

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

24th September 2025

Project Number:
RMA-C2789



environmental planning consultancy

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Document Production Record:

Report Number: RMA-RC2789

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Document Revision Record:

| Issue Number | Date | Revision Details |
|--------------|---------------------------------|------------------|
| 1 | 19 th September 2025 | Draft Issue |
| 2 | 24 th September 2025 | Client Issue |

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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') if 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/caf  /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)

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

⁹Hillingdon 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=2.17643133.1945862389.1677849375-105653169.1677849375

- 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) | <p>No significant changes from the previous edition.</p> | <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).

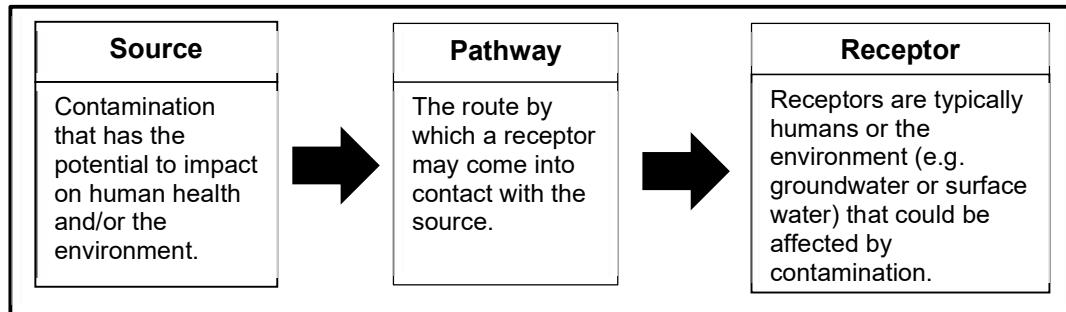


Figure 4.1: Source-Pathway-Receptor Model

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 | <p>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.</p> |
| | | | | Construction and service repair workers | Likely | Medium | Moderate | <p>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).</p> <p>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.</p> <p>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.</p> |
| | | | Windblown Dust | Adjacent site users | Likely | Medium | Moderate | <p>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.</p> <p>Good construction practices will be implemented to reduce the risk to adjacent site users (such as dust suppression measures).</p> |
| | | | 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 |
|-------------------|----------|---|---|----------|-------------|-------------|---|---|
| | | | | | | | | <p>undertaken in any proposed areas of exposed soils (e.g. public open spaces) to determine contamination status and whether remediation is required.</p> <p>If further site investigation identifies contaminated soils, on site planting will be undertaken using clean, imported soils in above ground containers.</p> |
| | | Direct Contact | Buried Services | Likely | Medium | Moderate | <p>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.</p> <p>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.</p> <p>Further site investigation will inform the need for mitigation measures (if any) such as remediation/barrier pipes.</p> | |
| | | Vertical migration within soils and geology | Superficial Aquifer (Langley Silt, and Lynch Hill/ Taplow Gravel) | Likely | Medium | Moderate | <p>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.</p> <p>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</p> | |

| 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 | Piling/foundations works will not penetrate through the impermeable bedrock geology of the London Clay Formation into the underlying aquifers, therefore there is no risk of migration of contaminants within soils and geology beneath the London Clay. |
| | | | Ground Gas Migration within permeable strata and inhalation of organic Vapours | Construction Worker and service repair workers | 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. |
| 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 | | | | 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.

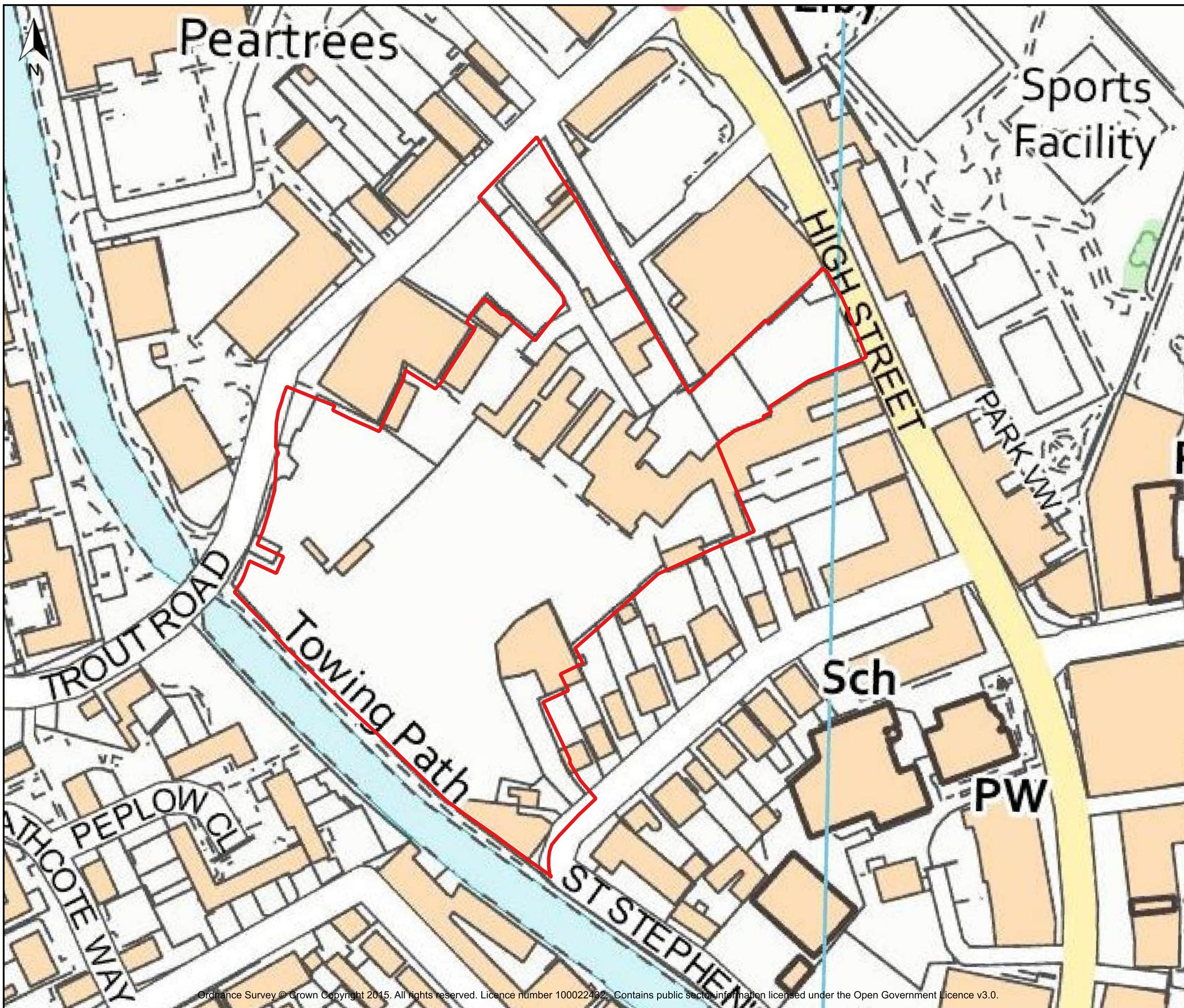
5.10 Based on the above complete pollutant linkages the following mitigation measures should be adopted:

- 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

Appendix A: Groundsure Reports

C2789 - Trout Road West Drayton EIA

Order Details

Date: 28/10/2024

Your ref: C2789 - Trout Road West Drayton EIA

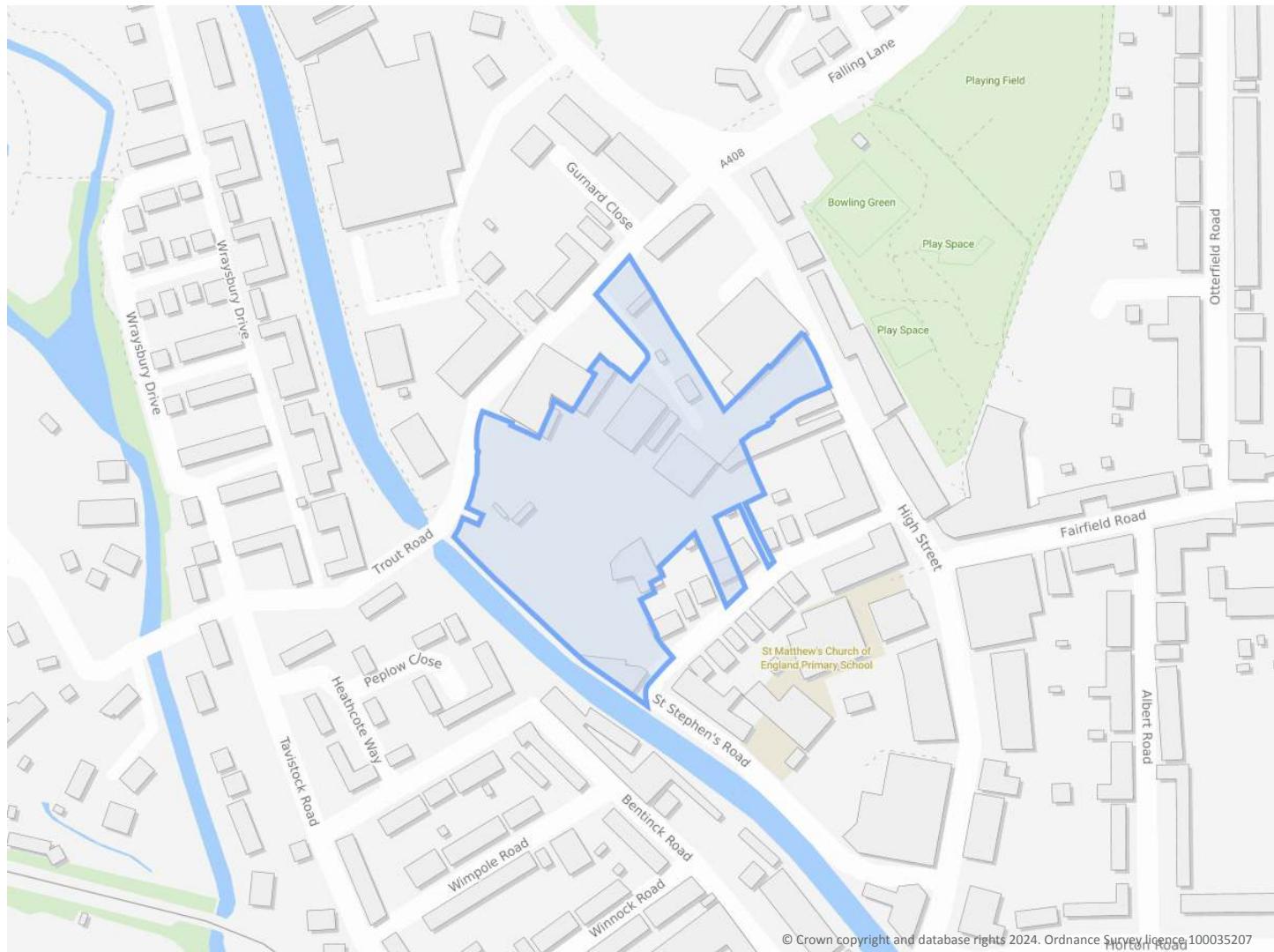
Our Ref: GS-Q37-745-1AM-PUW

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** ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

| Page | Section | <u>Past land use ></u> | 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 | <u>Past land use - un-grouped ></u> | 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 | <u>Waste and landfill ></u> | 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 | <u>Current industrial land use ></u> | 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 | - |
| <u>67</u> > | <u>4.9</u> > | <u>Historical licensed industrial activities (IPC) ></u> | 0 | 0 | 5 | 0 | - |
| 68 | 4.10 | Licensed industrial activities (Part A(1)) | 0 | 0 | 0 | 0 | - |
| <u>68</u> > | <u>4.11</u> > | <u>Licensed pollutant release (Part A(2)/B) ></u> | 0 | 2 | 6 | 4 | - |
| 70 | 4.12 | Radioactive Substance Authorisations | 0 | 0 | 0 | 0 | - |
| <u>70</u> > | <u>4.13</u> > | <u>Licensed Discharges to controlled waters ></u> | 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 | - |
| <u>73</u> > | <u>4.18</u> > | <u>Pollution Incidents (EA/NRW) ></u> | 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 | <u>Hydrogeology ></u> | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|-------------|--------------|--|---------|-------|--------------------------|----------|-----------|
| <u>75</u> > | <u>5.1</u> > | <u>Superficial aquifer ></u> | | | Identified (within 500m) | | |
| <u>77</u> > | <u>5.2</u> > | <u>Bedrock aquifer ></u> | | | Identified (within 500m) | | |
| <u>78</u> > | <u>5.3</u> > | <u>Groundwater vulnerability ></u> | | | Identified (within 50m) | | |
| 79 | 5.4 | Groundwater vulnerability- soluble rock risk | | | None (within 0m) | | |
| <u>80</u> > | <u>5.5</u> > | <u>Groundwater vulnerability- local information ></u> | | | Identified (within 0m) | | |
| <u>81</u> > | <u>5.6</u> > | <u>Groundwater abstractions ></u> | 0 | 0 | 0 | 0 | 15 |
| <u>85</u> > | <u>5.7</u> > | <u>Surface water abstractions ></u> | 0 | 0 | 0 | 0 | 4 |
| <u>86</u> > | <u>5.8</u> > | <u>Potable abstractions ></u> | 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 | <u>Hydrology ></u> | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|-------------|--------------|--|---------|-------|---------|----------|-----------|
| <u>89</u> > | <u>6.1</u> > | <u>Water Network (OS MasterMap) ></u> | 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 |
| <u>106 ></u> | <u>10.17 ></u> | <u>SSSI Impact Risk Zones ></u> | 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 | <u>Agricultural designations ></u> | On site | 0-50m | 50-250m | 250-500m | 500-2000m | |
|---------------------------------|----------------------------------|---|---------|--------------------------------|---------|----------|-----------|--|
| <u>110 ></u> | <u>12.1 ></u> | <u>Agricultural Land Classification ></u> | | Non Agricultural (within 250m) | | | | |
| 111 | 12.2 | Open Access Land | 0 | 0 | 0 | - | - | |
| 111 | 12.3 | Tree Felling Licences | 0 | 0 | 0 | - | - | |
| <u>111 ></u> | <u>12.4 ></u> | <u>Environmental Stewardship Schemes ></u> | 0 | 0 | 1 | - | - | |
| 112 | 12.5 | Countryside Stewardship Schemes | 0 | 0 | 0 | - | - | |

| Page | Section | <u>Habitat designations ></u> | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|---------------------------------|----------------------------------|--|---------|-------|---------|----------|-----------|
| <u>113 ></u> | <u>13.1 ></u> | <u>Priority Habitat Inventory ></u> | 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 | <u>Geology 1:10,000 scale ></u> | On site | 0-50m | 50-250m | 250-500m | 500-2000m | |
|---------------------------------|----------------------------------|--|---------|--------------------------|---------|----------|-----------|--|
| <u>115 ></u> | <u>14.1 ></u> | <u>10k Availability ></u> | | Identified (within 500m) | | | | |
| <u>116 ></u> | <u>14.2 ></u> | <u>Artificial and made ground (10k) ></u> | 1 | 0 | 6 | 15 | - | |
| <u>118 ></u> | <u>14.3 ></u> | <u>Superficial geology (10k) ></u> | 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 > | Less than 1% (within 0m) |
|--------------------------|---------------------------|----------------------------|--------------------------|
| 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



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Capture Date: 30/04/2022

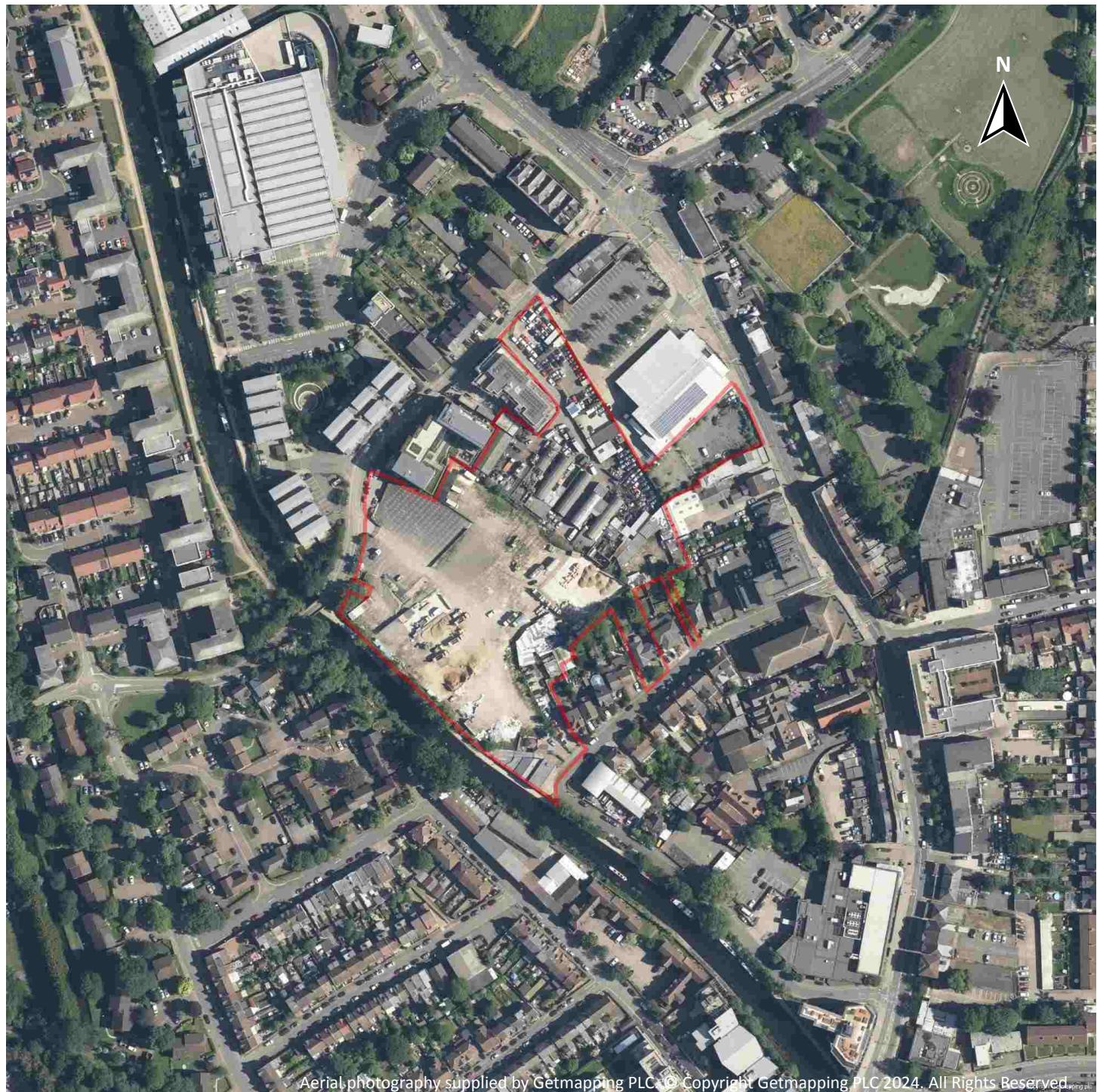
Site Area: 2.34ha



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 28 October 2024

Recent site history - 2021 aerial photograph



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Capture Date: 13/06/2021

Site Area: 2.34ha



Recent site history - 2017 aerial photograph



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Capture Date: 21/06/2017

Site Area: 2.34ha



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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



Recent site history - 1999 aerial photograph



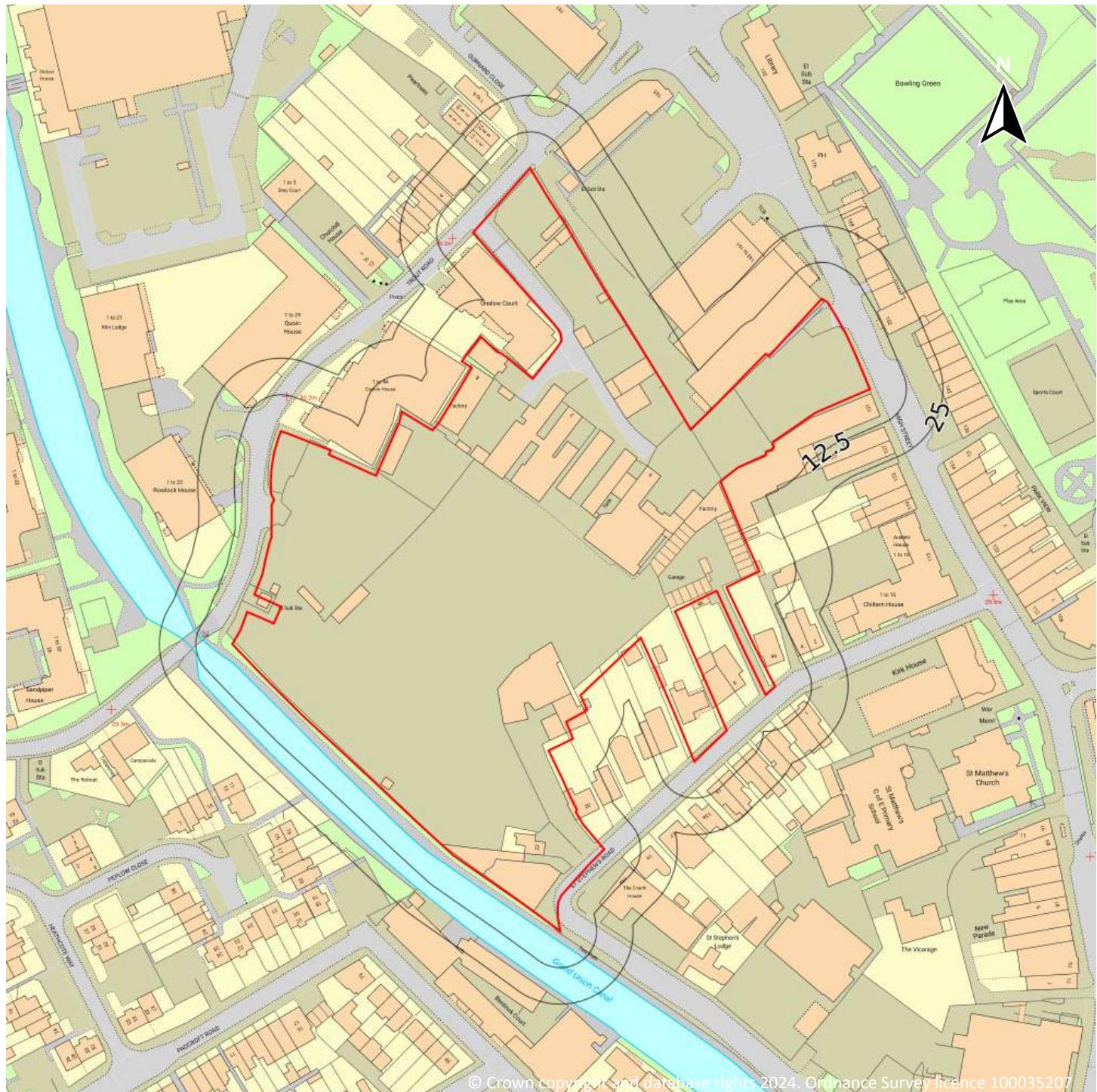
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Capture Date: 13/10/1999

Site Area: 2.34ha



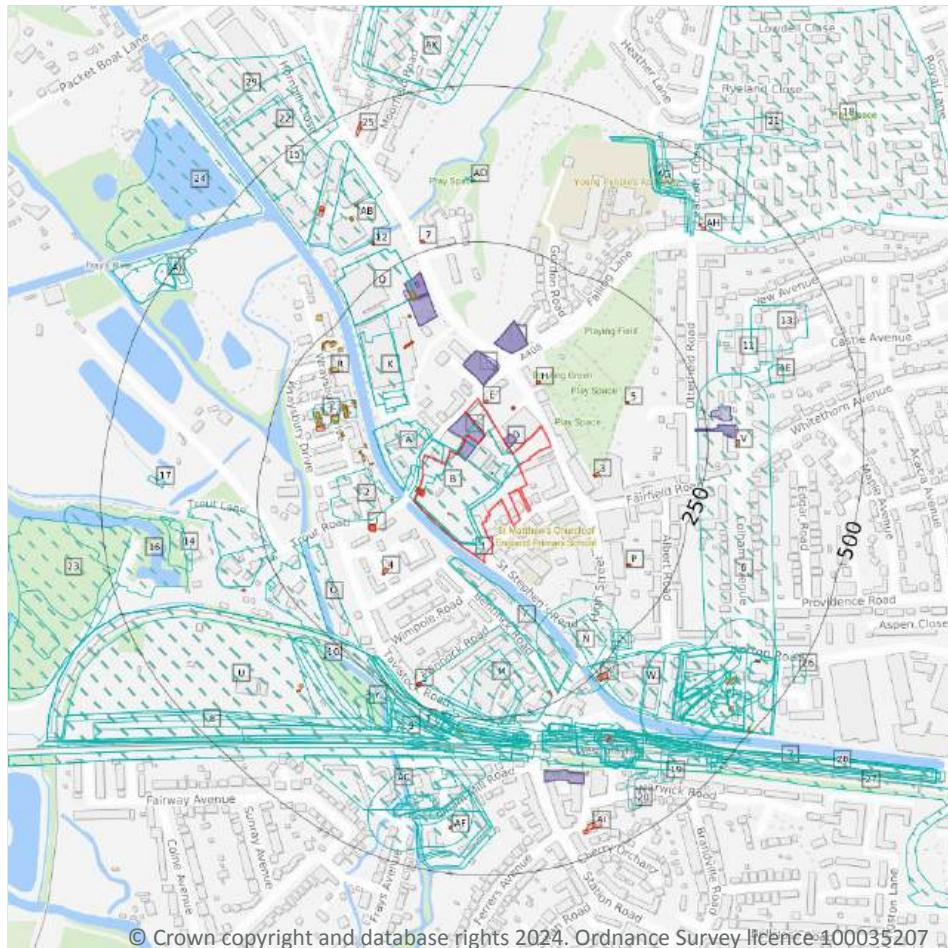
OS MasterMap site plan



Site Area: 2.34ha



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

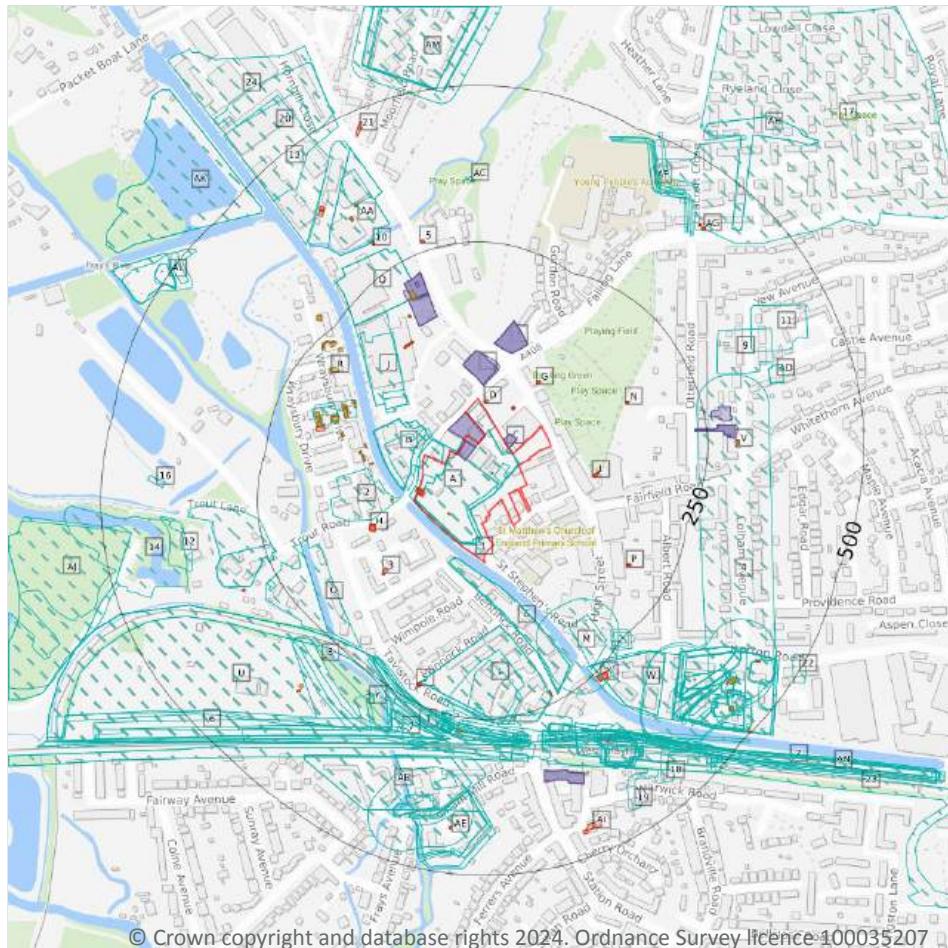
0

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 |
|---------------------|---------|-------|------|--------|
| A | On site | Tanks | 1964 | 416405 |

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

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

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 |

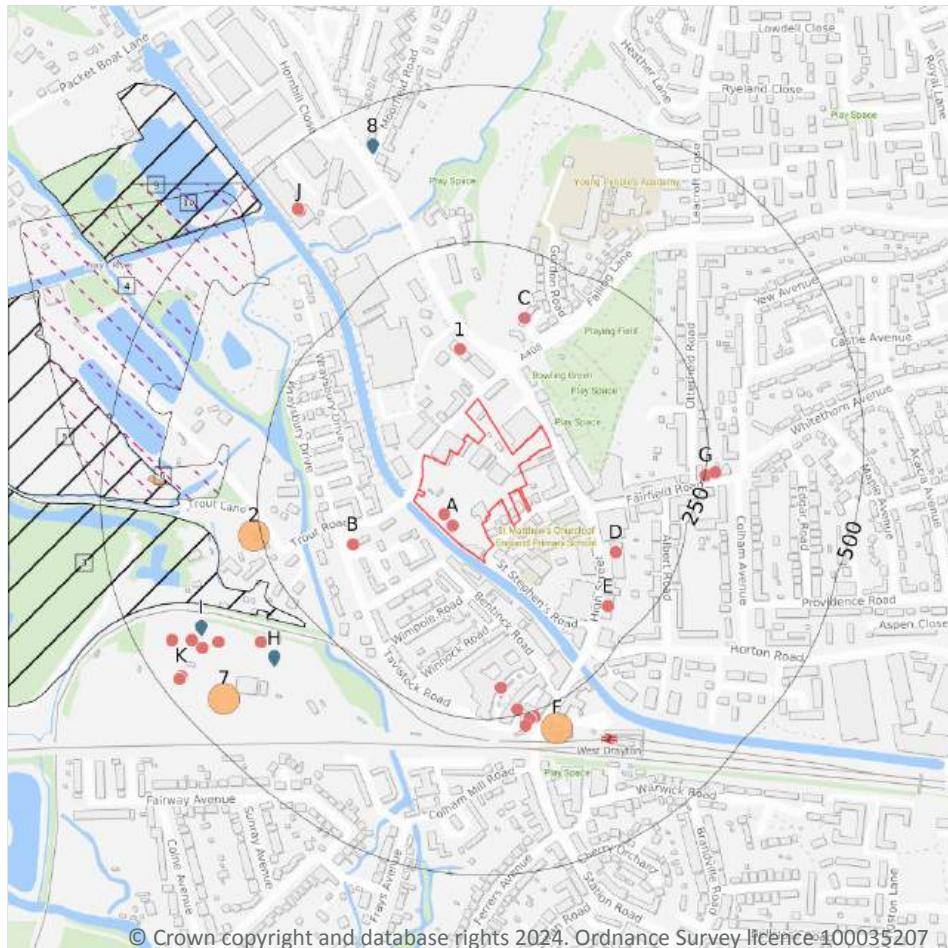


| ID | Location | Land Use | Date | Group ID |
|----|----------|---------------------------|-------------|--------------|
| A | On site | Motor Repair Works | 1971 | 86606 |
| A | On site | Motor Repair Works | 1971 | 86606 |
| C | On site | Garage | 1982 | 91082 |
| C | On site | Garage | 1970 | 89772 |
| 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 Lizards, 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 | <p>Site Address: British Waterways Site, Yiewsley, Hillingdon, London</p> <p>Licence Holder Address: -</p> <p>Waste Licence: -</p> <p>Site Reference: 8HI036, HIL043</p> <p>Waste Type: Inert, Industrial, Commercial, Household, Liquid sludge</p> <p>Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: -</p> <p>Licence Surrender: -</p> | <p>Operator: -</p> <p>Licence Holder: British Waterways Board</p> <p>First Recorded 31/12/1890</p> <p>Last Recorded: 31/12/1996</p> |

