



Preliminary Risk Assessment: Desk Study

Masonwood Design Ltd

25 New Road

Harlington

Hayes

Greater London

UB3 5BD

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Executive Summary

Brief	This report presents a preliminary (Phase 1) geo-environmental risk assessment for 25 New Road, Harlington, Hayes, in relation to proposed redevelopment for residential dwellings. The assessment considers historical and current site use, surrounding land uses, environmental setting, and potential contaminant linkages to identify risks to future site users, construction workers, controlled waters and the wider environment
Site Use & Surrounding Area	The site is in mixed residential and former light commercial use, comprising a dwelling, ancillary structures, hardstanding and vehicle storage, with dilapidated storage units and disturbed ground along the northern boundary. It is proposed for residential redevelopment with associated landscaping, access, parking and amenity areas following demolition and clearance. Surrounding land is mainly residential with limited light commercial and transport infrastructure typical of Harlington.
Environmental Setting	The site is underlain by London Clay Formation with overlying Langley Silt Member, both of low permeability, limiting vertical migration of contaminants. No Source Protection Zones are present within 500 m, and controlled waters sensitivity is low. Surface water features are limited in the immediate vicinity and groundwater vulnerability is considered low, with only moderate groundwater flood susceptibility identified.
Contamination Sources	Potential on-site sources are limited to localised Made Ground and disturbed soils associated with former ancillary structures and historic vehicle storage, primarily along the northern boundary. These areas may contain hydrocarbons, PAHs, metals, and potentially asbestos in made ground or building materials, with limited VOC potential. Off-site sources within 250 m consist mainly of electrical substations, telecommunications infrastructure and light commercial uses, which are not considered significant contributors to contamination risk.
Development Considerations	Risks to construction workers are low and confined to shallow localised Made Ground and former structure areas, controlled via standard PPE, dust suppression and good practice. Future user risk is low due to residential end use and removal of source materials. Ground gas and vapour risks are negligible given site conditions and lack of organic waste. Excavated materials will require classification following intrusive investigation for reuse or disposal. UXO risk is low with no relevant military activity within influencing distance.
Uncertainty and Data Gaps	Based on desk study, mapping, environmental data and site reconnaissance, no intrusive investigation has yet been undertaken, leaving uncertainty over the extent and nature of Made Ground, particularly beneath former ancillary structures and historic vehicle storage areas. Targeted intrusive investigation is required post-demolition and clearance to confirm ground conditions and inform material management and redevelopment suitability.
Recommendations	A targeted intrusive investigation is recommended for areas of former Made Ground, northern boundary structures and hardstanding removal associated with the proposed redevelopment. Testing should focus on hydrocarbons, PAHs, metals and potential asbestos where suspect materials are encountered, with visual and olfactory assessment during works. Results should be used to confirm pollutant linkages, inform waste classification and verify suitability of soils for reuse or importation in landscaped and garden areas.

This is intended as a summary only. Further detail and the limitations of the assessment is provided within the main body of the Report.

Contents

Introduction.....	4
Background	4
Objectives	4
Scope of Works	4
Site Context	5
Site Information	5
Data Review	6
Historical Features	6
Environmental Setting	8
Environmental Database Review	12
Planning Review	13
Conceptual Site Model	14
Overview	14
Overall Site Sensitivity.....	14
Contamination Sources.....	15
Receptors	15
Pathways.....	15
Pollutant Linkage Assessment	16
Conclusions and Recommendations	18
Land Contamination Summary	18
Recommendations and Development	19
Appendices	20
Appendix 1: Risk Evaluation	21
Appendix 2: Site Photographs.....	24
Appendix 3: Groundsure Enviro + Geo Insight	27
Appendix 4: Historical Map Selection	137
Appendix 5: Zetica UXO Mapping	150
Appendix 6: Development Plans.....	152
Appendix 7: Document Production Record	154

Introduction

Background

Arbtech Consulting Ltd (Arbtech) was instructed by Masonwood Design Ltd to produce a Preliminary Geo-Environmental Risk Assessment to inform a planning proposal with London Borough of Hillingdon Council ref. 5548/APP/2024/2826 for *Erection of 9 dwellings (7no. 3-bed and 2no.2-bed) with associated hard and soft landscaping, amenity, parking and cycle stores following demolition of existing dwelling and associated buildings (amended description)* at the site known as 25 New Road, Harlington, Hayes, Greater London UB3 5BD.

A Phase I report is required to assess the historical use and present condition of the site, determine the extent and nature of any contamination risk, and identify potential risks to future users of the land, neighbouring properties, workers, and other offsite receptors. This assessment will ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, controlled waters, property, or ecological systems with suitable recommendations.

Objectives

The objectives of the Arbtech Consulting preliminary geoenvironmental site assessment were to undertake a Phase I Desk Study for the site. Guidance set out in LCRM¹, GPLC1-³², and the National Planning Policy Framework (NPPF)³ states that a Preliminary Risk Assessment with a site reconnaissance is required as a minimum to ascertain if there is a possible contamination risk. If contamination is identified, then site investigation works are carried out to establish a viable pollutant linkage to assess the associated risks to human health and controlled water receptors. Based on the findings of this report, an appropriate site investigation can be derived, if required, once planning approval has been granted.

1 EA (2020). Land contamination risk management (LCRM).

2 EA (2016). Guiding Principles for Land Contamination. GPLC1- Risk Assessment and Conceptual Models GPLC 2. Site Investigation and Good Practice GPLC 3

3 Department for Levelling Up, Housing and Communities (2023). National Planning Policy Framework.

Scope of Works

- ⇒ Review of the environmental setting of the Site, including the current use / status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- ⇒ Review of the historical activities of the Site and surrounding area;
- ⇒ Review of regulatory information relating to the Site;
- ⇒ Review of the online planning records for the Site;
- ⇒ Consult and review information from the Local Authority in relation to Part 2A of the 1990 Environmental Protection Act; and
- ⇒ Develop an outline Conceptual Site Model and undertake a Preliminary Risk Assessment with respect to the likelihood of contamination focussed on the proposed end use of the Site.

In completing this Assessment, Arbtech Consulting Ltd has utilised the following data sources and third-party information:

- ⇒ Current and Historical Ordnance Survey (OS) maps;
- ⇒ British Geological Survey (BGS) data;
- ⇒ Environment Agency (EA) online data; and
- ⇒ Review of third-party environmental reports.

Site Context

Site Information



Fig.1 2022 Aerial Photograph
Contains Data from, © 2026 Groundsure Insights (Appendix 3)



Fig 2 OS Mastermap site plan
Contains Data from, © 2026 Groundsure Insights

Site co-ordinates:	(NGR) 508417 177286	Site Area:	0.23ha
Site Location	The application site is located c.500m to the northeast of London Heathrow Airport; c.840m east of the M4 and 370m north of the A4, Bath Road turning north onto Road (oriented roughly north to south), where the site is situated roughly 338m on the east to the southwest of Harlington, west London.		
Current Site use	The site is roughly rectangular oriented roughly east to west and is generally level. The site comprises existing dwelling and ancillary units. The site has, most recently been used for Red Motors, car dealers in Hayes with a residential property to the northwest, a long driveway from west to east to the south of the site, ancillary buildings along the northern and eastern boundaries (some noted generally to be in poor condition). The majority of the site is used for vehicle storage associated with the car dealership commercial activities. Trees and grassland cover some of the site with the predominant surfacing featuring hardstanding of granular nature. Representative photos from the site reconnaissance carried out by an Arbtech representative are presented as Appendix 2.		
Surrounding Area features	The Site is bounded by open greenfield land to the northeast, east, and southeast. New Road lies immediately to the west, providing access to the Site. Residential properties are located along New Road to the northwest and within the wider surrounding area. The locality is characterised by predominantly residential land use, with areas of light commercial development and associated transport infrastructure typical of an urban setting within Harlington.		

Data Review

Historical Features

Strategy

The Groundsure Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and HPA amongst others. A full copy of the Groundsure Report is provided in Appendix 3, and the most relevant information is summarised below.

The historical development of the Site and surrounding area has been assessed through a review of available historical OS maps and Google Earth historical satellite imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of pertinent historical maps are included as Appendix 4.

Historical Features On-Site

(N.B: Due to the nature of historical Ordnance Survey mapping, site boundaries may vary)

Historically, based on the earliest available mapping dated 1865-1868 the site features as part of a wider area of open greenfield land dominated by tree presence, directly adjacent to a residential property to the northwest corner offsite with New Road adjacent to the west offsite.

1895-1896 - 1914 Mapping: The site remains undeveloped and appears illustrated with and without a presence of trees. Development in the surrounding vicinity is noted on a moderate scale, including Gravel Pit Farm c. 100m to the east associated with a historic Gravel Pit to the southeast.

1932-1935 Mapping: The site is noted to have been developed since previous mapping editions with a rough rectangular shape building (with extension to the north), oriented east to west residential property to the northwest corner. The remaining site area is vacant with the boundary line surrounding the subject area. The surrounding area is noted to have undergone significant development to predominantly residential land.

1964-1967 Mapping: The residential property to the northwest is extended to show a larger footprint showing an 'L' shape labelled as '25'. In addition, 8No small units are noted to the northern boundary; a square shaped unit is present to the southeast and 2No. small units are present to the south of the subject area. Terraced housing is noted to the north, lining New Road as part of an expansion in general residential development to the surrounding area. The open land to the east is identified as 'Sports Ground'.

1988-1992 - 2003 Mapping: The site remains in consistent configuration, gradually becoming more dilapidated, particularly to the northern 'temporary units.

Aerial imagery 1999-2022: The site is shown as previously described; a residential property to the northwest, a row of temporary storage units to the north, units to the eastern boundary with small units to the south and the site is occupied by varying presence of vehicles across the site with trees across the boundary and subject area.

Historical Features

Contaminative Historical Features Off-Site	Limited sources of contamination identified in the surrounding area (within 100m, excluding repeat records beyond the nearest) include: ⇒ 52m southwest Electricity Substation 1981-1998 ⇒ 83m north Nursery 1970-1987
Implications for historic Land Contamination Risk	A review of historical Ordnance Survey mapping and aerial imagery indicates that the site at 25 New Road has primarily evolved from undeveloped greenfield land to a residential plot with ancillary outbuildings and later light commercial use associated with vehicle storage and car sales operations. The earliest available mapping (late 19th century) shows the site as undeveloped agricultural or open land. By the early to mid-20th century, the site remained largely unchanged, with gradual urban expansion occurring in the surrounding area, including residential development along New Road and associated local infrastructure growth. By the mid-20th century, the site was brought into residential use, with a dwelling present on-site and subsequent extensions and ancillary structures added over time. Later mapping and aerial imagery indicate the introduction of outbuildings and informal structures along site boundaries, followed by a transition towards commercial use associated with vehicle sales and storage, including hardstanding surfacing and external storage of vehicles. These latter uses introduce a low to moderate potential for localised contamination associated with: ⇒ Fuel and oil handling from vehicle storage and maintenance activities ⇒ Potential hydrocarbon contamination from accidental spills or leaks ⇒ Made ground associated with hardstanding installation and ancillary building works ⇒ Imported fill of unknown quality where ground modification has occurred However, no evidence has been identified to suggest intensive industrial processes, heavy manufacturing, or high-risk contaminative uses such as chemical production, landfilling, or gasworks operations on-site. Off-site historical land uses within the wider surrounding area are predominantly residential in nature, with limited light commercial and transport infrastructure influences typical of an urbanised setting. No significant historical contaminative land uses are identified within close proximity that are considered likely to have materially affected the site. Overall, the historical development of the site suggests a low to moderate potential for localised, shallow contamination associated primarily with vehicle-related activities and ground modification rather than widespread or severe contamination. Any risks are expected to be confined to near-surface soils and areas of former hardstanding or ancillary structures. This context will be further assessed in the risk assessment.

Environmental Setting

Feature		Information	
Published Geology	Artificial	No Artificial and Made Ground recorded on site.	
	Superficial	Superficial geology is recorded on site as Langley Silt Member-Silt. Noted as mixed with low to very low permeability. No landslip recorded within 500m.	
	Bedrock	Bedrock geology is recorded as London Clay Formation-Clay. Noted as mixed with moderate to very low permeability. No records of Bedrock faults or any other linear features present within 500m.	
	BGS Logs	2No. BGS logs within 250m - the nearest is 71m east however, this is private and inaccessible. 144m east is borehole Ref. TQ07NE442 (Gravel Pit Farm) with no recorded strata.	
Hydrogeology	Aquifer Designation	Superficial	Unproductive
		Bedrock	Unproductive Highly vulnerable Principal superficial aquifer present in river terrace gravels Principal superficial aquifer in river terrace gravels with only a thin cover of low permeability silts and/or alluvium (shown as unproductive) (87m east Taplow Gravel Member-Sand and Gravel)
	Source Protection Zone (SPZ)	No Source Protection Zone recorded within 500m. The site is in an area of low vulnerability for the combined Aquifer. Bedrock shows mixed flow mechanism which may have productive aquifer beneath.	
	Groundwater Abstractions	2No. recorded groundwater abstractions within 1km – the nearest is active 723m southeast for process water. 1No. potable abstractions recorded within 2km – 1845m southwest. Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services. Heathrow Airport - Borehole C.	

Environmental Setting

Hydrology	Surface Water Abstractions	No surface water abstractions recorded within 1km.
	Nearest Surface Water	1No. surface water features, and 1No. Water Network (OS Master Map) recorded within 250m - 212m northwest. Inland river not influenced by normal tidal action. 1No. record on site for WFD Surface water body catchments for the River Crane.
	Water Data Quality	River Crane is recorded as no longer applicable and does not require assessment. On site Groundwater body Lower Thames Gravels is recorded as an overall poor rating.
	Flooding	No records within 50m for risk of flooding from rivers or sea. No historical flood events recorded within 250m. No flood defences or areas benefiting from flood defences, and no flood storage areas recorded within 250m. No Flood zone recorded within 50m. Surface water highest flooding risk recorded on site: negligible and in 50m – 1 in 30 year, 0.3m - 1.0m. Highest groundwater flooding risk recorded on site and within 50m – moderate.
	Discharge Consents	No Licensed discharge to controlled waters recorded within 500m. 2No. Licensed pollutant (Part A(2)/B) release records within 500m -the nearest is 374m east for unloading of petrol into storage at service stations.
	Pollution Incidents	No pollution incidents recorded within 500m.
Minerals and Mining	Coal Report	The site and surrounding areas are not recorded to be within a JPB mining area. The site is not recorded to be within an area which could be affected by past, current or future coal mining.
	Coal Mining Development Risk	No recorded development high risk is associated with the site from coal mining.
	Surface Extractions	12No. records within 250m for Surface Ground Workings - the nearest is 90m east for a Pond 1865.

Environmental Setting

		5No. Brit pits recorded within 500m - the nearest is 278m north for Sand and Gravel.
	Mining Instability/Non-Coal Mining Area	No records for non-coal mining within 1km. 3No. Researched mining records within 500m - the nearest is 127m south (unspecified).
Ground Stability	Shrink/Swell Clay	Very low
	Running Sand	Negligible
	Compressible Ground	Negligible
	Collapsible Ground	Low
	Landslide Ground Dissolution	Very low Negligible
Landfill Site	Registered	2No. active, recent landfill records within 500m - the nearest is 276m west for inert waste. 3No. historical landfill records (EA/NRW records) within 500m - the nearest is 117m north. Date first recorded 1997. No licensed or historic waste site records within 500m. 4No. Waste exemption sites within 500m - the nearest is 339m east for use of waste in construction.
	Infilled land	7No. Artificial and Made Ground records within 500m (1:10,000) - The nearest is 87m east. Infilled Ground Artificial deposit associated with Gravel Pit (Gravel Pit Farm 1895-1896).
Radon		Less than 1% no protective measures required.
Designated Sites		Recorded within 1km: ⇒ 2No. Listed Buildings from 95m north The Pheasant Public House ⇒ Agricultural Land Classification on site - Urban ⇒ 1No.Environmental Stewardship Schemes 180m west No other environmental designation records.
Contemporary Trade Directory		13No. records for Recent industrial land uses within 250m: ⇒ 53m SW, 109m E, 129m S, 157m E, 238m NW, 244m E Electricity Sub Station ⇒ 77m N Mast ⇒ 138m E Provident Chauffeurs ⇒ 192m NW A Brown & Son ⇒ 193m NW American Auto Services ⇒ 193m NW Auto Interiors of London

Environmental Setting

	⇒ 204m S Arnold Clark Heathrow ⇒ 204m S Arnold Clark Car & Van Rental
Fuel Station Records	No current or recent fuel station records within 500m
Unexploded Bomb Risk (UXO)	Zetica Risk maps presented in Appendix 5 identifies a low risk of UXO.
Environmental Search (other)	N/A

Environmental Database Review

Features on Site	The site is currently occupied by a mix of residential use and former light commercial activity associated with vehicle storage, with vehicles present across much of the site. The dominant surface is granular hardstanding, with areas of exposed ground and limited boundary vegetation. To the northern boundary, dilapidated temporary storage units are present in poor condition, reflecting historic ancillary commercial use and contributing to potential localised areas of disturbed or made ground. The site is proposed for redevelopment to residential dwellings, including demolition of existing structures, removal of hardstanding, and provision of new landscaping, access, parking, and amenity areas. This introduces more sensitive receptors across the site and necessitates consideration of potential shallow contamination associated with existing hardstanding, vehicle use, and former ancillary structures.
Contaminative Features Off-Site (250m)	Summary of Offsite source/pathways to onsite migration source/pathways from: Historical: ⇒ 52m southwest Electricity Substation 1981-1998 ⇒ 83m north Nursery 1970-1987 Current: ⇒ 53m SW, 109m E, 129m S, 157m E, 238m NW, 244m E Electricity Sub Station ⇒ 77m N Mast ⇒ 138m E Provident Chauffeurs ⇒ 192m NW A Brown & Son ⇒ 193m NW American Auto Services ⇒ 193m NW Auto Interiors of London ⇒ 204m S Arnold Clark Heathrow ⇒ 204m S Arnold Clark Car & Van Rental
Implications for Land Contamination Risk	Potential contamination sources exist on-site and within 250 m. On-site risks relate mainly to made ground, granular hardstanding, and former vehicle storage, with potential for localised hydrocarbon impacts. Off-site sources are predominantly electrical substations, a telecommunications mast, and light commercial/vehicle-related uses. These are generally low risk in terms of significant contaminant migration. Historical uses within the vicinity (electricity substation and nursery) are also not considered high risk. Overall, contamination risk is considered low to moderate and largely localised and shallow in nature. The main receptors are construction workers during groundworks and future residential occupants. These source–pathway–receptor linkages are assessed further in the Conceptual Site Model.

Planning Review

Planning Records	Portal	The site is presented to inform a planning proposal with London Borough of Hillingdon Council ref. 5548/APP/2024/2826 for Erection of 9 dwellings (7no. 3-bed and 2no.2-bed) with associated hard and soft landscaping, amenity, parking and cycle stores following demolition of existing dwelling and associated buildings (amended description). Indicative development plans are presented as Appendix 6. Planning portal records identifies: There is no known planning history associated with the site.
Part 2A of the Environmental Protection Act (EPA) 1990		No recorded sites determined as Contaminated Land within 500m.
Local Authority Records		Arbtech Consulting Ltd. have not contacted West Suffolk District Council however, further consultations can be made at Contaminated land enquiry form - Hillingdon Council

Conceptual Site Model

Overview

A conceptual site model (CSM) is a representation of the characteristics of the site. It shows the possible relationships between contaminants, pathways and receptors. The CSM is used to identify the likelihood of contaminants present, receptors (e.g., humans, groundwater), and pathways (e.g., inhalation, ingestion).

Overall Site Sensitivity

The site is considered to have low to moderate sensitivity to land contamination. On-site sources are associated with made ground, granular hardstanding, former vehicle storage activities, and dilapidated ancillary storage structures, with potential for localised shallow contamination, principally hydrocarbons (oils, fuels, lubricants) and disturbed near-surface soils of variable quality.

Potential exposure pathways are mainly limited to direct contact with soils and made ground during excavation and construction works, inhalation of dust, and minor vertical migration through shallow soils. These are constrained by the low permeability of the underlying Langley Silt Member and London Clay Formation, which significantly reduces the potential for contaminant migration.

Off-site sources within 250m are predominantly electrical substations, a telecommunications mast, and light commercial and vehicle-related uses such as repair, hire, and servicing activities. These are considered low risk in terms of significant contaminant generation or migration, with only limited potential for localised, low-level impacts.

The site is underlain by low permeability superficial deposits overlying unproductive bedrock, with no Source Protection Zones identified within 500m. Hydrological sensitivity is generally low, with no significant surface water receptors directly affecting the site and no major flood constraints, although groundwater flooding is assessed as moderate. Ground stability conditions are generally favourable, with only low to very low risks identified, and no mining-related constraints.

Ecological sensitivity is also considered low, with no nearby designated ecological sites likely to be affected by the proposed works. Radon risk is negligible, with no requirement for protective measures under current guidance.

The proposed redevelopment to residential dwellings will increase receptor sensitivity, replacing a mixed-use site with a more sensitive end use. As a result, construction-phase activities, particularly earthworks, represent the principal period of potential exposure.

Overall, the site is considered to present a low to moderate contamination risk, with any impacts expected to be shallow, localised, and associated with historic vehicle-related activity and made ground. An intrusive site investigation is recommended to confirm ground conditions, particularly in areas of former hardstanding, storage units, and vehicle use, although significant widespread contamination is not anticipated.

Contamination Sources

Ref.	Source	Location	Dates Present	Associated Contaminants of Concern
Source 1	On-Site Current	Site-wide granular hardstanding with vehicle storage and ancillary residential/commercial use	c.1960s–present	Hydrocarbons (oils, fuels), PAHs, metals, VOCs (minor), asbestos (potential in existing structures), disturbed soils, made ground, low potential ground gas
Source 2	On-Site Historic	Former residential dwelling, ancillary buildings, northern dilapidated temporary storage units	Pre-1990s–present	Hydrocarbons, PAHs, metals, asbestos (building materials), construction debris, localised made ground
Source 3	Off-Site Historic	Surrounding residential and light commercial land use within 250 m	Pre-1980s–present	Low-level hydrocarbons, metals, PAHs, minor VOCs (urban background contamination)
Source 4	Off-Site Current	52–244 m radius: electricity substations, telecommunications mast, vehicle repair/hire, logistics and light commercial uses	Current	Hydrocarbons, oils, fuels, solvents, PAHs, metals, maintenance chemicals, low likelihood of significant migration

Receptors

Relevant receptors are considered to include:

- ⇒ Construction workers during demolition, groundworks and soil disturbance.
- ⇒ Future site users (residential occupiers of the proposed dwellings).
- ⇒ Adjacent residents and third parties along New Road and surrounding residential properties.
- ⇒ Controlled waters, including shallow soils and the underlying London Clay Formation and Langley Silt Member (low permeability strata).
- ⇒ Built environment, including existing dwelling, ancillary buildings, dilapidated storage structures, hardstanding, and buried services.
- ⇒ Ecological receptors (limited on-site vegetation; no nearby statutory ecological designations likely to be affected).
- ⇒ Local infrastructure, including adjacent highway network (New Road), surface drainage, and buried utilities.
- ⇒ Air quality receptors, including site workers and nearby residents potentially exposed to dust and vapours during construction activities.

Pathways

The pathways are considered to be:

- ⇒ Direct contact with, ingestion of, or inhalation of contaminated soils, made ground or dust during demolition and excavation.
- ⇒ Inhalation of volatile organic compounds (VOCs) and vapours associated with hydrocarbon contamination.
- ⇒ Migration of ground gas or vapours into future buildings (low potential due to ground conditions).
- ⇒ Vertical leaching of contaminants into underlying superficial deposits and bedrock, with limited lateral migration due to low permeability strata.
- ⇒ Surface water runoff transporting suspended sediments or contaminants from exposed ground or hardstanding.
- ⇒ Windborne dispersion of dust during dry conditions and construction activity.
- ⇒ Handling, stockpiling and movement of soils, made ground and demolition arisings during enabling works.

