



**EARTH ENVIRONMENTAL  
& GEOTECHNICAL**

**LAND AT DOWER HOUSE**

**HIGH STREET**

**HARLINGTON**

**HAYES**

**UB3 5DH**

**PHASE I GEO-ENVIRONMENTAL  
DESK STUDY**

**REPORT REF: R0653/23/DTS**

**April 2023**



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**FOR**

**KOMFORT SERVICES**

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Client:	Komfort Services	
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## 1.0 EXECUTIVE SUMMARY

Appointment	A Phase 1 Geo-environmental Desk Study was commissioned by MorseWebb Architects Ltd on behalf of Komfort Services (the client) following proposal R0653/2022 dated 14 <sup>th</sup> September 2022.
Site Name	Land At Dower House, High Street, Harlington, Hayes, UB3 5DH.
Site Description	National Grid Reference: TQ215836 (E:521513, N:183649). The assessment site covers an area of ~0.56ha, is roughly rectangular in shape, and currently comprises Dower House in the west with an area of vegetation and woodland in the middle and east.
Proposed Development	It is understood that the proposed development involves the clearance of vegetation in the central area, the renovation of Dower House and the construction of up to 5 No. 3 bed dwellings and 12 No. 2 bed dwellings, with associated access road, gardens, refuse area, and parking.
Site Geology	The BGS states that the assessment site is directly underlain by superficial deposits of the Langley Silt Member (Clay and Silt). Underlying the superficial deposits is bedrock geology comprising the London Clay Formation (Clay, Silt and Sand).
Site History	From review of historical maps and current day information, it has been identified that the assessment site has undergone one main stage of development. The main stage of development was complete around 1865 with the construction of a single building (later known as Dower House) within the western area of the assessment site. The middle and eastern areas of the site seem to have remained undeveloped, however some evidence suggests they formed part of an inert landfill between 1985-1989. Potential onsite sources of contamination have been highlighted as historical development leading to Made Ground, and the potential for inert landfilling materials. Potential contaminants of concern include asbestos, hydrocarbons (TPHs and PAHs), toxic metals, and ground gasses.  Surrounding development has been a mix of residential, some commercial and light industrial / agricultural, with a former quarry and inert landfill.
Identified Sources	Sources of contamination have been identified as: Made Ground associated with historical development and the former inert landfill. Contaminants of concern include asbestos, toxic metals, hydrocarbons and landfill gasses.
Preliminary Human Health Risk Assessment	From the assessment of potential risk, it is proposed that a low-moderate risk is present to current users and adjacent users, however a moderate risk is present to future site users and construction workers.
Conclusions and Recommendations	Given the sensitive nature of the development, and the potential human health risk, a semi targeted ground investigation has been commissioned to prove the lack of significant contamination present beneath the assessment site.
<i>This sheet is intended to provide a summary only. It does not provide a definitive analysis and should not be relied upon without full review of the following report and associated appendices.</i>	

## 2.0 INTRODUCTION

### Appointment

- 2.1 Earth Environmental & Geotechnical (EEGSL) were commissioned by MorseWebb Architects Ltd on behalf of Komfort Services (the Client) to undertake a Phase 1 Geo-Environmental Desk Study for Land At Dower House, High Street, Harlington, Hayes (herein referred to as the assessment site).

### Terms of Reference

- 2.2 EEGSL was commissioned by the Client to undertake a Phase I Geo-Environmental Desk Study following proposal R0653/2022 dated 14<sup>th</sup> September 2022.
- 2.3 The objectives of this investigation are:
- *Undertake a desk-based review of the underlying geology and hydrology, current and historical site uses, potential contamination sources, radon potential, natural cavities and mining risks.*
  - *Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use and in relation to off-site receptors.*

### Sources of Information

- 2.4 The Phase 1 Desk Study comprises of a review of the following information sources:
- British Geological Survey online maps.
  - Google Earth imagery.
  - Environment Agency online data.
  - Historical Ordnance Survey maps.
  - The site and surrounding areas, environmental, geological and mining data presented in the site-specific Groundsure Insight Report (Appendix 1).

### Limitations of the Study

- 2.5 The report is written in the context of an agreed scope of work and budget and should not be used in a different context. New information, improved practices or changes in legislation may require a reinterpretation of the report in whole or in part. EEGSL reserve the right to amend either conclusions or recommendations in light of any further information that may become available. This report is provided for the sole use by the client and is confidential to them.
- 2.6 Recommendations within this report are also based on records produced by others. It is assumed this information is accurate and can be relied upon.

### 3.0 THE SITE

#### Site Location and Description

- 3.1 The assessment site covers an area of ~0.56ha, is roughly rectangular in shape, and currently comprises Dower House in the west with an area of vegetation and woodland in the middle and east.
- 3.2 The assessment site is bound directly to the north by residential and light industrial buildings with residential buildings beyond and the M4 motorway ~1km north, directly to the east by large open agricultural fields, to the south by residential and light industrial buildings, and directly to the west by High Street road with residential buildings beyond.
- 3.3 The assessment site itself is located at Dower House, High Street, Harlington, Hayes, UB3 5DH on the eastern side of High Street road, ~2.2km southwest of Hayes & Harlington train station. The site is centred on National Grid Reference TQ215836 (E:521513, N:183649).
- 3.4 The site location is shown in Figure 1 below.

**Figure 1: Aerial Image Showing Site Location**



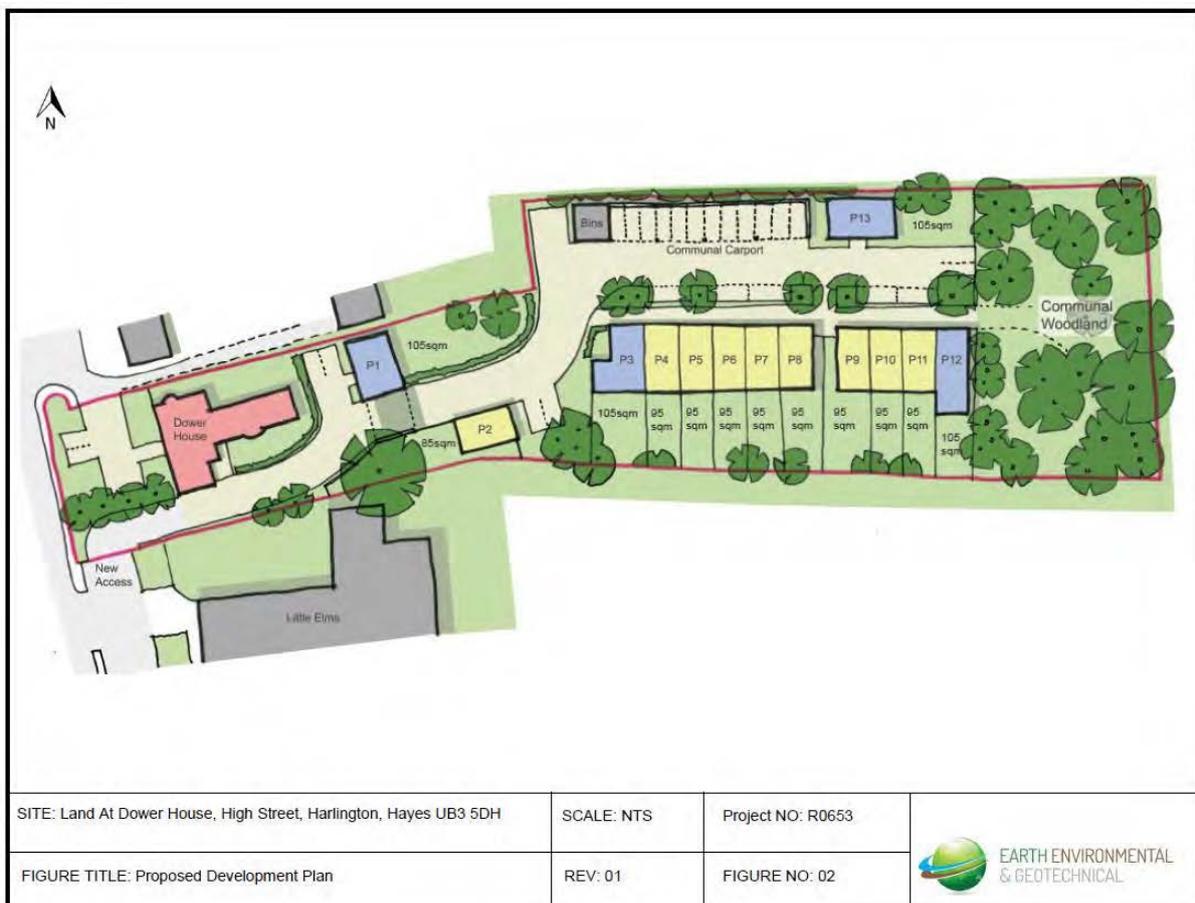
## Site Utility Services

- 3.5 A site utility plan has not been provided by the client. The status of all services should be checked with the statutory providers prior to any development commencing.

## Proposed Development

- 3.6 It is understood that the proposed development involves the clearance of vegetation within the central parts of the assessment site, the renovation of Dower House and construction of up to 5 No. 3 bed dwellings and 12 No. 2 bed dwellings with associated access road, refuse area, parking and communal woodland area (in the eastern end of the assessment site). See figure 2 for the current proposed development plans.

**Figure 2: Proposed Development Plan**



## 4.0 ENVIRONMENTAL SETTING

- 4.1 The geology of the site has been uncovered by reviewing the British Geological Survey (BGS) online data and the site-specific Groundsure Report (Appendix 1).
- 4.2 Environmental conditions for the assessment site and surrounding areas have been recorded by reviewing Environment Agency (EA) and British Geological Survey (BGS) online data, and the site-specific Groundsure Report (Appendix 1).

### Geology

- 4.3 The BGS states that the assessment site is not underlain by artificial ground (Made Ground), however given that the site has seen some previous developed, a limited amount of Made Ground should be expected.
- 4.4 The BGS states the assessment site is directly underlain by superficial deposits of the Langley Silt Member (Clay and Silt) and immediately bordered by the Taplow gravel Member (sand and Gravel).
- 4.5 The Langley Silt Member generally comprises varying silt to clay, commonly yellow-brown and massively bedded.
- 4.6 The BGS states that underlying the superficial deposits is bedrock geology comprising the London Clay Formation (Clay, Silt and Sand).
- 4.7 The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occur.
- 4.8 There are no records of linear geological features within 500m of the site.
- 4.9 There are no records of any landslip activity within 500m of the site boundary.
- 4.10 There are 2 records of BGS public boreholes within 250m of the site, with one record available to view online. BGS borehole Reference: TQ07NE442 relates to a borehole located on Gravel Pit Farm, Harlington located 245m west of the assessment site. It would appear the borehole was drilled for a private water abstraction, however no details regarding the geology uncovered are available.
- 4.11 The assessment site is in an area where the hazard rating is very low with regards to shrink swell clays, and landslides; low with regards to collapsible deposits; and negligible with regards to running sands, compressible deposits and ground dissolution.
- 4.12 There are 2 estimated urban soil chemistry records on site, indicating anticipated levels of Arsenic = 13mg/kg, Bioaccessible Arsenic = 2.3mg/kg, Lead = 161-162mg/kg, Bioaccessible Lead = 111mg/kg, Cadmium = 5.2-6.7mg/kg, Chromium = 123-130mg/kg, Copper = 89-96mg/kg, Nickel = 33mg/kg, and Tin

= 27-28mg/kg. These estimated levels all fall below the recommended soil guideline values for a residential end use. It should be noted however that these values are estimates only, and the actual concentrations present beneath site may vary.

### **Ground Workings**

- 4.13 There is 1 BritPits record located within 250m of the assessment site. This record relates to a Sand & Gravel pit located at Cranford Lane South, Harlington, Middlesex. The records note that this operation has now ceased, and it is expected that extraction no longer takes place / the site has been redeveloped.
- 4.14 There are 23 records of historical surface ground working features located within 250m of the assessment site. The nearest of these records relates to a gravel pit located 45m east, dated 1987. The other 22 records relate to pond features greater than 200m from the assessment site.
- 4.15 There are no historical or current underground working features within 500m of the assessment site.

### **Mining and Other Underground Workings**

- 4.16 There are no records of historical non-coal mining activities within 250m of the assessment site.
- 4.17 There are no records of natural cavities within 500m of the assessment site.
- 4.18 There are no areas of coal mining, brine extraction, gypsum extraction, tin mining, or clay mining within 1km of the assessment site.

### **Radon Potential**

- 4.19 According to the Health Protection Agency the assessment site is in an area where less than 1% of properties are above the Radon Action Level. Radon Protection Measures are therefore not expected to be required.

### **Hydrogeology and Hydrology**

- 4.20 Both the underlying superficial deposits and bedrock geology beneath the assessment site are classified by the EA as Unproductive Aquifers. The EA definition of an Unproductive Aquifer is given below.

*‘These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.’*

- 4.21 There are no records of groundwater abstractions, surface water abstractions, or potable water abstraction licensees within 500m of the assessment site.

### **Surface Water Features**

- 4.22 The nearest surface water feature relates to a non-tidal inland river located 13m east of the assessment site.

## Landfill and Waste Management Activity

- 4.23 There are no records of active Landfills located within 250m of the assessment site.
- 4.24 There are 4 records of historic Landfills located within 250m of the assessment site. The nearest of these records relates to a site named South of Cranford Lane, Cranford, Lane West and is located immediately east of the site. The details for this record show that it was an inert landfill run by Henry Streeter (Sand and Ballast) Limited. The first recorded waste was received on 10/07/1986 and the last recorded waste was received 03/10/1989. Given the inert nature of the landfill and the ownership, it is suggested that the materials deposited are likely to be unwanted overcast from the extraction of Sand and Ballast nearby, however this cannot be confirmed without ground investigation works.
- 4.25 There are no records of historical waste sites located within 500m of the assessment site.
- 4.26 There are no records of licensed waste sites located within 250m of the assessment site.
- 4.27 There is one recorded waste exemption located within 250m of the assessment site. This record relates to 324-326, HIGH STREET, HARLINGTON, HAYES, UB3 5DU (Reference: WEX168787), and is for the use of waste in construction at a farm. These types of exemption allow farms to use unwanted materials as part of site construction projects. These often include the use demolition wastes as inert fill or ballast under site roads and access tracks.

## Environmental Permits, Incidents and Registers

- 4.28 The Groundsure report includes records of environmental permits, incidents and registers within 250m of the site, which are summarised in Table 1.

**Table 1: Environmental Permits, Incidents and Registers**

Historic IPC Authorisations	None	
Part A (1) and IPPC Authorised Activities	None	
Red List Discharge Consents	None	
List 1 Dangerous Substances Inventory Sites	None	
List 2 Dangerous Substances Inventory Sites	None	
Part A (2) and Part B Activities and Enforcements	1	Nearest: 41m SW. Tesco Harlington, High Street, Harlington. Process: Unloading of Petrol into Storage at Service Stations, Status: Historical Permit, Permit Type: Part B. Enforcement: No Enforcement Notified, Date of enforcement: No Enforcement Notified, Comment: No Enforcement Notified.
Category 3 or 4 Radioactive Substance Authorisations	None	
Licensed Discharge Consents	None	

Planning Hazardous Substance Consents and Enforcements	None	
Dangerous or Hazardous (COMAH and NIHHS) Sites	None	
Pollution Incidents (EA/NRW)	None	
Sites Determined as Contaminated Land under Part 2A EPA1990	None	

### **Industrial Land Use Information**

4.29 There are 2 records of historical potentially contaminative land uses identified within 250m of the assessment site. The nearest of these records relates to a Gravel pit located 45m east of the assessment site dated 1987.

There is 1 recorded historical tank located within 250m of the assessment site. This relates to an unspecified tank located 243m west of the assessment site, dated 1966.

4.30 There are 4 records of historical energy features within 250m of the assessment site. All of these records relate to electricity substations, with the nearest of these records relating to an electricity substation located 15m west, dated 1972-1990.

4.31 There are no records of historical petrol stations within 250m of the assessment site.

4.32 There are no records of historical garages within 250m of the assessment site.

4.33 There are 9 records of potentially contaminative current industrial land uses within 250m of the assessment site. The nearest significant records relate to an electrical substation present 17m west and a Works located 51m north.

4.34 There are no current or recent petrol stations located within 250m of the assessment site.

### **Railway Infrastructure and Tunnels**

4.35 There are no records of railway infrastructure or tunnels within 250m of the assessment site.

### **Archaeology**

4.36 An archaeological assessment falls outside the brief of this report. Where considered necessary, advice should be sought from an archaeological specialist.

### **Potential Flood Risks**

4.37 Detailed assessment of flood risk is outside the scope of this report; however, from information contained within the Groundsure Report it is suggested that there is a moderate risk of surface water flooding and groundwater flooding, within the eastern area of site, based on 1 in 30 to 1 in 1000-year rainfall events.

### **Previous Site Investigations**

4.38 At the time of writing, EEGSL are not aware of any previous site investigation works at the assessment site.

## 5.0 SITE HISTORY

5.1 The historical development of the site has been determined by reference to historical plans and Google Earth imagery. The reviewed historical plans comprise only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the site. The earliest available historical mapping covering the site dates to 1865. The site history is summarised in Table 2.

**Table 2: Summary of Site History**

Date	Site	Surrounding Land Use
1865-1868	The assessment site comprises one building in the west with the middle and eastern areas of the site being undeveloped / wooded.	Several large fields surround the assessment site to the east, south and west. Directly to the north, and up to 250m, are residential buildings.
1881	No significant change has occurred.	No significant change has occurred.
1894-1897	No significant change has occurred.	Residential development has occurred ~250m north and south of the assessment site. A smithy is located ~100m south.
1912-1914	No significant change has occurred.	Further residential development has occurred up to and beyond 250m northwest of the assessment site. The smithy located ~100m south of the assessment site is no longer present. Gravel Pit Farm is located ~200m west of the assessment site.
1932-1938	No significant change has occurred.	Further residential development has occurred ~100m northwest and ~150m southwest of the assessment site.
1960	No significant change has occurred.	The land directly south and west of the assessment site has been cleared of trees. Residential development has occurred ~100m west of the assessment site. London Heathrow Airport is present beyond 750m southwest of the assessment site.
1964-1967	No significant change has occurred, however the building located onsite is now labelled Dower House.	Further residential development has occurred ~100m west of the assessment site.
1970-1974	No significant change has occurred.	Large scale residential and commercial development has occurred up to and beyond 750m in all directions of the assessment site. A poultry Farm is present ~50m north of the assessment site. Gravel Pit Farm located ~200m west of the assessment site is no longer present.
1985-1988	No significant change has occurred.	A Gravel pit is located immediately east of the assessment site.
1990	No significant change has occurred.	Unspecified Works building is present ~50m north of the assessment site, adjacent to Poultry Farm.
1992	No significant change has occurred.	No significant change has occurred.
2001	No significant change has occurred.	The Gravel Pit located immediately to the east is no longer labelled on maps of this time.
2003	No significant change has occurred.	No significant change has occurred.
2010	No significant change has occurred.	No significant change has occurred.
2023	No significant change has occurred.	The unspecified Works building located ~50m north of the assessment site is no longer present.

