CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address
Waterside & Riverview House
Uxbridge

Client
Elmwin Gate Ltd

Report Reference
PH1-2025-000060

Prepared by
STM Environmental Consultants Ltd

Date
09/06/2025

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2 DOCUMENT CONTROL

CONTAMINATED LAND RISK ASSESSMENT
Phase 1 Desk Study Report

Site Address:	Waterside & Riverview House Uxbridge
Site Coordinates:	505013, 184404
Prepared for:	Elmwin Gate Ltd
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3 DISCLAIMER

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STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at Waterside & Riverview House, Uxbridge and is centred at national grid reference 505013, 184404. The site has an area of approximately 1.74ha.
Current Site Use	The site currently comprises 2no. office buildings, with associated Car Parks. The main current uses in the immediate surrounding area include predominantly commercial and Light Industrial properties, with the River Colne located adjacent west and the Grand Union Canal located to the east.
Proposed Development	The development proposal is for the conversion of the existing office buildings to a residential use. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site comprised open undeveloped land located between two watercourses (the River Colne and Grand Union Canal) until c.1960 when 1no. unspecified building was constructed along the eastern boundary of the site. The mapping from c.1962-63 indicates that 3no. unspecified buildings were constructed in the southern half of the site, with the building constructed in c.1960 labelled as a Mill. By c.1973-84 the site was fully redeveloped, comprising 2no. large Warehouses in the north and centre of the site, and 2no. buildings in the south of the site, one of which is labelled as a Depot. A Tank was also identified along the western boundary of the site. The mapping from c.2001 indicates that the site had been fully redeveloped again, comprising 2no. large buildings matching the present day layout. In the mapping from c.2003 the building in the north of the site was labelled Waterside and in the south of the site was labelled Riverview, with both buildings having an associated Electricity Substation. The surrounding area has been predominantly open undeveloped land until widespread Industrial development occurred in the 1900s.
Geology	According to BGS, the bedrock geology beneath the site consists of Lambeth Group comprising Clay, Silt and Sand. The superficial deposits are Alluvium comprising Clay, Silt, Sand and Gravel.
Topography	The site is at an elevation of approximately 27mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by Secondary A Superficial and Bedrock Aquifers.
Hydrology	The nearest surface water body is the River Colne located adjacent west of the site.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Relevant Previous Site Investigations	Hillingdon Council's online planning portal was searched in an effort to identify any relevant planning applications. A number of Contaminated Land Reports were identified for the site, which indicated that the existing buildings were constructed with ground gas protection measures as a precautionary measure.

	Furthermore, the site was classified as Characteristic Situation 1 (CS1), although exceedances of multiple PAHs were identified in the soil.
Contamination Assessment	On site potentially contaminative land uses (PCLUs) have included a Mill, 2no. Warehouses, Depot, Tank., 2no. Electricity Substations and Car Parking, with potential onsite sources of contamination identified as Made Ground and Alluvium/Peat Geology. Off site PCLUs include 6no. Warehouses (adjacent NE, adjacent N, 20m E, 20m E, 40m W & 45m E), Timber Yard (20m E), Works (20m E), Asbestos Works/Works (20m E), Highbridge Industrial Estate (20m E), Osborne Wharf (25m E)2no. Tanks (35m E & 50m W), 3no. Engineering Works/Works (50m E, 50m E & 50m E), Enamel Works (50m E), Printing Works/Works (50m E) and an Electricity Substation (50m W). A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of: - Human Health Receptors (i.e. Future Occupiers/Users) - via ingestion, dermal absorption; - Groundwater receptors – Secondary A Aquifers; - Surface Water Receptors – River Colne; - Property Receptors - Damage to buildings and services due to exposure to aggressive chemicals in the soil. The identified risks are considered to be Low-Moderate.
Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Elmwin Gate Ltd (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at Waterside & Riverview House, Uxbridge.

The study is required to support a planning application.

5.1 Development Proposal

The development proposal is for the conversion of the existing office buildings to a residential use. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in Appendix 1.

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation “contaminated land” is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant –> Pathway –> Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle ‘requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps

- Local Authority Planning Application Portal
- Groundsure Enviro Insight Report & Historical Maps

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at Waterside & Riverview House, Uxbridge at grid reference is 505013, 184404. The site has an area of approximately 1.74ha.

The site lies within the jurisdiction of Hillingdon Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site currently comprises 2no. office buildings, with associated Car Parks.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Adjacent Roads	Land Use Description
Northern	Oxford Road	Residential/Commercial
Eastern	-	Grand Union Canal/Commercial/Residential
Southern	-	Commercial/Light Industrial Units
Western	-	River Colne

Figure 1: Site Location and Aerial Map

8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in Appendix 2. A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1865-68 1:2,500 1:10,560	The site comprises open undeveloped land, located between two unlabelled watercourses which match the present day layout of the River Colne and Grand Union Canal.	Partial mapping only; the surrounding area predominantly comprises undeveloped land and watercourses, with development to the northeast of the site. Osborne Wharf 25m E. Steam Saw Mill 70m E. Crown Wharf 90m E. Brewery 125m E. Flour Mill 175m E.
1877 1:2,500	Blank site.	Partial mapping only; the surrounding area to the west of the site predominantly comprises open undeveloped land.
1895 1:10,560	No significant changes.	No significant changes.
1896 1:2,500	No significant changes.	Steam Saw Mill 70m E relabelled Saw Mill. Brewery 125m E relabelled Colne Brewery. Flour Mill 175m E no longer labelled. Buckingham Wharf 90m E. Way's Wharf 140m NE. Saw Mills 190m NE. Orchard 220m E.
1897-1900 1:2,500 1:10,560	No significant changes.	No significant changes.
1912 1:10,560	Blank site.	Partial mapping only; no significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1914 1:2,500	No significant changes.	Partial mapping only; Orchard 220m E no longer present. Timber Yard 20m E. Works 130m S. Railway Line Terminus (G.W.R.) 160m NE.
1920 1:10,560	No significant changes.	Partial mapping only; Works 130m S labelled Steel Barrel Works.
1932 1:2,500 1:10,560	No significant changes.	Willowbank Nursery 65m NW. Orchard 135m NW. Osborne Farm 200m NW.
1934 1:2,500	No significant changes.	Partial mapping only; Orchard 220m E.
1935 1:10,560	No significant changes.	No significant changes.
1938 1:10,560	No significant changes.	Orchard 220m E no longer present.
1960 1:10,560	1no. unspecified building has been constructed along the eastern boundary of the site.	No significant changes.
1962-63 1:1,250	3no. unspecified buildings have been constructed in the southern half of the site, whilst the unspecified building already present in the north of the site has been labelled as a Mill and has been divided into 3no.	Timber Yard 20m E redeveloped as a Works. Willowbank Nursery 65m NW no longer labelled. Buckingham Wharf 90m E no longer labelled. Colne Brewery 125m E relabelled Works. Steel Barrel Works 130m S relabelled Works. Orchard 135m NW no longer present. Way's Wharf 140m NE relabelled Three Ways Wharf. Railway Line Terminus (G.W.R.) 160m NE no longer present. Saw Mills 190m NE relabelled Mill.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Allotment Gardens 115m SE. Council Yard 150m SE. 4no. Factories 225m N, 230m N, 235m N & 245m N. Works 230m SE.
1967-70 1:10,560	Partial mapping only; no significant changes.	Partial mapping only; no significant changes.
1973-84 1:1,250 1:2,500 1:10,000	The site has been fully redeveloped, and now comprises 2no. large buildings in the north and centre of the site which have been labelled as Warehouses, with a Tank in the west of the site. 2no. buildings are present in the south of the site, 1no. which is labelled as a Depot.	Works 20m E relabelled and divided into multiple separate uses: Asbestos Works 20m E, 2no. Warehouses 20m E, 3no. Engineering Works 50m E, Printing Works 50m E. Crown Wharf 90m E no longer labelled. Works 125m E relabelled Colne Works (Confectionery). Mill 190m NE redeveloped as a Box Factory. Factory 225m N redeveloped as an Engineering Works. 2no. Factories 230m N & 235m N combined and relabelled Printing Works. Factory 245m N relabelled Printing Works. 6no. Warehouses adjacent NE, adjacent N, 40m W, 45m E, 55m S & 230m SW. 4no. Tanks 35m E, 50m W, 80m E & 85m E. 5no. Electricity Substation 50m W, 90m E, 180m N, 210m N & 220m N. Enamel Works 50m E, no longer labelled by c.1975-80. Cork Works 60m SE. 2no. Engineering Works 85m NE & 195m N. Plastic Works 105m SE. 2no. Piggeries 120m NW & 145m N. Orchard 190m NE. Works 235m S.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1986-95 1:1,250 1:10,000	No significant changes.	Warehouse adjacent N no longer labelled. Asbestos Works 20m E relabelled Works. Osborne Wharf 25m E no longer labelled. Warehouse 45m E no longer labelled. 3no. Engineering Works 50m E relabelled Works. Printing Works 50m E relabelled Works. Cork Works 60m SE relabelled Works. Engineering Works 85m NE no longer present. Plastic Works 105m SE relabelled Works. Colne Works (Confectionery) 125m E no longer present. Three Ways Wharf 140m NE no longer labelled. Box Factory 190m NE no longer present. Engineering Works 195m N no longer labelled. Osborne Farm 200m NW no longer labelled. Electricity Substation 220m N no longer present. Engineering Works 225m N no longer labelled. Printing Works 230m N relabelled Printing Works 245m N relabelled Works. Electricity Substation 175m N.
2001 1:10,000	The site has been redeveloped, comprising 2no. large buildings, matching the present day layout.	Warehouse adjacent NE no longer present. Allotment Gardens 115m SE partially cleared, now located 175m SE.
2003 1:1,250	The building in the north of the site has been labelled Waterside, and the building in the south of the site has been labelled Riverview, both of which have an associated Electricity Substation..	Works 20m E, 2no. Warehouses 20m E & 4no. Works 50m E redeveloped as Highbridge Industrial Estate. 3no. Tanks 35m E, 80m E & 85m E no longer present. Warehouse 40m W no longer labelled. Council Yard 150m SE relabelled Depot. Electricity Substation 100m SE. Works 100m SW.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
2010 1:10,000	No significant changes.	No significant changes.
2025 1:10,000	No significant changes.	No significant changes.
Current Use	The site currently comprises 2no. office buildings, with associated Car Parks.	The main current uses in the immediate surrounding area include predominantly commercial and Light Industrial properties, with the River Colne located adjacent west and the Grand Union Canal located to the east.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in Appendix 3. The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of Lambeth Group comprising Clay, Silt and Sand. The superficial deposits are Alluvium comprising Clay, Silt, Sand and Gravel.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as a Secondary A Aquifer. The bedrock is also classified as a Secondary A Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Surface Water or Potable Water Abstraction Licenses were identified on or within 750m of the site.

The following Groundwater Abstraction Licenses were identified within 750m of the site:

Table 3: Groundwater Abstraction Licenses identified within 750m of the site

Point	Status	Details	Source	Distance/ Direction
Borehole A at 100 Acres, Denham, Bucks	Historical	General Washing/Process Washing	Thames Groundwater	601m NE
100 Acres, Denham, Bucks- Borehole A	Historical	General Washing/Process Washing	Thames Groundwater	601m NE
Taplow Gravel Formation at Denham	Active	Dewatering	Thames Groundwater	620m W
Well 'A' at New Denham	Historical	Spray Irrigation – Direct	Thames Groundwater	648m NW
Well 'A' at New Denham	Historical	Spray Irrigation – Spray Irrigation Definition Order	Thames Groundwater	648m NW
Borehole B at 100 Acres	Historical	General Washing/Process Washing	Thames Groundwater	651m NE
Borehole A at 100 Acres	Historical	General Washing/Process Washing	Thames Groundwater	651m NE
Borehole C at 100 Acres	Historical	General Washing/Process Washing	Thames Groundwater	651m NE
Borehole C at 100 Acres, Denham, Bucks	Historical	General Washing/Process Washing	Thames Groundwater	677m NE
100 Acres, Denham, Bucks - Borehole C	Historical	General Washing/Process Washing	Thames Groundwater	677m NE
Smiths Nurseries, Denham - Well A	Historical	Spray Irrigation – Direct	Thames Groundwater	681m N
Smiths Nurseries, Denham - Well A	Historical	Spray Irrigation – Spray Irrigation Definition Order	Thames Groundwater	681m N
Smiths Nurseries, Denham - Well C	Historical	Spray Irrigation – Direct	Thames Groundwater	683m NW
Smiths Nurseries, Denham - Well C	Historical	Spray Irrigation – Spray Irrigation Definition Order	Thames Groundwater	683m NW
Borehole B at 100 Acres, Denham, Bucks	Historical	General Washing/Process Washing	Thames Groundwater	726m NE
100 Acres, Denham, Bucks - Borehole B	Historical	General Washing/Process Washing	Thames Groundwater	726m NE
Well 'C' at New	Historical	Spray Irrigation –	Thames	729m NW

Point	Status	Details	Source	Distance/ Direction
Denham		Spray Irrigation Definition Order	Groundwater	
Well 'C' at New Denham	Historical	Spray Irrigation – Direct	Thames Groundwater	729m NW

9.4 Groundwater Level

According to BGS, the groundwater is likely to be less than 3.0 metres below the ground surface for at least part of the year.

9.5 Hydrology

The nearest surface water feature is the River Colne which is located approximately adjacent west of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The majority of the site is located in Flood Zone 1, so the risk from fluvial and tidal flooding is considered to be low. However, along the boundary of the site where the River Colne is located, the risk of fluvial and tidal flooding is considered to be High as that area is located within Flood Zone 3.

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at High risk of surface water flooding. High risk means that each year this area has a chance of flooding of greater than 3.3%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Moderate.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

The following Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) were identified within 250m of the site:

Table 4: Environmentally Sensitive Sites identified within 250m of the site

Name	Local Authority Name	Distance & Direction
London Green Belt	Buckinghamshire	6m SW
London Green Belt	Hillingdon	35m SW

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to Google Earth, the general site level is at 27mAOD.

9.10 Waste Disposal Activities & Landfill Sites

No evidence of Waste Disposal Activities or Landfill Sites were identified on or within 250m of the site.

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 250m of the site.

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale.

A Historical Tanks was indicated to have been onsite between c.1975-96.

9.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No 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 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

No Part A(2) and Part B Activities and Enforcements were identified on or within 250m of the site.

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.20 Discharge Consents

No Red List or Licensed Discharge Consents were identified on or within 500m of the site.

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 2 Dangerous Substances Inventory Sites were identified on or within 250m of the site.

The following List 1 Dangerous Substances Inventory Sites were identified within 250m of the site:

Table 5: List 1 Dangerous Substances Inventory Sites identified within 250m of the site

Site Name	Status	Authorised Substances	Receiving Water	Distance/ Direction
Electro Hi-tech Ltd Unit D2 Riverside Way Middx UB8	Not Active	-	-	245m S
Electro Hi-tech Ltd Unit D2 Riverside Way Middx UB8	Not Active	-	-	245m S

9.22 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.23 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.24 Non-Coal Mining

The following Non-Coal Mining Area was identified within 250m of the site:

Table 6: Non-Coal Mining Area identified within 250m of the site

Commodity	Assessment of Likelihood	Distance/ Direction
Chalk	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.	193m E

9.25 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.26 Asbestos within Buildings

The information available indicates that the building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

9.27 Unexploded Ordnance

An Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report and should be considered depending on the site's location.

10 RELEVANT PLANNING HISTORY

Hillingdon Council's online planning portal was searched in an effort to identify any relevant planning applications.

10.1 Planning Applications for the Site

Table 7 below provides a summary of the previously submitted planning applications identified for the site.

Table 7: Summary of planning applications at the site

Application Reference	Date	Description of Proposal	Status
40050/APP/2017/2438	2017	Prior Approval Application for the change of use of Bridge House, Riverview House and Waterside House from office accommodation (Class B1) to 237 residential units (15 x Studio and 224 x 1-Bed) together with ancillary car parking, cycle storage and waste and recycling storage.	Granted (with a Contaminated Land Condition)*
40050/APP/2020/999	2020	Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) The plans show 58 residential units, comprising 1 x studio, 56 x 1-beds, and 1 x 2-bed.	Granted (with a Contaminated Land Condition)*
40050/APP/2020/1000	2020	Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) The plans show 43 residential units, comprising 4 x studios, 7 x 1-beds, and 32 x 2-beds.	Granted (with a Contaminated Land Condition)*

Application Reference	Date	Description of Proposal	Status
40050/APP/2020/1001	2020	Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) The plans show 43 residential units, comprising 4 x studios, 7 x 1-beds, and 32 x 2-beds.	Granted (with a Contaminated Land Condition)*
40050/APP/2020/1009	2020	Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) The plans show 58 residential units, comprising 1 x studio, 56 x 1-beds, and 1 x 2-bed.	Granted (with a Contaminated Land Condition)*
40050/APP/2021/1916	2021	Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))	Granted (with a Contaminated Land Condition)*
40050/APP/2021/1953	2021	Proposed alterations to the façade.	Granted (without a Contaminated Land Condition)
40050/APP/2021/1954	2021	Proposed alterations to the façade.	Granted (without a Contaminated Land Condition)
40050/APP/2021/2467	2021	Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order	Granted (with a Contaminated Land Condition)*

Application Reference	Date	Description of Proposal	Status
		2015 (as amended))	
40050/APP/2023/1432	2023	Details pursuant to the partial discharge of Condition 7 ((i)(a)&(b) Contamination) in relation to application reference 40050/APP/2022/1804 dated 06-02-2023 for 'Section 73 application to vary Condition 1 of application reference 40050/APP/2020/999 dated 18-05-2020 (Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) to remove the third floor resulting in the loss of 2 units, relocation of plant and reduce car parking by 2 spaces.'	Granted (Condition Partially Discharged)*
40050/APP/2023/1434	2023	Details pursuant to the partial discharge of Condition 7 ((i)(a)&(b) Contamination) in relation to application reference 40050/APP/2022/2886 dated 10-03-2023 for 'Section 73 application to vary Condition 1 of application reference 40050/APP/2021/1916 dated 20-10-2021 'Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))' for minor internal layout changes and design amendments made to the arrangement of the windows and balcony doors.'	Granted (Condition Partially Discharged)*
40050/APP/2023/1436	2023	Details pursuant to the discharge of Condition 7 ((i)(a)&(b) Contamination) of application reference 40050/APP/2022/1806 dated 06-02-2023 for 'Section 73	Granted (Condition Partially Discharged)*

Application Reference	Date	Description of Proposal	Status
		application to vary Condition 1 of application reference 40050/APP/2020/1009 dated 18-05-2020 (Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) to remove the third floor resulting in the loss of 2 units, relocation of plant and reduce car parking by 2 spaces.'	
40050/APP/2023/1437	2023	Details pursuant to the partial discharge of Condition 7 (Part (i)(a)&(b) Contamination) of application reference 40050/APP/2022/2897 dated 10-03-2023 for 'Section 73 application to vary Condition 1 of application reference 40050/APP/2021/2467 dated 20-10-2021 'Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))' for minor internal layout changes and design amendments made to the arrangement of the windows and balcony doors.'.	Granted (Condition Partially Discharged)*

**Contaminated Land Reports identified in the search are summarised in the sections below.*

11 REVIEW OF PREVIOUSLY SUBMITTED RELEVANT REPORTS

A Preliminary Environmental Risk Assessment (ref. WIC15644-101-R-1-2-1-PERA; June 2017) by Waterman Infrastructure & Environment Limited (WIEL) was identified on the planning portal attached to the planning applications 40050/APP/2017/2438, 40050/APP/2020/999, 40050/APP/2020/1000, 40050/APP/2020/1001, 40050/APP/2020/1009, 40050/APP/2021/1916, and 40050/APP/2021/2467; all of which were in relation to Waterside & Riverview House, as well as the adjacent Bridge House.

At the time the report was written, the site comprised 3no. commercial office buildings and a multi-storey Car Park, with hardstanding Car Parking Areas located in the south and east of the site. An Aboveground Storage Tank was identified, although it is not clear where on the site this was located. 3no. Electricity Substations were also identified.

The WIEL review of the available historical mapping indicated that the site comprised undeveloped land until c.1932-35, when a Timber Yard was located in the centre of the site. By c.1962-63 a Mill was identified in the centre of the site, with unidentified buildings in the north and south. The mapping from c.197 shows that Bridge House was developed in the north of the site, with 2no. Warehouses constructed in the centre and a Depot in the south, with a Tank in the west of the site. By c.2002 the Warehouses and Depot were demolished, with Waterside and Riverview House constructed.

The report states that construction drawings were provided for both Waterside & Riverview House, which indicate that when the buildings were constructed a geofoil gas resistant membrane and periscopic ventilators were installed within both buildings in order to prevent the ingress of ground gases or vapours. No drawings were available for Bridge House.

WIEL considered potential onsite sources of contamination to include Made Ground, Alluvium, Electrical Substations, Aboveground Storage Tank, Warehouses, Depot, Mill and Timber Yard. Off site PCLUs were considered to include Warehouses, Asbestos Works, Works and a Timber Yard.

The report stated that the site was considered to have a medium risk, and recommended further investigation in relation to the risk from ground gas and vapours to Bridge House. The risk was considered to be lower for Waterside & Riverview House, given the information identified in relation to the gas protection measures already installed within the buildings.

All 7no. planning applications which the Preliminary Environmental Risk Assessment was submitted under were granted with a Contaminated Land Condition. A Contamination Gap Analysis Report (ref. GWPR5088/CGA/December 2022) by Ground and Water Limited was identified attached to the planning applications 40050/APP/2023/1432, 40050/APP/2023/1434, 40050/APP/2023/1436 and 40050/APP/2023/1437. The report refers to the following Contaminated Land Reports:

- Phase I Desk Study Report (ref. GWPR2463/DS/March 2018) by Ground and Water;
- Phase II Contamination Assessment Report (ref. GWPR3283/GIR/December 2019) by Ground and Water;
- Remediation and Validation Method Statement (Version 1.01; December 2020) by Ground and Water;
- Phase I Environmental Audit of The Uxbridge Park Estate (ref. 12021154; March 2003) by WSP Environmental Ltd;
- Phase I Environmental Assessment (ref. 38109; April 2013) by WSP Environmental Ltd.

The WSP Reports were not available on the online planning portal at the time the report was written, but the Ground and Water Reports were included within the appendices of the Contamination Gap Analysis.

At the time of a site walkover undertaken in 2018 the site comprised 3no. large office buildings, operated by a printing equipment supplier. 2no. Electricity Substations were

identified on the site: 1no. in the centre of the site, and another adjacent to the buildings in the west of the site.

The WSP Phase I Environmental Assessment refers to a borehole which was drilled onsite to a depth of 11.0mbgl, which encountered Fill material to a depth of 2.5mbgl. Below the Fill materials, superficial alluvial clay deposits, comprising Clay and Peat overlying Flint and Shell Gravel were encountered to a maximum depth of 3.3mbgl, with Reading Bed deposits encountered to 11.0mbgl, the base of the borehole.

Ground and Water carried out a site investigation on the 22nd and 23rd August 2019, comprising 8no. windowless sampler boreholes (WS1 – WS8) to a maximum depth of 5.45mbgl. 5no. of the boreholes (WS1, WS3, WS5, WS6 and WS8) were installed with monitoring wells.

Made Ground was encountered to a maximum depth of 1.6mbgl. Decayed wood fragments and an organic odour were noted in WS6 at 3.0mbgl. 7no. samples were sent for chemical analysis, and compared to the GAC for a residential public open space land use scenario. The following exceedances were identified:

- Benzo(a)anthracene, 3no. exceedances; max. value 89.30mg/kg (GAC 29mg/kg) in WS8 at 0.2mbgl;
- Benzo(a)pyrene, 5no. exceedances; max. value 79.50mg/kg (GAC 5.7mg/kg) in WS8 at 0.2mbgl;
- Benzo(b)fluoranthene, 5no. exceedances; max. value 92.40mg/kg (GAC 7.10mg/kg) in WS8 at 0.2mbgl;
- Chrysene, 1no. exceedance; max. value 78mg/kg (GAC 57mg/kg) in WS8 at 0.2mbgl;
- Dibenzo(a,h)anthracene, 6no. exceedances; max. value 8.15mg/kg (GAC 0.57mg/kg) in WS8 at 0.2mbgl.

6no. ground gas monitoring rounds were undertaken. No significant concentrations of Methane were observed, with a maximum Carbon Dioxide concentration of 5.5% v/v recorded, with no constant or peak flow rate measured across all monitoring. Therefore, the site was classified as Characteristic Situation 1 (CS1), meaning that ground gas protection measures were not required.

As Carbon Dioxide exceeded 5% v/v consideration was given to reclassifying the site as Characteristic Situation 2, however, as there were only 3no. readings out of the 30no. taken that showed a Carbon Dioxide in excess of 5% v/v, CS1 was deemed more appropriate. Ground and Water stated that given Waterside & Riverview House already have an existing gas resistant membrane and passive venting installed as precautionary measures, further risk assessment could be undertaken through a detailed review of the existing buildings ground floor construction.

An engineered capping system was recommended within any proposed areas of soft landscaping based on the soil exceedances identified. However, at the time the report was written, the proposed development did not include any changes to the external layout or soft landscaping, and as such remediation was not considered to be required.

Given the existing gas membrane within the building footprint, Ground and Water recommended that following the removal of the slab, any areas of the membrane which were destroyed should be patched up and reinstalled.

The Contamination Gap Analysis was considered to be satisfactory by the Council, and the Contaminated Land Condition was partially discharged. No further evidence was identified on the online planning portal at the time of writing.

12 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been taken from Google Maps, are presented in Appendix 4.

13 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

13.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in Table 8 below.

Table 8: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Potential Made Ground	-	-	Current (2025)	Onsite	0
Alluvium/ Peat Geology	-	-	Current (2025)	Onsite	0
Mill		c.1960	c.1973-84	Onsite	0
8no. Warehouses	Warehouse	c.1973-84	c.2001 c.2001 c.2001 c. 1986-95 c.2003 c.2003 c.2003 c. 1986-95	Onsite Onsite NE N E E W E	0 0 Adjacent Adjacent 20 20 40 45
Depot	-	c.1973-84	c.2001	Onsite	0
Tank	Tanks	c.1975 c.1973-84 c.1973-84	c.1996 c.2003 Unknown	Onsite E W	0 35 50
3no.	Electricity Substation	c.2001	Current	Onsite	0

Table 8: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Electricity Substation		c.2001 c.1973-84	(2025)	Onsite W	0 50
Car Parking	-	c.2001	Current (2025)	Onsite	0
Timber Yard		c.1914	c.1962-63	E	20
Works	-	c.1962-63	c.1973-84	E	20
Asbestos Works/ Works	Asbestos Manufacturing Works	c.1973-84	c.2003	E	20
Highbridge Industrial Estate	-	c.2003	Current (2025)	E	20
Osborne Wharf	-	Unknown	c. 1986-95	E	25
3no. Engineering Works/ Works	-	c.1973-84	c.2003	E E E	50 50 50
Enamel Works	-	c.1973-84	c.1975-80	E	50
Printing Works/ Works	Printing and Bookbinding Works	c.1973-84	c.2003	E	50

Typical contaminants that may be associated with the above PCLUs are:

- Acids & Alkalis
- Asbestos
- Chlorinated & Non-Chlorinated Solvents
- Fuels & Fuel Oils
- Heavy Metals
- Gases: Methane & Carbon Dioxide
- Organic & Inorganic Compounds
- Polychlorinated Biphenyls (PCBs)
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Total Petroleum Hydrocarbons (TPHs)
- Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

13.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

13.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

13.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Secondary A Superficial and Bedrock Aquifers.

13.2.3 Potential Surface Water Receptors

Potential surface water receptors include the River Colne located adjacent west of the site.

13.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

13.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

13.3 Potential Pathways

13.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

- Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
- Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
- Inhalation of contaminated soil, fugitive dust and vapours.
- Explosion of landfill gases leading to death/injury

13.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

13.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

13.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

13.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

13.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

14 QUALITATIVE RISK ASSESSMENT

For land to be considered ‘contaminated land’ under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers “Likelihood” and “Severity” to assess the magnitude of the potential risk. The methodology is summarised in Appendix 5.

Table 9 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 9: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	**Potential Contaminants Associated with Potential Made Ground, Alluvium/Peat Geology, Site Use as Mill, Warehouses, Depot, Tank, Electricity Substation, Car Parking and Offsite Land Uses as Warehouses, Tank, Electricity Substation, Timber Yard, Works, Asbestos Works, Warehouses, Highbridge Industrial Estate, Osborne Wharf, Engineering Works, Enamel Works, Printing Works:** i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, PCBs, TPHs, VOCs										
	On and Off-Site Contaminants				**On Site Contaminants**		**On Site Contaminants**			**On and Off-Site Contaminants**	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	**ON SITE HUMANS (AFTER COMPLETION)** Future Occupiers & Visitors		**ON SITE HUMANS (DURING DEVELOPMENT)** Construction Workers		**OFF SITE HUMANS** Neighbours		**GROUND WATER** Secondary A Aquifer	**SURFACE WATER** River Colne adjacent W	**ECOLOGICAL** None	**ON SITE PROPERTY** Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ Death	Explosion/ Methane build-up in confined spaces	Degradation of groundwater quality	• Degradation of surface water quality • Ecological impacts	Degradation of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**
PPL ID	**PPL1a**	**PPL1b**	**PPL1c**	**PPL1d**	**PPL2a**	**PPL2b**	**PPL3**	**PPL4**	**PPL5**	**PPL6a**	**PPL6b**
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Remote (2)	Improbable (1)	Remote (2)	Improbable (1)
RISK	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Low to Moderate (6)	Low to Moderate (6)	Very Low (3)	Low to Moderate (6)	Very Low (3)
POTENTIALLY SIGNIFICANT?	**YES**	**NO**	**NO**	**NO**	**NO**	**NO**	**YES**	**YES**	**NO**	**YES**	**NO**

14.1 Assessment of Potential Significance of Potential Pollutant Linkages

14.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered to have the potential to be significant as potentially contaminative land uses were identified on and in the vicinity of the site.

As the proposal is to introduce residential units with areas of soft landscaping, it is possible that human health receptors (i.e. future occupiers of the dwellings) could be exposed to any potential contamination via direct contact after completion.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on or/and in the vicinity of the site, it is considered that any potential risks can be satisfactorily mitigated by Construction Workers implementing standard health and safety measures (as described in Section 16.3) as required by CDM regulations.

PPL1b and PPL1d are concerned with the risk of injury/death of future occupiers, construction workers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b and PPL1d are considered unlikely to have the potential to be significant. Although potential sources of explosive ground gases and/or vapours (i.e. Alluvium/Peat Geology, Tank, Industrial Site and Surrounding Area History) were identified on and in the vicinity of the site, given the existing buildings have ground gas protection measures already incorporated into the building footprints and as previous rounds of ground gas monitoring undertaken on the site resulted in a Characteristic Situation 1 classification, the risk is considered to be low.

14.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on the site, given the similar history of the surrounding area, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant. Although potential sources of explosive ground gases and/or vapours were identified on the site, given the previous site investigations have classified the site as Characteristic Situation 1, and given the similar Industrial site history of the surrounding area, the risk is considered to be low.

14.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of degradation of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered to have the potential to be significant. As the underlying aquifer is classified as Secondary A and given the potentially contaminative land uses identified on the site.

14.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of degradation of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered to have the potential to be significant. The nearest surface water body is the River Colne located adjacent to the site, and if mobile contaminants (i.e. VOCs, petroleum hydrocarbons) are present in the sub-surface they could impact upon the surface water receptors.

14.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of degradation of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

14.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered to have the potential to be significant as potentially contaminative land uses were identified on and in the vicinity of the site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered unlikely to have the potential to be significant for the same reasons as PPL1b.

15 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application seeking to convert the existing office buildings into residential units.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included a Mill, 2no. Warehouses, Depot, Tank., 2no. Electricity Substations and Car Parking, with potential onsite sources of contamination identified as Made Ground and Alluvium/Peat Geology. Off site PCLUs include 6no. Warehouses (adjacent NE, adjacent N, 20m E, 20m E, 40m W & 45m E), Timber Yard (20m E), Works (20m E), Asbestos Works/Works (20m E), Highbridge Industrial Estate (20m E), Osborne Wharf (25m E)2no. Tanks (35m E & 50m W), 3no. Engineering Works/Works (50m E, 50m E & 50m E), Enamel Works (50m E), Printing Works/Works (50m E) and an Electricity Substation (50m W).

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 10 below.

Table 10: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**Yes**	**Low to Moderate**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
Groundwater	Percolation/Leaching	Adverse groundwater quality	**Yes**	**Low to Moderate**
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	**Yes**	**Low to Moderate**
Ecology	Ingestion/Absorption	Adverse health Injury/Death	**No**	**Very Low**
Property	Physical Contact/Absorption	Damage to building and services	**Yes**	**Low to Moderate**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	**No**	**Very Low**

16 RECOMMENDATIONS

16.1 Intrusive Site Investigation

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.

16.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client’s Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of ‘contamination’ and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

16.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

- Provision of appropriate Personal Protective Equipment (PPE);
- Availability of site welfare;
- Good personal hygiene, washing and changing procedures;
- Daily safety briefings.

16.4 Services

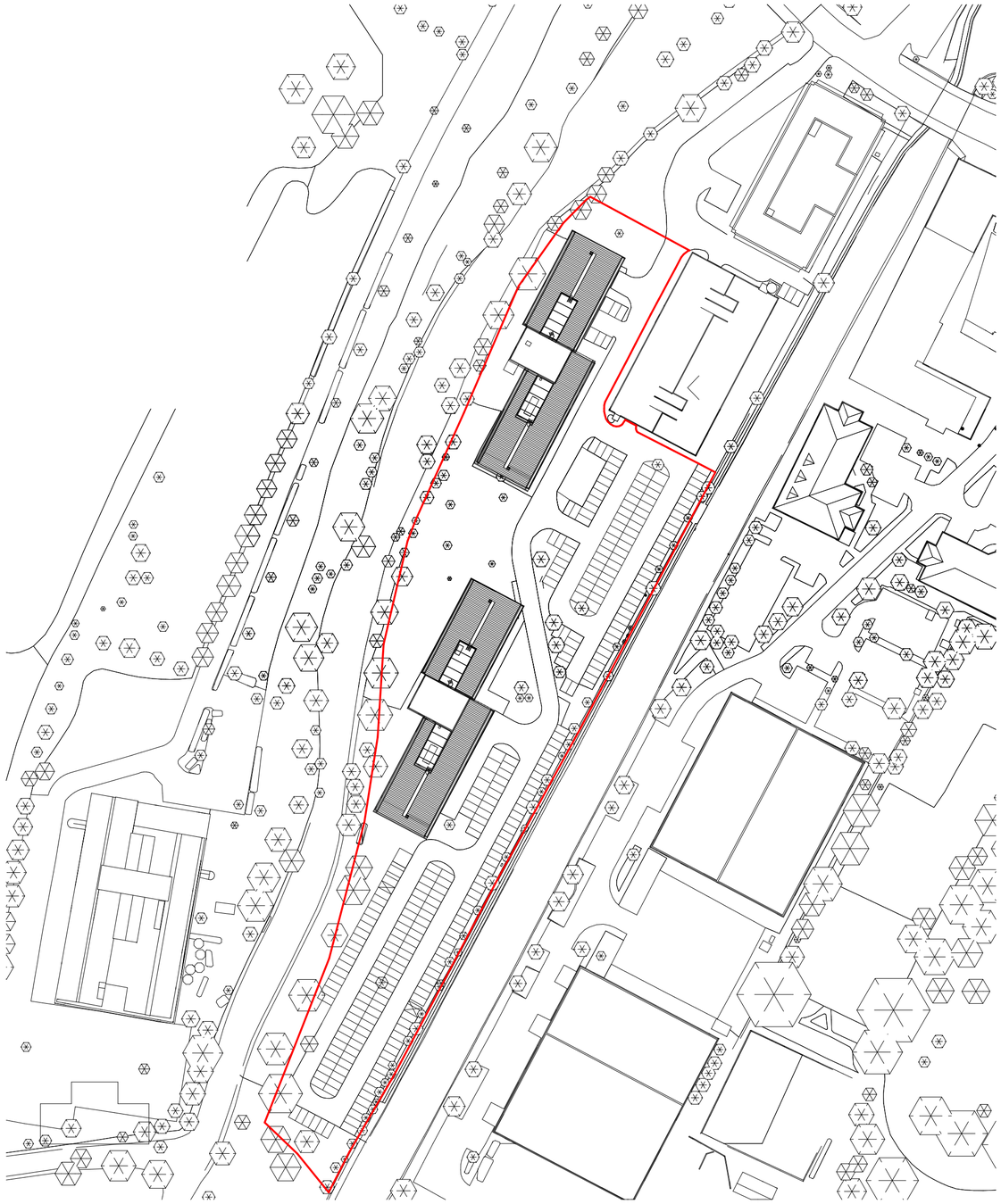
The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites'*, issued in January 2011 by the UK Water Industry Research.

17 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

18 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS



Existing Site Location Plan

Scale 1:1250@A2

N

0 22.5 45 67.5 90 112.5m

Revision: Date: Drawn: Check:

Key:

Ownership Boundary Line

PLEASE NOTE: All drawing information is indicative and subject to further design development & detail design. Position and extent of all utilities (overground & underground), easements, topographical features & trees to be confirmed and subject to further surveys. Exact site boundary position TBC through land registry plan and further on site investigations. Layout design is drawn for feasibility & discussion purposes only and has been based on PDF survey information that is subject to a full measured building survey.

Project: Riverview & Waterside House, Uxbridge

rg+p prj. reference: 103-268

Status: Feasibility

Client: Highgrass Ltd

Package: / Existing

Sheet Title: Site Location Plan

Scale: 1:1250@A2

Date: 15.05.2025

Drawn by: EAB Checked by: JW1

Drawing reference: 103-268_(SK)001

Revision:

DRAFT

London | Birmingham | Leicester
0203 327 0381 | 0121 309 0071 | 0116 204 5800
rg-p.co.uk · design@rg-p.co.uk

Notes:
All designs should be constructed in strict accordance with building regulations.
In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m.