Pollutant Linkage Assessment

Source	Pathway	Receptor	Risk Rating	Justification and any Mitigation	Investigation Required
On-Site Current: Granular hardstanding, vehicle storage areas, ancillary use of site	Direct contact, dust inhalation, soil disturbance	Construction workers	Low–Moderate	Potential for localised hydrocarbon and metal impacts associated with historic vehicle storage and fuel/oil handling. Risk controlled through standard construction controls (PPE, dust suppression, controlled excavation, waste segregation).	Intrusive investigation in a single mobilisation following removal of temporary buildings and hardstanding, targeting former vehicle storage areas and disturbed ground.
On-Site Current: Hardstanding and made ground beneath vehicle storage areas	Direct contact	Future site users (residential)	Low	Exposure pathways will be broken by removal of hardstanding and redevelopment to residential use with clean cover systems (gardens/amenity areas).	Verification sampling of shallow soils in proposed garden and soft landscaping areas prior to importation and placement of clean cover.
On-Site Historic: Former residential use, ancillary buildings, dilapidated northern storage units	Direct contact, dust inhalation	Construction workers	Low–Moderate	Potential for asbestos-containing materials in former structures and localised made ground beneath ancillary buildings. Risks managed through controlled demolition and removal.	Targeted sampling beneath former structure footprints and northern storage area within main intrusive investigation phase.
On-Site Historic: Former structures / disturbed ground	Leaching to shallow soils and bedrock	Controlled waters (London Clay Formation / Langley Silt Member)	Low	Low permeability strata and absence of SPZ significantly limit vertical migration. Any contamination expected to be localised and attenuated.	No separate controlled waters investigation required unless contamination is identified during intrusive works.

Off-Site Historic: Surrounding residential and light commercial land use within 250 m	Dust deposition, minor lateral migration	Construction workers / future site users	Low	Surrounding land uses are typical urban residential/light commercial with no significant contaminative legacy. No credible pathway for significant migration to site.	No investigation required.
Off-Site Current: Electricity substations (multiple), telecommunications mast, vehicle repair/hire, logistics and light commercial uses within 250 m	Vapour migration, dust, minor runoff	Construction workers / future site users	Low	These uses are low-risk in terms of contaminant generation and are separated from site by distance and intervening urban fabric.	No investigation required.
Off-Site Current: Same surrounding infrastructure and services	Leaching to groundwater	Controlled waters	Low	No Source Protection Zones present. Low permeability geology and separation distance prevent credible pollutant linkage.	No investigation required.

Conclusions and Recommendations

Land Contamination Summary

Uncertainty and Data Gaps	Based on desk study, mapping, environmental data and site reconnaissance, with no intrusive works completed, uncertainty remains regarding Made Ground, particularly beneath former ancillary structures and historic vehicle storage areas. Intrusive investigation is required following demolition and removal of temporary buildings to enable full site coverage, with additional verification sampling in proposed garden and soft landscaping areas prior to importation of clean cover soils. UXO risk is low with no relevant military activity identified within influencing distance.
Soils	Soils are mainly natural or garden soils with localised Made Ground linked to former ancillary structures and historic vehicle storage, particularly along the northern boundary. Potential contaminants include hydrocarbons, metals, PAHs and possible asbestos with minor VOC influence. Risks to construction workers are low and manageable via standard PPE, dust suppression and controlled excavation, with similarly low risk to future residents due to the predominantly residential/greenfield character and proposed site redevelopment. Verification sampling is required post-clearance to confirm suitability for reuse or disposal.
Groundwater and controlled waters	The site is underlain by low-permeability London Clay Formation and Langley Silt Member, limiting vertical contaminant migration. No Source Protection Zones are present within 500 m, resulting in very low controlled waters risk. Any contamination is expected to remain shallow and localised with negligible migration potential. Standard surface water management and good construction practice are sufficient during development.
Ground Gas	The site has a low potential for ground gas generation due to the absence of significant organic waste deposits or high-risk historical uses. Any Made Ground present is localised and shallow. Ground gas risk to both construction workers and future occupants is considered negligible and no specific gas protection measures are anticipated beyond standard good practice.
Volatile Organic Vapours	Any VOC risk is associated with limited hydrocarbon residues in localised Made Ground linked to historic vehicle use. Given the shallow and isolated nature of these sources, vapour risk is considered very low. Exposure during construction can be effectively controlled through standard dust and vapour suppression measures, and no long-term risk to future residents is anticipated.
Contaminated Land Development Risks	Overall contamination risk is low and localised, confined mainly to shallow soils associated with former ancillary structures and historic vehicle storage. Exposure will be greatest during demolition and groundworks and can be managed through standard mitigation and a single-phase intrusive investigation following removal of temporary buildings to achieve full coverage. Verification sampling of imported soils and garden formation layers will be required prior to completion of landscaping. Risks to controlled waters, ecological receptors, neighbouring land and future users are very low. The site is suitable for residential redevelopment subject to the recommended investigation and verification strategy.

Recommendations and Development

Ground Investigation Recommendations

Based on the Phase 1 assessment, a targeted intrusive investigation is recommended to confirm the presence or absence of contamination across areas of former Made Ground, historic vehicle storage, northern boundary ancillary structures and zones of hardstanding removal. The appointed consultants should define the final scope and methodology following review of this report.

Indicative scope may include:

- ⇒ Targeted shallow soil sampling within areas of Made Ground and beneath former structures and hardstanding.
- ⇒ Screening for hydrocarbons, PAHs, metals, asbestos (where suspect materials are encountered) and other potential anthropogenic indicators.
- ⇒ Visual and olfactory inspection of soils during all exploratory works.
- ⇒ Assessment of material classification for reuse, treatment or disposal in accordance with waste regulations.

Results will be used to confirm ground conditions, refine the pollutant linkage assessment and verify suitability of soils for construction and future residential garden use, including areas intended for soft landscaping and imported soils.

Development Considerations

Health and Safety: Standard construction controls including PPE, dust suppression and controlled excavation should be implemented during all groundworks, particularly in areas of former vehicle use and ancillary structures. UXO risk is considered low with no significant military activity identified within influencing distance.

Mitigation Measures: Given the limited and localised nature of potential contamination, engineered gas protection measures are not anticipated. Where elevated contaminant concentrations are identified, appropriate remediation or protective measures (e.g. removal, capping or encapsulation) should be implemented as required.

Material Management: All excavated materials should be appropriately classified based on intrusive investigation results to determine suitability for reuse on-site, treatment, or off-site disposal. Demolition arisings and soils should be managed to prevent cross-contamination, dust generation and uncontrolled stockpiling.

Appendices

Appendix 1: Risk Evaluation

Appendix 2: Site Photographs

Appendix 3: Groundsure Enviro + Geo Insight

Appendix 4: Historical Map Selection

Appendix 5: Zetica UXO Mapping

Appendix 6: Development Plans

Appendix 7: Document Production Record

If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

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Appendix 1: Risk Evaluation

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment ~ A guide to good practice', 2001 and involves the classification of the following:

- The magnitude of the consequence (severity) of risk occurring
- The magnitude of the probability (likelihood) of the risk occurring
- These are then considered in conjunction to give a risk matrix

Consequence to Receptor Definition Matrix

	Human Health	Controlled Waters	Buildings/Services
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about to occur.	Catastrophic collapse
Medium Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non-sensitive controlled water	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor Consequence	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc).	Slight discoloration of water	Easily repairable effects of damage to buildings, structures and services, i.e. discoloration of concrete

Probability Definitions

Probability	Definition in Context
Higher	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution. Positive evidence of source, pathway and receptor.
Likely	There is a pollution linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term. Suspect source, pathway, and receptor
Low Likelihood	There is a pollution linkage, and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term. No evidence of hazard, pathway, and receptor

Standard Risk Matrix

		Consequence/Magnitude of impact			
		Severe	Medium	Mild	Minor
Probability	High	Very High	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/low	Low
	Low Likelihood	Moderate	Moderate/low	Low	Very Low
	Unlikely	Moderate/low	Low	Very Low	Very Low

Classified risks and likely action

Significance Level	Definition/Comments
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required. Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation, risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the liability. Some remedial works may be required in the longer term. Plausible contaminated land situation, risk assessment and possible action recommended.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Unlikely contaminated land situation, possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. Negligible risk, no action recommended except vigilance for changes in conditions.

Appendix 2: Site Photographs

Site Walkover Photos



Plate 1:



Plate 2:



Plate



Plate 4:



Plate 5:



Plate 6:



Plate 7:



Plate 8:



Plate 9:



Plate 10

Appendix 3: Groundsure Enviro + Geo Insight

25, NEW ROAD, HAYES, HILLINGDON, UB3 5BD

Order Details

Date: 14/04/2026
Your ref: 25 NEW ROAD, UB3 5BD 37927838
Our Ref: GS-DJP-E40-E35-JQY

Site Details

Location: 508417 177286
Area: 0.23 ha
Authority: [London Borough of Hillingdon](#) ↗

Site plan



Quick Links

Summary of findings [p. 2](#) >
OS MasterMap site plan [p.14](#) >
Aerial image [p. 9](#) >

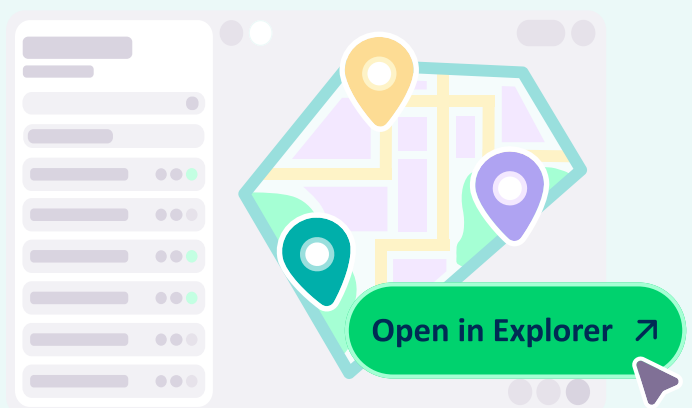
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	1	22	-
16 >	1.2 >	Historical tanks >	0	0	3	1	-
17 >	1.3 >	Historical energy features >	0	0	7	12	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	0	7	-
19	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
20 >	2.1 >	Historical industrial land uses >	0	0	3	32	-
22 >	2.2 >	Historical tanks >	0	0	6	2	-
22 >	2.3 >	Historical energy features >	0	0	19	24	-
24	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	0	14	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	3.1 >	Active or recent landfill >	0	0	0	2	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	2	-
28	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
29 >	3.7 >	Waste exemptions >	0	0	0	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	4.1 >	Recent industrial land uses >	0	0	13	-	-
31	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
31	4.3	Current or recent petrol stations	0	0	0	0	-
32	4.4	Electricity cables	0	0	0	0	-
32	4.5	Gas pipelines	0	0	0	0	-



32	4.6	Sites determined as Contaminated Land	0	0	0	0	-
32	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.8	Regulated explosive sites	0	0	0	0	-
33	4.9	Hazardous substance storage/usage	0	0	0	0	-
33 >	4.10 >	<u>Historical licensed industrial activities (IPC) ></u>	0	0	0	5	-
34	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
34 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	2	-
34	4.13	Radioactive Substance Authorisations	0	0	0	0	-
34	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
35	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.16	Pollutant release to public sewer	0	0	0	0	-
35	4.17	List 1 Dangerous Substances	0	0	0	0	-
35	4.18	List 2 Dangerous Substances	0	0	0	0	-
35	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
36	4.20	Pollution inventory substances	0	0	0	0	-
36	4.21	Pollution inventory waste transfers	0	0	0	0	-
36	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
37 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
39 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
40 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41 >	5.5 >	<u>Groundwater vulnerability- local information ></u>	Identified (within 0m)				
42 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	17
46	5.7	Surface water abstractions	0	0	0	0	0
47 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	1
47	5.9	Source Protection Zones	0	0	0	0	-
47	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



48 >	6.1 >	Water Network (OS NGD) >	0	0	1	-	-
49 >	6.2 >	Surface water features >	0	0	1	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
59 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	9
60	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60 >	10.11 >	Green Belt >	0	0	1	2	17

61	10.12	Proposed Ramsar sites	0	0	0	0	0
61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
62	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
63 >	10.17 >	<u>SSSI Impact Risk Zones</u> >	1	-	-	-	-
64	10.18	SSSI Units	0	0	0	0	0
Page	Section	<u>Visual and cultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66 >	11.4 >	<u>Listed Buildings</u> >	0	0	2	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	<u>Agricultural Land Classification</u> >	Grade 3a (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69 >	12.4 >	<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	<u>Geology 1:10,000 scale</u> >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	14.1 >	<u>10k Availability</u> >	Identified (within 500m)				
73 >	14.2 >	<u>Artificial and made ground (10k)</u> >	0	0	4	3	-

75 >	14.3 >	Superficial geology (10k) >	1	0	2	1	-
76	14.4	Landslip (10k)	0	0	0	0	-
77 >	14.5 >	Bedrock geology (10k) >	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 >	50k Availability >	Identified (within 500m)				
80 >	15.2 >	Artificial and made ground (50k) >	0	0	1	1	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82 >	15.4 >	Superficial geology (50k) >	1	0	1	1	-
83 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
85 >	15.9 >	Bedrock permeability (50k) >	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 >	BGS Boreholes >	0	0	2	-	-
Page	Section	Natural ground subsidence >					
87 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
88 >	17.2 >	Running sands >	Negligible (within 50m)				
89 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
90 >	17.4 >	Collapsible deposits >	Low (within 50m)				
91 >	17.5 >	Landslides >	Very low (within 50m)				
92 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	18.1 >	BritPits >	0	0	0	5	-
96 >	18.2 >	Surface ground workings >	0	0	12	-	-
97	18.3	Underground workings	0	0	0	0	0
97	18.4	Underground mining extents	0	0	0	0	-



97	18.5	Historical Mineral Planning Areas	0	0	0	0	-
97	18.6	Non-coal mining	0	0	0	0	0
97	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98 >	18.9 >	Researched mining >	0	0	2	1	-
98	18.10	Mining record office plans	0	0	0	0	-
99	18.11	BGS mine plans	0	0	0	0	-
99	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
100	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
101	19.1	Natural cavities	0	0	0	0	-
101	19.2	Mining cavities	0	0	0	0	0
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
103 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
105 >	21.2 >	BGS Estimated Urban Soil Chemistry >	4	2	-	-	-
106	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
107	22.1	Underground railways (London)	0	0	0	-	-
107	22.2	Underground railways (Non-London)	0	0	0	-	-
107	22.3	Railway tunnels	0	0	0	-	-
107	22.4	Historical railway and tunnel features	0	0	0	-	-
107	22.5	Royal Mail tunnels	0	0	0	-	-



108	22.6	Historical railways	0	0	0	-	-
108	22.7	Railways	0	0	0	-	-
108	22.8	Crossrail 2	0	0	0	0	-
108	22.9	HS2	0	0	0	0	-

Recent aerial photograph

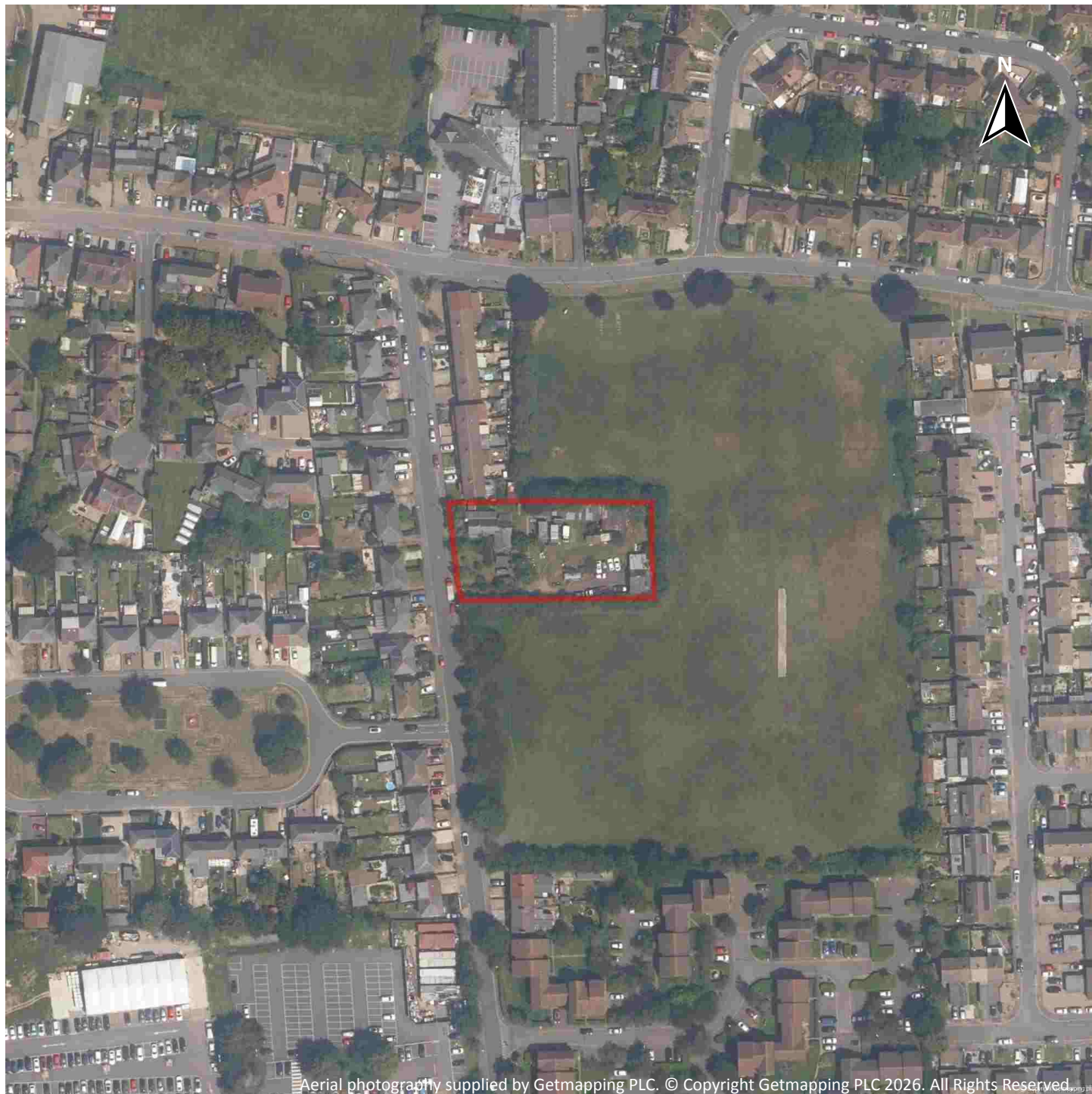


Capture Date: 30/04/2022

Site Area: 0.23ha



Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 0.23ha



Recent site history - 2015 aerial photograph

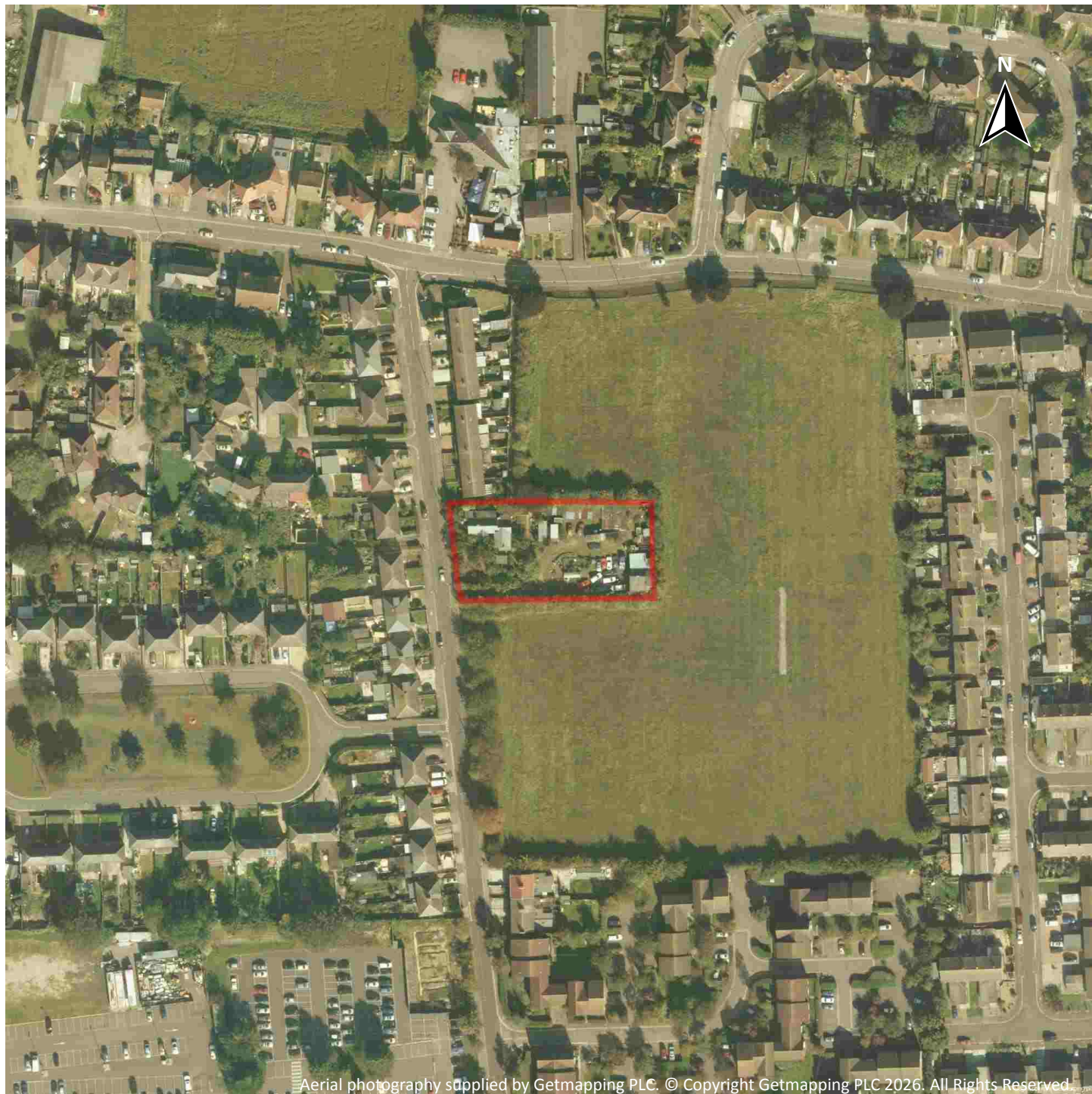


Capture Date: 20/04/2015

Site Area: 0.23ha



Recent site history - 2011 aerial photograph



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Capture Date: 30/09/2011

Site Area: 0.23ha



Recent site history - 1999 aerial photograph



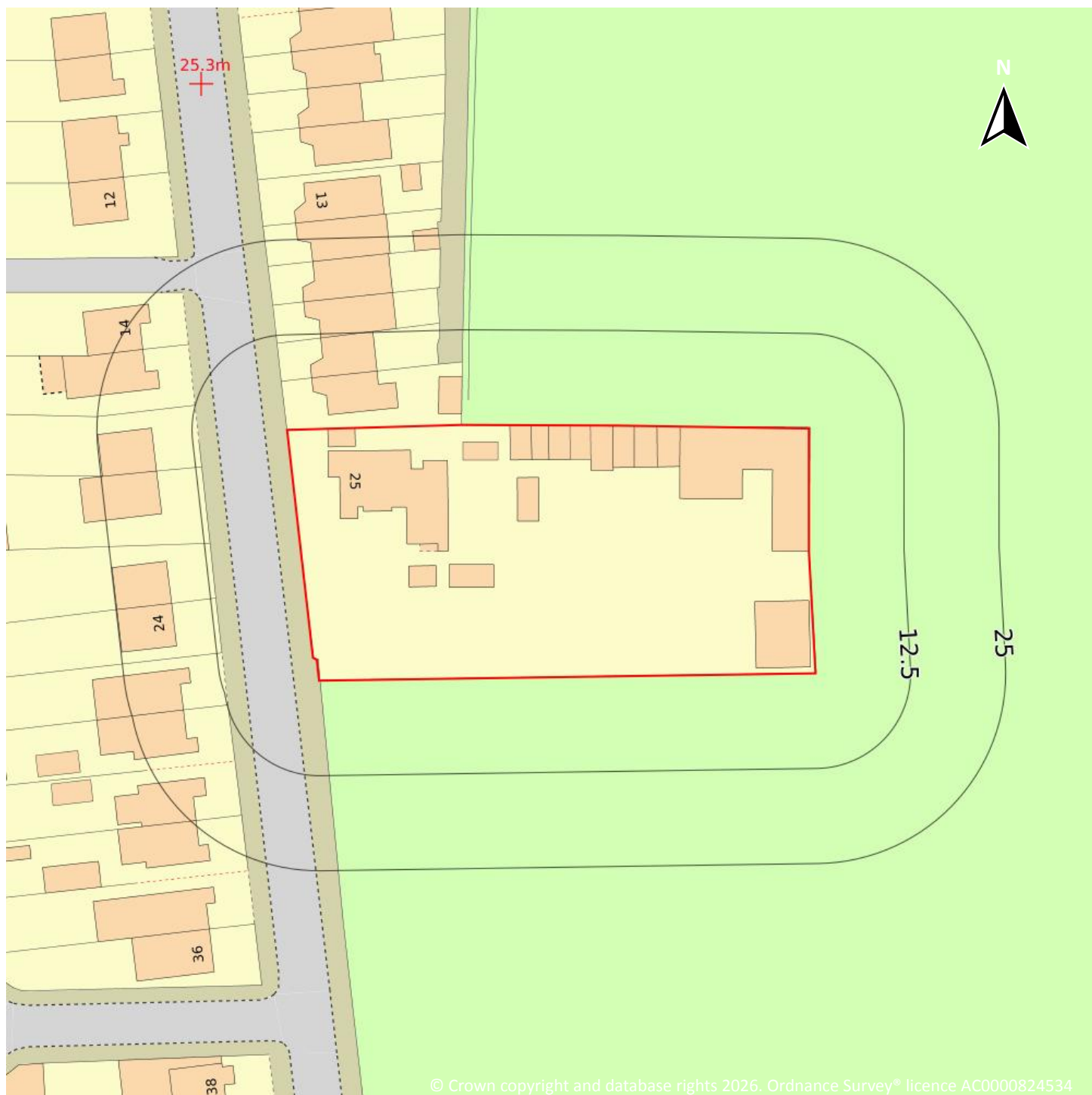
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Capture Date: 13/10/1999

