Land Contamination Preliminary Risk Assessment

Former Sipson Garden Centre

60749800

15 October 2026

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Quality information

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The opinions expressed in this Report and the comments and recommendations given are based on a desk assessment of readily available information and an initial site reconnaissance by an AECOM Engineer. At this stage intrusive investigations have yet to be undertaken at site to establish actual ground and groundwater conditions and to provide data for an assessment of the geo-environmental status of the site.

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1. Introduction

1.1 Terms of Appointment

On the instructions of VIRTUS Data Centres (the Client), AECOM Limited (AECOM) has carried out a Land Contamination Preliminary Risk Assessment (or Geo-environmental Desk Study) of the Former Sipson Garden Centre site in West Drayton (the Site).

The assessment is required to support the RIBA Stage 2 Design development of a data centre campus hereafter referred to as the 'Proposed Development'.

The site location is shown on Drawings in Appendix A.

1.2 Background and Proposed Development

The site is the former Sipson Garden Centre and associated land. The proposed development comprises the demolition of existing structures and the construction of a new data centre facility with an anticipated operational capacity of approximately 54MW. The development would provide approximately up to 54,000 sqm of gross internal floorspace, including data halls, administration block, plant, and associated ancillary infrastructure.

1.3 Aims and Objectives

The primary aims of this report are to:

- determine whether potentially contaminative uses have taken place within, or in close proximity to, the Site which could have led to the contamination of underlying soils or groundwater;
- identify viable source-pathway-receptor contaminant linkages associated with the identified (potential) contamination; and
- evaluate the level of risk associated with each contaminant linkage and provide recommendations for next steps.

In order to fulfil the report aims, the following objectives will be completed:

- Describe the geology, hydrogeology and shallow mining potential.
- Describe the environmental setting/ sensitivity and current/ historical land use of the Site and surrounding area.
- Describe the findings of a site reconnaissance visit;
- Summarise the history of the Site;
- Summarise the findings of any historical ground investigation work;
- Provide an initial Conceptual Site Model (CSM) using the source-pathway-receptor approach for the prevailing ground conditions;
- Complete a preliminary qualitative risk assessment based on the initial CSM, addressing human health, controlled waters, ecological and property receptors; and
- The report concludes with a series of recommendations for undertaking further investigative work. The purpose of such is to substantiate the findings of the preliminary risk assessment and thereby refine the CSM.

1.4 Sources of Information

This report has been prepared using a combination of published records (e.g. British Geological Survey (BGS), Environment Agency, Defra), and information provided by the Client. These include statutory records and historical mapping supplied within a Groundsure Report (Appendix D), published geological and hydrogeological mapping, historical borehole records and observations made during the site reconnaissance.

Specific information sources are referenced throughout the document.

1.5 AECOM Report Approach

Detailed information relating to AECOM's approach to this report is included within Appendix B. This should be read in conjunction with the report, and contains information on the general approach to reporting, specific limitations of relevant sections and information on the approach to risk assessment utilised.

2. Site Information

2.1 Site Details

The site description and location details are summarised in Table 2-1:

Table 2-1 Site Details

Item	Summary
Grid Reference	507324 178155
Size	Approximately 6.9 Ha
Address	Former Sipson Garden Centre, West Drayton, UB7 0HP
Site Location	The Site is located in Sipson, in the London Borough of Hillingdon, located immediately west of the M4 motorway and approximately 1.2 km north of Heathrow Airport.
Current Use	The majority of the Site is greenfield. The northern part of the Site was previously occupied by a garden centre and is now occupied by a vehicle storage yard (AGS Yard Sipson). The southern part of the site was previously occupied by a nursery and glass houses associated with Sipson Farm.
Surrounding Land Uses	Surrounding land uses include: • **North** – Immediately north of the site is a section of the M4 motorway and the Holiday Inn Hotel. The north-western corner of the site boundary is occupied by The Plough public House. • **East** – The Site is bounded to the east by the M4 Motorway, beyond which is an aggregate quarry and concrete batching plant and a vehicle storage area. • **South** – To the south of the site are residential properties forming part of the settlement of Sipson • **West** – The Site is bounded to the west by theA408. A small number of residential properties are located to the south-west of the site, fronting the A408.

2.2 Site Reconnaissance

An external inspection of the Site was completed by a suitably qualified and experienced AECOM Engineer on 1st July 2026. The aim of the visit was to identify the range of activities carried out on the Site and any obvious potential sources of ground contamination or geotechnical issues.

A photographic record of the visit is included as Appendix C.

Table 2-2 Walkover Information Summary

Item	Summary
Site Description	The site is irregular in shape and comprises the former Sipson Garden Centre and associated land. The northern part of the site contains the former garden centre buildings and is now occupied by a vehicle storage yard (AGS Yard Sipson). The area is used primarily to house HGVs, but also present are workshops, portacabins, caravans, storage containers, above ground fuel tanks, fuel dispensers, building supplies. . The southern part of the site comprises an undeveloped field and was previously occupied by a nursery and glass houses.
Topography	Vegetation cover across much of Site obscured the underlying ground conditions. However, the Site did appear to be generally level. Locally, the ground surface is hummocky. Although the Site is generally level, a partially raised area was identified in the south-east of the Site, approximately 1.5m above the surrounding ground level.
Waste & Contamination	Multiple stockpiles of made ground are located in the northeast section of the Site, consisting of a mix of gravel, cobbles, and anthropogenic materials. Additionally, barrels of lubricant are stored on-site approximately 100m from the northern boundary. The northern section of the Site also contains diesel storage and a 10,000-litre fuel tank, which is currently in active use, along with pumps.
Invasive Plant Species	None Observed.
Drainage & Groundwater	The northern part of the Site comprises asphalt hardstanding but, the majority of Site comprises undeveloped open land / field. No drainage was observed during the walkover.

Item	Summary
Asbestos Containing Materials	Potential Asbestos Containing Material (ACM) observed within corrugated roof tiling in the northern part of the Site. However, an asbestos survey is beyond the scope of the PRA.

3. Historical Land Use

3.1 Introduction

Historical Ordnance Survey (OS) maps of the Site and the wider environs were provided in the Groundsure Report (scales 1:2,500, 1:10,560 and 1:10,000) and from publicly accessible aerial photography and these are reviewed in this section. Copies of these maps are presented as part of the Groundsure Report in Appendix D.

The historical Ordnance Survey (OS) maps obtained with the Groundsure Report date between 1865 and 2025.

3.2 Site and Surrounding Historic Features

Table 3-1 presents a summary of the main features present on and within approximately 250m radius of the Site boundary, from the historical maps and the Groundsure Report in Appendix D.

Table 3-1 Summary of Historical Mapping*

Date/s	Key Features on-site	Key Features off-site
pre-1890	• The Site consists of various agricultural fields and access tracks. The southern half of the Site is an orchard.	• The Site is bounded by agricultural land to the north, east and south. The west of the Site is bounded by a road and the village of Sipson and orchards. There are buildings and structures mapped to the southwest of the Site. • A gravel pit is stated in the Groundsure Report as being 12m northwest of the Site, however this feature is not visible on the available historical maps.
1890-1900	• The orchard has extended to the north of the Site, but the agricultural fields and access tracks are still observed. A building is mapped in the south of the Site and a small portion of another building is mapped in the southwest of the Site.	• More developments observed in Sipson.
1910-1920	• The Site is now mapped as Sipson farm. An additional building is now mapped in the northwest of the Site. Orchards only mapped in the north of the Site.	• A smithy is mapped approximately 191m south of the Site. • An unspecified tank is mapped approximately 8m southwest of the Site.
1930-1940	• Orchard no longer mapped in the north of the Site after 1932.	• No significant changes.
1950-1960	• Buildings in the north and southwest of the Site have reduced in size.	• No significant changes.
1960-1970	• No significant changes	• Piggery 70m east. • Part of the M4 road and associated road mapped to the east of the Site.
1970-1980	• Buildings and a track developed within the Site boundary.	• An electrical substation is mapped approximately 30m north of the Site.
1980-1990	• Further buildings developed on the Site, small building in the southwest of the Site has been removed.	• A large Refuse Tip is identified 40m to the west of the site. • Gravel pits are shown to the northeast (140m) and east (250m). • Bus depot mapped approximately 150m northwest of the Site
2000-2010	• Further changes to structures on Site (two mapped in the north of the Site and seven in the south of the Site).	• Tunnel mapped approximately 160m to the east of the Site • Gravel pits to the northeast and east of the Site are now shown as water bodies.
2010-2020	• Structures no longer shown in the south of the Site.	• No significant changes
2025	• No significant changes	• The water bodies in former gravel pits to the northeast and east have been infilled, and various new waterbodies are shown from 60m east.

**Where dates are stated, these refer to the dates of maps on which the features are present, have changed use or are no longer annotated, and do not necessarily refer to the exact dates of existence of a particular feature. Development that may*

have occurred between map editions is recorded as occurring on the latter published map, hence there are some limitations to the accuracy to the date of development unless supplementary evidence is available.

Aerial imagery shows that in 1945 the Site consisted of various agricultural fields. The next imagery is from September 1999 where the Site appears overgrown with areas of trees and dense vegetation. Several undefined structures can also be seen in the southern portion of the Site. The M4 is located to the east of the Site and residential dwellings to the west. The storage yard can be seen in the north of the Site with a hotel to the north of the Site boundary. Clearance works began between 2011-2012 in the north of the Site. In 2017, access tracks are observed running between the north and south of the Site. In 2021, vegetation clearance began at the Site. In 2022, the Site was covered by grass and the facility in the north of the Site began to operate as a vehicle storage yard.

4. Environmental Setting

4.1 Introduction

The environmental setting including the topography, geology, hydrogeology and hydrology are the key factors that influence the way in which contaminants in the soil or groundwater can be transported on or off-site, and also the way in which contamination can affect applicable receptors including controlled waters and users of the Site.

The environmental setting of the Site has been assessed by making reference to the information sources detailed in **Section 1.4**.

4.2 Hydrology

4.2.1 Surface Water Features

The EA Catchment Data Explorer (2026), the Groundsure Report and other publicly available sources have been reviewed to identify relevant hydrological features on-site and in the surrounding area.

The Site is located within the Crane Water Body catchment. The River Crane is situated approximately 2.7 km east of the Site. The Groundsure Report identifies seven surface water features within approximately 50–250 m of the Site, mapped as surface water features greater than 5 m in width. Cross-referencing these features with available aerial photography indicates that several features located to the east of the Site appear to be dry.

The Crane Water Body catchment was classified as having Moderate ecological status in 2019 and 2022. The chemical status of the water body failed in 2019 and did not require assessment in 2022, in 2019, the chemical status failed for benzo(g-h-i)perylene, Perfluorooctane sulphonate (PFOS) and Polybrominated diphenyl ethers (PBDE).

4.2.2 Surface Water Abstractions / Discharges

No surface water abstractions are recorded within 500m of the Site boundary.

There are 3 No. licensed discharges to controlled waters related to sewage discharge recorded in the Groundsure Report within 500m of the Site boundary. However, these licenses are all revoked or surrendered.

4.3 Geology

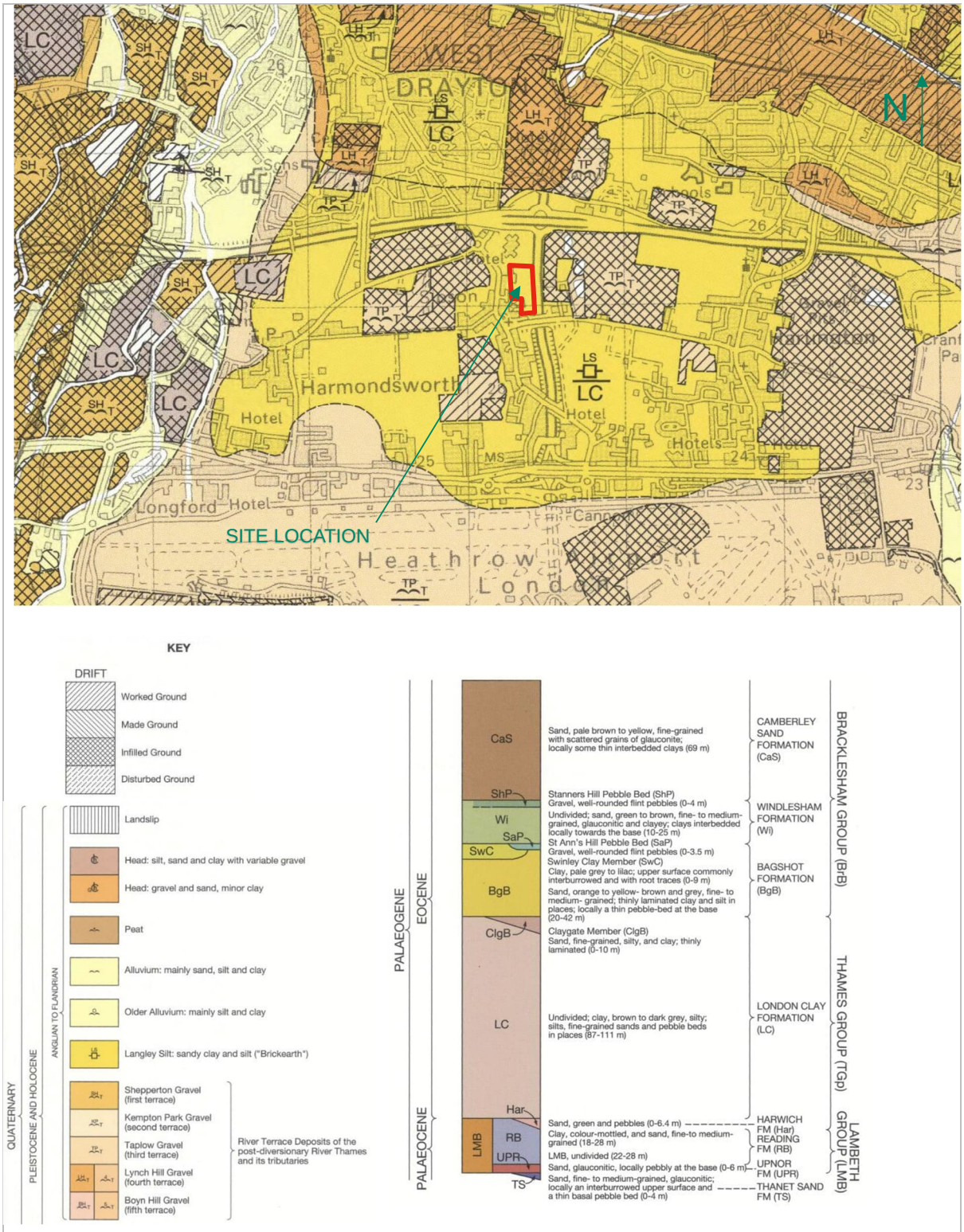
4.3.1 Published Geology

The published BGS 1:50,000 scale and 1:10,000 scale geological maps (Sheet 269, Windsor, 1999 and Sheet TQ07NE, 1997) and the BGS Onshore Geoindex have been reviewed along with the Groundsure Report (Appendix D) to determine the published geology underlying the Site.

Table 4-1 Geological Succession from Published Mapping

Group	Geological Stratum	Published Description	Age
Superficial Deposits	**Maidenhead Formation - Langley Silt Member (LS)** Indicated to be present beneath the entire Site area.	*"Varies from silt to clay, commonly yellow-brown and massively bedded."*	Devensian Stage
	Maidenhead Formation - Taplow Gravel Member (TP) Indicated to be present 42m northwest and 61m northeast of the Site.	*"Sand and gravel, locally with lenses of silt, clay or peat"*	Wolstonian Stage
Bedrock	**Thames Group - London Clay Formation (LC)** Indicated to be present beneath the entire Site area.	*"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."*	Ypresian Age

An extract of the BGS map for the Site is included as **Figure 1**.



(Source: Reproduced from 1:50,000 Map Sheet 269 (WINDSOR), 1999 by permission of British Geological Survey. [C16/02-CSL] © UKRI. All Rights Reserved 2026.)

Figure 1 Geological Map of the Site

Based on the available geological maps, the Site is anticipated to be underlain by superficial deposits comprising Quaternary aged Langley Silt (LS) over Taplow Gravel (TP) and bedrock geology comprising Eocene aged London Clay Formation.

There are no recorded Artificial Deposits from BGS mapping. However, considering the historical development and the current land use, Topsoil and Made Ground are anticipated to be present at the Site, overlying the natural strata.

4.3.2 BGS Historical Borehole Records

AECOM has searched the BGS historical borehole record database for relevant records relating to the Site and immediate surrounding area, copies of logs are included in Appendix D. Four boreholes have been referenced in producing this report and are summarised in Table 4-2

Table 4-2 Summary of BGS Historical Borehole Records

Borehole No.	Strata	Depths	Description
TQ07NE337 – located on-site	Topsoil	0m to 0.30m bgl	*Topsoil.*
	Langley Silt Member	0.30m to 2.50m bgl	*Very stiff brown and light orange brown very silty CLAY with rare fine sand.*
	Taplow Gravel Member	2.50m to 6.40m bgl	*Dense light brow and grey brown angular to subrounded fine to coarse flint GRAVEL with a little fine to medium and some coarse sand.*
	London Clay Formation	6.40m to 30.50m bgl	*Stiff brown mottled orange brown CLAY.* *At 6.9m, becoming stiff to very stiff.* *At 10.5m, becoming very stiff.* *At 25.4-25.8m, Claystone (drillers description).*
TQ07NE206 – located on-site	Topsoil	0m to 0.30m bgl	*Firm brown friable silty clay TOPSOIL with occasional fine subrounded to rounded flint gravel, occasional brick fragment on surface, root penetration to 0.3m.*
	Langley Silt Member	0.3m to 2.50m bgl	*0.3 – 1.0m: Soft to firm orange brown friable silty to very silt CLAY.* *1.0 – 2.2m: Stiff orange brown very silty CLAY with occasional dark brown vertical traces of rootlets.* *2.2 – 2.5m: Firm to stiff orange brown very silty CLAY with some to much fine to medium angular to subrounded flint gravel.*
	Taplow Gravel Member	2.50m to 4.50m bgl	*Moderately dense orange slightly silty SAND and fine to medium angular to subrounded flint GRAVEL.*
TQ07NE336 – located on-site	Topsoil	0m to 0.40m bgl	*Topsoil.*
	Langley Silt Member	0.40m to 1.70m bgl	*Very stiff brown and orange brown very silty CLAY.*
	Taplow Gravel Member	1.70m to 9.80m bgl	*Dense brown grey brown and black angular to subrounded fine to coarse flint GRAVEL with some fine to coarse sand becoming fine to medium and much coarse sand.* *At 5m, becoming medium dense.*
	London Clay Formation	9.80m to 25m bgl	*Firm brown CLAY.* *At 10.0m, becoming stiff.* *At 11.5m, becoming very stiff.* *At 17.1-17.6m, and 21.4-21.9m, Claystone (drillers description).*
TQ07NE223 – Located approximately 133m east	Made Ground	0m to 0.2m bgl	*Clay bound GRAVEL (drillers description).*
	Langley Silt Member	0.2m to 2.70m bgl	*Soft dark brown and orangish brown friable very silty slightly sandy CLAY with some medium to coarse gravel.* *At 0.8m, becoming Firm.*
	Taplow Gravel Member	2.70m to 7.70m bgl	*Medium dense brown, slightly clayey fine to coarse sandy fine to coarse angular to subrounded flint GRAVEL.*
	London Clay Formation	7.70m to 9.00m bgl	*Soft to firm brown and orangish brown mottled silty CLAY.* *At 8.0m, becoming Stiff, brownish grey very closely fissured, thinly laminated, with occasional fine gravel sized nodules of pyrite.*

Made Ground is not marked on the geological maps covering the Site. However, due to the presence of the vehicle storage yard in the north of the Site and the buildings associated with Sipson Farm that used to be present in the south of the Site, it is anticipated that Made Ground will be encountered in parts of the Site.

No groundwater strikes were recorded in the historical BGS boreholes on-site.

4.3.3 Quarrying

Table 4-3 presents the available information on quarrying operations, past and present that have taken place within 250m of the Site.

Table 4-3 Quarrying (<250m of Site)

Distance and Direction	Name	Address	Commodity	Status
97m Northeast	Sipson Lane Quarry	Sipson, Harlington, Middlesex	Sand & gravel	Ceased
145m East	Wall Garden Farm Quarry	Sipson, West Drayton, Middlesex	Sand & gravel	Ceased
152m Southeast	Sipson Lane Quarry	Sipson, Harlington, Middlesex	Sand & gravel	Inactive
172m East	Sipson Lane Quarry	Sipson, Harlington, Middlesex	Sand & gravel	Active
196m Northeast	Sipson Lane Quarry	Sipson, Harlington, Middlesex	Sand & gravel	Ceased
223m West	Holloway Lane Quarry	West Drayton, Greater London	Sand & gravel	Ceased

Source: Groundsure Report Ref: GS-7RP-O8I-SMF-YMW

A historical gravel pit is stated in the Groundsure Report as being 12m NW of the Site in 1868, however this could not be identified on the historical maps and no further details are available.

4.4 Hydrogeology

4.4.1 Aquifer Classification & Groundwater Vulnerability

The EA's Groundwater Protection Policy adopts aquifer designations that are consistent with the Water Framework Directive. Definitions of the various aquifer types can be found on the EA section of the gov.uk website.

The Defra MAGIC Map (MAGIC, 2026) and Groundsure Report indicate that the Langley Silt Member and the London Clay Formation beneath the Site are classified as unproductive aquifers, while the Taplow Gravel Member is identified as a Principal Superficial Aquifer. A medium vulnerability for the Taplow Gravel Member is noted in the Groundsure Report.

4.4.2 Licensed Groundwater Abstractions and Source Protection Zones

Three groundwater abstractions have been identified within 1km of the Site. These are listed in Table 4-4. All are assumed to be active unless otherwise stated.

Table 4-4 Environment Agency Licensed Groundwater Abstractions on or Within 1km of Site)

National Grid Reference	Distance (m) and Direction	Operator	Use	Annual Volume (m3)
507600 178100	180m East	Harleyford Aggregates Limited	Mineral Washing	649,318
506640 177990	581m West	Sita Products and Services Ltd / Sita Environmental Ltd	Mineral Washing (Historical)	617,760
507590 177105	836m South	Park Hotel Heathrow Limited	General use relating to secondary category (medium loss); (Historical)	43,800

The Defra MAGIC map does not identify any Source Protection Zones within 1km of the Site.

4.4.3 Preliminary Hydrogeological Model and Flow Direction

Groundwater flow direction within the shallow superficial aquifer will likely be influenced by the local topography. Mapping indicates that the local topography is relatively flat with a sloping downwards area towards the south of the Site. The regional topography falls to the southwest. As such, groundwater is anticipated to flow in an approximate south-westerly direction towards the River Crane. However, the nature and extent of groundwater bodies within the area is unknown, as such, limited certainty can be placed on this preliminary groundwater flow direction which should be further characterised by ground investigation if required.

5. Regulatory Information and Consultation

5.1 Introduction

The key relevant features that characterise the Site and surrounding area are summarised in this section, along with an indication of the risk to the land quality of the Site. Generally, any regulated activities within 250m of the Site could, depending upon their nature, represent potential off-site sources of contamination.

5.2 Regulatory Database Review

Table 5-1 summarises information obtained from the regulatory database information contained in the Groundsure Report (Appendix D). All data suppliers are referenced in the Groundsure Report.

Regulatory information is excluded from the table below where it is not within the specified distances, where there is no information for the given topic or where entries are duplicated.

Table 5-1 Summary of Regulatory Information

Subject	Number present		Details
	On site	0-250m	
Regulatory Processes			
Discharge Consents	0	3	2 No. of the licenced discharges relate to the discharge of sewage 23m south of the Site at the pumping station on Sipson Lane. Another sewage discharge is noted 192m east of the Site at Wall Garden Farm.
Pollution Incidents (EA/NRW)	0	2	A Category 3 (Minor) incident to air was recorded in March 2003 71m southwest of the Site. The reported pollutant was Atmospheric Pollutants and Effects, described as Ammonia/Amine Odour. Another entry is Category 3 incident to land and air recorded in February 2003 75m southwest of the Site. The reported pollutant was Contaminated Water described as Landfill Leachate.
Licensed Waste Management Facilities and Industrial Land Uses			
Active or recent landfills	0	5	5 No. active or recent landfills within 250m of the Site. The closest being 48m northeast of the Site for non-biodegradable waste (closed). A landfill 'taking other waste' (Status: expired) was located 53m northeast. A landfill (Status: issued) is located 76m southeast of the Site for taking non-biodegradable waste. An inert landfill (Status: issued) is located 115m east of the Site. A waste landfilling site (Status: effective) is located 128m southwest of the Site.
Licensed industrial activities (Part A(1))	0	1	Henry Streeter (Sand and Ballast) Limited operate a waste landfilling facility 240m southeast of the Site.
Licensed industrial activities (Part A(2)/B)	0	2	Both activities relate to the use of bulk cement by London Concrete Sibson (187m east of the Site) and Rmc South East West Drayton (199m east of the Site).
Historical Landfills (EA/NRW records)	0	2	2 No. EA/NRW historical landfills are located within 250m of the Site. The first is almost adjacent to the northwest of the Site and accepted inert, industrial, commercial and household waste between 1983 and 1994. The second is 149m northwest of the Site and accepted commercial and household waste between 1963 and 1970.
Licensed Waste Sites	0	11	The closest of the 11 No. licenced waste sites is located 172m northeast of the Site and is a landfill taking non-biodegradable wastes.
Sensitive Land Uses			
Green Belt	1	3	The Site and surrounding area is located within the London Green Belt.
SSSI Impact Risk Zones	2	0	The Site is located within a Sites of Special Scientific Interest (SSSI) impact risk zone. The types of developments requiring consultation in the SSSI impact risk zone includes infrastructure, air pollution and combustion developments.
Listed Buildings	0	2	The King William IV Public House (Grade II) is located 80m southwest of the Site and Lanz Farmhouse (Grade II) is located 175m southwest of the Site.
Past Land Uses			

Subject	Number present		Details
	On site	0-250m	
Historical Tanks	0	3	3 entries of historical tanks (8m southwest, 140m east and 180m east of the Site) were recorded.
Historical energy features	0	3	3 entries of electricity substations at 30m north, 48m south and 220m south of the Site were recorded.

No entries were recorded for the following within 250m of the Site:

- Regulatory Processes: Contaminated Land Register Entries and Notices, Radioactive Substance Authorisations, Pollutant release to surface waters (Red List), Pollutant release to public sewer, List 1 Dangerous Substances, List 2 Dangerous Substances, Pollution Incidents (EA/NRW), Pollution inventory substances, Pollution inventory waste transfers and Pollution inventory radioactive waste.
- Hazardous Substances: Control of Major Accident Hazards Sites (COMAH), Explosive Sites, Hazardous substance storage/usage and Historical licensed industrial activities (IPC).
- Licensed Waste Management Facilities and Industrial Land Uses: Historical and current/recent petrol stations.
- Sensitive Land Uses: Sites of Special Scientific Interest (SSSI), Conserved Wetland Sites (Ramsar), Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR), Local Nature Reserves (LNR), Designated Ancient Woodland, Biosphere Reserves, Forest Parks, Marine Conservation Zones, Nitrate Sensitive Areas / Nitrate Vulnerable Zones, World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Conservation Areas, Scheduled Ancient Monuments and Registered Parks and Gardens.

The Regulated Database Review found that there are limited on-site sources due to the agricultural history of the Site. There have been various structures built and demolished on-site associated with the historic Sipson Farm which suggest Made Ground will be present in the north and south of the Site. Multiple historical and recent landfills have been recorded in the immediate vicinity of the Site which represent potential source of gas.

5.3 Regulatory Consultation

5.3.1 Local Authority Environmental Health Officer

The Environmental Health Team at the London Borough of Hillingdon (LBH) was contacted to request pertinent information on the environmental conditions of the site. The response shows that there are no entries in the LBH contaminated land public register within 1km of the Site.

5.3.2 Planning Information

The LBH online planning register was reviewed to identify whether there are existing planning conditions considered to be of relevance which relate to the Site area. There are no relevant Planning Applications within 250m of the Site, (though it is noted that the Site itself was the subject of a previous Planning Application).

5.3.3 Environment Agency Flooding Data

The Environment Agency website (Gov.UK Flood risk summary, 2026) was accessed in October 2026 and confirmed that the Site has a very low yearly chance of flooding from surface water and yearly flooding from rivers and seas. The Environment Agency Flood Map indicates that the Site is located within Flood Zone 1. Flood Zone 1 is classified as having a low probability of flooding from rivers and the sea.

The Groundsure Report indicates that there have been five historical flood events within 250m of the Site, the closest being 75m west of the Site in 2002 and 2003. The highest risk of surface water flooding on-site is 1 in 30 year, 0.3 - 1.0m with the area in the northwest of the Site being the highest risk of flooding.

The gov.uk flood risk summary states that flooding from groundwater is unlikely in this area. However, the Groundsure Report indicates that the Site has a moderate risk of groundwater flooding

A formal flood risk assessment is submitted under separate cover.

5.3.4 Mining Remediation Authority and Preliminary Mine Gas Risks

AECOM has reviewed the Mining Remediation Authority web based interactive map (Mining Remediation Authority, 2026), which indicates that the Site is not located within the Coal Authority Coal Mining Reporting Area. This indicates that risks from historical coal mining are negligible, with no further assessment required.

5.3.5 Unexploded Ordnance

To assess the potential risks from Unexploded Ordnance (UXO) at the Site, a Preliminary UXO Risk Assessment from Igne was procured. This has identified WWII military activities on or affecting the Site. The information provided is summarised in Table 5-2 and the full assessment is in Appendix F. Igne recommended that a Stage 2 Detailed UXO Risk Assessment is commissioned to clarify the UXO risk to the proposed Development.

Table 5-2 Summary of WWII Military Activities on- or affecting the Site

Date	On or Affecting the Site
Pre-WWI Military Activity	
WWI Military Activity	None Identified
WWI Bombing	
WWII Military Activity on or affecting the Site	*A pillbox was located 880m north-west of the Site.* *Several more emplacements were located approximately 1.2km north-east, protecting Royal Ordnance Factory (ROF) Dawley.* *Army camp located at Hounslow, approximately 1.3km south-east.* *RAF West Drayton was located approximately 1.5km to the north-west of the Site.* *At least 4 No. heavy anti-aircraft (HAA) batteries were situated within effective range of the Site.* *It is likely that additional light anti-aircraft (LAA) guns would have been stationed at facilities such as RAF Heathrow and ROF Dawley.*
WWII Bombing	*The London Borough of Yiewsley and West Drayton sustained a moderate bombing density of 26 strikes per 1000 acres.* *ARP bomb mapping indicates bomb strikes recorded in a 300m radius of the Site.* *Designated bombing target (RAF Heathrow) located approximately 1.2km south.* *Bombing decoy site located approximately 2.5km west of the Site.*

5.4 Radon

The UK Health Security Agency's UK Radon website (UK Radon, 2026) was reviewed in July 2026 to determine potential radon risks for the Site.

According to the website, the Site is mapped as an area where less than 1% of homes at or above the Action Level for Radon. this was confirmed by the Groundsure Report.

6. Conceptual Site Model and Risk Assessment

6.1 Introduction

The preliminary CSM has been developed to identify potentially complete contaminant linkages that may require further investigation to assess their existence and/ or potential significance. The potential sources of contamination on or in the vicinity of the Site, receptors on or near the Site, and pathways on or near the Site are discussed within the following sub-sections.

A summary of the applicable legislative and planning framework is presented below, and AECOM's approach to assessment used in the following sections is presented in Appendix B.

6.2 Legislative Context and Guidance

Where this report relates to proposed planning application, it considers the contents of the Town and Country Planning Act 1990 (as amended), the National Planning Policy Framework (2012, updated in 2026) and considers the potential implications of Part 2A of the Environmental Protection Act 1990 (Part 2A) and the associated Contaminated Land (England) Regulations 2006 and Contaminated Land Statutory Guidance (2012).

This report has been prepared in general accordance with the technical guidance and procedures described in the UK Government guidance Land Contamination Risk Management (2019, last updated in June 2025), British Standard (BS) 5930:2015+A1:2020 (as amended) Code of Practice for Site Investigations (BSI), BS:EN 1997 Eurocode 7 – Geotechnical Design (BSI) and BS 10175:2026 (as amended) Investigation of Potentially Contaminated Sites – Code of Practice (BSI).

6.3 Sources of Potential Contamination

Based on the Site setting, history and land-uses described in preceding sections, the following sources of contamination and contaminants of potential concern (CoPC) listed in Table 6-1 have been identified.

The CoPC are based on information provided in the Department of Environment Industry Profiles and AECOM's industry experience.

Table 6-1 Potential Sources of Contamination

Source	Description	CoPC
Made Ground	Made Ground is expected on-site in areas of historic structures and in the north of the Site in the vicinity of the vehicle yard. Made Ground is also anticipated off-site in the vicinity of M4 to the east of the Site, Sipson to the south and west and the hotel to the north.	Metals and metalloids, Cyanides (total, free), Semi-Volatile Organic Compounds (SVOCs), Volatile Organic Compounds (VOCs), Petroleum Hydrocarbon (TPH), Polyaromatic Hydrocarbon (PAH), Polychlorinated biphenyls (PCBs), pH, asbestos containing materials (ACM) / asbestos and ground gas.
Vehicle Storage Yard	Historical maps show that the storage yard has been located at the Site since the 1970s. Above ground fuel tanks and fuel dispensers were also observed during the Site walkover in January 2025.	Metals and metalloids, cyanides (total, free), SVOCs, VOCs, TPH, PAHs, PCBs, pH, ACM / asbestos and ground gases.
Agricultural Land	The history of the Site includes the use as Sipson Farm for agricultural purposes.	Metals and metalloids, SVOCs, VOCs, PAHs, pesticides / herbicides, sulphate, sulphide, ammoniacal nitrogen and pathogens.
Road Network	Historical maps show that the M4 and associated road network was constructed in the vicinity of the Site in the 1960s.	Metals and metalloids, SVOCs, VOCs, TPH, PAH-, PCBs, glycols (from antifreeze) and asbestos (from brake pads).
Historical Landfill and backfilled quarries	2 No. historical landfills are located within 250m of the Site. One accepted inert, industrial, commercial and household waste between 1983 and 1994 and the other accepted commercial and household waste between 1963 and 1970.	Metals and metalloids, SVOCs, VOCs, TPH, PAH, PCBs, Dioxins & furans, Sulphide, pH, ACM / asbestos, Ammoniacal nitrogen, Per and polyfluoroalkyl (PFAS) and ground gas.

6.3.1 Ground Gas Sources

The identified sources of ground gas within Section 6.5 have been further characterised in Table 6-2using BS 8576:2013 "*Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs)*" – Figure 6 to determine the ground gas generation potential of the sources.

Table 6-2 Potential Sources of Contamination

Source	BS 8576 Ground Gas Generation Potential	Justification
Natural Ground	Very low	The natural ground underlying the Site is expected to be silts and clays. The historical BGS logs within the Site boundary shows limited degradable organic content in the underlying natural ground. Therefore, based on Figure 6 of BS 8576:2013, the generation potential of the natural ground is considered very low.
Made Ground	Low	Made Ground is anticipated at the Site due to the historical uses of the Site. The historical land uses and the historical BGS logs did not indicate the presence of easily degradable waste (e.g. food or municipal waste) on-site. Therefore, the ground gas generation potential of Made Ground on-site is considered low.
Historical Landfills	High	The landfills almost adjacent and 150m from the Site have operated between 1963 and 1970 and between 1983 and 1994. BS 8576 states that landfill between mid-1960s to early 1990s have a high ground gas generating potential.

6.4 Potential Receptors

Potential receptors associated with the Site are shown on Table 6-3.

Table 6-3 Potential Receptors

Receptor Group	Receptor	Description
Human Health	Construction and maintenance workers	The construction workers and the maintenance workers involved in the Proposed Development.
	Site users and site visitors	The users of the Proposed Development once it is operational.
	Adjacent site users	Adjacent site users including the hotel to the north of the Site and the residential dwellings associated with Sipson to the west.
Controlled Waters / Water Environment	Principal aquifer	Taplow Gravel Member superficial deposits are classified as a Principal Aquifer
	Surface Water	Seven surface water features within approximately 50–250 m of the Site, mapped as surface water features greater than 5m in width
Built Environment	Buildings & Infrastructure: Concrete	Below ground concrete foundations are anticipated as part of the Proposed Development.
	Buildings & Infrastructure: Structures with enclosed spaces	The Proposed Development includes buildings which will have enclosed spaces.
	Buildings & Infrastructure: Services	The Proposed Development includes buildings which will have services to supply the infrastructure.
Sensitive Sites	Green Belt	The Site and surrounding area is located within the London Green Belt (or Metropolitan Green Belt), however as the side was previously developed it could be considered to constitute Grey Belt land.
	SSSI	The Site is located within a Sites of Special Scientific Interest (SSSI) impact risk zone.

6.5 Potential Pathways

Potential pathways associated with the proposed development are shown in Table 6-4.

Table 6-4 Potential Pathways

Pathway Group	Pathway
Human Health	Ingestion of soil and dust
	Inhalation of dust - indoor and outdoor
	Dermal contact - indoor and outdoor
	Vapour intrusion and inhalation – indoors and outdoors
	Gas ingress – explosive atmosphere
	Gas ingress – inhalation
Controlled Waters / Water Environment	Leaching and vertical migration through unsaturated zone
	Lateral migration in groundwater
	Vertical migration in groundwater
	Direct run-off
	Baseflow from groundwater to surface water
	Migration via preferential pathways (services trenches, faults etc)
Built Environment	Gas intrusion - explosion
	Direct contact - corrosion
	Direct contact - permeation of water pipe
Sensitive Sites	Plant uptake

6.6 Discounted Sources / Pathways / Receptors

The following sources, pathways and receptors are discounted from the conceptual site model with the justification presented:

Table 6-5 Discounted Sources / Pathways / Receptors

Group	Discounted Item	Justification
Sources	Heathrow Airport	Whilst a significant development, the airport is over 1km south of the Site and therefore not considered a likely source of contamination for the Proposed Development.
Pathways	Direct run-off	There are no surface waterbodies located within 50m of the Site. Drainage associated with the Proposed Development and adjacent land uses are likely to intercept any surface water run-off prior to it reaching a surface waterbody.
Receptors	Unproductive Strata	Unproductive strata are considered low sensitivity. The Langley Silt Member and London Clay Formation underlying the Site are classified as unproductive strata.

6.7 Preliminary Risk Assessment

AECOM's approach to the preliminary risk assessment follows the guidance outlined in CIRIA C552 and is described in further detail in Section 6.2.

The qualitative preliminary risk assessment of the possible linkages of the above sources, exposure and transport pathways and receptors is provided in the Table 6-6.

Table 6-6 Summary of Preliminary CSM and Risk Assessment

Source	Receptor		Exposure Pathway	Probability	Consequence	Risk Category	Justification
On-site Contamination sources including Made Ground, the vehicle storage yard (including above ground storage tanks) and agricultural land	**Human Health – On-site**	Construction and maintenance workers	Inhalation of contaminants in soil-derived dust and asbestos fibres.	Likely	Medium	**Moderate**	Historical mapping shows that the south of the Site has been used for agricultural purposes and the north of the Site has been used for both agriculture and as a storage yard. Structures have been present on-site in the north and south which is a source of Made Ground and potentially asbestos containing material. Workers could potentially come into contact with impacted soils during earthworks during the construction phase. Higher likelihood of exposure for workers when undertaking works involving excavations. Presence of asbestos containing material in the ground cannot be discounted until a ground investigation and subsequent geo-environmental testing has been undertaken. Whilst there does not appear to be a risk across most of the Site, risk could be increased for construction and maintenance workers in areas where workers could be exposed to ground. There is also the potential for increased risk to construction and maintenance workers from gas or vapours within confined spaces including excavations. Acute risk to construction workers is to be managed in compliance with Construction Design and Management (CDM) 2015 regulations, see section 6.2 for details.
			Dermal contact with and ingestion of contaminants in soil, soil-derived dust and water.	Likely	Medium	**Moderate**	
			Inhalation of vapours	Likely	Medium	**Moderate**	
			Inhalation of ground gas	Likely	Medium[1]	**Moderate**	
		Site users and site visitors	Inhalation of contaminants in soil-derived dust and asbestos fibres.	Unlikely	Medium	**Low**	The Proposed Development consists of a 54MW data centre which includes on-site buildings, car parking and external landscaped areas. No residential dwellings are included as part of the Proposed Development; therefore, site users and visitors are unlikely to come into contact with soil at the Site during operation. Potentially impacted soils may come into contact with receptors when site users and visitors are utilising the external open space. However, the amount of contact will be limited due to the limited size of these soft landscaped areas. As no monitoring data is available, it is assumed that there is a probability for vapour and ground gas generation on-site.
			Dermal contact with and ingestion of contaminants in soil, soil-derived dust and water.	Unlikely	Medium	**Low**	
			Inhalation of vapours	Low	Medium	**Moderate / Low**	
			Inhalation of ground gas	Low	Medium[1]	**Moderate / Low**	
	Human Health – Off-site	Adjacent site users	Inhalation of contaminants in soil-derived dust and asbestos fibres.	Likely	Medium	**Moderate**	Historical mapping shows that the south of the Site has been used for agricultural purposes and the north of the Site has been used for both agriculture and as a storage yard. Structures have been present on-site in the north and south which is a source of Made Ground and potentially asbestos containing material. Adjacent site users include the primary school to the west, hotel to the north of the Site and residential to the west of the Site. CIRIA C811 Environmental good practice on site guide (2023) sould be followed to mitigate the risk to adjacent site users. The probability of the other human health impact is unlikely due to the agricultural background of the Site where significant contamination is unlikely.
			Gas ingress – explosive atmosphere	Unlikely	Medium	**Low**	
			Gas ingress – inhalation	Unlikely	Medium	**Low**	
			Inhalation of vapours	Unlikely	Medium	**Low**	
			Inhalation of ground gas	Unlikely	Medium[1]	**Low**	
	Water Environment / Controlled Waters	Principal aquifer	Leaching of contaminants in the unsaturated zone to groundwater in underlying aquifers.	Likely	Medium	**Moderate**	Historical mapping shows that the south of the Site has been used for agricultural purposes and the north of the Site has been used for both agriculture and as a storage yard. Structures have been present on-site in the north and south which is a source of Made Ground. The unproductive Langley Silt Member would provide some protection to the underlying Superficial Principal Aquifer. The probability in the north of the Site is low in the vicinity of the storage yard where there are above ground storage tanks and parked vehicles. It is unlikely the shallow and deep groundwater will be abstracted for potable abstraction purposes.
			Migration of contaminated water through preferential pathways such as underground services, pipes and granular material to groundwater in underlying aquifers.	Likely	Medium	**Moderate**	
		Surface Water	Lateral migration of contaminated groundwater with discharge to surface watercourses as base flow.	Low	Medium	**Moderate / Low**	There is a low likelihood that the historical and current use of the Site would significantly impact surface waterbodies through baseflow.
	The Built Environment	Buildings & Infrastructure: Concrete	Direct contact of contaminants in soil and / or groundwater leading to corrosion of concrete foundations and hardstanding	Likely	Mild	**Moderate / Low**	Impact to concrete from aggressive ground conditions is likely given the prescence of pyrites in London Clay and the Proposed Developments use of below ground concrete. This is to be mitigated through the analysis of BRE test results and the design in accordance with BRE guidance.
		Buildings & Infrastructure: Structures with enclosed spaces	Gas intrusion – explosion	Unlikely	Mild	**Very low**	There is the limited potential, on-site, for ground gas to be generated from Made Ground, natural ground (as discussed in section 6.3.1) and for volatile vapours to be generated from contamination.
		Buildings & Infrastructure: Services	Direct contact of contaminants in soil and / or groundwater	Likely	Mild	**Moderate / Low**	Fuel tanks were observed on site during the wallkover and buried potable water supply pipes may be presentt on site.
	Sensitive Sites	Green belt & SSSI	Plant uptake	Unlikely	Mild	**Very low**	The Site is located within the London Green Belt and within a Sites of Special Scientific Interest (SSSI) impact risk zone.

[1] Source severity has been downgraded to ‘Medium’ as ground gas sources identified on-site have a ‘Very Low or ‘Low’ ground gas generation potential and on-site vapour sources are considered to be limited in potential concentration and extent. Therefore, ground gas sources are unlikely to generate significant concentrations capable of meeting the ‘Severe’ severity rating as defined in CIRIA C552.

Source	Receptor		Exposure Pathway	Probability	Consequence	Risk Category	Justification
Off-site contamination sources including off-site Made Ground and the local road network	**Human Health – On-site**	Construction and maintenance workers	Inhalation of contaminants in soil-derived dust	Unlikely	Medium	**Low**	No potentially significant sources of contamination or ground gas sources associated with the Made Ground or local road network have been identified within the surrounding areas which are likely to impact on receptors at the Site.
			Inhalation of vapours	Unlikely	Medium	**Low**	
			Inhalation of ground gas	Unlikely	Medium[1]	**Low**	Whilst there doesn't appear to be a risk across most of the Site, risk could be increased for construction and maintenance workers in areas where workers could be exposed to ground. There is also the potential for increased risk to construction and maintenance workers from gas or vapours within confined spaces including excavations. Acute risk to construction workers is to be managed in compliance with Construction Design and Management (CDM) 2015 regulations, see section 6.2 for details.
		Site users and site visitors	Inhalation of contaminants in soil-derived dust	Unlikely	Medium	**Low**	No potentially significant sources of contamination or ground gas sources associated with the Made Ground or local road network have been identified within the surrounding areas which are likely to impact on receptors at the Site.
			Inhalation of vapours	Unlikely	Medium	**Low**	
			Inhalation of ground gas	Unlikely	Medium[1]	**Low**	Potentially impacted soils-derived dusts or gases may come into contact with receptors when site users and visitors are utilising the external open space. However, the amount of contact will be limited due to the limited size of these soft landscaped areas.
	Water Environment / Controlled Waters	Principal aquifer	Lateral migration of contaminated groundwater towards the Site	Unlikely	Medium	**Low**	It is unlikely that significant migration of contamination towards the Site is occurring based on the low permeability of the underlying strata and potential contamination sources identified.
	The Built Environment	Buildings & Infrastructure: Concrete	Direct contact of contaminants in soil and / or groundwater	Unlikely	Mild	**Very low**	Made Ground may contain concrete and other demolition wastes which could be a source of sulphates. However, concentrations are unlikely to migrate to Site and impact concrete and buried services.
		Buildings & Infrastructure: Services	Direct contact of contaminants in soil and / or groundwater	Unlikely	Mild	**Very low**	
	Sensitive Sites	Green belt & SSSI	Plant uptake	Unlikely	Minor	**Very low**	The Site is located within the London Green Belt and within a Sites of Special Scientific Interest (SSSI) impact risk zone.
Off-site contamination sources including adjacent landfills	**Human Health – On-site**	Construction and maintenance workers	Inhalation of contaminants in soil-derived dust	Low	Medium	**Moderate / Low**	There are 5 No. active or recent within 250m of the Site and 2 No. historical landfills (adjacent and approximately 150m from the Site) contaminants from these sources may migrate towards the Site impacting construction and maintenance workers. Acute risk to construction workers is to be managed in compliance with Construction Design and Management (CDM) 2015 regulations, see section 6.2 for details. Further investigation is required to assess if ground gases from the adjacent landfill sites are migrating towards the Site.
			Inhalation of vapours	Low	Medium	**Moderate / Low**	
			Inhalation of ground gas	Likely	Medium	**Moderate**	There are 5 No. active or recent within 250m of the Site and 2 No. historical landfills (adjacent and approximately 150m from the Site) which have the potential to generate ground gases which may migrate to the Site. Risk could be increased for construction and maintenance workers in areas where workers could be exposed to ground. There is also the potential for increased risk to construction and maintenance workers from gas or vapours within confined spaces including excavations. Acute risk to construction workers is to be managed in compliance with Construction Design and Management (CDM) 2015 regulations, see section 6.2for details. Further investigation is required to assess if ground gases from the adjacent landfill sites are migrating towards the Site.
		Site users and site visitors	Inhalation of contaminants in soil-derived dust	Unlikely	Medium	**Low**	The Proposed Development consists of a 54MW data centre which includes on-site buildings, car parking and external landscaped areas. No residential dwellings are included as part of the Proposed Development; therefore, site users and visitors are unlikely to come into contact with soil or vapours at the Site during operation. Potentially impacted soils may come into contact with receptors when site users and visitors are utilising the external open space. However, the amount of contact will be limited due to the limited size of these soft landscaped areas. Due to the proximity of landfills to the Site, there may be potential for vapour to migrate to Site and be inhaled by site users and site visitors.
			Inhalation of vapours	Low	Medium	**Moderate / Low**	
			Inhalation of ground gas	Likely	Medium	**Moderate**	There are 5 No. active or recent within 250m of the Site and 2 No. historical landfills (adjacent and approximately 150m from the Site) which have the potential to generate ground gases which may migrate to the Site. The Proposed Development consists of a 50MW data centre which includes on-site buildings, car parking and external landscaped areas. No residential dwellings are included as part of the Proposed Development; therefore, site users and visitors are less likely to come into contact with soil or vapours at the Site during operation, however, gas may migrate into buildings on-site. Due to the proximity of landfills to the Site, there may be potential for ground gas to migrate to site and be inhaled by site users and site visitors.
	Water Environment / Controlled Waters	Principal aquifer	Lateral migration of contaminated groundwater towards the Site	Likely	Medium	**Moderate**	The landfills adjacent to the site are likely to be backfilled gravel pits, it is unknown if these facilities have been lined. Therefore, the probability of lateral migration of contaminated groundwater is considered likely.

Source	Receptor		Exposure Pathway	Probability	Consequence	Risk Category	Justification
	Built Environment	Buildings & Infrastructure: Concrete	Direct contact of contaminants in soil and / or groundwater leading to corrosion of concrete foundations and hardstanding	Low	Mild	**Low**	Landfilled material may contain concrete and other demolition wastes which could be a source of sulphates. There is potential for ground gas to be generated and for volatile vapours to be generated from contamination which could migrate to Site.
		Buildings & Infrastructure: Structures with enclosed spaces	Gas intrusion – explosion	Likely	Mild	**Moderate / Low**	There are 5 No. active or recent within 250m of the Site and 2 No. historical landfills (adjacent and approximately 150m from the Site) which have the potential to generate ground gases which may migrate to the Site which could create an explosive atmosphere within proposed buildings. Further investigation is required to assess if ground gases from the adjacent landfill sites are migrating towards the Site.
		Buildings & Infrastructure: Services	Direct contact of contaminants in soil and / or groundwater	Low	Mild	**Low**	Landfilled material may contain concrete and other demolition wastes which could impact services. There is potential for ground gas to be generated and for volatile vapours to be generated from contamination which could migrate to Site.
	Sensitive Sites	Green belt & SSSI	Plant uptake	Low	Mild	**Low**	The Site is located within the London Green Belt and within a Sites of Special Scientific Interest (SSSI) impact risk zone.

7. Conclusions and Recommendations

7.1 Conclusions

The preliminary risk assessment undertaken is based on the available desk study information. At this stage no known intrusive Ground Investigations have been carried out on Site, hence historical reports and laboratory data are as yet unavailable.

Potential sources of contamination have been identified within the Site boundary relating to on-site Made Ground and the current and historical use of the Site including vehicle storage yard and agricultural land. Potential sources of contamination have been identified off-site including Made Ground, road network and historical landfills.

Based on the available desk study information and the proposed redevelopment, the Site is classified overall as having a Very Low to Moderate risk with respect to contaminated land.

A summary of potential risks associated with Site is presented in Table 7-1.

