



REPORTS 4 PLANNING

A DIVISION OF BROWN FISHER ENVIRONMENTAL LLP

Head Office
Barley House
Cedar Drive
Snitterfield
Stratford-upon-Avon
Warwickshire
CV37 0LJ

tel: 0845 680 1723

e: enquiries@reports4planning.co.uk

Client:

Kumarasamy Sivakumaran
68 Roth Drive
Hutton
Essex
CM13 2UE

Phase I Land Contamination Assessment

152-154 UXBRIDGE ROAD
LONDON
UB4 0JH

Consultant:

Nick Hillard MSc BSc (Hons)

Consultant in Contaminated Land

Report Ref: 21CLR5516NH

Report Date: 13th December 2021



Executive Summary

Reports 4 Planning has been commissioned by Kumarasamy Sivakumaran to undertake a Phase I Land Contamination Assessment of a site at 152-154 Uxbridge Road, London, UB4 0JH. The report is required to assess potential risks of land contamination associated with the proposed residential redevelopment of the site.

The site currently supports an end of terrace property, with a retail shop at ground floor level, residential accommodation above and a rear yard area, used for access, storage and miscellaneous parking purposes. No obvious evidence of significant contamination or other significant environmental concern was noted during the site reconnaissance. The electrical substation adjacent to the north east corner of the site has been present since at least the early 1970's. However, all electrical infrastructure is housed and contained in a red, fully-enclosed brick-built structure that would limit the unforeseen release of potentially contaminative materials (especially oils) into the subsurface.

The historical evidence indicates that the subject site was developed from greenfield as part of a small terrace of properties in the first half of the twentieth century. This use has continued to the present day. Surrounding land use north of Uxbridge Road has been predominantly residential. Potentially contaminative extractive industry (associated with Brookside Brickworks) and other industrial development of the area south of Uxbridge Road has been recorded. Further to this activity, the Minet Landfill (120m west of the site) was recorded to have received inert waste materials during the late 1980's. Notwithstanding this, underlying superficial ground conditions are of low permeability and previous site investigations at development sites in the immediate vicinity have recorded no elevated ground gas levels.

A motor vehicle garage, incorporating bulk fuel storage facilities, was historically located immediately across Uxbridge Road at Number 27. Intrusive investigation of this site was completed in 2012 prior to the garage redevelopment to a hotel use. No soil-, water- or air-borne contamination was identified at that time.

The underlying ground conditions comprise low permeability Langley Silt. The setting of the site is considered to be of low to moderate environmental sensitivity due to the non-productive nature of the underlying strata, the distance to surface water courses and the residential nature of the proposed development and its surroundings.

The conceptual model of the site demonstrates that potential pollutant linkages are generally of a very low to low risk to human health and to the natural environment during both the construction and post-construction phases of the redevelopment project.

Based on the available information, no significant contamination concerns to impact the proposed workshop development of the site have been identified. No significant pollutant pathways have been identified which may give rise to unacceptable risk at the site.

No further investigation of the site is considered necessary at this stage.

The report is based on the assumption by the author that should instances of previously unreported contamination be found during the proposed works, then appropriate assessment of the risks and proposed remediation scheme will be required. The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

TABLE OF CONTENTS

Executive Summary	i
1.0 INTRODUCTION	1
2.0 SOURCES OF INFORMATION	3
2.1 Internet Sources	3
2.2 Reports	3
2.3 London Borough of Hillingdon Information	3
2.4 Site Observations.....	3
3.0 SITE RECONNAISSANCE	4
3.1 Site Location	4
3.2 Site Access	4
3.3 Site Description	4
3.3.1 Site Topography.....	4
3.3.2 Structures	4
3.3.3 Surfacing.....	4
3.3.4 Vegetation	5
3.3.5 Underground and Aboveground Storage Tanks.....	5
3.3.6 Raw Material and Chemical Use and Storage	5
3.3.7 Solid Wastes	5
3.3.8 Hazardous and Industrial Waste	5
3.3.9 Air Emissions.....	5
3.3.10 Wastewater / Sewers	5
3.3.11 Stormwater.....	5
3.3.12 Asbestos Containing Materials (ACM).....	5
3.3.13 Polychlorinated Biphenyls (PCBs).....	5
3.3.14 Ionising Radiation	6
3.3.15 Spills and Releases.....	6
3.4 Surrounding Land Use	6
3.4.1 South.....	6
3.4.2 East	6
3.4.3 North	6
3.4.4 West.....	6
4.0 CURRENT LAND USES	7
4.1 Current Site Use.....	7
4.2 Potentially Contaminative Current Surrounding Land Use	7
4.3 Petrol and Fuel Sites	7
4.4 Underground HV Electricity Cables & High Pressure Gas Transmission Pipelines...	7
4.5 Sites Determined as Contaminated Land	7
4.6 Control of Major Accident Hazards	8
4.7 Regulated Explosive Sites	8
4.8 Hazardous Substance Storage/Usage Sites	8
4.9 Historical Licensed Industrial Activities.....	8

4.10	Licensed Industrial Activities	8
4.11	Licensed Pollutant Release	8
4.12	Radioactive Substance Authorisations	8
5.0	HISTORICAL LAND USES	9
5.1	Site Observational Evidence	9
5.2	Historical Maps Assessment	9
5.3	Local Studies Information	10
5.4	Potentially Contaminative Historical Uses	11
5.4.1	Historical Tank Database	12
5.4.2	Historical Energy Features Database	12
5.4.3	Historical Petrol and Fuel Sites	12
5.4.4	Historical Garage and Motor Vehicle Sites	12
5.5	London Borough of Hillingdon Planning Record	12
6.0	GEOLOGY	13
6.1	Artificial and Made Ground	13
6.2	Superficial and Drift Geology	13
6.3	Solid Geology	14
6.4	Mining	14
6.5	Non-coal Mining	14
6.6	Brine Affected Areas	14
6.7	Shrink Swell	14
6.8	Landslip/Slide	14
6.9	Soluble Rocks	14
6.10	Compressible Ground	14
6.11	Collapsible Rocks	14
6.12	Running Sand	14
6.13	Radon	15
6.14	Background Soil Chemistry	15
7.0	HYDROGEOLOGY	16
7.1	Groundwater Vulnerability and Soil Classification	16
7.2	Groundwater Abstraction Licences	16
7.3	Licensed Discharges to Controlled Waters	16
7.4	Pollutant Release to Surface Waters (Red List)	16
7.5	Pollutant Release to a Public Sewer	16
7.6	List 1 and List 2 Dangerous Substances	17
7.7	Pollution Incidents	17
7.8	Pollution Inventory Substances	17
7.9	Pollution Inventory Waste Transfers	17
7.10	Pollution Inventory Radioactive Waste	17
7.11	Source Protection Zones	17
8.0	HYDROLOGY	18
8.1	Surface Waters	18

8.2	Surface Water Abstraction Licences.....	18
8.3	Potable Water Abstraction Licences	18
8.4	Flooding	18
8.4.1	Risk of Flooding from Rivers and Seas (RoFRaS)	18
8.4.2	Historical Flood Events	18
8.4.3	Surface Water Flooding.....	19
8.4.4	Groundwater Flooding	19
8.4.5	Flood Defences	19
9.0	WASTE	20
9.1	Landfill Sites.....	20
9.2	Waste Sites	20
9.3	Pollution Inventory Substances.....	20
9.4	Pollution Inventory Radioactive Waste.....	20
10.0	DESIGNATED ENVIRONMENTALLY SENSITIVE SITES	21
10.1	Nationally Designated Sites.....	21
10.2	Local Nature Reserves	21
10.3	Other Ecological Receptors (Source Magic / DEFRA)	21
10.4	Cultural Designations	21
11.0	CONCEPTUAL SITE MODEL.....	22
12.0	PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT.....	24
12.1	Introduction.....	24
12.2	Potential Sources.....	26
12.3	Potential Pathways.....	26
12.4	Potential Receptors	27
12.5	Qualitative Risk Assessment.....	27
13.0	CONCLUSIONS AND RECOMMENDATIONS	29
13.1	Conclusions.....	29
13.2	Recommendations.....	29

FIGURES

FIGURE 1	-	Site Location Plan – Small Scale
FIGURE 2	-	Site Location Plan – Large Scale
FIGURE 3	-	Site Aerial Photograph
FIGURE 4	-	Proposed Site Plans

TABLES

TABLE 1	-	Potentially Contaminative Current Surrounding Land Use
TABLE 2	-	Historical Land Use
TABLE 3	-	Potentially Contaminative Historical Sites
TABLE 4	-	Historical Energy Features
TABLE 5	-	Historical Garage and Motor Vehicle Sites
TABLE 6	-	Conceptual Site Model
TABLE 7	-	Risk Assessment

APPENDICES

APPENDIX A	-	Site Photographs
APPENDIX B	-	Groundsure Datasheet
APPENDIX C	-	Historical Mapping

1.0 INTRODUCTION

Reports 4 Planning has been commissioned by Kumarasamy Sivakumaran to undertake a Phase I Land Contamination Assessment of a site at 152-154 Uxbridge Road, London, UB4 0JH.

A Phase I Land Contamination Assessment incorporating a Preliminary Risk Assessment has been recommended in pre-application advice provided by the London Borough of Hillingdon. In particular, the following issues were highlighted:

- The site is within a 250m buffer zone of a former landfill site;
- Made Ground is likely to be present;
- An electricity substation is adjacent;
- The presence of asbestos-containing materials cannot be discounted.

The Phase I Land Contamination Assessment is required in order to highlight potential risks associated with contamination, if present.

In considering the application the Local Planning Authority has to determine 'whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012. The client should also take note and abide by the requirements of the new LCRM regulations which is the latest guidelines issued by Government Environment Agency Published on 08/10/2020.

The purpose of this Phase I Desk study and Preliminary Risk Assessment report is to gather information on the site to develop an initial conceptual site model (CSM) and establish whether or not there are any potentially unacceptable risks posed by either current or historical use of the land or the surrounding area which may affect the proposed development. The assessment has been undertaken in line with CLR 11 Model Procedures for the Management of Land Contamination and BS10175:2011 Investigation of Potentially Contaminated Sites. The consultant who has prepared this report is an environmental risk specialist, with over twenty-five years' experience in environmental liability appraisal, contaminated land assessment, brownfield development and risk assessment. The Preliminary Risk Assessment report was undertaken based on Desk Study findings utilising publicly available data, along with data sourced directly and indirectly from various providers including the Environment Agency, the Local Authority, the British Geological Survey, The Coal Authority and Ordnance Survey. This has allowed characterization of the site with respect to its Geology, Hydrology, Hydrogeology, History and Environmental Setting. The Site Characterisation has been undertaken in general accordance with the procedures of the new LCRM methods as released in October 2020.

Predominantly these procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historic site use and how this may affect potential future users of the site should the proposed development plans be realised. A Preliminary Environmental Risk Assessment contained in this report has considered all the relevant Receptors, potential Pathways, and Sources of contamination and assessed these for the level of risk posed to the site and future site users.

In accordance with current guidance the information has been used to develop a Conceptual Site Model (CSM) for the site. Pollutant linkages must be present and the consequent linkage must be established in order to determine the requirement and scope of any future geo-environmental investigation.

Reasonable skill and care have been exercised in preparation of this report in accordance with the technical requirements of the brief. Notwithstanding the efforts made by the professional team in undertaking this contamination assessment, it is possible that ground conditions other than that potentially indicated by this report may exist at the site.

2.0 SOURCES OF INFORMATION

This report draws upon many different information sources in order to gain a full understanding of the environmental setting of the site. These are summarized below:

2.1 Internet Sources

- British Geological Survey Borehole Database
- Environment Agency Pollution Inventory Database
- Multi-Agency Geographic Information for the Countryside Database
- 1:50,000 British Geological Survey Digital Map of Great Britain
- www.magic.defra.gov.uk

2.2 Reports

- Groundsure Dataset Report, GS-8359871; and
- Groundsure Historical Maps, GS-8359870.

2.3 London Borough of Hillingdon Information

A review of publicly-available information retained by the London Borough of Hillingdon was integrated into this assessment.

2.4 Site Observations

Site observations have been made during a site reconnaissance on 17th November 2021 and photographic evidence is provided in Appendix A.

3.0 SITE RECONNAISSANCE

3.1 Site Location

The site is located at 152-154 Uxbridge Road, London UB4 0JH and extends to approximately 700 square metres in plan area.

The site is located on the Uxbridge Road at its junction with Brookside Road.

The site is located at Grid Reference 511413, 180816 (TQ 114 808).

Figure 1 and 2- Site Location Plan Small and Large, Figure 3 – Aerial Photograph and Figure 4 - Proposed Site Plans shows the location of the site in relation to its surrounding land uses.

3.2 Site Access

Access to the property is afforded off both Uxbridge Road and Brookside Road.

3.3 Site Description

The site currently supports an end of terrace property fronting onto the northern side of Uxbridge Road, with a retail shop at ground floor level and residential accommodation above. The site forms part of a retail parade (124-154 Uxbridge Road), comprising 8no. retail units. The subject site extends beyond the side elevation of the parade supporting a yard area on the eastern side of Brookside Road.

The retail unit at 152-154 Uxbridge Road is currently occupied by “Home Needs Superstore” selling a wide variety of primarily domestic products. Inspection of the internal areas of the shop revealed no obvious environmental concerns. The majority of the area is taken up by shelving units, with additional storage, toilet and wash basin facilities located to the rear of the premises. The first and second floors of the property support a residential use.

To the side of the property, extending to Brookside Road, is a large advertising hoarding. LPG gas cannisters were noted to be stored in lockable cages to the front and rear of this hoarding.

The rear yard area is used for access, storage and parking of vehicles. 2no. 1100 litres waste eurobins were noted in this area, close to the rear access to the retail unit. At the time of the site reconnaissance, a total of 5no. cars were parked in the yard.

An aerial photograph showing the site is provided as Figure 3 with photographs taken during the site reconnaissance visit provided in Appendix A.

3.3.1 Site Topography

The site is reasonably flat with no discernible changes in topography across the site.

3.3.2 Structures

The property appears to be in a good structural condition with no obvious failings noted.

3.3.3 Surfacing

The site surfacing forms a mixture of concrete hardstanding, tarmac and compacted earth. In the yard areas that were not covered in hardstanding, tyre marks in the soft standing highlighted its recent use for parking vehicles. At the time of the site reconnaissance, some ponding of surface water on the rear yard area was evident. No obvious hydrocarbon sheens

were noted on the surface of this water and no evidence of staining or other environmental concern was noted.

3.3.4 Vegetation

Vegetation is confined to the peripheral areas of the rear yard area where parked vehicles have struggled to access. Vegetation types are typical of disturbed scrub and verge environments – nettle (*Urtica dioica*), bramble (*Rubus fruticosus*), plantain (*Plantago* spp.) etc.

3.3.5 Underground and Aboveground Storage Tanks

No evidence was observed which would suggest that any above or below ground fuel tanks are present on the site.

3.3.6 Raw Material and Chemical Use and Storage

No evidence of potentially harmful raw material or chemical use and/or storage was observed at the site at the time of the survey.

3.3.7 Solid Wastes

No evidence of potentially harmful solid wastes were observed at the site at the time of the survey.

3.3.8 Hazardous and Industrial Waste

No potentially hazardous industrial wastes have been observed. The site does not operate any process which is likely to use or generate hazardous substances.

3.3.9 Air Emissions

No evidence of significant air emission sources was observed. The site is however located in Hillingdon's Air Quality Management Area and the Ossie Garvin Air Quality Focus Area

3.3.10 Wastewater / Sewers

Wastewater from the site building currently enters the municipal drainage network.

3.3.11 Stormwater

Stormwater from the site building appears to be directed to drains beneath the site. The condition of such drains is unknown.

3.3.12 Asbestos Containing Materials (ACM)

No certified asbestos survey was undertaken as part of this assessment. Given the age of the building, the presence of such materials within the building fabric cannot be discounted. Suitable precautionary measures will be required as part of any proposed major refurbishment or demolition.

3.3.13 Polychlorinated Biphenyls (PCBs)

PCBs were historically used as a dielectric filler liquid in some types of transformers, switchgear, capacitors and the starter units in some fluorescent lights and fractional horsepower motors. PCBs are known to harm the environment and can damage health.

An electricity substation is located immediately adjacent to the north eastern corner of the site. This electrical infrastructure is housed in a red, fully-enclosed brick-built structure accessed via the track to the rear of the site. No obvious evidence of significant contamination associated with this adjacent substation was noted.

3.3.14 Ionising Radiation

No evidence of ionising radiation sources was made at the site.

3.3.15 Spills and Releases

In those external areas of the site which were inspected, no significant areas of staining associated with spills and/or releases could be seen.

3.4 Surrounding Land Use

3.4.1 South

The southern boundary of the site is formed by the Uxbridge Road, across which is general industrial, retail park and commercial land use including the 12 storey high Hyatt Hotel.

3.4.2 East

The site is bordered to the east by 148-150 Uxbridge Road, currently occupied by Desi Tadka restaurant.

3.4.3 North

The site is bordered to the north by an electricity substation and an access road running perpendicular to Brookside Road, beyond which are semi-detached residential properties.

3.4.4 West

The site is bordered to the west by Brookside Road and further residential properties.

A selection of photographs is provided in Appendix A.

4.0 CURRENT LAND USES

4.1 Current Site Use

The current property at 152-154 Uxbridge Road forms an end of terrace commercial/residential property with rear extension and service yard.