5.2 Selected extracts from historical maps are presented in Figures 3 - 8.

Figure 3: OS Map Extract 1865-1868

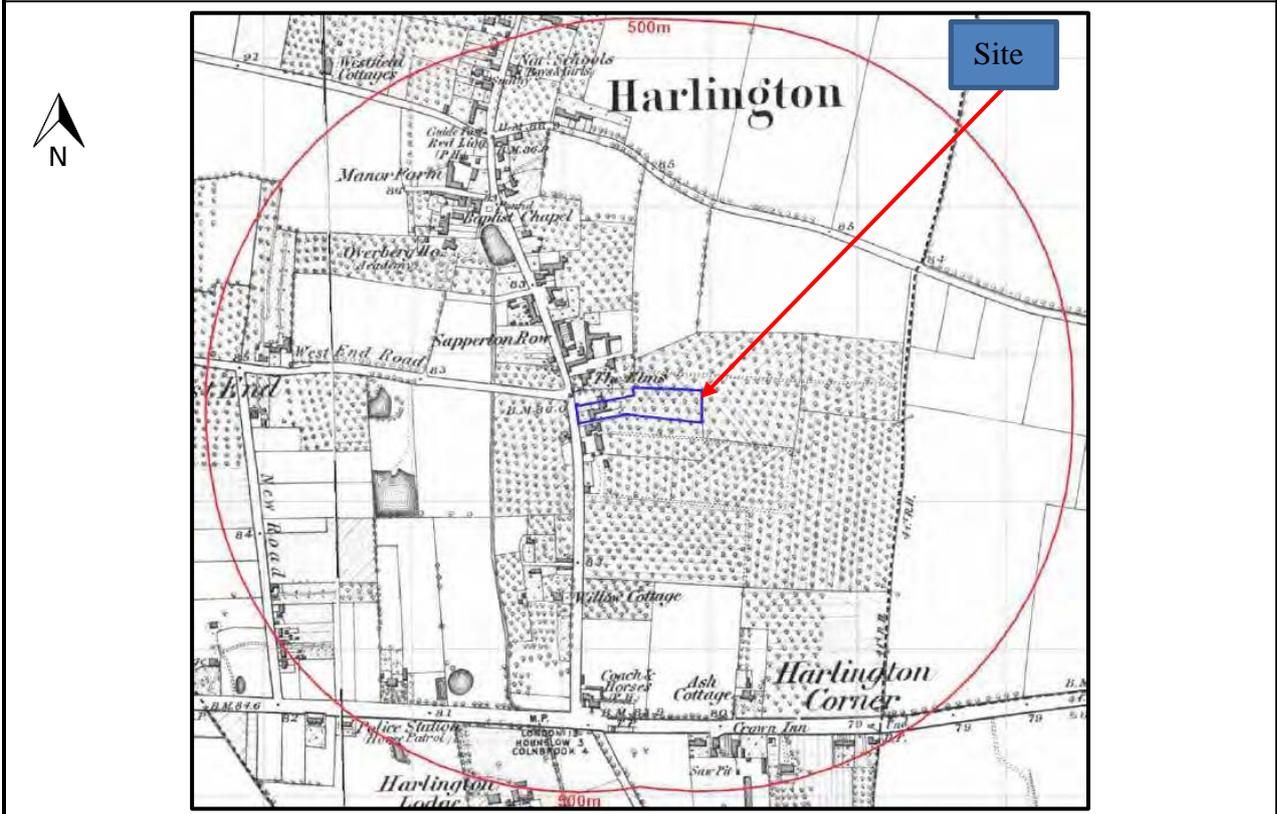


Figure 4: OS Map Extract 1895

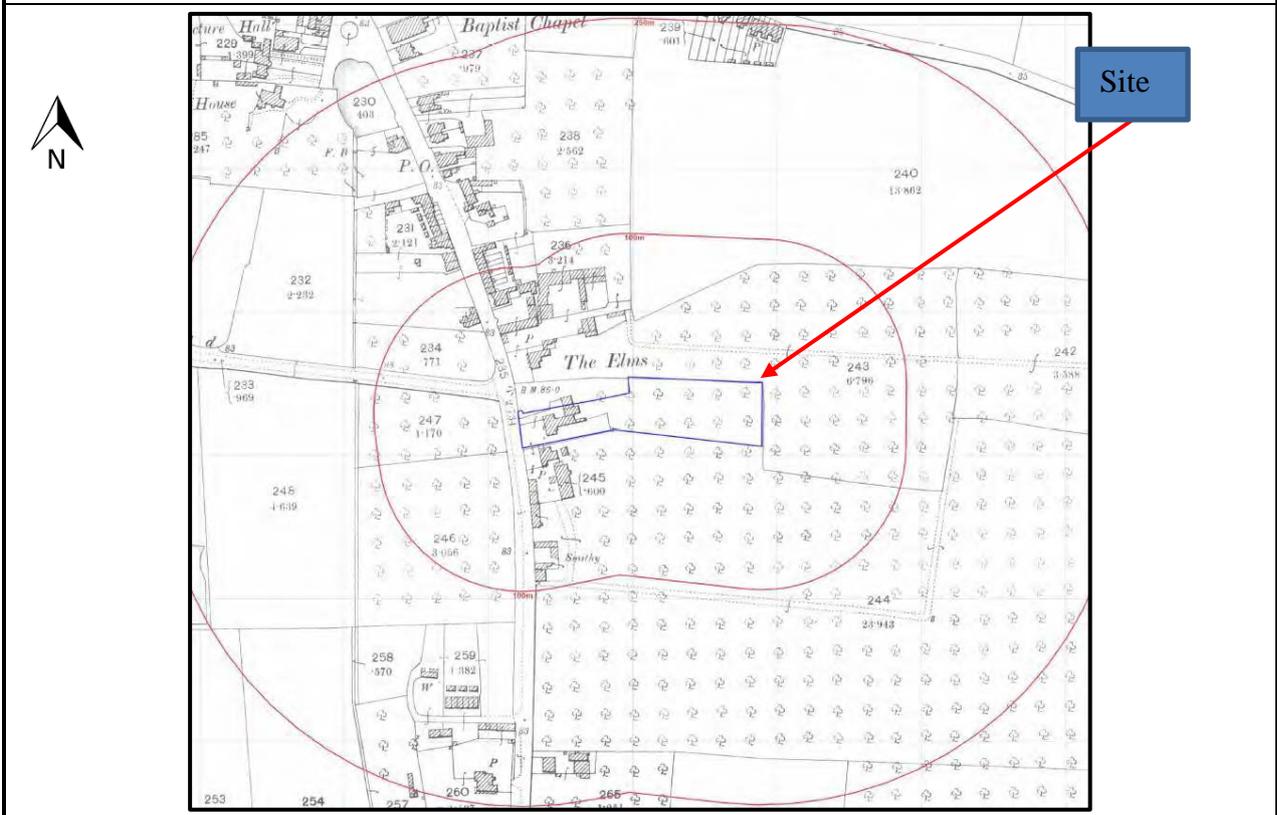


Figure 5: OS Map Extract 1914

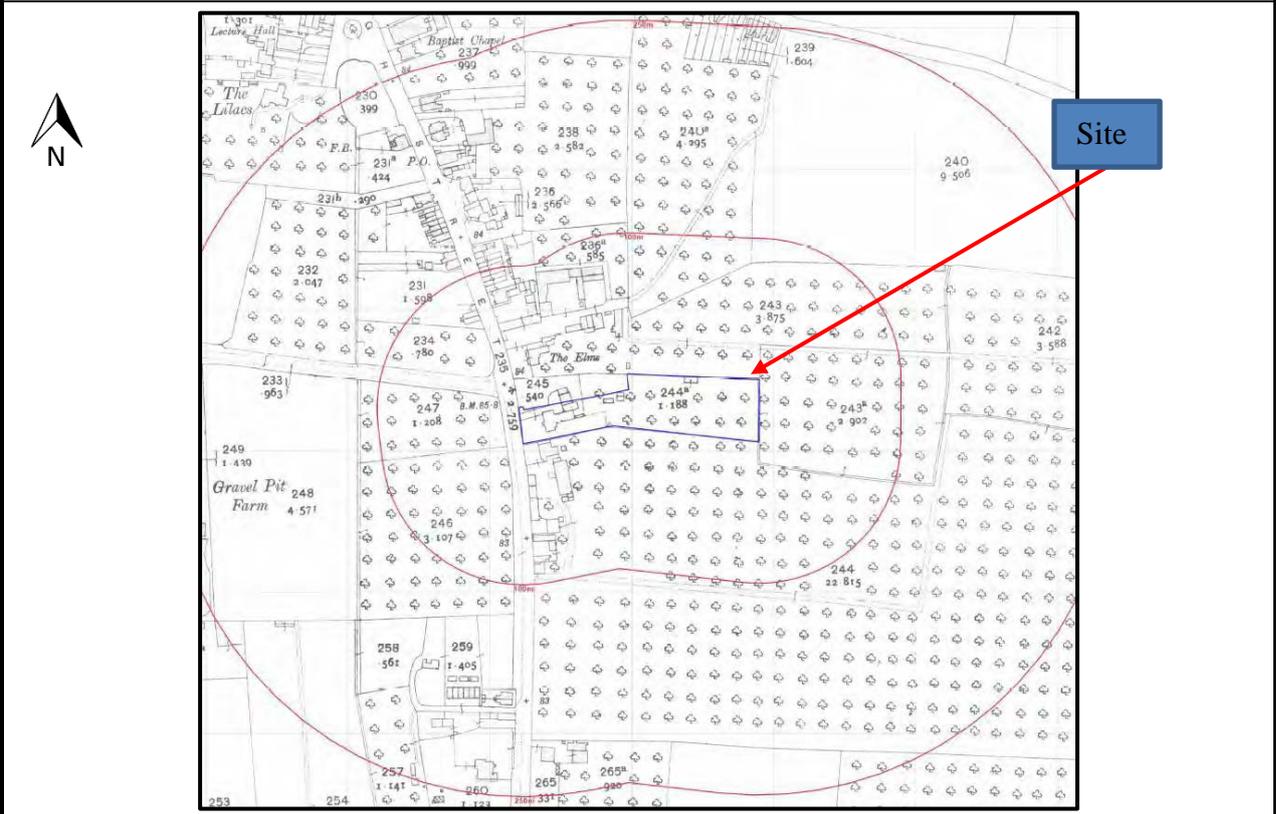


Figure 6: OS Map Extract 1966-1967

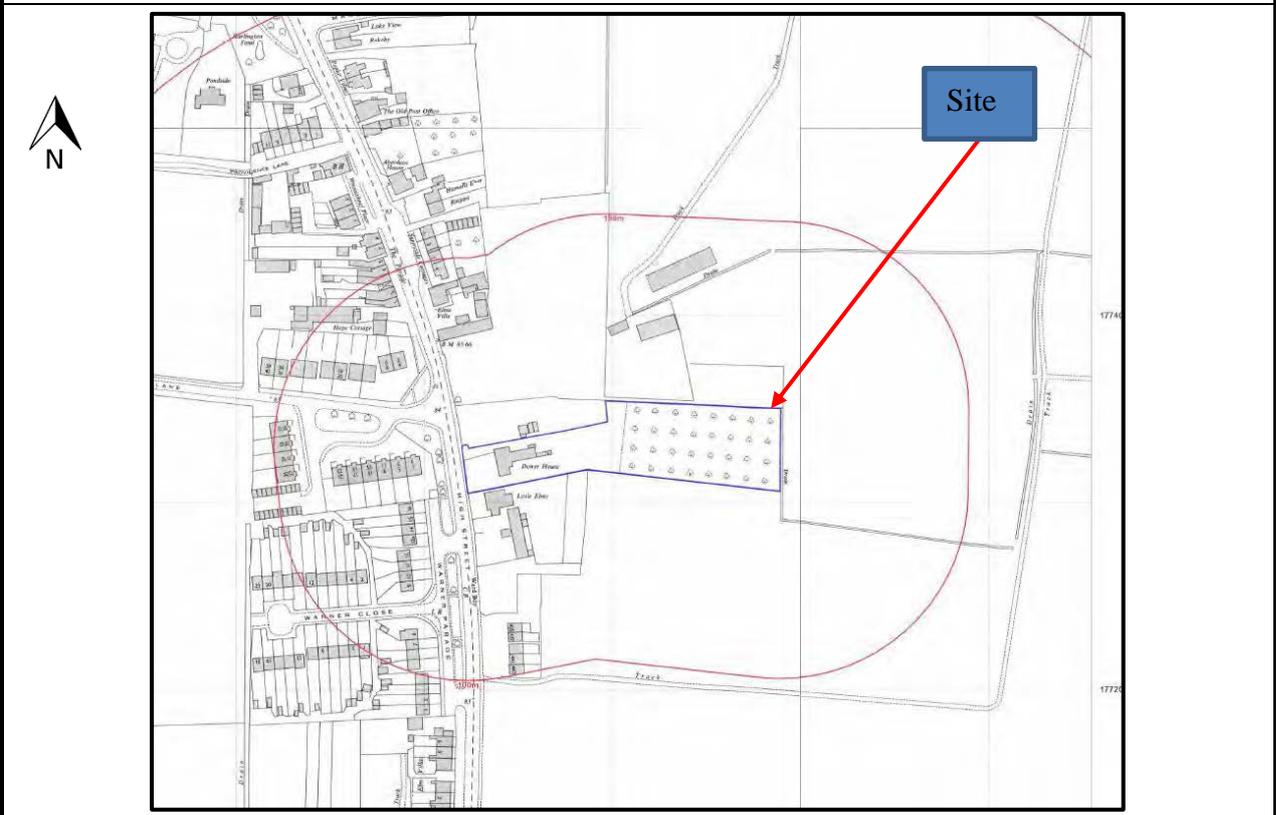


Figure 7: OS Map Extract 1985-1987

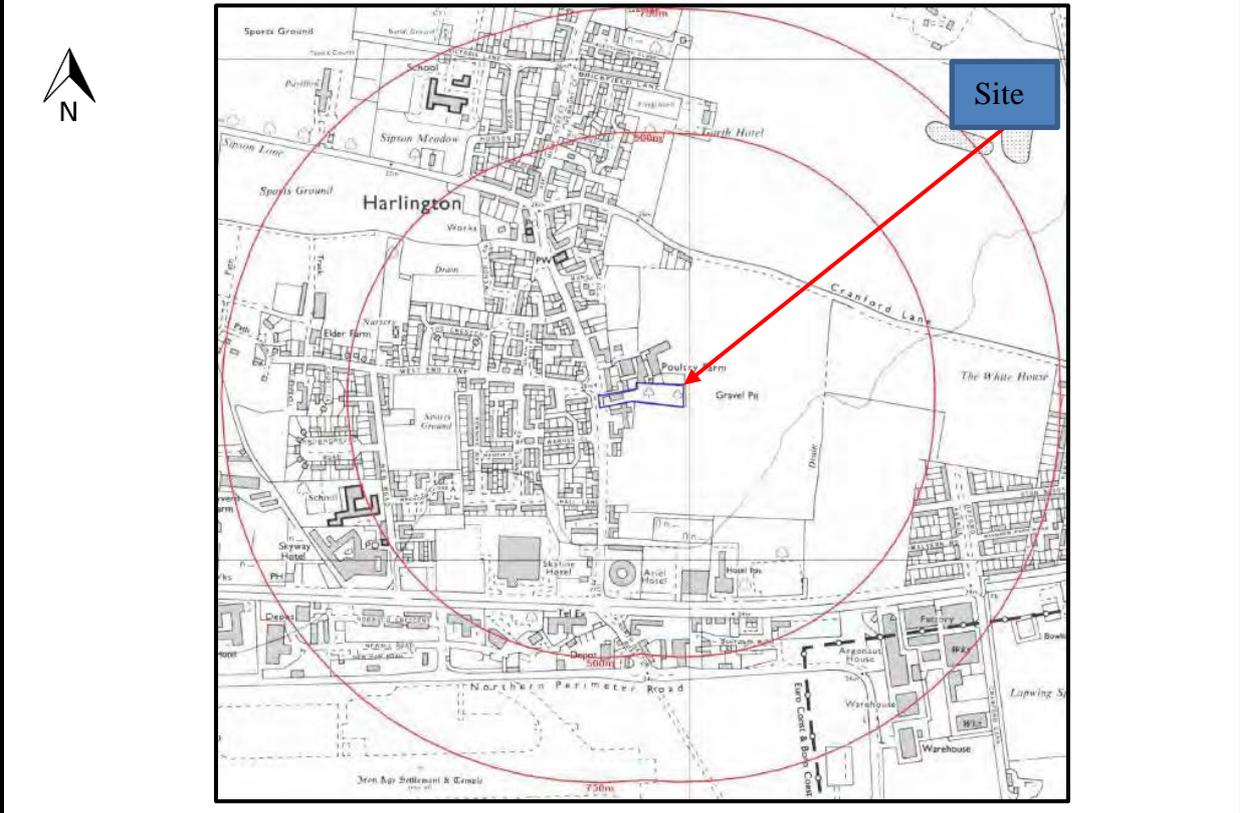
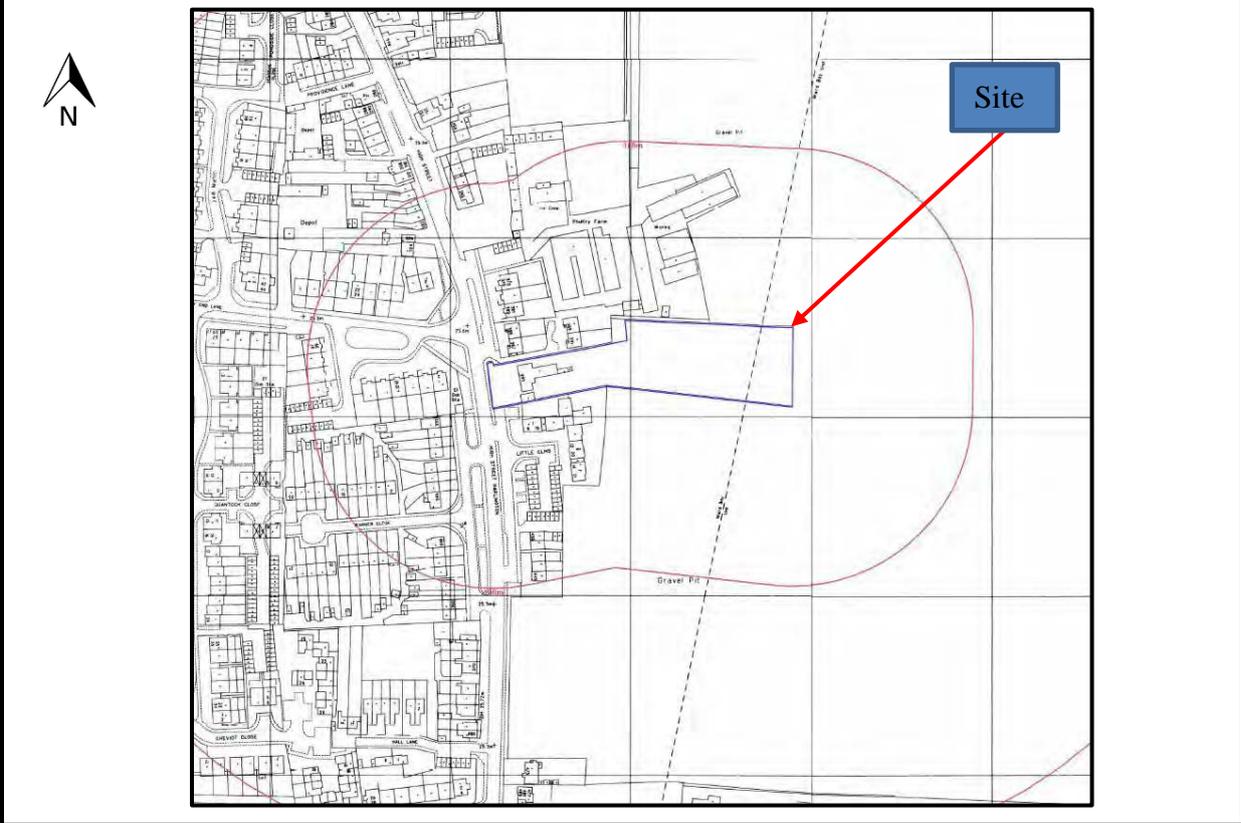


Figure 8: OS Map Extract 1992



## 6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

### Introduction

- 6.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site based on the above desk study information as defined by DEFRA and the EA Land contamination risk management, LCRA (2020) guidance.
- 6.2 Table 5 provides a Preliminary Conceptual Model (PCM) which considers the source-pathway-receptor linkages present alongside the likelihood, severity and risk level as defined within Table 3 and Table 4 below. The assessment of probability, a modified risk table, and certain consequence definitions are based on CIRIA C552 and the former Environment Agency CLR11.
- 6.3 Table 5 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. Where a possible linkage is identified, it does not necessarily mean that a significant risk exists but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.
- 6.4 The PCM/PRA is based on a proposed residential end use.

**Table 3: Consequence, Probability and Risk**

Probability	Consequence,	Risk
High Likelihood- There is a pollution linkage and an event 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	Very High – acute risk to the human health likely to result in significant harm. Risk of severe or irreversible effect on ground/surface water quality. Catastrophic damage to buildings / property.	Very High – there is a high potential that the source-pathway-receptor scenarios may give rise to harm to human health or the environment and remedial action is likely to be required.
Likely – there is a pollution linkage and all the elements are present, which means that it is probable 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.	High – Severe or irreversible effect on human health. Temporary severe or irreversible effect on ground/surface water quality. Reduction of water quality rendering groundwater or surface water unfit to drink and/or substantial adverse impact on groundwater dependant environmental receptors.	High – it is likely that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, which may require remediation and/or control measures to mitigate risks
Low likelihood– there is a pollutant linkage and circumstances are possible for 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	Moderate – Long term or short-term moderate effect on human health. Moderate effect on ground/surface water quality, reversible with time. Reduced reliability of a supply at a groundwater or surface water abstraction source	Moderate – it is possible that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, however it is either relatively unlikely that such would be severe, or if any harm were to occur it is more likely that harm would be mild.
Unlikely – there is a pollution linkage, but circumstances are such that it is doubtful that an event would occur even in the very long term.	Low – Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.) Slight effect on ground/surface water quality, reversible with time. Marginal reduced reliability of a supply at a groundwater or surface water abstraction source.	Low – it is possible that harm could arise at the source, however it is likely that they would at worst be mild.
		Very Low – it is unlikely that the source-pathway-receptor scenarios will give rise to an impact on human health or the environment.

**Table 4: Estimation of Level of Risk by Comparison of Consequence and Probability**

		Consequence			
		High	Moderate	Low	Very low
Probability	High Likelihood	Very High	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low Likelihood	Moderate risk	Moderate to low risk	Low risk	Very low risk
	Unlikely	Moderate to low risk	Low risk	Very low risk	Very low risk

**Potential Sources**

6.5 The following potential sources have been considered for the assessment site.

Onsite

Historical sources include the potential for Made Ground to be present from previous development and the inert landfill immediately adjacent to the assessment site. The list below details the likely contaminants of concern associated with the historical and current development on site / immediately adjacent to site:

- Toxic Metals
- Asbestos
- Hydrocarbons (TPHs & PAHs)
- Ground Gas

Offsite

Several offsite sources of contamination have been identified, including the aforementioned inert landfill, a poultry farm and unspecified works. Similar contaminants of concern will also be associated with these off-site sources, including:

- Toxic Metals
- Asbestos
- Hydrocarbons (TPHs & PAHs)
- Ground Gas

**Potential Receptors**

6.6 The following receptors have been considered as part of this assessment.

- Current site users.
- Adjacent land users.
- Construction Workers
- Future land users.
- Controlled Waters.

**Potential Pathways**

6.7 The following pathways have been considered as part of this assessment.

- Direct / dermal contact, ingestion, inhalation pathways of potentially contaminated soils / soil dusts.
- Vertical or horizontal migration of ground gas (including vapours).
- Vertical or horizontal migration of contamination via leaching into the underlying shallow groundwater.

**Table 5: Preliminary Conceptual Model**

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
Potential contamination associated with the sites historical and current day use	<i>Dermal contact, ingestion, and inhalation of soils dust</i>	Current Site Users	Unlikely	Moderate	Low Risk	It is understood that Dower House is currently vacant, therefore despite there being the potential for contamination to be present in the soils beneath site, the risk to current site users is deemed as LOW. Any visitors to the site will have a short exposure duration, to the extent that risks will be minimal if at all present.
		Adjacent Land Users	Unlikely	Moderate	Low Risk	The risk to adjacent land users from potential contamination associated with the sites former use is deemed as LOW. It is likely that some contamination may be present, however in this instance it is expected to be sporadic and on a small scale. Given the likely small-scale nature of contamination present, it is unlikely to migrate significantly off site or pose a significant risk to adjacent receptors. Furthermore, the cohesive nature of the underlying geology is likely to retard the lateral migration of any potential contaminants (if present).
		Construction Workers	Low Likelihood	Moderate	Low to Moderate Risk	The risk to construction workers from potential contamination associated with the sites former use and historical development is deemed as LOW to MODERATE. There is a risk of contamination to be present due to historical development activities and the potential for inert landfill materials to be present within the eastern end of site. During construction, workers could be unwittingly exposed to contamination present within soils, therefore precautions will be required.
		Future Site Users	Likely	Moderate	Moderate Risk	The risk to future site users from potential contamination associated with the sites former use and historical development is deemed as MODERATE. Given the sensitive nature of the proposed development and the introduction of garden areas, it is recommended that

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
						confirmatory testing is completed prior to the site being occupied. Based on the historical use of the site, testing should include toxic metals, hydrocarbons and asbestos as a minimum.
	<i>Vertical or horizontal migration of ground gas and vapours</i>	Current Site Users	Unlikely	Moderate	Low Risk	The risk to current site users from ground gases generated at the assessment site is considered LOW to MODERATE. It is unclear if the eastern part of site was occupied by an inert landfill. If this is the case, the landfill materials may have the potential to generate landfill gases, which if present, could accumulate to toxic or explosive levels within the current Dower House.
		Adjacent Land Users	Low Likelihood	Moderate	Low to Moderate Risk	The risk to adjacent land users from ground gases generated at the assessment site is considered LOW to MODERATE. As stated above, it is unclear if part of the site was used as an inert landfill. If present on site, infilled materials may have the potential to generate landfill gasses. The risk of landfill gasses migrating significantly off site is considered low, however at this stage it is recommended that ground investigation works are completed to determine the presence or absence of infilled materials and ground gasses.
		Construction Workers	Low Likelihood	Moderate	Low to Moderate Risk	The risk to construction workers from ground gases generated at the assessment site is considered LOW to MODERATE. It is unclear if the eastern part of site was occupied by an inert landfill. If this is the case, the landfill materials may have the potential to generate landfill gases, which if present, could accumulate to toxic or explosive levels. It is recommended that, if deep excavation works are required, a risk assessment process is followed to ensure the safety of all workers involved.
		Future Site Users	Low Likelihood	Moderate	Low to Moderate Risk	The risk to future site users from ground gases generated at the assessment site is considered LOW to MODERATE. It is unclear if the eastern part of site was occupied by an inert landfill. If this is the case, the landfill materials may have the potential to generate landfill gases, which if present, could accumulate to toxic or

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
						explosive levels. The proposed new development will also introduce potential confined spaces which could allow ground gasses to accumulate. When considering the sensitive nature of the proposed development, it is recommended that some ground investigation and gas monitoring is required to ensure future site users' <b>safety</b> .
	<i>Vertical or horizontal migration of contamination via leaching into the underlying shallow groundwater</i>	Controlled Waters	Unlikely	Moderate	Low Risk	The risk to underlying groundwater is considered LOW. There is no EA defined shallow aquifers present beneath the assessment site. Furthermore, the cohesive nature of the underlying geology is likely to retard the downward migration of any potential contaminants (if present).
Potential contamination associated with nearby offsite uses	<i>Vertical or horizontal migration of ground gas and vapours</i>	Current Site Users	Likely	Moderate	Moderate Risk	The risk to current site users from ground gases generated from offsite sources is considered MODERATE. The land east of the site was used as an inert landfill which has the potential to generate landfill gases. If the current Dower House does not benefit from gas protection measures, the landfill gasses could accumulate to toxic or explosive levels on site.
		Construction Workers	Likely	Moderate	Moderate Risk	The risk to construction workers from ground gases generated from offsite sources is considered MODERATE. The land east of the site was used as an inert landfill which has the potential to generate landfill gases. It is recommended that, if deep excavation works are required, a risk assessment process is followed to ensure the safety of all workers involved.
		Future Site Users	Likely	Moderate	Moderate Risk	The risk to future site users from ground gases generated from offsite sources is considered MODERATE. The land east of the site was used as an inert landfill which has the potential to generate landfill gases. The proposed new development will also introduce potential confined spaces which could allow any ground gasses generated to accumulate. When considering the sensitive nature of the proposed development, it is recommended that ground investigation and gas monitoring is required to ensure future site users' <b>safety</b> .

## Preliminary Risk Assessment

- 6.8 From review of historical maps and current day information, it has been identified that the assessment site has undergone one main stage of development. The main stage of development was complete around 1865 with the construction of a single building (later known as Dower House) within the western area of the assessment site. The middle and eastern areas of the site seem to have remained undeveloped, however some evidence suggests they formed part of an inert landfill between 1985-1989. Potential onsite sources of contamination have been highlighted as historical development leading to Made Ground, and the potential for inert landfilling materials. Potential contaminants of concern include asbestos, hydrocarbons (TPHs and PAHs), toxic metals, and ground gasses.
- 6.9 Surrounding development has been a mix of residential, some commercial and light industrial / agricultural, with a former quarry and inert landfill. In terms of potential contamination, it is considered that the off-site inert landfill presents the greatest risk in this instance. Potential contaminants of concern associated with the off-site sources are very similar to those on site (asbestos, hydrocarbons, toxic metals, and ground gasses).
- 6.10 Based on the information above, and the proposed residential development, a conceptual site model (Table 5) has been produced and the impacts on potential receptors assessed.
- 6.11 From the assessment of potential risk, it is proposed that a **LOW-MODERATE** risk is present to current users and adjacent users, however a **MODERATE** risk is present to future site users and construction workers.

## **7.0 CONCLUSIONS AND RECOMMENDATIONS**

- 7.1 The PRA and CSM have highlighted potential pollution linkages associated with identified contamination sources and receptors. A moderate risk has therefore been assigned.
- 7.2 Given the above conclusions, it is recommended that ground investigation works are completed at the assessment site to confirm the presence or absence of significant contamination. The investigation should include analysis for Asbestos, Toxic Metals and Hydrocarbons (TPHs and PAHs) and the completion of a ground gas risk assessment.
- 7.3 In addition to the Phase I Desk Study, EEGSL has been commissioned by the client to undertake the ground investigation works at the assessment site. The ground investigation works are to be used to inform foundation design and the risk associated with any environmental hazards at the assessment site. In this instance therefore, the soil sampling and gas monitoring recommended above has been undertaken as part of the geotechnical ground investigation works.

APPENDIX 1  
GROUNDSURE REPORT

Dower House, HIGH STREET, HARLINGTON, HAYES, UB3 5DH

## Order Details

**Date:** 16/01/2023  
**Your ref:** R0653  
**Our Ref:** GS-9299635

## Site Details

**Location:** 508896 177326  
**Area:** 0.56 ha  
**Authority:** [London Borough of Hillingdon](#)



**Summary of findings**

p. 2

**Aerial image**

p. 8

**OS MasterMap site plan**

p.13

[groundsure.com/insightuserguide](https://groundsure.com/insightuserguide)

## Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">14</a>	<a href="#">1.1</a>	<b><u>Historical industrial land uses</u></b>	0	1	1	22	-
<a href="#">16</a>	<a href="#">1.2</a>	<b><u>Historical tanks</u></b>	0	0	1	5	-
<a href="#">16</a>	<a href="#">1.3</a>	<b><u>Historical energy features</u></b>	0	1	3	21	-
17	1.4	Historical petrol stations	0	0	0	0	-
<a href="#">18</a>	<a href="#">1.5</a>	<b><u>Historical garages</u></b>	0	0	0	1	-
18	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
<a href="#">19</a>	<a href="#">2.1</a>	<b><u>Historical industrial land uses</u></b>	0	1	2	28	-
<a href="#">21</a>	<a href="#">2.2</a>	<b><u>Historical tanks</u></b>	0	0	2	9	-
<a href="#">21</a>	<a href="#">2.3</a>	<b><u>Historical energy features</u></b>	0	3	8	41	-
23	2.4	Historical petrol stations	0	0	0	0	-
<a href="#">24</a>	<a href="#">2.5</a>	<b><u>Historical garages</u></b>	0	0	0	1	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">25</a>	<a href="#">3.1</a>	<b><u>Active or recent landfill</u></b>	0	0	0	2	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
<a href="#">26</a>	<a href="#">3.4</a>	<b><u>Historical landfill (EA/NRW records)</u></b>	1	0	1	2	-
27	3.5	Historical waste sites	0	0	0	0	-
<a href="#">28</a>	<a href="#">3.6</a>	<b><u>Licensed waste sites</u></b>	0	0	0	4	-
<a href="#">29</a>	<a href="#">3.7</a>	<b><u>Waste exemptions</u></b>	0	0	1	2	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">30</a>	<a href="#">4.1</a>	<b><u>Recent industrial land uses</u></b>	0	2	7	-	-
<a href="#">31</a>	<a href="#">4.2</a>	<b><u>Current or recent petrol stations</u></b>	0	0	0	1	-
31	4.3	Electricity cables	0	0	0	0	-
32	4.4	Gas pipelines	0	0	0	0	-
32	4.5	Sites determined as Contaminated Land	0	0	0	0	-



32	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.7	Regulated explosive sites	0	0	0	0	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
33	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
<b>33</b>	<b>4.11</b>	<b><u>Licensed pollutant release (Part A(2)/B)</u></b>	0	1	0	4	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
34	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
34	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
35	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
35	4.19	Pollution inventory substances	0	0	0	0	-
<b>35</b>	<b>4.20</b>	<b><u>Pollution inventory waste transfers</u></b>	0	0	0	1	-
36	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
<b>37</b>	<b>5.1</b>	<b><u>Superficial aquifer</u></b>	Identified (within 500m)				
<b>39</b>	<b>5.2</b>	<b><u>Bedrock aquifer</u></b>	Identified (within 500m)				
<b>40</b>	<b>5.3</b>	<b><u>Groundwater vulnerability</u></b>	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
<b>41</b>	<b>5.5</b>	<b><u>Groundwater vulnerability- local information</u></b>	Identified (within 0m)				
<b>43</b>	<b>5.6</b>	<b><u>Groundwater abstractions</u></b>	0	0	0	0	7
45	5.7	Surface water abstractions	0	0	0	0	0
46	5.8	Potable abstractions	0	0	0	0	0
46	5.9	Source Protection Zones	0	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
<b>47</b>	<b>6.1</b>	<b><u>Water Network (OS MasterMap)</u></b>	0	1	0	-	-



<b>48</b>	<b>6.2</b>	<b><u>Surface water features</u></b>	0	1	0	-	-
<b>48</b>	<b>6.3</b>	<b><u>WFD Surface water body catchments</u></b>	1	-	-	-	-
<b>48</b>	<b>6.4</b>	<b><u>WFD Surface water bodies</u></b>	0	0	0	-	-
<b>49</b>	<b>6.5</b>	<b><u>WFD Groundwater bodies</u></b>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
50	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
50	7.2	Historical Flood Events	0	0	0	-	-
50	7.3	Flood Defences	0	0	0	-	-
51	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52	7.6	Flood Zone 2	None (within 50m)				
52	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
<b>53</b>	<b>8.1</b>	<b><u>Surface water flooding</u></b>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
<b>55</b>	<b>9.1</b>	<b><u>Groundwater flooding</u></b>	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
56	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
<b>58</b>	<b>10.6</b>	<b><u>Local Nature Reserves (LNR)</u></b>	0	0	0	0	1
58	10.7	Designated Ancient Woodland	0	0	0	0	0
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
<b>59</b>	<b>10.11</b>	<b><u>Green Belt</u></b>	1	0	0	3	13
60	10.12	Proposed Ramsar sites	0	0	0	0	0



60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
<b>62</b>	<b>10.17</b>	<b><u>SSSI Impact Risk Zones</u></b>	<b>1</b>	-	-	-	-
63	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
<b>65</b>	<b>11.4</b>	<b><u>Listed Buildings</u></b>	<b>2</b>	0	0	-	-
<b>66</b>	<b>11.5</b>	<b><u>Conservation Areas</u></b>	<b>0</b>	0	<b>1</b>	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
<b>67</b>	<b>12.1</b>	<b><u>Agricultural Land Classification</u></b>	<b>Grade 1 (within 250m)</b>				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
69	13.1	Priority Habitat Inventory	0	0	0	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
<b>70</b>	<b>14.1</b>	<b><u>10k Availability</u></b>	<b>Identified (within 500m)</b>				
<b>71</b>	<b>14.2</b>	<b><u>Artificial and made ground (10k)</u></b>	0	1	1	9	-
<b>73</b>	<b>14.3</b>	<b><u>Superficial geology (10k)</u></b>	1	1	1	2	-



74	14.4	Landslip (10k)	0	0	0	0	-
<b>75</b>	<b>14.5</b>	<b><u>Bedrock geology (10k)</u></b>	1	0	0	0	-
76	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
<b>77</b>	<b>15.1</b>	<b><u>50k Availability</u></b>	Identified (within 500m)				
<b>78</b>	<b>15.2</b>	<b><u>Artificial and made ground (50k)</u></b>	0	1	0	3	-
<b>79</b>	<b>15.3</b>	<b><u>Artificial ground permeability (50k)</u></b>	0	1	-	-	-
<b>80</b>	<b>15.4</b>	<b><u>Superficial geology (50k)</u></b>	1	1	0	2	-
<b>81</b>	<b>15.5</b>	<b><u>Superficial permeability (50k)</u></b>	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
<b>82</b>	<b>15.8</b>	<b><u>Bedrock geology (50k)</u></b>	1	0	0	0	-
<b>83</b>	<b>15.9</b>	<b><u>Bedrock permeability (50k)</u></b>	Identified (within 50m)				
83	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
<b>84</b>	<b>16.1</b>	<b><u>BGS Boreholes</u></b>	0	0	2	-	-
Page	Section	Natural ground subsidence					
<b>85</b>	<b>17.1</b>	<b><u>Shrink swell clays</u></b>	Very low (within 50m)				
<b>86</b>	<b>17.2</b>	<b><u>Running sands</u></b>	Very low (within 50m)				
<b>88</b>	<b>17.3</b>	<b><u>Compressible deposits</u></b>	Moderate (within 50m)				
<b>90</b>	<b>17.4</b>	<b><u>Collapsible deposits</u></b>	Low (within 50m)				
<b>91</b>	<b>17.5</b>	<b><u>Landslides</u></b>	Very low (within 50m)				
<b>92</b>	<b>17.6</b>	<b><u>Ground dissolution of soluble rocks</u></b>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
93	18.1	Natural cavities	0	0	0	0	-
<b>94</b>	<b>18.2</b>	<b><u>BritPits</u></b>	0	0	1	1	-
<b>94</b>	<b>18.3</b>	<b><u>Surface ground workings</u></b>	0	1	22	-	-
95	18.4	Underground workings	0	0	0	0	0
<b>96</b>	<b>18.5</b>	<b><u>Historical Mineral Planning Areas</u></b>	0	0	0	1	-



96	18.6	Non-coal mining	0	0	0	0	0
96	18.7	Mining cavities	0	0	0	0	0
96	18.8	JPB mining areas	None (within 0m)				
97	18.9	Coal mining	None (within 0m)				
97	18.10	Brine areas	None (within 0m)				
97	18.11	Gypsum areas	None (within 0m)				
97	18.12	Tin mining	None (within 0m)				
97	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<b>98</b>	<b>19.1</b>	<b>Radon</b>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<b>100</b>	<b>20.1</b>	<b><u>BGS Estimated Background Soil Chemistry</u></b>	1	3	-	-	-
<b>100</b>	<b>20.2</b>	<b><u>BGS Estimated Urban Soil Chemistry</u></b>	2	8	-	-	-
101	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
102	21.1	Underground railways (London)	0	0	0	-	-
102	21.2	Underground railways (Non-London)	0	0	0	-	-
102	21.3	Railway tunnels	0	0	0	-	-
102	21.4	Historical railway and tunnel features	0	0	0	-	-
102	21.5	Royal Mail tunnels	0	0	0	-	-
103	21.6	Historical railways	0	0	0	-	-
103	21.7	Railways	0	0	0	-	-
103	21.8	Crossrail 1	0	0	0	0	-
103	21.9	Crossrail 2	0	0	0	0	-
103	21.10	HS2	0	0	0	0	-



## Recent aerial photograph



Capture Date: 13/06/2021

Site Area: 0.56ha



## Recent site history - 2019 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved

Capture Date: 29/06/2019

Site Area: 0.56ha



## Recent site history - 2015 aerial photograph



Capture Date: 20/04/2015

Site Area: 0.56ha



## Recent site history - 2011 aerial photograph



Capture Date: 30/09/2011

Site Area: 0.56ha



## Recent site history - 1999 aerial photograph

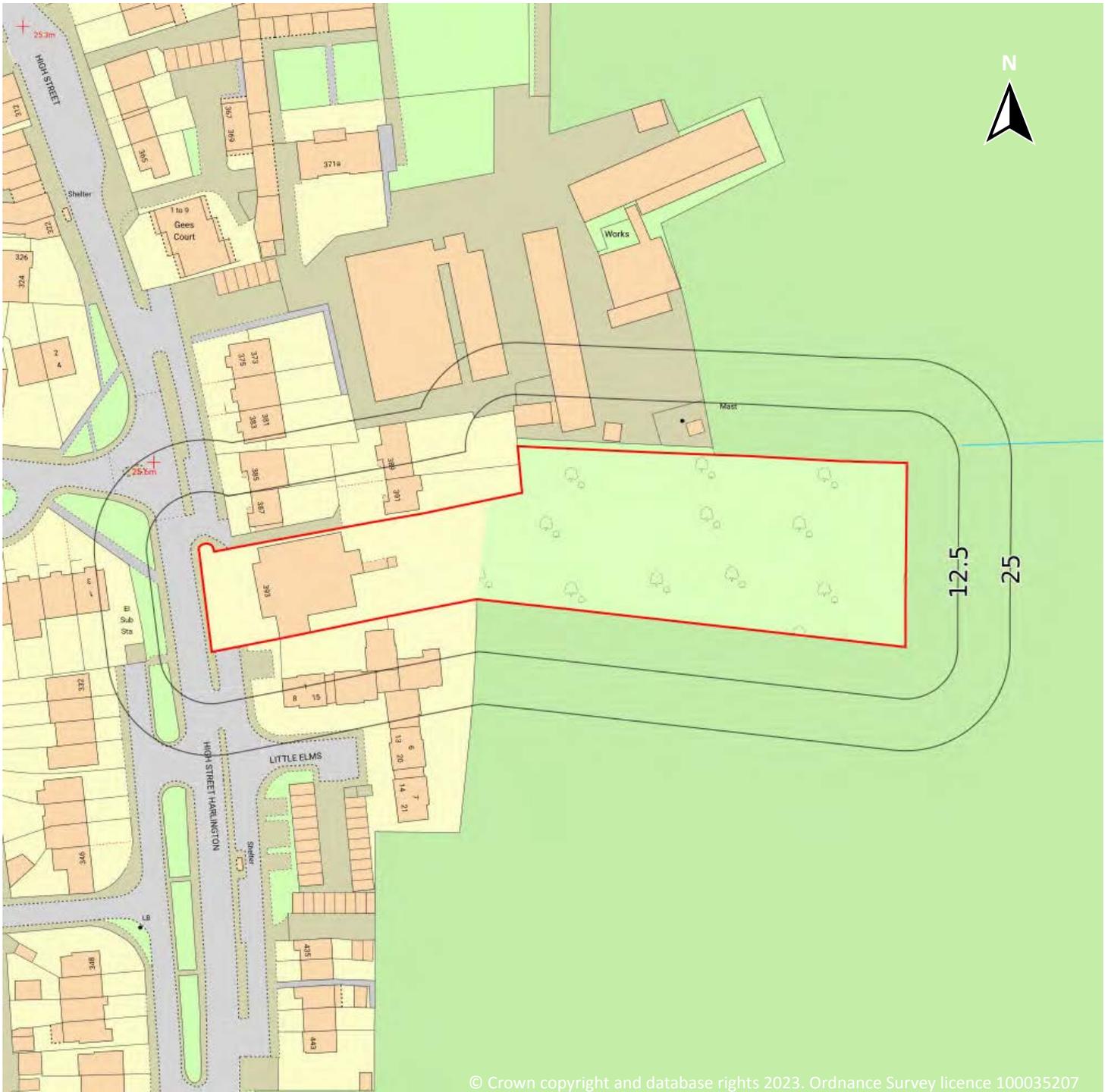


Capture Date: 29/08/1999

Site Area: 0.56ha



## OS MasterMap site plan

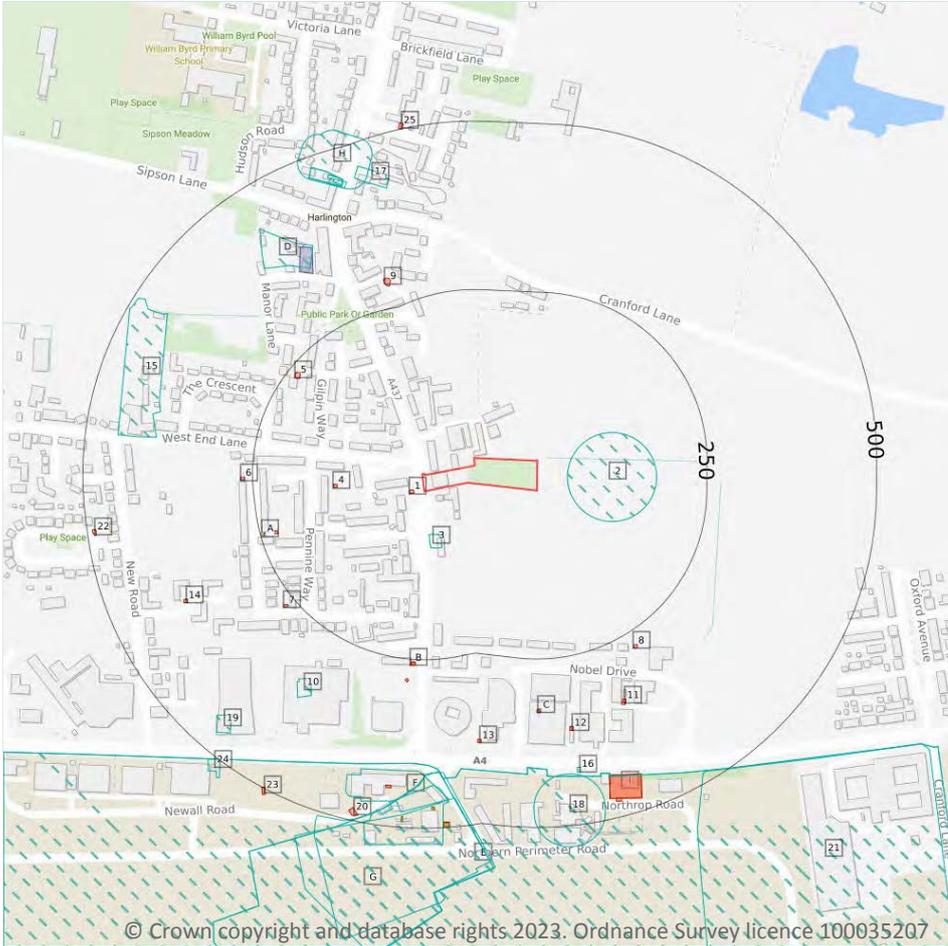


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Site Area: 0.56ha



# 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** **24**

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

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

ID	Location	Land use	Dates present	Group ID
2	45m E	Gravel Pit	1987	2138955

ID	Location	Land use	Dates present	Group ID
3	64m SW	Smithy	1894 - 1897	2263438
10	324m SW	Sewage Pumping Station	1935 - 1938	2218185
D	347m NW	Unspecified Works	1974 - 1987	2280095
15	396m W	Nursery	1970 - 1987	2267752
E	404m S	Airport	1959	2271702
E	404m S	Airport	1964 - 1966	2279956
16	415m S	Saw Pit	1882	2162467
F	415m S	Telephone Exchange	1974 - 1987	2189078
G	417m S	Nursery	1938	2177591
G	417m S	Nursery	1932	2225266
G	418m S	Nursery	1912	2270460
17	421m N	Smithy	1898	2242342
18	423m S	Saw Pit	1865	2162465
H	435m NW	Smithy	1912	2174332
F	436m S	Unspecified Depot	1987	2147051
19	437m SW	Horse Patrol Police Station	1882	2145466
H	440m NW	Smithy	1865	2177748
H	443m NW	Smithy	1912	2171018
H	443m NW	Smithy	1894	2234750
H	445m NW	Smithy	1897	2221184
G	457m S	Nursery	1935	2206596
21	485m SE	Sand and Gravel Works	1935 - 1938	2258317
24	498m SW	Police Station	1865	2162633