Table 7-1 Summary of potential land contamination risks

Issue	Linkage Summary	Risk (C552)	Discussion
Human Health	On-site sources impacting construction and maintenance workers	Moderate	Workers could potentially come into contact with impacted soils during earthworks during the construction phase. Higher likelihood of exposure for workers when undertaking works involving excavations.
	On-site sources impacting site users and site visitors	Low to Moderate / Low	Potentially impacted soils may come into contact with receptors when site users and visitors are utilising the external open space. However, the amount of contact will be limited due to the limited size of these softscaped areas.
	On-site sources impacting adjacent site users	Low to Moderate	The probability of the other human health impact is unlikely due to the agricultural background of the Site where significant contamination is unlikely. However the probability of other human health impact caused by inhalation of soil dust and asbestos fibres during construction without mitigation measures in place would be likely.
	Off-site sources (including Made Ground and the local road network) impacting construction and maintenance workers	Low	No potentially significant sources of contamination or ground gas sources associated with the Made Ground or local road network have been identified within the surrounding areas which are likely to impact on receptors at the Site.
	Off-site sources (including Made Ground and the local road network) impacting site users and site visitors	Low	No potentially significant sources of contamination or ground gas sources associated with the Made Ground or local road network have been identified within the surrounding areas which are likely to impact on receptors at the Site.
	Off-site sources (landfills) impacting construction and maintenance workers	Moderate / Low to Moderate	There are 5 No. active or recent landfills located within 250m of the Site and 2 No. historical landfills (adjacent and approximately 150m from the Site) which have the potential to generate ground gases which may migrate to the Site.
	Off-site sources (landfills) impacting site users and site visitors	Low to Moderate	There are 5 No. active or recent landfills located within 250m of the Site and 2 No. historical landfills (adjacent and approximately 150m from the Site) which have the potential to generate ground gases which may migrate to the Site.
Controlled Waters	On-site sources impacting the principal aquifer	Moderate	The probability in the north of the Site is low in the vicinity of the storage yard where there are above ground storage tanks and parked vehicles.

Issue	Linkage Summary	Risk (C552)	Discussion
			It is unlikely the shallow and deep groundwater will be abstracted for potable abstraction purposes.
	On-site sources impacting surface water	Moderate / Low	There is a low likelihood that the historical and current use of the Site would significantly impact surface waterbodies through baseflow.
	Off-site sources (including Made Ground and the local road network) impacting the principal aquifer	Low	It is unlikely that significant migration of contamination towards the Site is occurring based on the low permeability of the underlying strata and potential contamination sources identified.
	Off-site sources (landfills) impacting the principal aquifer	Moderate	The landfills adjacent to the Site are likely to be backfilled gravel pits, it is unknown if these facilities have been lined. Therefore, the probability of lateral migration of contaminated groundwater is considered likely.
Built Environment	On-site sources impacting concrete	Moderate / Low	Impact to concrete from aggressive ground conditions is likely given the presence of pyrites in London Clay and the Proposed Developments use of below ground concrete. This is to be mitigated through the analysis of BRE test results and the design in accordance with BRE guidance
	On-site sources impacting structures with enclosed spaces	Very Low	There is the limited potential for ground gas to be generated from Made Ground, natural ground and for volatile vapours to be generated from contamination.
	On-site sources impacting services	Moderate / Low	Site conditions are unlikely to contain significant contamination to impact buried services.
	Off-site sources (including Made Ground and the local road network) impacting concrete	Very Low	Made Ground may contain concrete and other demolition wastes which could be a source of sulphates. However, concentrations are unlikely to migrate to Site and impact concrete and buried services.
	Off-site sources (including Made Ground and the local road network) impacting services	Very Low	Made Ground may contain concrete and other demolition wastes which could be a source of sulphates. However, concentrations are unlikely to migrate to Site and impact concrete and buried services.
	Off-site sources (landfills) impacting concrete	Low	Landfilled material may contain concrete and other demolition wastes which could be a source of sulphates.
	Off-site sources (landfills) impacting structures with enclosed spaces	Moderate / Low	There are 5 No. active or recent landfills located within 250m of the Site and 2 No. historical landfills (adjacent and approximately 150m from the Site) which have the potential to generate ground gases which may migrate to the Site which could create an explosive atmosphere within proposed buildings.
	Off-site sources (landfills) impacting services	Low	Landfilled material may contain concrete and other demolition wastes which could impact services.
Sensitive Sites	On-site sources impacting the Green Belt and SSSI IRZ	Very Low	The Site is located within the Green Belt and within a Sites of Special Scientific Interest (SSSI) impact risk zone.
	Off-site sources (including Made Ground and the local road network) impacting the Green Belt and SSSI IRZ	Very Low	
	Off-site sources (landfills) impacting the Green Belt and SSSI IRZ	Very Low	

7.2 Recommendations

A geo-environmental ground investigation to support the development design (including earthworks and foundation design), and to confirm potential risks associated with / mitigation requirements of potential contamination sources should be carried out and designed with due consideration of the requirements of BS 10175:2026 and BS5930:2015+A1:2020.

It is recommended that the ground investigation includes the following:

- Characterisation of the ground conditions to ascertain more certainty in contaminated land assessments;
- Sampling and analysis of soil, groundwater and leachate to confirm the presence / absence of contaminants;

Ground gas and groundwater monitoring to confirm the presence / absence of contamination and elevated ground gas concentrations; and,

- Preparation of a generic quantitative assessment of risks to human health and controlled waters.

It is recommended that the ground investigation be designed in accordance with the UK Specification for Ground Investigation (version 3) and that the geo-environmental ground investigation is carried out in combination with the geotechnical ground investigation. This will provide both cost and time efficiencies.

During potential future redevelopment, it is likely that general construction and soil waste will be generated and the earthworks design may include cut and fill works, cut and fill balance and an investigation of the potential to include for the re-use of site won materials during the earthworks.

There are potential costs associated with off-site disposal of unsuitable site won materials.

During potential future redevelopment, it would be recommended to undertake a hazardous waste assessment on soil samples collected during the proposed GI to determine the classification of soils as either ‘hazardous’ or ‘non-hazardous’ for any off-site disposal and to determine the chemical suitability of soils for consideration for re-use as site won materials. This could also inform abnormal costing to dispose of site generated soils if they are unsuitable for use.

If a Preliminary Waste Assessment it is be undertaken, it is to include the minimum HWOL suite:

- Total and soluble metals (antimony, arsenic, barium, cadmium, chromium, copper, lead, mercury, molybdenum, nickel, selenium, zinc (Zn) and hexavalent chromium);
- Anions/species (total sulphate SO_4, soluble sulphate SO_4, total phosphate and speciated chromium – total Cr(VI) and Cr(III) by calculation);
- General (moisture, removed material (eg. “non-grindables” or “inert” materials like lumps metal, stones etc), pH, acid/alkali reserve (if concrete fragments present) and PAHs;
- Hydrocarbons (hydrocarbons covering the gasoline range >C5 to C10, all hydrocarbons in the range C10 to C40 and cleaned-up hydrocarbons in the range C10 to C40); and
- Additional case by case tests (asbestos and SVOCs).

8. References

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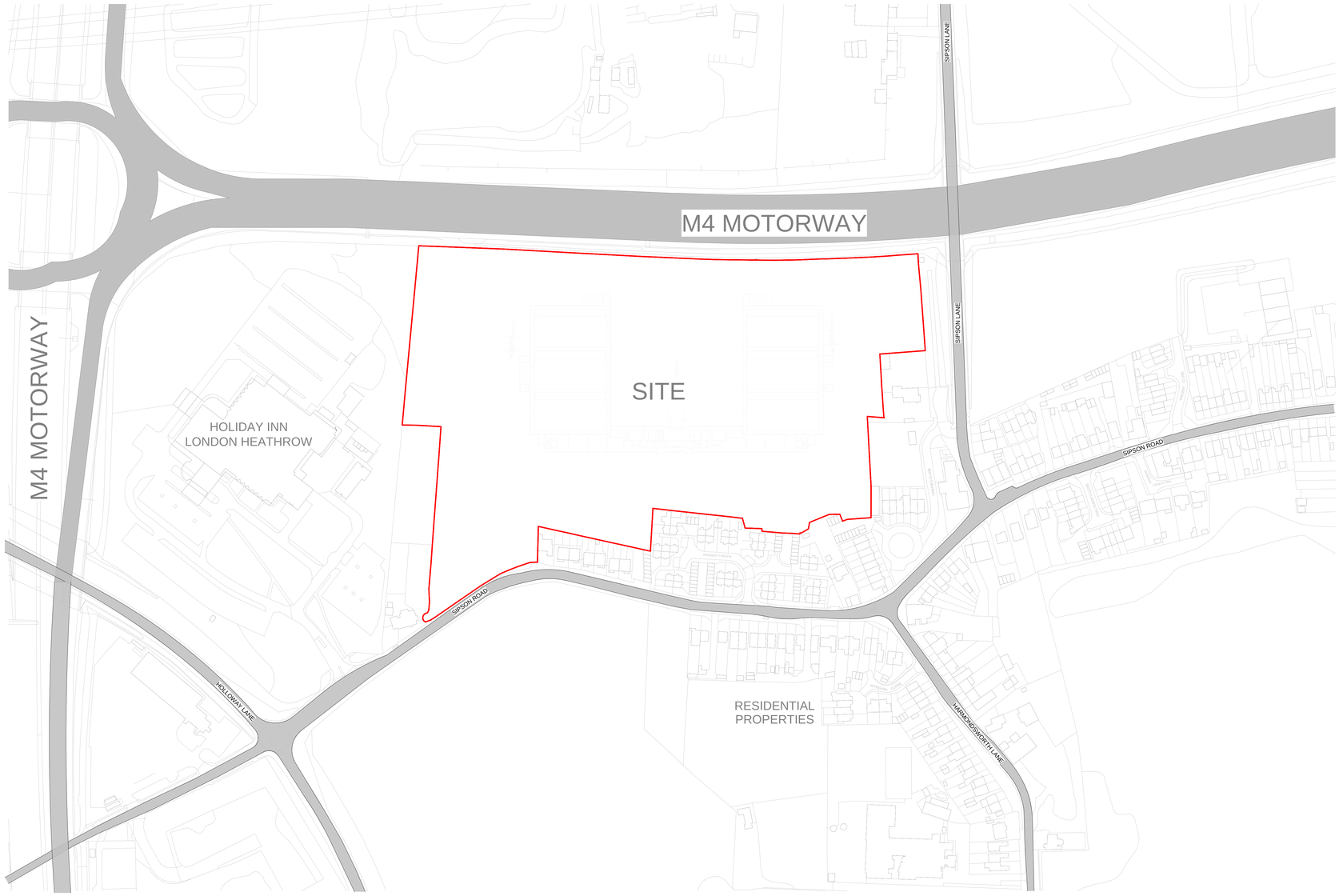
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Appendix A Drawings

Project Management Initials: Designer: FR Checked: PK Approved: TY Drawn by: FRR ISO A0 841mm x 1189mm



Site Location Plan

SCALE:1 : 1250

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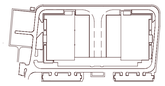
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Notes

Issue/Revision

Rev	Date	Description	Drn/CHk/Apr
P1	17/07/26	Stage 2 Design	FR/PK/TY

Key Plan



Suitability Status

S2 - Suitable For Information

Project Number

60749800

Sheet Title

Site Location Plan

Sheet Number

PGF-ACM-00-XX-DR-AR-100000

Scale: 1 : 1250@A0 **Rev:** P1

Project Management Initials: Designer: GO Checked: TY Approved: KT Drawn by: GO ISO A0 841mm x 1189mm

M4 MOTORWAY

SERVICE ROAD

WATER TANKS

PUMP HOUSE

SUBSTATION AREA

GREEN SCREEN OF NATIVE HEDGEROW MIX TO INCORPORATE ACOUSTIC FENCING PREVENTING LIGHT AND NOISE POLLUTION FROM SUBSTATION

SERVICE YARD

EXTERNAL PLANT (3 STOREY)

58040

31270

32620

31270

58040

93120

106070

DC BUILDING (2 STOREY)

DC BUILDING (2 STOREY)

LOADING BAY

ADMIN BLOCK (2 STOREY)

12950

ø 32000.00

3000

3000

HOLIDAY INN LONDON HEATHROW

3M OFFSET FROM SECURITY FENCE LINE TO ANY HIGH-LEVEL PLANTING

GREEN SCREEN OF NATIVE SHRUB MIX

ACCESS CONTROL INTO SITE SET BACK 70M FROM MAIN ROAD TO HELP IMPROVE RURAL AESTHETIC AND PREVENT TRAFFIC CONGESTION AT SITE ENTRANCE

1.8M HIGH SECURE FENCE TO REAR OF HOTEL TBC

28 SPACES

28 SPACES

28 SPACES

ATTENUATION POND

ATTENUATION POND

REJ.

EXISTING 1200MM HIGH LOW LEVEL TIMBER FENCE TO REMAIN AT MOTORWAY FRONTAGE

1200MM HIGH LOW LEVEL TIMBER FENCE ON SITE BOUNDARY ROAD FRONTAGE

1.8M HIGH SECURE FENCE TO REAR OF SCHOOL TBC

3M HIGH IMPACT RATED FENCE - PALLADIN RCS ISO 22343 (VEHICLE RATED 7.5 TONNE / 30MPH) FORMING SECURE LINE

ATTENUATION POND SURROUNDED BY WILDFLOWER MIX

PEDESTRIAN ACCESS

VEHICLE ACCESS

PROPOSED AREA OF PUBLIC AMENITY SPACE C.1760m²

1200MM HIGH LOW LEVEL TIMBER FENCE ON SITE BOUNDARY ROAD FRONTAGE

PEDESTRIAN ACCESS TO PUBLIC AMENITY SPACE FROM SIPSON ROAD

ATTENUATION POND SURROUNDED BY WILDFLOWER MIX

3M HIGH IMPACT RATED FENCE - PALLADIN RCS ISO 22343 (VEHICLE RATED 7.5 TONNE / 30MPH) FORMING SECURE LINE

1.8M HIGH SECURE FENCE TO REAR OF RESIDENTIAL PROPERTIES TBC

84 No. TOTAL PROPOSED CAR PARKING SPACES. BASED ON 75% OF THE BUILDING OCCUPANCY PLUS 10% FOR VISITOR PARKING. 10% OF SPACES TO BE ALLOCATED AS ACCESSIBLE SPACES (8No.). 5% OF SPACES TO BE ALLOCATED FOR ELECTRIC VEHICLES (4No.)

SIPSON ROAD

SIPSON LANE

INGLENOOK SCHOOL

Inglenook

Ruin

VINERIES CLOSE

El Sub Sta

GP

RUSSELL GARDENS

WYKEHAM CLOSE

Shelter

Shelter

THE PLOUGH PUB AND RESTAURANT

Lanz Farm

28.7m

28.7m

28.7m

28.3m

28.0m

27.7m

45.0m

Outline Planning - Illustrative Masterplan

SCALE: 1 : 500

0 12500 25000 mm

SCALE: 1:500

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Notes

- Plot Boundary
- Impact Rated Fence - Palladin RCS ISO 22343 (Vehicle Rated 7.5 Tonne / 30MPH) Fence 3.0m
- Impact Rated Gate or Barrier - ISO 22343 (Vehicle Rated 7.5 Tonne / 30MPH)
- Attenuation Pond
- Proposed Asphalt Road / Concrete Hardstand
- Proposed Paving (as per Landscape Architect)
- Proposed Grass and Wildflowers (as per Landscape Architect)
- Proposed Hedgerow Mix (as per Landscape Architect) with Incorporated Acoustic Fencing where required
- Proposed Shrubs Mix (as per Landscape Architect) with Incorporated Acoustic Fencing where required
- Proposed Spring Bulb Mix (as per Landscape Architect)
- Proposed Wet Wildflower Mix (as per Landscape Architect)
- Proposed Trees (as per Landscape Architect)

Issue/Revision

Rev	Date	Description	Drn/Chk/Apr
P1	16/10/25	Outline Planning Application	GO/TY/KT

Key Plan

Suitability Status

S2 - Suitable For Information

Project Number

60749800

Sheet Title

Outline Planning - Illustrative Masterplan

Sheet Number

PGF-ACM-00-XX-DR-AR-051100

Scale: As indicated@A0 **Rev:** P1

Appendix B Approach to Reporting

B.1 Conceptual Site Model Derivation

The CSM is aimed at identifying possible risks, if any, arising from substances used or deposited on-site, or from other sources of land contamination. Both past and current potentially contaminative land uses have been considered. It is based on the proposed site redevelopment described in **Section 1** of this report.

Assessment Framework

The site, in terms of potential land contamination, will be regulated by the Local Authority under the Town and Country Planning Act 1990 (as amended), taking account of the National Planning Policy Framework (2012, updated in 2026), with the Environment Agency, Natural England and English Heritage acting as potential statutory consultees.

Environmental liabilities can arise through provisions contained within statutory legislation including Part 2A of the EPA 1990, the Environmental Damage (Prevention and Remediation) (England) Regulations 2015, the Water Resources Act 1991, the Groundwater Regulations 2009 and the Water Act 2003.

Current best practice recommends that the determination of health hazards due to contaminated land is based on the principle of risk assessment, as outlined in the Statutory Guidance to Part 2A (2012) and Land Contamination: Risk Management (LCRM).

The “suitable for use” approach is adopted (as outlined in the Contaminated Land Statutory Guidance) for the assessment of contaminated land where remedial measures are undertaken where unacceptable risks to human health or the environment are realised taking into account the use (or proposed use) of the land in question and the environmental setting.

The risk assessment process for environmental contaminants is based on a source-pathway-receptor analysis. These terms can be defined as follows:

- **Source:** hazardous substance that has the potential to cause adverse impacts;
- **Pathway:** route whereby a hazardous substance may come into contact with the receptor: examples include ingestion of contaminated soil and leaching of contaminants from soil into watercourses; and
- **Receptor:** target that may be affected by contamination: examples include human occupants/ users of site, water resources (surface waters or groundwater), or structures.

For a risk to be present, there must be a relevant / viable contaminant linkage; i.e. a mechanism whereby a source impacts on a sensitive receptor via a pathway.

AECOM have determined the potential sources, pathways and receptors to assess potential risks/ liabilities and constraints associated with the site in its current condition prior to any proposed redevelopment. Risks associated with the proposed redevelopment have also been assessed based on the future land use scenario specified, including any potential sources of contamination, potential receptors and potential contaminant pathways identified during this desk based assessment.

B.2 Approach to Risk Assessment

Current best practice recommends that the determination of hazards due to contaminated land is based on the principle of risk assessment, as outlined in the Environment Agency guidance on LCRM.

For a risk to be present, there must be a viable contaminant linkage; i.e. a mechanism whereby a source impacts on a sensitive receptor via a pathway.

Assessments of risks associated with each of these contaminant linkages are discussed in the following sections.

Using criteria broadly based on those presented in the CIRIA C552, the magnitude of the risk associated with potential contamination at the Site has been assessed. To do this an estimate is made of:

- The magnitude of the potential consequence (i.e. severity);
- The magnitude of probability (i.e. likelihood).

The severity of the risk is classified according to the criteria in Table B-1.

Table B-1Description of Severity of Risk

Severity	Definition	Examples (as defined by C552)
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by Environmental Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings \ property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems Within the Draft Circular on Contaminated Land, DETR, 2000).	• High concentrations of cyanide on the surface of an informal recreation area. • Major spillage of contaminants from site into controlled water. • Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR 2000). Pollution of sensitive water resources (note: Water Resources Act contains no for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem. (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	• Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. • Leaching of contaminants from a site to a major or minor aquifer. • Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings / structures / services or the environment.	• Pollution of non-classified groundwater. • Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, Structures and services.	• The presence of contaminants at such concentrations that protective equipment is required during site works. • The loss of plants in a landscaping scheme. • Discoloration of concrete.

The probability of the risk occurring is classified according to the criteria in Table B-2.

Table B-2 Likelihood of Risk Occurrence

Likelihood	Definition	Example
High	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.	• The contaminant linkage exists or is very likely to exist in the short term, and / or may also be linked to visual / olfactory evidence of that linkage being present and active in some cases. • The conditions are such that there is no foreseeable reason to suggest that a source-pathway-receptor linkage is not occurring and required mediums for a contamination source to pass through / within to reach a receptor are all present.
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.	• The conditions are such that there are very few foreseeable reasons to suggest that a source-pathway-receptor linkage is not occurring, and that all or most of the required mediums for a contamination source to pass through / within to each a receptor are present.
Low	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.	• The source, pathway and receptor linkage may exist and it is possible that contamination could reach a receptor in certain circumstances. The site conditions indicate that there are limiting factors in the pathway mediums / generation potential of the source / or presence of the receptor.
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.	• The source, pathway and receptor may exist in certain circumstances, but the contaminant linkage is improbable in the short term and in the long term.

An overall evaluation of the level of risk is gained from a comparison of the severity and probability, as shown in Table B-3.

Table B-3 Risk based on Comparison of Likelihood and Severity

Likelihood	Severity: SEVERE	MEDIUM	MILD	MINOR
HIGH	Very High	High	Moderate	Moderate/Low
LIKELY	High	Moderate	Moderate/Low	Low
LOW	Moderate	Moderate/Low	Low	Very Low
UNLIKELY	Moderate/Low	Low	Very Low	Very Low

Further description of the classified risks as defined by CIRIA C552 is provided below.

Very high risk

There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.

High risk

Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.

Moderate risk

It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.

Low risk

It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.

Very low risk

It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that this harm if realised would normally be mild or minor.

Discussion of Acute Risk to Construction Workers

AECOM understands that the proposed development works will be undertaken in compliance with Construction Design and Management (CDM) 2015 regulations.

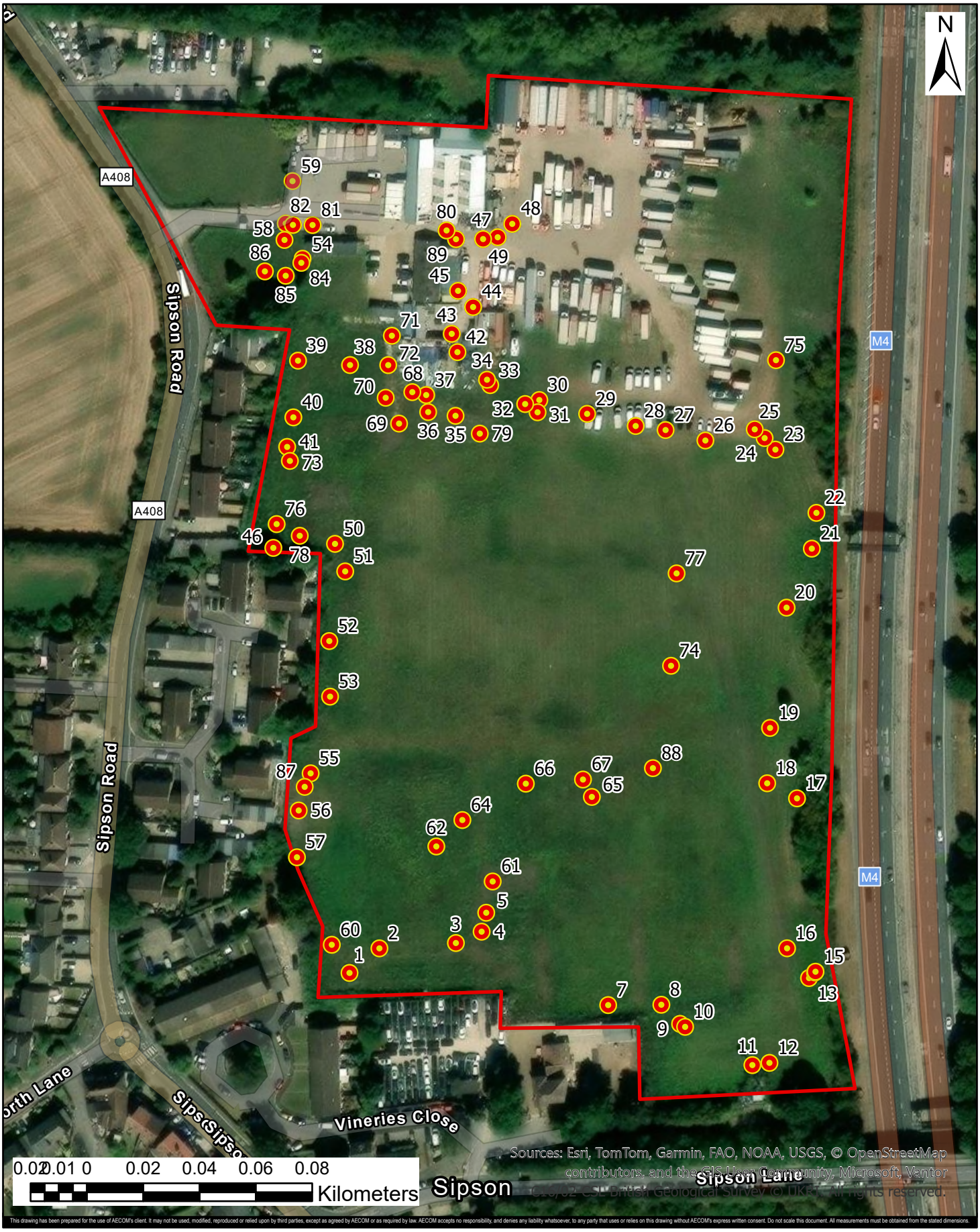
Prior to work commencing, a health and safety risk assessment should be carried out by the appointed Principal Contractor / developed in accordance with current health and safety regulations. This assessment should cover potential risks to construction staff, permanent site staff and the local population. Based on the findings of this risk assessment, appropriate mitigation measures should be implemented during the construction period.

The greatest potential for generation of dust will be during the Site works and therefore dust generation should be kept to a minimum in accordance with general best practice, as outlined in, for example, 'Environmental Good Practice on Site', CIRIA Publication C692 to reduce this risk.

The risk to construction workers during the excavation and construction phases in terms of potential exposure to high concentrations of contaminants is considered to be low given the historic and current land uses identified at the Site. Should gross contamination be identified during the construction phase, then this may pose a potential acute risk to construction works. It is likely to be able to be effectively managed through good health and safety

practices and protocols. Adoption of appropriate dust suppression techniques would also mitigate the degree of potential particulate migration off-site.

Appendix C Site Photographic Record



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CLIENT
VIRTUS Data Centre

PROJECT
VIRTUS

PROJECT NUMBER
60749800

ISSUE PURPOSE
FOR INFORMATION

FIGURE TITLE
Site Walkover Map

NOTES
Circles show approximate location of photograph, and corresponding photolog number

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Photo: 01
Photo Description: View of boundary by residential properties, ground covered with low vegetation evidence of general Waste, bottles and jerry can



Photo: 02

Photo Description: View looking north across the site are showing level topography and low vegetation



Photo: 03

Photo Description: View south to the neighbouring car park utilities shown as flood lights along boundary



Photo: 04

Photo Description: View of where not vegetated evidence of cobbles and anthropogenic materials I.e glass and metals debris is present



Photo: 05
Photo Description: Area showing no vegetation covered by moss in patches revealing grey concrete.Potential for relict structure on site area approx 15x15m dimensions



Photo: 07
Photo Description: View looking east ground locally gimmicky with depressions up to 0.3m however not soft at time of walkover vegetation cover obscures further undulating



Photo: 08

Photo Description: ground conditions



Photo: 09

Photo Description: View of the raised ground compared to southern site area



Photo: 10

Photo Description: View east along the raised area of ground



Photo: 11

Photo Description: View of electrical infrastructure marked by fenced compound with IBC container assumed to store water present , container is empty no labels



Photo: 12

Photo Description: view looking north showing change in topography at raised ground



Photo: 13

Photo Description: View east towards M4 fence height visibly lower relative to the ground surface



Photo: 14

Photo Description: View looking north



Photo: 15

Photo Description: View looking west



Photo: 16
Photo Description: View looking southwest



Photo: 17

Photo Description: Stockpile of broken out concrete pile c.3mx2m in size at western boundary

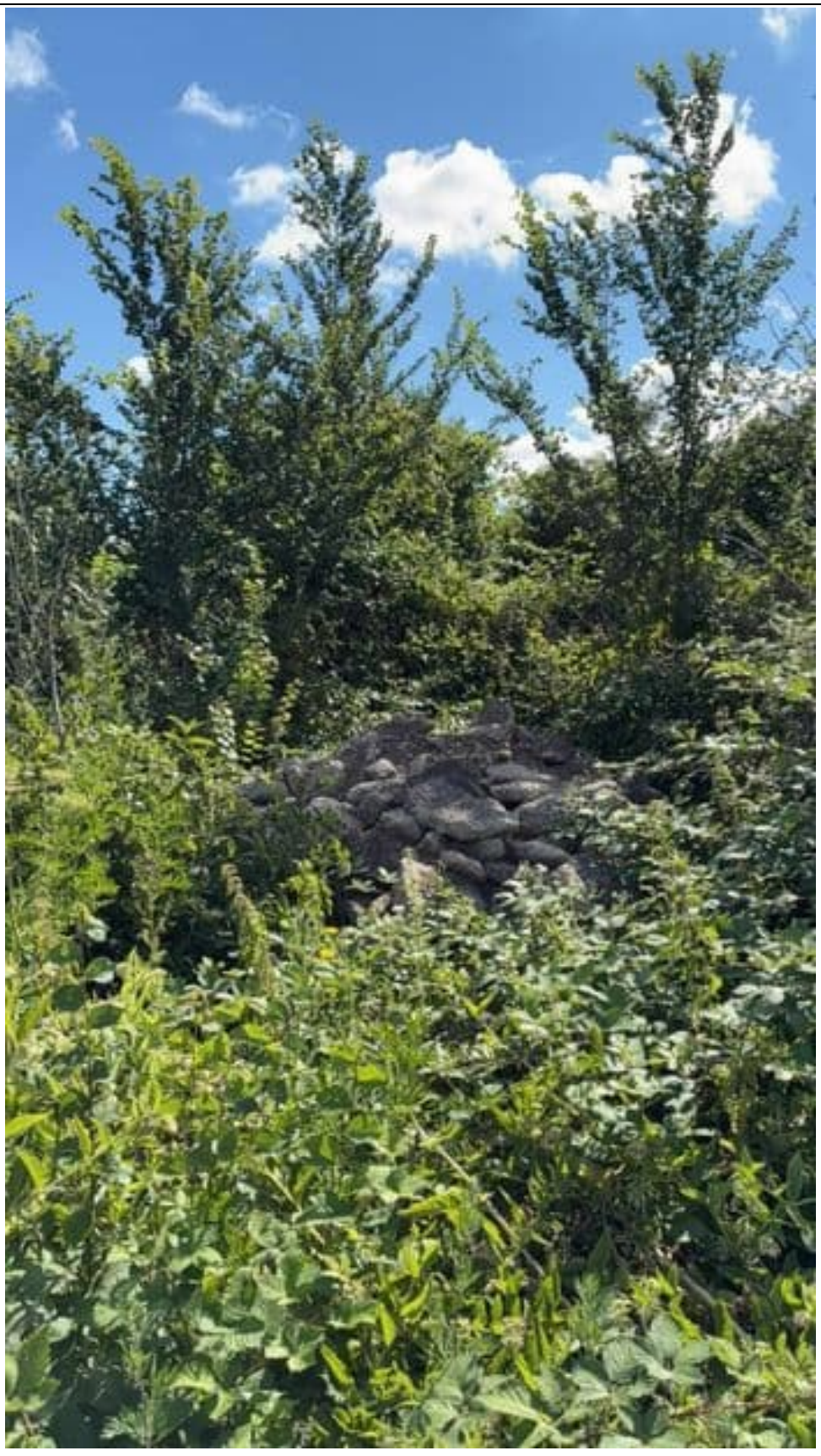


Photo: 18

Photo Description: View look southeast



Photo: 19

Photo Description: Mature tree offset from western site boundary by c5m



Photo: 20

Photo Description: View of eastern boundary



Photo: 21

Photo Description: View east from western site boundary



Photo: 22

Photo Description: Area of variable vegetatation potentially showing change in ground conditions , denser and greener with slight depression in ground surface estimated to be 0.5m



Photo: 23

Photo Description: View of north western boundary showing mature trees



Photo: 24

Photo Description: Exposed ground surface showing made ground with gravels and cobbles of hardcore, concrete and terrace gravels



Photo: 25

Photo Description: Stockpiled materials of made ground the dark grey stockpile is c.1.5mx1m in height. The light brown stockpile is c2.5m x5m in height. Showing mix of gravel and cobbles with anthropogenic materials I.e. plastics, brick

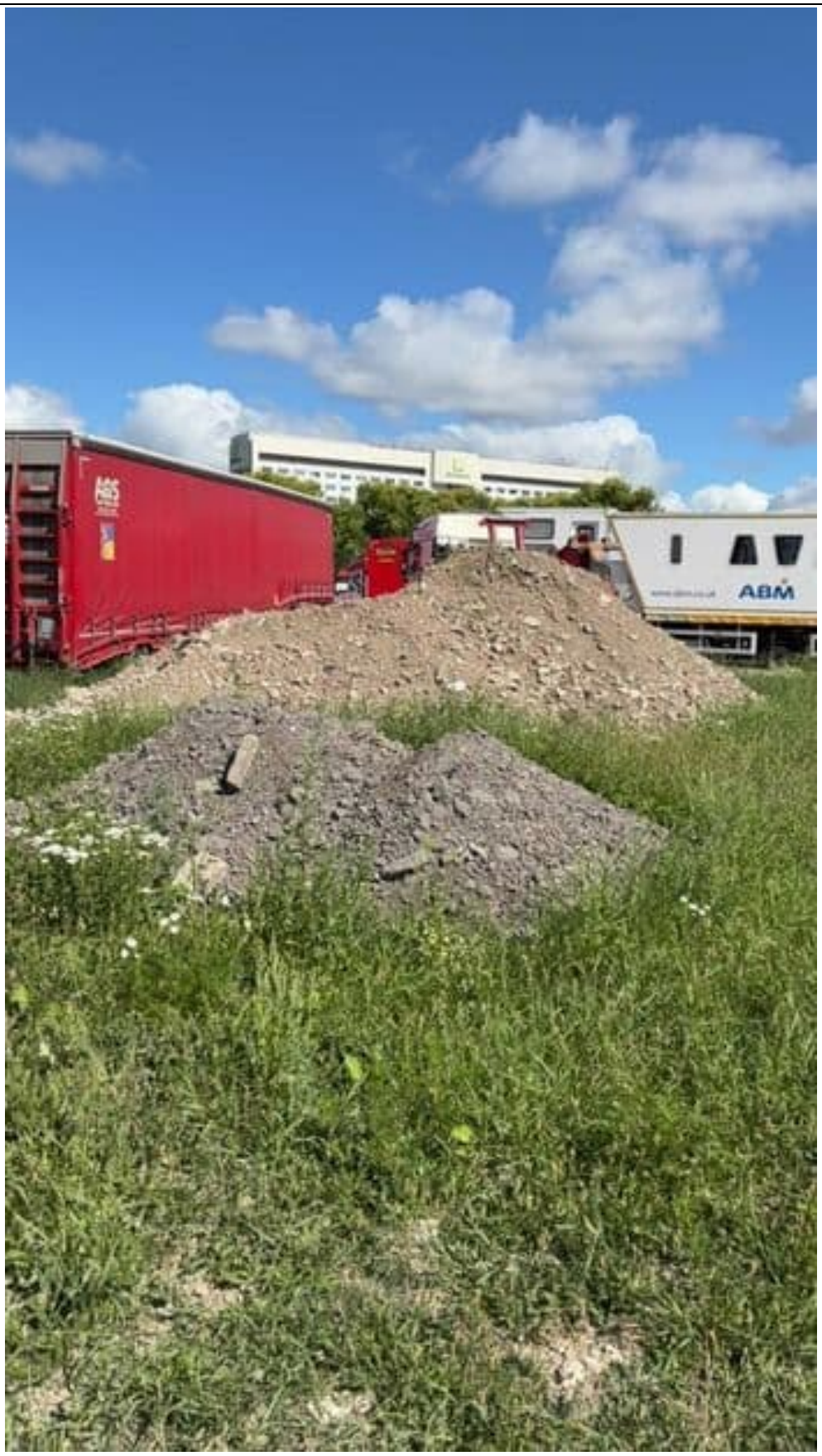


Photo: 26

Photo Description: View looking south from northern boundary



Photo: 27

Photo Description: Ground conditions dry underfoot but evidence of waterlogged soil from desiccation cracks on surface depressions



Photo: 28

Photo Description: View looking southeast from northern boundary showing change from grass vegetation to low shrubs . Timber sleeper present potential risk for further obscured anthropogenic debris on site



Photo: 29

Photo Description: X7 barrels of rock oil , optimum oil high performance lubricant stored on site . Unclear if empty or full



Photo: 30

Photo Description: View looking southwest



Photo: 31

Photo Description: Evidence of anthropogenic obstructions within vegetation, block of hardcore



Photo: 32

Photo Description: View of rutting and hummocky ground surface obscured by vegetation but potentially indicative of soft ground caused by vehicles



Photo: 33

Photo Description: Overground stockpile of sand type material c1.5x2m dimensions



Photo: 34

Photo Description: View of tipped plastic fabric on site



Photo: 35

Photo Description: General exposure of underlying ground showing anthropogenic cobble size inclusions of concrete and brick



Photo: 36

Photo Description: Reclict slab on site spanning c5mx5m area of the site shown to be broken concrete



Photo: 37

Photo Description: Stockpiled wooden planks , truck tyres and wheels



Photo: 38

Photo Description: View northeast showing overhead telecom lines from site entrance no fence vehicle access possible before the storage containers on site



Photo: 39
Photo Description: View looking northwest



Photo: 40

Photo Description: View looking west



Photo: 41

Photo Description: View looking southeast showing slight depression in the central site area



Photo: 42

Photo Description: View site area



Photo: 43

Photo Description: Overhead cables between cabin restricting accessed



Photo: 44

Photo Description: Diesel storage on site x3 is 10k litres



Photo: 45

Photo Description: iBC containers adjacent to diesel some dark brown assumed fuel others note AD blue only



Photo: 46

Photo Description: View looking north showing locally variable ground coverage of nettles and locally hummocky ground potentially indicating seasonally wetter ground conditions



Photo: 47

Photo Description: Overhead cable crossing compound , water spillage on site from hose fuel tank a



Photo: 48

Photo Description: Fuel tank 10000L active use with umps, miscellaneous stored materials of wood nearby with bins, lubricant barrels and IBC containers.



Photo: 49

Photo Description: Diverted cables showing to go under the access road



Photo: 50

Photo Description: Concrete slab on locally raised area of ground relative to the surrounding site vegetation cover is more sparse appears to extent to the boundary of the site with some loose anthropogenic materials I.e. brick present



Photo: 51

Photo Description: View east



Photo: 52

Photo Description: Unclear if fly tipped or marking a depression in ground. Previous walkover noted wood covering hole but locations not specified.



Photo: 53

Photo Description: View of overhead utility lighting no more on the western boundary heading north only coverage in southern area



Photo: 54

Photo Description: Overhead lines low 3m



Photo: 55

Photo Description: View of south western boundary



Photo: 56

Photo Description: View of exposed ground surface in southwest of the site showing desiccation cracks indicating potential for waterlogged ground conditions seasonally, gravel and cobble sized inclusions of antigenic materials I.e. plastic fragments, brick and concrete



Photo: 57
Photo Description: View looking west showing area of nettles that are raised above surrounding site suggesting change in ground conditions



Photo: 58

Photo Description: Potential drainage pipe from site entrance overground, no evidence of being used for cable ducting. Metal marker post potentially indicating a feature or could be relict fenceline.



Photo: 59

Photo Description: Damp area below fuel container and IBC, dark colour assuming fuel storage not water



Photo: 60

Photo Description: View looking north from southwest



Photo: 61

Photo Description: View of sparsely vegetated area suggesting concrete or hardcore conditions below



Photo: 62

Photo Description: View north showing band of differing vegetation suggesting change in ground conditions



Photo: 64

Photo Description: Where ground cover exposed softer underfoot with compacted dried grass



Photo: 65

Photo Description: Concrete obstruction



Photo: 66

Photo Description: Patch of darker vegetation



Photo: 67

Photo Description: Typographically lower area with evidence of wetter ground conditions but vegetation and softer underfoot



Photo: 68

Photo Description: Edge of concrete slab



Photo: 69

Photo Description: Looking north at Concrete slab c2mx8m dimensions slab possible obscured to the west



Photo: 70

Photo Description: View north showing concrete slab 20mx5m in size, plastic and metal waste present, IBC containers visible



Photo: 71

Photo Description: 5 IBC containers on site two labels visible : titan atn 4000 and revoking B15 VG46. The lower container shows a harmful to wildlife hazard label



Photo: 72

Photo Description: View looking southeast showing change in vegetation locally 0.5m higher than surrounding site area vegetation cover more sparse and with different varieties suggesting change in ground conditions



Photo: 73

Photo Description: View looking into the eastern corner



Photo: 74

Photo Description: View looking west



Photo: 75

Photo Description: View looking north



Photo: 76

Photo Description: View looking esst



Photo: 77

Photo Description: Variable vegetation suggesting change in ground conditions



Photo: 78

Photo Description: Broken concrete obstruction 0.3mx0.5m in size risk of further anthropogenic debris covered by vegetation



Photo: 79

Photo Description: View looking south



Photo: 80

Photo Description: Potential ACM present within corrugated roof tiles



Photo: 81

Photo Description: Site access and entrance, access road wide enough for large vehicles. Operated by electrical gate. Multiple site users at present co-ordination for site compound would be required potentially to north of the gate



Photo: 82

Photo Description: View north, potential area for site compound if concrete blocks removed



Photo: 83

Photo Description: Potential access to southern field, however low hanging overhead electrical cables are present the lowest flush with cabin roof of c.2.5m overhead.



Photo: 84

Photo Description: Overhead lines at telecom pole. These are passing c.3m overhead and connect to site entrance and the cabins.



Photo: 85

Photo Description: View into southern field from site entrance photo is taken south of the overhead telecoms



Photo: 86

Photo Description: Looking west showing connection of overhead telecoms



Photo: 87

Photo Description: View looking east showing slightly raised area of topography delineated by denser vegetation cover of darker foliage indicating change in ground conditions



Photo: 88

Photo Description: View looking west



Photo: 89

Photo Description: Site access track looking west towards site entrances, access for vehicles is wide enough for two to pass however shared site users and overhead cables



Appendix D Groundsure Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Order Details

Date: 30/01/2025

Your ref: - GE & SGR

Our Ref: GS-7RP-O8I-SMF-YMW

Site Details

Location: 507321 178122

Area: 6.98 ha

Authority: London Borough of Hillingdon ↗



Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	1	11	33	-
17 >	1.2 >	Historical tanks >	0	1	3	2	-
18 >	1.3 >	Historical energy features >	0	4	1	2	-
18	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	3	1	13	40	-
23 >	2.2 >	Historical tanks >	0	2	3	2	-
23 >	2.3 >	Historical energy features >	0	4	1	6	-
24	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25 >	3.1 >	Active or recent landfill >	0	1	4	1	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27 >	3.4 >	Historical landfill (EA/NRW records) >	0	1	1	2	-
28 >	3.5 >	Historical waste sites >	0	0	0	2	-
29 >	3.6 >	Licensed waste sites >	0	0	11	19	-
38 >	3.7 >	Waste exemptions >	0	0	0	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
39 >	4.1 >	Recent industrial land uses >	1	3	8	-	-
40	4.2	Current or recent petrol stations	0	0	0	0	-
40 >	4.3 >	Electricity cables >	0	0	0	18	-
42	4.4	Gas pipelines	0	0	0	0	-
42	4.5	Sites determined as Contaminated Land	0	0	0	0	-

42	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
43	4.7	Regulated explosive sites	0	0	0	0	-
43	4.8	Hazardous substance storage/usage	0	0	0	0	-
43	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
43 >	**4.10 >**	**Licensed industrial activities (Part A(1)) >**	0	0	1	1	-
44 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	2	2	-
45	4.12	Radioactive Substance Authorisations	0	0	0	0	-
45 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	2	1	0	-
45	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
46	4.15	Pollutant release to public sewer	0	0	0	0	-
46	4.16	List 1 Dangerous Substances	0	0	0	0	-
46	4.17	List 2 Dangerous Substances	0	0	0	0	-
46 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	2	0	-
47	4.19	Pollution inventory substances	0	0	0	0	-
47	4.20	Pollution inventory waste transfers	0	0	0	0	-
47	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
48 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
50 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
51 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
52	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
52 >	**5.5 >**	**Groundwater vulnerability- local information >**	Identified (within 0m)				
54 >	**5.6 >**	**Groundwater abstractions >**	0	0	1	0	23
60 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	3
61	5.8	Potable abstractions	0	0	0	0	0
62	5.9	Source Protection Zones	0	0	0	0	-
62	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
63	6.1	Water Network (OS MasterMap)	0	0	0	-	-

63 >	6.2 >	Surface water features >	0	0	7	-	-
64 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
64 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
65 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
66	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
67 >	7.2 >	Historical Flood Events >	0	0	5	-	-
67	7.3	Flood Defences	0	0	0	-	-
67	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
68	7.5	Flood Storage Areas	0	0	0	-	-
69	7.6	Flood Zone 2	None (within 50m)				
69	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
70 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
72 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
73	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
74	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
74	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
74	10.4	Special Protection Areas (SPA)	0	0	0	0	0
74	10.5	National Nature Reserves (NNR)	0	0	0	0	0
75	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
75	10.7	Designated Ancient Woodland	0	0	0	0	0
75	10.8	Biosphere Reserves	0	0	0	0	0
75	10.9	Forest Parks	0	0	0	0	0
76	10.10	Marine Conservation Zones	0	0	0	0	0
76 >	10.11 >	Green Belt >	1	3	3	3	15
77	10.12	Proposed Ramsar sites	0	0	0	0	0

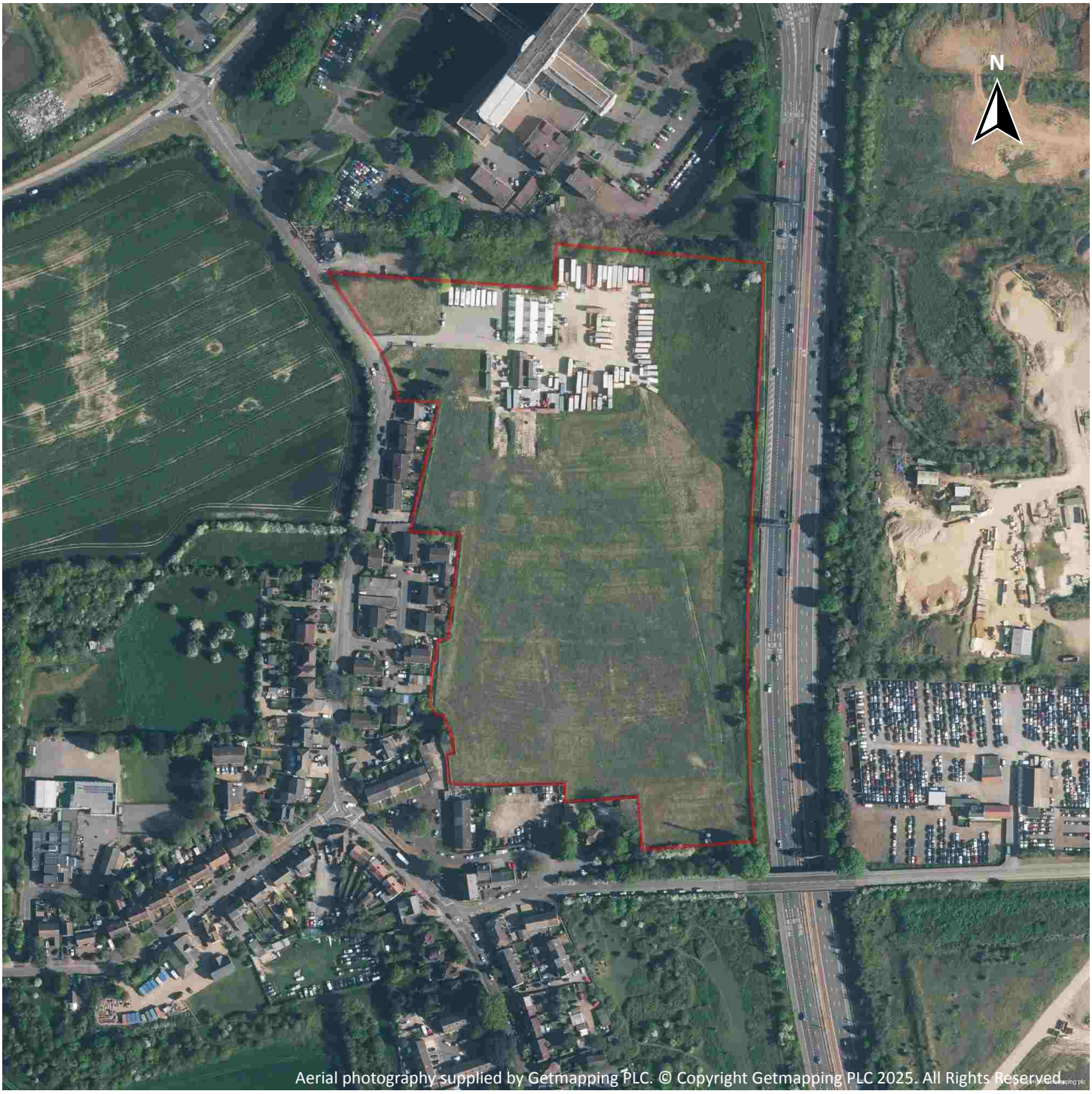
77	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
77	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
78	10.15	Nitrate Sensitive Areas	0	0	0	0	0
78	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
79 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
80	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
81	11.1	World Heritage Sites	0	0	0	-	-
82	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
82	11.3	National Parks	0	0	0	-	-
82 >	11.4 >	Listed Buildings >	0	0	2	-	-
83	11.5	Conservation Areas	0	0	0	-	-
83	11.6	Scheduled Ancient Monuments	0	0	0	-	-
83	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
85	12.2	Open Access Land	0	0	0	-	-
85	12.3	Tree Felling Licences	0	0	0	-	-
85	12.4	Environmental Stewardship Schemes	0	0	0	-	-
86	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations** >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	13.1 >	Priority Habitat Inventory >	0	0	5	-	-
88	13.2	Habitat Networks	0	0	0	-	-
88 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
88	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
90 >	14.1 >	10k Availability >	Identified (within 500m)				
91 >	14.2 >	Artificial and made ground (10k) >	0	4	9	7	-
93 >	14.3 >	Superficial geology (10k) >	1	2	4	8	-

94	14.4	Landslip (10k)	0	0	0	0	-
95 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
96	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
97 >	15.1 >	50k Availability >	Identified (within 500m)				
98 >	15.2 >	Artificial and made ground (50k) >	0	1	4	3	-
99 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
100 >	15.4 >	Superficial geology (50k) >	1	1	4	4	-
101 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
101	15.6	Landslip (50k)	0	0	0	0	-
101	15.7	Landslip permeability (50k)	None (within 50m)				
103 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
104 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
104	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
105 >	16.1 >	BGS Boreholes >	3	2	10	-	-
Page	Section	Natural ground subsidence >					
107 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
108 >	17.2 >	Running sands >	Very low (within 50m)				
110 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
112 >	17.4 >	Collapsible deposits >	Low (within 50m)				
113 >	17.5 >	Landslides >	Very low (within 50m)				
114 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
116 >	18.1 >	BritPits >	0	0	6	14	-
120 >	18.2 >	Surface ground workings >	3	1	5	-	-
121	18.3	Underground workings	0	0	0	0	0
121	18.4	Underground mining extents	0	0	0	0	-
121 >	18.5 >	Historical Mineral Planning Areas >	0	2	3	2	-

122	18.6	Non-coal mining	0	0	0	0	0
122	18.7	JPB mining areas	None (within 0m)				
122	18.8	The Coal Authority non-coal mining	0	0	0	0	-
122 >	18.9 >	Researched mining >	0	1	3	1	-
123	18.10	Mining record office plans	0	0	0	0	-
123	18.11	BGS mine plans	0	0	0	0	-
123	18.12	Coal mining	None (within 0m)				
124	18.13	Brine areas	None (within 0m)				
124	18.14	Gypsum areas	None (within 0m)				
124	18.15	Tin mining	None (within 0m)				
124	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
125	19.1	Natural cavities	0	0	0	0	-
125	19.2	Mining cavities	0	0	0	0	0
125	19.3	Reported recent incidents	0	0	0	0	-
125	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
127 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
129 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
129 >	21.2 >	BGS Estimated Urban Soil Chemistry >	13	10	-	-	-
130 >	21.3 >	BGS Measured Urban Soil Chemistry >	0	1	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
131 >	22.1 >	Underground railways (London) >	0	0	1	-	-
132	22.2	Underground railways (Non-London)	0	0	0	-	-
132 >	22.3 >	Railway tunnels >	0	0	2	-	-
132 >	22.4 >	Historical railway and tunnel features >	0	0	4	-	-
133	22.5	Royal Mail tunnels	0	0	0	-	-
133	22.6	Historical railways	0	0	0	-	-