Site Area: 0.23ha



OS MasterMap site plan



Site Area: 0.23ha



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

23

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

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

ID	Location	Land use	Dates present	Group ID
2	82m N	Nursery	1970 - 1987	2220235



ID	Location	Land use	Dates present	Group ID
B	261m SW	Nursery	1970	2179712
10	306m S	Horse Patrol Police Station	1881	2201758
11	308m SE	Sewage Pumping Station	1935 - 1938	2259280
C	354m S	Police Station	1900	2239095
14	357m S	Airport	1960 - 1966	2290224
C	357m S	Police Station	1964	2302462
C	358m S	Police Station	1897	2201588
C	358m S	Police Station	1960	2233749
C	359m S	Police Station	1912 - 1938	2217126
D	360m N	Unspecified Works	1974 - 1987	2280766
C	361m S	Police Station	1938	2282698
C	364m S	Police Station	1970	2218938
C	367m S	Police Station	1865	2201587
15	370m S	Unspecified Depot	1974 - 1987	2300925
17	380m E	Smithy	1894 - 1897	2250396
E	385m SW	Unspecified Works	1974 - 1987	2245692
C	389m S	Police Station	1895	2226871
C	389m S	Police Station	1912	2316979
20	464m SE	Telephone Exchange	1974 - 1987	2233344
G	486m S	Airport	1974 - 1987	2231956
G	486m S	Airport	1970	2248449
22	496m SE	Nursery	1912	2235050

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

4

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or



succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	138m E	Unspecified Tank	1966 - 1967	404480
5	211m S	Unspecified Tank	1981 - 1989	408131
7	234m NW	Unspecified Tank	1998	391908
12	340m SW	Unspecified Tank	1997 - 1999	430460

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	19
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Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
1	52m SW	Electricity Substation	1981 - 1998	304892
3	104m E	Electricity Substation	1972 - 1990	297182
4	128m S	Electricity Substation	1989 - 1998	312878
A	153m E	Electricity Substation	1988 - 1990	317602
6	212m SE	Electricity Substation	1972 - 1988	289765
8	239m E	Electricity Substation	1972 - 1990	308379
9	249m NE	Electricity Substation	1972 - 1990	301462
B	328m SW	Electricity Substation	1998	267152
13	351m E	Electricity Substation	1972 - 1990	301078
16	372m S	Electricity Substation	1999	267153
C	409m S	Electricity Substation	1988 - 1999	313277
C	410m S	Electricity Substation	1974	312389



ID	Location	Land use	Dates present	Group ID
F	414m SE	Electricity Substation	1988 - 1990	311127
F	416m SE	Electricity Substation	1972	298221
F	422m SE	Electricity Substation	1990	272208
18	426m S	Electricity Substation	1986 - 1998	313176
19	442m NE	Electricity Substation	1972 - 1990	293818
E	451m SW	Electricity Substation	1997 - 1999	298274
21	466m S	Electricity Substation	1986 - 1998	284073

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

7

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

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

ID	Location	Land use	Dates present	Group ID
D	378m NE	Motor Repair Works	1972	82165
E	424m SW	Motor Repair Works	1974	82160
E	446m SW	Garage	1981	92120
E	457m SW	Garage	1964 - 1967	86646



ID	Location	Land use	Dates present	Group ID
E	457m SW	Garage	1961 - 1962	93698
E	462m SW	Garage	1970 - 1974	86200
E	472m SW	Garage	1963	89174

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

35

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 20](#) >

ID	Location	Land Use	Date	Group ID
B	82m N	Nursery	1970	2220235
B	82m N	Nursery	1987	2220235
B	82m N	Nursery	1974	2220235



ID	Location	Land Use	Date	Group ID
J	261m SW	Nursery	1970	2179712
2	306m S	Horse Patrol Police Station	1881	2201758
K	308m SE	Sewage Pumping Station	1935	2259280
K	309m SE	Sewage Pumping Station	1938	2259280
N	354m S	Police Station	1900	2239095
3	357m S	Airport	1964	2290224
N	357m S	Police Station	1964	2302462
N	358m S	Police Station	1897	2201588
N	358m S	Police Station	1960	2233749
N	359m S	Police Station	1934	2217126
N	359m S	Police Station	1912	2217126
N	359m S	Police Station	1912	2217126
O	360m N	Unspecified Works	1987	2280766
O	360m N	Unspecified Works	1974	2280766
N	360m S	Police Station	1938	2217126
N	360m S	Police Station	1935	2217126
N	361m S	Police Station	1938	2282698
N	364m S	Police Station	1970	2218938
N	367m S	Police Station	1865	2201587
P	370m S	Unspecified Depot	1987	2300925
Q	380m E	Smithy	1897	2250396
Q	380m E	Smithy	1894	2250396
5	385m SW	Unspecified Works	1974	2245692
P	386m S	Unspecified Depot	1974	2300925
N	389m S	Police Station	1912	2316979
N	389m S	Police Station	1895	2226871
S	445m SW	Unspecified Works	1987	2245692
V	464m SE	Telephone Exchange	1987	2233344



ID	Location	Land Use	Date	Group ID
V	469m SE	Telephone Exchange	1974	2233344
6	484m S	Airport	1960	2290224
7	486m S	Airport	1970	2248449
8	496m SE	Nursery	1912	2235050

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

8

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 20 >](#)

ID	Location	Land Use	Date	Group ID
E	138m E	Unspecified Tank	1967	404480
E	138m E	Unspecified Tank	1966	404480
F	211m S	Unspecified Tank	1981	408131
F	211m S	Unspecified Tank	1989	408131
F	211m S	Unspecified Tank	1989	408131
1	234m NW	Unspecified Tank	1998	391908
L	340m SW	Unspecified Tank	1997	430460
L	340m SW	Unspecified Tank	1999	430460

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

43

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 20 >](#)



ID	Location	Land Use	Date	Group ID
A	52m SW	Electricity Substation	1981	304892
A	52m SW	Electricity Substation	1989	304892
A	52m SW	Electricity Substation	1989	304892
A	52m SW	Electricity Substation	1998	304892
C	104m E	Electricity Substation	1988	297182
C	104m E	Electricity Substation	1990	297182
C	104m E	Electricity Substation	1972	297182
D	128m S	Electricity Substation	1989	312878
D	128m S	Electricity Substation	1989	312878
D	128m S	Electricity Substation	1998	312878
E	153m E	Electricity Substation	1988	317602
E	153m E	Electricity Substation	1990	317602
G	212m SE	Electricity Substation	1988	289765
G	213m SE	Electricity Substation	1972	289765
H	239m E	Electricity Substation	1988	308379
H	239m E	Electricity Substation	1990	308379
H	241m E	Electricity Substation	1972	308379
I	249m NE	Electricity Substation	1988	301462
I	249m NE	Electricity Substation	1990	301462
I	250m NE	Electricity Substation	1972	301462
J	328m SW	Electricity Substation	1998	267152
M	351m E	Electricity Substation	1988	301078
M	351m E	Electricity Substation	1990	301078
M	352m E	Electricity Substation	1972	301078
4	372m S	Electricity Substation	1999	267153
N	409m S	Electricity Substation	1997	313277
N	409m S	Electricity Substation	1999	313277
N	409m S	Electricity Substation	1988	313277



ID	Location	Land Use	Date	Group ID
N	410m S	Electricity Substation	1974	312389
R	414m SE	Electricity Substation	1988	311127
R	414m SE	Electricity Substation	1990	311127
R	416m SE	Electricity Substation	1972	298221
R	422m SE	Electricity Substation	1990	272208
T	426m S	Electricity Substation	1986	313176
T	426m S	Electricity Substation	1987	313176
T	426m S	Electricity Substation	1998	313176
U	442m NE	Electricity Substation	1990	293818
U	444m NE	Electricity Substation	1972	293818
S	451m SW	Electricity Substation	1997	298274
S	451m SW	Electricity Substation	1999	298274
W	466m S	Electricity Substation	1986	284073
W	466m S	Electricity Substation	1987	284073
W	468m S	Electricity Substation	1998	284073

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

14

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 20](#) >

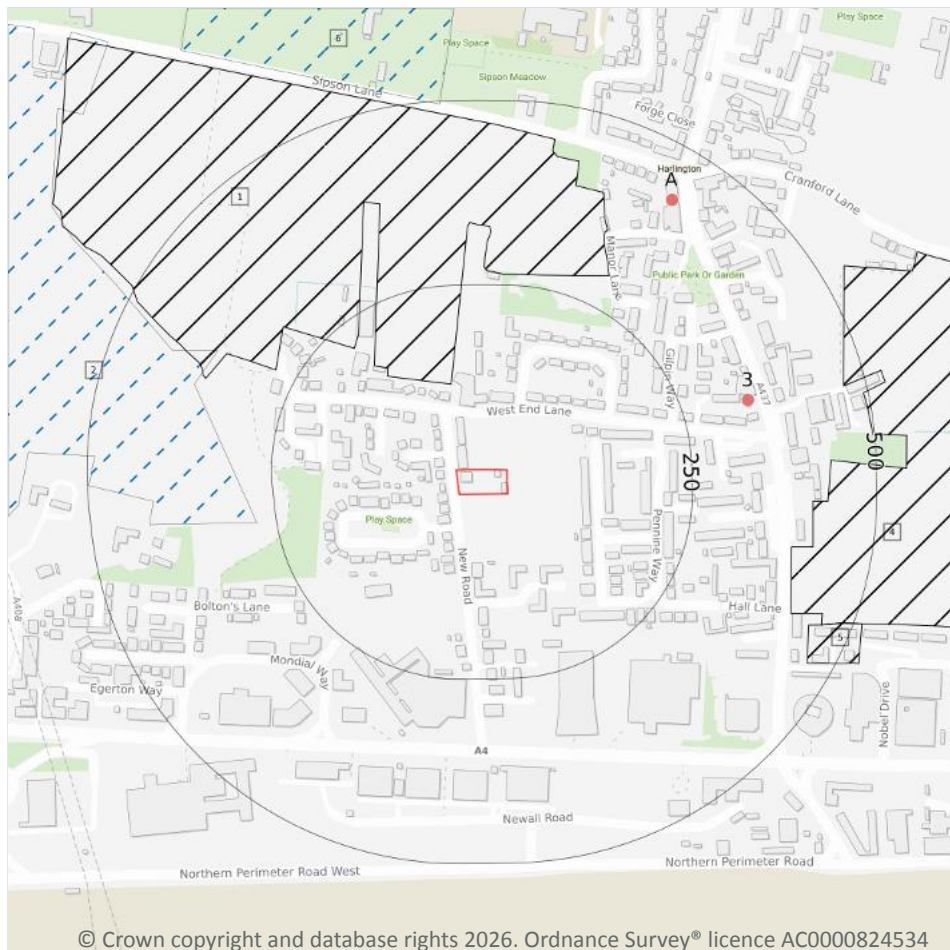


ID	Location	Land Use	Date	Group ID
O	378m NE	Motor Repair Works	1972	82165
S	424m SW	Motor Repair Works	1974	82160
S	446m SW	Garage	1981	92120
S	457m SW	Garage	1967	86646
S	457m SW	Garage	1966	86646
S	462m SW	Garage	1964	86646
S	462m SW	Garage	1974	86200
S	462m SW	Garage	1961	93698
S	466m SW	Garage	1967	86646
S	466m SW	Garage	1966	86646
S	471m SW	Garage	1962	93698
S	471m SW	Garage	1970	86200
S	471m SW	Garage	1973	86200
S	472m SW	Garage	1963	89174

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Active or recent landfill
- Historical landfill (EA/NRW)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

2

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation. Features are displayed on the Waste and landfill map on [page 26](#) >

ID	Location	Details	
2	276m W	Operator: Henry Streeter (Sand & Ballast) Limited Site Address: Henry Streeter (Sand & Ballast) Limited, Sipson Lane, West Drayton, Middlesex, UB7 0JG	WML Number: 80594 EPR Reference: 642174 Landfill type: L05: Inert LF Status: Issued IPPC Reference: - EPR Number: EA/EPR/BT7183IA



ID	Location	Details	
6	496m N	Operator: Henry Streeter (Sand & Ballast) Limited Site Address: Henry Streeter (Sand & Ballast) Limited, (South Imperial College, Of) Sipson Lane, Harlington, Middlesex, UB7 0JG	WML Number: 80069 EPR Reference: 669409 Landfill type: A05: Landfill taking Non-Biodegradable Wastes Status: Closure IPPC Reference: - EPR Number: EA/EPR/AP3696NL

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

3.2 Historical landfill (BGS records)

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

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

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

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	3
----------------------------	----------

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

Features are displayed on the Waste and landfill map on [page 26](#) >

ID	Location	Details		
1	117m N	Site Address: Imperial College, South of Sipson Lane, Harlington, Middlesex Licence Holder Address: -	Waste Licence: Yes Site Reference: STR030 Waste Type: - Environmental Permitting Regulations (Waste) Reference: TE1/L/STR004 Licence Issue: 05/06/1997 Licence Surrender: -	Operator: - Licence Holder: Henry Streeter (Sand and Ballast) Limited First Recorded 31/12/1997 Last Recorded: -
4	391m E	Site Address: South of Cranford Lane, Cranford Lane West Licence Holder Address: -	Waste Licence: Yes Site Reference: DL207, 8HI017, HIL018 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 06/06/1985 Licence Surrender: 16/08/1993	Operator: - Licence Holder: Henry Streeter (Sand and Ballast) Limited First Recorded 10/07/1986 Last Recorded: 03/10/1989
5	445m SE	Site Address: Land Rear of Airport Bowl, Airport Bowl Licence Holder Address: -	Waste Licence: - Site Reference: 8HI063 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

3.5 Historical waste sites

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

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

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

3.6 Licensed waste sites

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

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

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

3.7 Waste exemptions

Records within 500m

4

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

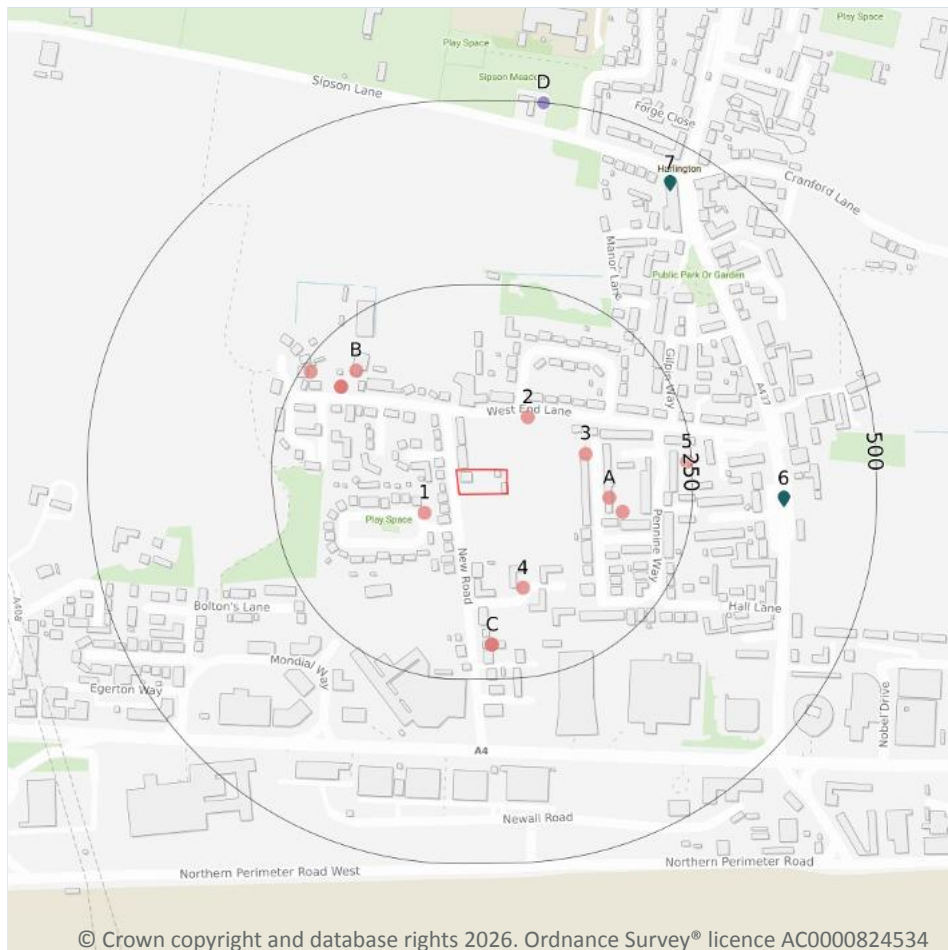
Features are displayed on the Waste and landfill map on [page 26 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
3	339m E	324-326, High Street, Harlington, Hayes, Ub3 5du	WEX168787	Using waste exemption	On a farm	Use of waste in construction
A	427m NE	218-220, High Street, Harlington, Hayes, Ub3 5ds	WEX151510	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	427m NE	-	WEX269982	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	427m NE	218-220, High Street, Harlington, Hayes, Ub3 5ds	WEX397268	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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
- Historical licensed industrial activities
- Licensed pollutant release (Part A(2)/B)

4.1 Recent industrial land uses

Records within 250m

13

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Company	Address	Activity	Category
1	53m SW	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
2	77m N	Mast	Greater London, UB3	Telecommunications Features	Infrastructure and Facilities
3	109m E	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
4	129m S	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
A	138m E	Provident Chauffeurs	82, Pennine Way, Hayes, Greater London, UB3 5LP	Airlines and Airline Services	Transport, Storage and Delivery
A	157m E	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
B	192m NW	A Brown & Son	Elder Farm, West End Lane, Hayes, Greater London, UB3 5LY	Fruit, Flower and Vegetable Growers	Farming
B	193m NW	American Auto Services	130, West End Lane, Hayes, Greater London, UB3 5LY	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	193m NW	Auto Interiors of London	130, West End Lane, Hayes, Greater London, UB3 5LY	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	204m S	Arnold Clark Heathrow	79, New Road, Hayes, Greater London, UB3 5BQ	New Vehicles	Motoring
C	204m S	Arnold Clark Car & Van Rental	79, New Road, Hayes, Greater London, UB3 5BQ	Vehicle Hire and Rental	Hire Services
B	238m NW	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
5	244m E	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.



4.4 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

5

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

Features are displayed on the Current industrial land use map on [page 30 >](#)

ID	Location	Details	
D	500m N	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes Permit Number: AA3506	Original Permit Number: IPCAPP Date Approved: 30-4-1992 Effective Date: 30-4-1992 Status: Superseded By Variation
D	500m N	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes Permit Number: AG6494	Original Permit Number: IPCMINVAR Date Approved: 22-3-1993 Effective Date: 22-3-1993 Status: Superseded By Variation
D	500m N	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes Permit Number: AU9519	Original Permit Number: IPCMINVAR Date Approved: 16-5-1997 Effective Date: 1-6-1997 Status: Superseded By Variation
D	500m N	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes Permit Number: BD5143	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Superseded By Variation
D	500m N	Operator: Heathrow Airport Ltd Address: Engineering Services, Building 218, Northrop Road, Hillingdon, UB3 5AP Process: Combustion Processes Permit Number: BI5132	Original Permit Number: IPCMINVAR Date Approved: 17-7-2003 Effective Date: 1-8-2003 Status: Revoked - Now Ippc

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



4.11 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.

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

Records within 500m

2

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 30 >](#)

ID	Location	Address	Details	
6	374m E	Tesco Harlington, High Street, Harlington	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	446m NE	Premier Dry Cleaners, 210 High Street, Harlington, Middlesex, UB3 5DS	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.13 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.

4.14 Licensed Discharges to controlled waters

Records within 500m

0

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

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



4.15 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.

4.16 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.

4.17 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.

4.18 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.