*This data is sourced from Ordnance Survey / Groundsure.*



## 1.2 Historical tanks

<b>Records within 500m</b>	<b>6</b>
----------------------------	----------

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

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

ID	Location	Land use	Dates present	Group ID
A	243m W	Unspecified Tank	1966	397712
C	324m S	Unspecified Tank	1974 - 1987	406628
F	469m S	Unspecified Tank	1986 - 1998	401804
F	484m S	Unspecified Tank	1974	363026
F	488m S	Unspecified Tank	1974	363028
F	493m S	Unspecified Tank	1998	363029

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.3 Historical energy features

<b>Records within 500m</b>	<b>25</b>
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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 14**

ID	Location	Land use	Dates present	Group ID
1	15m W	Electricity Substation	1972 - 1990	266217
4	126m W	Electricity Substation	1972 - 1990	266380
A	224m W	Electricity Substation	1988 - 1990	260501
5	230m NW	Electricity Substation	1972 - 1990	259301
B	253m S	Electricity Substation	1988 - 1990	258002



ID	Location	Land use	Dates present	Group ID
B	254m S	Electricity Substation	1972	263841
6	262m W	Electricity Substation	1972 - 1990	266712
7	262m SW	Electricity Substation	1972 - 1988	288946
8	270m SE	Electricity Substation	1990	243728
B	279m S	Electricity Substation	1990	243594
9	283m NW	Electricity Substation	1972 - 1990	262730
C	325m S	Electricity Substation	1998	243729
11	334m SE	Electricity Substation	1990 - 1993	263589
12	354m S	Electricity Substation	1990 - 1993	288073
13	376m S	Electricity Substation	1998	243730
14	384m SW	Electricity Substation	1989 - 1998	258442
I	436m S	Electricity Substation	1990 - 1993	268166
I	436m S	Electricity Substation	1974	260726
F	439m S	Electricity Substation	1974 - 1998	276477
I	471m S	Electricity Substation	1993	255158
20	481m S	Electricity Substation	1998	243590
22	487m W	Electricity Substation	1981 - 1998	264885
F	492m S	Electricity Substation	1974 - 1987	281962
23	498m SW	Electricity Substation	1986 - 1998	262235
25	499m N	Electricity Substation	1972 - 1990	288144

*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

1

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

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

ID	Location	Land use	Dates present	Group ID
D	339m NW	Motor Repair Works	1972	74053

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.6 Historical military land

Records within 500m

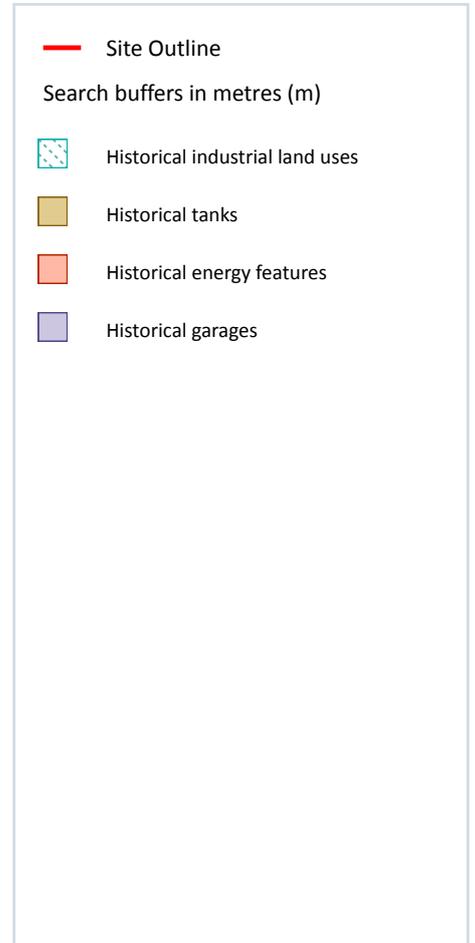
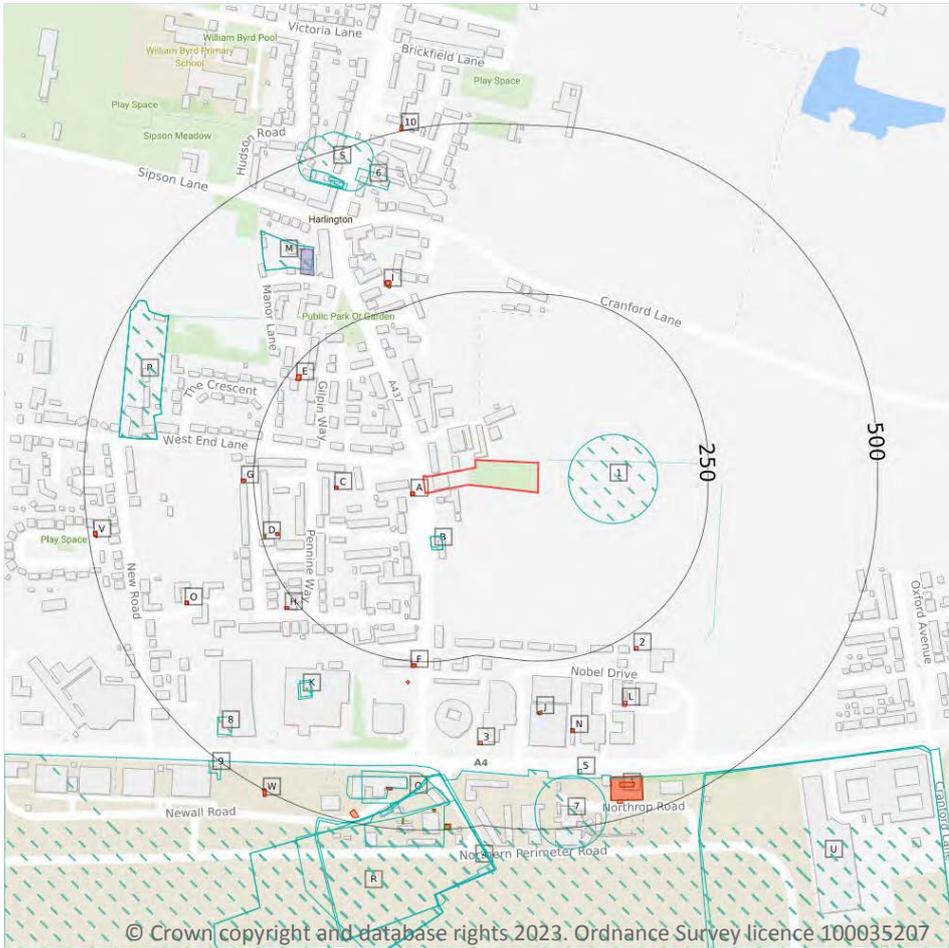
0

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



### 2.1 Historical industrial land uses

Records within 500m

31

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 19**

ID	Location	Land Use	Date	Group ID
1	45m E	Gravel Pit	1987	2138955
B	64m SW	Smithy	1894	2263438
B	65m SW	Smithy	1897	2263438

ID	Location	Land Use	Date	Group ID
K	324m SW	Sewage Pumping Station	1935	2218185
K	328m SW	Sewage Pumping Station	1938	2218185
M	347m NW	Unspecified Works	1987	2280095
M	347m NW	Unspecified Works	1974	2280095
P	396m W	Nursery	1970	2267752
P	396m W	Nursery	1987	2267752
P	396m W	Nursery	1974	2267752
4	404m S	Airport	1964	2279956
5	415m S	Saw Pit	1882	2162467
Q	415m S	Telephone Exchange	1974	2189078
R	417m S	Nursery	1938	2177591
R	417m S	Nursery	1932	2225266
R	418m S	Nursery	1912	2270460
R	419m S	Nursery	1912	2270460
6	421m N	Smithy	1898	2242342
Q	422m S	Telephone Exchange	1987	2189078
7	423m S	Saw Pit	1865	2162465
S	435m NW	Smithy	1912	2174332
Q	436m S	Unspecified Depot	1987	2147051
8	437m SW	Horse Patrol Police Station	1882	2145466
S	440m NW	Smithy	1865	2177748
S	443m NW	Smithy	1912	2171018
S	443m NW	Smithy	1894	2234750
S	445m NW	Smithy	1897	2221184
R	457m S	Nursery	1935	2206596
U	485m SE	Sand and Gravel Works	1935	2258317
U	486m SE	Sand and Gravel Works	1938	2258317
9	498m SW	Police Station	1865	2162633

*This data is sourced from Ordnance Survey / Groundsure.*



## 2.2 Historical tanks

Records within 500m

11

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 19**

ID	Location	Land Use	Date	Group ID
D	243m W	Unspecified Tank	1966	397712
D	243m W	Unspecified Tank	1966	397712
J	324m S	Unspecified Tank	1974	406628
J	324m S	Unspecified Tank	1986	406628
J	324m S	Unspecified Tank	1987	406628
Q	469m S	Unspecified Tank	1986	401804
Q	469m S	Unspecified Tank	1987	401804
Q	469m S	Unspecified Tank	1998	401804
Q	484m S	Unspecified Tank	1974	363026
Q	488m S	Unspecified Tank	1974	363028
Q	493m S	Unspecified Tank	1998	363029

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.3 Historical energy features

Records within 500m

52

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 19**

ID	Location	Land Use	Date	Group ID
A	15m W	Electricity Substation	1972	266217
A	17m W	Electricity Substation	1988	266217
A	17m W	Electricity Substation	1990	266217



ID	Location	Land Use	Date	Group ID
C	126m W	Electricity Substation	1972	266380
C	127m W	Electricity Substation	1988	266380
C	127m W	Electricity Substation	1990	266380
D	224m W	Electricity Substation	1988	260501
D	224m W	Electricity Substation	1990	260501
E	230m NW	Electricity Substation	1972	259301
E	231m NW	Electricity Substation	1988	259301
E	231m NW	Electricity Substation	1990	259301
F	253m S	Electricity Substation	1988	258002
F	253m S	Electricity Substation	1990	258002
F	254m S	Electricity Substation	1972	263841
G	262m W	Electricity Substation	1972	266712
G	262m W	Electricity Substation	1988	266712
G	262m W	Electricity Substation	1990	266712
H	262m SW	Electricity Substation	1972	288946
H	262m SW	Electricity Substation	1988	288946
2	270m SE	Electricity Substation	1990	243728
F	279m S	Electricity Substation	1990	243594
I	283m NW	Electricity Substation	1990	262730
I	287m NW	Electricity Substation	1972	262730
J	325m S	Electricity Substation	1998	243729
L	334m SE	Electricity Substation	1993	263589
L	338m SE	Electricity Substation	1990	263589
N	354m S	Electricity Substation	1993	288073
N	355m S	Electricity Substation	1990	288073
3	376m S	Electricity Substation	1998	243730
O	384m SW	Electricity Substation	1998	258442
O	385m SW	Electricity Substation	1989	258442



ID	Location	Land Use	Date	Group ID
O	385m SW	Electricity Substation	1989	258442
T	436m S	Electricity Substation	1990	268166
T	436m S	Electricity Substation	1974	260726
Q	439m S	Electricity Substation	1974	276477
Q	439m S	Electricity Substation	1998	276477
Q	439m S	Electricity Substation	1986	276477
Q	439m S	Electricity Substation	1987	276477
T	447m SE	Electricity Substation	1993	268166
T	471m S	Electricity Substation	1993	255158
Q	481m S	Electricity Substation	1998	243590
V	487m W	Electricity Substation	1998	264885
V	488m W	Electricity Substation	1981	264885
V	488m W	Electricity Substation	1989	264885
V	488m W	Electricity Substation	1989	264885
Q	492m S	Electricity Substation	1974	281962
Q	492m S	Electricity Substation	1986	281962
Q	492m S	Electricity Substation	1987	281962
W	498m SW	Electricity Substation	1986	262235
W	498m SW	Electricity Substation	1987	262235
W	498m SW	Electricity Substation	1998	262235
10	499m N	Electricity Substation	1990	288144

*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

1

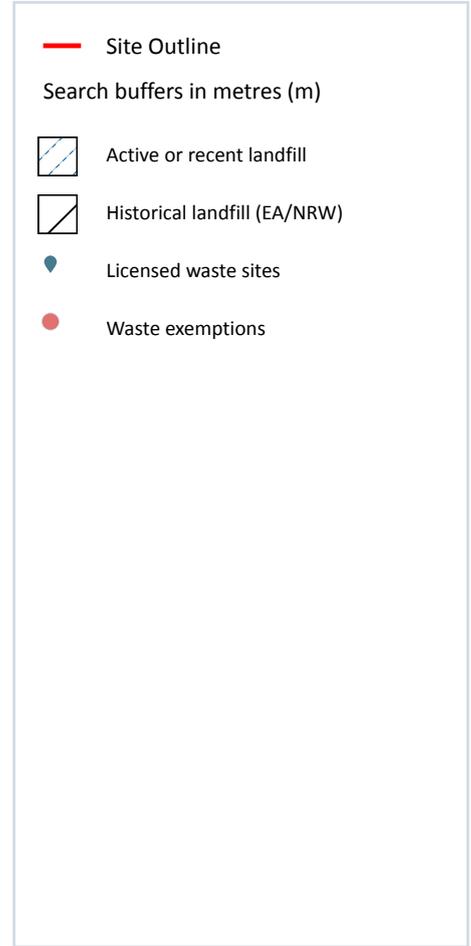
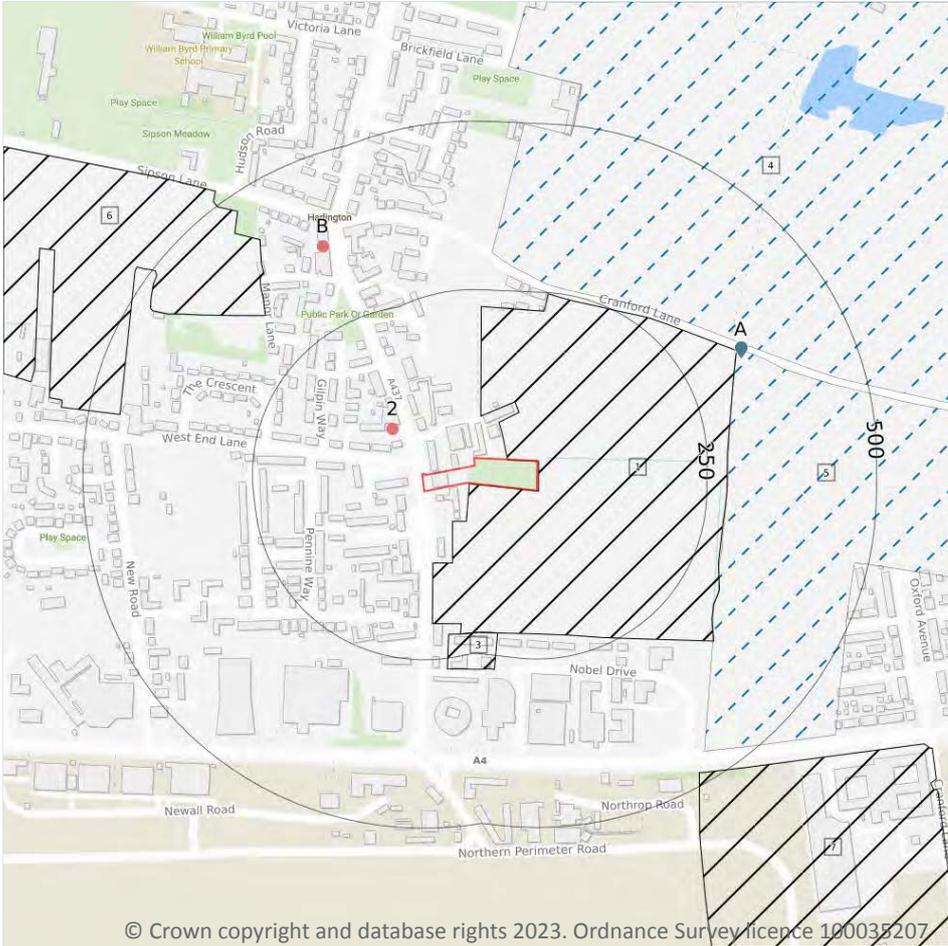
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
M	339m NW	Motor Repair Works	1972	74053

*This data is sourced from Ordnance Survey / Groundsure.*

## 3 Waste and landfill



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### 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 25**

ID	Location	Details	
4	256m NE	Operator: Henry Streeter ( Sand & Ballast ) Ltd Site Address: The Gravel Pit, High Street, Harlington, Hayes, Middlesex, UB3 5DA	WML Number: 80066 EPR Reference: STR001 Landfill type: A06: Landfill taking other wastes Status: Closure IPPC Reference: - EPR Number: EA/EPR/AP3896NG/V006

ID	Location	Details	
5	278m E	Operator: Henry Streeter ( Sand & Ballast ) Ltd Site Address: Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA	WML Number: 80068 EPR Reference: STR003 Landfill type: A05: Landfill taking Non-Biodegradeable Wastes Status: Closure IPPC Reference: - EPR Number: EA/EPR/AP3296NR/V002

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

### 3.2 Historical landfill (BGS records)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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)

<b>Records within 500m</b>	<b>4</b>
----------------------------	----------

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 25**

ID	Location	Details		
1	On site	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
3	215m S	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: -
6	330m NW	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: -
7	481m SE	Site Address: Northern Perimeter Road, Cranford, Hounslow, London Licence Holder Address: -	Waste Licence: - Site Reference: 8HI055 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: Greenhams sand and Gravel Licence Holder: - First Recorded - Last Recorded: 31/12/1945

*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

4

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

Features are displayed on the Waste and landfill map on **page 25**

ID	Location	Details		
A	341m NE	Site Name: Cranford Lane, Bath Road, Harlington Site Address: Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA Correspondence Address: Henry Streeter (Sand & Ballast) Ltd, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR003 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80068 Annual Tonnage: 0	Issue Date: 13/02/1990 Effective Date: - Modified: 07/09/1993 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
A	341m NE	Site Name: Cranford Lane/bath Road, Harlington Site Address: Henry Streeter (Sand & Ballast) Limited, land south of Cranford Lane, north of Bath Road, Harlington, Middlesex, UB3 5DA Correspondence Address: Henry Streeter (Sand & Ballast) Limited, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR003 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80068 Annual Tonnage: 0	Issue Date: 13/02/1990 Effective Date: - Modified: 07/09/1993 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
A	341m NE	Site Name: Cranford Lane, Bath Road, Harlington Site Address: Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR003 EPR reference: EA/EPR/AP3296NR/V002 Operator: Henry Streeter ( Sand & Ballast ) Ltd Waste Management licence No: 80068 Annual Tonnage: 289340	Issue Date: 13/02/1990 Effective Date: - Modified: 07/09/1993 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure



ID	Location	Details		
A	341m NE	Site Name: Cranford Lane, Bath Road, Harlington Site Address: Henry Streeter (Sand & Ballast) Ltd, Land South Of Cranford Lane, North Of Bath Road, Harlington, Middlesex, UB3 5DA Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR003 EPR reference: EA/EPR/AP3296NR/V002 Operator: Henry Streeter ( Sand & Ballast ) Ltd Waste Management licence No: 80068 Annual Tonnage: 289340	Issue Date: 13/02/1990 Effective Date: - Modified: 07/09/1993 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure

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

### 3.7 Waste exemptions

<b>Records within 500m</b>	<b>3</b>
----------------------------	----------

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.

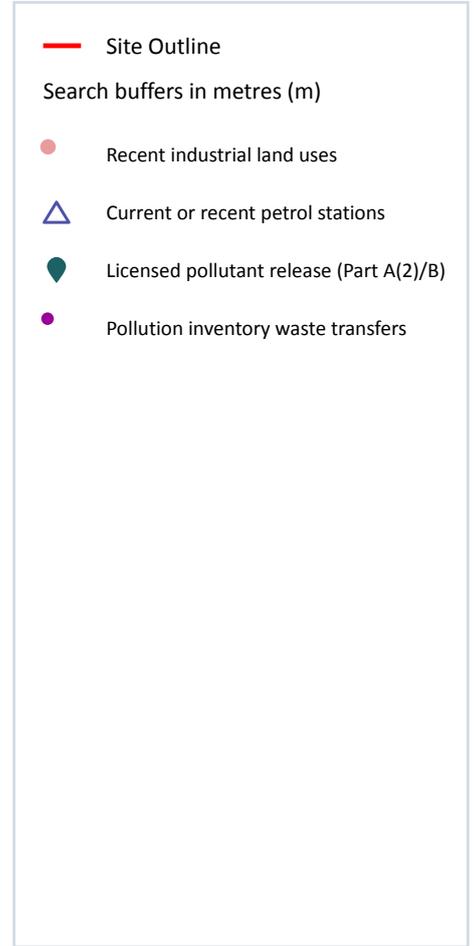
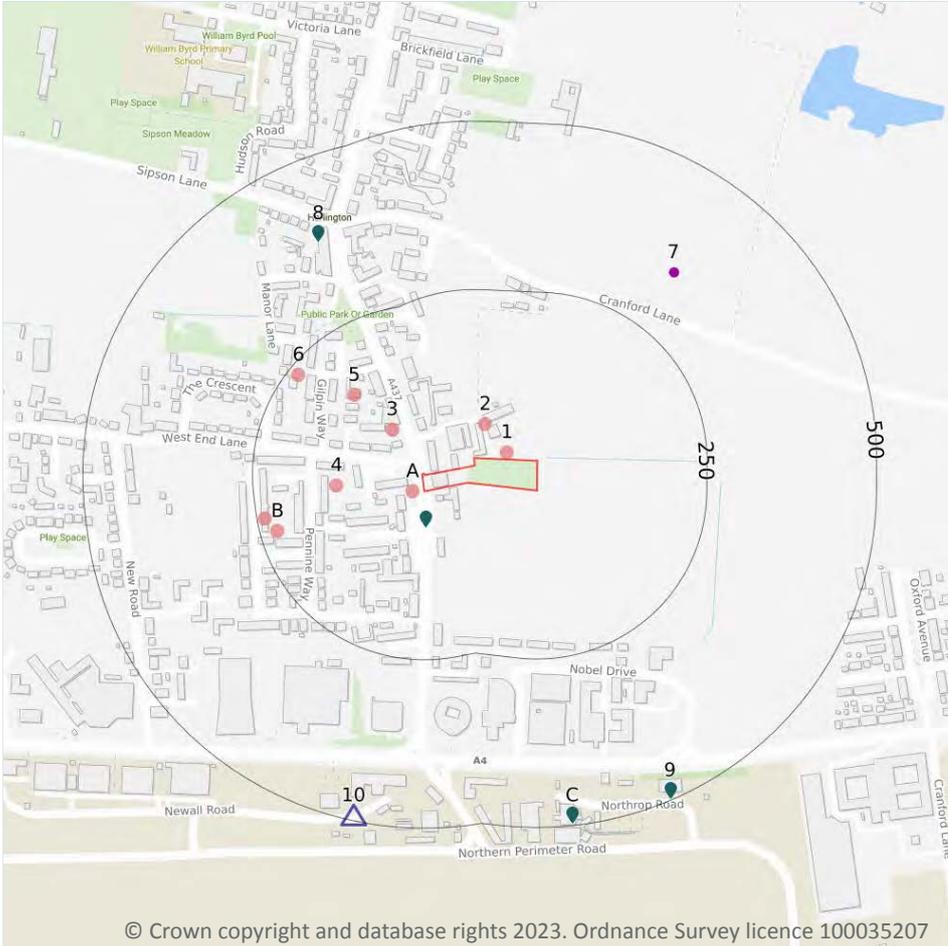
Features are displayed on the Waste and landfill map on **page 25**

ID	Location	Site	Reference	Category	Sub-Category	Description
2	80m NW	324-326, HIGH STREET, HARLINGTON, HAYES, UB3 5DU	WEX168787	Using waste exemption	On a farm	Use of waste in construction
B	368m NW	-	WEX269982	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	368m NW	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

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



## 4 Current industrial land use



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### 4.1 Recent industrial land uses

Records within 250m

9

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	11m NE	Mast	Greater London, UB3	Telecommunications Features	Infrastructure and Facilities
A	17m W	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
2	51m N	Works	Greater London, UB3	Unspecified Works Or Factories	Industrial Features

ID	Location	Company	Address	Activity	Category
3	80m NW	London Office Interiors	324-326, High Street, Harlington, Hayes, Greater London, UB3 5DU	Office and Shop Equipment	Industrial Products
4	127m W	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
5	155m NW	West London Car Care Centre	Wheatsheaf Yard, Providence Lane, Hayes, Greater London, UB3 5EF	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	224m W	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
6	235m NW	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
B	238m W	Provident Chauffeurs	82, Pennine Way, Hayes, Greater London, UB3 5LP	Airlines and Airline Services	Transport, Storage and Delivery

*This data is sourced from Ordnance Survey.*

## 4.2 Current or recent petrol stations

**Records within 500m**

**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 30**

ID	Location	Company	Address	LPG	Status
10	492m S	BREEZE	Newall Road, Cranford, Hounslow, Outer London, TW6 2RZ	No	Non-Retail

*This data is sourced from Experian.*

## 4.3 Electricity cables

**Records within 500m**

**0**

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*



#### 4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

#### 4.5 Sites determined as Contaminated Land

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

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

*This data is sourced from Local Authority records.*

#### 4.6 Control of Major Accident Hazards (COMAH)

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

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

*This data is sourced from the Health and Safety Executive.*

#### 4.7 Regulated explosive sites

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

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

*This data is sourced from the Health and Safety Executive.*

#### 4.8 Hazardous substance storage/usage

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

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

*This data is sourced from Local Authority records.*

## 4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

## 4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

5

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	
A	41m SW	Tesco Harlington, High Street, Harlington	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	389m NW	Premier Dry Cleaners, 210 High Street, Harlington, Middlesex, UB3 5DS	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
C	484m S	Valet Building Avis Rent A Car, Northrop Road, HAL, TW6 2QA	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
C	484m S	Avis Rent-a-Car Ltd, Valet Building, Northrop Road, London Heathrow Airport, Hounslow, TW6 2QA	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	486m SE	Avis Rent-a-Car Ltd, Unit B, Northrop Road, London Heathrow Airport, Hounslow, TW6 2EB	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

*This data is sourced from Local Authority records.*

## 4.12 Radioactive Substance Authorisations

**Records within 500m** **0**

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

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

## 4.13 Licensed Discharges to controlled waters

**Records within 500m** **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.*

## 4.14 Pollutant release to surface waters (Red List)

**Records within 500m** **0**

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

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

## 4.15 Pollutant release to public sewer

**Records within 500m** **0**

Discharges of Special Category Effluents to the public sewer.

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



#### 4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

#### 4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

#### 4.18 Pollution Incidents (EA/NRW)

Records within 500m

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.*

#### 4.19 Pollution inventory substances

Records within 500m

0

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

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

#### 4.20 Pollution inventory waste transfers

Records within 500m

1

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.