19 APPENDIX 2 – HISTORICAL MAPS

Groundsure INSIGHTS

Site Details:

Client Ref:
Report Ref:
Grid Ref:

Map Name:

Map date:

Scale:

Printed at:

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Production date:

Map legend available at:
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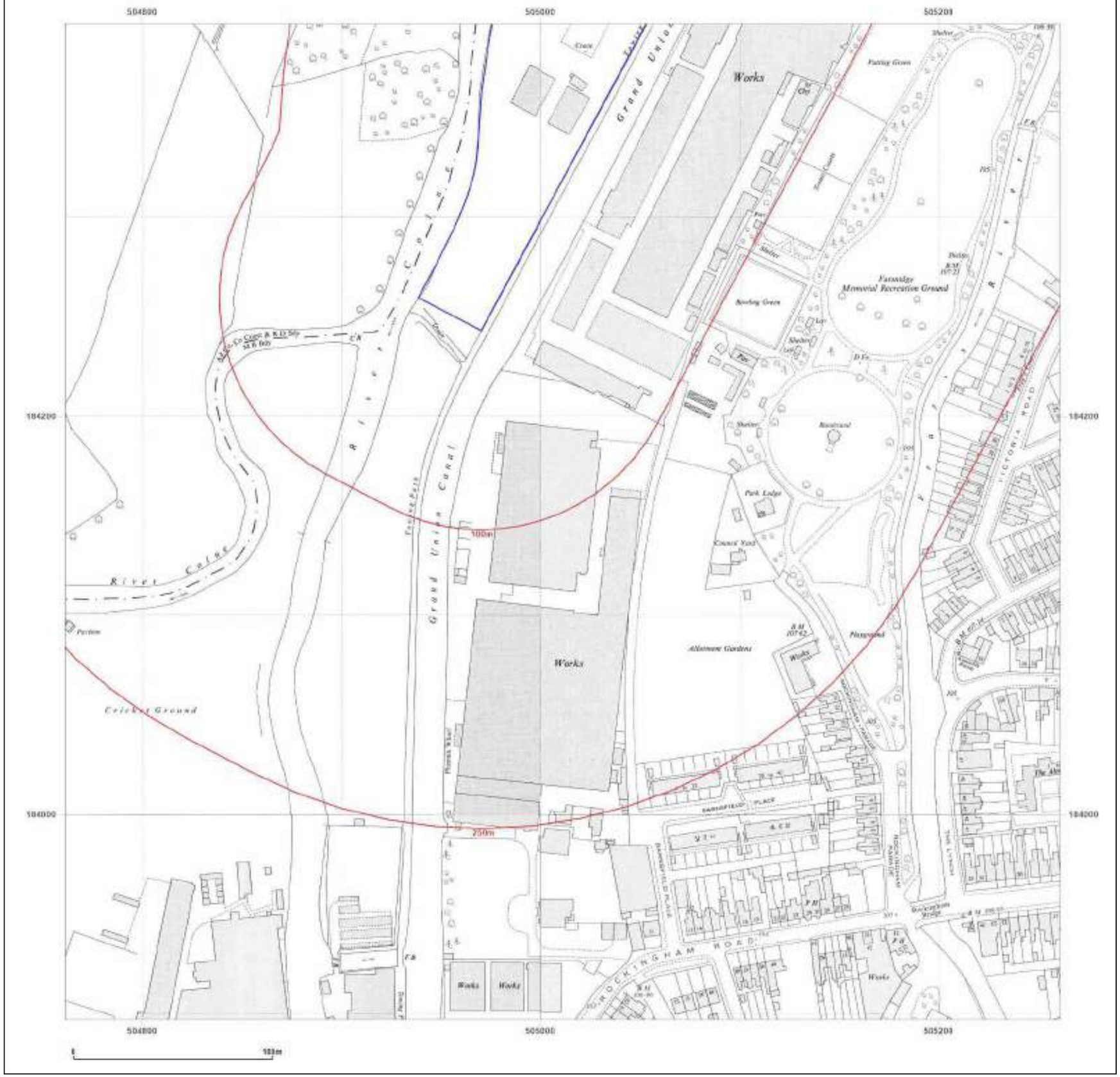

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_1
Grid Ref: 505011, 184147

Map Name: National Grid

Map date: **1962-1963**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1962 Revised 1962 Edition N/A Copyright 1963 Levelled 1957		Surveyed 1962 Revised 1962 Edition N/A Copyright 1962 Levelled 1957
Surveyed 1962 Revised 1962 Edition N/A Copyright 1963 Levelled 1957		Surveyed 1962 Revised 1962 Edition N/A Copyright 1963 Levelled 1957

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Production date: 19 May 2025

Map legend available at:
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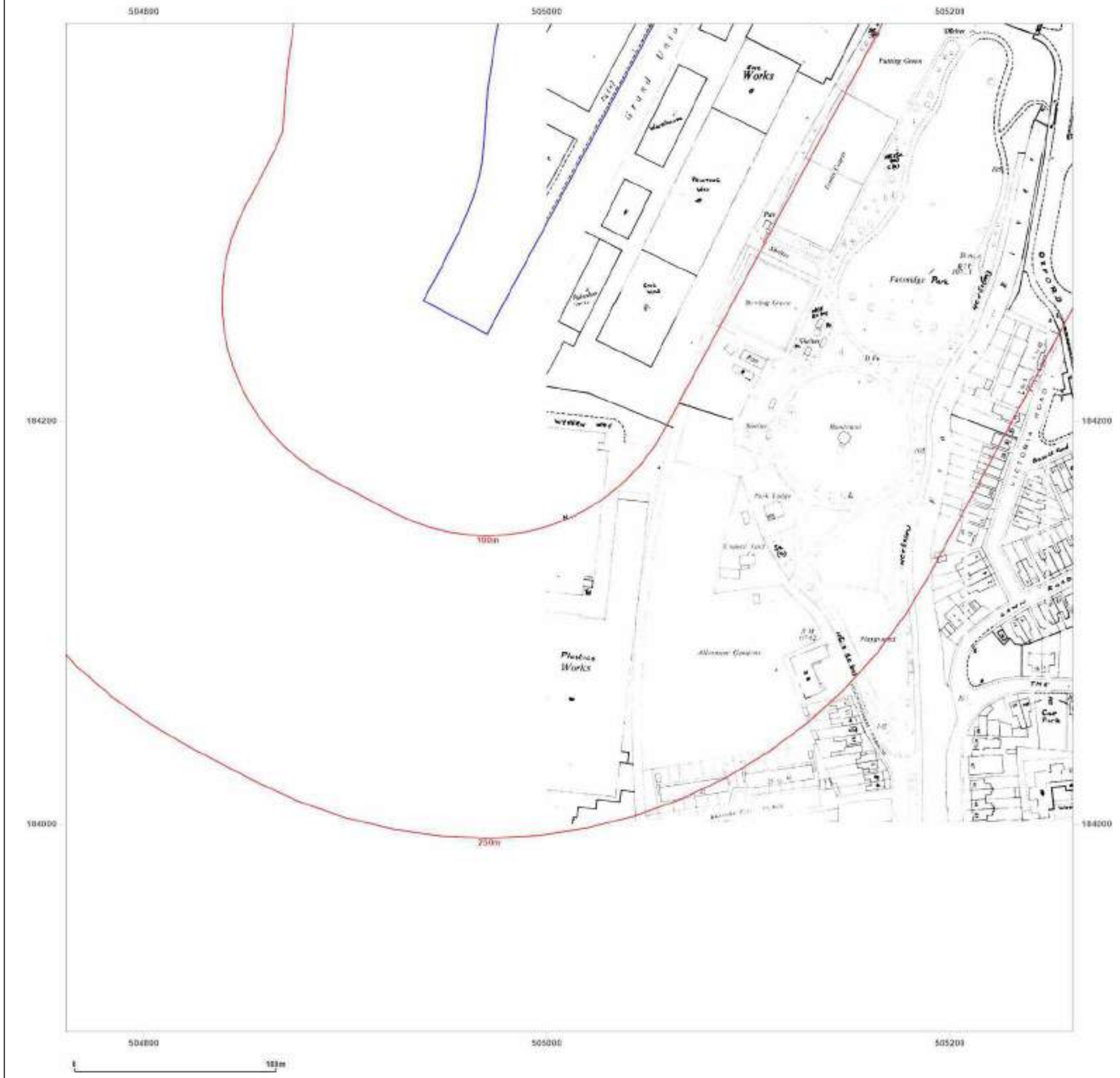

Groundsure
INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW
HOUSE, UXBRIDGE

Client Ref:	PH1-2025-000060
Report Ref:	GS-WDF-8BE-7UJ-HUS_1250_1_1
Grid Ref:	505011, 184147

Map Name:	National Grid
Map date:	**1973**
Scale:	1:1,250
Printed at:	1:2,000

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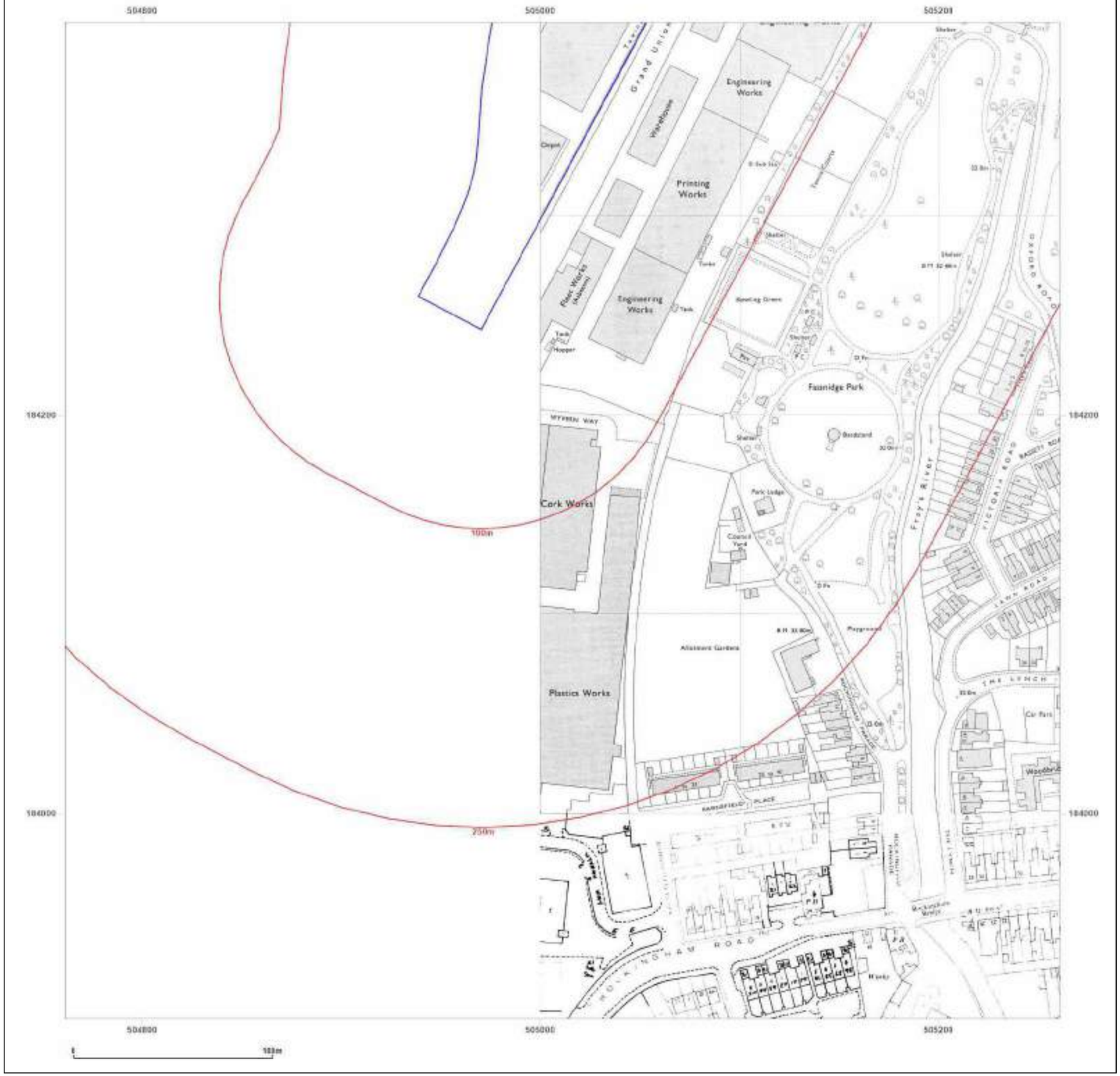

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_1
Grid Ref: 505011, 184147

Map Name: National Grid
Map date: **1975**
Scale: 1:1,250
Printed at: 1:2,000

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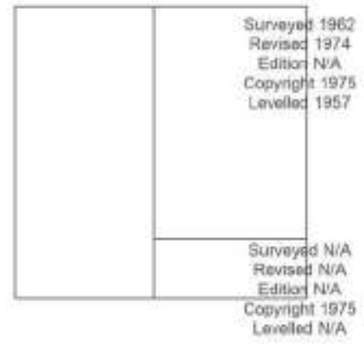

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Production date: 19 May 2025

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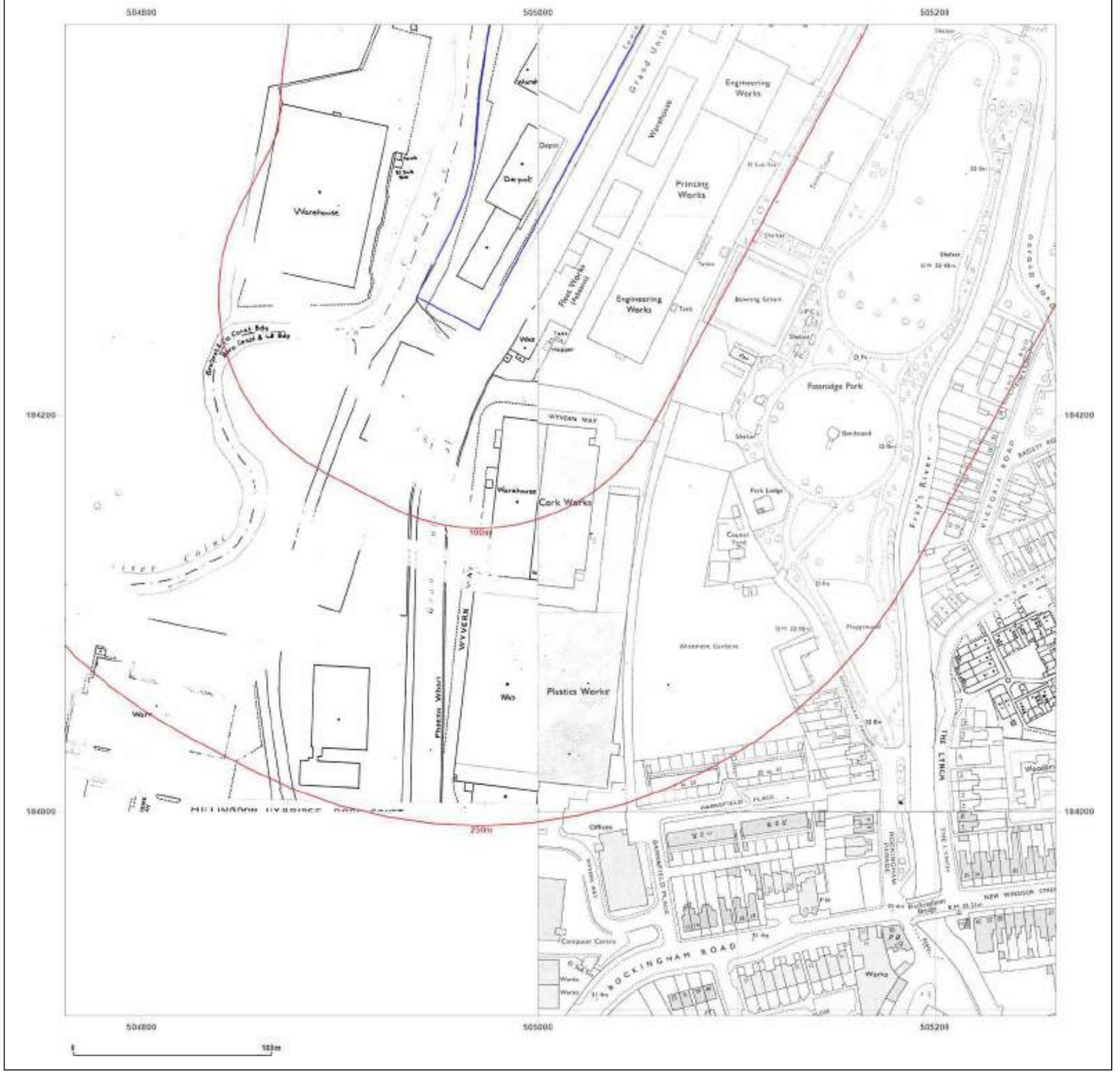

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_1
Grid Ref: 505011, 184147

Map Name: National Grid
Map date: **1976-1981**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1981 Levelled 1957	Surveyed 1980 Revised 1980 Edition N/A Copyright 1980 Levelled N/A
	Surveyed 1962 Revised 1975 Edition N/A Copyright 1978 Levelled 1957

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Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_1
Grid Ref: 505011, 184147

Map Name: National Grid
Map date: **1980-1984**
Scale: 1:1,250
Printed at: 1:2,000

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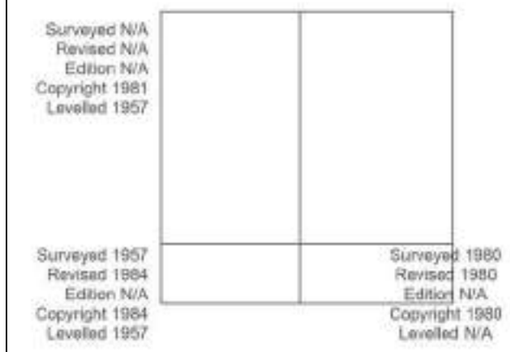

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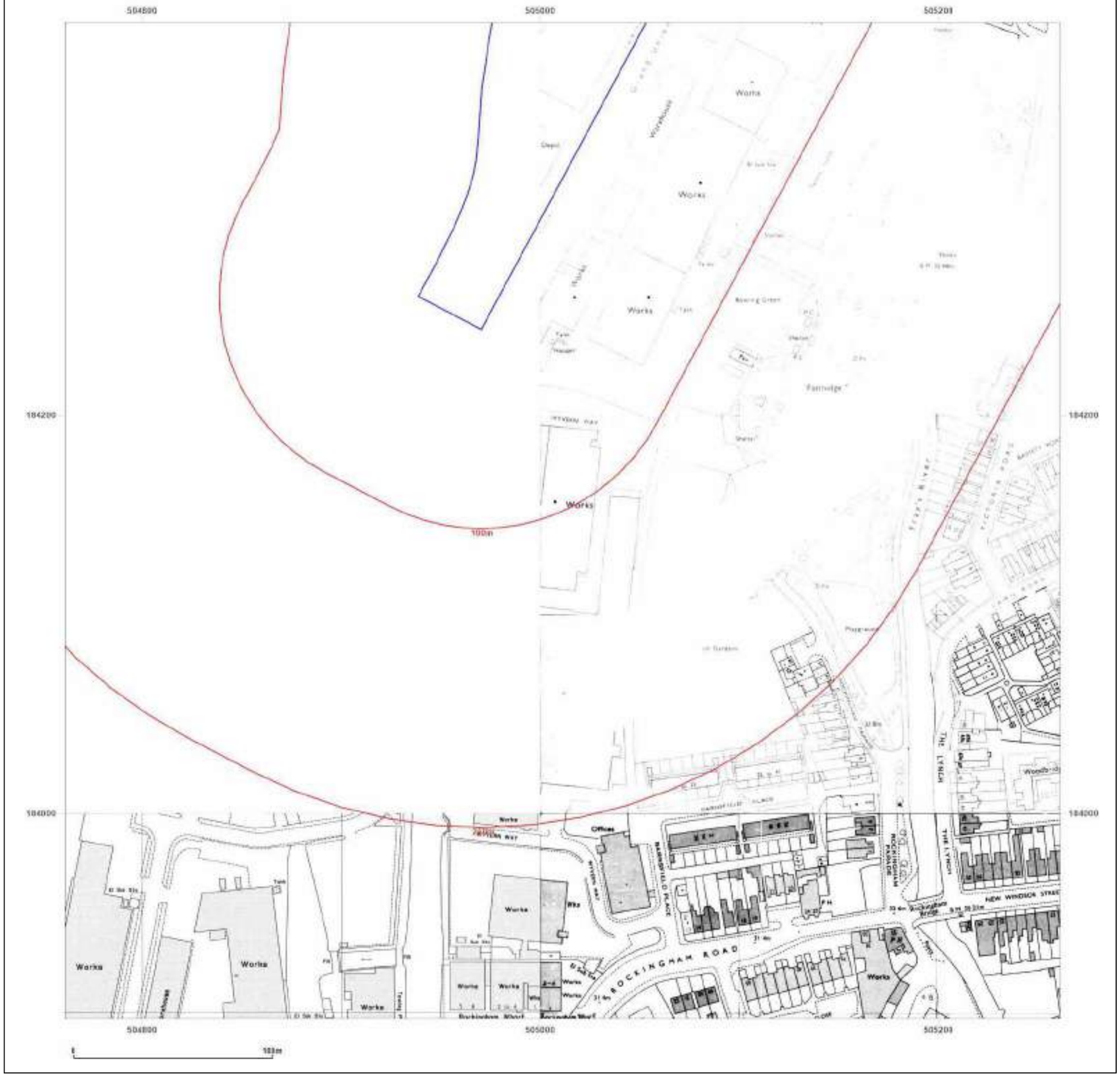

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_1
Grid Ref: 505011, 184147

Map Name: National Grid
Map date: **1986-1990**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1988
Levelled 1957

Surveyed 1962
Revised 1984
Edition N/A
Copyright 1986
Levelled 1957

Surveyed 1957
Revised 1990
Edition N/A
Copyright 1990
Levelled 1957

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Site Details:

WATERSIDE & RIVERVIEW
HOUSE, UXBRIDGE

Client Ref:	PH1-2025-000060
Report Ref:	GS-WDF-8BE-7UJ-HUS_1250_1_1
Grid Ref:	505011, 184147

Map Name:	National Grid
Map date:	**1988-1992**
Scale:	1:1,250
Printed at:	1:2,000

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

Surveyed 1957
Revised 1988
Edition N/A
Copyright 1988
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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Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_1
Grid Ref: 505011, 184147

Map Name: National Grid
Map date: **1992-1995**
Scale: 1:1,250
Printed at: 1:2,000

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

Surveyed 1995
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

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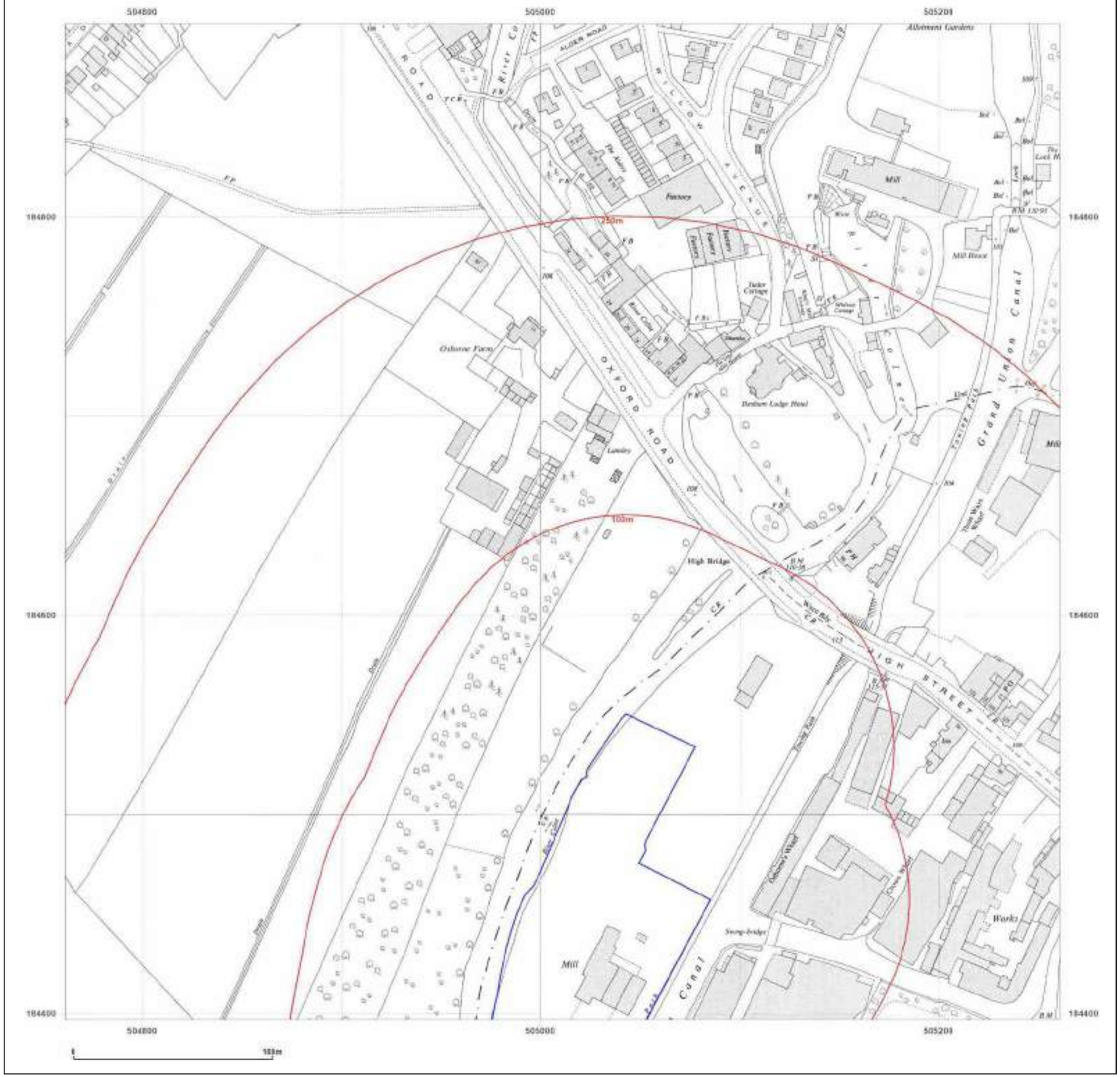

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_2
Grid Ref: 505011, 184647

Map Name: National Grid
Map date: **1962-1963**
Scale: 1:1,250
Printed at: 1:2,000

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Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_2
Grid Ref: 505011, 184647

Map Name: National Grid

Map date: **1974-1975**

Scale: 1:1,250

Printed at: 1:2,000

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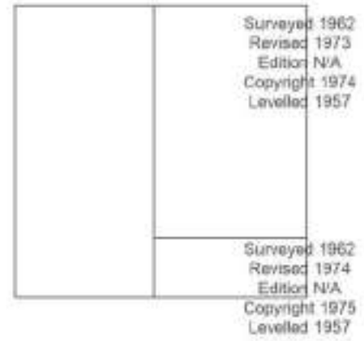

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Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_2
Grid Ref: 505011, 184647

Map Name: National Grid

Map date: **1975-1980**

Scale: 1:1,250

Printed at: 1:2,000

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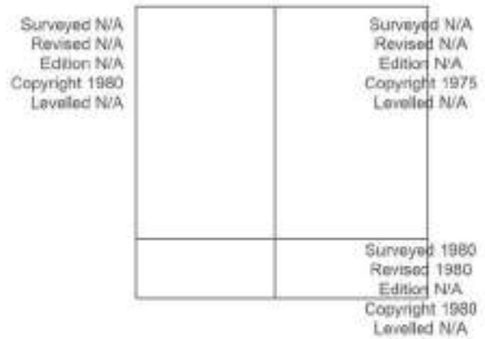

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Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_2
Grid Ref: 505011, 184647

Map Name: National Grid
Map date: **1973-1981**
Scale: 1:1,250
Printed at: 1:2,000

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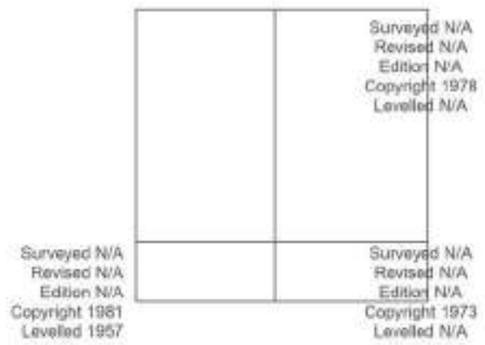

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Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_2
Grid Ref: 505011, 184647

Map Name: National Grid
Map date: **1988-1989**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1962
Revised 1988
Edition N/A
Copyright 1989
Levelled N/A

Surveyed 1957
Revised 1988
Edition N/A
Copyright 1988
Levelled 1957

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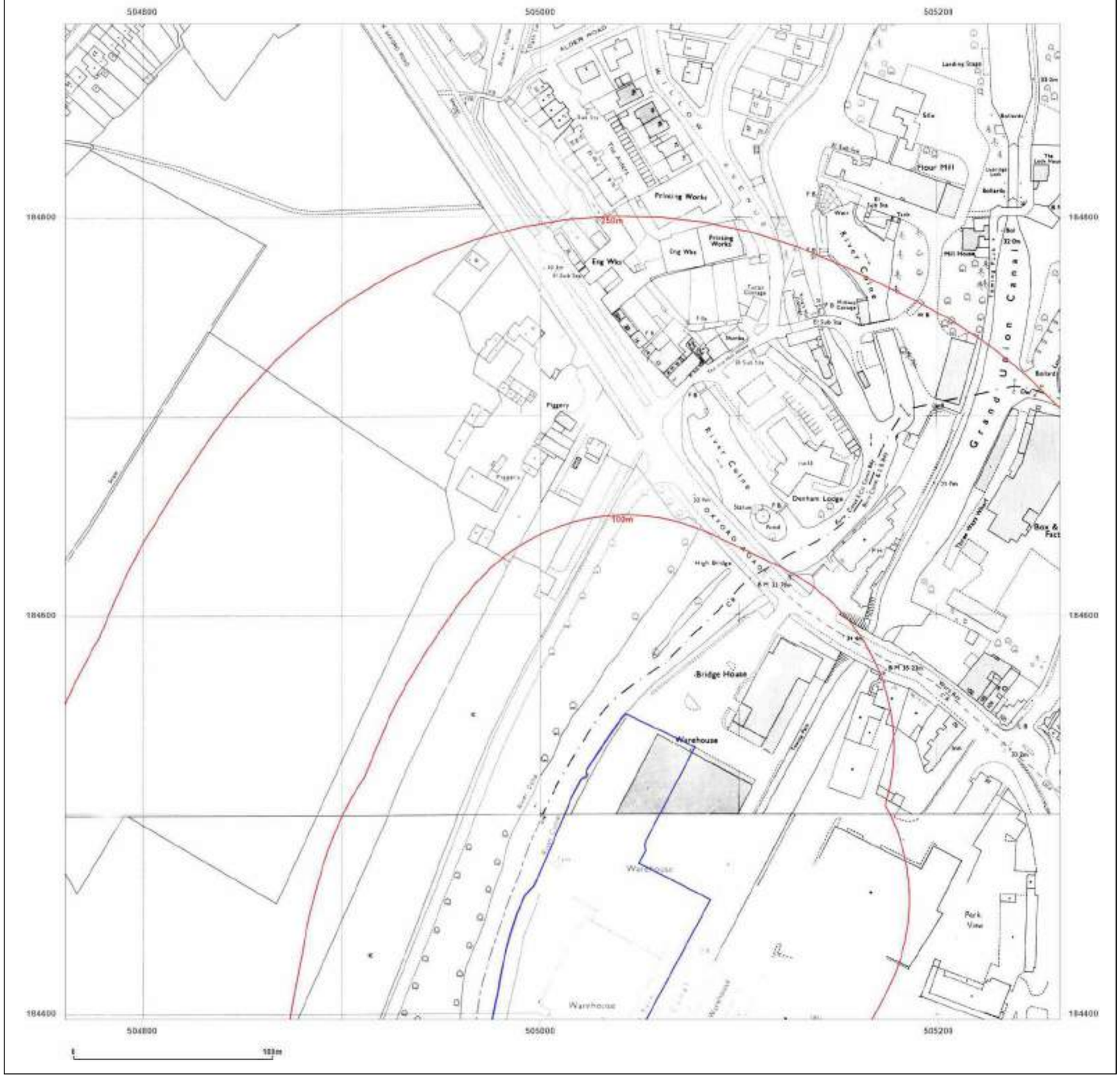

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WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_2
Grid Ref: 505011, 184647

Map Name: National Grid
Map date: **1987-1992**
Scale: 1:1,250
Printed at: 1:2,000

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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 1988 Levelled 1957

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Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_1250_1_2
Grid Ref: 505011, 184647

Map Name: National Grid
Map date: **1992**
Scale: 1:1,250
Printed at: 1:2,000

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

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

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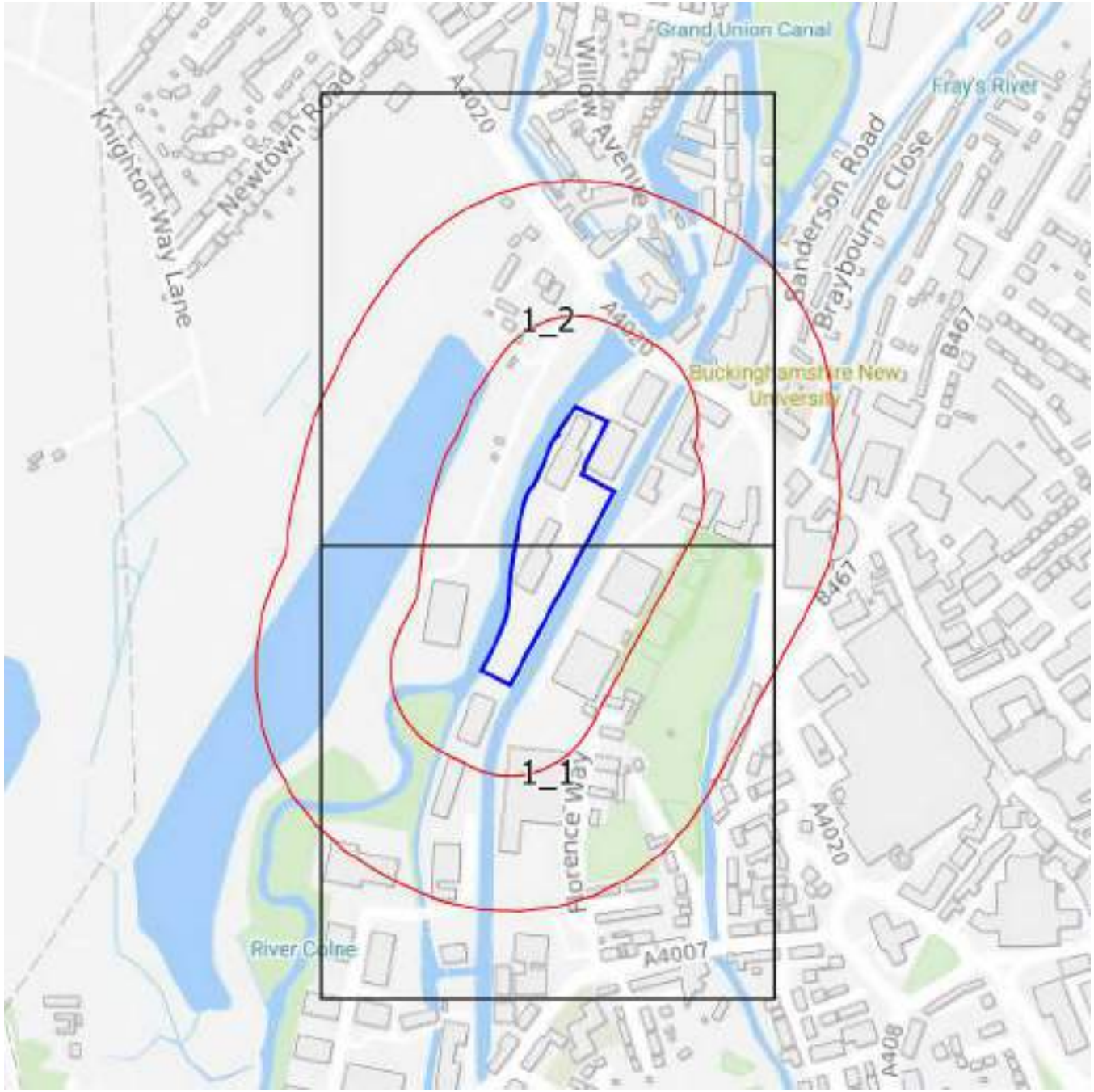

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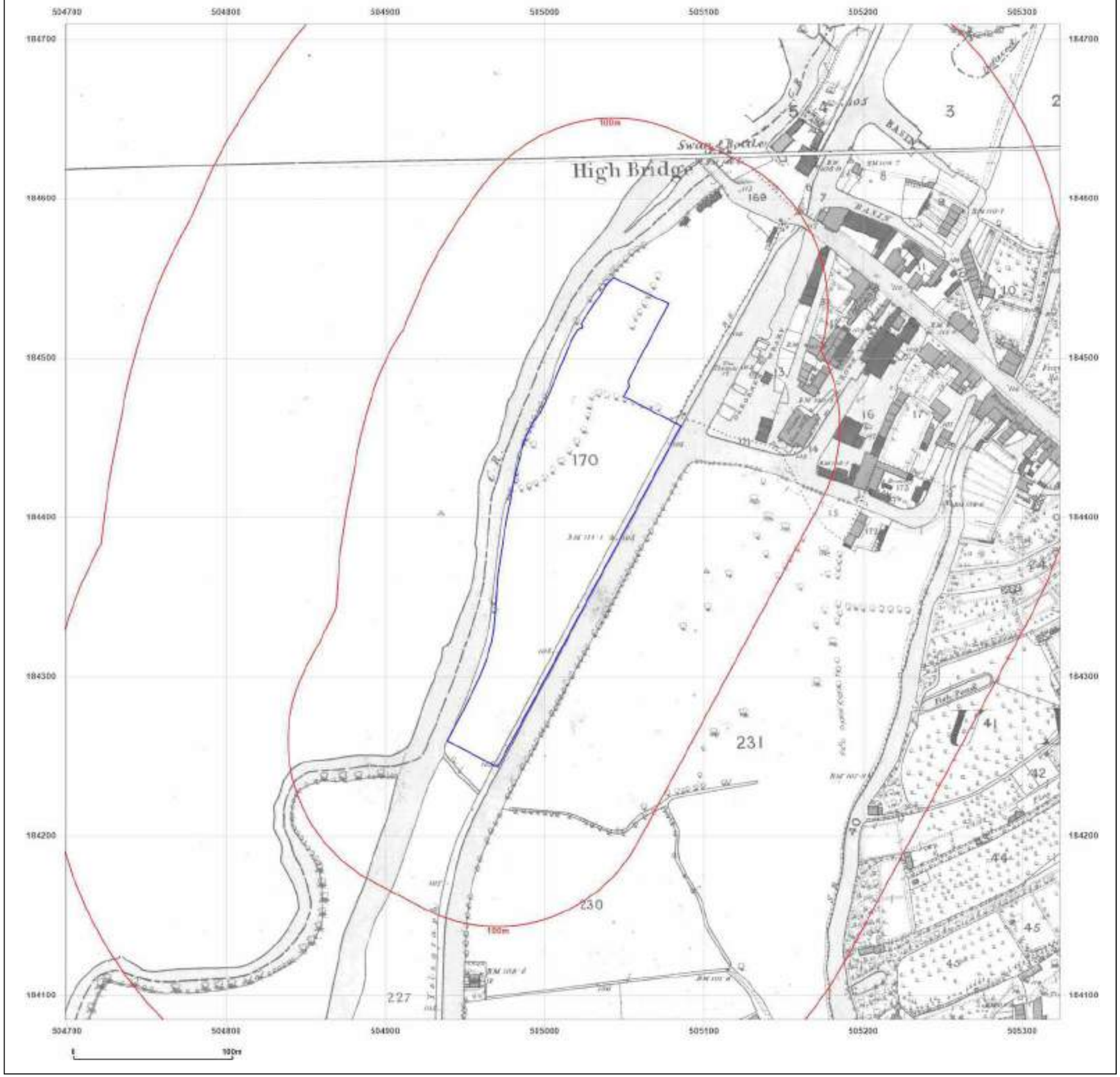

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_2500
Grid Ref: 505011, 184397

Map Name: County Series
Map date: **1866**
Scale: 1:2,500
Printed at: 1:2,500

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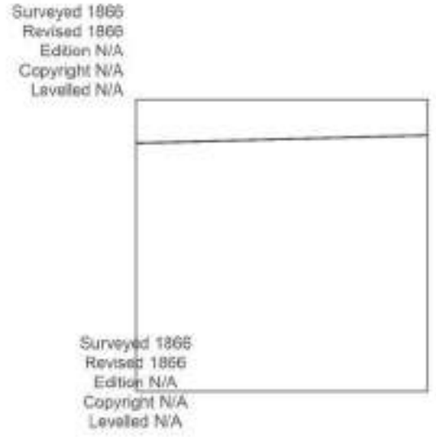

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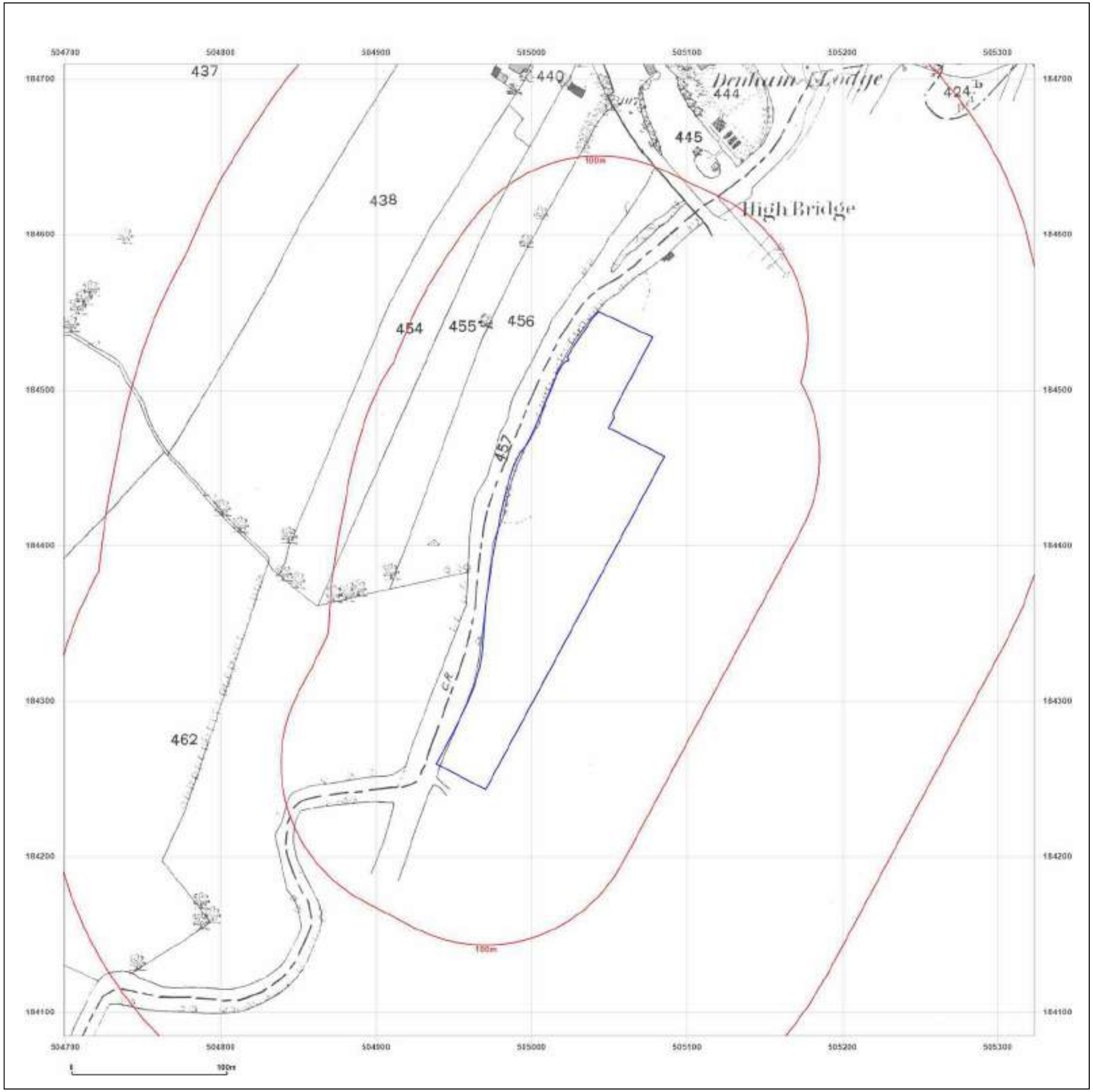

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_2500
Grid Ref: 505011, 184397

Map Name: County Series
Map date: **1877**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A

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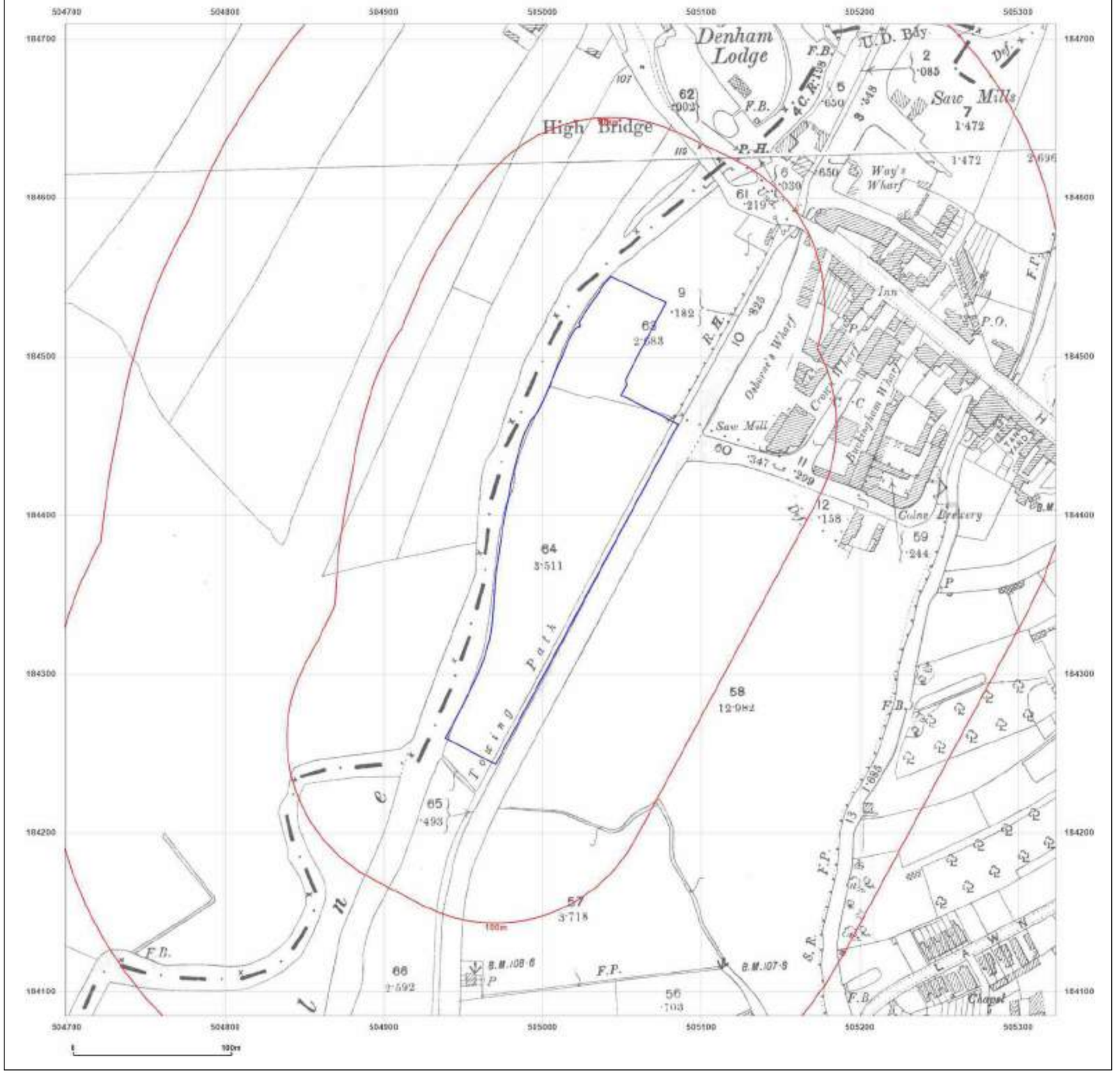

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_2500
Grid Ref: 505011, 184397