4.19 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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



4.20 Pollution inventory substances

Records within 500m**0**

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

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

4.21 Pollution inventory waste transfers

Records within 500m**0**

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

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

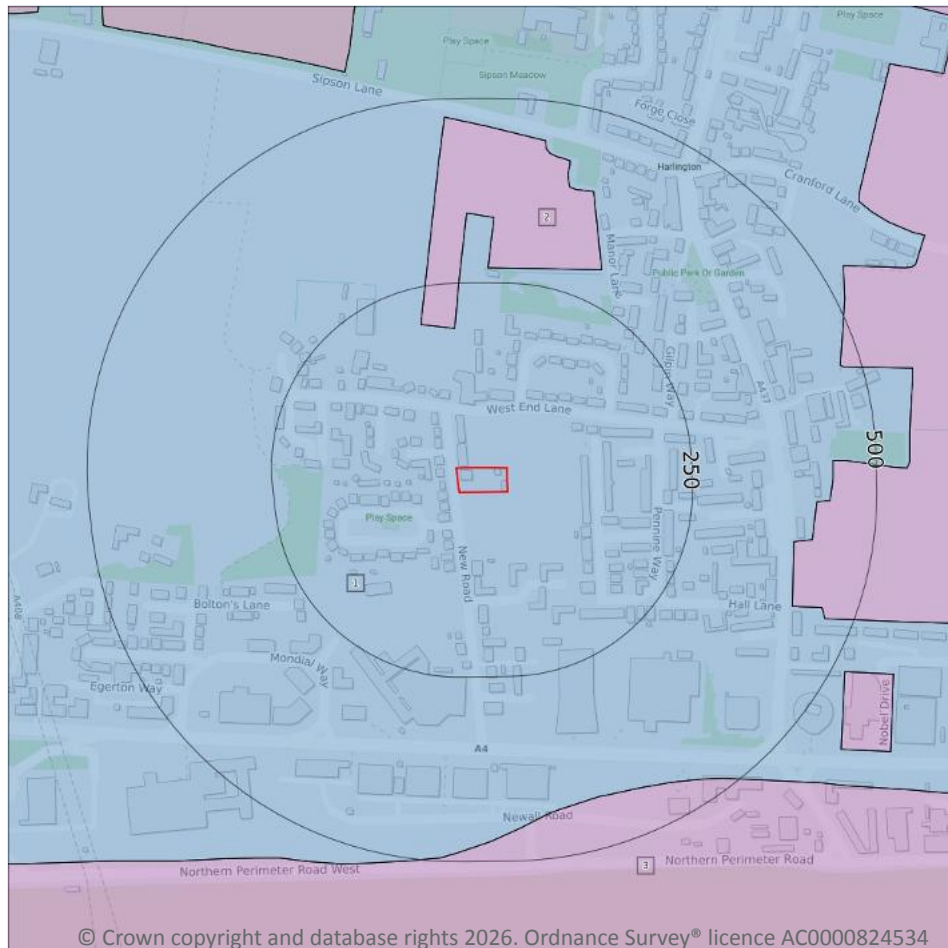
4.22 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 37](#) >

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	189m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers



ID	Location	Designation	Description
3	393m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

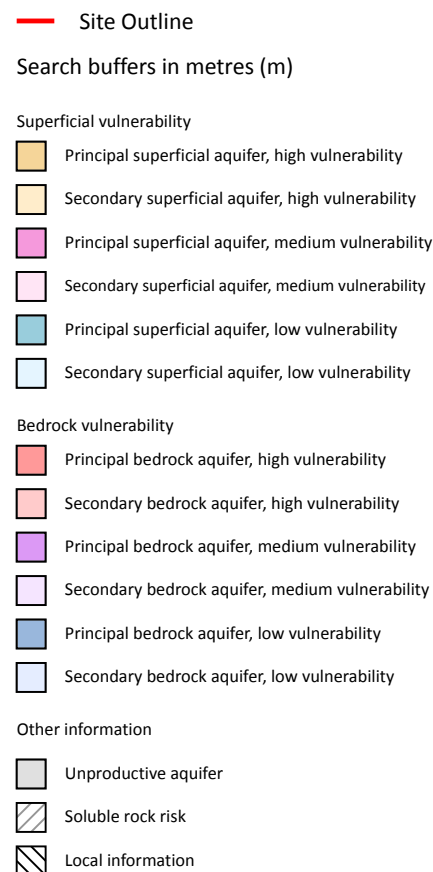
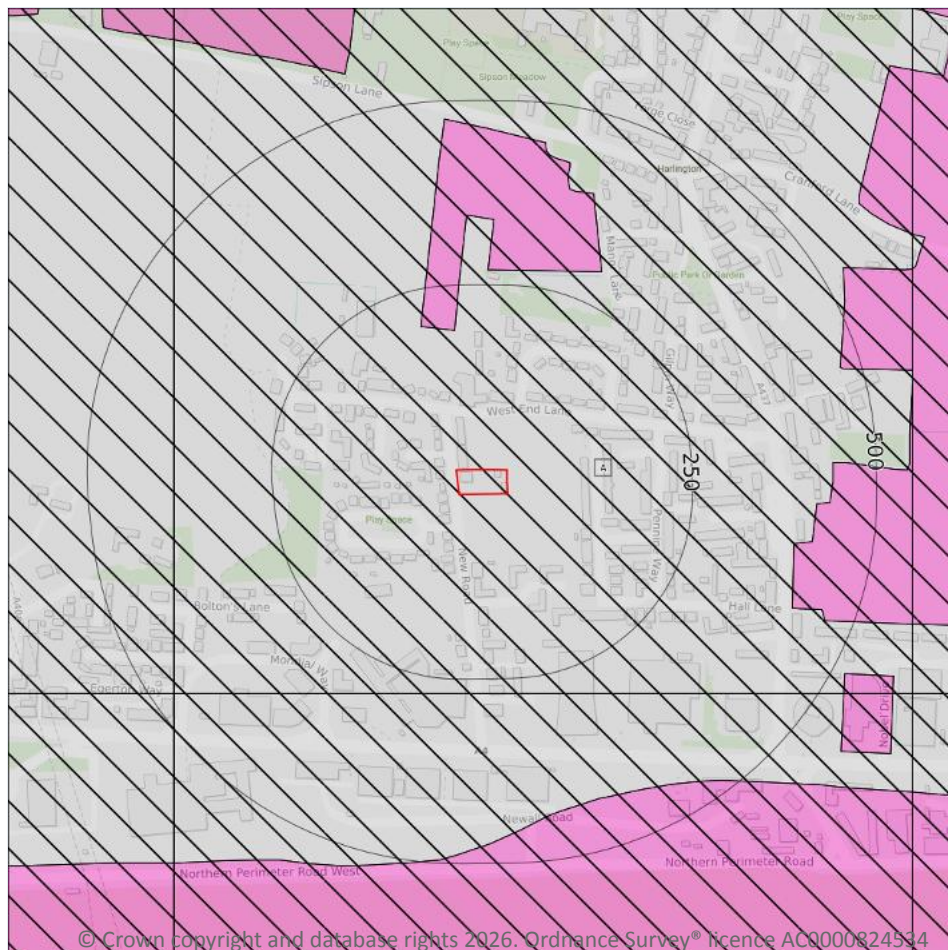
Features are displayed on the Bedrock aquifer map on [page 39 >](#)

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 40](#) >



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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

5.5 Groundwater vulnerability- local information

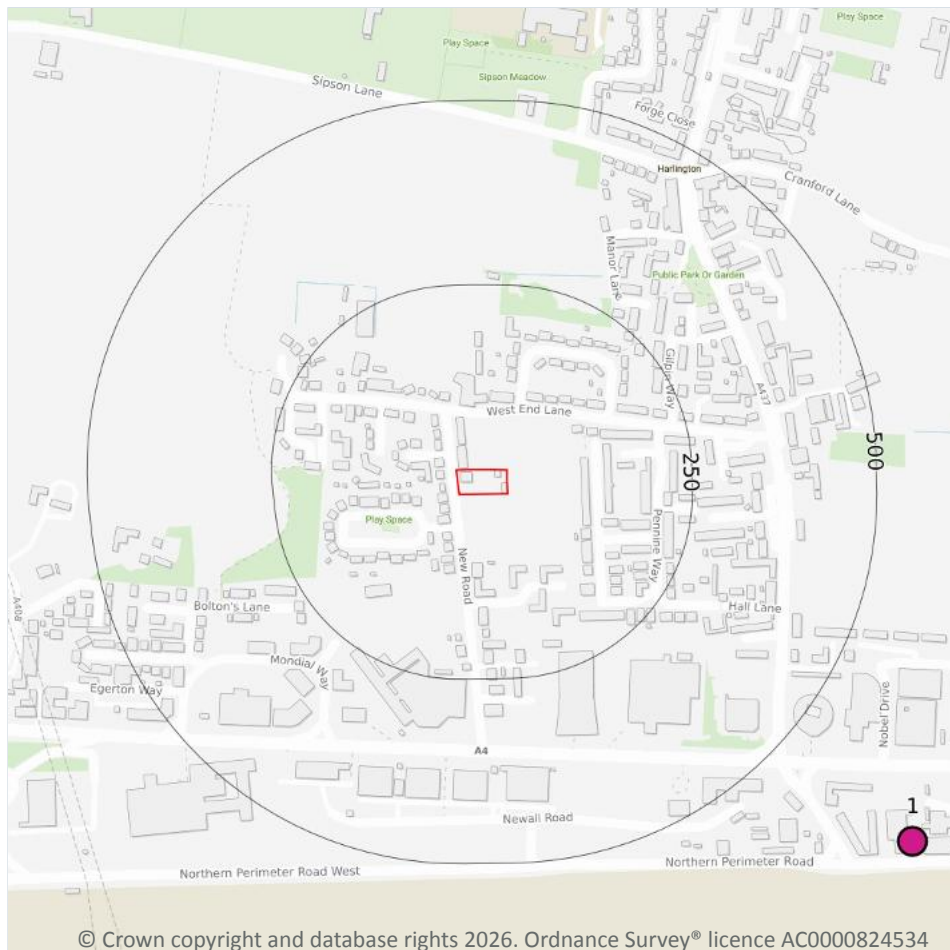
Records on site	1
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

17

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 42 >](#)

ID	Location	Details	
1	723m SE	Status: Active Licence No: 28/39/36/0058 Details: Process Water Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT NORTHROP ROAD, HEATHROW AIRPORT, HOUNSLOW Data Type: Point Name: AVIS RENT A CAR LIMITED Easting: 509000 Northing: 176800	Annual Volume (m ³): 10980 Max Daily Volume (m ³): 30 Original Application No: - Original Start Date: 01/03/1993 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	813m W	Status: Historical Licence No: TH/039/0036/017 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT PARK INN HOTEL, BATH ROAD Data Type: Point Name: Park Hotel Heathrow Limited Easting: 507590 Northing: 177105	Annual Volume (m ³): 43800 Max Daily Volume (m ³): 120 Original Application No: NPS/WR/022592 Original Start Date: 29/09/2016 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 29/09/2016 Version End Date: -
-	1081m SE	Status: Historical Licence No: 28/39/36/0063 Details: Process water Direct Source: THAMES GROUNDWATER Point: ARGONAUT HOUSE, BATH ROAD, HAYES-BOREHOLE A Data Type: Point Name: Q-PARK LIMITED Easting: 509410 Northing: 176770	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1998 Expiry Date: 31/12/2008 Issue No: 101 Version Start Date: 13/12/2002 Version End Date: -
-	1117m NW	Status: Active Licence No: 28/39/36/0059 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: WET PIT AT SIPSON LANE, HARMONDSWORTH Data Type: Point Name: Harleyford Aggregates Limited Easting: 507600 Northing: 178100	Annual Volume (m ³): 649318 Max Daily Volume (m ³): 2455 Original Application No: NPS/WR/022219 Original Start Date: 06/12/1994 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2024 Version End Date: -
-	1149m SE	Status: Historical Licence No: 28/39/36/0063 Details: Process water Direct Source: THAMES GROUNDWATER Point: ARGONAUT HOUSE, HAYES - BOREHOLE Data Type: Point Name: BUDGET RENT A CAR INTERNATIONAL Easting: 509500 Northing: 176800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1998 Expiry Date: 31-Dec-08 Issue No: 100 Version Start Date: 16/12/1998 Version End Date: -



ID	Location	Details	
-	1178m NE	Status: Historical Licence No: 28/39/36/0060 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: WET PIT AT HIGH STREET, HARLINGTON, MIDDLESEX Data Type: Point Name: Harleyford Aggregates Limited Easting: 509400 Northing: 178000	Annual Volume (m ³): 649318 Max Daily Volume (m ³): 2455 Original Application No: NPS/WR/027025 Original Start Date: 06/12/1994 Expiry Date: - Issue No: 103 Version Start Date: 23/01/2018 Version End Date: -
-	1845m SW	Status: Active Licence No: TH/039/0028/007/R01 Details: Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: HEATHROW AIRPORT - BOREHOLE C Data Type: Point Name: HEATHROW AIRPORT LIMITED Easting: 507663 Northing: 175573	Annual Volume (m ³): 706000 Max Daily Volume (m ³): 3197 Original Application No: NPS/WR/030424 Original Start Date: 01/01/2020 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 01/01/2020 Version End Date: -
-	1845m SW	Status: Active Licence No: TH/039/0028/007/R01 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: HEATHROW AIRPORT - BOREHOLE C Data Type: Point Name: HEATHROW AIRPORT LIMITED Easting: 507663 Northing: 175573	Annual Volume (m ³): 706000 Max Daily Volume (m ³): 3197 Original Application No: NPS/WR/030424 Original Start Date: 01/01/2020 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 01/01/2020 Version End Date: -
-	1845m SW	Status: Historical Licence No: TH/039/0028/007 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: HEATHROW AIRPORT - BOREHOLE C Data Type: Point Name: HEATHROW AIRPORT LIMITED Easting: 507663 Northing: 175573	Annual Volume (m ³): 706000 Max Daily Volume (m ³): 3197 Original Application No: - Original Start Date: 13/02/2010 Expiry Date: 31/12/2019 Issue No: 2 Version Start Date: 29/04/2014 Version End Date: -
-	1845m SW	Status: Historical Licence No: TH/039/0028/007 Details: Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: HEATHROW AIRPORT - BOREHOLE C Data Type: Point Name: HEATHROW AIRPORT LIMITED Easting: 507663 Northing: 175573	Annual Volume (m ³): 706000 Max Daily Volume (m ³): 3197 Original Application No: - Original Start Date: 13/02/2010 Expiry Date: 31/12/2019 Issue No: 2 Version Start Date: 29/04/2014 Version End Date: -



ID	Location	Details	
-	1845m SW	Status: Historical Licence No: TH/039/0028/007 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: HEATHROW AIRPORT - BOREHOLE C Data Type: Point Name: HEATHROW AIRPORT LIMITED Easting: 507663 Northing: 175573	Annual Volume (m ³): 706000 Max Daily Volume (m ³): 3197 Original Application No: - Original Start Date: 13/02/2010 Expiry Date: 31/12/2019 Issue No: 2 Version Start Date: 29/04/2014 Version End Date: -
-	1873m W	Status: Historical Licence No: 28/39/36/0070 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: HARMONDSWORTH QUARRY, WEST DRAYTON-BOREHOLE A Data Type: Point Name: SITA PRODUCTS AND SERVICES LTD Easting: 506640 Northing: 177990	Annual Volume (m ³): 617760 Max Daily Volume (m ³): 2160 Original Application No: - Original Start Date: 28/01/2003 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 28/01/2003 Version End Date: -
-	1873m W	Status: Historical Licence No: 28/39/36/0070 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: HARMONDSWORTH QUARRY, WEST DRAYTON-LAGOON Data Type: Point Name: SITA ENVIRONMENT LIMITED Easting: 506640 Northing: 177990	Annual Volume (m ³): 617760 Max Daily Volume (m ³): 2160 Original Application No: - Original Start Date: 28/01/2003 Expiry Date: 31/03/2013 Issue No: 2 Version Start Date: 26/01/2009 Version End Date: -
-	1923m W	Status: Active Licence No: 28/39/36/0023 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'C' AT HOME FARM, HARMONDSWORTH Data Type: Point Name: BARWICK Easting: 506460 Northing: 177260	Annual Volume (m ³): 28108 Max Daily Volume (m ³): 1309 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 27/07/2001 Version End Date: -



ID	Location	Details	
-	1923m W	Status: Active Licence No: 28/39/36/0023 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'C' AT HOME FARM, HARMONDSWORTH Data Type: Point Name: BARWICK Easting: 506460 Northing: 177260	Annual Volume (m ³): 28108 Max Daily Volume (m ³): 1309 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 27/07/2001 Version End Date: -
-	1985m W	Status: Historical Licence No: 28/39/36/0023 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'C' AT HOME FARM, HARMONSWORTH Data Type: Point Name: BARWICK Easting: 506400 Northing: 177200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/09/1996 Version End Date: -
-	1985m W	Status: Historical Licence No: 28/39/36/0023 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'C' AT HOME FARM, HARMONSWORTH Data Type: Point Name: BARWICK Easting: 506400 Northing: 177200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/09/1996 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 42](#) >

ID	Location	Details	
-	1845m SW	Status: Historical Licence No: TH/039/0028/007 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: HEATHROW AIRPORT - BOREHOLE C Data Type: Point Name: HEATHROW AIRPORT LIMITED Easting: 507663 Northing: 175573	Annual Volume (m ³): 706000 Max Daily Volume (m ³): 3197 Original Application No: - Original Start Date: 13/02/2010 Expiry Date: 31/12/2019 Issue No: 2 Version Start Date: 29/04/2014 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS NGD)

Records within 250m

1

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

Features are displayed on the Hydrology map on [page 48 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	212m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.



6.2 Surface water features

Records within 250m

1

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

Features are displayed on the Hydrology map on [page 48 >](#)

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 48 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Crane	GB106039023030	Crane Rivers and Lakes	London

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 48 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1593m E	River	Crane	GB106039023030 ↗	No longer applicable	Does not require assessment	Moderate	2022



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

6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 48](#) >

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

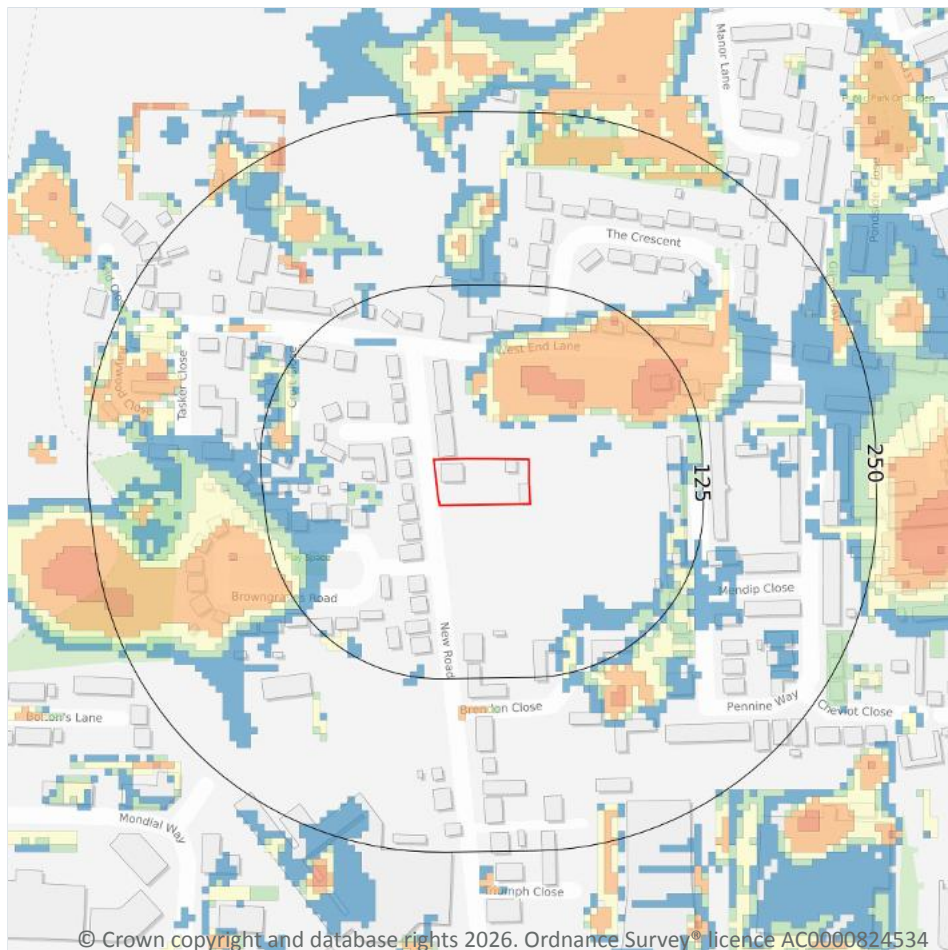
0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 54 >](#)

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

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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

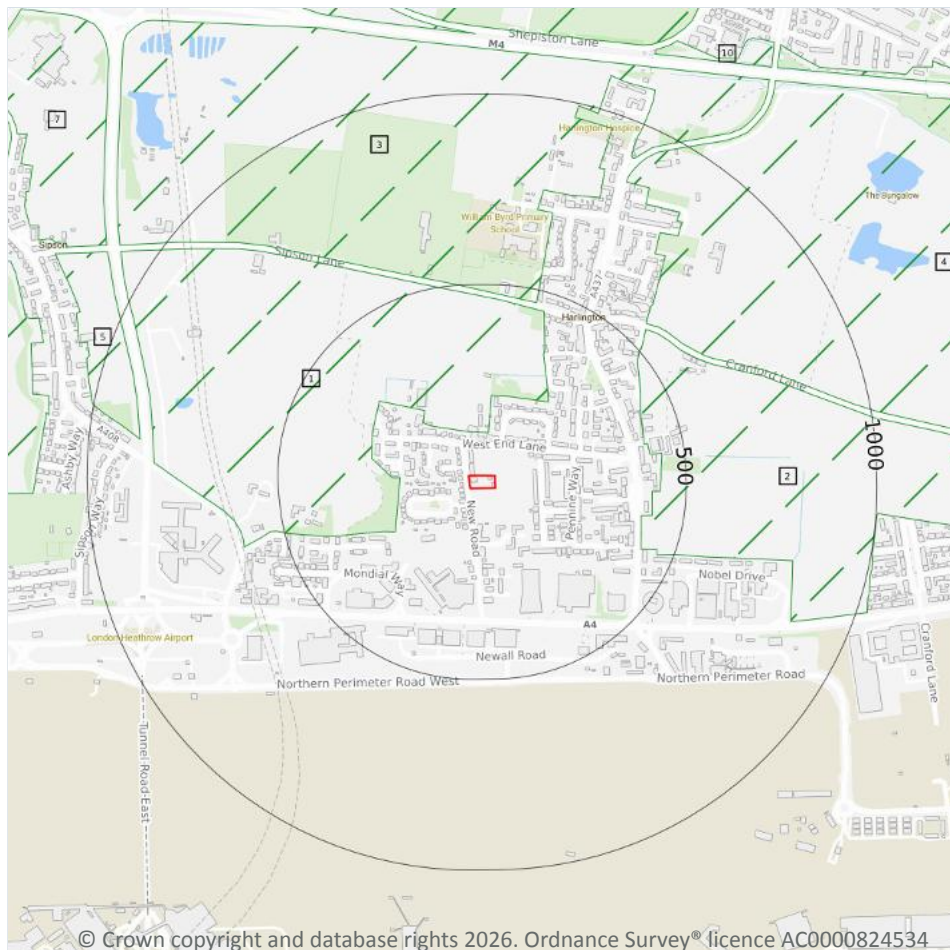
Moderate

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

Features are displayed on the Groundwater flooding map on [page 56 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- / Designated Ancient Woodland
- - - Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Data source
-	1930m SE	Cranebank	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

9

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

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Woodland Type
-	1425m E	Cranford Park	Infilled Ancient Wood Pasture
-	1429m E	Cranford Park	Infilled Ancient Wood Pasture
-	1461m E	Cranford Park	Infilled Ancient Wood Pasture
-	1467m E	Cranford Park	Ancient Wood Pasture
-	1514m E	Cranford Park	Infilled Ancient Wood Pasture
-	1639m NE	Cranford Park	Infilled Ancient Wood Pasture
-	1754m E	Cranford Park	Infilled Ancient Wood Pasture
-	1899m E	Cranford Park	Infilled Ancient Wood Pasture
-	1938m E	Avenue Park	Ancient & Semi-Natural Woodland

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



10.8 Biosphere Reserves

Records within 2000m**0**

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

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

10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**20**

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

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Local Authority name
1	113m N	London Green Belt	Hillingdon
2	389m E	London Green Belt	Hillingdon
3	466m N	London Green Belt	Hillingdon
4	562m NE	London Green Belt	Hillingdon
5	866m W	London Green Belt	Hillingdon
6	1111m W	London Green Belt	Hillingdon



ID	Location	Name	Local Authority name
7	1124m NW	London Green Belt	Hillingdon
8	1158m N	London Green Belt	Hillingdon
9	1164m N	London Green Belt	Hillingdon
10	1182m N	London Green Belt	Hillingdon
11	1300m NE	London Green Belt	Hillingdon
13	1442m NW	London Green Belt	Hillingdon
-	1480m SE	London Green Belt	Hillingdon
-	1529m E	London Green Belt	Hillingdon
-	1578m E	London Green Belt	Hounslow
-	1611m E	London Green Belt	Hounslow
-	1646m NW	London Green Belt	Hillingdon
-	1708m NW	London Green Belt	Hillingdon
-	1750m NW	London Green Belt	Hillingdon
-	1780m NW	London Green Belt	Hillingdon

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

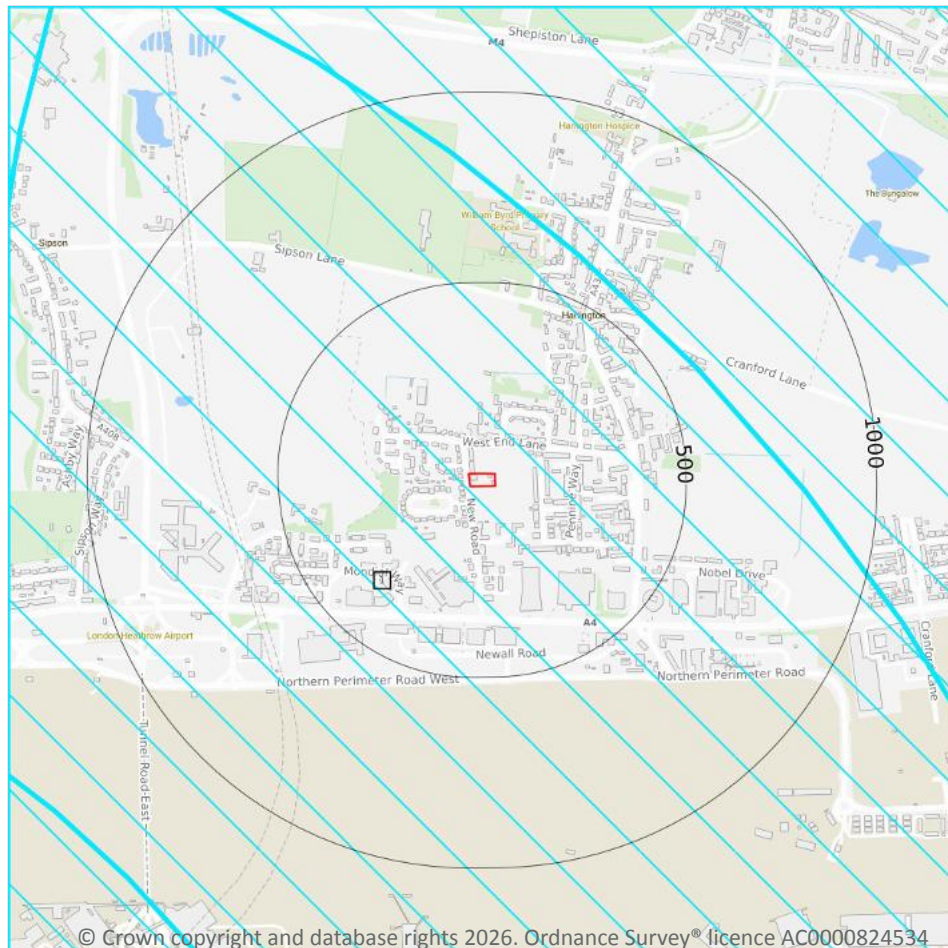
0

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

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 63](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430050&notes=&location=508516,176460%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