Features are displayed on the Current industrial land use map on **page 30**



ID: 7, Location: 344m NE, Permit: DP3035AY  
 Operator: Heathrow Airport Limited  
 Activity: DISPOSAL OR RECOVERY OF HAZARDOUS WASTE WITH A CAPACITY EXCEEDING 10 TONNES PER DAY INVOLVING PHYSICO-CHEMICAL TREATMENT  
 Address: Airside Waste Sweepings Transfer & Treatment Facility Airside Snowbase Heathrow Airport Middlesex TW6 2GW  
 Sector: Hazardous Waste, Sub-sector: Hazardous Waste  
 Releases:

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
D15	Storage pending any of the operations numbered D1 to D14 (excluding temporary storage pending collection, on the site where it is produced)	7.04	Absolute Value	20 03 01	mixed municipal waste	0

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

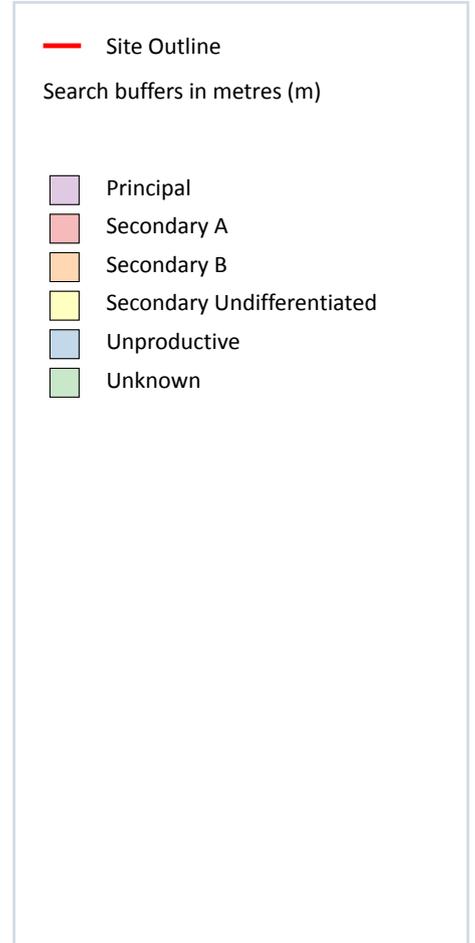
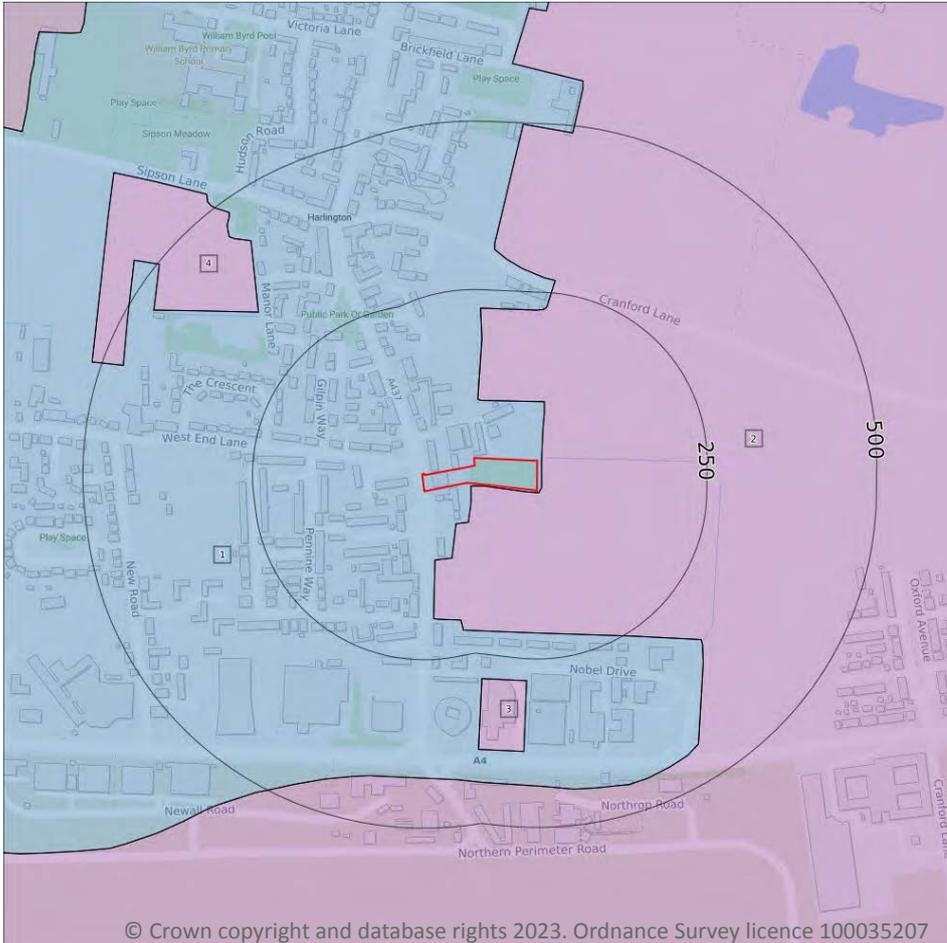
#### 4.21 Pollution inventory radioactive waste

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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



### 5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 37**

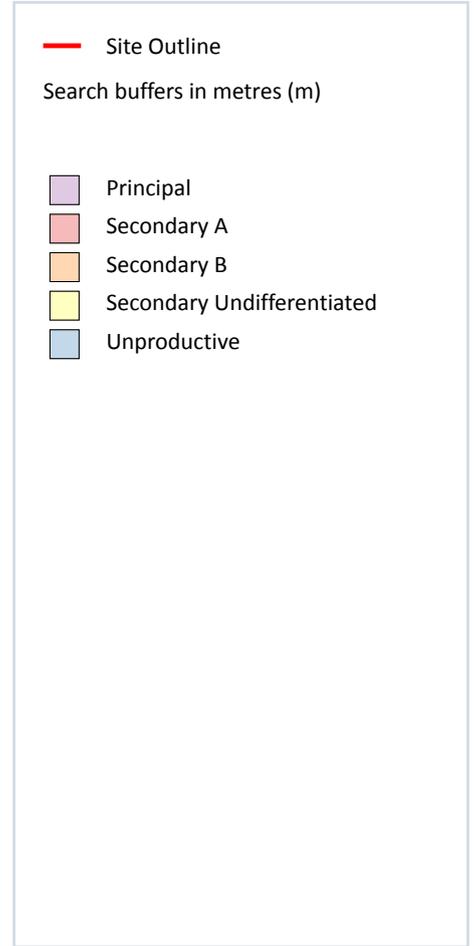
ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	2m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of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

ID	Location	Designation	Description
3	283m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	341m NW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



## Bedrock aquifer



### 5.2 Bedrock aquifer

Records within 500m

1

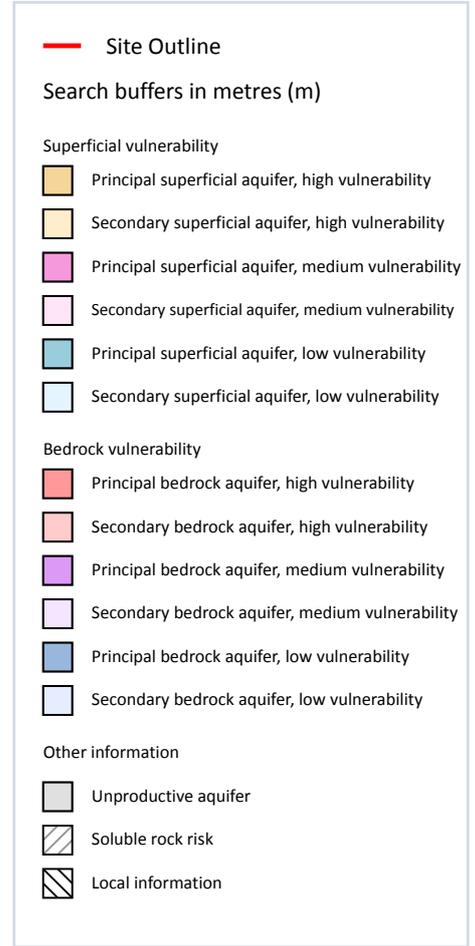
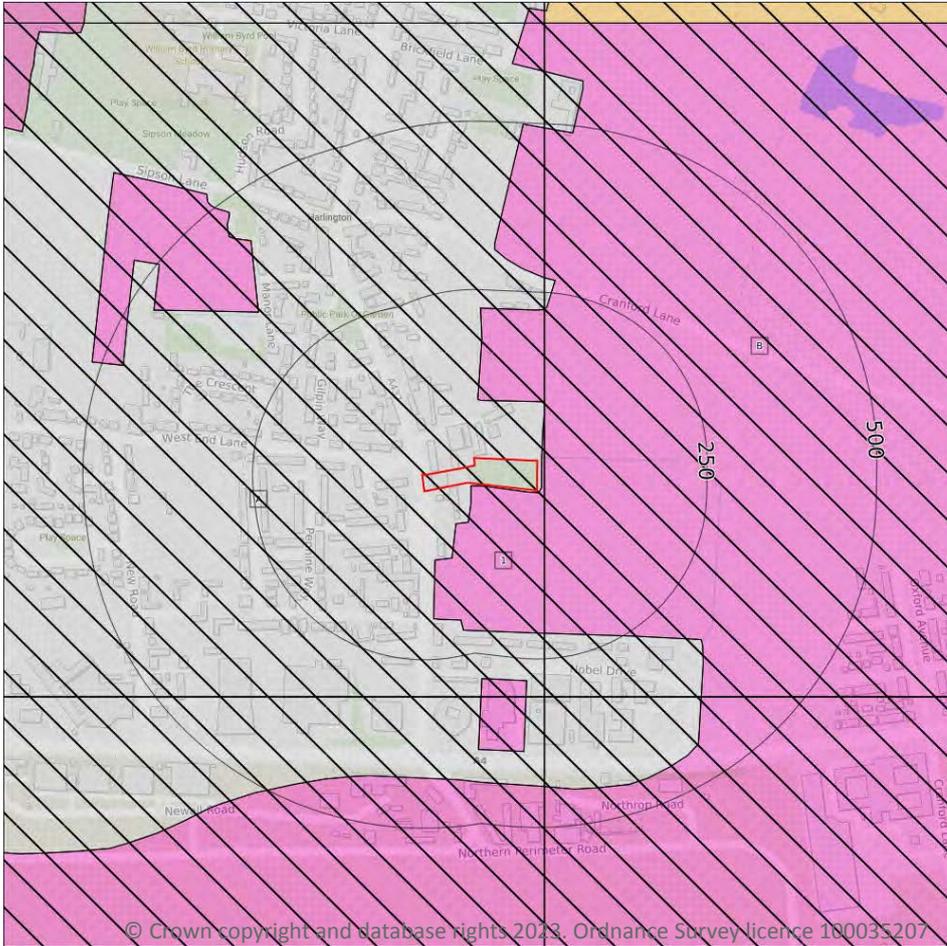
Aquifer status of groundwater held within bedrock geology.

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

3

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	<b>Summary Classification:</b> <b>Unproductive aquifer (may have productive aquifer beneath)</b> <b>Combined classification:</b> <b>Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer</b>	<b>Leaching class:</b> <b>Intermediate</b> <b>Infiltration value:</b> <b>&gt;70%</b> <b>Dilution value: 300-550mm/year</b>	<b>Vulnerability: Unproductive</b> <b>Aquifer type: Unproductive</b> <b>Thickness: 3-10m</b> <b>Patchiness value: &gt;90%</b> <b>Recharge potential: High</b>	<b>Vulnerability: Unproductive</b> <b>Aquifer type: Unproductive</b> <b>Flow mechanism: Mixed</b>
1	2m SW	Summary Classification: Principal superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Principal Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
B	10m E	Summary Classification: Principal superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Principal 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**

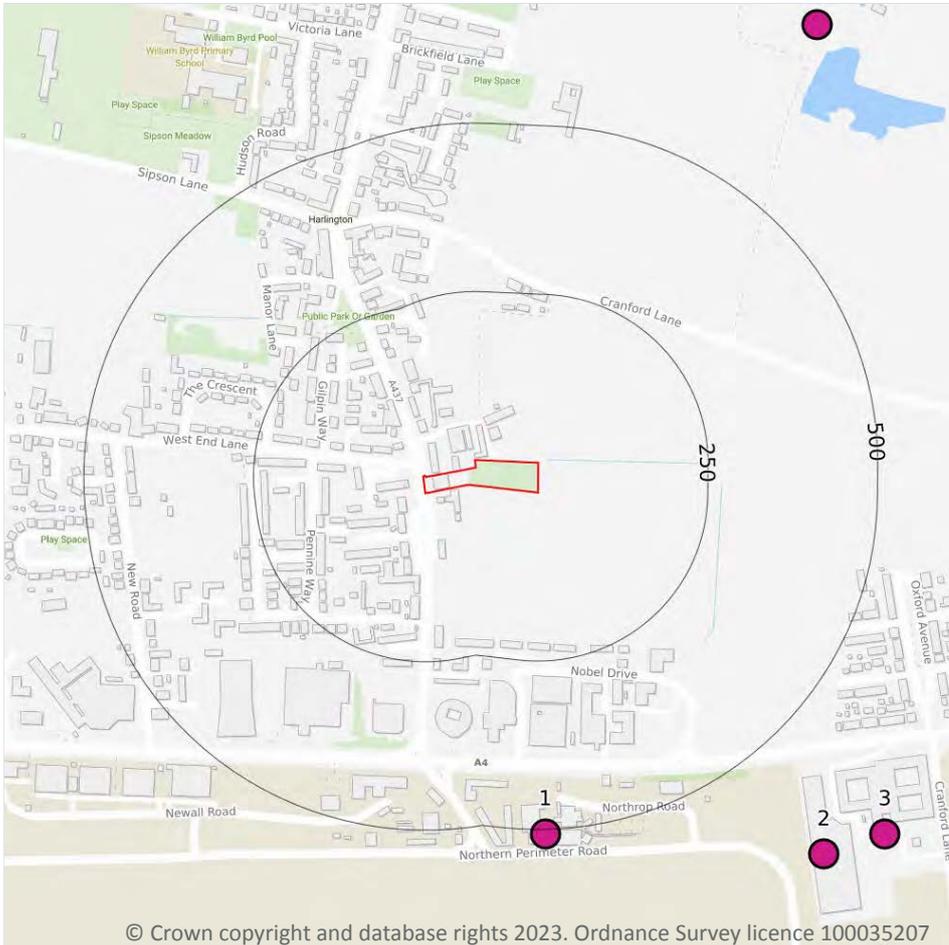
This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506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



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

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

## Abstractions and Source Protection Zones



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### 5.6 Groundwater abstractions

Records within 2000m

7

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 43**

ID	Location	Details	
1	506m S	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 <sup>3</sup> ): 10,980 Max Daily Volume (m <sup>3</sup> ): 30 Original Application No: - Original Start Date: 01/03/1993 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
2	681m 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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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: -
3	719m 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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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: -
4	768m NE	Status: Active 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 <sup>3</sup> ): 649,318 Max Daily Volume (m <sup>3</sup> ): 2,455 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: -

ID	Location	Details	
-	1249m W	Status: Active 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 <sup>3</sup> ): 43,800 Max Daily Volume (m <sup>3</sup> ): 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: -
-	1442m 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 <sup>3</sup> ): 649,318 Max Daily Volume (m <sup>3</sup> ): 2,455 Original Application No: NPS/WR/022219 Original Start Date: 06/12/1994 Expiry Date: - Issue No: 102 Version Start Date: 18/04/2016 Version End Date: -
-	1829m SE	Status: Historical Licence No: 28/39/36/0068 Details: Pollution Remediation Direct Source: THAMES GROUNDWATER Point: BOREHOLES AT HEATHROW AIRPORT, ELMDON ROAD, HATTON CROSS Data Type: Point Name: CELTIC TECHNOLOGIES LTD Easting: 509650 Northing: 175600	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 04/06/2001 Expiry Date: 31/05/2002 Issue No: 1 Version Start Date: 04/06/2001 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

0

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.

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

## 5.9 Source Protection Zones

Records within 500m

0

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

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

## 5.10 Source Protection Zones (confined aquifer)

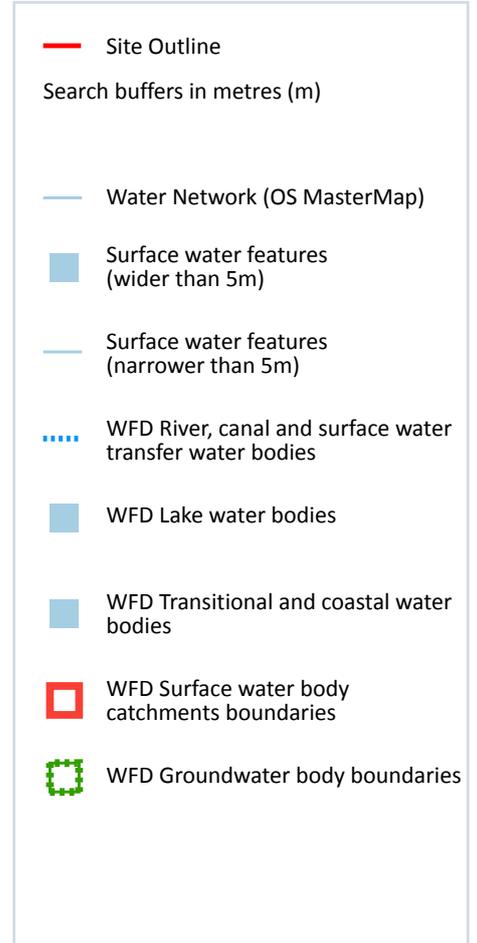
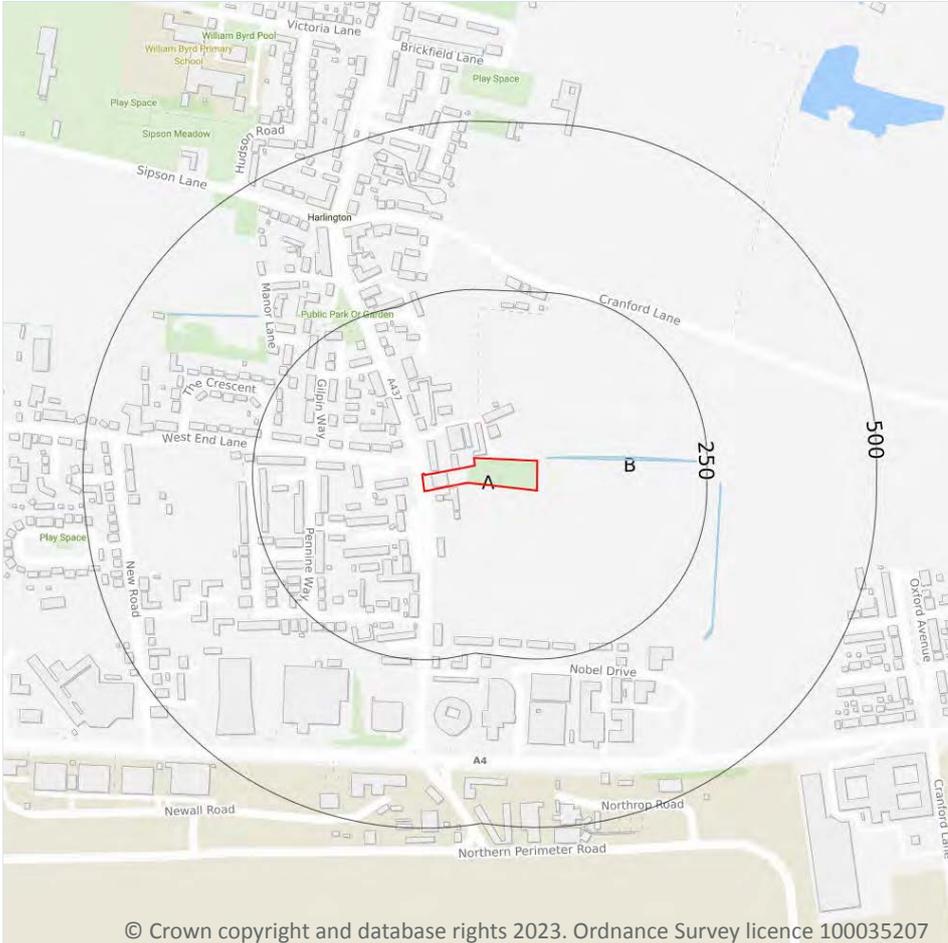
Records within 500m

0

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

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

## 6 Hydrology



### 6.1 Water Network (OS MasterMap)

Records within 250m

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 47**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	13m E	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 MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 47**

*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 47**

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 47**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1061m E	River	Crane	<a href="#">GB106039023030</a>	Moderate	Fail	Moderate	2019

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



## 6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on **page 47**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Lower Thames Gravels	<a href="#">GB40603G000300</a>	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

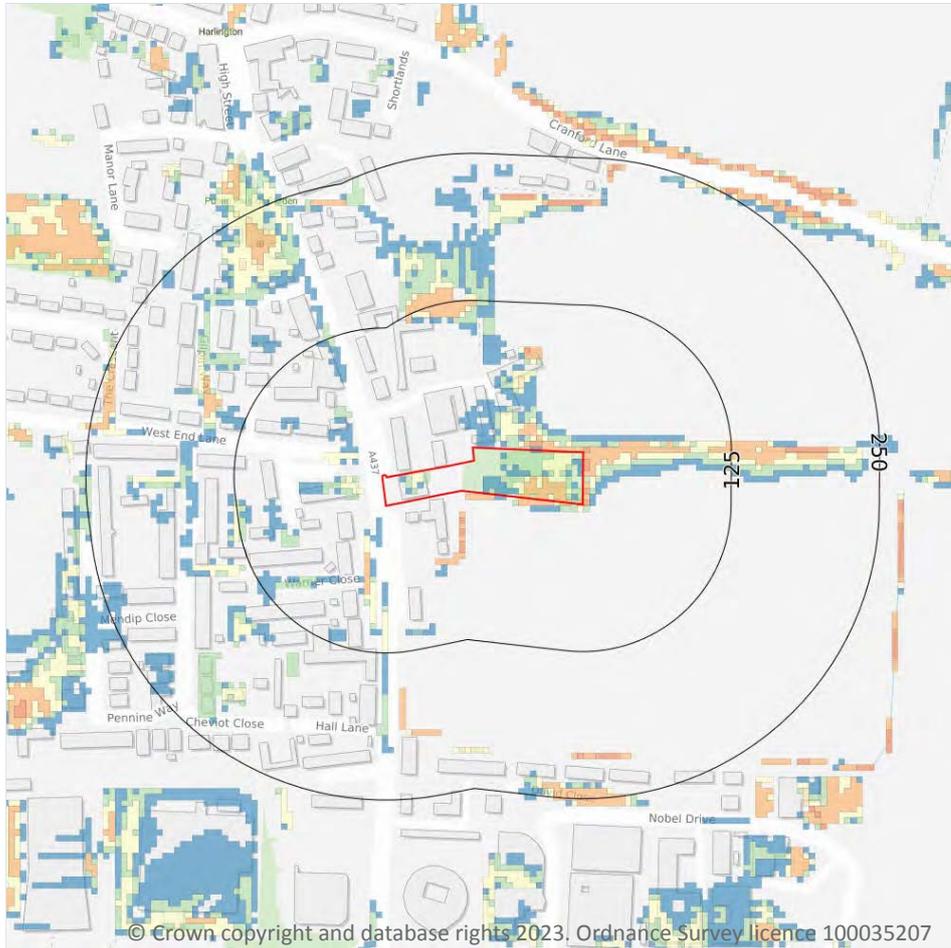
0

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



### 8.1 Surface water flooding

**Highest risk on site**

**1 in 30 year, 0.1m - 0.3m**

**Highest risk within 50m**

**1 in 30 year, 0.3m - 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 53**

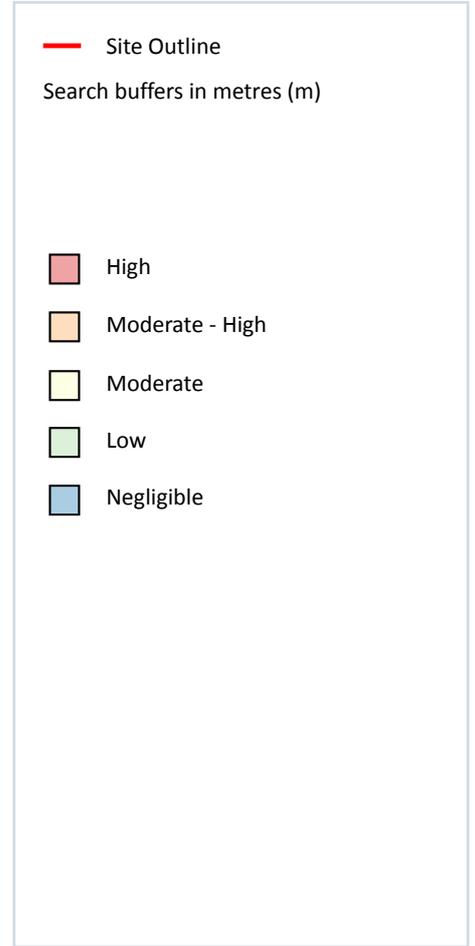
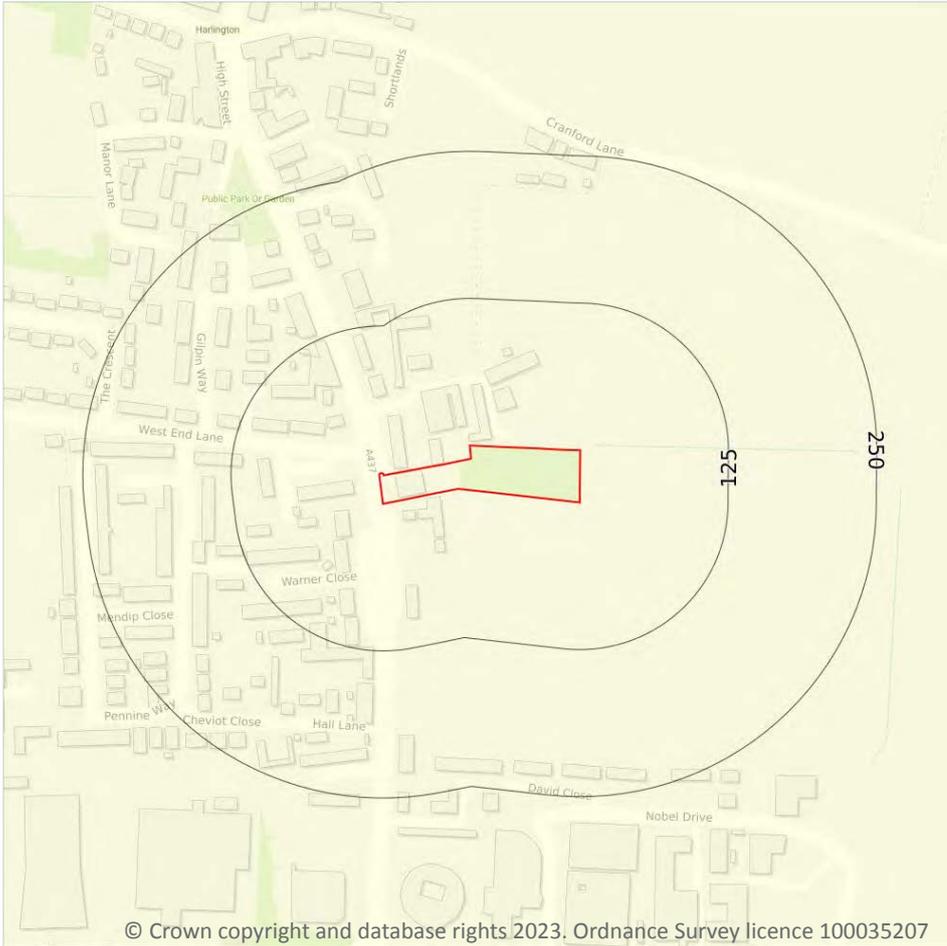
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

*This data is sourced from Ambiental Risk Analytics.*

## 9 Groundwater flooding



### 9.1 Groundwater flooding

**Highest risk on site**

**Moderate**

**Highest risk within 50m**

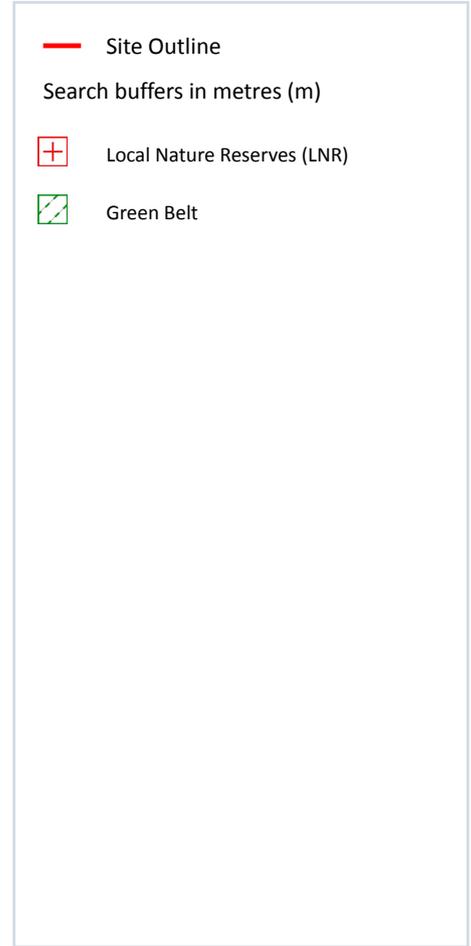
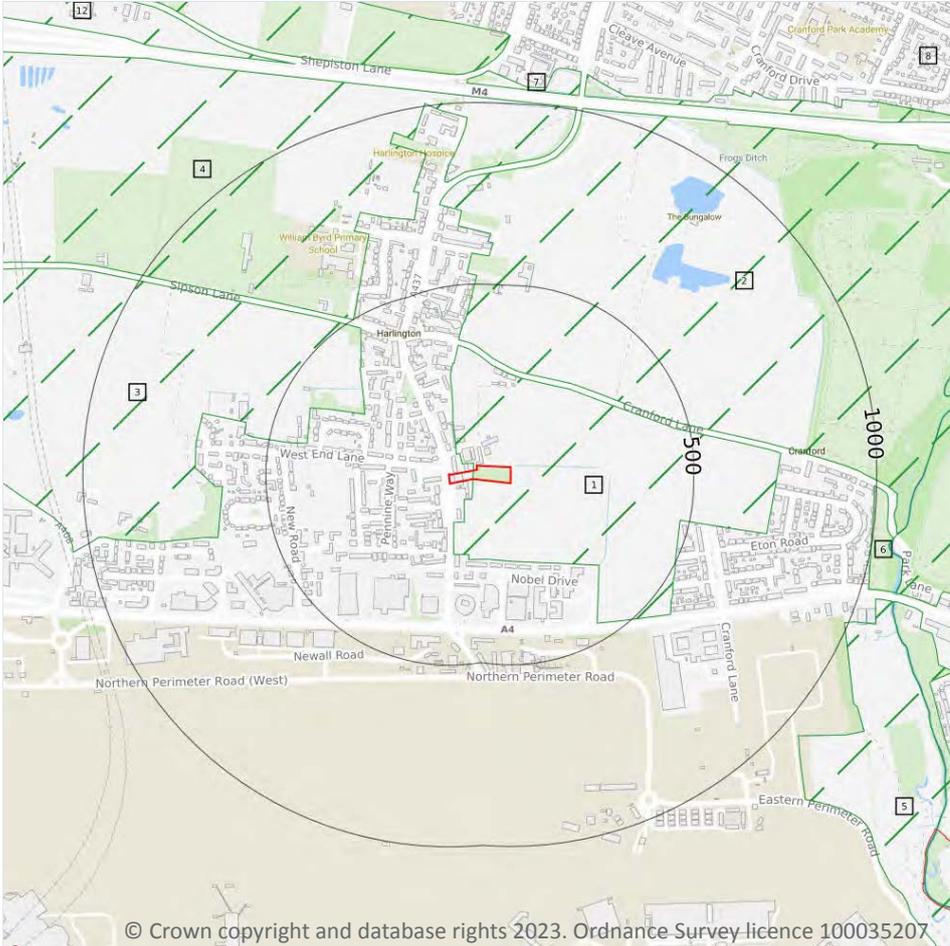
**Moderate**

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

Features are displayed on the Groundwater flooding map on **page 55**

*This data is sourced from Ambiental Risk Analytics.*

## 10 Environmental designations



### 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 56**

ID	Location	Name	Data source
14	1501m 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

0

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

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

## 10.8 Biosphere Reserves

Records within 2000m

0

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

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

## 10.9 Forest Parks

Records within 2000m

0

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

*This data is sourced from the Forestry Commission.*



## 10.10 Marine Conservation Zones

<b>Records within 2000m</b>	<b>0</b>
-----------------------------	----------

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

<b>Records within 2000m</b>	<b>17</b>
-----------------------------	-----------

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

Features are displayed on the Environmental designations map on **page 56**

ID	Location	Name	Local Authority name
1	On site	London	Hillingdon
2	260m NE	London	Hillingdon
3	283m NW	London	Hillingdon
4	499m NW	London	Hillingdon
5	990m E	London	Hillingdon
6	994m E	London	Hillingdon
7	1037m N	London	Hillingdon
8	1041m N	London	Hillingdon
9	1048m E	London	Hounslow
10	1078m N	London	Hillingdon
11	1097m E	London	Hounslow
12	1208m NW	London	Hillingdon
-	1301m W	London	Hillingdon
-	1502m W	London	Hillingdon
-	1544m W	London	Hillingdon
-	1825m NW	London	Hillingdon
-	1915m NW	London	Hillingdon