Map Name: County Series
Map date: **1896**
Scale: 1:2,500
Printed at: 1:2,500

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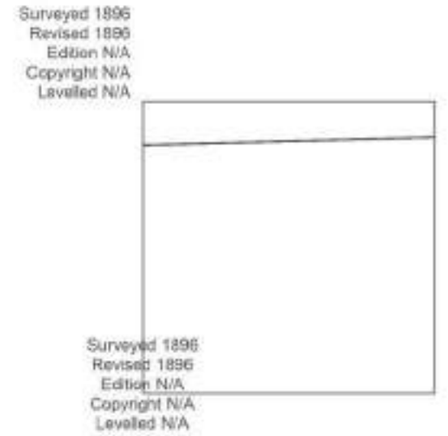

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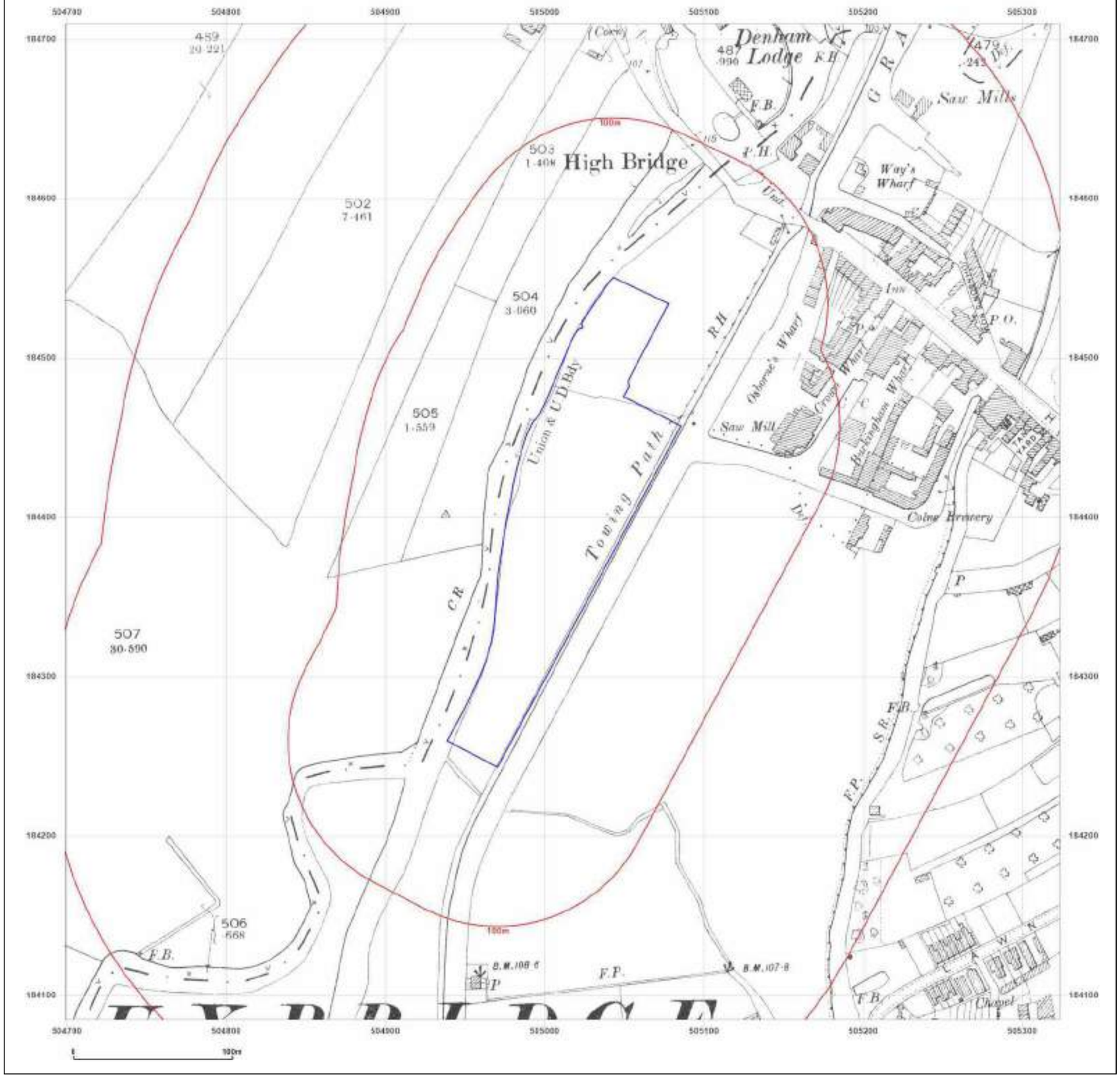

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_2500
Grid Ref: 505011, 184397

Map Name: County Series
Map date: **1899**
Scale: 1:2,500
Printed at: 1:2,500

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

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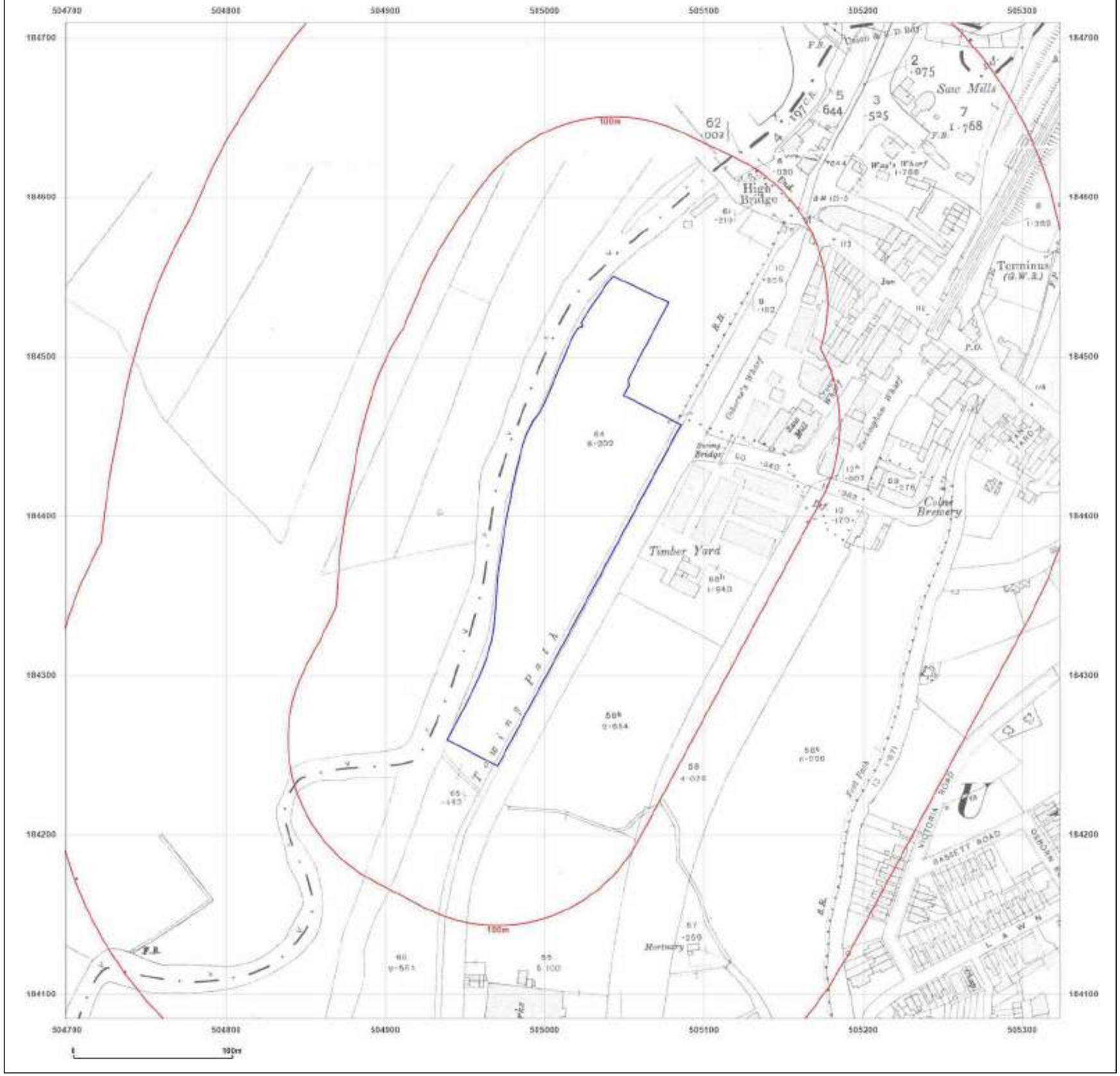

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_2500
Grid Ref: 505011, 184397

Map Name: County Series
Map date: **1914**
Scale: 1:2,500
Printed at: 1:2,500

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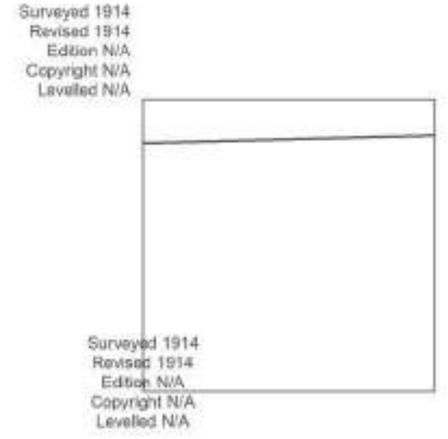

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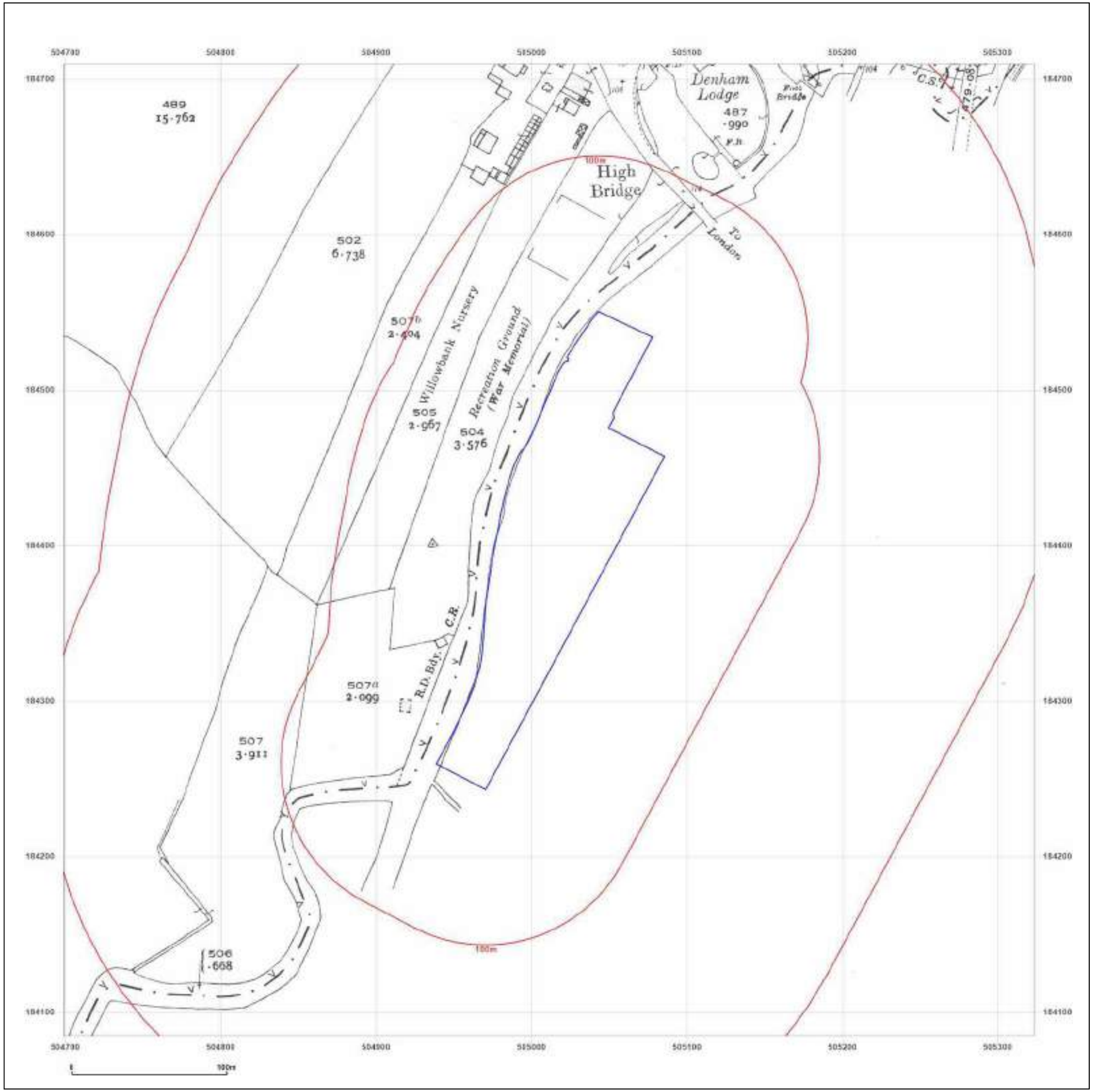

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_2500
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1932**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

Produced by
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Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_2500
Grid Ref: 505011, 184397

Map Name: County Series
Map date: **1934**
Scale: 1:2,500
Printed at: 1:2,500

N
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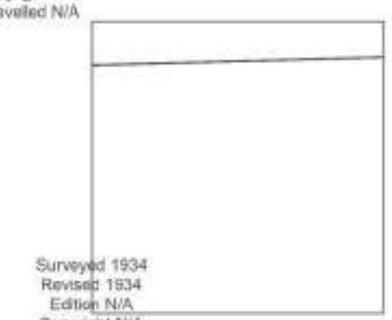
Surveyed 1934
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A



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Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_2500
Grid Ref: 505011, 184397

Map Name: National Grid

Map date: **1973**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1962
Revised 1971
Edition N/A
Copyright 1973
Levelled 1957

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Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_Landline_1_1
Grid Ref: 505011, 184247

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
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2003

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Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS_Landline_1_2
Grid Ref: 505011, 184547

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Production date: 19 May 2025

Map legend available at:
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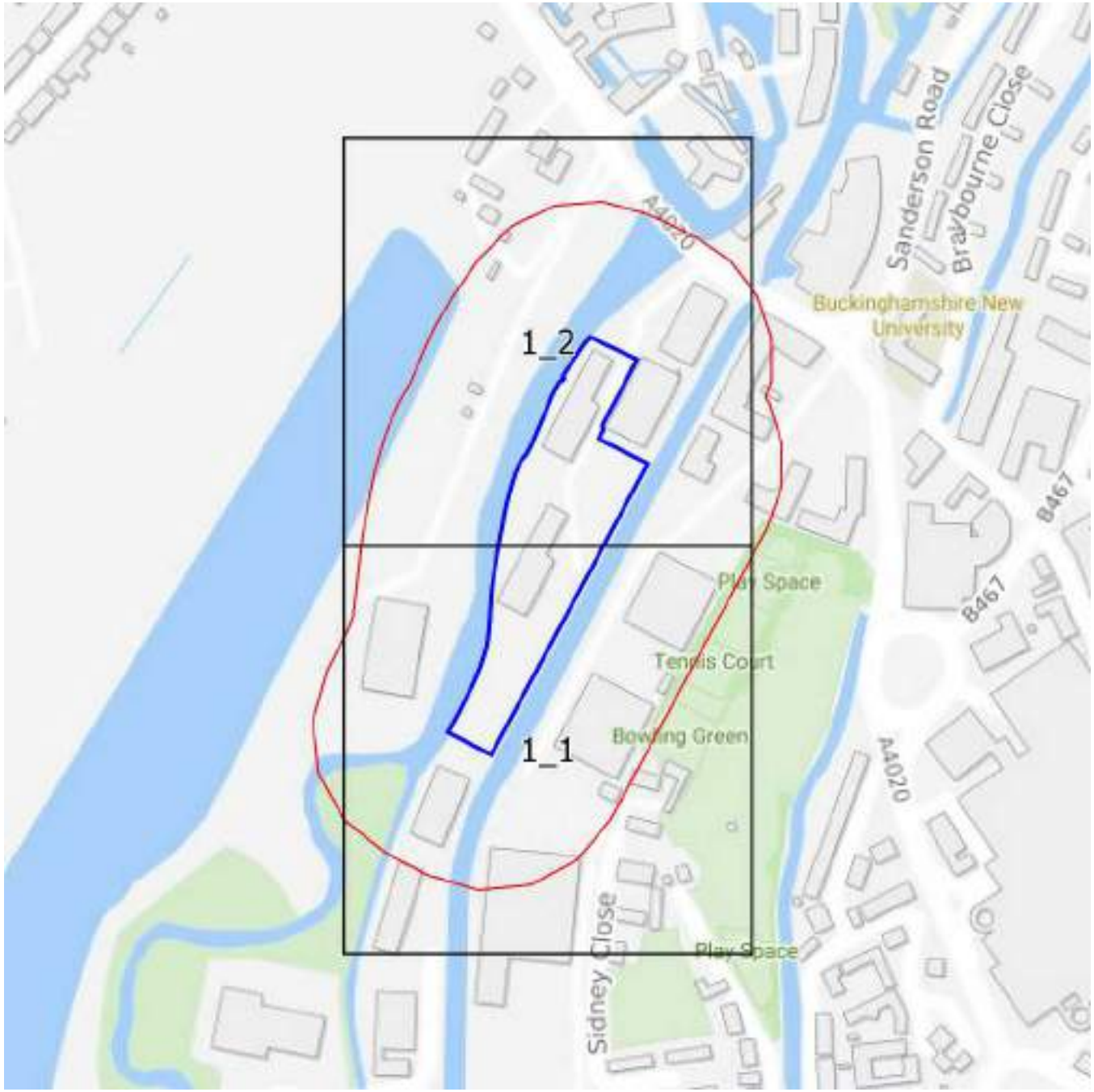
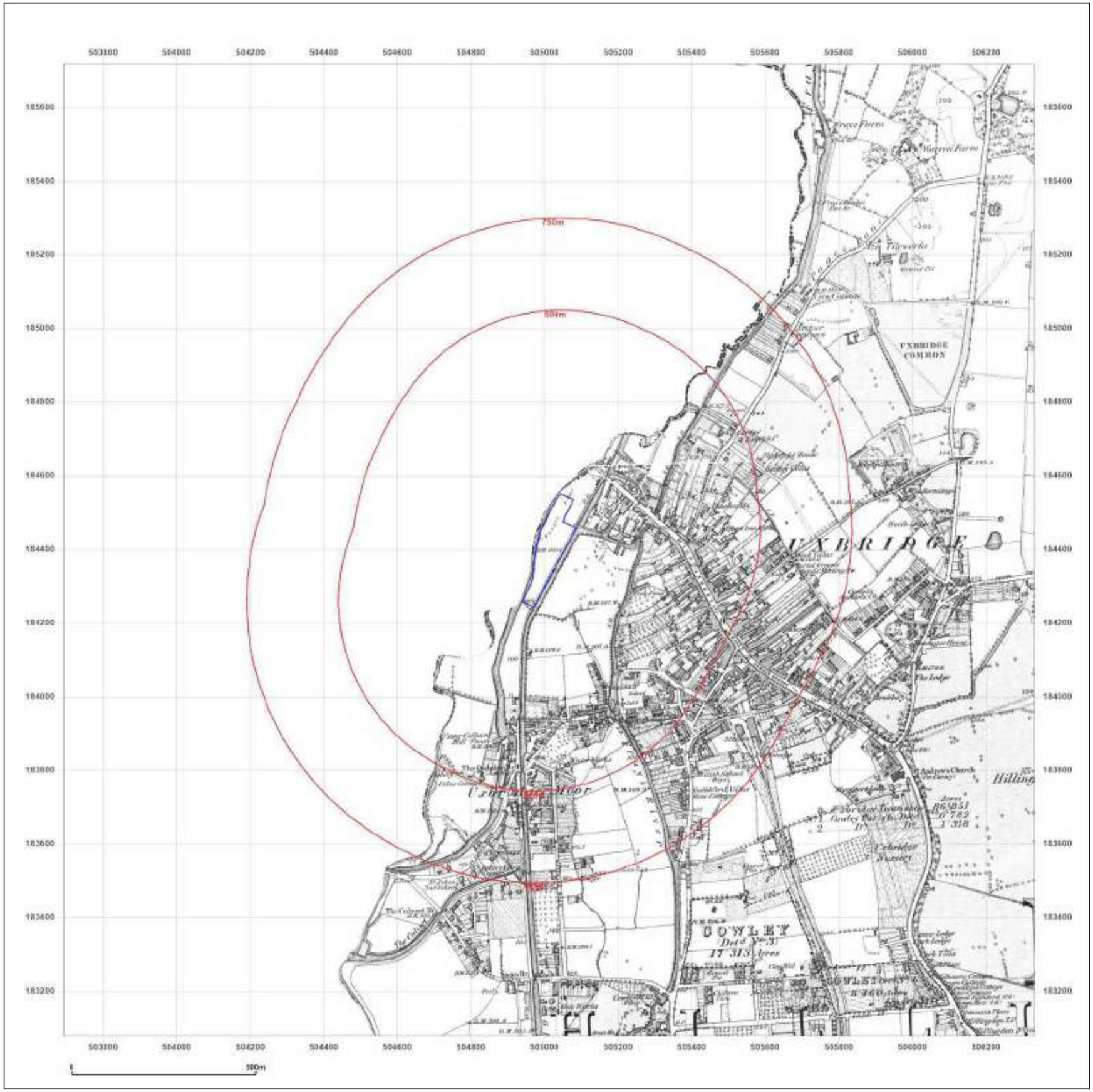


Landline Scale Grid Index



Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1865-1868**

Scale: 1:10,560

Printed at: 1:10,560

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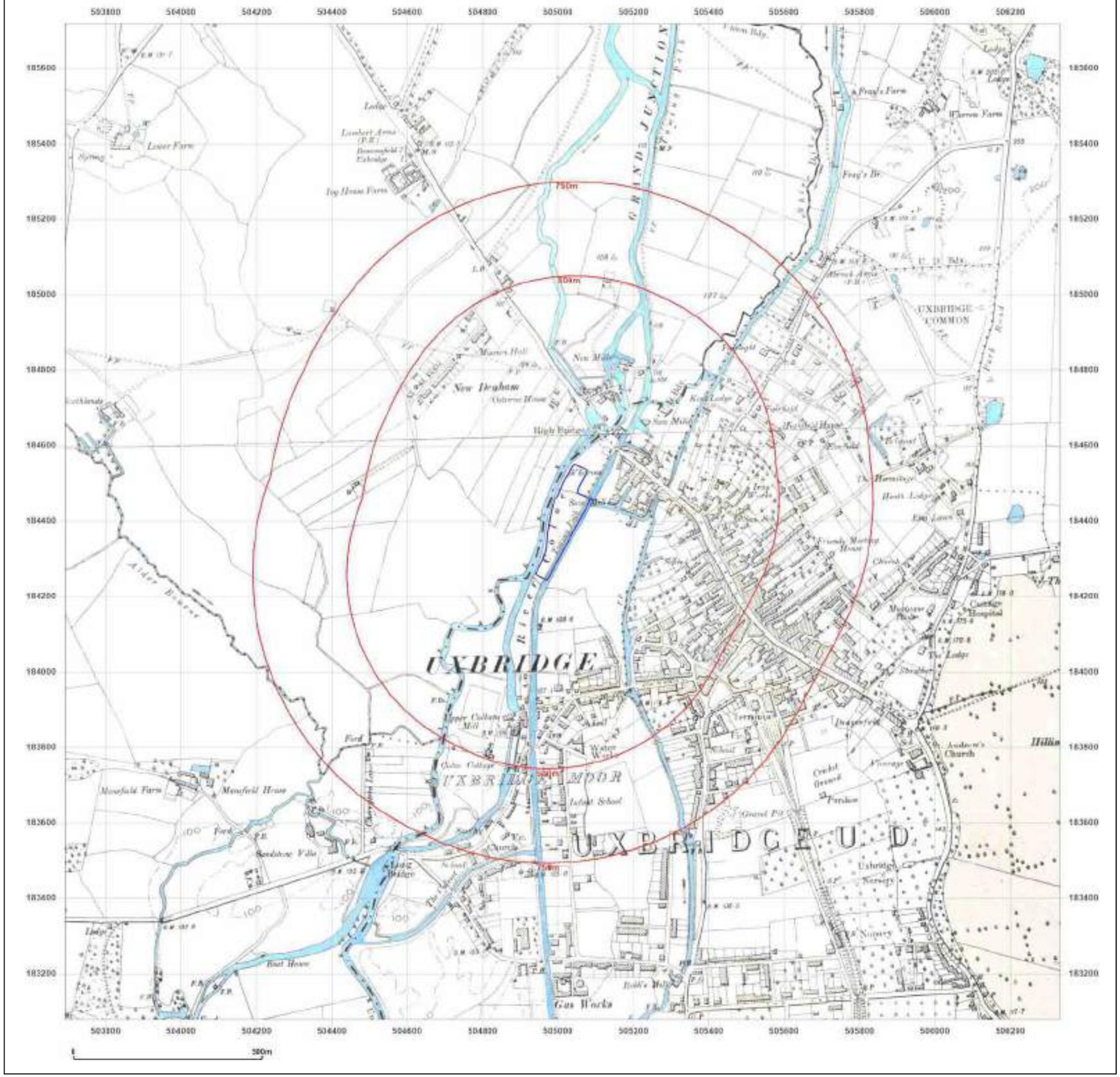
W: www.groundsure.com

Production date: 19 May 2025

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



Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1895**

Scale: 1:10,560

Printed at: 1:10,560

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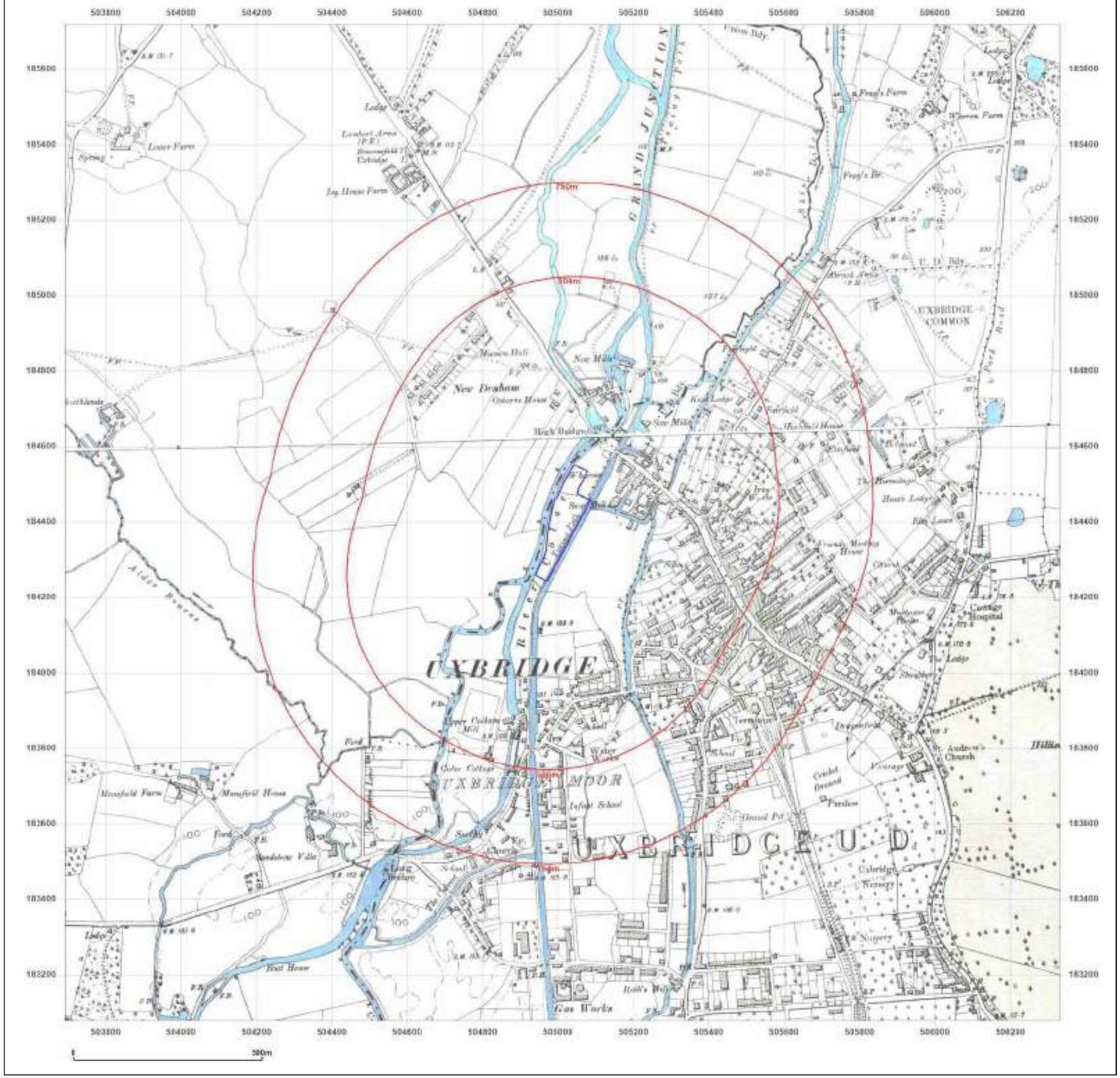
Production date: 19 May 2025

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



Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

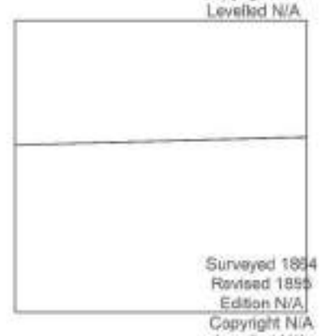
Map date: **1895**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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



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

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Production date: 19 May 2025

Map legend available at:
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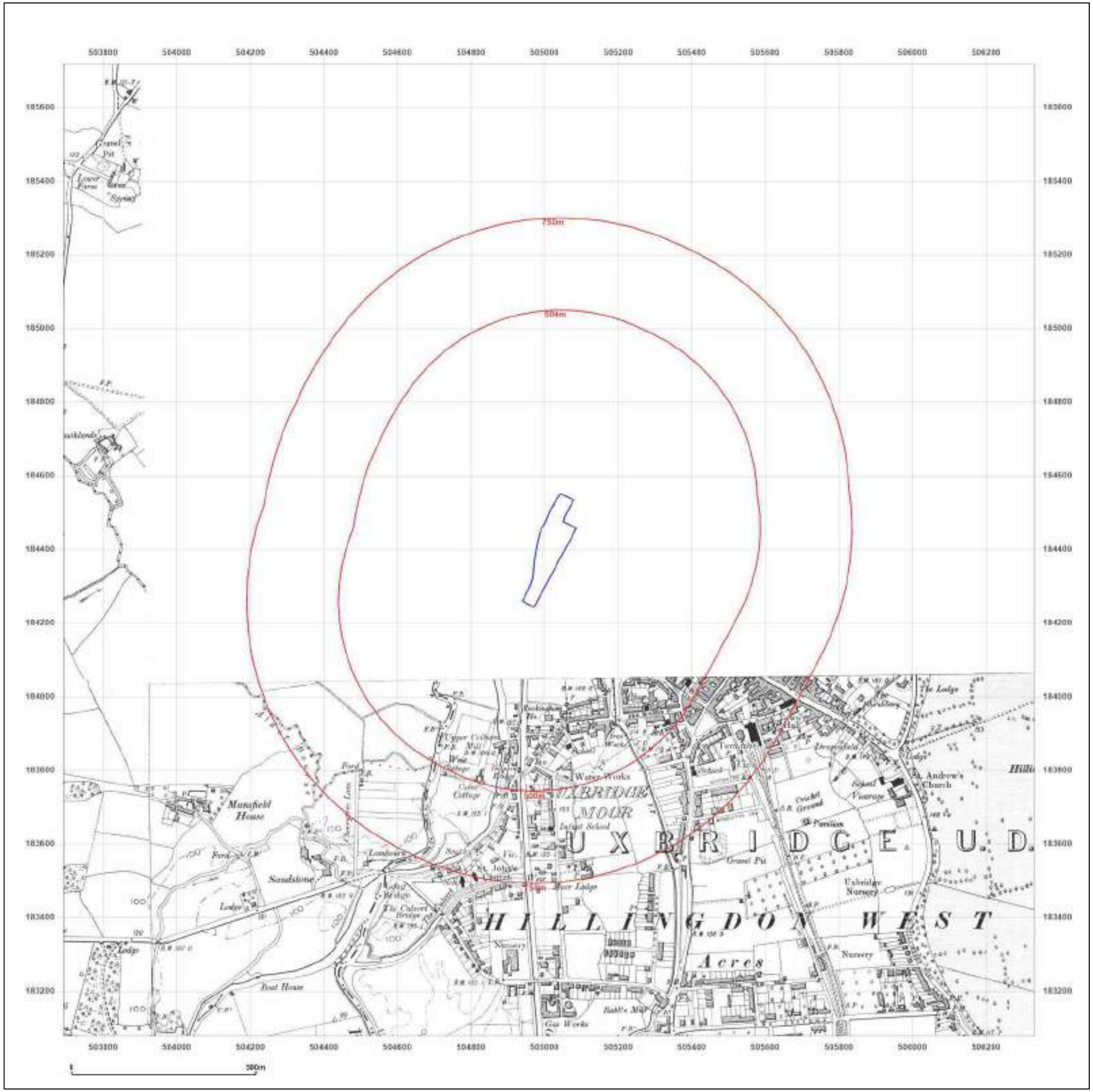

Site Details:

WATERSIDE & RIVERVIEW
HOUSE, UXBRIDGE

Client Ref:	PH1-2025-000060
Report Ref:	GS-WDF-8BE-7UJ-HUS
Grid Ref:	505011, 184397

Map Name:	County Series
Map date:	**1897-1900**
Scale:	1:10,560
Printed at:	1:10,560

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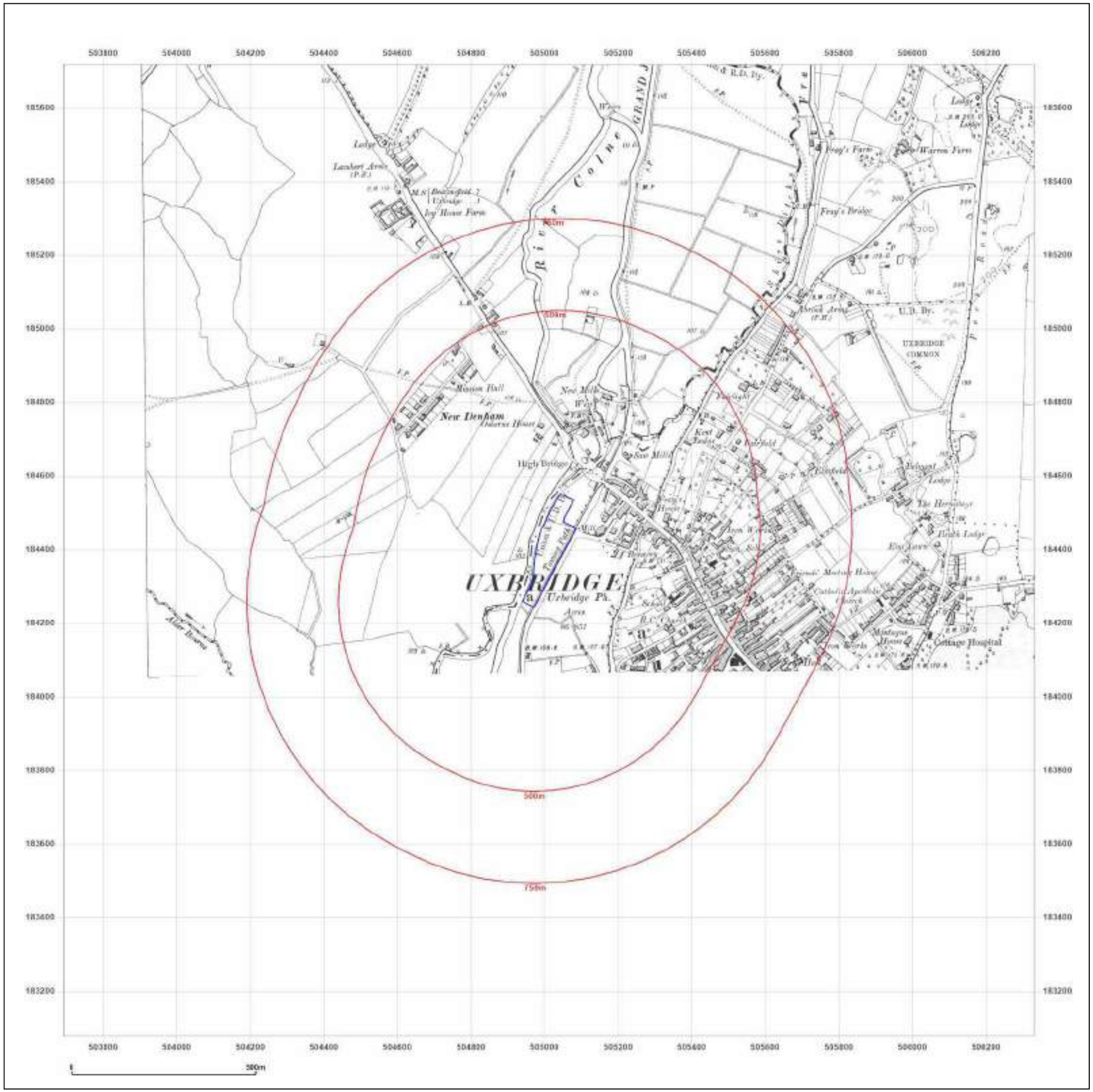

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1900**

Scale: 1:10,560

Printed at: 1:10,560

N
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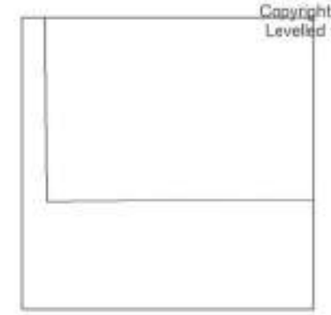

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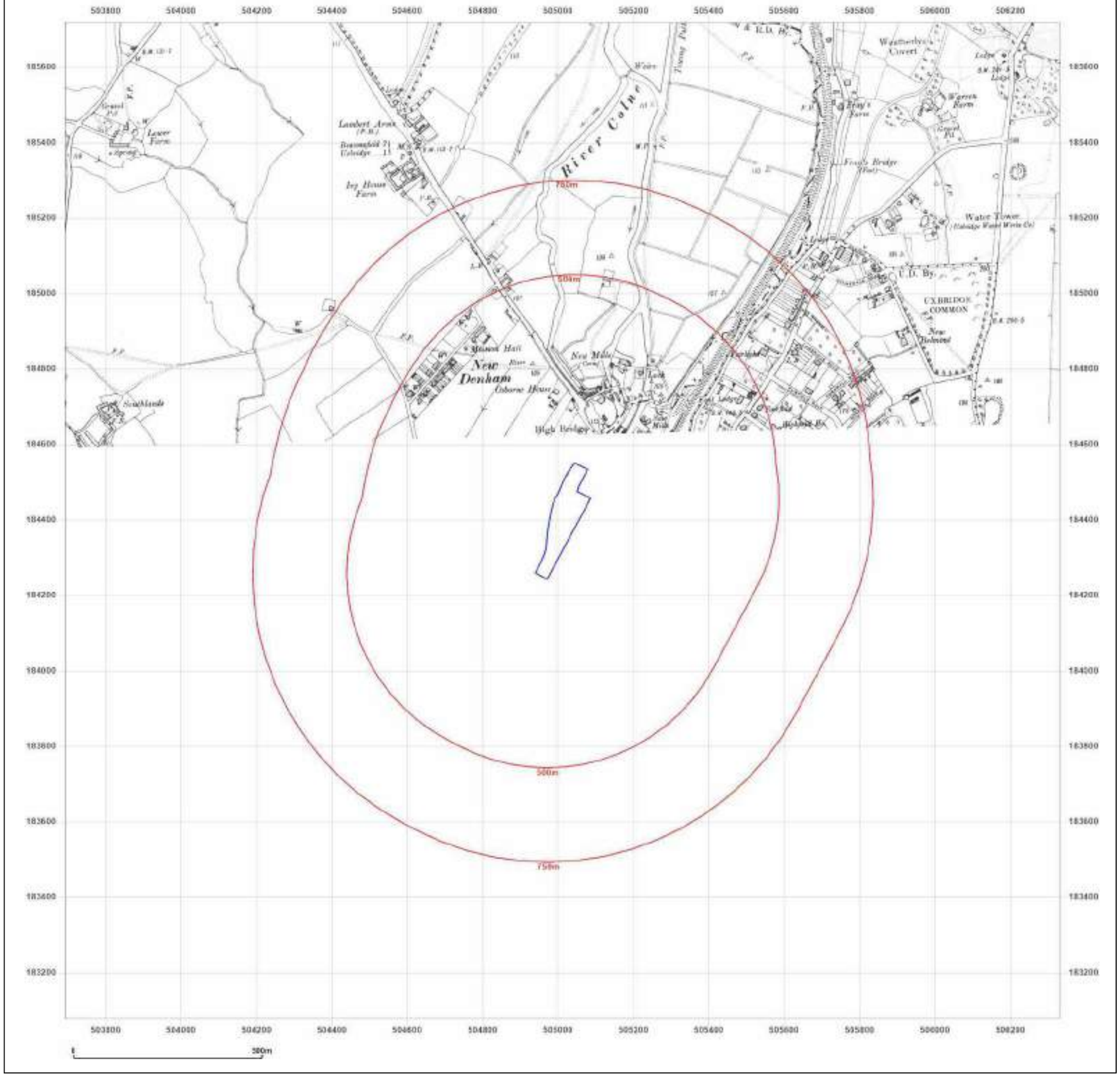

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1912**

Scale: 1:10,560

Printed at: 1:10,560

N
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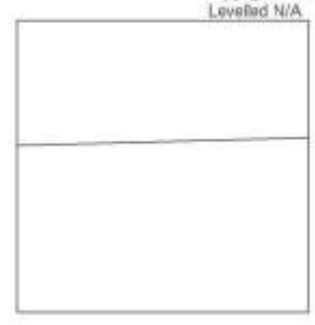
Surveyed 1864
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A



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Production date: 19 May 2025