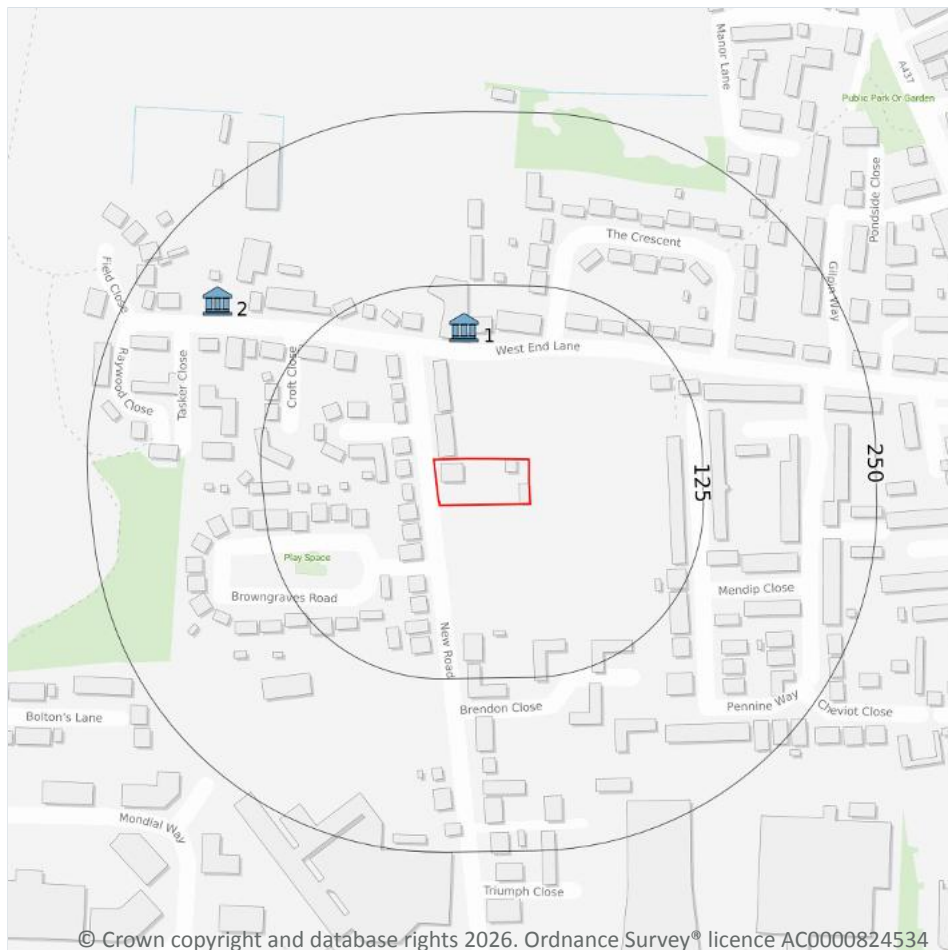
0

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

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**2**

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

Features are displayed on the Visual and cultural designations map on [page 65 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	95m N	The Pheasant Public House	II	1284844	06/09/1974
2	193m NW	Elder Farmhouse	II	1080138	06/09/1974

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

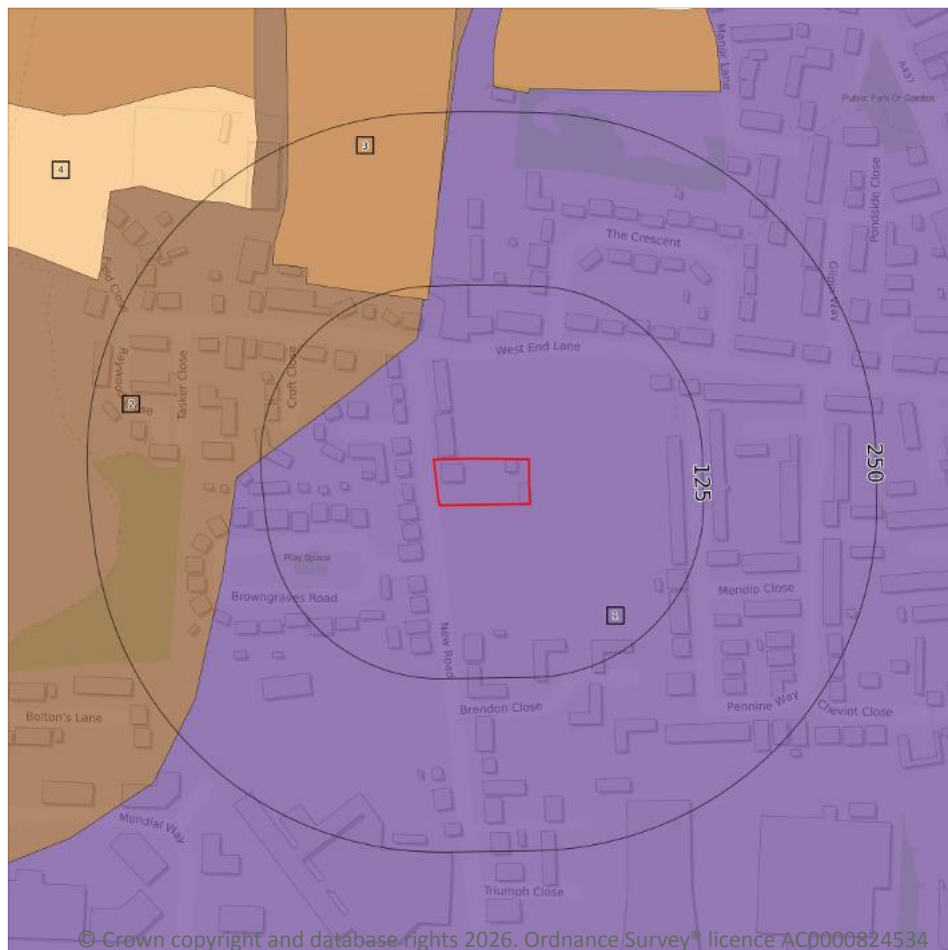
Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

4

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

Features are displayed on the Agricultural designations map on [page 68](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned
2	76m NW	Grade 1	Excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.



ID	Location	Classification	Description
3	115m N	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
4	223m NW	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

1

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

Location	Reference	Scheme	Start Date	End date
180m W	AG00423417	Higher Level Stewardship	01/12/2013	30/11/2023



This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

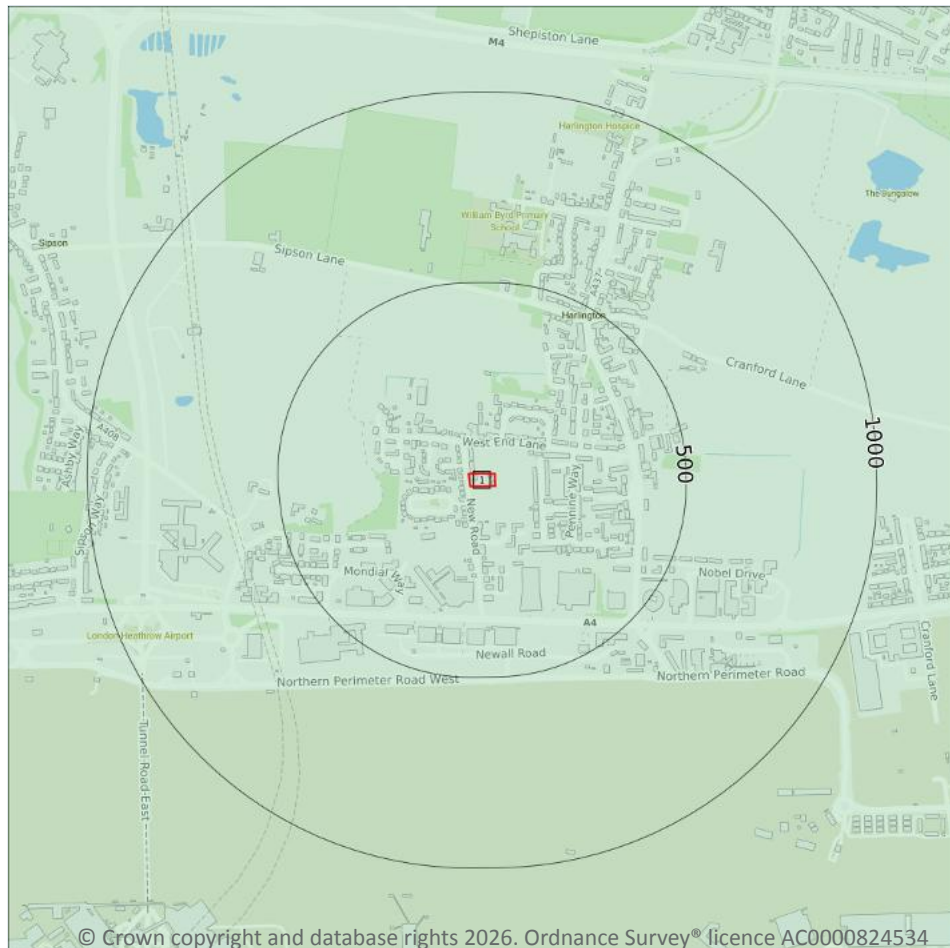
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

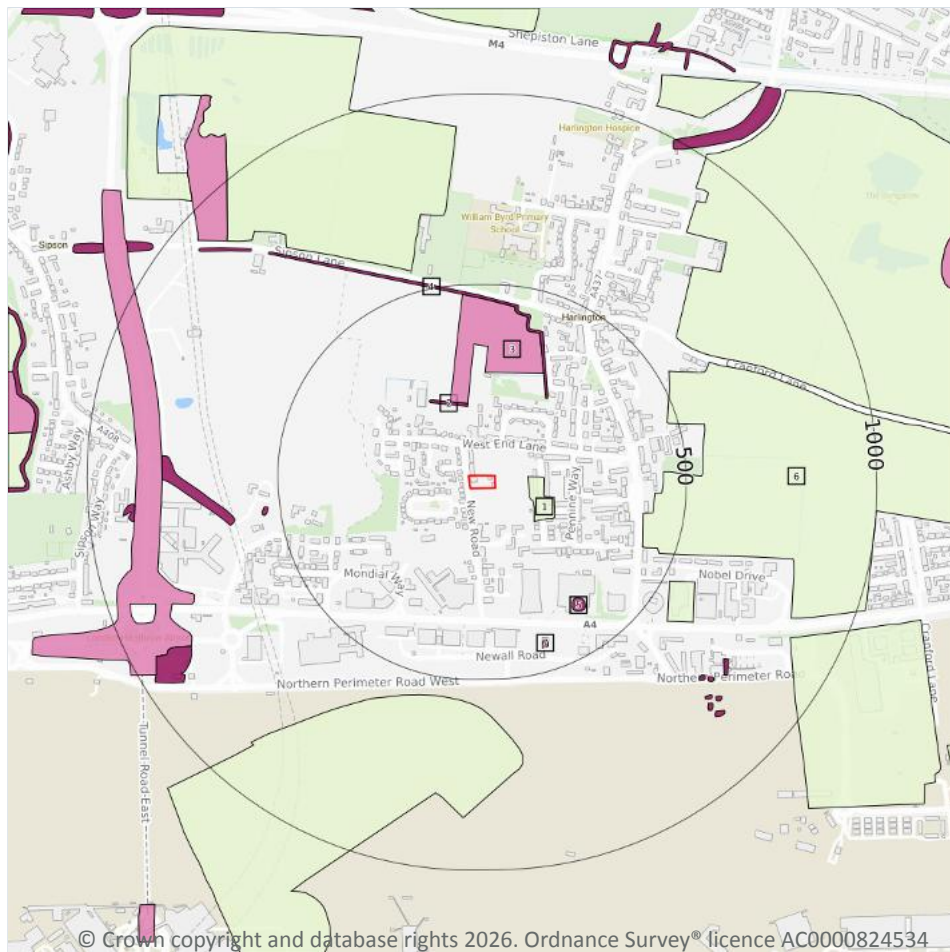
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ07NE

This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

7

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 73](#) >

ID	Location	LEX Code	Description	Rock description
1	87m E	WMGR-ARTDP	Infilled Ground	Artificial deposit
2	182m N	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
3	190m N	WGR-VOID	Worked Ground (Undivided)	Void
4	243m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

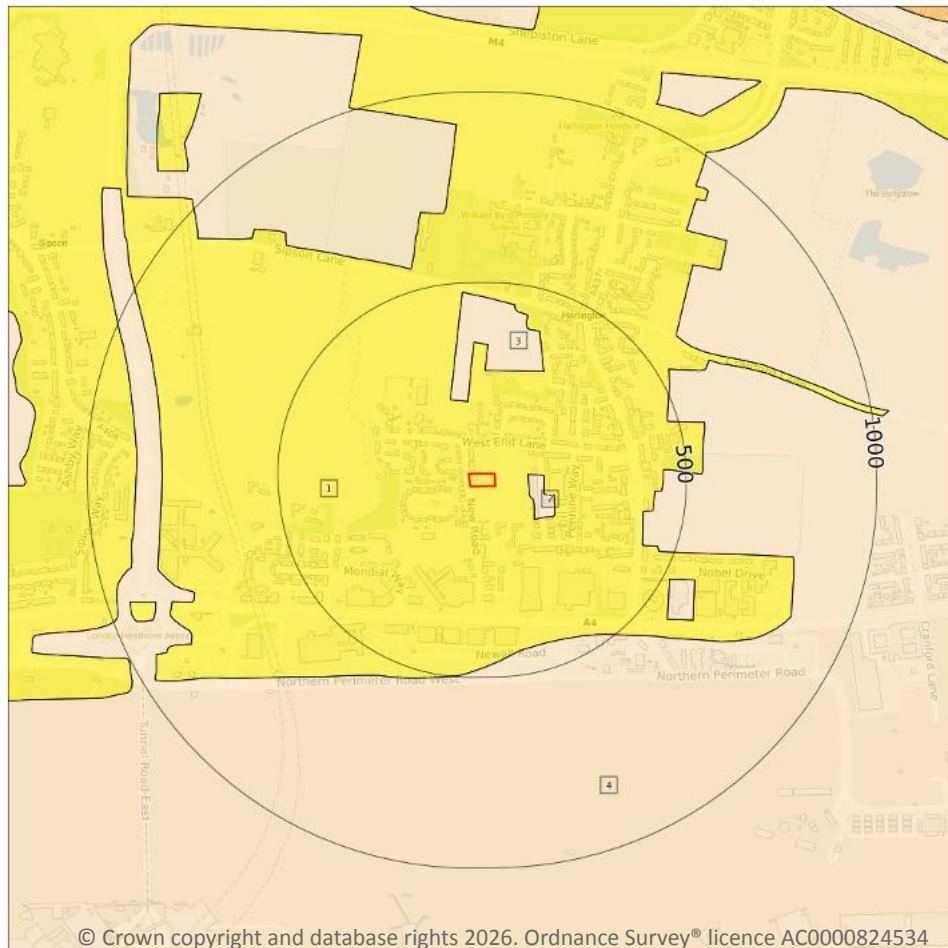


ID	Location	LEX Code	Description	Rock description
5	356m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
6	393m E	WMGR-ARTDP	Infilled Ground	Artificial deposit
7	412m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

4

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 75 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	LASI-Z	Langley Silt Member-Silt	Silt
2	87m E	TPGR-XSV	Taplow Gravel Member-Sand And Gravel	Sand and gravel
3	190m N	TPGR-XSV	Taplow Gravel Member-Sand And Gravel	Sand and gravel
4	393m E	TPGR-XSV	Taplow Gravel Member-Sand And Gravel	Sand and gravel



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

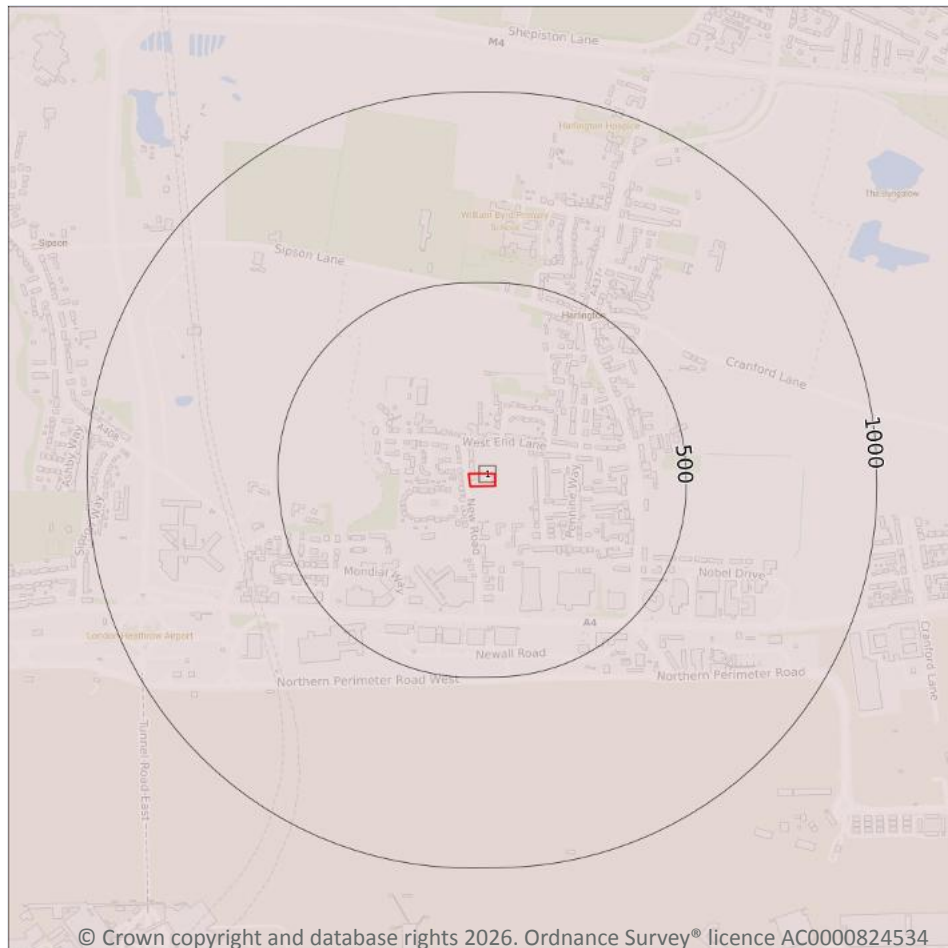
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 77](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-C	London Clay Formation-Clay	Ypresian

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

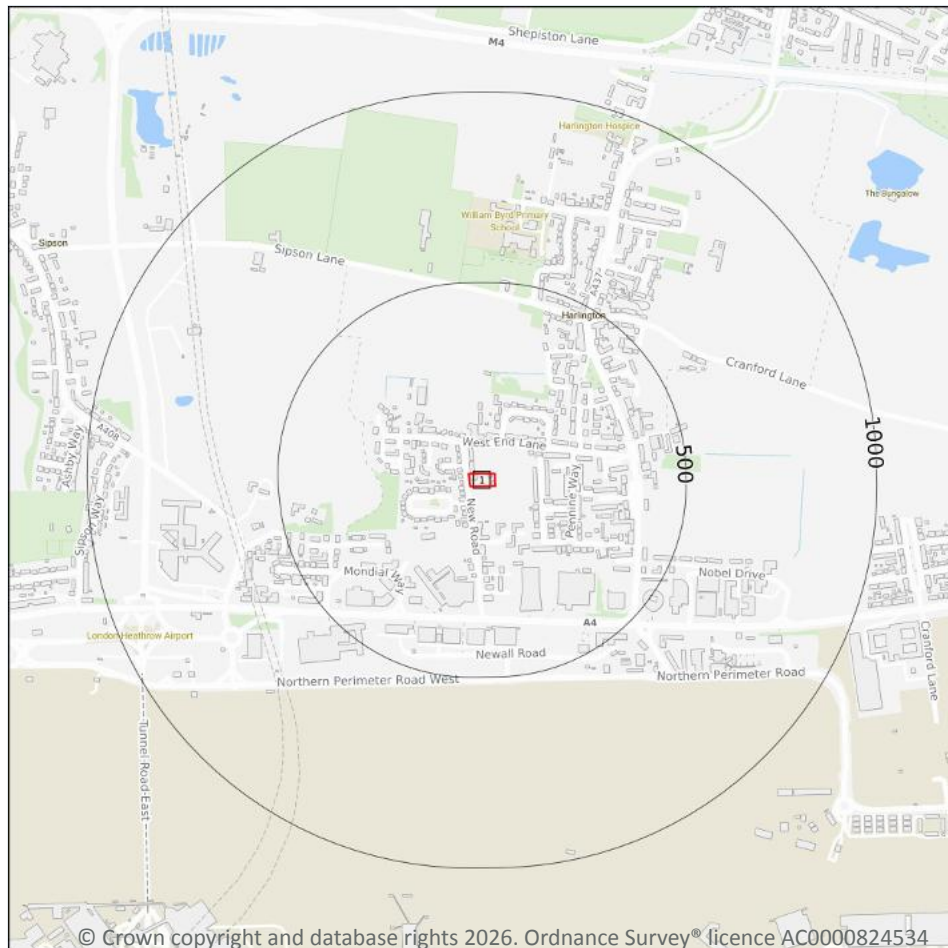
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

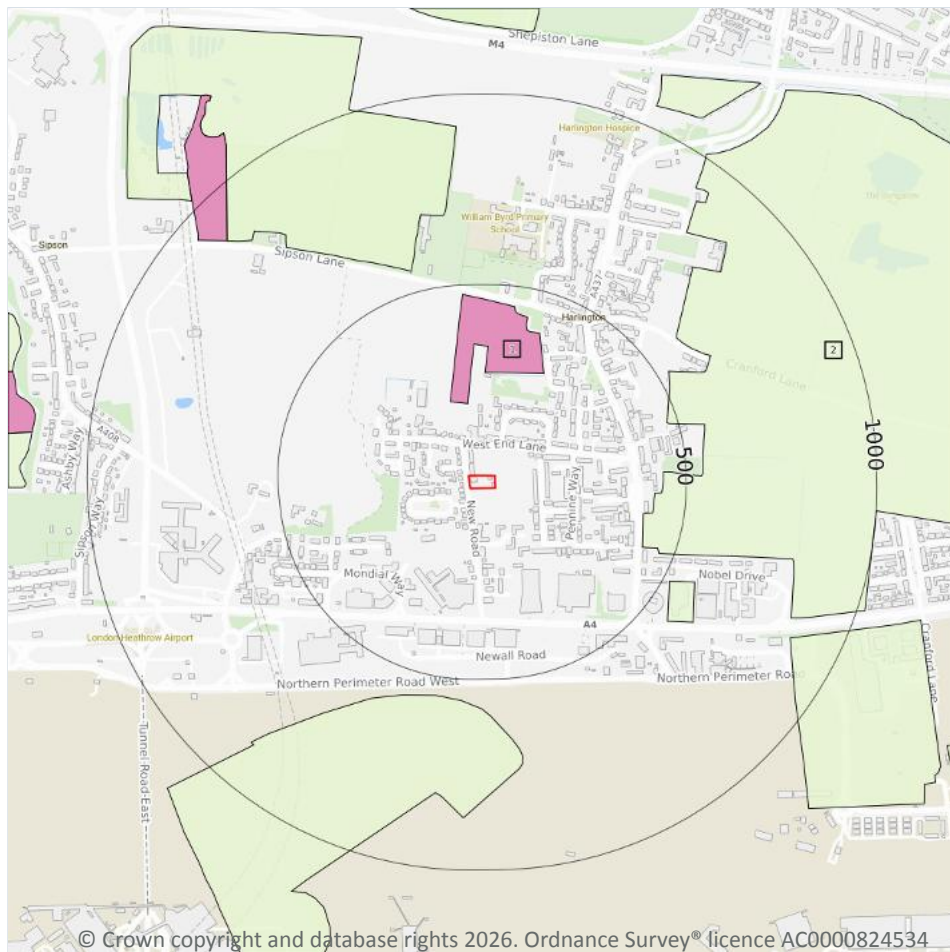
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 79](#) >

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

This data is sourced from the British Geological Survey.