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



## 10.12 Proposed Ramsar sites

Records within 2000m

0

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

*This data is sourced from Natural England.*

## 10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

## 10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

*This data is sourced from Natural England.*

## 10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

*This data is sourced from Natural England.*



## 10.16 Nitrate Vulnerable Zones

Records within 2000m

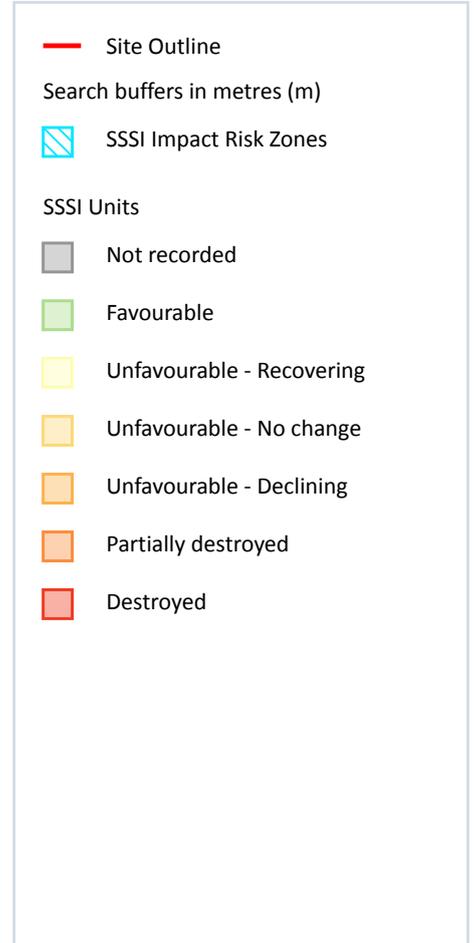
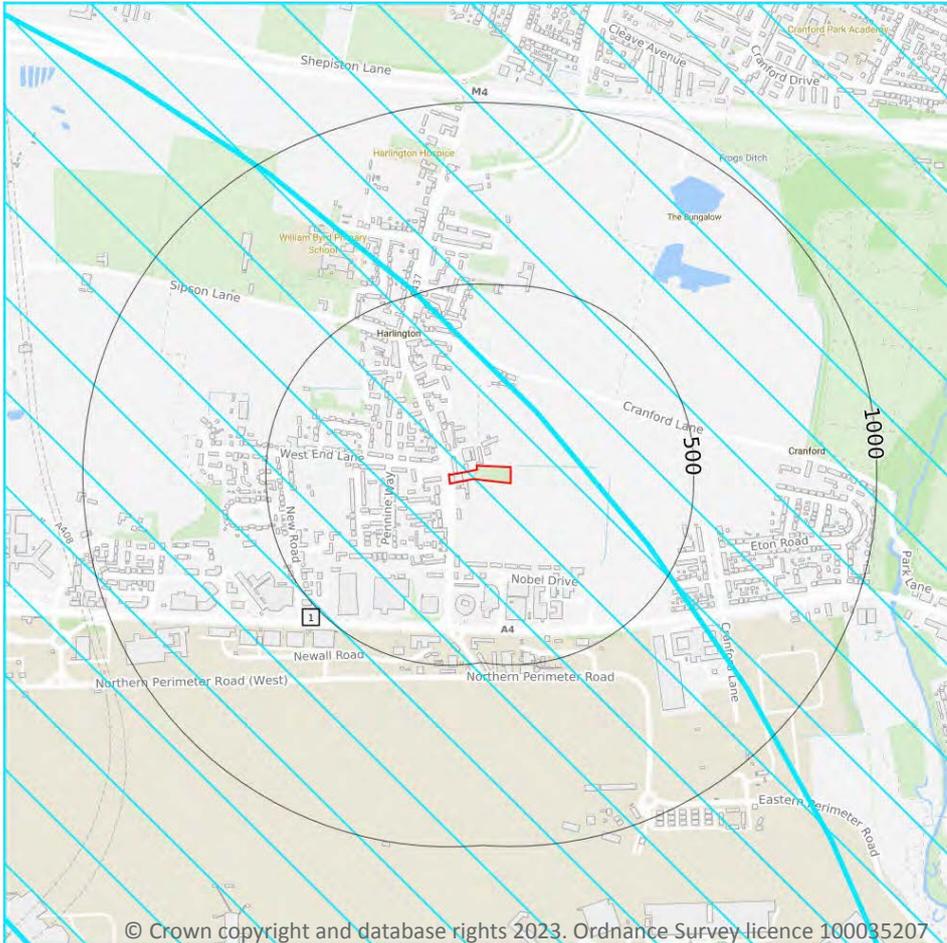
0

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

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



## SSSI Impact Zones and Units



### 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 62**

ID	Location	Type of developments requiring consultation
1	On site	<p><b>Infrastructure - Airports, helipads and other aviation proposals.</b></p> <p><b>Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &amp; digestate stores &gt; 750m<sup>2</sup>, manure stores &gt; 3500t).</b></p> <p><b>Combustion - General combustion processes &gt;50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</b></p> <p><b>Discharges - Any discharge of water or liquid waste of more than 20m<sup>3</sup>/day to ground (ie to seep away) or to surface water, such as a beck or stream.</b></p>

*This data is sourced from Natural England.*

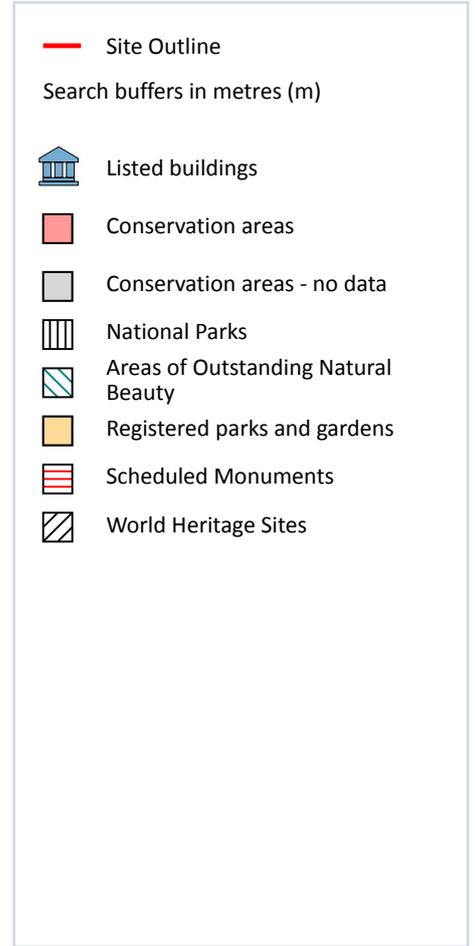
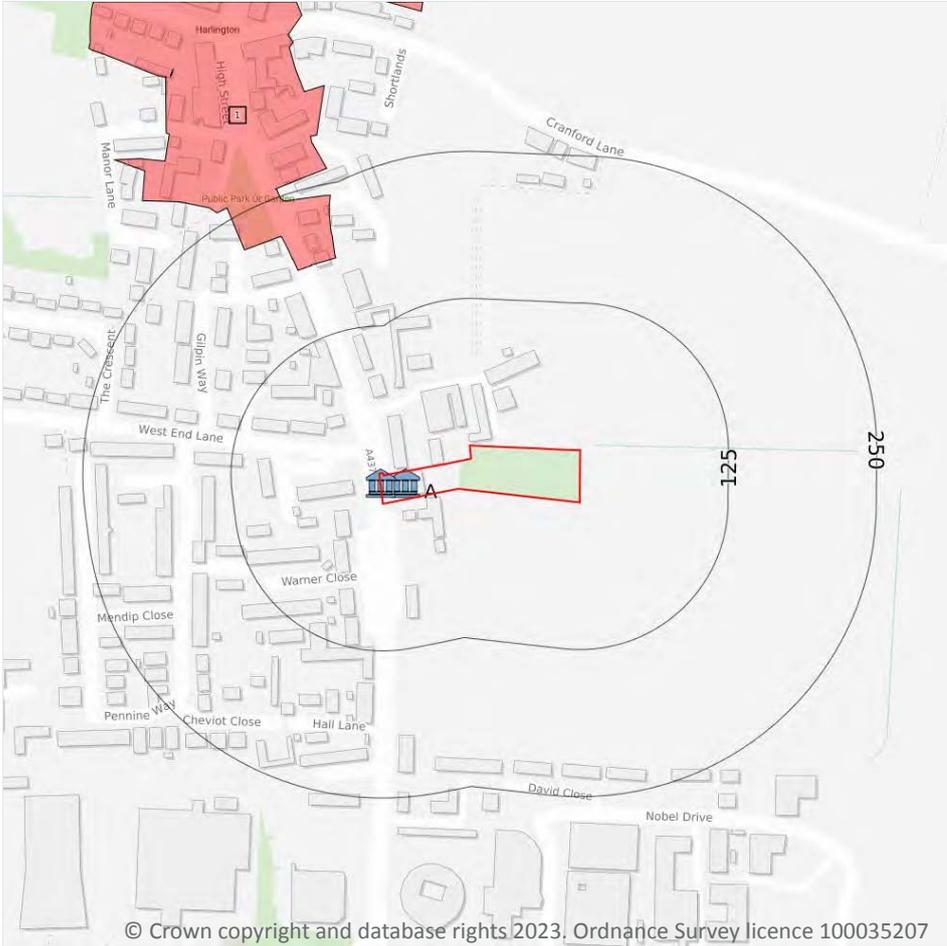
## 10.18 SSSI Units

<b>Records within 2000m</b>	<b>0</b>
-----------------------------	----------

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

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

## 11 Visual and cultural designations



### 11.1 World Heritage Sites

Records within 250m

0

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

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

## 11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

## 11.3 National Parks

Records within 250m

0

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

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

## 11.4 Listed Buildings

Records within 250m

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 64**

ID	Location	Name	Grade	Reference Number	Listed date
A	On site	The Dower House, Heathrow Villages, Hillingdon, London, UB3	II	1080196	27/05/1949
A	On site	Forecourt Wall To The Dower House, Heathrow Villages, Hillingdon, London, UB3	II	1080197	06/09/1974

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



## 11.5 Conservation Areas

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on **page 64**

ID	Location	Name	District	Date of designation
1	186m NW	Harlington Village	Hillingdon	31/03/2005

*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

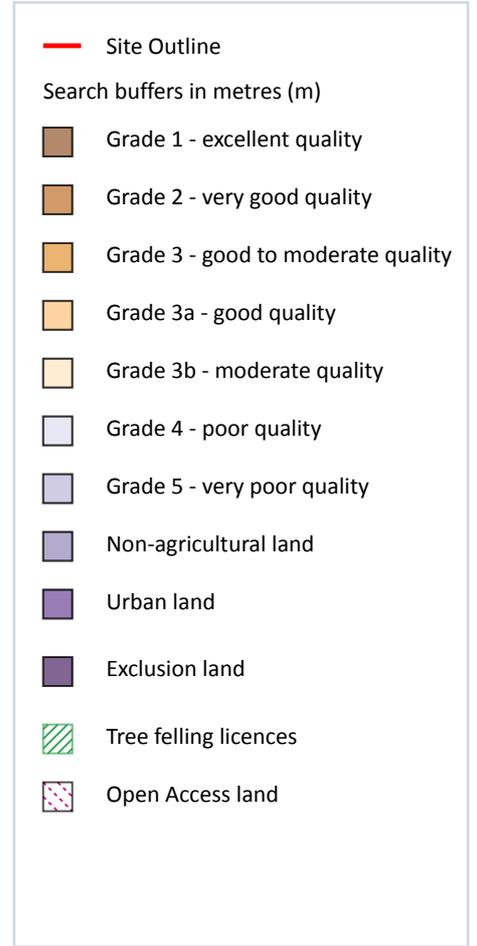
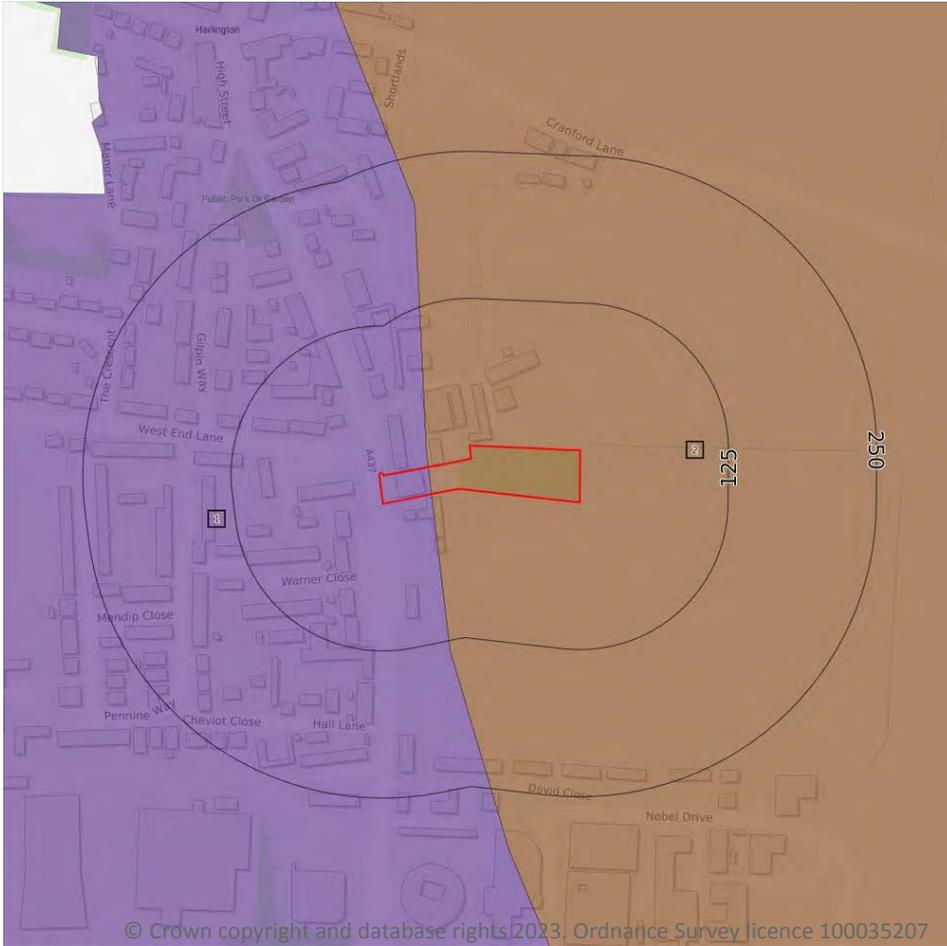
Records within 250m

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



### 12.1 Agricultural Land Classification

Records within 250m

2

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 67**

ID	Location	Classification	Description
1	On site	Urban	-
2	On site	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.

*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**

**0**

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

*This data is sourced from Natural England.*

## 12.5 Countryside Stewardship Schemes

**Records within 250m**

**0**

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

*This data is sourced from Natural England.*



## 13 Habitat designations

### 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

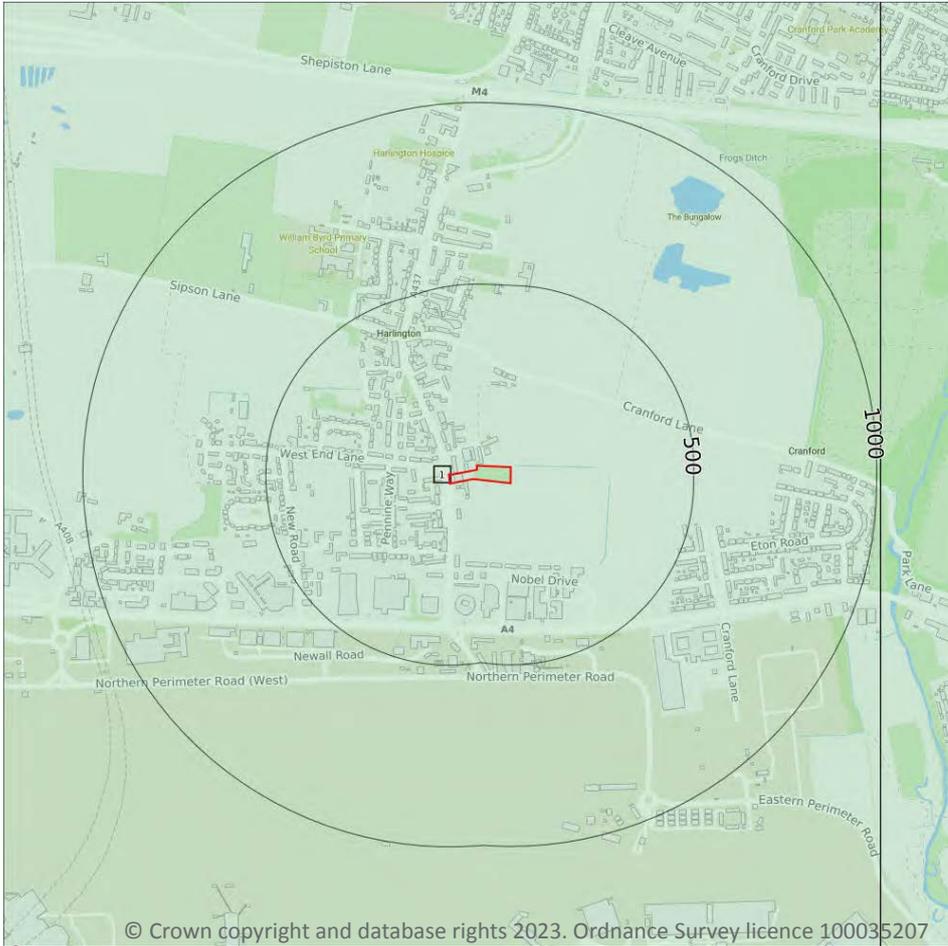
Records within 250m	0
---------------------	---

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

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### 14.1 10k Availability

**Records within 500m**

**1**

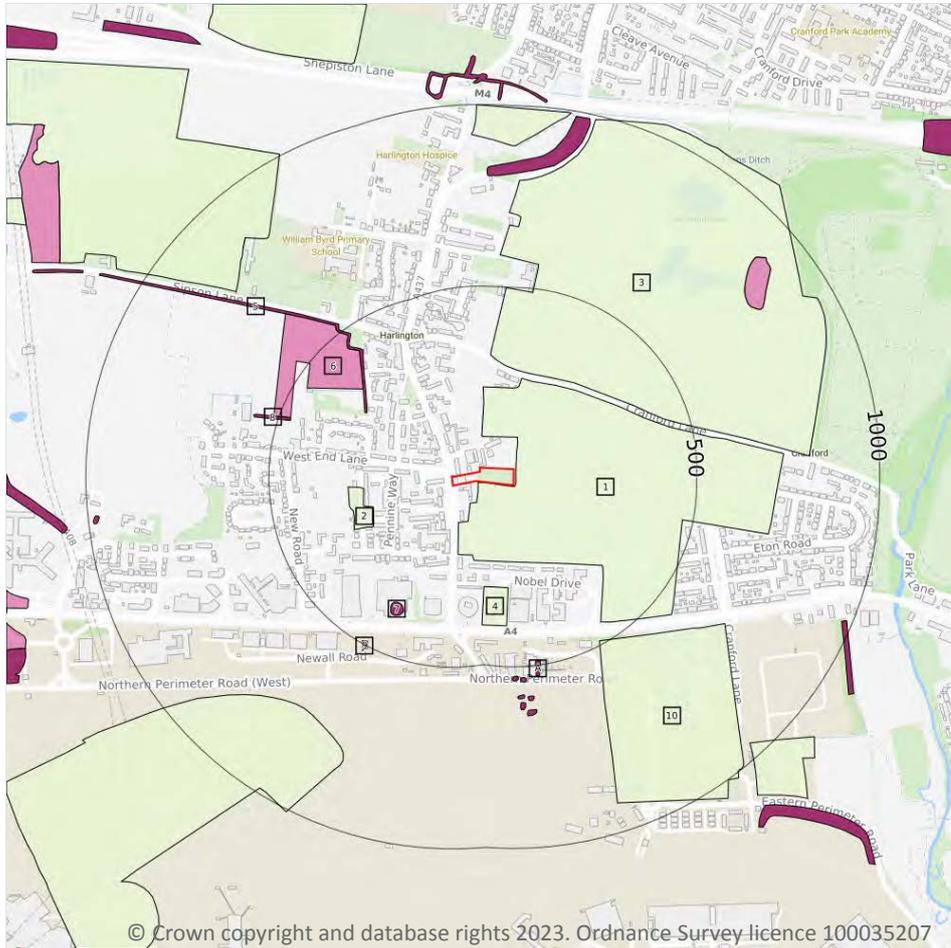
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 70**

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

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### 14.2 Artificial and made ground (10k)

Records within 500m

11

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 71**

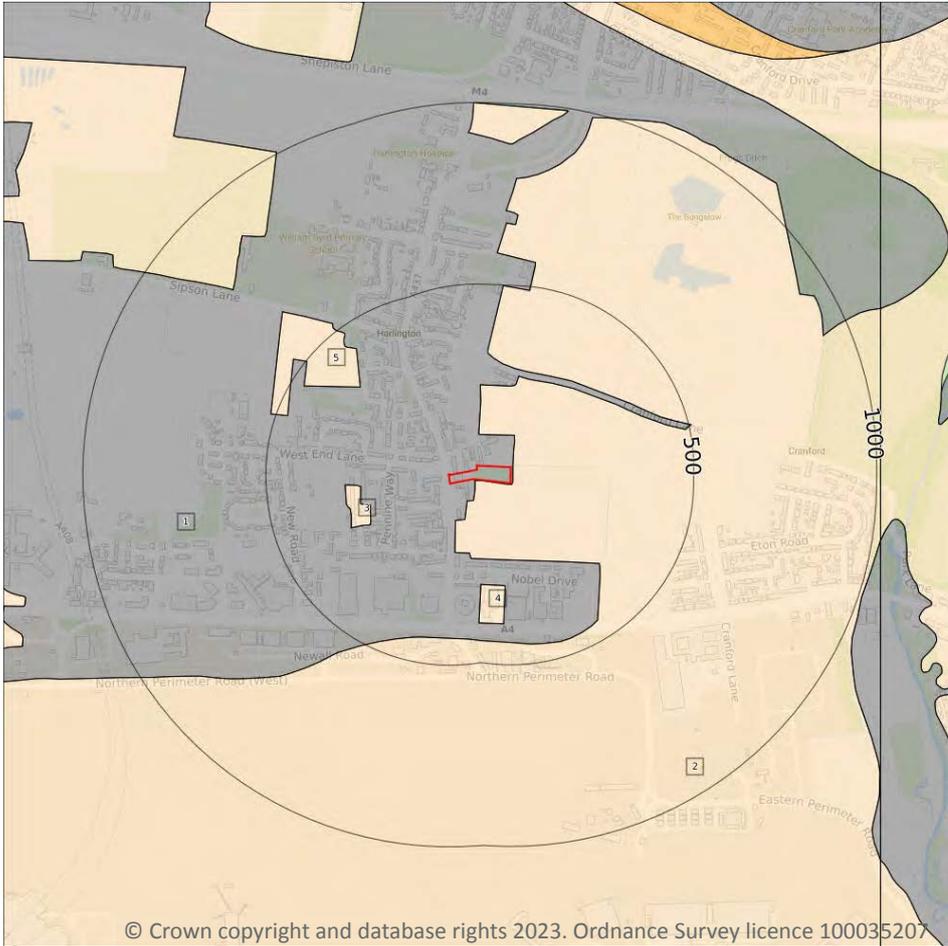
ID	Location	LEX Code	Description	Rock description
1	2m SW	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
2	225m W	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
3	267m NE	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry
4	282m S	WMGR-UNKNOWN	Infilled Ground	Unknown/unclassified Entry

ID	Location	LEX Code	Description	Rock description
5	291m NW	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
6	341m NW	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
7	355m SW	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
8	467m W	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
A	486m S	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
9	487m SW	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
10	488m SE	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
-  Landslip (10k)
- Superficial geology (10k)  
Please see table for more details.

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### 14.3 Superficial geology (10k)

Records within 500m

5

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 73**

ID	Location	LEX Code	Description	Rock description
1	On site	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
2	2m SW	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
3	225m W	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
4	282m S	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
5	341m NW	TPGR-XSV	Taplow Gravel Formation - 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 75**

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLAY	London Clay Formation - Clay	Eocene Epoch

*This data is sourced from the British Geological Survey.*

## 14.6 Bedrock faults and other linear features (10k)

Records within 500m

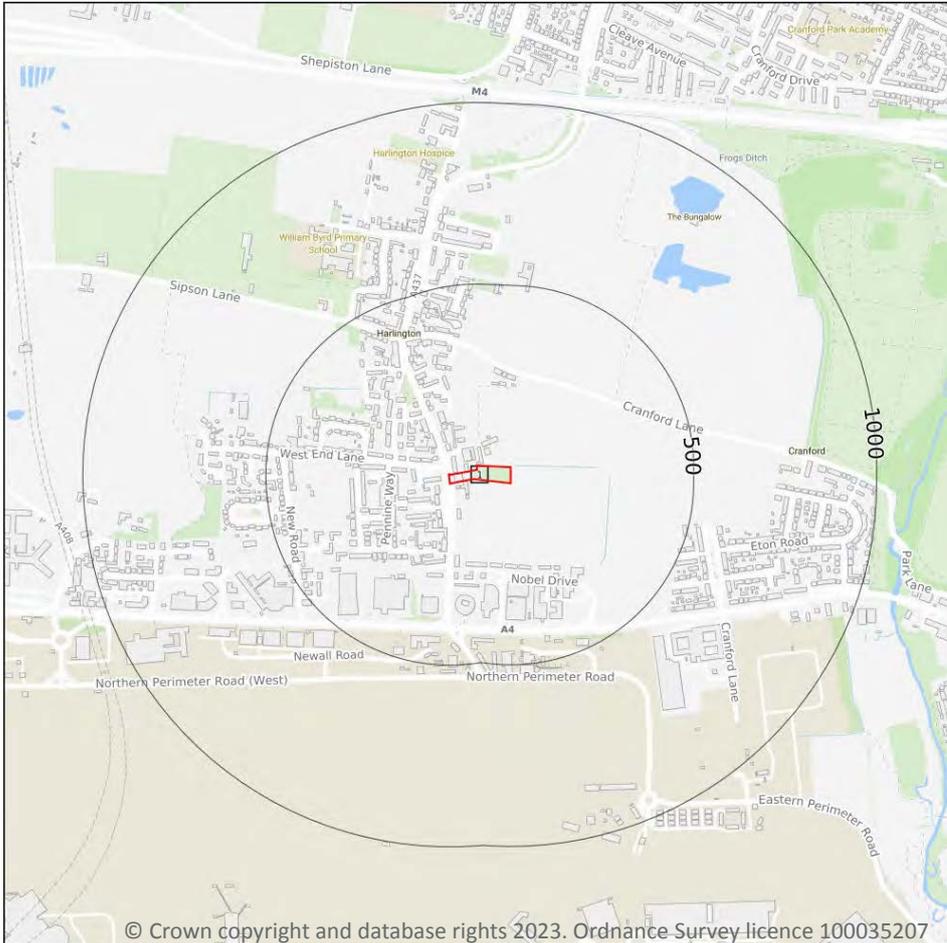
0

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

*This data is sourced from the British Geological Survey.*



## 15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

### 15.1 50k Availability

Records within 500m

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.

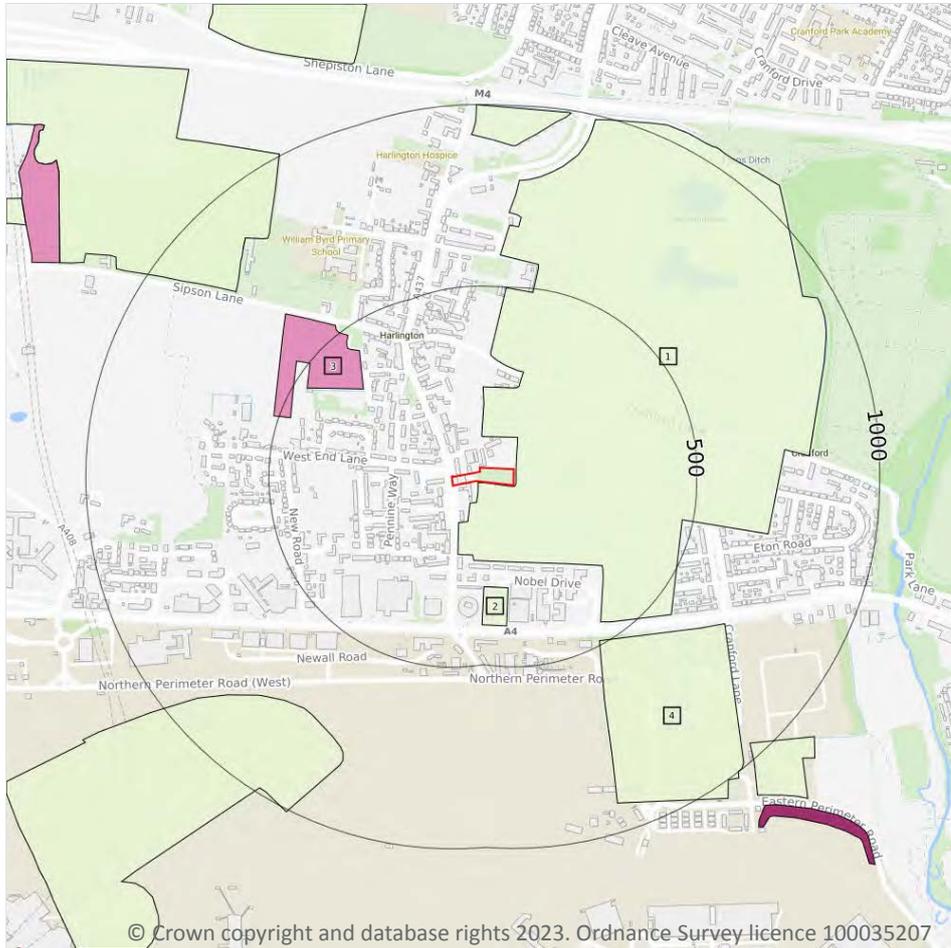
Features are displayed on the Geology 1:50,000 scale - Availability map on **page 77**

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

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### 15.2 Artificial and made ground (50k)

Records within 500m

4

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 78**

ID	Location	LEX Code	Description	Rock description
1	2m SW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
2	283m S	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
3	341m NW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
4	488m SE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

*This data is sourced from the British Geological Survey.*

### 15.3 Artificial ground permeability (50k)

**Records within 50m**

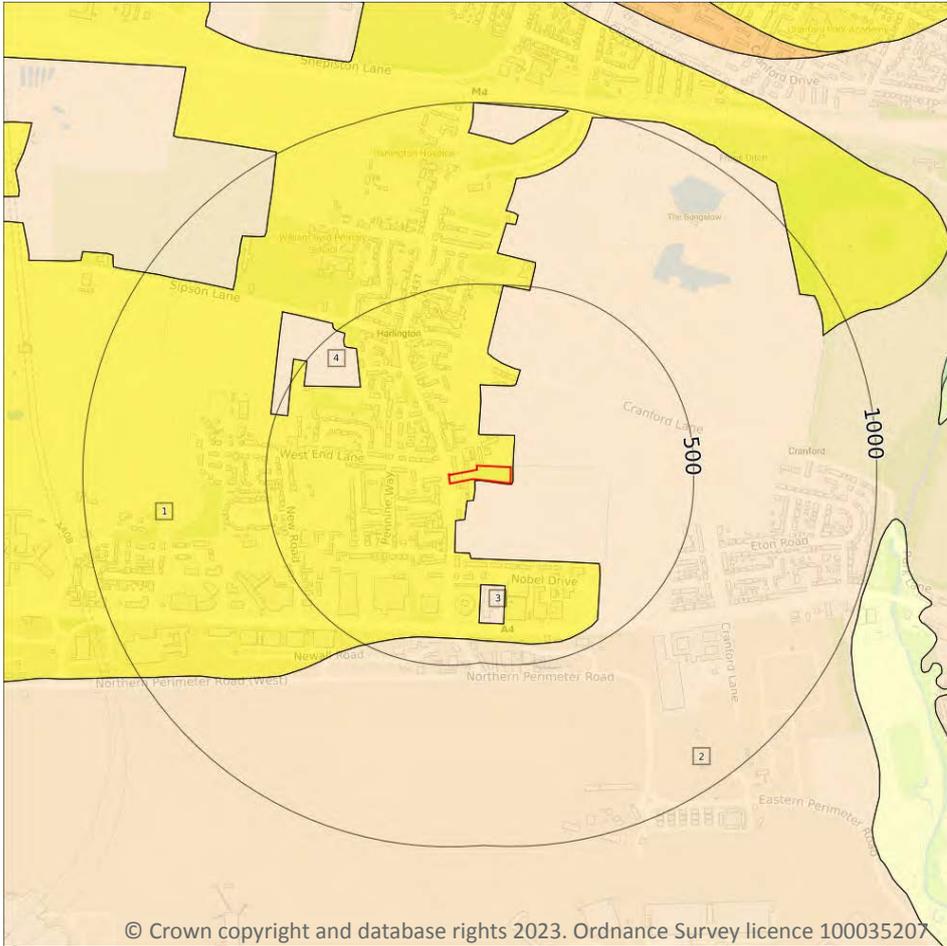
**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
2m SW	Mixed	Very High	Low

*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.