Map legend available at:
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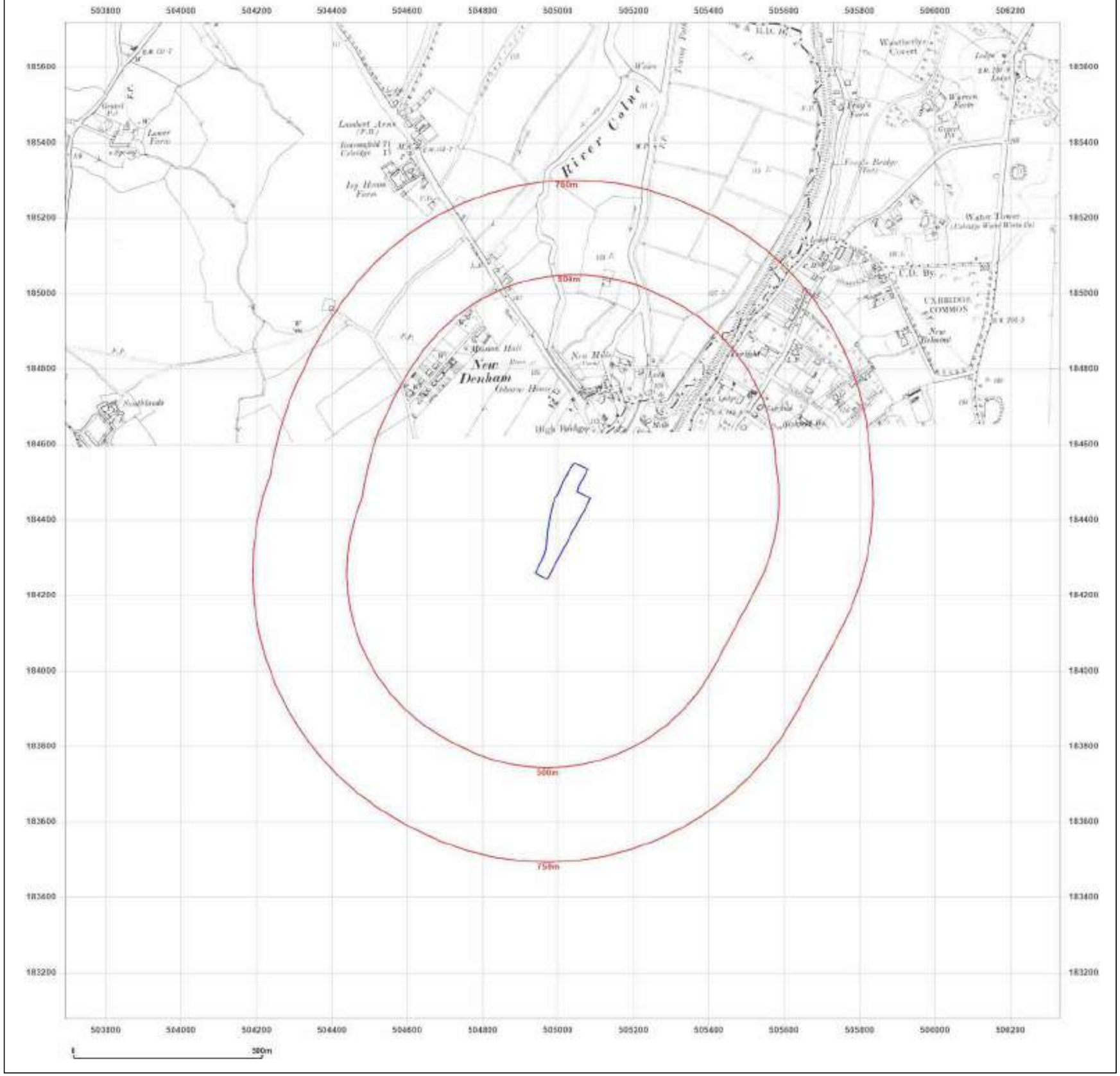

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1912**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1864
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

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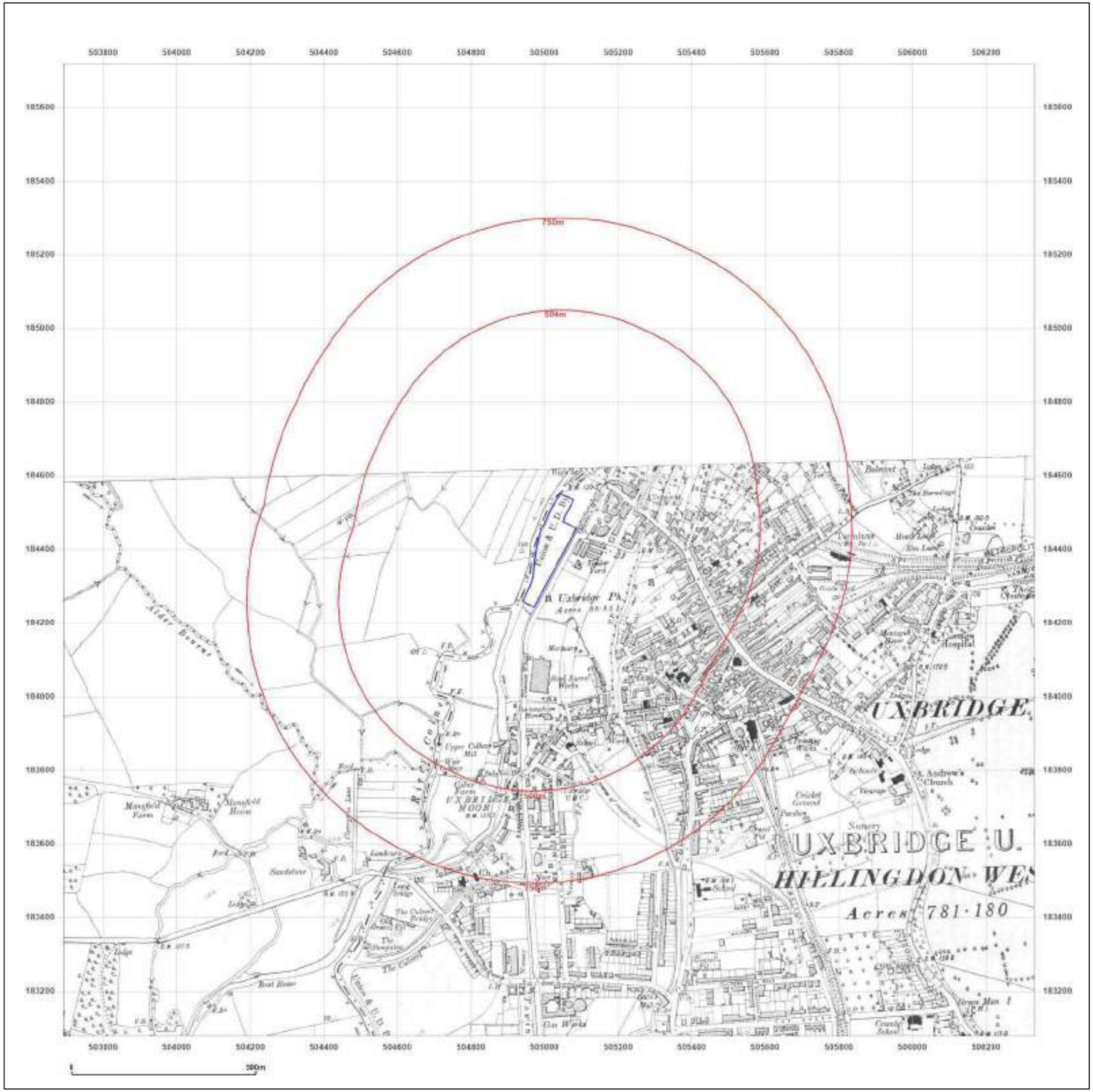

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series
Map date: **1920**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
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Production date: 19 May 2025

Map legend available at:
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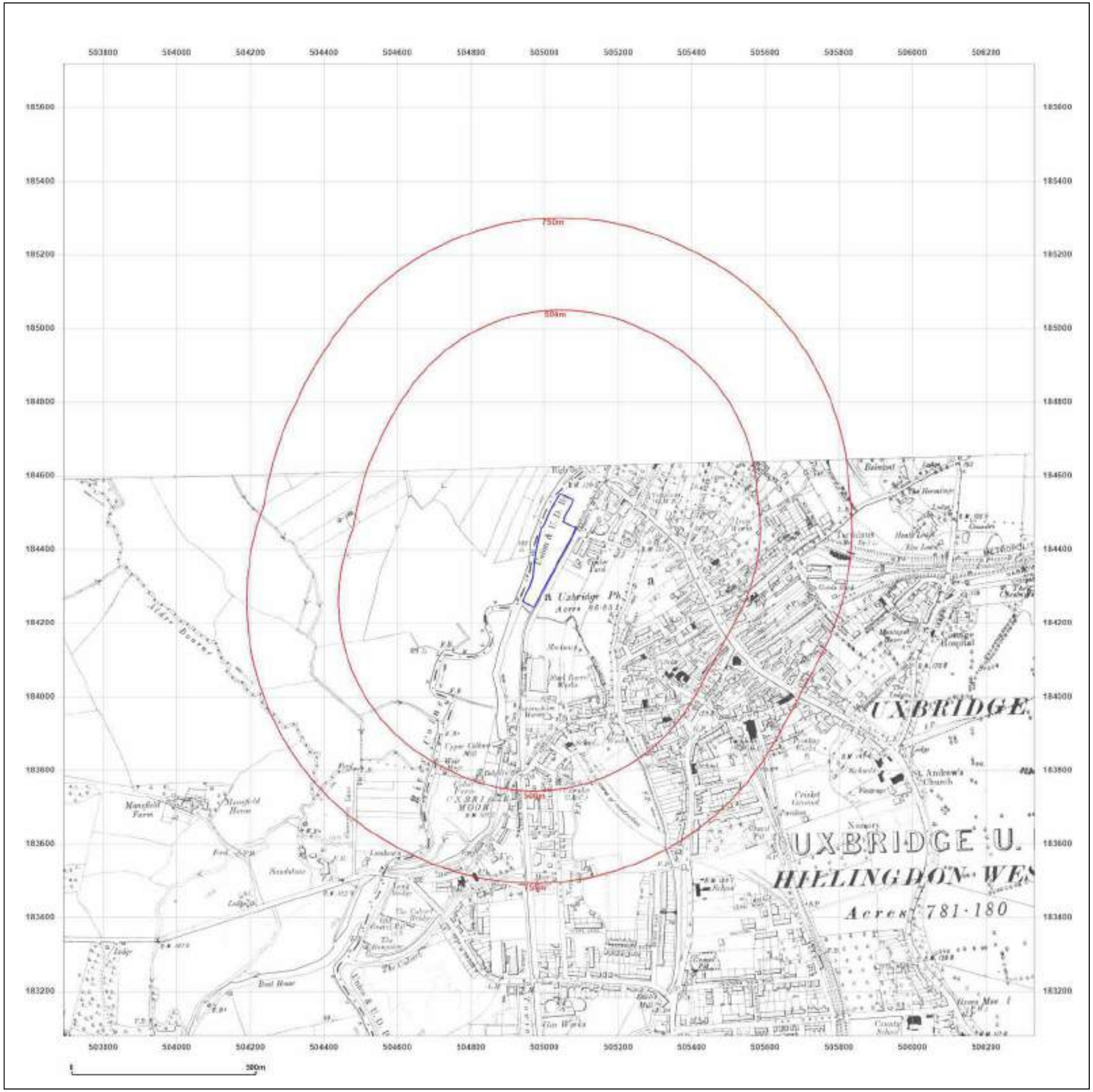

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1920**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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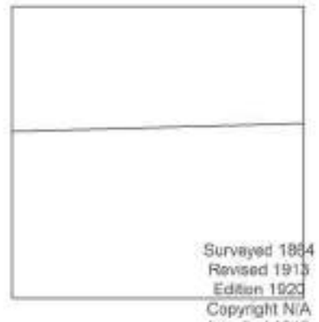

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Production date: 19 May 2025

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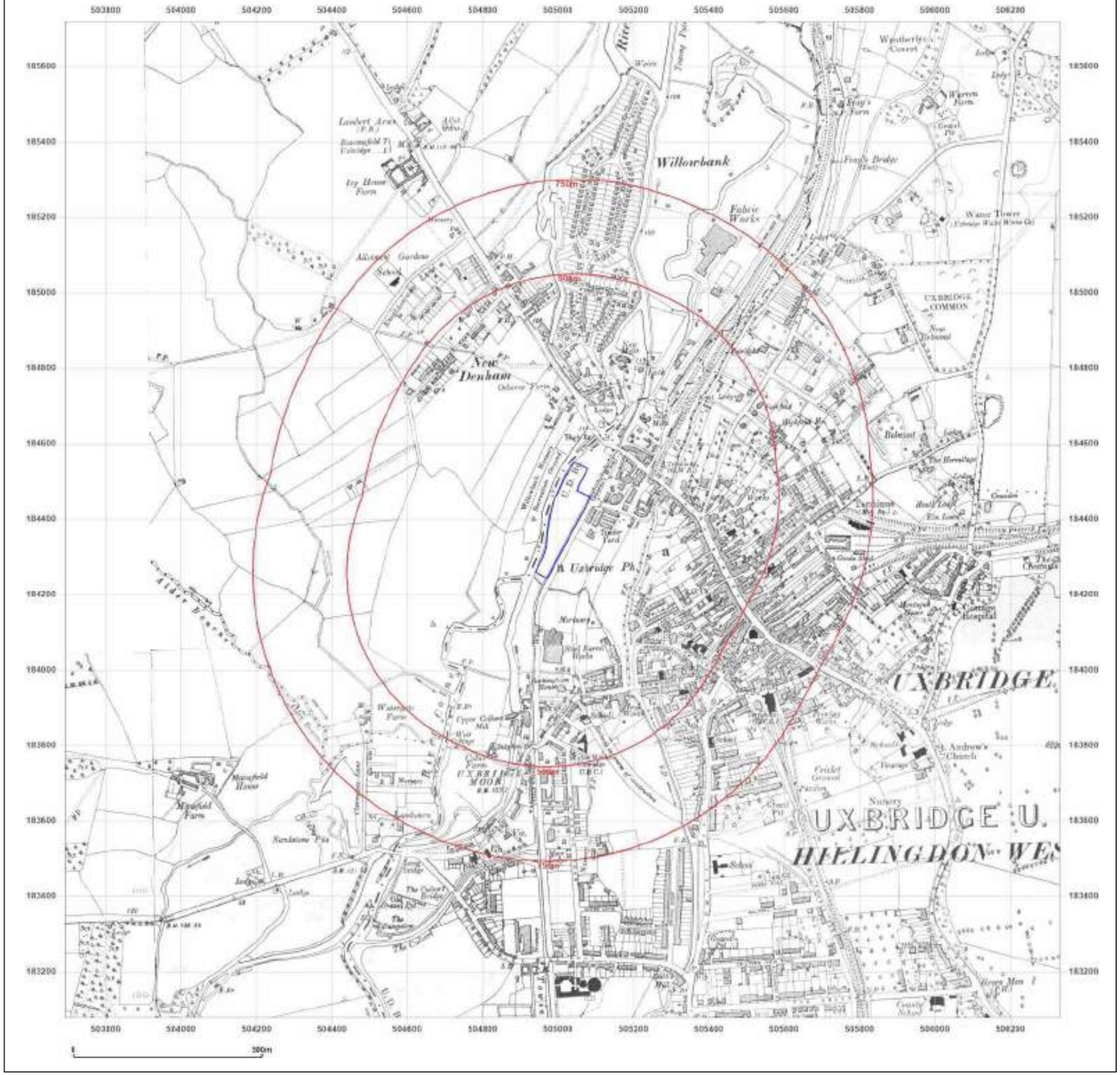

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1932**

Scale: 1:10,560

Printed at: 1:10,560

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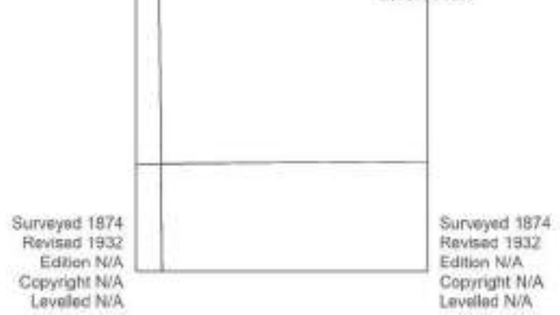

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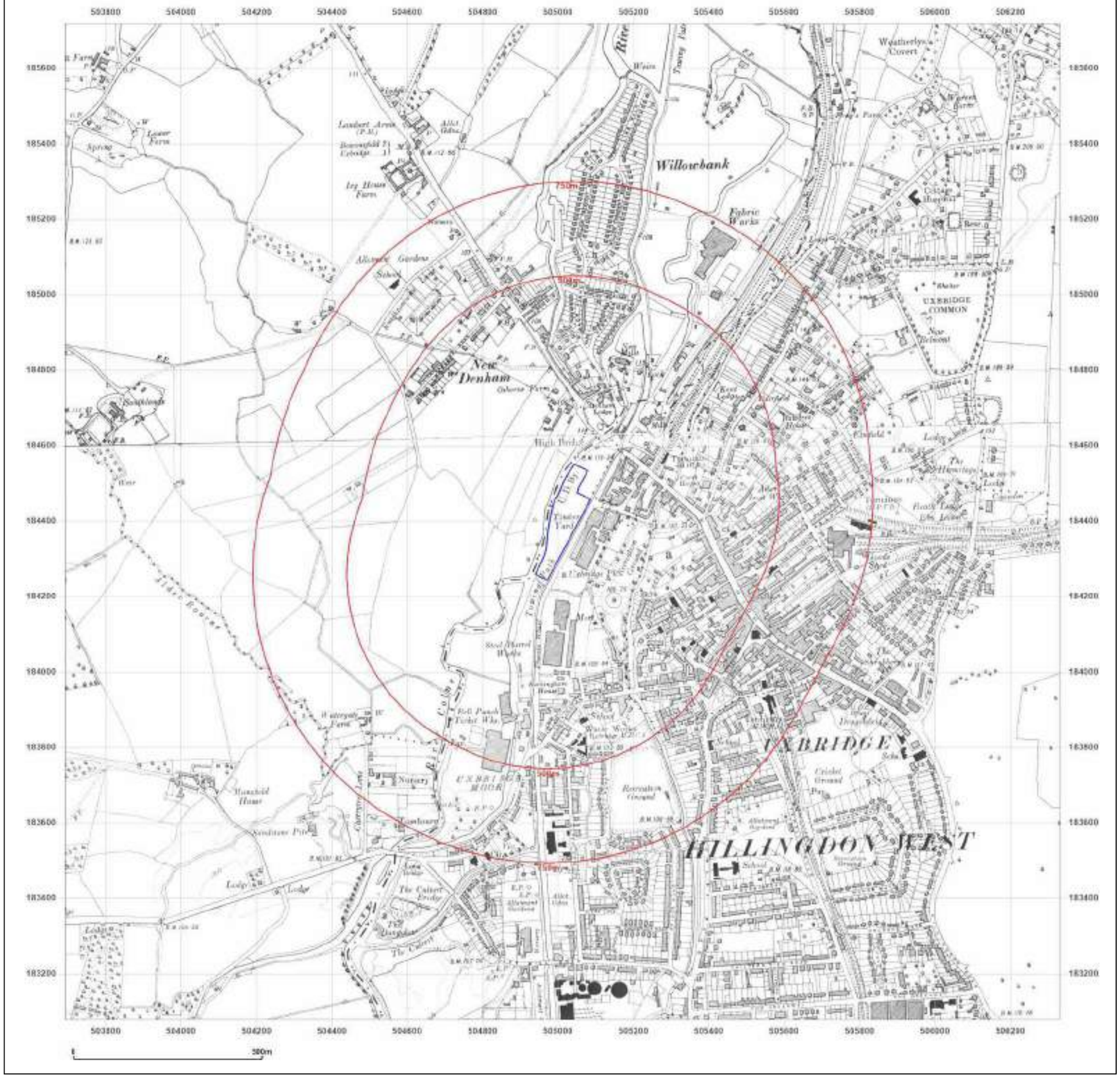

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1935**

Scale: 1:10,560

Printed at: 1:10,560

N
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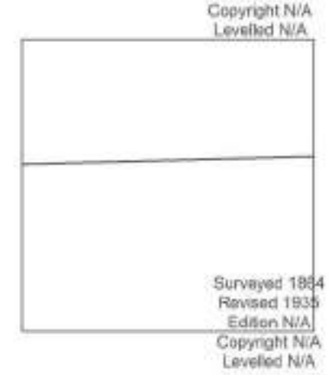

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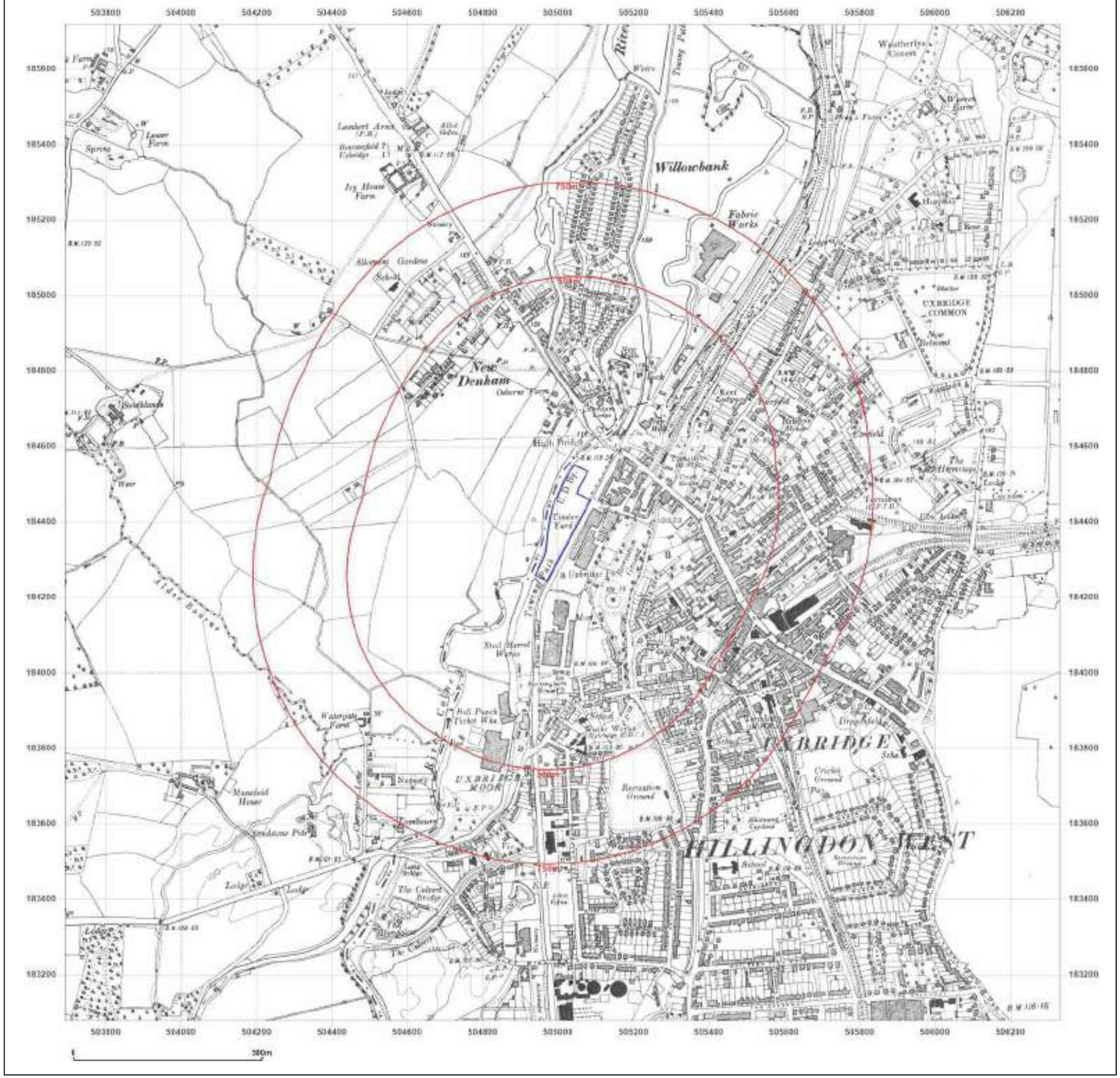

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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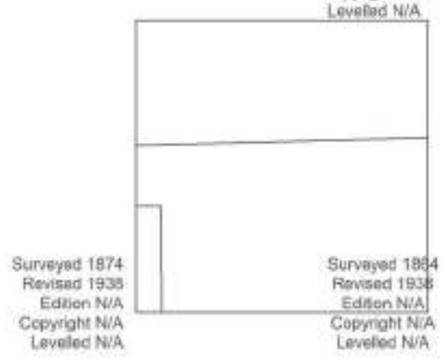

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Production date: 19 May 2025

Map legend available at:
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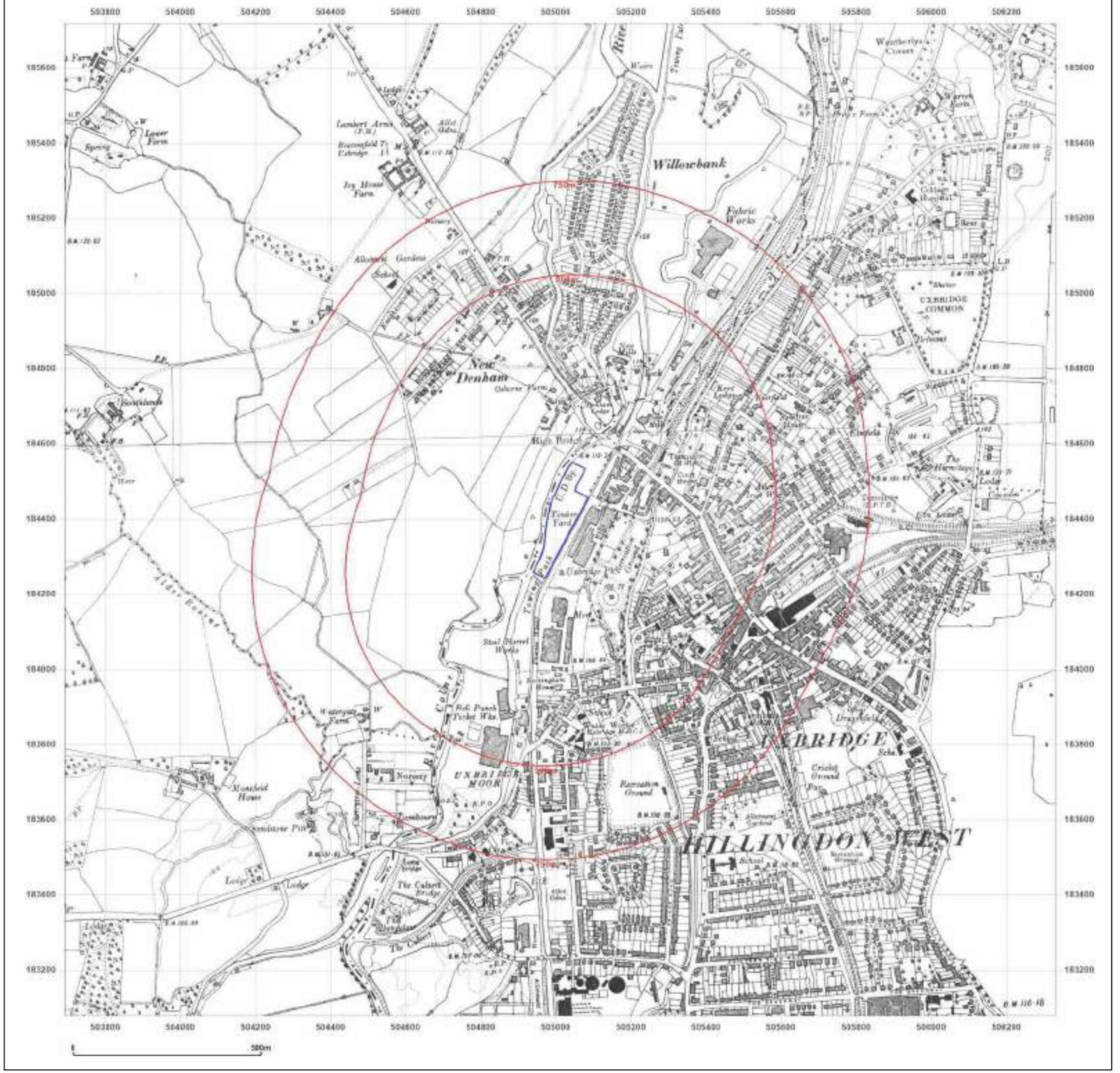

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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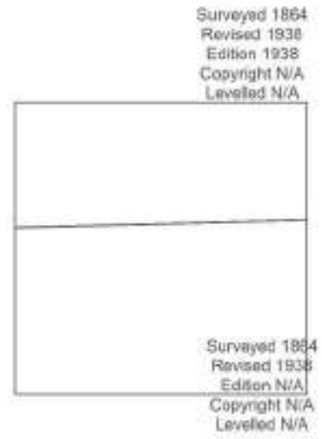

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Production date: 19 May 2025

Map legend available at:
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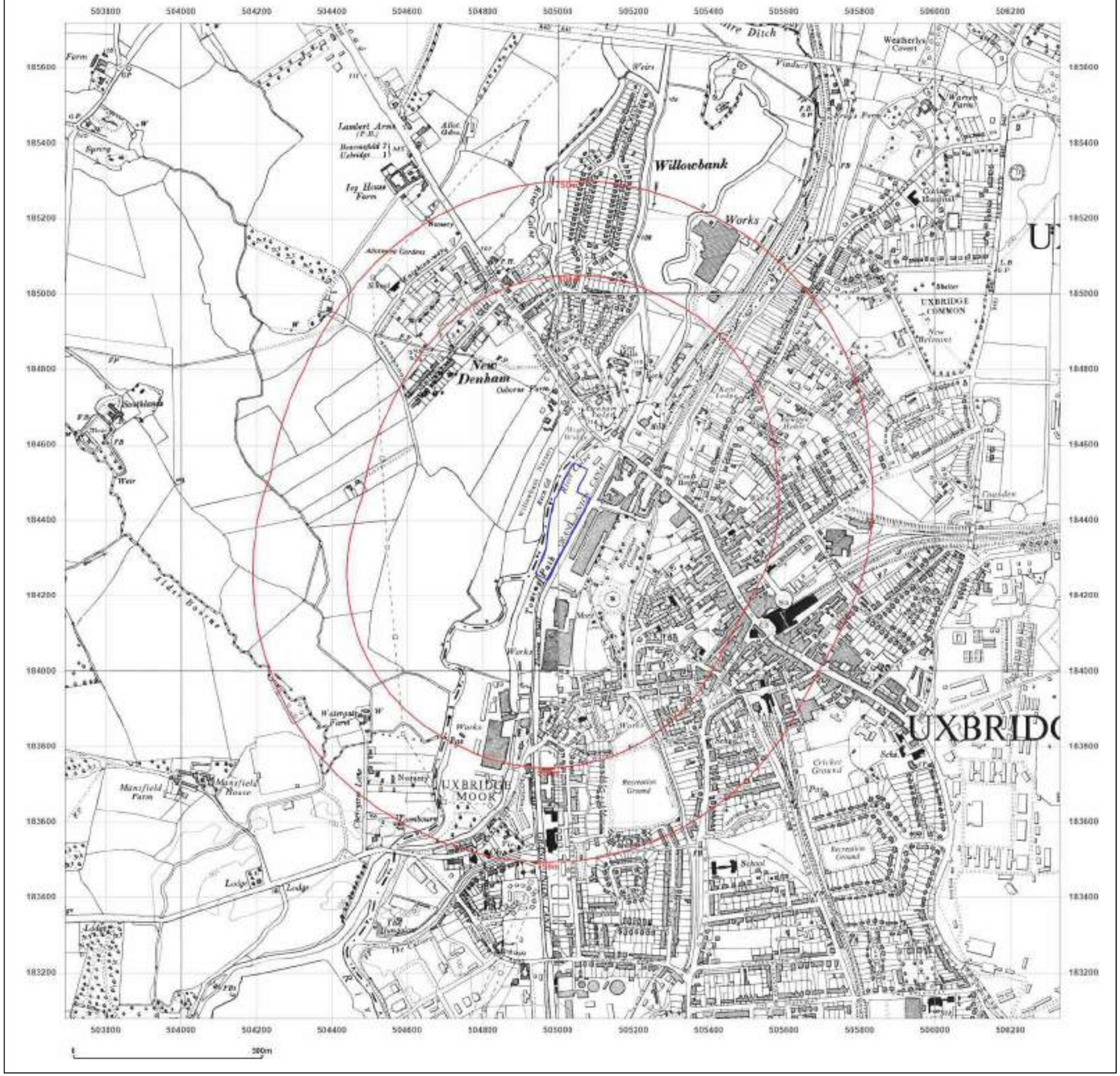

Site Details:

WATERSIDE & RIVERVIEW
HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: Provisional

Map date: **1960**

Scale: 1:10,560

Printed at: 1:10,560

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 1955
Edition N/A
Copyright 1960
Levelled N/A

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

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Map legend available at:
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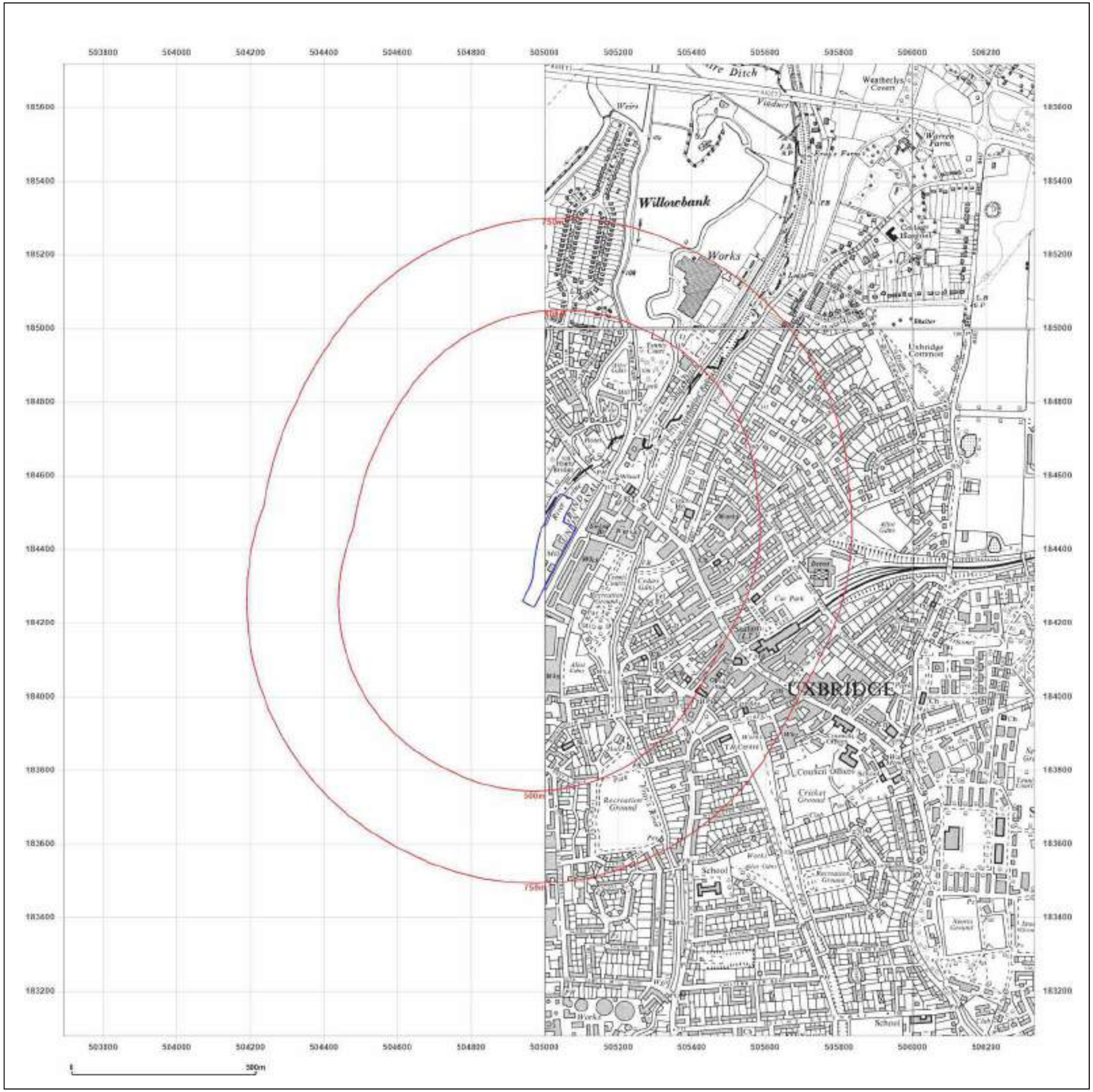

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: Provisional

Map date: **1967-1970**

Scale: 1:10,560

Printed at: 1:10,560

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Production date: 19 May 2025

Map legend available at:
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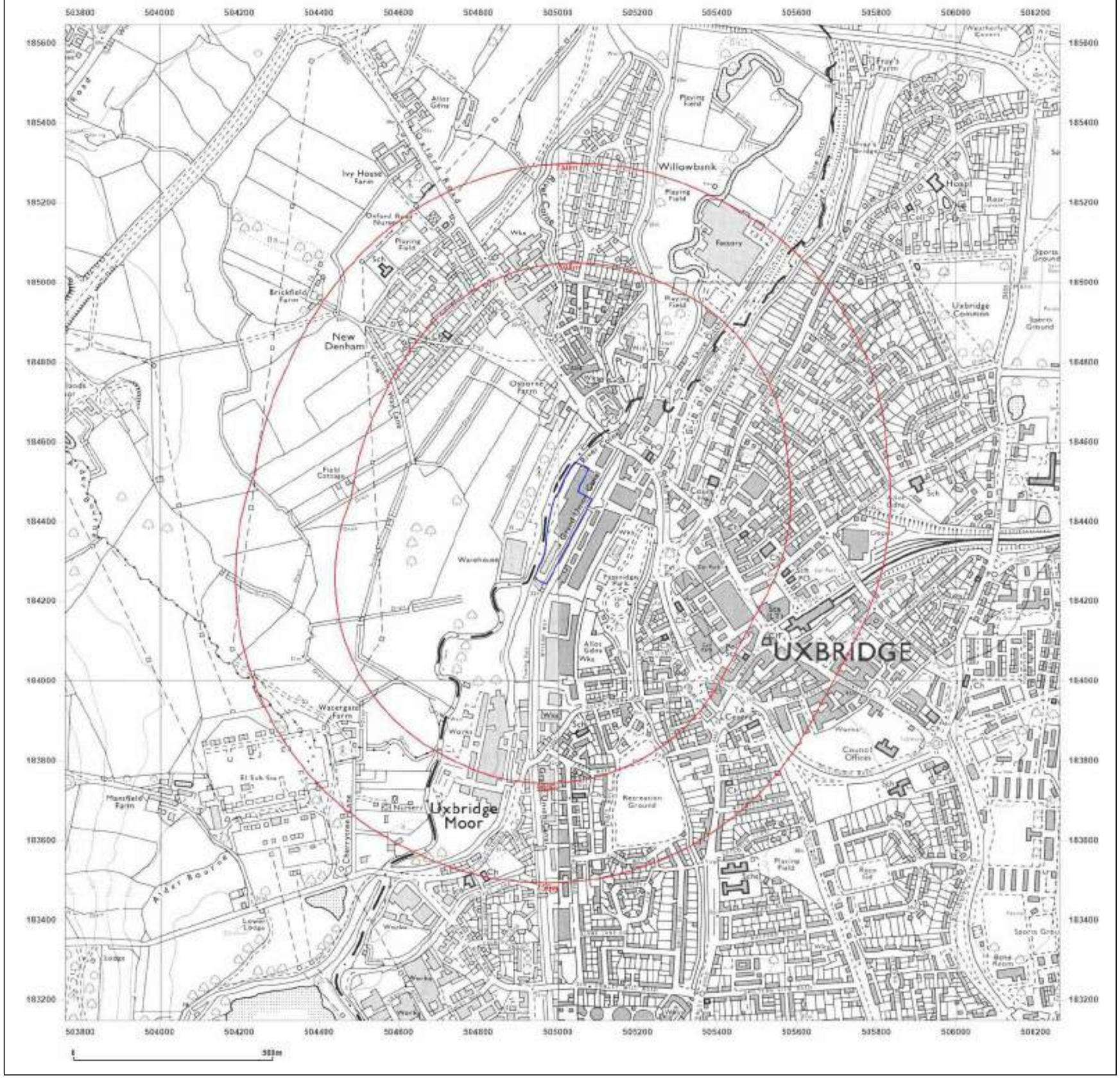

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: National Grid

Map date: **1973-1975**

Scale: 1:10,000

Printed at: 1:10,000

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

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

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

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

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Production date: 19 May 2025

Map legend available at:
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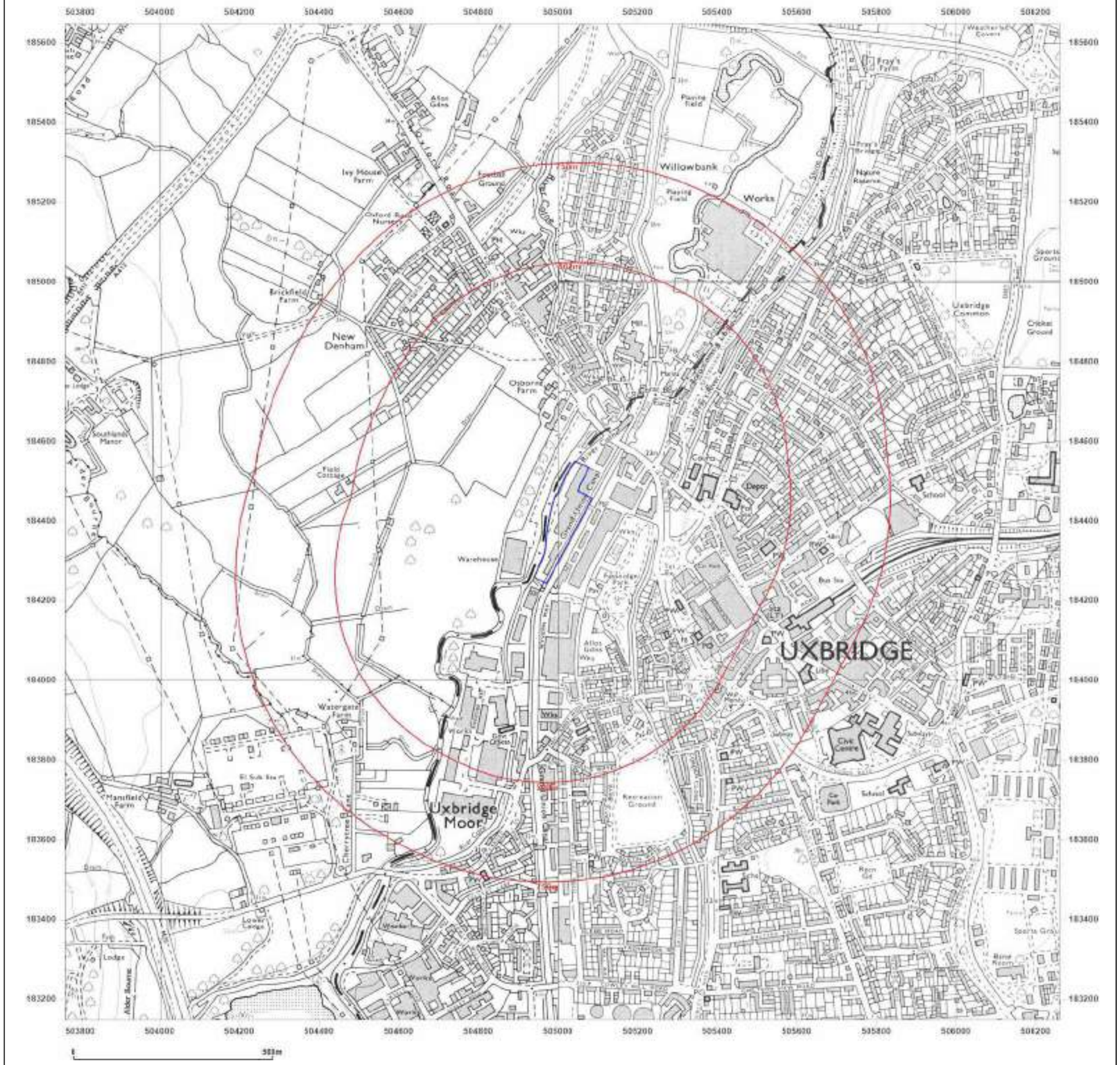

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: National Grid

Map date: **1987-1990**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1977
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1985
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