4.2 Potentially Contaminative Current Surrounding Land Use

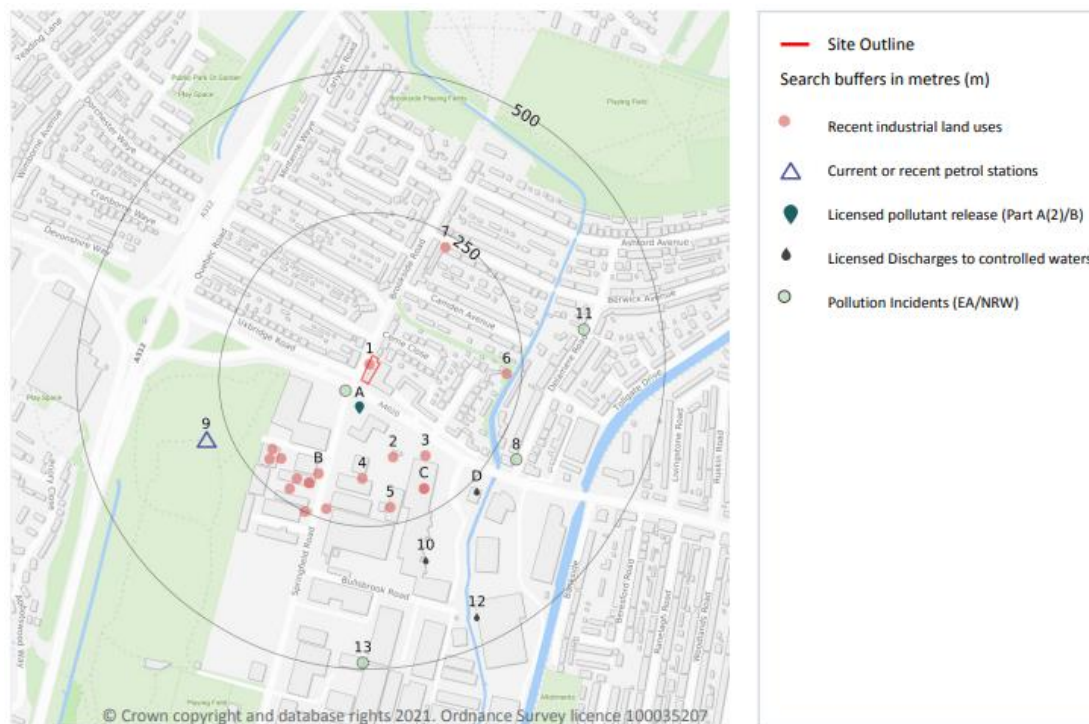


Table 1: Potentially Contaminative Current (and recent) Surrounding Land Use

Reference	Distance m	Company	Activity
1	Adjacent	UKPN	Electricity Substation
A	40m South	Kusum Service Station (no longer present)	Petrol Station
2	135m South	UKPN	Electricity Substation
5	220m South	Unspecified works	Industrial activity
B	240m South West	Panways, STS Distribution Ltd	Distribution and haulage operations

4.3 Petrol and Fuel Sites

There are no records of any current petrol and/or fuel sites within 500m of the site.

4.4 Underground HV Electricity Cables & High Pressure Gas Transmission Pipelines

There are no records of any such feature within 150m of the site.

4.5 Sites Determined as Contaminated Land

There are no records of any sites registered as potentially contaminated under Part2a of the Environmental Protection Act 1990 within 500m of the subject site.

4.6 Control of Major Accident Hazards

There are no records of any Control of Major Accident Hazards (COMAH) sites at or within 500m of the site.

4.7 Regulated Explosive Sites

There are no records of any sites registered and licensed by the HSE under the Manufacture and Storage of Explosives Regulations 2005 within 500m of the site.

4.8 Hazardous Substance Storage/Usage Sites

There are no records of any sites with consents issued under the Planning (Hazardous Substances) Regulations 2015 at or within 500m of the subject site.

4.9 Historical Licensed Industrial Activities

There are no records of any operators holding historical Integrated Pollution Control (IPC) permits within 500m of the site. This regime has now been superseded.

4.10 Licensed Industrial Activities

There are no records of Part A(1) installation sites at or within 500m of the site.

4.11 Licensed Pollutant Release

There is 1no. record of licensed pollutant releases from processes authorised under Part A(2)/B within a 500m radius of the site. This is associated with the unloading of petrol into storage at Kusum Service Station, 40m south of the site. Although this site is not recorded as a petrol and fuel site (section 4.3), it is evident that bulk fuel storage and venting of tanks to atmosphere during re-filling activity was undertaken. No enforcement activity associated with the operation of this permit was identified and the site has subsequently been subject to intrusive ground investigation (see section 5.5) and redevelopment.

4.12 Radioactive Substance Authorisations

There are no recorded permits relating to the storage, use, accumulation or disposal of radioactive substances within 250m of the site.

5.0 HISTORICAL LAND USES

5.1 Site Observational Evidence

152-154 Uxbridge Road forms a terraced property typical of those constructed during the early part of the twentieth century.

5.2 Historical Maps Assessment

A number of historical maps have been reviewed for the site and reviewed for potential evidence which may indicate potentially contaminative land uses for either the site or surrounding land within 250m of the site. Copies of the pertinent historical maps are provided in Appendix B and are discussed below:

Table 2: Historical Land Use

Map Year (Scale)	Site Use	Surrounding Land Use
1865 (1:2500)	Undeveloped open land.	The following notable features are observed: East: The site appears to be associated with Hayes Gate Farm, with the main buildings 120m from the site. South: The modern-day Uxbridge Road is referred to as High Road. South East: Wagon & Horses Public House evident 120m from the site.
1881 (1:10560)	No significant changes shown.	The following notable changes are observed: South East: A large area east of the Grand Union Canal marked as "Brick Field" extends to approximately 500m from the site.
1896 (1:2500)	No significant changes shown.	No significant changes shown.
1914 (1:2500)	No significant changes shown.	The following notable changes are observed: South West: Brookside Brick Works is now established and excavations and kilns are evident approximately 180m from the site. South: An apparent spoil heap and access track associated with the brick works is shown 200m from the site.
1935 (1:2500)	A small terrace of properties including 152-154 Uxbridge Road has now been constructed. The area to the rear appears to be a yard or garden.	The following notable changes are observed: South West: High Road has now been widened and renamed Uxbridge Road. Railway tracks linking the Brookside Brick Works to the Grand Union Canal are evident 275m from the site. West: A large drying shed and new kiln associated with Brookside Brick Works is shown 220m from the site. North: Brookside Road has been constructed and extensive residential development of the area is apparent.
1940 (1:2500)	No significant changes shown.	The following notable changes are observed: North: Residential development now abuts the site to the rear, with an unmarked structure shown adjacent

		to the site (in the present-day location of the electricity substation). South West: Springfield Road has now been constructed and a large factory manufacturing cardboard cases is present within 100m. South East: A large tyre factory is shown 200m from the site amidst a general industrialisation of the area south of Uxbridge Road.
1961 (1:1250)	No significant changes shown. A small structure is evident on the northern boundary of the site.	The following notable changes are observed: South West: Brookside Brick Works has closed down by this time. South: Further industrial development of the area with numerous works buildings and depots evident along Springfield Road. West: The large drying shed and associated infrastructure have been demolished and removed with the area shown as open land.
1973-74 (1:1250)	The property occupying the site has been extended to the rear.	The following notable changes are observed: North: The structure adjacent to the north is shown as an electricity substation. South West: The large cardboard works/factory is now shown as Academy House. South: The residential housing immediately across Uxbridge Road has been demolished and replaced with Hayes Gate House, with a garage and apparent canopy on the corner with Springfield Road.
1987 (1:1250)	No significant changes shown.	The following notable changes are observed: South West: Academy House has now been demolished and replaced with two large warehouse units corresponding to the present-day configuration of Springfield Road Retail Park.
1993 (1:1250)	No significant changes shown.	No significant changes shown.

The historical mapping shows that the subject site was developed from greenfield as part of a small terrace of properties in the first half of the twentieth century. This use has continued to the present day. Surrounding land use north of Uxbridge Road has been predominantly residential. The electrical substation adjacent to the north east corner of the site has been present since at least the early 1970's.

Potentially contaminative extractive industry (associated with Brookside Brickworks) and other industrial development of the area south of Uxbridge Road, including a garage facility at 27 Uxbridge Road, has been recorded.

5.3 Local Studies Information

Reference has been made to Grace's Guide to British Industrial History: 1914 Who's Who in Business.

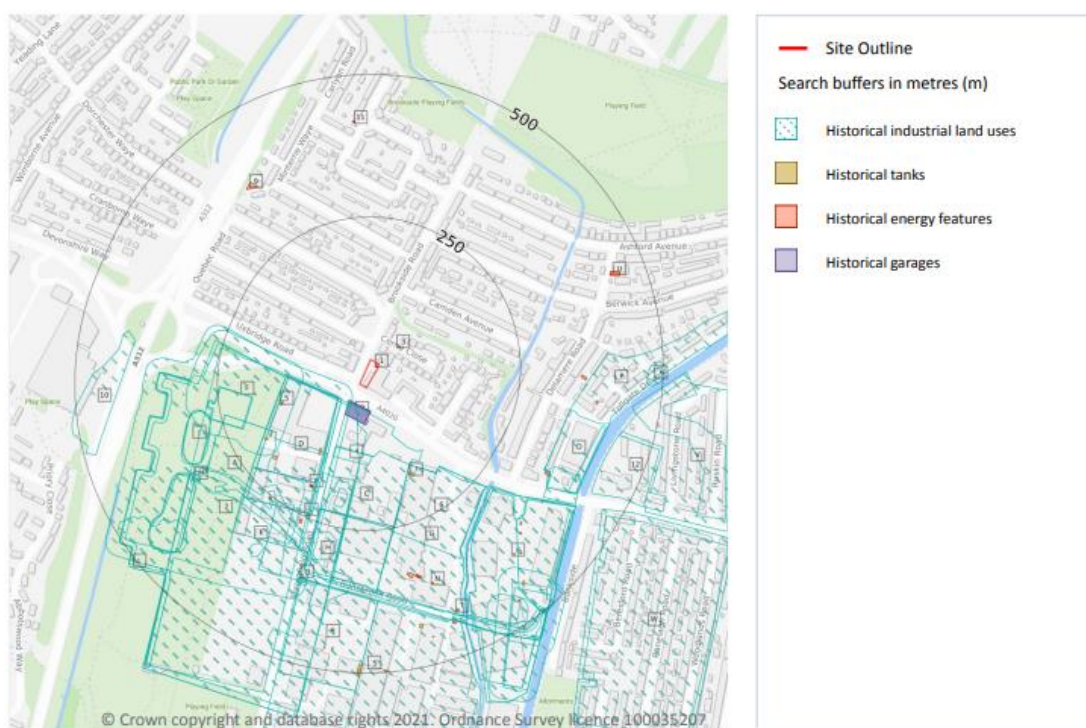
EAST ACTON BRICK WORKS & ESTATES CO., Ltd. (THE), Brickmakers, Brookside Brickworks, Southall, Middlesex. Hours of Business: 6 a.m. to 6 p.m.; Saturdays, close at 1 p.m. Established in 1875. Incorporated as a Limited Company in 1888, formed by J. Crowle and G. Wright.

Present Directors: W. H. Rowse (Chairman), A. A. Rowse and R. M. Rowse. Business was transferred from East Acton to Southall in 1900. Premises: Cover about 120 acres. Staff: About 150. Specialities: Hand-made Bricks, Red Facings, Red Moulded Bricks and Building Stocks, &c. Connection: United Kingdom. Telephone: No. 64 Southall. Telegraphic Address: " Brookside Brickworks, Southall." Bankers: Barclay & Co., Ltd. (Southall).

Brookside Brick works. This 19th brick works was using brick earth from local sites. A tramway using locomotives ran from it to the canal side. This was evidenced by historical map of 1935.

5.4 Potentially Contaminative Historical Uses

The following records of potentially contaminative historical land uses within 100m of the site are shown.



There are a large number of potentially contaminative industrial operations recorded within 250m of the subject site (see Appendix B). These are primarily associated with the historical presence of the Brookside Brick Works and subsequent industrial development of the area south of Uxbridge Road. The following represent those that are considered to be of specific relevance to the site:

Table 3: Potentially Contaminative Historical Land Uses

Distance (m)	Direction	Activity	Date
40m	South	Garage	1974 - Present
50m	South west	Factory (cardboard cases) <i>then</i> Works	1940 – 1973
180m	South west	Drying shed associated with Brookside Brick Works	1935 – 1960
200m	South east	Tyre factory <i>then</i> Factory	1935 – 1994

5.4.1 Historical Tank Database

There are 6no. records of historical tanks within 250m of the property. The closest of these were at sites 50m north east of the site in 1914 and 130m south west of the site in 1940. No records relating to tanks on the subject site or within its immediate vicinity were evident.

5.4.2 Historical Energy Features Database

The following records of sites with historical energy features are known within 250m of the property.

Table 4: Historical Energy Features

Distance (m)	Direction	Activity	Date
Adjacent	North east	Electrical Substation	Pre-1974 - Present
190m	South west	Electrical Substation	Pre-1974 - Present
240m	South west	Electrical Substation	Pre-1974 - Present

5.4.3 Historical Petrol and Fuel Sites

There are no records of any historical petrol and/or fuel sites within 250m of the property.

5.4.4 Historical Garage and Motor Vehicle Sites

The following records of historical garage and motor vehicle sites are known within 500m of the property.

Table 5: Historical Garage and Motor Vehicle Sites

Distance (m)	Direction	Activity	Date
40m	South	Garage	Pre-1974 - 2012

5.5 London Borough of Hillingdon Planning Record

Reference has been made to relevant historical information contained on the planning record. Three planning applications relating to advertising hoardings, internally illuminated signs and alterations to the shopfront and internal areas were recorded for 152 Uxbridge Road. These are not considered to be of significant environmental concern.

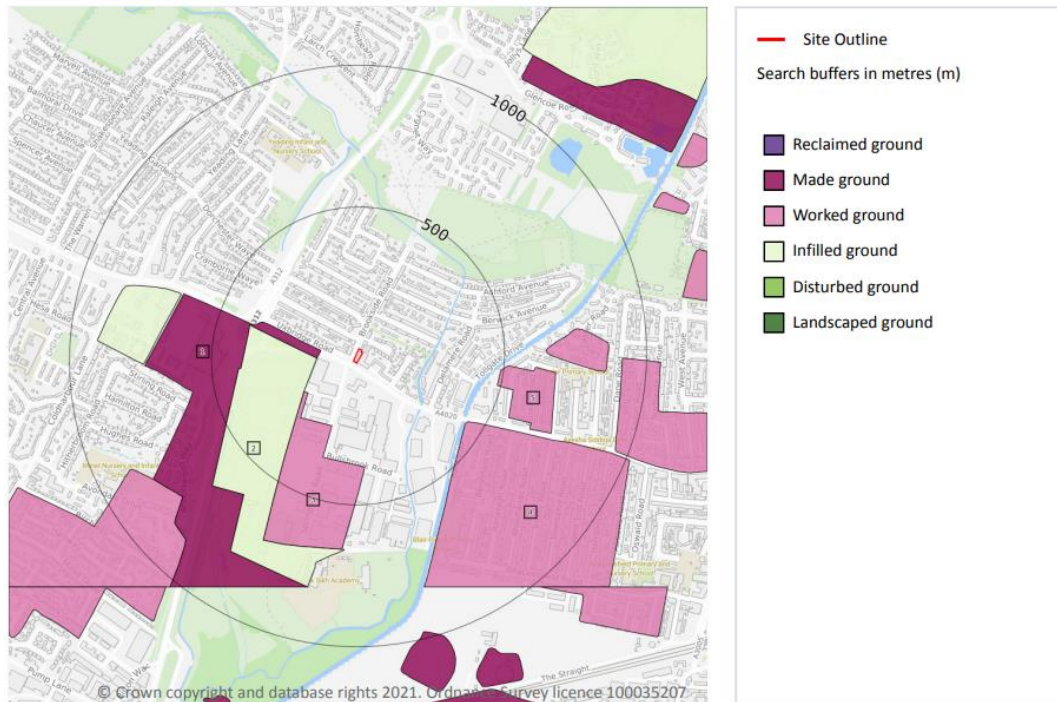
Planning applications relating to sites in the vicinity were also reviewed. Springfield Retail Park which originally contained Wickes and MFI was redeveloped in the early 1980's.

The site immediately across Uxbridge Road (27 Uxbridge Road) was subject to geo-environmental site investigation in October 2012 (Constructive Evaluation Limited: Stage 2: Site Investigation at Heathrow Gate, 27 Uxbridge Road – ref. 12.7302). This involved the progression of 3no. boreholes, the excavation of 4no. trial pits and subsequent soil, groundwater and ground gas analysis. No soil-, water- or air-borne contamination was identified at that time., with the overall risk considered to be negligible to low.