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### 15.4 Superficial geology (50k)

Records within 500m

4

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 80**

ID	Location	LEX Code	Description	Rock description
1	On site	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT
2	2m SW	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
3	283m S	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
4	341m NW	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**

**2**

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
<b>On site</b>	<b>Mixed</b>	<b>Low</b>	<b>Very Low</b>
2m SW	Intergranular	Very High	High

*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)

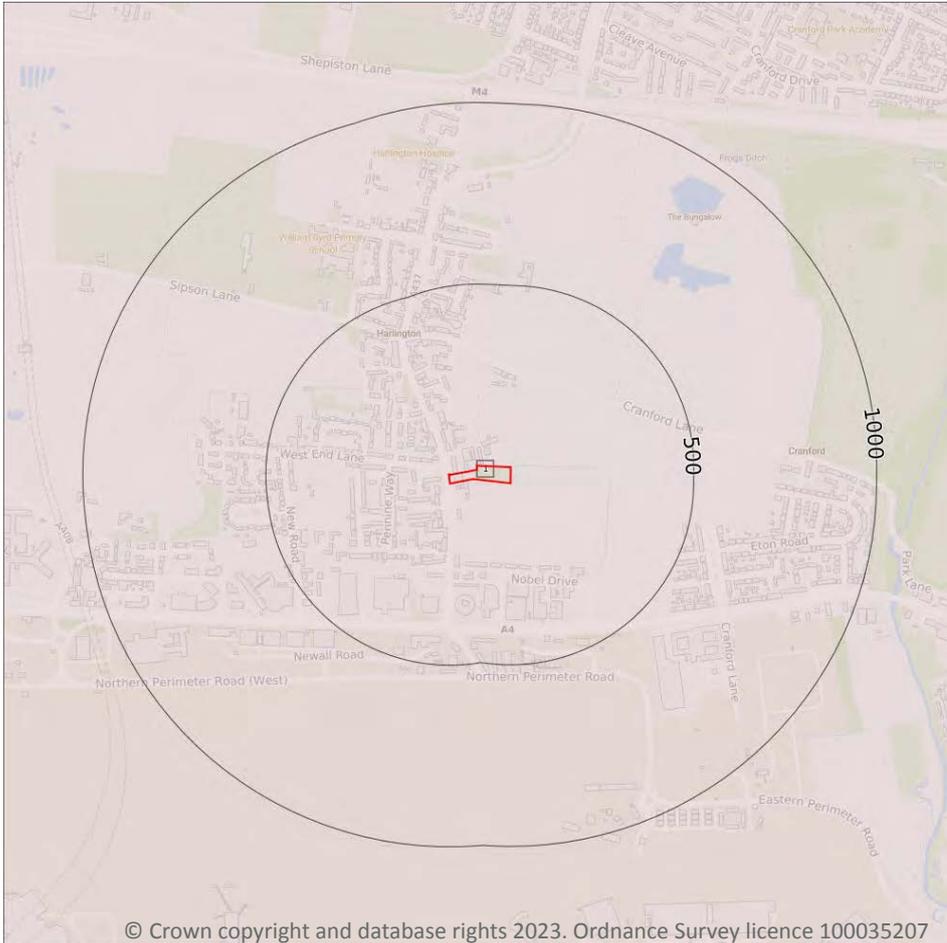
**Records within 50m**

**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 82**

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.*

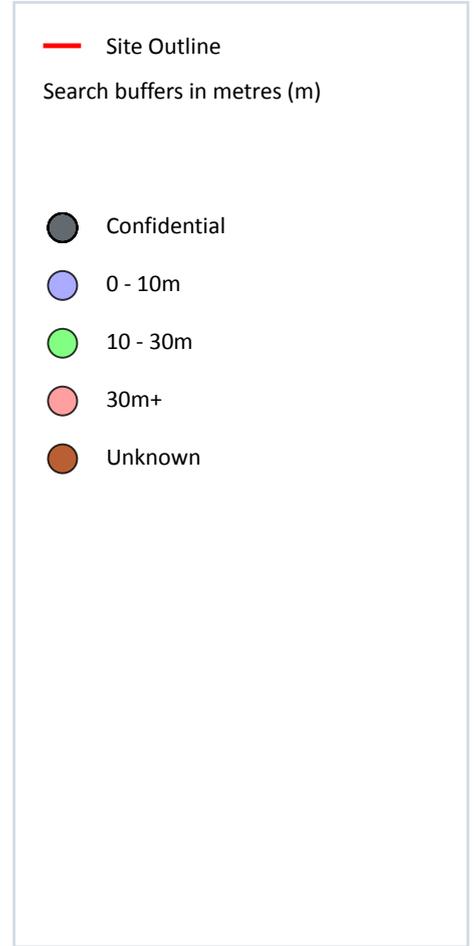
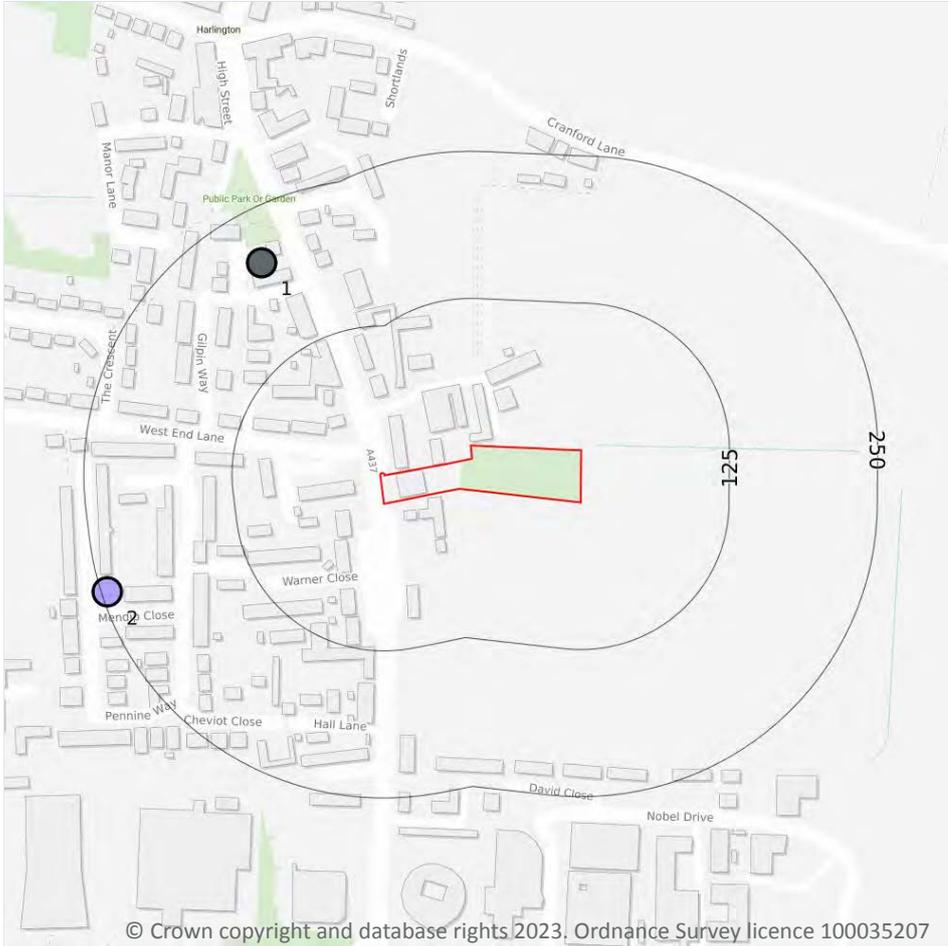
## 15.10 Bedrock faults and other linear features (50k)

**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

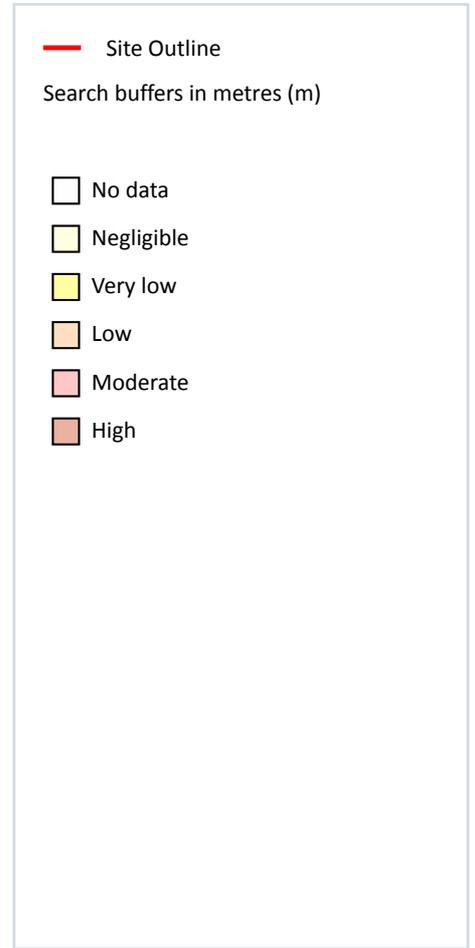
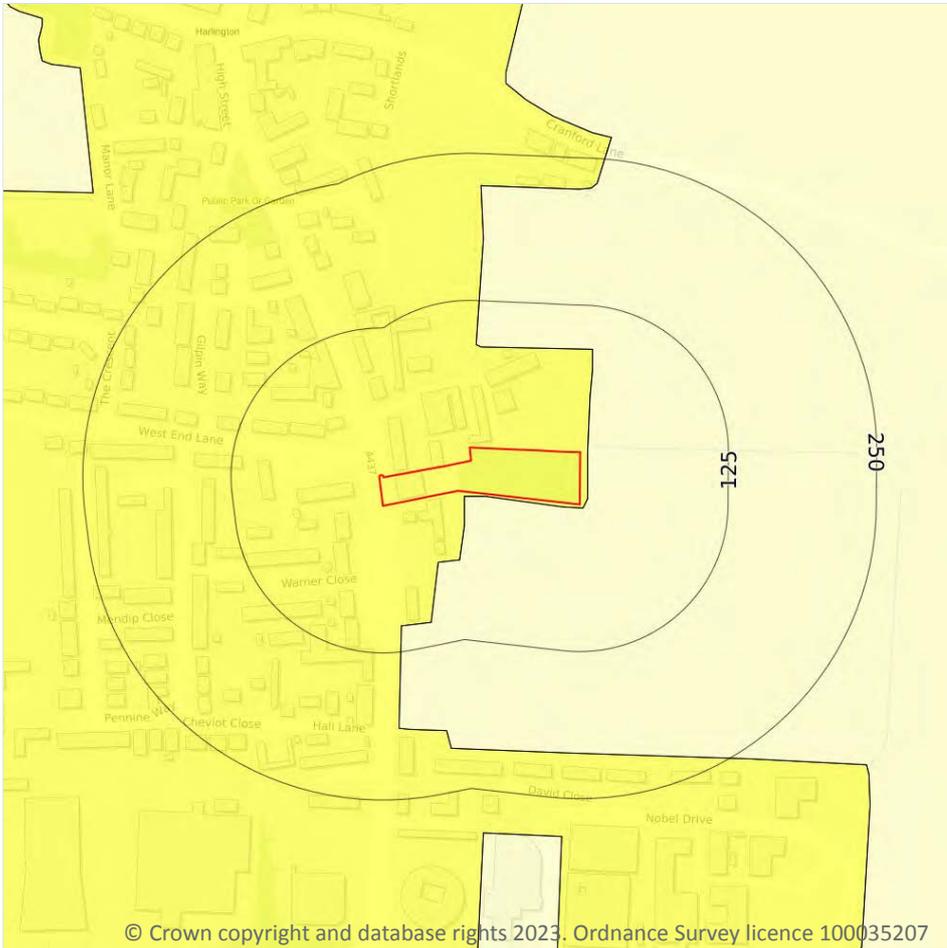
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 84**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	206m NW	508720 177510	HARLINGTON DRAINAGE 12	-	Y	N/A
2	245m W	508590 177230	GRAVEL PIT FARM, HARLINGTON	3.66	N	<a href="#">574270</a>

*This data is sourced from the British Geological Survey.*

## 17 Natural ground subsidence - Shrink swell clays



### 17.1 Shrink swell clays

Records within 50m

2

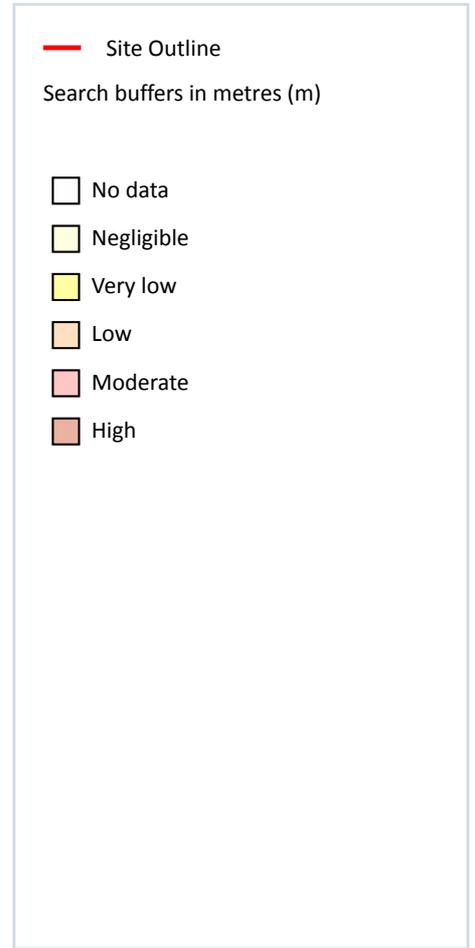
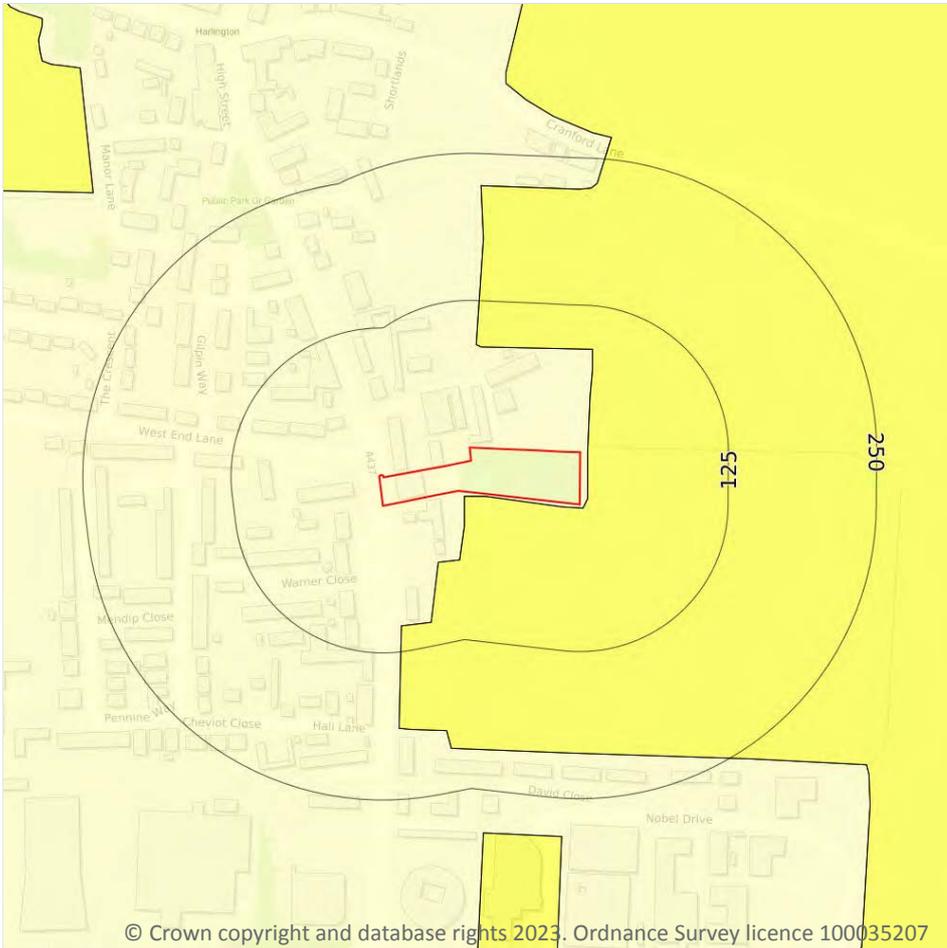
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 85**

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.
2m SW	Negligible	Ground conditions predominantly non-plastic.

*This data is sourced from the British Geological Survey.*

## Natural ground subsidence - Running sands



### 17.2 Running sands

Records within 50m

2

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 86**

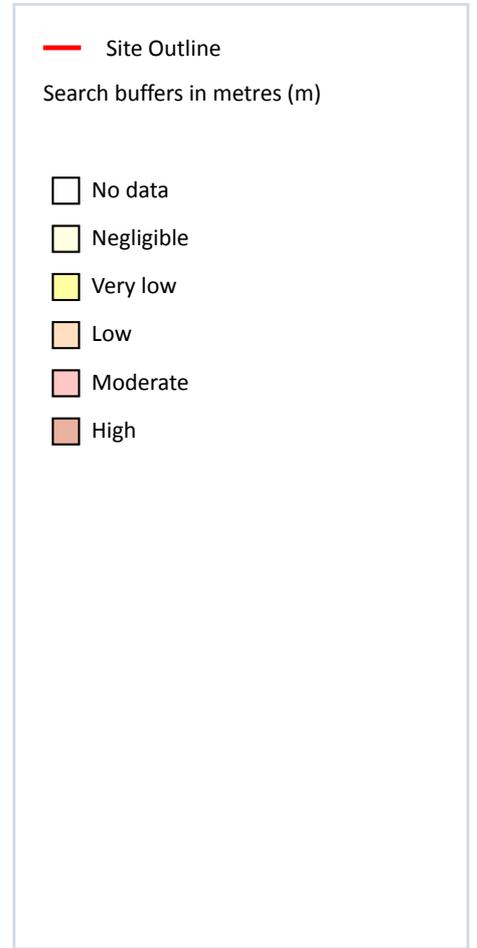
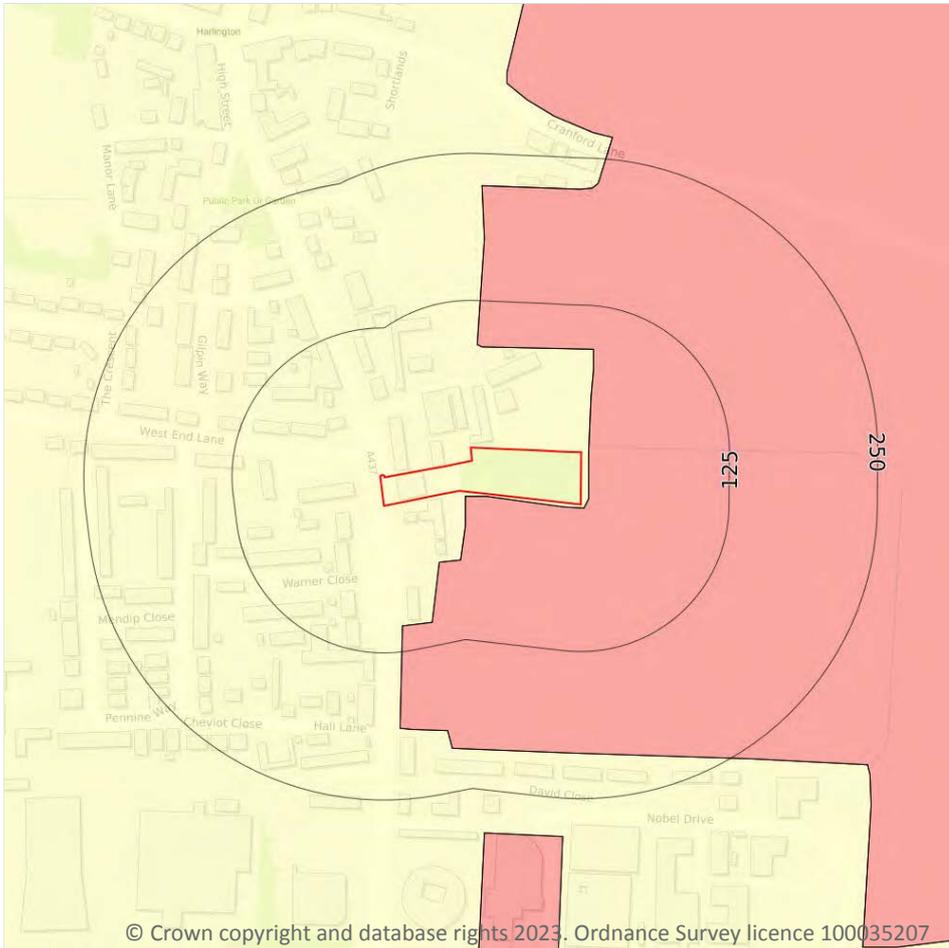
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
2m SW	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Compressible deposits



### 17.3 Compressible deposits

Records within 50m

2

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.

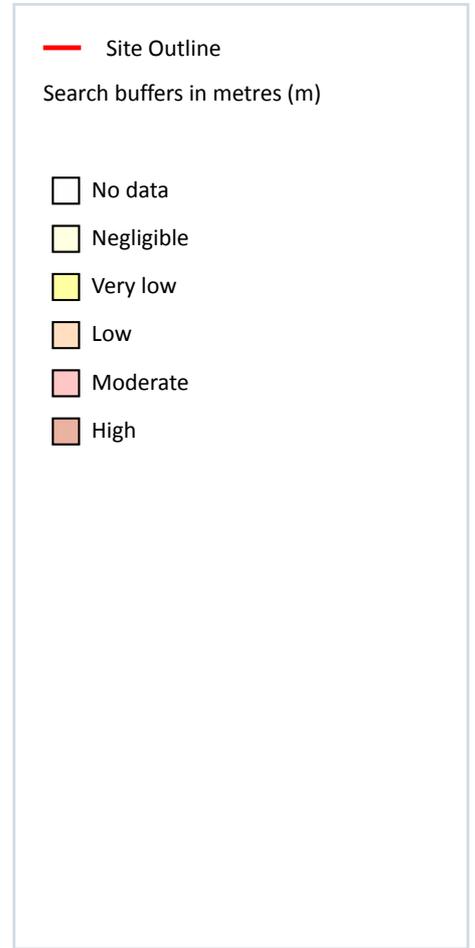
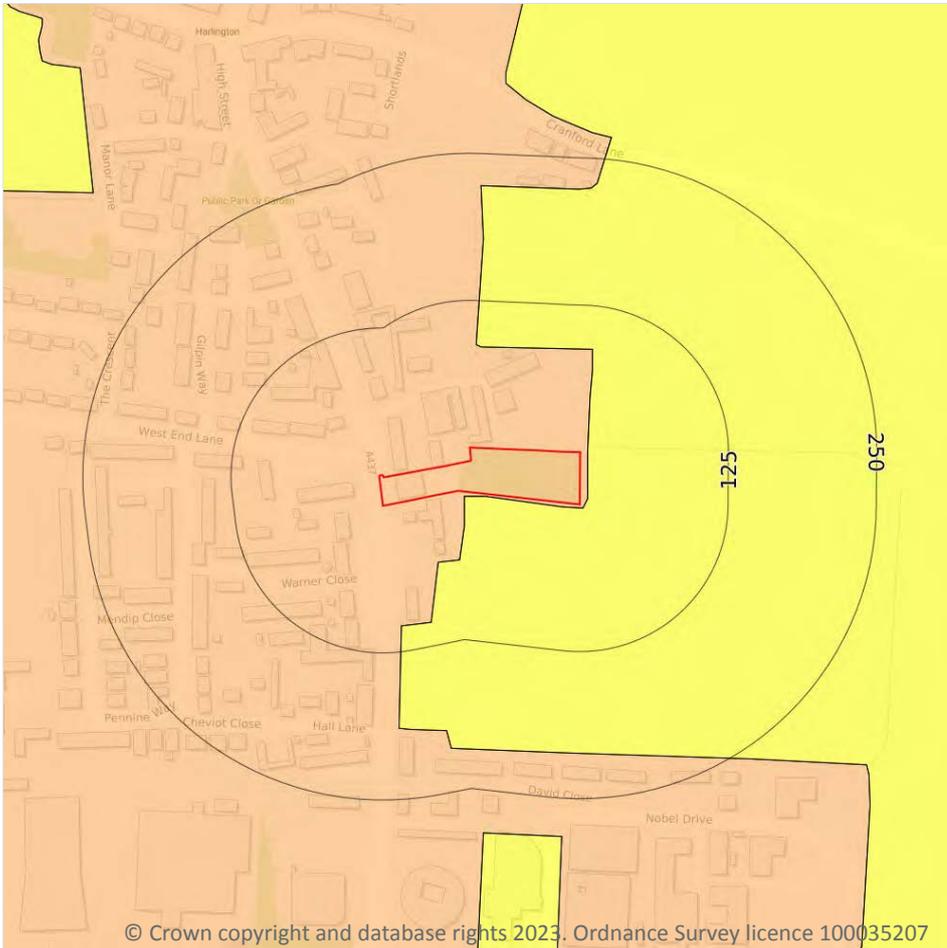
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 88**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
2m SW	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Collapsible deposits



### 17.4 Collapsible deposits

Records within 50m

2

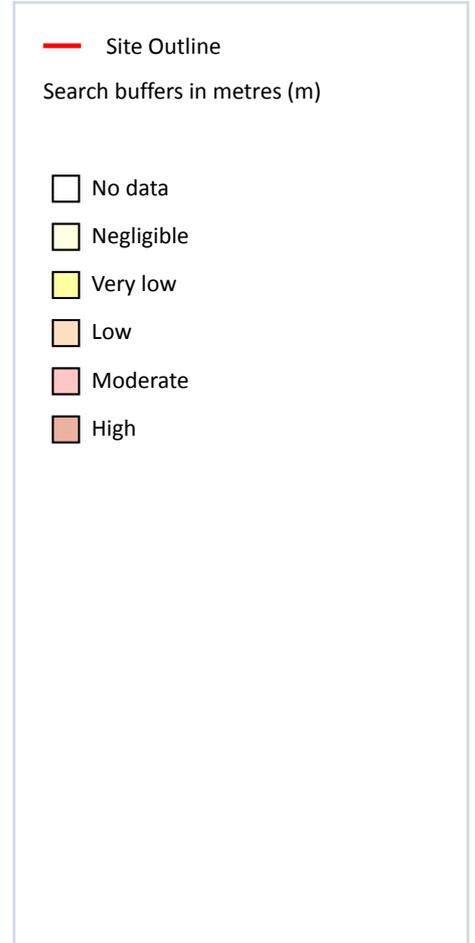
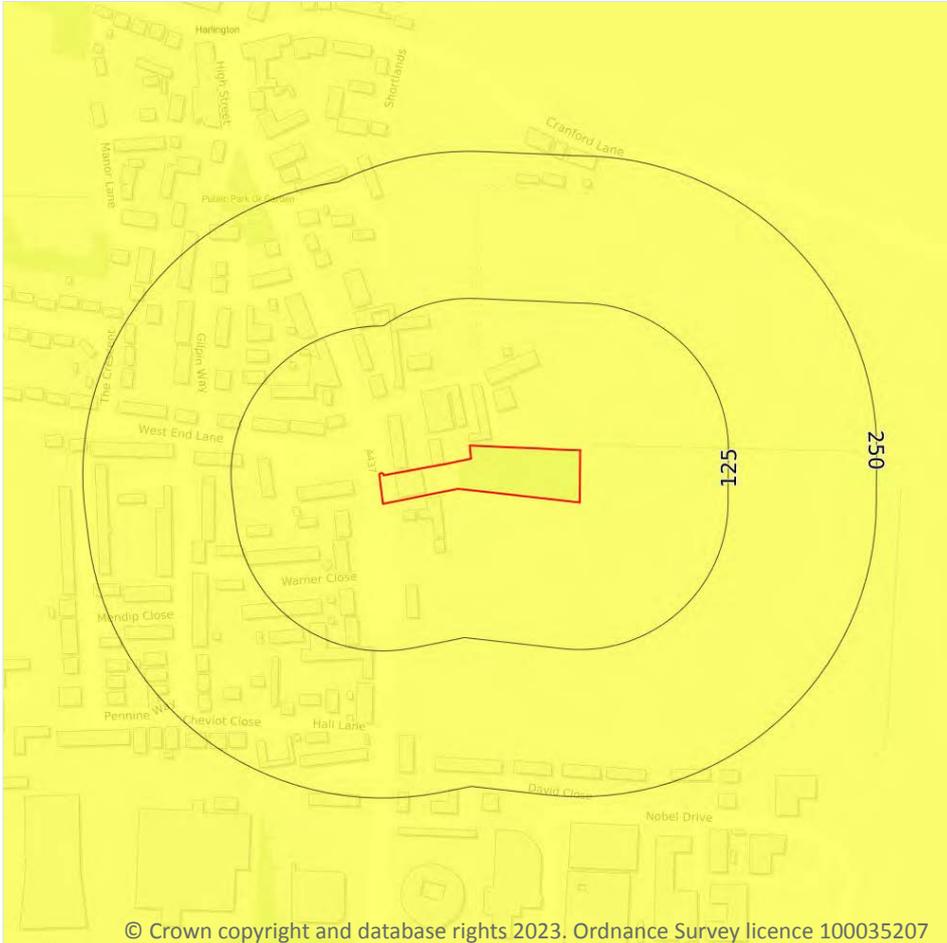
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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.
2m SW	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

*This data is sourced from the British Geological Survey.*

## Natural ground subsidence - Landslides



### 17.5 Landslides

#### Records within 50m

1

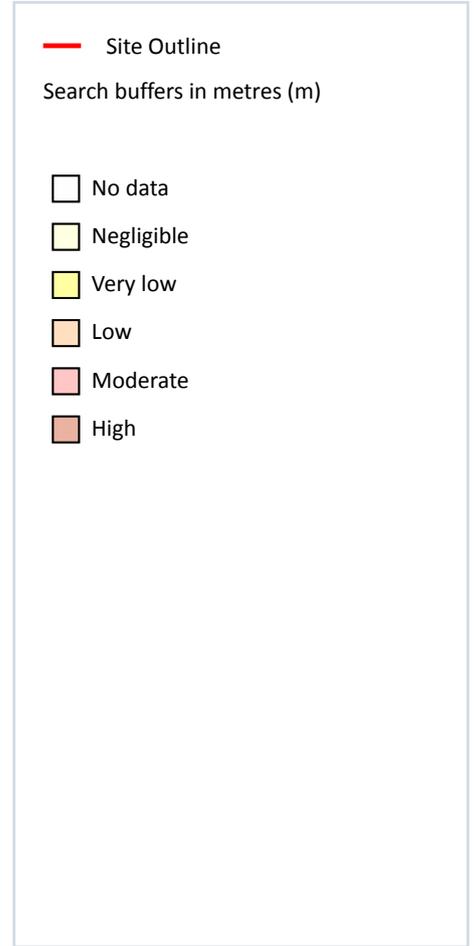
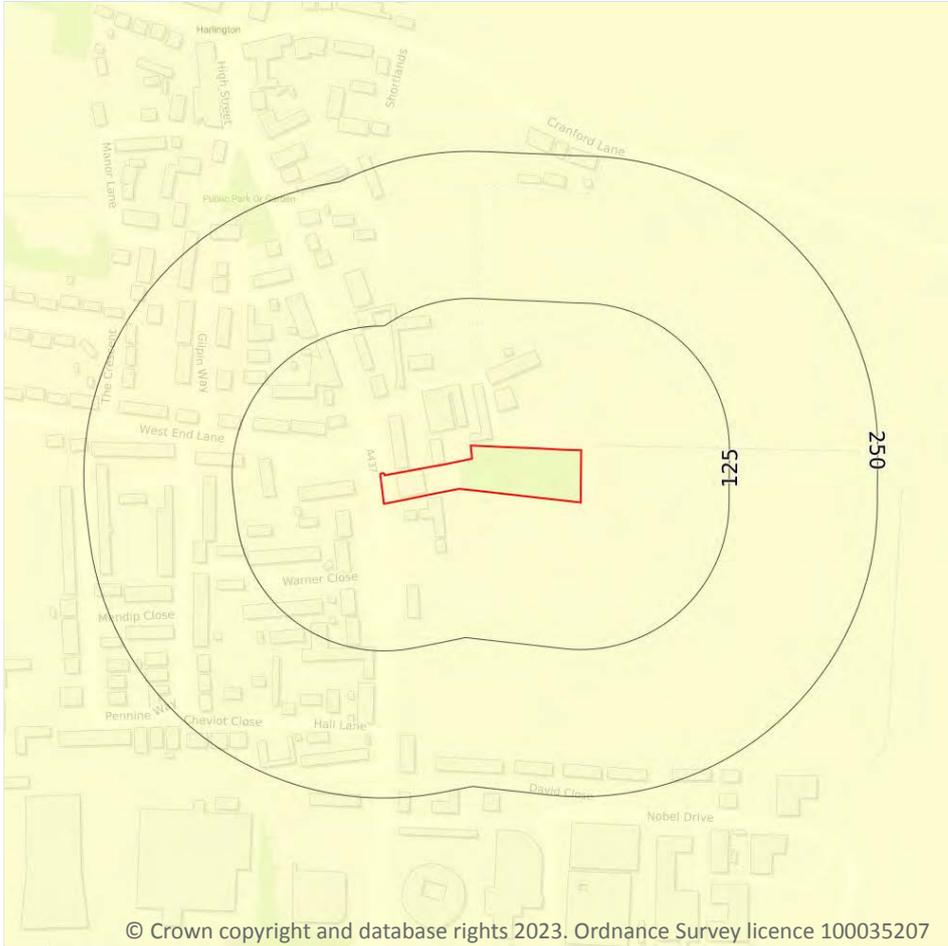
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

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



### 17.6 Ground dissolution of soluble rocks

Records within 50m

1

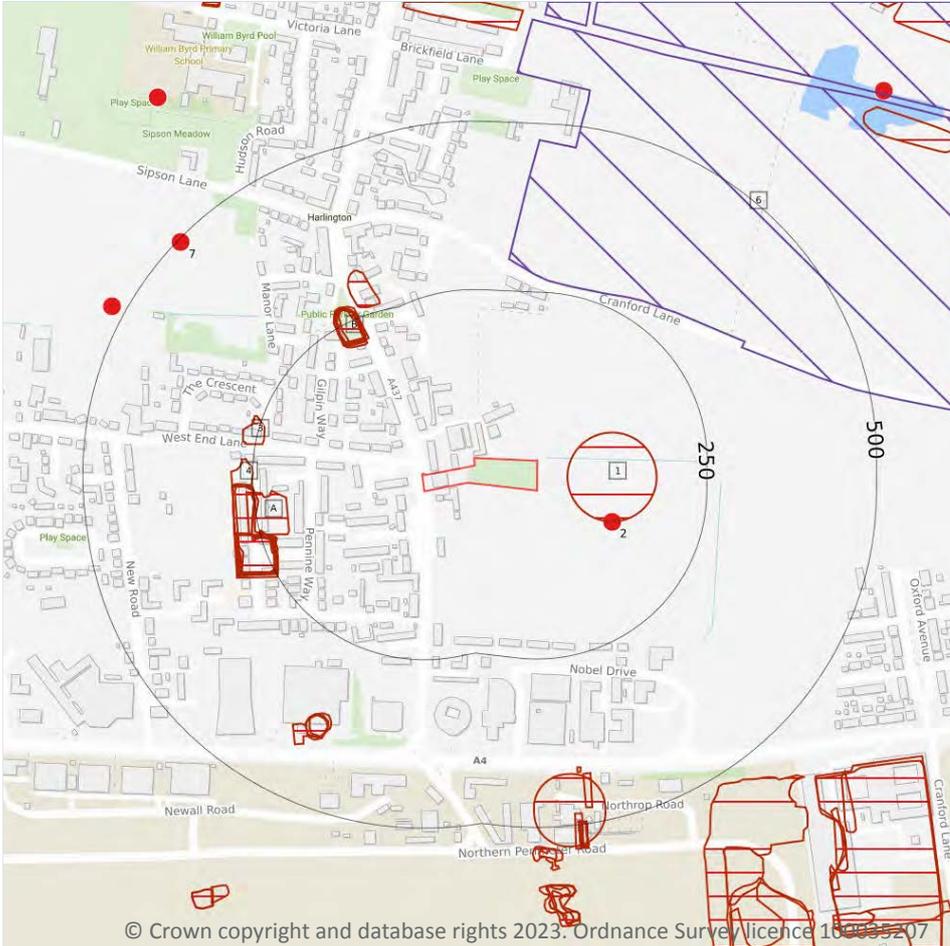
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

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, ground workings and natural cavities



### 18.1 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.*

## 18.2 BritPits

Records within 500m

2

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, ground workings and natural cavities map on **page 93**

ID	Location	Details	Description
2	119m E	Name: Cranford Lane South Address: HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
7	495m NW	Name: Manor Farm Gravel Pit Address: HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

*This data is sourced from the British Geological Survey.*

## 18.3 Surface ground workings

Records within 250m

23

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, ground workings and natural cavities map on **page 93**

ID	Location	Land Use	Year of mapping	Mapping scale
1	45m E	Gravel Pit	1987	1:10000
A	203m W	Pond	1882	1:10560
B	210m NW	Pond	1865	1:10560
B	214m NW	Pond	1900	1:10560
B	215m NW	Pond	1938	1:10560
B	215m NW	Pond	1932	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
B	215m NW	Pond	1912	1:10560
B	215m NW	Pond	1894	1:10560
B	216m NW	Pond	1897	1:10560
B	217m NW	Pond	1912	1:10560
B	220m NW	Pond	1935	1:10560
B	220m NW	Pond	1959	1:10560
A	228m W	Pond	1900	1:10560
A	229m W	Pond	1897	1:10560
A	230m W	Pond	1894	1:10560
A	232m W	Pond	1912	1:10560
A	234m W	Pond	1938	1:10560
A	234m W	Pond	1932	1:10560
A	234m W	Pond	1912	1:10560
A	234m W	Pond	1865	1:10560
A	238m W	Pond	1935	1:10560
3	239m W	Pond	1882	1:10560
4	250m W	Pond	1865	1:10560

*This is data is sourced from Ordnance Survey/Groundsure.*

## 18.4 Underground workings

**Records within 1000m**

**0**

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

*This is data is sourced from Ordnance Survey/Groundsure.*



## 18.5 Historical Mineral Planning Areas

Records within 500m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 93**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
6	263m NE	Cranford Lane	Sand and gravel	Surface mineral working	Refused	Not available

*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 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.*

## 18.8 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.*



## 18.9 Coal mining

Records on site	0
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Areas which could be affected by past, current or future coal mining.

