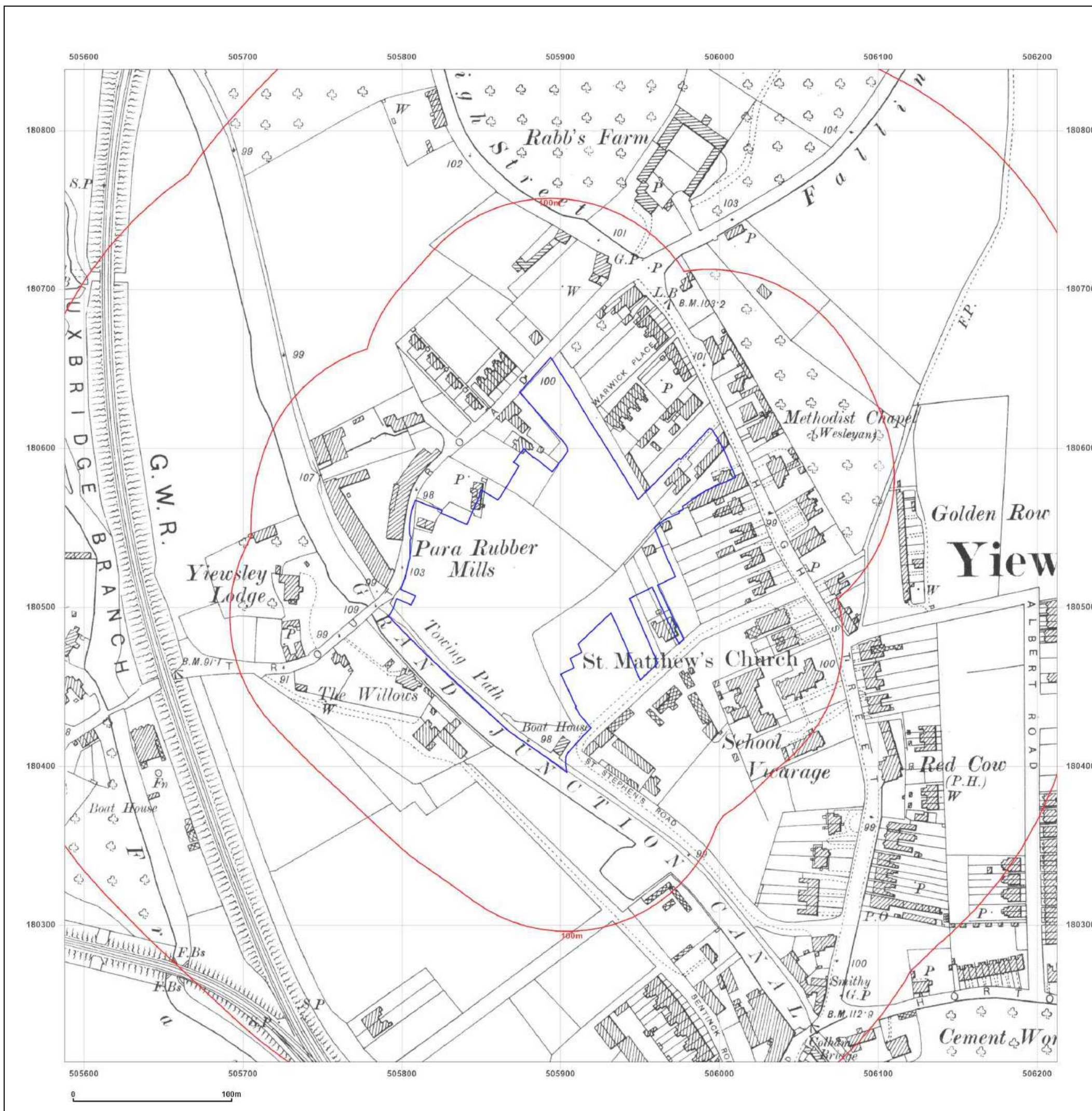


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Site Details:

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Drayton EIA

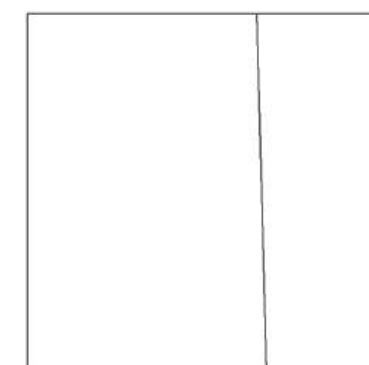
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Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1914