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



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

15.2 Artificial and made ground (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 80](#) >

ID	Location	LEX Code	Description	Rock description
1	189m N	WGR-VOID	Worked Ground	Void
2	393m E	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

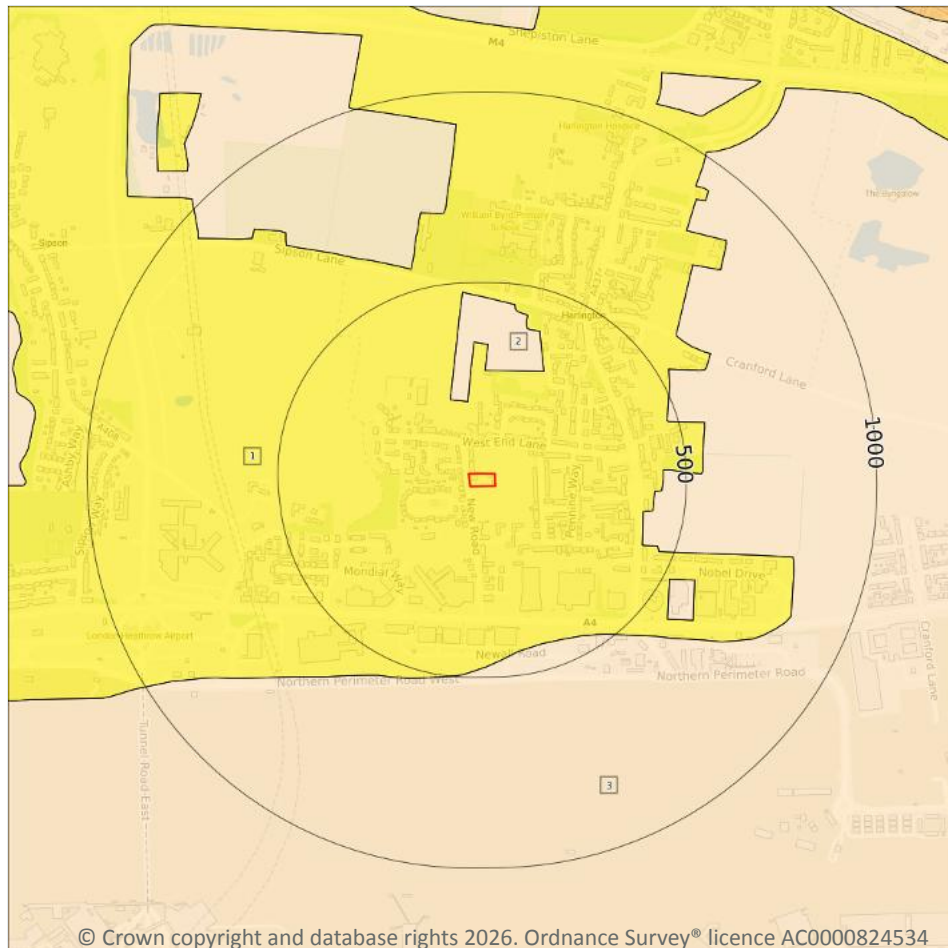
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 82](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	LASI-XCZ	Langley Silt Member	Clay and silt
2	189m N	TPGR-XSV	Taplow Gravel Member	Sand and gravel
3	393m E	TPGR-XSV	Taplow Gravel Member	Sand and gravel

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

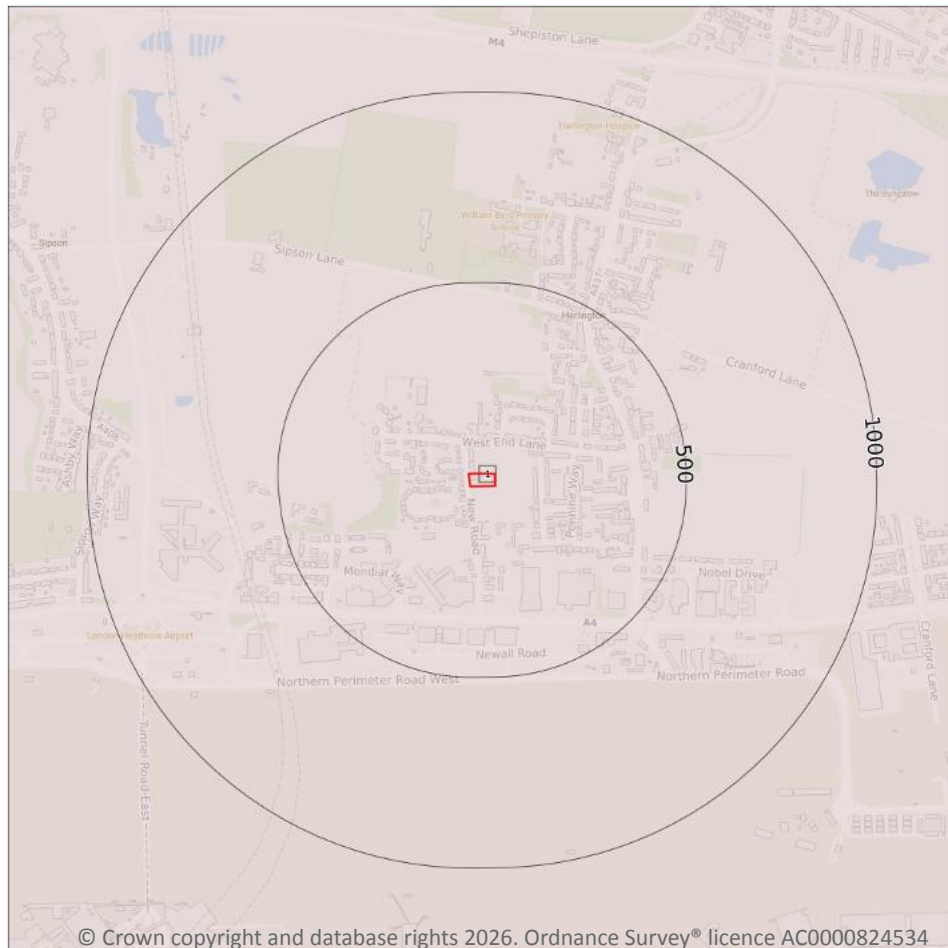
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 84](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	London Clay Formation-Clay, silt and sand	Ypresian

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

2

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

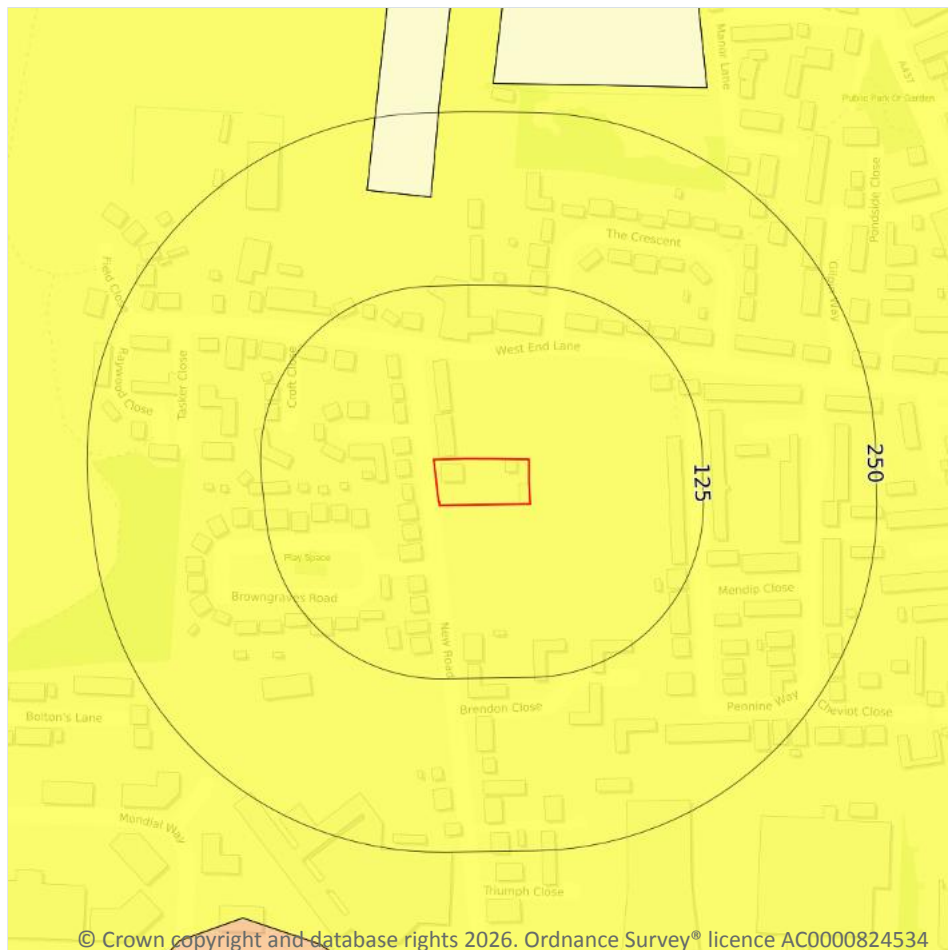
Features are displayed on the Boreholes map on [page 86](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	71m E	508520 177320	HARLINGTON DRAINAGE 11	-	Y	N/A
2	144m E	508590 177230	GRAVEL PIT FARM, HARLINGTON	3.66	N	574270 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

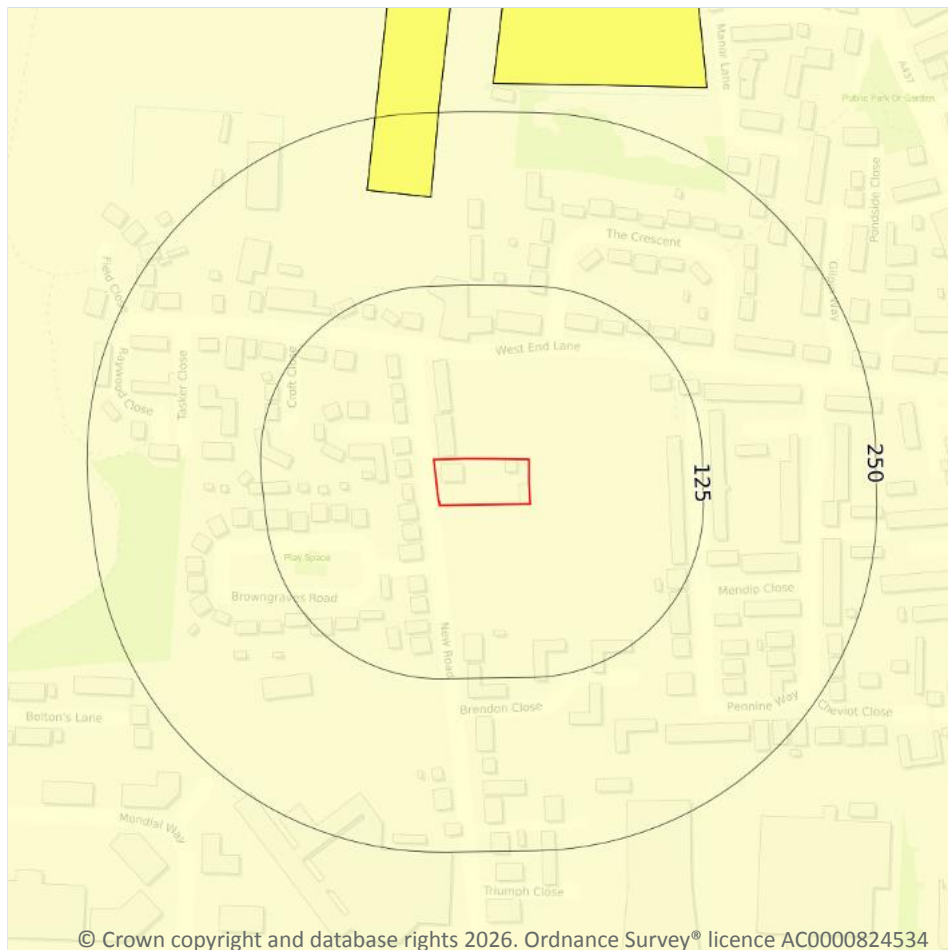
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 87 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

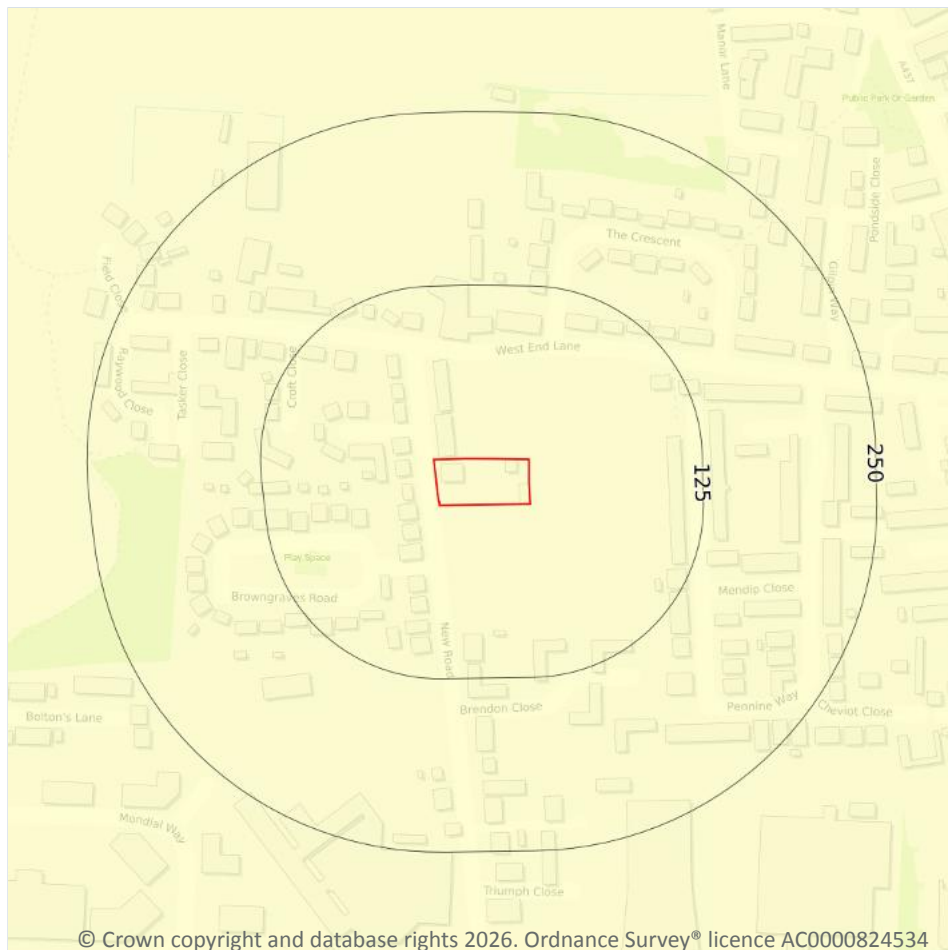
Features are displayed on the Natural ground subsidence - Running sands map on [page 88](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

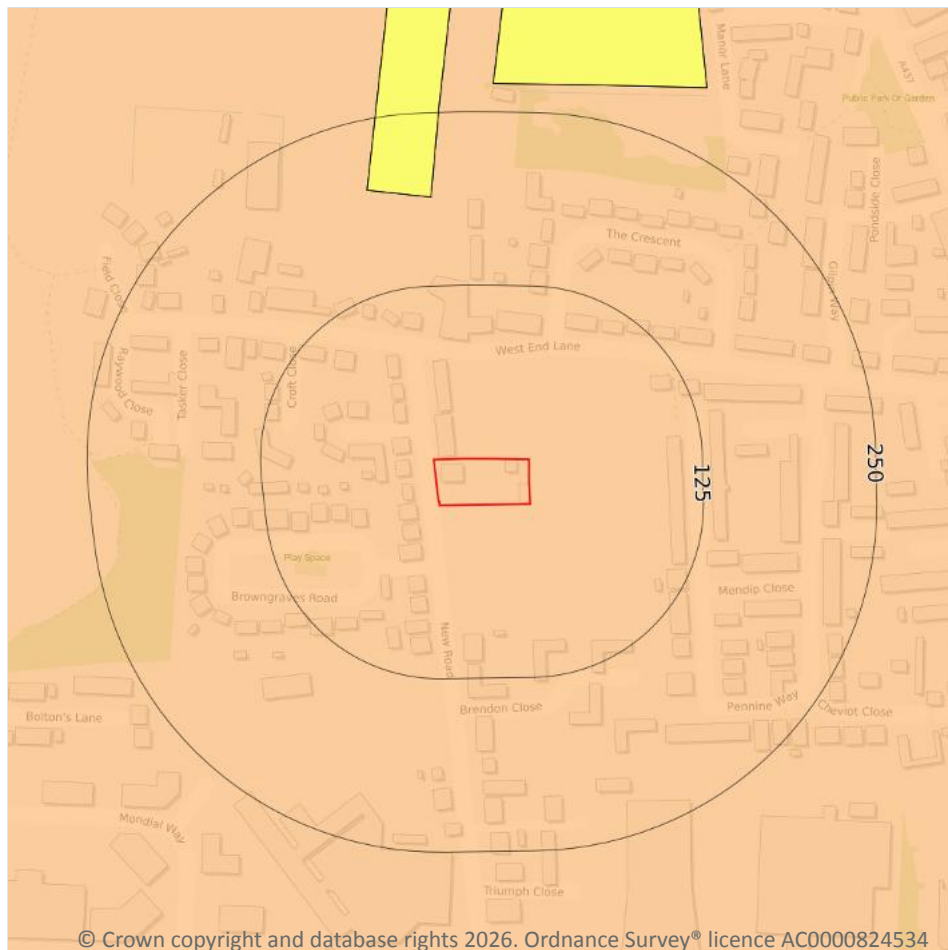
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 89](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

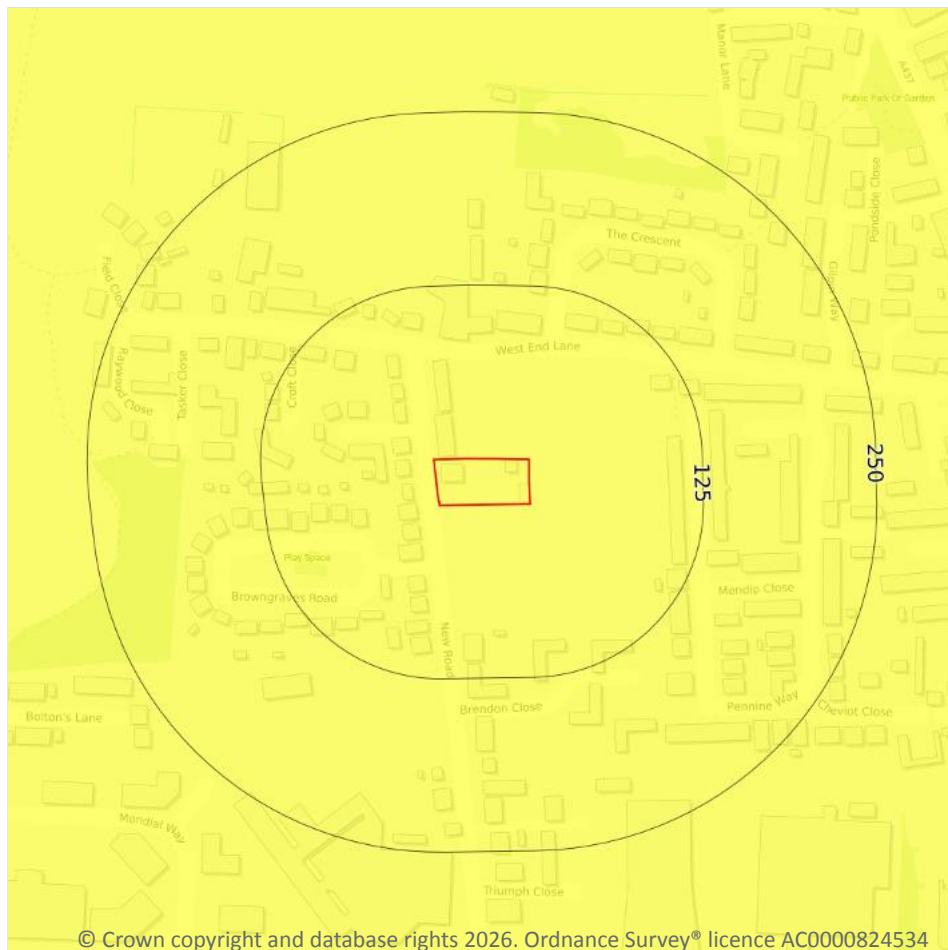
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 90](#) >

Location	Hazard rating	Details
On site	Low	Deposits with potential to collapse when loaded and saturated are possibly present in places.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

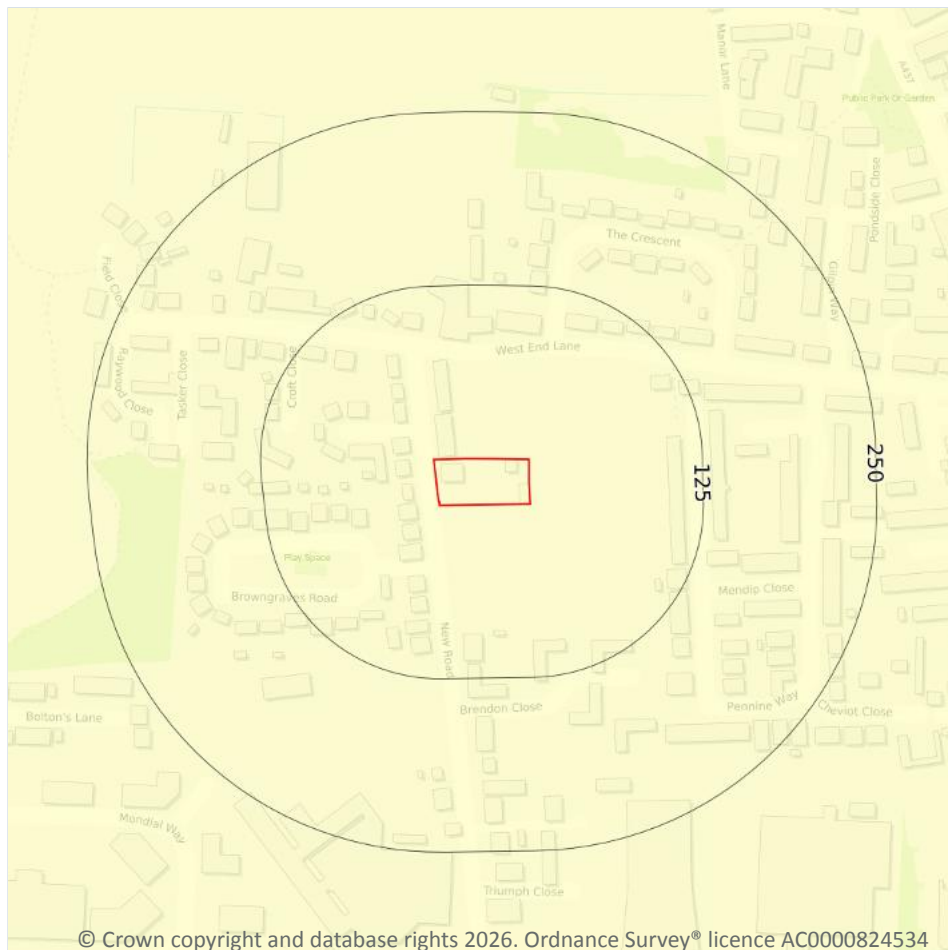
Features are displayed on the Natural ground subsidence - Landslides map on [page 91](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 92](#)