*This data is sourced from the Coal Authority.*

## 18.10 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.*

## 18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*

## 18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*

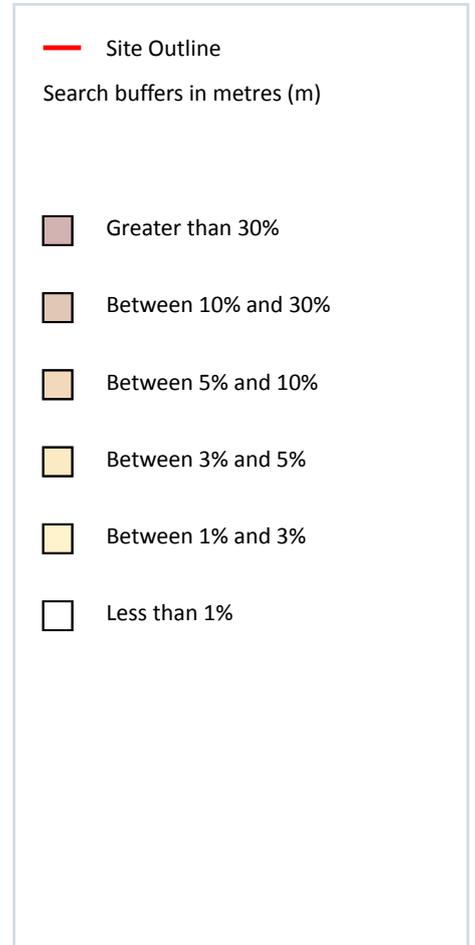
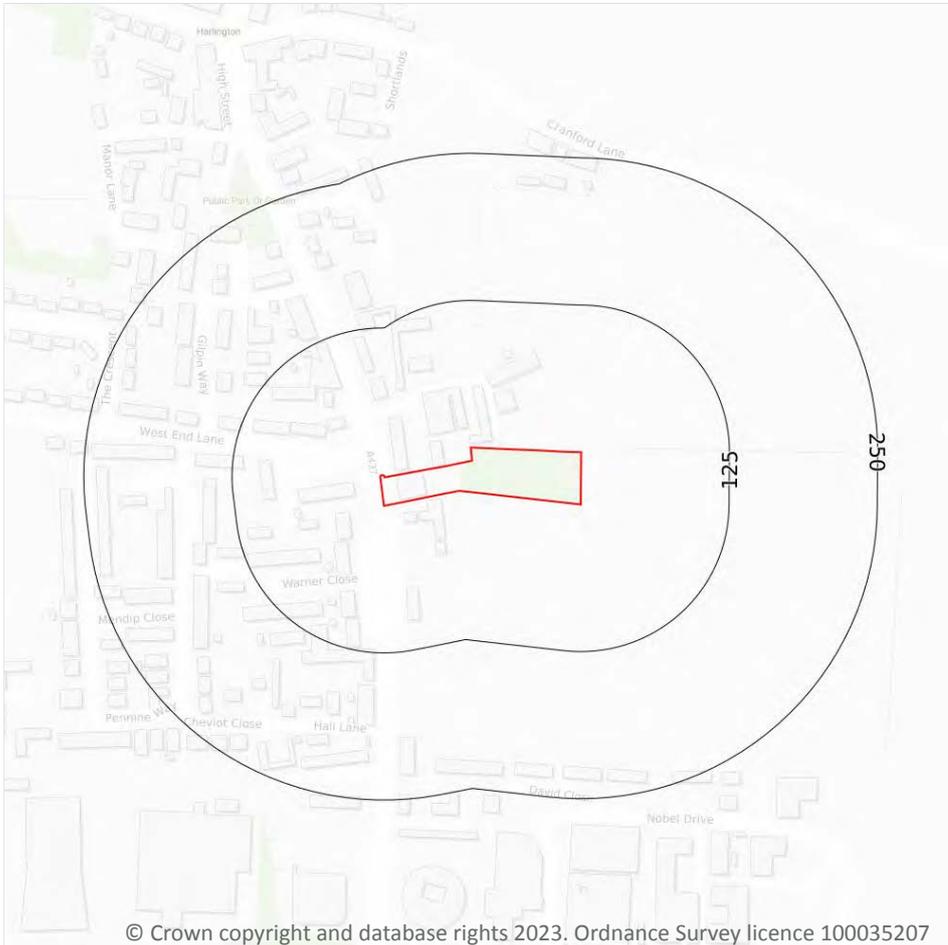
## 18.13 Clay mining

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 Radon



### 19.1 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 98**

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.*



## 20 Soil chemistry

### 20.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km<sup>2</sup>. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km<sup>2</sup>; 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
<b>On site</b>	<b>No data</b>	<b>No data</b>	<b>No data</b>	<b>No data</b>	<b>No data</b>	<b>No data</b>	<b>No data</b>
2m SW	No data	No data	No data	No data	No data	No data	No data
10m E	No data	No data	No data	No data	No data	No data	No data
10m E	No data	No data	No data	No data	No data	No data	No data

*This data is sourced from the British Geological Survey.*

### 20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

10

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km<sup>2</sup>).

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)
<b>On site</b>	<b>13</b>	<b>2.3</b>	<b>162</b>	<b>111</b>	<b>6.7</b>	<b>130</b>	<b>96</b>	<b>33</b>	<b>28</b>
<b>On site</b>	<b>13</b>	<b>2.3</b>	<b>161</b>	<b>111</b>	<b>5.2</b>	<b>123</b>	<b>89</b>	<b>33</b>	<b>27</b>
5m W	13	2.3	168	115	6.1	128	98	34	28
6m E	13	2.3	161	111	5.3	124	90	33	27
10m E	14	2.5	162	111	4.7	123	91	34	28



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)
12m E	14	2.5	162	111	4.7	123	91	34	28
20m W	13	2.3	153	105	7.8	135	95	34	27
24m W	13	2.3	164	113	6.5	130	97	34	28
45m N	13	2.3	166	114	5.5	123	89	32	26
46m N	13	2.3	164	113	4.6	119	86	32	26

*This data is sourced from the British Geological Survey.*

### 20.3 BGS Measured Urban Soil Chemistry

**Records within 50m**

**0**

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km<sup>2</sup>.

*This data is sourced from the British Geological Survey.*

## 21 Railway infrastructure and projects

### 21.1 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.*

### 21.2 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.*

### 21.3 Railway tunnels

Records within 250m 0

Railway tunnels taken from contemporary Ordnance Survey mapping.

*This data is sourced from the Ordnance Survey.*

### 21.4 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.*

### 21.5 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.*

## 21.6 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.*

## 21.7 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.*

## 21.8 Crossrail 1

**Records within 500m**

**0**

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

*This data is sourced from publicly available information by Groundsure.*

## 21.9 Crossrail 2

**Records within 500m**

**0**

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

*This data is sourced from publicly available information by Groundsure.*

## 21.10 HS2

**Records within 500m**

**0**

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

*This data is sourced from HS2 Ltd.*



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## Data providers

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

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**Site Details:**

Dower House, HIGH STREET,  
HARLINGTON, HAYES, UB3  
5DH

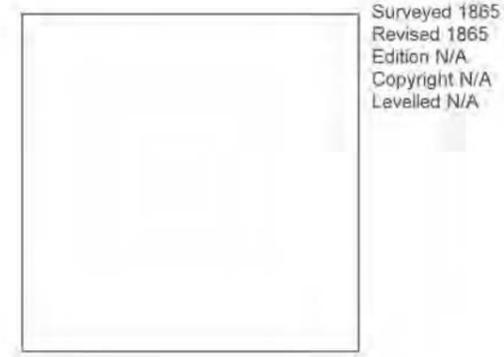
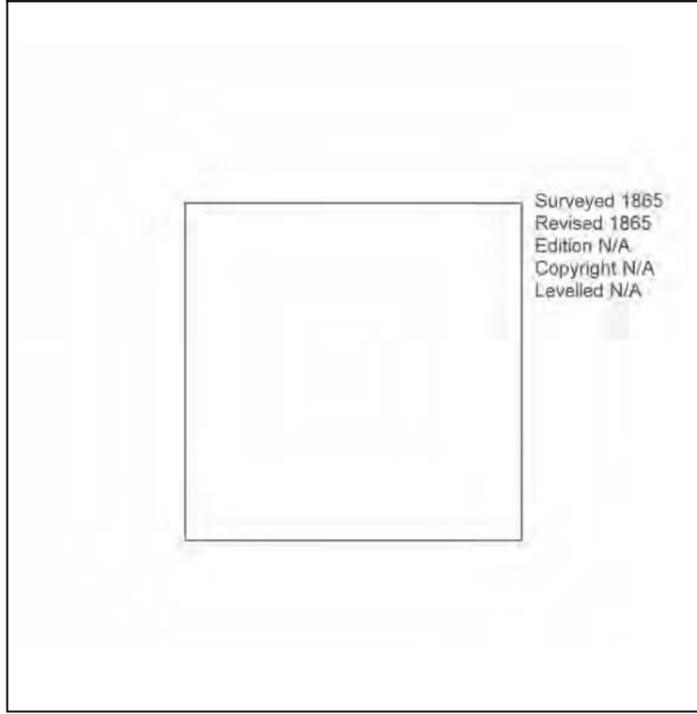
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**Grid Ref:** 508905, 177330

**Map Name:** County Series

**Map date:** 1865

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1865  
Revised 1865  
Edition N/A  
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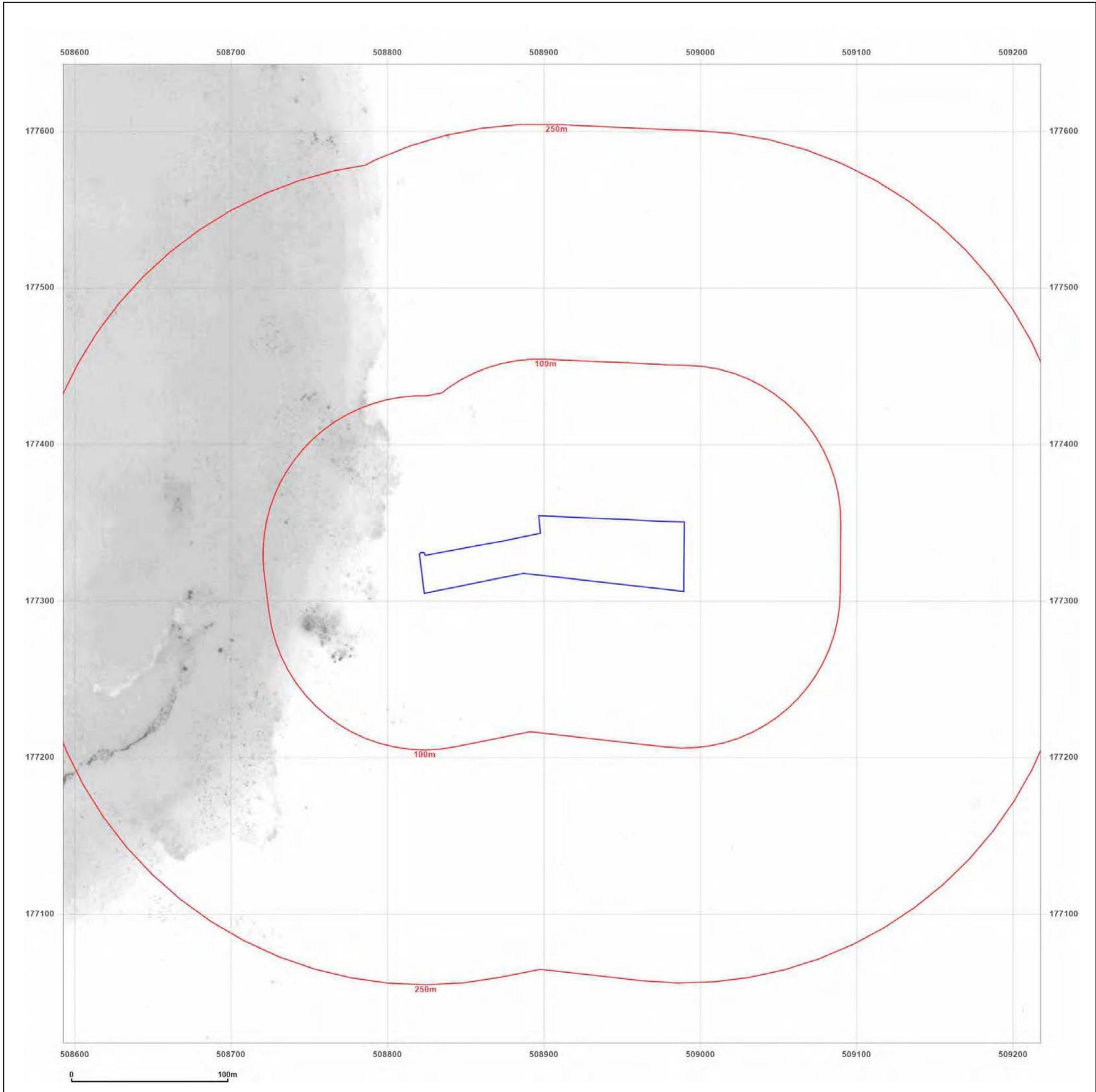


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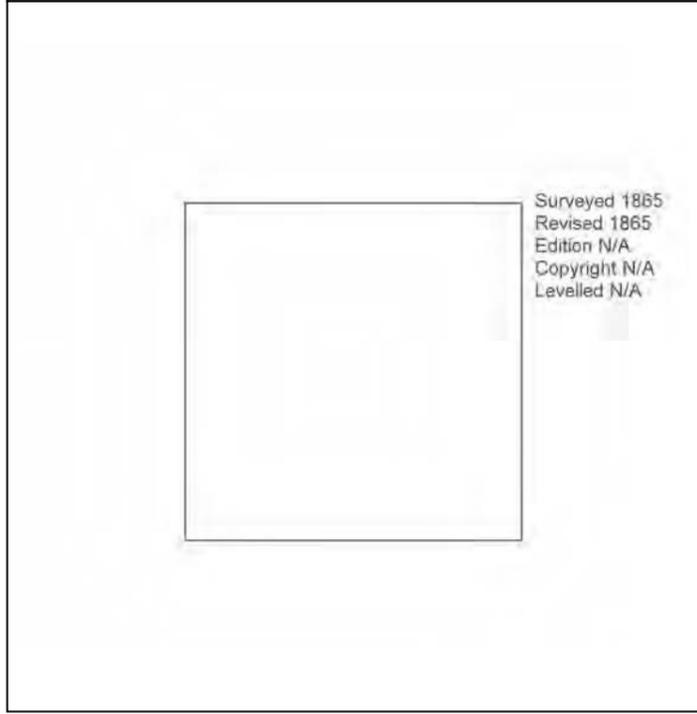
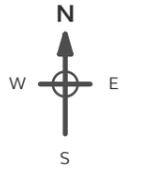
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Revised 1865  
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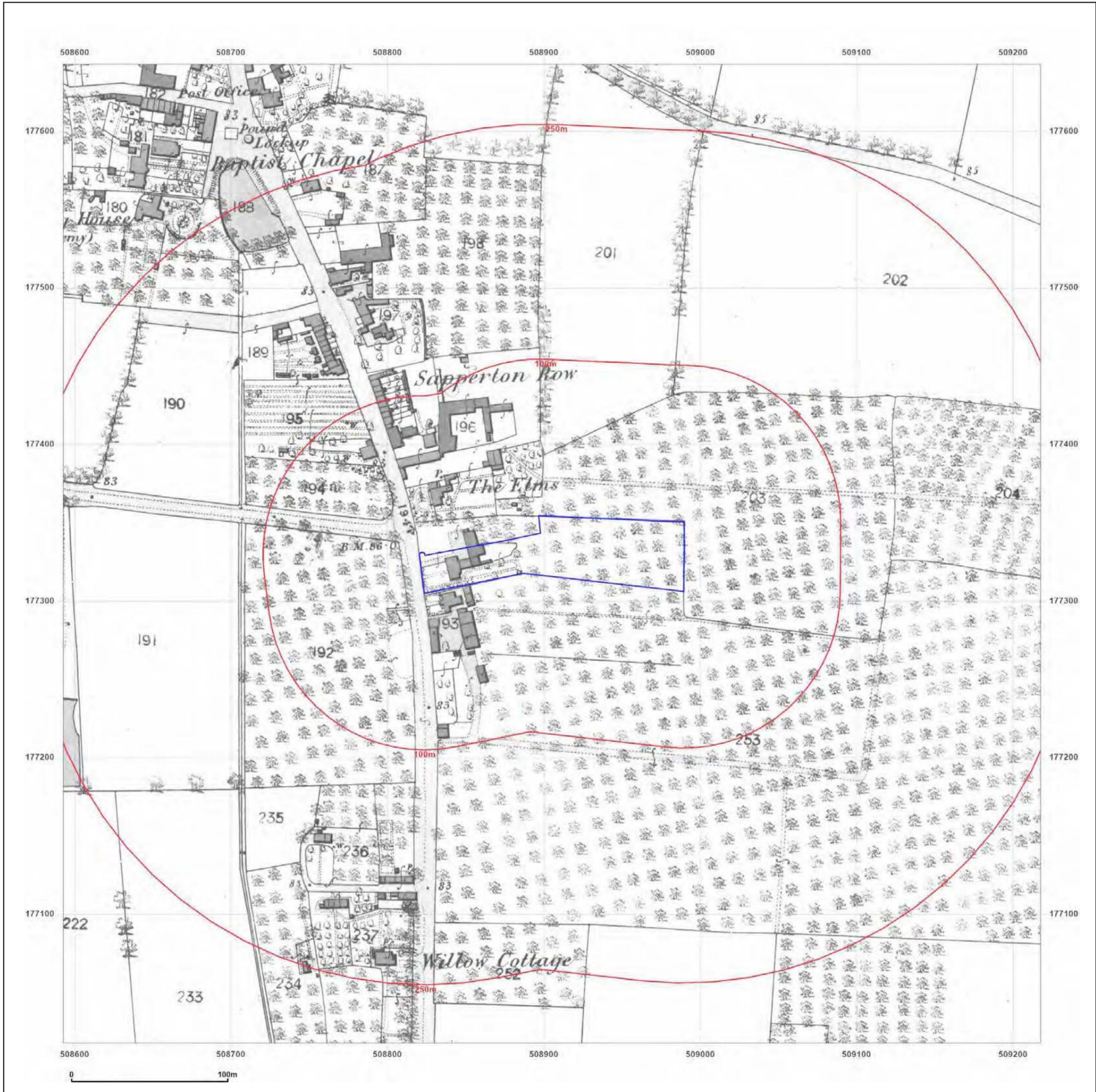


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**Site Details:**

Dower House, HIGH STREET,  
HARLINGTON, HAYES, UB3  
5DH

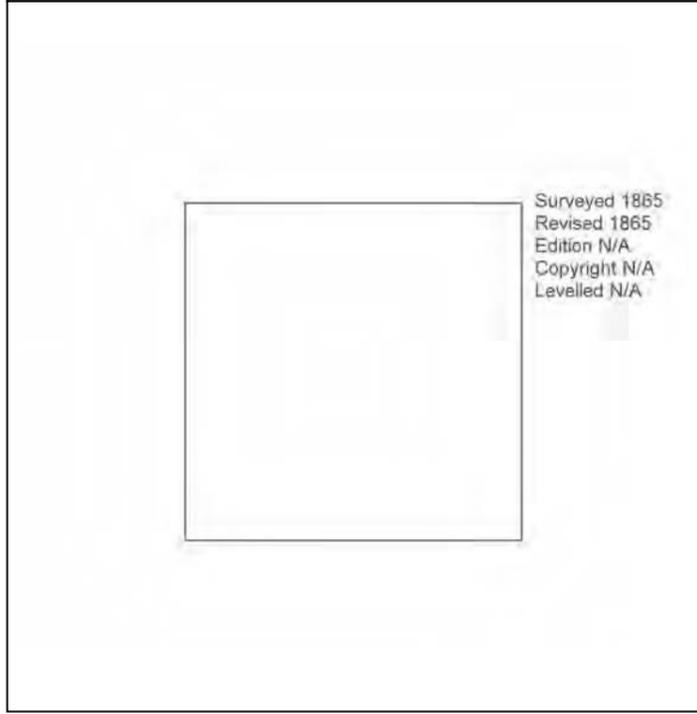
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**Grid Ref:** 508905, 177330

**Map Name:** County Series

**Map date:** 1865

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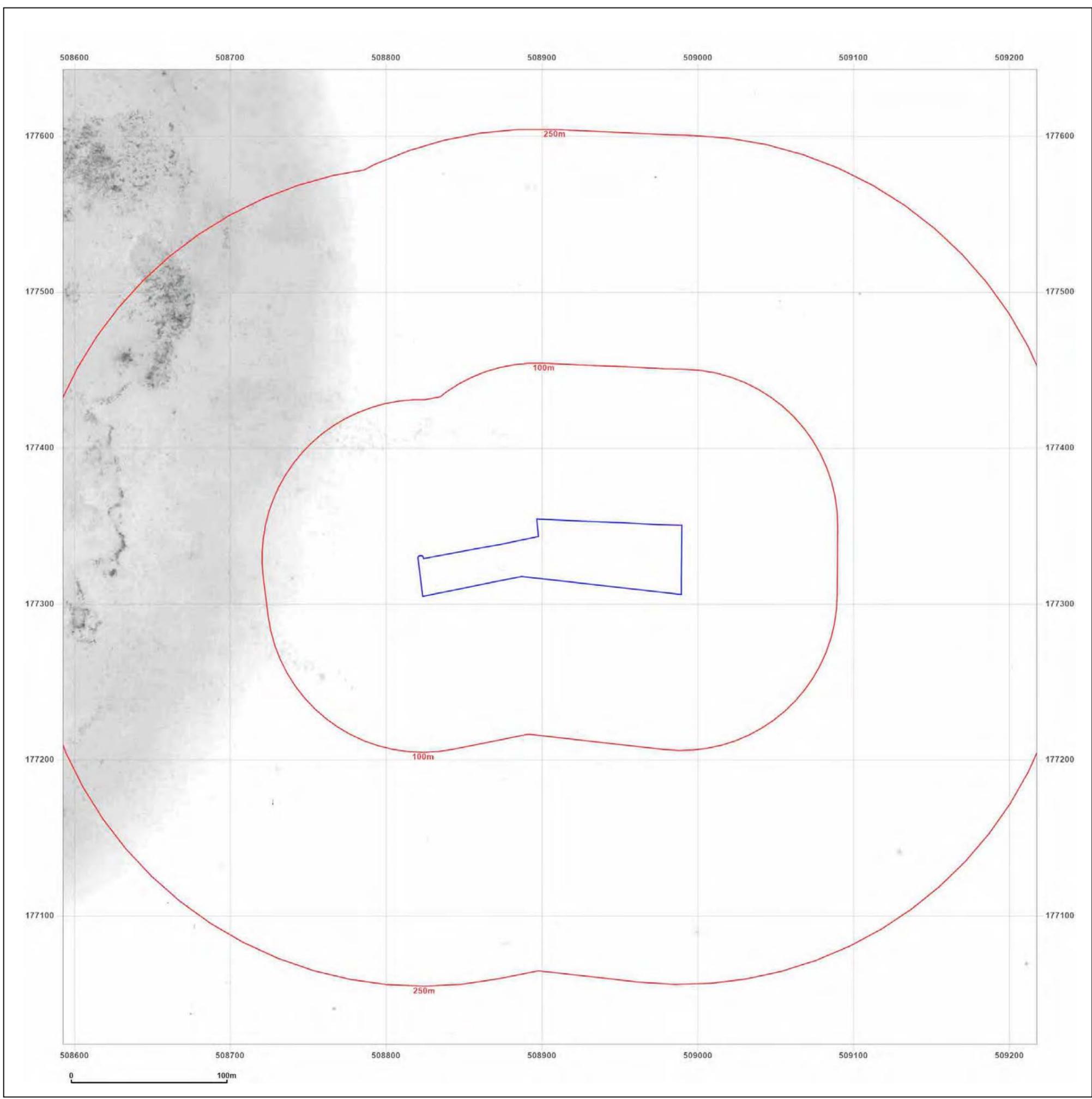


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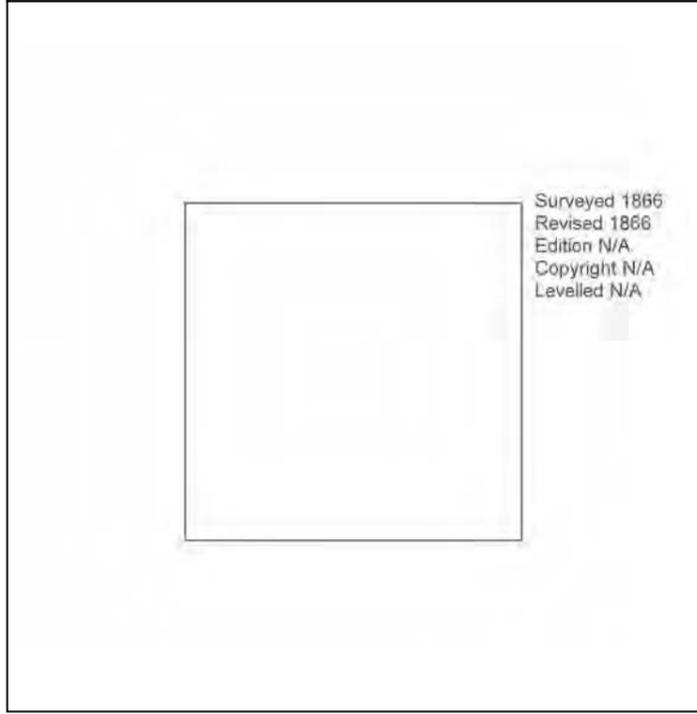
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**Map date:** 1866

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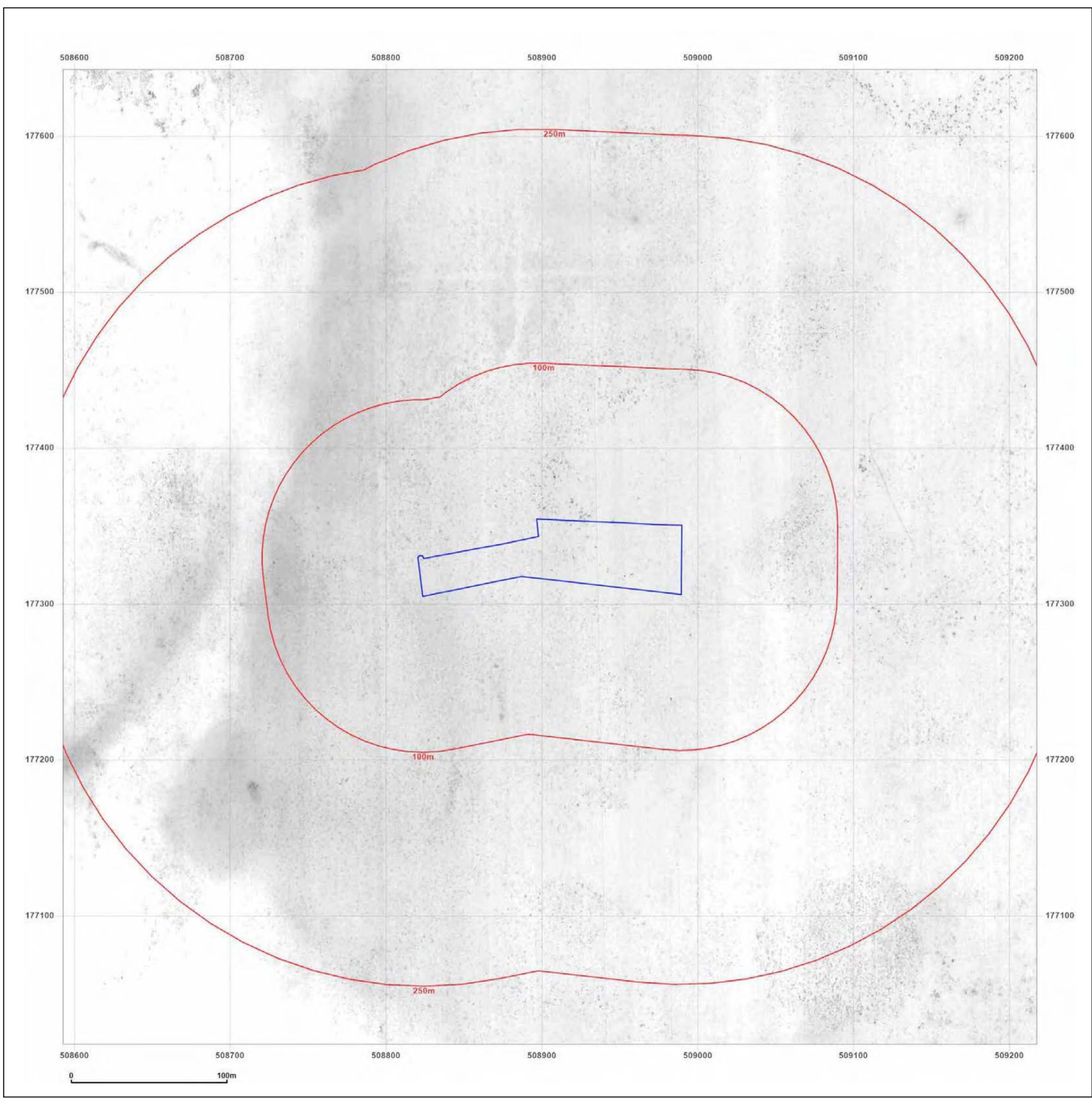