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

Surveyed 1988
Revised 1989
Edition N/A
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Map legend available at:
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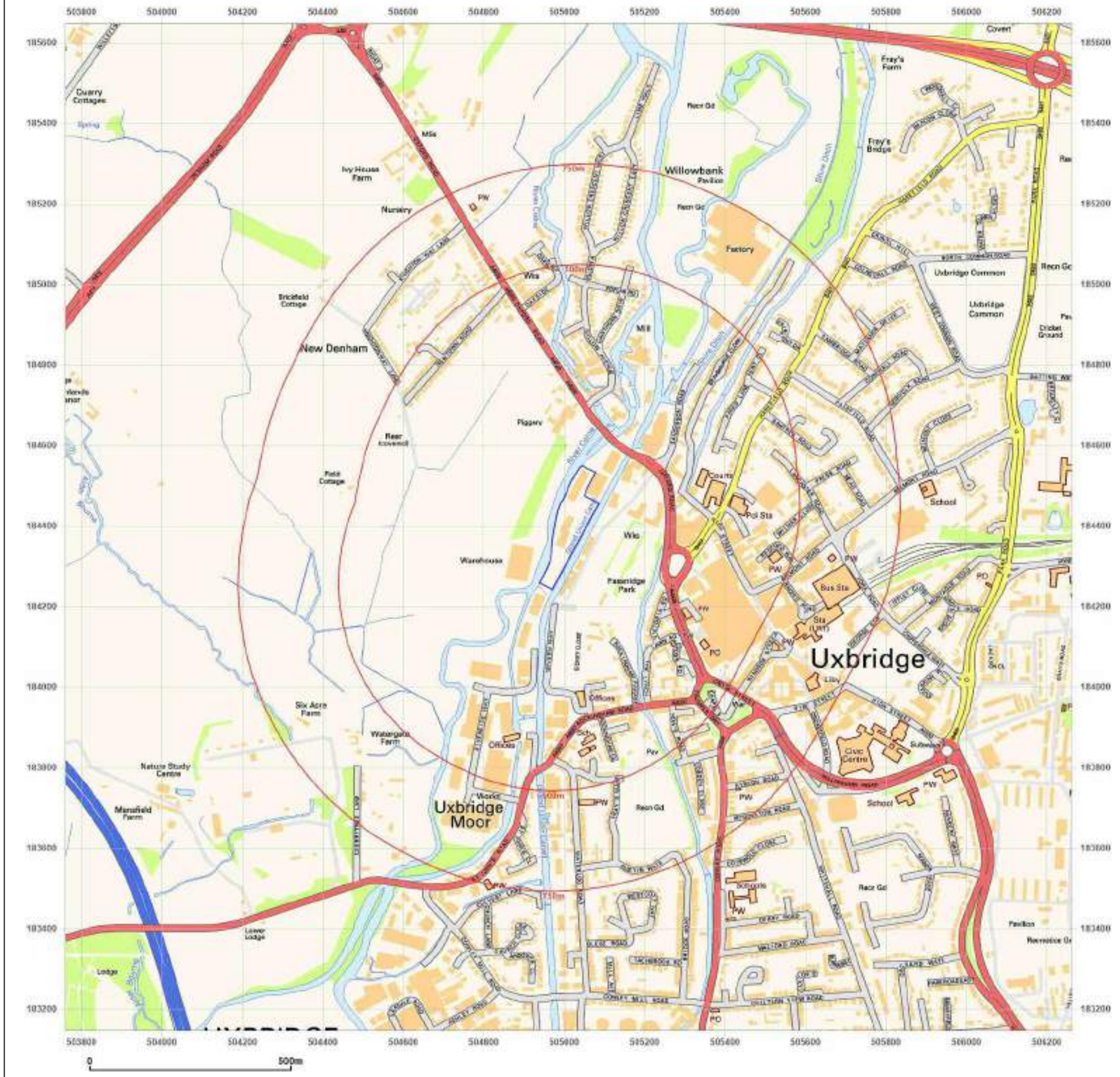

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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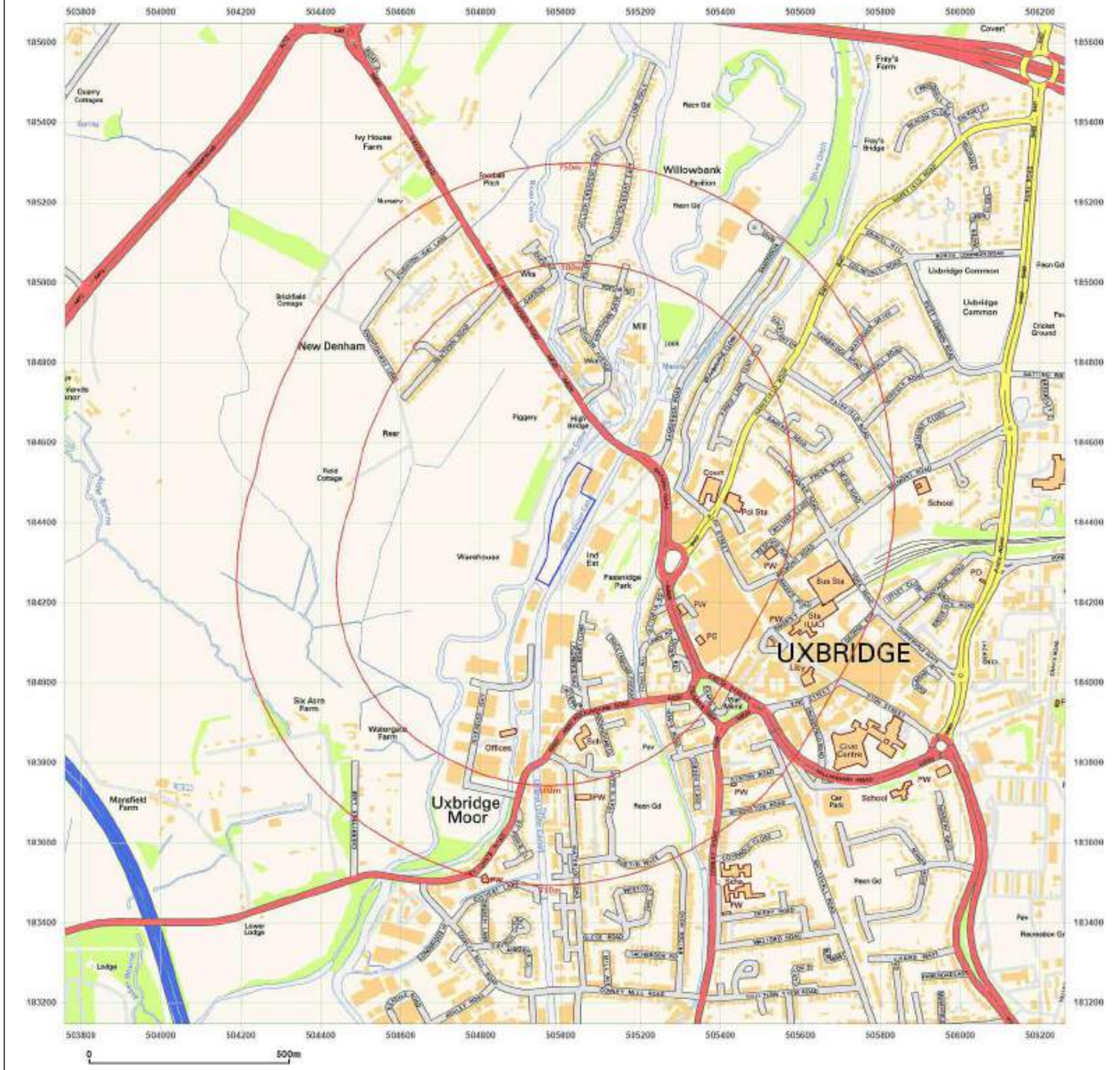
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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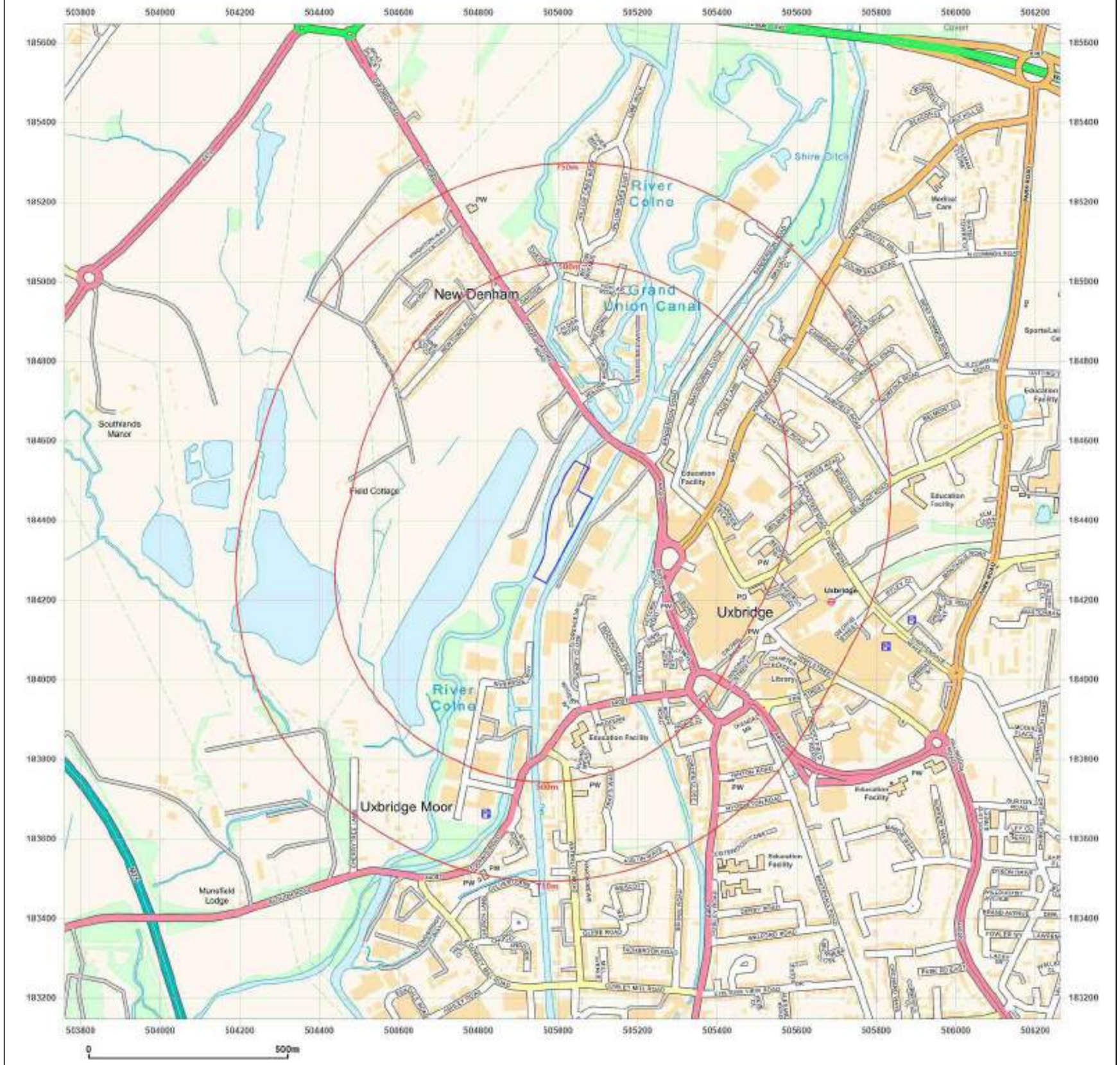

Groundsure INSIGHTS

Site Details:

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Client Ref: PH1-2025-000060
Report Ref: GS-WDF-8BE-7UJ-HUS
Grid Ref: 505011, 184397

Map Name: National Grid
Map date: **2025**
Scale: 1:10,000
Printed at: 1:10,000

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2025

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Map legend available at:
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20 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

WATERSIDE & RIVERVIEW HOUSE, UXBRIDGE

Order Details

Date: 19/05/2025

Your ref: PH1-2025-000060

Our Ref: GS-4TX-B79-YQK-KA5

Site Details

Location: 505013 184404

Area: 1.74 ha

Authority: London Borough of Hillingdon ↗

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

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	5	19	40	59	-
20 >	1.2 >	Historical tanks >	1	6	5	19	-
22 >	1.3 >	Historical energy features >	0	1	10	30	-
23	1.4	Historical petrol stations	0	0	0	0	-
24 >	1.5 >	Historical garages >	0	0	1	13	-
24	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
25 >	2.1 >	Historical industrial land uses >	6	24	43	72	-
31 >	2.2 >	Historical tanks >	5	8	11	23	-
33 >	2.3 >	Historical energy features >	0	3	23	53	-
36	2.4	Historical petrol stations	0	0	0	0	-
36 >	2.5 >	Historical garages >	0	0	1	19	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
38	3.1	Active or recent landfill	0	0	0	0	-
38	3.2	Historical landfill (BGS records)	0	0	0	0	-
39	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
39	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
39	3.5	Historical waste sites	0	0	0	0	-
39	3.6	Licensed waste sites	0	0	0	0	-
39 >	3.7 >	Waste exemptions >	0	0	9	36	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
43 >	4.1 >	Recent industrial land uses >	3	4	18	-	-
45 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
45	4.3	Electricity cables	0	0	0	0	-
45	4.4	Gas pipelines	0	0	0	0	-
46	4.5	Sites determined as Contaminated Land	0	0	0	0	-

46	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
46	4.7	Regulated explosive sites	0	0	0	0	-
46	4.8	Hazardous substance storage/usage	0	0	0	0	-
46	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
47	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
47 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	4	-
48	4.12	Radioactive Substance Authorisations	0	0	0	0	-
48 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	21	-
51	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
51 >	4.15 >	Pollutant release to public sewer >	0	0	0	1	-
51 >	4.16 >	List 1 Dangerous Substances >	0	0	2	0	-
52	4.17	List 2 Dangerous Substances	0	0	0	0	-
52 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	3	11	-
54	4.19	Pollution inventory substances	0	0	0	0	-
54	4.20	Pollution inventory waste transfers	0	0	0	0	-
54	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
55 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
57 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
59 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
60	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
60 >	5.5 >	Groundwater vulnerability- local information >	Identified (within 0m)				
61 >	5.6 >	Groundwater abstractions >	0	0	0	0	33
68 >	5.7 >	Surface water abstractions >	0	0	0	0	2
69 >	5.8 >	Potable abstractions >	0	0	0	0	1
70	5.9	Source Protection Zones	0	0	0	0	-
70	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	6.1 >	Water Network (OS MasterMap) >	0	6	22	-	-

74 >	6.2 >	Surface water features >	1	1	8	-	-
74 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
74 >	6.4 >	WFD Surface water bodies >	1	1	0	-	-
75 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
77 >	7.2 >	Historical Flood Events >	0	0	2	-	-
77 >	7.3 >	Flood Defences >	0	0	1	-	-
78	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
78	7.5	Flood Storage Areas	0	0	0	-	-
79 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
80 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
81 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
83 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	3
85	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
85	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
85	10.4	Special Protection Areas (SPA)	0	0	0	0	0
85	10.5	National Nature Reserves (NNR)	0	0	0	0	0
86 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	5
86 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	8
87	10.8	Biosphere Reserves	0	0	0	0	0
87	10.9	Forest Parks	0	0	0	0	0
87	10.10	Marine Conservation Zones	0	0	0	0	0
87 >	10.11 >	Green Belt >	0	2	0	0	12
88	10.12	Proposed Ramsar sites	0	0	0	0	0

88	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
89	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
89	10.15	Nitrate Sensitive Areas	0	0	0	0	0
89	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
90 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
91 >	10.18 >	SSSI Units >	0	0	0	0	5
Page	Section	**Visual and cultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
94	11.1	World Heritage Sites	0	0	0	-	-
95	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
95	11.3	National Parks	0	0	0	-	-
95 >	11.4 >	Listed Buildings >	0	0	9	-	-
96 >	11.5 >	Conservation Areas >	0	0	3	-	-
96	11.6	Scheduled Ancient Monuments	0	0	0	-	-
97	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	12.1 >	Agricultural Land Classification >	Grade 3a (within 250m)				
99 >	12.2 >	Open Access Land >	0	1	0	-	-
99	12.3	Tree Felling Licences	0	0	0	-	-
100	12.4	Environmental Stewardship Schemes	0	0	0	-	-
100	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations** >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	13.1 >	Priority Habitat Inventory >	0	1	0	-	-
102	13.2	Habitat Networks	0	0	0	-	-
102 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
102	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
103 >	14.1 >	10k Availability >	Identified (within 500m)				
105 >	14.2 >	Artificial and made ground (10k) >	0	2	1	3	-
107 >	14.3 >	Superficial geology (10k) >	2	2	2	2	-

108	14.4	Landslip (10k)	0	0	0	0	-
109 >	14.5 >	Bedrock geology (10k) >	2	0	1	3	-
110	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
111 >	15.1 >	50k Availability >	Identified (within 500m)				
112	15.2	Artificial and made ground (50k)	0	0	0	0	-
112	15.3	Artificial ground permeability (50k)	0	0	-	-	-
113 >	15.4 >	Superficial geology (50k) >	1	0	2	0	-
114 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
114	15.6	Landslip (50k)	0	0	0	0	-
114	15.7	Landslip permeability (50k)	None (within 50m)				
115 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
116 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
116	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
117 >	16.1 >	BGS Boreholes >	0	8	4	-	-
Page	Section	Natural ground subsidence >					
119 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
120 >	17.2 >	Running sands >	Low (within 50m)				
121 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
122 >	17.4 >	Collapsible deposits >	Negligible (within 50m)				
123 >	17.5 >	Landslides >	Very low (within 50m)				
124 >	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
126	18.1	BritPits	0	0	0	0	-
127 >	18.2 >	Surface ground workings >	12	15	20	-	-
129	18.3	Underground workings	0	0	0	0	0
129	18.4	Underground mining extents	0	0	0	0	-
129	18.5	Historical Mineral Planning Areas	0	0	0	0	-

129 >	18.6 >	Non-coal mining >	0	0	1	0	2
130	18.7	JPB mining areas	None (within 0m)				
130	18.8	The Coal Authority non-coal mining	0	0	0	0	-
130 >	18.9 >	Researched mining >	0	0	0	1	-
131	18.10	Mining record office plans	0	0	0	0	-
131	18.11	BGS mine plans	0	0	0	0	-
131	18.12	Coal mining	None (within 0m)				
131	18.13	Brine areas	None (within 0m)				
131	18.14	Gypsum areas	None (within 0m)				
132	18.15	Tin mining	None (within 0m)				
132	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
133	19.1	Natural cavities	0	0	0	0	-
133	19.2	Mining cavities	0	0	0	0	0
133	19.3	Reported recent incidents	0	0	0	0	-
133	19.4	Historical incidents	0	0	0	0	-

Page	Section	Radon >
135 >	20.1 >	Radon > Less than 1% (within 0m)

Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
137 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	2	-	-	-
137 >	21.2 >	BGS Estimated Urban Soil Chemistry >	7	7	-	-	-
138	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
139	22.1	Underground railways (London)	0	0	0	-	-
139	22.2	Underground railways (Non-London)	0	0	0	-	-
140	22.3	Railway tunnels	0	0	0	-	-
140 >	22.4 >	Historical railway and tunnel features >	0	1	8	-	-
140	22.5	Royal Mail tunnels	0	0	0	-	-
141 >	22.6 >	Historical railways >	1	0	3	-	-

141	22.7	Railways	0	0	0	-	-
141	22.8	Crossrail 2	0	0	0	0	-
141	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 30/04/2022

Site Area: 1.74ha

Recent site history - 2021 aerial photograph

Capture Date: 13/06/2021

Site Area: 1.74ha

Recent site history - 2015 aerial photograph

Capture Date: 20/04/2015

Site Area: 1.74ha

Recent site history - 2010 aerial photograph

Capture Date: 01/09/2010

Site Area: 1.74ha

Recent site history - 1999 aerial photograph

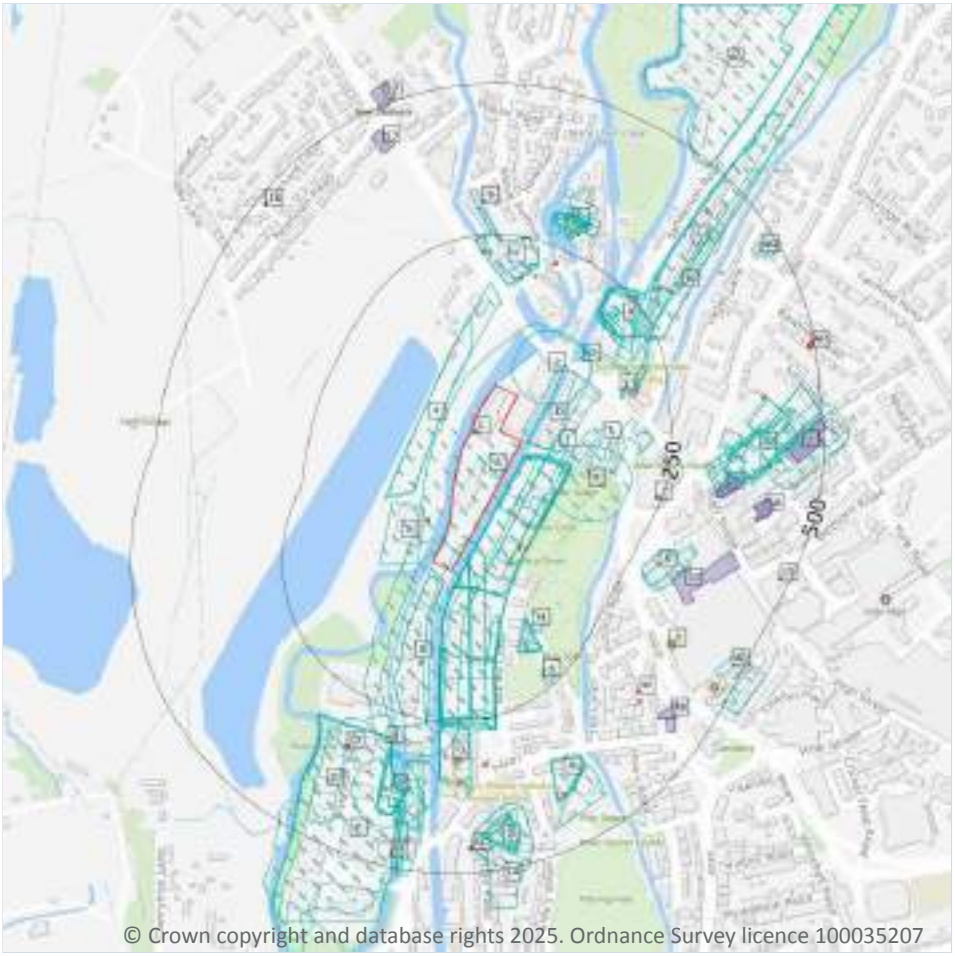
Capture Date: 12/10/1999

Site Area: 1.74ha

OS MasterMap site plan

Site Area: 1.74ha

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	123

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
A	**On site**	**Unspecified Mills**	**1970**	**2170982**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Wharf**	**1920**	**2255507**
B	**On site**	**Unspecified Wharf**	**1938**	**2246644**
B	**On site**	**Unspecified Wharf**	**1960**	**2326998**
C	**On site**	**Unspecified Wharf**	**1920**	**2256026**
D	9m NE	Unspecified Wharves	1895	2173037
D	9m NE	Sawmill	1895	2289072
2	10m NE	Unspecified Wharf	1932	2317487
C	11m S	Unspecified Commercial/Industrial	1960	2299852
B	12m SW	Unspecified Wharf	1938	2230724
B	12m SW	Unspecified Wharf	1920	2259548
C	14m SE	Timber Yard	1935 - 1938	2288263
C	14m SE	Timber Yard	1932	2312955
B	14m S	Unspecified Commercial/Industrial	1988	2234303
B	14m S	Unspecified Works	1960	2268425
B	14m S	Unspecified Commercial/Industrial	1974	2330464
C	15m E	Timber Yard	1938	2275648
C	15m E	Timber Yard	1920	2307207
C	19m E	Timber Yard	1920	2244758
E	25m SW	Unspecified Warehouse	1974 - 1988	2306052
B	26m S	Steel Barrel Works	1935	2317729
B	26m S	Steel Barrel Works	1938	2230268
C	36m E	Unspecified Works	1975 - 1990	2332328
C	48m E	Unspecified Works	1970	2235827
F	51m NW	Nursery	1960	2213777
F	51m NW	Nursery	1932	2235572
3	52m E	Unspecified Mill	1900	2173461
4	72m E	Brewery	1900	2159125
5	83m E	Unspecified Works	1970	2182588

ID	Location	Land use	Dates present	Group ID
B	107m S	Unspecified Works	1970	2308021
B	107m S	Unspecified Works	1975 - 1990	2309542
G	117m NE	Unspecified Wharf	1970	2242964
B	128m S	Unspecified Wharf	1932	2212406
B	130m S	Steel Works	1920	2194913
G	130m NE	Basin	1881	2184947
B	132m S	Steel Barrel Works	1920	2256842
H	140m S	Mortuary	1960	2223124
H	141m S	Mortuary	1932	2232718
H	146m S	Mortuary	1938	2282059
H	146m S	Mortuary	1920	2285718
H	166m S	Mortuary	1920	2231356
H	166m S	Mortuary	1938	2271428
I	168m N	Unspecified Works	1990	2213405
I	168m N	Unspecified Works	1975	2275917
J	170m NE	Terminus	1920	2199137
J	172m NE	Terminus	1920	2199138
K	177m NE	Sawmills	1900	2252795
I	177m N	Corn Mill	1881	2161114
B	177m S	Steel Barrel Works	1932	2292446
K	180m NE	Basin	1881	2184946
K	183m NE	Unspecified Mills	1960	2170983
K	183m NE	Sawmills	1932	2275064
K	184m NE	Sawmills	1938	2206930
K	188m NE	Sawmills	1935 - 1938	2302177
K	188m NE	Sawmills	1895	2229496
K	190m NE	Sawmills	1912	2254342
J	192m NE	Terminus	1938	2318347

ID	Location	Land use	Dates present	Group ID
K	193m NE	Sawmills	1895	2274150
K	193m NE	Sawmills	1912	2291766
J	196m NE	Terminus	1935	2263611
L	199m NE	Railway Sidings	1960	2244124
M	218m NE	Railway Sidings	1938	2319376
6	222m S	Unspecified Works	1970	2182589
N	231m NE	Railway Sidings	1938	2225092
O	257m S	Unspecified Works	1974	2236916
O	257m S	Unspecified Works	1988	2238366
P	264m S	Unspecified Works	1974	2222119
Q	264m N	Unspecified Mills	1895 - 1900	2272610
Q	264m N	Unspecified Mills	1932	2282006
Q	270m N	Unspecified Mills	1938 - 1960	2279156
Q	273m N	Corn Mills	1912	2246110
Q	273m N	Unidentified Mills	1935	2328784
R	274m SE	Telephone Exchange	1975 - 1990	2262493
M	275m NE	Railway Sidings	1932	2263029
Q	282m N	Unidentified Mills	1895	2225268
Q	285m N	Unspecified Mills	1938	2280877
R	285m SE	Telephone Exchange	1970	2266018
Q	288m N	Unspecified Mill	1970 - 1975	2202553
Q	291m NE	Unspecified Mill	1990	2248464
P	292m S	Unspecified Works	1938	2317128
P	293m S	Unspecified Works	1960	2214225
P	294m S	Unspecified Works	1935	2207580
Q	300m N	Corn Mill	1881	2161115
N	301m NE	Railway Building	1938	2196125
S	308m E	Iron Works	1895	2319761

ID	Location	Land use	Dates present	Group ID
S	309m E	Iron Works	1895	2208737
T	309m S	Flour Mill	1868	2194692
T	310m S	Unspecified Mill	1920	2221326
T	311m S	Unspecified Mill	1920	2246173
T	312m S	Unspecified Mill	1932	2207104
T	312m S	Unspecified Mill	1900	2212675
10	318m SW	Unspecified Works	1988	2331151
S	318m E	Iron Works	1920	2273057
T	319m S	Unspecified Mill	1895	2272986
S	328m E	Police Station	1990	2201521
S	335m E	Unspecified Works	1960	2329595
S	336m E	Iron Works	1938	2284364
S	338m E	Iron Works	1935 - 1938	2215591
S	342m E	Iron Works	1868	2302097
T	348m S	Unspecified Mill	1895	2304609
V	353m S	Iron Works	1900 - 1920	2242481
V	355m S	Iron Works	1920	2301822
V	355m S	Iron Works	1932	2217701
L	365m NE	Railway Sidings	1935	2268057
S	371m E	Unspecified Works	1970	2267994
S	376m E	Unspecified Depot	1990	2170053
V	392m S	Unspecified Works	1960	2182590
Y	396m E	Iron Works	1900	2240673
Z	396m S	Water Works	1932	2214078
Z	396m S	Water Works	1900	2232415
Z	406m S	Water Works	1881 - 1895	2322621
Z	408m S	Water Works	1895	2249887
Z	410m S	Water Works	1868	2211857

ID	Location	Land use	Dates present	Group ID
Z	415m S	Water Works	1938	2241211
Z	417m S	Water Works	1935	2223666
Y	424m E	Iron Works	1932	2246180
AD	455m NE	Gravel Pit	1865	2224775
14	457m S	Water Works	1920	2233237
AE	460m SE	Police Station	1975	2201522
AD	467m NE	Gravel Pit	1881	2217816
AG	486m NE	Fabric Works	1938	2305855
AG	490m NE	Fabric Works	1935 - 1938	2262937
AE	497m SE	Police Station	1970	2201523

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**31**

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 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**	**Unspecified Tank**	**1975 - 1996**	**398592**
C	36m S	Unspecified Tank	1996	423672
E	36m SW	Unspecified Tank	1981 - 1992	411962
C	36m S	Unspecified Tank	1975	400522
C	36m S	Unspecified Tank	1980	398158
C	36m S	Unspecified Tank	1988	411850
C	36m S	Unspecified Tank	1988	426268
C	78m SE	Tanks	1996	401865

ID	Location	Land use	Dates present	Group ID
C	78m SE	Tanks	1975	410215
C	79m SE	Tanks	1980 - 1988	424373
C	79m S	Unspecified Tank	1975 - 1996	429664
C	88m SE	Tanks	1975	380340
Q	281m N	Unspecified Tank	1987	410613
Q	281m NE	Unspecified Tank	1974	403942
8	298m S	Unspecified Tank	1986 - 1995	404971
O	343m S	Unspecified Tank	1866	395987
X	371m SE	Unspecified Tank	1975	415400
X	371m SE	Unspecified Tank	1996	410187
L	392m NE	Unspecified Tank	1934	407740
L	392m NE	Unspecified Tank	1914	409103
L	393m NE	Unspecified Tank	1914	395986
S	405m E	Unspecified Tank	1896	418865
S	407m E	Unspecified Tank	1914	417848
S	437m E	Unspecified Tank	1914	383429
AE	467m SE	Unspecified Tank	1996	400278
AE	467m SE	Unspecified Tank	1975	421908
AF	471m S	Tanks	1995	425069
AF	472m S	Tanks	1986	430603
Y	472m E	Unspecified Tank	1988 - 1993	401416
AF	472m S	Unspecified Tank	1984	395990
AF	478m S	Tanks	1986	418723

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	41

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 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
E	34m SW	Electricity Substation	1981 - 1992	307405
C	88m SE	Electricity Substation	1975 - 1996	285974
B	159m S	Electricity Substation	1992	273868
I	180m N	Electricity Substation	1987	272351
I	180m N	Electricity Substation	1989 - 1992	301287
I	189m N	Electricity Substation	1974 - 1992	316424
I	219m N	Electricity Substation	1987	272350
I	220m N	Electricity Substation	1974 - 1987	298529
I	223m N	Electricity Substation	1989 - 1992	308767
I	223m N	Electricity Substation	1974	278865
7	240m E	Electricity Substation	1975 - 1988	308443
Q	277m N	Electricity Substation	1987	318010
Q	277m N	Electricity Substation	1992	322341
Q	278m N	Electricity Substation	1989	288736
Q	278m N	Electricity Substation	1974	322333
N	292m NE	Electricity Substation	1987 - 1992	321454
Q	299m N	Electricity Substation	1987	288012
Q	299m N	Electricity Substation	1989 - 1992	289073
Q	299m N	Electricity Substation	1974	299746
9	305m N	Electricity Substation	1974 - 1992	309738
O	305m S	Electricity Substation	1986 - 1995	293998

ID	Location	Land use	Dates present	Group ID
O	310m S	Electricity Substation	1984	271313
O	321m S	Electricity Substation	1976 - 1990	320303
12	333m SW	Electricity Substation	1984 - 1995	280310
T	349m S	Electricity Substation	1984 - 1986	316261
W	363m SE	Electricity Substation	1996	266519
W	376m SE	Electricity Substation	1975 - 1988	303906
V	409m S	Electricity Substation	1976	267988
S	410m E	Electricity Substation	1975	283487
S	410m E	Electricity Substation	1980	320307
V	411m S	Electricity Substation	1980 - 1990	314308
L	434m NE	Electricity Substation	1987 - 1992	298499
AC	455m S	Electricity Substation	1990 - 1995	290054
AC	457m S	Electricity Substation	1986	297955
AC	457m S	Electricity Substation	1984	287085
15	480m E	Electricity Substation	1975	267935
16	481m NW	Electricity Substation	1992	273474
AH	486m E	Electricity Substation	1992	320697
AH	486m E	Electricity Substation	1972	296696
AH	486m E	Electricity Substation	1981 - 1987	311576
AH	486m E	Electricity Substation	1973	290374

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 un-grouped 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	14

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 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
J	185m NE	Garage	1974	81976
11	324m SE	Garage	1962	93417
U	329m E	Garage	1962	92923
U	331m E	Garage	1962	89177
U	332m E	Garage	1973	86518
AA	399m E	Motor Repair Works	1975	94595
AA	399m E	Motor Repair Works	1988	88685
AA	399m E	Motor Repair Works	1980	89042
AB	416m SE	Garage	1962	86635
AB	429m SE	Garage	1963	85895
13	429m N	Garage	1992	81974
Y	438m E	Motor Repair Works	1975	83609
Y	438m E	Motor Repair Works	1980 - 1986	85263
17	494m N	Garage	1989	91081

This data is sourced from Ordnance Survey / Groundsure.

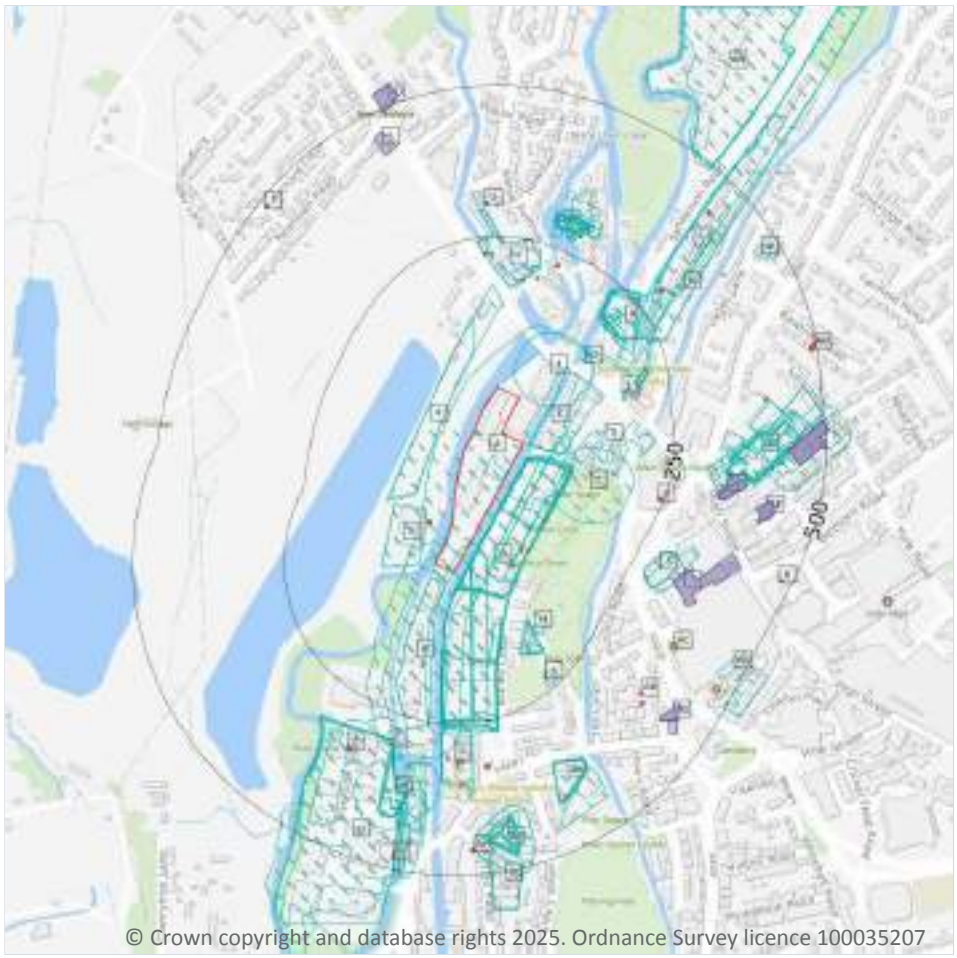
1.6 Historical military land

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	145

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 25 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Wharf**	**1920**	**2256026**
A	**On site**	**Unspecified Wharf**	**1920**	**2255507**
A	**On site**	**Unspecified Mills**	**1970**	**2170982**

ID	Location	Land Use	Date	Group ID
B	**On site**	**Unspecified Wharf**	**1920**	**2256026**
B	**On site**	**Unspecified Wharf**	**1960**	**2326998**
B	**On site**	**Unspecified Wharf**	**1938**	**2246644**
C	9m NE	Unspecified Wharves	1895	2173037
C	9m NE	Sawmill	1895	2289072
1	10m NE	Unspecified Wharf	1932	2317487
D	11m S	Unspecified Commercial/Industrial	1960	2299852
B	12m SW	Unspecified Wharf	1938	2230724
B	12m SW	Unspecified Wharf	1920	2259548
D	14m SE	Timber Yard	1938	2288263
D	14m SE	Timber Yard	1932	2312955
B	14m S	Unspecified Commercial/Industrial	1988	2234303
B	14m S	Unspecified Commercial/Industrial	1974	2330464
B	14m S	Unspecified Works	1960	2268425
D	15m E	Timber Yard	1938	2275648
D	15m E	Timber Yard	1920	2307207
D	18m S	Timber Yard	1935	2288263
D	19m E	Timber Yard	1920	2244758
E	25m SW	Unspecified Warehouse	1988	2306052
E	25m SW	Unspecified Warehouse	1974	2306052
B	26m S	Steel Barrel Works	1935	2317729
B	26m S	Steel Barrel Works	1938	2230268
B	27m S	Steel Barrel Works	1938	2230268
D	36m E	Unspecified Works	1990	2332328
D	36m E	Unspecified Works	1975	2332328
D	48m E	Unspecified Works	1970	2235827
C	49m E	Sawmill	1895	2289072
F	51m NW	Nursery	1960	2213777

ID	Location	Land Use	Date	Group ID
F	51m NW	Nursery	1932	2235572
C	52m E	Unspecified Mill	1900	2173461
2	72m E	Brewery	1900	2159125
3	83m E	Unspecified Works	1970	2182588
B	107m S	Unspecified Works	1990	2309542
B	107m S	Unspecified Works	1975	2309542
B	107m S	Unspecified Works	1970	2308021
G	117m NE	Unspecified Wharf	1970	2242964
B	128m S	Unspecified Wharf	1932	2212406
B	130m S	Steel Works	1920	2194913
G	130m NE	Basin	1881	2184947
B	132m S	Steel Barrel Works	1920	2256842
H	140m S	Mortuary	1960	2223124
H	141m S	Mortuary	1932	2232718
H	146m S	Mortuary	1938	2282059
H	146m S	Mortuary	1920	2285718
H	166m S	Mortuary	1938	2271428
H	166m S	Mortuary	1920	2231356
I	168m N	Unspecified Works	1990	2213405
I	168m N	Unspecified Works	1975	2275917
J	170m NE	Terminus	1920	2199137
J	172m NE	Terminus	1920	2199138
K	177m NE	Sawmills	1900	2252795
I	177m N	Corn Mill	1881	2161114
B	177m S	Steel Barrel Works	1932	2292446
K	180m NE	Basin	1881	2184946
K	183m NE	Unspecified Mills	1960	2170983
K	183m NE	Sawmills	1932	2275064

ID	Location	Land Use	Date	Group ID
K	184m NE	Sawmills	1938	2206930
K	188m NE	Sawmills	1938	2302177
K	188m NE	Sawmills	1895	2229496
K	189m NE	Sawmills	1935	2302177
K	190m NE	Sawmills	1912	2254342
J	192m NE	Terminus	1938	2318347
K	193m NE	Sawmills	1912	2291766
K	193m NE	Sawmills	1895	2274150
J	194m NE	Terminus	1938	2318347
J	196m NE	Terminus	1935	2263611
L	199m NE	Railway Sidings	1960	2244124
M	218m NE	Railway Sidings	1938	2319376
4	222m S	Unspecified Works	1970	2182589
N	231m NE	Railway Sidings	1938	2225092
P	257m S	Unspecified Works	1988	2238366
P	257m S	Unspecified Works	1974	2236916
Q	264m S	Unspecified Works	1974	2222119
R	264m N	Unspecified Mills	1932	2282006
R	264m N	Unspecified Mills	1900	2272610
R	270m N	Unspecified Mills	1938	2279156
R	273m N	Unidentified Mills	1935	2328784
R	273m N	Corn Mills	1912	2246110
S	274m SE	Telephone Exchange	1990	2262493
S	274m SE	Telephone Exchange	1975	2262493
M	275m NE	Railway Sidings	1932	2263029
R	282m N	Unidentified Mills	1895	2225268
R	284m N	Unspecified Mills	1960	2279156
R	285m N	Unspecified Mills	1938	2280877

ID	Location	Land Use	Date	Group ID
R	285m N	Corn Mills	1912	2246110
R	285m N	Unspecified Mills	1895	2272610
S	285m SE	Telephone Exchange	1970	2266018
R	288m N	Unspecified Mill	1975	2202553
R	288m N	Unspecified Mill	1970	2202553
R	291m NE	Unspecified Mill	1990	2248464
Q	292m S	Unspecified Works	1938	2317128
Q	293m S	Unspecified Works	1960	2214225
Q	294m S	Unspecified Works	1935	2207580
Q	295m S	Unspecified Works	1938	2317128
R	300m N	Corn Mill	1881	2161115
N	301m NE	Railway Building	1938	2196125
V	308m E	Iron Works	1895	2319761
V	309m E	Iron Works	1895	2208737
W	309m S	Flour Mill	1868	2194692
W	310m S	Unspecified Mill	1920	2221326
W	311m S	Unspecified Mill	1920	2246173
W	312m S	Unspecified Mill	1932	2207104
W	312m S	Unspecified Mill	1900	2212675
Q	318m SW	Unspecified Works	1988	2331151
V	318m E	Iron Works	1920	2273057
W	319m S	Unspecified Mill	1895	2272986
V	328m E	Police Station	1990	2201521
V	335m E	Unspecified Works	1960	2329595
V	336m E	Iron Works	1938	2284364
V	338m E	Iron Works	1938	2215591
V	339m E	Iron Works	1935	2215591
V	341m E	Iron Works	1920	2273057