6.0 GEOLOGY

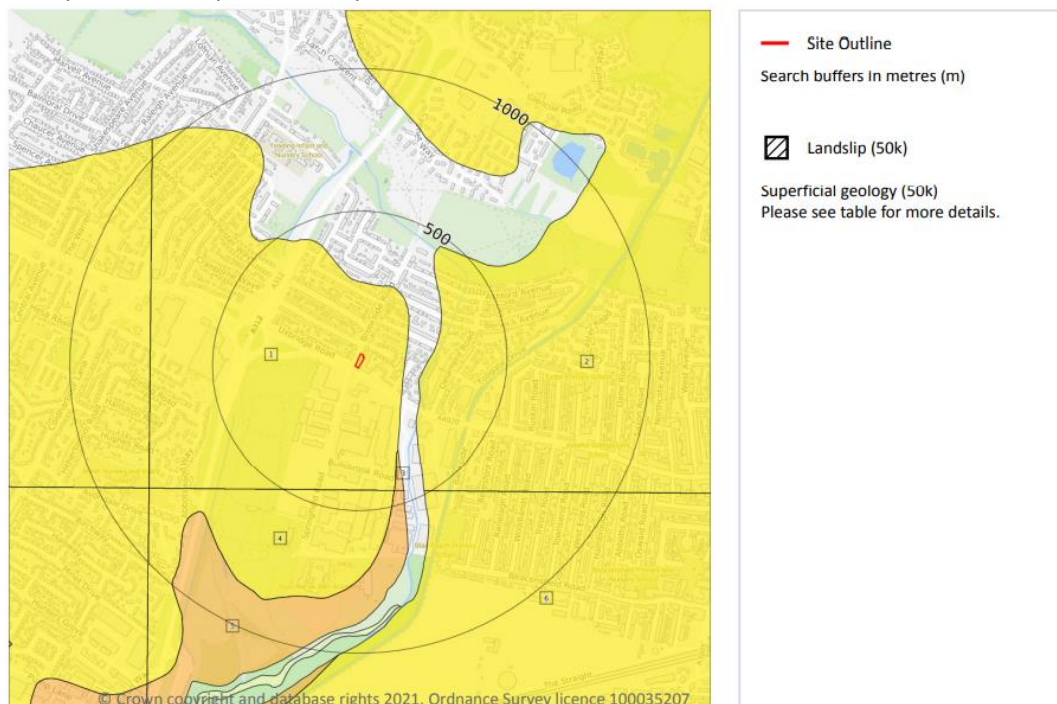
6.1 Artificial and Made Ground

There are no records of artificial and/or made ground shown at the site itself. Made Ground is recorded 120m west of the subject site and infilled ground is associated with the former Brookside Brick Works.



6.2 Superficial and Drift Geology

The British Geological Survey 1:50,000 Geological Map of Great Britain shows the presence of superficial clay and silt strata of the Langley Silt Member. These superficial deposits have a very low to low permeability.



6.3 Solid Geology

The British Geological Survey 1:50,000 Geological Map of Great Britain shows the solid geology beneath the site is the London Clay Formation, consisting of clay, silt and sand. The bedrock has a very low to moderate permeability from intergranular flow.

A BGS Borehole Record progressed 80m south of the site in 1961 recorded approximately 0.8m depth of Made Ground over 1m of firm brown sandy clay and stones which lay over 3m of gravel and sand. This was further underlain by approximately 2m depth of silty clay layers with the London Clay encountered at approximately 7mbgl. Groundwater seepage was encountered just above the London Clay.

6.4 Mining

Information provided by the Coal Authority indicates that the site lies does not lie in proximity to a coal mining reporting area. There are no records of any underground workings within 1000m of the site.

6.5 Non-coal Mining

Historical surface ground workings have been identified in the site's vicinity from historical mineral planning permissions and BritPits database and historical Ordnance Survey maps of the area. These workings are all associated with the Brookside Brick Works which occupied the area across Uxbridge Road to the south west from the early twentieth century.

6.6 Brine Affected Areas

There are no brine affected areas within 100m of the site.

6.7 Shrink Swell

The maximum shrink swell hazard for the site has been rated by the BGS as very low, with ground conditions predominantly of low plasticity.

6.8 Landslip/Slide

The risk associated with slope instability issues at the site is considered to be very low.

6.9 Soluble Rocks

There is a negligible risk from soluble rocks at the site. Soluble rocks are not thought to be present beneath the site.

6.10 Compressible Ground

The maximum compressible ground hazard for the site has been rated by the BGS as negligible. Compressibility and uneven settlement hazards are unlikely to be present.

6.11 Collapsible Rocks

The maximum collapsible rocks hazard for the site has been rated by the BGS as low.

6.12 Running Sand

There is a negligible potential for running sand problems, with such conditions not thought to occur whatever the position of the water table. No identified constraints to land use have been identified.

6.13 Radon

The Indicative Atlas of Radon in England and Wales as prepared by both the Health Protection Agency and the British Geological Survey shows that the site is not located in a radon area as less than 1% of properties are above the Action Level. No radon protection measures are necessary.

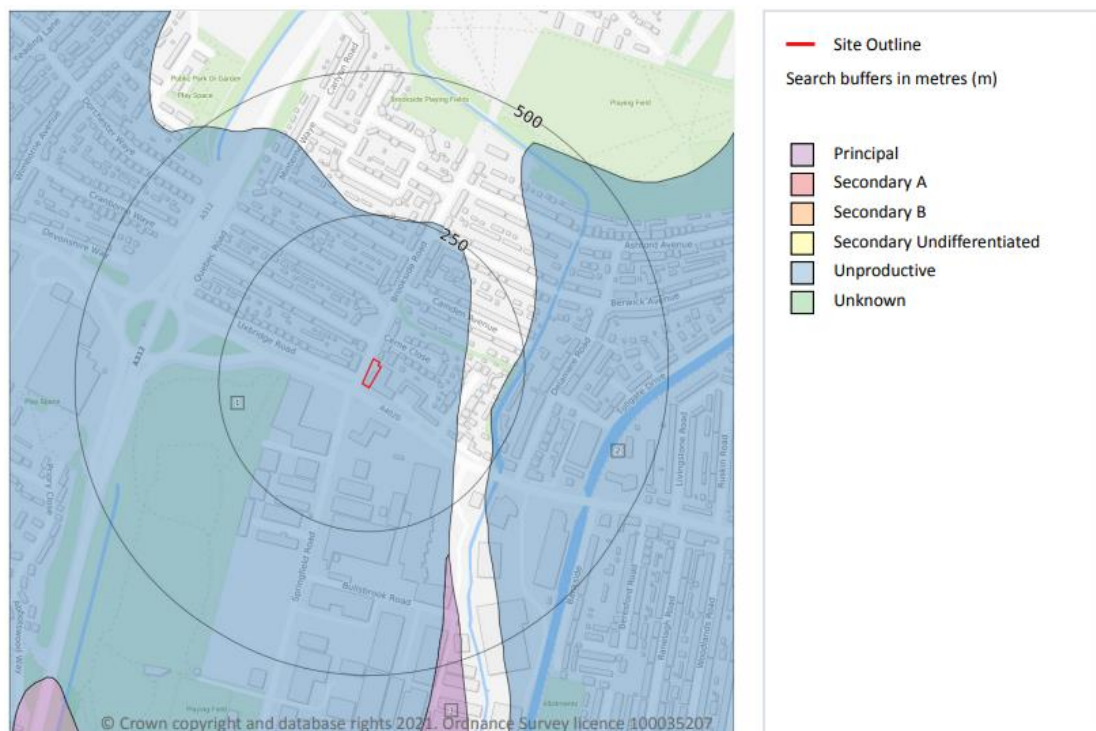
6.14 Background Soil Chemistry

It is recorded by the BGS that on site there is the potential for the following natural contaminants to be present: arsenic 17mg/kg, lead 208mg/kg, cadmium 0.8mg/kg, chromium 101mg/kg, nickel 38mg/kg.

7.0 HYDROGEOLOGY

7.1 Groundwater Vulnerability and Soil Classification

The site is located on superficial Langley Silt deposits which, in common with the London Clay strata beneath, are classified as unproductive. These are rock layers and drift deposits with low permeability that have negligible significance for water supply or base flow to rivers. The strata are unproductive so do not have a permeability classification.



7.2 Groundwater Abstraction Licences

There are no active groundwater abstraction licences issued within 2000m of the site. Two historical licences are recorded at Apexes Works, approximately 1400m south of the site. These were held for evaporative cooling purposes and commenced in the mid 1960's. The other licences were held by Nestle at its coffee factory 1900m south west of the site.

7.3 Licensed Discharges to Controlled Waters

There are no records of any currently licensed discharges to controlled waters within 250m of the site. The closest active discharge is 450m south east of the site at Bullsbrook Road for the miscellaneous discharge of surface water into the River Crane.

7.4 Pollutant Release to Surface Waters (Red List)

There are no records of any licenses issued to sites at or within 500m of the site for a pollutant release to a surface water (Red List).

7.5 Pollutant Release to a Public Sewer

There are no records of any licenses issued to sites at or within 500m of the site for a discharge of special category effluent to the public sewer.

7.6 List 1 and List 2 Dangerous Substances

There are no records of any discharges of dangerous substances as identified on List 1 and List 2 of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015 within 500m of the site.

7.7 Pollution Incidents

There are 4no. records of pollution incidents for sites within 500m of the property. The closest of these occurred in 2001 and involved the release of contaminated water at a site 30m south west of the subject site. A Category 3 (minor) impact was recorded and is considered unlikely to have significantly affected the subject site. Other incidents occurred in 2003, are over 250m from the subject site and considered unlikely to have affected the subject site.

7.8 Pollution Inventory Substances

There are no records of any pollution inventory (substances) including reporting on annual emission of certain regulated substances to air, controlled waters and land at or within 500m of the site.

7.9 Pollution Inventory Waste Transfers

There are no records of pollution inventory (waste transfers) including 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.

7.10 Pollution Inventory Radioactive Waste

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from sites. There are no such records within 500m of the site.

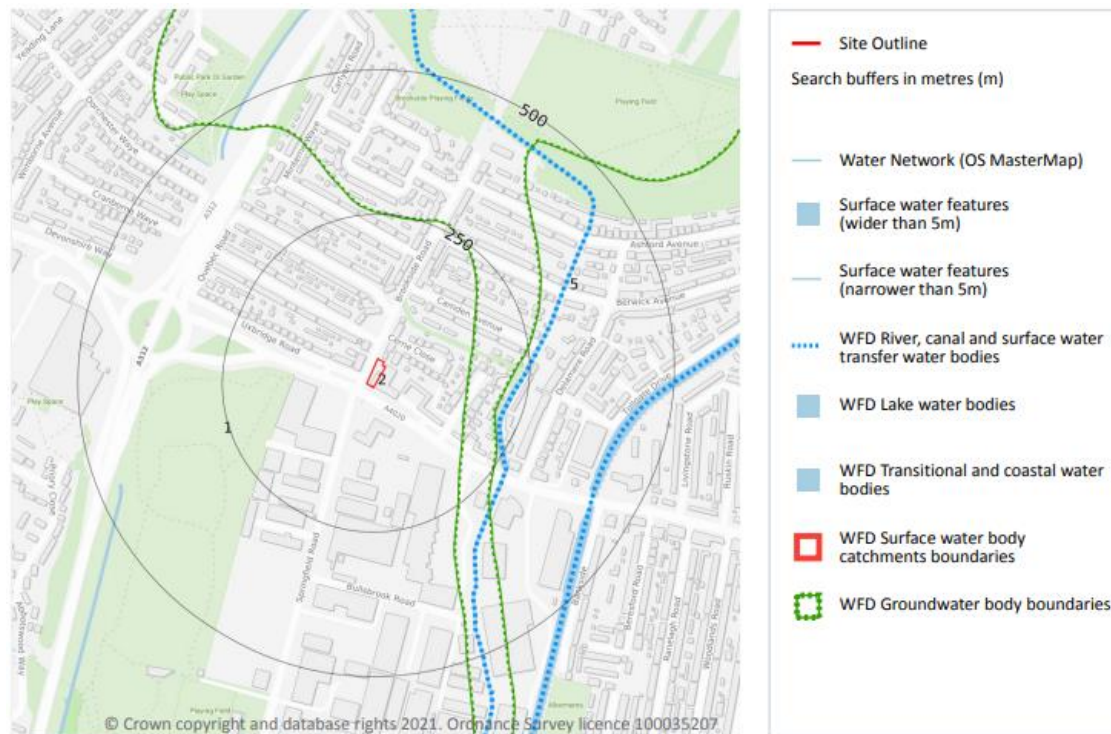
7.11 Source Protection Zones

There are no source protection zones within 500m of the site.

8.0 HYDROLOGY

8.1 Surface Waters

The closest surface watercourse to the site is the Yeading Brook which runs in a southerly direction, approximately 220m east of the site. The Grand Union Canal (Paddington Branch) lies a further 200m east.



The Yeading Brook joins up with the River Crane just south of Minet Country Park and eventually joins the River Thames at Isleworth, 7.5km south east of the subject site.

8.2 Surface Water Abstraction Licences

There are no active surface water abstraction licenses recorded for sites within 2,000m of the site.

8.3 Potable Water Abstraction Licences

There are no active potable water abstraction licenses recorded for sites within 2,000m of the site.

8.4 Flooding

8.4.1 Risk of Flooding from Rivers and Seas (RoFRaS)

The Environment Agency identify areas of land at risk of flooding, when the presence of flood defences are ignored. The river and coastal flooding maps show that the site is not located within an identified flood risk area.

8.4.2 Historical Flood Events

There is 1 no. record of an historical flooding event within 250m of the site. This record relates to an incident of local drainage / surface water flooding in 1977, approximately 200m east of the subject site.

8.4.3 Surface Water Flooding

There is reported to be a 1 in 100 year likelihood of surface water flooding between 0.1 – 0.3m at the site.

8.4.4 Groundwater Flooding

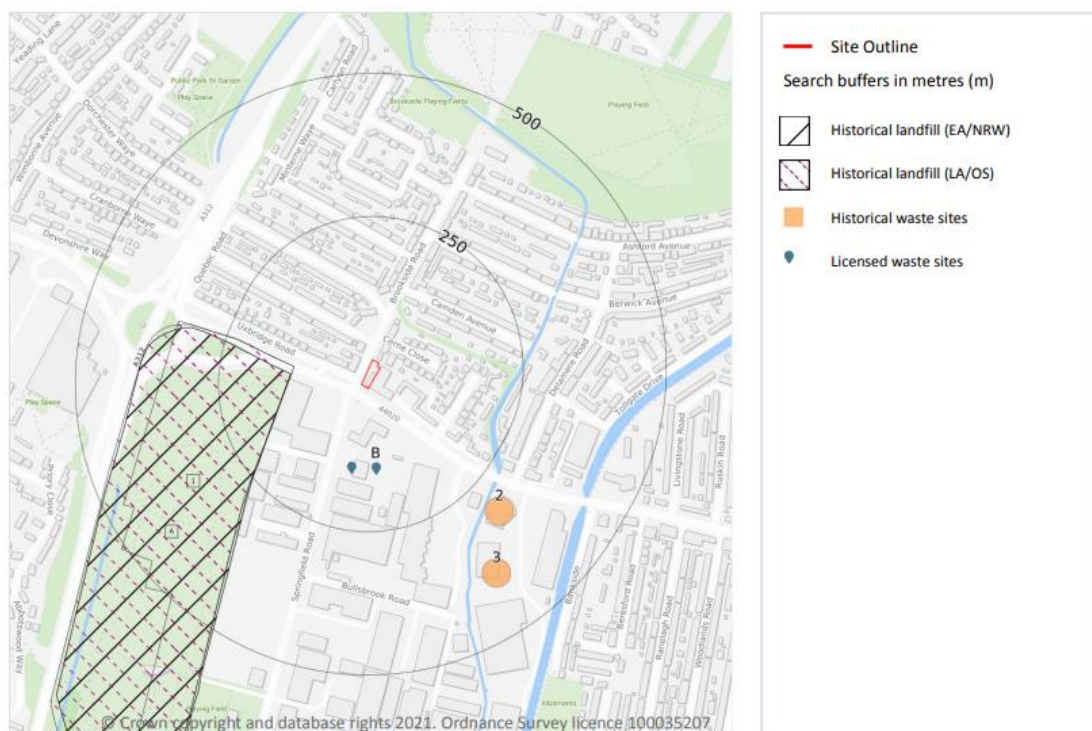
There is a low risk of groundwater flooding at the site.

8.4.5 Flood Defences

There are no records of areas benefitting from flood defences within 250m of the subject site. Similarly, there are reportedly no areas that act as flood storage within 250m of the site.

9.0 WASTE

9.1 Landfill Sites



There are no records of active or recently closed landfill sites subject to Environment Agency regulation within 500m of the site.

London Borough of Hillingdon and Environment Agency historical records reveal the previous presence of the Minet Landfill 120m west of the site. This site was reportedly active between May 1986 and July 1989, with Wimpey Construction UK Ltd recorded as the licence holder depositing exclusively inert materials in the former brickwork excavations.

9.2 Waste Sites

There is 1no. licensed waste site under Environment Agency regulation within 500m of the subject site. This licence is held by Southern Electric at Hayes Depot (140m south of the site) for the storage of electrical insulating oils. There are a further 2no. records of active or recently closed licensed waste sites within 500m of the subject site, as identified in Local authority planning records. These both relate to an absorbent hygiene product recycling facility 300m south east of the subject site on the opposite side of Yeading Brook.

There are no records within 500m of the site where a waste exception is in place.