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**Site Details:**

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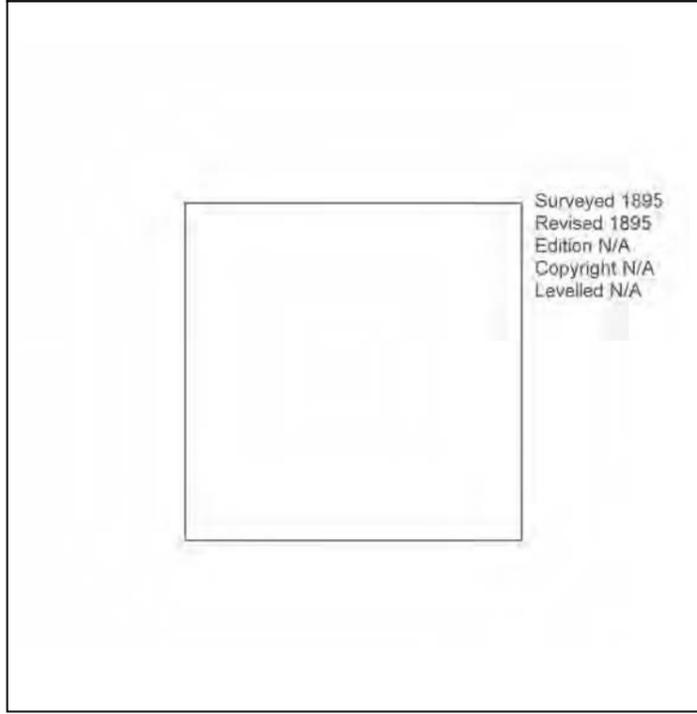
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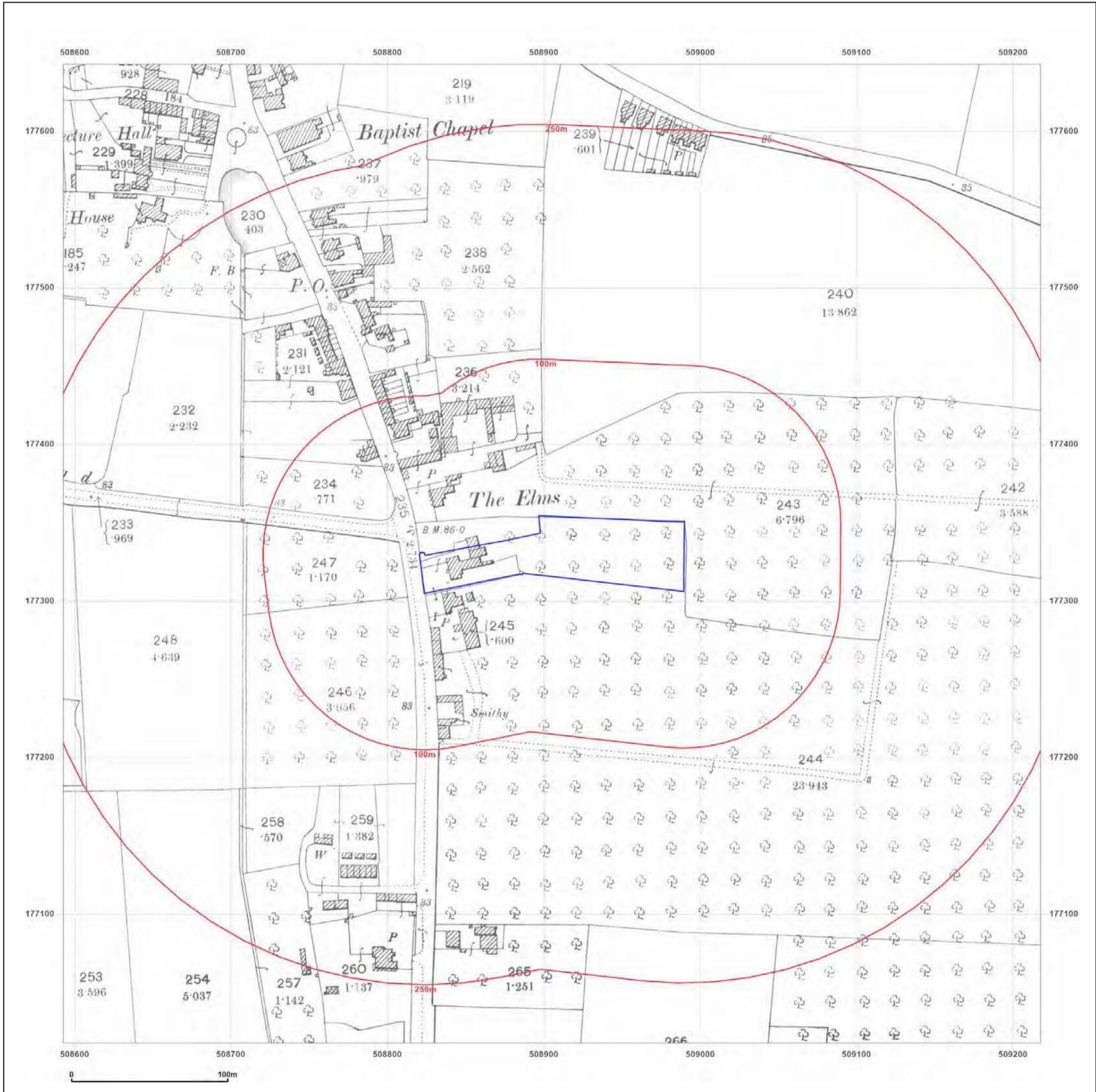


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**Map Name:** County Series

**Map date:** 1914

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**Printed at:** 1:2,500



Surveyed 1814  
Revised 1914  
Edition N/A  
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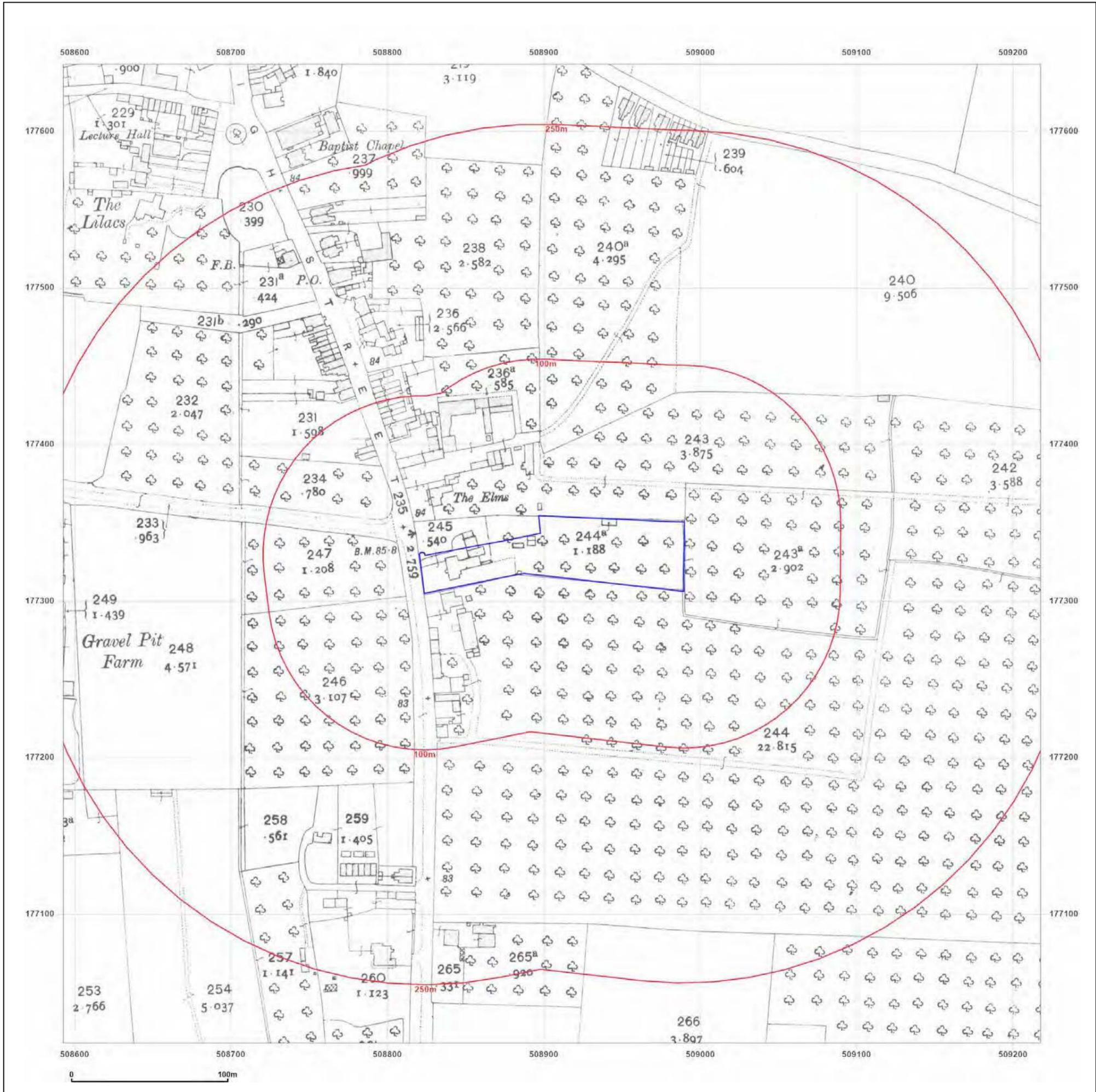


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508600 508700 508800 508900 509000 509100 509200

177600 177500 177400 177300 177200 177100

508600 508700 508800 508900 509000 509100 509200

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**Site Details:**

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HARLINGTON, HAYES, UB3  
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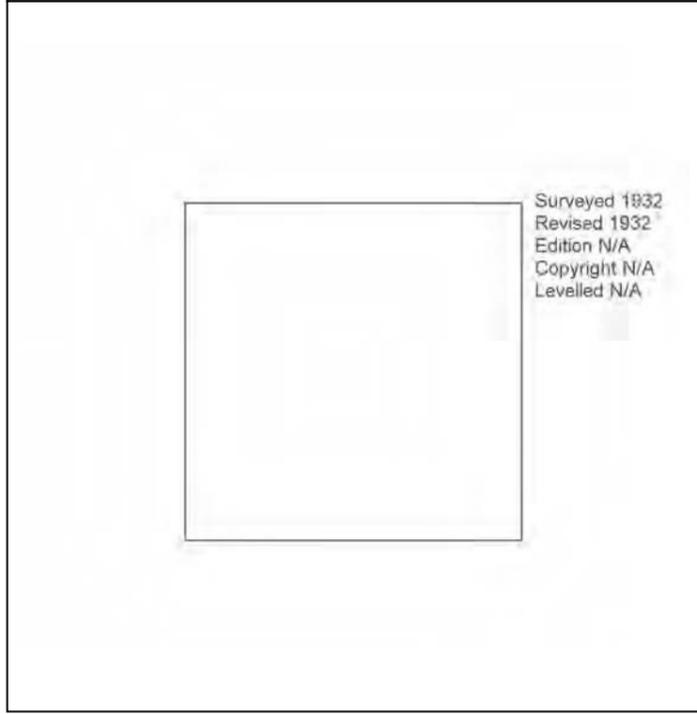
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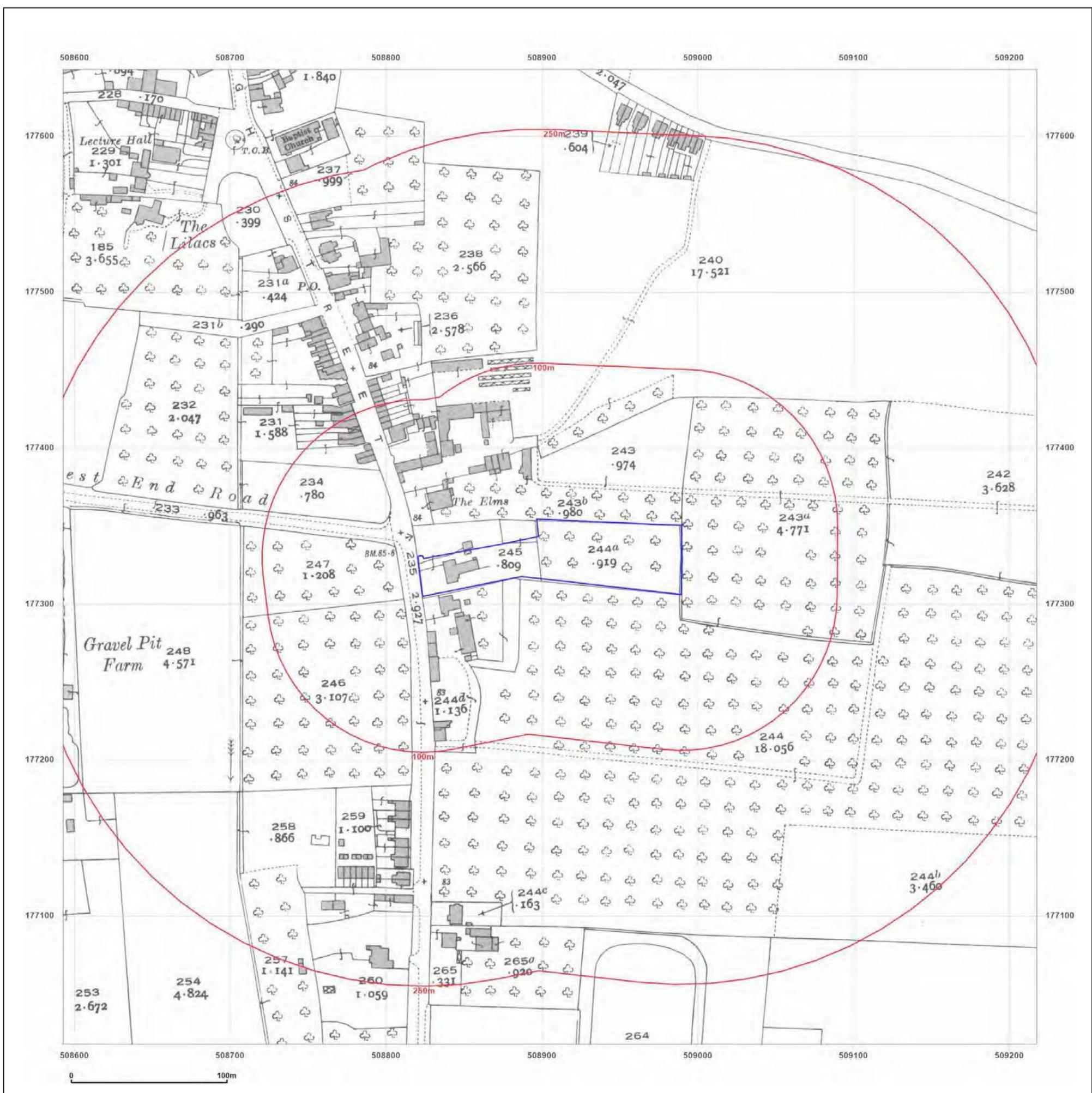


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**Site Details:**

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**Client Ref:** R0653  
**Report Ref:** GS-9299634  
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**Map Name:** County Series

**Map date:** 1935

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**Printed at:** 1:2,500

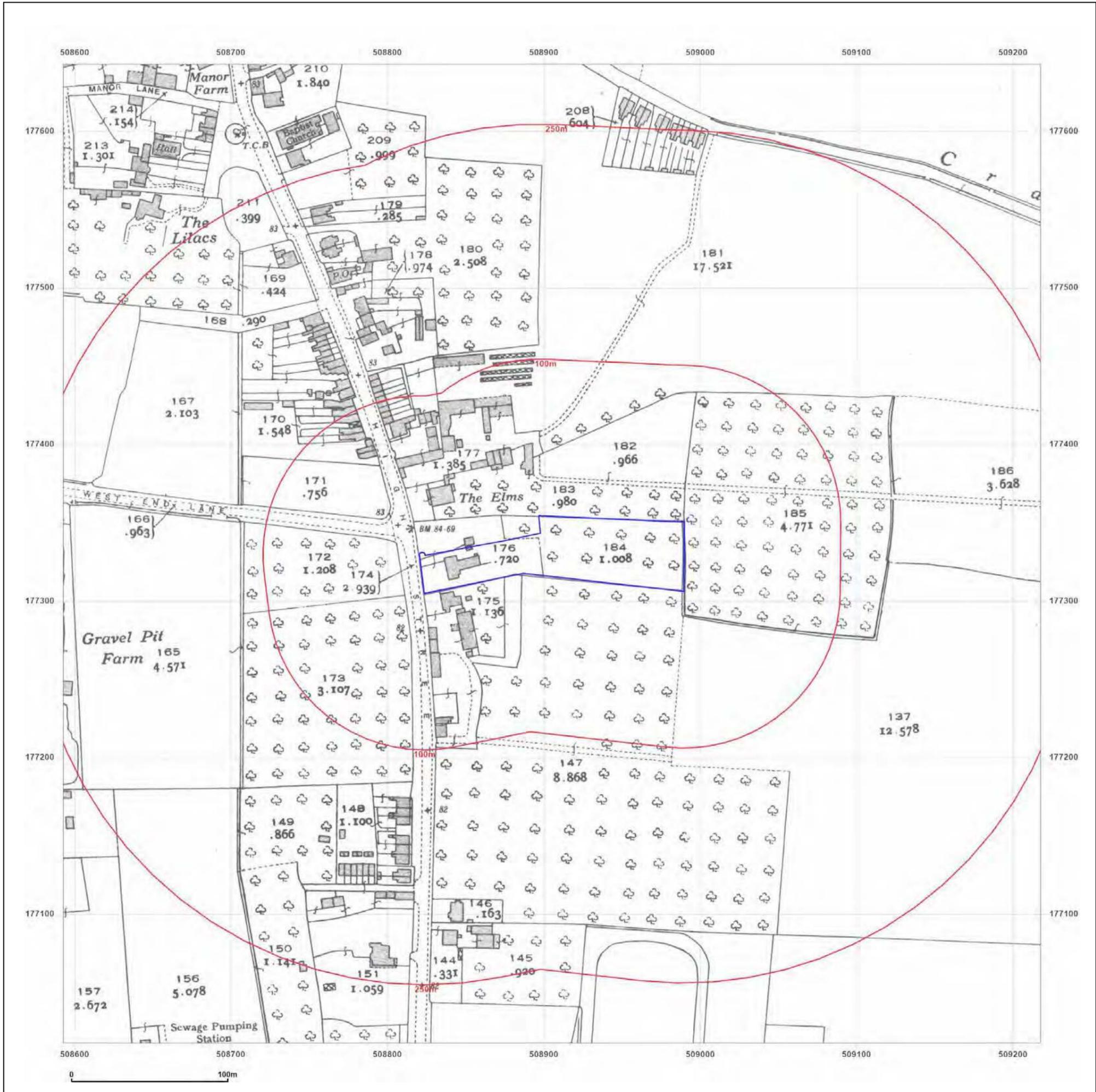


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**Site Details:**

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5DH

**Client Ref:** R0653  
**Report Ref:** GS-9299634  
**Grid Ref:** 508905, 177330

**Map Name:** National Grid

**Map date:** 1966-1967

**Scale:** 1:1,250

**Printed at:** 1:2,000



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**Map Name:** National Grid

**Map date:** 1967

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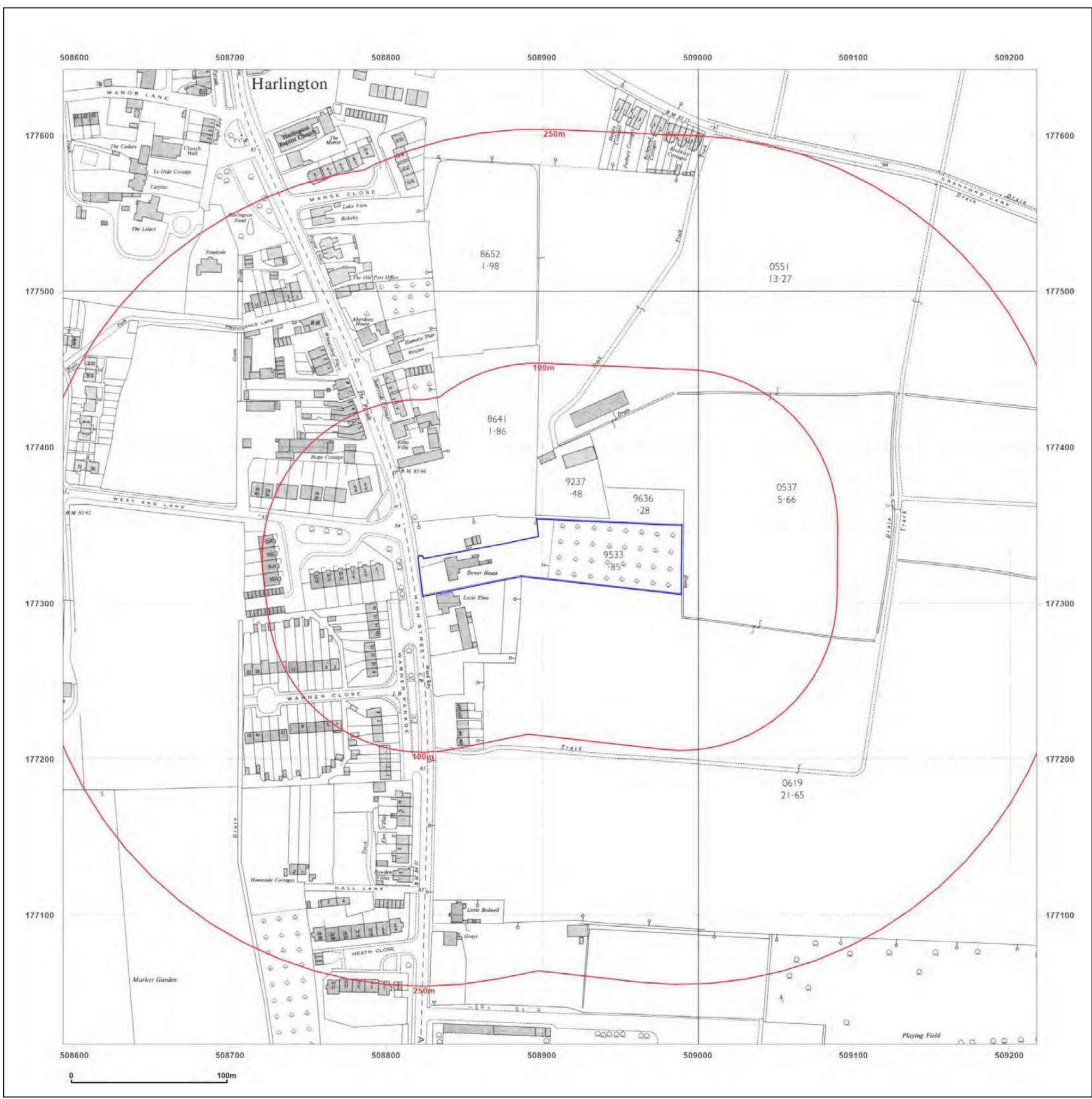


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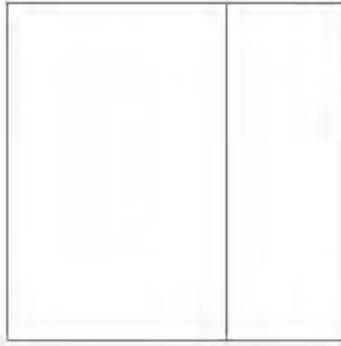
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Edition N/A  
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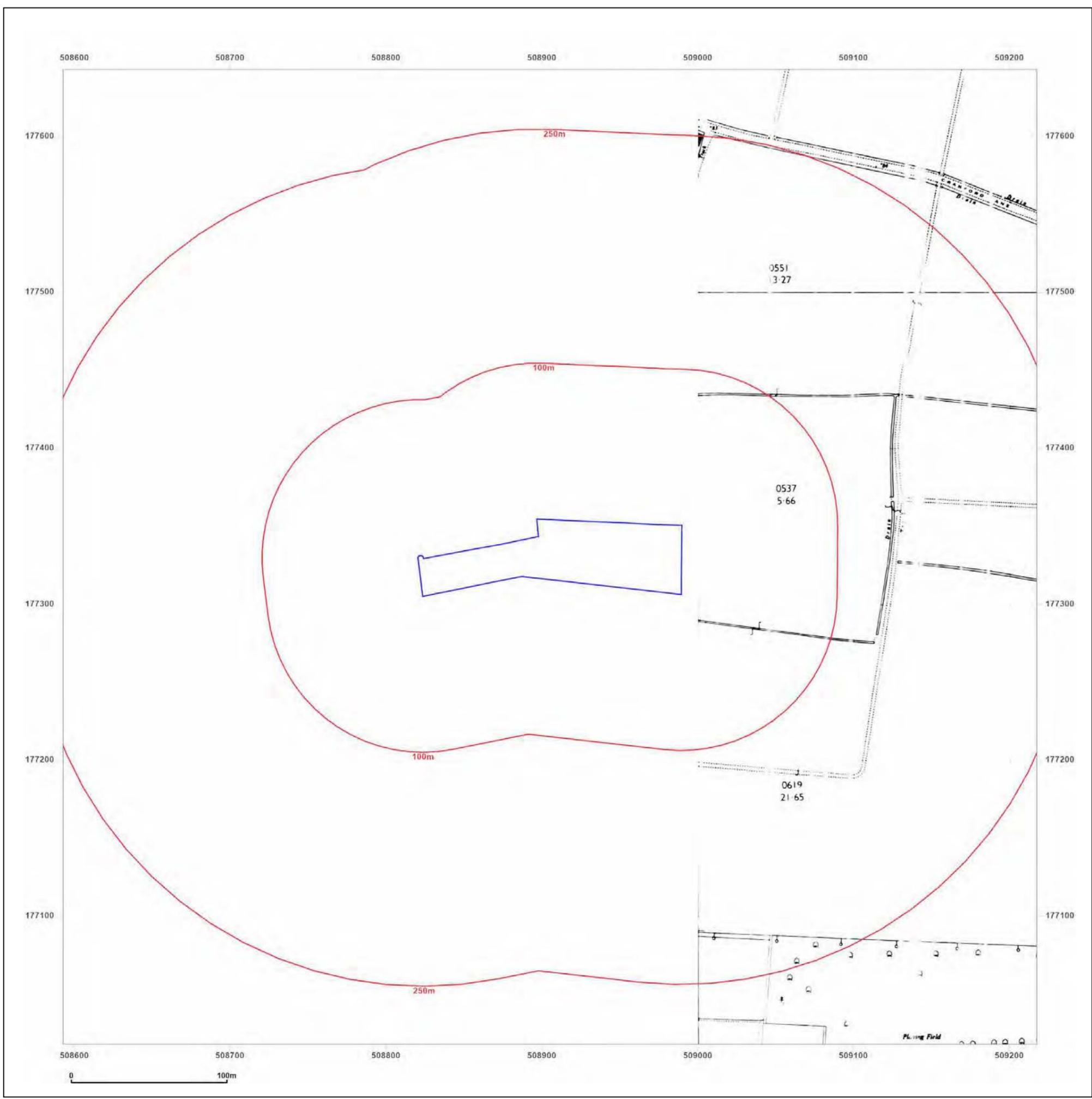


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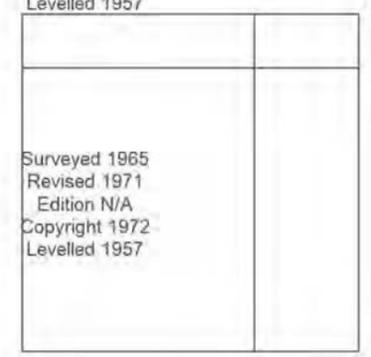
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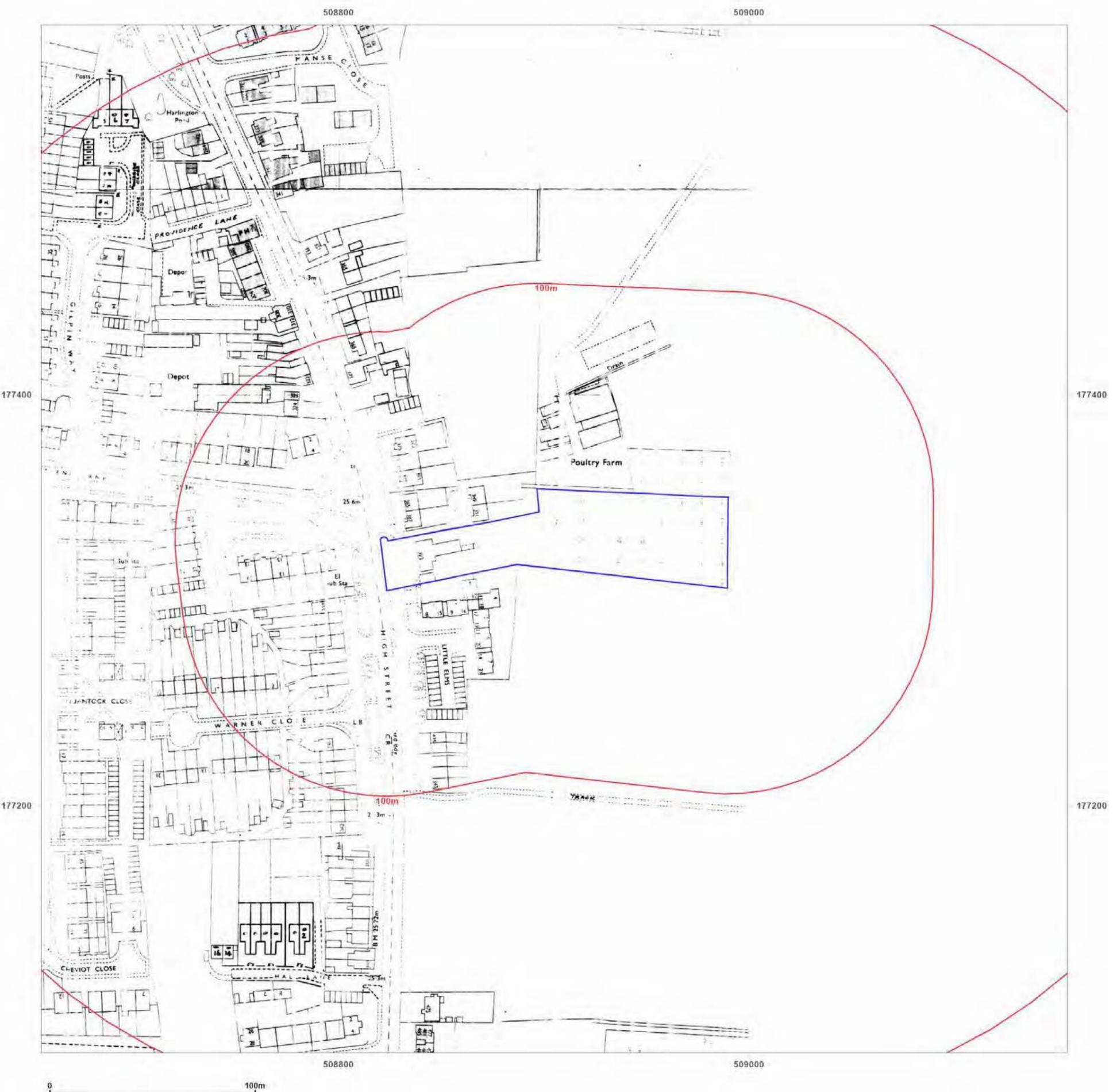
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**Map Name:** National Grid

**Map date:** 1974

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