Scale: 1:2,500

Printed at: 1:2,500



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

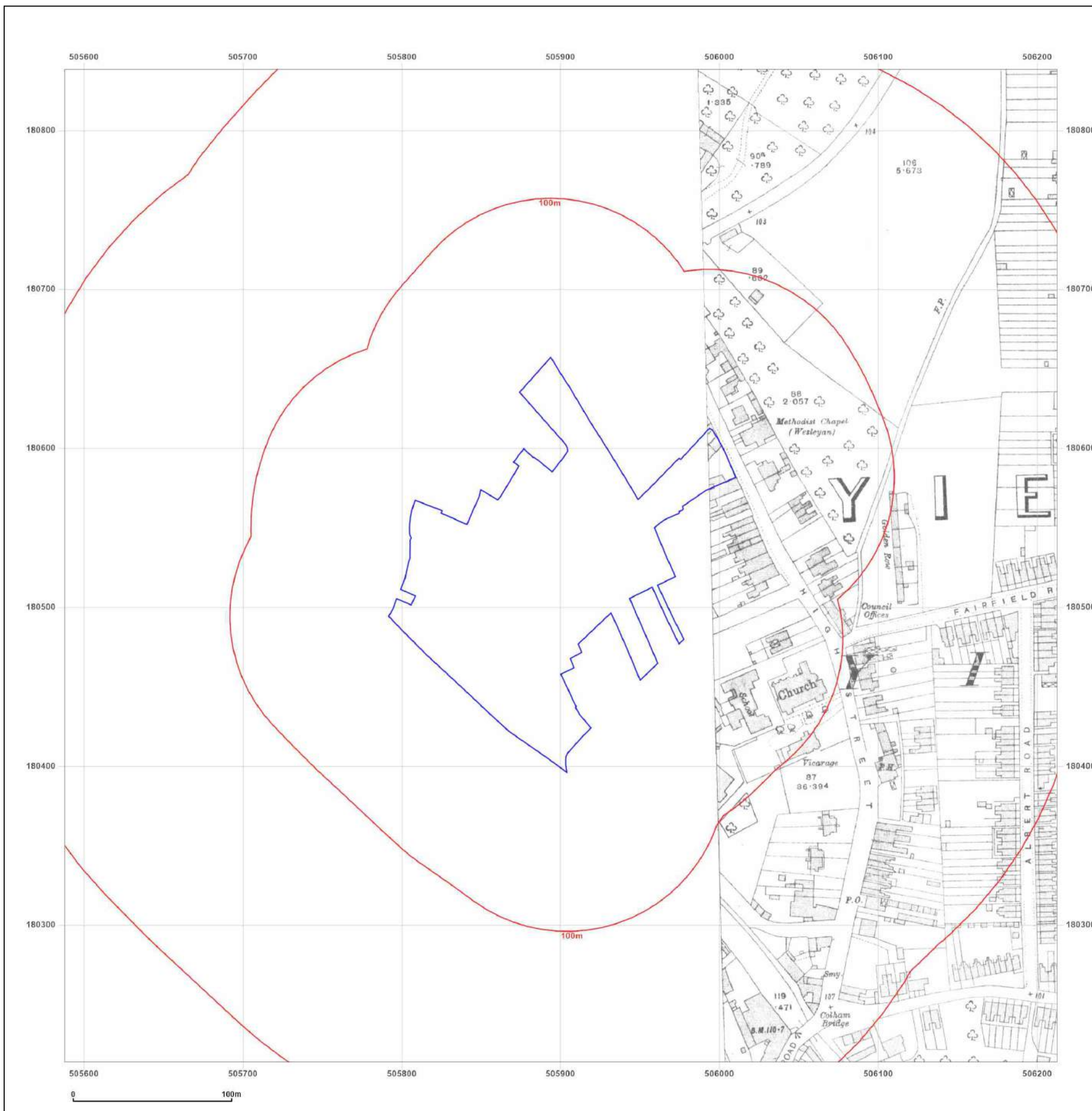


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



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

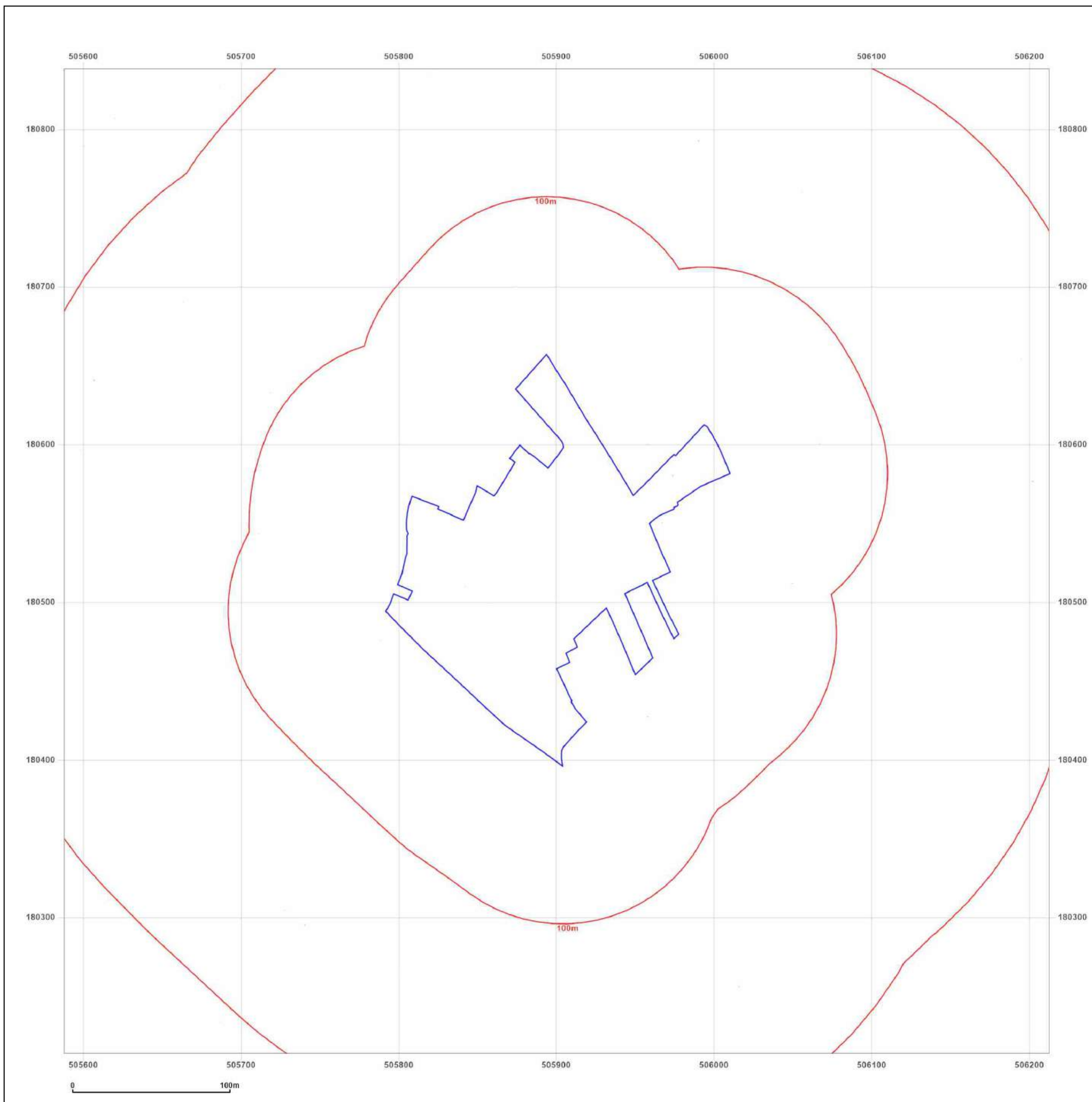


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Site Details:

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Drayton EIA

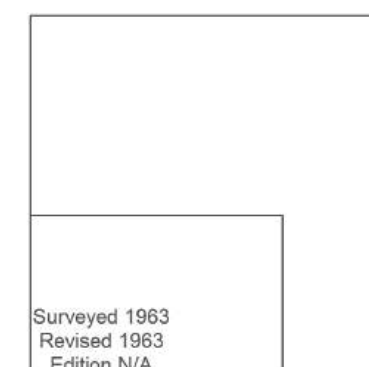
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Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1964

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
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Site Details:

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Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1964-1965

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
Revised N/A
Edition N/A
Copyright 1964
Levelled 1957