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

3.5 Historical waste sites

Records within 500m

4

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 | <p>Type of Site: Waste Transfer Station</p> <p>Planning application reference: 98/1132</p> <p>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.</p> <p>Data source: Historic Planning Application</p> <p>Data Type: Point</p> | - |
| F | 264m S | Site Address: De Burgh Arms Hotel, High Street, Yiewsley, WEST DRAYTON, Hillingdon, UB7 7DQ | <p>Type of Site: Waste Transfer Station (Alterations)</p> <p>Planning application reference: 9552/APP/2005/167</p> <p>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.</p> <p>Data source: Historic Planning Application</p> <p>Data Type: Point</p> | - |



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

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 | JS 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 | JS 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 | JS 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 | JS 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 | JS 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 | JS 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, Tavistock Road, West Drayton, Ub7 7qt | 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, Ub7 7qt | 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, Travistock 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, Travistock 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, Travistock 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, Tavistock 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, Ub7 7qt | WEX131224 | Storing waste exemption | Not on a farm | Storage of waste in a secure place |
| F | 261m S | Euro Storage, Travistock Road, West Drayton, Ub7 7qt | WEX131224 | Treating waste exemption | Not on a farm | Manual treatment of waste |
| F | 261m S | Old Coal Yard, Travistock Road, West Drayton, Ub7 7qt | WEX120777 | Treating waste exemption | Not on a farm | Recovery of scrap metal |
| F | 261m S | 1a, Travistock 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, Travistock Road, Yiewsley, West Drayton, Ub7 7qt | WEX384485 | Treating waste exemption | Not on a farm | Recovery of textiles |
| F | 261m S | 1a, Travistock Road, Yiewsley, West Drayton, Ub7 7qt | WEX384485 | Treating waste exemption | Not on a farm | Preparatory treatments (baling, sorting, shredding etc) |
| F | 261m S | 1a, Travistock Road, Yiewsley, West Drayton, Ub7 7qt | WEX384485 | Treating waste exemption | Not on a farm | Sorting mixed waste |
| F | 261m S | 1a, Travistock Road, Yiewsley, West Drayton, Ub7 7qt | WEX384485 | Treating waste exemption | Not on a farm | Manual treatment of waste |
| F | 261m S | 1a, Travistock Road, Yiewsley, West Drayton, Ub7 7qt | WEX384485 | Storing waste exemption | Not on a farm | Storage of waste in secure containers |
| F | 261m S | 1a, Travistock 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 Travistock 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 |

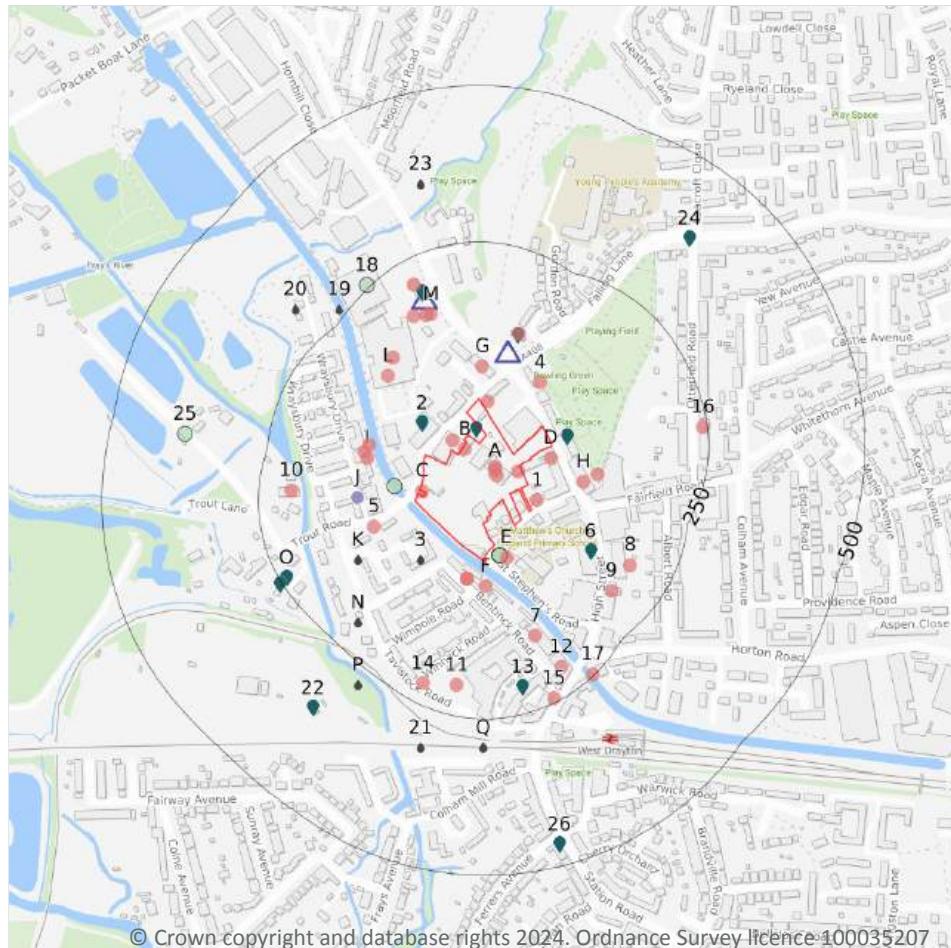
| ID | Location | Site | Reference | Category | Sub-Category | Description |
|----|----------|------|-----------|--------------------------|---------------|---|
| I | 447m SW | - | WEX344284 | Treating waste exemption | Not on a farm | Recovery of textiles |
| I | 447m SW | - | WEX356331 | Treating waste 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.



4.2 Current or recent petrol stations

| Records within 500m | | | | | | 2 |
|---------------------|----------|----------|---|----------------|----------|---|
| 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 | |

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 |
|---------------------|----------|---------|---------|-----|--------|---|
| ID | Location | Company | Address | LPG | Status | |

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

| Records within 500m | | | | | | 0 |
|---------------------|----------|---------|---------|-----|--------|---|
| ID | Location | Company | Address | LPG | Status | |

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

| Records within 500m | | | | | | 0 |
|---------------------|----------|---------|---------|-----|--------|---|
| ID | Location | Company | Address | LPG | Status | |

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 |
|---------------------|----------|---------|---------|-----|--------|---|
| ID | Location | Company | Address | LPG | Status | |

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 |
|---------------------|---|
|---------------------|---|

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 |
|---------------------|----|
|---------------------|----|

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: CTCR.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: CTCR.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: CTCR.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

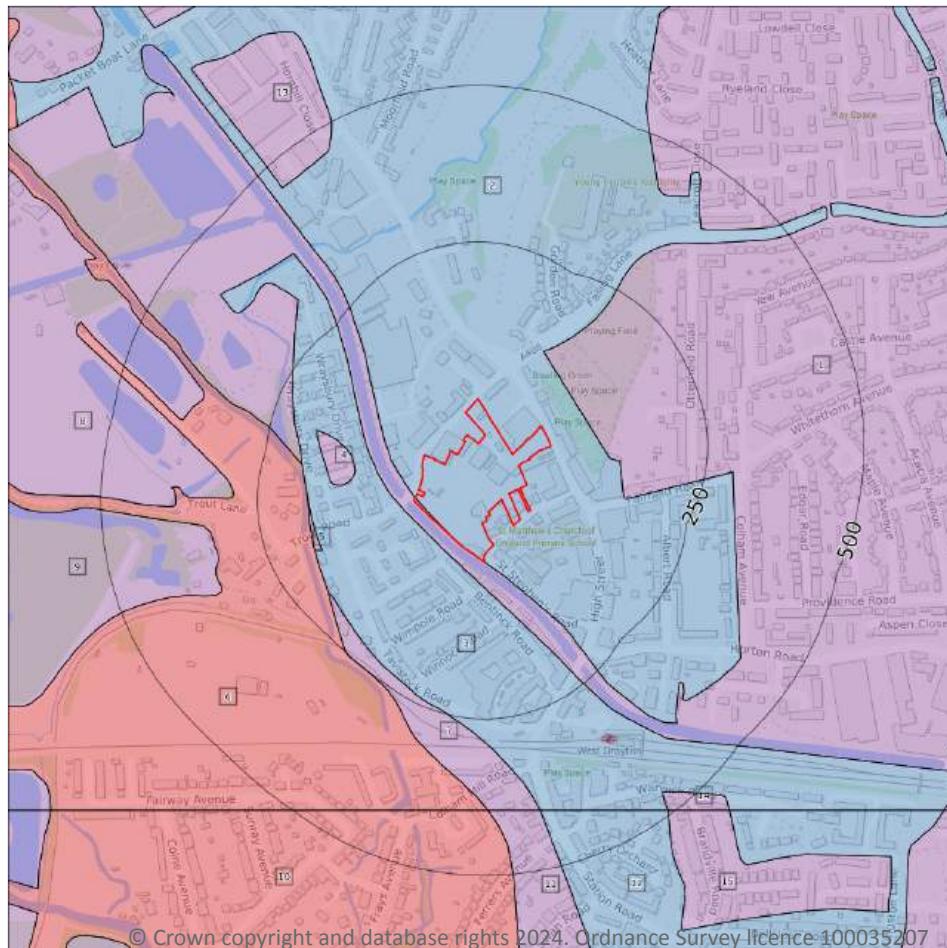
0

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 |

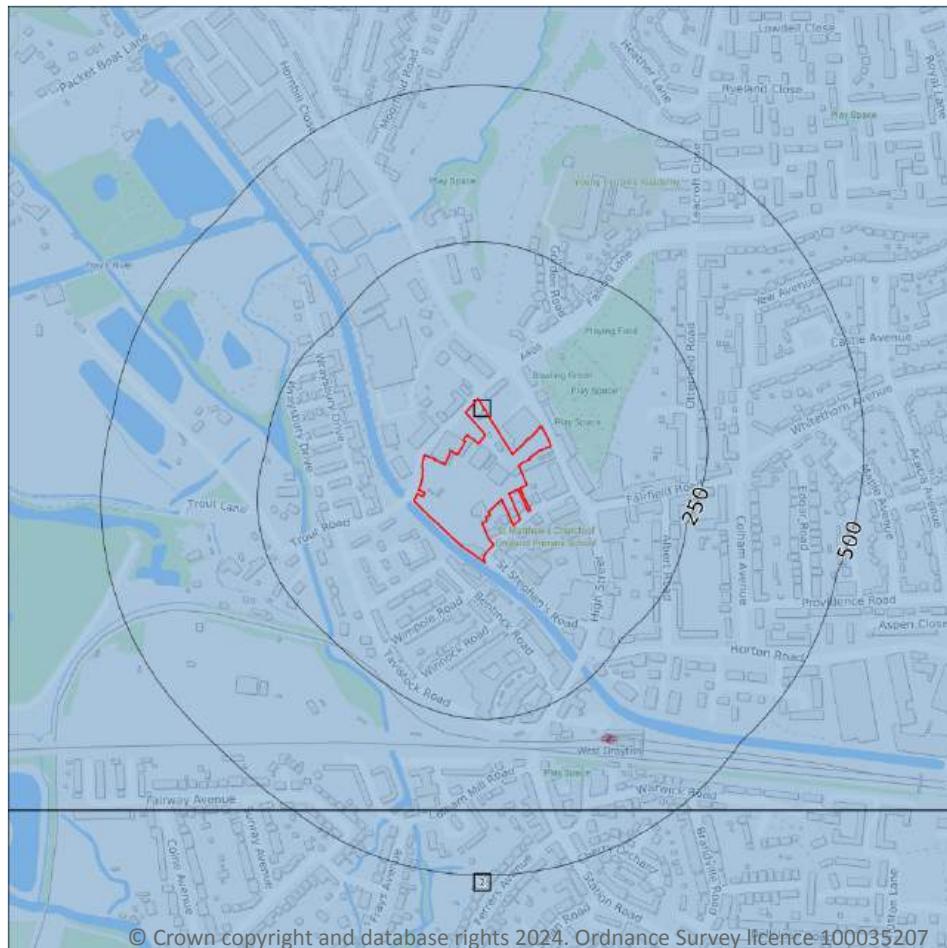


| ID | Location | Designation | Description |
|----|----------|--------------|--|
| 3 | 22m SW | Unproductive | These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow |
| 4 | 104m W | Principal | Geology of high intergranular 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.

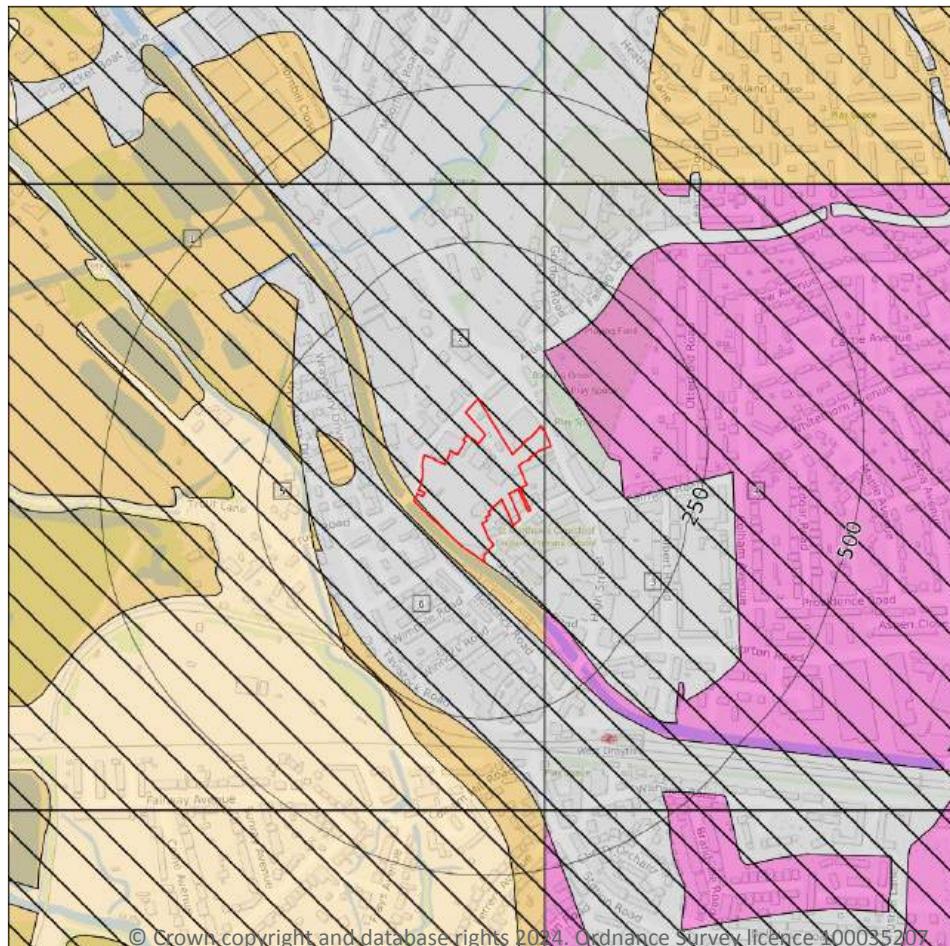
Features are displayed on the Bedrock aquifer map on [page 77 >](#)

| 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



| |
|---|
| Site Outline |
| Search buffers in metres (m) |
| Superficial vulnerability |
| Principal superficial aquifer, high vulnerability |
| Secondary superficial aquifer, high vulnerability |
| Principal superficial aquifer, medium vulnerability |
| Secondary superficial aquifer, medium vulnerability |
| Principal superficial aquifer, low vulnerability |
| Secondary superficial aquifer, low vulnerability |
| Bedrock vulnerability |
| Principal bedrock aquifer, high vulnerability |
| Secondary bedrock aquifer, high vulnerability |
| Principal bedrock aquifer, medium vulnerability |
| Secondary bedrock aquifer, medium vulnerability |
| Principal bedrock aquifer, low vulnerability |
| Secondary bedrock aquifer, low vulnerability |
| Other information |
| Unproductive aquifer |
| Soluble rock risk |
| Local information |

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

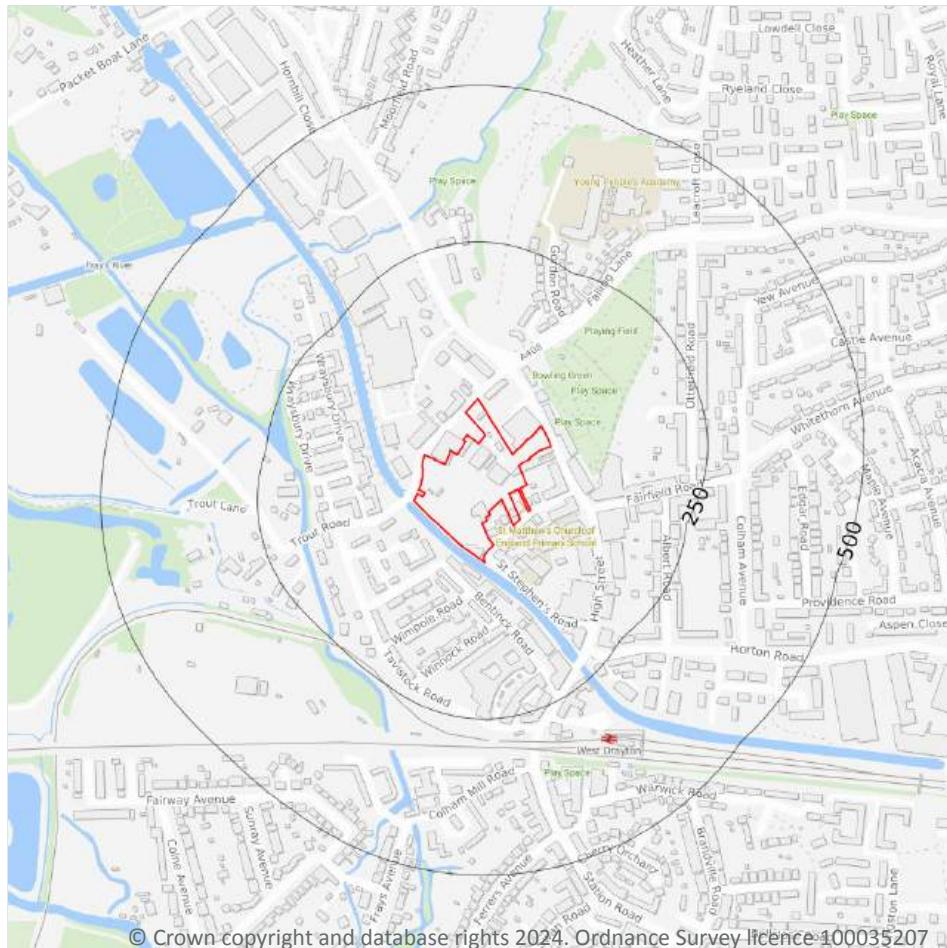
This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 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.



Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

15

Licensed groundwater 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, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 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 |
|----------------------|----------|--|---|
| 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 HUNTSMOOR 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: 507700 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)

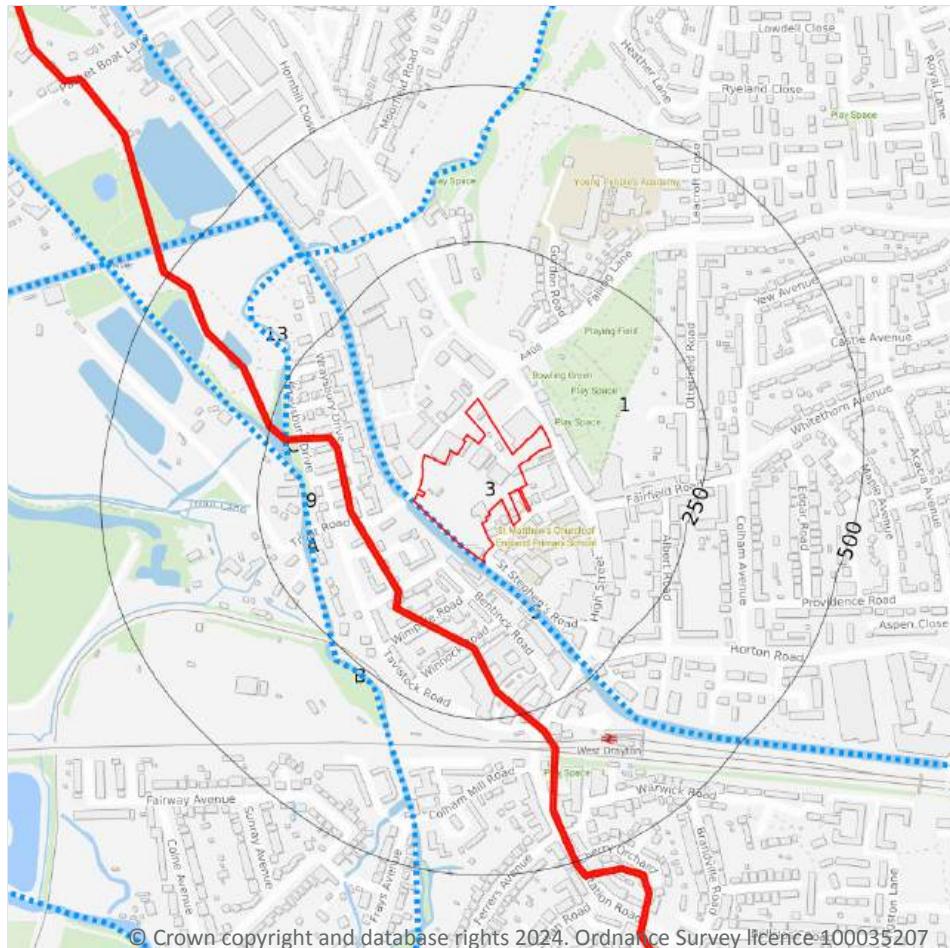
Records within 500m**0**

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



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.

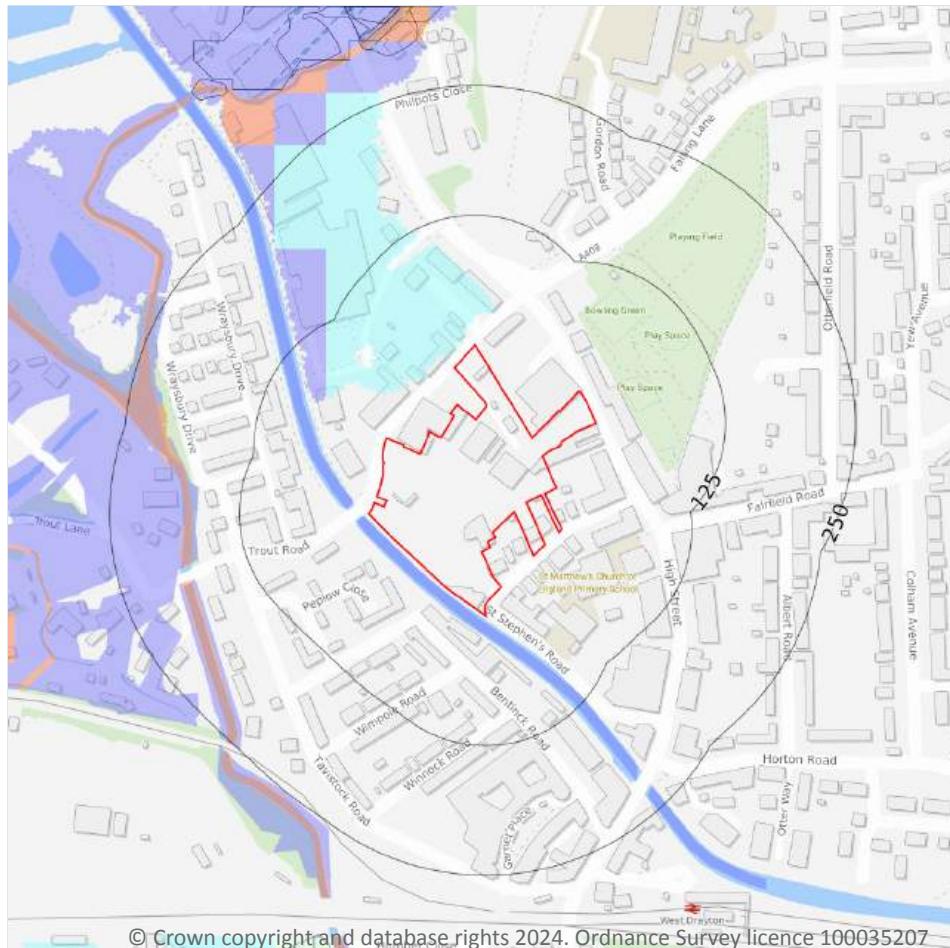
Features are displayed on the Hydrology map on [page 89 >](#)

| 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

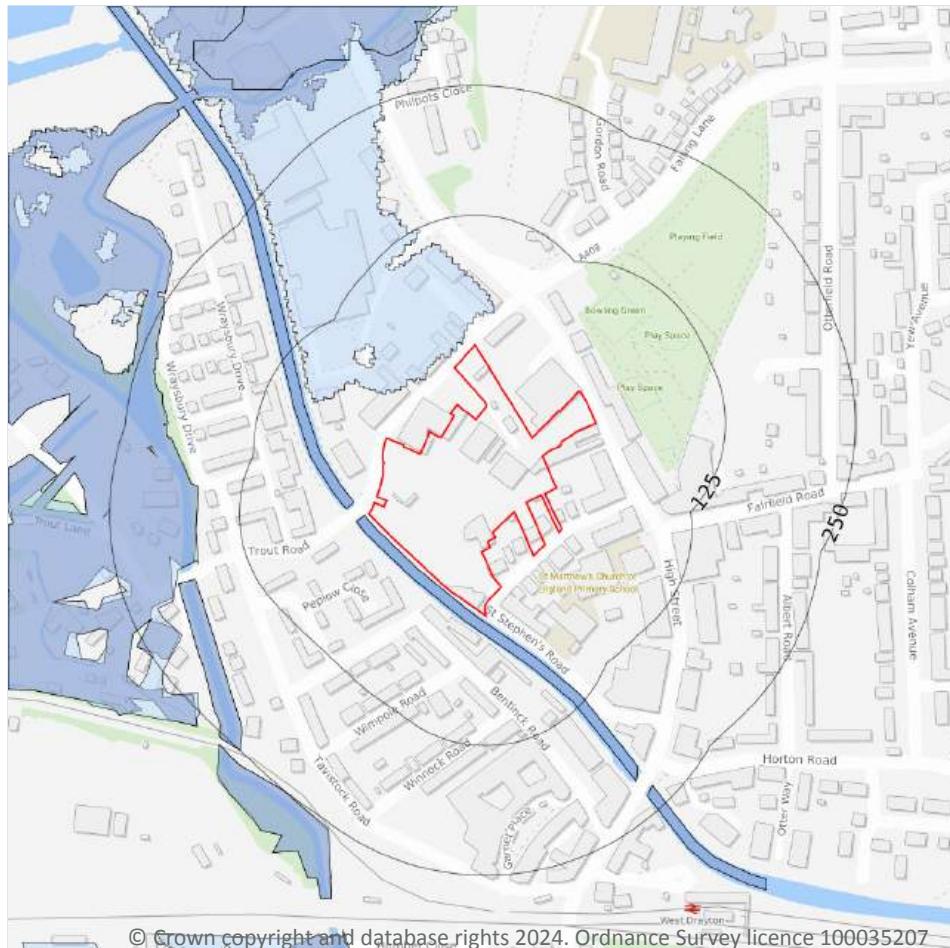
| Records within 250m | 0 |
|---------------------|---|
|---------------------|---|

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

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.

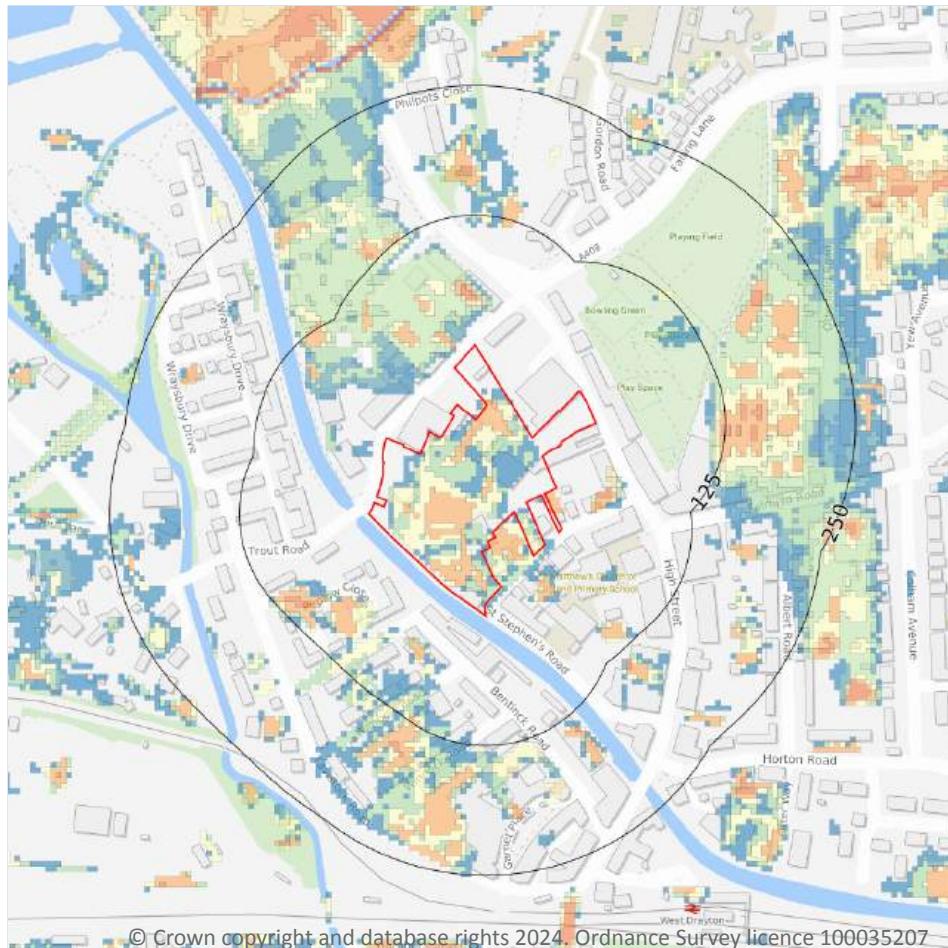
Features are displayed on the River and coastal flooding map on [page 93 >](#)

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

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



8 Surface water flooding



— Site Outline
 Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambient Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 97 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.