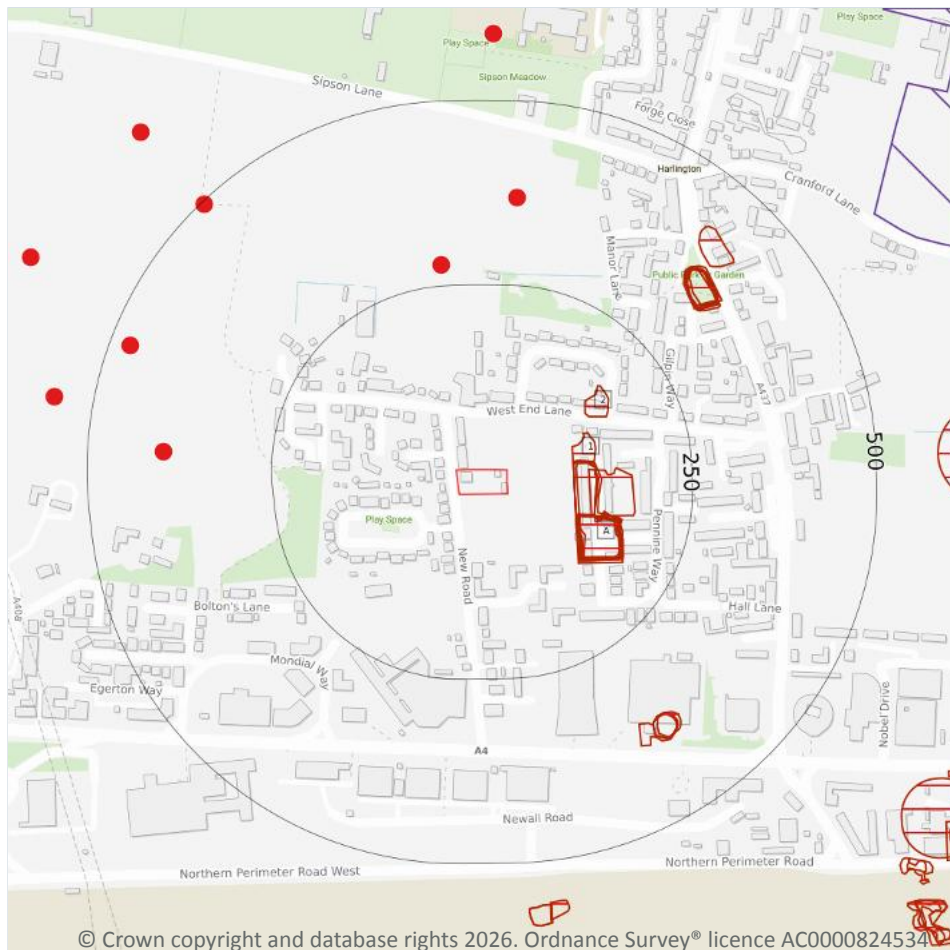
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

5

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

Features are displayed on the Mining and ground workings map on [page 94 >](#)

ID	Location	Details	Description
3	278m N	Name: Manor Farm Gravel Pit Address: Sipson Lane, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
4	369m N	Name: Manor Farm Gravel Pit Address: Sipson Lane, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
6	398m W	Name: Sipson Lane Quarry Address: Sipson Lane, Sipson, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Inactive	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which is not currently extracting minerals, but which still has a valid planning permission to do so, and can restart at any time. May be considered 'Mothballed' by operator. May be considered to have 'Active' or 'Dormant' planning permission by the Mineral Planning Authority
7	472m W	Name: Sipson Lane Quarry Address: Sipson Lane, Sipson, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Inactive	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which is not currently extracting minerals, but which still has a valid planning permission to do so, and can restart at any time. May be considered 'Mothballed' by operator. May be considered to have 'Active' or 'Dormant' planning permission by the Mineral Planning Authority



ID	Location	Details	Description
8	496m NW	Name: Imperial College Playing Fields Address: Sipson, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	12
----------------------------	-----------

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

Features are displayed on the Mining and ground workings map on [page 94](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	90m E	Pond	1865	1:10560
A	90m E	Pond	1938	1:10560
A	90m E	Pond	1932	1:10560
A	90m E	Pond	1912	1:10560
A	90m E	Pond	1935	1:10560
A	94m E	Pond	1912	1:10560
A	97m E	Pond	1865	1:10560
A	99m E	Pond	1894	1:10560
A	100m E	Pond	1897	1:10560
A	103m E	Pond	1900	1:10560
A	111m E	Pond	1881	1:10560
2	131m NE	Pond	1881	1:10560

This data is sourced from Ordnance Survey®/Groundsure.



18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

3

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

Location	Mineral type
127m S	Unspecified
189m N	Stone
393m E	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.



18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

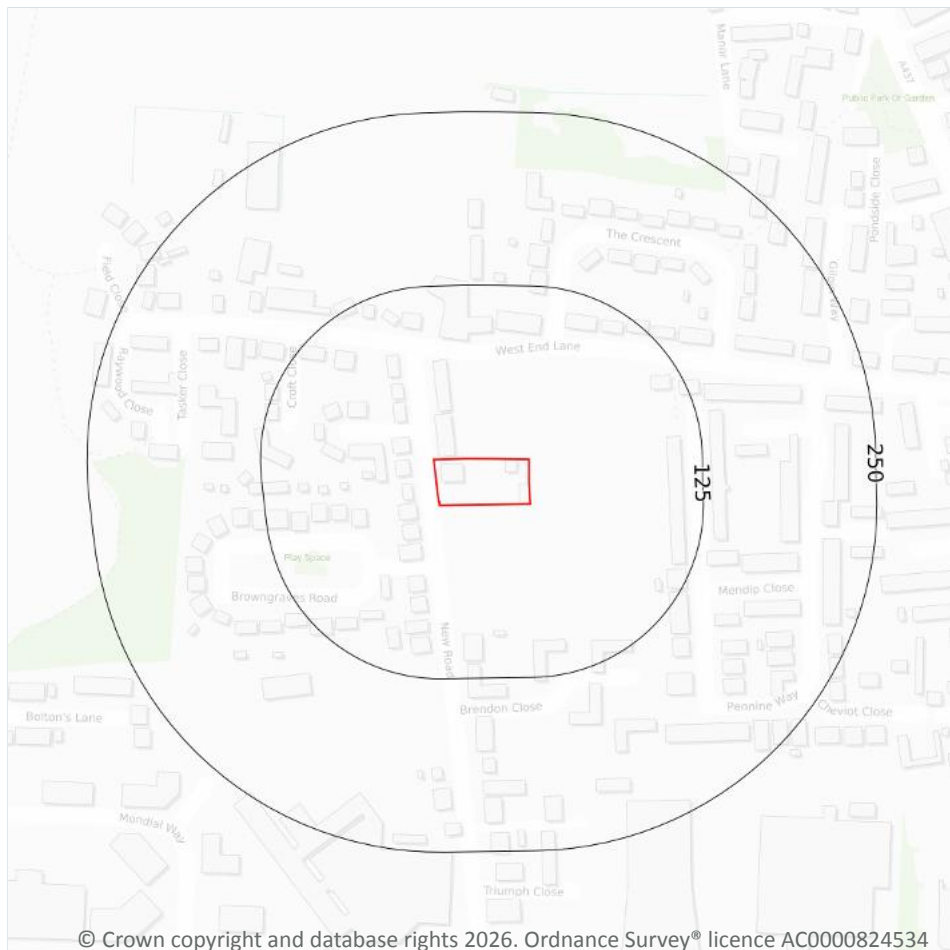
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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

20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 103 >](#)

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	No data	No data	No data	No data	No data	No data	No data
48m E	No data	No data	No data	No data	No data	No data	No data

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	21	3.7	198	136	1.8	97	112	31	31
On site	24	4.2	231	159	1.6	103	140	33	38
On site	25	4.4	218	150	1.5	98	132	32	35
On site	28	4.9	272	187	1.4	106	176	36	47
48m E	18	3.2	188	129	2.6	106	107	32	30
49m E	17	3	177	122	2.9	104	95	30	27

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

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

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

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

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

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

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

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

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

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

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.

Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.



Appendix 4: Historical Map Selection

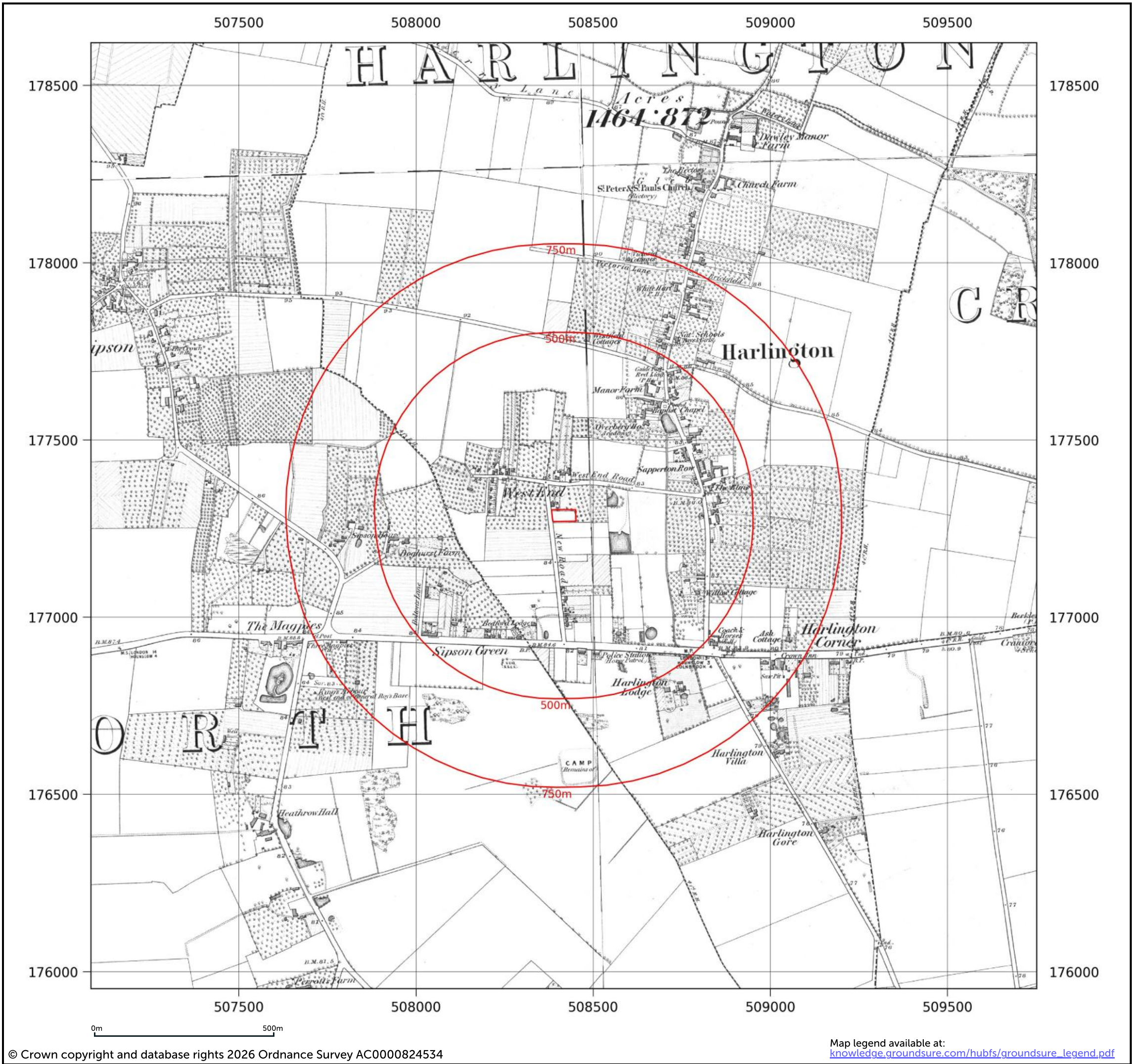
Site details:	25, NEW ROAD, HAYES, HILLINGDON, UB3 5BD
Client ref:	25 NEW ROAD, UB3 5BD 37927838
Report ref:	GS-109-CKA-8UO-VJP
Grid ref:	508417.26, 177286.9
Production date:	14 April 2026

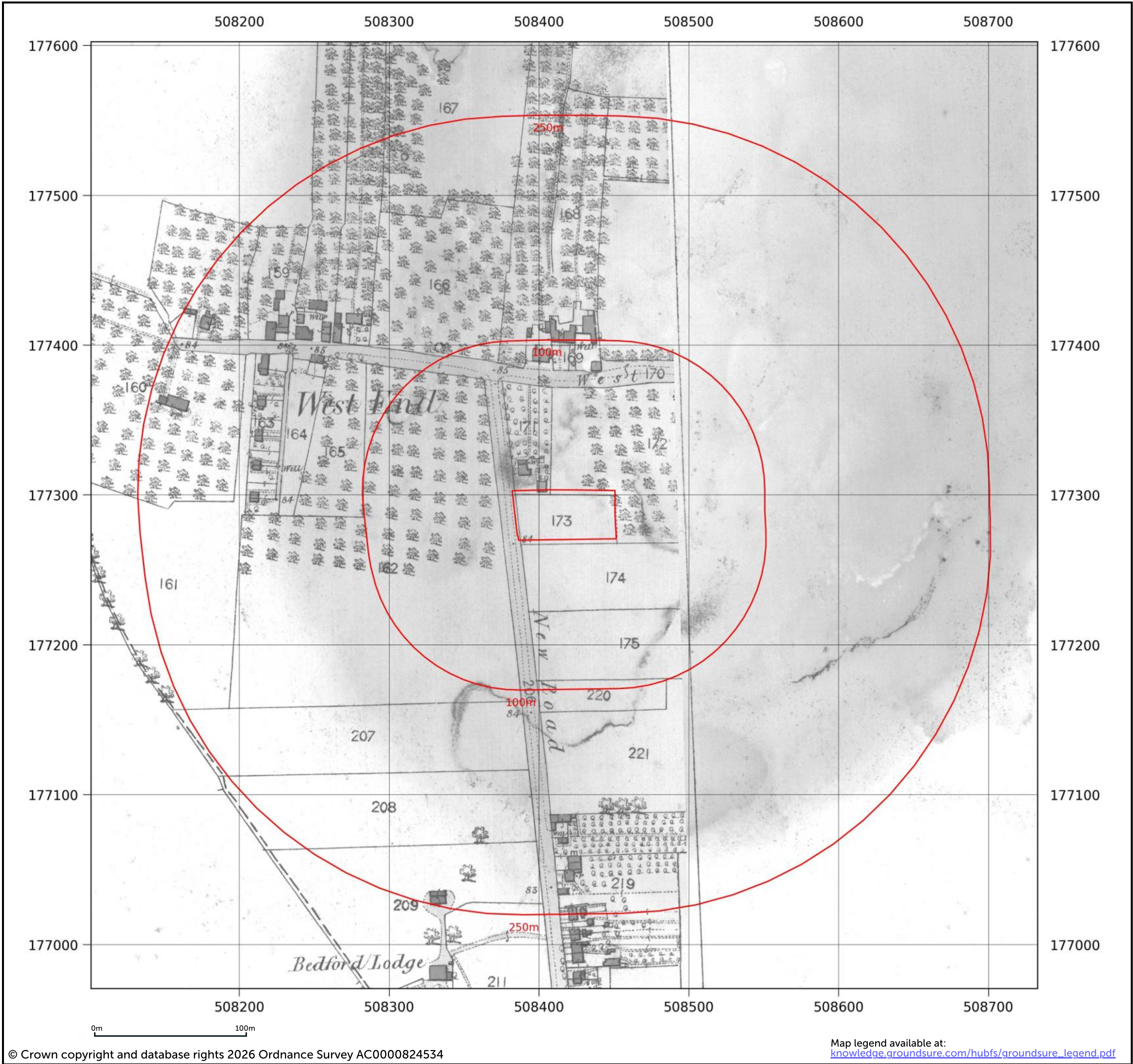
Map name:	County Series
Map date:	1865-1868
Scale:	1:10,560
Printed at:	1:10,560



Date: 1868 Surveyed: 1864 Revised: 1868	Date: 1868 Surveyed: 1865 Revised: 1865 Edition: 1868
Date: 1865 Surveyed: 1865 Revised: 1865	Date: 1865 Surveyed: 1865 Revised: 1865

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Site details:	25, NEW ROAD, HAYES, HILLINGDON, UB3 5BD
Client ref:	25 NEW ROAD, UB3 5BD 37927838
Report ref:	GS-109-CKA-8UO-VJP
Grid ref:	508417.26, 177286.9
Production date:	14 April 2026

Map name:	County Series
Map date:	1865-1866
Scale:	1:2,500
Printed at:	1:2,500



Date: 1866 Surveyed: 1866 Revised: 1866	Date: 1865 Surveyed: 1865 Revised: 1865
---	---

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Site details: 25, NEW ROAD, HAYES, HILLINGDON, UB3 5BD
Client ref: 25 NEW ROAD, UB3 5BD 37927838
Report ref: GS-109-CKA-8UO-VJP
Grid ref: 508417.26, 177286.9
Production date: 14 April 2026

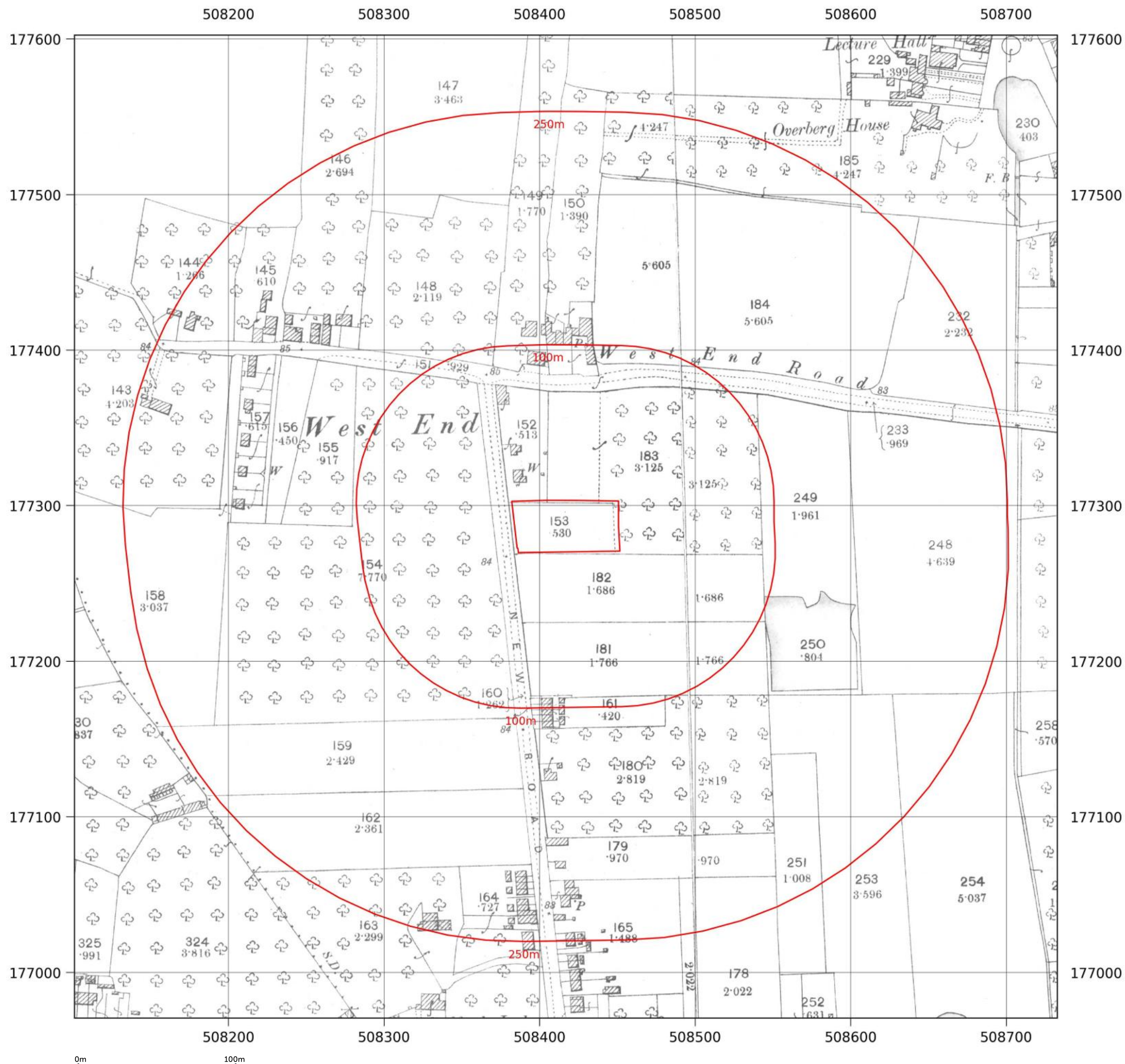
Map name: County Series
Map date: 1895-1896
Scale: 1:2,500
Printed at: 1:2,500



Date: 1896
 Surveyed: 1896
 Revised: 1896

Date: 1895
 Surveyed: 1895
 Revised: 1895

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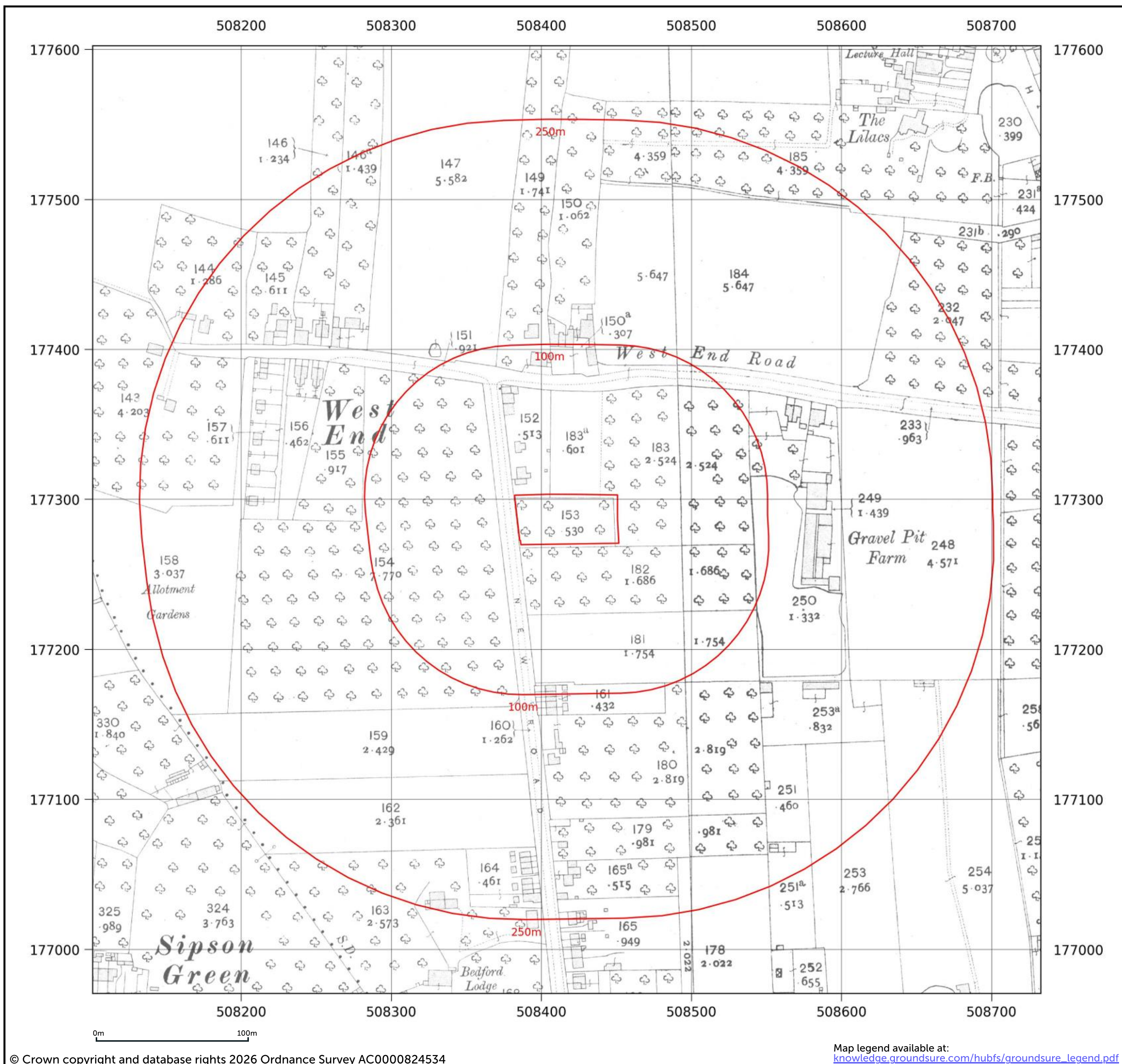
Site details: 25, NEW ROAD, HAYES, HILLINGDON, UB3 5BD
Client ref: 25 NEW ROAD, UB3 5BD 37927838
Report ref: GS-109-CKA-8UO-VJP
Grid ref: 508417.26, 177286.9
Production date: 14 April 2026

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



Date: 1914
 Surveyed: 1914
 Revised: 1914

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Site details:

25, NEW ROAD, HAYES,
HILLINGDON, UB3 5BD

Client ref:

25 NEW ROAD, UB3 5BD
37927838

Report ref:

GS-109-CKA-8UO-VJP

Grid ref:

508417.26, 177286.9

Production date:

14 April 2026

Map name:

County Series

Map date:

1932-1935

Scale:

1:2,500

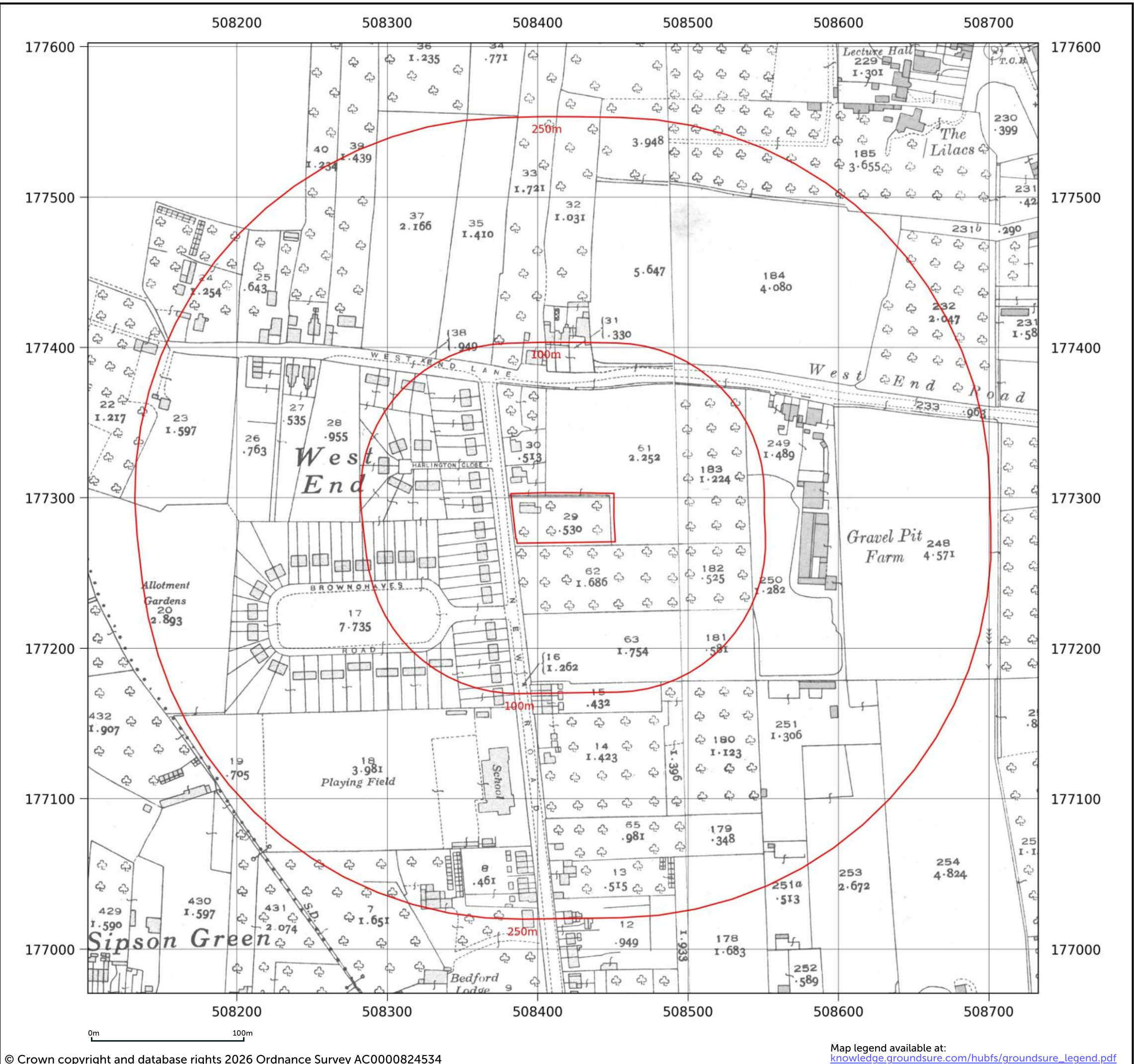
Printed at:

1:2,500

Date: 1935
Surveyed: 1935
Revised: 1935

Date: 1932
Surveyed: 1932
Revised: 1932

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Site details: 25, NEW ROAD, HAYES, HILLINGDON, UB3 5BD
Client ref: 25 NEW ROAD, UB3 5BD 37927838
Report ref: GS-109-CKA-8UO-VJP
Grid ref: 508417.26, 177286.9
Production date: 14 April 2026

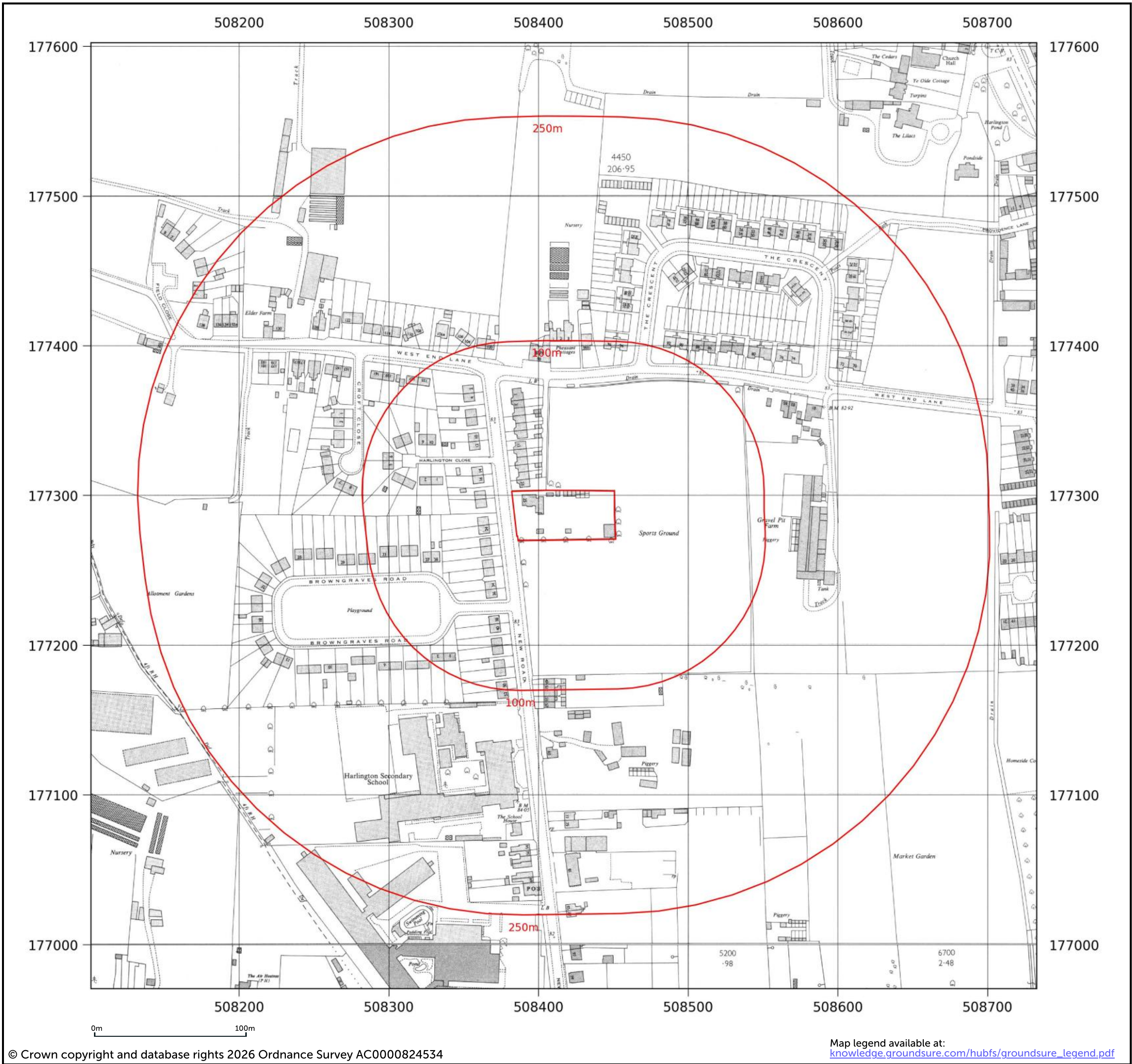
Map name: National Grid
Map date: 1964-1967
Scale: 1:2,500
Printed at: 1:2,500



Date: 1967
Surveyed: 1966
Revised: 1966
Copyright: 1967

Date: 1964
Surveyed: 1962
Revised: 1962
Edition: 1964
Copyright: 1964
Levelled: 1957

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25, NEW ROAD, HAYES,
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Client ref:

25 NEW ROAD, UB3 5BD
37927838

Report ref:

GS-109-CKA-8UO-VJP

Grid ref:

508417.26, 177286.9

Production date:

14 April 2026

Map name:

National Grid

Map date:

1977-1981

Scale:

1:1,250

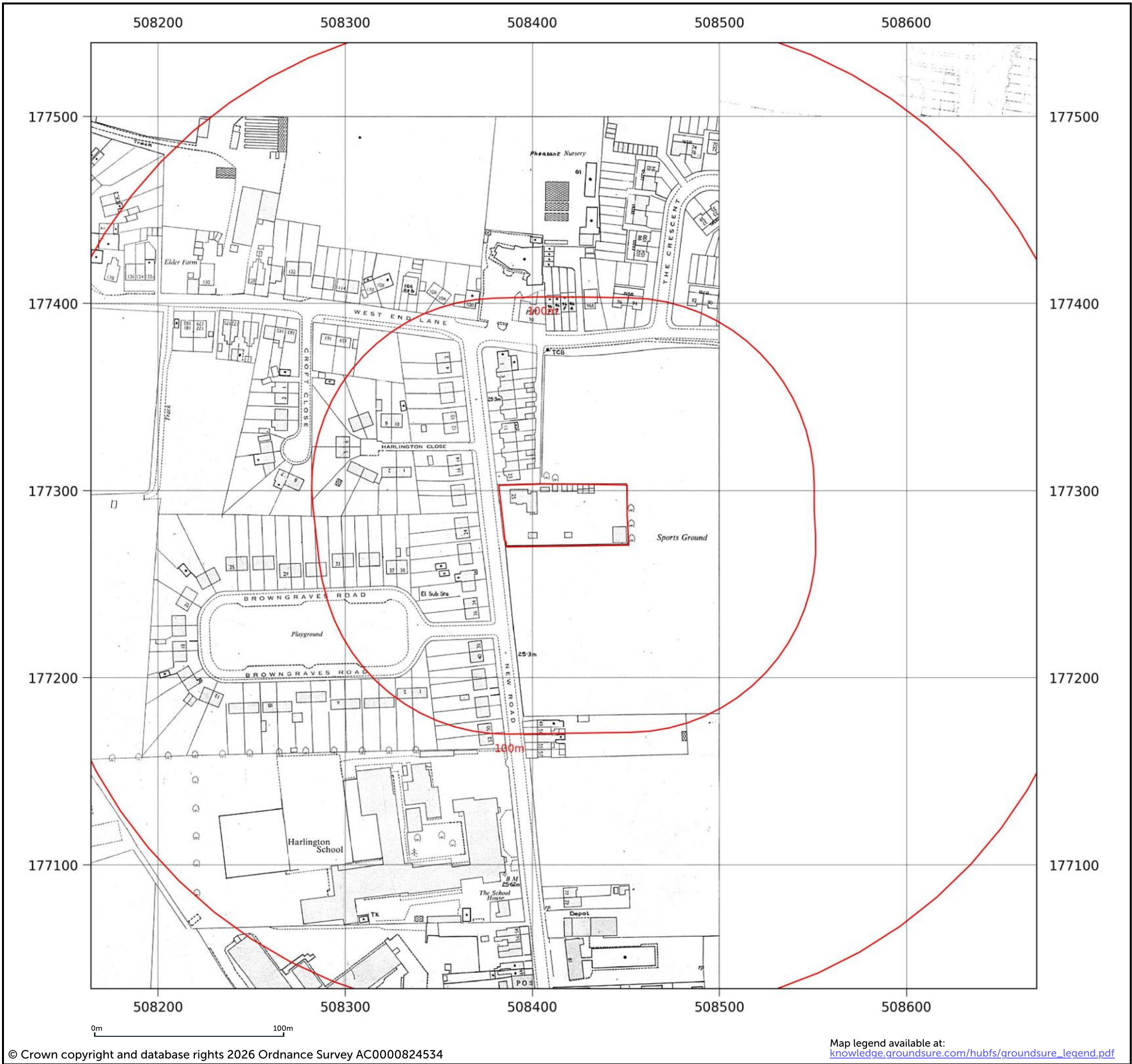
Printed at:

1:2,000

Date: 1977

Date: 1981
Copyright: 1981
Levelled: 1957

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Site details: 25, NEW ROAD, HAYES, HILLINGDON, UB3 5BD
Client ref: 25 NEW ROAD, UB3 5BD 37927838
Report ref: GS-109-CKA-8UO-VJP
Grid ref: 508417.26, 177286.9
Production date: 14 April 2026

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



Date: 1992	Date: 1990 Surveyed: 1957 Revised: 1990 Copyright: 1990 Levelled: 1957
Date: 1989 Surveyed: 1989 Revised: 1989 Copyright: 1989	Date: 1988 Surveyed: 1957 Revised: 1988 Copyright: 1988 Levelled: 1957

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



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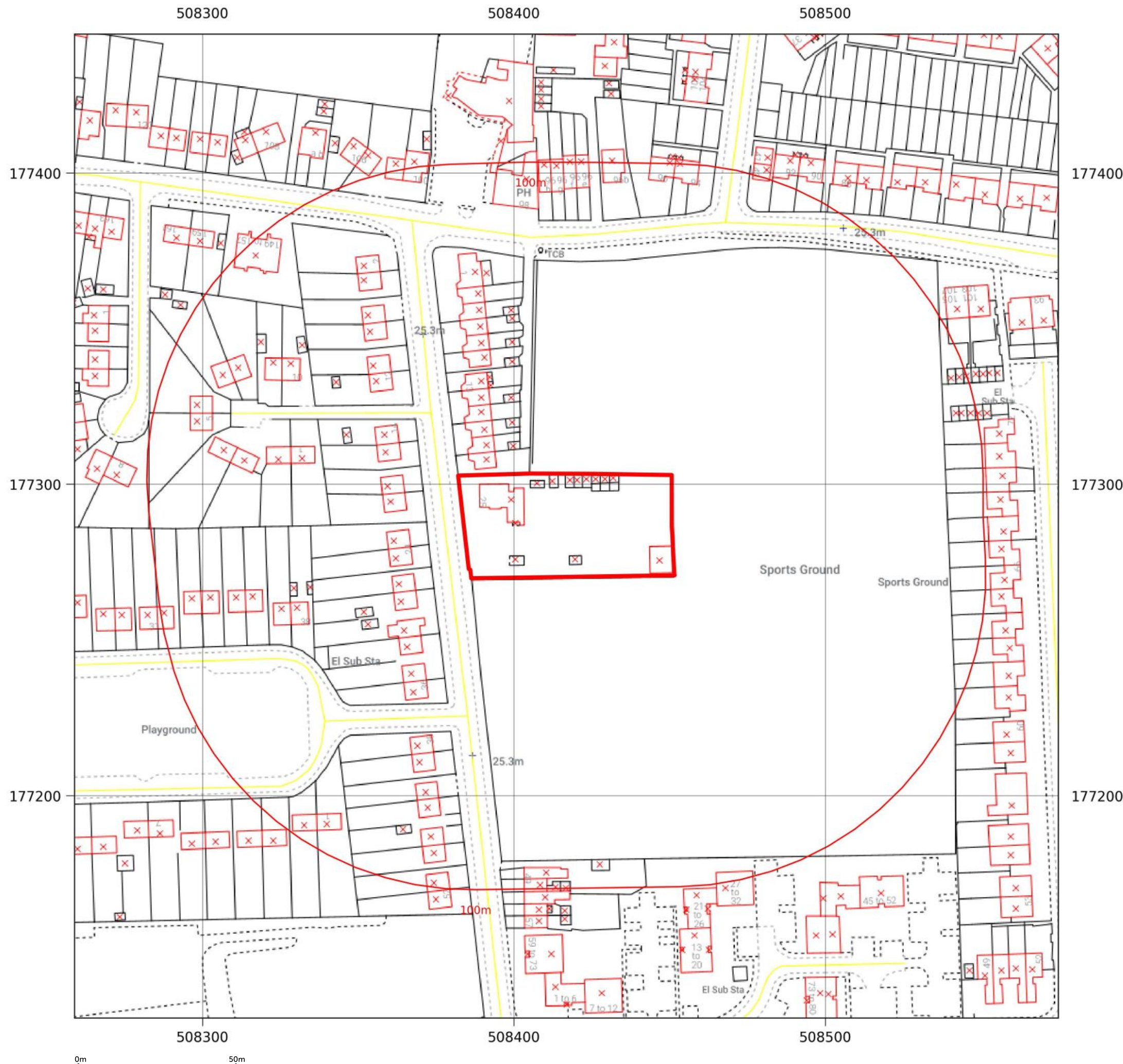
Site details: 25, NEW ROAD, HAYES, HILLINGDON, UB3 5BD
Client ref: 25 NEW ROAD, UB3 5BD 37927838
Report ref: GS-109-CKA-8UO-VJP
Grid ref: 508417.26, 177286.9
Production date: 14 April 2026

Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



Date: 2003

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Site details:

25, NEW ROAD, HAYES,
HILLINGDON, UB3 5BD

Client ref:

25 NEW ROAD, UB3 5BD
37927838

Report ref:

GS-109-CKA-8UO-VJP

Grid ref:

508417.26, 177286.9

Production date:

14 April 2026

Map name:

National Grid

Map date:

2015

Scale:

1:10,000

Printed at:

1:10,000

Date: 2015

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Site details:

25, NEW ROAD, HAYES,
HILLINGDON, UB3 5BD

Client ref:

25 NEW ROAD, UB3 5BD
37927838

Report ref:

GS-109-CKA-8UO-VJP

Grid ref:

508417.26, 177286.9

Production date:

14 April 2026

Map name:

National Grid

Map date:

2015

Scale:

1:10,000

Printed at:

1:10,000

N
W
E
S

Date: 2015

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info@groundsure.com
01273 257 755



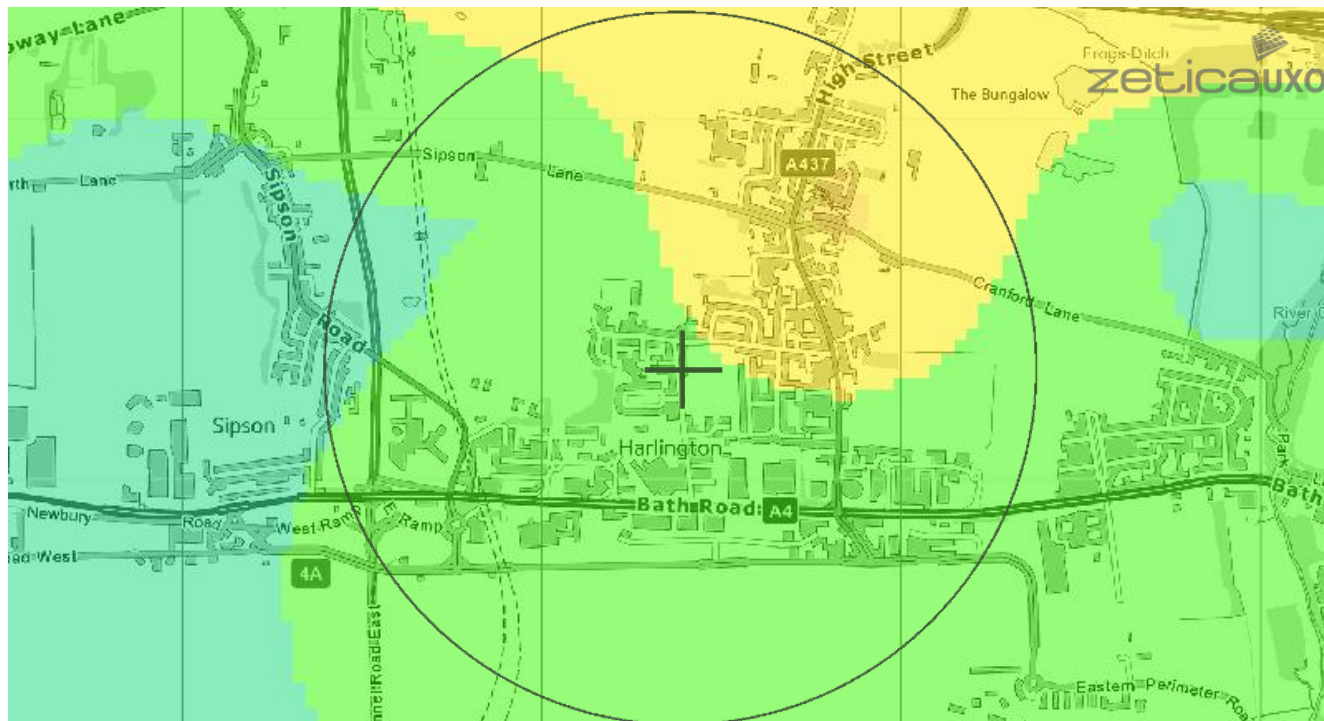
Appendix 5: Zetica UXO Mapping

UNEXPLODED BOMB RISK MAP



SITE LOCATION

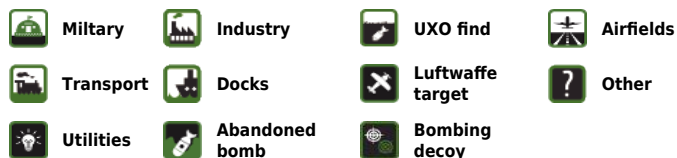
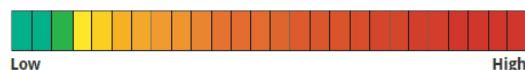
Location: UB3 5BD,
Map Centre: 508358,177315



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

LEGEND

London Bomb Risk



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

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

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

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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

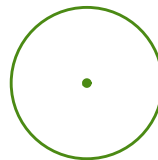
tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

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

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

Appendix 6: Development Plans

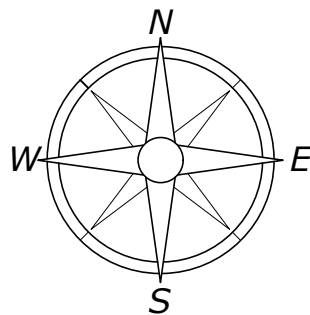
KEY



EXISTING TREES RETAINED.



INDICATIVE PROPOSED
TREE PLANTING.



FIELD

G2

T12

Amenity
95m²

Amenity
89m²

Amenity
87m²

Amenity
88m²

Amenity
85m²

Amenity
67m²

Amenity
103m²

Amenity
80m²

Amenity
74m²

PLOTS 4 & 5

PLOTS 6 & 7

PLOTS 8 & 9

G3

Turning
Head

G1

Existing Trees

FIELD

Estimated position
of telephone pole.

Proposed native
tree and hedge
planting.

New
crossover.

R
O
A
D

Estimated position
of existing parking
bays.

Existing access.

N
E
W

Active electric
vehicle charging
points to all non
visitor parking
bays.

Change in surface
materials between
parking bays & road.

PLOT 1

PLOT 2

PLOT 3

Access to the
rear for bins
& cycles.

Access to the
rear for bins
& cycles.

Access to the
rear for bins
& cycles.

Access to the
rear for bins
& cycles.

Access to the
rear for bins
& cycles.

Parking
Plot 1

Parking
Plot 2

Parking
Plot 3

Parking
Plot 4

Parking
Plot 5

Parking
Plot 6

Parking
Plot 7

Parking
Plot 8

Parking
Plot 9

Visitor
Parking

Cycle
Stores

Cycle
Stores

Cycle
Stores

Cycle
Stores

Cycle
Stores

Cycle
Stores

25 NEW ROAD, HARLINGTON

W J Macleod
ARCHITECT
70b High Street Northwood Middlesex HA6 1BL
phone 01923 840600

Drawing Number	24 / 3558 / 1	Revision	B
Date	29 / 8 / 24		
Scale	1:200 @ A2		

0 10m 20m

Appendix 7: Document Production Record

Document number	Editor	Position	Issue number	Date
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