133 >	**22.7 >**	**Railways >**	0	0	2	-	-
133	22.8	Crossrail 2	0	0	0	0	-
134	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 6.98ha

Recent site history - 2019 aerial photograph



Capture Date: 29/06/2019

Site Area: 6.98ha

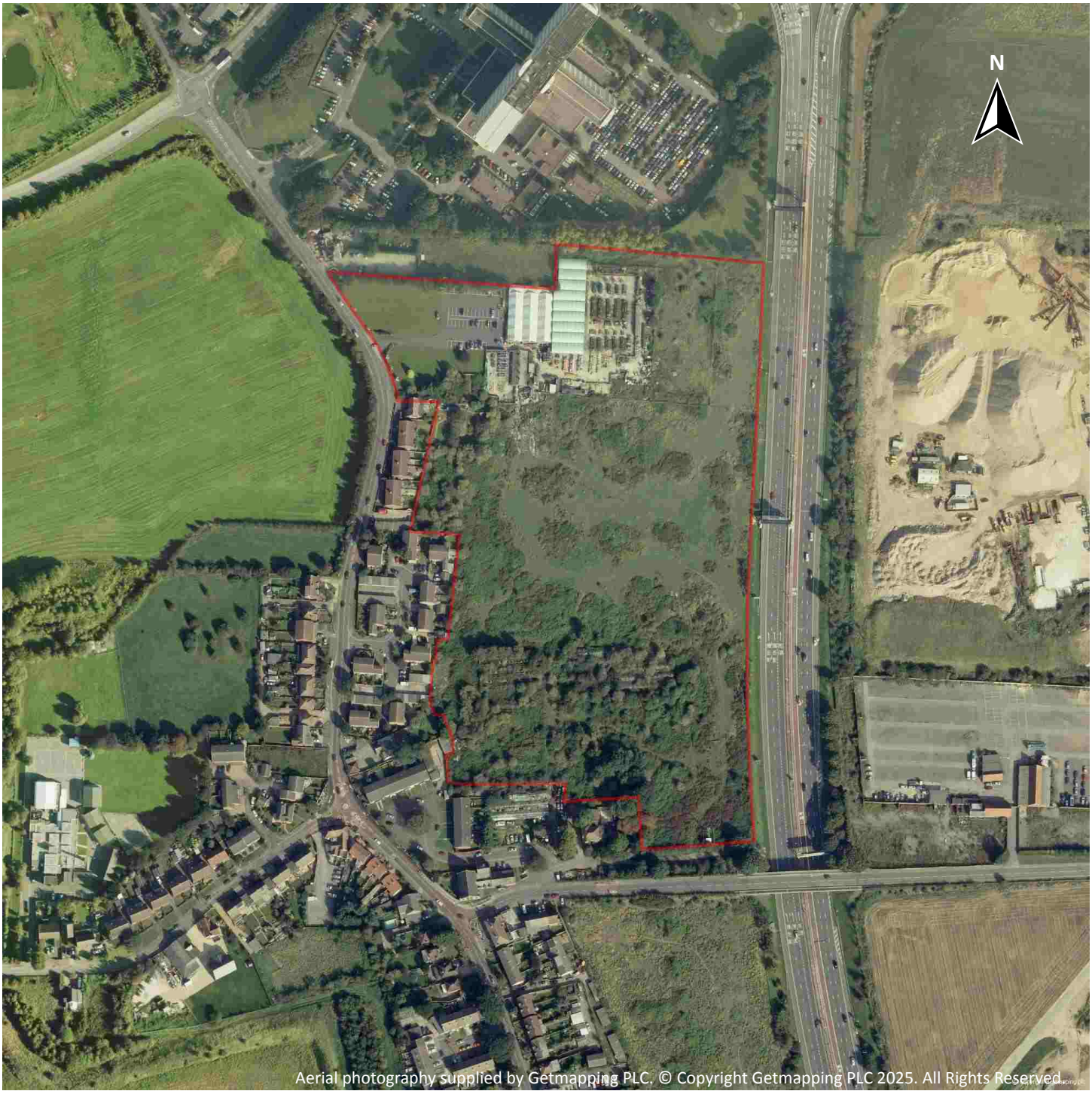
Recent site history - 2013 aerial photograph



Capture Date: 20/04/2013

Site Area: 6.98ha

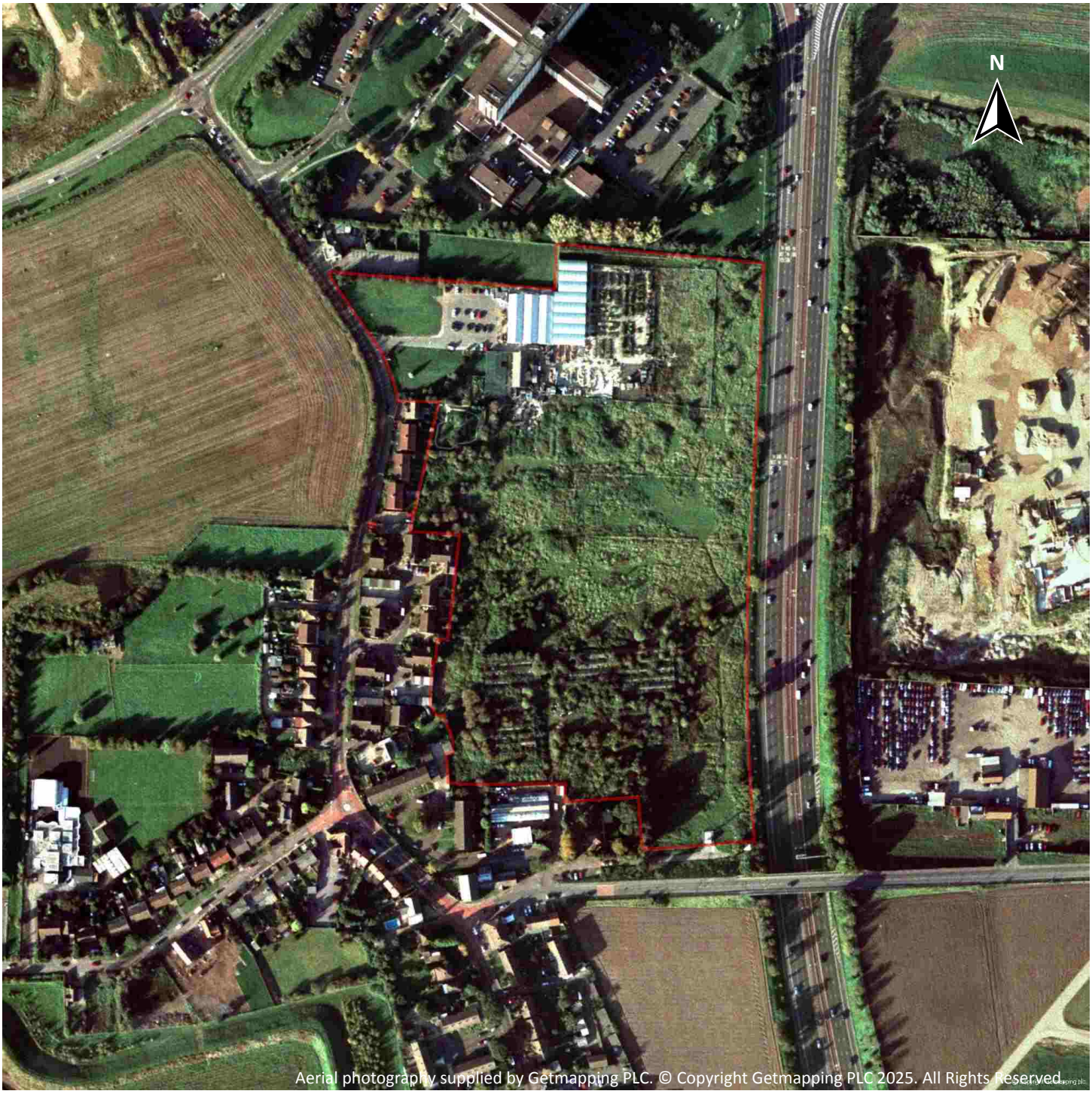
Recent site history - 2010 aerial photograph



Capture Date: 12/09/2010

Site Area: 6.98ha

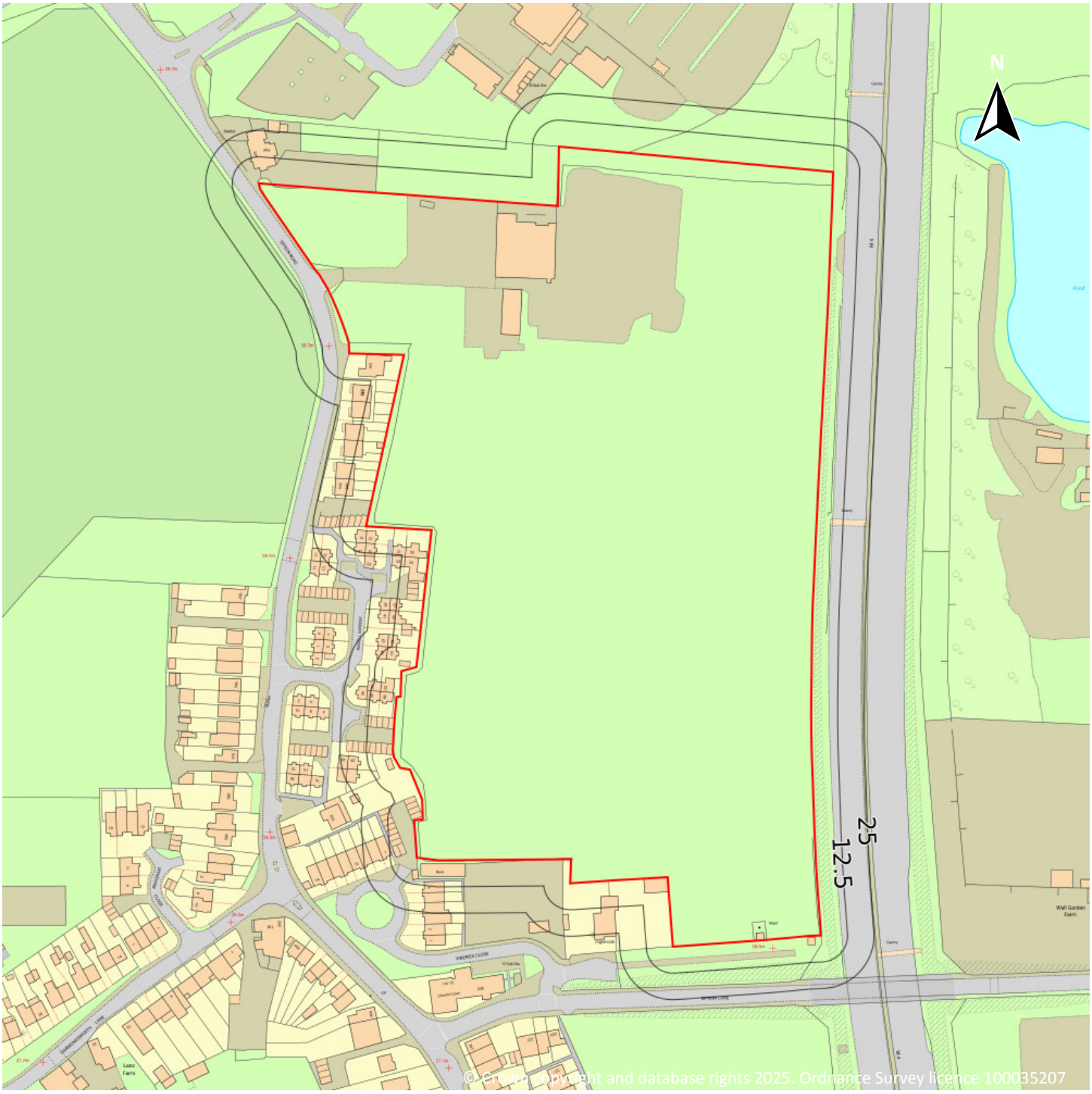
Recent site history - 1999 aerial photograph



Capture Date: 13/10/1999

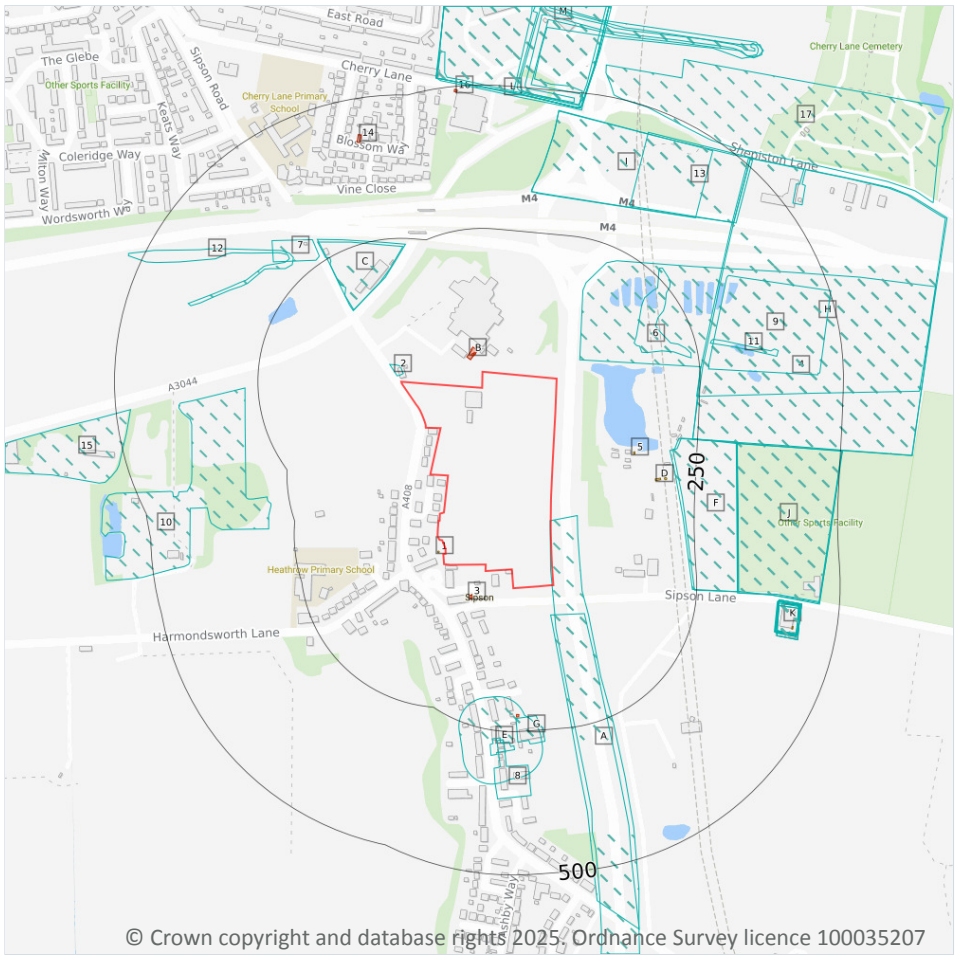
Site Area: 6.98ha

OS MasterMap site plan



Site Area: 6.98ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	46

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Cuttings**	**1970 - 1987**	**2227965**

ID	Location	Land use	Dates present	Group ID
2	12m NW	Gravel Pit	1868	2194133
A	52m S	Cuttings	1964	2278269
4	52m NE	Nursery	1964	2279266
6	149m NE	Gravel Pit	1987	2194131
C	150m NW	Nursery	1970	2179766
C	150m NW	Bus Depot	1987	2173620
E	191m S	Smithy	1912	2327158
F	203m E	Nursery	1960	2204005
F	208m E	Nursery	1934	2267128
G	225m S	Unspecified Works	1970 - 1987	2217116
H	241m E	Nursery	1960	2282574
H	245m E	Nursery	1935	2272792
7	259m NW	Gas Valve Compound	1987	2186143
E	262m S	Smithy	1912	2260152
8	265m S	Unspecified Works	1970	2182595
9	265m NE	Nursery	1938	2289520
10	273m W	Gravel Pit	1987	2194164
11	275m NE	Gravel Pit	1987	2194132
12	279m NW	Unspecified Heap	1970	2186916
I	314m N	Nursery	1935 - 1938	2254085
I	315m N	Nursery	1960	2282961
J	319m E	Nursery	1935 - 1938	2252300
J	319m E	Nursery	1938	2291857
13	327m NE	Nursery	1938	2239252
K	392m SE	Cottage Hospital	1964	2269746
K	393m SE	Hospital	1970 - 1974	2248688
K	393m SE	Hospital	1960	2300416
K	393m SE	Hospital	1938	2303257

ID	Location	Land use	Dates present	Group ID
K	393m SE	Cottage Hospital	1897	2245786
K	393m SE	Cottage Hospital	1934	2322575
K	393m SE	Cottage Hospital	1912	2330365
K	395m SE	Hospital	1895	2233646
K	395m SE	Hospital	1912	2259065
K	395m SE	Hospital	1935 - 1938	2323415
K	395m SE	Hospital	1898	2239896
K	395m SE	Hospital	1932	2266215
L	470m N	Unspecified Ground Workings	1935	2163736
L	473m N	Brick Works	1913	2210888
L	473m N	Brick Works	1938	2286021
M	473m N	Railway Sidings	1913	2260724
L	474m N	Brick Works	1913	2294363
15	475m W	Nursery	1987	2179822
M	479m N	Railway Sidings	1932	2218150
M	482m N	Railway Sidings	1913	2229614
17	493m NE	Cemetery	1964	2276230

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**6**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	8m SW	Unspecified Tank	1914 - 1935	407664

ID	Location	Land use	Dates present	Group ID
5	140m E	Unspecified Tank	1999	391910
D	180m E	Unspecified Tank	1999	391912
D	196m E	Unspecified Tank	1999	391911
K	422m SE	Unspecified Tank	1966	419017
K	423m SE	Unspecified Tank	1967	427920

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m **7**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	30m N	Electricity Substation	1978	302543
B	32m N	Electricity Substation	1983	286576
B	32m N	Electricity Substation	1995	312307
3	48m S	Electricity Substation	1992	274078
G	220m S	Electricity Substation	1992	274079
14	423m N	Electricity Substation	1980 - 1995	277716
16	489m N	Electricity Substation	1992 - 1995	283212

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m **0**

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

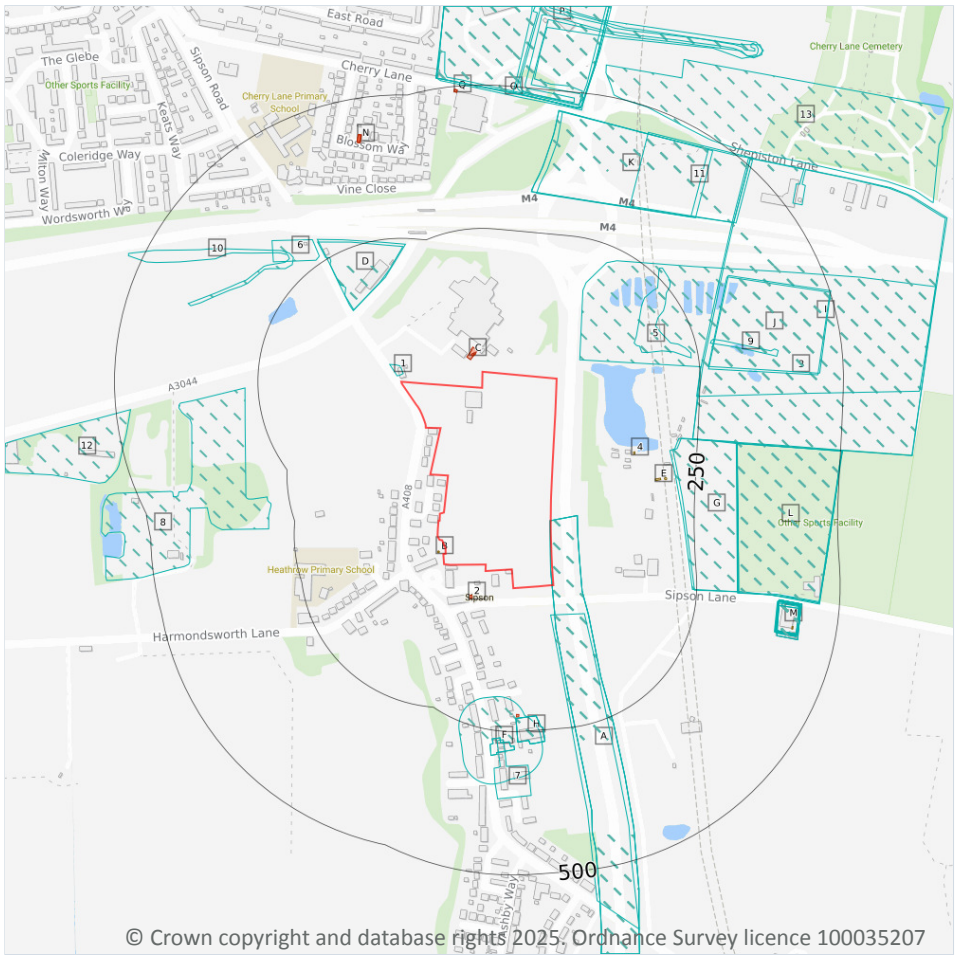
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	57

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Cuttings**	**1970**	**2227965**
A	**On site**	**Cuttings**	**1987**	**2227965**
A	**On site**	**Cuttings**	**1974**	**2227965**

ID	Location	Land Use	Date	Group ID
1	12m NW	Gravel Pit	1868	2194133
A	52m S	Cuttings	1964	2278269
3	52m NE	Nursery	1964	2279266
5	149m NE	Gravel Pit	1987	2194131
D	150m NW	Nursery	1970	2179766
D	150m NW	Bus Depot	1987	2173620
F	191m S	Smithy	1912	2327158
G	203m E	Nursery	1960	2204005
G	208m E	Nursery	1934	2267128
H	225m S	Unspecified Works	1970	2217116
H	225m S	Unspecified Works	1987	2217116
H	225m S	Unspecified Works	1974	2217116
I	241m E	Nursery	1960	2282574
I	245m E	Nursery	1935	2272792
6	259m NW	Gas Valve Compound	1987	2186143
F	262m S	Smithy	1912	2260152
F	262m S	Smithy	1912	2260152
7	265m S	Unspecified Works	1970	2182595
J	265m NE	Nursery	1938	2289520
J	265m NE	Nursery	1938	2289520
8	273m W	Gravel Pit	1987	2194164
9	275m NE	Gravel Pit	1987	2194132
10	279m NW	Unspecified Heap	1970	2186916
K	314m N	Nursery	1938	2254085
K	315m N	Nursery	1960	2282961
K	315m N	Nursery	1935	2254085
L	319m E	Nursery	1938	2252300
L	319m E	Nursery	1935	2252300

ID	Location	Land Use	Date	Group ID
L	319m E	Nursery	1938	2291857
11	327m NE	Nursery	1938	2239252
M	392m SE	Cottage Hospital	1964	2269746
M	393m SE	Hospital	1970	2248688
M	393m SE	Hospital	1974	2248688
M	393m SE	Hospital	1960	2300416
M	393m SE	Hospital	1938	2303257
M	393m SE	Cottage Hospital	1897	2245786
M	393m SE	Cottage Hospital	1934	2322575
M	393m SE	Cottage Hospital	1912	2330365
M	393m SE	Cottage Hospital	1912	2330365
M	395m SE	Hospital	1938	2323415
M	395m SE	Hospital	1935	2323415
M	395m SE	Hospital	1912	2259065
M	395m SE	Hospital	1895	2233646
M	395m SE	Hospital	1932	2266215
M	395m SE	Hospital	1898	2239896
O	470m N	Unspecified Ground Workings	1935	2163736
O	473m N	Brick Works	1938	2286021
O	473m N	Brick Works	1913	2210888
P	473m N	Railway Sidings	1913	2260724
O	474m N	Brick Works	1913	2294363
12	475m W	Nursery	1987	2179822
P	479m N	Railway Sidings	1932	2218150
P	482m N	Railway Sidings	1913	2229614
13	493m NE	Cemetery	1964	2276230

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	7

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
B	8m SW	Unspecified Tank	1914	407664
B	8m SW	Unspecified Tank	1935	407664
4	140m E	Unspecified Tank	1999	391910
E	180m E	Unspecified Tank	1999	391912
E	196m E	Unspecified Tank	1999	391911
M	422m SE	Unspecified Tank	1966	419017
M	423m SE	Unspecified Tank	1967	427920

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	11

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
C	30m N	Electricity Substation	1978	302543
C	32m N	Electricity Substation	1983	286576
C	32m N	Electricity Substation	1995	312307
2	48m S	Electricity Substation	1992	274078
H	220m S	Electricity Substation	1992	274079
N	423m N	Electricity Substation	1980	277716
N	423m N	Electricity Substation	1988	277716

ID	Location	Land Use	Date	Group ID
N	424m N	Electricity Substation	1995	277716
N	424m N	Electricity Substation	1992	277716
Q	489m N	Electricity Substation	1995	283212
Q	489m N	Electricity Substation	1992	283212

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.

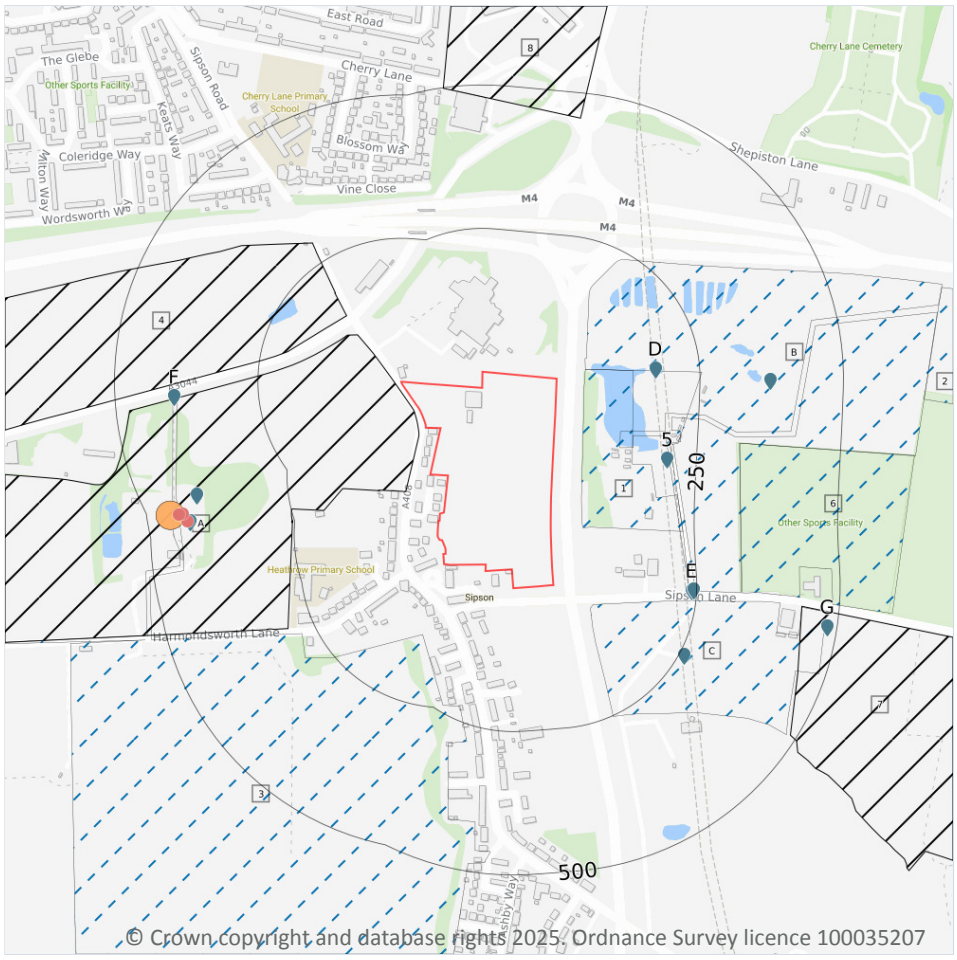
2.5 Historical garages

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Active or recent landfill

Historical landfill (EA/NRW)

Historical waste sites

Licensed waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	6

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	
1	48m NE	Operator: Henry Streeter (Sand & Ballast) Limited Site Address: Henry Streeter (Sand & Ballast) Limited, Wall Garden Farm, Sipson Lane, Sipson, Middlesex, UB7 0JG	WML Number: 80373 EPR Reference: 648597 Landfill type: A05: Landfill taking Non-Biodegradeable Wastes Status: Closure IPPC Reference: - EPR Number: EA/EPR/YP3591NE

ID	Location	Details	
B	53m NE	Operator: Henry Streeter (Sand & Ballast) Limited Site Address: Henry Streeter (Sand & Ballast) Limited, North Of Sipson Lane, Harlington, Hayes, Middlesex, UB7 0JG	WML Number: 80067 EPR Reference: 650886 Landfill type: A06: Landfill taking other wastes Status: Expired IPPC Reference: - EPR Number: EA/EPR/AP3496NQ
C	76m SE	Operator: Henry Streeter (Sand & Ballast) Limited Site Address: Henry Streeter (Sand & Ballast) Limited, Off Sipson Road, Sipson, West Drayton, Middlesex, UB7 0JG	WML Number: 80531 EPR Reference: 644679 Landfill type: A05: Landfill taking Non-Biodegradeable Wastes Status: Issued IPPC Reference: - EPR Number: EA/EPR/TP3597NJ
2	115m E	Operator: Henry Streeter (Sand & Ballast) Limited Site Address: Henry Streeter (Sand & Ballast) Limited, Sipson Lane, West Drayton, Middlesex, UB7 0JG	WML Number: 80594 EPR Reference: 627481 Landfill type: L05: Inert LF Status: Issued IPPC Reference: - EPR Number: EA/EPR/BT7183IA
3	128m SW	Operator: Suez Recycling And Recovery Uk Ltd Site Address: Harmondsworth Landfill Site, Harmondsworth Landfill Site Epr/np3139pk, Holloway Lane, Sipson, Berkshire, ub7 0ae	WML Number: 0 EPR Reference: - Landfill type: Waste Landfilling; >10 T/D With Capacity >25,000T Excluding Inert Waste - 5.2 A(1) a) Status: Effective IPPC Reference: - EPR Number: EPR/NP3139PK
6	323m E	Operator: Henry Streeter (Sand & Ballast) Limited Site Address: Henry Streeter (Sand & Ballast) Limited, Little Harlington Field, Sipson Lane, Sipson, Middlesex, UB7 0JG	WML Number: 80070 EPR Reference: 630258 Landfill type: A05: Landfill taking Non-Biodegradeable Wastes Status: Closure IPPC Reference: - EPR Number: EA/EPR/AP3196NW

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

3.2 Historical landfill (BGS records)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	4

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		
A	9m NW	Site Address: Holloway Lane Quarry, Holloway Lane Licence Holder Address: Stockley Road, West Drayton, Middlesex	Waste Licence: Yes Site Reference: 8HI028, DL118, HIL033 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 17/05/1983 Licence Surrender: 28/04/1994	Operator: - Licence Holder: Drinkwater Sabey Limited First Recorded 31/12/1983 Last Recorded: 30/04/1994
4	149m NW	Site Address: Holloway Lane North, Holloway Lane Licence Holder Address: -	Waste Licence: - Site Reference: 8HI029 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: Gretaer London Council First Recorded 31/12/1963 Last Recorded: 31/12/1970
7	435m SE	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: -

ID	Location	Details		
8	456m N	Site Address: Holiday Inn Golf Club, West Drayton, Hillingdon, London Licence Holder Address: -	Waste Licence: - Site Reference: 8HI026, HIL031 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: S W Boyer First Recorded 31/12/1951 Last Recorded: 31/12/1967

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

3.5 Historical waste sites

Records within 500m	**2**

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

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

ID	Location	Address	Further Details	Date
A	434m W	Site Address: Holloway Lane, Quarry, Sipson, WEST DRAYTON, Hillingdon, UB7 0AE	Type of Site: Waste Reclamation Planning application reference: 00/02598 Description: Scheme comprises conversion of former quarry carpark, to allow storage and sorting of waste materials. Installation of screening plant machinery. An application (ref: 00/02598) for Detailed Planning permission was submitted to Hillingdon L.B. on 29th Nov ember 2000. Data source: Historic Planning Application Data Type: Point	-
A	434m W	Site Address: Holloway Lane, Quarry, Holloway Lane, Drinkwater Sabey Ltd,Sipson, WEST DRAYTON, Hillingdon, UB7 0AE	Type of Site: Recycling Centre Planning application reference: 43155APP/2006/91 Description: Scheme comprises processing of inert waste materials involving screening and crushing for the purposes of recycling to produce restoration soils and hardcore aggregates. Construction - hardcore site works. An application (ref: 43155APP/2006/91) for Detle d Planning permission was submitted to Hillingdon L.B. Tender return date September 11th 2006 for a Traditional Contract. Programming and technical details have been given as an indication only. Tenders returned. Data source: Historic Planning Application Data Type: Point	-

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

3.6 Licensed waste sites

Records within 500m	**30**

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		
D	172m NE	Site Name: Henry Streeter Wall Garden Farm, Sipson Site Address: Henry Streeter (Sand & Ballast) Ltd, Wall Garden Farm, Sipson Lane, Sipson, Middx Correspondence Address: Henry Streeter (Sand & Ballast) Ltd, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR006 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80373 Annual Tonnage: 0	Issue Date: 15/05/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
D	172m NE	Site Name: Wall Garden Farm, Sipson Site Address: Wall Garden Farm, Sipson Lane, Sipson, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 652108 EPR reference: EA/EPR/YP3591NE Operator: Henry Streeter (Sand & Ballast) Limited Waste Management licence No: 80373 Annual Tonnage: 281340	Issue Date: 15/05/1998 Effective Date: 15/05/1998 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
5	199m E	Site Name: North Of Sipson Lane, Harlington Site Address: North Of Sipson Lane, Harlington, Hayes, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking other wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 654167 EPR reference: EA/EPR/AP3496NQ Operator: Henry Streeter (Sand & Ballast) Limited Waste Management licence No: 80067 Annual Tonnage: 286000	Issue Date: 15/09/1993 Effective Date: 15/09/1993 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

ID	Location	Details		
E	240m SE	Site Name: South Of Sipson Lane I I Site Address: Sipson Lane, Off Sipson Road, West Drayton, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Inert LF Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HEN004 EPR reference: TP3597NJ/V002 Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80531 Annual Tonnage: 250000	Issue Date: 24/12/2001 Effective Date: - Modified: 28/03/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	240m SE	Site Name: South Of Sipson Lane I I Site Address: Sipson Lane, Off Sipson Road, Sipson, West Drayton, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HEN004 EPR reference: EA/EPR/TP3597NJ/V003 Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80531 Annual Tonnage: 250000	Issue Date: 24/12/2001 Effective Date: - Modified: 29/03/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	240m SE	Site Name: South Of Sipson Lane I I Site Address: Off Sipson Road, Sipson, West Drayton, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 648753 EPR reference: EA/EPR/TP3597NJ Operator: Henry Streeter (Sand & Ballast) Limited Waste Management licence No: 80531 Annual Tonnage: 250000	Issue Date: 24/12/2001 Effective Date: 24/12/2001 Modified: 24/12/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	240m SE	Site Name: Sipson Combined Inert Landfill Site Address: Sipson Lane, West Drayton, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Inert LF Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 633794 EPR reference: EA/EPR/BT7183IA Operator: Henry Streeter (Sand & Ballast) Limited Waste Management licence No: 80594 Annual Tonnage: 250000	Issue Date: 04/06/2004 Effective Date: 04/06/2004 Modified: 31/03/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
E	243m SE	Site Name: Little Harlington Field, Sipson Site Address: Henry Streeter (Sand & Ballast) Limited, Little Harlington Field, Sipson Lane, Sipson, Middlesex, UB7 0JG Correspondence Address: Henry Streeter (Sand & Ballast) Limited, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR005 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80070 Annual Tonnage: 0	Issue Date: 07/04/1992 Effective Date: - Modified: 27/09/1994 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
E	243m SE	Site Name: Little Harlington Field, Sipson Site Address: Henry Streeter (Sand & Ballast) Ltd, Little Harlington Field, Sipson Lane, Sipson, Middlesex, UB7 0JG Correspondence Address: Henry Streeter (Sand & Ballast) Ltd, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR005 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80070 Annual Tonnage: 0	Issue Date: 07/04/1992 Effective Date: - Modified: 27/09/1994 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
E	243m SE	Site Name: Little Harlington Field, Sipson Site Address: Henry Streeter (Sand & Ballast) Ltd, Little Harlington Field, Sipson Lane, Sipson, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR005 EPR reference: EA/EPR/AP3196NW/V003 Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80070 Annual Tonnage: 261000	Issue Date: 07/04/1992 Effective Date: - Modified: 27/09/1994 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
E	243m SE	Site Name: Little Harlington Field, Sipson Site Address: Little Harlington Field, Sipson Lane, Sipson, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636166 EPR reference: EA/EPR/AP3196NW Operator: Henry Streeter (Sand & Ballast) Limited Waste Management licence No: 80070 Annual Tonnage: 261000	Issue Date: 07/04/1992 Effective Date: 07/04/1992 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure

ID	Location	Details		
C	259m SE	Site Name: Sipson South 2 Extension Site Address: Sipson Lane, West Drayton, Middx, UB7 0JG Correspondence Address: 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HEN004 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Limited Waste Management licence No: 80531 Annual Tonnage: 250000	Issue Date: 24/12/2001 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	259m SE	Site Name: Sipson South 2 Extension Site Address: Sipson Lane, West Drayton, Middx, UB7 0JG Correspondence Address: Paul Stockden, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HEN004 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80531 Annual Tonnage: 250000	Issue Date: 24/12/2001 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	371m E	Site Name: North Of Sipson Lane, Harlington Site Address: Henry Streeter (Sand & Ballast) Limited, (north of) Sipson Lane, Harlington, Hayes, Middlesex, UB7 0JG Correspondence Address: Henry Streeter (Sand & Ballast) Limited, 66, Purley Way, Croyden, Surrey, CR9 4BD	Type of Site: Landfill taking other wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR002 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80067 Annual Tonnage: 0	Issue Date: 15/09/1993 Effective Date: - Modified: 15/09/1993 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	371m E	Site Name: North Of Sipson Lane, Harlington Site Address: Henry Streeter (Sand & Ballast) Ltd, North Of Sipson Lane, Harlington, Hayes, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking other wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR002 EPR reference: EA/EPR/AP3496NQ/A003 Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80067 Annual Tonnage: 286000	Issue Date: 15/09/1993 Effective Date: - Modified: 15/09/1993 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: To PPC

ID	Location	Details		
F	398m W	Site Name: Harmondsworth Lane, Sipson Site Address: SITA Products & Services Ltd, Holloway Lane Quarry, Land South of Harmondsworth Lane, Sipson, West Drayton, Middlesex, UB7 0AE Correspondence Address: SITA Products & Services Ltd, The Pickeridge, Stoke Common Road, Fulmer, Bucks, SL3 6HA	Type of Site: Household, Commercial & Industrial Waste Landfill Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT005 EPR reference: - Operator: SITA Environment Ltd Waste Management licence No: 80026 Annual Tonnage: 695760	Issue Date: 18/07/1995 Effective Date: - Modified: 25/08/2000 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
F	398m W	Site Name: Harmondsworth Lane, Sipson Site Address: SITA Products & Services Ltd, Holloway Lane Quarry, Land South of Harmondsworth Lane, Sipson, West Drayton, Middlesex, UB7 0AE Correspondence Address: SITA Products & Services Ltd, The Pickeridge, Stoke Common Road, Fulmer, Bucks, SL3 6HA	Type of Site: Household, Commercial & Industrial Waste Landfill Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT005 EPR reference: - Operator: SITA Environment Limited Waste Management licence No: 80026 Annual Tonnage: 695760	Issue Date: 18/07/1995 Effective Date: - Modified: 25/08/2000 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
F	398m W	Site Name: Harmondsworth L F S Sipson Site Address: SITA Products & Services Ltd, Harmondsworth Landfill, Holloway Lane, Sipson, West Drayton, Middlesex, UB7 0AE Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste Landfill Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT005 EPR reference: EA/EPR/NP3196NX/V005 Operator: SITA UK Ltd Waste Management licence No: 80026 Annual Tonnage: 360000	Issue Date: 18/07/1995 Effective Date: - Modified: 25/08/2000 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: IPPC

ID	Location	Details		
A	409m W	Site Name: Holloway Lane Mrf Site Address: Holloway Lane Quarry, Holloway Lane, Sipson, Middx, UB7 0AE Correspondence Address: Narborough Lodge, Huncote Road, Narborough, Leicester, Leics, LE9 5RQ	Type of Site: Material Recycling Treatment Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT009 EPR reference: - Operator: SITA Environment Ltd Waste Management licence No: 80564 Annual Tonnage: 0	Issue Date: 20/09/2002 Effective Date: - Modified: 04/07/2003 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
A	409m W	Site Name: Holloway Lane M R F Site Address: Holloway Lane Quarry, Holloway Lane, Sipson, Middx, UB7 0AE Correspondence Address: Narborough Lodge, Huncote Road, Narborough, Leicester, Leics, LE9 5RQ	Type of Site: Material Recycling Treatment Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT009 EPR reference: - Operator: SITA Environment Limited Waste Management licence No: 80564 Annual Tonnage: 0	Issue Date: 20/09/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
A	409m W	Site Name: Holloway Lane M R F Site Address: Holloway Lane Quarry, Holloway Lane, Sipson, West Drayton, Middlesex, UB7 0AE Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT009 EPR reference: EA/EPR/FP3697NH/V002 Operator: Sita Environment Ltd Waste Management licence No: 80564 Annual Tonnage: 149999	Issue Date: 20/09/2002 Effective Date: - Modified: 23/10/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

ID	Location	Details		
A	427m W	Site Name: Holloway Lane Materials Recycling Facility Site Address: Holloway Lane M R F, Holloway Lane, Sipson, West Drayton, Middlesex, UB7 0AE Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT751 EPR reference: EA/EPR/KB3935RF/T001 Operator: Iver Recycling (U K) Limited Waste Management licence No: 80564 Annual Tonnage: 149999	Issue Date: 20/09/2002 Effective Date: 26/10/2012 Modified: 23/10/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
A	427m W	Site Name: Holloway Lane Materials Recycling Facility Site Address: Holloway Lane M R F, Holloway Lane, Sipson, West Drayton, Middlesex, UB7 0AE Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIT751 EPR reference: EA/EPR/KB3935RF/T001 Operator: Iver Recycling (U K) Limited Waste Management licence No: 80564 Annual Tonnage: 149999	Issue Date: 20/09/2002 Effective Date: 26/10/2012 Modified: 23/10/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
A	427m W	Site Name: Holloway Lane Materials Recycling Facility Site Address: Holloway Lane M R F, Holloway Lane, Sipson, West Drayton, Middlesex, UB7 0AE Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 635530 EPR reference: EA/EPR/JB3400HB Operator: Powerday Plc Waste Management licence No: 80564 Annual Tonnage: 149999	Issue Date: 20/09/2002 Effective Date: 20/09/2002 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
G	483m SE	Site Name: Imperial College, Harlington Site Address: Henry Streeter (Sand & Ballast) Limited, Imperial College, (south of) Sipson Lane, Harlington, Middlesex, UB7 0JG Correspondence Address: Henry Streeter (Sand & Ballast) Limited, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR004 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80069 Annual Tonnage: 0	Issue Date: 05/06/1997 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
G	483m SE	Site Name: Imperial College, Harlington Site Address: Henry Streeter (Sand & Ballast) Limited, Imperial College, (south of) Sipson Lane, Harlington, Middlesex, UB7 0JG Correspondence Address: Henry Streeter (Sand & Ballast) Limited, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR004 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80069 Annual Tonnage: 0	Issue Date: 05/06/1997 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
G	483m SE	Site Name: Imperial College, Harlington Site Address: Henry Streeter (Sand & Ballast) Ltd, Imperial College, (south, Of) Sipson Lane, Harlington, Middlesex, UB7 0JG Correspondence Address: Henry Streeter (Sand & Ballast) Ltd, 66, Purley Way, Croydon, Surrey, CR9 4BD	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR004 EPR reference: - Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80069 Annual Tonnage: 360144	Issue Date: 05/06/1997 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure

ID	Location	Details		
G	483m SE	Site Name: Imperial College, Harlington Site Address: Henry Streeter (Sand & Ballast) Ltd, Imperial College, (south, Of) Sipson Lane, Harlington, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR004 EPR reference: EA/EPR/AP3696NL/V002 Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80069 Annual Tonnage: 360144	Issue Date: 05/06/1997 Effective Date: - Modified: 17/06/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
G	483m SE	Site Name: Imperial College, Harlington Site Address: Henry Streeter (Sand & Ballast) Ltd, Imperial College, (south, Of) Sipson Lane, Harlington, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: STR004 EPR reference: EA/EPR/AP3696NL/V002 Operator: Henry Streeter (Sand & Ballast) Ltd Waste Management licence No: 80069 Annual Tonnage: 360144	Issue Date: 05/06/1997 Effective Date: - Modified: 17/06/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
G	483m SE	Site Name: Imperial College, Harlington Site Address: (south Imperial College, Of) Sipson Lane, Harlington, Middlesex, UB7 0JG Correspondence Address: -	Type of Site: Landfill taking Non-Biodegradeable Wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 657188 EPR reference: EA/EPR/AP3696NL Operator: Henry Streeter (Sand & Ballast) Limited Waste Management licence No: 80069 Annual Tonnage: 360144	Issue Date: 05/06/1997 Effective Date: 05/06/1997 Modified: 05/06/1997 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure

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

3.7 Waste exemptions

Records within 500m	4

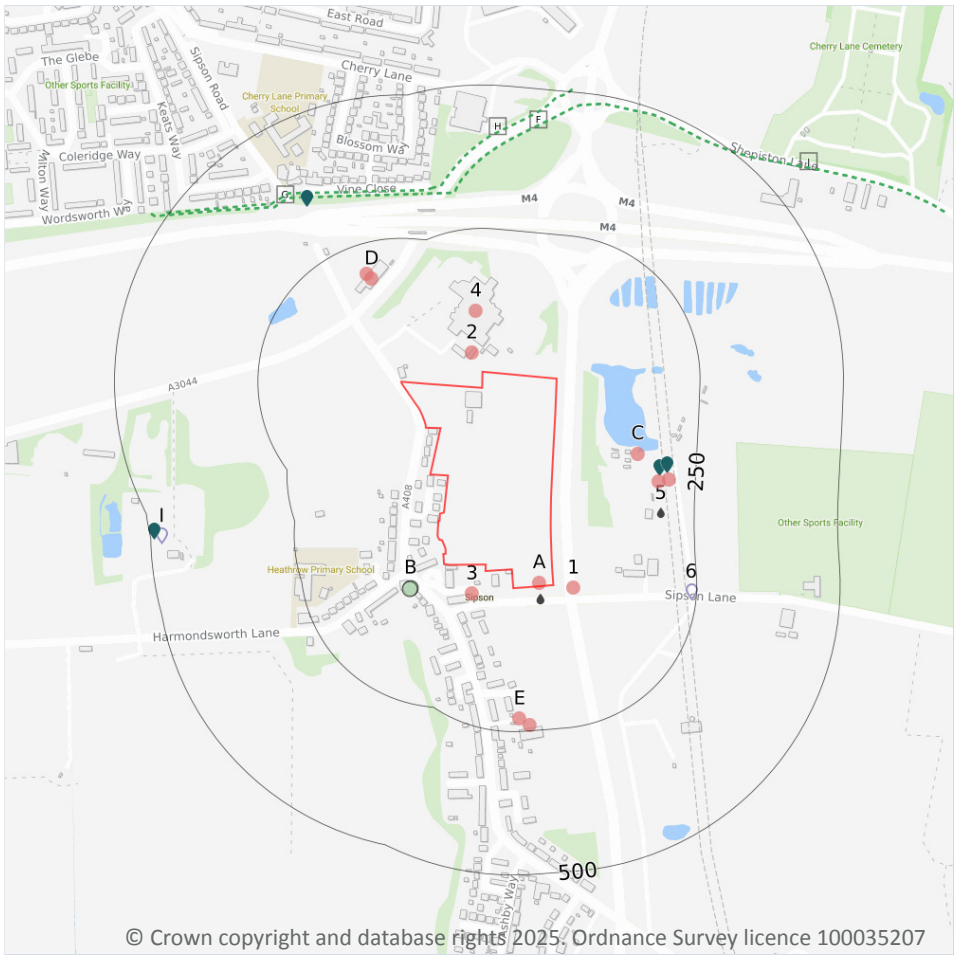
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

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

ID	Location	Site	Reference	Category	Sub-Category	Description
A	431m W	Holloway Lane Materials Recycling Facility Holloway Lane West Drayton Middlesex Ub7 0ae	EPR/BF0303GB/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
A	431m W	Holloway Lane Materials Recycling Facility Holloway Lane West Drayton Middlesex Ub7 0ae	EPR/VF0309GT/A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
A	438m W	-	WEX400522	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	444m W	-	WEX399689	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- Electricity cables
- Part A(1) industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	12

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 39 >**

ID	Location	Company	Address	Activity	Category
A	**On site**	**Mast**	**Greater London, UB7**	**Telecommunications Features**	**Infrastructure and Facilities**
1	35m SE	Gantry	Greater London, UB7	Travelling Cranes and Gantries	Industrial Features
2	38m N	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
3	46m S	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
4	107m N	Green Motion	Holiday Inn, Sipson Road, West Drayton, Greater London, UB7 0HP	Vehicle Hire and Rental	Hire Services
C	147m E	Tank	Greater London, UB7	Tanks (Generic)	Industrial Features
C	186m E	Tank	Greater London, UB7	Tanks (Generic)	Industrial Features
D	187m NW	C C H Aviation Logistics	Heathrow Coach Centre, Sipson Road, West Drayton, Greater London, UB7 0HN	Airlines and Airline Services	Transport, Storage and Delivery
D	198m NW	Bus Depot	Greater London, UB7	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
C	204m E	Tank	Greater London, UB7	Tanks (Generic)	Industrial Features
E	228m S	Electricity Sub Station	Greater London, UB7	Electrical Features	Infrastructure and Facilities
E	241m S	Works	Greater London, UB7	Unspecified Works Or Factories	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**18**

High voltage underground electricity transmission cables.