ID	Location	Land Use	Date	Group ID
V	342m E	Iron Works	1868	2302097
W	348m S	Unspecified Mill	1895	2304609
AA	353m S	Iron Works	1920	2242481
AA	355m S	Iron Works	1920	2301822
AA	355m S	Iron Works	1932	2217701
AA	355m S	Iron Works	1900	2242481
L	365m NE	Railway Sidings	1935	2268057
V	371m E	Unspecified Works	1970	2267994
V	376m E	Unspecified Depot	1990	2170053
AA	392m S	Unspecified Works	1960	2182590
AD	396m E	Iron Works	1900	2240673
AE	396m S	Water Works	1932	2214078
AE	396m S	Water Works	1900	2232415
AE	406m S	Water Works	1881	2322621
AE	408m S	Water Works	1895	2249887
AE	408m S	Water Works	1895	2322621
AE	410m S	Water Works	1868	2211857
AE	415m S	Water Works	1938	2241211
AE	415m S	Water Works	1938	2241211
AE	417m S	Water Works	1935	2223666
AD	424m E	Iron Works	1932	2246180
AI	455m NE	Gravel Pit	1865	2224775
AJ	457m S	Water Works	1920	2233237
AK	460m SE	Police Station	1975	2201522
AJ	465m S	Water Works	1920	2233237
AI	467m NE	Gravel Pit	1881	2217816
AM	486m NE	Fabric Works	1938	2305855
AM	490m NE	Fabric Works	1938	2262937

ID	Location	Land Use	Date	Group ID
AK	497m SE	Police Station	1970	2201523
AM	498m NE	Fabric Works	1935	2262937

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**47**

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 25 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Tank**	**1975**	**398592**
A	**On site**	**Unspecified Tank**	**1996**	**398592**
A	**On site**	**Unspecified Tank**	**1980**	**398592**
A	**On site**	**Unspecified Tank**	**1988**	**398592**
A	**On site**	**Unspecified Tank**	**1988**	**398592**
D	36m S	Unspecified Tank	1996	423672
E	36m SW	Unspecified Tank	1992	411962
D	36m S	Unspecified Tank	1975	400522
D	36m S	Unspecified Tank	1980	398158
D	36m S	Unspecified Tank	1988	426268
D	36m S	Unspecified Tank	1988	411850
E	37m SW	Unspecified Tank	1981	411962
E	37m SW	Unspecified Tank	1981	411962
D	78m SE	Tanks	1996	401865
D	78m SE	Tanks	1975	410215
D	79m SE	Tanks	1980	424373
D	79m SE	Tanks	1988	424373
D	79m SE	Tanks	1988	424373

ID	Location	Land Use	Date	Group ID
D	79m S	Unspecified Tank	1996	429664
D	79m S	Unspecified Tank	1975	429664
D	80m S	Unspecified Tank	1980	429664
D	80m S	Unspecified Tank	1988	429664
D	80m S	Unspecified Tank	1988	429664
D	88m SE	Tanks	1975	380340
R	281m N	Unspecified Tank	1987	410613
R	281m NE	Unspecified Tank	1974	403942
T	298m S	Unspecified Tank	1995	404971
T	298m S	Unspecified Tank	1995	404971
T	298m S	Unspecified Tank	1986	404971
P	343m S	Unspecified Tank	1866	395987
AC	371m SE	Unspecified Tank	1975	415400
AC	371m SE	Unspecified Tank	1996	410187
L	392m NE	Unspecified Tank	1914	409103
L	392m NE	Unspecified Tank	1934	407740
L	393m NE	Unspecified Tank	1914	395986
V	405m E	Unspecified Tank	1896	418865
V	407m E	Unspecified Tank	1914	417848
V	437m E	Unspecified Tank	1914	383429
AK	467m SE	Unspecified Tank	1996	400278
AK	467m SE	Unspecified Tank	1975	421908
AL	471m S	Tanks	1995	425069
AL	471m S	Tanks	1995	425069
AL	472m S	Tanks	1986	430603
AD	472m E	Unspecified Tank	1988	401416
AL	472m S	Unspecified Tank	1984	395990
AD	472m E	Unspecified Tank	1993	401416

ID	Location	Land Use	Date	Group ID
AL	478m S	Tanks	1986	418723

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**79**

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 25 >**

ID	Location	Land Use	Date	Group ID
E	34m SW	Electricity Substation	1992	307405
E	35m SW	Electricity Substation	1981	307405
E	35m SW	Electricity Substation	1981	307405
D	88m SE	Electricity Substation	1975	285974
D	88m SE	Electricity Substation	1996	285974
D	88m SE	Electricity Substation	1980	285974
D	88m SE	Electricity Substation	1988	285974
D	88m SE	Electricity Substation	1988	285974
B	159m S	Electricity Substation	1992	273868
I	180m N	Electricity Substation	1987	272351
I	180m N	Electricity Substation	1989	301287
I	180m N	Electricity Substation	1992	301287
I	189m N	Electricity Substation	1989	316424
I	189m N	Electricity Substation	1974	316424
I	189m N	Electricity Substation	1987	316424
I	190m N	Electricity Substation	1992	316424
I	219m N	Electricity Substation	1987	272350
I	220m N	Electricity Substation	1974	298529
I	220m N	Electricity Substation	1987	298529

ID	Location	Land Use	Date	Group ID
I	223m N	Electricity Substation	1992	308767
I	223m N	Electricity Substation	1989	308767
I	223m N	Electricity Substation	1974	278865
O	240m E	Electricity Substation	1975	308443
O	241m E	Electricity Substation	1980	308443
O	241m E	Electricity Substation	1988	308443
O	241m E	Electricity Substation	1988	308443
R	277m N	Electricity Substation	1987	318010
R	277m N	Electricity Substation	1992	322341
R	278m N	Electricity Substation	1989	288736
R	278m N	Electricity Substation	1974	322333
N	292m NE	Electricity Substation	1987	321454
N	292m NE	Electricity Substation	1992	321454
N	293m NE	Electricity Substation	1989	321454
R	299m N	Electricity Substation	1987	288012
R	299m N	Electricity Substation	1992	289073
R	299m N	Electricity Substation	1989	289073
R	299m N	Electricity Substation	1974	299746
U	305m N	Electricity Substation	1987	309738
U	305m N	Electricity Substation	1989	309738
U	305m N	Electricity Substation	1974	309738
U	305m N	Electricity Substation	1992	309738
P	305m S	Electricity Substation	1986	293998
P	306m S	Electricity Substation	1995	293998
P	306m S	Electricity Substation	1995	293998
P	310m S	Electricity Substation	1984	271313
P	321m S	Electricity Substation	1980	320303
P	321m S	Electricity Substation	1990	320303

ID	Location	Land Use	Date	Group ID
P	321m S	Electricity Substation	1976	320303
Z	333m SW	Electricity Substation	1984	280310
Z	334m SW	Electricity Substation	1986	280310
Z	334m SW	Electricity Substation	1995	280310
Z	334m SW	Electricity Substation	1995	280310
W	349m S	Electricity Substation	1986	316261
W	350m S	Electricity Substation	1984	316261
AB	363m SE	Electricity Substation	1996	266519
AB	376m SE	Electricity Substation	1975	303906
AB	376m SE	Electricity Substation	1980	303906
AB	376m SE	Electricity Substation	1988	303906
AB	376m SE	Electricity Substation	1988	303906
AA	409m S	Electricity Substation	1976	267988
V	410m E	Electricity Substation	1975	283487
V	410m E	Electricity Substation	1980	320307
AA	411m S	Electricity Substation	1980	314308
AA	411m S	Electricity Substation	1990	314308
L	434m NE	Electricity Substation	1987	298499
L	435m NE	Electricity Substation	1992	298499
L	436m NE	Electricity Substation	1989	298499
AH	455m S	Electricity Substation	1990	290054
AH	456m S	Electricity Substation	1995	290054
AH	456m S	Electricity Substation	1995	290054
AH	457m S	Electricity Substation	1986	297955
AH	457m S	Electricity Substation	1984	287085
6	480m E	Electricity Substation	1975	267935
7	481m NW	Electricity Substation	1992	273474
AN	486m E	Electricity Substation	1992	320697

ID	Location	Land Use	Date	Group ID
AN	486m E	Electricity Substation	1972	296696
AN	486m E	Electricity Substation	1981	311576
AN	486m E	Electricity Substation	1987	311576
AN	486m E	Electricity Substation	1973	290374

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	**20**

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'.

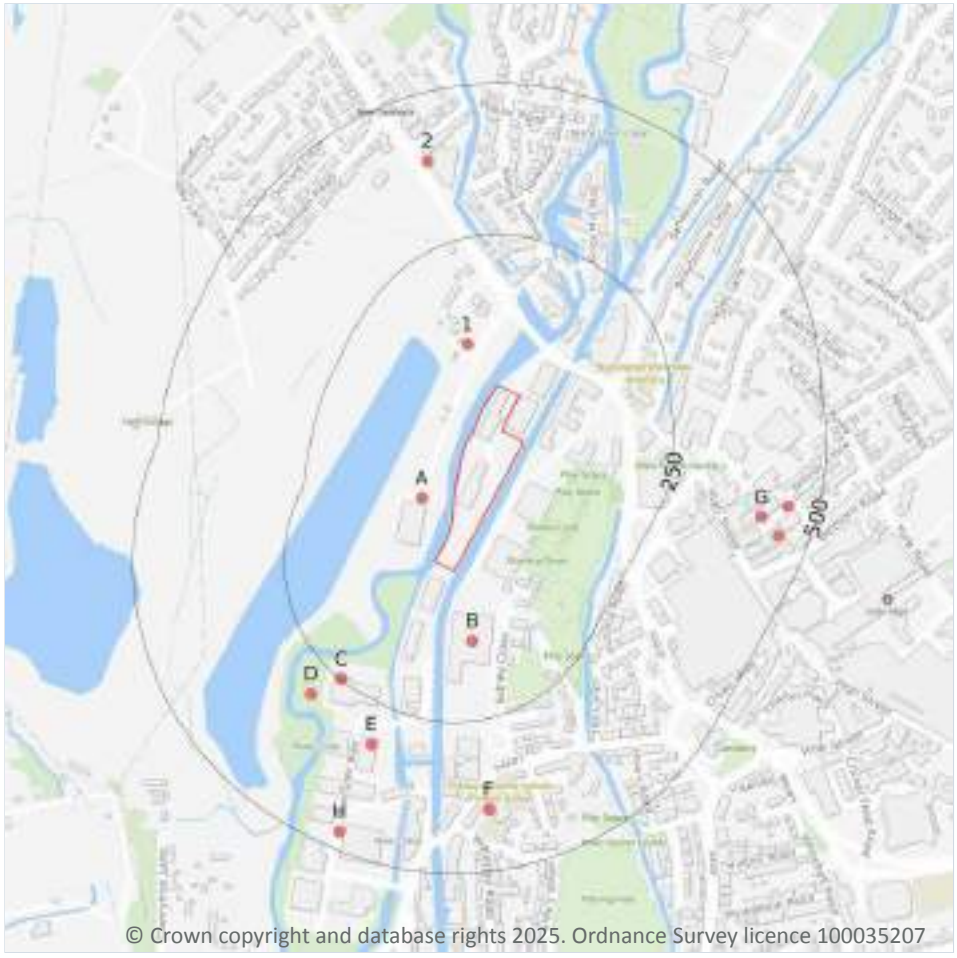
Features are displayed on the Past land use - un-grouped map on **page 25 >**

ID	Location	Land Use	Date	Group ID
J	185m NE	Garage	1974	81976
X	324m SE	Garage	1962	93417
X	325m SE	Garage	1962	93417
Y	329m E	Garage	1962	92923
Y	331m E	Garage	1962	89177
Y	332m E	Garage	1973	86518
AF	399m E	Motor Repair Works	1975	94595
AF	399m E	Motor Repair Works	1980	89042
AF	399m E	Motor Repair Works	1988	88685

ID	Location	Land Use	Date	Group ID
AF	399m E	Motor Repair Works	1988	88685
AG	416m SE	Garage	1962	86635
AG	416m SE	Garage	1962	86635
AG	429m SE	Garage	1963	85895
5	429m N	Garage	1992	81974
AD	438m E	Motor Repair Works	1975	83609
AD	438m E	Motor Repair Works	1980	85263
AD	438m E	Motor Repair Works	1980	85263
AD	438m E	Motor Repair Works	1986	85263
AO	494m N	Garage	1989	91081
AO	494m N	Garage	1989	91081

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

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	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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.

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

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	45

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 38 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	54m W	-	WEX368737	Storing waste exemption	Not on a farm	Storage of waste in a secure place

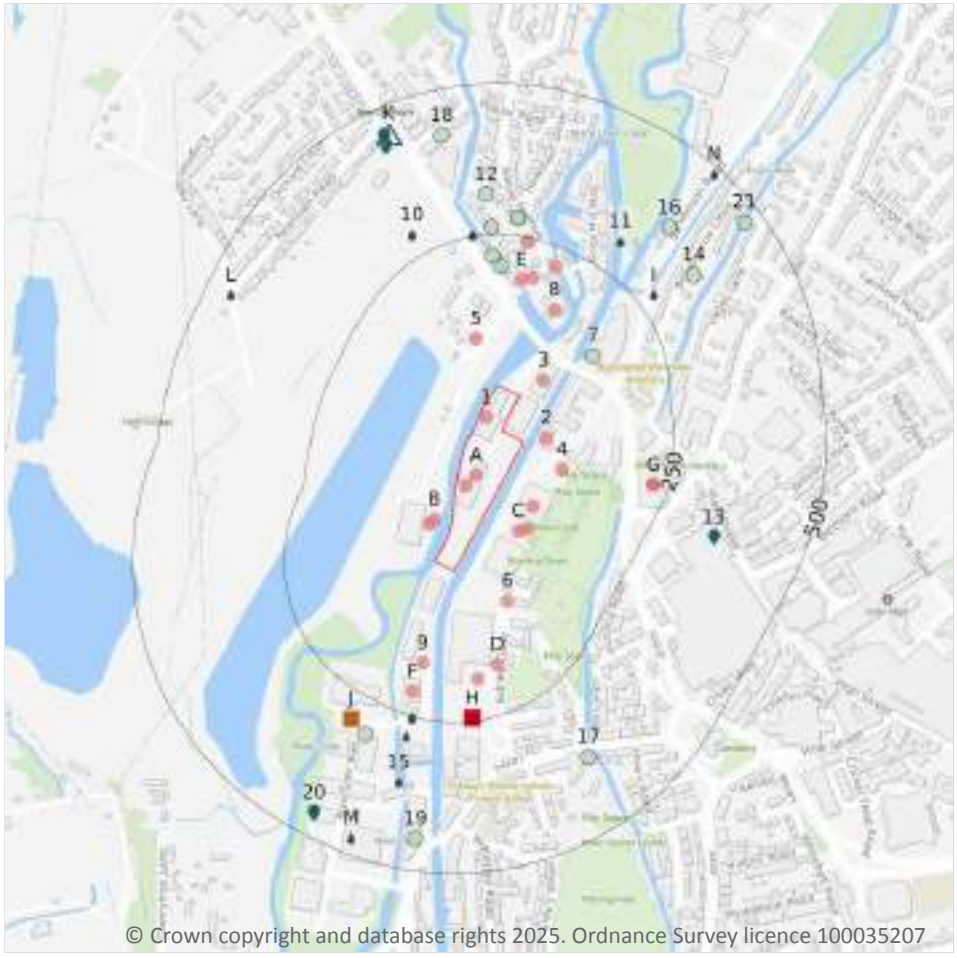
ID	Location	Site	Reference	Category	Sub-Category	Description
A	54m W	-	WEX368737	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	54m W	-	WEX368737	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	54m W	-	WEX368737	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	54m W	-	WEX368737	Using waste exemption	Not on a farm	Use of waste in construction
1	85m N	Rear Of 1, Oxford Road, Denham, Uxbridge, Ub9 4da	WEX282813	Storing waste exemption	On a farm	Storage of waste in secure containers
B	120m S	1 Union Business Park, Florence Way, Rockingham Road, Uxbridge, Ub8 2ls	WEX098435	Treating waste exemption	Not on a farm	Treatment of waste food
B	120m S	1 Union Business Park, Florence Way, Rockingham Road, Uxbridge, Ub8 2ls	WEX098435	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	120m S	1 Union Business Park, Florence Way, Rockingham Road, Uxbridge, Ub8 2ls	WEX098435	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	250m SW	River House, Riverside Way, Cowley, Uxbridge, Ub8 2yf	WEX003872	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	250m SW	River House, Riverside Way, Cowley, Uxbridge, Ub8 2yf	WEX003872	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	301m SW	River House Riverside Way Uxbridge Middlesex Ub8 2yf	EPR/JE5557DS/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
D	301m SW	River House Riverside Way Uxbridge Middlesex Ub8 2yf	EPR/JE5557DS/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
D	301m SW	River House Riverside Way Uxbridge Middlesex Ub8 2yf	EPR/JE5557DS/A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)

ID	Location	Site	Reference	Category	Sub-Category	Description
E	318m S	River House, Riverside Way, Uxbridge, Ub8 2yf	WEX164459	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
E	318m S	River House, Riverside Way, Uxbridge, Ub8 2yf	WEX164459	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	318m S	River House, Riverside Way, Uxbridge, Ub8 2yf	WEX164459	Storing waste exemption	Not on a farm	Storage of waste in a secure place
2	389m N	-	WEX408238	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	398m S	69 Rockingham Road Uxbridge Middlesex Ub8 2ua	EPR/UF0609BT/A001	Using waste exemption	Non-agricultural waste only	Burning of waste as a fuel in a small appliance
F	399m S	69, Rockingham Rd, Uxbridge, London, Ub8 2ua	WEX107062	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
G	412m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097169	Treating waste exemption	Not on a farm	Manual treatment of waste
G	412m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097169	Treating waste exemption	Not on a farm	Recovery of scrap metal
G	412m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097169	Treating waste exemption	Not on a farm	Sorting mixed waste
G	412m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097169	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX369965	Treating waste exemption	Not on a farm	Manual treatment of waste
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX369965	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097168	Treating waste exemption	Not on a farm	Manual treatment of waste
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX241763	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX241763	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097168	Treating waste exemption	Not on a farm	Sorting mixed waste
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097168	Treating waste exemption	Not on a farm	Recovery of scrap metal

ID	Location	Site	Reference	Category	Sub-Category	Description
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097168	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX097168	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX241763	Treating waste exemption	Not on a farm	Recovery of scrap metal
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX241763	Treating waste exemption	Not on a farm	Sorting mixed waste
G	449m E	Redford House, Redford Way, Uxbridge, Ub8 1sz	WEX241763	Treating waste exemption	Not on a farm	Manual treatment of waste
G	449m E	Redford House Redford Way Uxbridge Middlesex Ub8 1sz	EPR/EF0230DD/A001	Treating waste exemption	Non-agricultural waste only	Sorting mixed waste
G	449m E	Redford House Redford Way Uxbridge Middlesex Ub8 1sz	EPR/EF0230DD/A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
H	471m S	-	WEX387049	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	471m S	-	WEX387049	Storing waste exemption	Not on a farm	Storage of waste in secure containers
H	471m S	-	WEX387049	Treating waste exemption	Not on a farm	Manual treatment of waste
H	471m S	-	WEX387049	Treating waste exemption	Not on a farm	Sorting mixed waste
H	471m S	-	WEX387049	Treating waste exemption	Not on a farm	Recovery of scrap metal
H	471m S	-	WEX387049	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
H	471m S	-	WEX387049	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste

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

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

Licensed Discharges to controlled waters

Pollutant release to public sewer

List 1 Dangerous Substances

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	25

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 43 >**

ID	Location	Company	Address	Activity	Category
1	**On site**	**Electricity Sub Station**	**Greater London, UB9**	**Electrical Features**	**Infrastructure and Facilities**
A	**On site**	**Xerox**	**Riverview, Oxford Road, Uxbridge, Greater London, UB9**	**Office and Shop Equipment**	**Industrial Products**
A	**On site**	**Electricity Sub Station**	**Greater London, UB9**	**Electrical Features**	**Infrastructure and Facilities**

ID	Location	Company	Address	Activity	Category
B	30m SW	Tank	Buckinghamshire, UB9	Tanks (Generic)	Industrial Features
B	35m SW	Electricity Sub Station	Buckinghamshire, UB9	Electrical Features	Infrastructure and Facilities
2	38m NE	Kall Kwik Printing	Regus House, Highbridge Industrial Estate, Oxford Road, Uxbridge, Greater London, UB8	Published Goods	Industrial Products
3	47m NE	Xerox	Papermill House, Oxford Road, Uxbridge, Greater London, UB8	Office and Shop Equipment	Industrial Products
C	62m SE	Highbridge Industrial Estate	Greater London, UB8	Business Parks and Industrial Estates	Industrial Features
C	64m SE	Arri GB Ltd	Unit 2 Highbridge Industrial Estate, Oxford Road, Uxbridge, Greater London, UB8 1LX	Lampshades and Lighting	Consumer Products
C	73m SE	Electricity Sub Station	Greater London, UB8	Electrical Features	Infrastructure and Facilities
4	78m E	Electricity Sub Station	Greater London, UB8	Electrical Features	Infrastructure and Facilities
5	86m N	Mast	Buckinghamshire, UB9	Telecommunications Features	Infrastructure and Facilities
6	101m S	Electricity Sub Station	Greater London, UB8	Electrical Features	Infrastructure and Facilities
8	153m NE	Oromed Internationa l Ltd	53 Denham Lodge, Oxford Road, New Denham, Denham, Buckinghamshire, UB9 4AB	Disability and Mobility Equipment	Consumer Products
9	160m S	Electricity Sub Station	Greater London, UB8	Electrical Features	Infrastructure and Facilities
D	170m S	Electricity Sub Station	Greater London, UB8	Electrical Features	Infrastructure and Facilities
E	179m N	Electricity Sub Station	Buckinghamshire, UB9	Electrical Features	Infrastructure and Facilities
D	182m S	Union Business Park	Greater London, UB8	Business Parks and Industrial Estates	Industrial Features
E	186m N	Electricity Sub Station	Buckinghamshire, UB8	Electrical Features	Infrastructure and Facilities
F	211m S	E T Enterprises	45, Riverside Way, Uxbridge, Greater London, UB8 2YF	Electrical Components	Industrial Products

ID	Location	Company	Address	Activity	Category
E	219m N	Electricity Sub Station	Buckinghamshire, UB9	Electrical Features	Infrastructure and Facilities
G	226m E	Tmeic Europe Ltd	The Atrium 1, Harefield Road, Uxbridge, Greater London, UB8 1HB	Electronic Equipment	Industrial Products
G	226m E	Evolt Energy	1, Harefield Road, Uxbridge, Greater London, UB8	Electrical Production and Manipulation Equipment	Industrial Products
G	226m E	Cardea Healthcare	The Atrium, 1, Harefield Road, Uxbridge, Greater London, UB8 1HB	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
E	242m N	Works	Buckinghamshire, UB9	Unspecified Works Or Factories	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 43 >**

ID	Location	Company	Address	LPG	Status
K	454m N	ESSO	Oxford Road, Newton Road, New Denham, Denham, Buckinghamshire, UB9 4DA	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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.

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	4

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 43 >**

ID	Location	Address	Details	
13	352m E	Lh Jennings, High St	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
K	438m N	Eurogarages Willowbank Service Station, Oxford Road, New Denham, Uxbridge, UB9 4DA	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
K	454m N	Eurogarages Willowbank, Oxford Road, New Denham, Uxbridge, UB9 4DA	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
20	461m SW	Sanyo Gallenkamp, Riverside Way	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements 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	21

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 43 >**

ID	Location	Address	Details	
F	252m S	RiversideWay(No2Uxbridge,RiversideWay(No2Uxbridge	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1807 Permit Version: 1 Receiving Water: COLNE BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
F	252m S	RiversideWay(No2Uxbridge,RiversideWay(No2Uxbridge	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1807 Permit Version: 2 Receiving Water: Colne Brook	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014
E	253m N	APEXWORKS,WILLOWBANK,DENHAM,BUC,APEXWORKS,WILLOWBANK,DENHAM,BUCKS	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.0991 Permit Version: 1 Receiving Water: COLNE	Status: REVOKED - UNSPECIFIED Issue date: 12/03/1968 Effective Date: 12/03/1968 Revocation Date: 12/04/1990
E	253m N	PREMISES,WILLOWBANK,LITTLEDENHAM,PREMISES,WILLOWBANK,LITTLEDEN,HAM,BUCKS	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.1440 Permit Version: 1 Receiving Water: COLNE	Status: REVOKED - UNSPECIFIED Issue date: 26/02/1975 Effective Date: 26/02/1975 Revocation Date: 12/04/1990
F	253m S	ROCKINGHAMROAD,UXBRIDGE,MIDDX,ROCKINGHAMROAD,UXBRIDGE,MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCR.1216 Permit Version: 1 Receiving Water: GRAND UNIONCANAL	Status: REVOKED - UNSPECIFIED Issue date: 08/02/1971 Effective Date: 08/02/1971 Revocation Date: 29/03/1990

ID	Location	Address	Details	
I	277m NE	BraybourneClose(No2Uxbridge,BraybourneClose(No2Uxbridge	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.0522 Permit Version: 1 Receiving Water: FRAY'S RIVER	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
I	277m NE	BraybourneClose(No2Uxbridge,BraybourneClose(No2Uxbridge	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.0522 Permit Version: 2 Receiving Water: Fray's River	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014
F	285m S	WEIRHOUSE,RIVERSIDEWAY,UXBRIDGE,WEIRHOUSE,RIVERSIDEWAY,UXBRI,DGE,MIDDLESEX	Effluent Type: MISCELLANEOUS DISCHARGES - UNSPECIFIED Permit Number: CNTW.0789 Permit Version: 1 Receiving Water: RIVER COLNE	Status: REVOKED - UNSPECIFIED Issue date: 30/10/1990 Effective Date: 30/10/1990 Revocation Date: 11/12/1992
10	287m N	OFFICEDEVELOPMENT,OLDBUSDEPOT,OFFICEDEVELOPMENT,OLDBUSDEPO,T,50OXFORDROAD,DENHAM,BUCKS	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.2014 Permit Version: 1 Receiving Water: RIVER COLNE	Status: REVOKED - UNSPECIFIED Issue date: 12/11/1987 Effective Date: 12/11/1987 Revocation Date: 18/06/1992
11	305m NE	THELOCKHOUSE,WILLOWAVENUE,DENHAM,UXBRIDGE,ENGLAND,UB94AF	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRBP3326GK Permit Version: 1 Receiving Water: GRAND UNION CANAL	Status: NEW ISSUED UNDER EPR 2010 Issue date: 28/06/2010 Effective Date: 28/06/2010 Revocation Date: -
15	361m S	PHASE300,RIVERSIDEWAY,UXBRIDGE,MIDDLESEX,UB82YF	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE (CONTAM SURFACE WATER, NOT WASTE SIT Permit Number: CANM.0981 Permit Version: 1 Receiving Water: RIVER COLNE	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 09/09/2005 Effective Date: 10/09/2005 Revocation Date: -
L	458m NW	KnightonWayLaneII,Denham,KnightonWayLaneII,Denham	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1279 Permit Version: 1 Receiving Water: RUSHOLT BROOK	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010

ID	Location	Address	Details	
L	458m NW	KnightonWayLaneII,Denham,KnightonWayLaneII,Denham	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1279 Permit Version: 2 Receiving Water: Rusholt Brook	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014
M	472m S	RiversideWay(No1Uxbridge,RiversideWay(No1Uxbridge	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1806 Permit Version: 1 Receiving Water: COLNE	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
M	472m S	RiversideWay(No1Uxbridge,RiversideWay(No1Uxbridge	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1806 Permit Version: 2 Receiving Water: Colne	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014
M	475m S	SPORTSPAVILION,THEISLAND,STJOH,SPORTSPAVILION,THEISLAND,ST,JOHNSROAD,UXBRIDGE,MIDDX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCU.0170 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: 15/03/1966 Effective Date: 15/03/1966 Revocation Date: 08/04/1991
M	475m S	FACTORYPREMISES,THEISLAND,UXBRI,FACTORYPREMISES,THEISLAND,UX,BRIDGE,MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCU.0172 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: 15/03/1966 Effective Date: 15/03/1966 Revocation Date: 03/06/1992
M	475m S	THEISLAND,STJOHNSROAD,UXBRIDGE,THEISLAND,STJOHNSROAD,UXBRI,DGE,MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCU.0171 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: 15/03/1966 Effective Date: 13/05/1968 Revocation Date: 03/06/1992
M	475m S	FACTORYPREMISES,THEISLAND,UXBRI,FACTORYPREMISES,THEISLAND,UX,BRIDGE,MIDDX	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: CTCU.0173 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: 15/03/1966 Effective Date: 15/03/1966 Revocation Date: 03/06/1992
N	488m NE	BraybourneClose(No1Uxbridge,BraybourneClose(No1Uxbridge	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.0521 Permit Version: 1 Receiving Water: FRAY'S RIVER	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010

ID	Location	Address	Details	
N	488m NE	BraybourneClose(No1Uxbridge,BraybourneClose(No1Uxbridge	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.0521 Permit Version: 2 Receiving Water: Fray's River	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014

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	**1**

Discharges of Special Category Effluents to the public sewer.

Features are displayed on the Current industrial land use map on **page 43 >**

ID	Location	Address	Details	
J	294m SW	ELECTRO HI-TEC LTD (DISSOLVED), UNIT D2, RIVERSIDE WAY, RIVERSIDE WAY, UXBRIDGE, UXBRIDGE, UB8 2YF	Permission reference: AT8363 Local Authority: LONDON BOROUGH OF HILLINGDON First received date: 01/07/2010	Last received date: 01/01/2018 Status: RECEIVED

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

4.16 List 1 Dangerous Substances

Records within 500m	**2**

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.

Features are displayed on the Current industrial land use map on **page 43 >**

ID	Location	Name	Status	Receiving Water	Authorised Substances
H	245m S	Electro Hi-tech Ltd Unit D2 Riverside Way Middx Ub8	Not Active	-	-
H	245m S	Electro Hi-tech Ltd Unit D 2 Riverside Drive Middx Ub8	Not Active	-	-

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	**14**

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 43 >**

ID	Location	Details	
7	139m NE	Incident Date: 04/10/2001 Incident Identification: 34602 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	197m N	Incident Date: 10/11/2001 Incident Identification: 42142 Pollutant: Sewage Materials Pollutant Description: Grey Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
E	216m N	Incident Date: 07/02/2003 Incident Identification: 135545 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	262m N	Incident Date: 26/10/2002 Incident Identification: 116834 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
E	280m N	Incident Date: 20/12/2002 Incident Identification: 126951 Pollutant: Contaminated Water Pollutant Description: Chemically Contaminated Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	280m N	Incident Date: 20/12/2002 Incident Identification: 126951 Pollutant: Contaminated Water Pollutant Description: Chemically Contaminated Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
J	307m SW	Incident Date: 17/03/2003 Incident Identification: 143655 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
12	317m N	Incident Date: 02/09/2002 Incident Identification: 104697 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
14	352m NE	Incident Date: 06/07/2002 Incident Identification: 89699 Pollutant: Sewage Materials Pollutant Description: Grey Water	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
16	373m NE	Incident Date: 05/09/2002 Incident Identification: 105511 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
17	380m S	Incident Date: 20/08/2002 Incident Identification: 101774 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
18	425m N	Incident Date: 31/05/2003 Incident Identification: 162196 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
19	447m S	Incident Date: 08/11/2001 Incident Identification: 46486 Pollutant: Oils and Fuel Pollutant Description: Other Oil or Fuel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
21	470m NE	Incident Date: 06/02/2003 Incident Identification: 135245 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) 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.

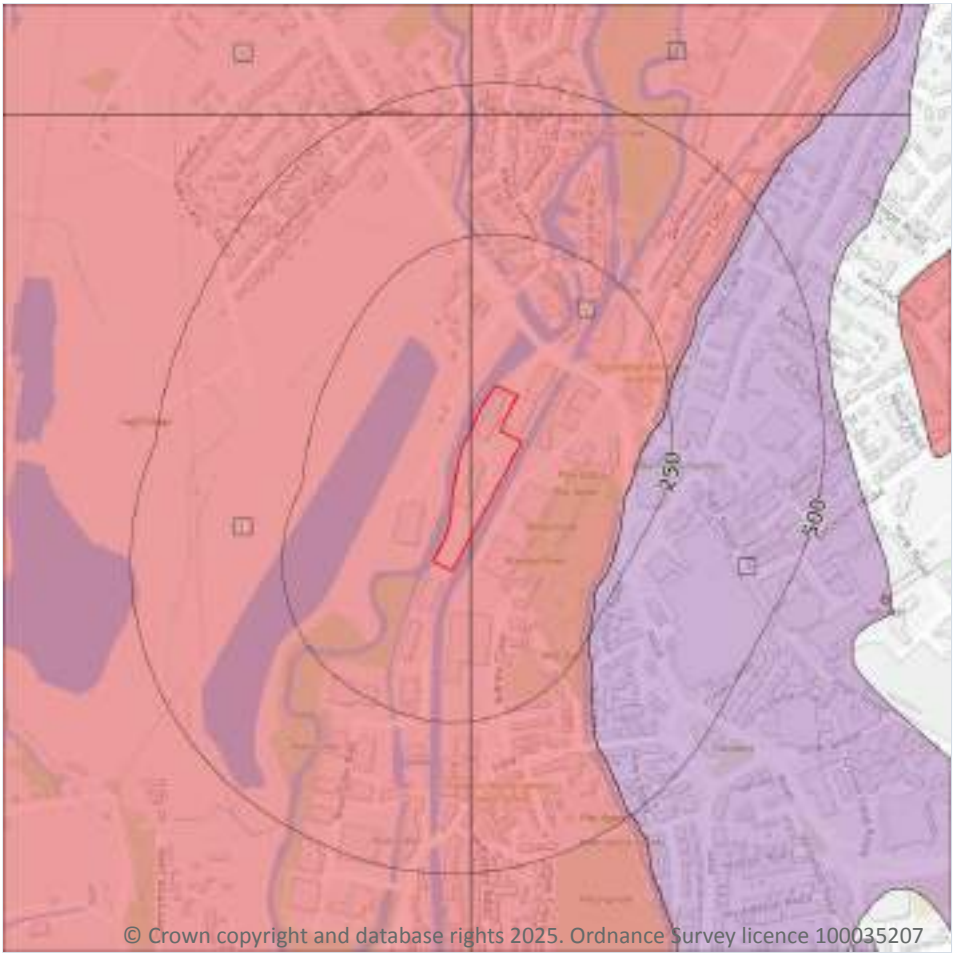
4.21 Pollution inventory radioactive waste

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	5

Aquifer status of groundwater held within superficial geology.

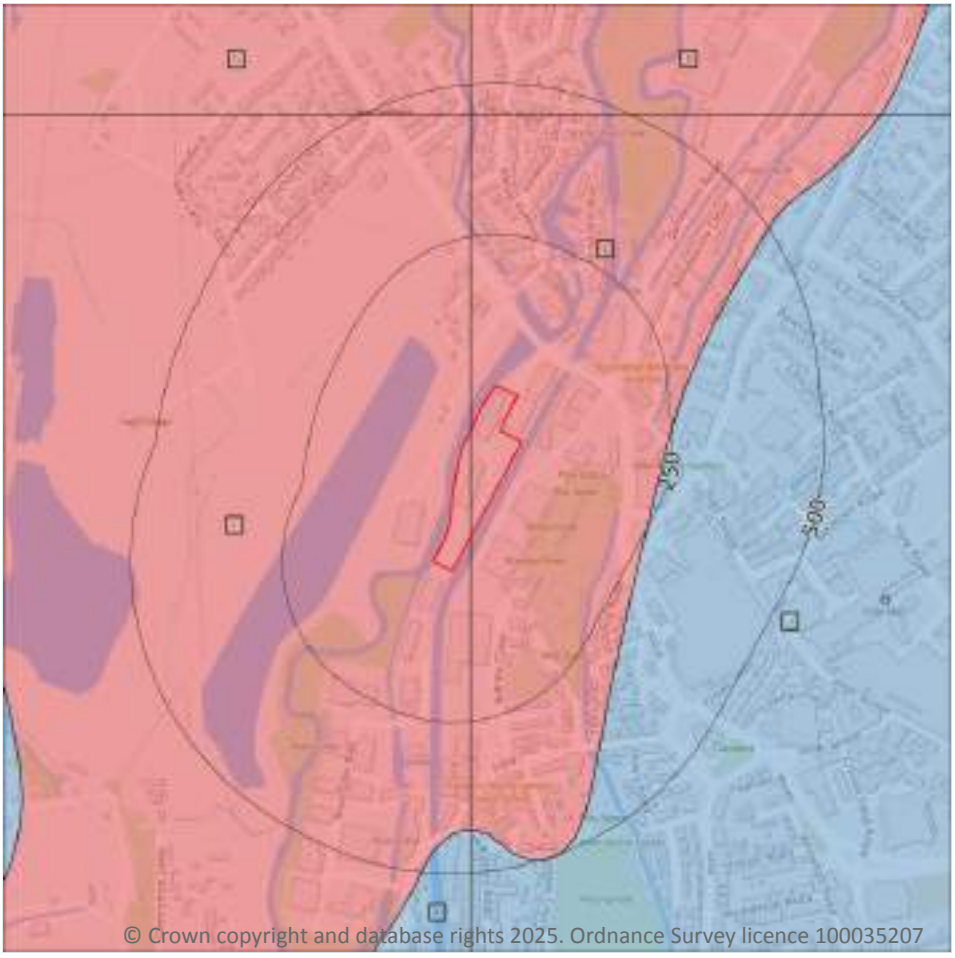
Features are displayed on the Hydrogeology map on **page 55 >**

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	193m E	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
4	449m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	451m N	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

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	6

Aquifer status of groundwater held within bedrock geology.