9.3 Pollution Inventory Substances

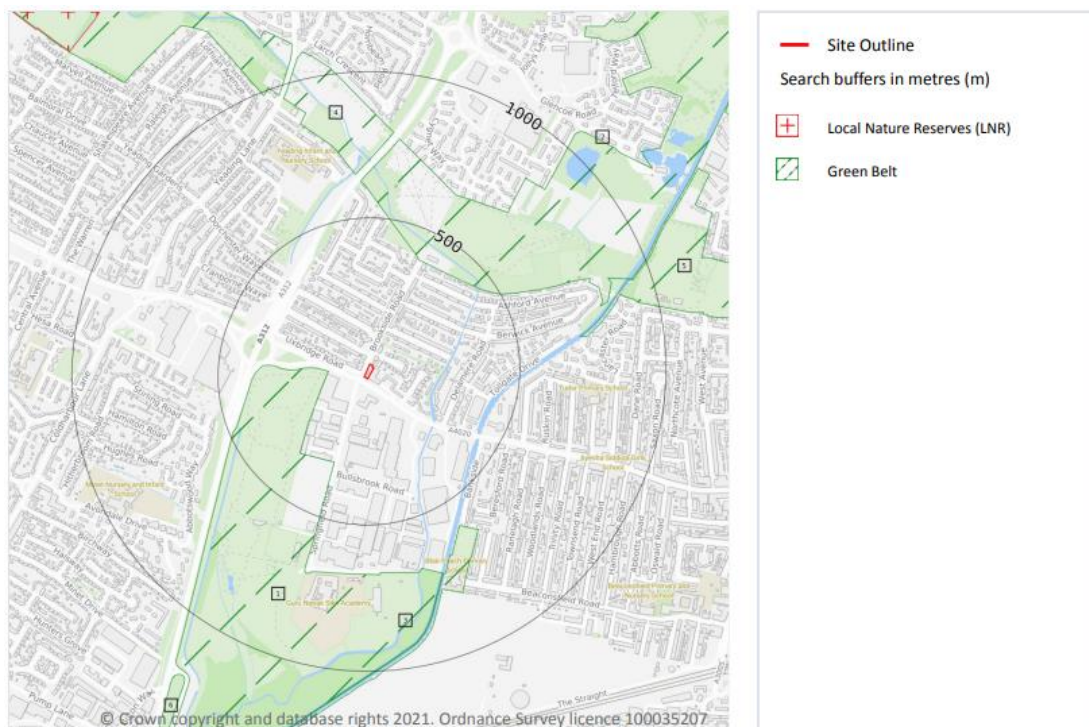
There are no records of any substances recorded on the pollution inventory for any site at or within 500m of the site.

9.4 Pollution Inventory Radioactive Waste

There are no records of any radioactive substances recorded for any site at or within 500m of the site.

10.0 DESIGNATED ENVIRONMENTALLY SENSITIVE SITES

In assessing the location of any Designated Environmentally Sensitive Sites the Local Plan has been consulted (online) as well as other electronic databases (www.magic.co.uk). The following designated environmentally sensitive sites are located within 250m of the sites:



10.1 Nationally Designated Sites

There are no designated Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR) or similarly designated sites within 2000m of the subject site.

10.2 Local Nature Reserves

Ten Acres Wood and Meadows (part of Yeading Woods LNR) is located 1500m north west of the subject site.

10.3 Other Ecological Receptors (Source Magic / DEFRA)

Minet Country Park (120m west of the site) is a 36 hectare park featuring a playground, visitor centre and ponds. The site was acquired by the London Borough of Hillingdon in the mid 1960's from the Minet family who had owned the site as part of the Coldharbour Estate from at least 1766.

10.4 Cultural Designations

There are no records of listed buildings, conservation areas or other designated features of cultural interest within the site's vicinity.

11.0 CONCEPTUAL SITE MODEL

The model assessment has been made on the understanding that the site is used for **Residential Purposes**. Those potential pathways which may give rise to unacceptable contaminative risk under this scheme have been brought forward and form part of the Model as discussed below.

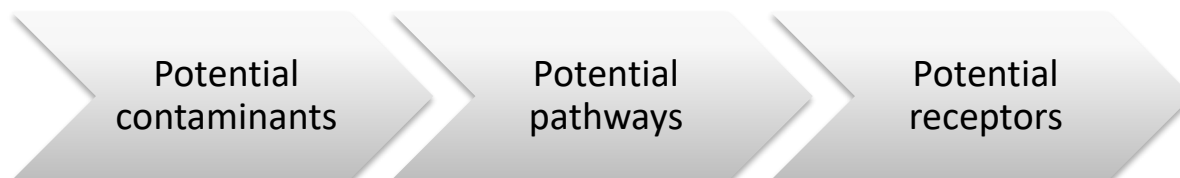


Table 6: Conceptual Site Model

Consideration of Potential Contaminants:	
On-Site Contaminants	- No significant on-site contamination sources associated with the site's history have been identified. Similarly, no obvious current evidence of contamination was noted. - Made Ground beneath the yard area is considered unlikely to contain significant contaminative material.
Off-Site Contaminants	- The adjacent electrical substation has been present since at least the early 1970's but all electrical infrastructure is housed in a red, fully-enclosed brick-built structure, with no obvious evidence of significant contamination noted. - The general vicinity of the site has been exposed to potentially contaminative extractive industry associated with Brookside Brickworks. - The site of the former Minet Landfill, which was operational in the late 1980's is located 120m west of the site, but records indicate that it received inert waste materials only. Underlying superficial ground conditions are of low permeability and previous site investigations at development sites in the immediate vicinity have recorded no elevated ground gas levels. - A former garage immediately across Uxbridge Road was subject to site investigation prior to its redevelopment in the 2012 to support a hotel use and was assessed as negligible to low risk.

Consideration of Potential Receptors:	
Controlled Waters	- The underlying superficial and bedrock strata are non-productive. - The Yeading Brook flows approximately 200m east of the site, but the superficial Langley Silt is of very low to low permeability.
Human Health	- Future residential site occupiers but most areas will be hard landscaped and imported topsoil will be used in amenity areas. - Construction workers primarily those involved in groundworks excavation. - Neighbouring residents subject to disturbed vapours and dusts arising from on-site development.
Other	- Existing and new underground service infrastructure. - Faunal visitors to the site in the future

Potential contaminant pathways and pollutant linkages:	
On-Site Contaminants	No significant pollutant linkages have been identified.
Off-Site Contaminants	No significant pollutant linkages associated with off-site sources of contamination have been identified.

Other Considerations:	
Geotechnical foundation design	Foundations for the new residential buildings will need to be founded on competent strata.
Waste acceptance criteria	Surplus spoil excavated from the site will need to be classified (WAC tested) prior to off-site disposal.
Percolation Testing	Future percolation testing to confirm infiltration rates for surface water drainage from the site would be beneficial.

12.0 PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

12.1 Introduction

The current contaminated land regime is explained in Part IIA of the Environmental Protection Act 1990 and was introduced on the 1st April 2000 in England. Also, this assessment has been completed taking into account the advice and guidance contained in the NPPF and particularly paragraphs 109 (fourth and fifth bullet points) and the new LCRM regulations which is the latest guidelines issued by Government Environment Agency Published on 08/10/2020. In general, the purpose of these aspects of the legislation is to achieve the identification of contaminated land and the remediation of contaminated land to ensure the such land poses no significant risk to human health and/or the environment.

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 or substances in, on, or under the land, that: significant harm is being caused or there is a significant possibility of such harm being caused; or pollution of controlled water is being or is likely to be caused.’

For land to be classified as contaminated land a relevant Pollutant Linkage must be identified. A Pollutant Linkage will only be present where the Source-Pathway-Receptor factors are all present and where they are not all present, no risk assessment is possible.

Statutory Definitions	
Contaminant Source (Hazard)	A substance which is in, on or under the land and which has the potential to cause harm or cause pollution of controlled waters
Receptor (Target)	A living organism or group of organisms, an ecological system or property, controlled waters which are or could be polluted by a contaminant
Pathway (Route)	One or more routes or means which either allows the contaminant to cause significant harm to that receptor, or that there is a significant possibility of such harm being caused to the receptor, or that pollution of controlled waters is being or likely to be caused.

A Preliminary Environmental Risk Assessment involves assessing the likely probability and consequence of a Pollutant Linkage and determining a consequent level of risk.

The term ‘risk’ is widely used in different contexts and situation but a prescriptive definition is provided by the Guidelines for Environmental Risk Assessment and Management (DEFRA et al, 2000):

Risk is a combination of the probability, or frequency, of occurrence of a defined hazard and the magnitude of the consequence of the occurrence’.

A hazard is defined as *‘a property or situation that in particular circumstance could lead to harm’.*

The risk category for a particular scenario can be assessed in terms of the consequences and probability of an occurrence which can be defined as follows (Ref: CIRIA C552):

Classification of a Consequence

Classification	Definition
Severe	1 – short term (acute) risk to human health likely to result in significant harm 2 – short term risk to controlled waters 3 – catastrophic damage to buildings / structures 4 – short term risk to an ecosystem or organism within the particular ecosystem.
Medium	1 – chronic damage to human health (long term risk) 2 – pollution of a sensitive water resource 3 – a significant change in an ecosystem or organism within the ecosystem
Mild	1 – pollution of non-sensitive water resources 2 – significant damage to buildings / structures
Minor	1 – harm (not necessarily significant) which may result in financial loss; 2 – non permanent health effects to humans (easily prevented by PPE for example) 3 – easily repairable effects of structural (building damage).

Classification of a Probability

Classification	Definition
High Likelihood	1 – there is a complete pollution linkage and an event appears very likely to occur in the short term and is inevitable in the long term 2 – evidence of harm to the receptor
Likely	1 – there is a complete pollution linkage which means that it is probable that an event will occur 2 – the event is not inevitable but possible in the short term and likely in the long term
Low Likelihood	1 – there is a complete pollution linkage and circumstance are possible under which an event could occur 2 – it is not certain that an event will occur in the long term, and it is less likely to occur in the short term
Unlikely	1 – there is a complete pollution linkage but circumstance are such that is improbable that an event would occur even in the long term.

The consequences of a risk and the probability of an event taking place can be assessed and the likely risk category can be determined as follows:

		Consequence			
Probability		Severe	Medium	Mild	Minor
	High	Very High	High	Medium	Medium / Low
	Likely	High	Medium	Medium / Low	Low
	Low	Medium	Medium / Low	Low	Very Low
	Unlikely	Medium / Low	Low	Very Low	Very Low

High Risk – there is a high probability that severe harm could risk a receptor, or there is evidence that a receptor is being harmed. The risk is realised is likely to result in liability and/or significant harm, and urgent investigation or remediation will be required.

Medium Risk - it is probable that harm will arise to a receptor. However it is relatively unlikely that such harm would be severe, or if harm does occur then the harm is likely to be relatively mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.

Low Risk – it is possible that harm may arise to a receptor, but it is likely that the harm would be mild.

Very Low Risk – There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

12.2 Potential Sources

The current and historical use of the site and its surroundings has been carefully assessed. All potential risks have been determined and assessed as part of this study.

The risk of contaminant source material located on site is low. The site appears to have only been used for residential, retail and ancillary parking purposes since its development from greenfield in the early twentieth century. Natural levels of contamination are expected from records (BGS) to be very low. No solid or liquid contaminative sources are expected historically.

A number of off-site sources are also recorded in the vicinity of the site, including the adjacent electricity substation, industrial works south of Uxbridge Road and the historical presence of Brookside Brickworks.

12.3 Potential Pathways

Exposure pathways link any contamination to the receptor. All or any of the following potential pathways may apply:

Future Site Workers, including Construction Workers

<i>Oral Pathway (W-O)</i>	Indoor /outdoor ingestion of dust Indoor/outdoor ingestion of soil Indoor/outdoor ingestion of Flora/Fauna Ingestion of tainted mains water
<i>Inhalation Pathway (W-I)</i>	Indoor/outdoor inhalation of fugitive dust Indoor/outdoor inhalation of soil vapour
<i>Dermal Pathway (W-D)</i>	Indoor/Outdoor exposure to soil through dermal contact

Future Site Users, Occasional Visitors and Neighbouring Residents including Children

<i>Oral Pathway (O-O)</i>	Indoor ingestion of dust (post construction) Outdoor ingestion of soil (post construction) Indoor/outdoor ingestion of Flora/Fauna
<i>Inhalation Pathway (O-I)</i>	Outdoor inhalation of fugitive dust Indoor inhalation of fugitive dust (post construction) Outdoor inhalation of soil vapour Indoor inhalation of soil vapour (post construction)
<i>Dermal Pathway (O-D)</i>	Outdoor exposure to soil through dermal contact Indoor exposure to soil dust through dermal contact

Flora (potential new on-site or off-site flora affected by potential contamination on the site, or migrating onto or from the site).

<i>Plant Uptake (Fl-PU)</i>	General uptake of contaminants by plants growing in the vicinity of, or on, the site
<u>Fauna (on-site or off-site affected by potential contamination on the site, or migrating from the site)</u>	
<i>Oral Pathway (Fa-OP)</i>	Consumption of contaminated Flora located on site
<u>Water Resources</u>	
<i>Surface Water Mobilisation (SWM)</i>	Surface water run-off from site, migrating off site Also infiltration into the site from site.
<i>Groundwater Mobilisation (Leaching Potential) (GWM)</i>	Percolation and mobilisation of contaminants within the soil into waters held locally within pore space beneath the site.

12.4 Potential Receptors

The following potential receptors have been identified for the site:

Human Receptors (H)	Site workers (W), child/adult future site users (H), neighbours (N),
Flora and Fauna (FL, FA)	Future, on and off-site Fauna and Flora
Water Resources (SW, GW)	Unproductive superficial aquifer, unproductive bedrock aquifer
Site Infrastructure (SI)	Existing and future foundations and drainage services
Ecological Designations (E):	Site vegetation
Buildings and Services (BS):	Site and neighbouring buildings
Archaeological (A):	Designations in vicinity of the site if applicable
Cultural (C):	Designations in vicinity of the site if applicable

Under the proposals the site is to be developed for residential purposes. The Critical Human Receptor for this site will be a **young female child who may reside at the site.**

12.5 Qualitative Risk Assessment

A qualitative risk assessment has been undertaken to provide an initial assessment of the potential risks caused by contaminant sources identified during this assessment to construction workers, future users of the site, building structures and the aquatic environment. **The assessment has been made on the understanding that the site is used for long term residential use.**

Table 7: Risk Assessment

Hazard Identification			Hazard Assessment		Risk Estimation			Risk Evaluation
Sources	Location	Potential Contaminants	Pathway	Receptor	Magnitude of Consequence	Probability Occurrence	Risk Appraisal	Rationale
Historical and current use of the site Residential, retail and parking use	On site	Made Ground	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM	H, SW, FL, FA	Mild	Low	Low	- Historical evidence highlights exclusive residential and retail use of site - No significantly contaminative source associated with recent use - No obvious potentially contaminative historical uses of the site - No further assessment required.
Historical use of surrounding land Electrical Substation	Adjacent to north east	Inorganic and organic contaminants (metals, hydrocarbons, solvents)	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM	H, SW, FL, FA	Mild	Low	Low	- Long-term presence of adjacent electrical substation (since at least the early 1970's) - All electrical infrastructure housed and contained in a red, fully-enclosed brick-built structure - No obvious evidence of significant contamination noted. - No further assessment required.
Historical use of surrounding land Brookside Brickworks and then filling	120m south west	Ground gas	W-I, O-I	H, BS	Minor	Low	Very Low	- Exclusively inert nature of fill materials identified in one recorded landfill location (Minet Landfill) - Underlying superficial ground conditions are of low permeability - Previous site investigations at development sites in the immediate vicinity have recorded no elevated ground gas levels. - No further assessment required.
Historical use of surrounding land Garage	40m south	Organic contaminants (hydrocarbons, solvents)	W-I, O-I, GWM	H, GW, SI, BS	Minor	Unlikely	Very Low	- Current hotel use (Hyatt Place). - Intrusive site investigation completed prior to the garage redevelopment in 2012 - No soil-, water- or air-borne contamination identified. - Following SI, risk assessed as negligible to low risk. - No further assessment required.

13.0 CONCLUSIONS AND RECOMMENDATIONS

13.1 Conclusions

The site currently supports an end of terrace property, with a retail shop at ground floor level, residential accommodation above and a rear yard area, used for access, storage and miscellaneous parking purposes. No obvious evidence of significant contamination or other significant environmental concern was noted during the site reconnaissance.

The historical mapping shows that the subject site was developed from greenfield as part of a small terrace of properties in the first half of the twentieth century. This use has continued to the present day. Surrounding land use north of Uxbridge Road has been predominantly residential.

The electrical substation adjacent to the north east corner of the site has been present since at least the early 1970's. However, all electrical infrastructure is housed and contained in a red, fully-enclosed brick-built structure that would limit the unforeseen release of potentially contaminative materials (especially oils) into the subsurface.

Potentially contaminative extractive industry (associated with Brookside Brickworks) and other industrial development of the area south of Uxbridge Road has been recorded. Further to this activity, the Minet Landfill (120m west of the site) was recorded to have received inert waste materials during the late 1980's. Notwithstanding this, underlying superficial ground conditions are of low permeability and previous site investigations at development sites in the immediate vicinity have recorded no elevated ground gas levels.

A motor vehicle garage, incorporating bulk fuel storage facilities, was historically located immediately across Uxbridge Road at Number 27. Intrusive investigation of this site was completed in 2012 prior to the garage redevelopment to a hotel use. No soil-, water- or air-borne contamination was identified.

The underlying ground conditions comprise low permeability Langley Silt. The setting of the site is considered to be of low to moderate environmental sensitivity due to the non-productive nature of the underlying strata, the distance to surface water courses and the residential nature of the proposed development and its surroundings.

The conceptual model of the site demonstrates that potential pollutant linkages are generally of a very low to low risk to human health and to the natural environment during both the construction and post-construction phases of the redevelopment project.

Based on the available information, no significant contamination concerns to impact the proposed development of the site have been identified. No significant pollutant pathways, linking on- or off-site contaminant sources to potential receptors, have been identified.