Features are displayed on the Current industrial land use map on **page 39 >**

ID	Location	Cable Set	Cable Route	Details	
F	316m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified

ID	Location	Cable Set	Cable Route	Details	
F	316m N	IVER-NORTH HYDE 11 CABLE SECT 21	IVER - NORTH HYDE 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
F	317m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
F	317m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
G	326m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
G	326m N	IVER-NORTH HYDE 11 CABLE SECT 20	IVER - NORTH HYDE 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
G	327m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
G	327m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
G	331m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
H	332m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
G	332m N	IVER-NORTH HYDE 12 CABLE SECT 20	IVER - NORTH HYDE 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? Not specified
H	332m N	IVER-NORTH HYDE 12 CABLE SECT 21	IVER - NORTH HYDE 2	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? Not specified
G	332m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
H	333m N	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified

ID	Location	Cable Set	Cable Route	Details	
J	487m NE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
J	487m NE	IVER-NORTH HYDE 11 CABLE SECT 22	IVER - NORTH HYDE 1	Cable Make: BICC 275KV OIL Cable Type: A/C Operating Voltage (kV): 275	Year of installation: 1967 Cable in tunnel? No
J	488m NE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified
J	488m NE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified

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	2

Records of Part A(1) 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 39 >**

ID	Location	Details	
6	240m SE	Operator: HENRY STREETER (SAND & BALLAST) LIMITED Installation Name: Sipson Combined Inert Landfill Process: WASTE LANDFILLING; >10 T/D WITH CAPACITY >25,000T EXCLUDING INERT WASTE Permit Number: BT7183IA Original Permit Number: BT7183IA	EPR Reference: EPR/BT7183IA Issue Date: 04/06/2004 Effective Date: 04/06/2004 Last date noted as effective: 29/10/2024 Status: Effective

ID	Location	Details	
I	481m W	Operator: SUEZ Recycling and Recovery UK Ltd Installation Name: Harmondsworth Landfill Site EPR/NP3139PK Process: WASTE LANDFILLING; >10 T/D WITH CAPACITY >25,000T EXCLUDING INERT WASTE Permit Number: NP3335RX Original Permit Number: NP3139PK	EPR Reference: - Issue Date: 05/12/2016 Effective Date: 05/12/2016 Last date noted as effective: 21/03/2023 Status: Superceded

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

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

Records within 500m **4**

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 39 >**

ID	Location	Address	Details	
C	187m E	London Concrete Sibson, Sipson Lane, Harlington, Hayes, Middlesex, UB7 0JG	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
C	199m E	Rmc South East West Drayton, Sipson Road, West Drayton, Middlesex, UB7 0JG	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
G	360m NW	Euro Garages Ltd, Euro Garages Heathrow North S/Stn, Shepiston Lane, Hayes, UB3 1LL	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
I	492m W	Tarmac Topmix West Drayton, Holloway Lane, Sipson, West Drayton, Middlesex, UB7 0AE	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 39 >**

ID	Location	Address	Details	
A	23m S	SipsonLane,WestDrayton,SipsonLane,WestDrayton	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1912 Permit Version: 2 Receiving Water: Colne	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 13/10/2015
A	23m S	SipsonLane,WestDrayton,SipsonLane,WestDrayton	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.1912 Permit Version: 1 Receiving Water: COLNE	Status: TEMPORARY CONSENTS (WATER ACT 1989, SECTION 113) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 02/09/2010
5	192m E	WALLGARDENFARM,SIPSONLANE,SIPS,WALLGARDENFARM,SIPSONLANE,S,IPSON,WESTDRAYTON,MIDDLESEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.2544 Permit Version: 1 Receiving Water: BRICKEARTH AND RIVER GRAVEL	Status: TRANSFERRED FROM COPA 1974 Issue date: 21/06/1988 Effective Date: 21/06/1988 Revocation Date: 28/11/2006

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	2

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

Features are displayed on the Current industrial land use map on **page 39 >**

ID	Location	Details	
B	71m SW	Incident Date: 06/03/2003 Incident Identification: 141566 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Ammonia/Amine Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
B	75m SW	Incident Date: 08/02/2003 Incident Identification: 135719 Pollutant: Contaminated Water Pollutant Description: Landfill Leachate	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

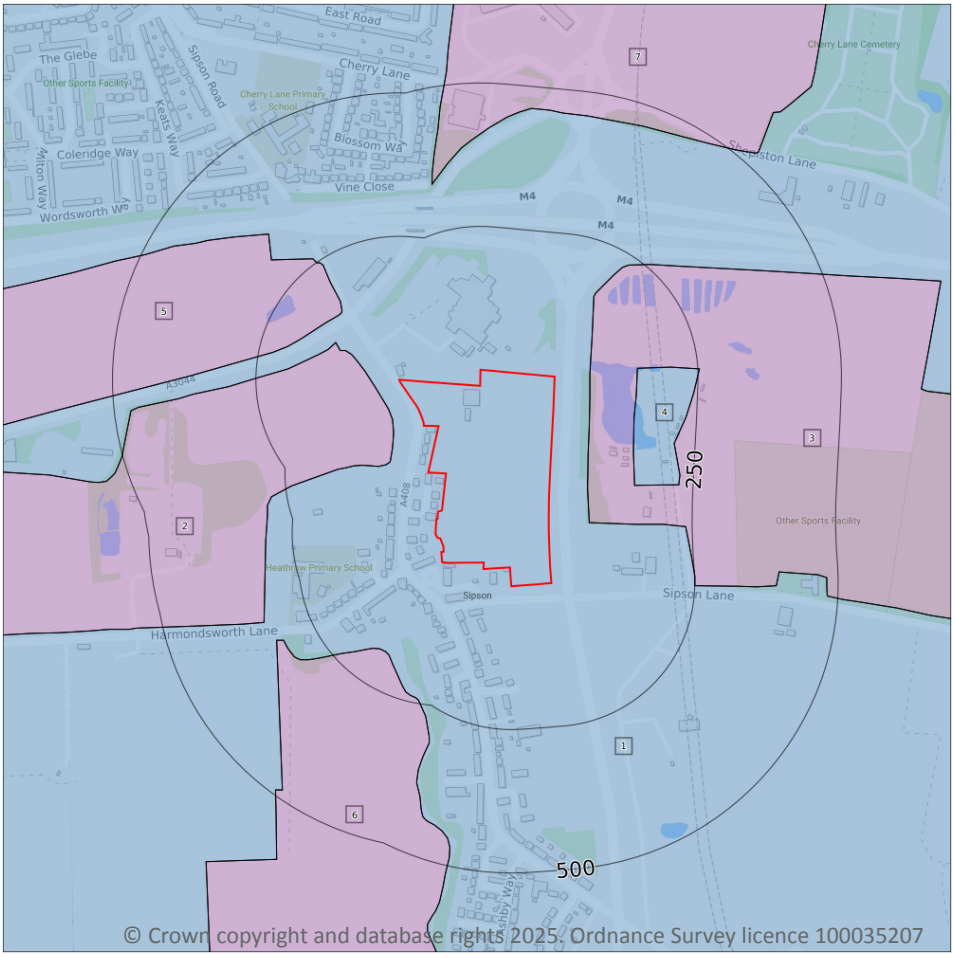
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	7

Aquifer status of groundwater held within superficial geology.

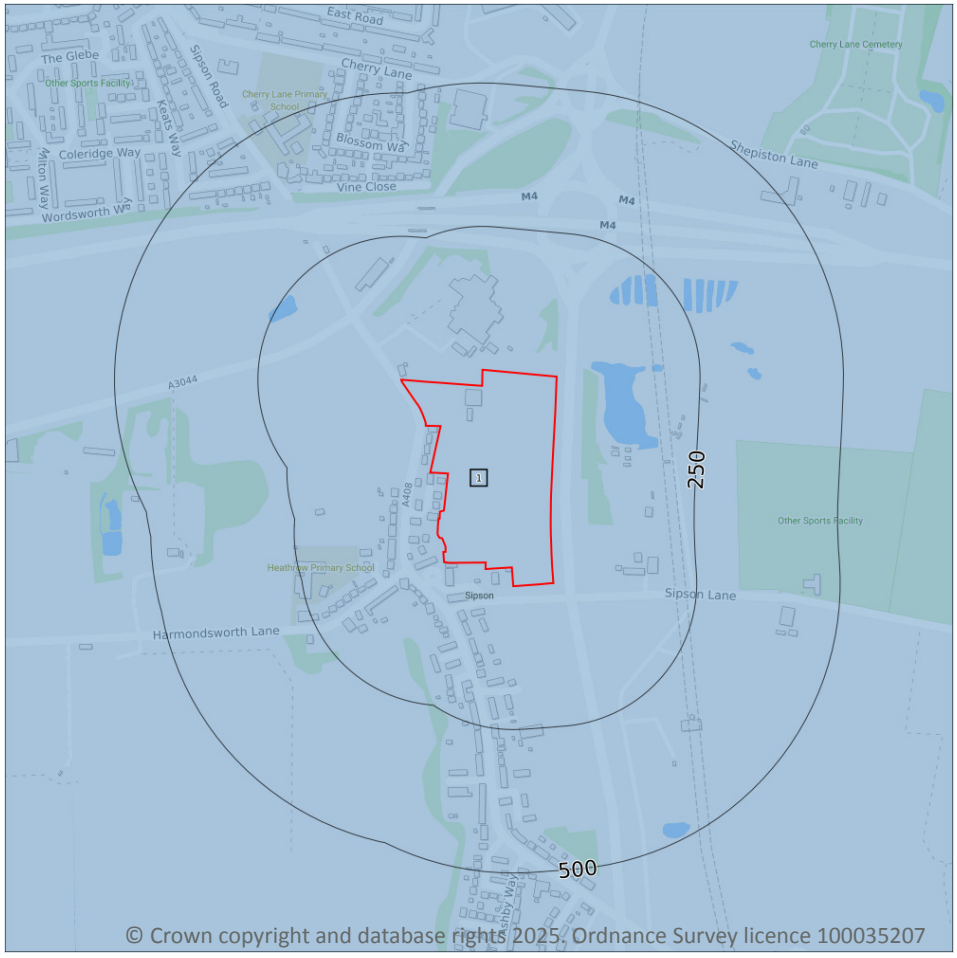
Features are displayed on the Hydrogeology map on **page 48 >**

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	42m 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

ID	Location	Designation	Description
3	61m NE	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	141m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	154m 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
6	185m 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
7	334m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

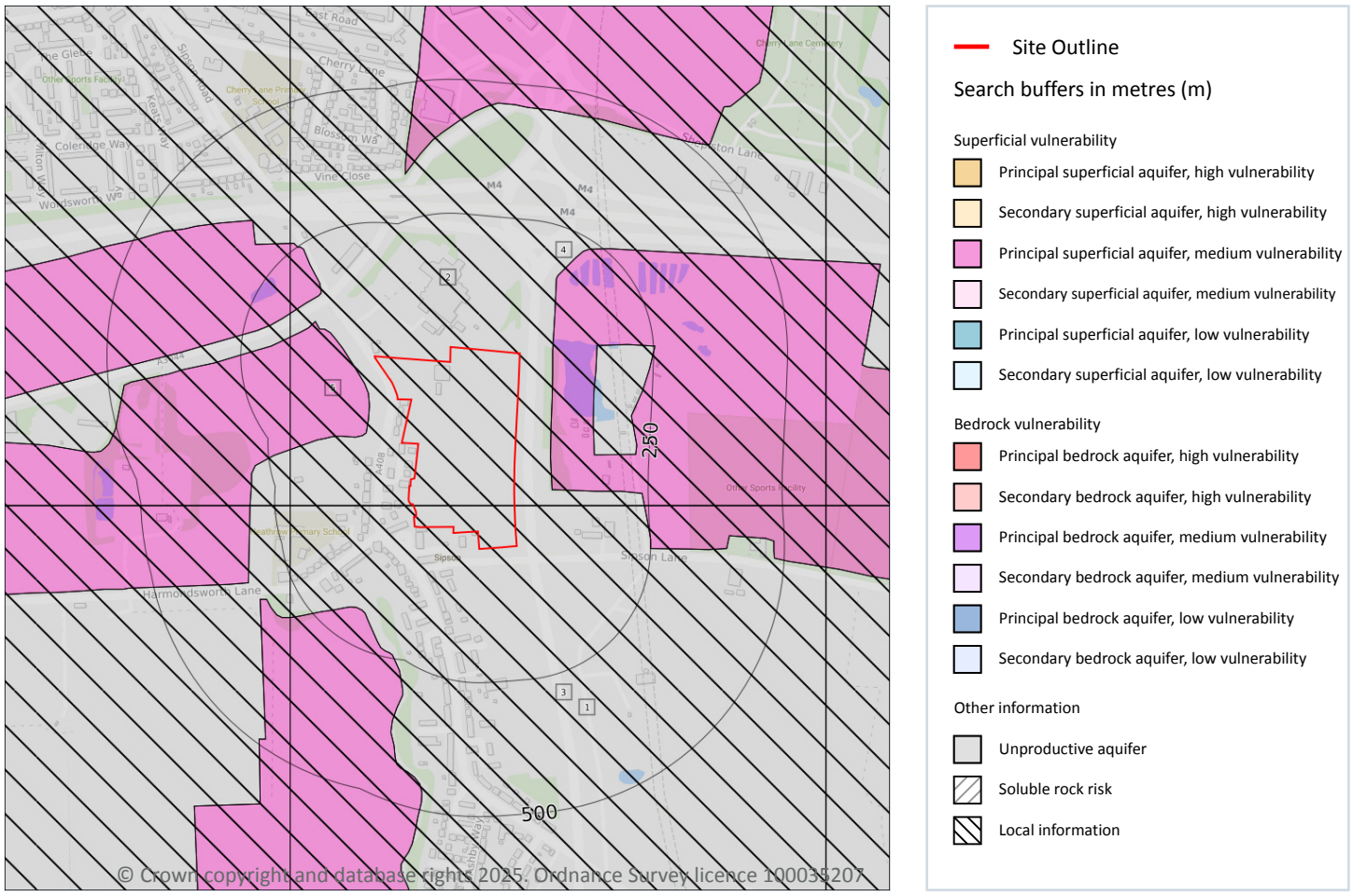
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 50 >**

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 51 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: Unproductive Aquifer type: Unproductive Thickness: 3-10m Patchiness value: >90% Recharge potential: High**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed**
2	**On site**	**Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: Unproductive Aquifer type: Unproductive Thickness: 3-10m Patchiness value: >90% Recharge potential: High**	**Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed**
5	42m NW	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

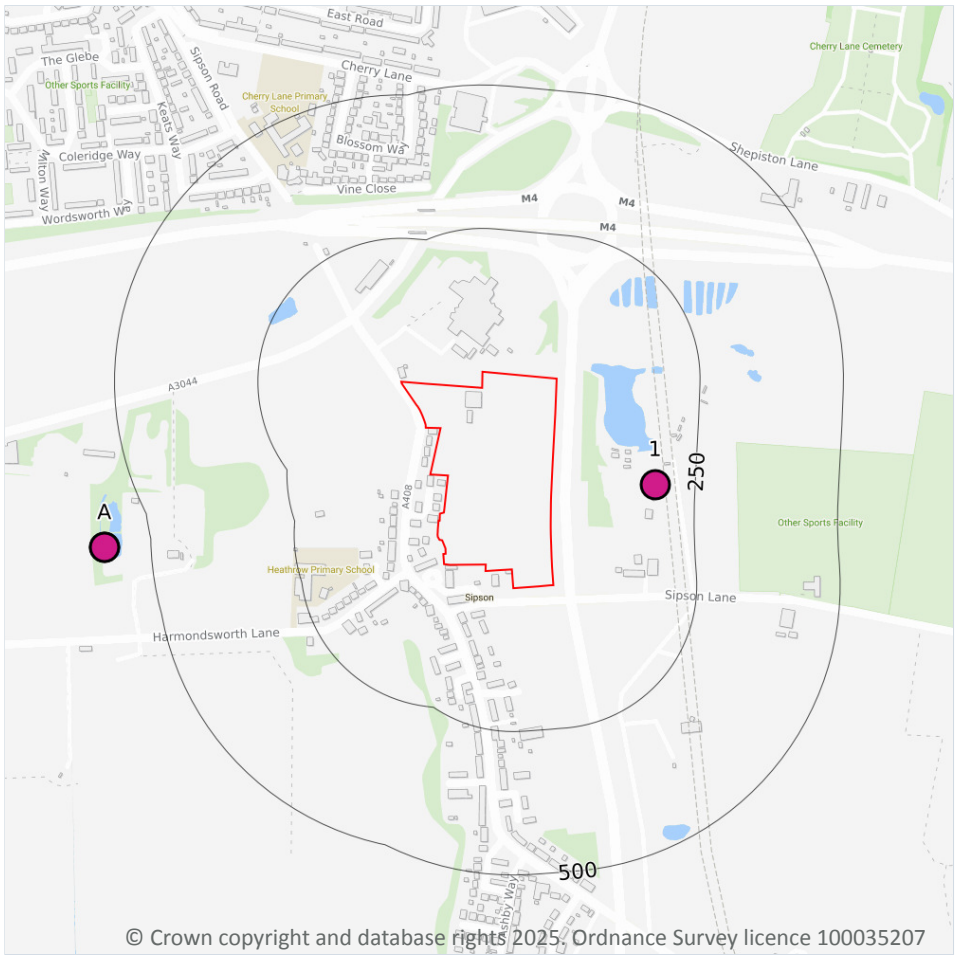
Records on site	2

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

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	24

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 54 >**

ID	Location	Details	
1	180m E	Status: Active Licence No: 28/39/36/0059 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: WET PIT AT SIPSON LANE, HARMONDSWORTH Data Type: Point Name: Harleyford Aggregates Limited Easting: 507600 Northing: 178100	Annual Volume (m^3): 649318 Max Daily Volume (m^3): 2455 Original Application No: NPS/WR/022219 Original Start Date: 06/12/1994 Expiry Date: - Issue No: 102 Version Start Date: 18/04/2016 Version End Date: -
A	581m W	Status: Historical Licence No: 28/39/36/0070 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: HARMONDSWORTH QUARRY, WEST DRAYTON-BOREHOLE A Data Type: Point Name: SITA PRODUCTS AND SERVICES LTD Easting: 506640 Northing: 177990	Annual Volume (m^3): 617760 Max Daily Volume (m^3): 2160 Original Application No: - Original Start Date: 28/01/2003 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 28/01/2003 Version End Date: -
A	581m W	Status: Historical Licence No: 28/39/36/0070 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: HARMONDSWORTH QUARRY, WEST DRAYTON-LAGOON Data Type: Point Name: SITA ENVIRONMENT LIMITED Easting: 506640 Northing: 177990	Annual Volume (m^3): 617760 Max Daily Volume (m^3): 2160 Original Application No: - Original Start Date: 28/01/2003 Expiry Date: 31/03/2013 Issue No: 2 Version Start Date: 26/01/2009 Version End Date: -
-	836m S	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^3): 43800 Max Daily Volume (m^3): 120 Original Application No: NPS/WR/022592 Original Start Date: 29/09/2016 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 29/09/2016 Version End Date: -

ID	Location	Details	
-	1043m SW	Status: Active Licence No: 28/39/36/0023 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'C' AT HOME FARM, HARMONDSWORTH Data Type: Point Name: BARWICK Easting: 506460 Northing: 177260	Annual Volume (m^3): 28108 Max Daily Volume (m^3): 1309 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 27/07/2001 Version End Date: -
-	1043m SW	Status: Active Licence No: 28/39/36/0023 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'C' AT HOME FARM, HARMONDSWORTH Data Type: Point Name: BARWICK Easting: 506460 Northing: 177260	Annual Volume (m^3): 28108 Max Daily Volume (m^3): 1309 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 27/07/2001 Version End Date: -
-	1128m SW	Status: Historical Licence No: 28/39/36/0023 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'C' AT HOME FARM, HARMONSWORTH Data Type: Point Name: BARWICK Easting: 506400 Northing: 177200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/09/1996 Version End Date: -
-	1128m SW	Status: Historical Licence No: 28/39/36/0023 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'C' AT HOME FARM, HARMONSWORTH Data Type: Point Name: BARWICK Easting: 506400 Northing: 177200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/09/1996 Version End Date: -

ID	Location	Details	
-	1163m SW	Status: Active Licence No: 28/39/36/0023 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'B' AT HOME FARM, HARMONDSWORTH Data Type: Point Name: BARWICK Easting: 506130 Northing: 177590	Annual Volume (m^3): 28108 Max Daily Volume (m^3): 1309 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 27/07/2001 Version End Date: -
-	1163m SW	Status: Active Licence No: 28/39/36/0023 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'B' AT HOME FARM, HARMONDSWORTH Data Type: Point Name: BARWICK Easting: 506130 Northing: 177590	Annual Volume (m^3): 28108 Max Daily Volume (m^3): 1309 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 27/07/2001 Version End Date: -
-	1223m SW	Status: Historical Licence No: 28/39/36/0023 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'B' AT HOME FARM, HARMONSWORTH Data Type: Point Name: BARWICK Easting: 506100 Northing: 177500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/09/1996 Version End Date: -
-	1223m SW	Status: Historical Licence No: 28/39/36/0023 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'B' AT HOME FARM, HARMONSWORTH Data Type: Point Name: BARWICK Easting: 506100 Northing: 177500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/09/1996 Version End Date: -

ID	Location	Details	
-	1328m W	Status: Active Licence No: 28/39/36/0023 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'A' AT HOME FARM, HARMONDSWORTH Data Type: Point Name: BARWICK Easting: 505930 Northing: 177700	Annual Volume (m^3): 28108 Max Daily Volume (m^3): 1309 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 27/07/2001 Version End Date: -
-	1328m W	Status: Active Licence No: 28/39/36/0023 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'A' AT HOME FARM, HARMONDSWORTH Data Type: Point Name: BARWICK Easting: 505930 Northing: 177700	Annual Volume (m^3): 28108 Max Daily Volume (m^3): 1309 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 27/07/2001 Version End Date: -
-	1357m W	Status: Historical Licence No: 28/39/36/0023 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'A' AT HOME FARM, HARMONSWORTH Data Type: Point Name: BARWICK Easting: 505900 Northing: 177700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/09/1996 Version End Date: -
-	1357m W	Status: Historical Licence No: 28/39/36/0023 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE 'A' AT HOME FARM, HARMONSWORTH Data Type: Point Name: BARWICK Easting: 505900 Northing: 177700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 25/09/1996 Version End Date: -

ID	Location	Details	
-	1791m N	Status: Active Licence No: TH/039/0036/004/R01 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK (PHASE 3)- BOREHOLE A Data Type: Point Name: Prologis UK CCCIX SARL Easting: 507412 Northing: 180084	Annual Volume (m^3): 3500 Max Daily Volume (m^3): 50 Original Application No: NPS/WR/026745 Original Start Date: 01/04/2019 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2019 Version End Date: -
-	1814m N	Status: Active Licence No: TH/039/0036/024 Details: Trickle Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: UNLINED LAGOON WITHIN GRAVELS AT STOCKLEY PARK, UXBRIDGE Data Type: Point Name: Stockley Park Estates Company Limited Easting: 508085 Northing: 179976	Annual Volume (m^3): 15606 Max Daily Volume (m^3): 200 Original Application No: NPS/NA/001732 Original Start Date: 07/09/2022 Expiry Date: 31/03/2038 Issue No: 1 Version Start Date: 07/09/2022 Version End Date: -
-	1937m SE	Status: Active Licence No: 28/39/36/0058 Details: Process Water Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT NORTHROP ROAD, HEATHROW AIRPORT, HOUNSLOW Data Type: Point Name: AVIS RENT A CAR LIMITED Easting: 509000 Northing: 176800	Annual Volume (m^3): 10980 Max Daily Volume (m^3): 30 Original Application No: - Original Start Date: 01/03/1993 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1940m N	Status: Historical Licence No: 28/39/36/0067 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT STOCKLEY PARK (PHASE 3) Data Type: Point Name: STOCKLEY PARK PHASE 3 LIMITED Easting: 507460 Northing: 180230	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/03/2001 Expiry Date: 31-Dec-09 Issue No: 1 Version Start Date: 05/03/2001 Version End Date: -
-	1940m N	Status: Historical Licence No: 28/39/36/0067 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK (PHASE 3)- BOREHOLE A Data Type: Point Name: STOCKLEY PARK WEST LIMITED Easting: 507460 Northing: 180230	Annual Volume (m^3): 45411 Max Daily Volume (m^3): 604.8 Original Application No: - Original Start Date: 05/03/2001 Expiry Date: 31/12/2009 Issue No: 3 Version Start Date: 07/12/2007 Version End Date: -

ID	Location	Details	
-	1940m N	Status: Historical Licence No: TH/039/0036/004 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK (PHASE 3)- BOREHOLE A Data Type: Point Name: Horton Road Limited Easting: 507460 Northing: 180230	Annual Volume (m^3): 45411 Max Daily Volume (m^3): 604.8 Original Application No: - Original Start Date: 02/02/2010 Expiry Date: 31/03/2019 Issue No: 2 Version Start Date: 24/09/2015 Version End Date: -
-	1940m N	Status: Historical Licence No: TH/039/0036/004 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK (PHASE 3)- BOREHOLE A Data Type: Point Name: Prologis UK CCCIX SARL Easting: 507460 Northing: 180230	Annual Volume (m^3): 45411 Max Daily Volume (m^3): 604.8 Original Application No: - Original Start Date: 02/02/2010 Expiry Date: 31/03/2019 Issue No: 4 Version Start Date: 14/09/2018 Version End Date: -
-	1979m E	Status: Historical Licence No: 28/39/36/0060 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: WET PIT AT HIGH STREET, HARLINGTON, MIDDLESEX Data Type: Point Name: Harleyford Aggregates Limited Easting: 509400 Northing: 178000	Annual Volume (m^3): 649318 Max Daily Volume (m^3): 2455 Original Application No: NPS/WR/027025 Original Start Date: 06/12/1994 Expiry Date: - Issue No: 103 Version Start Date: 23/01/2018 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**3**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 54 >**

ID	Location	Details	
-	1540m N	Status: Historical Licence No: 28/39/36/0038 Details: Dust suppression Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL FRONTAGE AT WEST DRAYTON Data Type: Line Name: BRITISH WATERWAYS BOARD Easting: 507700 Northing: 179800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/03/1976 Expiry Date: - Issue No: 100 Version Start Date: 28/02/1995 Version End Date: -
-	1641m N	Status: Historical Licence No: 28/39/36/0038 Details: Process Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL AT STOCKLEY ROAD, WEST DRAYTON. Data Type: Line Name: Canal and River Trust Easting: 507770 Northing: 179890	Annual Volume (m^3): 24000 Max Daily Volume (m^3): 160 Original Application No: - Original Start Date: 26/03/1976 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2007 Version End Date: -
-	1768m W	Status: Historical Licence No: 28/39/28/0530 Details: Make-Up or Top Up Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: RIVER COLNE AT PROSPECT PARK, WEST DRAYTON Data Type: Point Name: BRITISH AIRWAYS PLC Easting: 505390 Northing: 178300	Annual Volume (m^3): 7300 Max Daily Volume (m^3): 480 Original Application No: - Original Start Date: 09/05/1997 Expiry Date: 31/03/2007 Issue No: 100 Version Start Date: 24/03/1998 Version End Date: -

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.

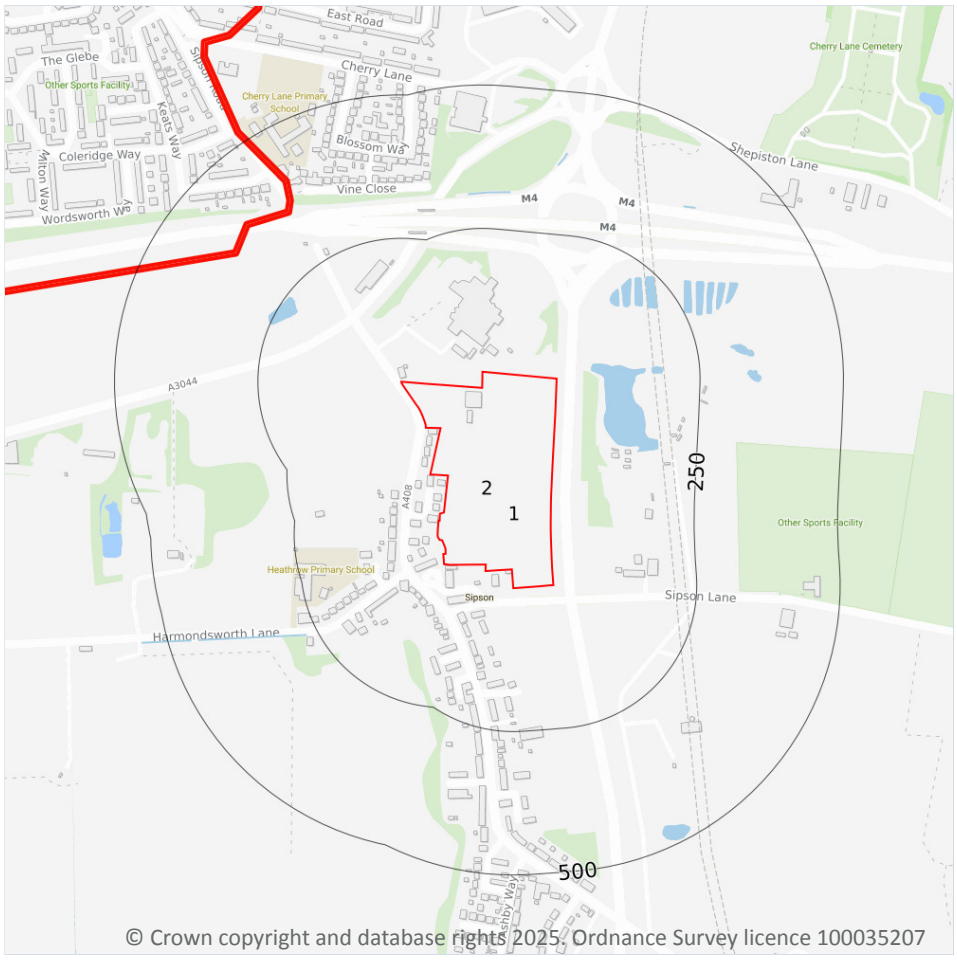
5.10 Source Protection Zones (confined aquifer)

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



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	7

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 63 >**

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 63 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**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 63 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2731m E	River	Crane	GB106039023030 ↗	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

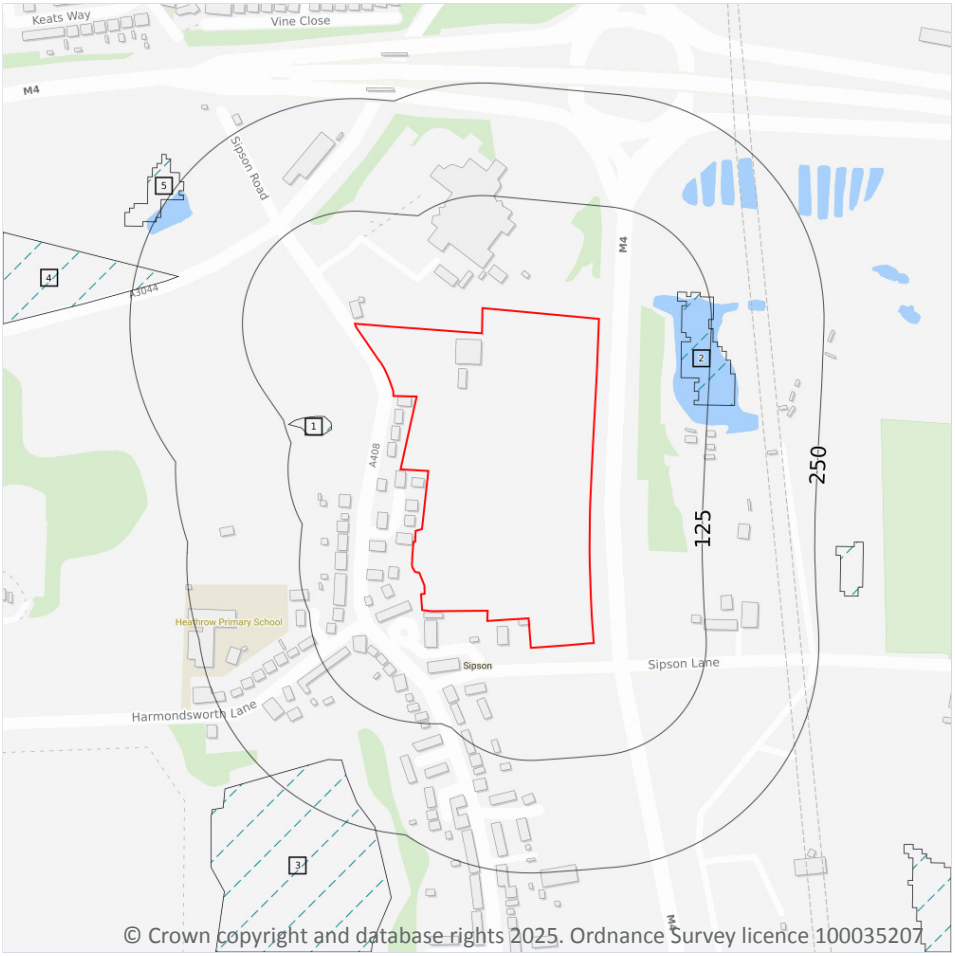
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 63 >**

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

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	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	5

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

Features are displayed on the River and coastal flooding map on **page 66 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	75m W	06januarynewyear2003	2002-12-23 2003-01-12	Sewer	Channel capacity exceeded (no raised defences)	Fluvial
2	89m NE	South West England	2014-01-30 2014-02-10	Unclassified	Unclassified	No data
3	189m SW	06januarynewyear2003	2002-12-23 2003-01-12	Sewer	Channel capacity exceeded (no raised defences)	Fluvial
4	203m NW	06januarynewyear2003	2002-12-23 2003-01-12	Sewer	Channel capacity exceeded (no raised defences)	Fluvial
5	235m NW	South West England	2014-01-30 2014-02-10	Unclassified	Unclassified	No data

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

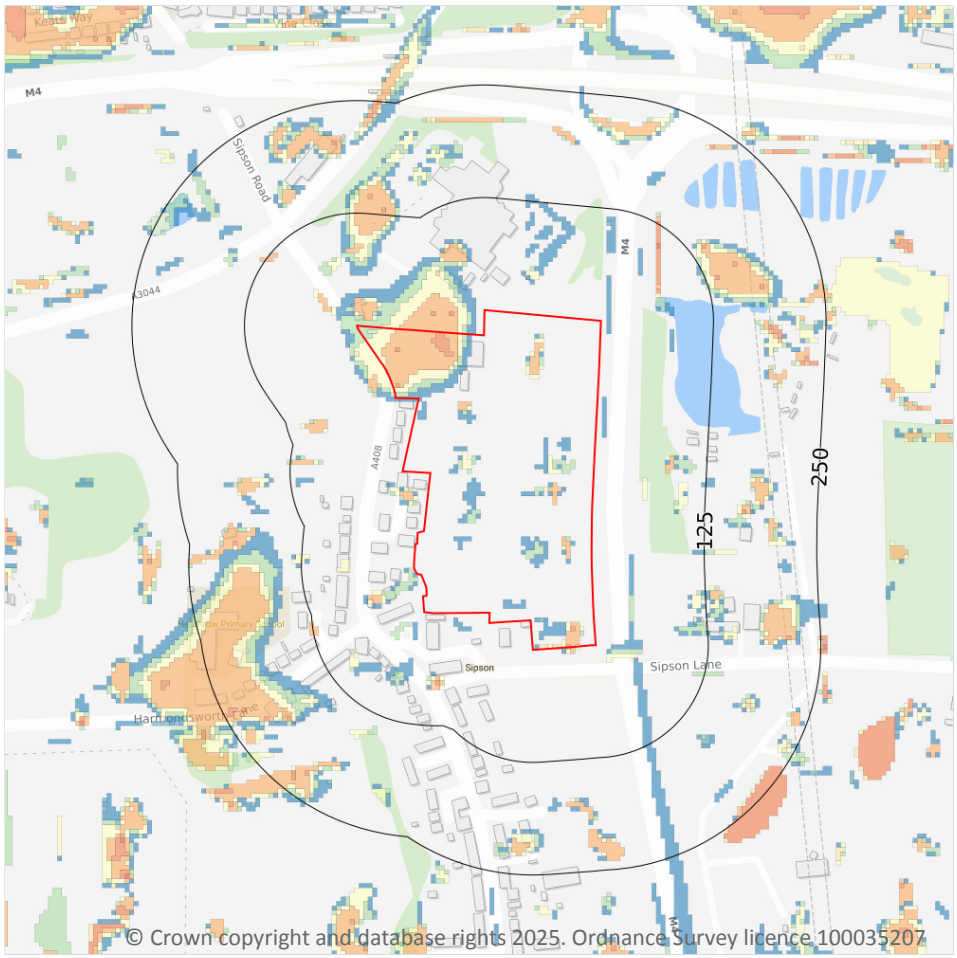
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.3m - 1.0m**
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 70 >**

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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

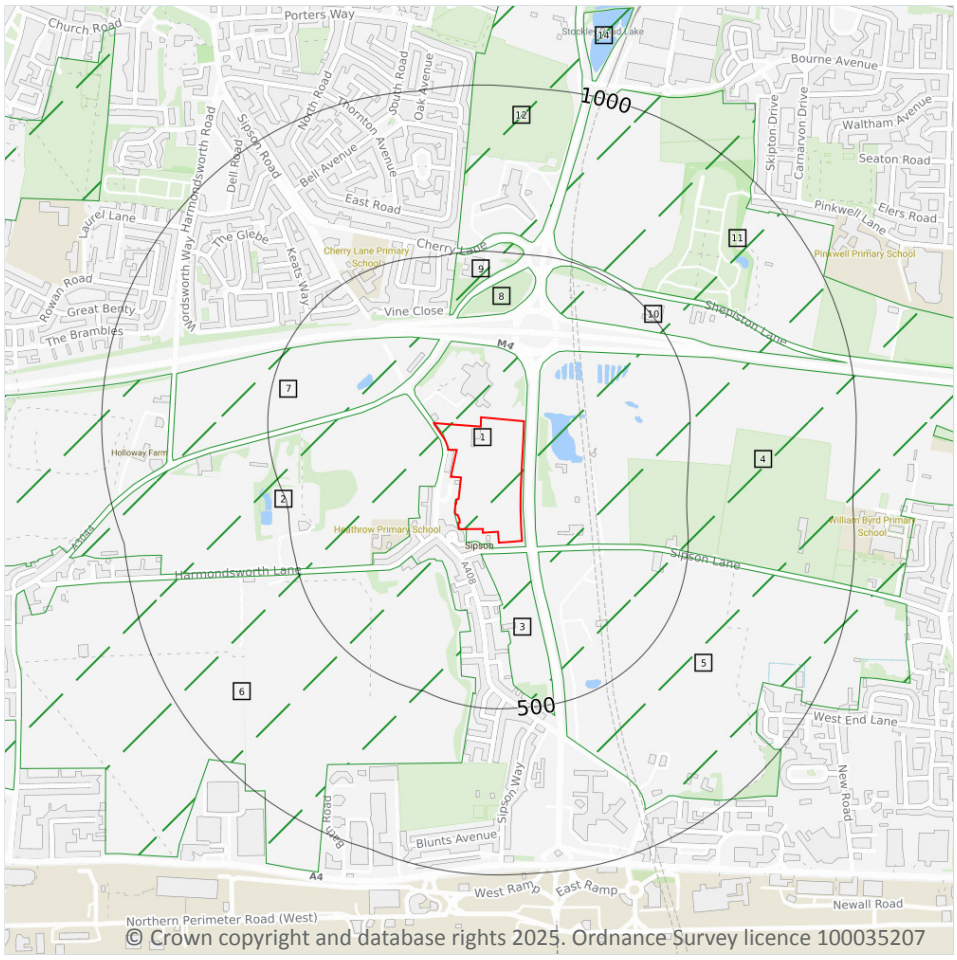
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

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

Features are displayed on the Groundwater flooding map on **page 72 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	25

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

Features are displayed on the Environmental designations map on **page 73 >**

ID	Location	Name	Local Authority name
1	**On site**	**London Green Belt**	**Hillingdon**
2	12m NW	London Green Belt	Hillingdon
3	33m S	London Green Belt	Hillingdon
4	41m NE	London Green Belt	Hillingdon
5	60m SE	London Green Belt	Hillingdon
6	109m SW	London Green Belt	Hillingdon
7	151m NW	London Green Belt	Hillingdon
8	303m N	London Green Belt	Hillingdon
9	321m N	London Green Belt	Hillingdon
10	337m NE	London Green Belt	Hillingdon
11	504m NE	London Green Belt	Hillingdon
12	509m N	London Green Belt	Hillingdon
13	796m W	London Green Belt	Hillingdon
14	1045m N	London Green Belt	Hillingdon
15	1209m NW	London Green Belt	Hillingdon
-	1375m E	London Green Belt	Hillingdon
-	1437m E	London Green Belt	Hillingdon
-	1448m E	London Green Belt	Hillingdon

ID	Location	Name	Local Authority name
-	1653m N	London Green Belt	Hillingdon
-	1657m N	London Green Belt	Hillingdon
-	1731m W	London Green Belt	Hillingdon
-	1765m E	London Green Belt	Hillingdon
-	1783m W	London Green Belt	Hillingdon
-	1888m NW	London Green Belt	Hillingdon
-	1999m N	London Green Belt	Hillingdon

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

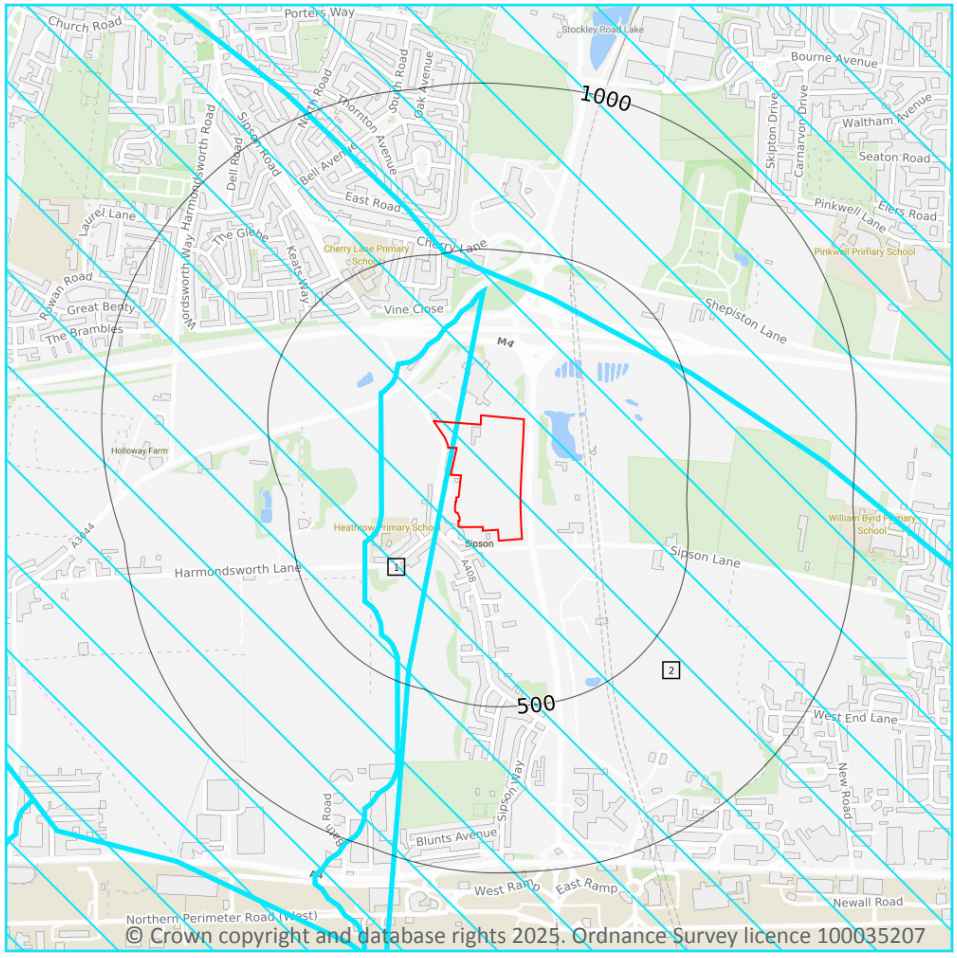
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	2

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 79 >**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**
2	On site	**Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**0**

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	2

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

Features are displayed on the Visual and cultural designations map on **page 81 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	81m SW	The King William Iv Public House	II	1080164	10/04/1972
2	174m SW	Lanz Farmhouse	II	1080219	06/09/1974

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

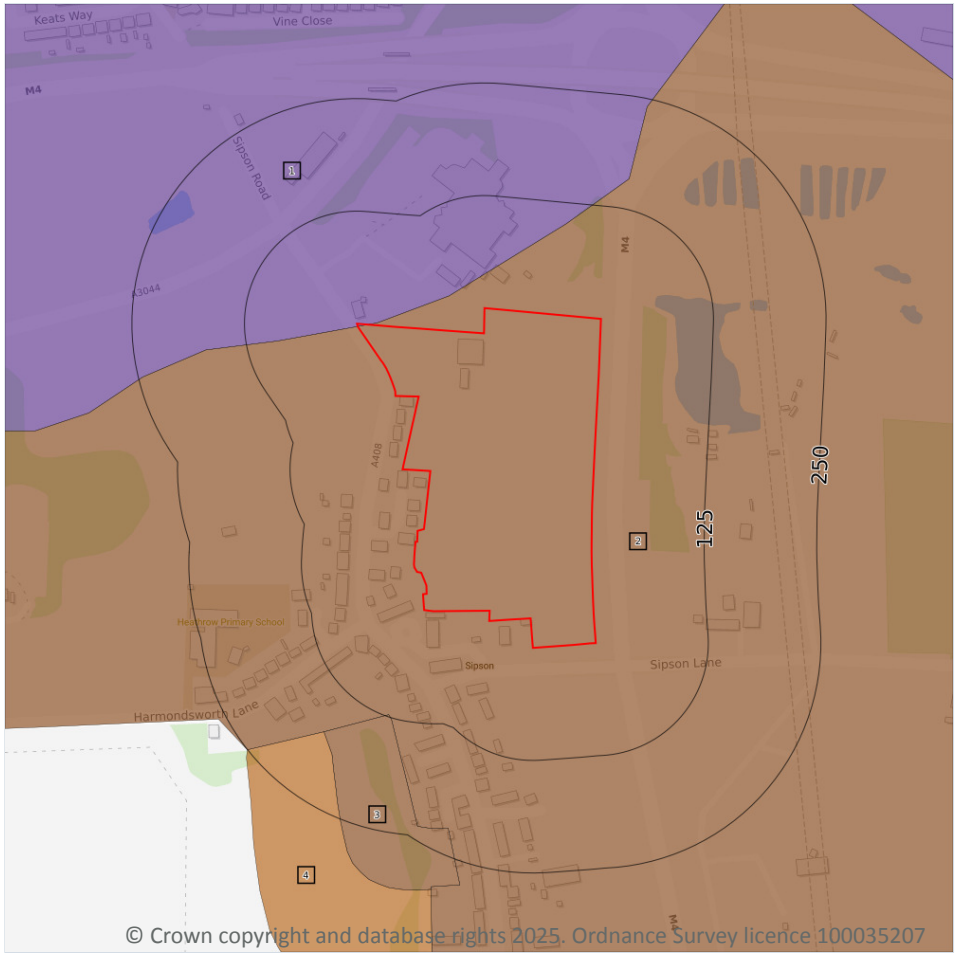
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	4

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

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

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**
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.**

ID	Location	Classification	Description
3	123m SW	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.
4	175m SW	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

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



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

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

13.1 Priority Habitat Inventory

Records within 250m	5

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

Features are displayed on the Habitat designations map on **page 87 >**

ID	Location	Main Habitat	Other habitats
1	92m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	97m W	No main habitat but additional habitats present	Additional: TORCH (INV 50%)
2	105m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
3	106m SW	No main habitat but additional habitats present	Additional: TORCH (INV 50%)

ID	Location	Main Habitat	Other habitats
A	124m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1

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

Features are displayed on the Habitat designations map on **page 87 >**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
4	171m NW	BRITPITS ref: 18980	Low	British Geological Survey BRITPITS database	Environment Agency Historic Landfill Sites	UK Perspectives Aerial Photography

This data is sourced from Natural England.

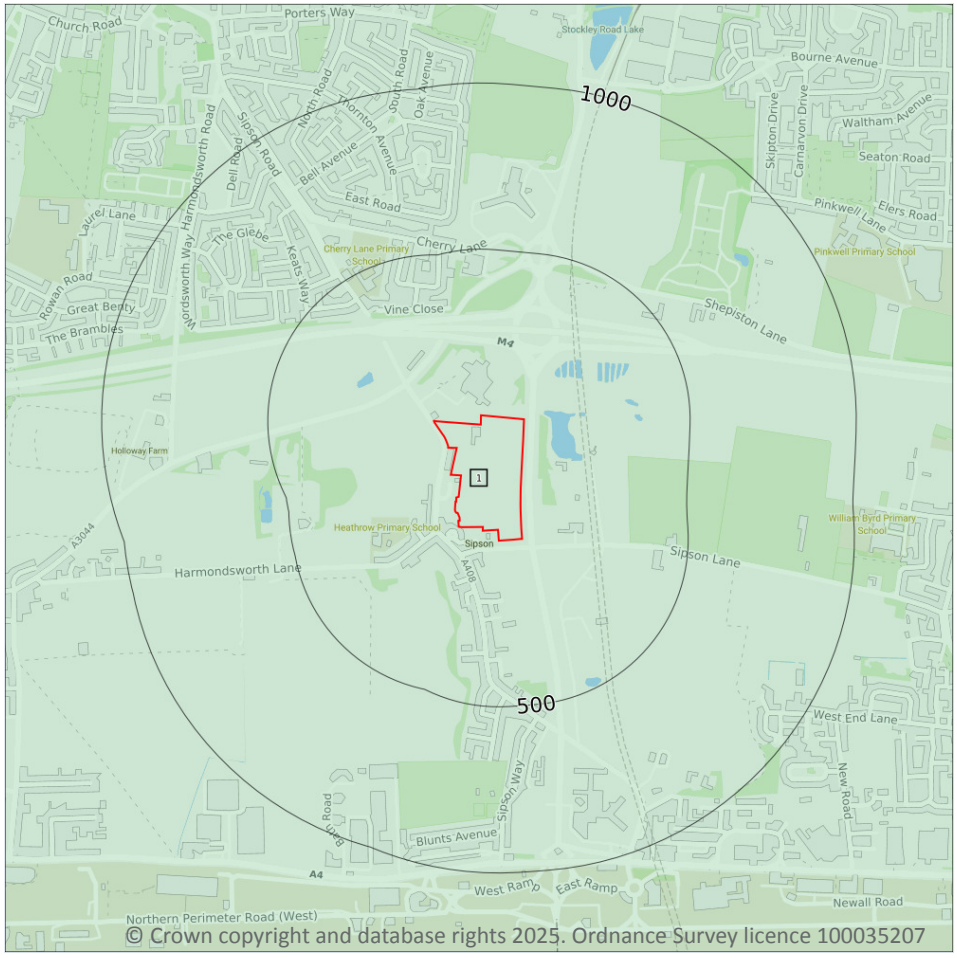
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	1

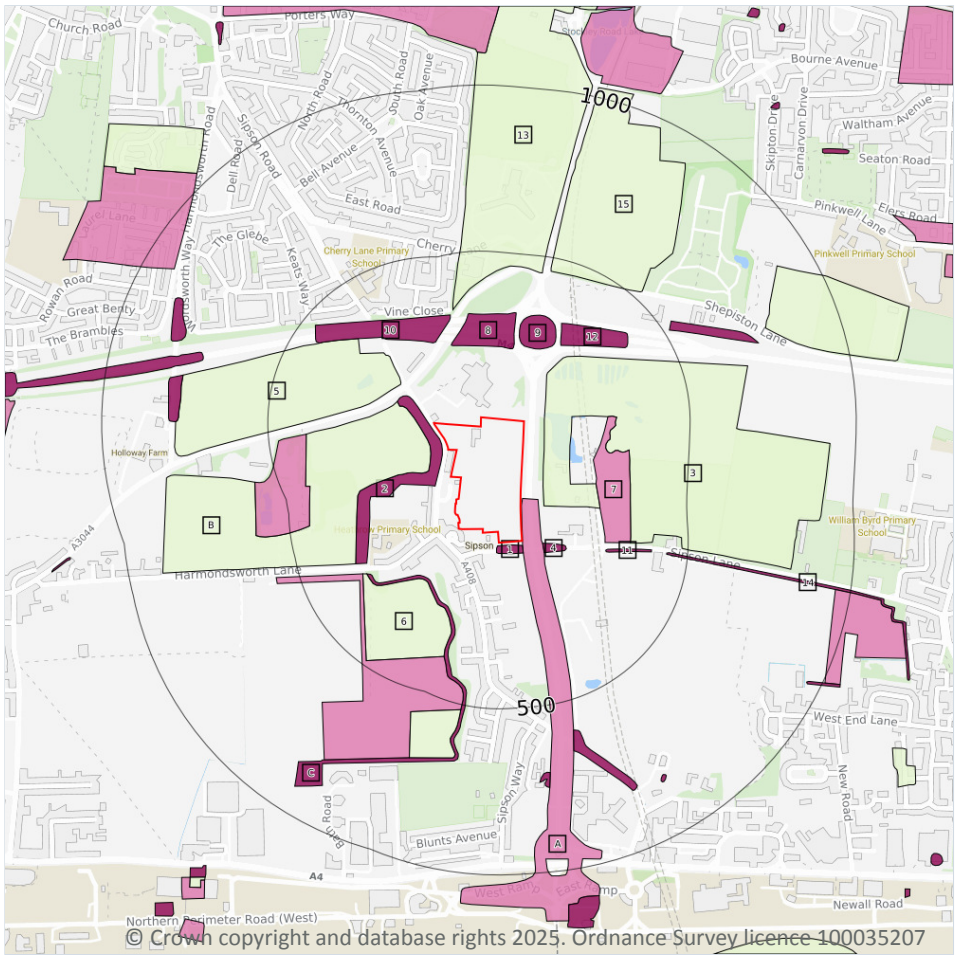
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 90 >**

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

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	20

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.