Surveyed 1964
Revised 1964
Edition N/A
Copyright 1965
Levelled 1957

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

Surveyed 1965
Revised 1965
Edition N/A
Copyright 1965
Levelled 1957

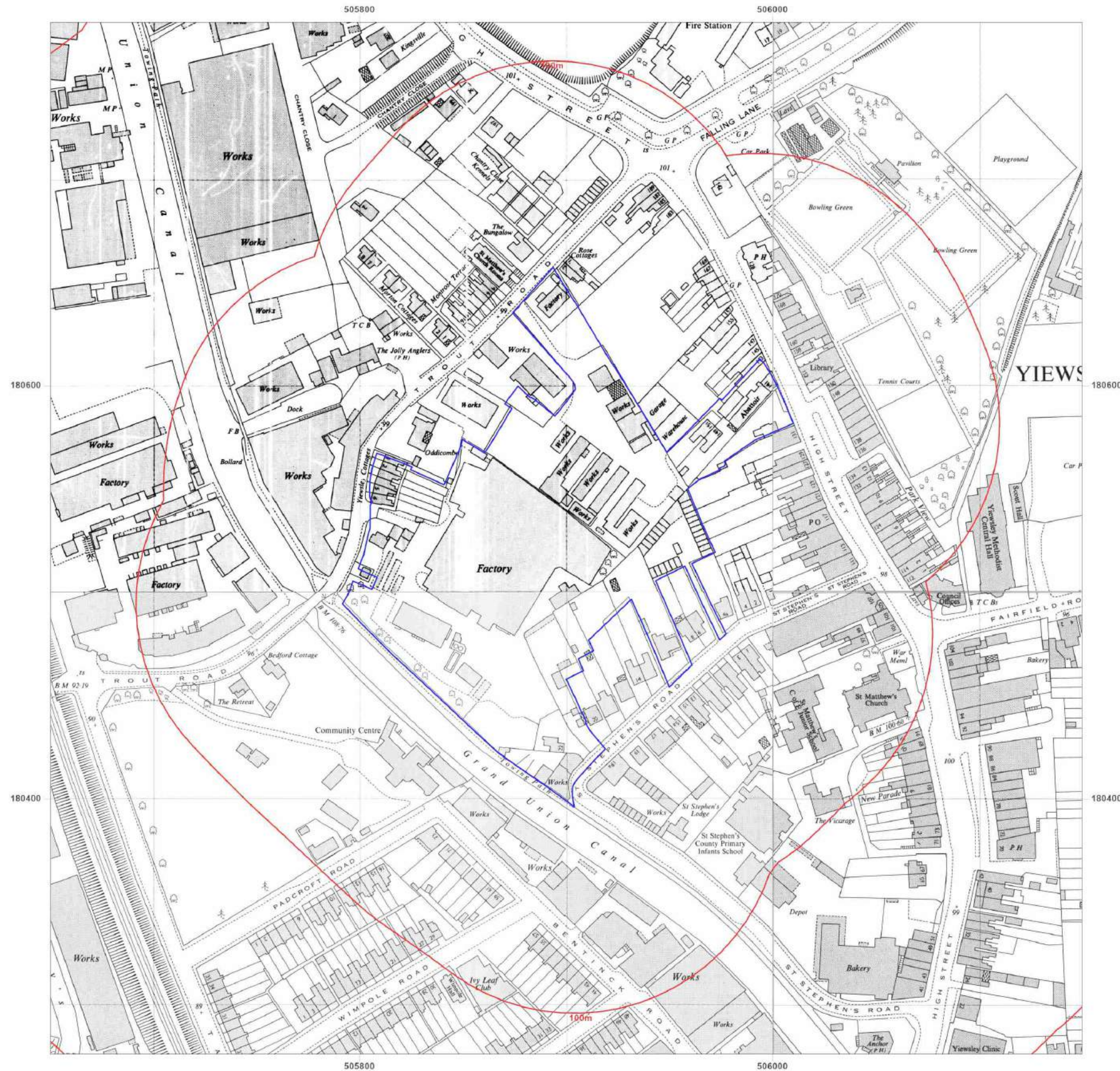


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www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
Revised 1964
Edition 1966
Copyright 1966
Levelled 1957