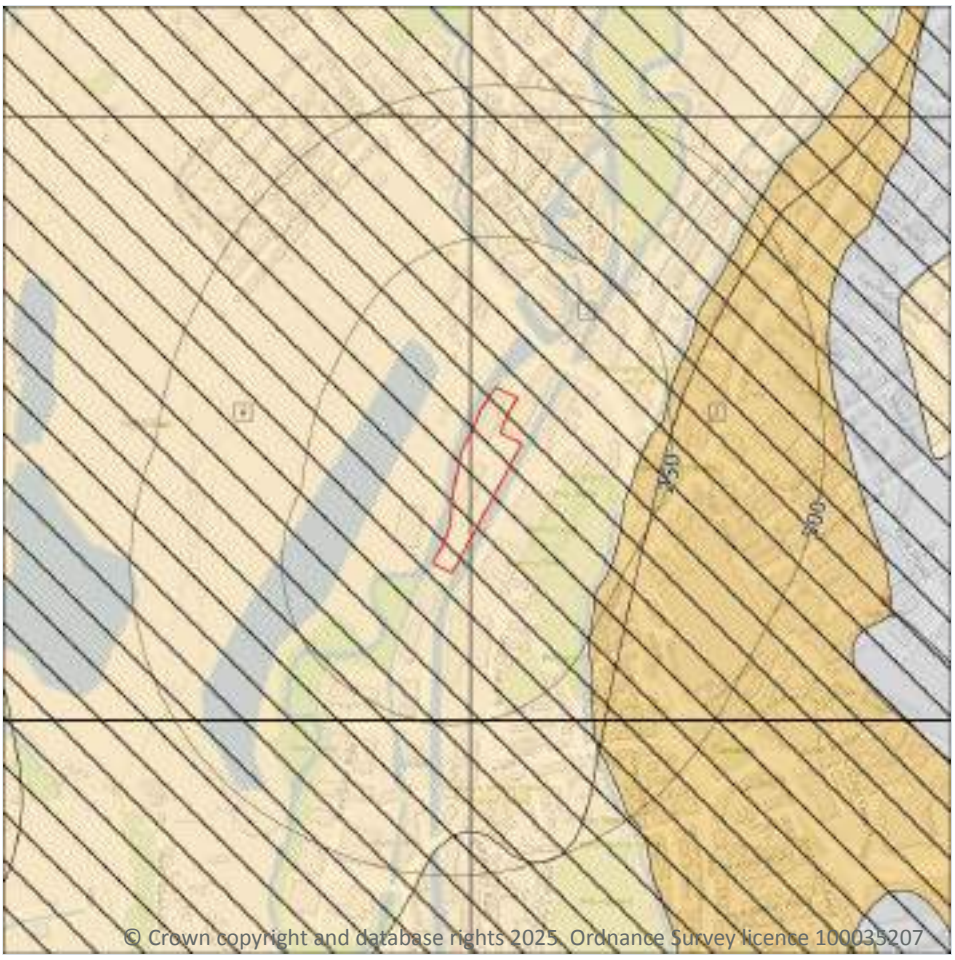
Features are displayed on the Bedrock aquifer map on **page 57 >**

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	235m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	430m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	449m N	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
6	451m N	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

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	2

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 59 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
A	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Medium	Vulnerability: High Aquifer type: Secondary 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

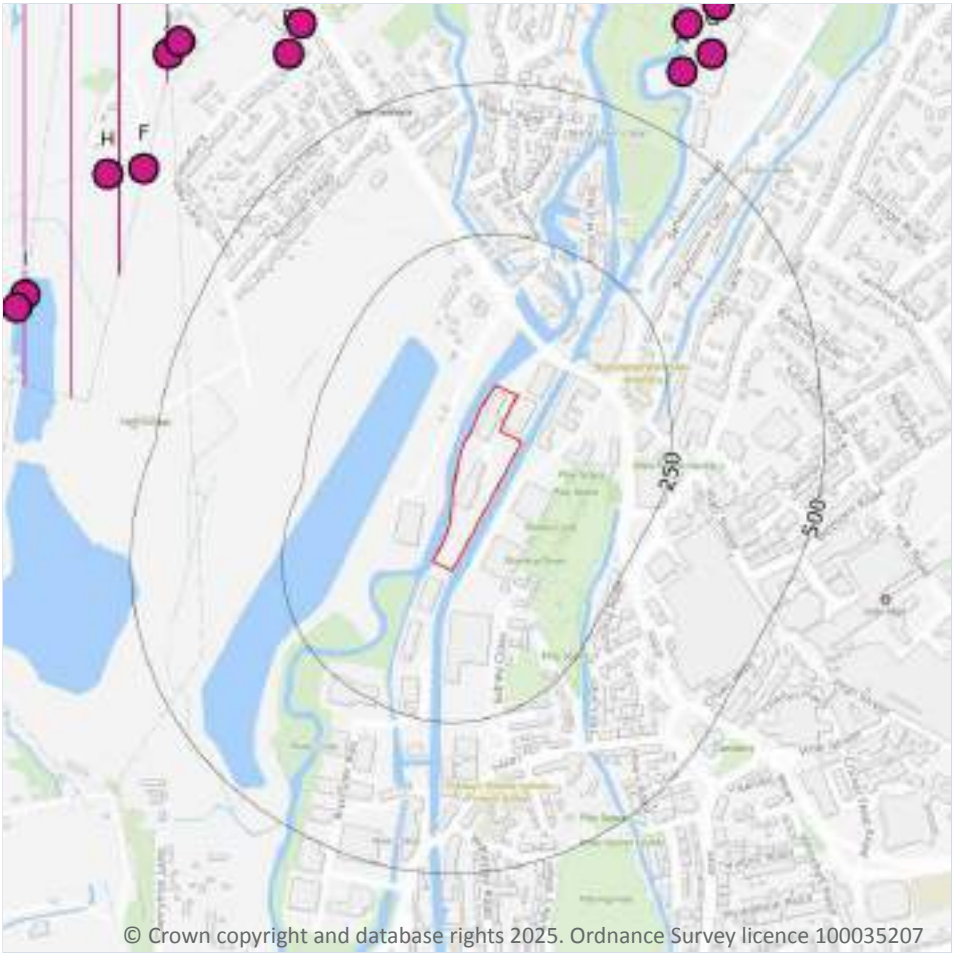
Records on site	2

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
2	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)
A	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



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	33

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 61 >**

ID	Location	Details	
A	601m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: BOREHOLE A AT 100 ACRES, DENHAM, BUCKS. Data Type: Point Name: HARBOUR PROPERTIES LIMITED Easting: 505350 Northing: 185070	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2002 Version End Date: -
A	601m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: 100 ACRES, DENHAM, BUCKS- BOREHOLE A Data Type: Point Name: ARLINGTON BUSINESS PARKS GP LTD Easting: 505350 Northing: 185070	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1637 Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 102 Version Start Date: 08/09/2003 Version End Date: -
1	620m W	Status: Active Licence No: TH/039/0028/064 Details: Dewatering Direct Source: THAMES GROUNDWATER Point: TAPLOW GRAVEL FORMATION AT DENHAM QUARRY, DENHAM, BUCKS Data Type: Poly4 Name: SUMMERLEAZE LIMITED Easting: 504372 Northing: 185616	Annual Volume (m^3): 1516320 Max Daily Volume (m^3): 7776 Original Application No: NPS/NA/001364 Original Start Date: 07/09/2022 Expiry Date: 31/12/2028 Issue No: 1 Version Start Date: 07/09/2022 Version End Date: -
B	648m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: WELL 'A' AT NEW DENHAM Data Type: Point Name: B T SMITH & SON Easting: 504700 Northing: 185100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date: -
B	648m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: WELL 'A' AT NEW DENHAM Data Type: Point Name: B T SMITH & SON Easting: 504700 Northing: 185100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date: -

ID	Location	Details	
C	651m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: BOREHOLE B AT 100ACRES Data Type: Point Name: A SANDERSON AND SONS LIMITED Easting: 505400 Northing: 185100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 08/11/1965 Version End Date: -
C	651m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: BOREHOLE A AT 100 ACRES Data Type: Point Name: A SANDERSON AND SONS LIMITED Easting: 505400 Northing: 185100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 08/11/1965 Version End Date: -
C	651m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: BOREHOLE C AT 100 ACRES Data Type: Point Name: A SANDERSON AND SONS LIMITED Easting: 505400 Northing: 185100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 08/11/1965 Version End Date: -
D	677m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: BOREHOLE C AT 100 ACRES, DENHAM, BUCKS. Data Type: Point Name: HARBOUR PROPERTIES LIMITED Easting: 505360 Northing: 185150	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2002 Version End Date: -
D	677m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: 100 ACRES, DENHAM, BUCKS- BOREHOLE C Data Type: Point Name: ARLINGTON BUSINESS PARKS GP LTD Easting: 505360 Northing: 185150	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1637 Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 102 Version Start Date: 08/09/2003 Version End Date: -

ID	Location	Details	
E	681m N	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SMITHS NURSERIES, DENHAM- WELL A Data Type: Point Name: SMITHS NURSERIES LIMITED Easting: 504720 Northing: 185150	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.60 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/08/2019 Version End Date: -
E	681m N	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: SMITHS NURSERIES, DENHAM- WELL A Data Type: Point Name: SMITHS NURSERIES LIMITED Easting: 504720 Northing: 185150	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.60 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/08/2019 Version End Date: -
F	683m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SMITHS NURSERIES, DENHAM- WELL C Data Type: Point Name: SMITHS NURSERIES LIMITED Easting: 504460 Northing: 184910	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.60 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/08/2019 Version End Date: -
F	683m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: SMITHS NURSERIES, DENHAM- WELL C Data Type: Point Name: SMITHS NURSERIES LIMITED Easting: 504460 Northing: 184910	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.60 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/08/2019 Version End Date: -
G	726m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: BOREHOLE B AT 100 ACRES, DENHAM, BUCKS Data Type: Point Name: HARBOUR PROPERTIES LIMITED Easting: 505410 Northing: 185180	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 101 Version Start Date: 01/01/2002 Version End Date: -

ID	Location	Details	
G	726m NE	Status: Historical Licence No: 28/39/28/0010 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: 100 ACRES, DENHAM, BUCKS- BOREHOLE B Data Type: Point Name: ARLINGTON BUSINESS PARKS GP LTD Easting: 505410 Northing: 185180	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 1637 Original Application No: - Original Start Date: 08/11/1965 Expiry Date: - Issue No: 102 Version Start Date: 08/09/2003 Version End Date: -
H	729m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: WELL 'C' AT NEW DENHAM Data Type: Point Name: B T SMITH & SON Easting: 504400 Northing: 184900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date: -
H	729m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: WELL 'C' AT NEW DENHAM Data Type: Point Name: B T SMITH & SON Easting: 504400 Northing: 184900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date: -
I	767m W	Status: Active Licence No: TH/039/0028/035 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: LAGOON AT NEW DENHAM QUARRY, BUCKINGHAMSHIRE Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 504263 Northing: 184702	Annual Volume (m^3): 742500 Max Daily Volume (m^3): 2600 Original Application No: NPS/WR/012708 Original Start Date: 01/04/2014 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 01/04/2014 Version End Date: -
J	772m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: WELL 'B' AT NEW DENHAM Data Type: Point Name: B T SMITH & SON Easting: 504500 Northing: 185100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date: -

ID	Location	Details	
J	772m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: WELL 'B' AT NEW DENHAM Data Type: Point Name: B T SMITH & SON Easting: 504500 Northing: 185100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date: -
I	773m W	Status: Historical Licence No: 28/39/28/0610 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: SUMMERLEAZE NEW DENHAM QUARRY, BUCKINGHAMSHIRE Data Type: Point Name: SUMMERLEAZE LIMITED Easting: 504250 Northing: 184680	Annual Volume (m^3): 742500 Max Daily Volume (m^3): 2600 Original Application No: - Original Start Date: 26/10/2007 Expiry Date: 31/03/2014 Issue No: 1 Version Start Date: 26/10/2007 Version End Date: -
J	773m NW	Status: Active Licence No: 28/39/28/0132 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SMITHS NURSERIES, DENHAM- WELL B Data Type: Point Name: SMITHS NURSERIES LIMITED Easting: 504520 Northing: 185120	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 55 Original Application No: NPS/WR/032699 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 103 Version Start Date: 16/03/2020 Version End Date: -
J	773m NW	Status: Active Licence No: 28/39/28/0132 Details: Trickle Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: SMITHS NURSERIES, DENHAM- WELL B Data Type: Point Name: SMITHS NURSERIES LIMITED Easting: 504520 Northing: 185120	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 55 Original Application No: NPS/WR/032699 Original Start Date: 05/09/1966 Expiry Date: - Issue No: 103 Version Start Date: 16/03/2020 Version End Date: -
J	773m NW	Status: Historical Licence No: 28/39/28/0132 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: SMITHS NURSERIES, DENHAM- WELL B Data Type: Point Name: SMITHS NURSERIES LIMITED Easting: 504520 Northing: 185120	Annual Volume (m^3): 9819 Max Daily Volume (m^3): 54.60 Original Application No: - Original Start Date: 05/09/1966 Expiry Date: - Issue No: 102 Version Start Date: 22/08/2019 Version End Date: -

ID	Location	Details	
-	1453m SW	Status: Historical Licence No: 28/39/28/0080 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: WELL AT IVER HEATH, SLOUGH Data Type: Point Name: JONES Easting: 503700 Northing: 183500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/06/1986 Version End Date: -
-	1499m NW	Status: Active Licence No: 28/39/28/0593/R01 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: KINGCUP FARM, DENHAM-BOREHOLE Data Type: Point Name: Mr Intisar Hussain and Mrs Attiya Hussain Easting: 503658 Northing: 185145	Annual Volume (m^3): 7500 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/029517 Original Start Date: 01/04/2014 Expiry Date: 31/03/2026 Issue No: 3 Version Start Date: 30/04/2019 Version End Date: -
-	1499m NW	Status: Active Licence No: 28/39/28/0593/R01 Details: Trickle Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: KINGCUP FARM, DENHAM-BOREHOLE Data Type: Point Name: Mr Intisar Hussain and Mrs Attiya Hussain Easting: 503658 Northing: 185145	Annual Volume (m^3): 7500 Max Daily Volume (m^3): 200 Original Application No: NPS/WR/029517 Original Start Date: 01/04/2014 Expiry Date: 31/03/2026 Issue No: 3 Version Start Date: 30/04/2019 Version End Date: -
-	1504m NW	Status: Historical Licence No: 28/39/28/0533 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT KINGCUP FARM, DENHAM Data Type: Point Name: CLARKE Easting: 503660 Northing: 185160	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 10/02/1997 Expiry Date: 31/12/2004 Issue No: 100 Version Start Date: 10/02/1997 Version End Date: -
-	1509m NW	Status: Historical Licence No: 28/39/28/0593 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: KINGCUP FARM, DENHAM-BOREHOLE Data Type: Point Name: Mr Intisar Hussain and Mrs Attiya Hussain Easting: 503650 Northing: 185150	Annual Volume (m^3): 7500 Max Daily Volume (m^3): 200 Original Application No: - Original Start Date: 14/02/2005 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 25/02/2012 Version End Date: -

ID	Location	Details	
-	1550m N	Status: Historical Licence No: 28/39/28/0230 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: WELL AT THE LEA, WESTERN AVENUE, DENHAM Data Type: Point Name: ANOOPAM MISSION LTD Easting: 505100 Northing: 186100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 12/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1979 Version End Date: -
-	1553m S	Status: Historical Licence No: 28/39/28/0444 Details: Process water Direct Source: THAMES GROUNDWATER Point: BOREHOLE A & B AT IVER LANE, UXBRIDGE Data Type: Point Name: CAPE BUILDING PRODUCTS LIMITED Easting: 504800 Northing: 182700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 09/05/1979 Expiry Date: - Issue No: 100 Version Start Date: 17/05/1989 Version End Date: -
-	1613m S	Status: Historical Licence No: 28/39/28/0444 Details: Process water Direct Source: THAMES GROUNDWATER Point: WET GRAVEL PIT AT IVER LANE, UXBRIDGE Data Type: Point Name: CAPE BUILDING PRODUCTS LIMITED Easting: 504500 Northing: 182700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 09/05/1979 Expiry Date: - Issue No: 100 Version Start Date: 17/05/1989 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**2**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 61 >**

ID	Location	Details	
-	756m W	Status: Historical Licence No: 28/39/28/0079 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: REACH A-B ON RIVER ALDERBOURNE AT MANSFIELD FARM, IVER HEATH Data Type: Line Name: JONES Easting: 504000 Northing: 184200	Annual Volume (m^3): 6819 Max Daily Volume (m^3): 205 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/06/1986 Version End Date: -
-	1132m SW	Status: Historical Licence No: 28/39/28/0079 Details: Spray Irrigation - Direct Direct Source: THAMES SURFACE WATER - NON TIDAL Point: REACH C-D ON RIVER ALDERBOURNE AT MANSFIELD FARM, IVER HEATH Data Type: Line Name: JONES Easting: 504100 Northing: 183500	Annual Volume (m^3): 6819 Max Daily Volume (m^3): 205 Original Application No: - Original Start Date: 04/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/06/1986 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	**1**

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 61 >**

ID	Location	Details	
-	1550m N	Status: Historical Licence No: 28/39/28/0230 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: WELL AT THE LEA, WESTERN AVENUE, DENHAM Data Type: Point Name: ANOOPAM MISSION LTD Easting: 505100 Northing: 186100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 12/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1979 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	0

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

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

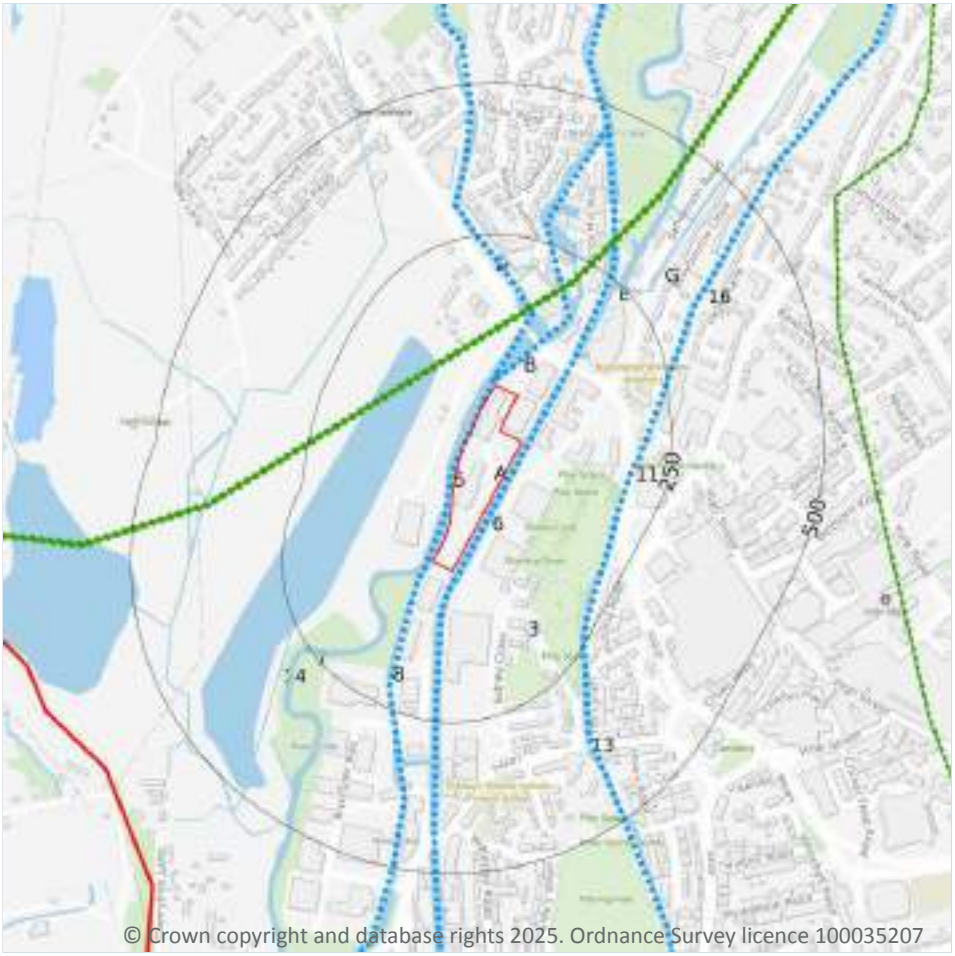
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	28

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 71 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
5	6m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne

ID	Location	Type of water feature	Ground level	Permanence	Name
6	10m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Grand Union Canal
B	19m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	19m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
7	30m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
8	30m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	106m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	107m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	114m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	114m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	114m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
D	129m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	179m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	179m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne

ID	Location	Type of water feature	Ground level	Permanence	Name
11	187m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fray's River
D	188m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	191m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
13	194m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fray's River
14	194m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	219m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Colne
16	219m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fray's River
B	224m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
B	226m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Colne
B	227m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Colne
E	240m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shire Ditch
E	240m NE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Grand Union Canal
G	250m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shire Ditch

ID	Location	Type of water feature	Ground level	Permanence	Name
G	250m NE	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	10

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 71 >**

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 71 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Colne (Confluence with Chess to River Thames)**	**GB106039023090**	**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 71 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	**On site**	**River**	**Colne (Confluence with Chess to River Thames)**	**GB106039023090 ↗**	**Moderate**	**Fail**	**Moderate**	**2019**
A	10m SE	Canal	Grand Union Canal, Maple Lodge to Uxbridge (Rivers Colne and Ches	GB70610252 ↗	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

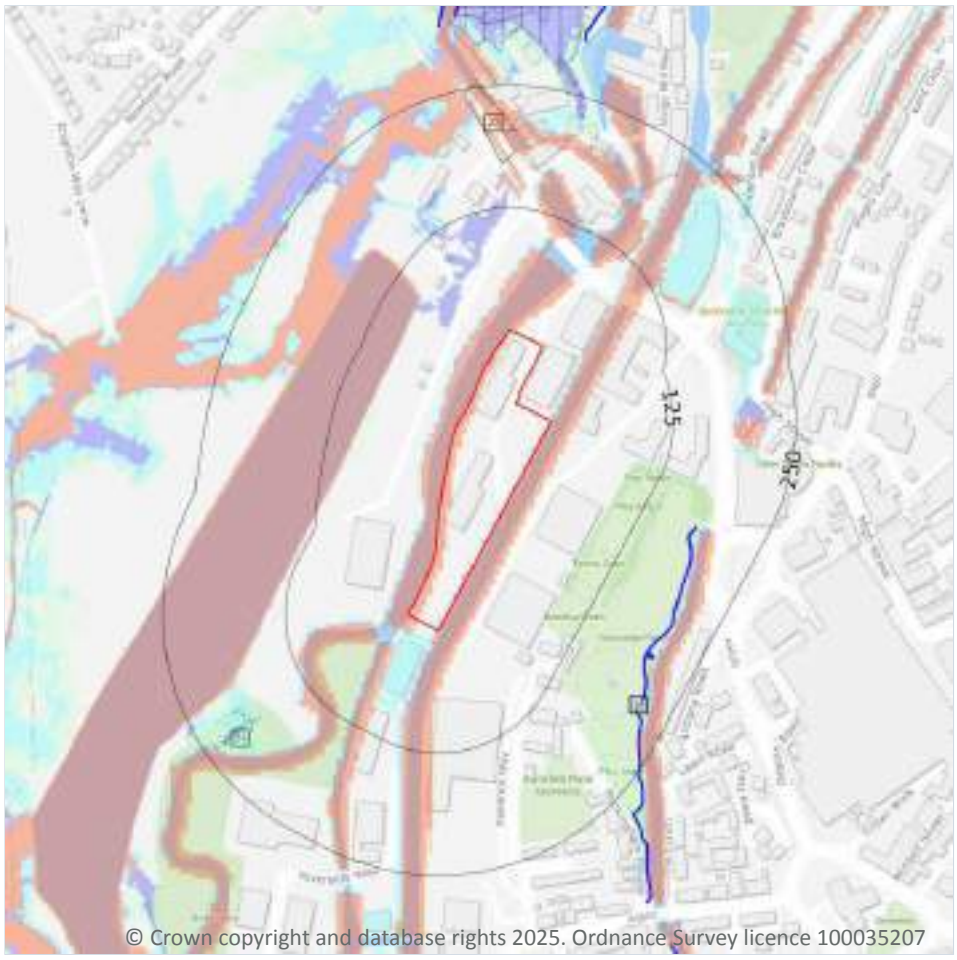
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 71 >**

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	30

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 76 >**

Distance	Flood risk category
On site	**High**
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	**2**

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.

Features are displayed on the River and coastal flooding map on **page 76 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
22	170m N	Ea06februarywinter 2014	2014-01-31 2014-02-18	Main river	Channel capacity exceeded (no raised defences)	Fluvial
24	193m SW	06octoberautumn1987	1987-01-01 1987-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

Records within 250m	**1**

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.

Features are displayed on the River and coastal flooding map on **page 76 >**

ID	Location	Update
23	179m E	08/11/2022

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.

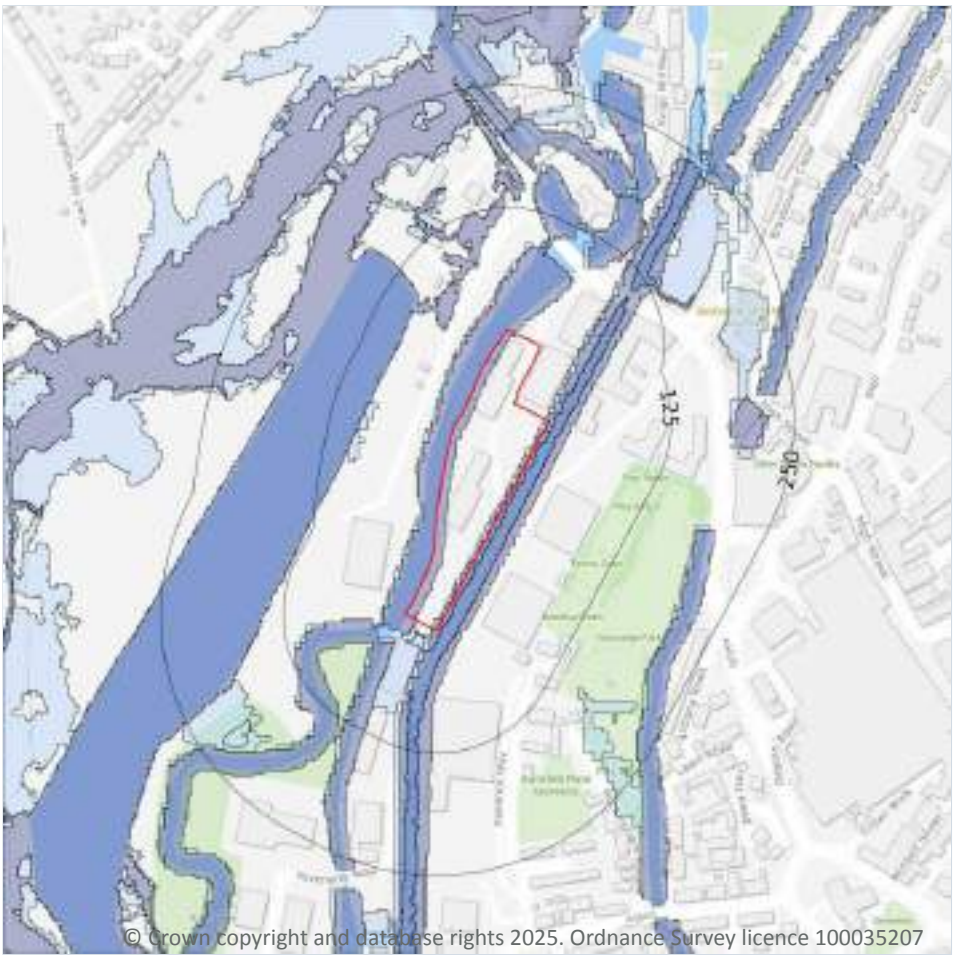
7.5 Flood Storage Areas

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 76 >**

Location	Type
On site	**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

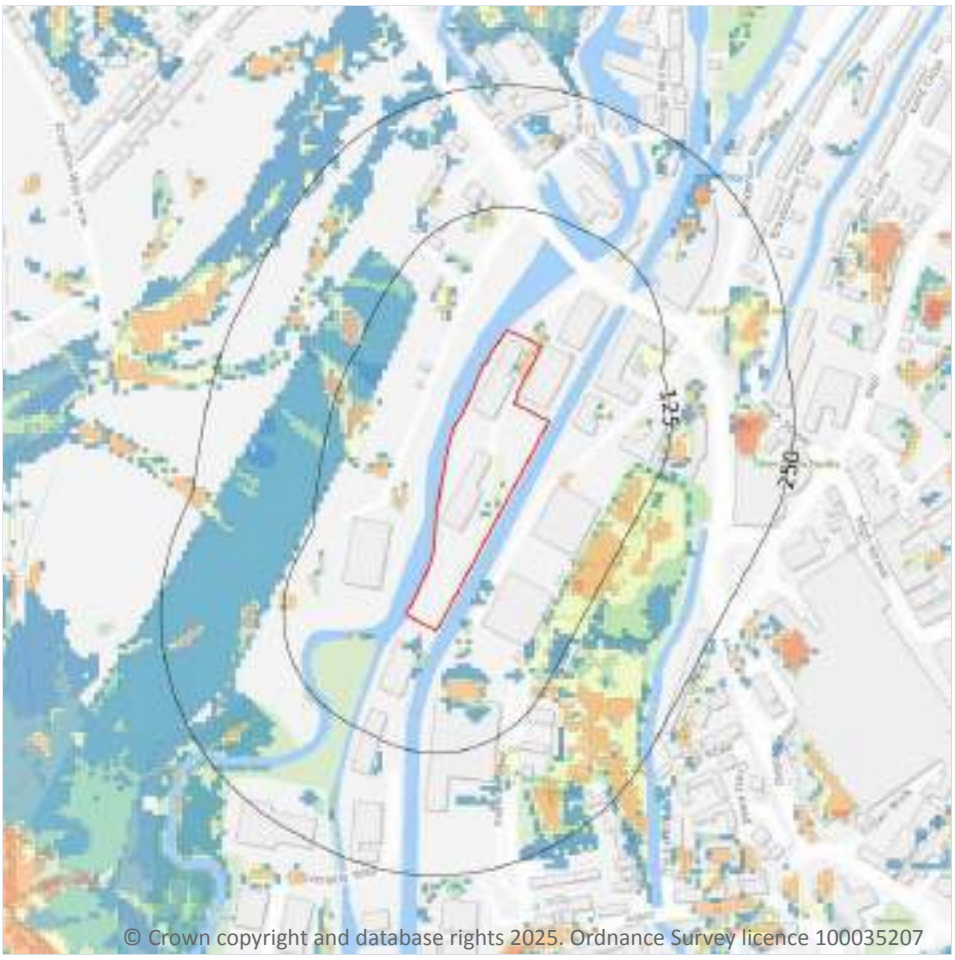
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 76 >**

Location	Type
On site	**Zone 3 - (Fluvial /Tidal 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, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.1m - 0.3m**

Ambiental 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 81 >**

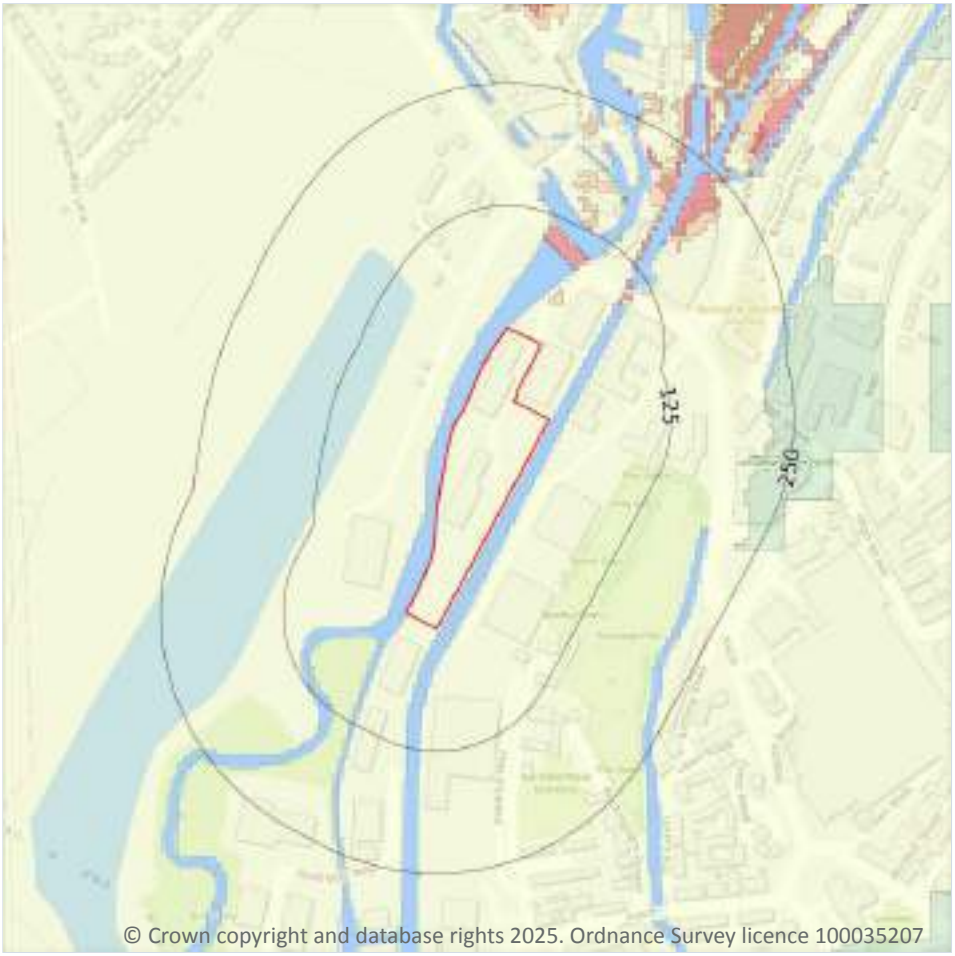
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

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-High**

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 83 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Local Nature Reserves (LNR)

Designated Ancient Woodland

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	3

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.

Features are displayed on the Environmental designations map on **page 84 >**

ID	Location	Name	Data source
7	1239m N	Fray's Farm Meadows SSSI	Natural England

ID	Location	Name	Data source
11	1413m W	Kingcup Meadows and Oldhouse Wood SSSI	Natural England
-	1661m N	Denham Lock Wood SSSI	Natural England

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	5

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.

Features are displayed on the Environmental designations map on **page 84 >**

ID	Location	Name	Data source
A	1239m N	Frays Valley	Natural England
B	1275m NE	Frays Valley	Natural England
-	1530m N	Denham Quarry Park (Mapped Boundary Not Verified)	Natural England
-	1536m N	Denham Country Park (Mapped Boundary Not Verified)	Natural England
-	1818m N	Denham Quarry Park (Mapped Boundary Not Verified)	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	8

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.

Features are displayed on the Environmental designations map on **page 84 >**

ID	Location	Name	Woodland Type
9	1384m SW	Unknown	Ancient & Semi-Natural Woodland
12	1437m SW	Unknown	Ancient & Semi-Natural Woodland
13	1509m NE	Park Wood Common Plantation	Ancient Replanted Woodland
-	1529m W	Unknown	Ancient & Semi-Natural Woodland
-	1546m W	Long Coppice	Ancient & Semi-Natural Woodland
18	1574m NE	Park Wood Common Plantation	Ancient Replanted Woodland
-	1615m W	Unknown	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1969m NE	The Pinnocks Wood	Ancient & Semi-Natural Woodland

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	14

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

Features are displayed on the Environmental designations map on **page 84 >**

ID	Location	Name	Local Authority name
1	6m SW	London Green Belt	Buckinghamshire
2	35m SW	London Green Belt	Hillingdon

ID	Location	Name	Local Authority name
3	701m NE	London Green Belt	Hillingdon
4	824m SW	London Green Belt	Hillingdon
5	944m NE	London Green Belt	Hillingdon
6	1079m E	London Green Belt	Hillingdon
B	1241m N	London Green Belt	Hillingdon
8	1247m E	London Green Belt	Hillingdon
10	1385m SE	London Green Belt	Hillingdon
-	1422m N	London Green Belt	Hillingdon
17	1549m NE	London Green Belt	Hillingdon
-	1780m E	London Green Belt	Hillingdon
-	1918m SE	London Green Belt	Hillingdon
-	1958m S	London Green Belt	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 90 >**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.** **Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.** **Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).** **Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.** **Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.** **Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.** **Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**5**

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.

Features are displayed on the SSSI Impact Zones and Units map on **page 90 >**

ID: 15
Location: 1239m N
SSSI name: Fray's Farm Meadows
Unit name: 2
Broad habitat: Neutral Grassland - Lowland
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Unfavourable - Declining	01/10/2010

ID: 17
Location: 1341m NE
SSSI name: Fray's Farm Meadows
Unit name: 1
Broad habitat: Neutral Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Favourable	01/10/2010

ID: 18
Location: 1413m W
SSSI name: Kingcup Meadows and Oldhouse Wood
Unit name: Marshy Meadows
Broad habitat: Neutral Grassland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mire grassland and rush pasture	Unfavourable - Recovering	01/10/2010

ID: -
Location: 1661m N
SSSI name: Denham Lock Wood
Unit name: 1
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Favourable	24/01/2020
Wet woodland	Favourable	24/01/2020

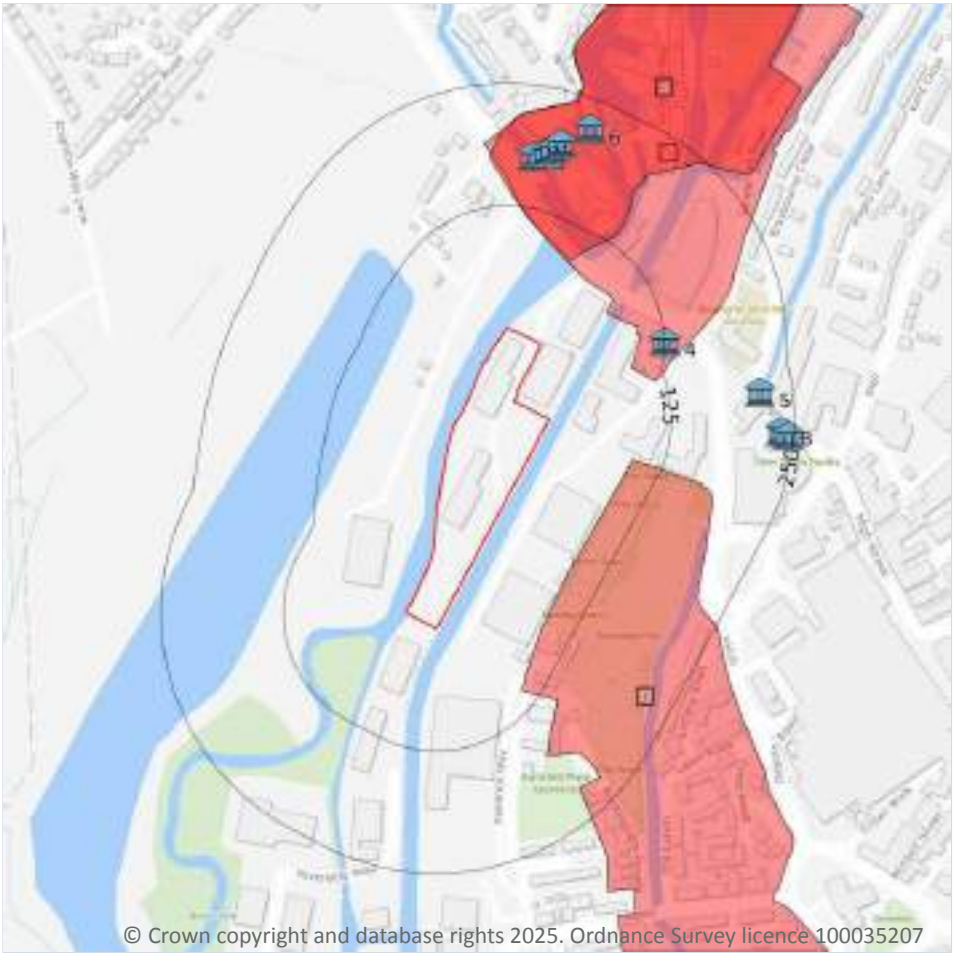
ID: -
Location: 1798m W
SSSI name: Kingcup Meadows and Oldhouse Wood
Unit name: Former Units 1 & 2
Broad habitat: Neutral Grassland - Lowland

Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG5)	Favourable	06/10/2009

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

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	9

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.

Features are displayed on the Visual and cultural designations map on **page 94 >**

ID	Location	Name	Grade	Reference Number	Listed date
4	126m NE	The Crown And Treaty Inn	II*	1080148	08/05/1950
A	177m N	The Old Mill Club Chris Lee Carriage Company Limited	II	1124495	26/04/1985
A	184m N	Old Mill Cottage	II	1124430	26/04/1985
A	189m N	The Old Mill House	II	1124431	26/04/1985
A	196m N	Shamba	II	1124432	26/04/1985
5	217m E	Wall And Railings Above Former Mill Stream	II	1080210	03/04/1973

ID	Location	Name	Grade	Reference Number	Listed date
6	220m N	King's Mill Cottage	II	1124433	26/04/1985
B	237m E	76, High Street	II	1285418	03/04/1973
B	245m E	74 And 75, High Street	II	1080209	03/04/1973

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

11.5 Conservation Areas

Records within 250m	**3**

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.

Features are displayed on the Visual and cultural designations map on **page 94 >**

ID	Location	Name	District	Date of designation
1	74m NE	Uxbridge Lock	Hillingdon	10/07/2003
2	88m NE	Uxbridge Lock	South Buckinghamshire	31/03/2006
3	92m SE	Rockingham Bridge	Hillingdon	19/12/2012

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	5

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 98 >**

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
2	On site	Urban	Non-agricultural/no quality assigned

ID	Location	Classification	Description
3	6m SW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
4	6m N	Urban	Non-agricultural/no quality assigned
7	82m NW	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	**1**

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.

Features are displayed on the Agricultural designations map on **page 98 >**

ID	Location	Name	Classification	Other relevant legislation
5	30m N	Island in the River Colne	Section 4 Conclusive Registered Common Land	-

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	0

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.

This data is sourced from Natural England.

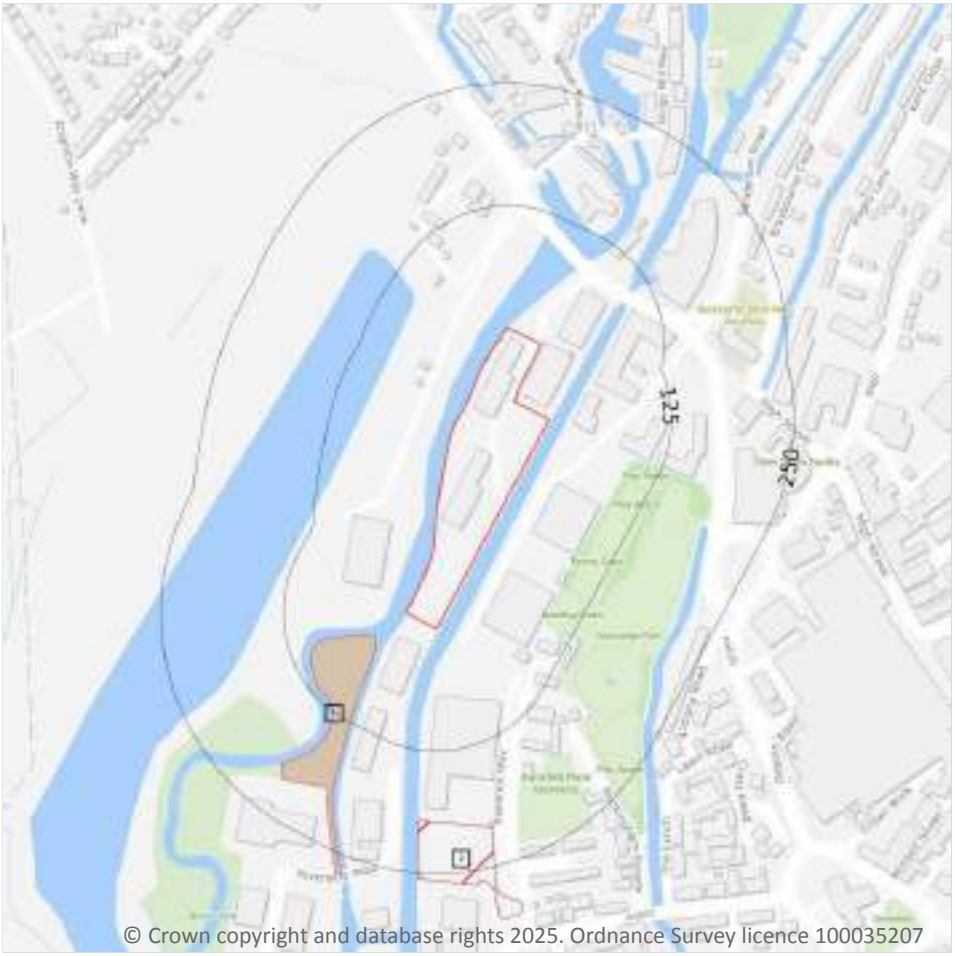
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	1

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 101 >**

ID	Location	Main Habitat	Other habitats
1	39m 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	1

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.

Features are displayed on the Habitat designations map on **page 101 >**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
2	196m S	Land at Wyvern Way	Low	BugLife All Of A Buzz Data	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography

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	4

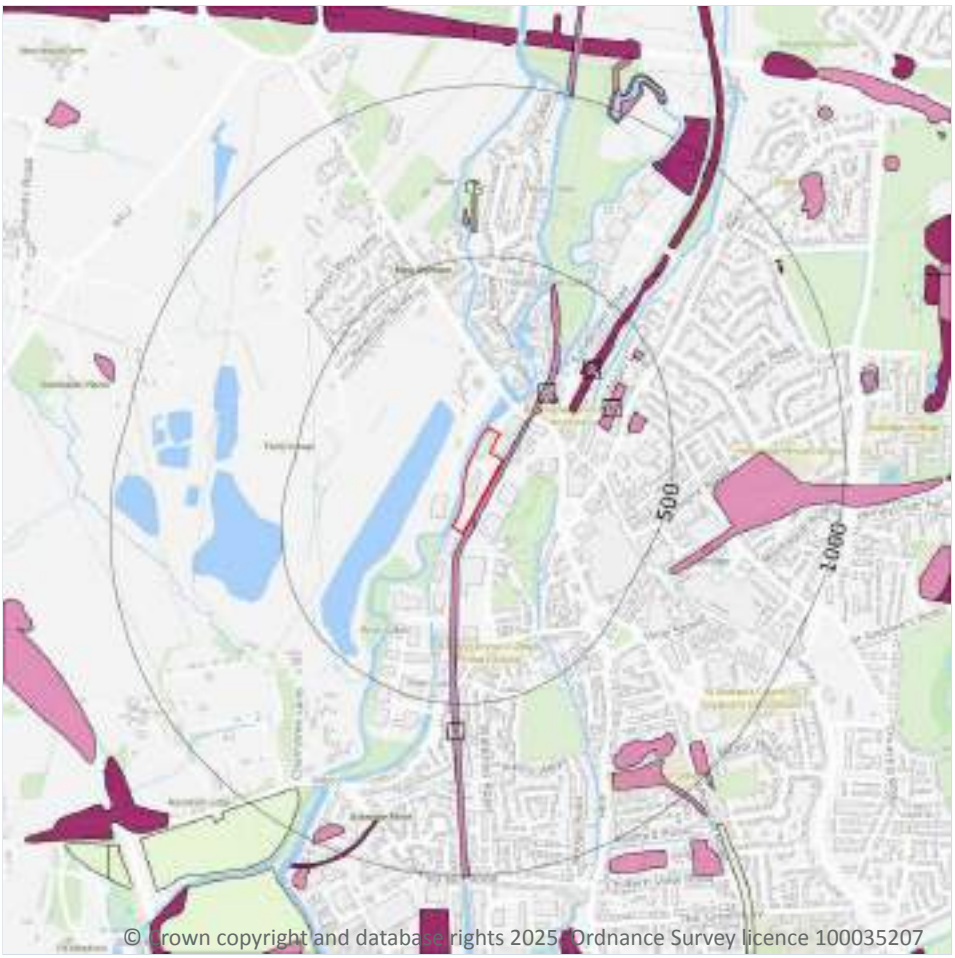
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 103 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ08SE**
2	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ08SW**
3	449m N	Full	Full	Full	No coverage	TQ08NE
4	451m N	Full	Full	Full	No coverage	TQ08NW

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 **6**

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 105 >**

ID	Location	LEX Code	Description	Rock description
1	3m S	WGR-VOID	Worked Ground (Undivided)	Void
2	3m S	WGR-VOID	Worked Ground (Undivided)	Void
A	217m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	289m NE	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
B	376m E	WGR-VOID	Worked Ground (Undivided)	Void
A	449m NE	WGR-VOID	Worked Ground (Undivided)	Void

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	8

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 107 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XZC**	**Alluvium - Silt And Clay**	**Silt And Clay**
2	**On site**	**ALV-XZC**	**Alluvium - Silt And Clay**	**Silt And Clay**
3	3m S	SHGR-XSV	Shepperton Gravel Member - Sand And Gravel	Sand And Gravel
4	3m S	SHGR-XSV	Shepperton Gravel Member - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	193m E	LHGR-V	Lynch Hill Gravel Member - Gravel (unlithified Deposits Coding Scheme)	Gravel
6	204m E	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
7	449m N	ALV-XZC	Alluvium - Silt And Clay	Silt And Clay
8	451m N	ALV-XZC	Alluvium - Silt And Clay	Silt And Clay

This data is sourced from the British Geological Survey.