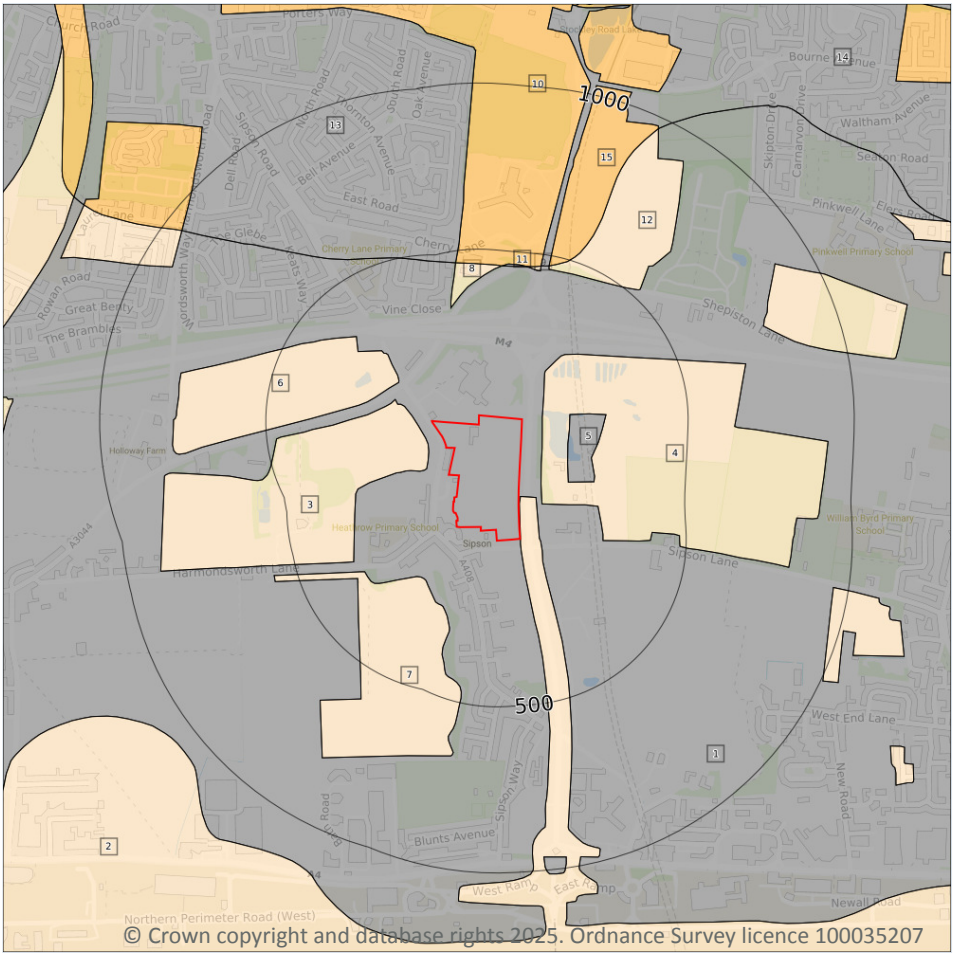
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 91 >**

ID	Location	LEX Code	Description	Rock description
A	1m SE	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
1	9m S	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
2	12m NW	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
B	42m NW	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry

ID	Location	LEX Code	Description	Rock description
3	61m NE	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry
4	62m SE	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
5	154m NW	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry
C	176m SW	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
6	185m SW	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry
7	214m E	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
8	214m N	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
9	221m N	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
10	241m NW	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
11	254m SE	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
12	254m NE	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
C	319m SW	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
13	335m N	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry
B	386m W	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
14	437m SE	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
15	459m N	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



14.3 Superficial geology (10k)

Records within 500m	15

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 93 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LASI-Z**	**Langley Silt Member - Silt (unlithified Deposits Coding Scheme)**	**Silt**
2	1m SE	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
3	42m NW	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
4	61m NE	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
5	141m E	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
6	154m NW	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
7	185m SW	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
8	335m N	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
9	450m N	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
10	454m N	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
11	454m N	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
12	459m N	TPGR-XSV	Taplow Gravel Formation - Sand And Gravel	Sand And Gravel
13	464m N	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
14	465m N	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
15	469m N	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

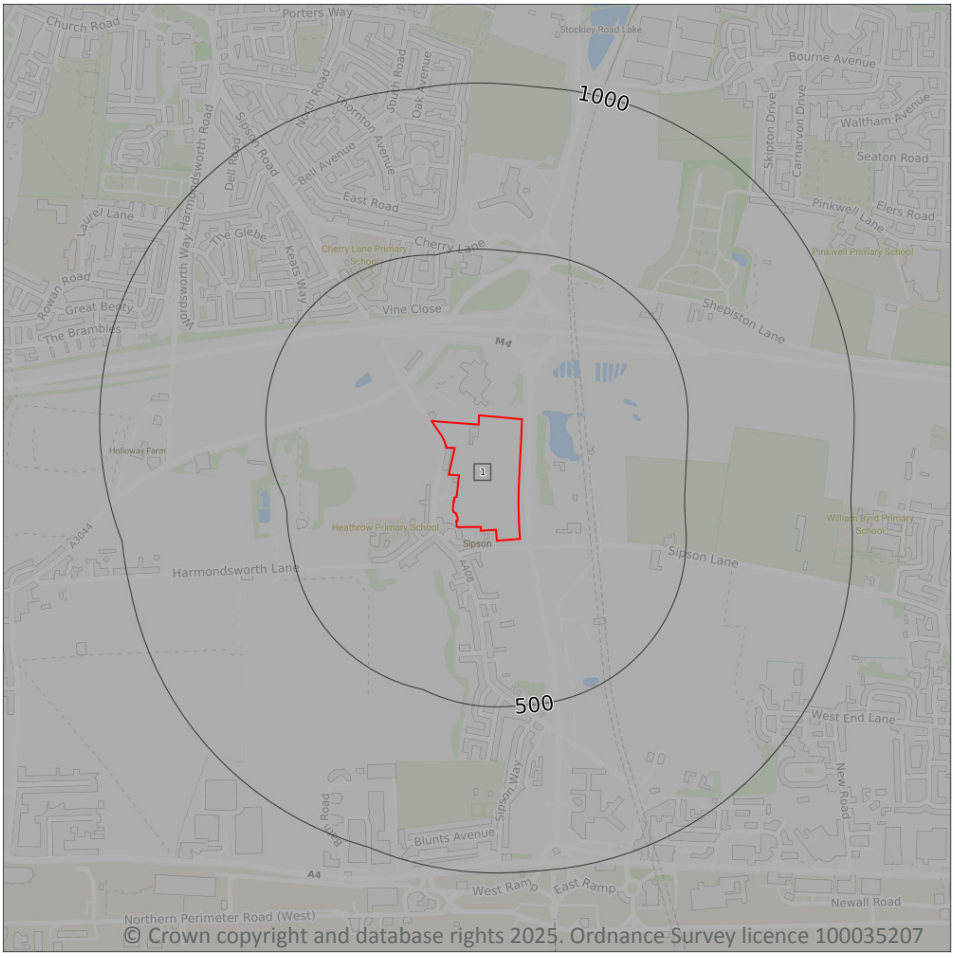
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	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 95 >**

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.

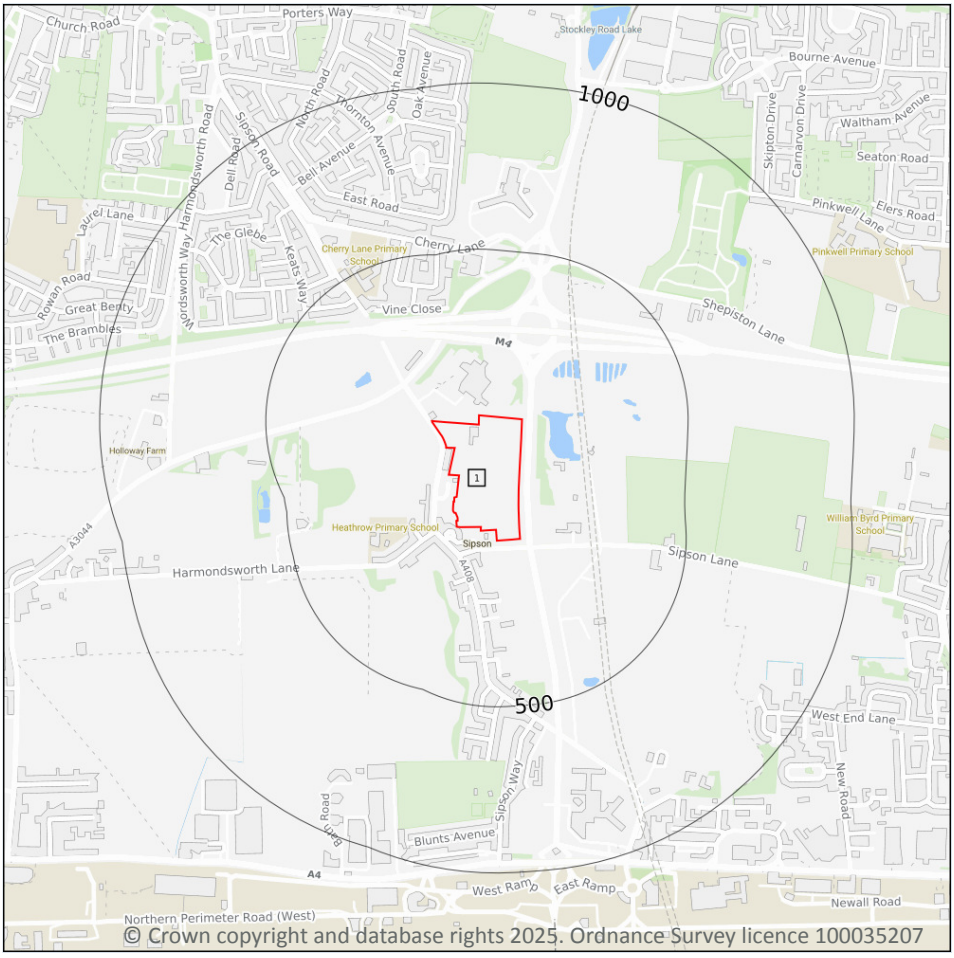
14.6 Bedrock faults and other linear features (10k)

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

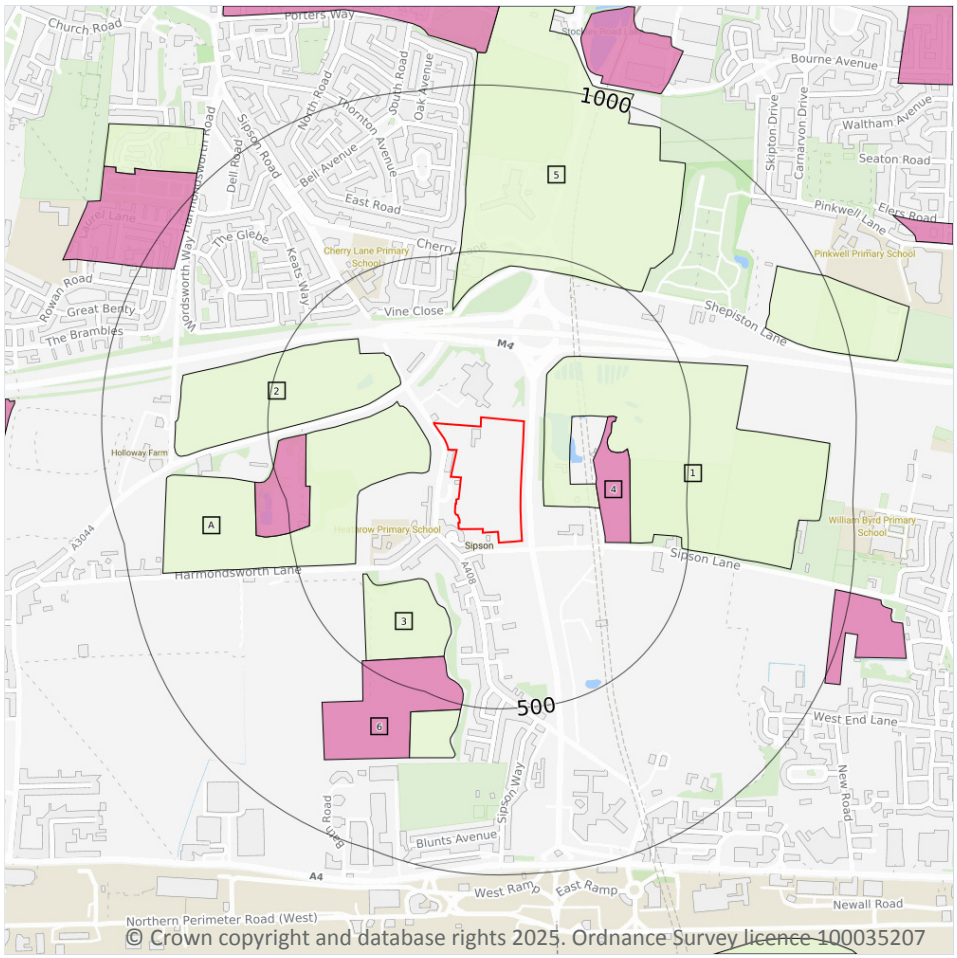
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 97 >**

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

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m	8

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 98 >**

ID	Location	LEX Code	Description	Rock description
A	42m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
1	61m NE	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
2	154m NW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
3	185m SW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

ID	Location	LEX Code	Description	Rock description
4	213m E	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
5	334m N	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
6	380m S	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
A	386m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

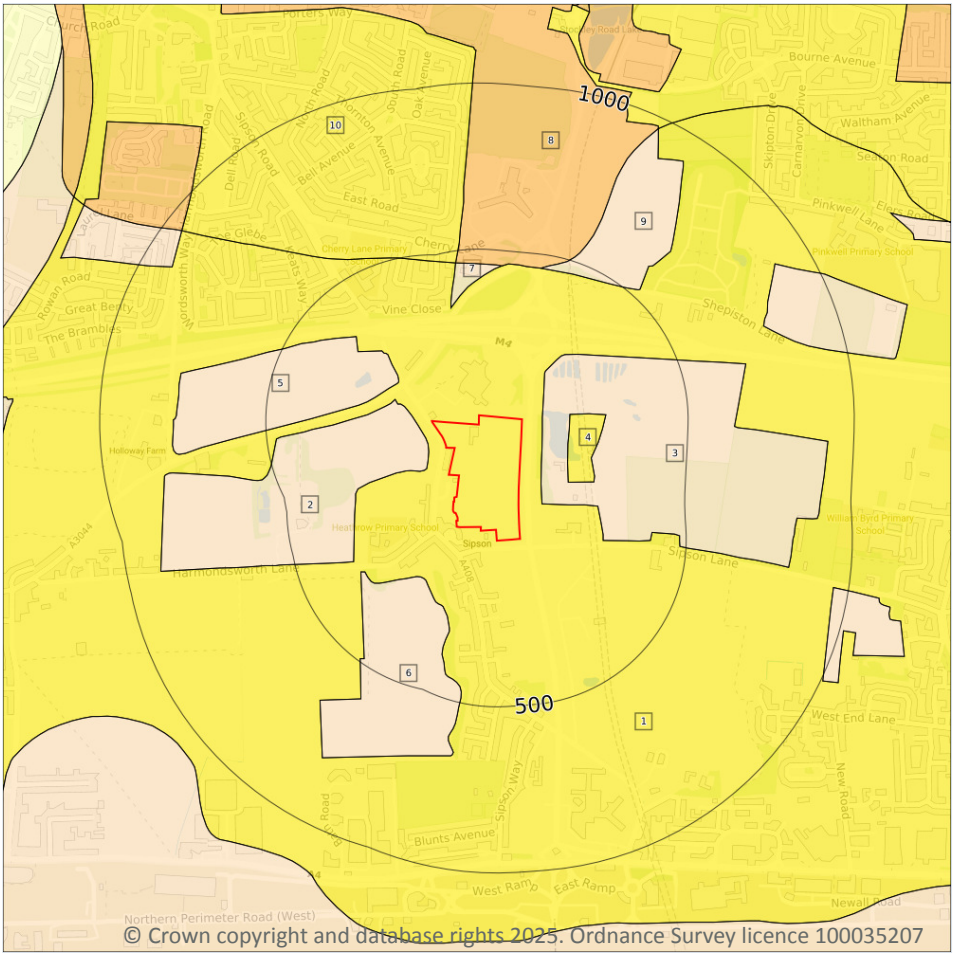
Records within 50m	**1**

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
42m NW	Mixed	Very High	Low

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



15.4 Superficial geology (50k)

Records within 500m	10

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 100 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LASI-XCZ**	**LANGLEY SILT MEMBER**	**CLAY AND SILT**
2	42m NW	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
3	61m NE	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
4	141m E	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT

ID	Location	LEX Code	Description	Rock description
5	154m NW	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
6	185m SW	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
7	334m N	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
8	454m N	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
9	457m N	TPGR-XSV	TAPLOW GRAVEL MEMBER	SAND AND GRAVEL
10	464m N	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT

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
On site	**Mixed**	**Low**	**Very Low**
42m NW	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.

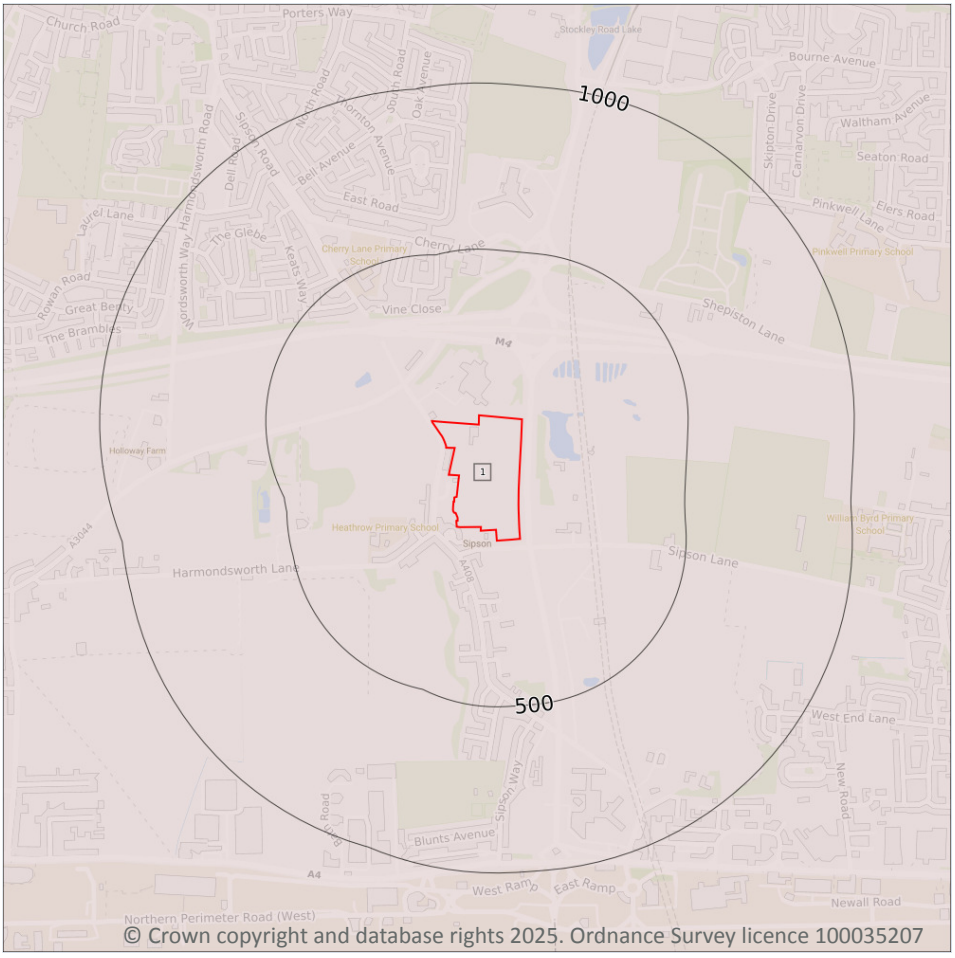
15.7 Landslip permeability (50k)

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



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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 103 >**

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.

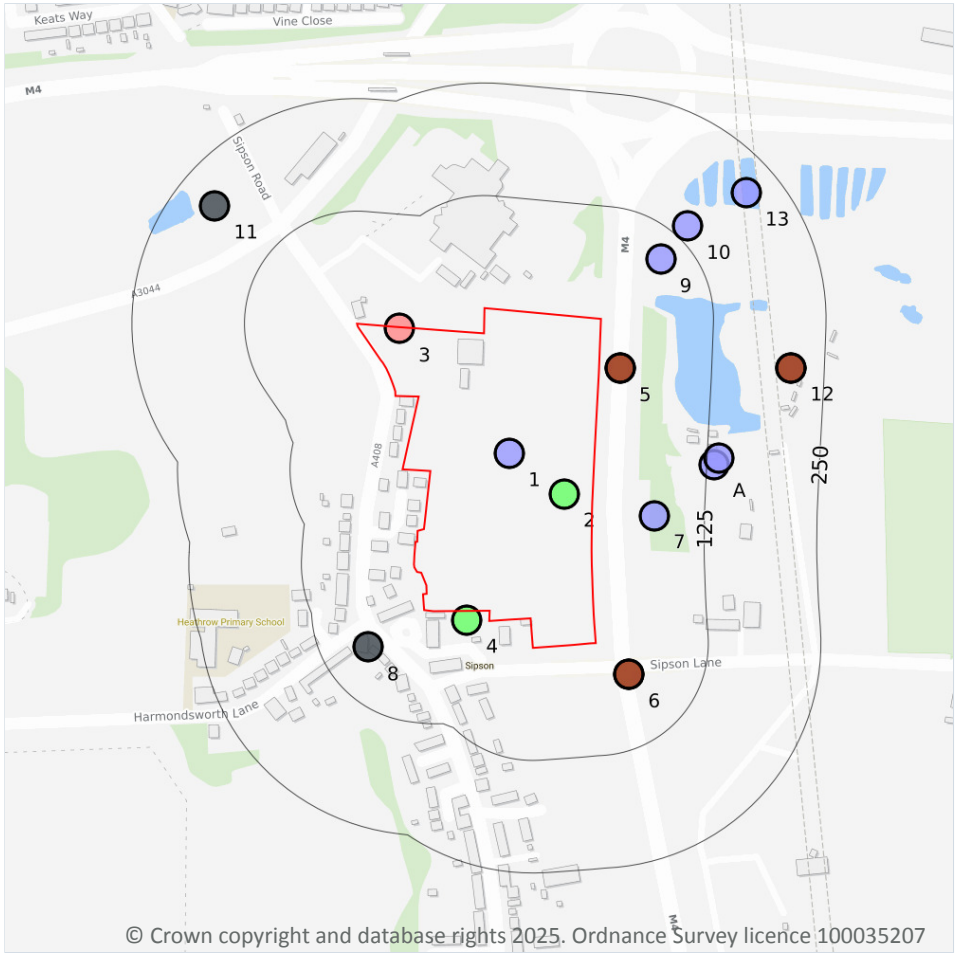
15.10 Bedrock faults and other linear features (50k)

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



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	15

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.

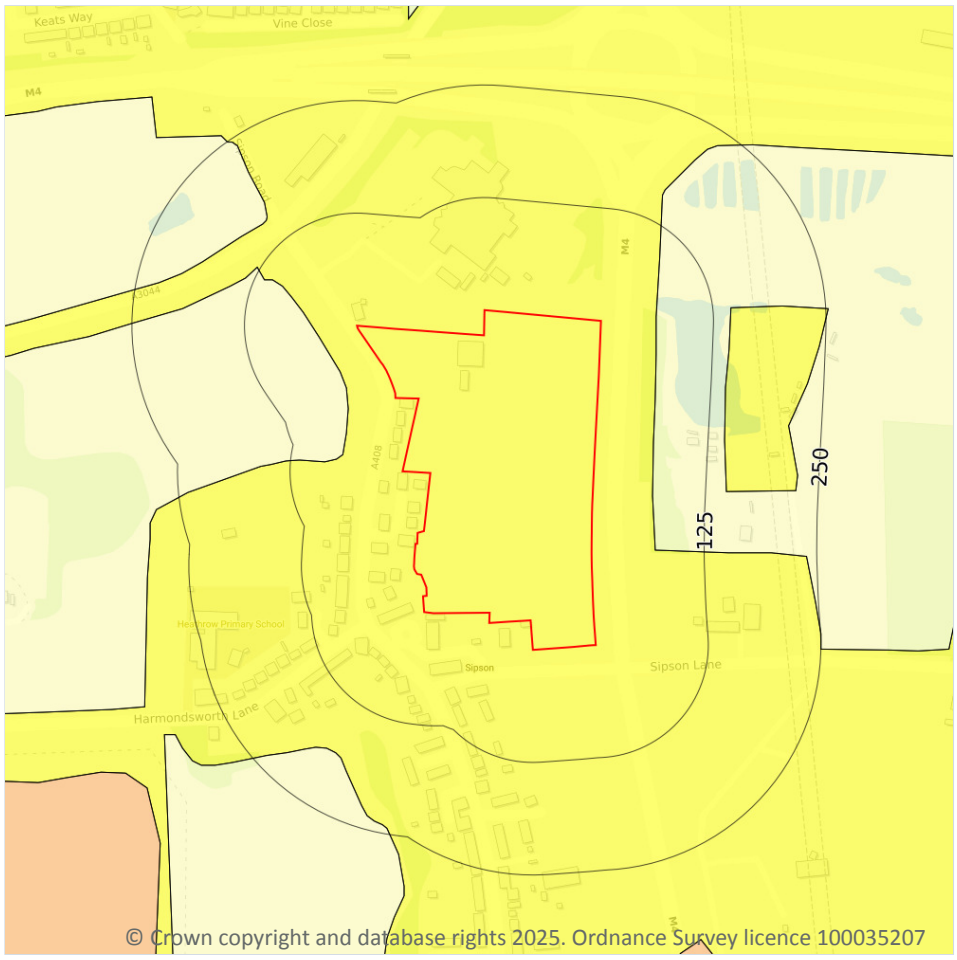
Features are displayed on the Boreholes map on **page 105 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	507327 178135	HEATHROW SURFACE ACCESS STUDIES TP 242	4.5	N	574034 ↗
2	On site	507388 178090	HEATHROW SURFACE ACCESS H002	25.0	N	574164 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	**On site**	**507205 178274**	**HEATHROW SURFACE ACCESS H051**	**30.5**	**N**	**574165** ↗
4	10m S	507280 177950	SIPSON FARM	10.97	N	574269 ↗
5	23m NE	507450 178230	MOT CHISWICK-LANGLEY 43	-1.0	N	574088 ↗
6	51m SE	507460 177890	MOT CHISWICK-LANGLEY 52	-1.0	N	574087 ↗
7	69m E	507488 178066	HEATHROW SURFACE ACCESS STUDIES TP 262	4.5	N	574052 ↗
8	75m SW	507170 177920	HARLINGTON DRAINAGE 2	-	Y	N/A
9	94m NE	507495 178351	HEATHROW SURFACE ACCESS STUDIES TP 255	4.0	N	574044 ↗
A	133m E	507554 178123	HEATHROW SURFACE ACCESS STUDIES 261	9.0	N	574051 ↗
A	139m E	507560 178130	WALL GARDEN FARM	7.62	N	574261 ↗
10	141m NE	507525 178388	HEATHROW SURFACE ACCESS STUDIES 254	10.0	N	574043 ↗
11	205m NW	507000 178410	SIPSON ROAD WEST DRAYTON 1	-	Y	N/A
12	213m E	507640 178230	SIPSON LANE	-1.0	N	574262 ↗
13	214m NE	507590 178425	HEATHROW SURFACE ACCESS STUDIES TP 253	6.0	N	574042 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

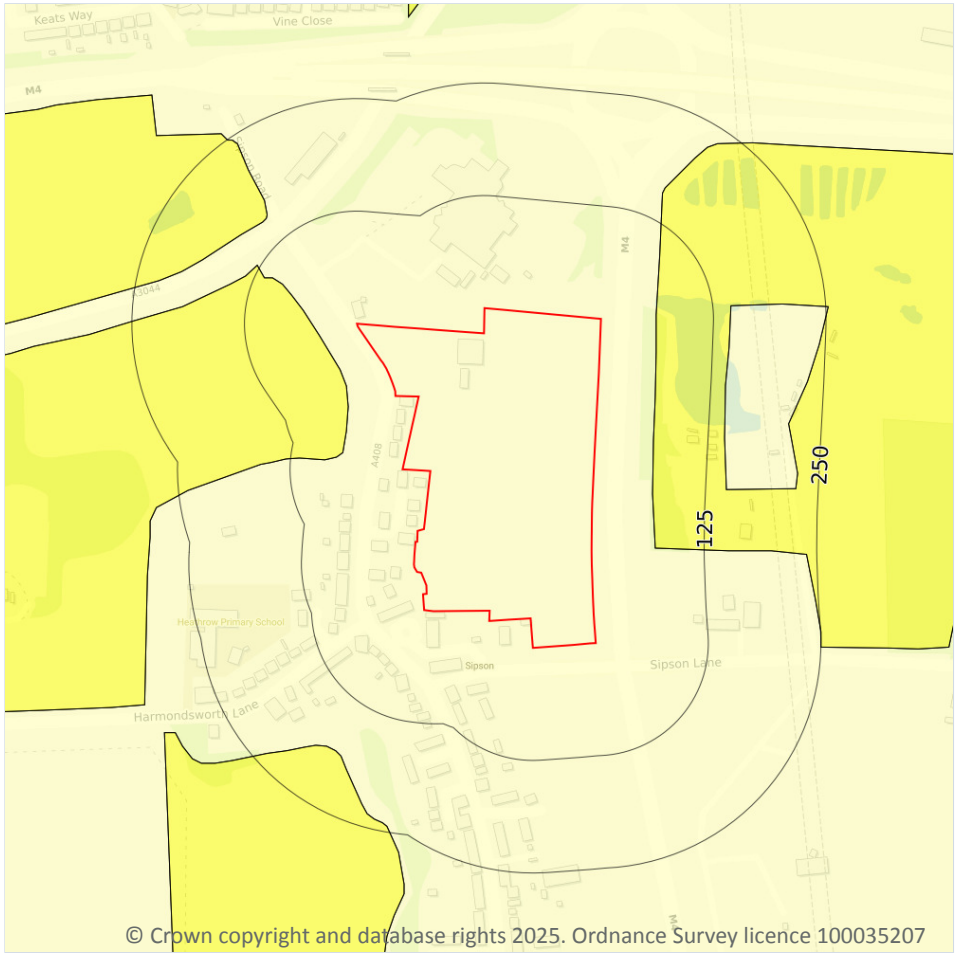
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 107 >**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**
42m NW	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	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.

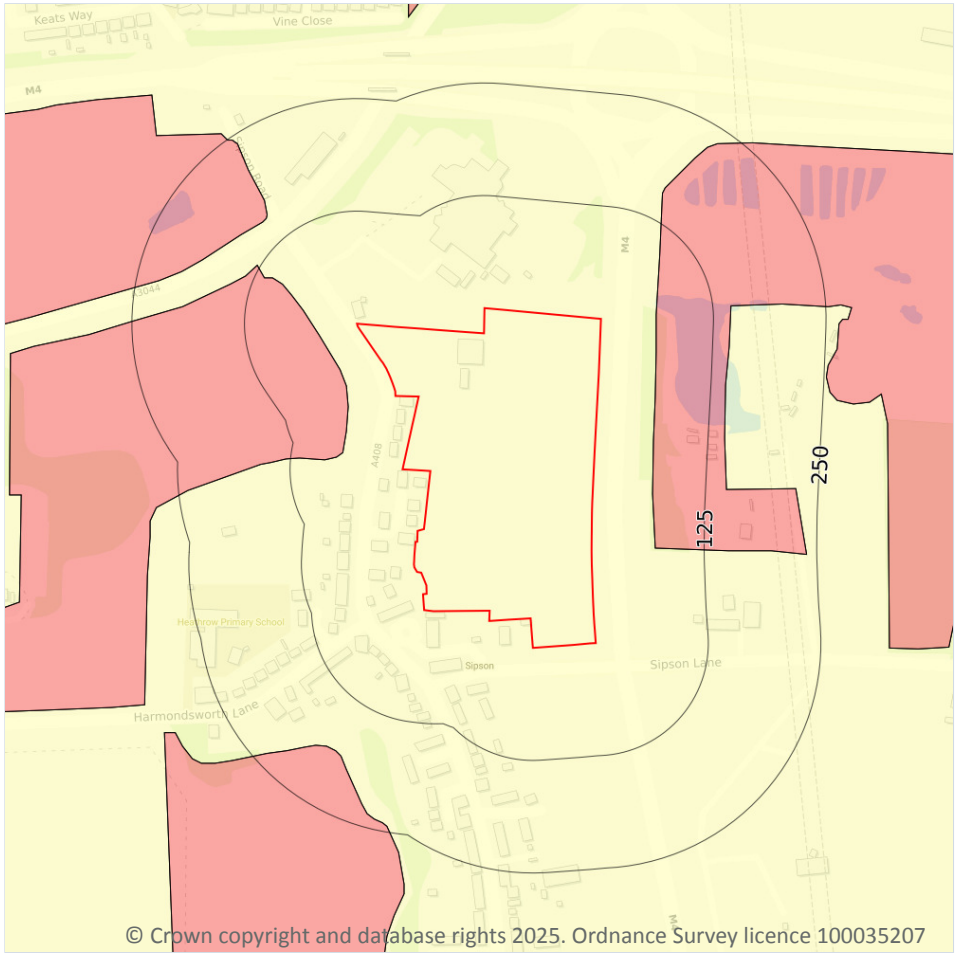
Features are displayed on the Natural ground subsidence - Running sands map on **page 108 >**

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
42m NW	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



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

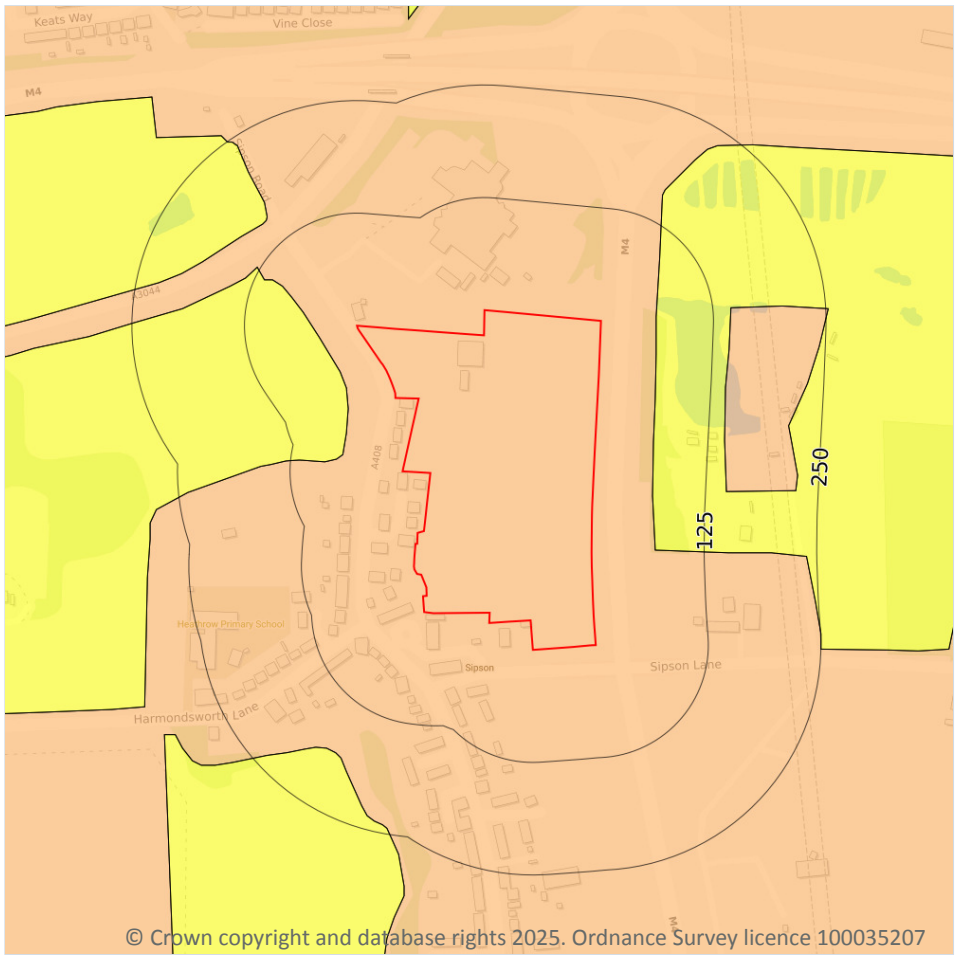
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 110 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
42m NW	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	2

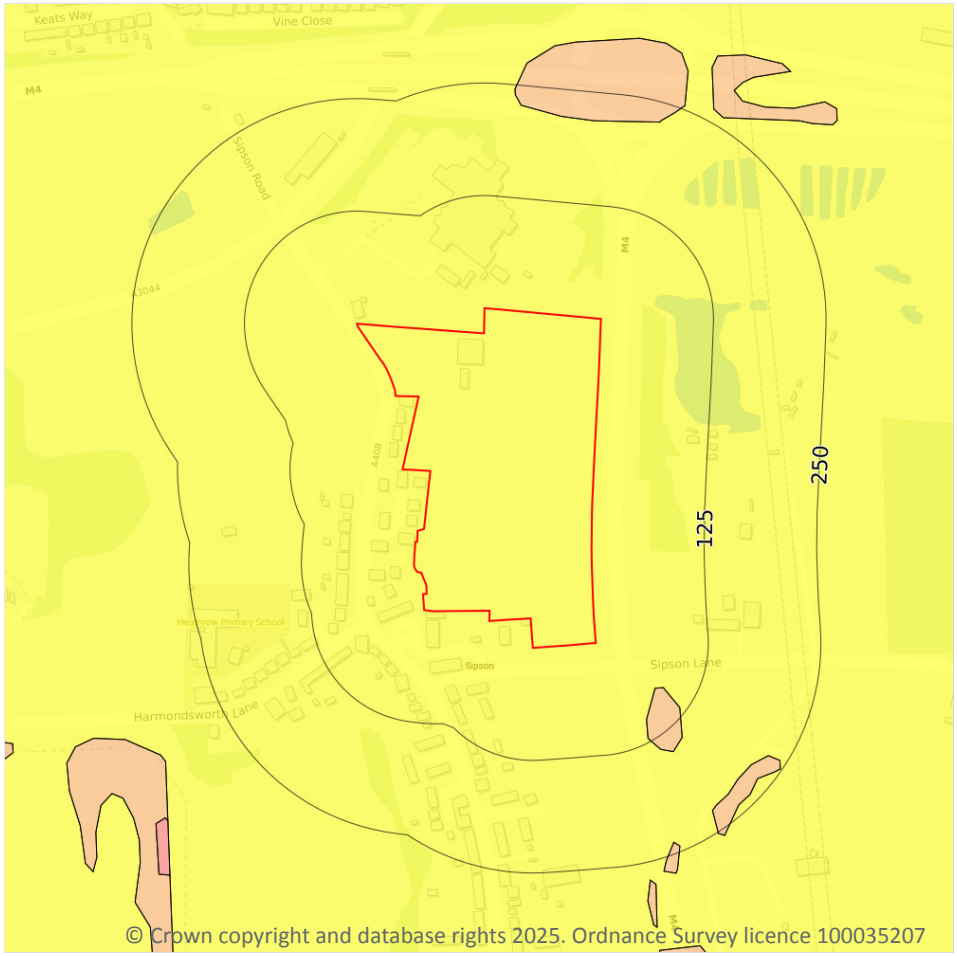
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 112 >**

Location	Hazard rating	Details
On site	**Low**	**Deposits with potential to collapse when loaded and saturated are possibly present in places.**
42m NW	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



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

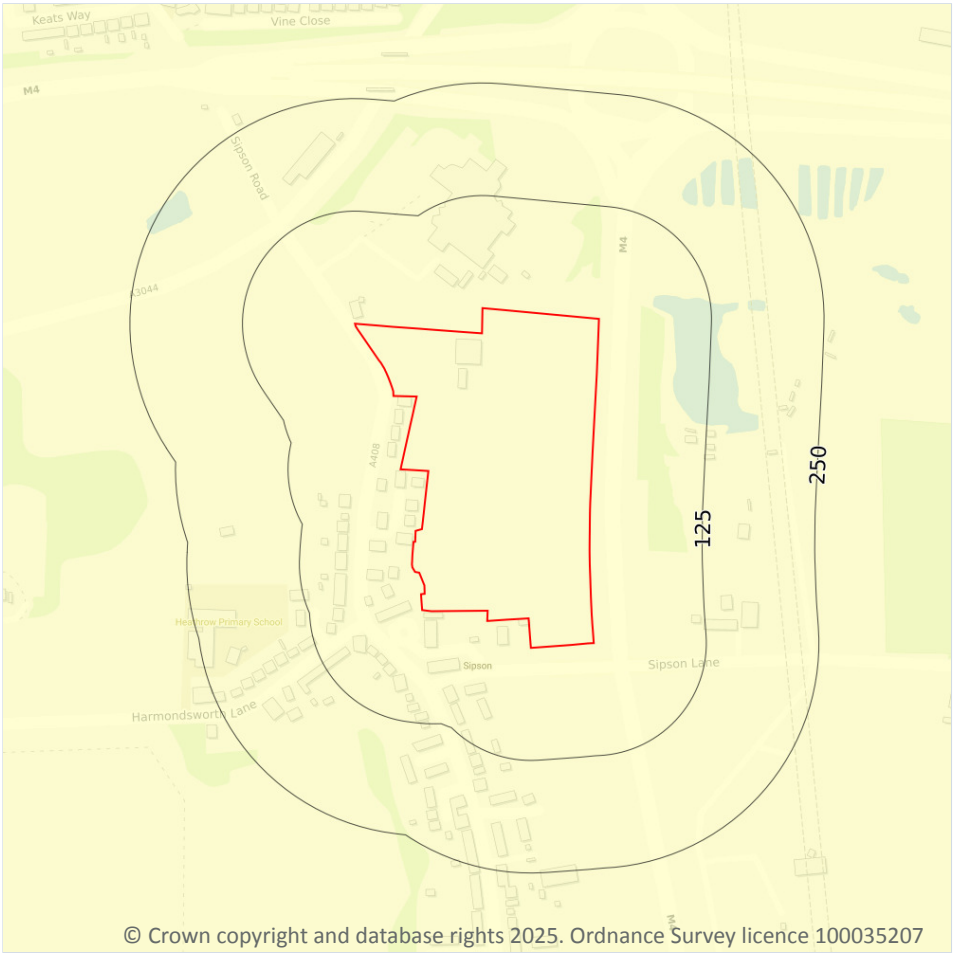
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 113 >**

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



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Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

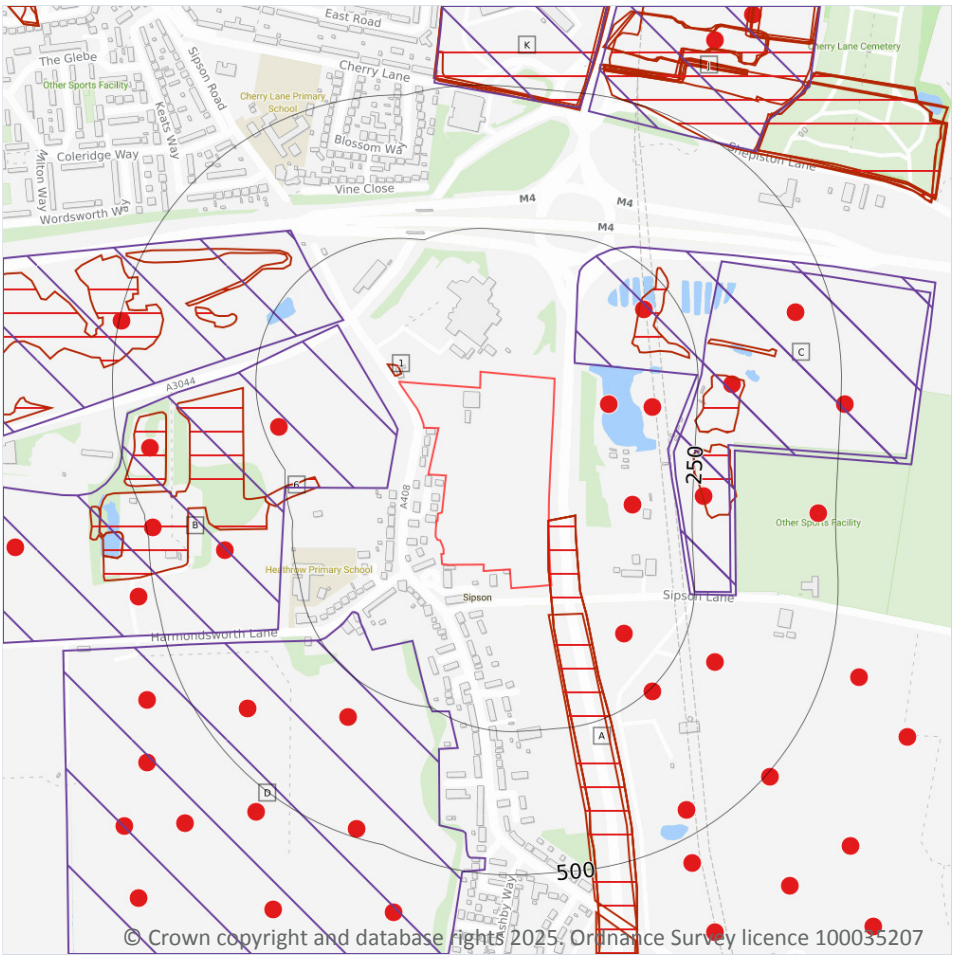
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 114 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	20

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

Features are displayed on the Mining and ground workings map on **page 116 >**

ID	Location	Details	Description
2	97m NE	Name: Sipson Lane Quarry Address: Sipson, 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
3	145m E	Name: Wall Garden Farm Quarry Address: Sipson, WEST DRAYTON, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
4	152m SE	Name: Sipson Lane Quarry Address: Sipson, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Inactive	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, is not extracting minerals, but which still has a valid planning permission to do so, and can restart at any time. May be considered Mothballed by operator.May be considered to have Active or Dormant planning permission
5	172m E	Name: Sipson Lane Quarry Address: Sipson, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Active	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which is actively extracting mineral products, or in the case of wharfs and rail depots, is actively handing minerals
F	196m NE	Name: Sipson Lane Quarry Address: Sipson, 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
8	223m W	Name: Holloway Lane Quarry Address: WEST DRAYTON, Greater London 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

ID	Location	Details	Description
9	255m SE	Name: Sipson Lane Quarry Address: Sipson, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Inactive	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, is not extracting minerals, but which still has a valid planning permission to do so, and can restart at any time. May be considered Mothballed by operator.May be considered to have Active or Dormant planning permission
H	269m E	Name: Sipson Lane Quarry Address: Sipson, 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
G	310m E	Name: Sipson Lane Quarry Address: Sipson, 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
12	313m SW	Name: Harmondsworth Lane Quarry Address: WEST DRAYTON, Greater London 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
13	316m SE	Name: Sipson Lane Quarry Address: Sipson, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Inactive	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, is not extracting minerals, but which still has a valid planning permission to do so, and can restart at any time. May be considered Mothballed by operator.May be considered to have Active or Dormant planning permission
14	368m W	Name: Holloway Lane Quarry Address: WEST DRAYTON, Greater London 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

ID	Location	Details	Description
15	422m SW	Name: Harmondsworth Lane Quarry Address: WEST DRAYTON, Greater London 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
17	436m NE	Name: Sipson Lane Quarry Address: Sipson, 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
I	449m W	Name: Holloway Lane Quarry Address: WEST DRAYTON, Greater London 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
18	457m SE	Name: Sipson Lane Quarry Address: Sipson, HARLINGTON, Middlesex Commodity: Sand & Gravel Status: Inactive	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, is not extracting minerals, but which still has a valid planning permission to do so, and can restart at any time. May be considered Mothballed by operator.May be considered to have Active or Dormant planning permission
19	470m E	Name: Sipson Lane Quarry Address: Sipson, 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
20	485m S	Name: Harmondsworth Lane Quarry Address: WEST DRAYTON, Greater London 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

ID	Location	Details	Description
21	489m W	Name: Holloway Lane Quarry Address: WEST DRAYTON, Greater London 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
E	496m W	Name: Holloway Lane Address: HARMONDSWORTH, Middlesex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m **9**

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

Features are displayed on the Mining and ground workings map on **page 116 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Cuttings**	**1970**	**1:10560**
A	**On site**	**Cuttings**	**1987**	**1:10000**
A	**On site**	**Cuttings**	**1974**	**1:10000**
1	12m NW	Gravel Pit	1868	1:10560
A	52m S	Cuttings	1964	1:10560
F	149m NE	Gravel Pit	1987	1:10000
6	191m W	Pond	1987	1:10000
G	248m E	Pond	1987	1:10000
H	248m E	Pond	1987	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	7

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

Features are displayed on the Mining and ground workings map on **page 116 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
B	42m NW	Holloway Lane	Sand and gravel	Surface mineral working	Application	Not available
C	44m NE	Sipson Lane	Sand and gravel	Surface mineral working	Valid	11/5/78
D	143m SW	Harmondsworth Lane	Sand and gravel	Surface mineral working	Withdrawn	Not available
E	145m NW	Holloway Lane	Sand and gravel	Surface mineral working	Valid	30/4/63
7	213m E	Sipson Lane	Sand and gravel	Surface mineral working	Refused	Not available
J	467m N	West drayton	Sand and gravel	Surface mineral working	Valid	27/7/54, 1954, 1947

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
K	474m N	West drayton	Sand and gravel	Surface mineral working	Valid	1947

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	5

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data

is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
42m NW	Stone
61m NE	Stone
154m NW	Stone
185m SW	Stone
314m SW	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

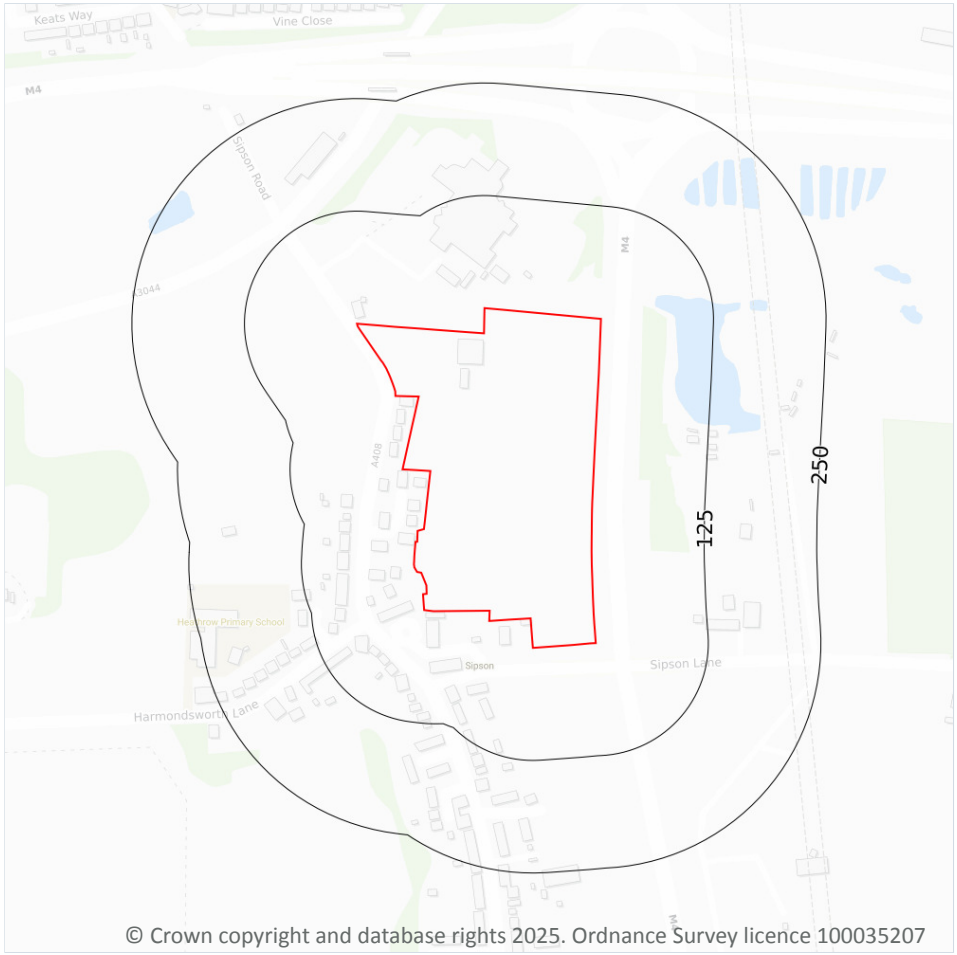
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 127 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m **3**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**
On site	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**	**No data**
42m NW	No data	No data	No data	No data	No data	No data	No data

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m **23**

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**12**	**2.1**	**136**	**93**	**0.9**	**84**	**44**	**22**	**11**
On site	**12**	**2.1**	**128**	**88**	**0.9**	**85**	**43**	**22**	**10**
On site	**12**	**2.1**	**156**	**107**	**0.8**	**83**	**50**	**23**	**12**
On site	**12**	**2.1**	**143**	**98**	**0.7**	**83**	**44**	**22**	**11**
On site	**12**	**2.1**	**137**	**94**	**0.7**	**83**	**42**	**22**	**10**
On site	**12**	**2.1**	**134**	**92**	**0.7**	**83**	**42**	**22**	**10**

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**13**	**2.3**	**115**	**79**	**1.1**	**87**	**41**	**21**	**10**
On site	**13**	**2.3**	**192**	**132**	**1**	**81**	**61**	**24**	**13**
On site	**13**	**2.3**	**150**	**103**	**1**	**84**	**49**	**23**	**12**
On site	**13**	**2.3**	**127**	**87**	**1**	**86**	**44**	**22**	**10**
On site	**13**	**2.3**	**120**	**82**	**1.1**	**86**	**42**	**21**	**10**
On site	**13**	**2.3**	**184**	**126**	**0.9**	**82**	**58**	**24**	**13**
On site	**13**	**2.3**	**152**	**104**	**0.9**	**83**	**49**	**23**	**11**
On site	**13**	**2.3**	**123**	**85**	**1.1**	**86**	**43**	**22**	**10**
4m N	13	2.3	117	80	1	88	42	22	11
4m N	13	2.3	117	80	0.8	87	41	23	11
13m NE	13	2.3	118	81	0.7	86	40	23	10
19m S	13	2.3	247	170	1.1	79	76	26	16
19m W	13	2.3	145	100	1	84	49	23	11
21m NW	13	2.3	116	80	1.1	87	42	22	10
23m S	12	2.1	175	120	0.9	83	57	24	13
23m SW	13	2.3	180	124	1.1	83	60	24	13
49m S	13	2.3	256	176	1.1	79	78	27	16

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

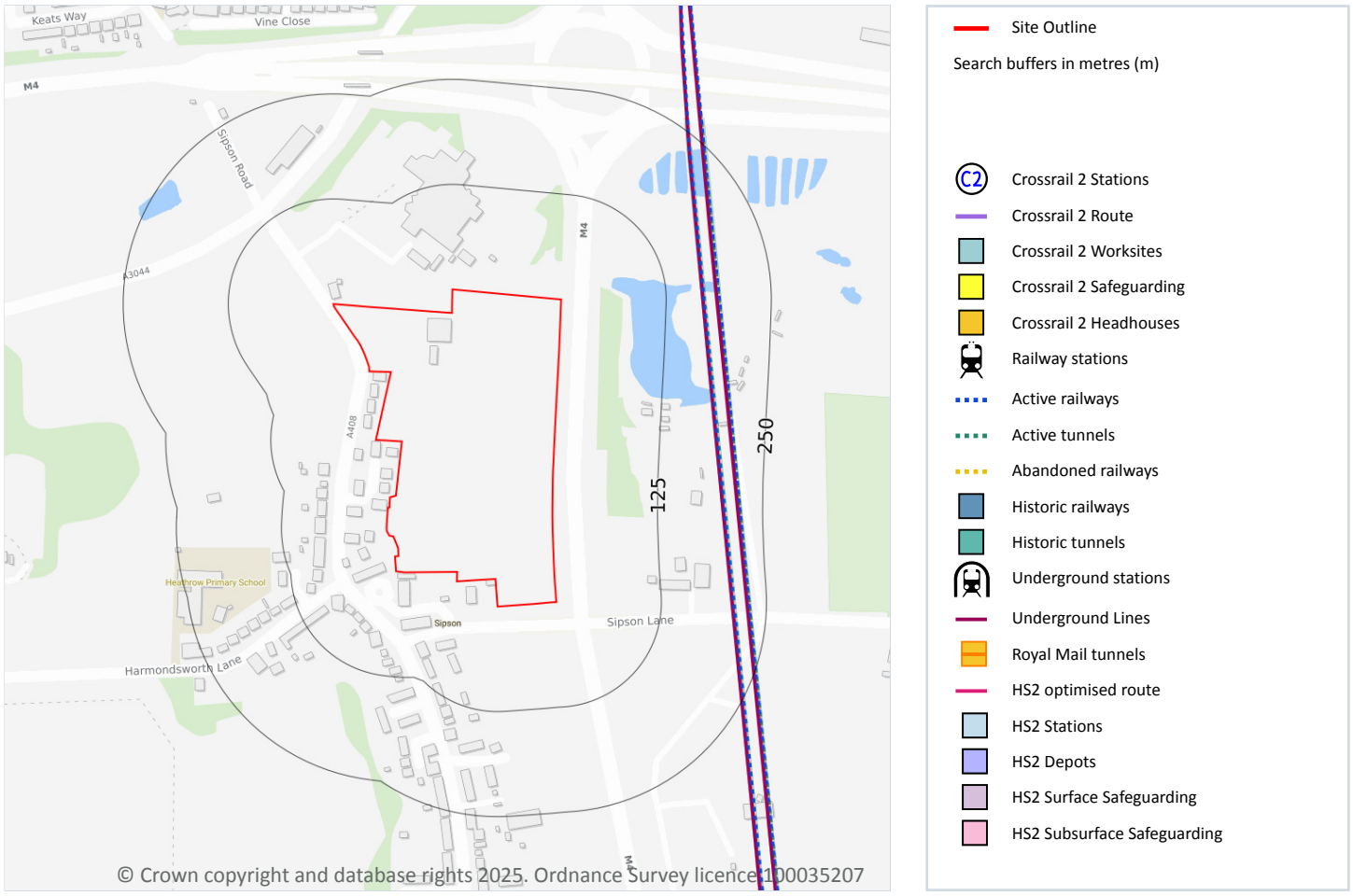
Records within 50m	**1**

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

Location	Arsenic (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Lead (mg/kg)	Tin (mg/kg)	Sample Type
8m NW	12.7	1.1	87.1	41.2	21.3	115.4	10.0	Topsoil

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



22.1 Underground railways (London)

Records within 250m	1

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

Features are displayed on the Railway infrastructure and projects map on **page 131 >**

Location	Line Name	Line Section	Track Type	Depth (m bgl)	Operational hours
168m NE	Elizabeth Line	Elizabeth Line	Tunnel	Unknown	Mon-Thu: Early 0500 Late 0111, Fri: Early 0523 then a 24h service until Sun, Sun: Late 0001

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	2

Railway tunnels taken from contemporary Ordnance Survey mapping.