13.2 Recommendations

No further investigation of the site is considered necessary at this stage. The report is based on the assumption by the author that should instances of previously unreported contamination be found during the proposed works, then appropriate assessment of the risks and proposed remediation scheme will be required.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

FIGURES

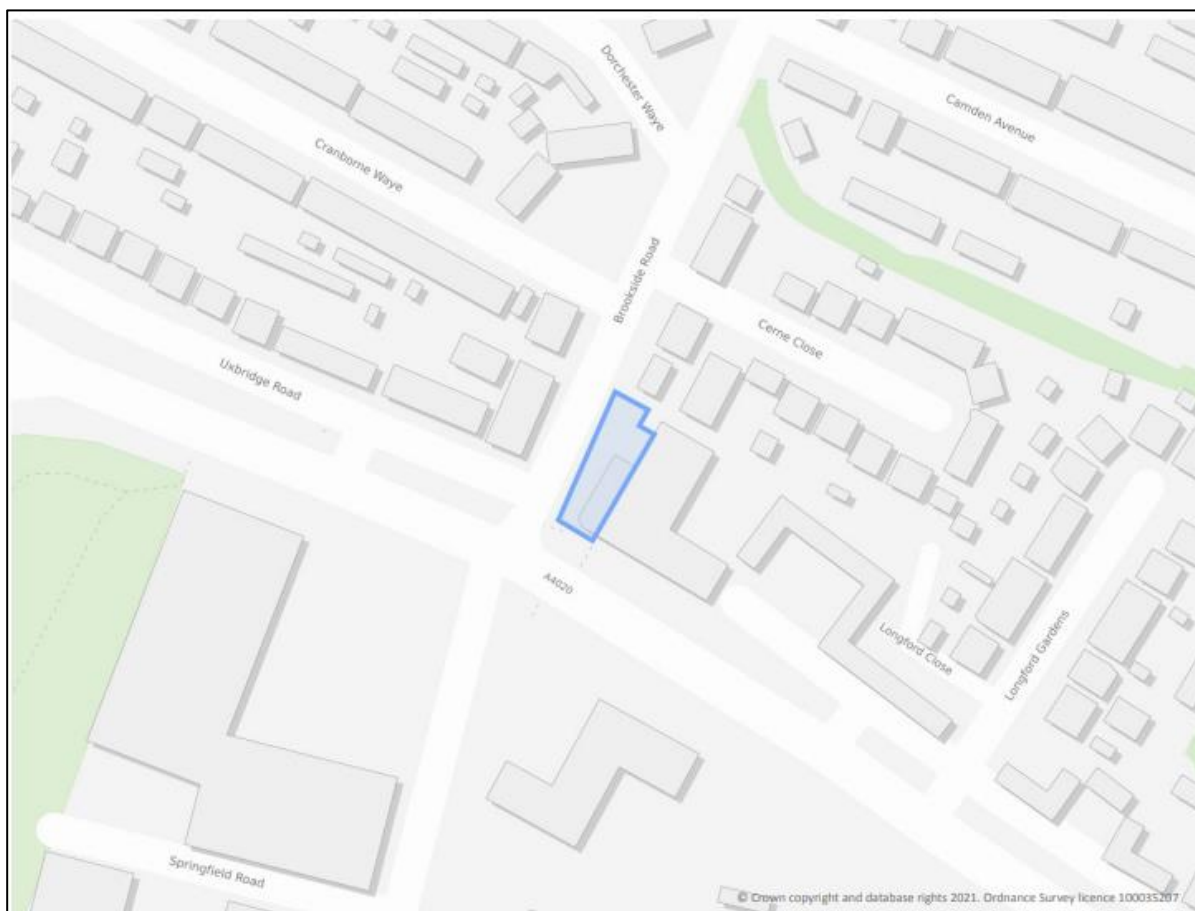


FIGURE 1

SITE LOCATION PLAN
SMALL SCALE

152-154 UXBRIDGE ROAD
LONDON
UB4 0JH

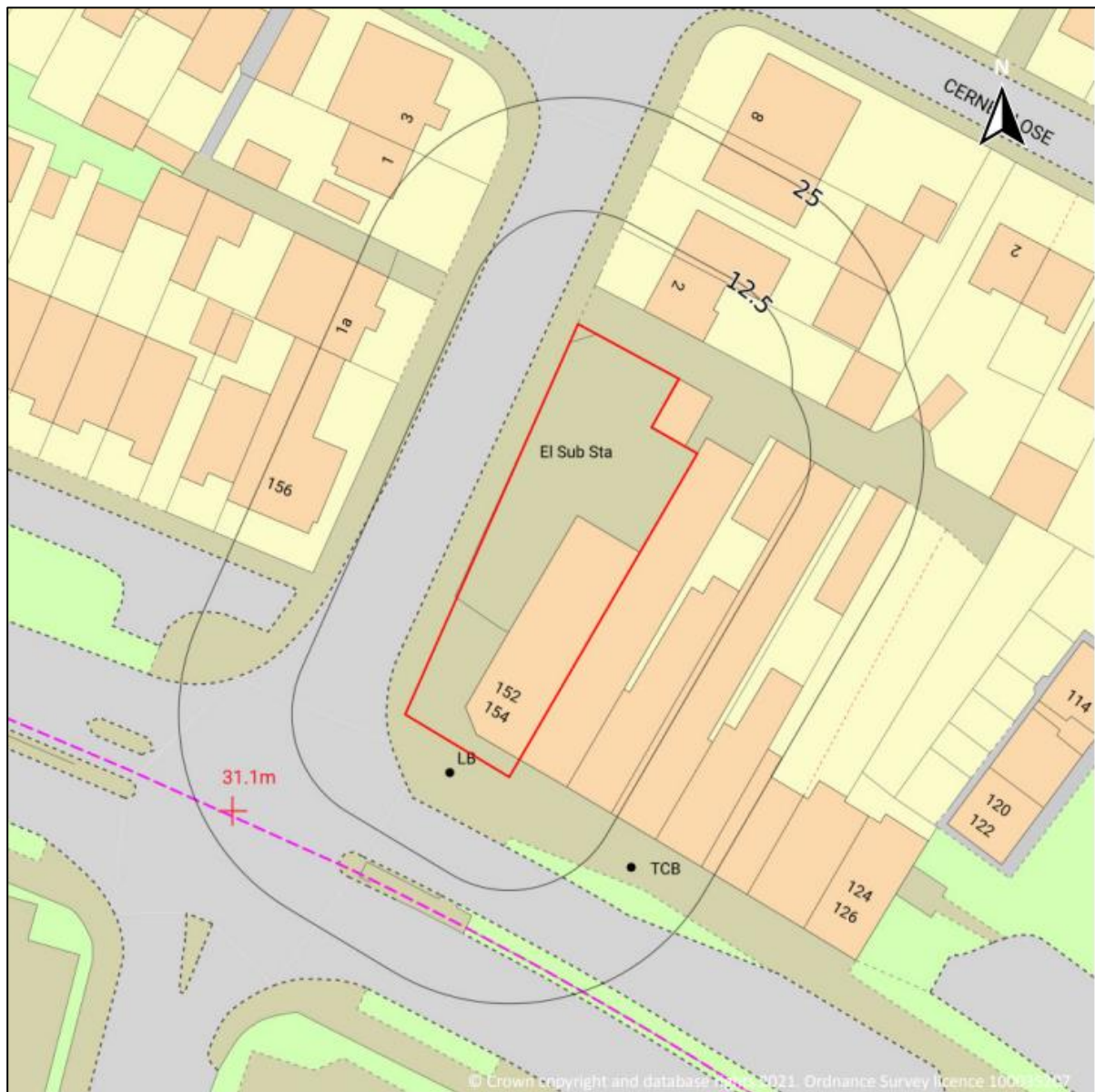


FIGURE 2

SITE PLAN
LARGE SCALE

152-154 UXBRIDGE ROAD
LONDON
UB4 0JH



FIGURE 3

SITE AERIAL PHOTOGRAPH

152-154 UXBRIDGE ROAD
LONDON
UB4 0JH



152-154 UXBRIDGE ROAD
LONDON
UB4 0JH

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1: View of site from Uxbridge Road



Photograph 2: View to front of 152-154 Uxbridge Road



Photograph 3: View of side of property showing gas cylinder storage



Photograph 4: View of access area to rear of advertising hoarding



Photograph 5: View to rear of site from rear access road off Brookside Road



Photograph 6: View of rear yard area showing electricity substation



Photograph 7: View of shop service entrance and yard area



Photograph 8: View to rear of shop extension



Photograph 9: View of electricity substation showing enclosed brick structure



Photograph 10: View of internal rear shop area

APPENDIX B

DATA REPORT

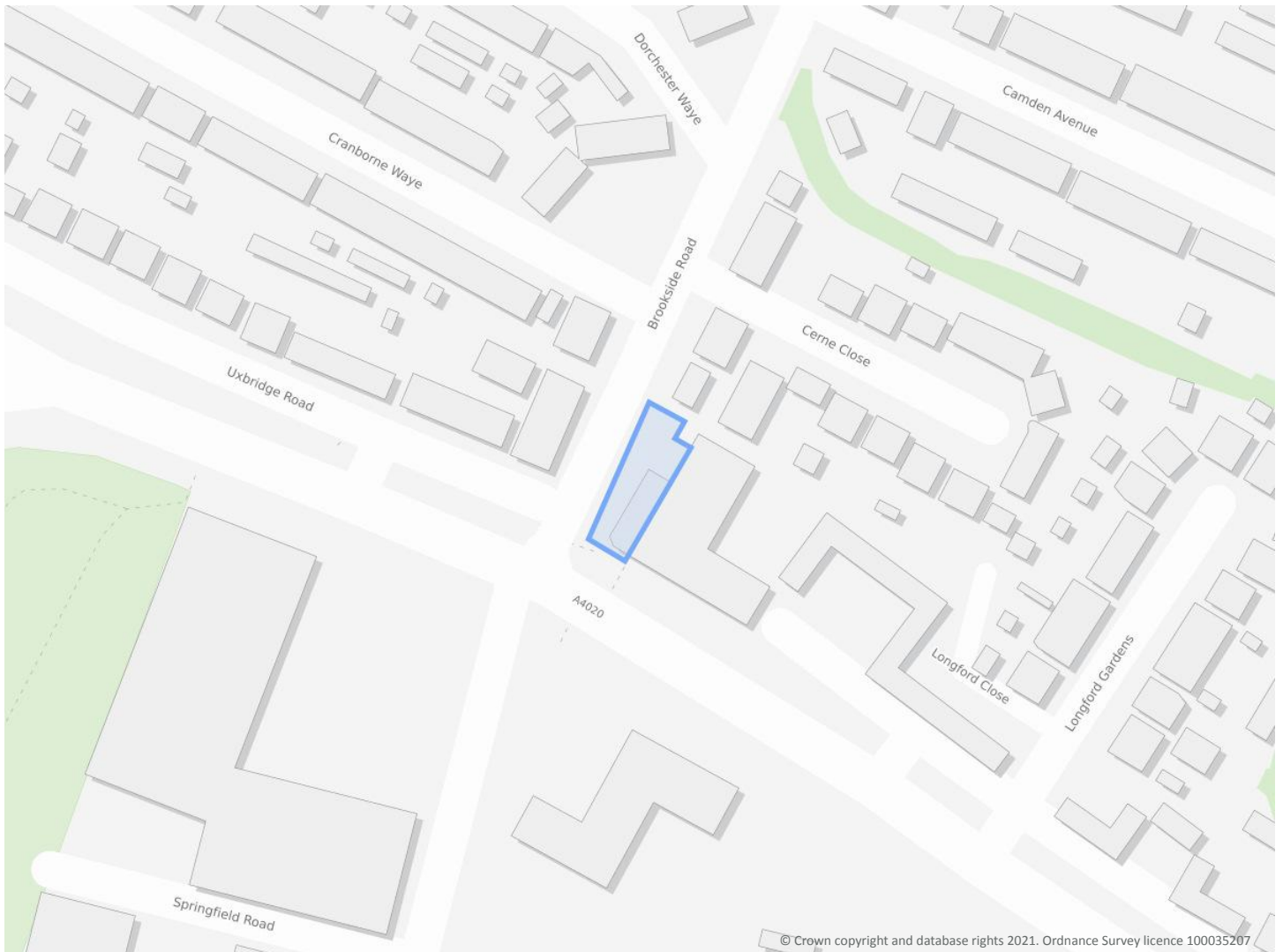
152-154 UXBRIDGE ROAD, HAYES, UB4 0JH

Order Details

Date: 25/11/2021
Your ref: CLR5519
Our Ref: GS-8359871
Client: Brown Fisher Environmental LLP

Site Details

Location: 511413 180816
Area: 0.07 ha
Authority: [London Borough of Hillingdon](#)



Summary of findings

p. 2 **Aerial image**

p. 8

OS MasterMap site plan

p.13 groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	Historical industrial land uses	0	9	18	45	-
17	1.2	Historical tanks	0	1	6	19	-
19	1.3	Historical energy features	1	0	2	19	-
20	1.4	Historical petrol stations	0	0	0	0	-
20	1.5	Historical garages	0	4	0	0	-
21	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
22	2.1	Historical industrial land uses	0	12	25	58	-
26	2.2	Historical tanks	0	1	7	27	-
28	2.3	Historical energy features	6	0	9	30	-
29	2.4	Historical petrol stations	0	0	0	0	-
30	2.5	Historical garages	0	6	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32	3.3	Historical landfill (LA/mapping records)	0	0	2	0	-
32	3.4	Historical landfill (EA/NRW records)	0	0	1	0	-
32	3.5	Historical waste sites	0	0	0	2	-
33	3.6	Licensed waste sites	0	0	2	0	-
34	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
35	4.1	Recent industrial land uses	1	0	18	-	-
37	4.2	Current or recent petrol stations	0	0	0	1	-
37	4.3	Electricity cables	0	0	0	0	-
37	4.4	Gas pipelines	0	0	0	0	-
37	4.5	Sites determined as Contaminated Land	0	0	0	0	-



37	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
38	4.7	Regulated explosive sites	0	0	0	0	-
38	4.8	Hazardous substance storage/usage	0	0	0	0	-
38	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
38	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
38	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	1	0	0	-
39	4.12	Radioactive Substance Authorisations	0	0	0	0	-
39	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	0	4	-
40	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
40	4.16	List 1 Dangerous Substances	0	0	0	0	-
40	4.17	List 2 Dangerous Substances	0	0	0	0	-
41	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	1	0	3	-
41	4.19	Pollution inventory substances	0	0	0	0	-
42	4.20	Pollution inventory waste transfers	0	0	0	0	-
42	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
43	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
45	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
46	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
47	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
47	5.5	<u>Groundwater vulnerability- local information</u>	Identified (within 0m)				
48	5.6	<u>Groundwater abstractions</u>	0	0	0	0	5
50	5.7	Surface water abstractions	0	0	0	0	0
50	5.8	Potable abstractions	0	0	0	0	0
50	5.9	Source Protection Zones	0	0	0	0	-
50	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
51	6.1	<u>Water Network (OS MasterMap)</u>	0	0	1	-	-



52	<u>6.2</u>	<u>Surface water features</u>	0	0	1	-	-
52	<u>6.3</u>	<u>WFD Surface water body catchments</u>	1	-	-	-	-
52	<u>6.4</u>	<u>WFD Surface water bodies</u>	0	0	1	-	-
53	<u>6.5</u>	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
54	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	<u>7.2</u>	<u>Historical Flood Events</u>	0	0	1	-	-
55	7.3	Flood Defences	0	0	0	-	-
55	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
55	7.5	Flood Storage Areas	0	0	0	-	-
56	7.6	Flood Zone 2	None (within 50m)				
56	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
57	<u>8.1</u>	<u>Surface water flooding</u>	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
59	<u>9.1</u>	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
60	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62	<u>10.6</u>	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	1
62	10.7	Designated Ancient Woodland	0	0	0	0	0
62	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63	<u>10.11</u>	<u>Green Belt</u>	0	0	1	1	10
63	10.12	Proposed Ramsar sites	0	0	0	0	0