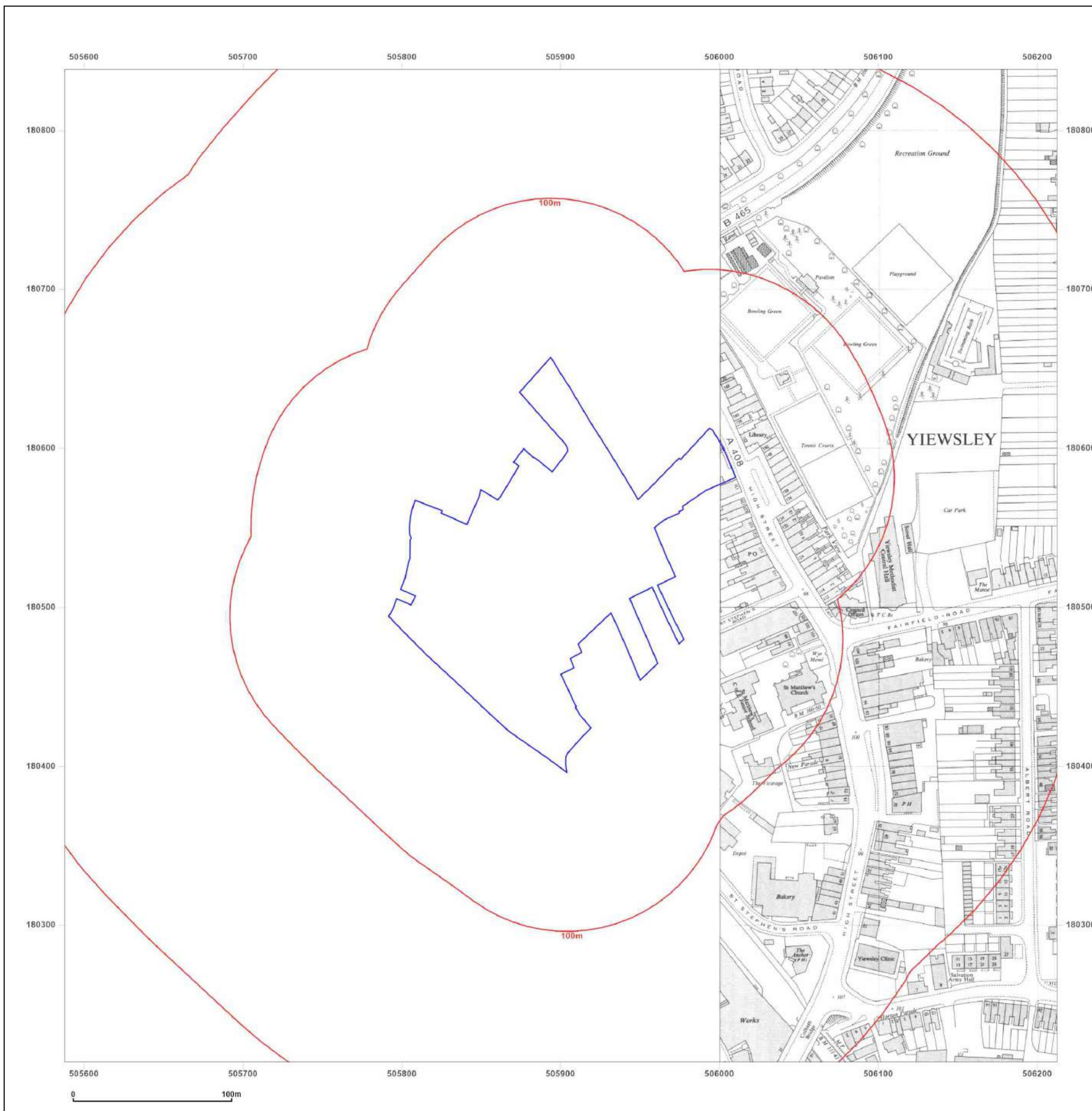


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Production date: 28 October 2024

Map legend available at:
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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1966-1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
Revised 1969
Edition N/A
Copyright 1970
Levelled 1957

Surveyed 1964
Revised N/A
Edition 1966
Copyright N/A
Levelled N/A

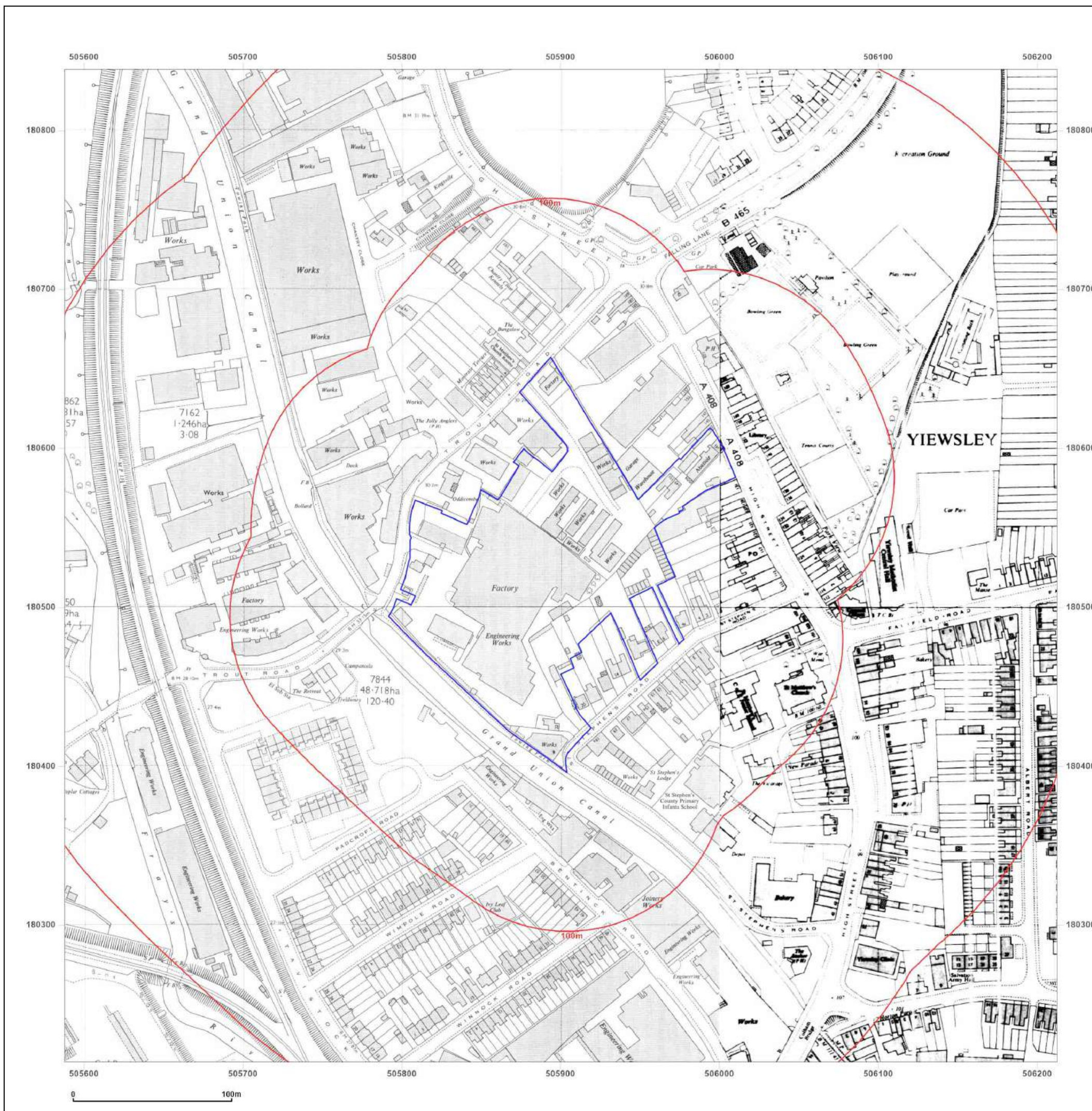


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1982-1987

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1986
Levelled N/A

Surveyed 1957
Revised 1987
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Production date: 28 October 2024

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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1987

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
Revised 1987
Edition N/A
Copyright 1987
Levelled 1957