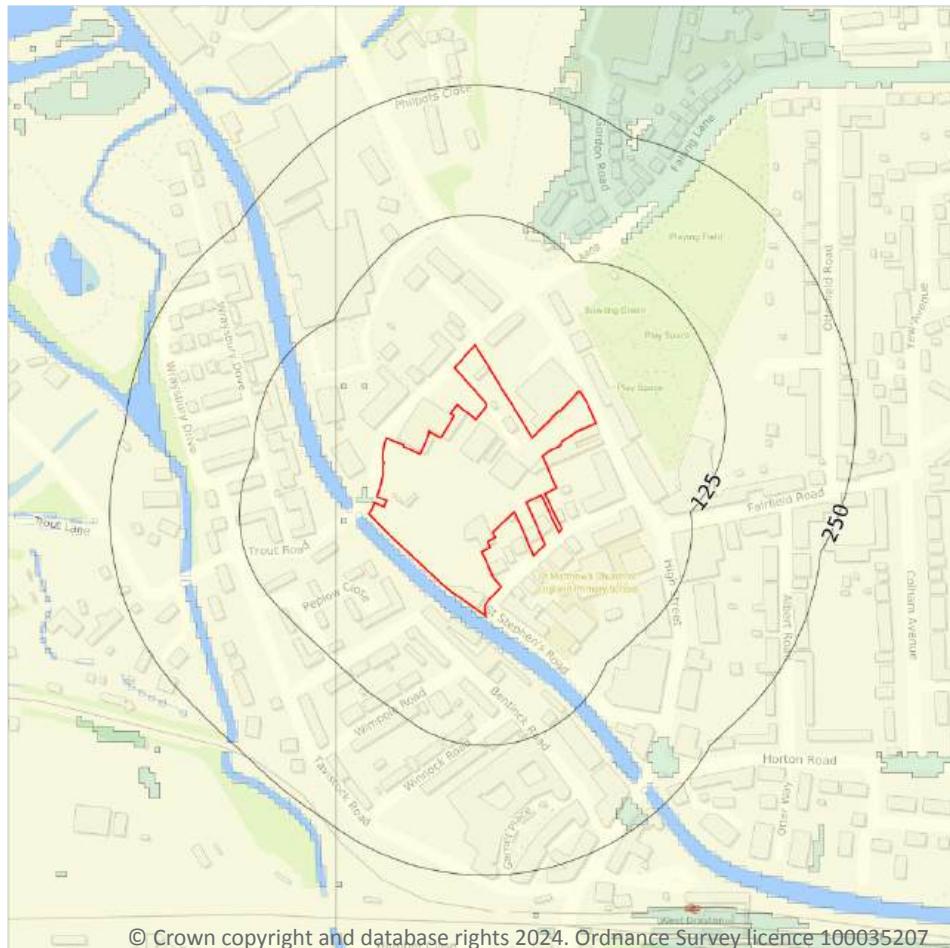
The table below shows the maximum flood depths for a range of return periods for the site.

| 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 Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
 Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

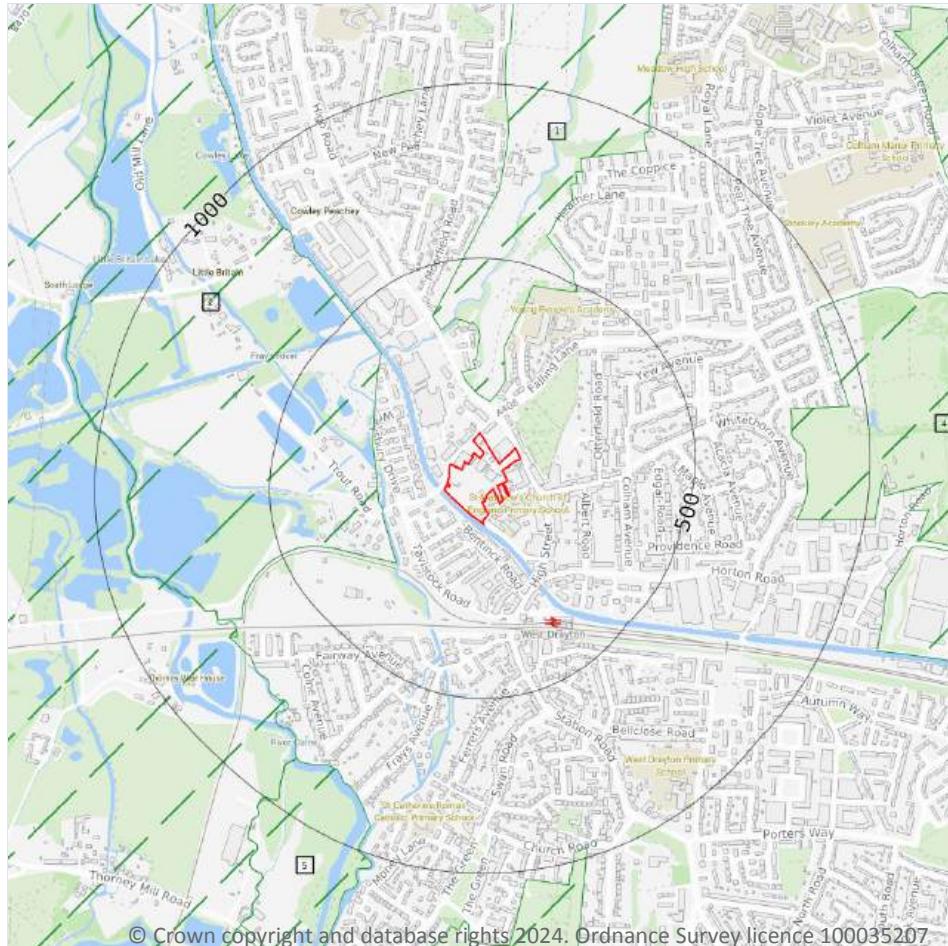
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks 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 Ambiental 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

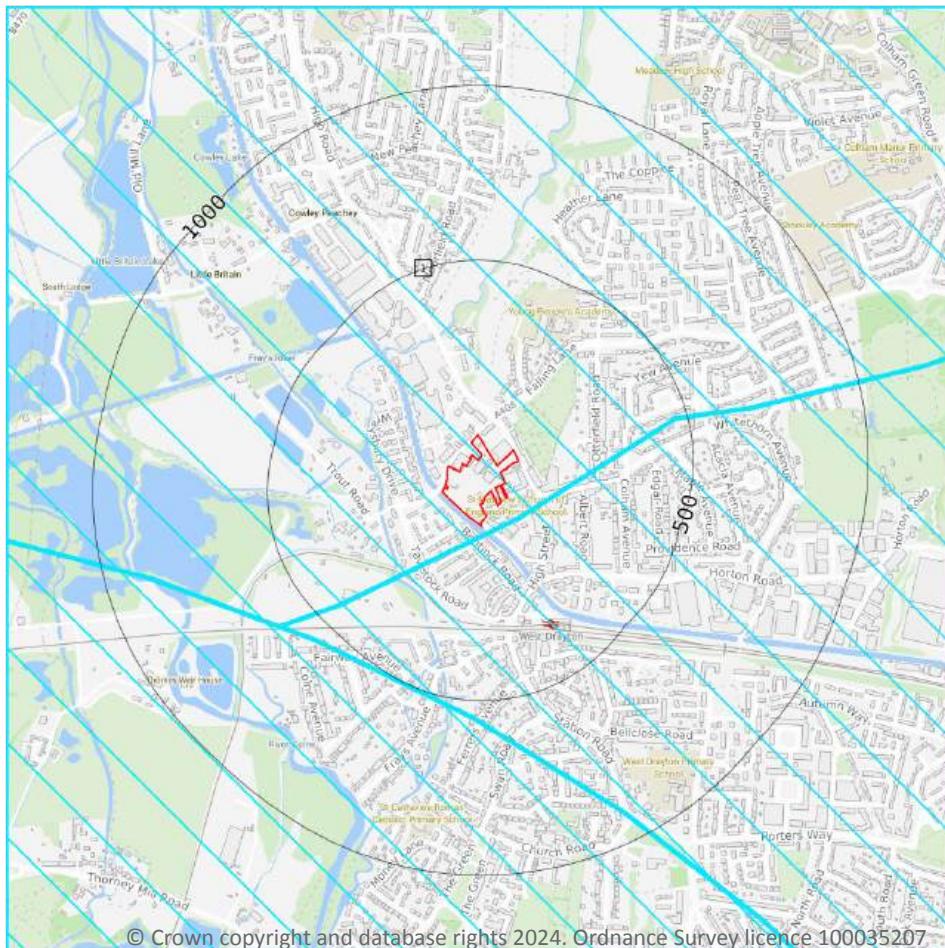
0

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 | Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. 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. 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. |

This data is sourced from Natural England.

10.18 SSSI Units

| Records within 2000m | 0 |
|----------------------|---|
|----------------------|---|

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

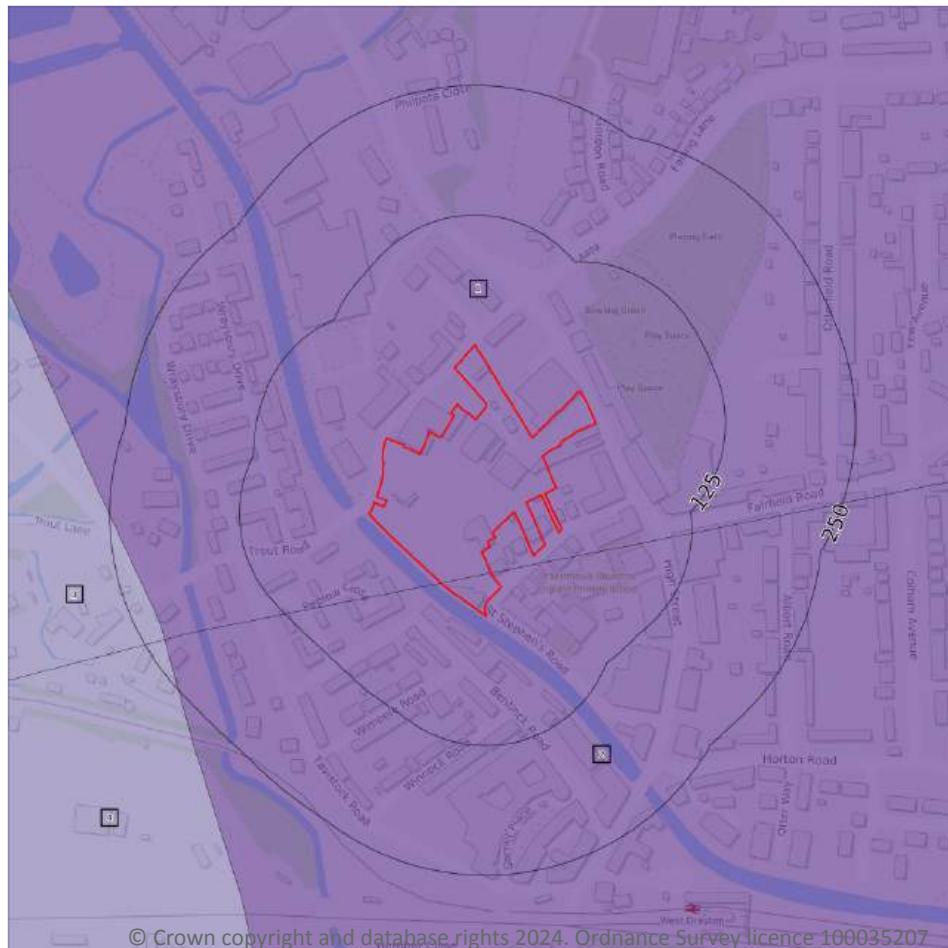
0

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

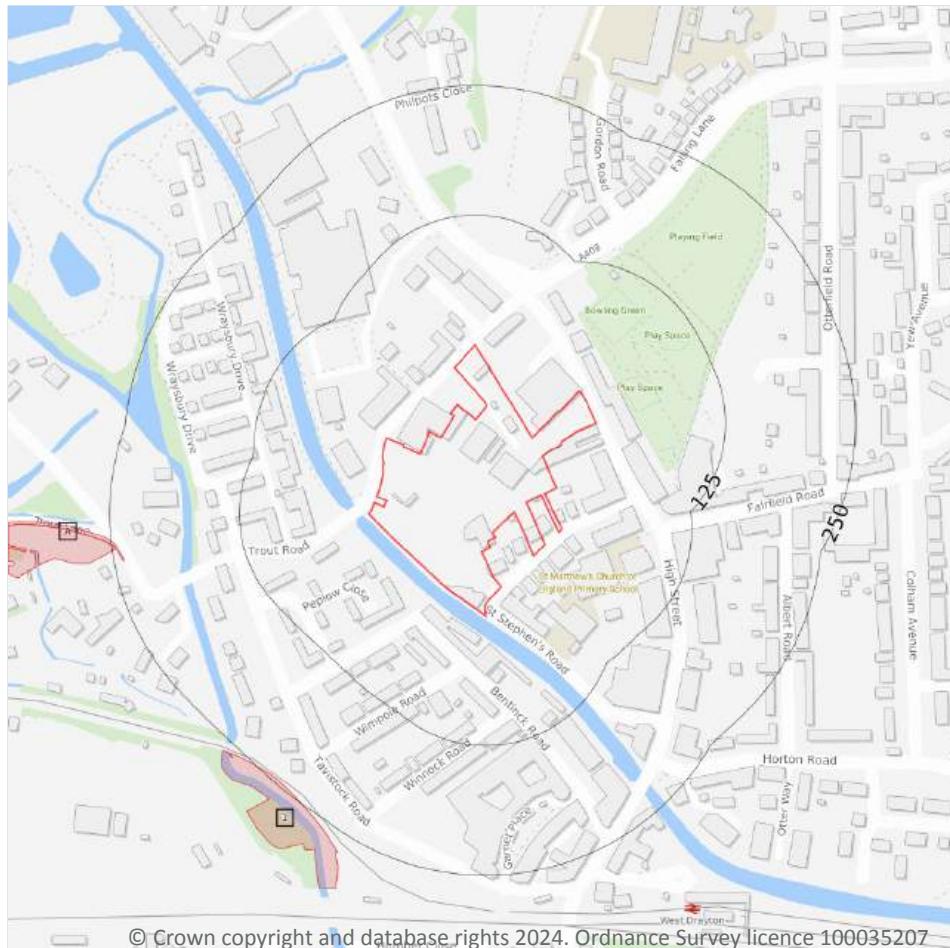
0

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
- 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

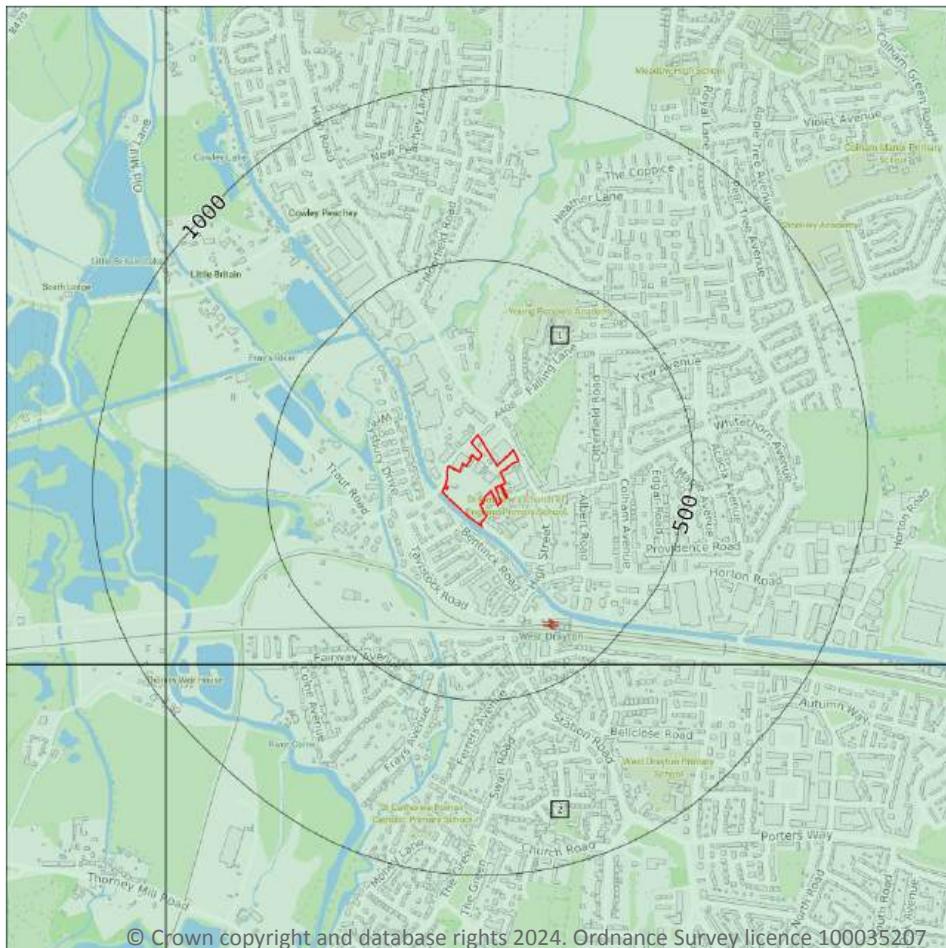
Records within 250m**0**

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.

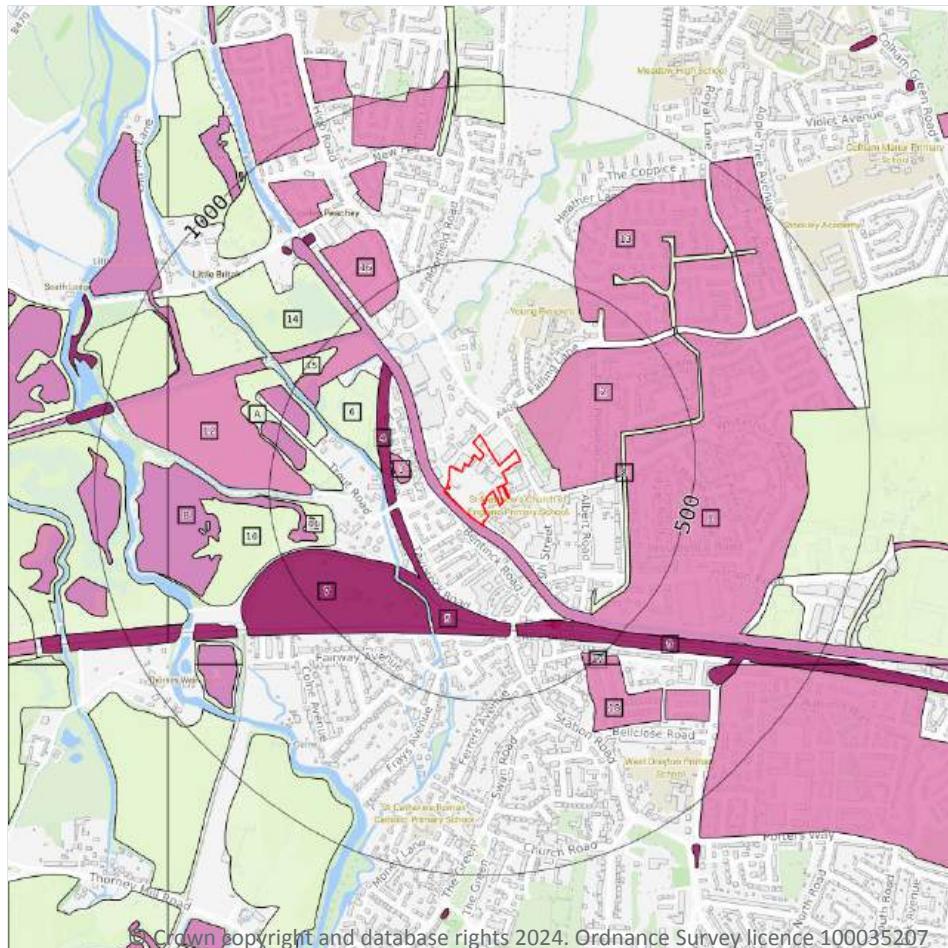
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 115 >](#)

| 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

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 |

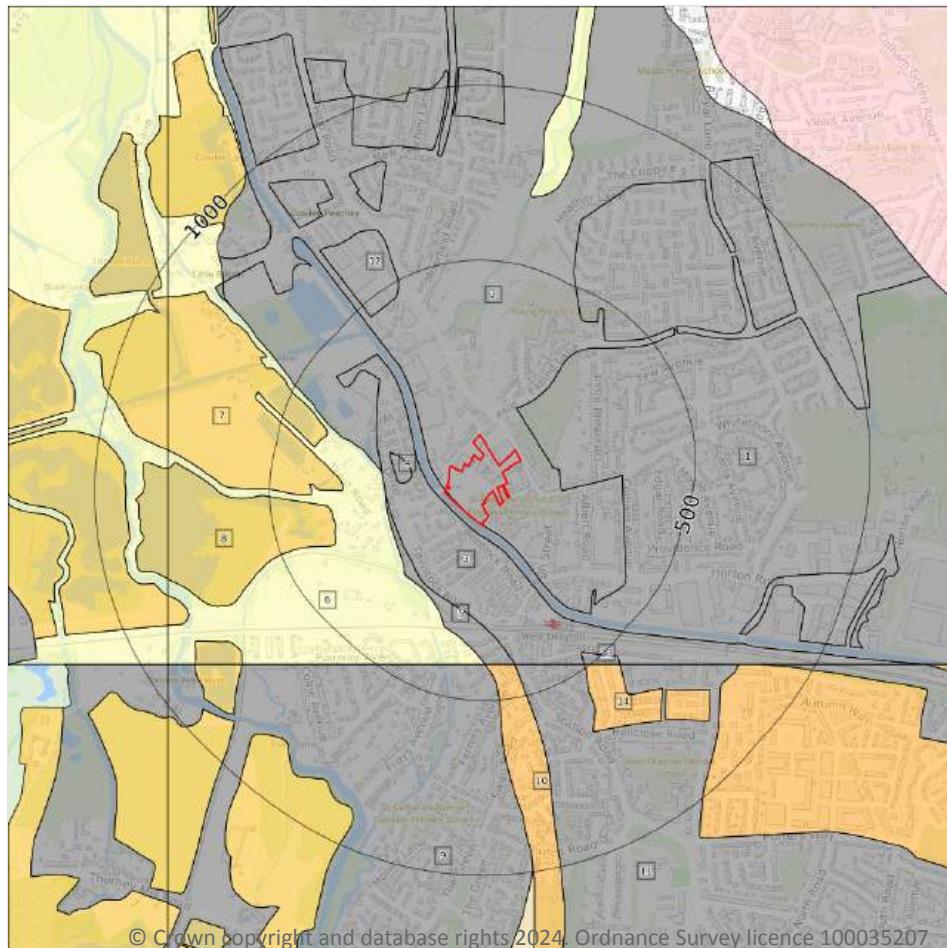


| ID | Location | LEX Code | Description | Rock description |
|----|----------|-------------|---------------------------|----------------------------|
| 5 | 139m W | MGR-ARTDP | Made Ground (Undivided) | Artificial Deposit |
| 6 | 188m W | WMGR-ARTDP | Infilled Ground | Artificial Deposit |
| 7 | 250m 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)

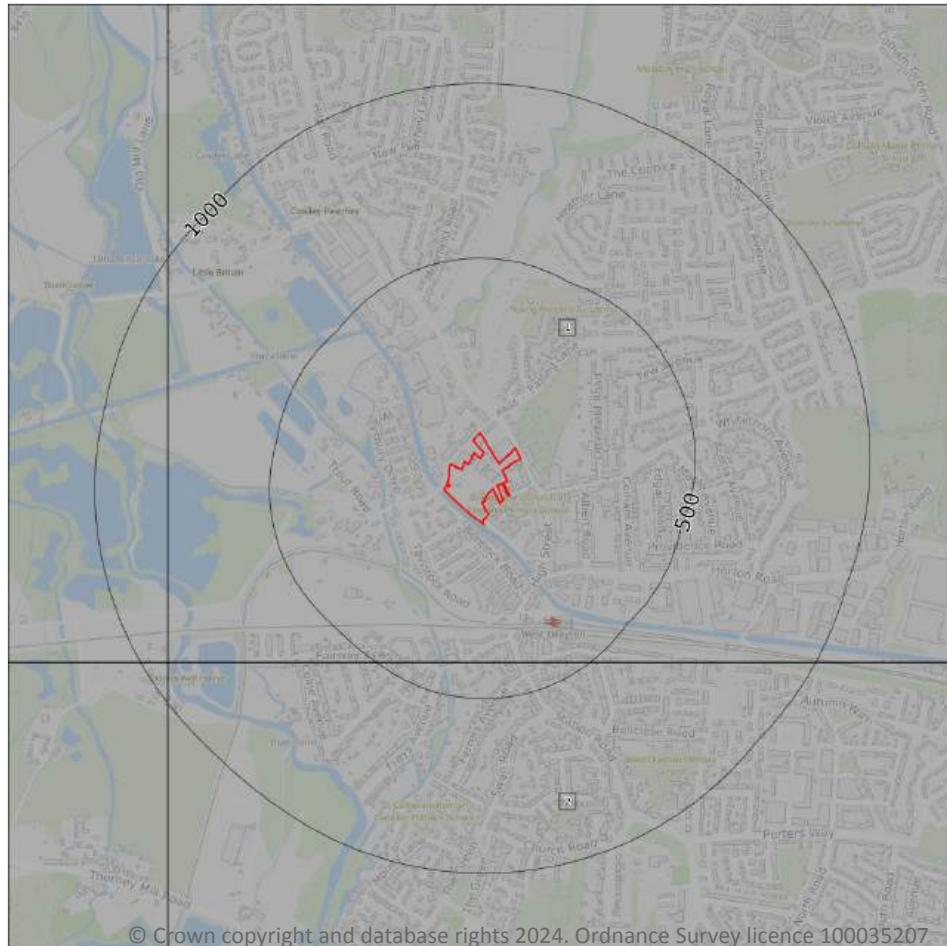
| Records within 500m | 0 |
|---------------------|---|
|---------------------|---|

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-CLISA | 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.

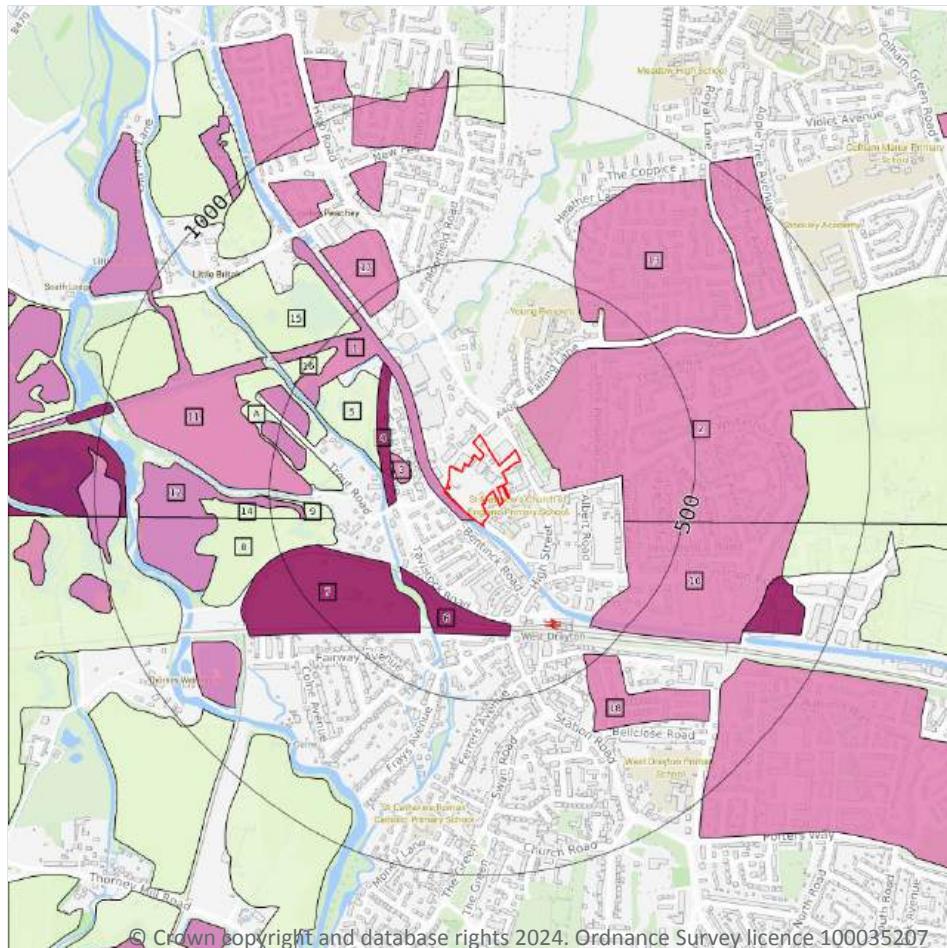
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 122 >](#)

| 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

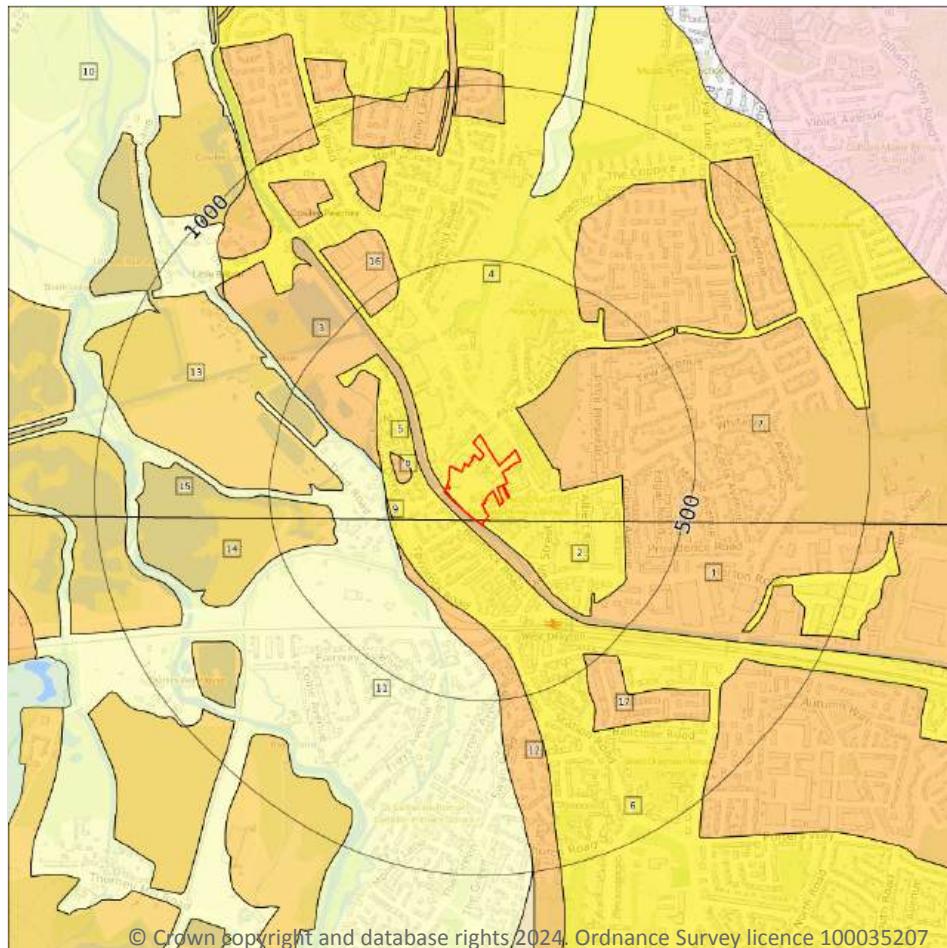
0

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)