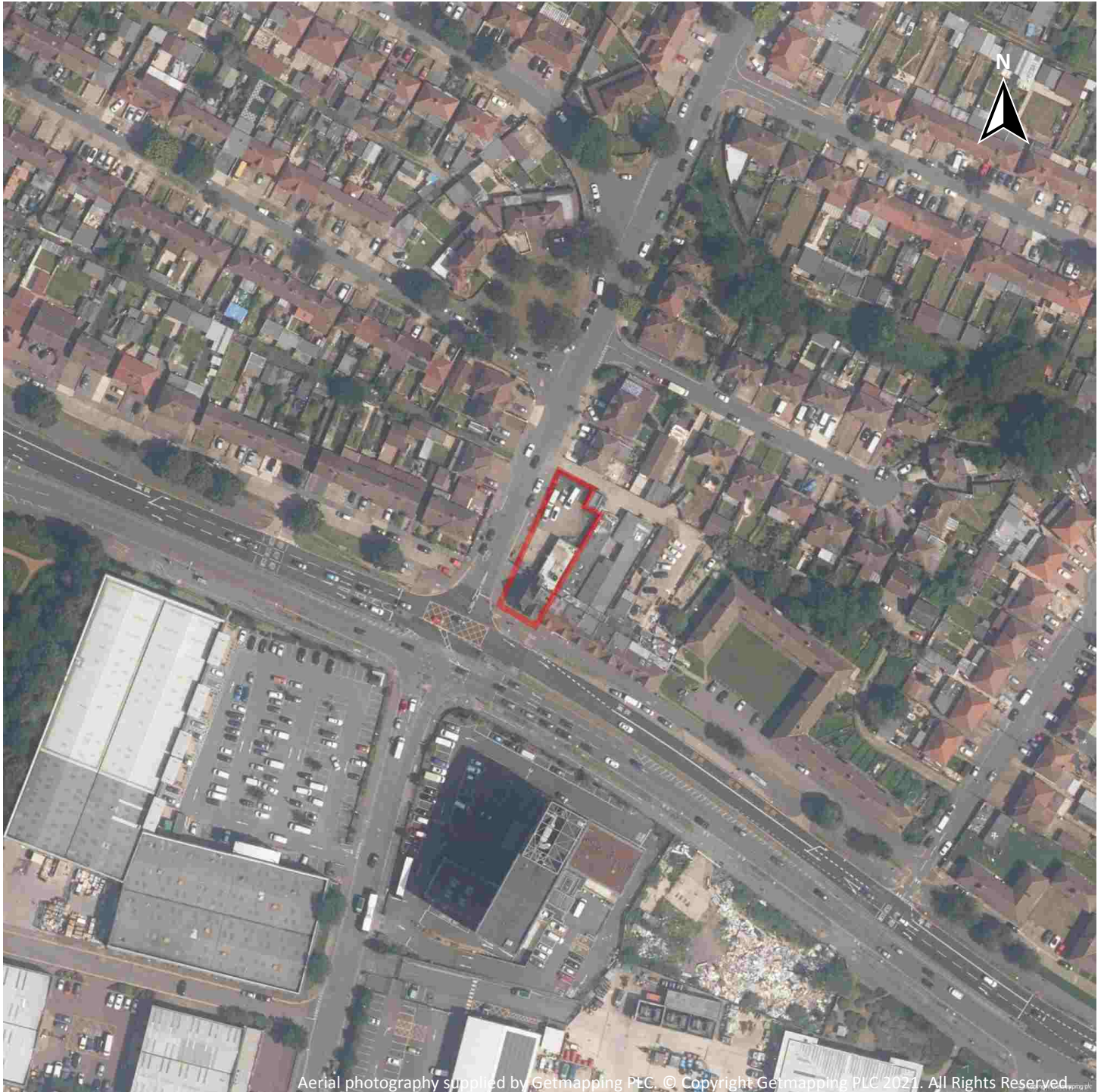
64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
65	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
66	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
67	11.1	World Heritage Sites	0	0	0	-	-
67	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
67	11.3	National Parks	0	0	0	-	-
67	11.4	Listed Buildings	0	0	0	-	-
68	11.5	Conservation Areas	0	0	0	-	-
68	11.6	Scheduled Ancient Monuments	0	0	0	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
69	<u>12.1</u>	<u>Agricultural Land Classification</u>	Urban (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70	12.3	Tree Felling Licences	0	0	0	-	-
70	<u>12.4</u>	<u>Environmental Stewardship Schemes</u>	0	0	1	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	13.1	Priority Habitat Inventory	0	0	0	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	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
72	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
73	<u>14.2</u>	<u>Artificial and made ground (10k)</u>	0	0	3	2	-
75	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	0	1	1	-

76	14.4	Landslip (10k)	0	0	0	0	-
77	14.5	<u>Bedrock geology (10k)</u>	1	0	0	0	-
78	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
79	15.1	<u>50k Availability</u>	Identified (within 500m)				
80	15.2	<u>Artificial and made ground (50k)</u>	0	0	3	4	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82	15.4	<u>Superficial geology (50k)</u>	1	0	1	4	-
83	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84	15.8	<u>Bedrock geology (50k)</u>	1	0	0	1	-
85	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
85	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
86	16.1	<u>BGS Boreholes</u>	0	0	1	-	-
Page	Section	Natural ground subsidence					
87	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
88	17.2	<u>Running sands</u>	Negligible (within 50m)				
89	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
90	17.4	<u>Collapsible deposits</u>	Low (within 50m)				
91	17.5	<u>Landslides</u>	Very low (within 50m)				
92	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
93	18.1	Natural cavities	0	0	0	0	-
94	18.2	<u>BritPits</u>	0	0	2	9	-
96	18.3	<u>Surface ground workings</u>	0	5	13	-	-
97	18.4	Underground workings	0	0	0	0	0
97	18.5	<u>Historical Mineral Planning Areas</u>	0	0	1	0	-



97	18.6	Non-coal mining	0	0	0	0	0
97	18.7	Mining cavities	0	0	0	0	0
98	18.8	JPB mining areas	None (within 0m)				
98	18.9	Coal mining	None (within 0m)				
98	18.10	Brine areas	None (within 0m)				
98	18.11	Gypsum areas	None (within 0m)				
98	18.12	Tin mining	None (within 0m)				
99	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>100</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>101</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
<u>101</u>	<u>20.2</u>	<u>BGS Estimated Urban Soil Chemistry</u>	4	0	-	-	-
102	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
103	21.1	Underground railways (London)	0	0	0	-	-
103	21.2	Underground railways (Non-London)	0	0	0	-	-
104	21.3	Railway tunnels	0	0	0	-	-
<u>104</u>	<u>21.4</u>	<u>Historical railway and tunnel features</u>	0	0	9	-	-
104	21.5	Royal Mail tunnels	0	0	0	-	-
105	21.6	Historical railways	0	0	0	-	-
105	21.7	Railways	0	0	0	-	-
105	21.8	Crossrail 1	0	0	0	0	-
105	21.9	Crossrail 2	0	0	0	0	-
105	21.10	HS2	0	0	0	0	-

Recent aerial photograph



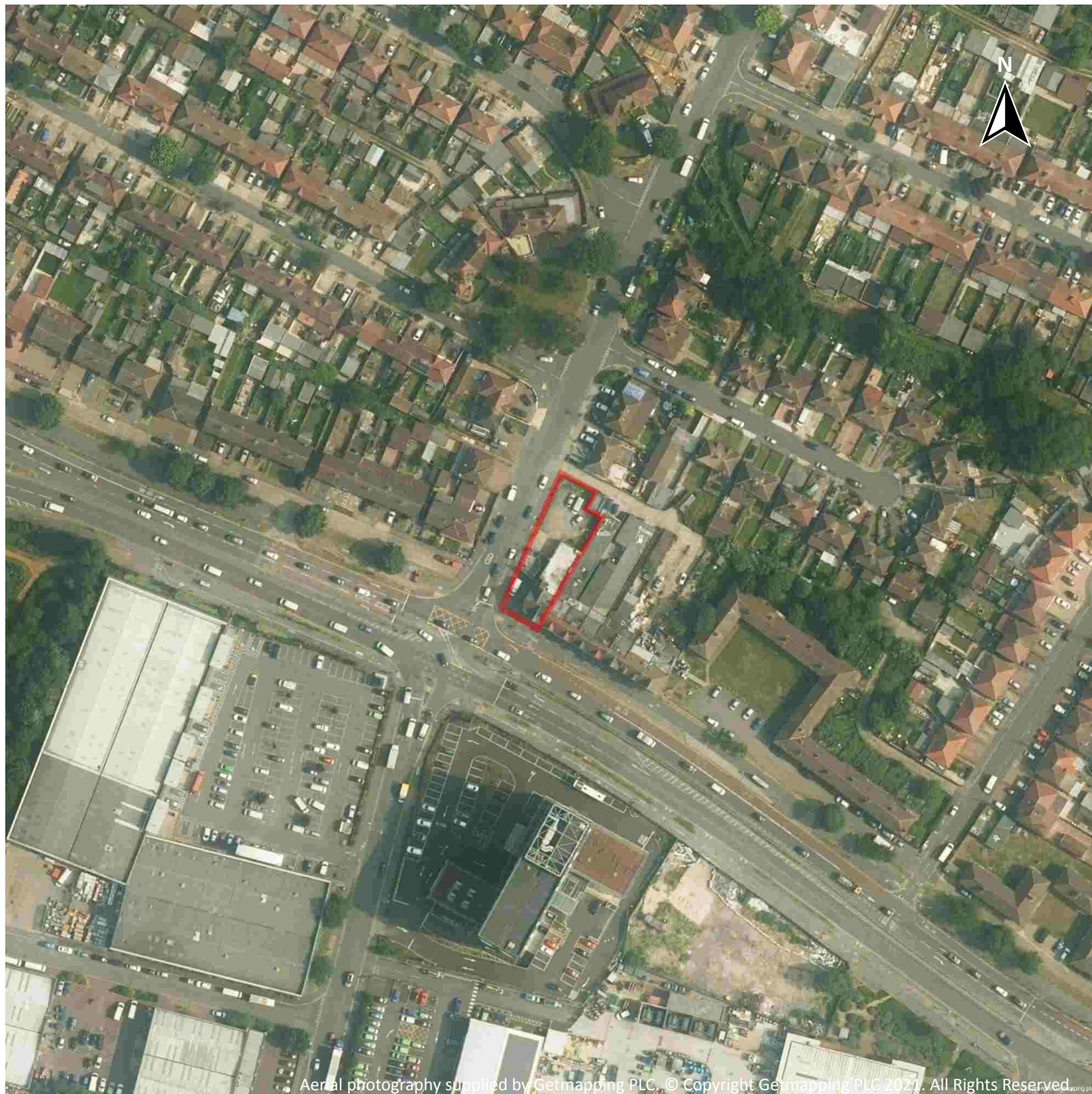
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved

Capture Date: 29/06/2019

Site Area: 0.07ha



Recent site history - 2017 aerial photograph

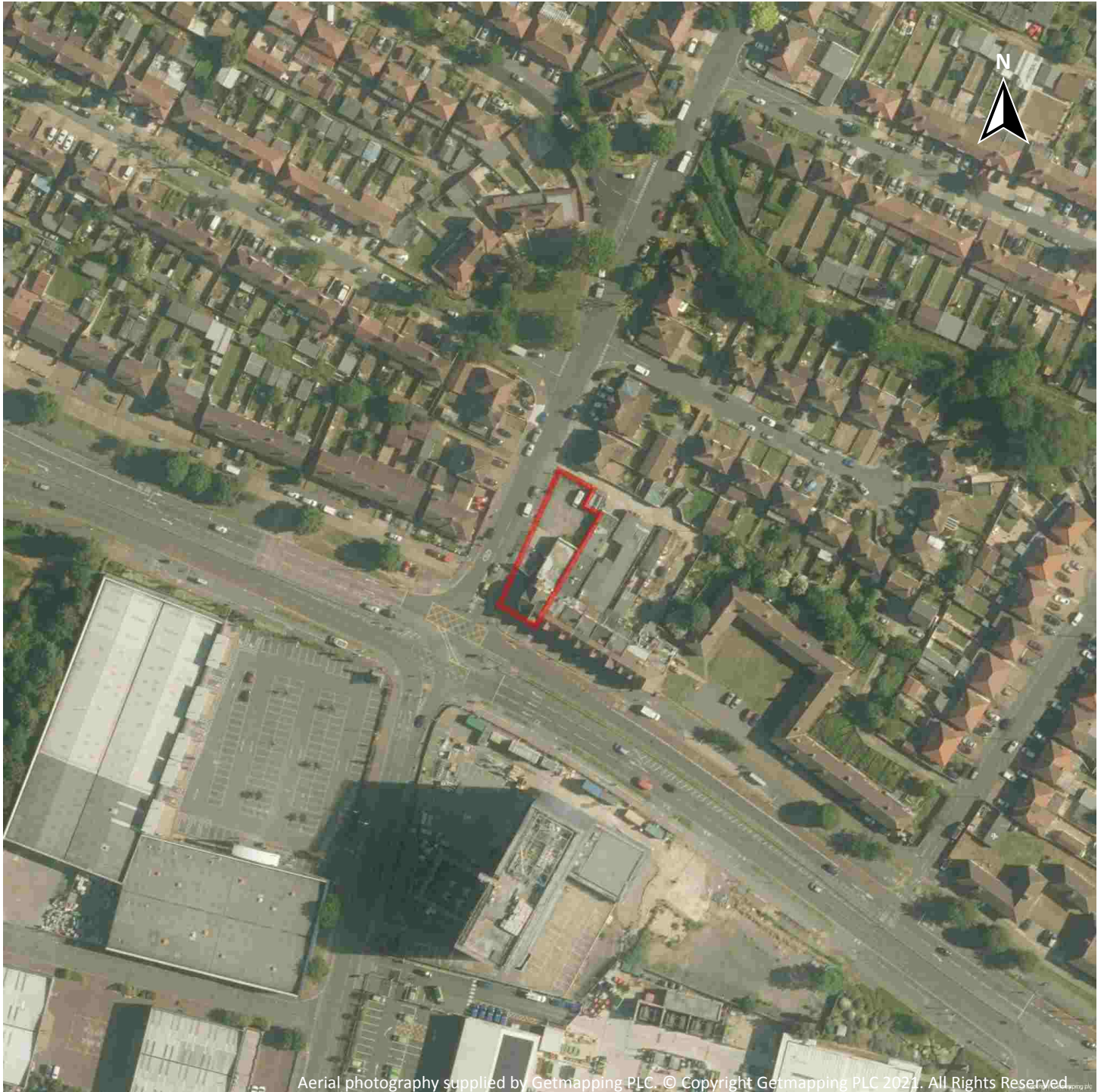


Capture Date: 21/06/2017

Site Area: 0.07ha



Recent site history - 2015 aerial photograph



Capture Date: 07/06/2015

Site Area: 0.07ha



Recent site history - 2013 aerial photograph

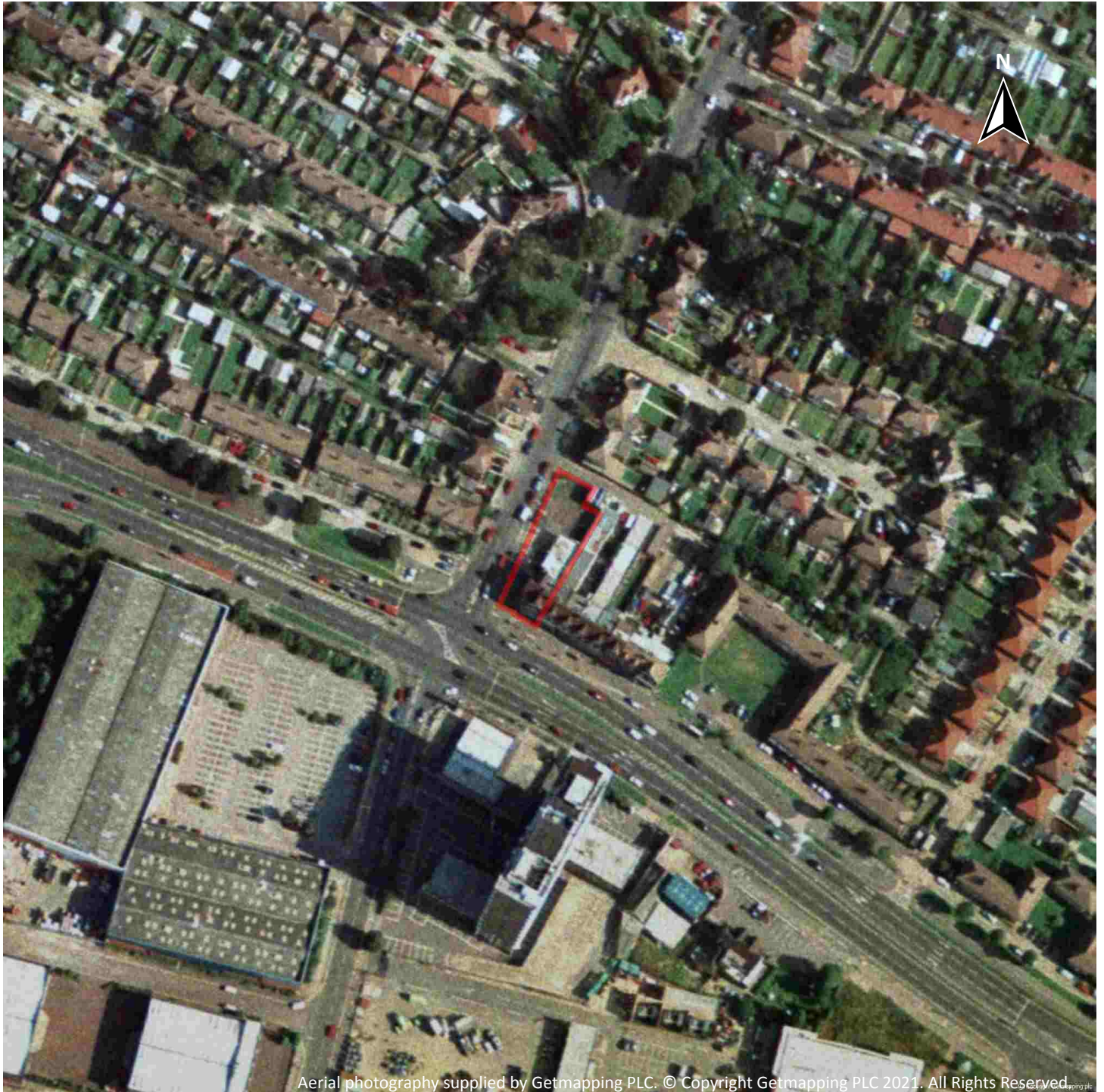


Capture Date: 20/04/2013

Site Area: 0.07ha



Recent site history - 1999 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Capture Date: 29/08/1999