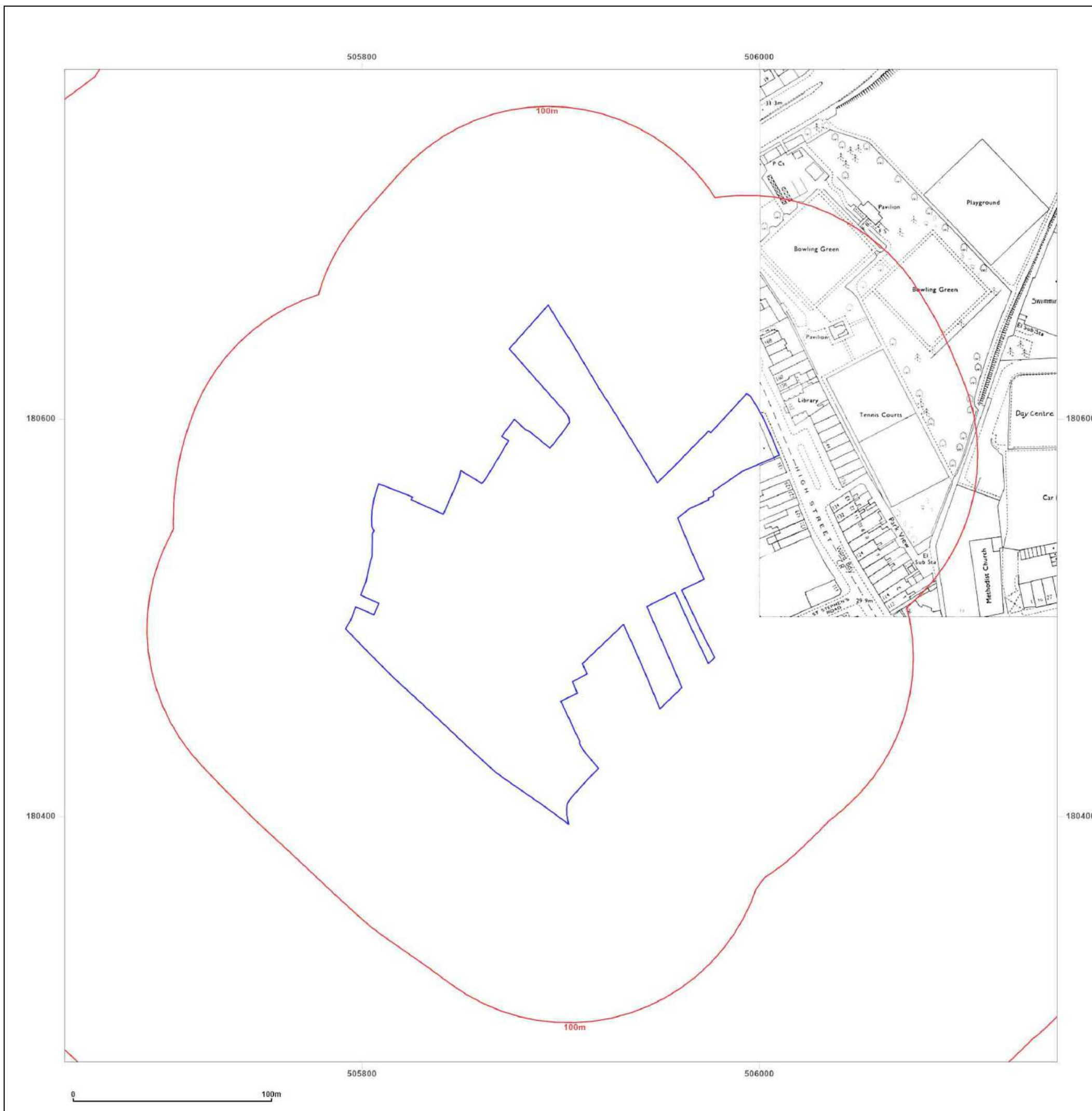


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Production date: 28 October 2024

Map legend available at:
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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1986-1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
Revised 1986
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Surveyed 1957
Revised 1986
Edition N/A
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Surveyed 1957
Revised 1990
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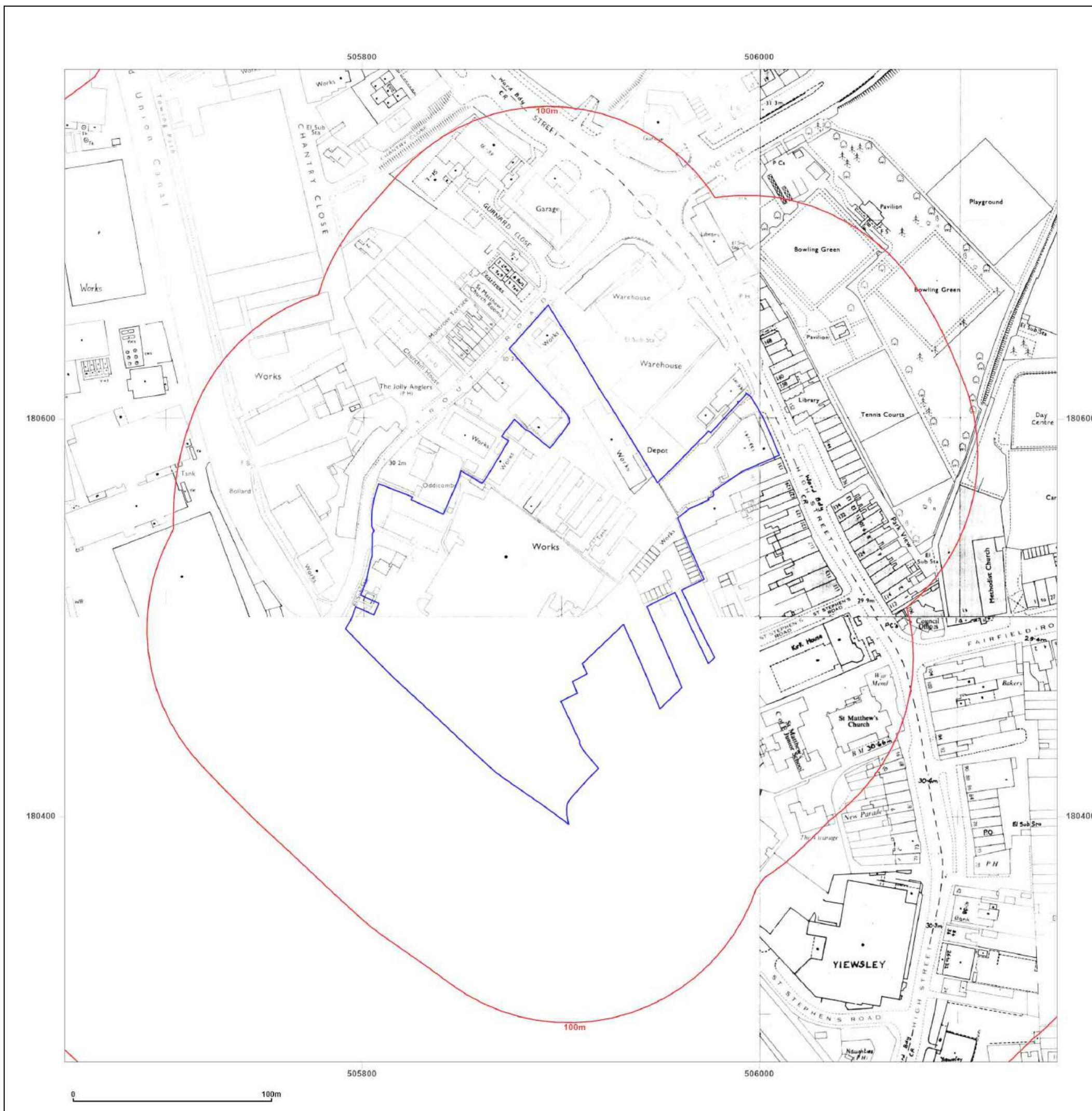