Features are displayed on the Railway infrastructure and projects map on **page 131 >**

Location	Type
170m NE	Railway Tunnel
187m NE	Railway Tunnel

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	4

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

Features are displayed on the Railway infrastructure and projects map on **page 131 >**

Location	Land Use	Year of mapping	Mapping scale
166m NE	Tunnel	1999	1250
184m NE	Tunnel	1999	1250
204m E	Tunnel	1999	1250
222m E	Tunnel	1999	1250

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	2

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

Features are displayed on the Railway infrastructure and projects map on **page 131 >**

Location	Name	Type
169m NE	Heathrow Link Line	rail
188m NE	Heathrow Link Line	rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

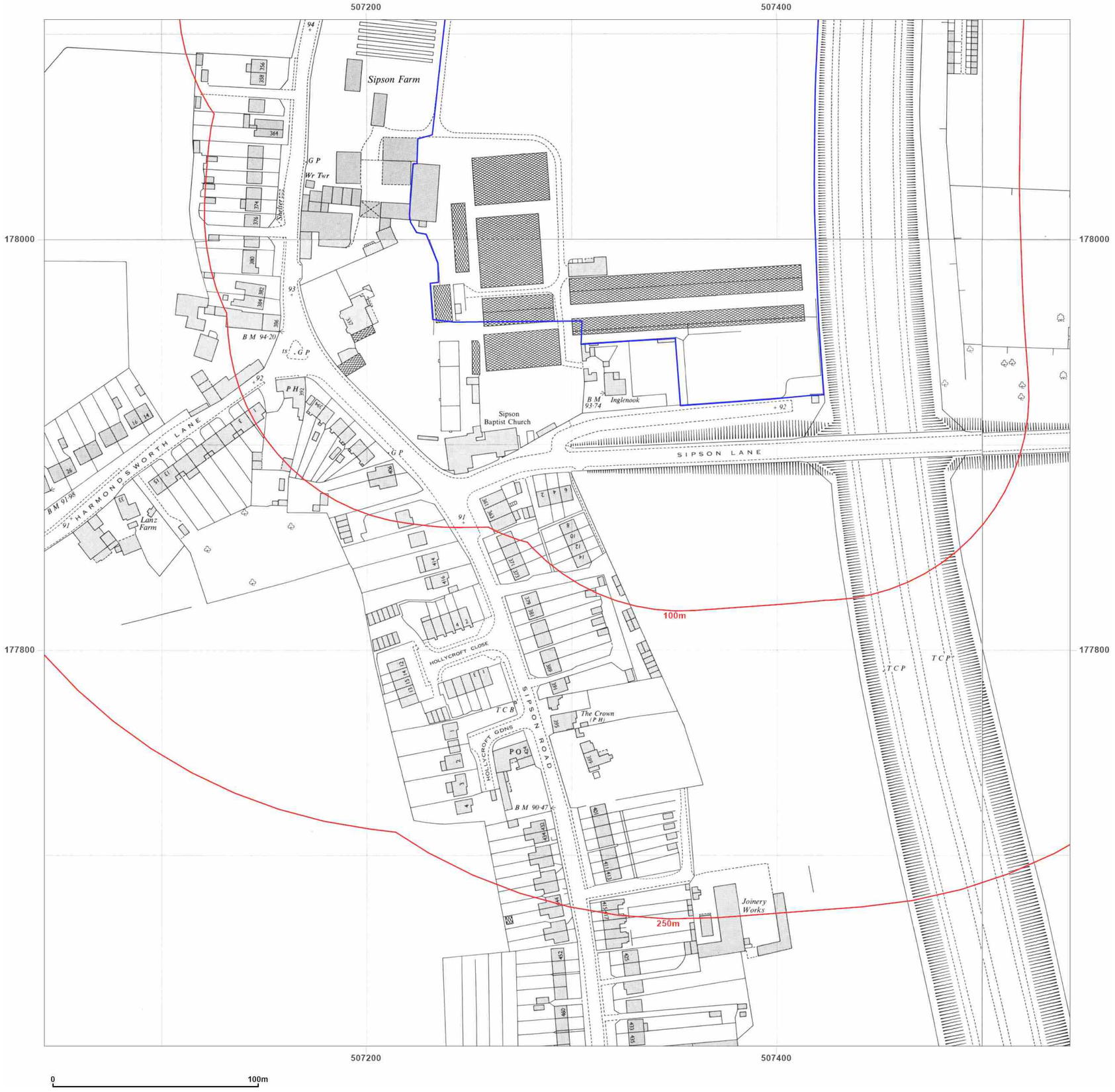
This data is sourced from HS2 ltd.

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Map Name: National Grid

Map date: **1966**

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Map Name: National Grid

Map date: **1990-1992**

Scale: 1:1,250

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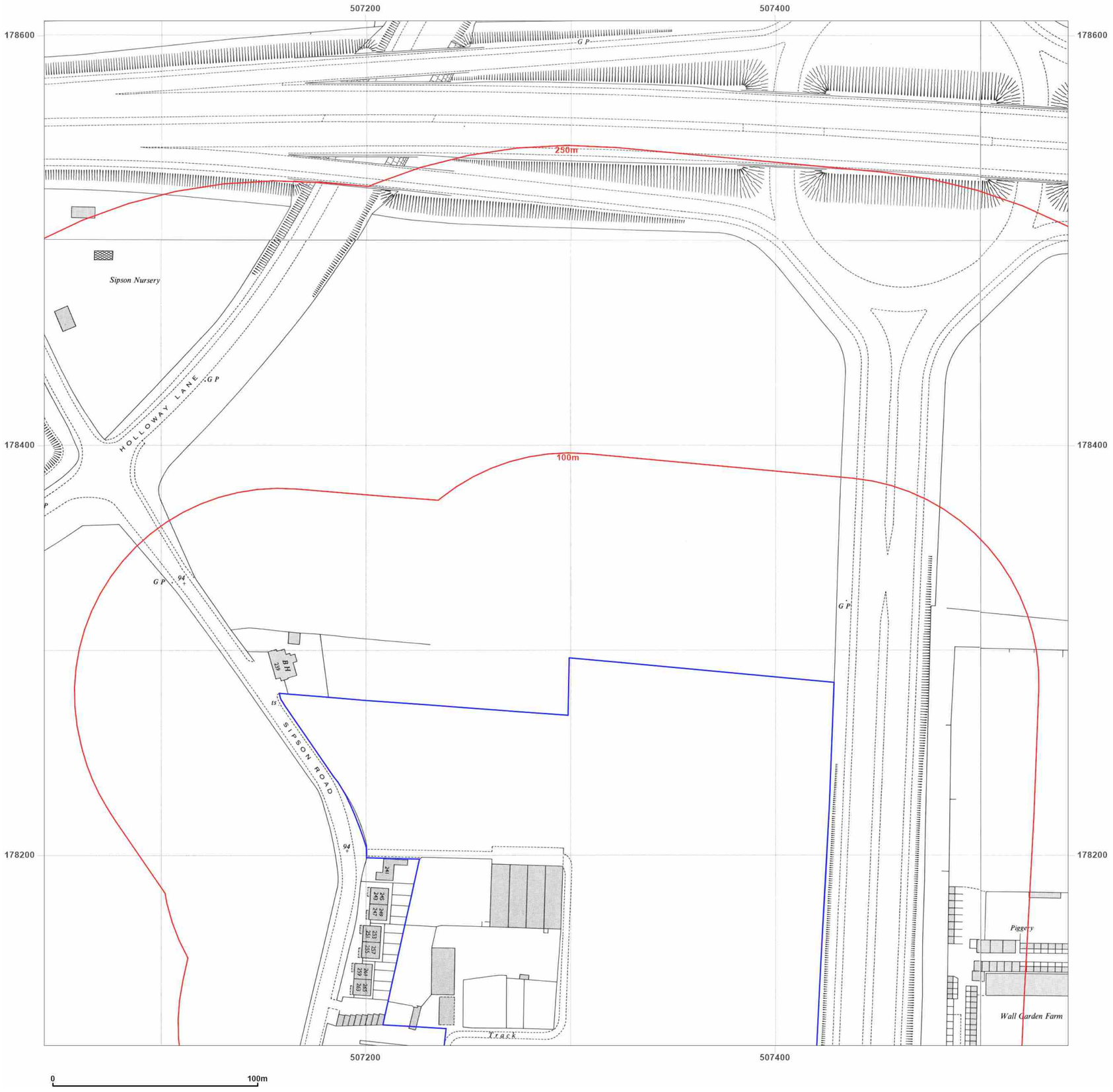
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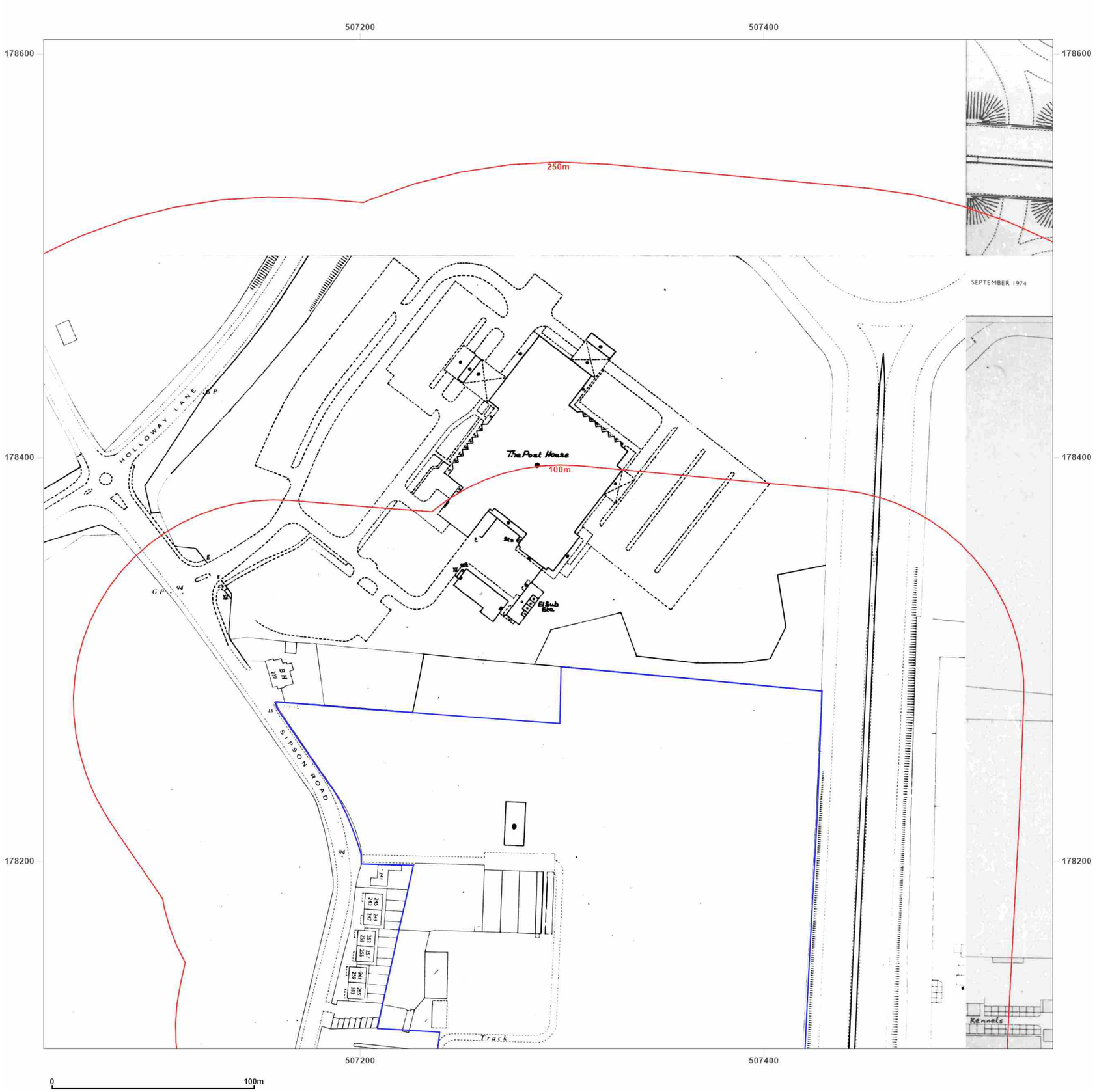
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Grid Ref: 507293, 178357

Map Name: National Grid
Map date: **1974**
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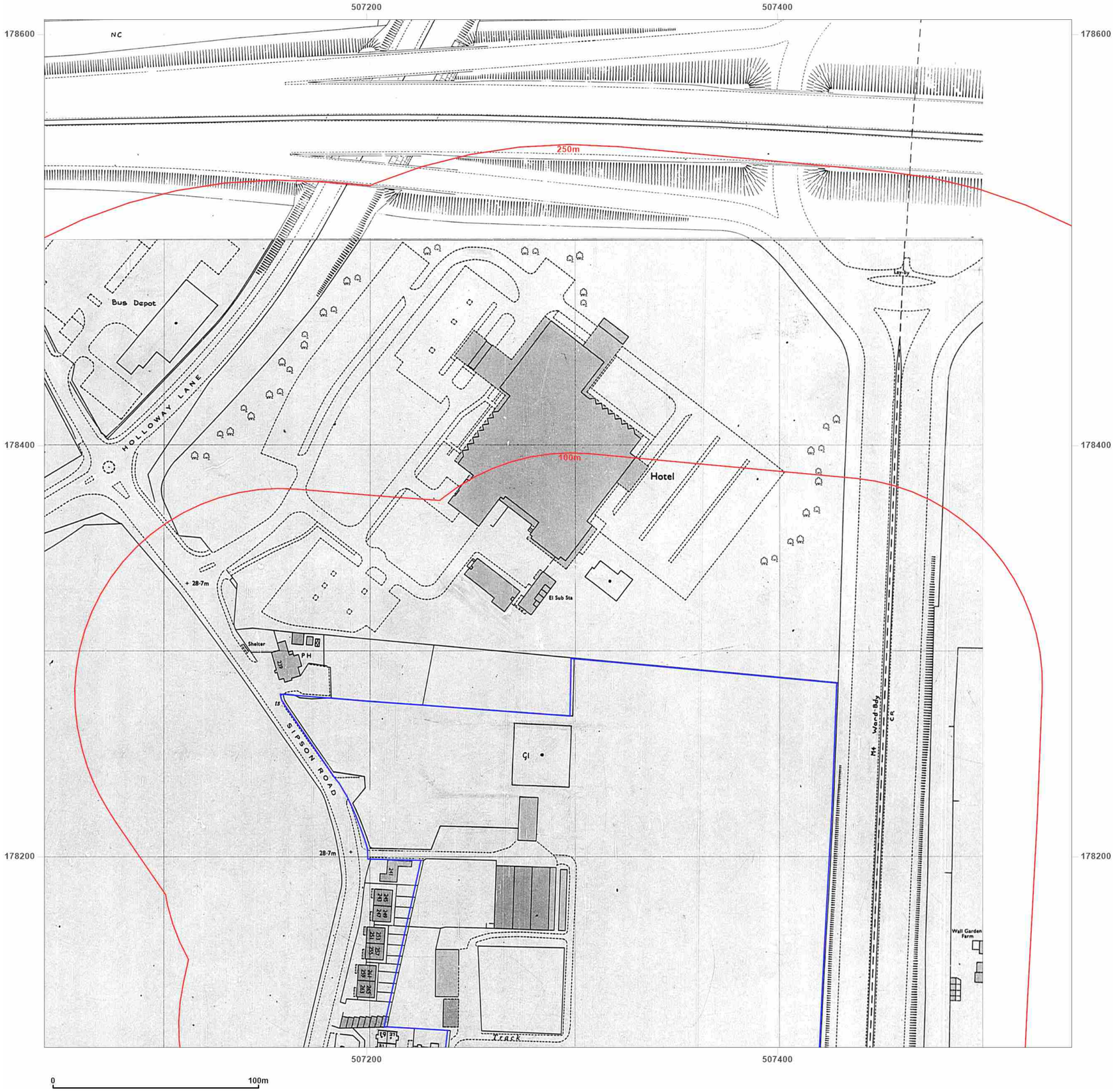
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Map Name: National Grid

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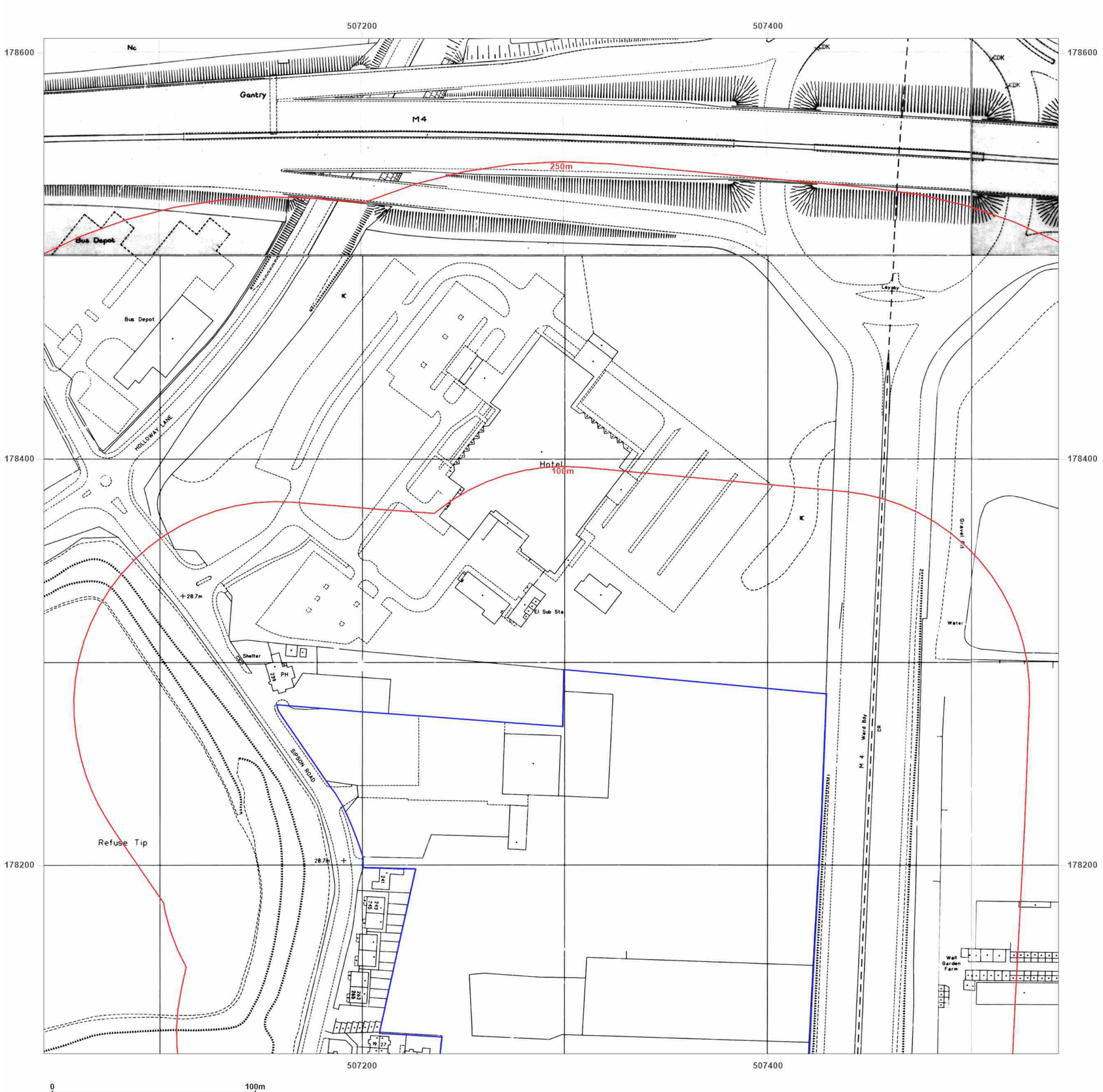
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Map Name: National Grid

Map date: **1992-1995**

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Grid Ref: 507293, 178357

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

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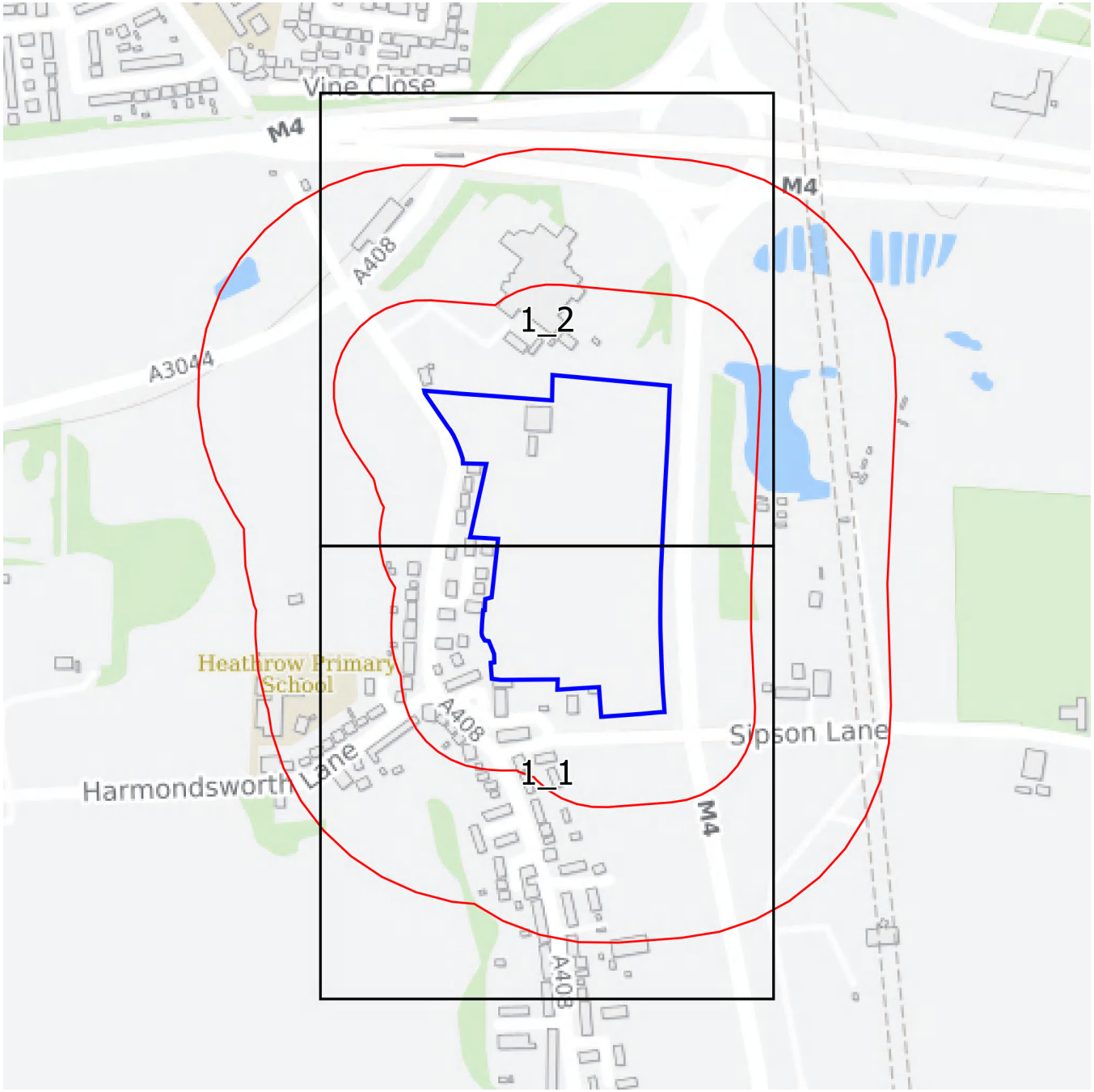
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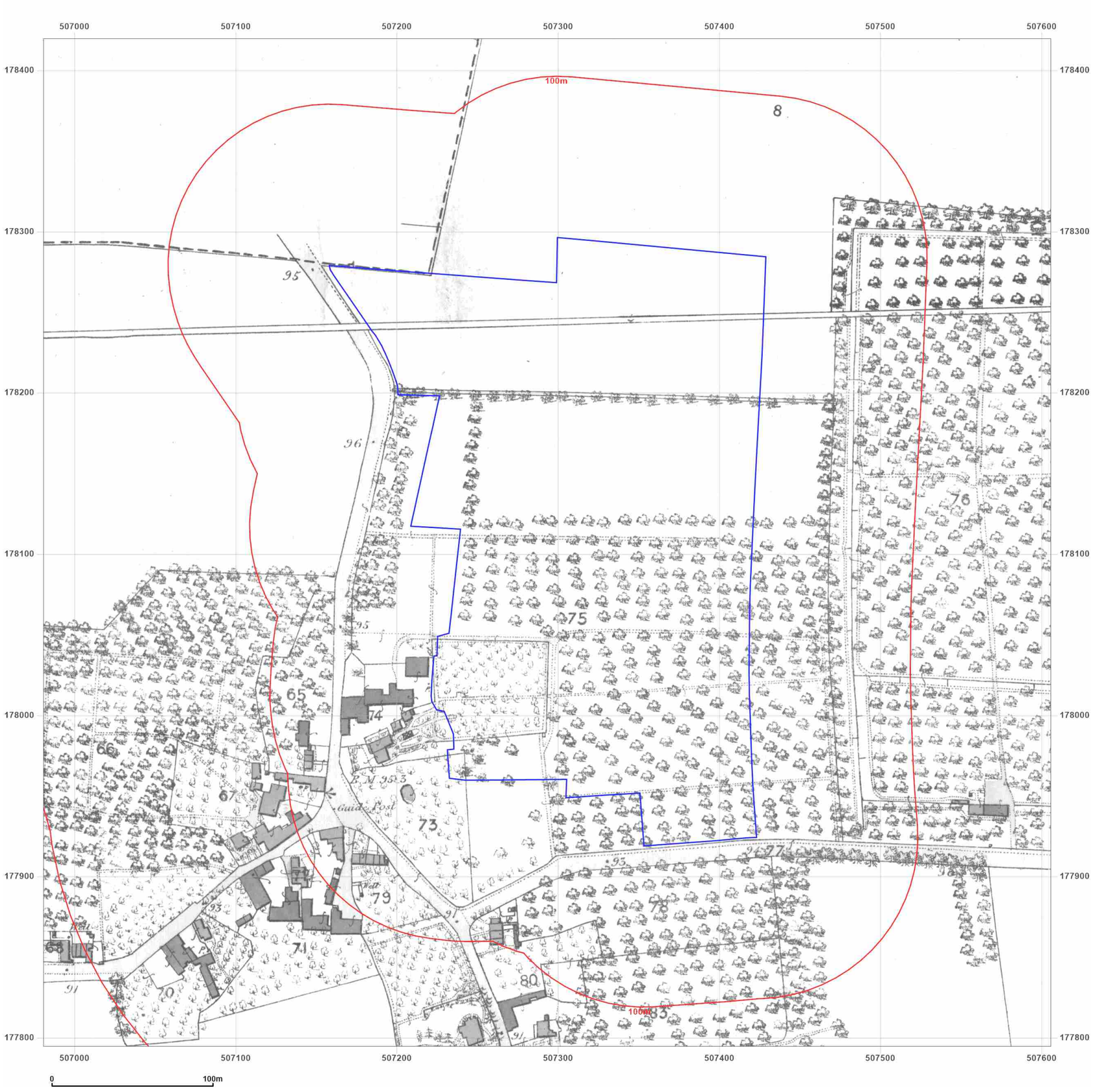
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1:1,250 Scale Grid Index

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Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF_2500
Grid Ref: 507293, 178107

Map Name: County Series

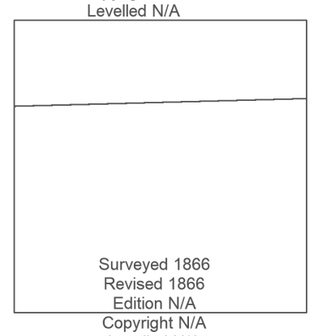
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Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A

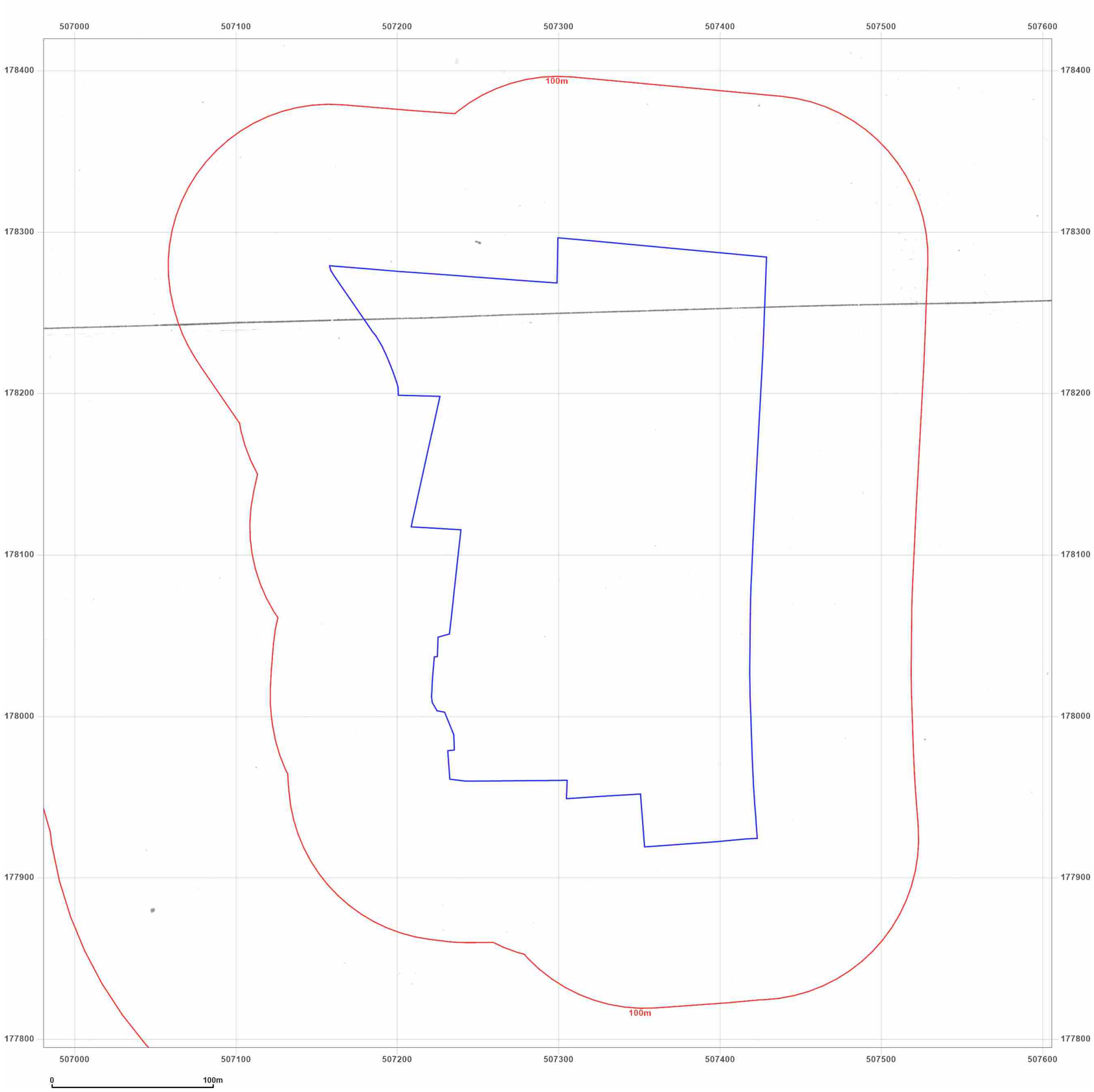
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Grid Ref: 507293, 178107

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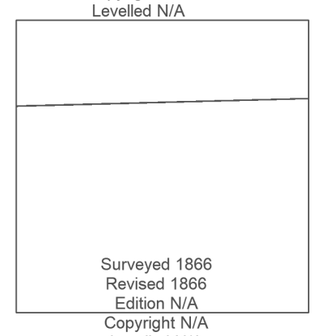
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Printed at: 1:2,500

N
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Revised 1866
Edition N/A
Copyright N/A
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Revised 1866
Edition N/A
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Levelled N/A

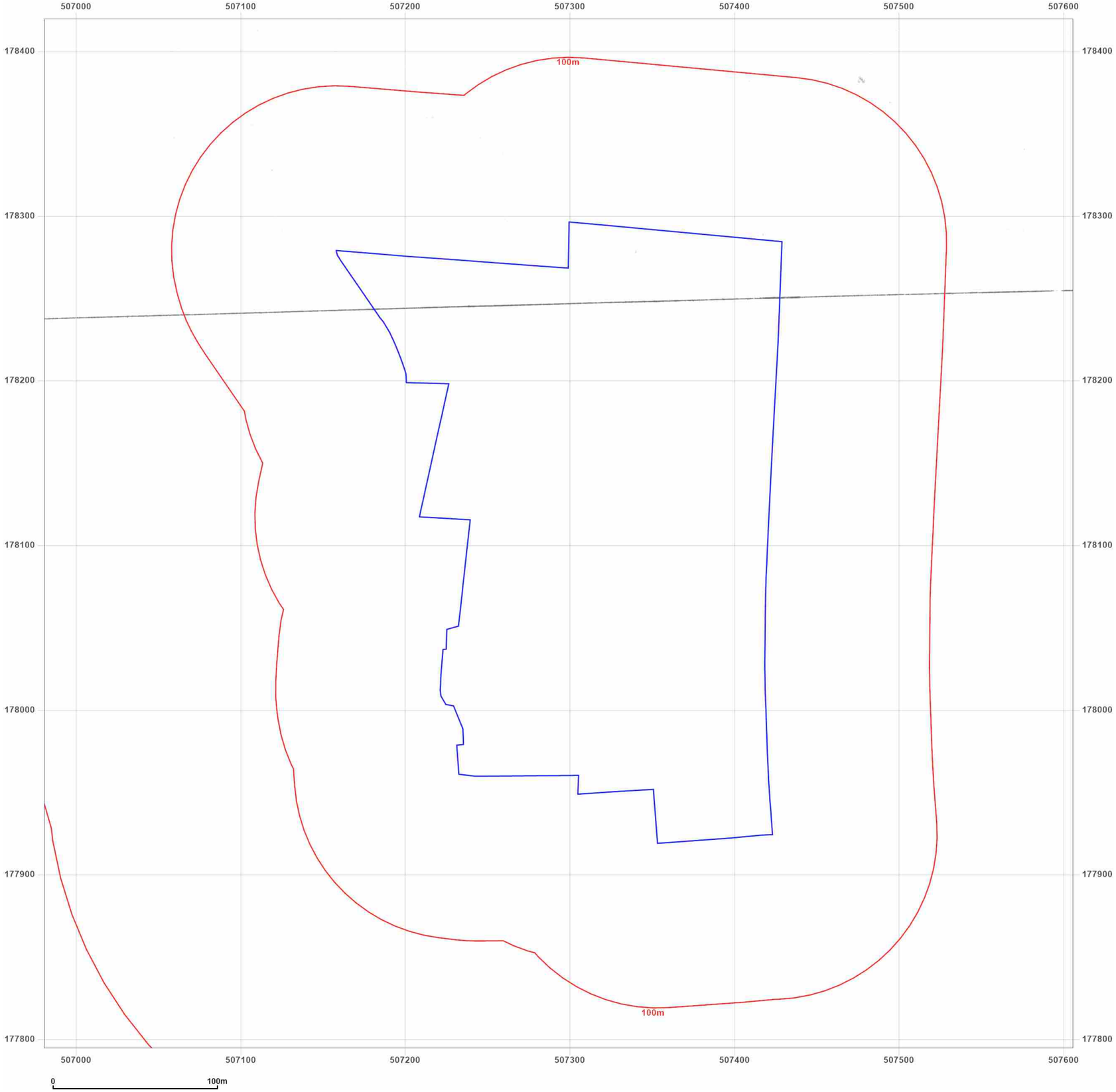
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Client Ref: - GE & SGR
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Grid Ref: 507293, 178107

Map Name: County Series

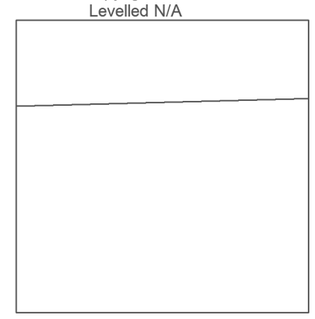
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Printed at: 1:2,500

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Surveyed 1867
Revised 1867
Edition N/A
Copyright N/A
Levelled N/A



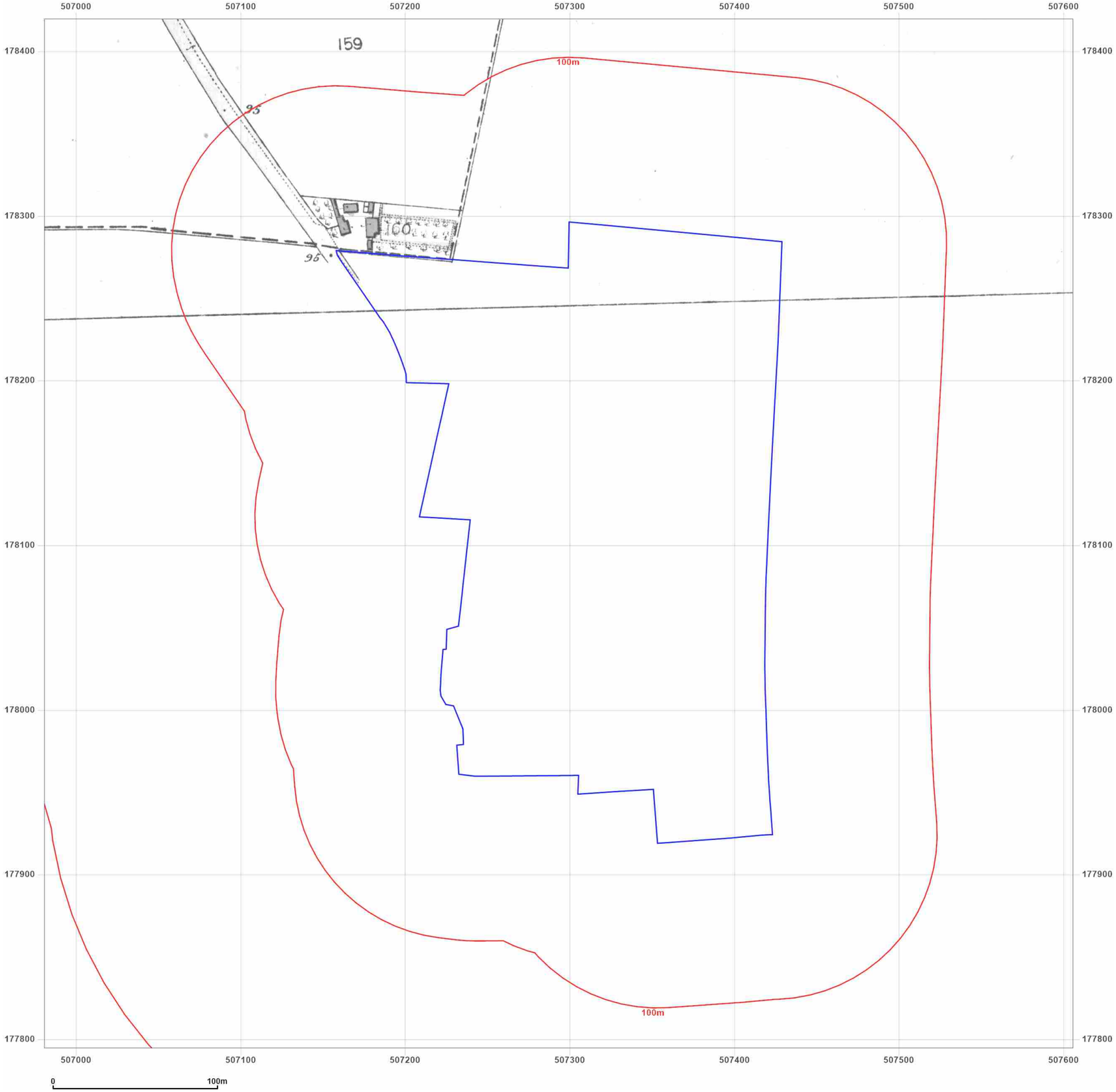
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Report Ref: GS-56C-U61-H4T-EIF_2500
Grid Ref: 507293, 178107

Map Name: County Series

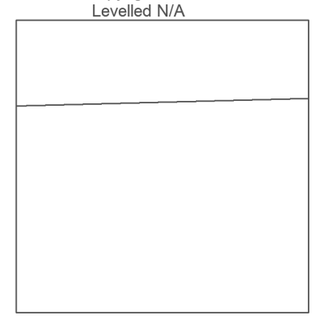
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Surveyed 1867
Revised 1867
Edition N/A
Copyright N/A
Levelled N/A



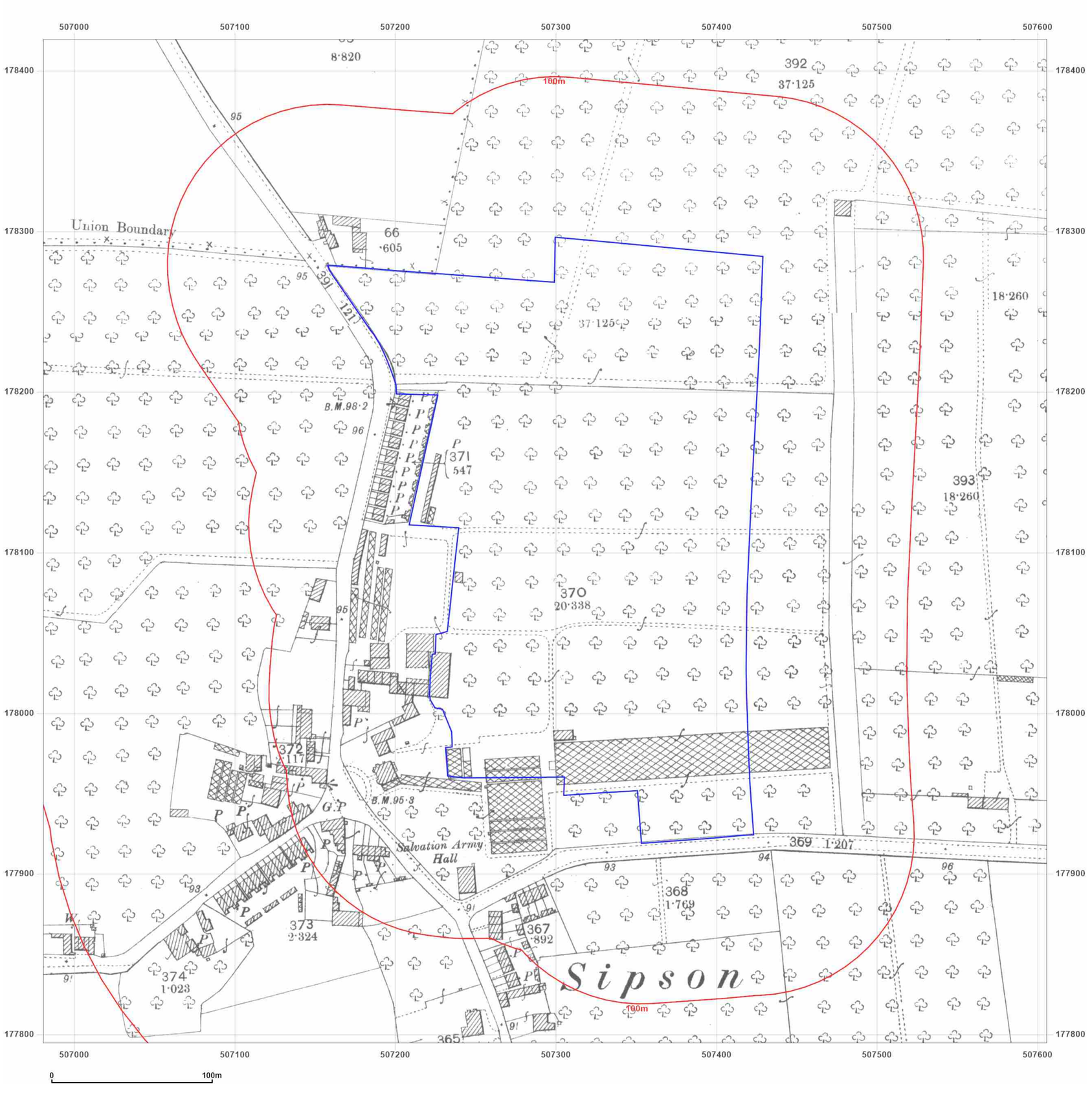
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Grid Ref: 507293, 178107