Site Area: 0.07ha



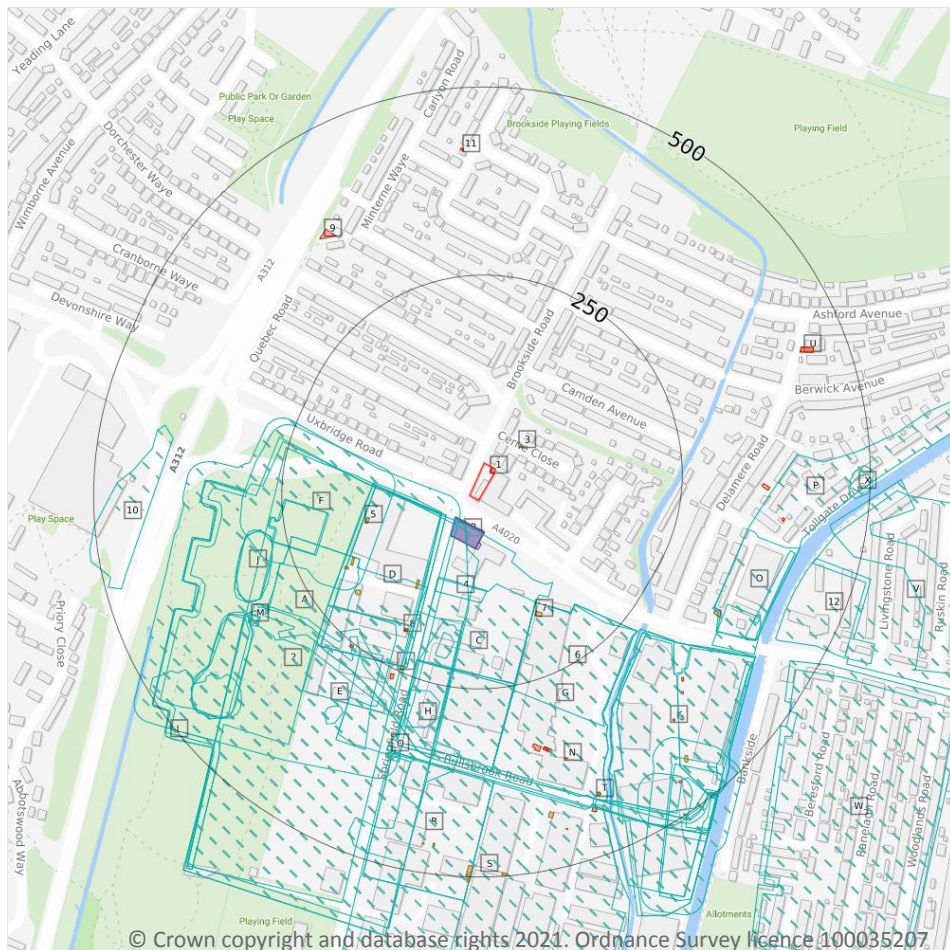
OS MasterMap site plan



Site Area: 0.07ha



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

72

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 14**

ID	Location	Land use	Dates present	Group ID
A	19m SW	Brick Works	1938	2244546



ID	Location	Land use	Dates present	Group ID
C	36m SW	Unspecified Works	1973 - 1983	2208570
A	37m SW	Brick Works	1935	2246052
D	41m SW	Unspecified Works	1966	2252226
D	41m SW	Unspecified Factory	1959	2263062
E	43m SW	Brick Works	1920	2209940
D	43m SW	Unspecified Works	1973 - 1983	2186685
2	45m SW	Brick Works	1938	2232534
D	47m SW	Unspecified Warehouses	1994	2142525
F	100m W	Unspecified Works	1959	2278734
4	112m S	Unspecified Depot	1966	2211949
C	113m S	Unspecified Depot	1994	2262687
E	134m SW	Brick Works	1913	2197177
G	154m SE	Unspecified Factory	1959	2150962
G	154m SE	Unspecified Factories	1966 - 1994	2170688
6	155m SE	Tyre Factory	1935	2164750
H	168m S	Tramway Sidings	1913 - 1920	2226214
E	169m SW	Unspecified Pit	1913 - 1920	2260873
C	181m S	Refuse Heap	1920	2158684
D	188m SW	Unspecified Factory	1994	2250070
F	190m W	Drying Shed	1935 - 1938	2186217
F	191m W	Drying Shed	1938	2205363
H	225m S	Bakery	1959	2140550
H	225m S	Unspecified Depot	1966	2209017
D	230m SW	Railway Sidings	1938	2226092
H	240m SW	Railway Sidings	1935	2187701
E	242m SW	Railway Sidings	1920	2220873
H	261m S	Refuse Heap	1920	2158683
J	269m W	Refuse Heap	1938	2283063



ID	Location	Land use	Dates present	Group ID
J	270m W	Refuse Heap	1938	2189668
J	271m W	Refuse Heap	1935	2239140
K	274m SE	Unspecified Works	1966	2289332
K	280m SE	Unspecified Works	1959	2173322
K	285m SE	Unspecified Warehouse	1973 - 1983	2215647
K	285m SE	Unspecified Warehouse	1994	2170867
L	297m W	Unspecified Ground Workings	1935 - 1938	2210188
M	318m SW	Engine House	1938	2210736
M	322m SW	Engine House	1935 - 1938	2195060
E	329m SW	Unspecified Heap	1920	2136404
L	335m SW	Refuse Heap	1935	2232147
L	335m SW	Refuse Heap	1938	2273386
O	339m SE	Unspecified Depot	1959	2275818
P	339m SE	Unspecified Depot	1973 - 1994	2269172
L	340m SW	Refuse Heap	1938	2288425
K	342m SE	Unspecified Store	1994	2140470
Q	345m S	Engine House	1913	2158310
R	352m S	Unspecified Works	1959	2253345
R	352m S	Unspecified Works	1966 - 1983	2294036
S	354m S	Unspecified Commercial/Industrial	1994	2130845
Q	355m S	Engine House	1920	2158309
O	355m SE	Unspecified Wharf	1920	2172994
S	373m S	Unspecified Depot	1973 - 1983	2173105
O	396m SE	Timber Yard	1935	2130553
O	396m SE	Unspecified Wharf	1913	2174573
L	397m SW	Refuse Heap	1959	2196795
10	402m W	Unspecified Ground Workings	1959	2133598
K	403m SE	Unspecified Wharf	1938	2282862



ID	Location	Land use	Dates present	Group ID
K	416m SE	Unspecified Wharf	1913	2278386
K	424m S	Railway Sidings	1938	2213455
K	426m SE	Unspecified Wharf	1935 - 1938	2272836
K	427m S	Railway Sidings	1938	2264313
12	428m SE	Unspecified Wharf	1935	2157249
K	429m SE	Unspecified Mill	1966	2140628
K	437m SE	Unspecified Wharf	1920	2261760
V	440m E	Brick Works	1913 - 1920	2255928
V	451m E	Railway Sidings	1920	2254846
W	465m SE	Brick Field	1865	2181079
X	471m E	Refuse Heap	1920	2158685
X	473m E	Gravel Pit	1913	2138949
W	477m SE	Brick Field	1882	2240717
K	484m SE	Tramway Sidings	1920	2151128
K	493m SE	Unspecified Wharf	1913	2174637

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

26

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
3	47m NE	Unspecified Tank	1914	363611
D	131m SW	Unspecified Tank	1940	363618
5	136m W	Unspecified Tank	1940	363612



ID	Location	Land use	Dates present	Group ID
7	165m SE	Tanks	1974	375960
D	174m SW	Tanks	1974	375957
D	188m SW	Unspecified Tank	1940	363616
D	193m SW	Unspecified Tank	1960 - 1961	394555
D	252m SW	Unspecified Tank	1974 - 1995	405995
N	360m S	Unspecified Tank	1973	401598
N	360m S	Unspecified Tank	1988	381959
N	360m S	Unspecified Tank	1990	386744
T	419m S	Unspecified Tank	1973	400002
T	419m S	Unspecified Tank	1988 - 1990	409306
T	424m S	Tanks	1973	375959
K	436m SE	Tanks	1973	376061
T	450m S	Unspecified Tank	1973	363619
K	458m SE	Unspecified Tank	1973 - 1990	390641
R	459m S	Tanks	1960	398763
R	459m S	Tanks	1976	380934
R	459m S	Tanks	1961	402181
R	461m S	Unspecified Tank	1960	393689
R	461m S	Unspecified Tank	1976	385829
R	461m S	Unspecified Tank	1961	405416
S	485m S	Tanks	1976	375958
S	495m S	Unspecified Tank	1989	363622
S	496m S	Tanks	1976	375956

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

22

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
1	On site	Electricity Substation	1974 - 1995	279204
8	194m SW	Electricity Substation	1974 - 1995	259150
I	241m SW	Electricity Substation	1991 - 1995	268352
I	256m SW	Electricity Substation	1974 - 1986	274575
N	331m S	Electricity Substation	1976 - 1989	258411
N	338m S	Electricity Substation	1973	256770
N	338m S	Electricity Substation	1976	256771
N	339m S	Electricity Substation	1989	256595
N	341m S	Electricity Substation	1988	254029
N	341m S	Electricity Substation	1990	254032
O	345m SE	Electricity Substation	1973 - 1999	268177
P	356m E	Electricity Substation	1973 - 1991	290193
K	358m SE	Electricity Substation	1973	243991
9	361m NW	Electricity Substation	1993	274751
K	370m SE	Electricity Substation	1991	243990
P	387m E	Electricity Substation	1999	244006
K	389m SE	Electricity Substation	1988 - 1990	270546
K	392m SE	Electricity Substation	1973	288955
11	416m N	Electricity Substation	1993	270954
T	435m S	Electricity Substation	1990	243989
U	436m E	Electricity Substation	1991 - 1999	277330



ID	Location	Land use	Dates present	Group ID
U	437m E	Electricity Substation	1973	292092

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	4
----------------------------	----------

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
B	33m SW	Garage	1986	82788
B	34m SW	Garage	1993 - 1995	83709
B	34m SW	Garage	1974	77005
B	35m SW	Garage	1991	77271

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

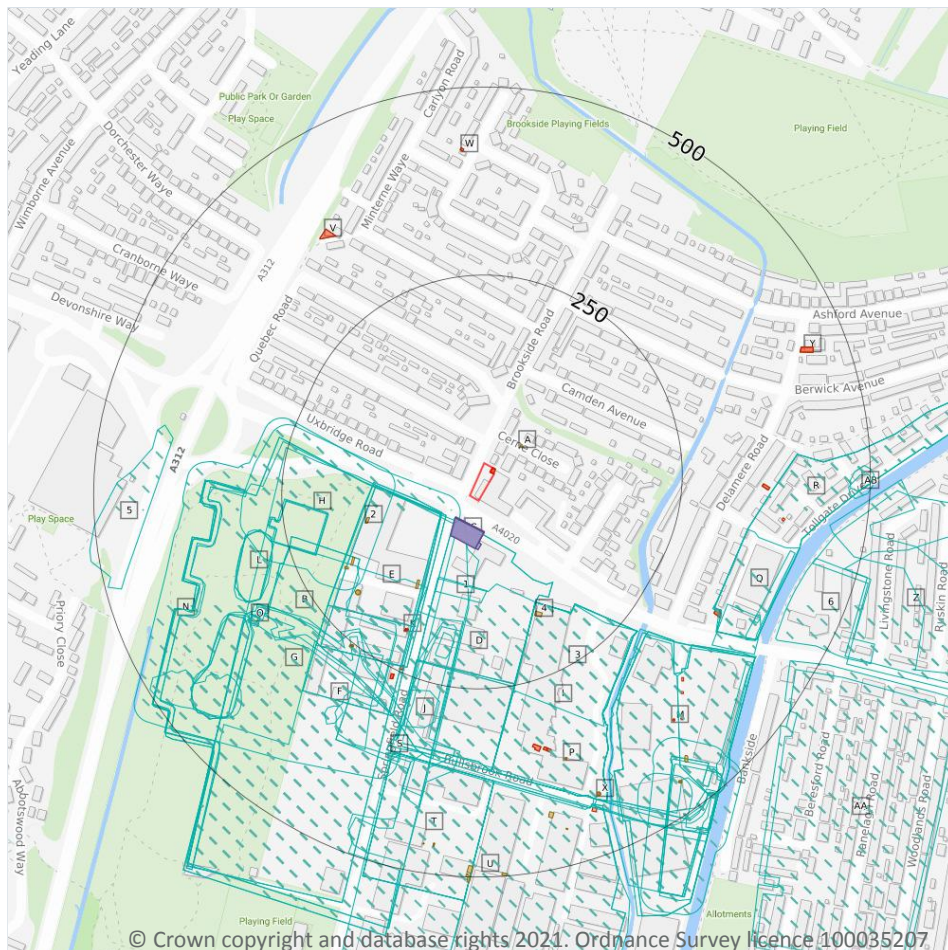
0

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

95

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 22**

ID	Location	Land Use	Date	Group ID
B	19m SW	Brick Works	1938	2244546
D	36m SW	Unspecified Works	1983	2208570
D	36m SW	Unspecified Works	1973	2208570



ID	Location	Land Use	Date	Group ID
B	37m SW	Brick Works	1935	2246052
E	41m SW	Unspecified Factory	1959	2263062
E	41m SW	Unspecified Works	1966	2252226
F	43m SW	Brick Works	1920	2209940
E	43m SW	Unspecified Works	1983	2186685
E	43m SW	Unspecified Works	1973	2186685
G	45m SW	Brick Works	1938	2232534
G	45m SW	Brick Works	1938	2232534
E	47m SW	Unspecified Warehouses	1994	2142525
H	100m W	Unspecified Works	1959	2278734
1	112m S	Unspecified Depot	1966	2211949
D	113m S	Unspecified Depot	1994	2262687
F	134m SW	Brick Works	1913	2197177
I	154m SE	Unspecified Factories	1994	2170688
I	154m SE	Unspecified Factories	1983	2170688
I	154m SE	Unspecified Factories	1973	2170688
I	154m SE	Unspecified Factory	1959	2150962
I	154m SE	Unspecified Factories	1966	2170688
3	155m SE	Tyre Factory	1935	2164750
J	168m S	Tramway Sidings	1913	2226214
F	169m SW	Unspecified Pit	1913	2260873
J	174m S	Tramway Sidings	1920	2226214
F	175m SW	Unspecified Pit	1920	2260873
D	181m S	Refuse Heap	1920	2158684
E	188m SW	Unspecified Factory	1994	2250070
H	190m W	Drying Shed	1935	2186217
H	190m W	Drying Shed	1938	2186217
H	191m W	Drying Shed	1938	2205363

ID	Location	Land Use	Date	Group ID
J	225m S	Bakery	1959	2140550
J	225m S	Unspecified Depot	1966	2209017
E	230m SW	Railway Sidings	1938	2226092
E	233m SW	Railway Sidings	1938	2226092
J	240m SW	Railway Sidings	1935	2187701
F	242m SW	Railway Sidings	1920	2220873
J	261m S	Refuse Heap	1920	2158683
L	269m W	Refuse Heap	1938	2283063
L	269m W	Refuse Heap	1938	2283063
L	270m W	Refuse Heap	1938	2189668
L	271m W	Refuse Heap	1935	2239140
M	274m SE	Unspecified Works	1966	2289332
M	280m SE	Unspecified Works	1959	2173322
M	285m SE	Unspecified Warehouse	1983	2215647
M	285m SE	Unspecified Warehouse	1973	2215647
M	285m SE	Unspecified Warehouse	1994	2170867
N	297m W	Unspecified Ground Workings	1935	2210188
N	299m W	Unspecified Ground Workings	1938	2210188
O	318m SW	Engine House	1938	2210736
O	322m SW	Engine House	1938	2195060
O	323m SW	Engine House	1935	2195060
F	329m SW	Unspecified Heap	1920	2136404
N	335m SW	Refuse Heap	1935	2232147
N	335m SW	Refuse Heap	1938	2273386
Q	339m SE	Unspecified Depot	1959	2275818
R	339m SE	Unspecified Depot	1994	2269172
R	339m SE	Unspecified Depot	1983	2269172
R	339m SE	Unspecified Depot	1973	2269172

ID	Location	Land Use	Date	Group ID
N	340m SW	Refuse Heap	1938	2288425
N	340m SW	Refuse Heap	1938	2288425
M	342m SE	Unspecified Store	1994	2140470
S	345m S	Engine House	1913	2158310
T	352m S	Unspecified Works	1983	2294036
T	352m S	Unspecified Works	1973	2294036
T	352m S	Unspecified Works	1959	2253345
T	352m S	Unspecified Works	1966	2294036
U	354m S	Unspecified Commercial/Industrial	1994	2130845
S	355m S	Engine House	1920	2158309
Q	355m SE	Unspecified Wharf	1920	2172994
U	373m S	Unspecified Depot	1983	2173105
U	373m S	Unspecified Depot	1973	2173105
Q	396m SE	Timber Yard	1935	2130553
Q	396m SE	Unspecified Wharf	1913	2174573
N	397m SW	Refuse Heap	1959	2196795
5	402m W	Unspecified Ground Workings	1959	2133598
M	403m SE	Unspecified Wharf	1938	2282862
M	416m SE	Unspecified Wharf	1913	2278386
M	424m S	Railway Sidings	1938	2213455
M	426m SE	Unspecified Wharf	1938	2272836
M	426m SE	Unspecified Wharf	1938	2272836
M	427m S	Railway Sidings	1938	2264313
6	428m SE	Unspecified Wharf	1935	2157249
M	429m SE	Unspecified Mill	1966	2140628
M	430m SE	Unspecified Wharf	1935	2272836
M	437m SE	Unspecified Wharf	1920	2261760
Z	440m E	Brick Works	1920	2255928