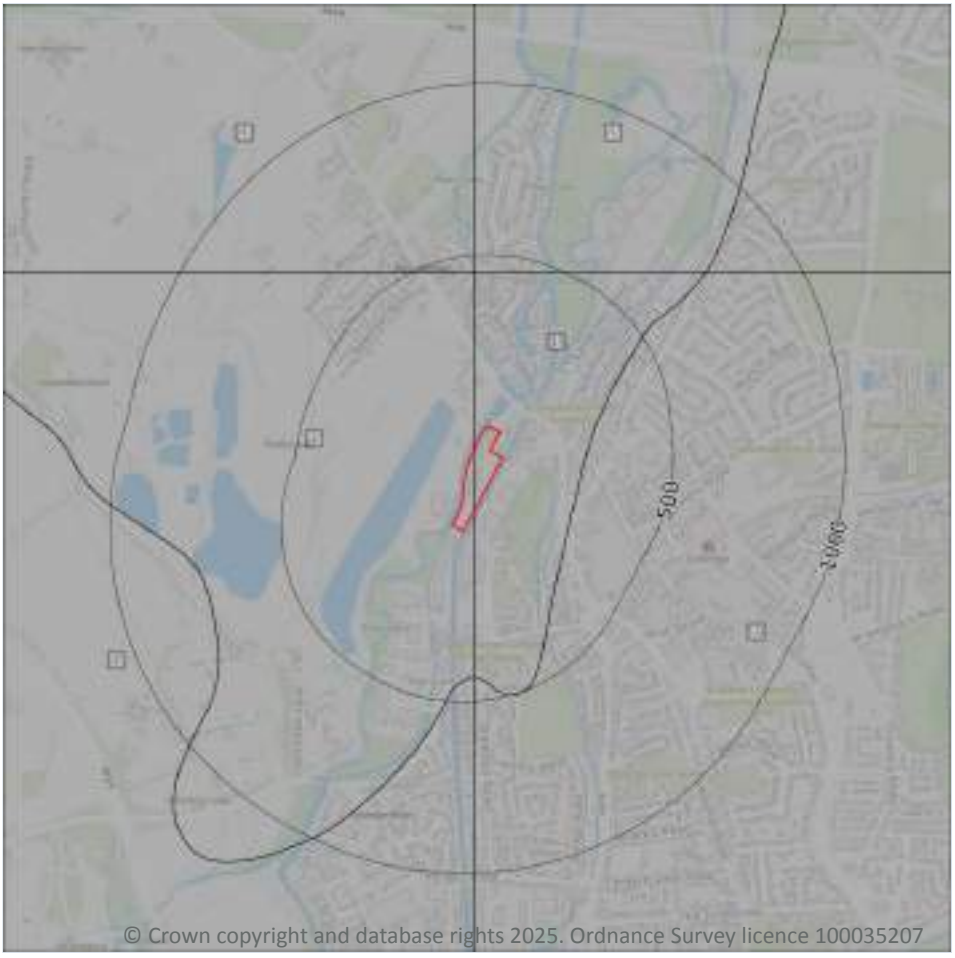
14.4 Landslip (10k)

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 **6**

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 109 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LMBE-CLSISA**	**Lambeth Group - Clay, Silt And Sand**	**Paleocene Epoch**
2	**On site**	**LMBE-CLSISA**	**Lambeth Group - Clay, Silt And Sand**	**Paleocene Epoch**
3	235m E	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

ID	Location	LEX Code	Description	Rock age
4	430m S	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
5	449m N	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch
6	451m N	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene 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	1

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 111 >**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

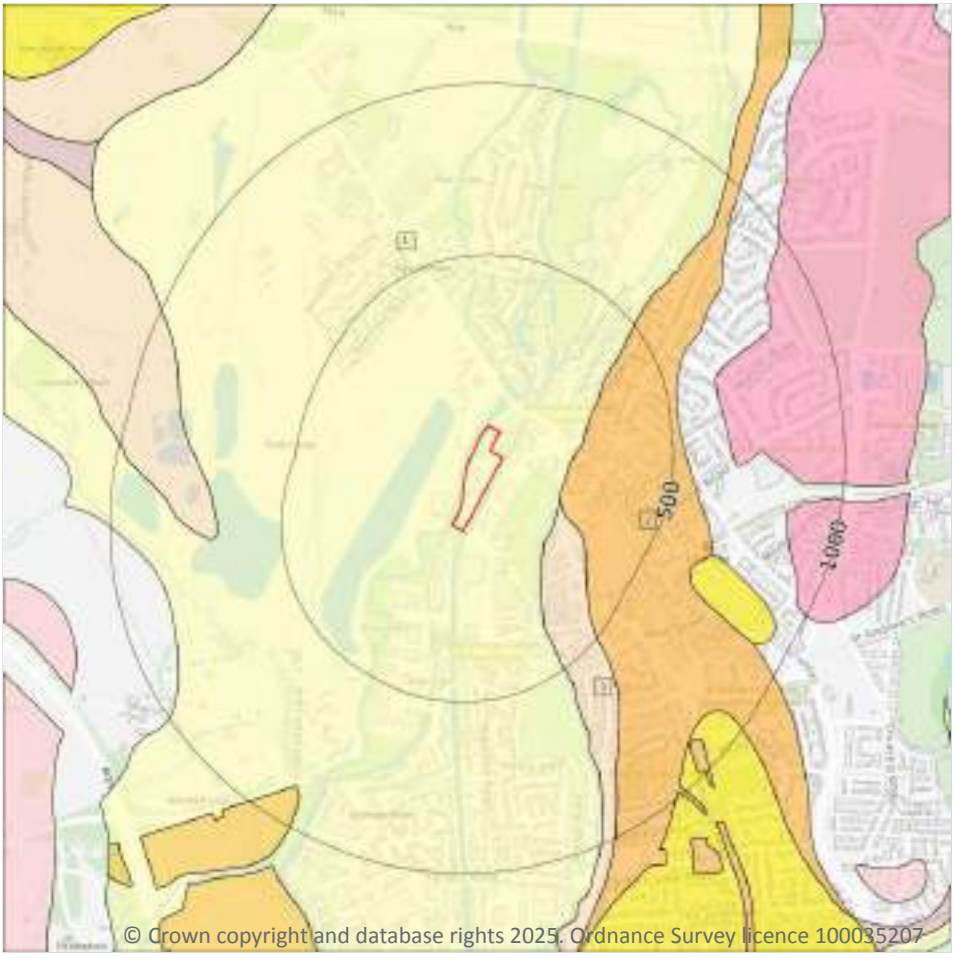
15.3 Artificial ground permeability (50k)

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	3

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 113 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XCZSV**	**ALLUVIUM**	**CLAY, SILT, SAND AND GRAVEL**
2	193m E	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
3	203m E	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial 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 any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**High**	**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.

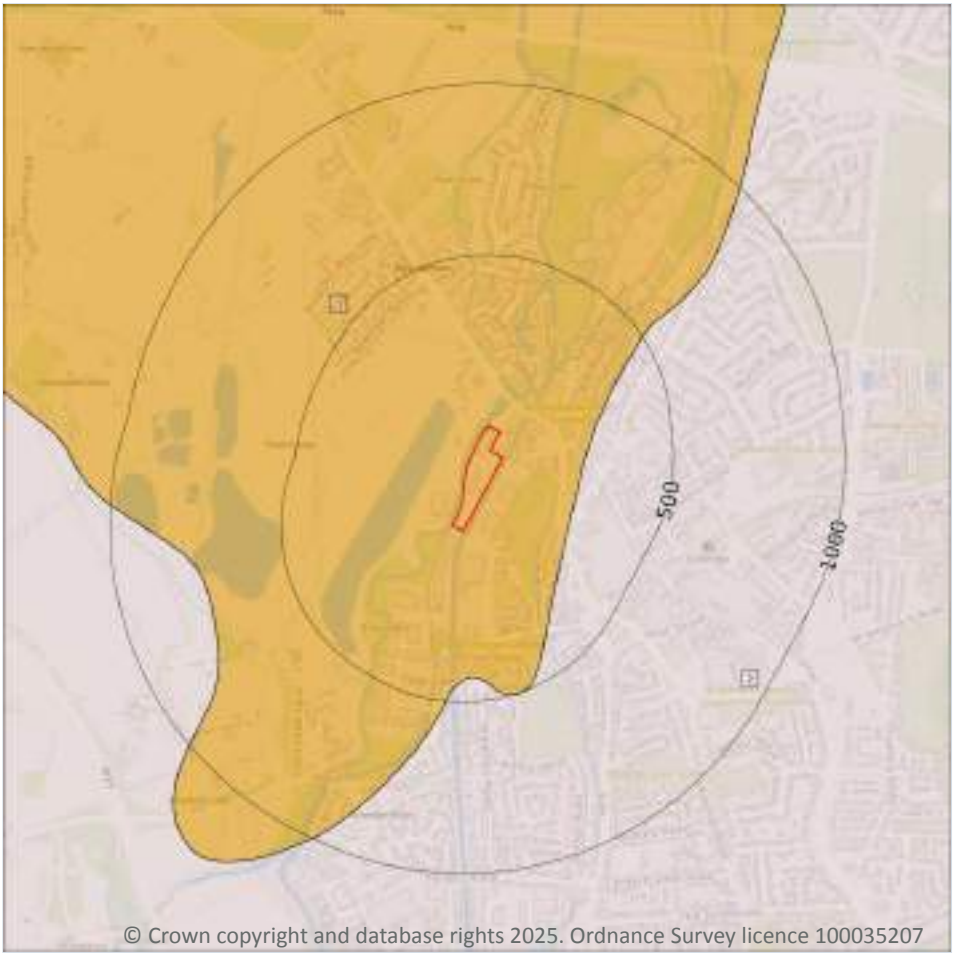
15.7 Landslip permeability (50k)

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 115 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LMBE-XCZS**	**LAMBETH GROUP - CLAY, SILT AND SAND**	**THANETIAN**
2	235m E	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	12

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.

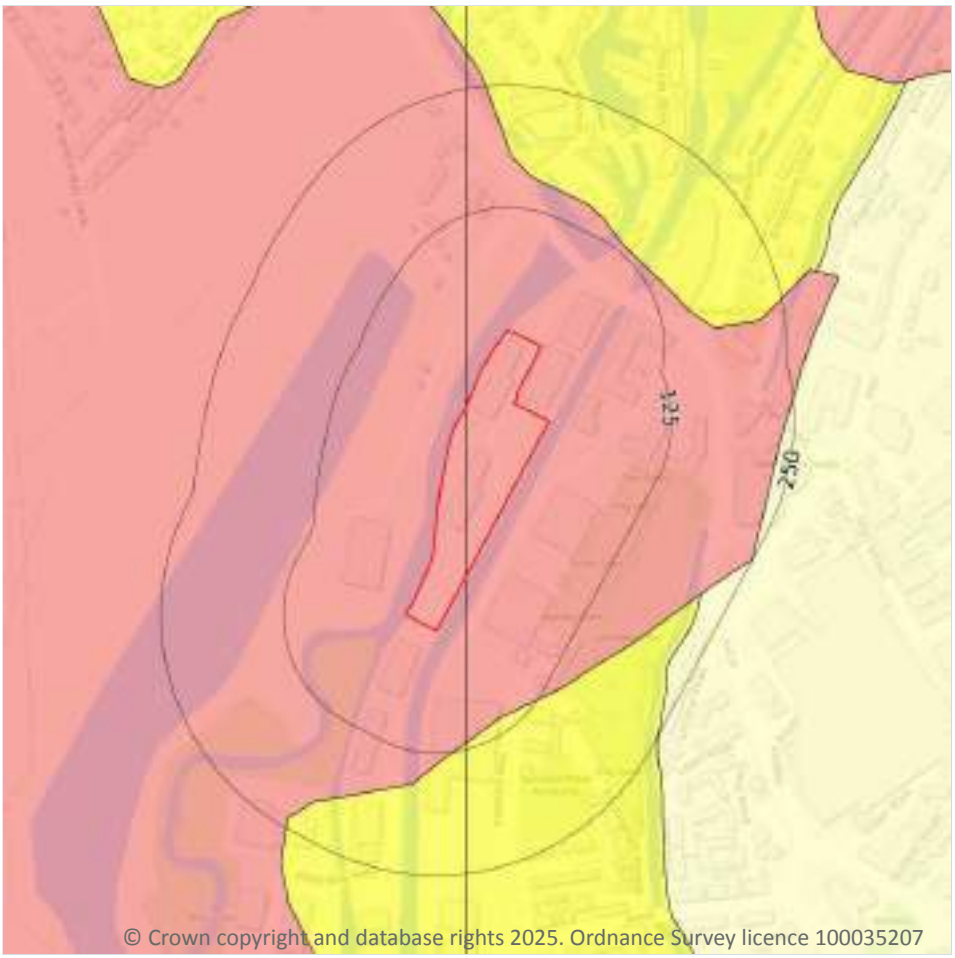
Features are displayed on the Boreholes map on **page 117 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	36m NE	505100 184500	RANK ZEROX OXFORD RD WS1	-	Y	N/A
A	36m NE	505100 184500	RANK ZEROX OXFORD RD WS2	-	Y	N/A
A	36m NE	505100 184500	RANK ZEROX OXFORD RD WS3	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	36m NE	505100 184500	RANK ZEROX OXFORD RD WS4	-	Y	N/A
A	36m NE	505100 184500	RANK ZEROX OXFORD RD WS5	-	Y	N/A
A	36m NE	505100 184500	RANK ZEROX OXFORD RD WS6	-	Y	N/A
A	36m NE	505100 184500	RANK ZEROX OXFORD RD WS7	-	Y	N/A
A	36m NE	505100 184500	RANK ZEROX OXFORD RD WS8	-	Y	N/A
1	150m E	505230 184420	HIGH STREET, UXBRIDGE	35.05	N	576579 ↗
2	169m E	505240 184390	HIGH STREET UXBRIDGE BH1	9.14	N	576552 ↗
3	186m S	505110 184120	WATERWORKS UXBRIDGE	61.56	N	576372 ↗
4	245m S	505000 184000	HURDLE YARD, UXBRIDGE	35.81	N	12082597 ↗

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	1

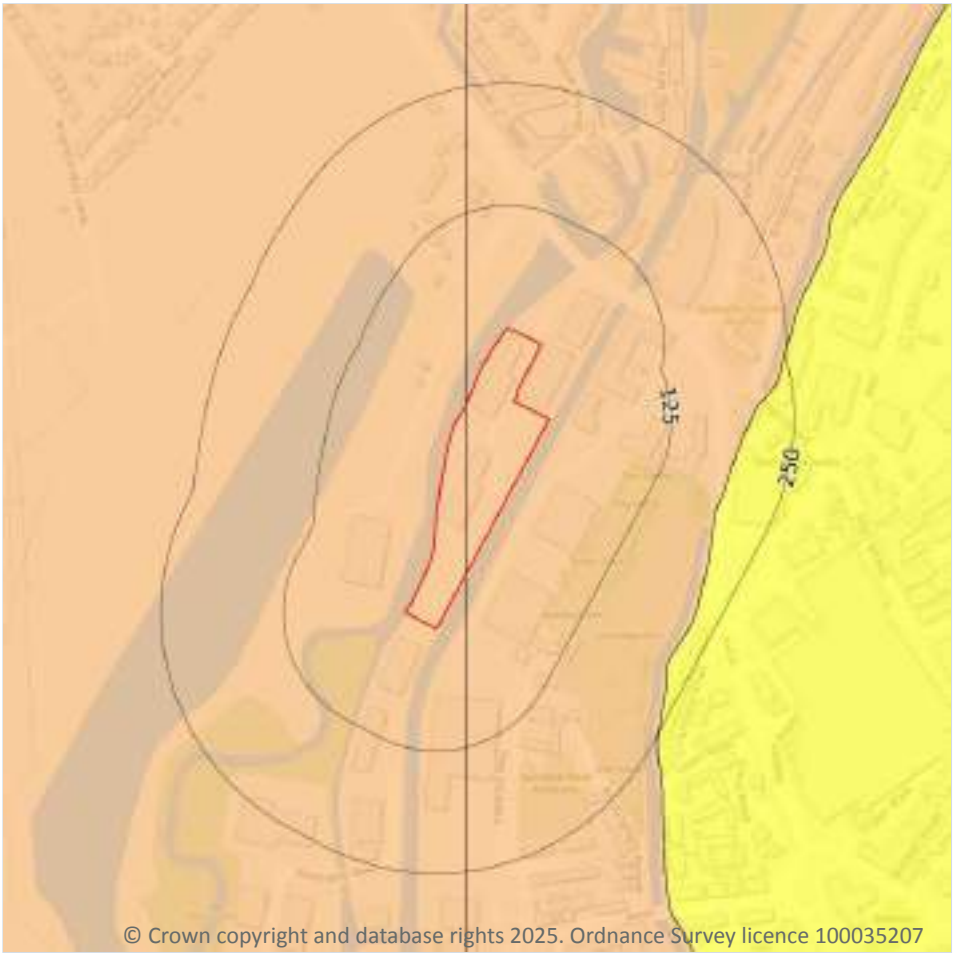
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 119 >**

Location	Hazard rating	Details
On site	**Moderate**	**Ground conditions predominantly high 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	1

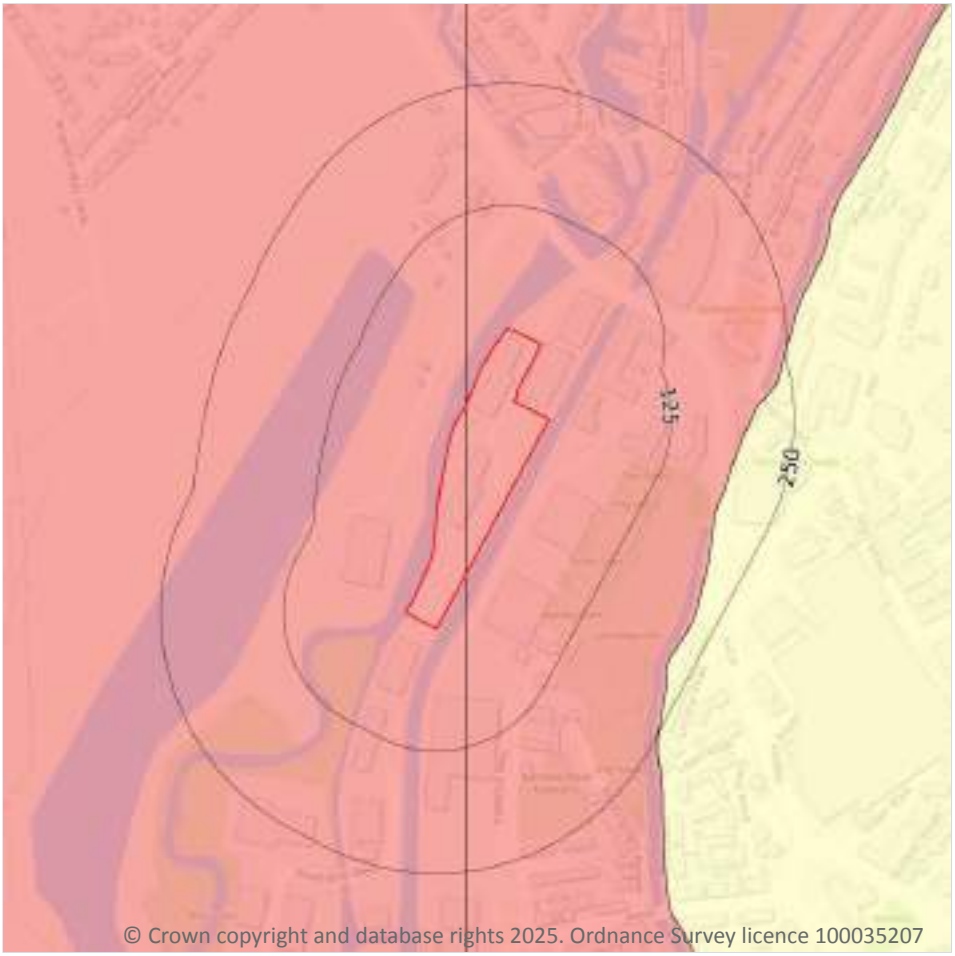
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 120 >**

Location	Hazard rating	Details
On site	**Low**	**Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.**

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

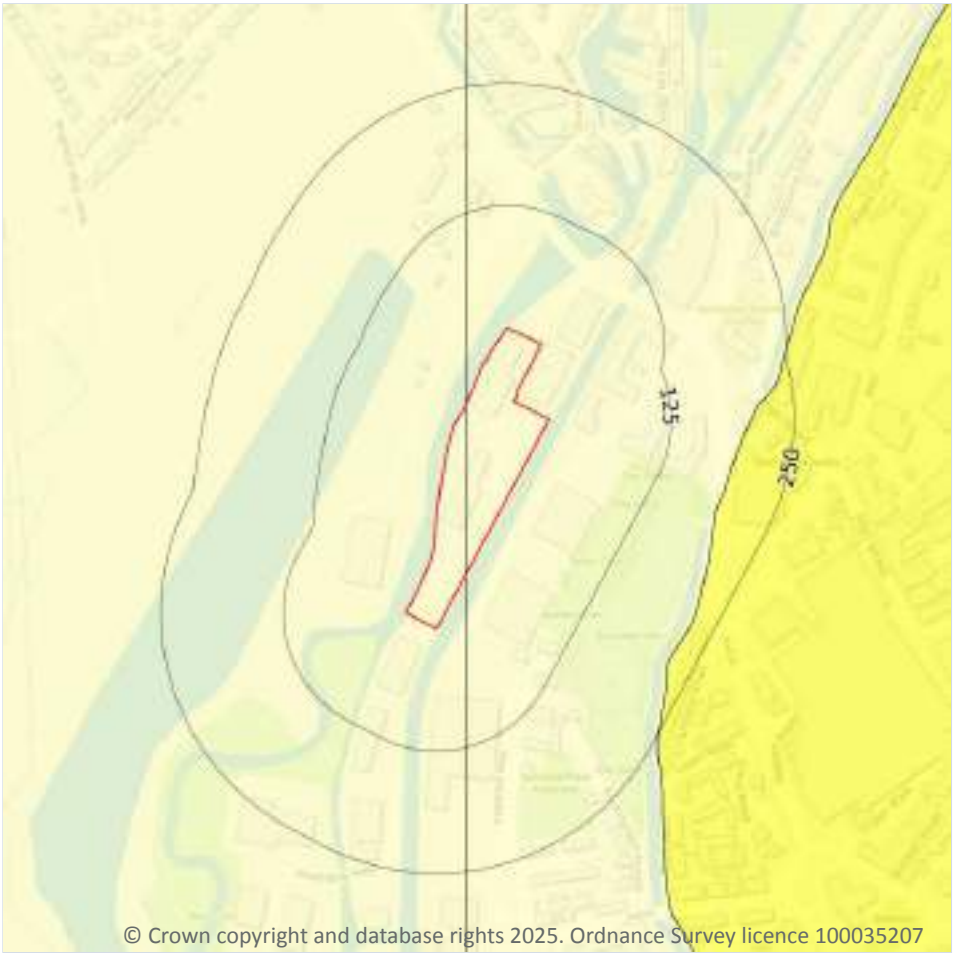
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 121 >**

Location	Hazard rating	Details
On site	**Moderate**	**Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

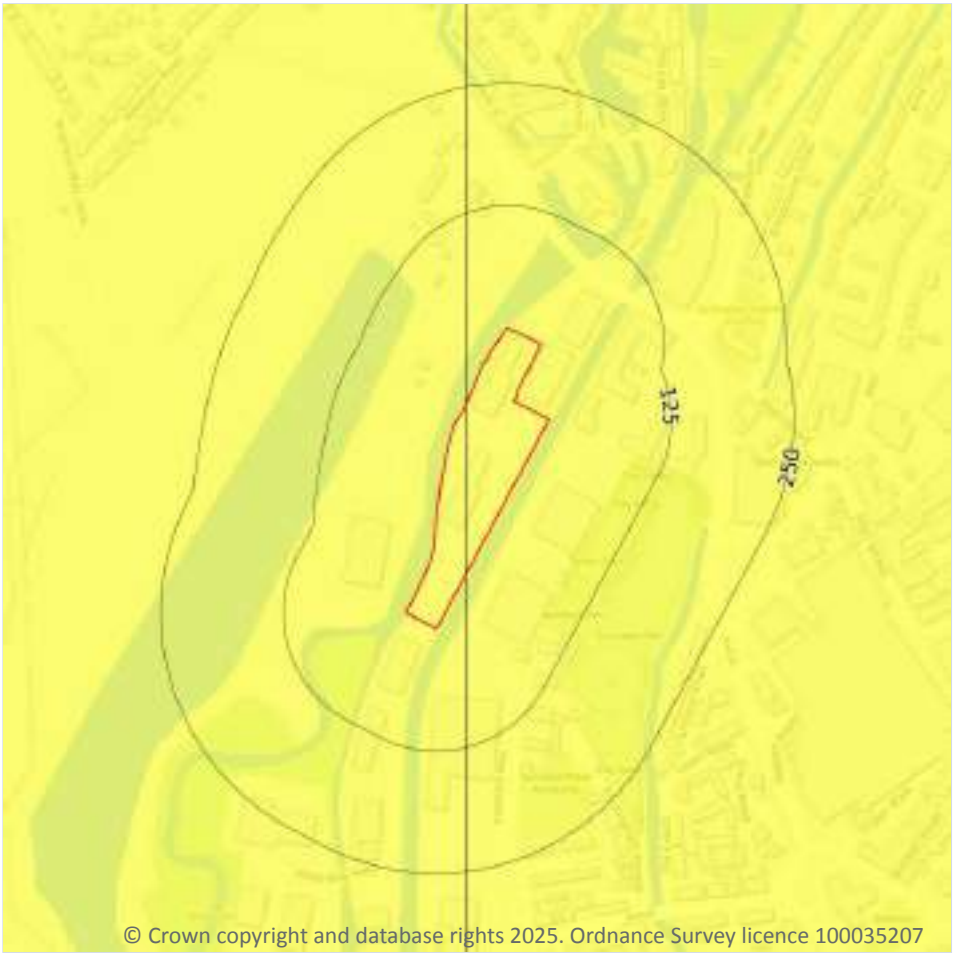
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 122 >**

Location	Hazard rating	Details
On site	**Negligible**	**Deposits with potential to collapse when loaded and saturated are believed not to be present.**

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

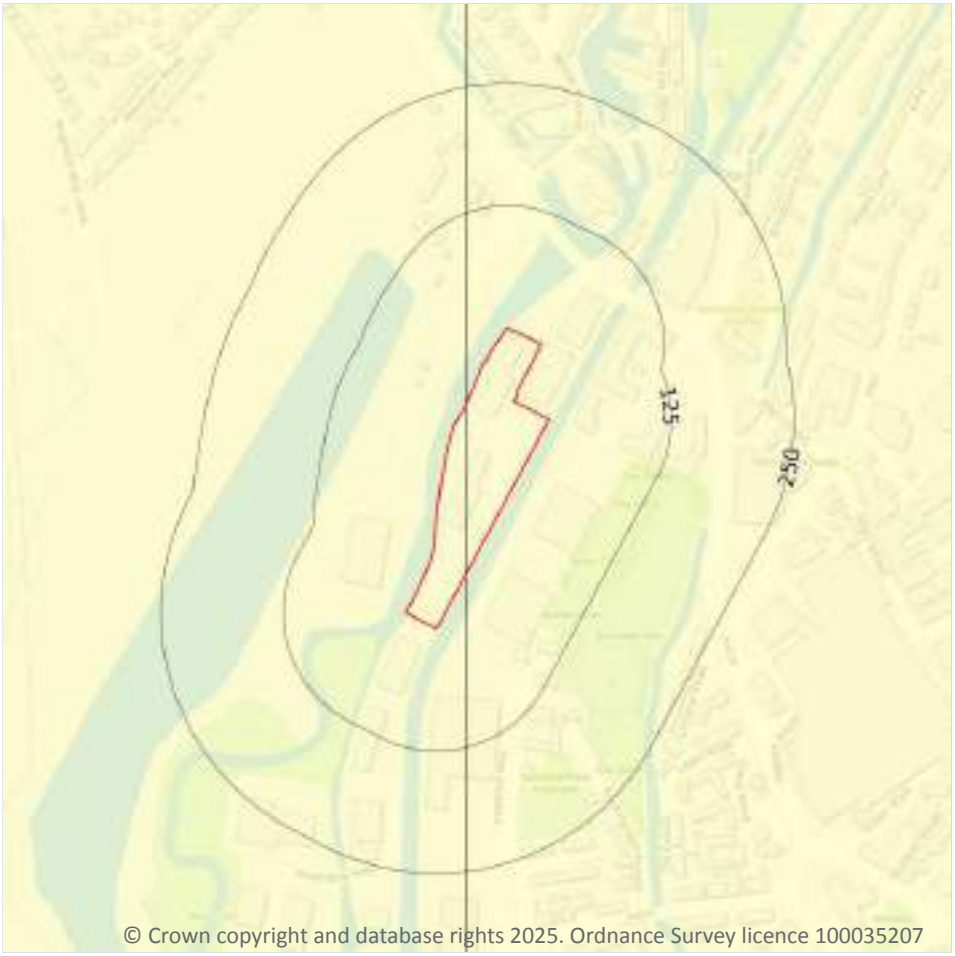
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 123 >**

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

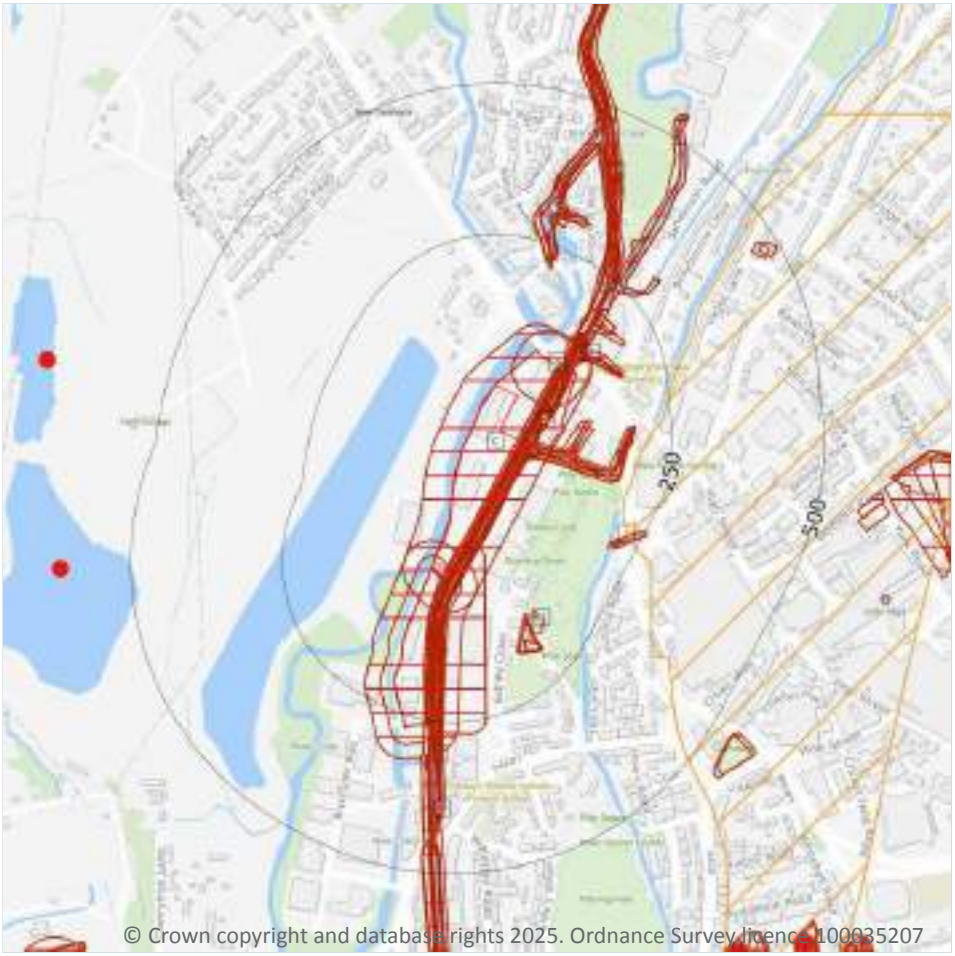
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 124 >**

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	0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	47

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 126 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Canal**	**1960**	**1:10560**
B	**On site**	**Canal**	**1932**	**1:10560**
B	**On site**	**Canal**	**1900**	**1:10560**
C	**On site**	**Unspecified Wharf**	**1920**	**1:10560**
C	**On site**	**Unspecified Wharf**	**1920**	**1:10560**
D	**On site**	**Canal**	**1868**	**1:10560**
D	**On site**	**Canal**	**1895**	**1:10560**
D	**On site**	**Canal**	**1938**	**1:10560**
D	**On site**	**Unspecified Wharf**	**1920**	**1:10560**
D	**On site**	**Unspecified Wharf**	**1960**	**1:10560**
D	**On site**	**Unspecified Wharf**	**1938**	**1:10560**
D	**On site**	**Canal**	**1895**	**1:10560**
E	**On site**	**Canal**	**1988**	**1:10000**
E	**On site**	**Canal**	**1974**	**1:10000**
E	**On site**	**Canal**	**1960**	**1:10560**
A	2m S	Canal	1990	1:10000
A	2m S	Canal	1975	1:10000
A	2m S	Canal	1970	1:10560
D	2m NE	Canal	1938	1:10560
D	2m NE	Canal	1920	1:10560
D	3m S	Canal	1935	1:10560
1	4m S	Canal	1881	1:10560
D	5m SE	Canal	1920	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
2	9m NE	Unspecified Wharves	1895	1:10560
3	10m NE	Unspecified Wharf	1932	1:10560
D	12m SW	Unspecified Wharf	1938	1:10560
D	12m SW	Unspecified Wharf	1920	1:10560
4	117m NE	Unspecified Wharf	1970	1:10560
D	128m S	Unspecified Wharf	1932	1:10560
F	136m NE	Canal	1938	1:10560
F	138m NE	Canal	1935	1:10560
F	138m NE	Canal	1912	1:10560
F	138m NE	Canal	1895	1:10560
G	140m S	Mortuary	1960	1:10560
F	141m NE	Canal	1938	1:10560
F	141m NE	Canal	1912	1:10560
F	141m NE	Canal	1895	1:10560
G	141m S	Mortuary	1932	1:10560
G	146m S	Mortuary	1938	1:10560
G	146m S	Mortuary	1920	1:10560
G	166m S	Mortuary	1938	1:10560
G	166m S	Mortuary	1920	1:10560
H	196m S	Canal	1900	1:10560
H	197m S	Canal	1932	1:10560
I	207m SE	Pond	1895	1:10560
I	214m SE	Fish Pond	1868	1:10560
I	219m SE	Fish Pond	1881	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	0

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.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	3

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).

Features are displayed on the Mining and ground workings map on **page 126 >**

ID	Location	Name	Commodity	Class	Likelihood
5	193m E	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.

ID	Location	Name	Commodity	Class	Likelihood
7	693m NE	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	857m W	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.

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	1

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
466m W	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

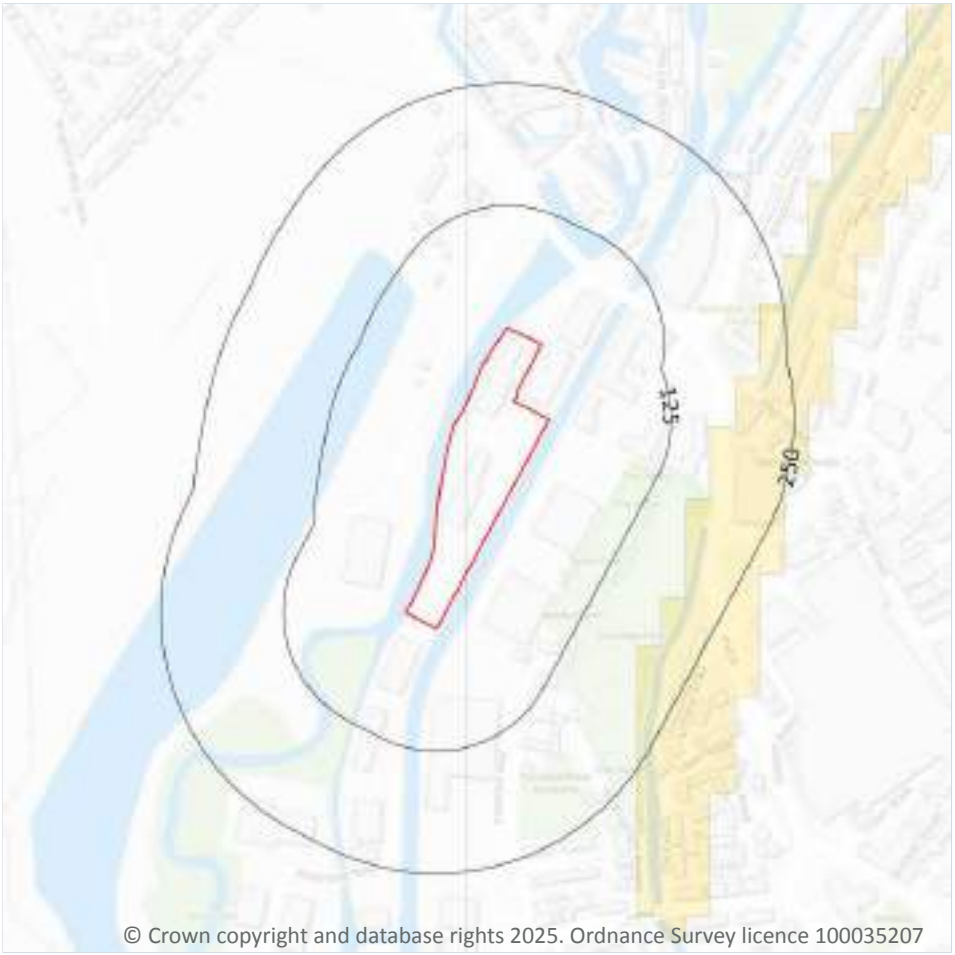
Records within 500m	0

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.

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 135 >**

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	**6**

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 km^2. 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 km^2; 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	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**15 - 30 mg/kg**
11m NW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
11m NW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	**14**

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 km^2).

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	**18**	**3.2**	**148**	**102**	**0.8**	**65**	**50**	**27**	**13**
On site	**18**	**3.2**	**176**	**121**	**0.7**	**60**	**53**	**29**	**15**
On site	**19**	**3.3**	**143**	**98**	**0.7**	**73**	**51**	**27**	**13**
On site	**19**	**3.3**	**130**	**89**	**1**	**73**	**48**	**24**	**12**
On site	**19**	**3.3**	**137**	**94**	**0.9**	**69**	**49**	**26**	**13**
On site	**20**	**3.5**	**149**	**102**	**0.7**	**70**	**49**	**29**	**13**
On site	**20**	**3.5**	**153**	**105**	**0.7**	**68**	**50**	**29**	**14**
11m NW	19	3.3	168	115	0.6	65	52	30	14
15m E	18	3.2	140	96	1	65	47	25	13
22m E	17	3	177	122	0.8	56	51	29	14
39m W	21	3.7	150	103	0.6	74	51	29	14
40m SE	18	3.2	124	85	1.2	70	46	23	12
43m S	18	3.2	148	102	0.8	71	52	25	14
49m N	16	2.8	202	139	0.7	53	55	31	16

This data is sourced from the British Geological Survey.

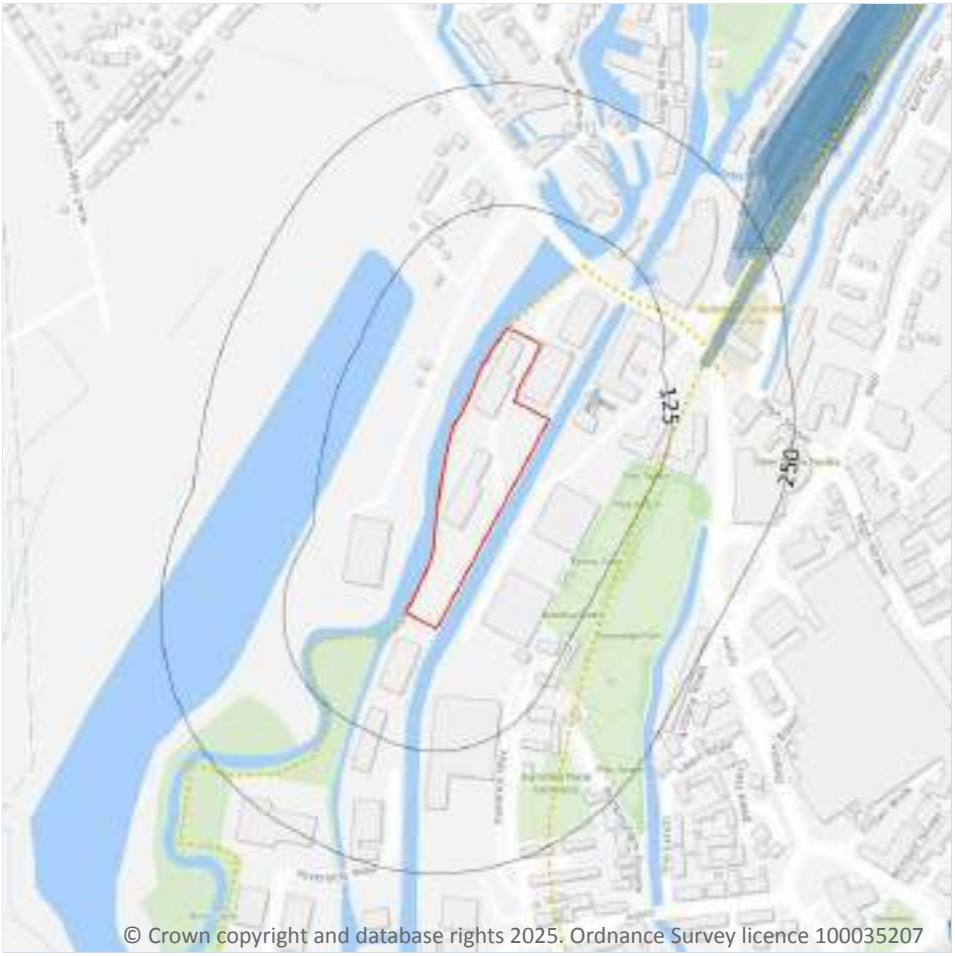
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	**0**

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 km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	9

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 139 >**

Location	Land Use	Year of mapping	Mapping scale
37m NE	Railway Sidings	1934	2500
164m NE	Railway Sidings	1914	2500
165m NE	Railway	1914	-
199m NE	Railway Sidings	1960	10560
217m NE	Railway Sidings	1934	2500
218m NE	Railway Sidings	1938	10560
221m NE	Railway Sidings	1962	1250
231m NE	Railway Sidings	1938	10560
249m NE	Railway Sidings	1934	2500

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	4

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 139 >**

Location	Description
On site	**Historical OSM**
123m E	Razed
185m NE	Historical OSM
185m NE	Razed

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 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.

22.9 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 ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

21 APPENDIX 4 – SITE PHOTOGRAPHY

22 APPENDIX 5 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

RISK = LIKELIHOOD × SEVERITY

The matrix given in Table 11 provides a means of calculating the overall risk; while Table 12 provides the qualitative assessment based on the risk score.

Table 11: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 12: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	**Very Low**
4-5	**Low**
6-10	**Low to Moderate**
11-15	**Moderate**
16-20	**High**
21-25	**Very High**

Table 13: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

23 ABBREVIATIONS

Below is a generic list of commonly used abbreviations.

Abbreviation	Description
ACM	Asbestos Containing Materials
AOD	Above Ordnance Datum
AONB	Areas of Outstanding Natural Beauty
BGS	British Geological Survey
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance
VOC	Volatile Organic Compounds