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Map legend available at:
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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

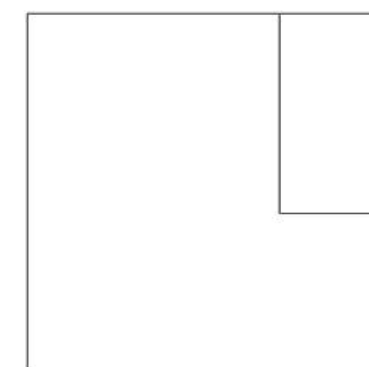
Map date: 1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised 1990
Edition 1990
Copyright N/A
Levelled N/A

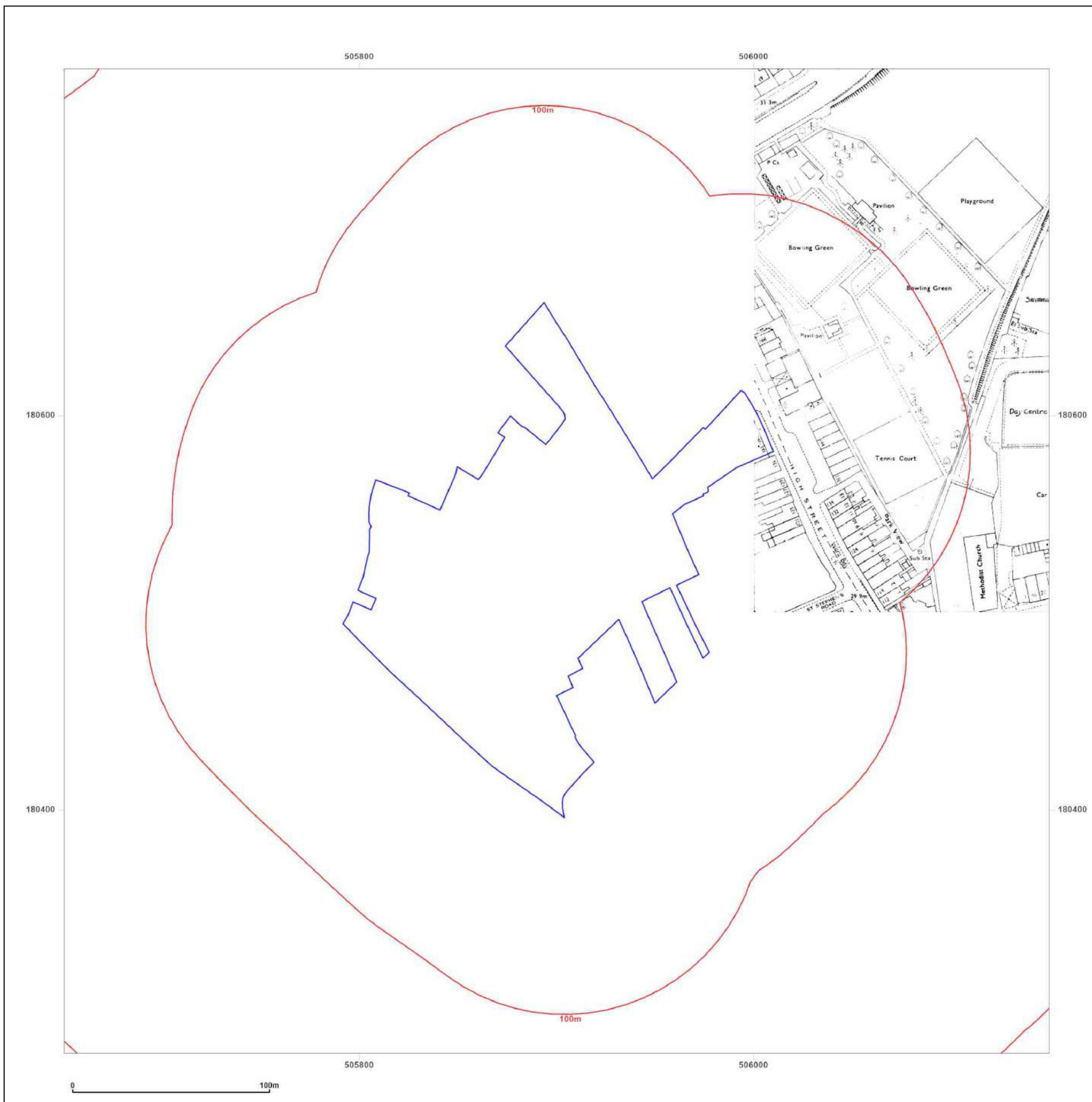


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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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Map legend available at:
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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

Surveyed 1957
Revised 1987
Edition N/A
Copyright 1987
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
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Production date: 28 October 2024

Map legend available at:
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Site Details:

C2789 - Trout Road West
Drayton EIA

Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Production date: 28 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Appendix B: Zetica UXO Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