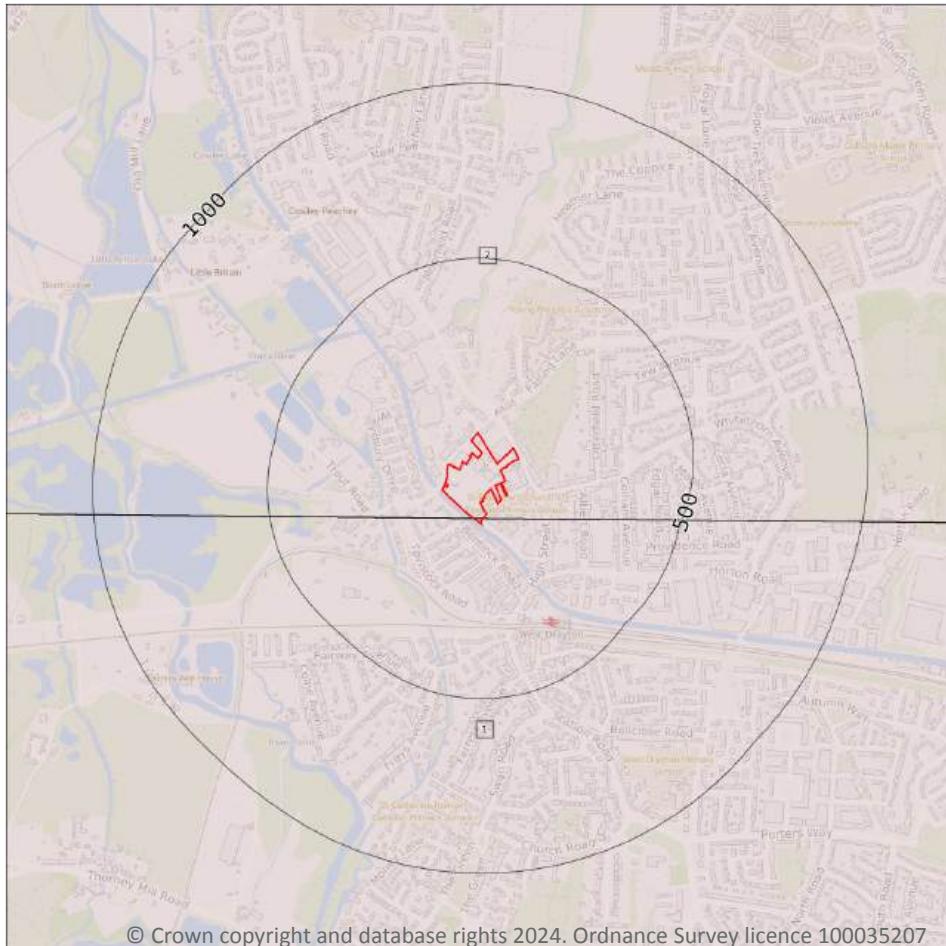
Records within 50m**0**

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

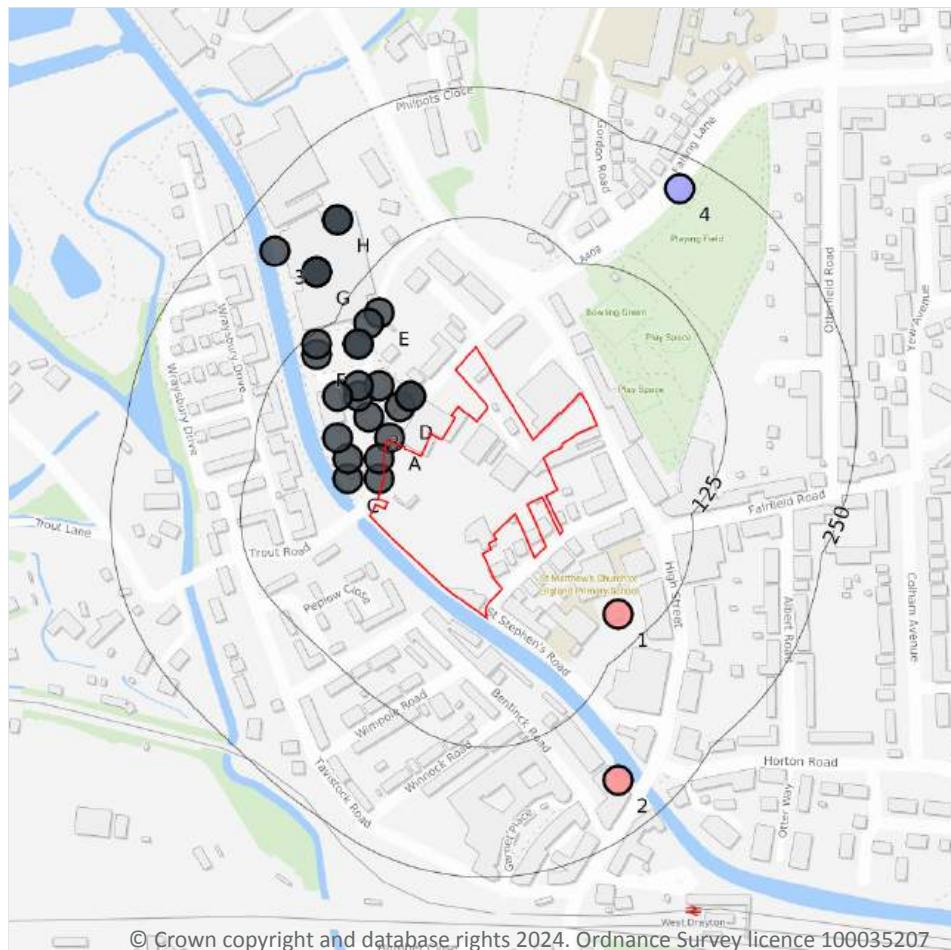
0

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 |

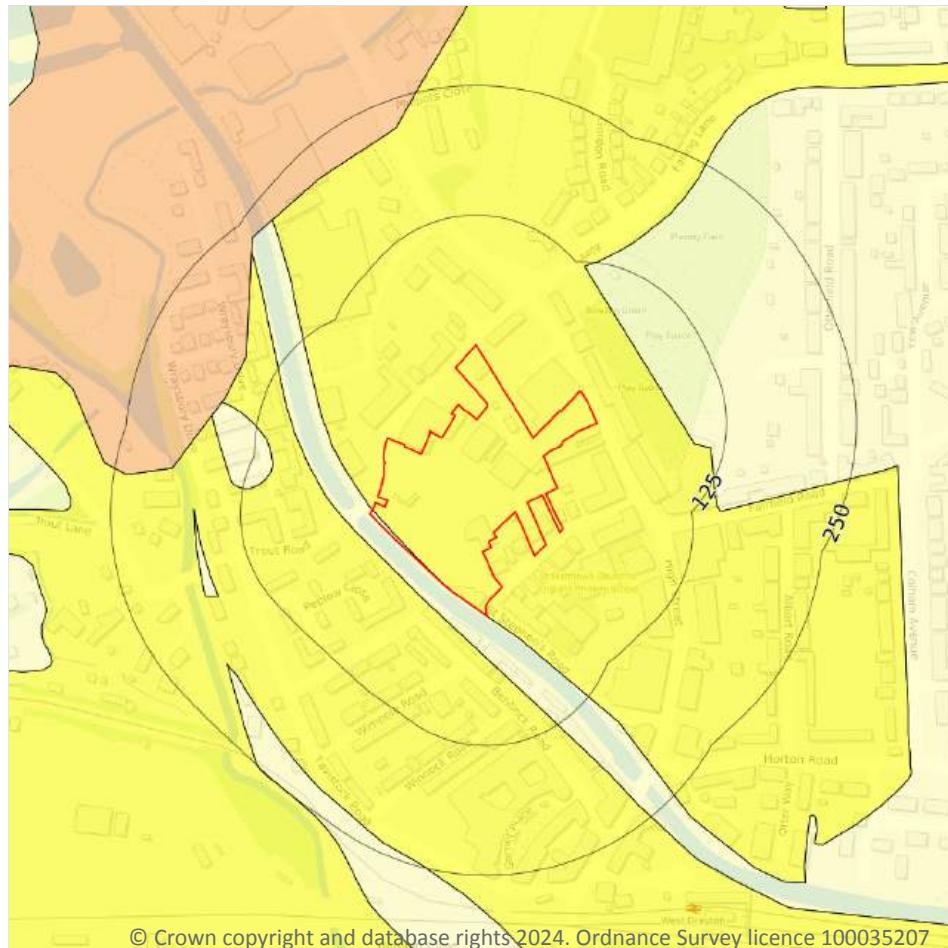


| ID | Location | Grid reference | Name | Length | Confidential | Web link |
|----|----------|----------------|-----------------------------|--------|--------------|--------------------------|
| B | 29m NW | 505790 180590 | CHANTRY CLOSE YIEWSLEY 8 | - | Y | N/A |
| C | 34m W | 505770 180530 | CHANTRY 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



— Site Outline
 Search buffers in metres (m)

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

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 >](#)

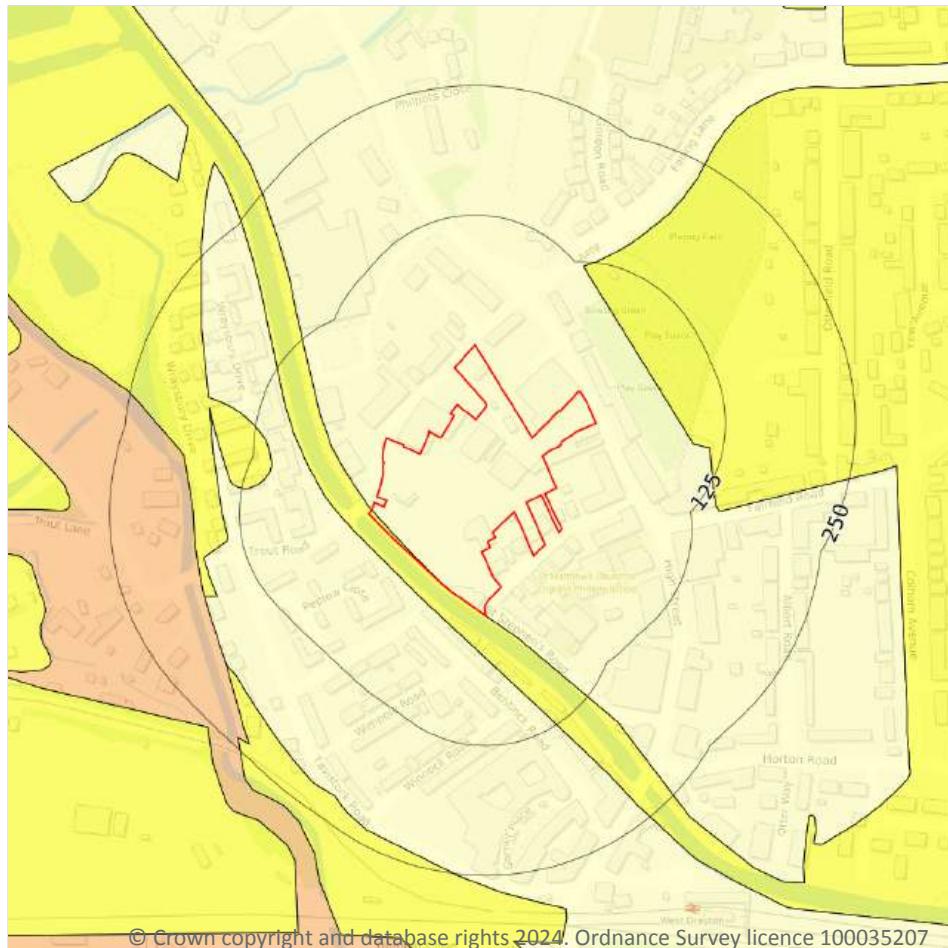
| Location | Hazard rating | Details |
|----------|---------------|---|
| On site | Negligible | Ground conditions predominantly non-plastic. |
| On site | Very low | Ground conditions predominantly low plasticity. |
| 22m SW | Very low | Ground conditions predominantly low plasticity. |



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. |

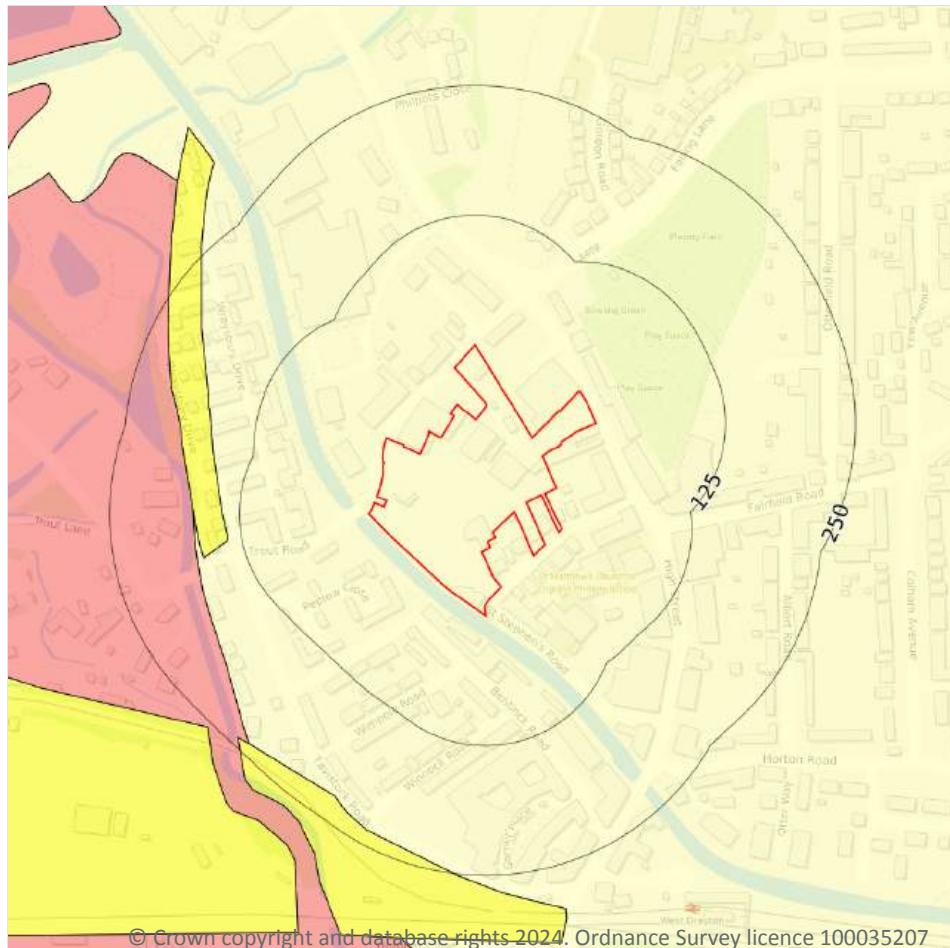


| Location | Hazard rating | Details |
|----------|-----------------|--|
| On site | Very low | Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly. |
| 22m SW | Negligible | Running sand conditions are not thought to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



— Site Outline
 Search buffers in metres (m)

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

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.

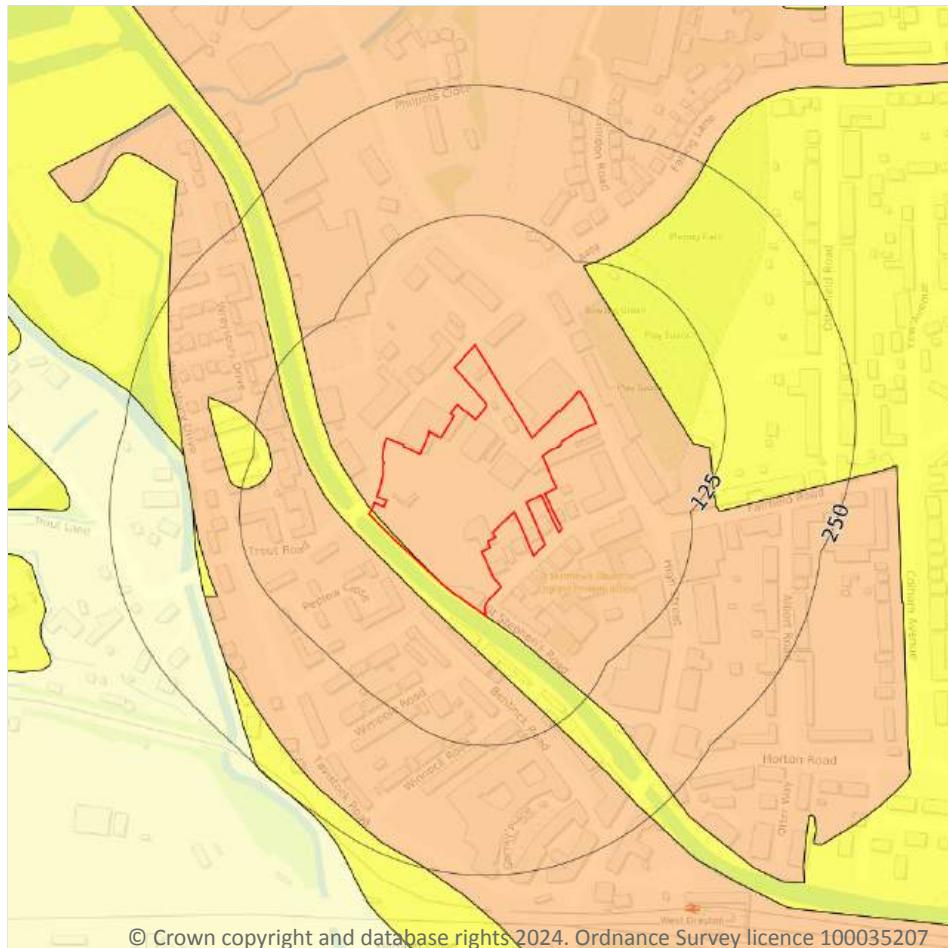
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 136](#) >

| 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



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 >](#)

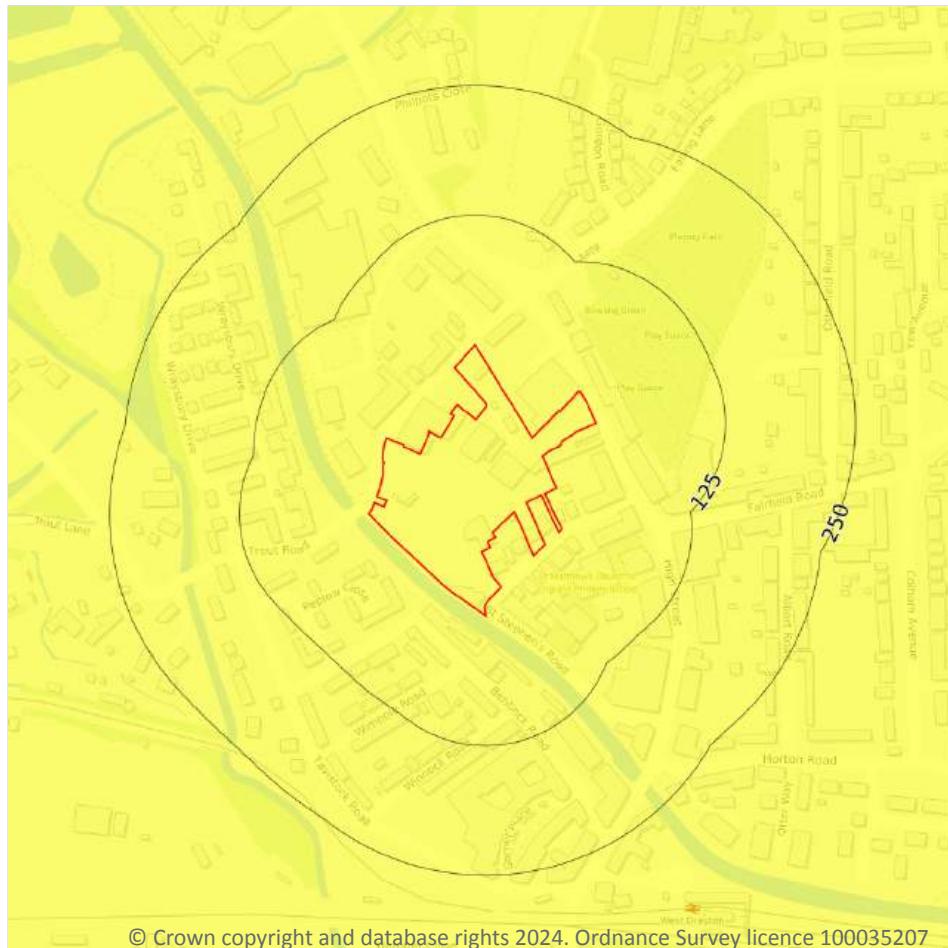
| Location | Hazard rating | Details |
|----------|---------------|---|
| On site | Very low | Deposits with potential to collapse when loaded and saturated are unlikely to be present. |
| On site | Low | Deposits with potential to collapse when loaded and saturated are possibly present in places. |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



— Site Outline
 Search buffers in metres (m)

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

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](#) >

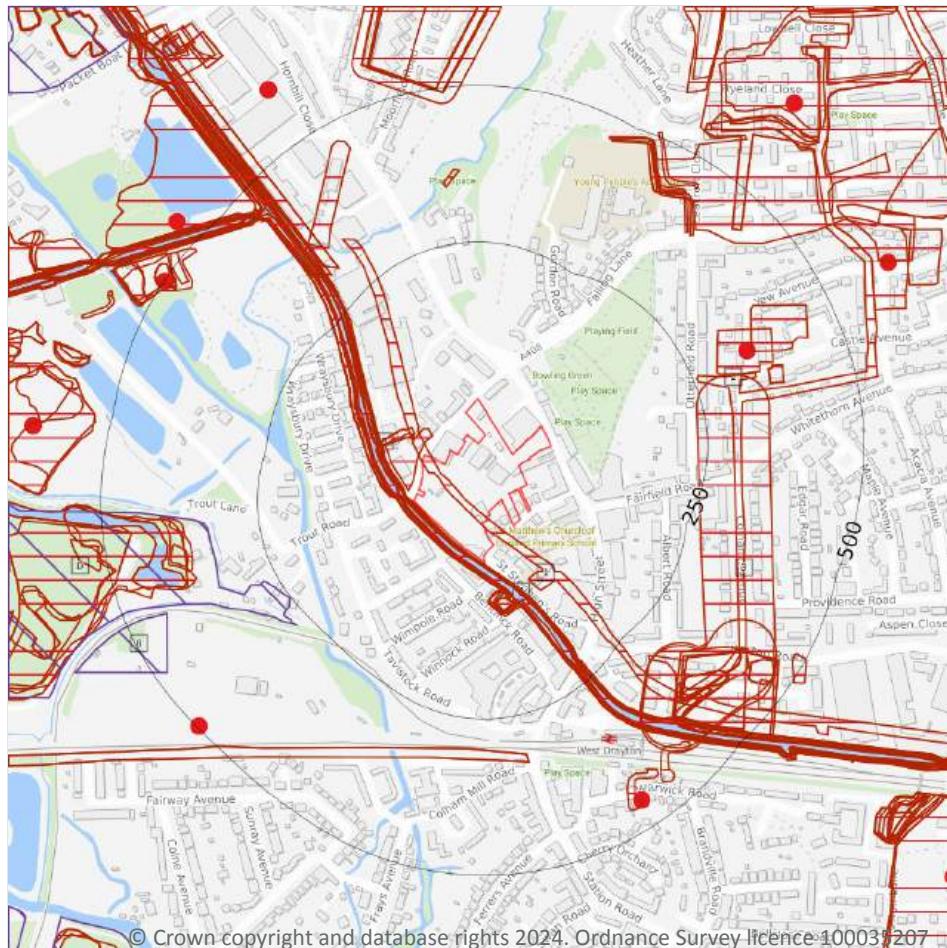
| Location | Hazard rating | Details |
|----------|---------------|---|
| On site | Negligible | Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present. |



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.

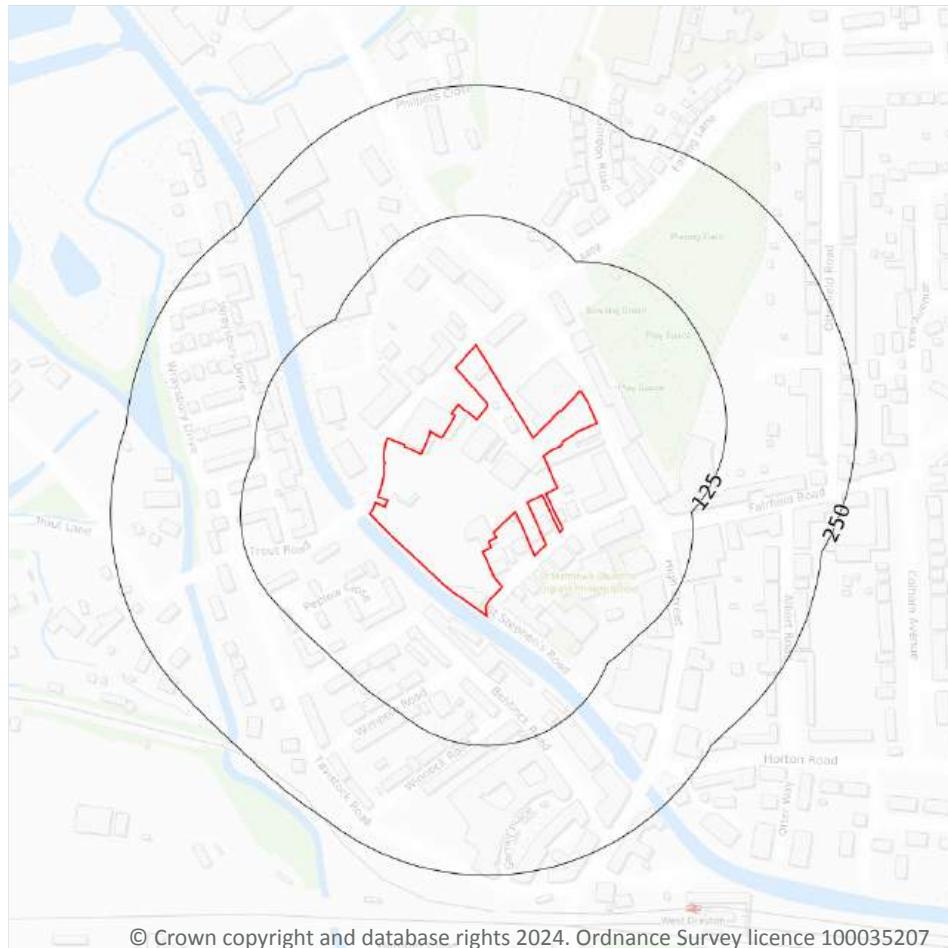
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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



- Site Outline
- Search buffers in metres (m)
- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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

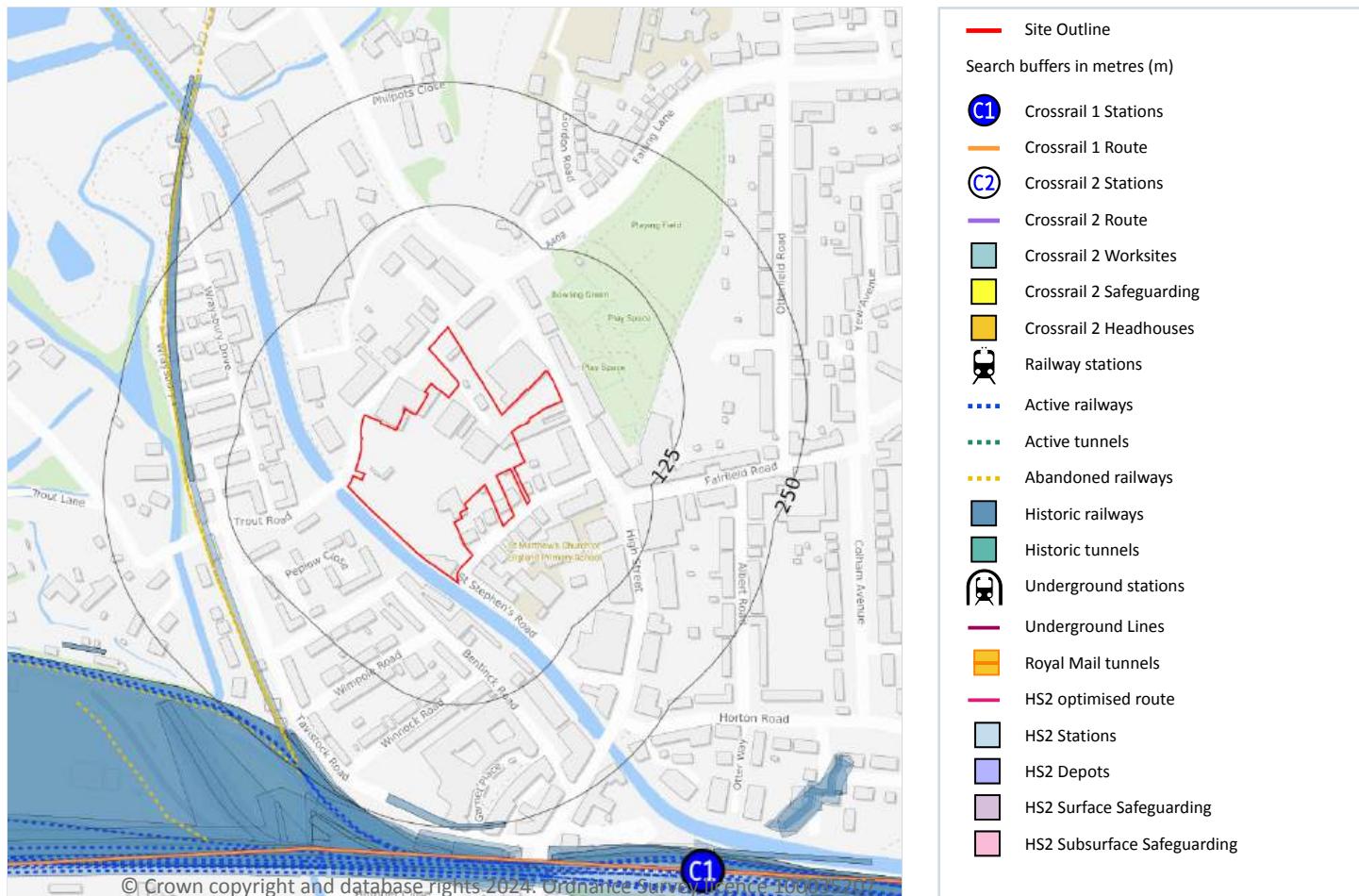
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



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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Client Ref: C2789 - Trout Road West Drayton EIA
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Grid Ref: 505900, 180526

Map Name: County Series

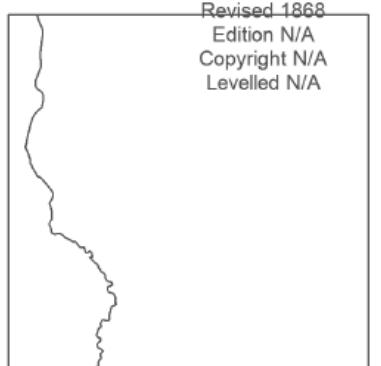
Map date: 1868

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1868
Edition N/A
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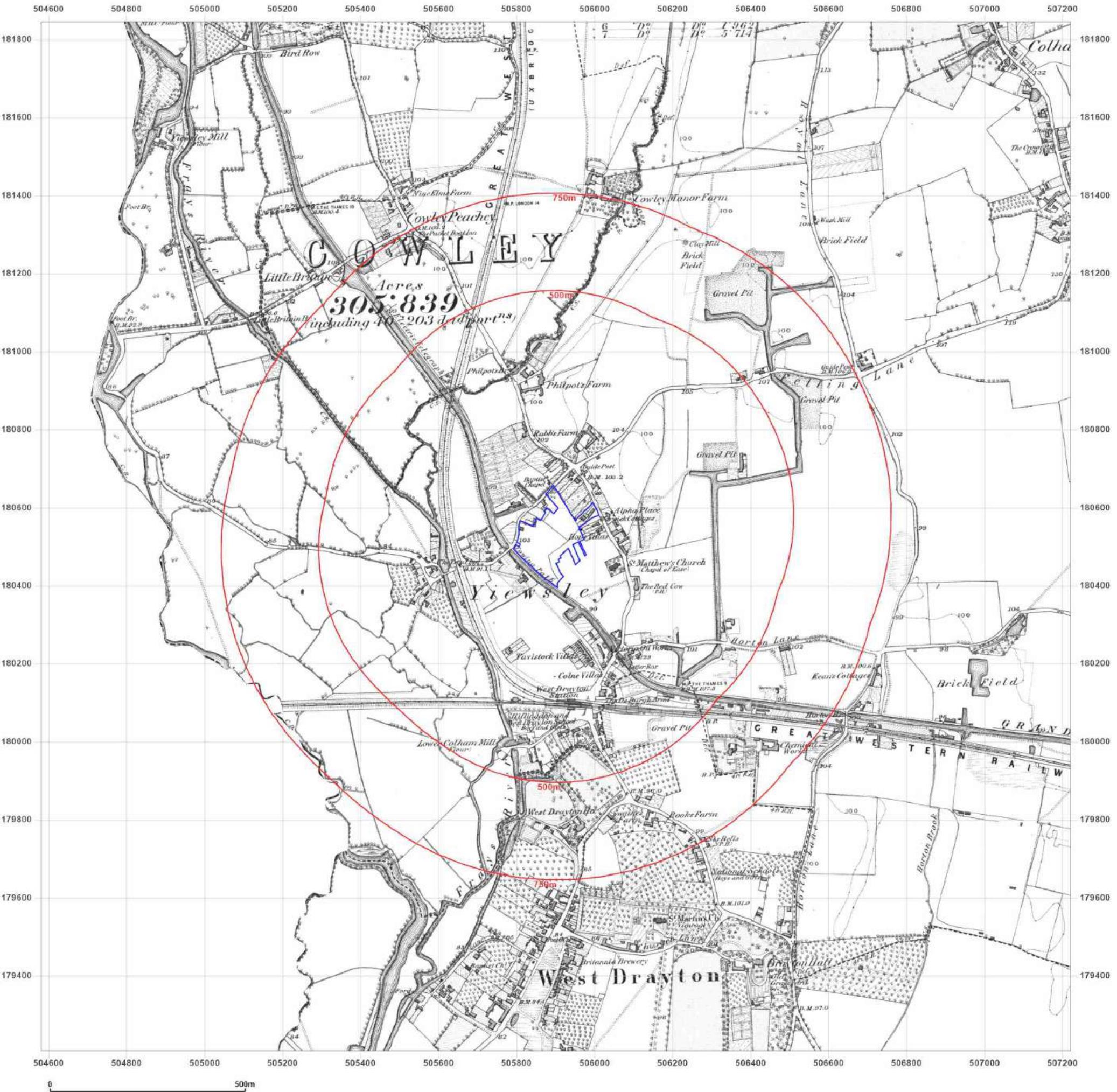