Map Name: County Series

Map date: **1895-1896**

Scale: 1:2,500

Printed at: 1:2,500

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

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

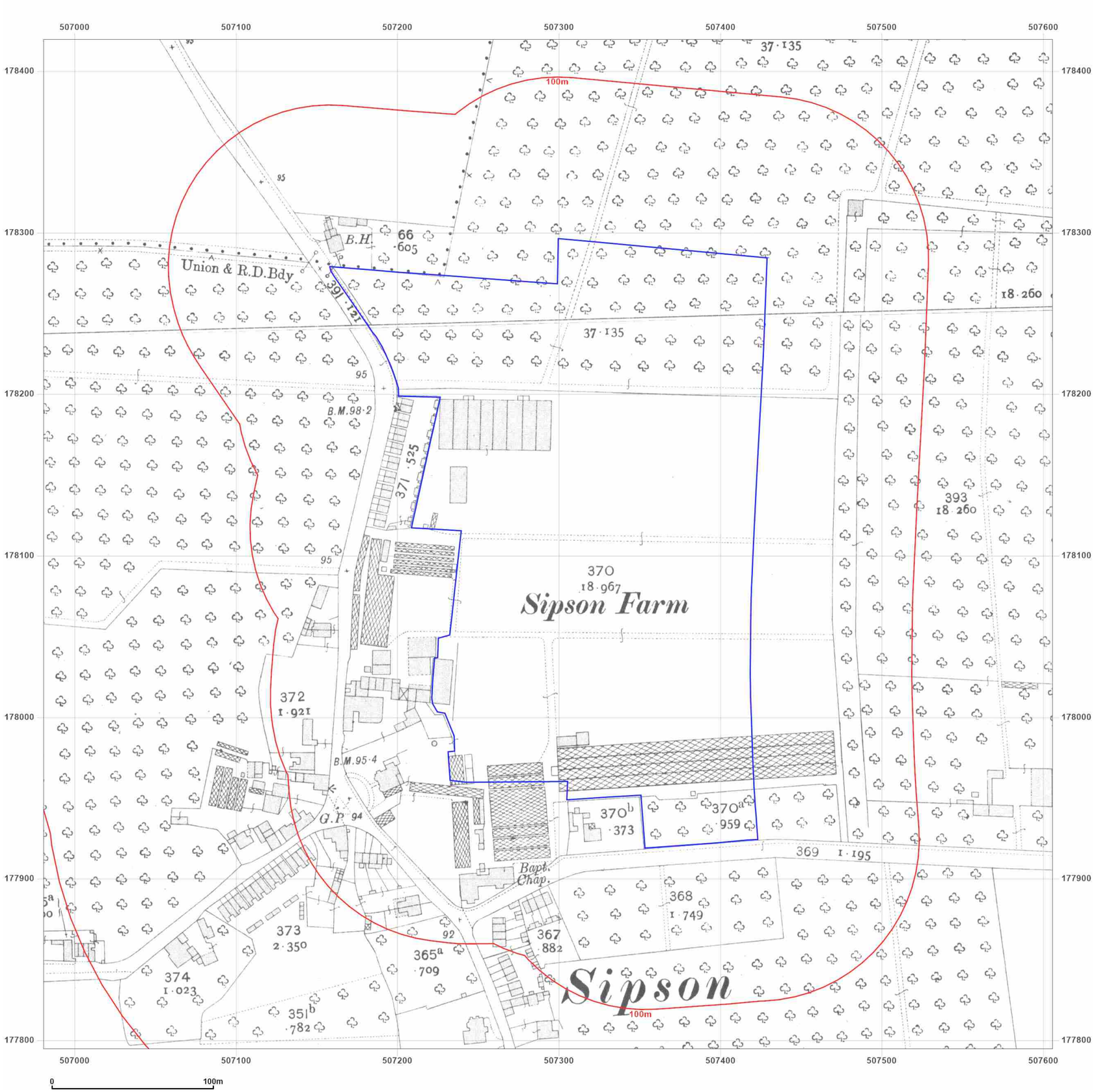
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Client Ref: - GE & SGR
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Grid Ref: 507293, 178107

Map Name: County Series

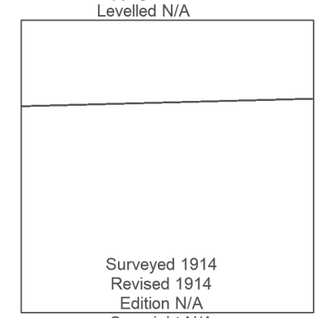
Map date: **1914**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1914
Edition N/A
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Revised 1914
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Levelled N/A

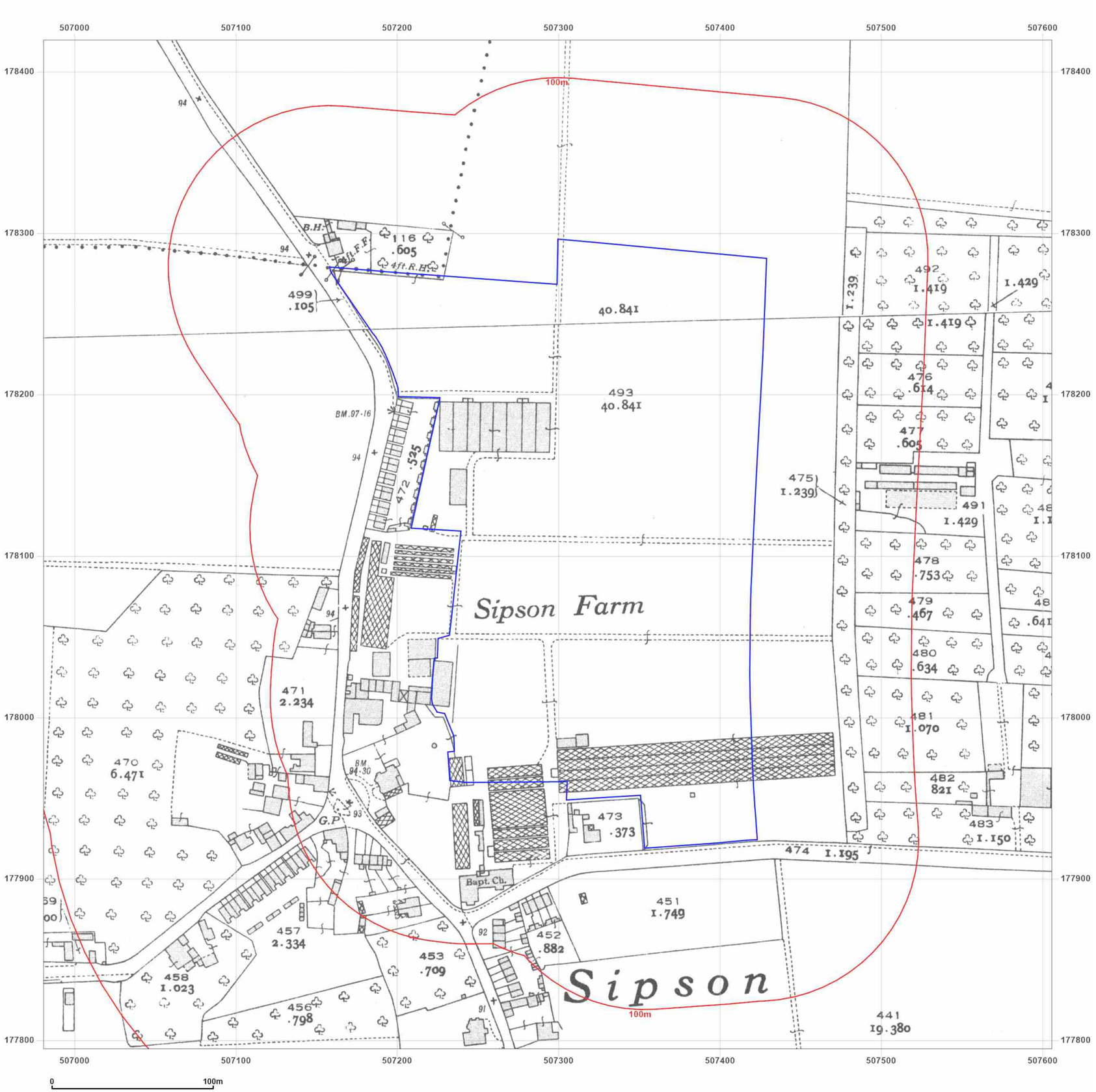
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Report Ref: GS-56C-U61-H4T-EIF_2500
Grid Ref: 507293, 178107

Map Name: County Series

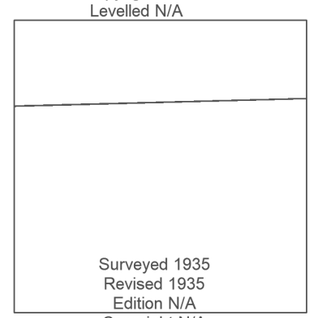
Map date: **1935**

Scale: 1:2,500

Printed at: 1:2,500

N
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Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF_2500
Grid Ref: 507293, 178107

Map Name: National Grid

Map date: **1967**

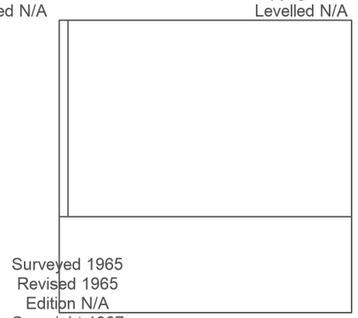
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Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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



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Revised 1965
Edition N/A
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Grid Ref: 507293, 178107

Map Name: National Grid

Map date: **1967**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1965
Revised 1965
Edition N/A
Copyright 1967
Levelled 1957

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

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

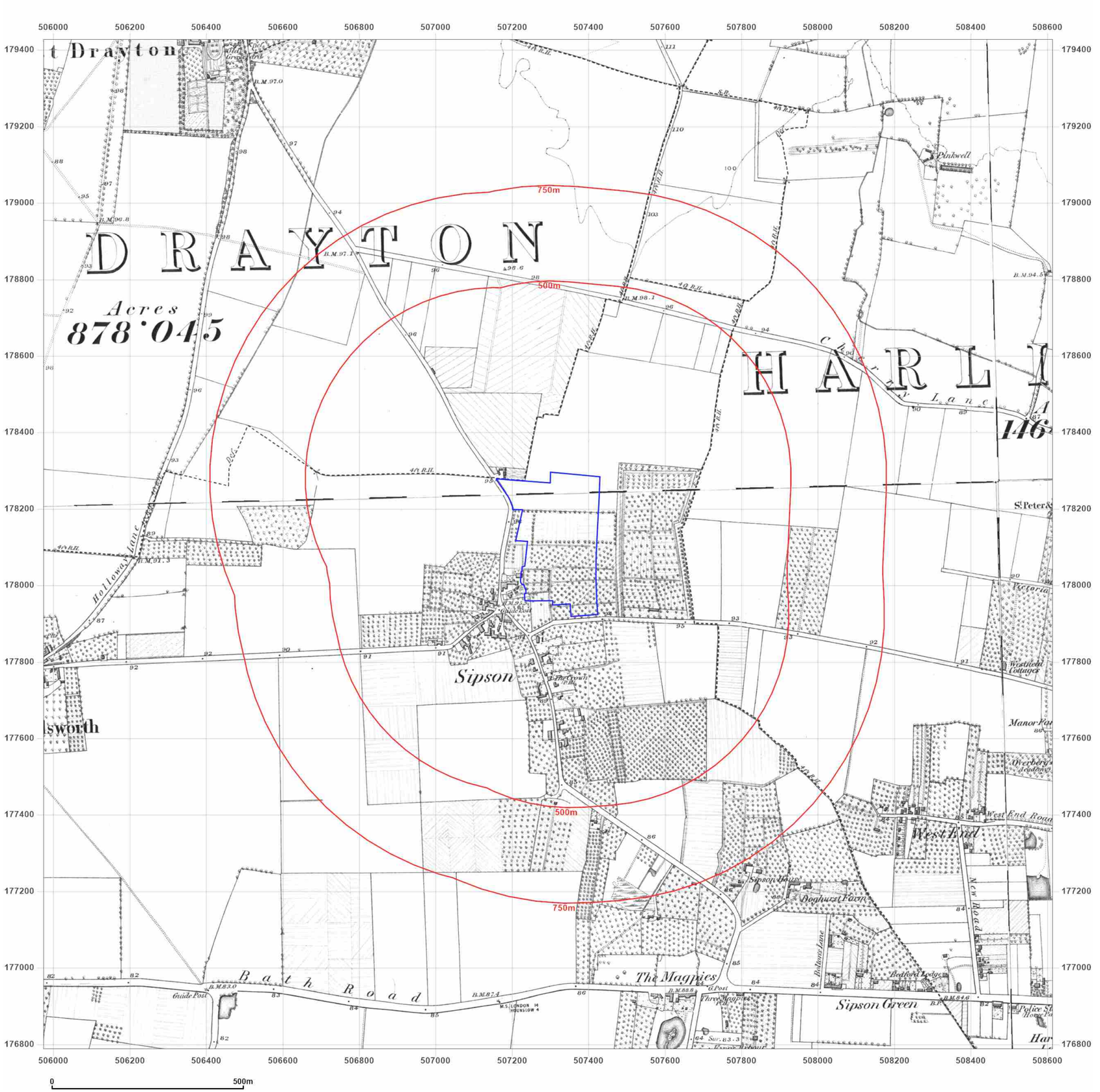
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Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: County Series

Map date: **1865-1868**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1865
Edition 1868
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
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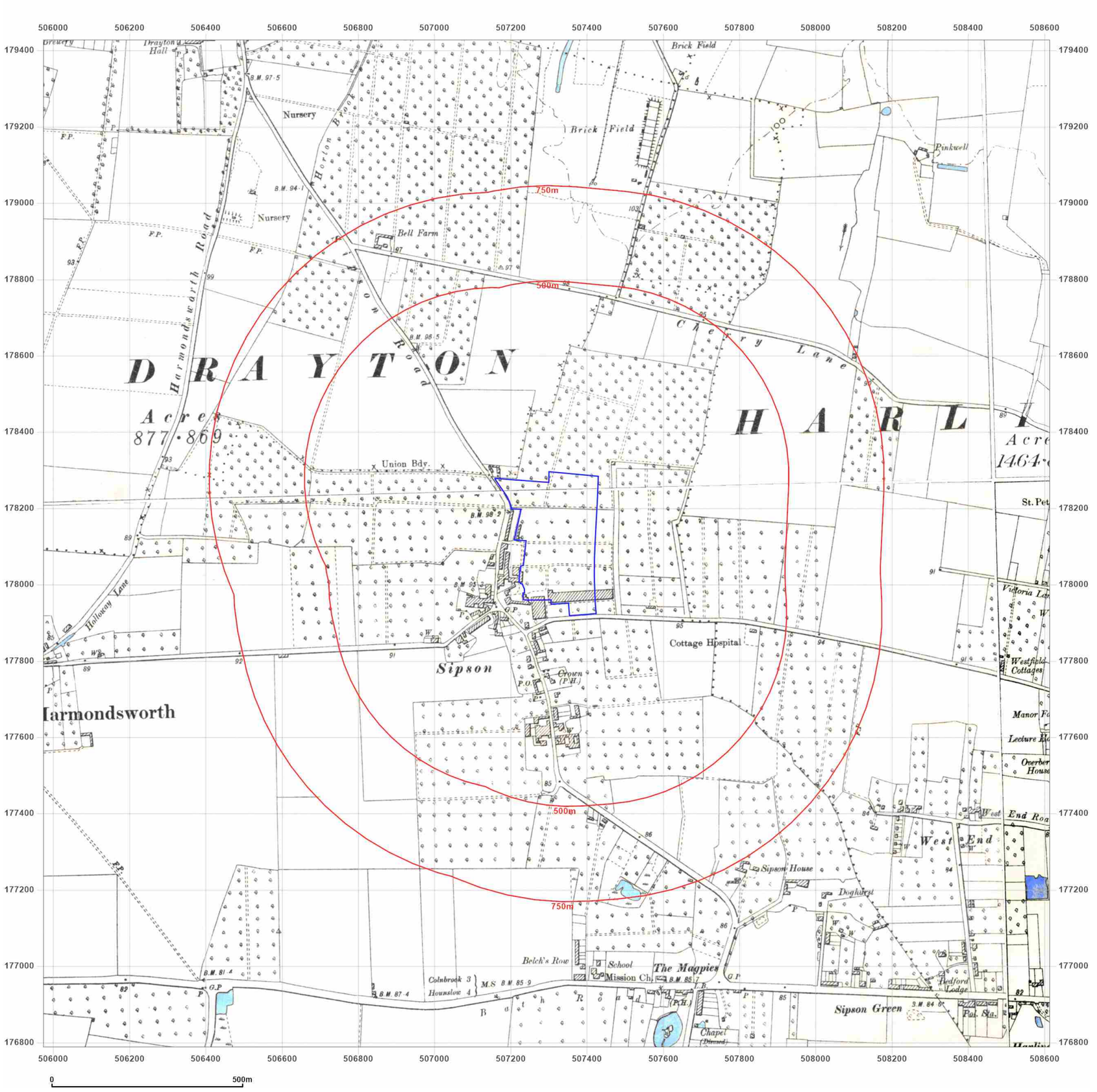
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Site Details:

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Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: County Series

Map date: **1894-1897**

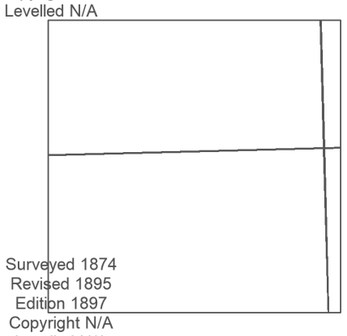
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N
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Surveyed 1874
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1874
Revised 1895
Edition 1897
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

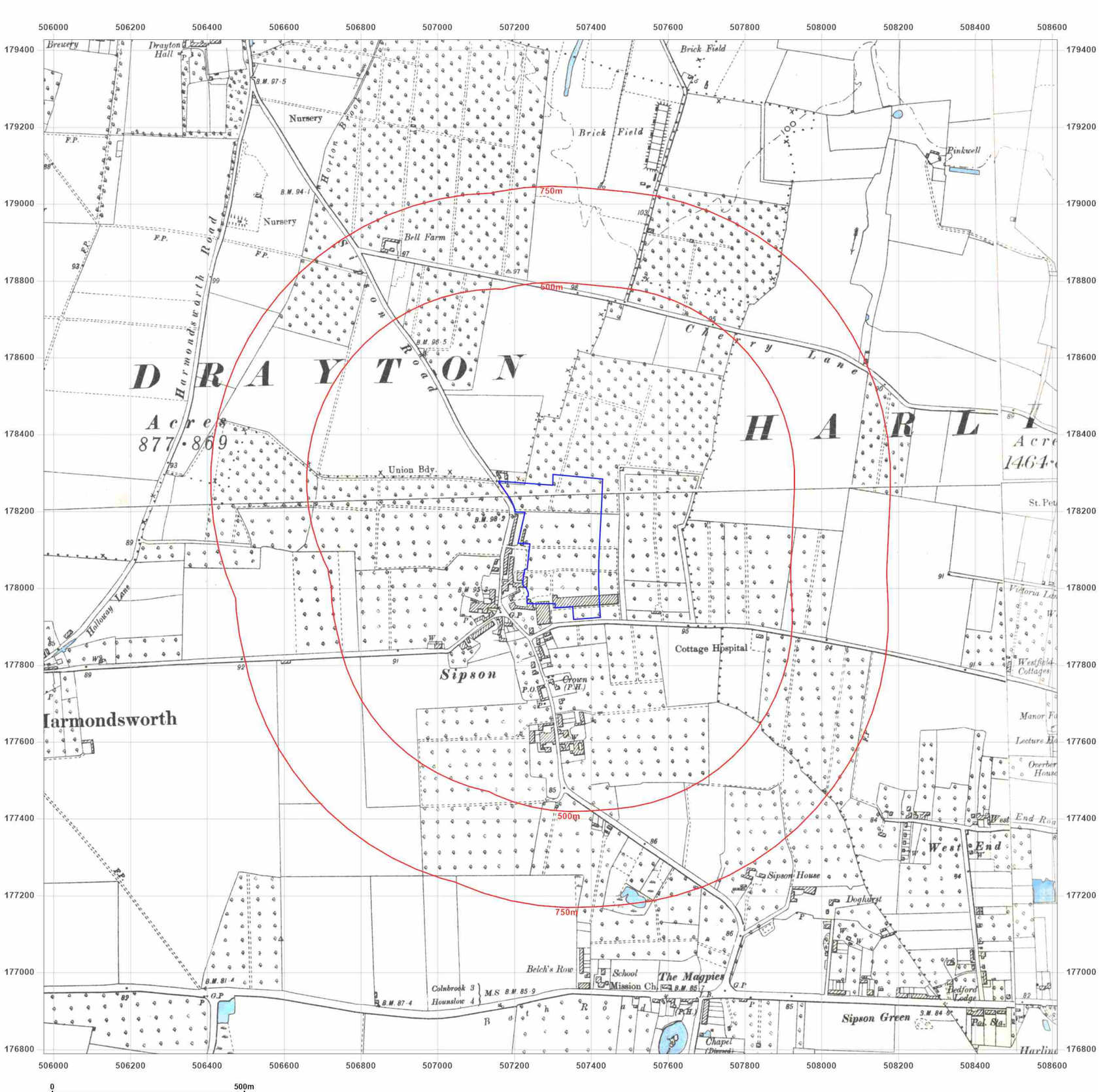
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Map date: **1894-1897**

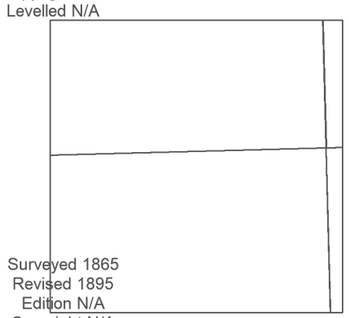
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N
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Surveyed 1865
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1894
Edition 1897
Copyright N/A
Levelled N/A



Surveyed 1865
Revised 1895
Edition N/A
Copyright N/A
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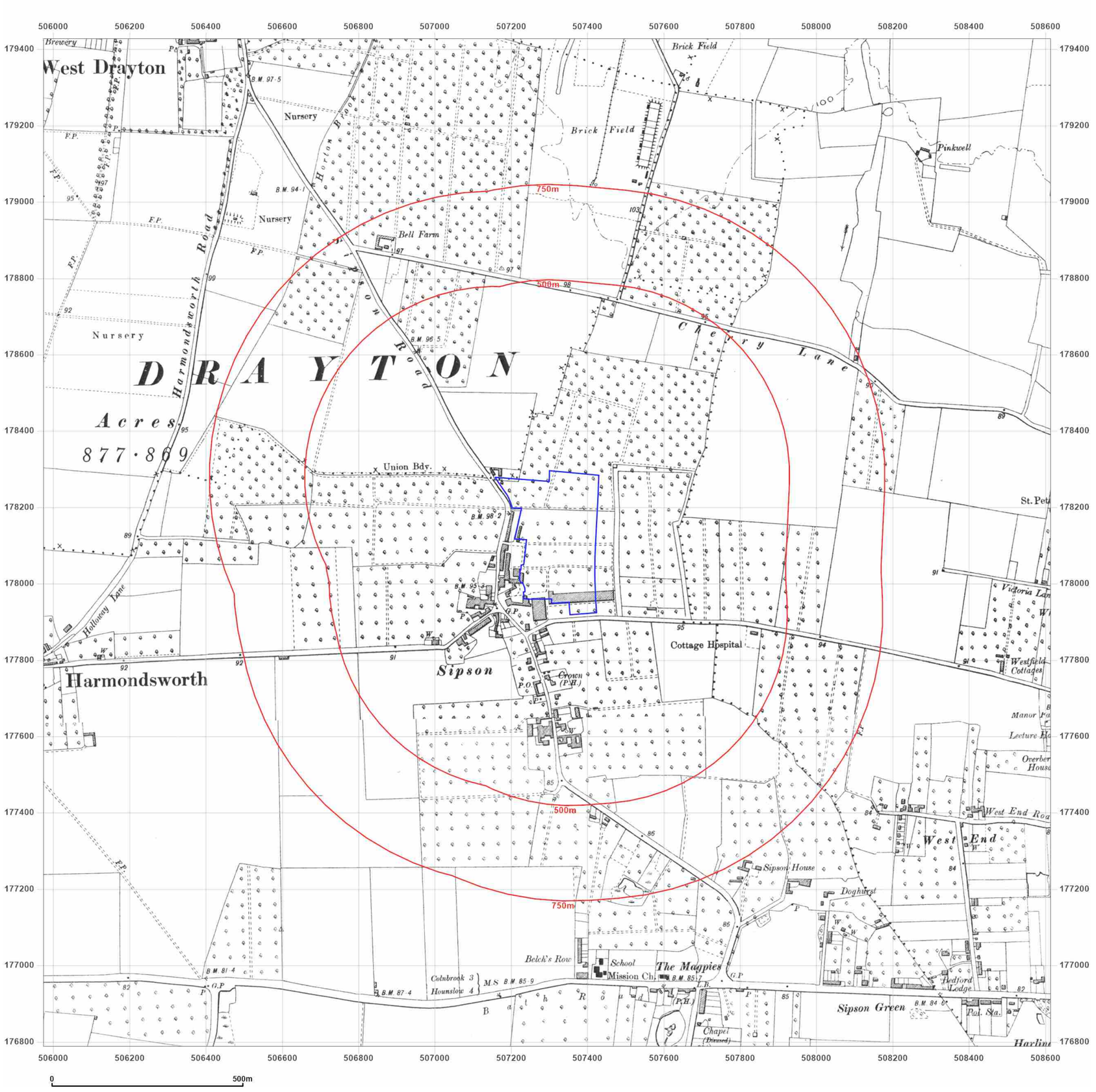
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Grid Ref: 507293, 178107

Map Name: County Series

Map date: **1898-1900**

Scale: 1:10,560

Printed at: 1:10,560

N
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Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

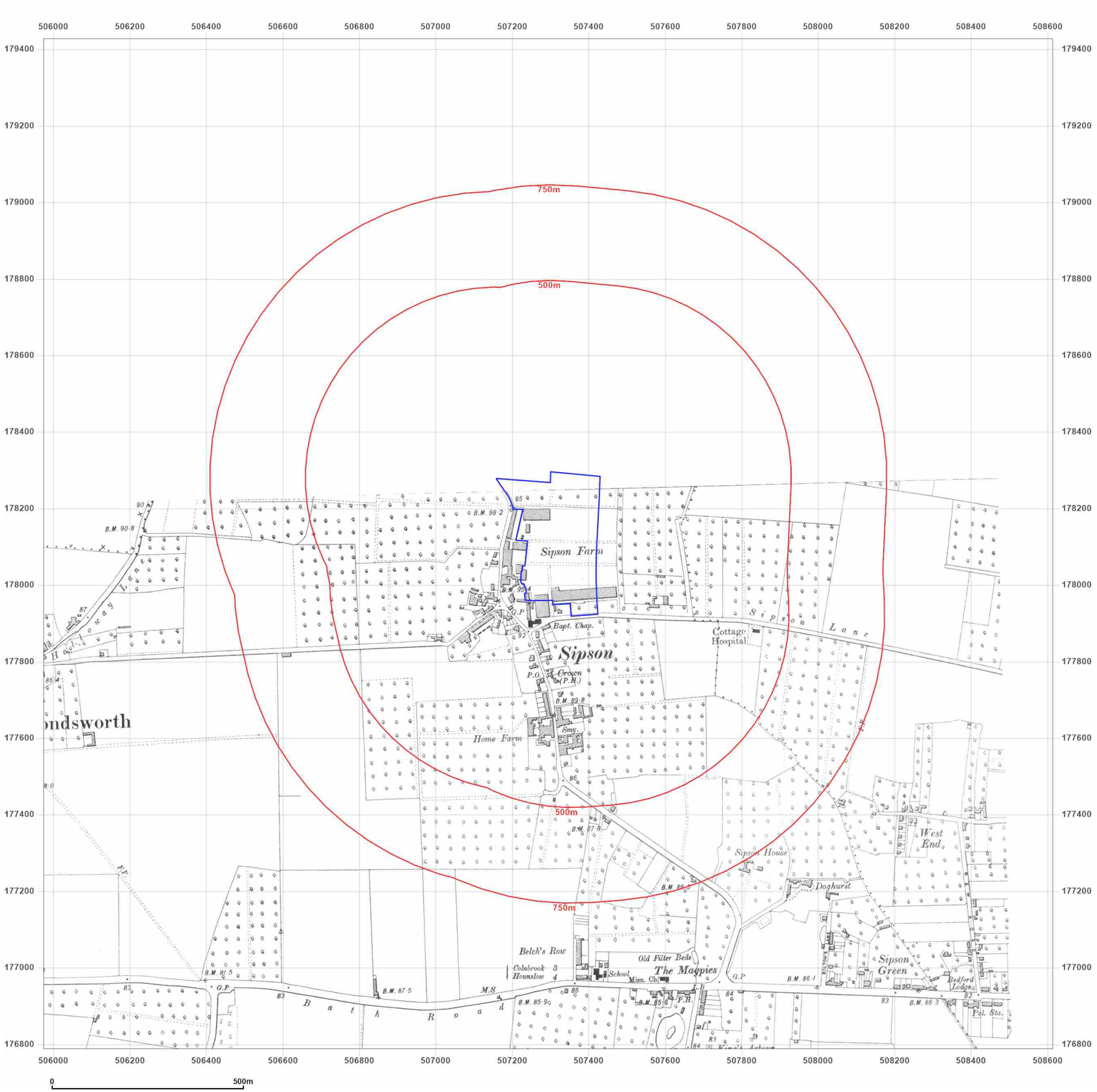
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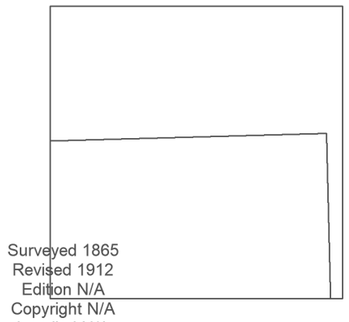
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Map date: **1912**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1865
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

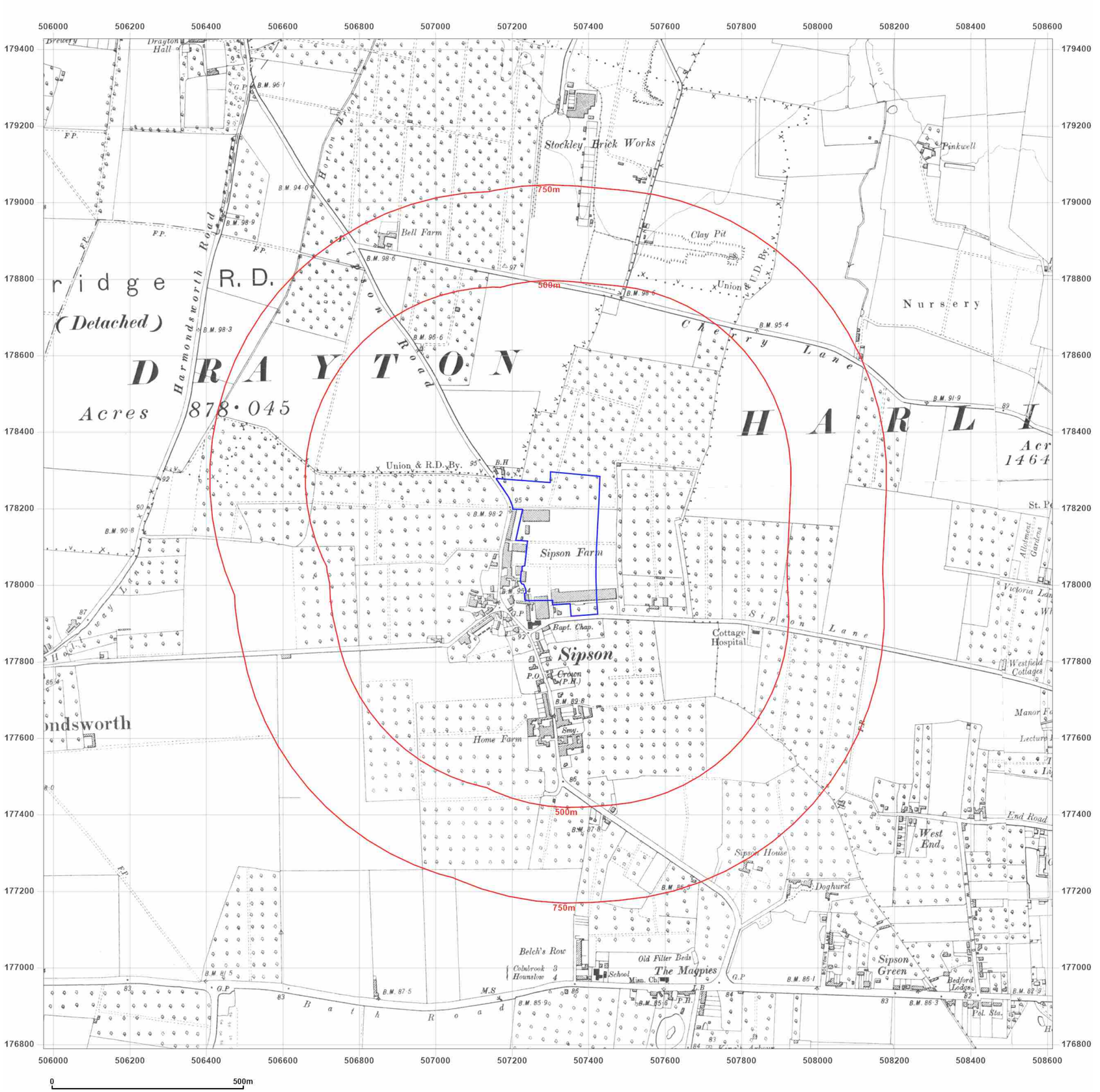
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Grid Ref: 507293, 178107

Map Name: County Series
Map date: **1912-1913**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed 1864
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
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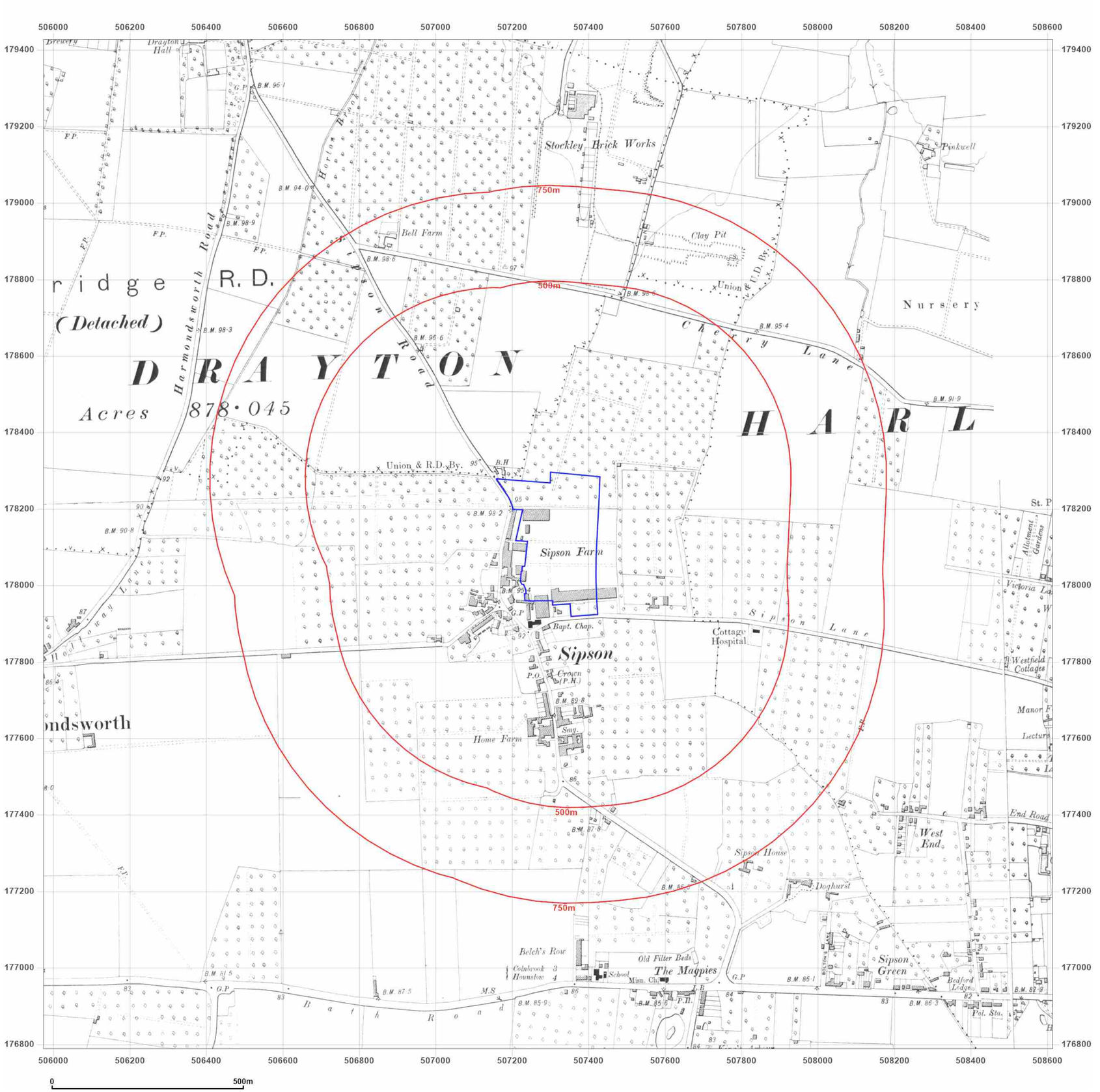
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Map Name: County Series

Map date: **1912-1913**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1866
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

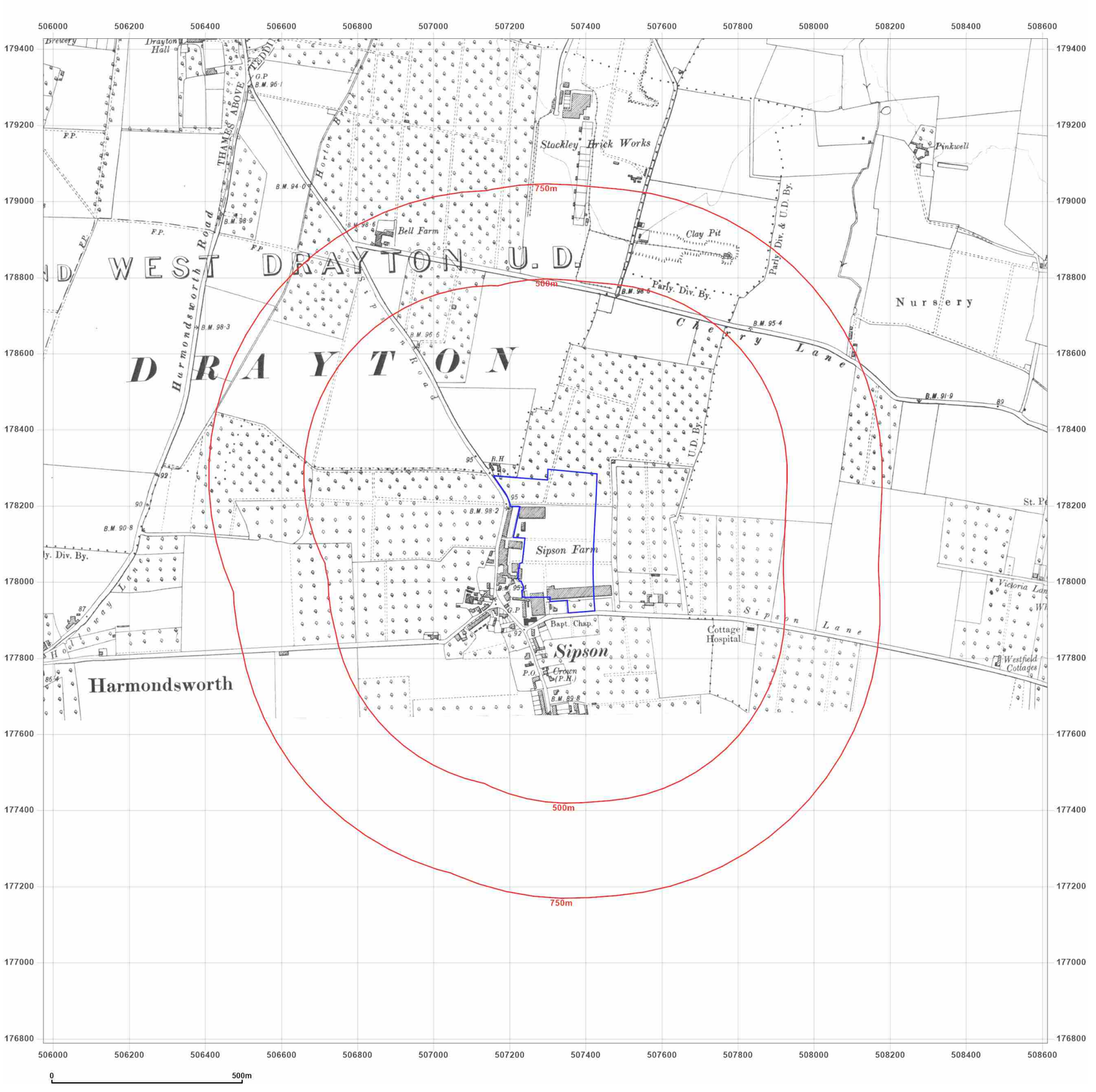
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Report Ref: GS-56C-U61-H4T-EIF
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Map Name: County Series

Map date: **1932**

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Printed at: 1:10,560

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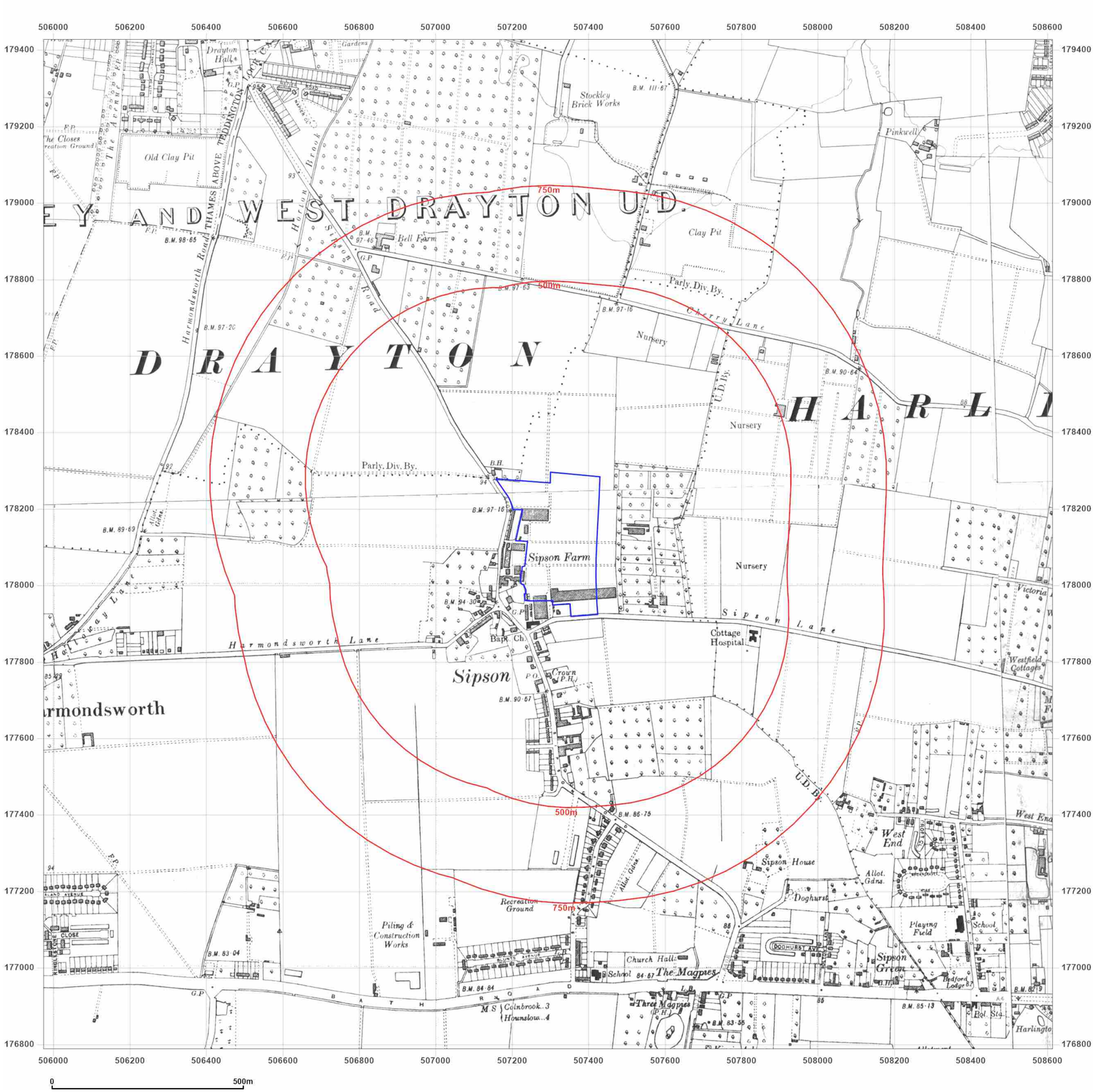
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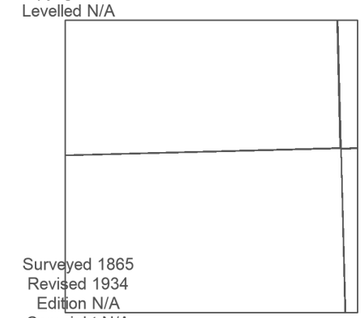
Map Name: County Series

Map date: **1932-1935**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S



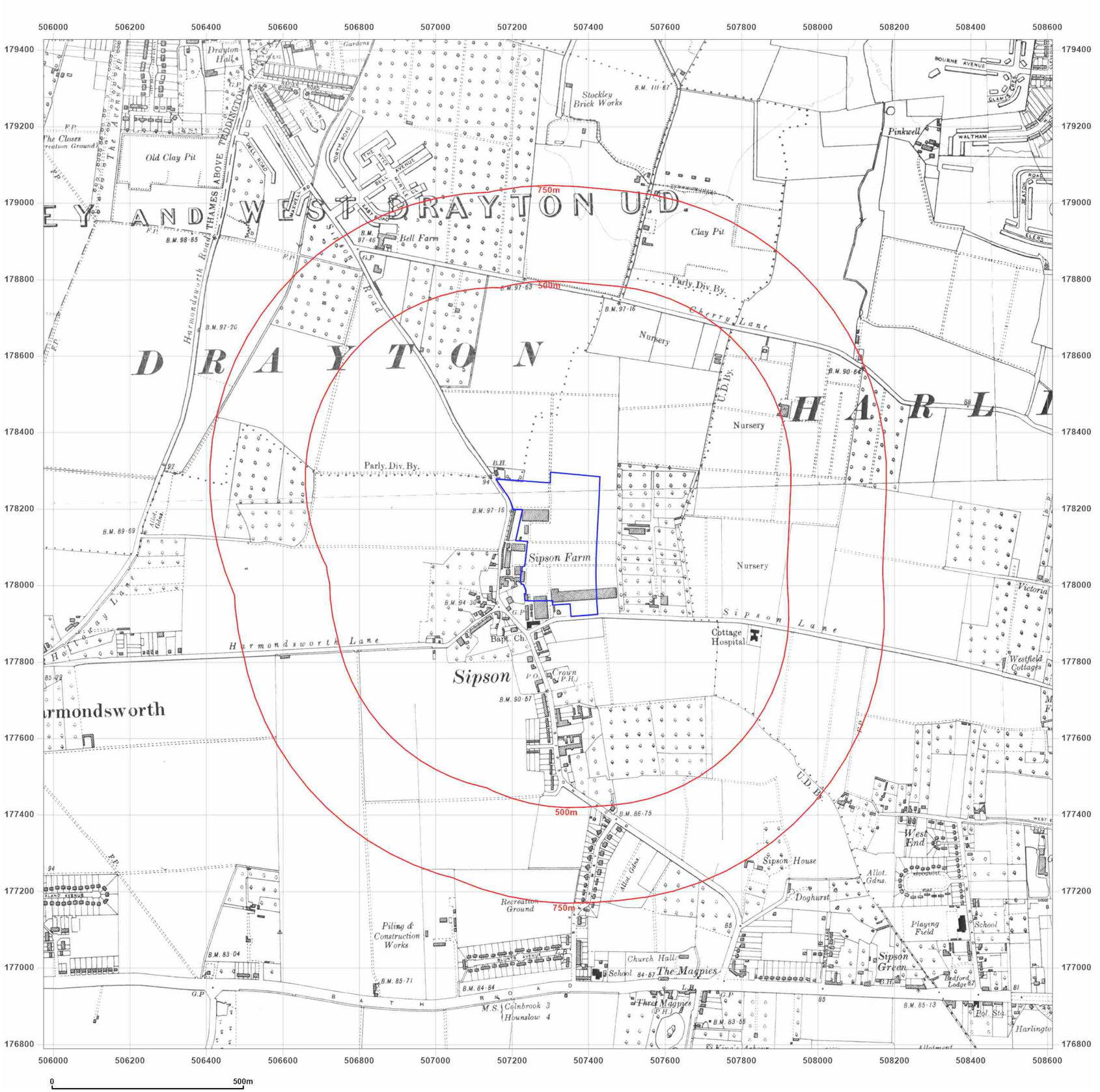
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Production date: 30 January 2025

Map legend available at:
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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

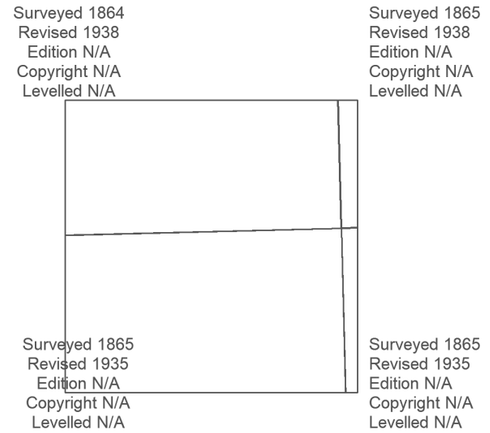
Map Name: County Series

Map date: **1935-1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S



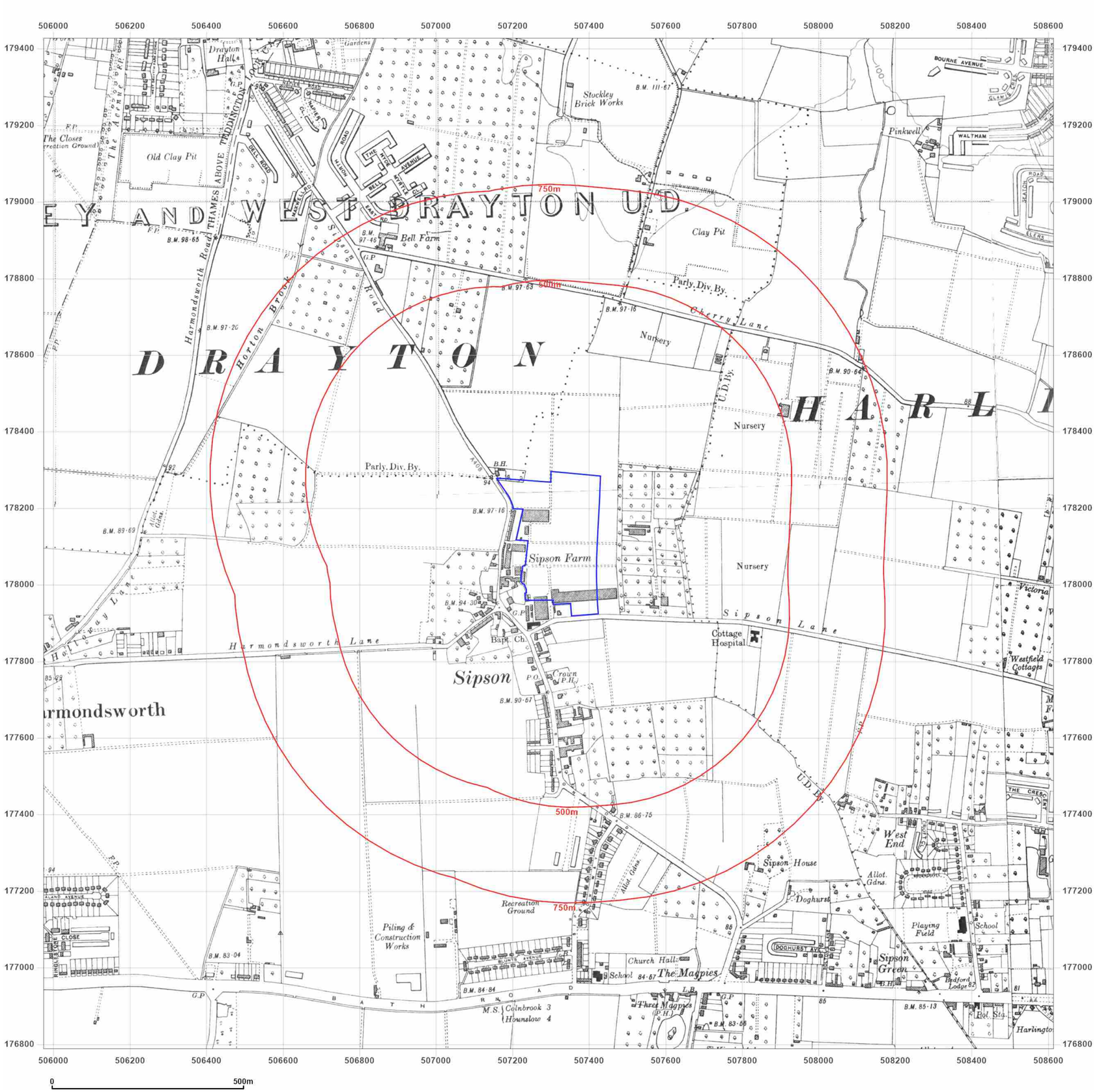
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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1864
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