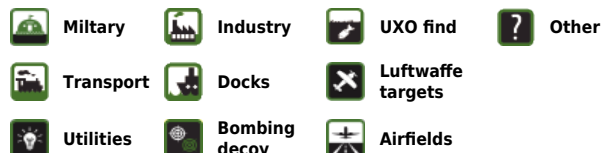
Map Centre: 505867,180508



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

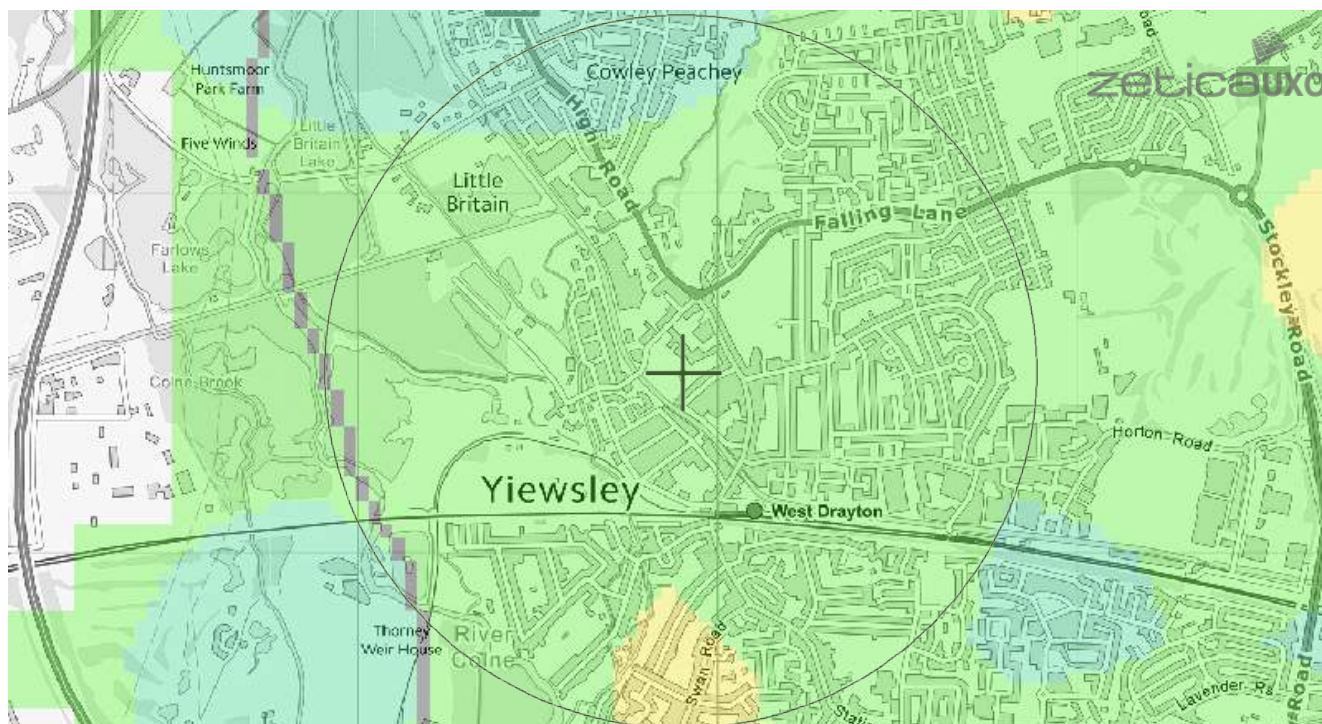
Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

UNEXPLODED BOMB RISK MAP



SITE LOCATION

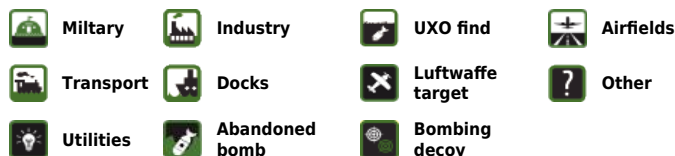
Map Centre: 505867,180508



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

London Bomb Risk



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

During WWII, London was bombed more times than any other city in the UK. The bombing densities across the city are generally moderate to high in comparison to the rest of the UK.

You will receive two map downloads for sites on the boundary of London: one to demonstrate the bombing density in relation to the rest of the UK, and another to reflect the bombing density of the site in relation to the rest of London.

Typically, we recommend that a detailed UXO desk study and risk assessment is commissioned for sites in London.

Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix C: Site Photographs



Photo 1: Site entrance located on Trout Road in the north-east of the site (taken looking south-east).



Photo 2: Car lot located in the north-eastern corner of the site (photo taken looking south-east).



Photo 3: Car lot located in the east of the site (photo taken looking east).



Photo 4: Car lot in the east of the site (photo taken looking east).



Photo 5: Unused area with evidence of litter located adjacent to building 2A in the central-eastern area of the site (photo taken looking west).



Photo 6: Abandoned building along the northern boundary of the site (photo taken looking north). Entry was not permitted to this building.



Photo 7: Photo of Unit 8, which is not in use, located along the northern boundary of the site (photo taken looking north-west).



Photo 8: Unused parking area outside of Unit 8 (photo taken looking south-west).



Photo 9: Disused area inside Unit 8.



Photo 10: Disused area inside Unit 8. Redundant office upstairs and toilet downstairs.



Photo 11: Entry to the upstairs disused office space inside Unit 8.



Photo 12: Overgrown area and rubbish pile adjacent to Unit B in the central-northern area of the site (photo taken looking south). Chemical waste bottles appear to be within the pile of rubbish.



Photo 13: Waste bin located adjacent to Unit B in the central-northern area of the site (taken looking north-west).



Photo 14: Unit 2A/2B located in the central-eastern area of the site which appears to be empty and disused with some building waste and roof debris (possibly plasterboard) on the floor.



Photo 15: Disused area inside Unit 2A/2B with general waste on the floor, located in the central-eastern area of the site.



Photo 16: Disused water heater in Unit 2A/2B.



Photo 17: Vehicle workshop located along the eastern boundary of the site (photo taken looking east).



Photo 18: Disused area located in the central-eastern area of the site (photo taken looking north-west).



Photo 19: Disused storage area in the central-eastern area of the site with general waste and potentially contaminative waste containers.



Photo 20: Redundant building in the central-eastern area of the site containing a car lift. Building likely a redundant vehicle workshop.



Photo 21: Redundant building located in the central area of the site.



Photo 22: redundant area located outside of the buildings in the central-eastern area of the site (photo taken looking east). Bins stored in this area were empty.



Photo 23: Vehicle workshop currently in use located along the eastern boundary of the site (photo taken looking east).



Photo 24: Vehicle workshop currently in use located along the eastern boundary of the site (photo taken looking east).



Photo 25: Vehicle workshop currently in use located along the eastern boundary of the site (photo taken looking south).



Photo 26: Redundant area located in the east of the site (photo taken looking east).



Photo 27: Vehicle workshop currently in use located in the central eastern area of the site (photo taken looking south-west).



Photo 28: view of the site showing building supplies taken looking south at the central/western area of the site from Trout Road.



Photo 29: Entrance to the west of the site (photo taken along the north-western site boundary looking south). This area is occupied by a builders merchants.



Photo 30: Building supplies stored in the western portion of the site (photo taken looking north-east).



Photo 31: Building supplies and truck located in the west of the site associated with the builders merchants (photo taken looking east).



Photo 32: Building supplies and parking area located in the west of the site associated with the builders merchant (photo taken looking south-east).



Photo 33: Building supplies located in the west of the site associated with the builders merchants (photo taken looking south-west).