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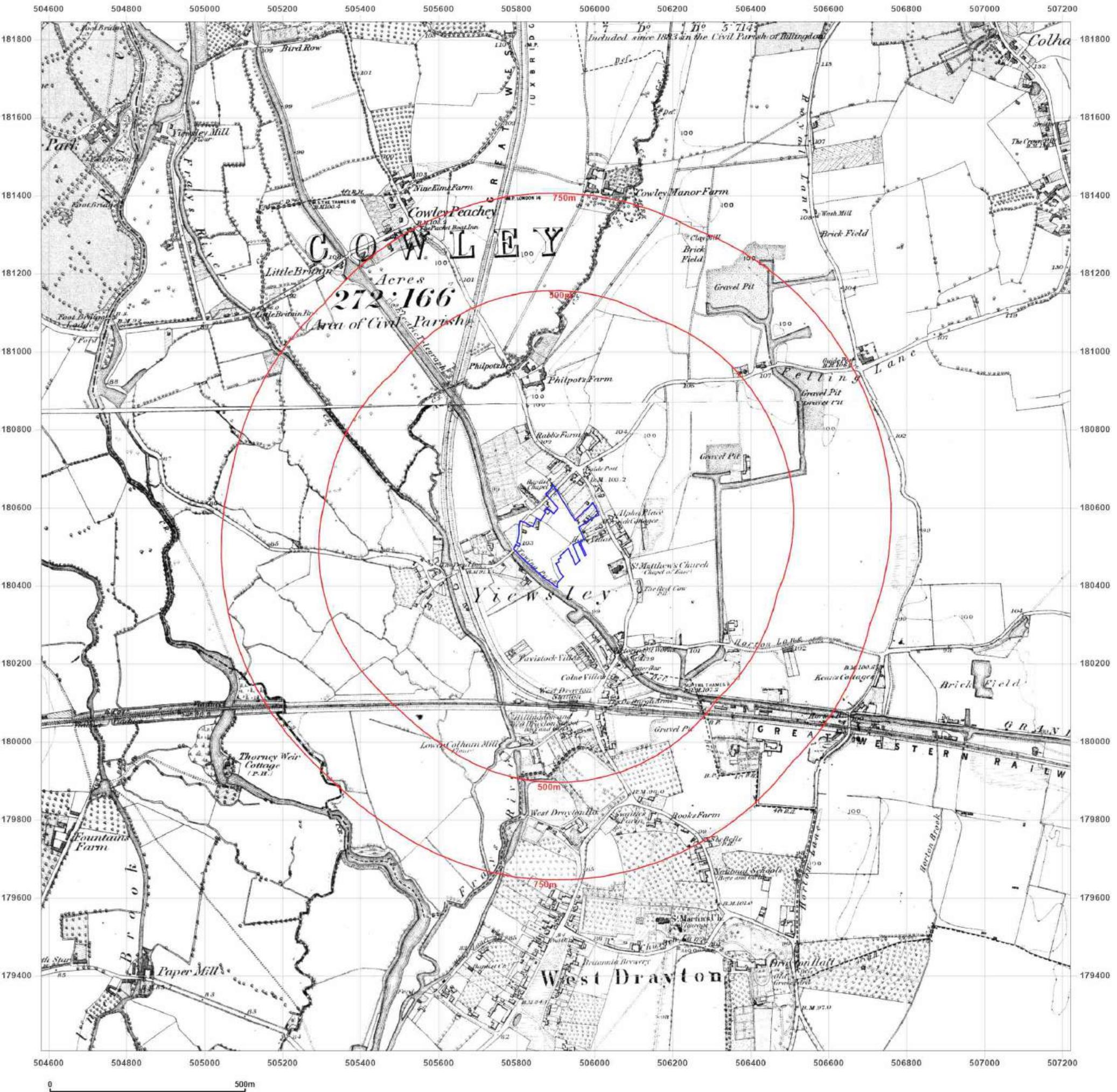
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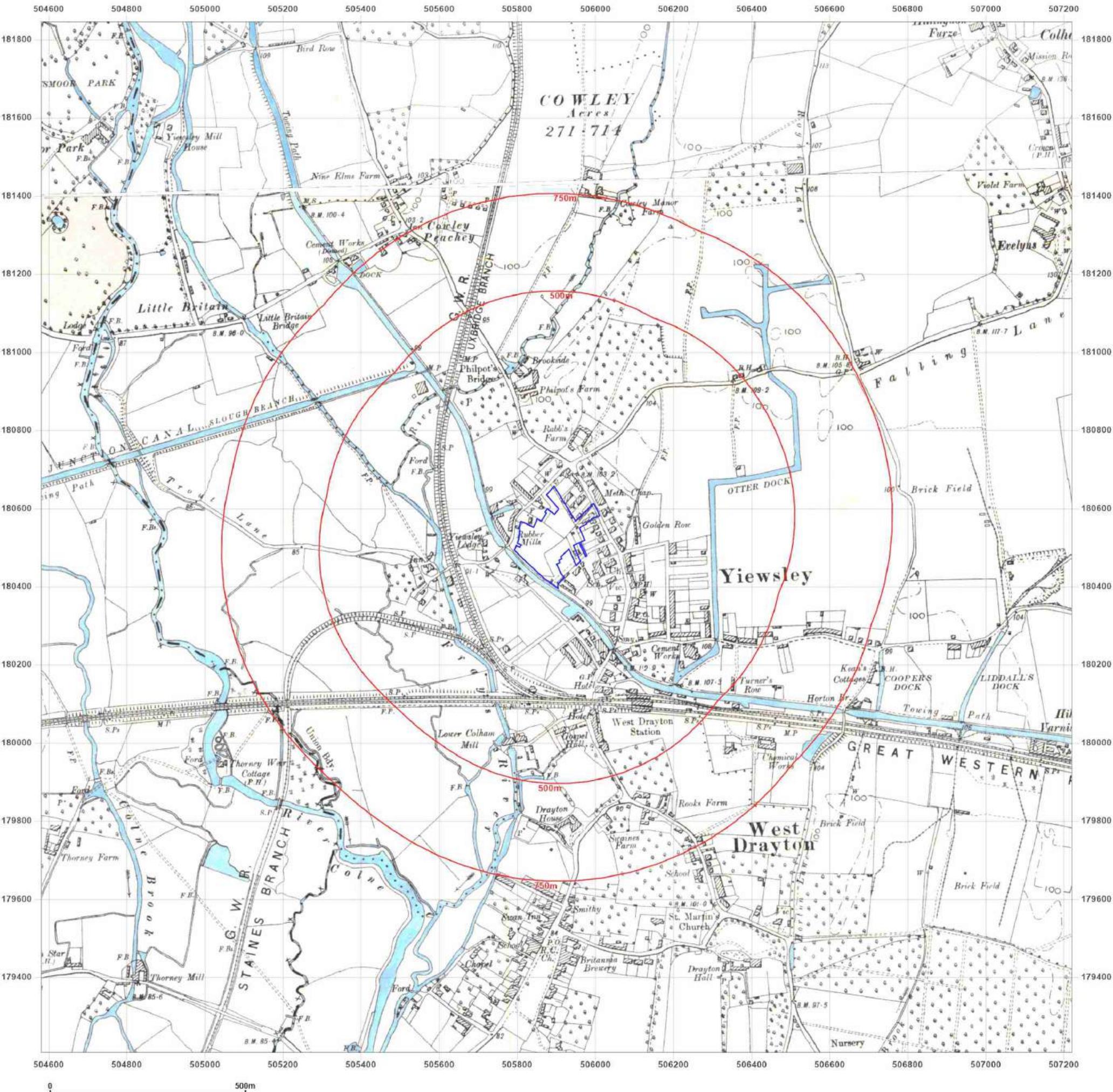


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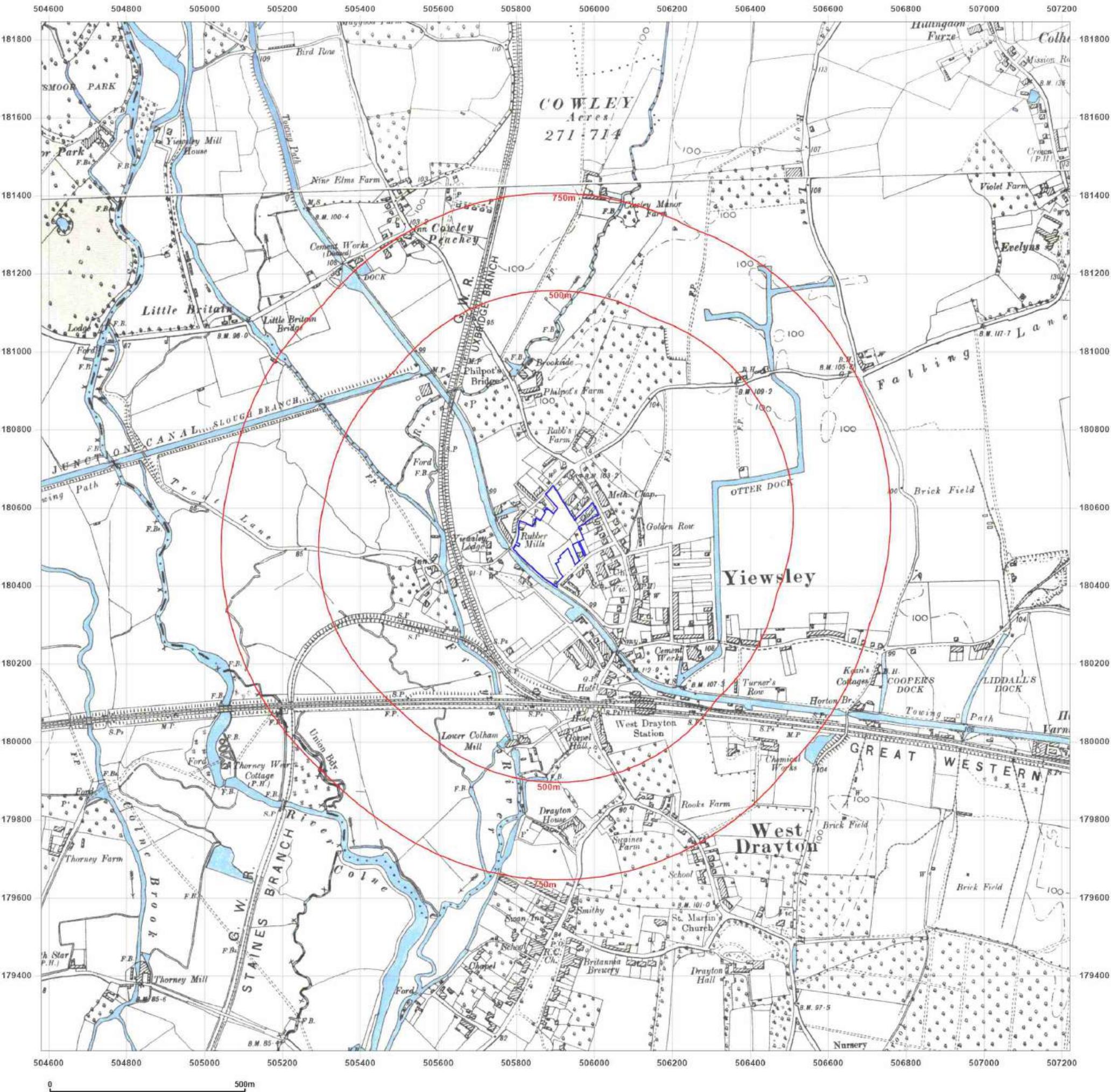


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Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1898-1900

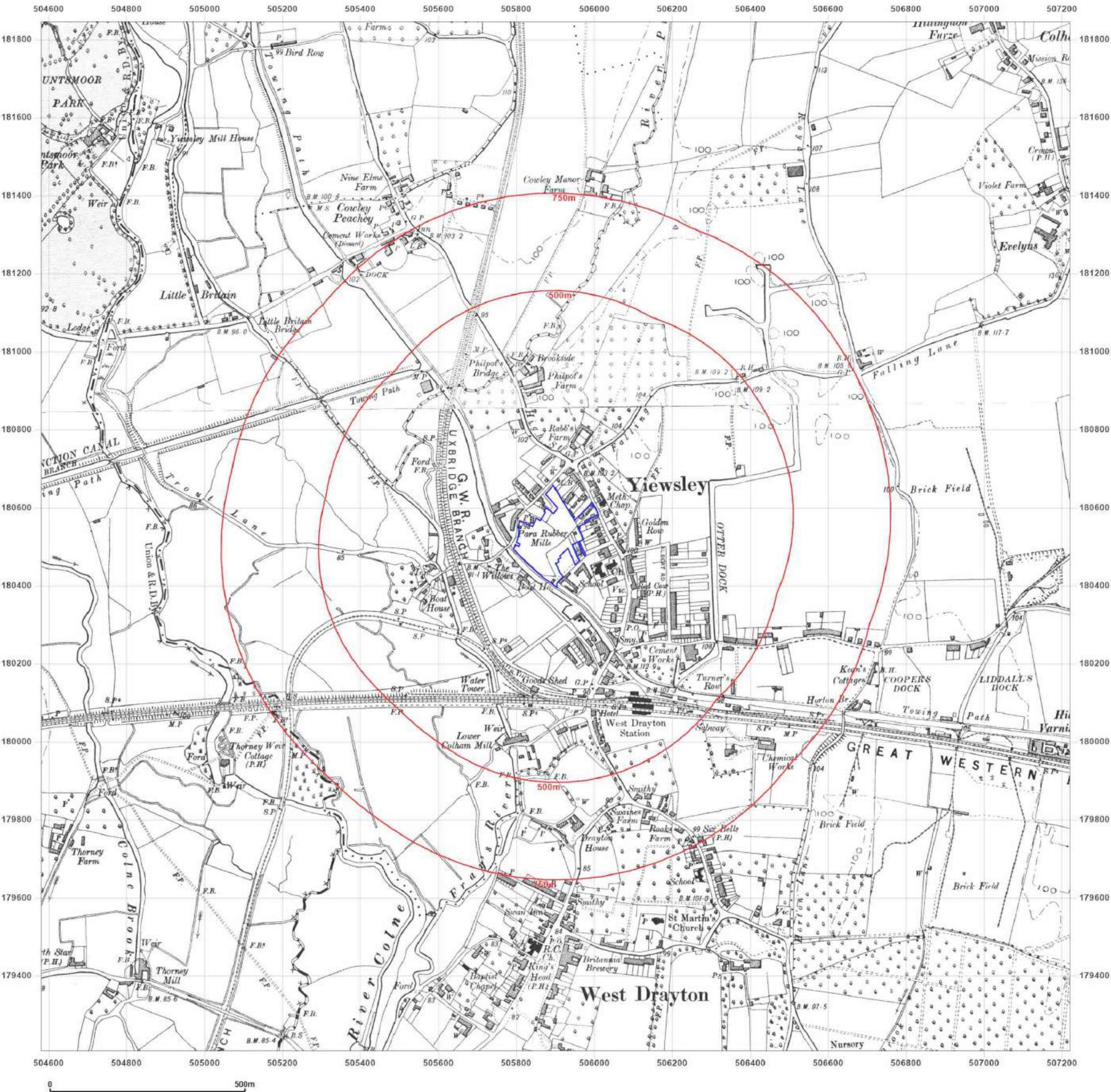
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Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1913

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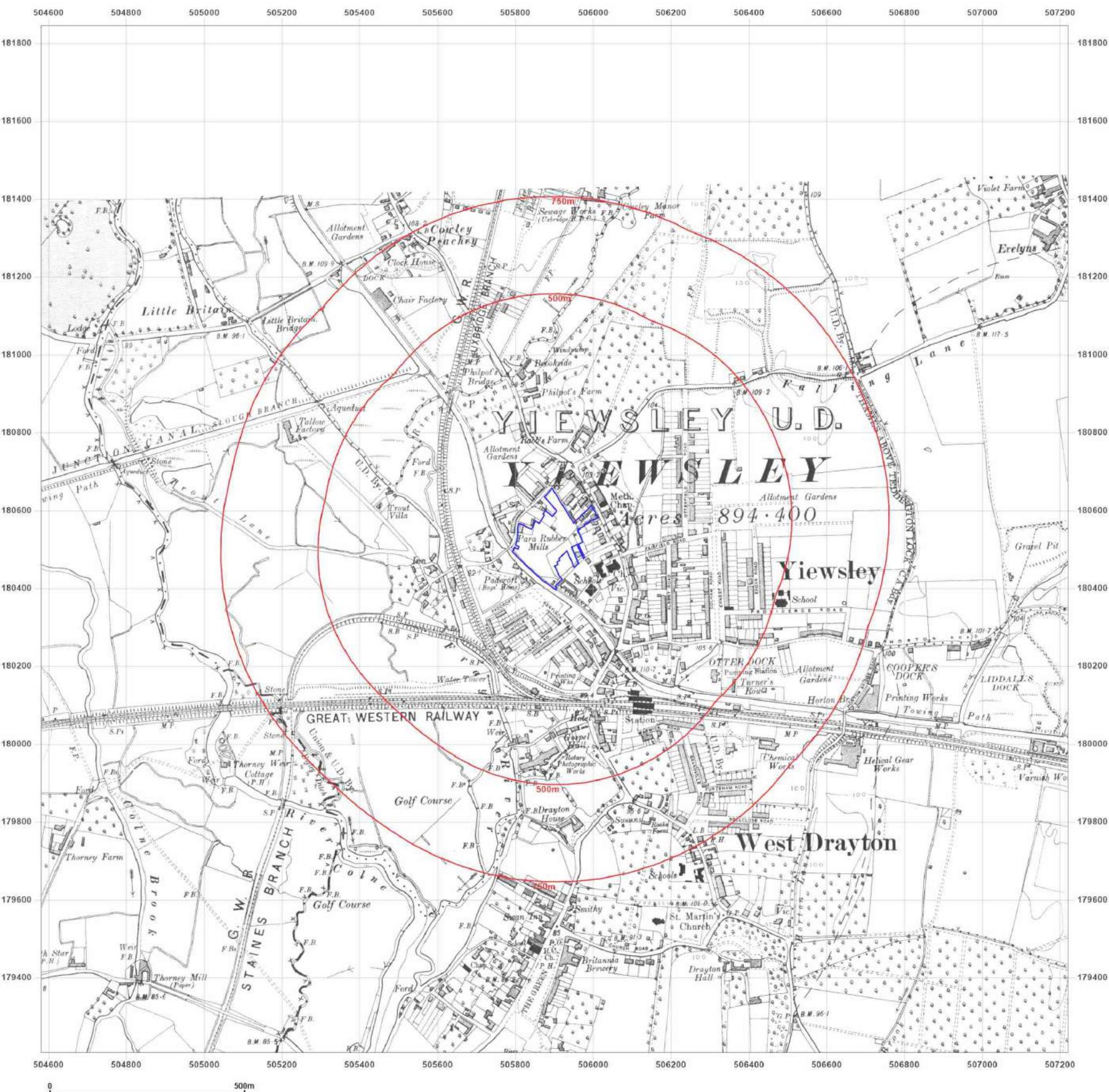


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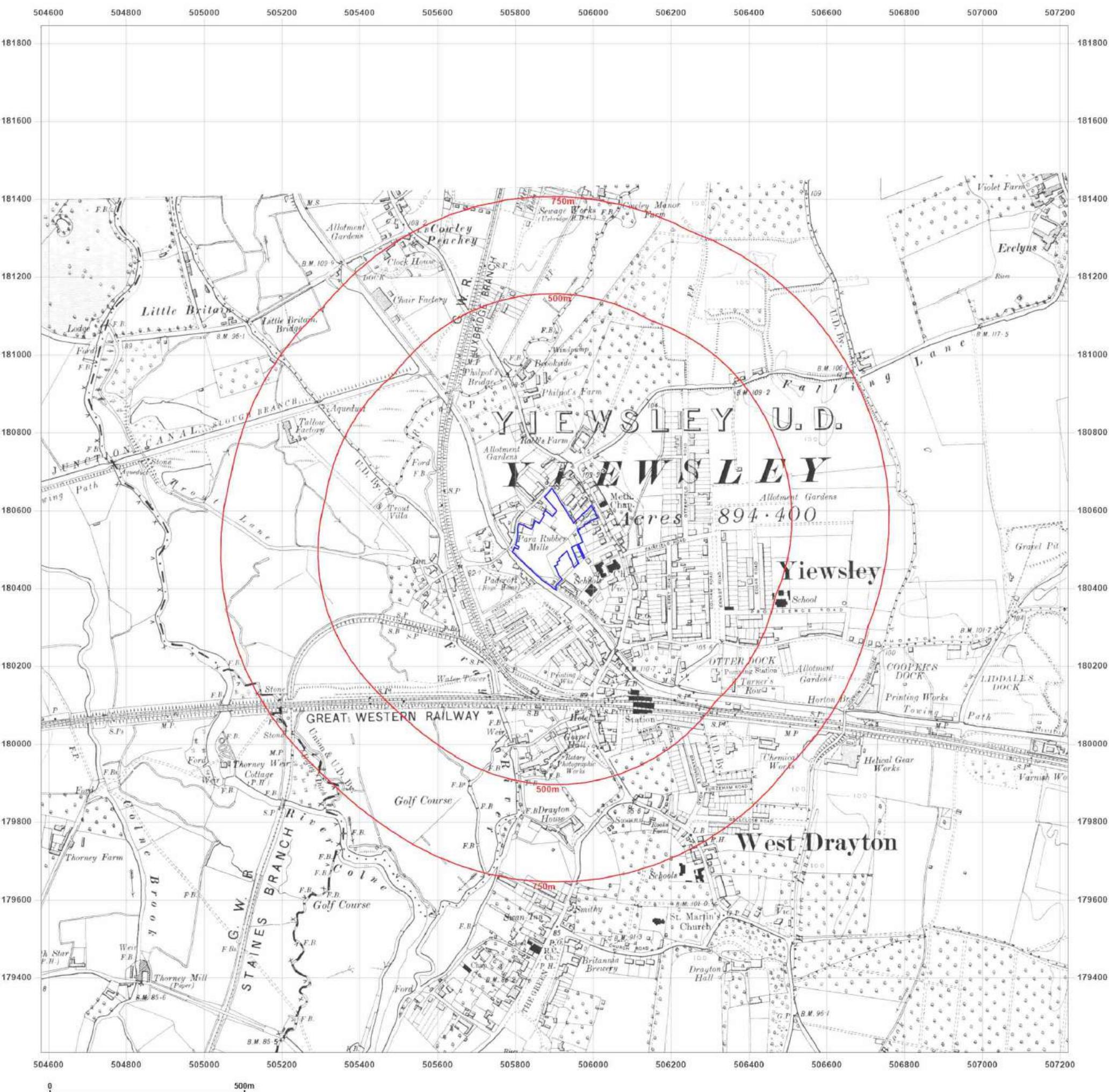


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Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1932

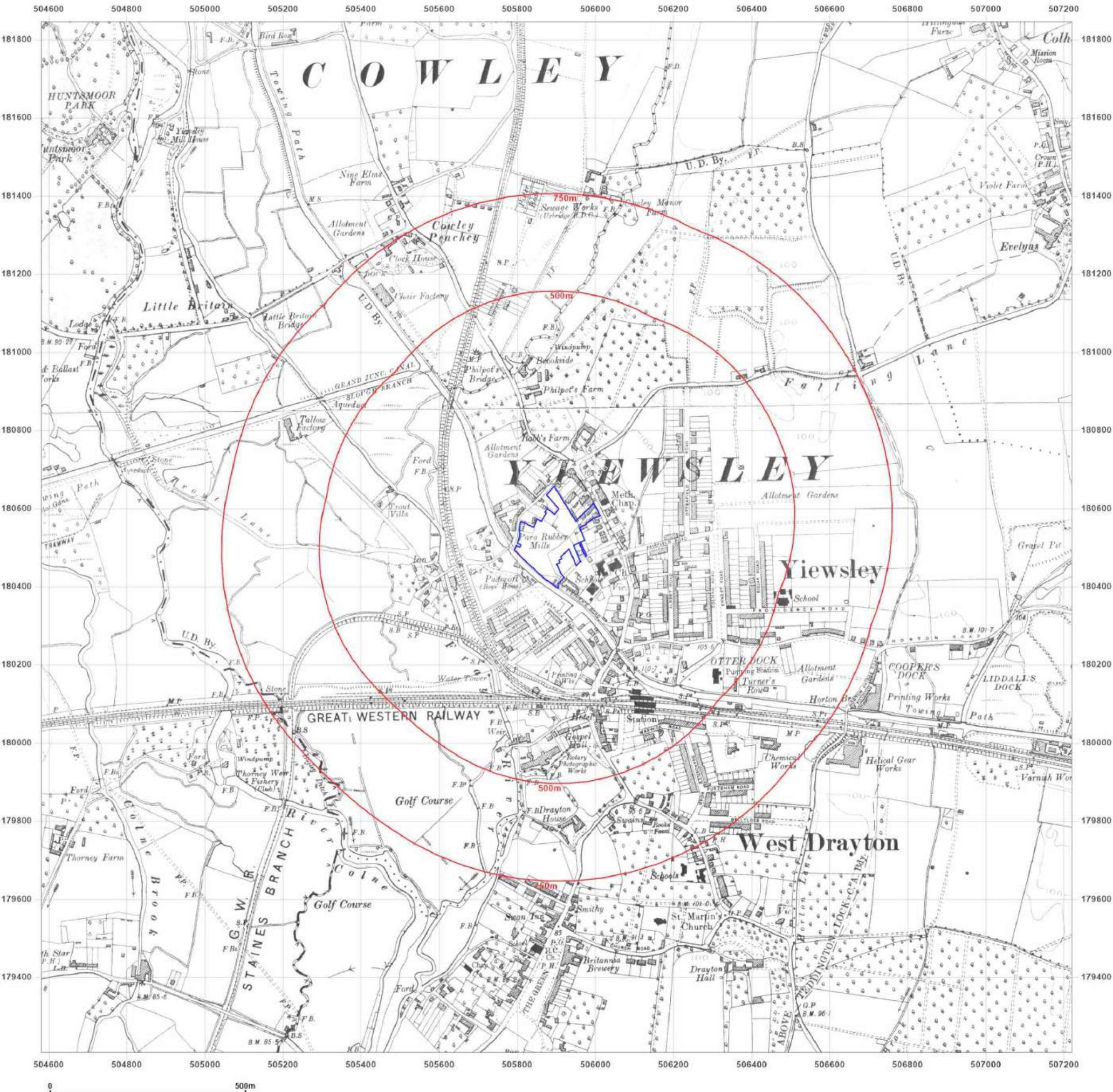
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Surveyed 1874
Revised 1932
Edition N/A
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Site Details:

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: 1935

Scale: 1:10,560

Printed at: 1:10,560



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

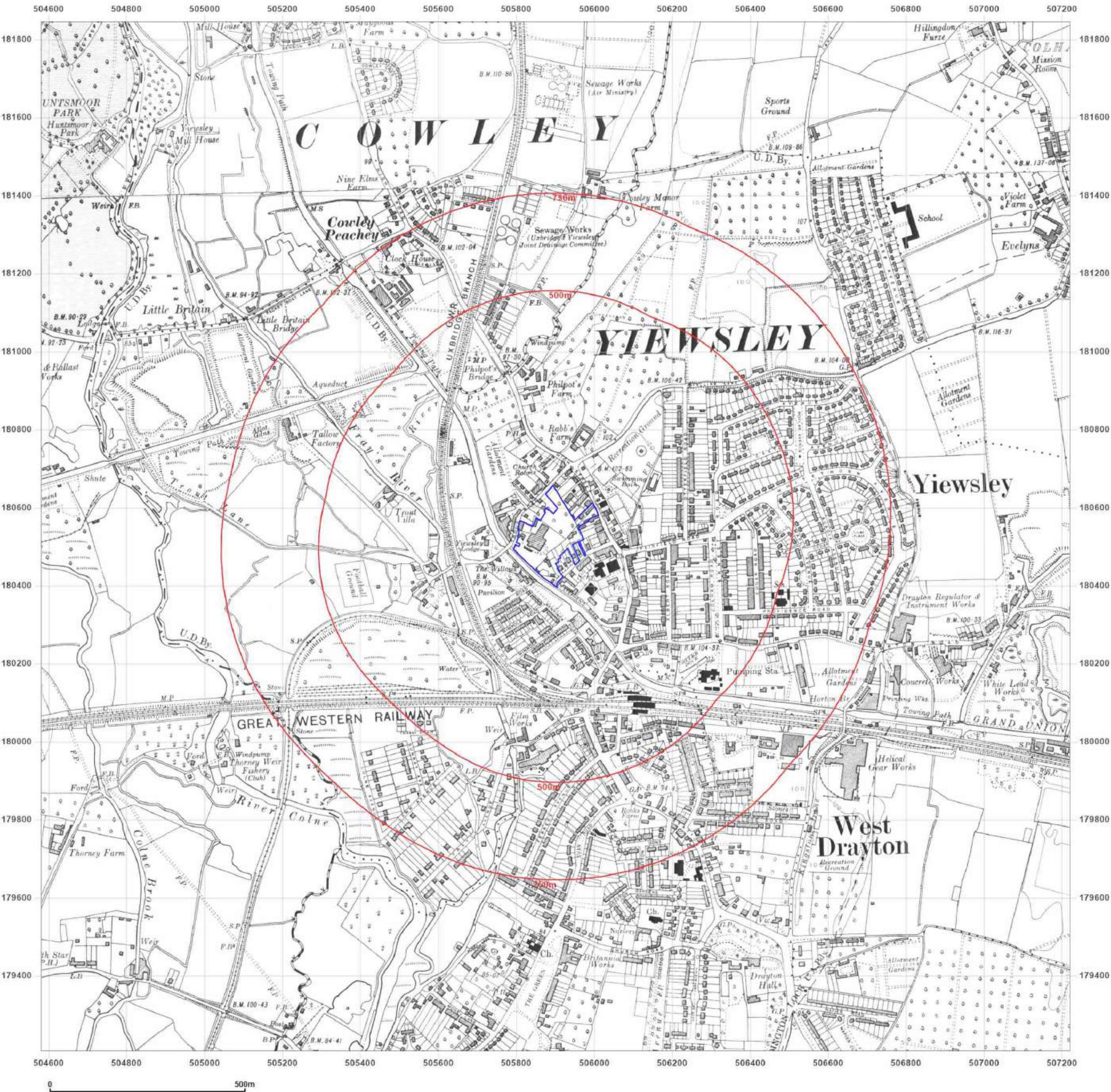


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Site Details:

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

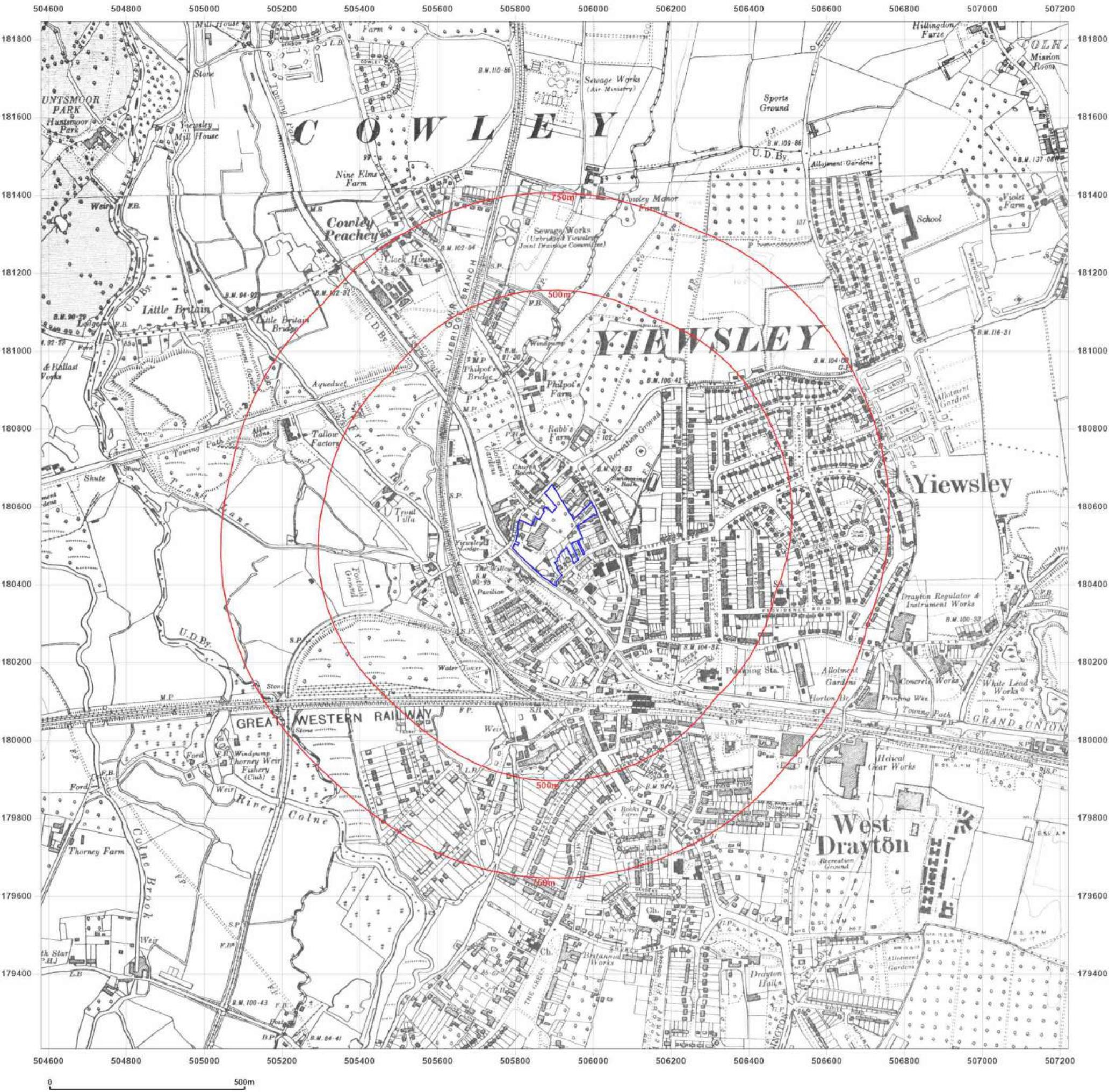


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Site Details:

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
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Edition N/A
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Surveyed 1864
Revised 1938
Edition 1938
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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: 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



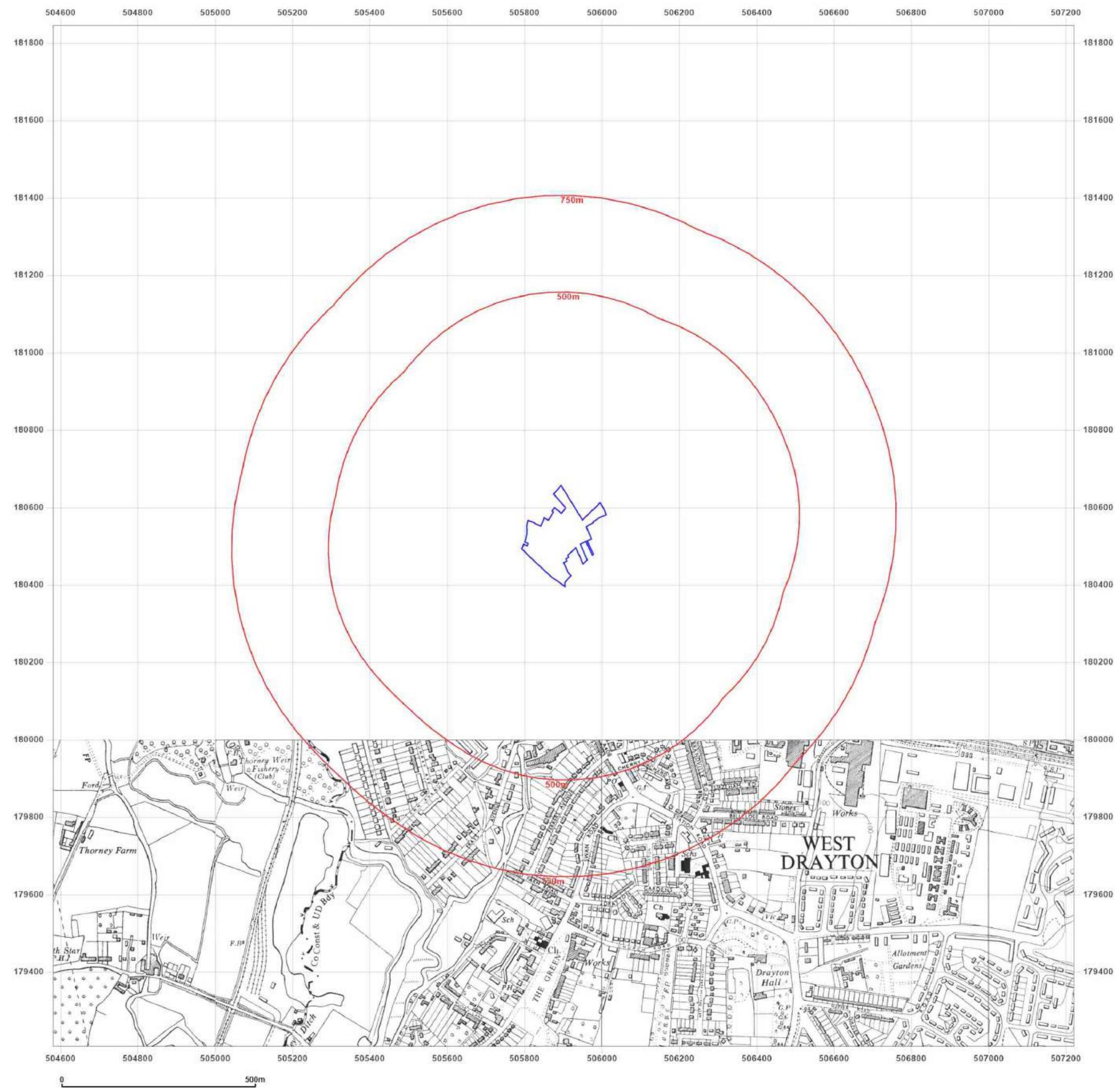
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Site Details:

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



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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: 1970

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1968
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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: 1973-1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
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Edition N/A
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Levelled 1972

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

Surveyed 1972
Revised 1973
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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 1988
Revised 1989
Edition N/A
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Surveyed 1988
Revised 1989
Edition N/A
Copyright 1990
Levelled 1972

Surveyed 1978
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

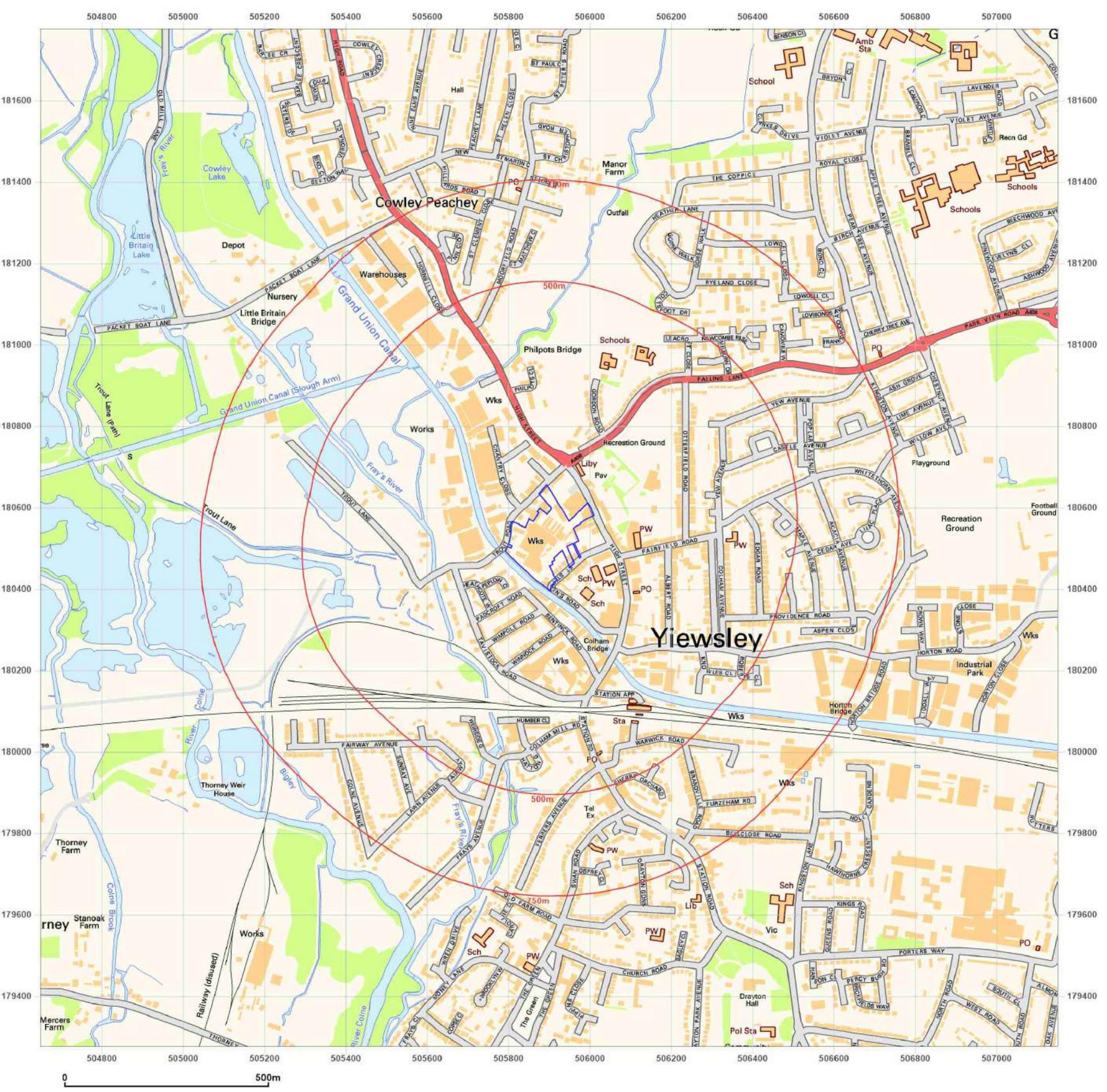


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Site Details:

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: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

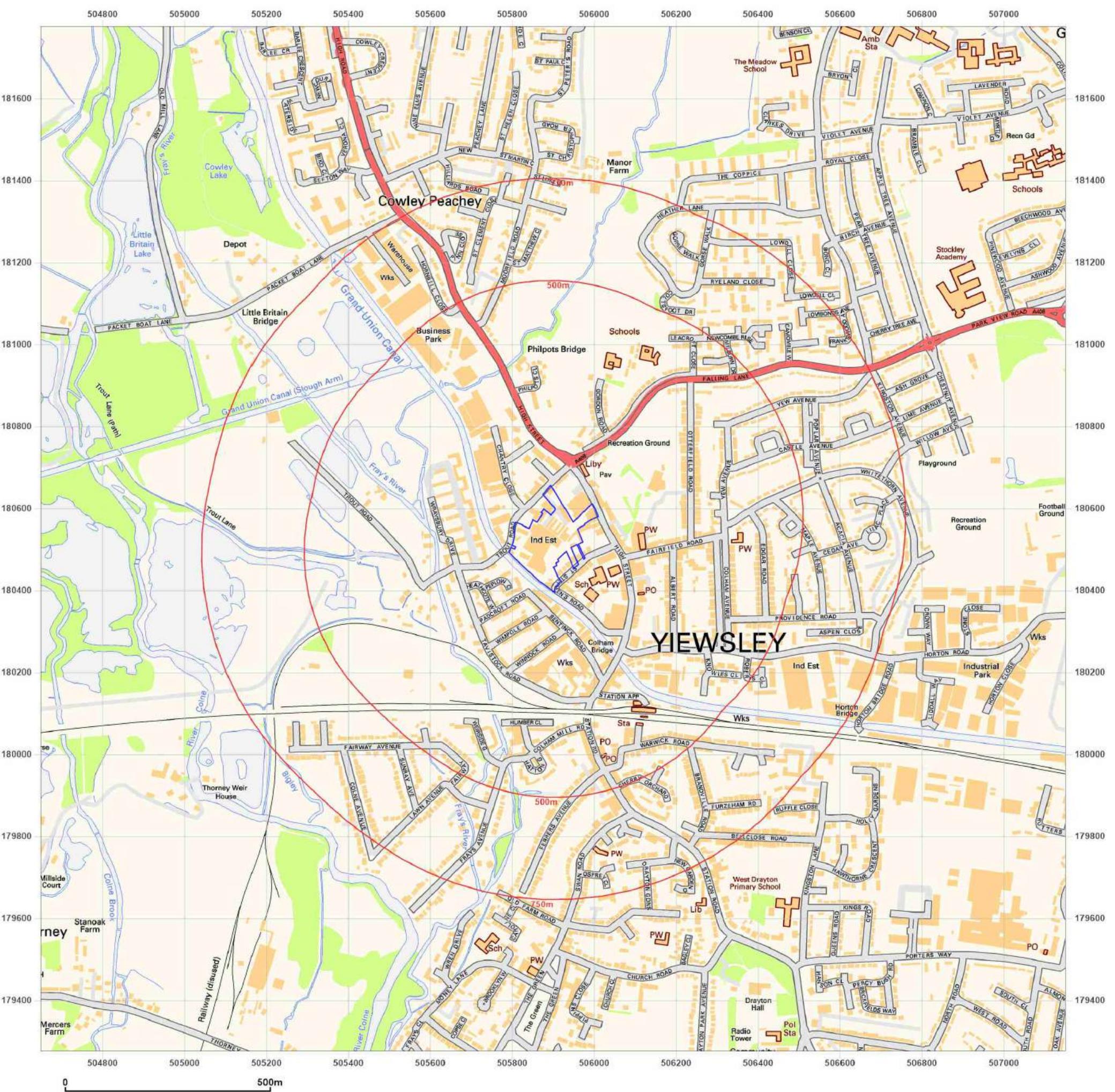


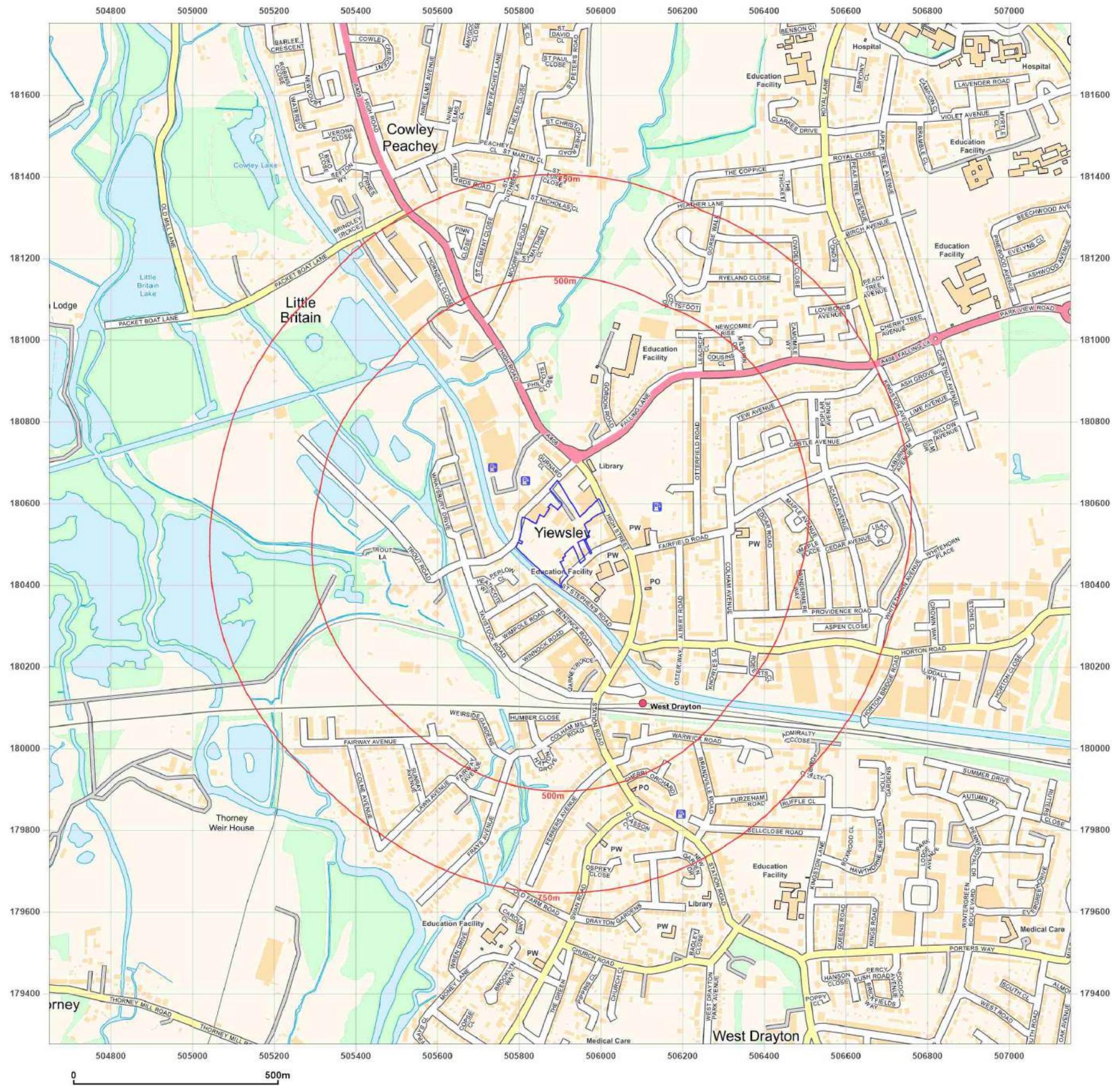
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Site Details:

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:

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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: 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

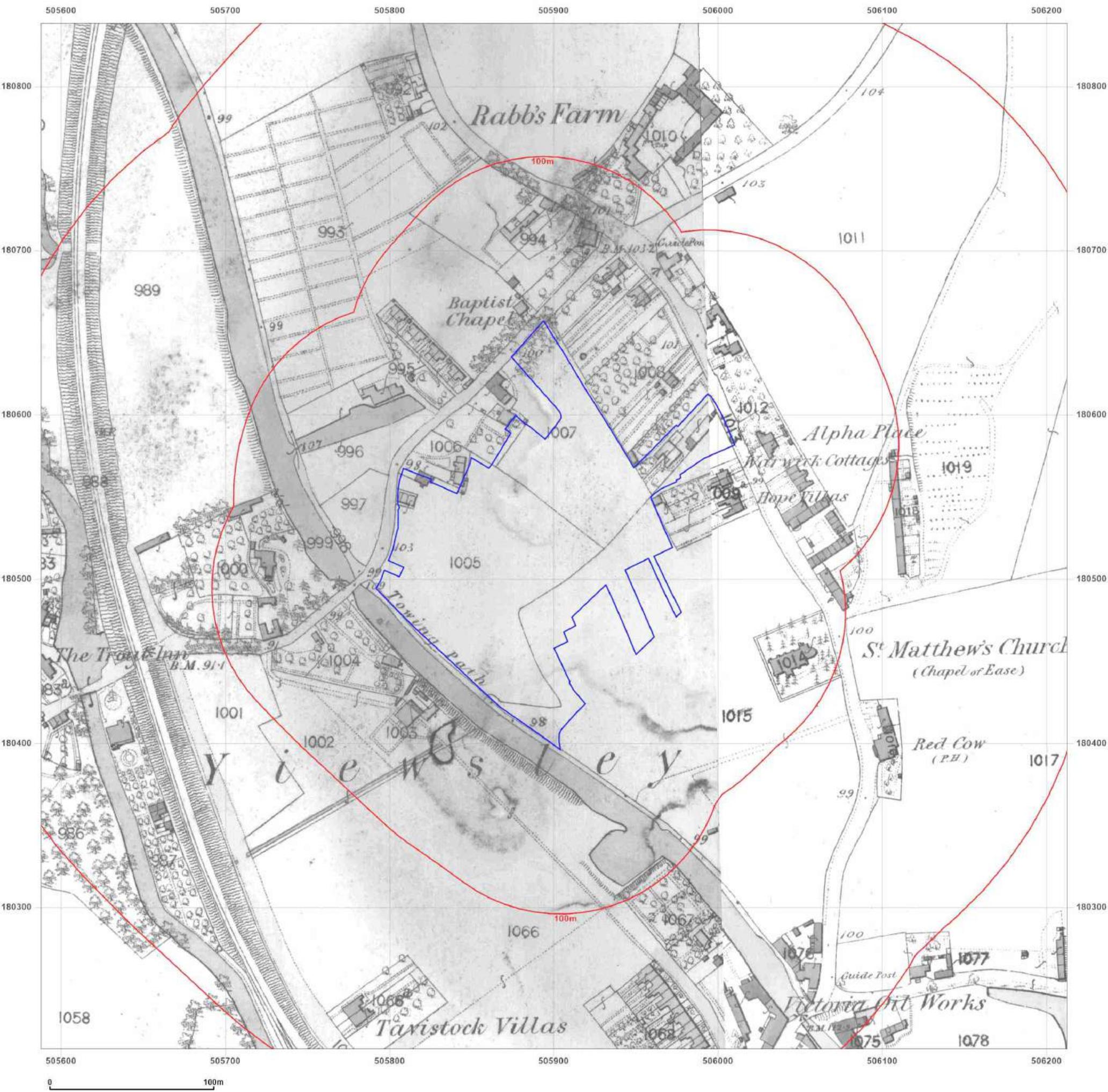


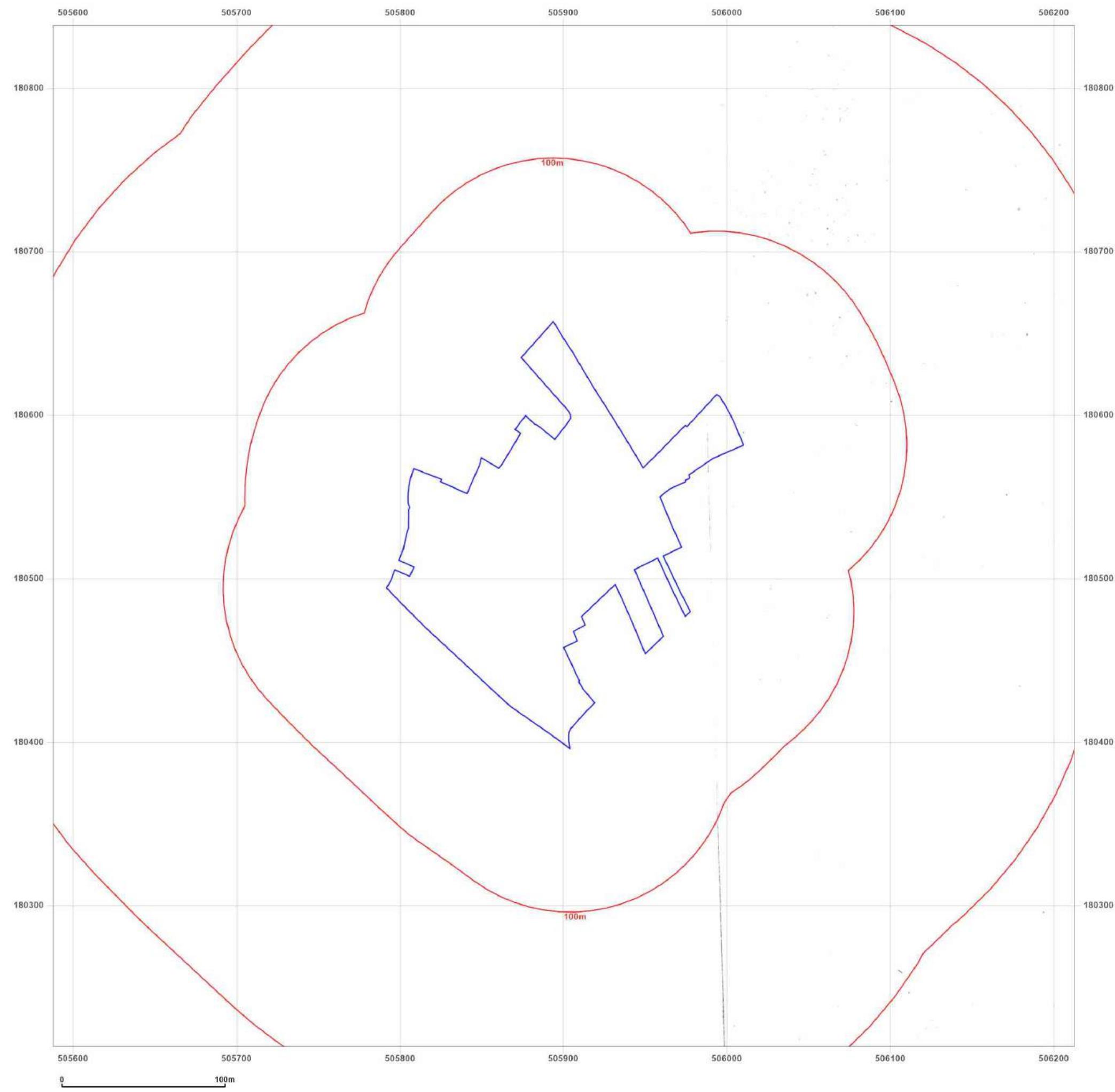
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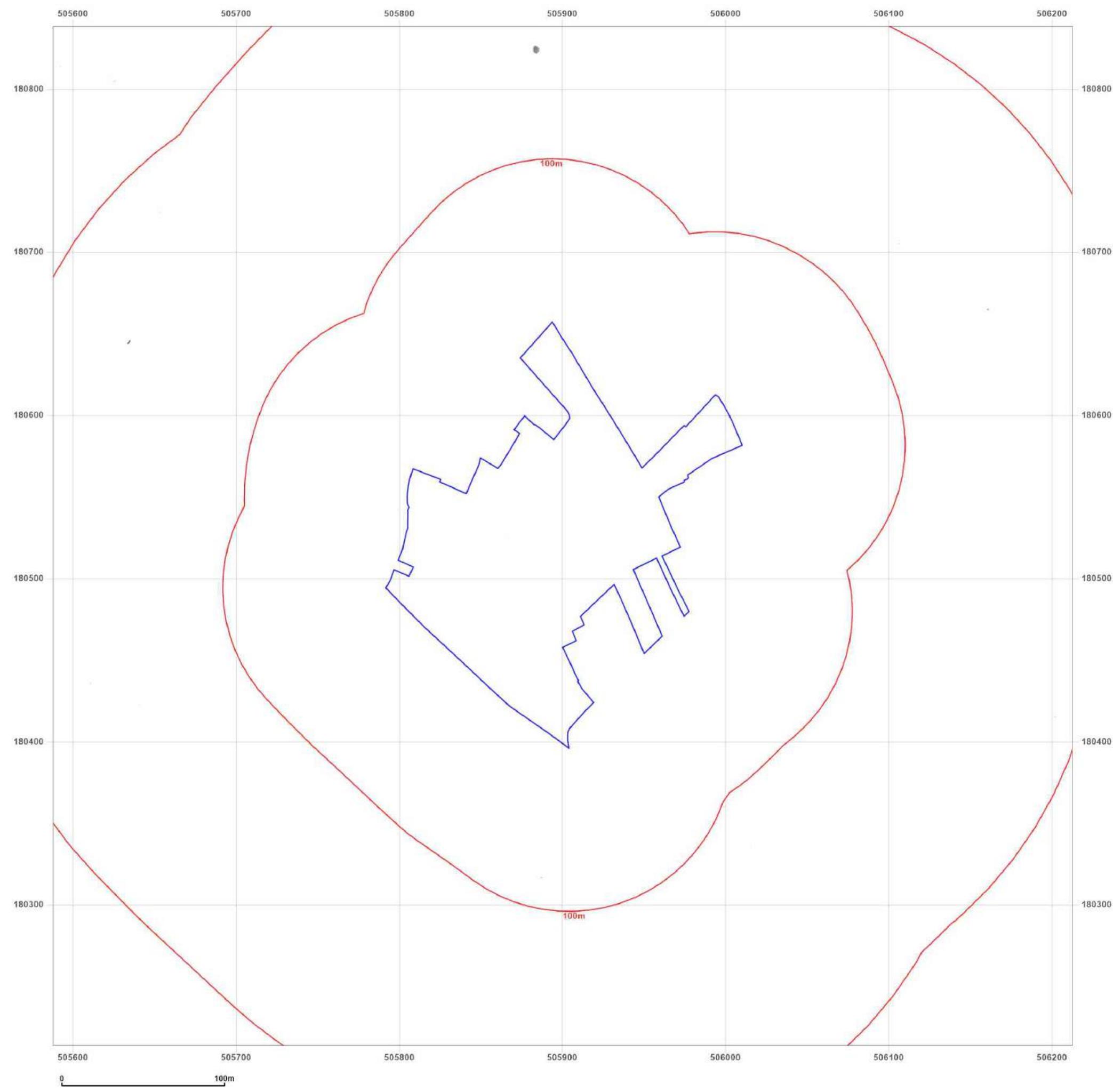
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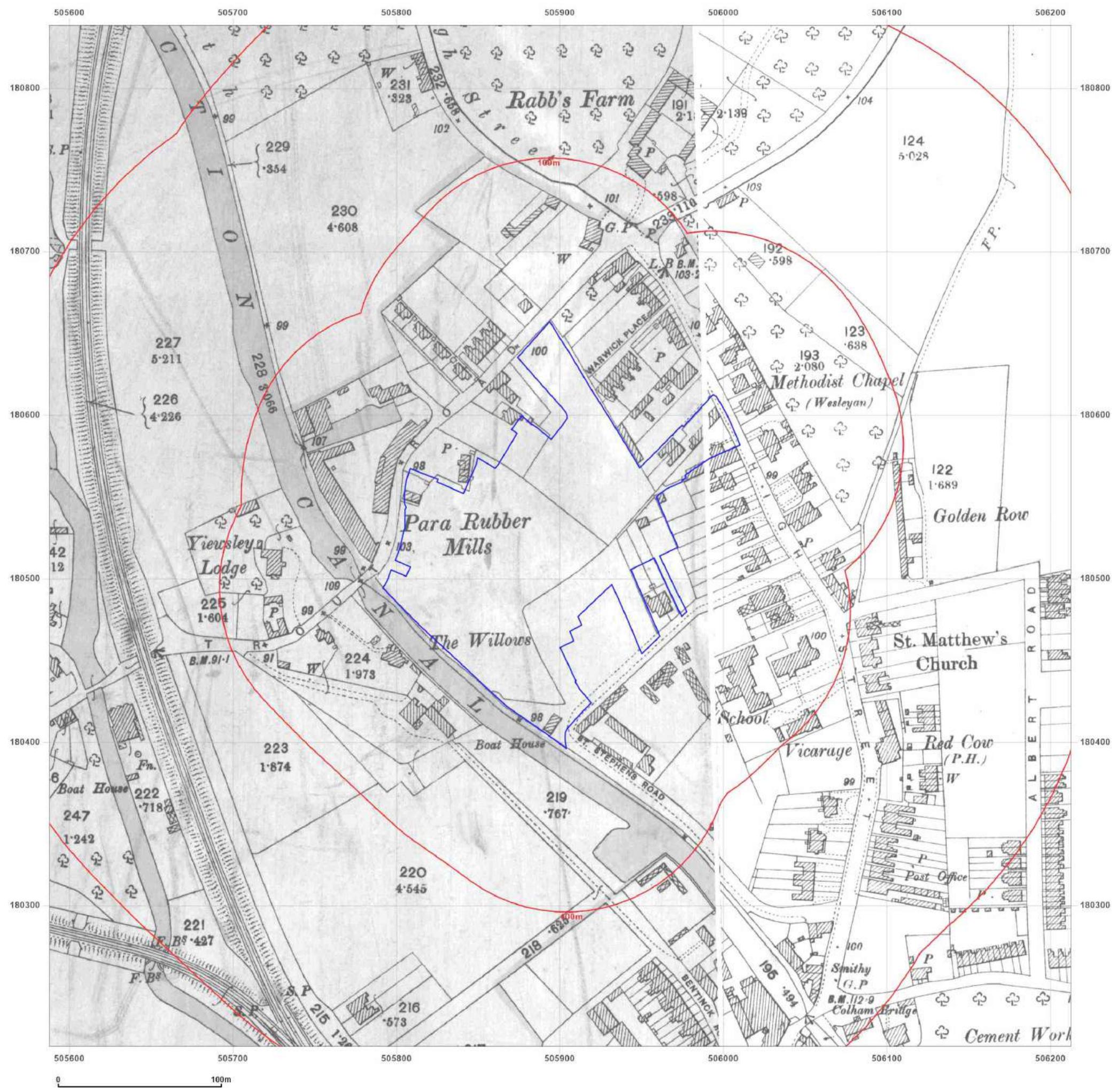
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Site Details:

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



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

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

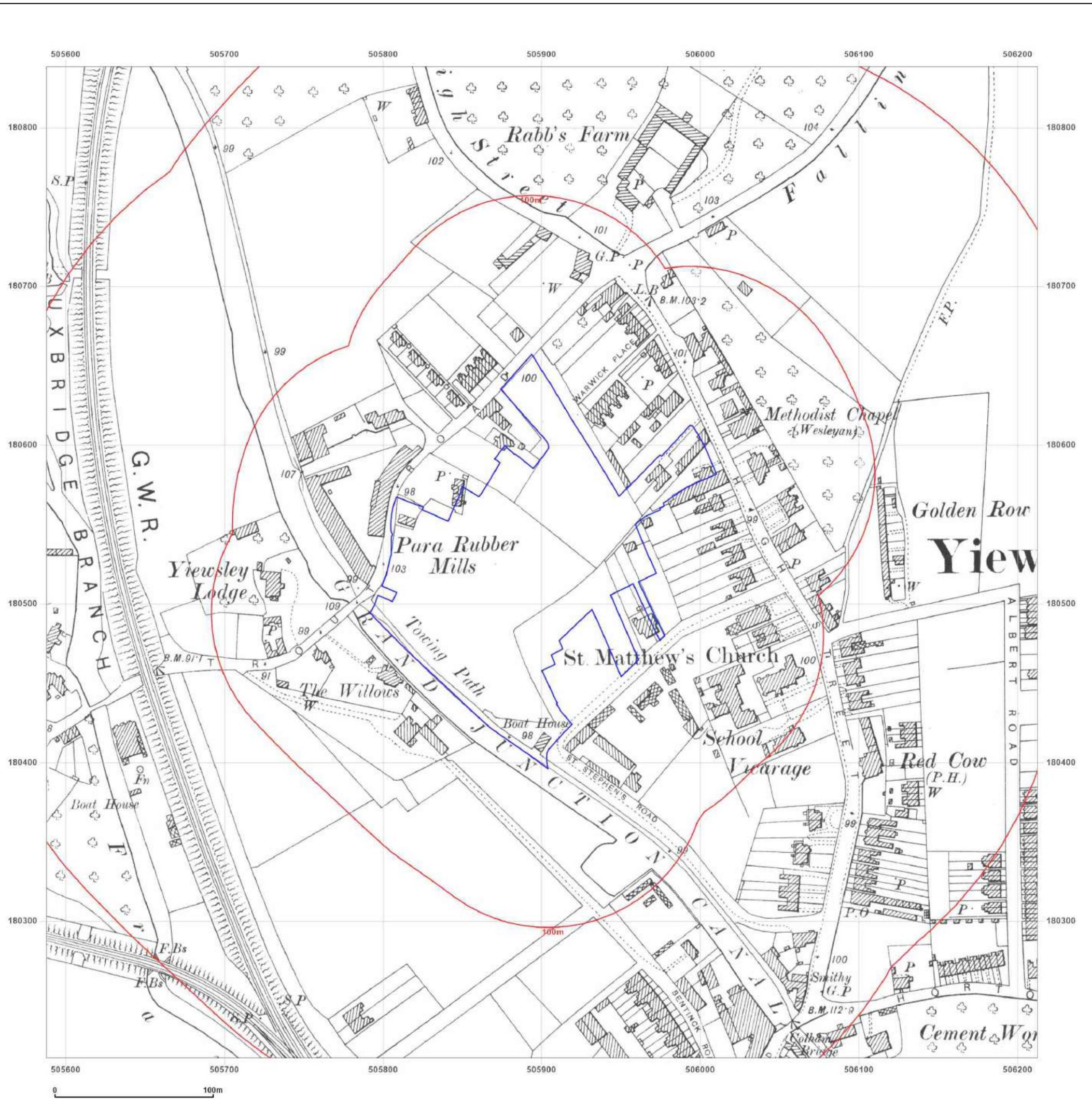


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Client Ref: C2789 - Trout Road West Drayton EIA
Report Ref: GS-61K-B26-4JG-ZB7
Grid Ref: 505900, 180526

Map Name: County Series

Map date: 1899

Scale: 1:2 500

Printed at: 1:2 500



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

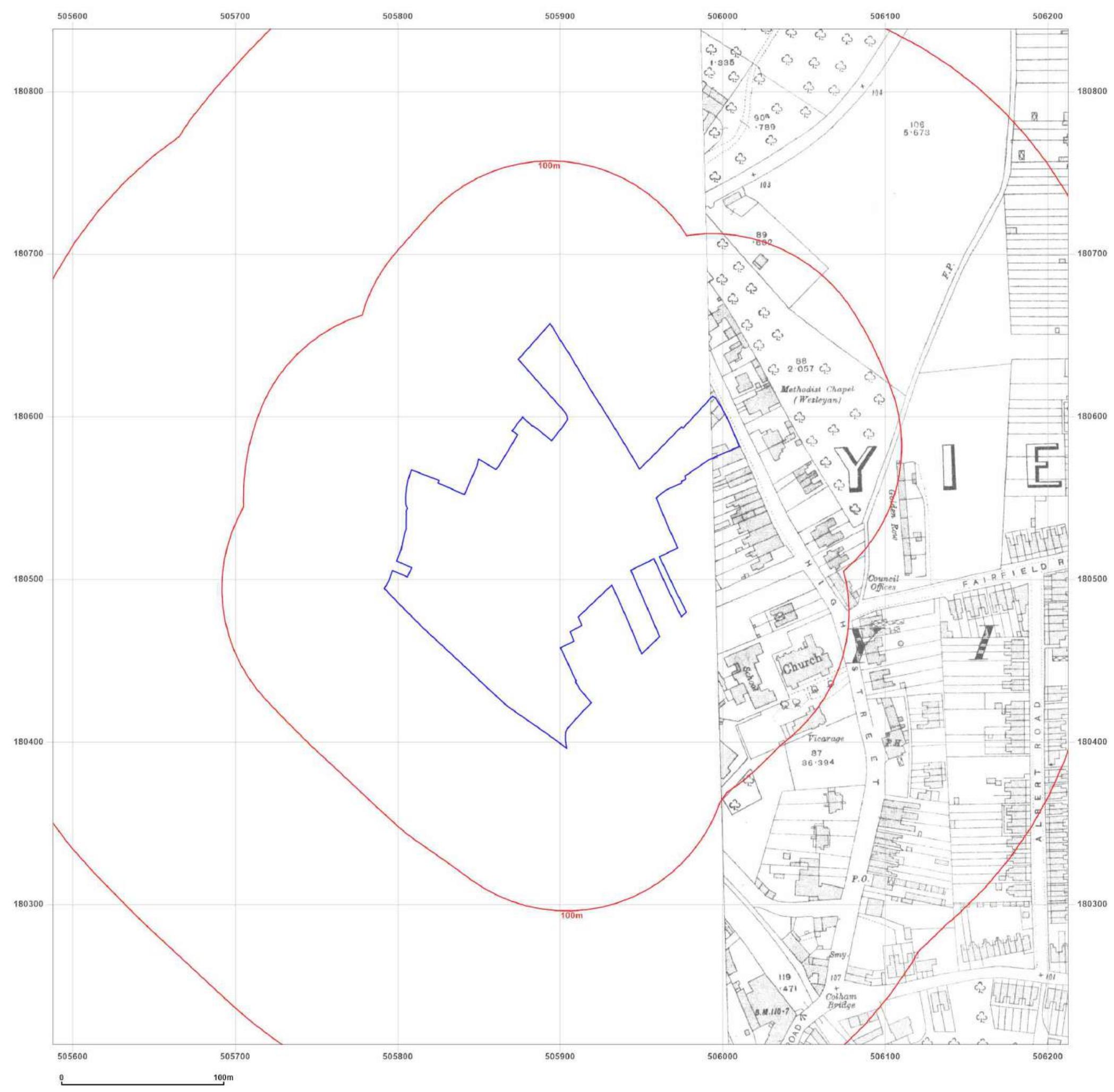


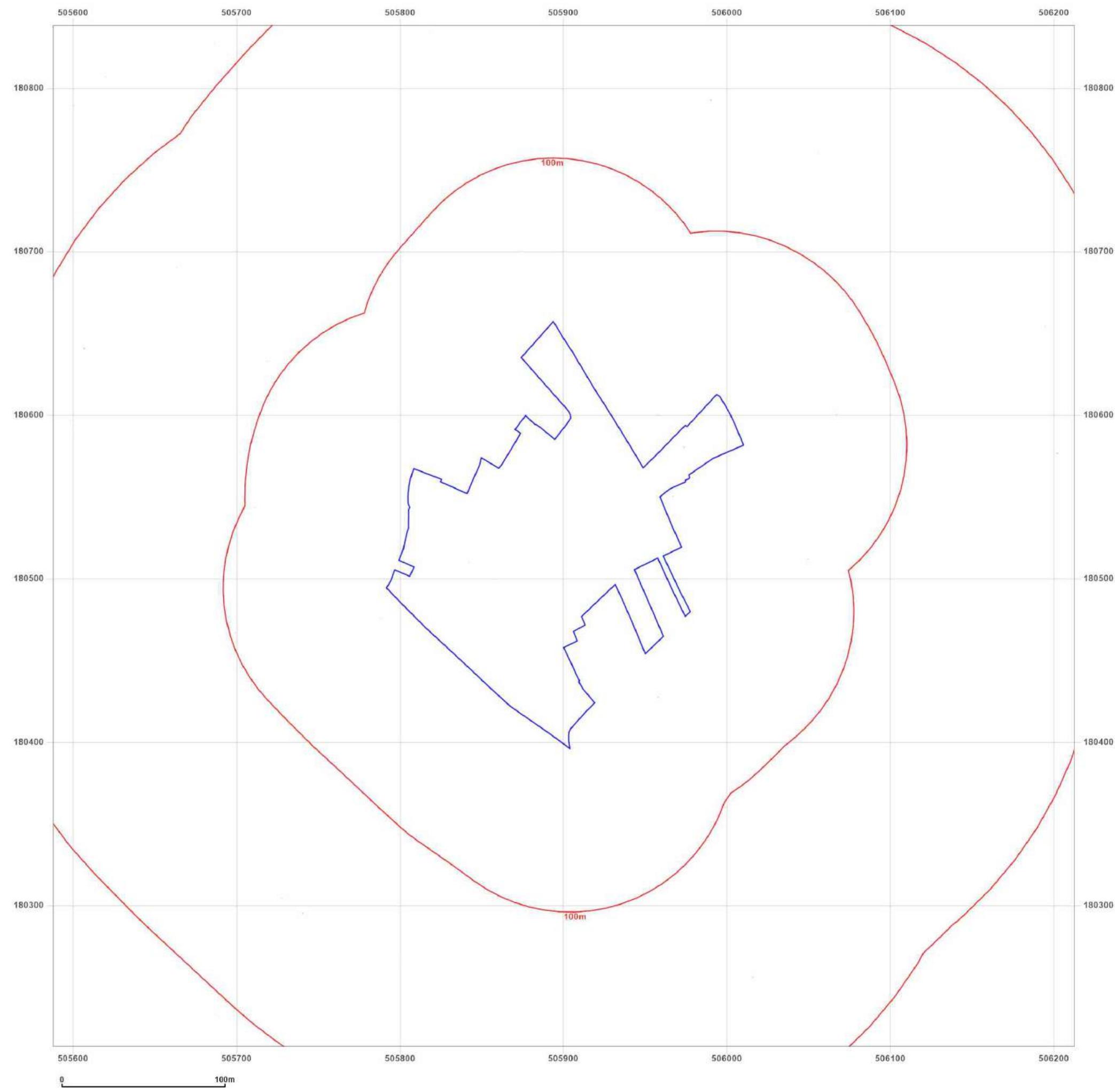
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Site Details:

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Drayton EIA

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: 1934-1935

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1935
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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

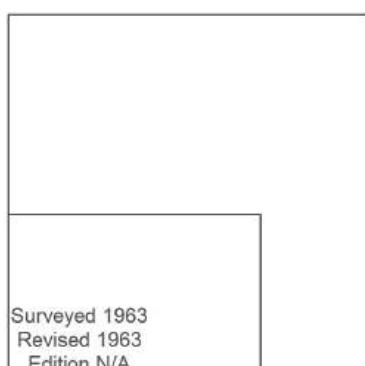
Map Name: National Grid



Map date: 1964

Scale: 1:1,250

Printed at: 1:2,000



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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: National Grid

Map date: 1964-1965

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1964
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

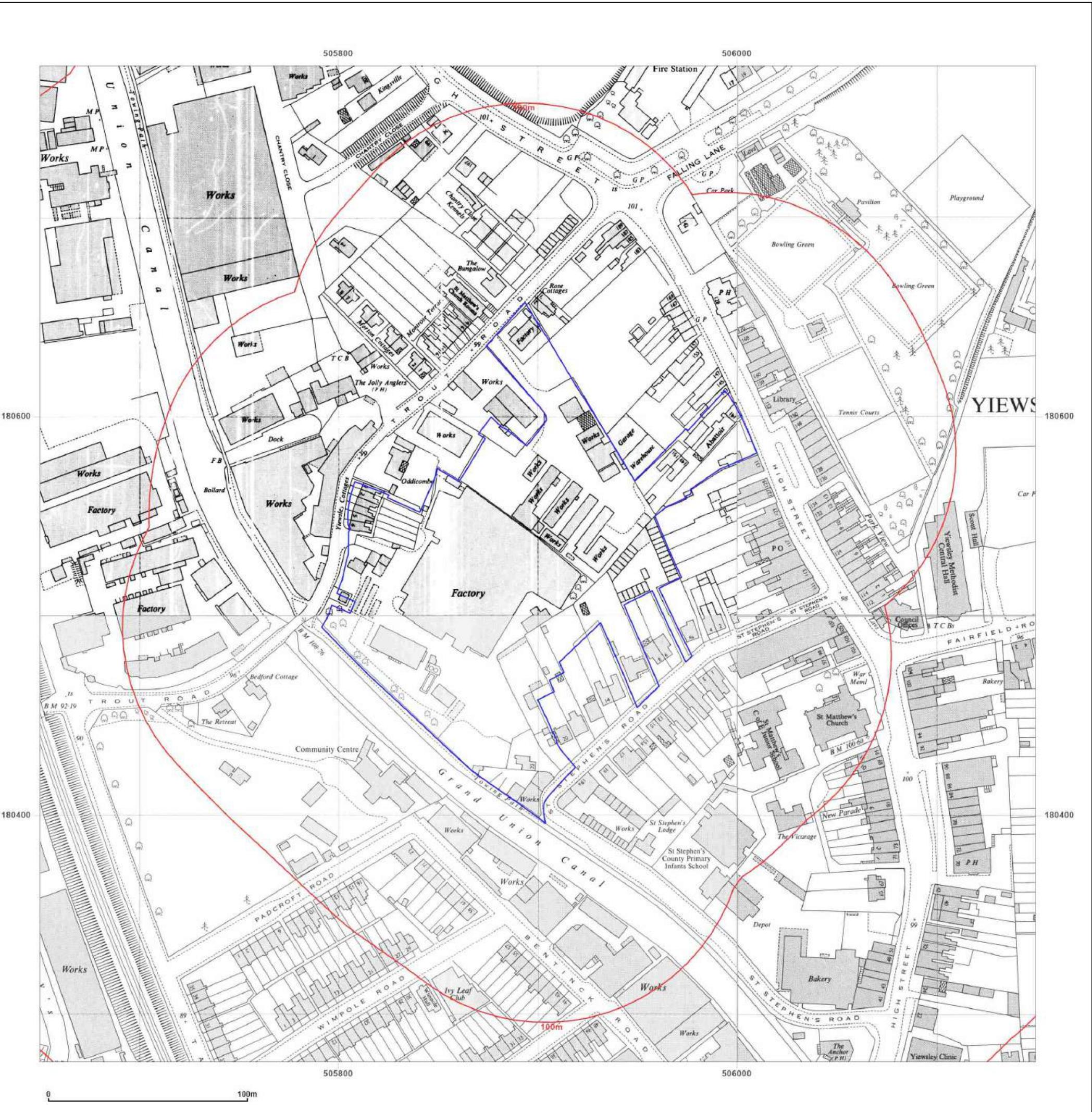


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Site Details:

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

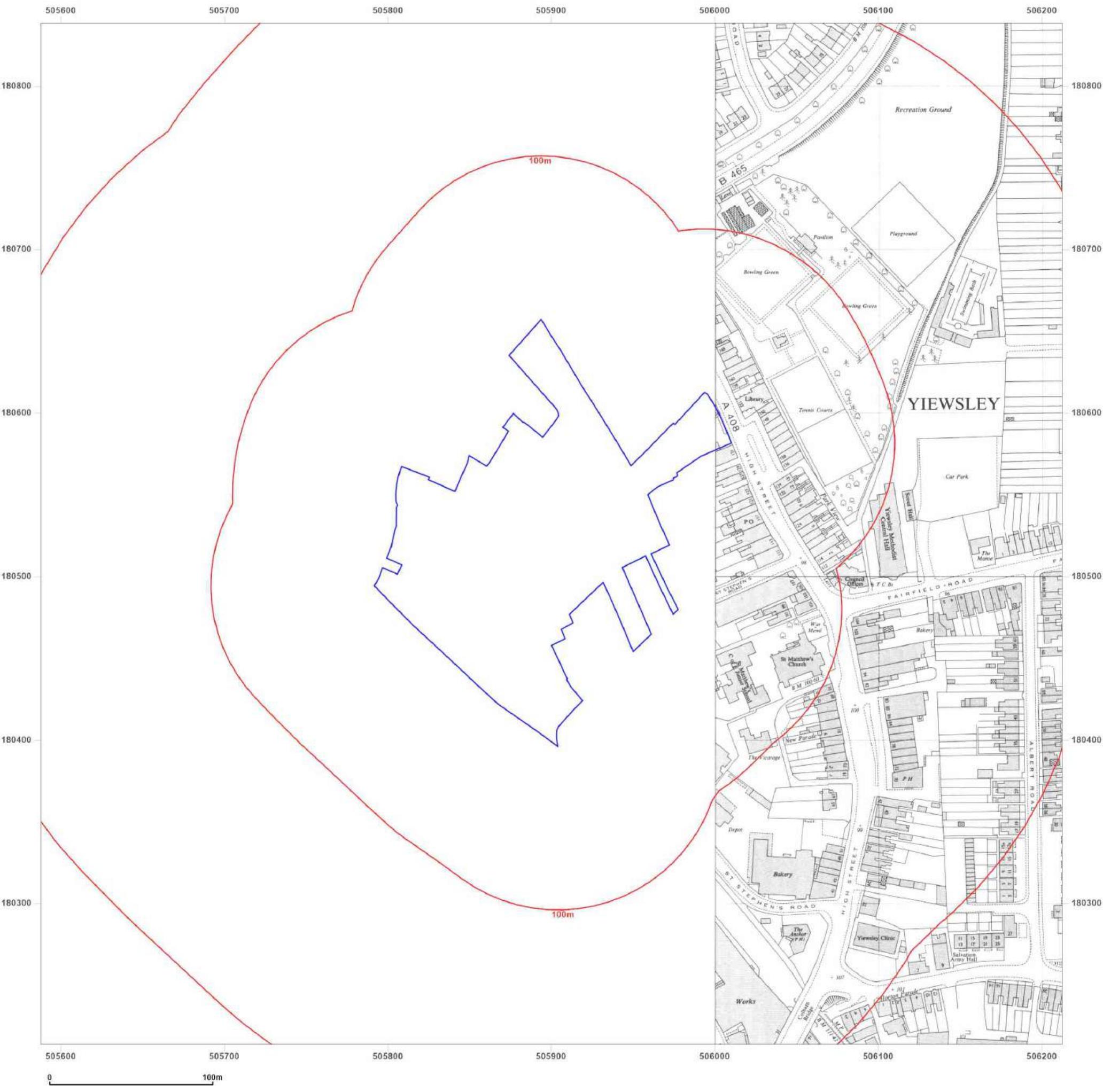
Map date: 1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
Revised 1964
Edition 1966
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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

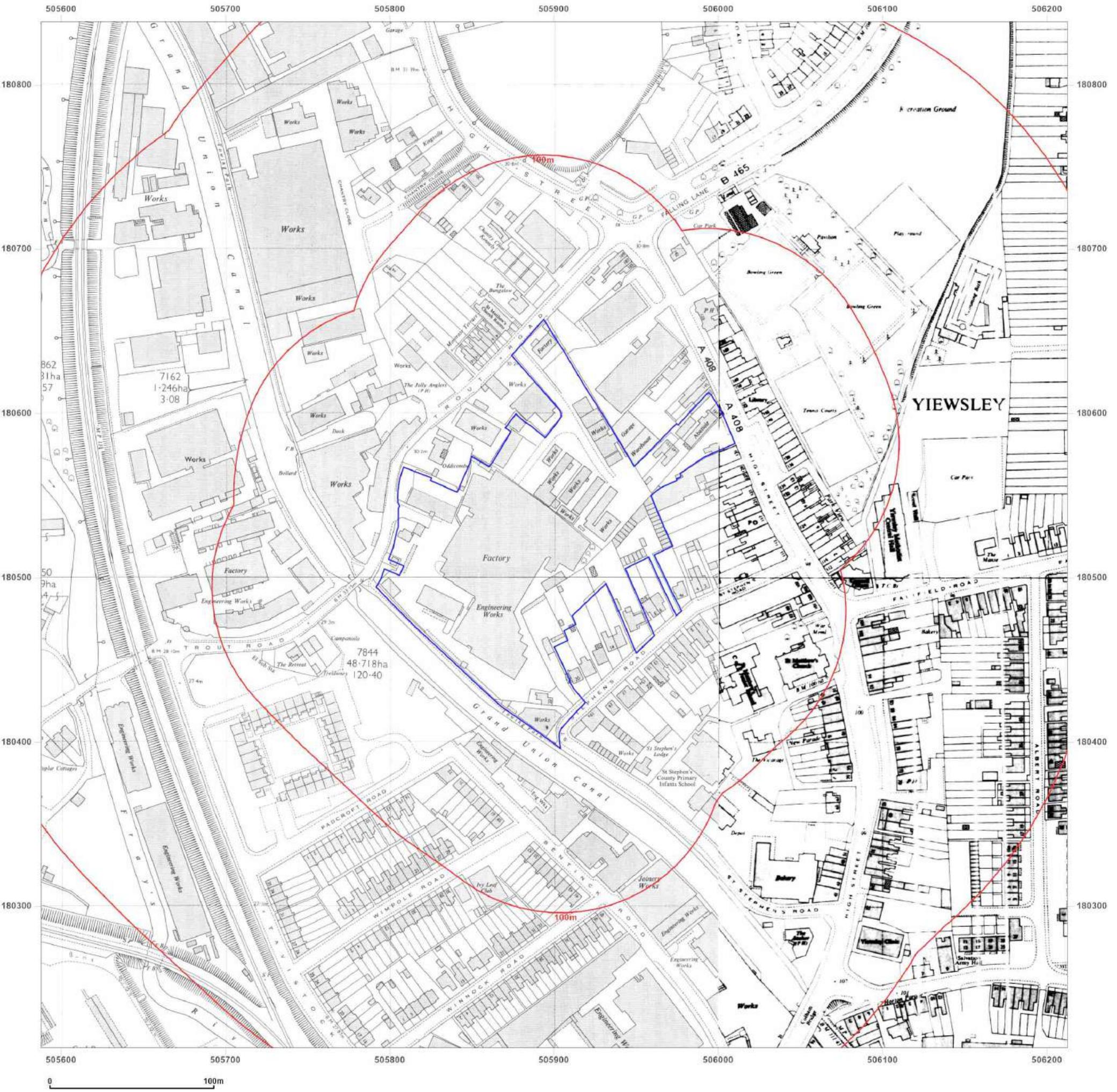
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Printed at: 1:2,500



Surveyed 1969
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Surveyed 1964
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Edition 1966
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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: 1968-1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
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Edition N/A
Copyright 1971
Levelled 1957

Surveyed 1964
Revised 1972
Edition N/A
Copyright 1973
Levelled 1957

Surveyed 1963
Revised 1967
Edition N/A
Copyright 1968
Levelled 1957

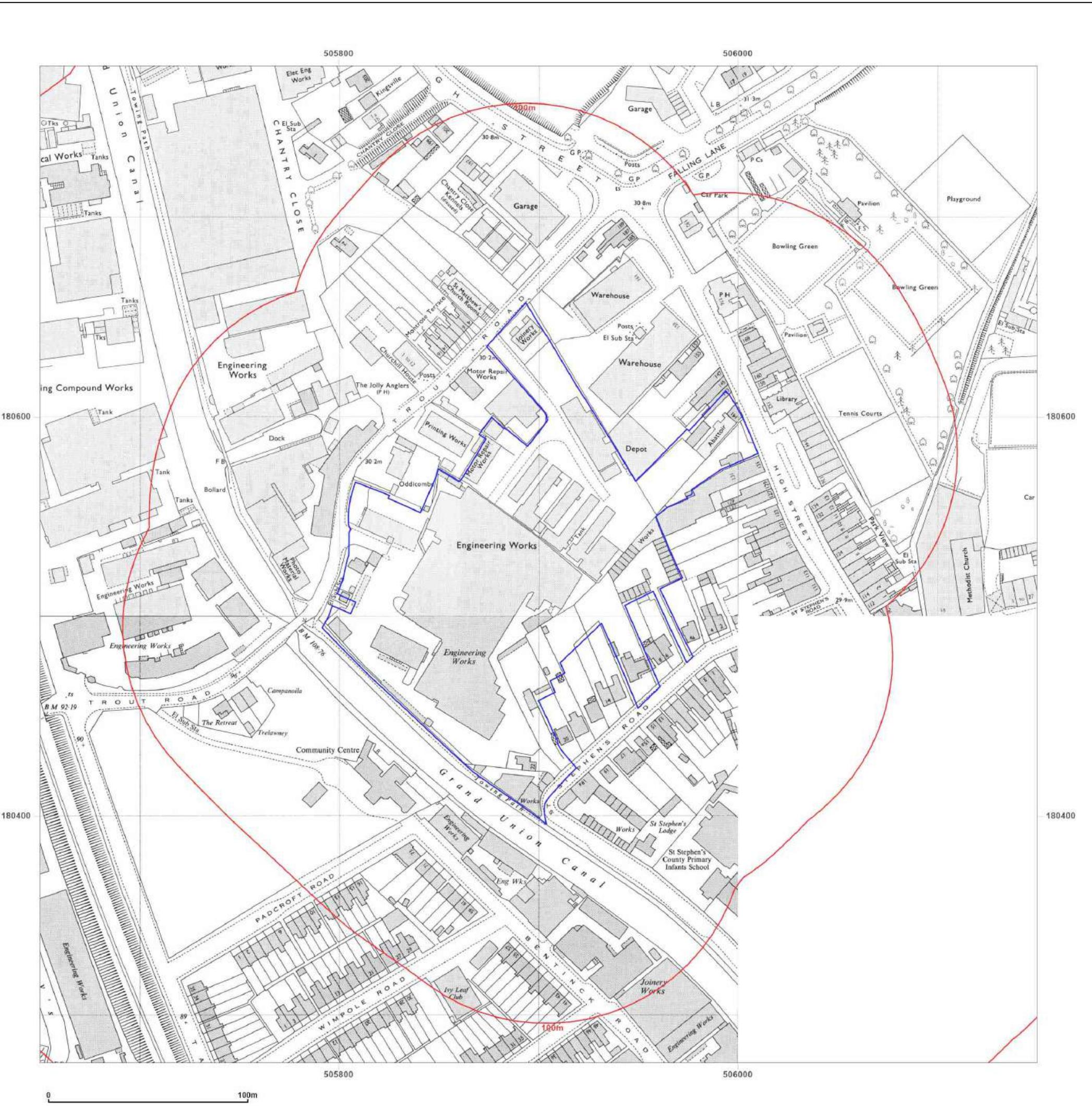


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Site Details:

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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: 1975

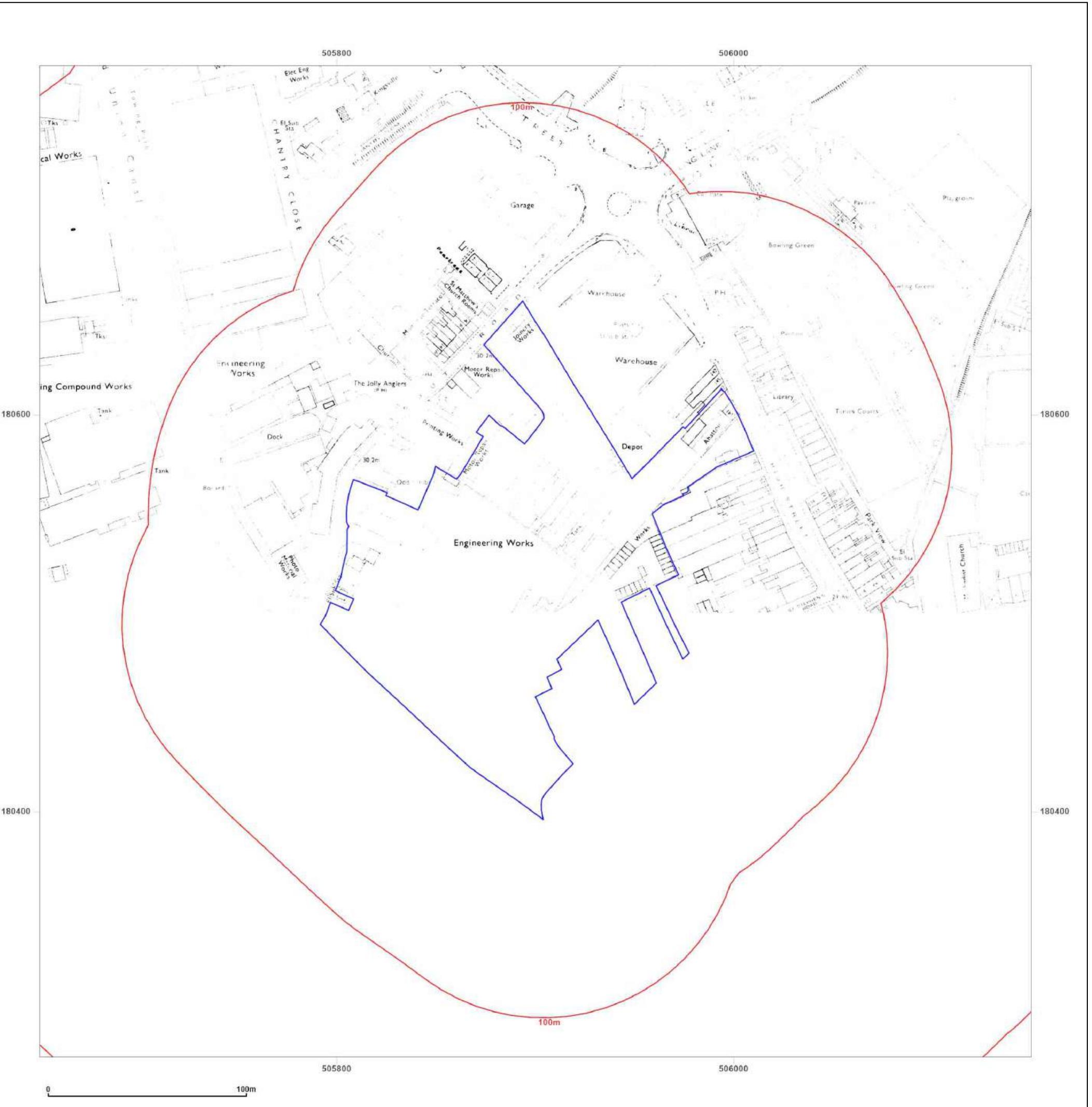
Scale: 1:1,250

Printed at: 1:2,000

Surveyed 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



Surveyed 1982
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Edition N/A
Copyright N/A
Levelled N/A