ID	Location	Land Use	Date	Group ID
Z	451m E	Railway Sidings	1920	2254846
AA	465m SE	Brick Field	1865	2181079
AB	471m E	Refuse Heap	1920	2158685
AB	473m E	Gravel Pit	1913	2138949
AA	477m SE	Brick Field	1882	2240717
Z	482m E	Brick Works	1913	2255928
M	484m SE	Tramway Sidings	1920	2151128
M	493m SE	Unspecified Wharf	1913	2174637

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

35

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 22**

ID	Location	Land Use	Date	Group ID
A	47m NE	Unspecified Tank	1914	363611
E	131m SW	Unspecified Tank	1940	363618
2	136m W	Unspecified Tank	1940	363612
4	165m SE	Tanks	1974	375960
E	174m SW	Tanks	1974	375957
E	188m SW	Unspecified Tank	1940	363616
E	193m SW	Unspecified Tank	1960	394555
E	194m SW	Unspecified Tank	1961	394555
E	252m SW	Unspecified Tank	1986	405995
E	252m SW	Unspecified Tank	1986	405995
E	252m SW	Unspecified Tank	1993	405995
E	252m SW	Unspecified Tank	1995	405995



ID	Location	Land Use	Date	Group ID
E	253m SW	Unspecified Tank	1991	405995
E	253m SW	Unspecified Tank	1974	405995
P	360m S	Unspecified Tank	1973	401598
P	360m S	Unspecified Tank	1988	381959
P	360m S	Unspecified Tank	1990	386744
X	419m S	Unspecified Tank	1973	400002
X	419m S	Unspecified Tank	1988	409306
X	419m S	Unspecified Tank	1990	409306
X	424m S	Tanks	1973	375959
M	436m SE	Tanks	1973	376061
X	450m S	Unspecified Tank	1973	363619
M	458m SE	Unspecified Tank	1988	390641
M	458m SE	Unspecified Tank	1990	390641
M	458m SE	Unspecified Tank	1973	390641
T	459m S	Tanks	1960	398763
T	459m S	Tanks	1976	380934
T	459m S	Tanks	1961	402181
T	461m S	Unspecified Tank	1960	393689
T	461m S	Unspecified Tank	1976	385829
T	461m S	Unspecified Tank	1961	405416
U	485m S	Tanks	1976	375958
U	495m S	Unspecified Tank	1989	363622
U	496m S	Tanks	1976	375956

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

45

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 22**

ID	Location	Land Use	Date	Group ID
A	On site	Electricity Substation	1974	279204
A	On site	Electricity Substation	1993	279204
A	On site	Electricity Substation	1986	279204
A	On site	Electricity Substation	1986	279204
A	On site	Electricity Substation	1995	279204
A	On site	Electricity Substation	1991	279204
K	194m SW	Electricity Substation	1986	259150
K	194m SW	Electricity Substation	1986	259150
K	195m SW	Electricity Substation	1974	259150
K	195m SW	Electricity Substation	1993	259150
K	195m SW	Electricity Substation	1995	259150
K	195m SW	Electricity Substation	1991	259150
K	241m SW	Electricity Substation	1991	268352
K	241m SW	Electricity Substation	1993	268352
K	241m SW	Electricity Substation	1995	268352
K	256m SW	Electricity Substation	1986	274575
K	256m SW	Electricity Substation	1986	274575
K	257m SW	Electricity Substation	1974	274575
P	331m S	Electricity Substation	1976	258411
P	332m S	Electricity Substation	1989	258411
P	338m S	Electricity Substation	1976	256771
P	339m S	Electricity Substation	1989	256595
P	341m S	Electricity Substation	1973	256770



ID	Location	Land Use	Date	Group ID
P	341m S	Electricity Substation	1988	254029
P	341m S	Electricity Substation	1990	254032
Q	345m SE	Electricity Substation	1973	268177
Q	345m SE	Electricity Substation	1999	268177
Q	345m SE	Electricity Substation	1991	268177
R	356m E	Electricity Substation	1991	290193
R	357m E	Electricity Substation	1973	290193
M	358m SE	Electricity Substation	1973	243991
V	361m NW	Electricity Substation	1993	274751
V	361m NW	Electricity Substation	1993	274751
M	370m SE	Electricity Substation	1991	243990
R	387m E	Electricity Substation	1999	244006
M	389m SE	Electricity Substation	1988	270546
M	389m SE	Electricity Substation	1990	270546
M	392m SE	Electricity Substation	1973	288955
M	395m SE	Electricity Substation	1973	288955
W	416m N	Electricity Substation	1993	270954
W	416m N	Electricity Substation	1993	270954
X	435m S	Electricity Substation	1990	243989
Y	436m E	Electricity Substation	1999	277330
Y	436m E	Electricity Substation	1991	277330
Y	437m E	Electricity Substation	1973	292092

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

6

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'.

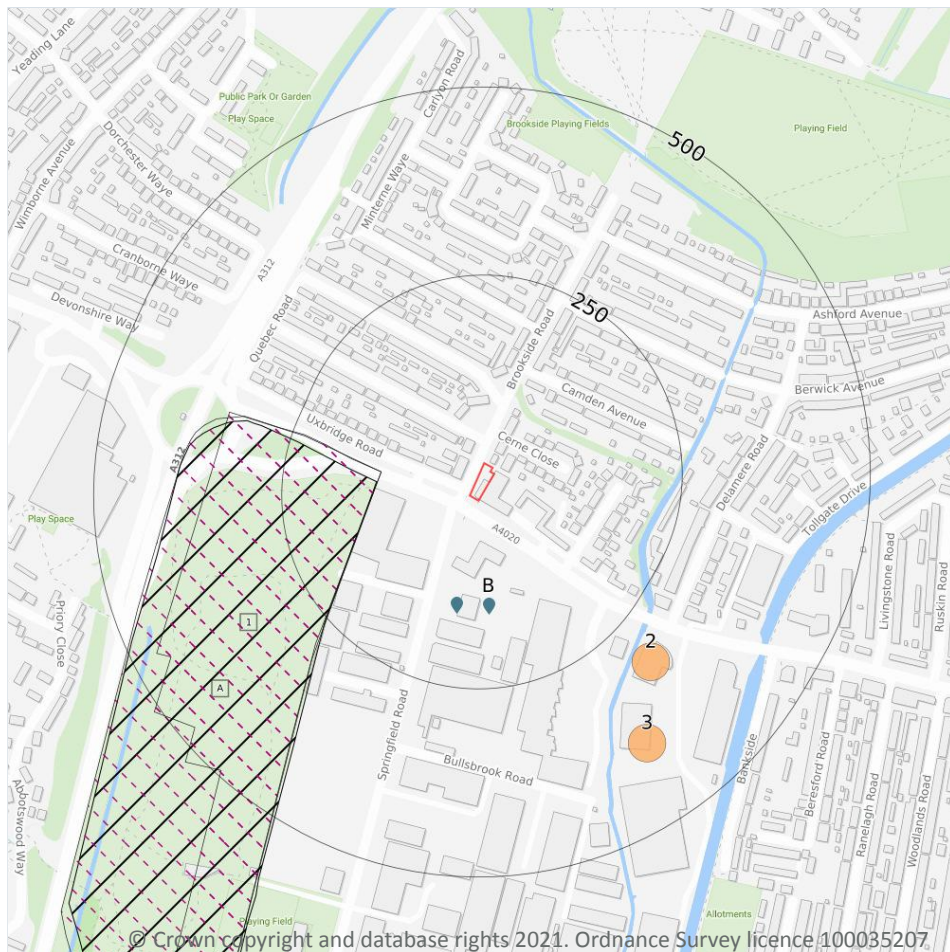
Features are displayed on the Past land use - un-grouped map on **page 22**

ID	Location	Land Use	Date	Group ID
C	33m SW	Garage	1986	82788
C	33m SW	Garage	1986	82788
C	34m SW	Garage	1995	83709
C	34m SW	Garage	1993	83709
C	34m SW	Garage	1974	77005
C	35m SW	Garage	1991	77271

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

2

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

Features are displayed on the Waste and landfill map on **page 31**

ID	Location	Site address	Source	Data type
1	122m W	Minet	London Borough of Hillingdon	Polygon
A	122m W	Minet	Environmental Agency (via London Borough of Hillingdon)	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on **page 31**

ID	Location	Details		
A	125m W	Site Address: Minet Site D, Avondale Drive, Minet Estate Licence Holder Address: -	Waste Licence: Yes Site Reference: DL228, 8HI053, HIL062 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 25/03/1986 Licence Surrender: 24/07/1989	Operator: - Licence Holder: Wimpey Construction UK Limited First Recorded 31/05/1986 Last Recorded: 24/07/1989

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

3.5 Historical waste sites

Records within 500m

2

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

Features are displayed on the Waste and landfill map on **page 31**



ID	Location	Address	Further Details	Date
2	288m SE	Site Address: 1 - 3 Uxbridge Road, HayesHillingdonUB4 0JN	Type of Site: Absorbent Hygiene Products (ahp) Recycling Facility Unit (Conversion) Planning application reference: 1911/APP/2016/1472 Description: Scheme comprises change of use of unit 4 to absorbent hygiene products (ahp) recycling facility and associated alterations to the external elevations, addition of an exhaust stack, storage tanks and substation. Data source: Historic Planning Application Data Type: Point	-
3	367m SE	Site Address: Unit 4, 1 Uxbridge Road, Hayes, Hillingdon, UB4 0JN	Type of Site: Recycling Facility (Conversion) Planning application reference: 1911/APP/2015/3211 Description: Scheme comprises change of use of unit 4 to absorbent hygiene products (ahp) recycling facility. Data source: Historic Planning Application Data Type: Point	-

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

3.6 Licensed waste sites

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

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

Features are displayed on the Waste and landfill map on **page 31**

ID	Location	Details		
B	140m S	Site Name: Hayes Depot Site Address: Elystan Business Centre, Springfield Road, Hayes, Middlesex, UB4 0UP Correspondence Address: -	Type of Site: Storage of electrical insulating oils Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SEP010 EPR reference: EA/EPR/CB3000CU/V002 Operator: Southern Electric Power Distribution Plc Waste Management licence No: 401723 Annual Tonnage: 0	Issue Date: 11/05/2015 Effective Date: - Modified: 06/10/2017 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
B	142m S	Site Name: Hayes Depot Site Address: Elystan Business Centre, Springfield Road, Hayes, UB4 0UP Correspondence Address: -	Type of Site: Storage of electrical insulating oils Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SEP010 EPR reference: EA/EPR/CB3000CU/A001 Operator: Southern Electric Power Distribution P L C Waste Management licence No: 401723 Annual Tonnage: 0	Issue Date: 11/05/2015 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

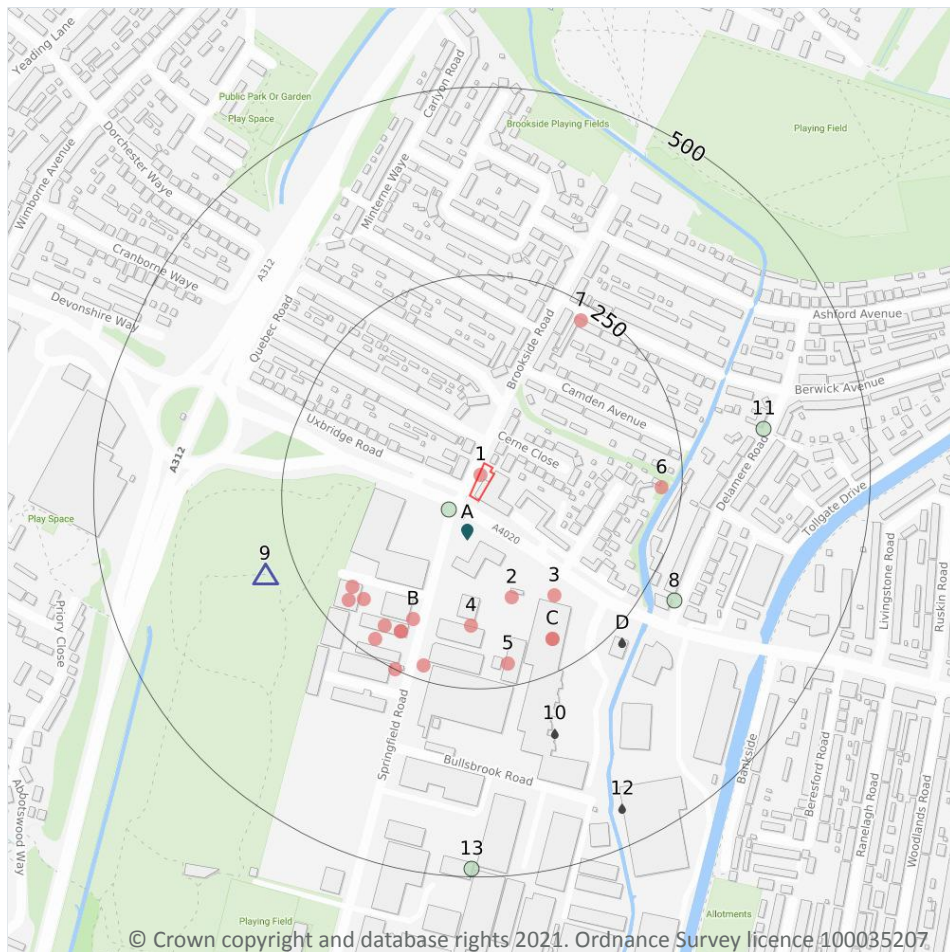
3.7 Waste exemptions

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

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.

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
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

19

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 35**

ID	Location	Company	Address	Activity	Category
1	On site	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities
2	135m S	Electricity Sub Stations	Greater London, UB4	Electrical Features	Infrastructure and Facilities
3	161m SE	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	166m S	Mast	Greater London, UB4	Telecommunications Features	Infrastructure and Facilities
B	180m SW	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities
B	197m SW	Elystan Business Centre	Greater London, UB4	Business Parks and Industrial Estates	Industrial Features
B	197m SW	Panways	Unit 2 Elystan Business Centre, Springfield Road, Hayes, Greater London, UB4 OUG	Distribution and Haulage	Transport, Storage and Delivery
B	202m SW	Safetech Systems Ltd	Safetech House 1 Hexagon Business Centre, Springfield Road, Hayes, Greater London, UB4 OTH	Electronic Equipment	Industrial Products
B	202m SW	S T S Distribution Ltd	Safetech House 1 Hexagon Business Centre, Springfield Road, Hayes, Greater London, UB4 OTH	Distribution and Haulage	Transport, Storage and Delivery
B	207m SW	Polish Village Bread Ltd	Springfield Road, Hayes, Greater London, UB4 OJT	Baking and Confectionery	Foodstuffs
C	208m SE	webuyanyca r.com	1-3 Hayes Bridge Retail Park, Uxbridge Road, Hayes, Greater London, UB4 ORH	Secondhand Vehicles	Motoring
C	208m SE	Bensons for Beds	1-3 Hayes Bridge Retail Park, Uxbridge Road, Hayes, Greater London, UB4 ORH	Beds and Bedding	Consumer Products
B	212m SW	Euro Car Parts	Unit 3 Elystan Business Centre, Springfield Road, Hayes, Greater London, UB4 OUP	Vehicle Parts and Accessories	Motoring
5	220m S	Works	Greater London, UB4	Unspecified Works Or Factories	Industrial Features
6	223m E	Outfall	Greater London, UB4	Waste Storage, Processing and Disposal	Infrastructure and Facilities
B	228m SW	Business Centre	Greater London, UB4	Business Parks and Industrial Estates	Industrial Features
7	228m NE	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities
B	230m S	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities
B	249m SW	Electricity Sub Station	Greater London, UB4	Electrical Features	Infrastructure and Facilities

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 35**

ID	Location	Company	Address	LPG	Status
9	292m W	OBSOLETE	29, Uxbridge Road, Southall, Outer London, UB1 3DD	Not Applicable	Obsolete

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**1**

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 35**

ID	Location	Address	Details	
A	44m S	Kusum Service Station, 33 Uxbridge Road, Hayes	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

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	4
----------------------------	----------

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 35**

ID	Location	Address	Details	
D	268m SE	Delamore Road, Hayes, Delamore Road, Hayes	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.0827 Permit Version: 1 Receiving Water: WILLOW TREE BALANCING LAKE	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
D	268m SE	Delamore Road, Hayes, Delamore Road, Hayes	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.0827 Permit Version: 2 Receiving Water: Willow Tree Balancing Lake	Status: REVOKED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014
10	325m S	SITE B DEVELOPMENT, BULLSBROOK ROAD, SITE B DEVELOPMENT BULLSBROOK R, OAD HAYES LONDON	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CNTW.0083 Permit Version: 1 Receiving Water: RIVER CRANE	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 09/10/1989 Effective Date: 09/10/1989 Revocation Date: 17/02/2003



ID	Location	Address	Details	
12	451m SE	BULLSBROOK ROAD, HAYES, MIDDLESEX, BULLSBROOK ROAD HAYES MIDDLESE, X	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.3603 Permit Version: 1 Receiving Water: RIVER CRANE	Status: TRANSFERRED FROM COPA 1974 Issue date: 04/08/1989 Effective Date: 04/08/1989 Revocation Date: -

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

4.14 Pollutant release to surface waters (Red List)

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

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

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

4.15 Pollutant release to public sewer

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

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

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

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

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

4.17 List 2 Dangerous Substances

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

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

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 35**

ID	Location	Details	
A	33m SW	Incident Date: 04/10/2001 Incident Identification: 34657 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)
8	291m SE	Incident Date: 02/09/2003 Incident Identification: 186744 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
11	363m E	Incident Date: 06/06/2003 Incident Identification: 163848 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 1 (Major) Air Impact: Category 4 (No Impact)
13	489m S	Incident Date: 28/04/2003 Incident Identification: 154345 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