Photo 34: Building supplies and storage containers located in the west of the site associated with the builders merchants (photo taken looking west).



Photo 35: Parking area and cleared waste and debris located in the central area of the site (photo taken looking north-east).



Photo 36: Parking area located in the central area of the site (photo taken looking east).



Photo 37: Parking area located in the west of the site. General waste, wires, tyres, plastic tubing and a diesel exhaust fluid container was scattered in this area of the site. A waste management site is located further west/south-west of the car park (photo taken looking south-west). General waste littered in this area.



Photo 38: Scrap and waste management site located in the central-western area of the site (photo taken looking south-west).



Photo 39: Parking area located in the west of the site (photo taken looking west).



Photo 40: A waste management site located in the west of the site with skips and waste management vehicles (photo taken looking south-west). This area of the site was flooded in areas at the time of the site visit.



Photo 41: Rubble and general waste located in the south-western area of the site (photo taken looking east)



Photo 41: Truck and van parking area in the south-west of the site (photo taken looking south-west).



Photo 42: General use area with parking, general waste and storage located in the south-west of the site (photo taken looking east). Parts of this area was flooded during the site visit.



Photo 43: Stored construction materials in the central-western area of the site (photo taken looking north-west).



Photo 44: Construction material storage area in the north-western area of the site (photo taken looking south).



Photo 45: Construction material storage area in the north-western area of the site (photo taken looking south-west).



Photo 46: Construction material storage area and storage shed in the north-western area of the site (photo taken looking west).



Phot 47: Construction material storage area in the north-western area of the site (photo taken looking south).



Photo 48: Redundant area used for parking located in the far east of the site (photo taken looking south). General waste was scattered in this area.



Photo 49: Parking area and locked storage unit located in the far east of the site (photo taken looking south).

Appendix D: Contaminated Land Enquiry

Meg O'Donoghue

From: Contaminated Land <contaminatedland@hillington.gov.uk>
Sent: 19 September 2025 18:17
To: Meg O'Donoghue
Subject: FW: A contaminated land enquiry form LBH1756827081255 has been submitted
Attachments: LBH1756827081255.pdf; Figure 1 - Site Location Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Miss O'Donoghue,

Good afternoon and thanks for contacting the London Borough of Hillingdon on your contaminated land enquiry for Trout Road, Rainbow Industrial Estate, West Drayton UB7 7FX in your email dated 02 September 2025 16:33 with the attached Site Plan.

Having now taken time to review our record in relation to the questions raised in your request, please see below our response highlighted in red in front of your questions:

1. I am enquiring as to whether the council hold any site-specific information on the contamination status of the site and surrounding area for the purpose of a planning application. – **Yes, from our land contamination record, we can confirm that, the site is part of a bigger site on a former potentially contaminated land use identified for Works (Various), Garages and Filling Stations, Nursery/Orchard, Other as well as within 250m of landfill buffer.**
2. We already hold up to date third-party environmental enviro-check reports (Groundsure) for the site which includes historical mapping, however, I wish to know whether the council hold any further site-specific information on the contamination status of the site that we would need to consider within our report. – **From our land contamination record, we can also confirm that, the site is also adjacent to another former potentially contaminated land use identified as Historical Water. We can also confirm that, there are eleven planning applications previously submitted for the site some of which were refused, appealed, withdrawn, and approved. You can also check for a copy of previous ground investigation report in one of the withdrawn planning applications through our planning website using the link: <https://planning.hillingdon.gov.uk/OcellaWeb/planningSearch>. The relevant planning application is: 38058/APP/2012/1203.**

We hope the above answer your query. Otherwise, feel free to let us know how else we can be of assistance.

Yours sincerely,



Environmental Protection Team (Contaminated Land)
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge, UB8 1UW

From: donotreply_onlineforms@hillington.gov.uk <donotreply_onlineforms@hillington.gov.uk>
Sent: 02 September 2025 16:33

To: Contaminated Land <contaminatedland@hillingdon.gov.uk>

Subject: A contaminated land enquiry form LBH1756827081255 has been submitted

The form is in the attached PDF. Thanks.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

Appendix E: Risk Definitions

Table 1: Classification of Consequence

Classification	Definition
Severe	<p>Short term (acute) risk to human health likely to result in 'significant harm' (as defined in EPA90 Part 2a).</p> <p>Short term (acute) risk of pollution of sensitive water resource.</p> <p>Short term (acute) risk of an ecosystem or organism forming part of an ecosystem.</p>
Medium	<p>Chronic damage to human health likely to result in 'significant harm'.</p> <p>Pollution of sensitive water resource.</p> <p>Significant change in a particular ecosystem, or organism forming part of such ecosystem.</p>
Mild	<p>Exposure is unlikely to result in 'significant harm' to human health.</p> <p>Pollution of non-sensitive water resource.</p> <p>Damage to sensitive buildings, structures and services or the environment.</p>
Minor	<p>Harm (but not significant harm) resulting in a financial loss or expenditure to resolve.</p> <p>Non-permanent human health effects.</p> <p>Easily repairable damage to buildings, structures and services</p>

Table 2: Classification of Probability

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

Table 3: Risk Estimation

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High	High	Moderate	Low
	Likely	High	Moderate	Low	Low
	Low Likelihood	Moderate	Low	Low	Very Low
	Unlikely	Low	Low	Very Low	Very Low
	No Linkage	No Risk			

Table 4: Description of the Estimated Risks and Likely Action Required

Risk	Action
Very High Risk	<p>There is a high probability that severe harm could arise or there is evidence that severe harm is currently happening. This risk, if realised, is likely to result in substantial liability.</p> <p>Urgent investigation and remediation are required for the site in its existing state for development.</p>
High Risk	<p>Harm is likely to arise. Realisation of the risk is likely to present a significant liability.</p> <p>Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term. Remediation will be required for the development.</p>
Moderate Risk	<p>A potential linkage is identifiable. However, it is either relatively unlikely that harm would be severe or, if any harm were to occur, it is more likely that harm would be relatively mild.</p> <p>Investigation is required to quantify the risk and determine potential liability. Remediation will be required for the development.</p>
Low Risk	<p>It is possible that harm could arise but it is likely that this harm, if realised, would at worst normally be mild.</p> <p>Investigation is not normally required but could be useful to confirm a preliminary assessment. Remediation works are unlikely to be required or will be limited.</p>
Very Low Risk	<p>There is a low possibility that harm could arise. In the event of such harm being realised it is not likely to be severe. site is not capable of being determined under Part 2a.</p>