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

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

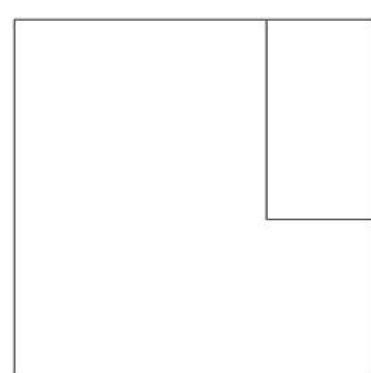
Map date: 1987

Scale: 1:1,250

Printed at: 1:2,000



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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
Edition N/A
Copyright 1986
Levelled 1957

Surveyed 1957
Revised 1986
Edition N/A
Copyright 1986
Levelled 1957

Surveyed 1957
Revised 1990
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Copyright 1990
Levelled 1957

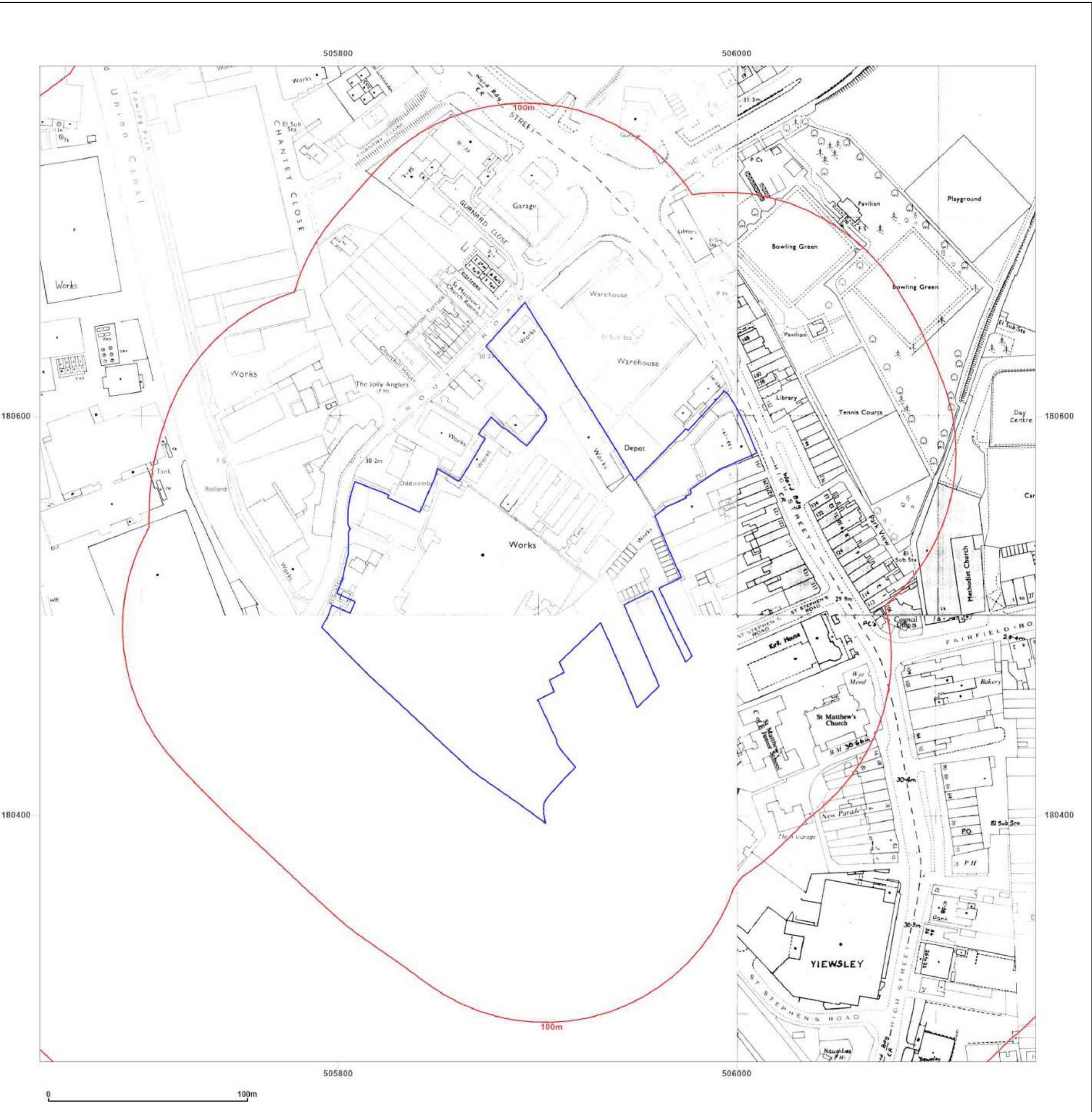


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Site Details:

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

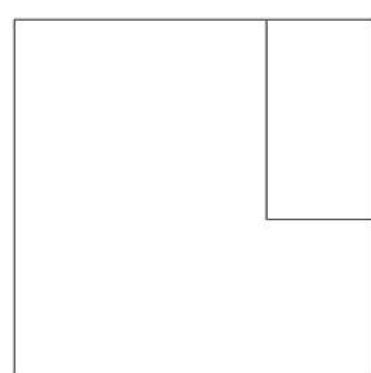
Map date: 1990

Scale: 1:1,250

Printed at: 1:2,000



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

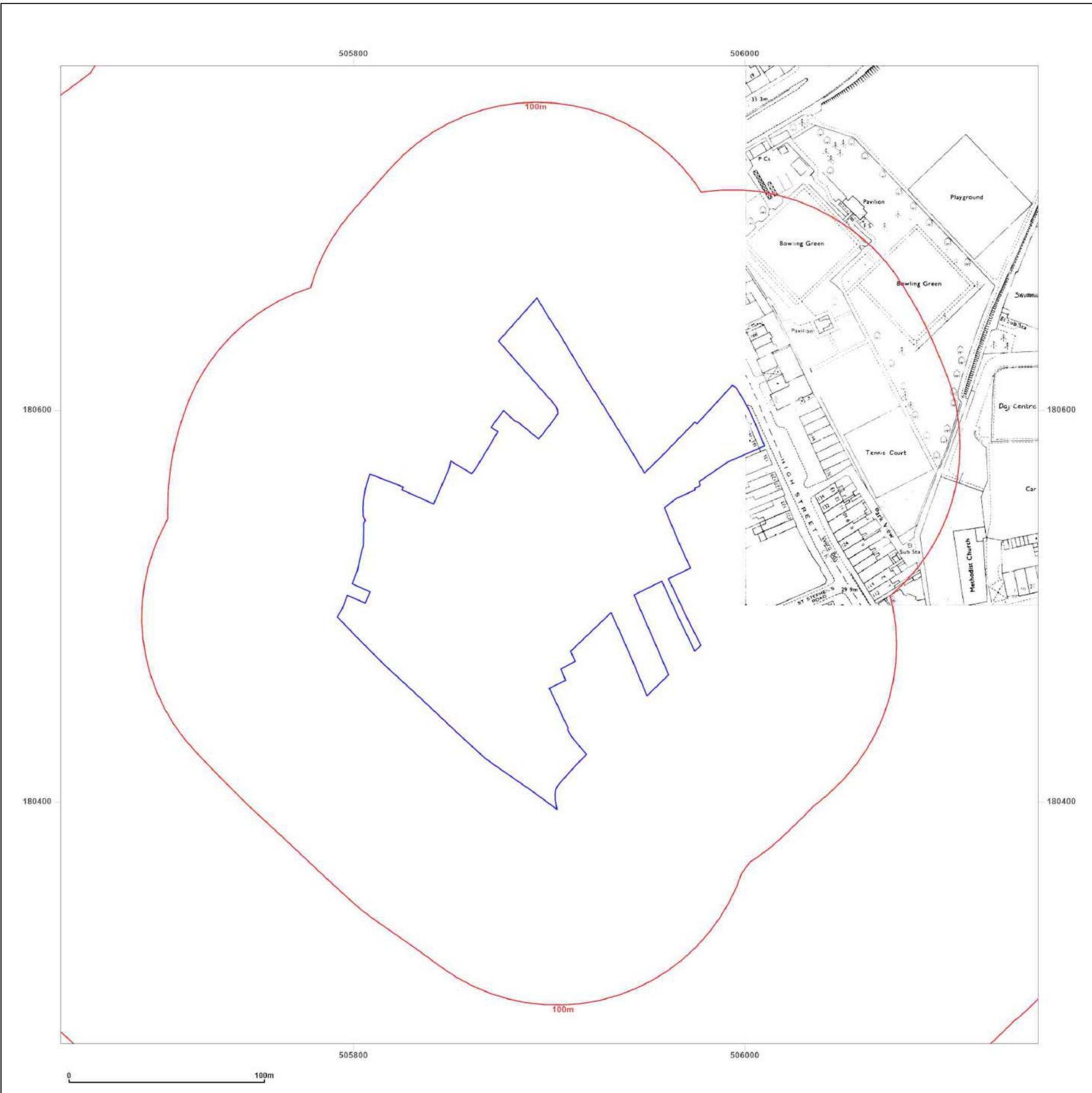


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

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Production date: 28 October 2024

Map legend available at:
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

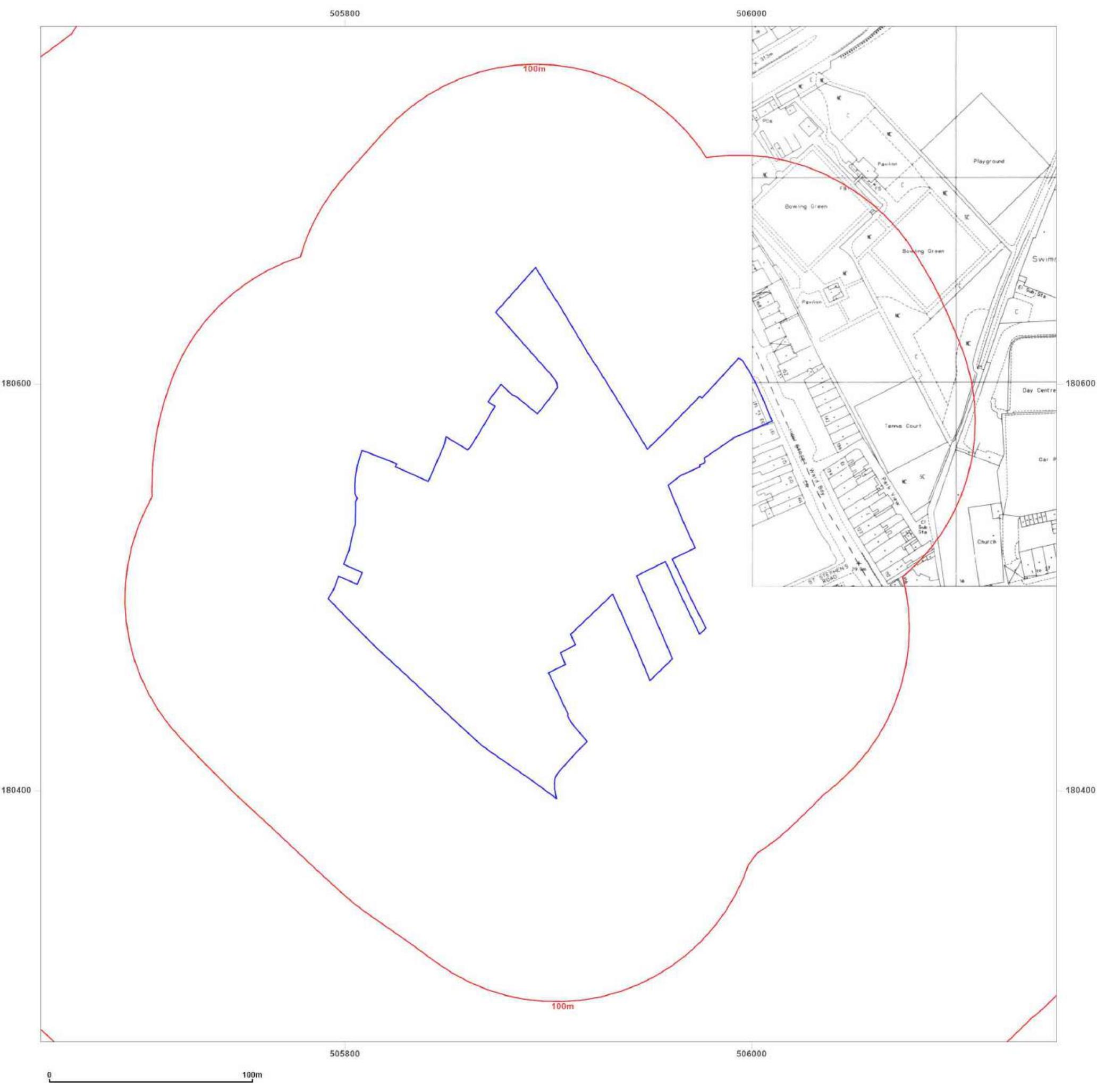
Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition 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: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

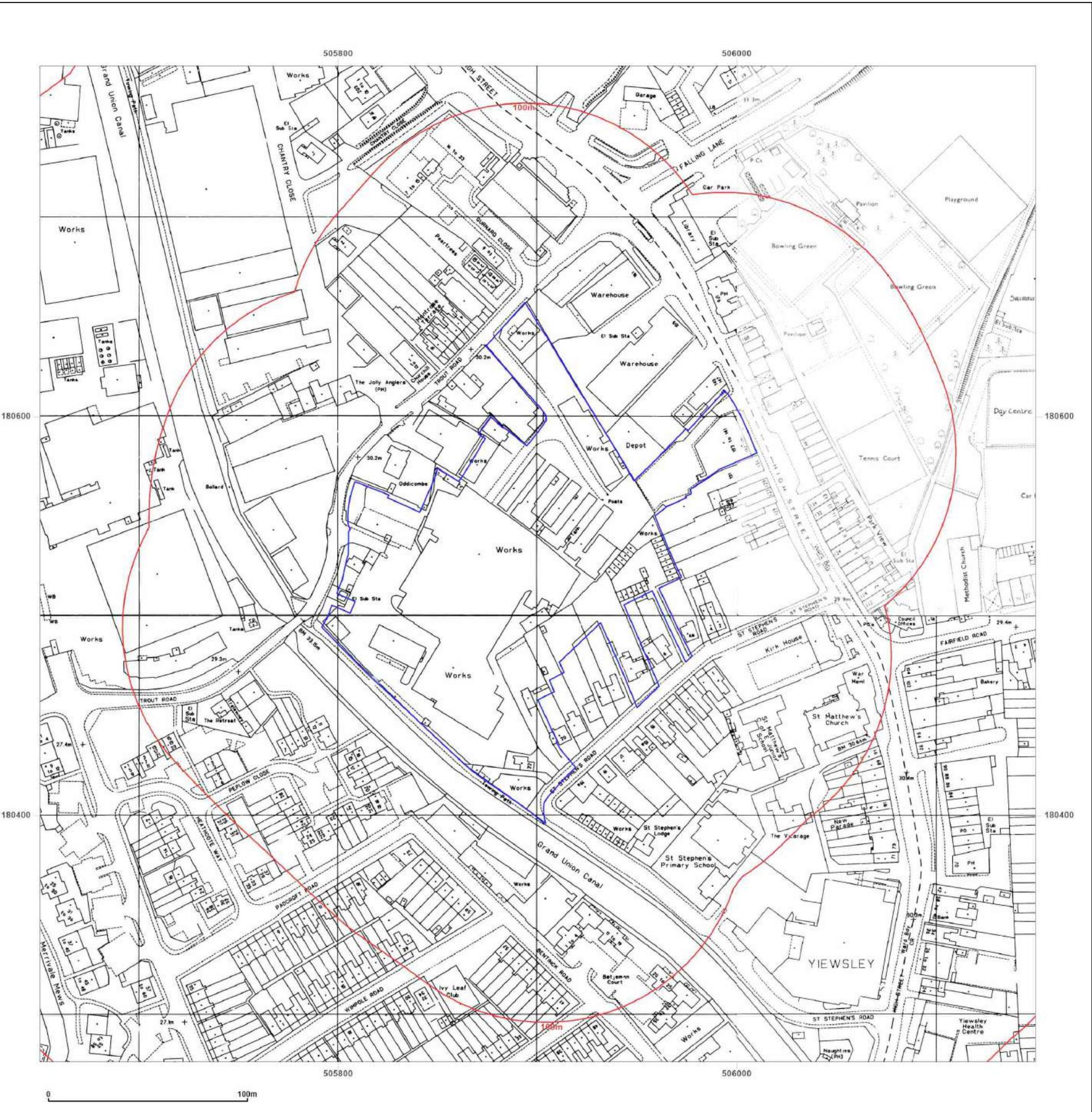


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Production date: 28 October 2024

Map legend available at:
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: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1.250



2003



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Production date: 28 October 2024

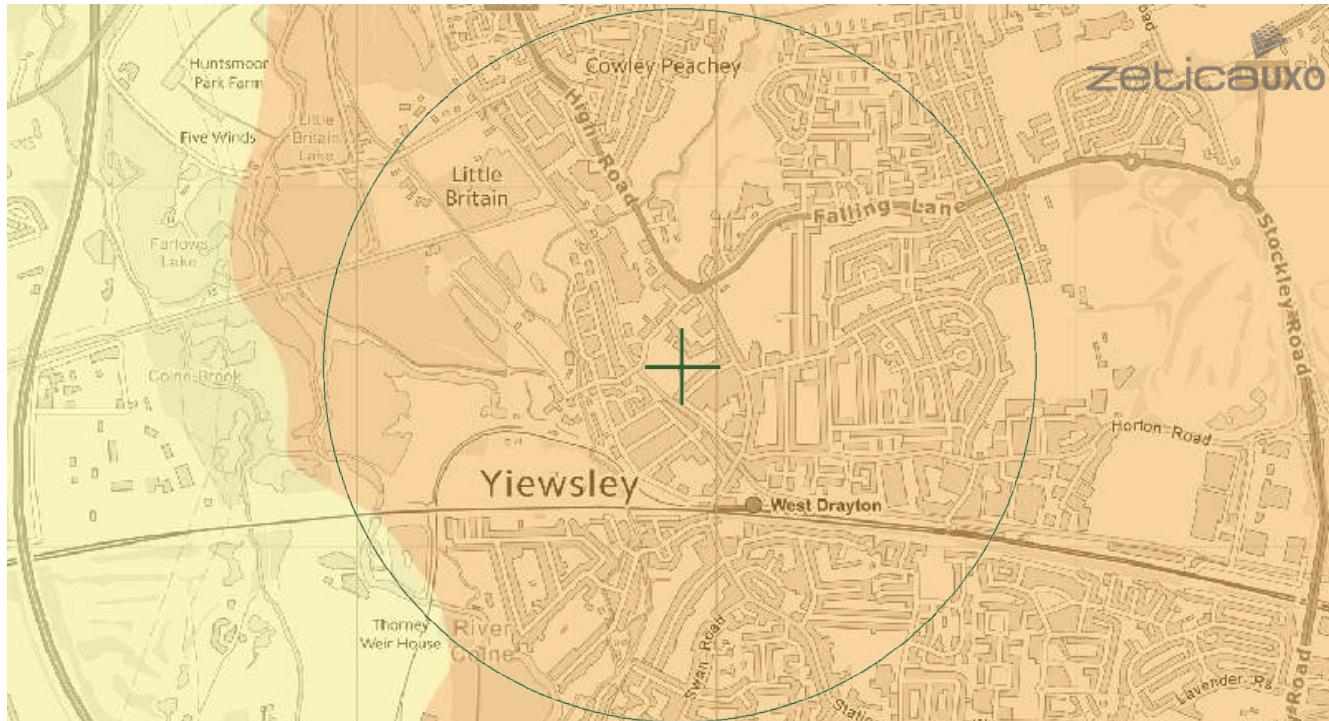
Map legend available at:
www.groundsure.com/sites

Appendix B: Zetica UXO Map

UNEXPLODED BOMB RISK MAP

SITE LOCATION

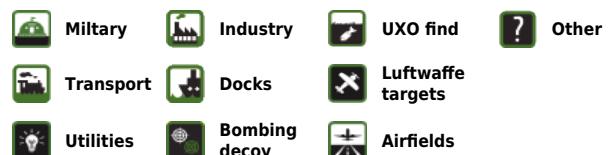
Map Centre: 505867,180508



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

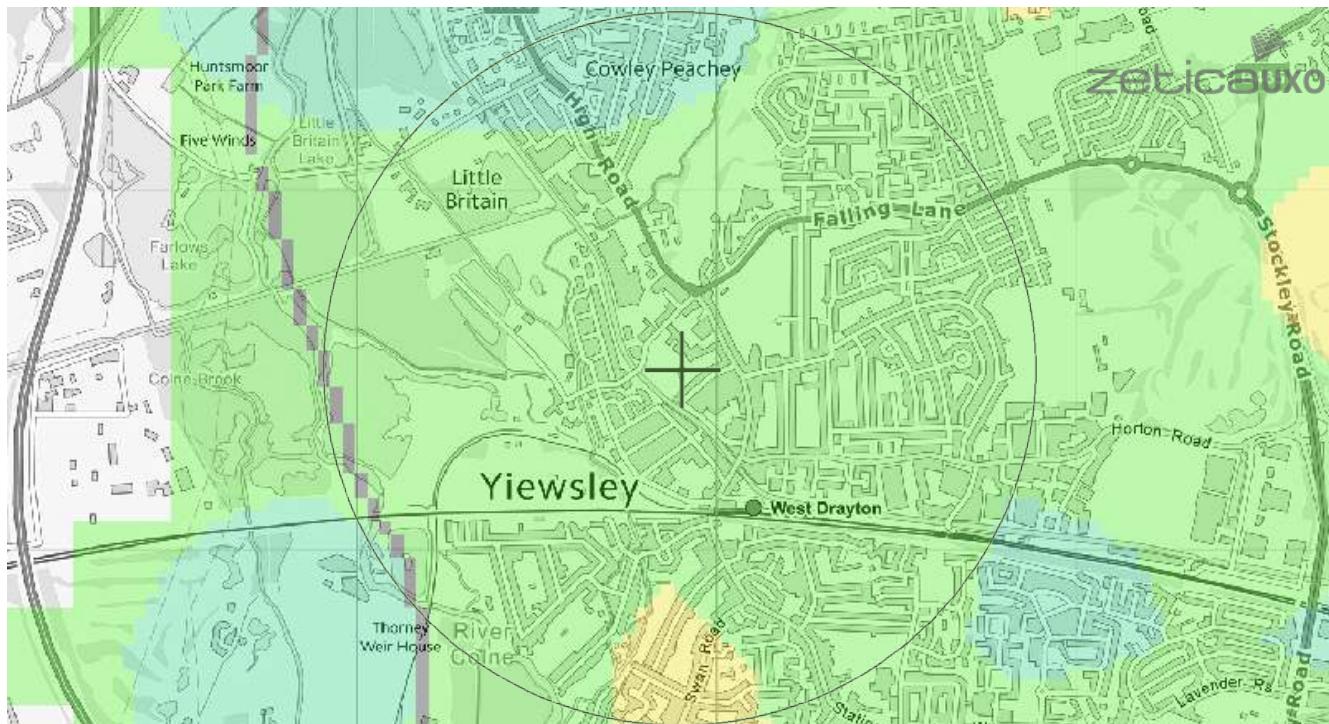
The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

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

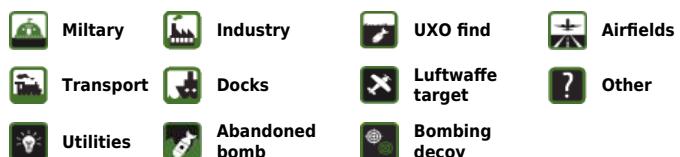
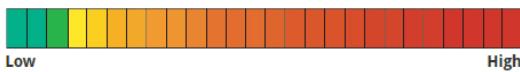
Map Centre: 505867,180508



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](tel:+44(0)1993886682) 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](#).

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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.

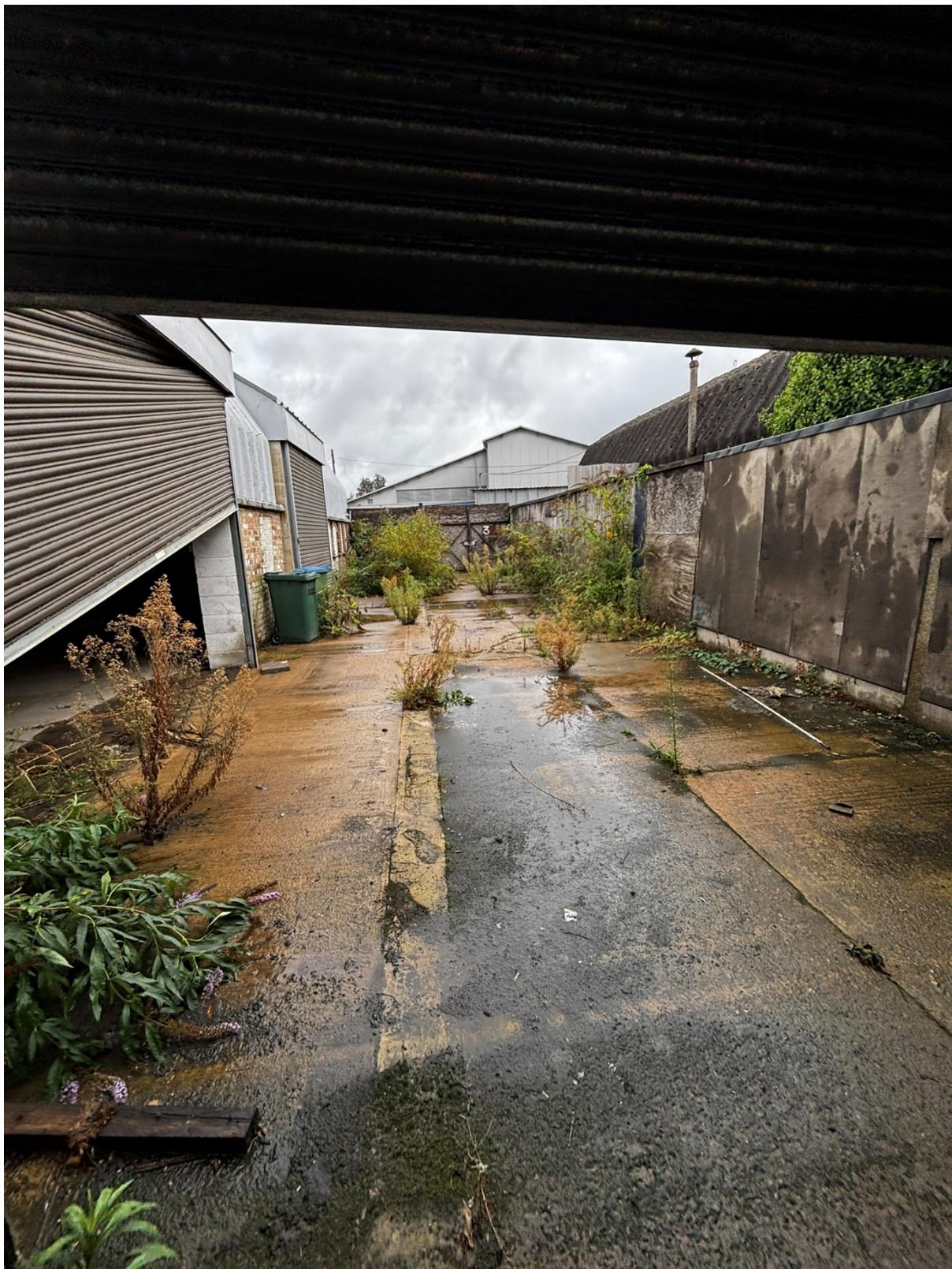


Photo 22: redundant area located outside of the buildings in the central-eastern area of the site (photo taken looking east). Bins stored in this area were empty.



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).

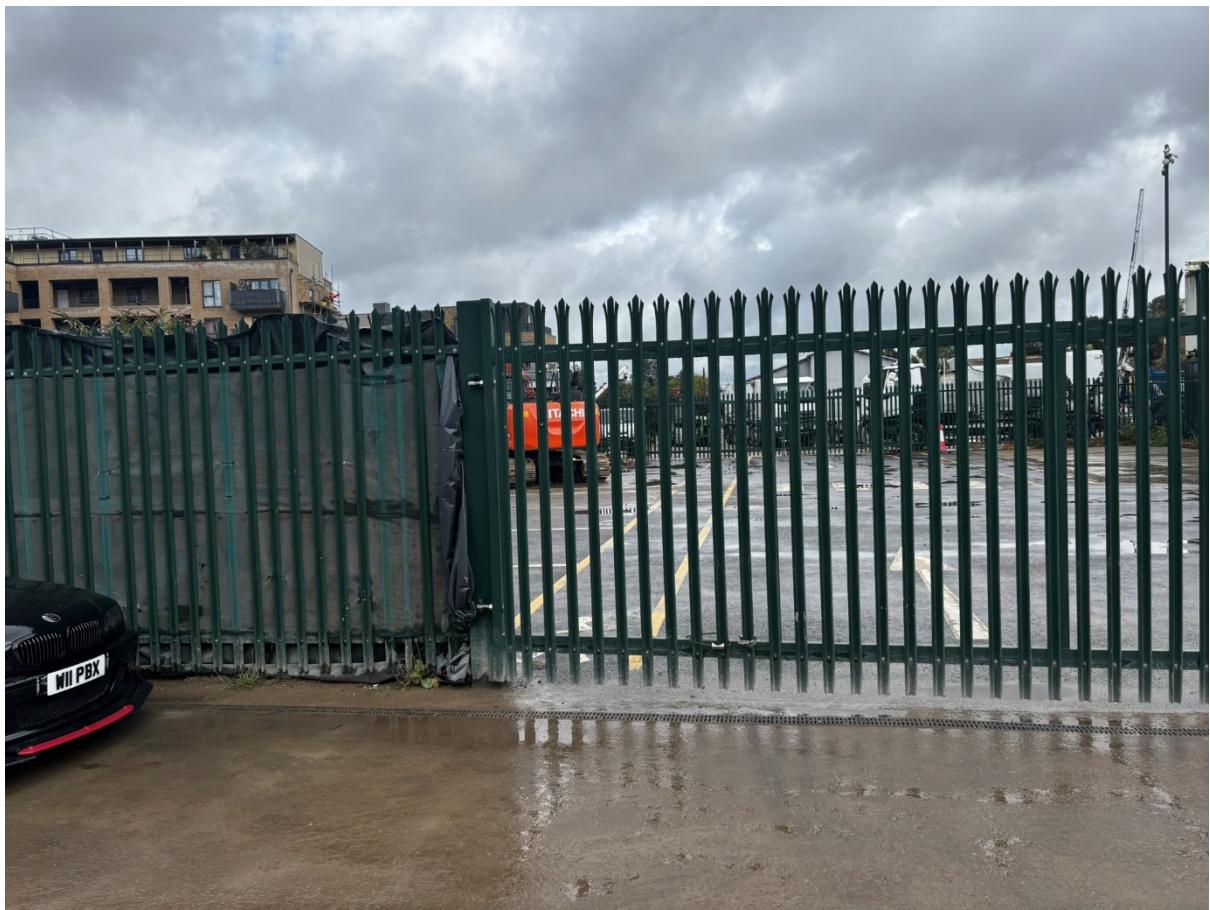


Photo 36: Parking area located in the central area of the site (photo taken looking east).



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@hillingdon.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



HILLINGDO

From: donotreply_onlineforms@hillingdon.gov.uk <donotreply_onlineforms@hillingdon.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 | <p>There is a pollution linkage and an event appears 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.</p> |
| 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 | <p>There is a pollution linkage but circumstance is such that it is improbable that an event would occur in the very long term.</p> |

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> |