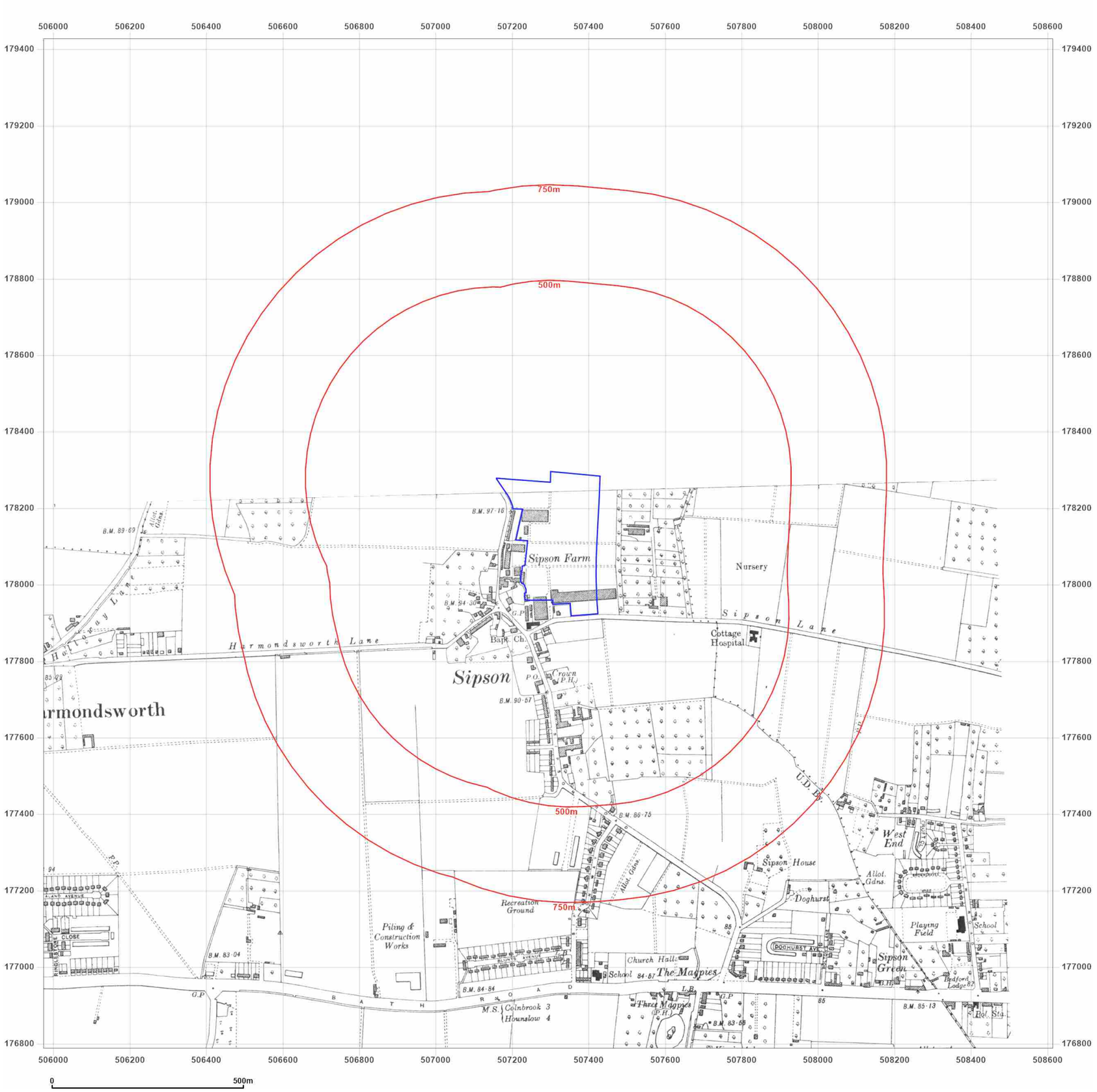
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Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

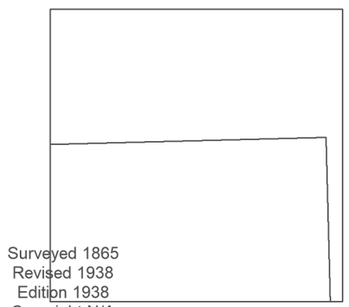
Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S



Surveyed 1865
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

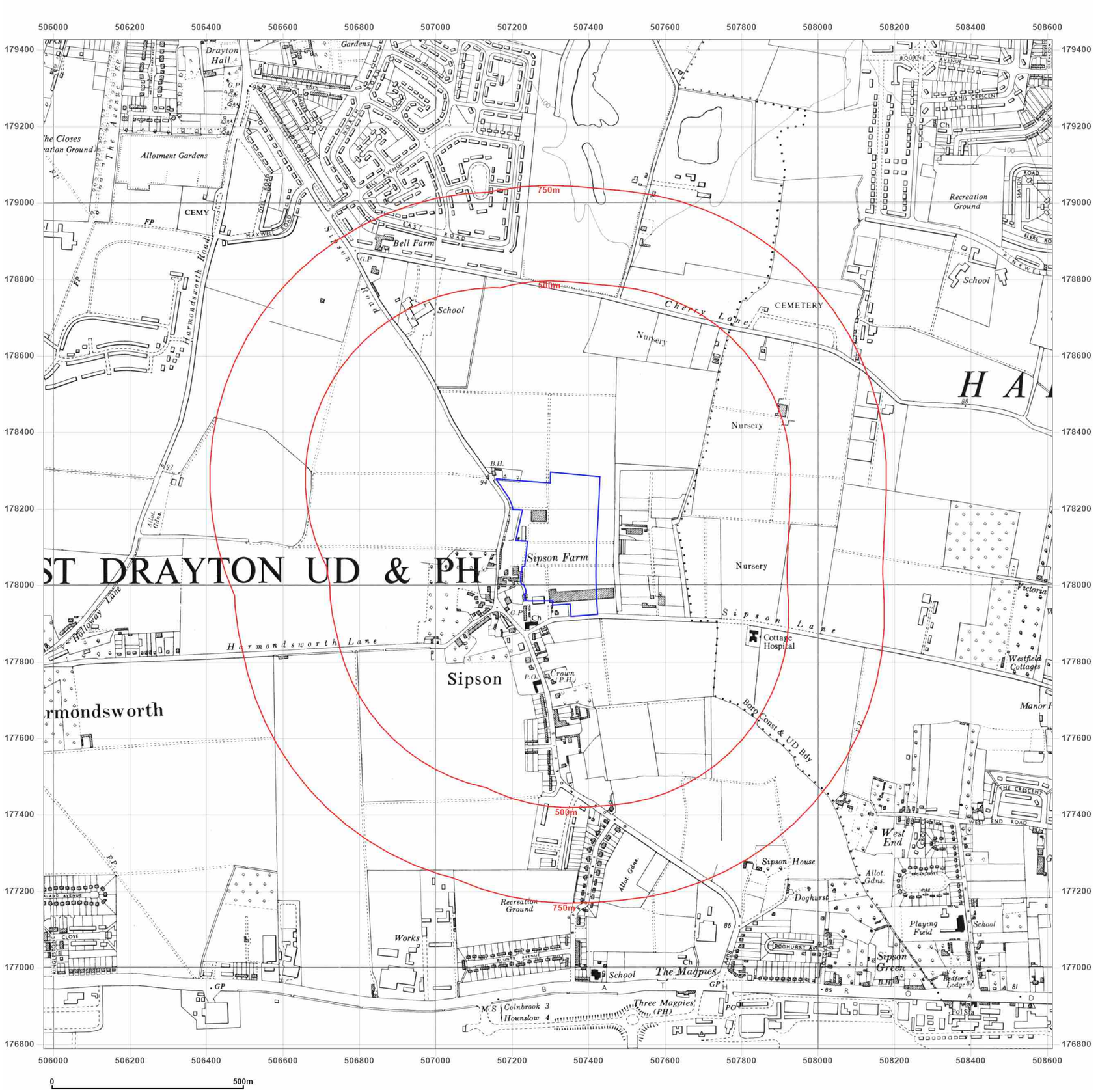
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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: Provisional
Map date: **1960**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

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

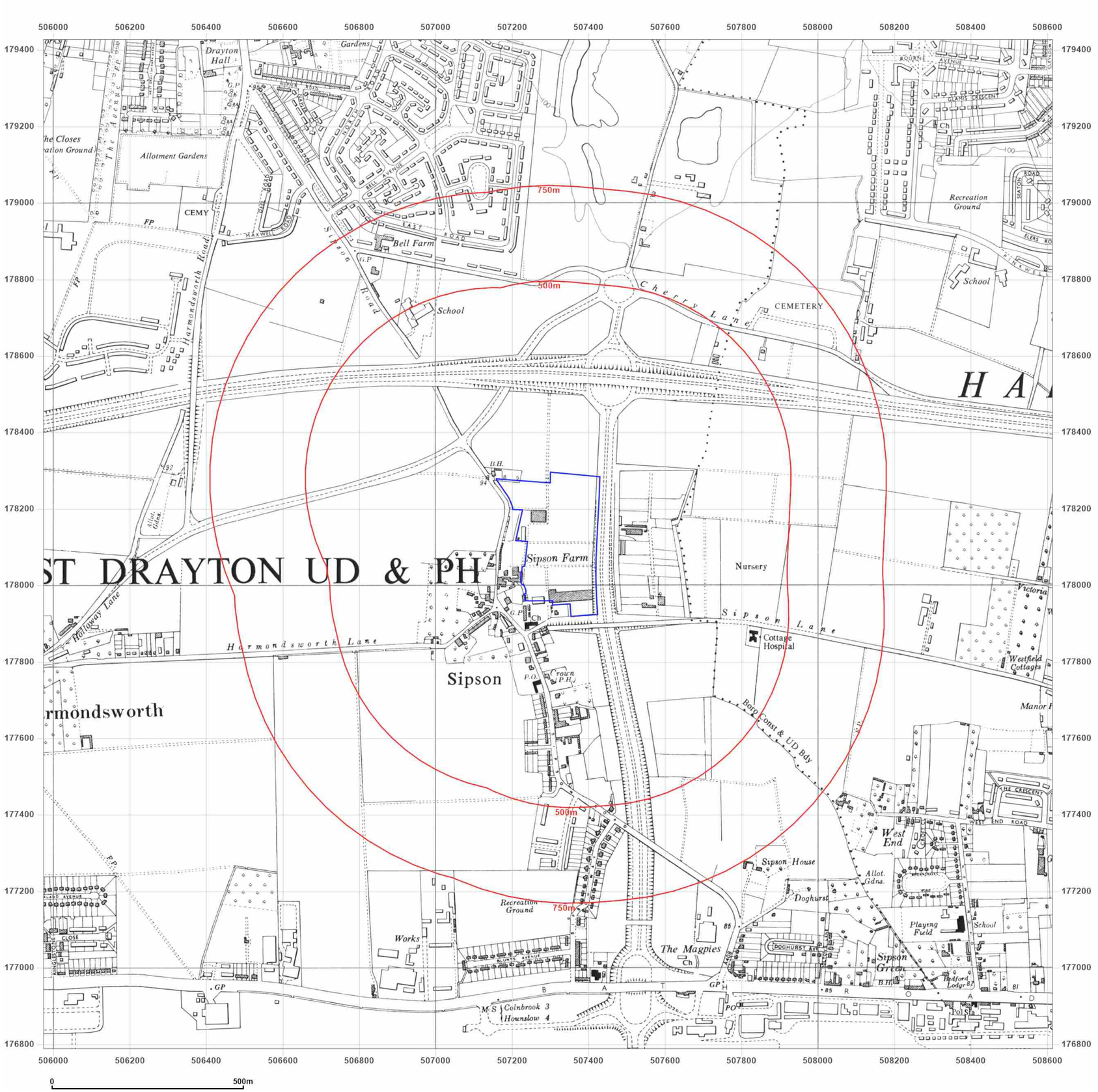
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Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: Provisional

Map date: **1964**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed N/A
Revised 1964
Edition N/A
Copyright 1960
Levelled N/A

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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: Provisional
Map date: **1970**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1968
Revised 1970
Edition N/A
Copyright N/A
Levelled N/A

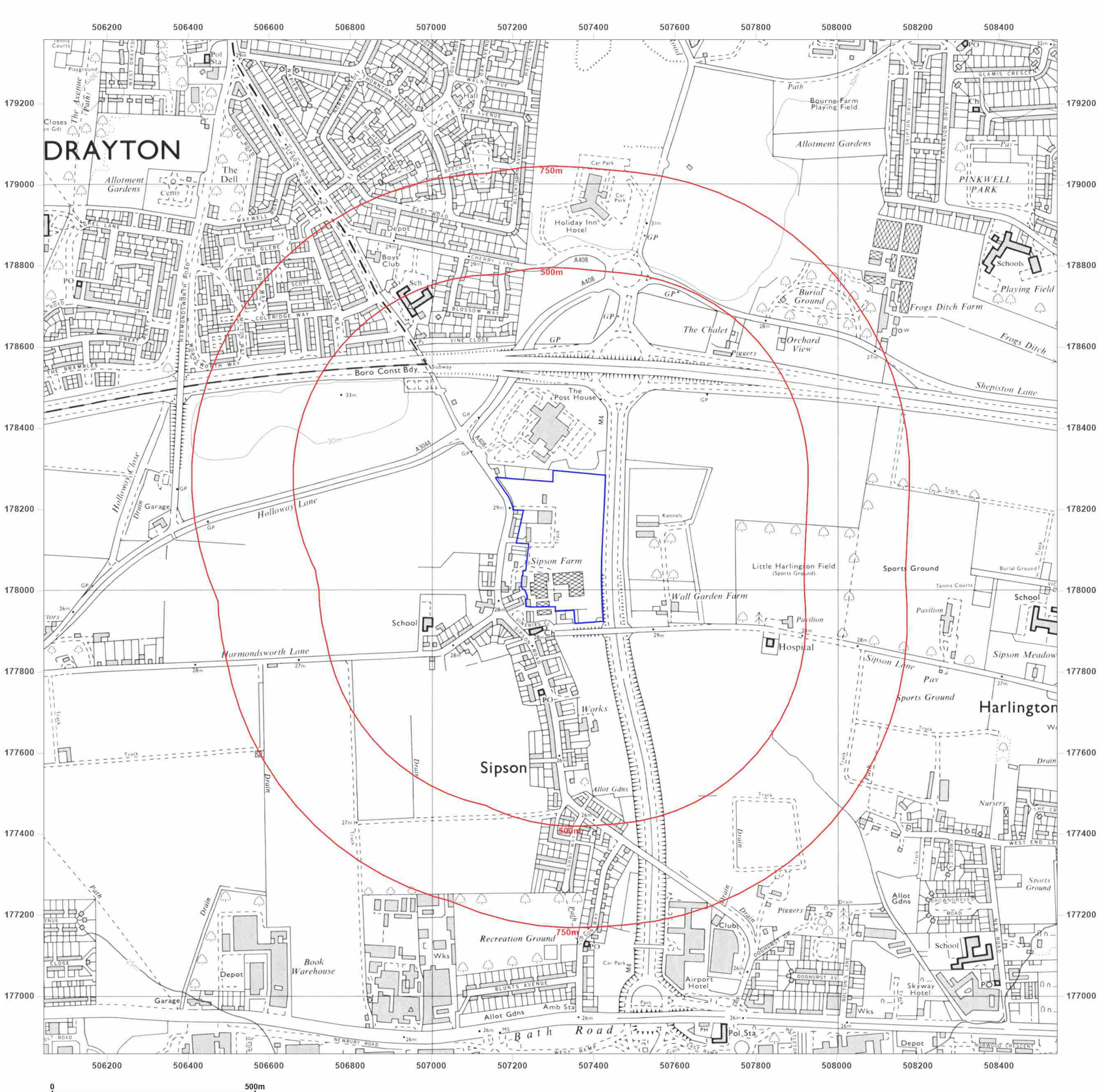
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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: National Grid

Map date: **1974**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

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

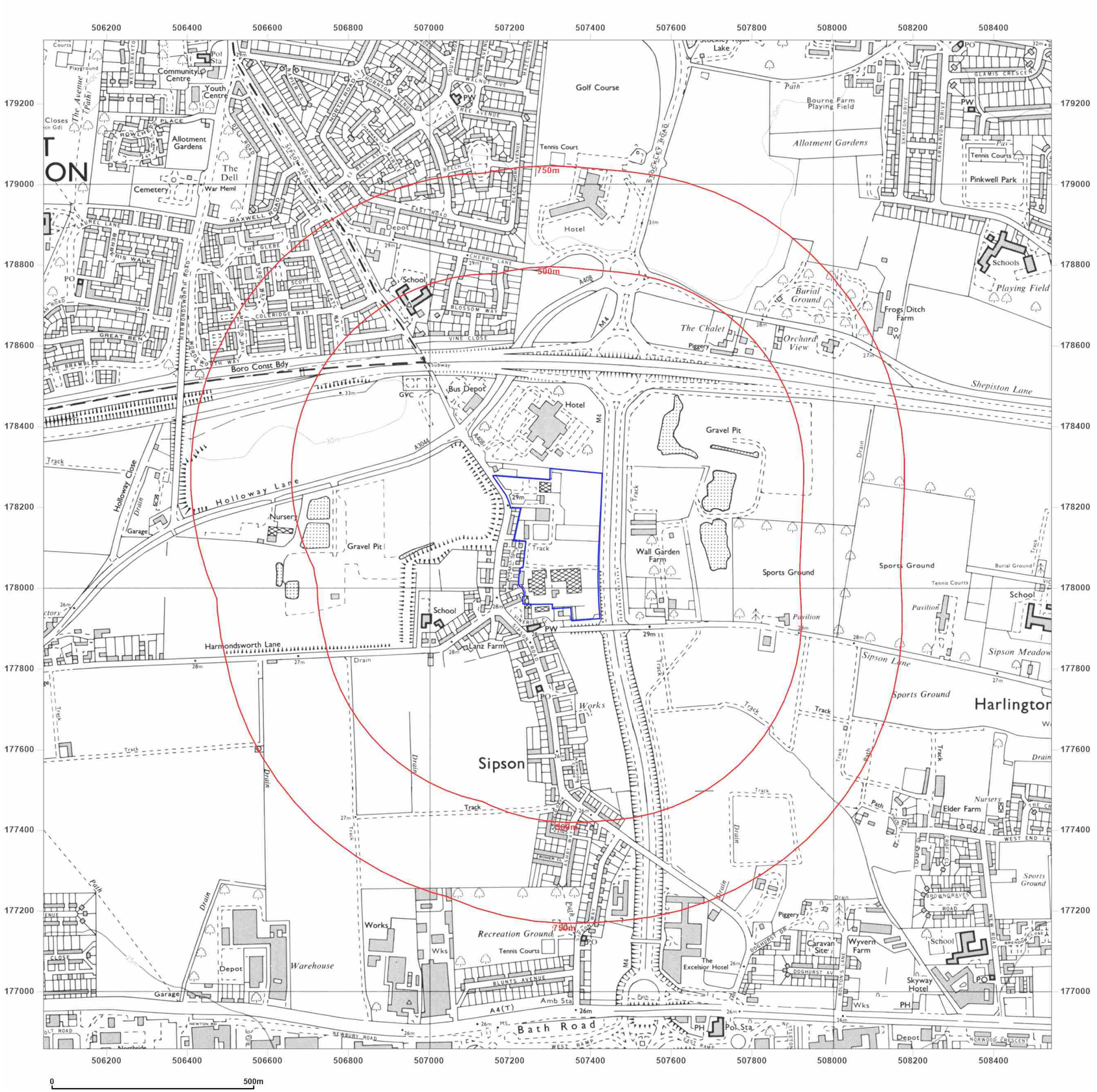
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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: National Grid

Map date: **1987**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1982
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2001

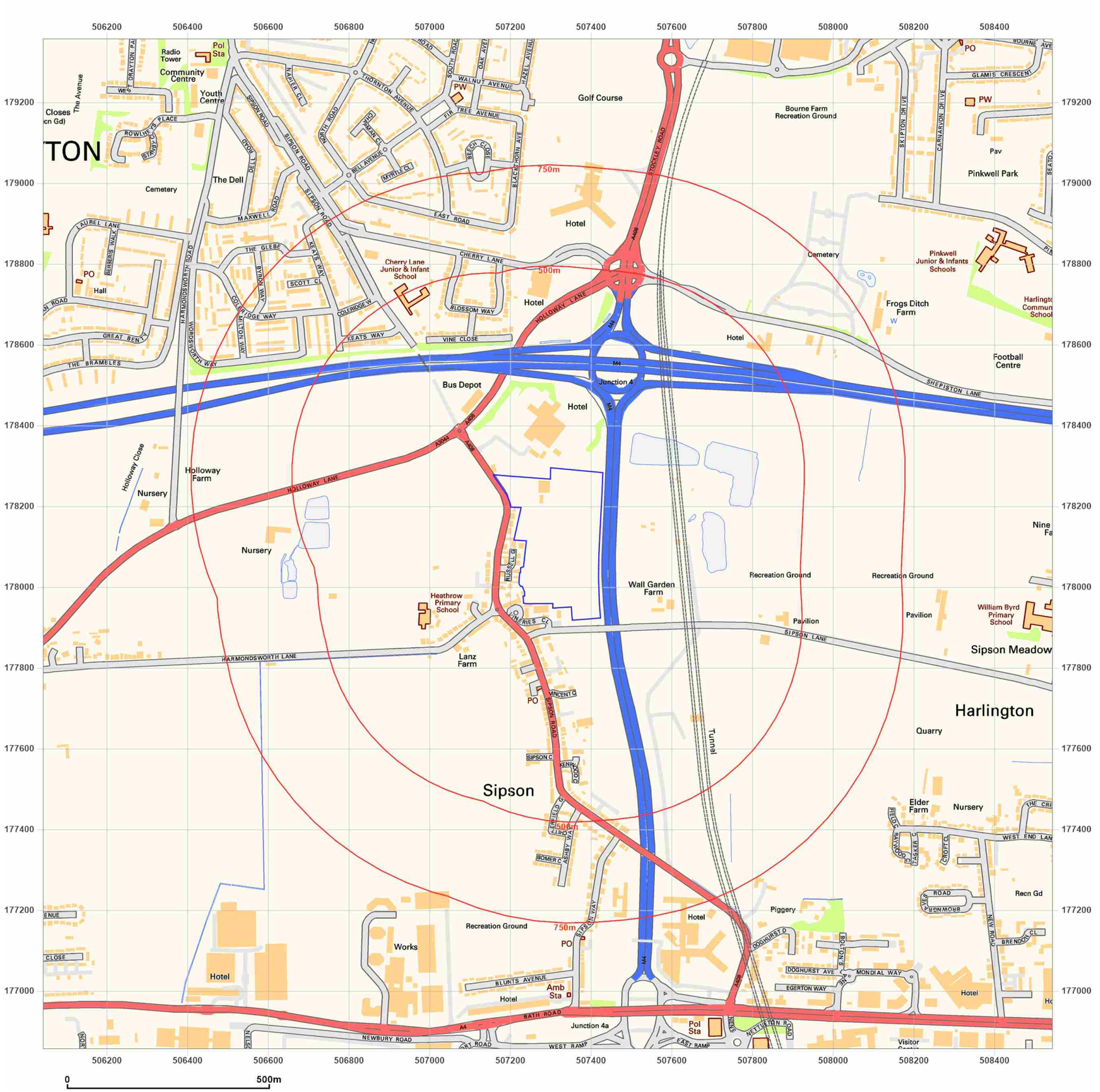
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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2010

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Production date: 30 January 2025

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Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF
Grid Ref: 507293, 178107

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

N
W E
S

2025

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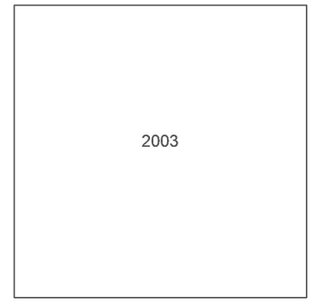
Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF_Landline_1_1
Grid Ref: 507293, 177957

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

N
W E
S



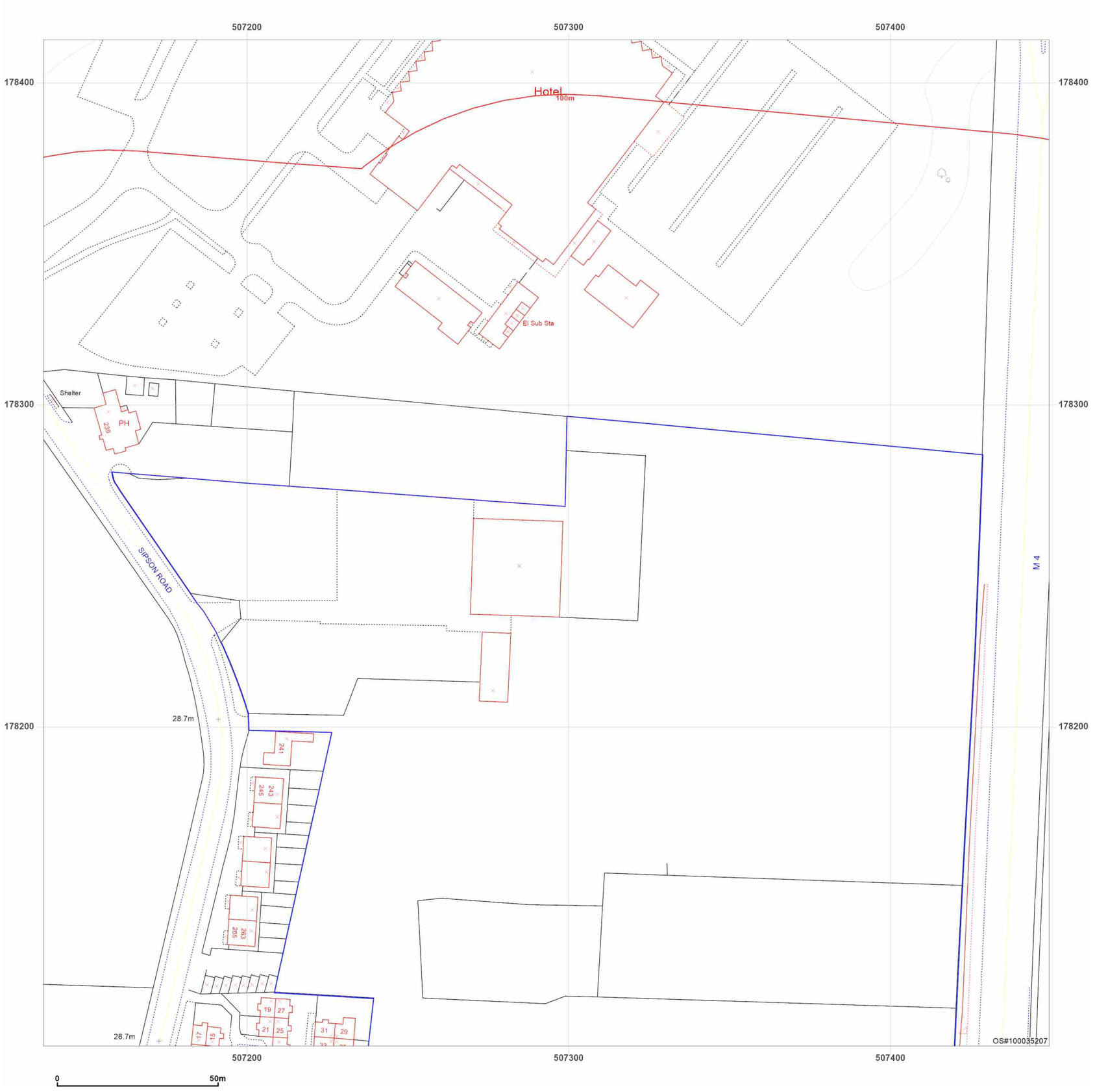
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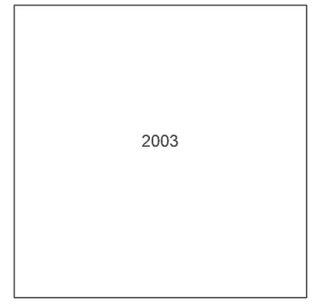
Groundsure INSIGHTS

Site Details:

Client Ref: - GE & SGR
Report Ref: GS-56C-U61-H4T-EIF_Landline_1_2
Grid Ref: 507293, 178257

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

N
W E
S



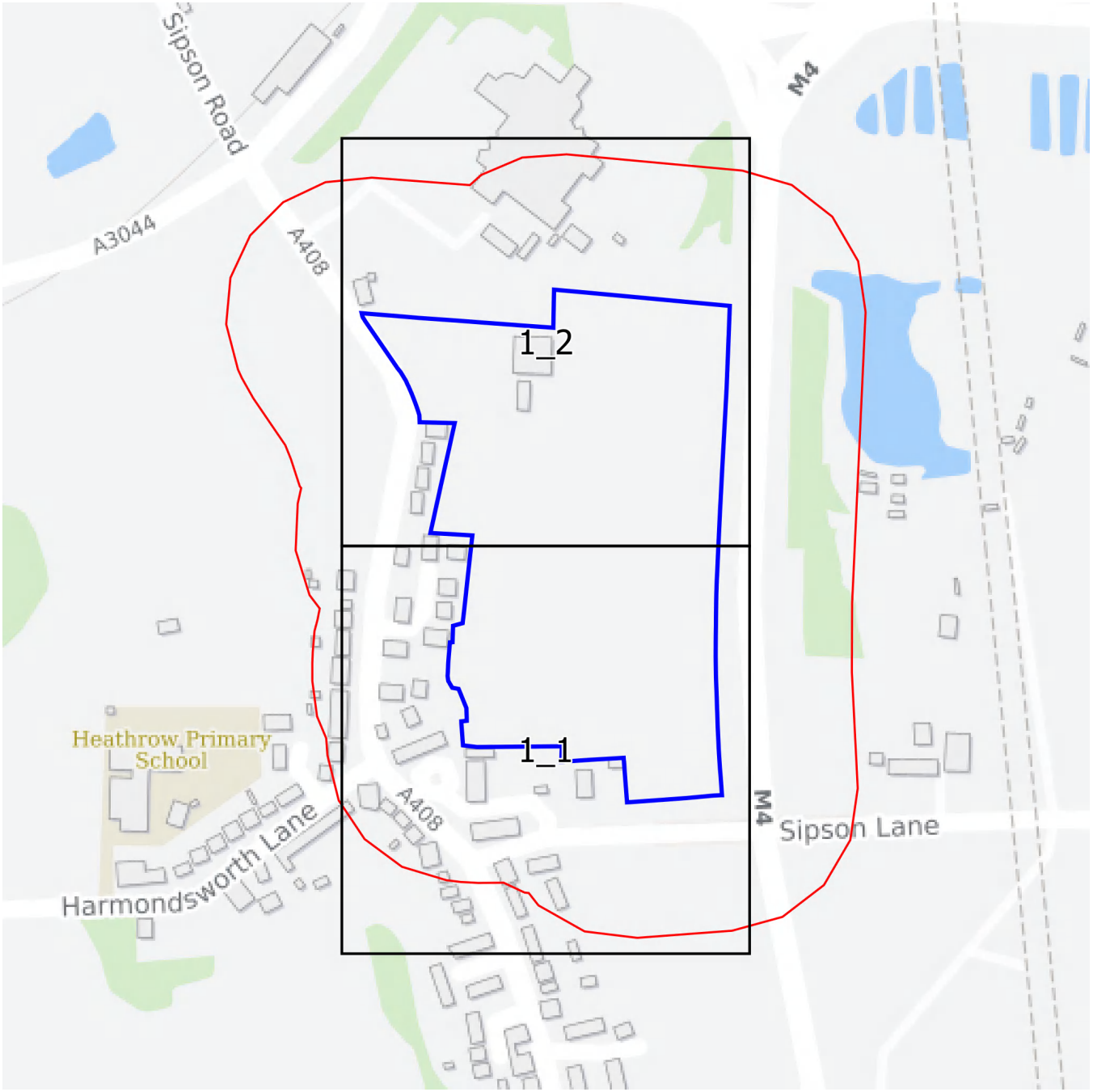
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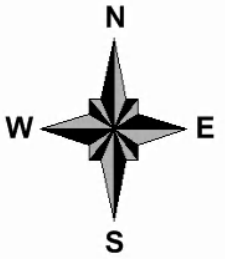
Production date: 30 January 2025

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



Groundsure INSIGHTS

Landline Scale Grid Index



Appendix E BGS Borehole Records

British Geological Survey

BGS ID: 574034 : BGS Reference: TQ07NE206
British National Grid (27700) : 507327,178135

Norwest Holst Soil Engineering Ltd.

Trial Pit No. **242**

TRIAL PIT LOG

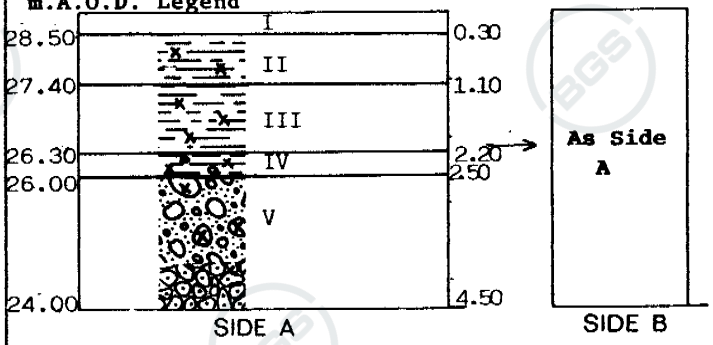
Sheet 1 of 1

Contract No. P9047 (PART 2)
Location HEATHROW S A S
Client HEATHROW AIRPORT LTD.
Excavation Plant JCB 3CX
Dimensions (l x b x h) 3.00 x 1.00 x 4.50m

TQ07NE 206

Co-ords E507327 N178135
Ground Level 28.50 m.A.O.D.
Date 26/3/91

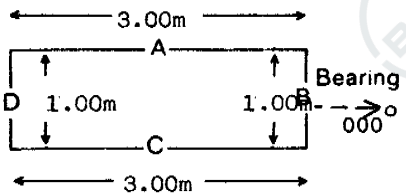
ELEVATIONS:—



SIDE A

SIDE B

PLAN (Not to scale)



SAMPLES

No. & Type	Depth m.
D	0.50
B	1.00
D	1.50
B	2.00
D	2.30
D	2.50
B	3.00
D	3.50
B	4.00
D	4.50

MEXIPROBE at 0.65m
CBR readings at 75mm penetration

Position 1	2	3	4	5
0.7	0.5	1.0	0.5	1.5
1.5	1.8	3.0	3.0	2.4
4.0	2.5	2.5	4.5	2.5
2.5	3.7	2.8	8.0	3.5
3.0	2.7	9.5	8.0	11.6
6.5	12.7	>15	11.0	>15
>15	>15		>15	

As Side A

SIDE C

As A

As Side A

SIDE D

G = reading affected by gravel.

No.	Depth m.	STRATA DESCRIPTION	Cv kN/m²
I	0.00–0.30	Firm brown friable silty clay TOPSOIL with occasional fine subrounded to rounded flint gravel, occasional brick fragment on surface, root penetration to 0.30m.	HAND VANE at 0.20m 38/44 45/44 34G/27 58/46 27G
II	0.30–1.10	Soft to firm orange brown friable silty to very silty CLAY. (BRICKEARTH)	at 0.50m 35 32 32 32 34 28 24 72
III	1.10–2.20	Stiff orange brown very silty CLAY, with occasional dark brown vertical traces of rootlets. (BRICKEARTH)	33 at 1.20m
IV	2.20–2.50	Firm to stiff orange brown very silty CLAY with some to much fine to medium angular to subrounded flint gravel. (BRICKEARTH)	
V	2.50–4.50	Moderately dense orange slightly silty SAND and fine to medium angular to subrounded flint GRAVEL. (TERRACE GRAVEL) ...below 3.80m becomes fine to coarse gravel with occasional cobble sized flint.	to stiff to test → off scale or very stiff
		Pit complete at 4.50m. Backfilled on completion.	

NOTES Cv Approximate value of undrained shear strength from hand vane
Groundwater: Trial Pit dry
Pumping: None
Supports/Stability: None/slight spalling in sand + gravel.

Interpretation of deposits i.e. Terrace Gravel etc.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 574088 : BGS Reference: TQ07NE260
British National Grid (27700) : 507450,178230

TQ 07 NE / 255 – 271

NGRs Overleaf.

MOT Chiswick - Langley Road Sheme

22.10.59

NGDC N°	Report BK N°	OCD	TGRD/Topsoil	DRIFT	BBK	TRH	LC to –
255	1	85′ 25.91	82′ 24.99	–	79′ 24.08	71′ 21.64	50′ 15.29
256	3	84′ 25.60	83′ 25.30	–	78′ 23.77	72′ 21.95	57′ 17.37
257	64	83′ 25.30	81′ 24.69	–	79′ 24.08	73′ 22.25	54′ 16.46
258	44	88′ 26.82	87′ 26.52	–	to 83′ 25.30		
259	52	93′ 28.34	91′ 27.74	–	85′ 25.91	to 82′ 24.99	
260	43	94′ 28.65	93′ 28.34	–	to 87′ 26.52		
261	60	95′ 28.96	94′ 28.65	–	87′ 26.52	to 69′ 21.03	
262	71	94′ 28.65	93′ 28.34		86′ 25.21	70′ 21.34	58′ 17.68
263	29	96′ 29.26	95′ 28.96	–	to 92′ 28.04		
264	30	97′ 29.57	96′ 29.26	–	to 90′ 27.43		
265	48	76′ 23.16	75′ 22.86	–	to 73′ 22.25		
266	31	77′ 23.47	76′ 23.16	–	to 75′ 22.86		
267	61	79′ 24.08	77′ 23.47	–	–	65′ 19.81	to 49′ 14.94
268	65	78′ 23.77	77′ 23.47	–	to 76′ 23.16	69′ 21.03	to 49′ 14.94
269	32	77′ 23.47	76′ 23.16	Silt to 75′ 22.86			
270	68	79′ 24.08	78′ 23.77	–	–	70′ 21.34	to 50′ 15.29
271	62	80′ 24.38	77′ 23.47	76′ 23.16	–	63′ 19.20	to 50′ 15.29

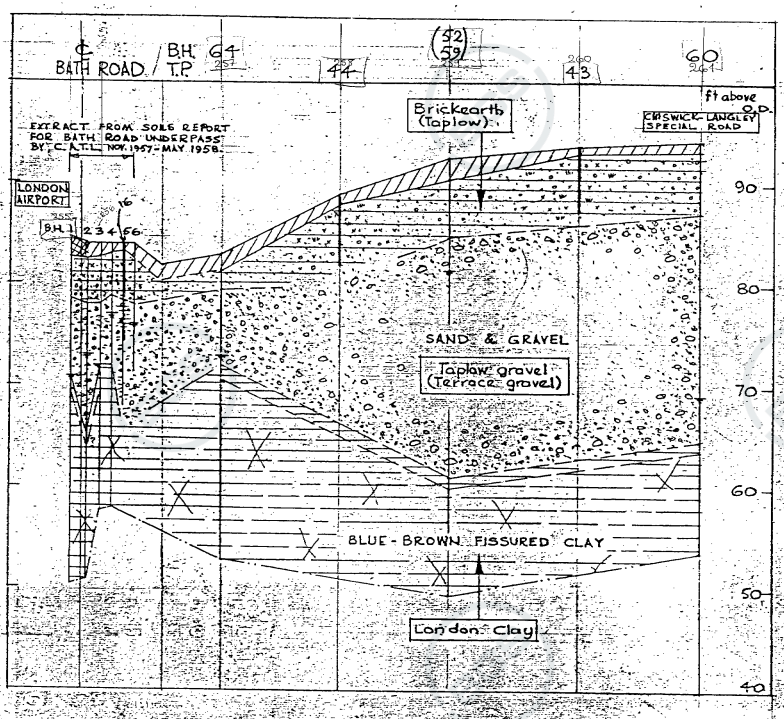
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255	0756	7694
256	0756	7700
257	0756	7729
258	0751	7760
259	0746	7789
260	0745	7823
261	0746	7854
262	0639	7845
263	0616	7842
264	0590	7838
265	0565	7835
266	0542	7835
267	0537	7834
268	0529	7834
269	0522	7834
270	0517	7834
271	0512	7834

British Geological Survey

BGS ID: 574088 : BGS Reference: TQ07NE260
British National Grid (27700) : 507450,178230

TQ 07 NE/255-261



SCALES
HORIZONTAL: 6 INCHES TO 1 MILE
VERTICAL: 1 INCH TO 10 FEET

AIRPORT SPUR

MINISTRY OF TRANSPORT
CHISWICK-LANGLEY SPECIAL ROAD SCHEME
SOIL PROFILE-SHEET 2

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 574164 : BGS Reference: TQ07NE336
British National Grid (27700) : 507388,178090

Soil Mechanics

BOREHOLE No. H002

Sheet 1 of 4

Equipment & Methods
Cable tool boring in 150mm diameter from ground level to 25.00m

Location No. 7600
Location HEATHROW ACCESS ROAD
TQ07NE/336

Carried out for
Heathrow Airport Limited

Ground Level
28.08 m A.O.D.

Coordinates
507388 E
178090 N

Date
28.11.89 to 29.11.89

Description	Reduced Level	Legend	Depth (Thick)	Samples/Tests: Depth	Sample Type	Sample No.	Test	Field Records
TOPSOIL (Driller's description)	28.08		(0.40)					
	27.68		0.40					
Very stiff brown and orange brown very silty CLAY. (ALLUVIAL CLAY)			(1.30)	1.00 – 1.45	U	1		45 blows
				1.50	D	2		
	26.38		1.70					
Dense brown, grey brown and black angular to subrounded fine to coarse flint GRAVEL (in places predominantly coarse) with some fine to coarse sand, becoming with some fine to medium and much coarse sand. (RIVER TERRACE DEPOSITS)			(3.30)	2.00 – 2.50	B	3	C N=46	6,9,10,10,12,14
				3.00 – 3.50	B	4	C N=36	5,6,8,8,9,11
				4.00 – 4.50	B	5	C N=39	6,7,8,10,11,10
	23.08		5.00					
Medium dense brown, grey brown and black angular to subrounded fine to coarse (predominantly coarse) flint GRAVEL with much becoming a little fine to coarse sand. (RIVER TERRACE DEPOSITS)			(2.50)	5.00 – 5.50	B	6	C N=24	3,4,5,6,6,7
				6.00 – 6.50	B	7	C N=19	3,4,3,5,5,6
				7.00 – 7.50	B	8	C N=18	2,4,4,4,5,5
	20.58		7.50					
Medium dense brown,grey brown and black angular to subrounded fine to coarse becoming predominantly medium to coarse flint GRAVEL with much coarse sand and some fine to medium sand. (RIVER TERRACE DEPOSITS)			(2.30)	8.00 – 8.50	B	9	C N=14	3,2,3,3,3,5
				9.00 – 9.50	B	10	C N=10	4,3,2,2,3,3
	18.28		9.80					
Firm brown CLAY (WEATHERED LONDON CLAY)	18.08		10.00	9.80 – 10.25	U	11		

Remarks

1. Falling head test performed in the gravel.

Logged by AWSF

Scale 1:50

Fig. 49

Notes:
Materials are described in accordance with Appendices. For explanation of symbols and abbreviations see Fig. 1. (c) Soil Mechanics
All depths and reduced levels in metres. Thicknesses given in brackets in depth column. 10.01.90/09.58 (Ver 4.1.1)

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 574164 : BGS Reference: TQ07NE336
British National Grid (27700) : 507388,178090

Soil Mechanics

BOREHOLE No. H002

Sheet 2 of 4

Equipment & Methods: As sheet 1

Location No. 7600

TQ 07 NE / 336

Location: HEATHROW ACCESS ROAD

Carried out for: Heathrow Airport Limited

Ground Level | Coordinates | Date: As sheet 1

Description	Reduced Level	Legend	Depth (Thick)	Samples/Tests: Depth	Sample Type	Sample No.	Test	Field Records
Stiff grey brown CLAY with extremely to very closely spaced inclined rough irregular generally planar and undulose slightly gleyed fissures and rare wood fragments. (LONDON CLAY)			(1.50)	9.80 – 10.25	U	11		45 blows
				10.30	D	12		
	16.58		11.50					
rare wood fragment				12.00 – 12.45	D	13	S N=22	3,4,5,5,6,6
Very stiff grey brown CLAY with very closely to closely spaced subhorizontal to inclined rough irregular generally planar gleyed fissures with rare subhorizontal partings and occasionally 1-4mm lenses of dark grey green silt. (LONDON CLAY)			(5.60)	14.00 – 14.40	U	14		50 blows
				14.45	D	15		
				16.00 – 16.45	D	16	S N=31	4,6,6,7,8,10
	10.98		17.10					
CLAYSTONE (Driller's description)			(0.50)					
	10.48		17.60					
rare pyritized wood fragment				18.00 – 18.40	U	17		80 blows
				18.45	D	18		
LONDON CLAY (As above)			(3.80)					

Remarks

Logged by: AWSF

Scale: 1:50

Fig. 49

Notes:
Materials are described in accordance with Appendices. For explanation of symbols and abbreviations see Fig. 1. (c) Soil Mechanics
All depths and reduced levels in metres. Thicknesses given in brackets in depth column. 10.01.90/09.58 (Ver 4.1.1)

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 574164 : BGS Reference: TQ07NE336
British National Grid (27700) : 507388,178090

Soil Mechanics

BOREHOLE No. H002

Sheet 3 of 4

TQ07NE/336

Equipment & Methods: As sheet 1

Location No. 7600

Location: HEATHROW ACCESS ROAD

Carried out for: Heathrow Airport Limited

Ground Level | Coordinates | Date: As sheet 1

Description	Reduced Level	Legend	Depth (Thick)	Samples/Tests: Depth	Sample Type	Sample No.	Test	Field Records
				20.00 – 20.45	D	19	S N=34	5,6,8,8,8,10
LONDON CLAY (As sheet 2.)			(3.80)					
	6.68		21.40					
CLAYSTONE (Driller's description)			(0.50)					
	6.18		21.90					
				22.20 – 22.55	U	20		95 blows
				22.60	D	21		
Very stiff grey brown CLAY with very closely spaced subhorizontal to subvertical rough irregular generally planar gleyed fissures and rare subhorizontal partings of dark grey green silt with rare shell fragments. (LONDON CLAY)			(3.10 pen)					
				24.50 – 24.95	D	22	S N=39	5,7,8,9,10,12
	3.08		25.00					
BOREHOLE ENDS AT 25.00 m.								

Water Level Observations During Boring

Date	Time	Depth of Hole (m)	Depth of Casing (m)	Depth to Water (m)	Remarks
1989 28.11	–	3.00	3.00	0.00	Falling head test
29.11	–	9.80	9.80	DRY	
29.11	–	25.00	9.80	DRY	End of borehole

Remarks

2. Standpipe installed upon completion.

Logged by: AWSF

Scale: 1:50

Fig. 49

Notes:

Materials are described in accordance with Appendices. For explanation of symbols and abbreviations see Fig. 1. (c) Soil Mechanics 10.01.90/09.58 (Ver 4.1.1)

All depths and reduced levels in metres. Thicknesses given in brackets in depth column.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 574165 : BGS Reference: TQ07NE337
British National Grid (27700) : 507205,178274

Soil Mechanics

BOREHOLE No. H051

Sheet 1 of 5

TQ07NE/337

Equipment & Methods: Cable tool boring in 150mm diameter from ground level to 30.50m.	Location No. 7600 Location: HEATHROW ACCESS ROAD
Carried out for: Heathrow Airport Limited	Ground Level: 28.50 m A.O.D. Coordinates: 507205 E, 178274 N Date: 23.11.89 to 24.11.89

Description	Reduced Level	Legend	Depth (Thick)	Samples/Tests: Depth	Sample Type	Sample No.	Test	Field Records
TOPSOIL (Driller's description)	28.50		(0.30)					
	28.20		0.30					
Very stiff brown and light orange brown very silty CLAY with rare fine sand. (ALLUVIAL CLAY)			(2.20)	1.00 – 1.45	D	1	S N=13	2,3,3,3,3,4
				1.00 – 1.50	B	2		
				2.00 – 2.45	U	3		45 blows
	26.00		2.50	2.50	D	4		
Dense light brown/brown and grey brown angular to subrounded fine to coarse (predominantly fine to medium becoming predominantly coarse) flint GRAVEL with a little fine to medium and some coarse sand. (RIVER TERRACE DEPOSITS)			(1.50)	2.60 – 3.10	B	5	C N=47	7,9,10,11,14,12
				3.50 – 4.00	B	6	C N=39	6,8,8,10,9,12
	24.50		4.00					
Dense brown/dark brown, grey and black angular to rounded fine to coarse flint GRAVEL with some fine to coarse sand and rare flint cobble. (RIVER TERRACE DEPOSITS)			(2.40)	4.50 – 5.00	B	7	C N=35	4,7,9,9,8,9
				5.50 – 6.00	B	8	C N=33	5,6,8,8,8,9
	22.10		6.40					
Stiff brown mottled orange brown CLAY. (WEATHERED LONDON CLAY)			(0.50)	6.50 – 6.90	U	9		60 blows
	21.60		6.90	6.95	D	10		
Stiff to very stiff grey brown CLAY with extremely closely spaced subhorizontal to inclined rough irregular generally planar and very rough irregular undulose slightly gleyed fissures with occasional subhorizontal layers of dark grey green silt. (LONDON CLAY)			(3.60)	8.50 – 8.95	D	11	S N=23	2,4,4,5,7,7

Remarks

1. Falling head test performed in the gravel.

Logged by: AWSF

Scale: 1:50

Fig. 48

Notes:

Materials are described in accordance with Appendices. For explanation of symbols and abbreviations see Fig. 1. (c) Soil Mechanics
All depths and reduced levels in metres. Thicknesses given in brackets in depth column. 10.01.90/09.57 (Ver 4.1.1)

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 574165 : BGS Reference: TQ07NE337
British National Grid (27700) : 507205,178274

Soil Mechanics

BOREHOLE No. H051

Sheet 2 of 5

Equipment & Methods: As sheet 1

Location No. 7600

Location: HEATHROW ACCESS ROAD

TQ 07 NE /337

Carried out for: Heathrow Airport Limited

Ground Level | Coordinates | Date: As sheet 1

Description	Reduced Level	Legend	Depth (Thick)	Samples/Tests: Depth	Sample Type	Sample No.	Test	Field Records
LONDON CLAY (As sheet 1)			(3.60)					
	18.00		10.50	10.50 – 10.90	U	12		45 blows
rare shell fragment				10.95	D	13		
Very stiff grey brown CLAY with extremely to very closely spaced subhorizontal to inclined rough irregular generally planar rarely smooth regular planar slightly gleyed fissures and occasional subhorizontal layers of dark grey and dark grey green silt. (LONDON CLAY)			(6.50)	12.50 – 12.95	D	14	S N=29	3,5,6,7,8,8
rare shell fragment				14.50 – 14.95	U	15		60 blows
				14.95	D	16		
				16.50 – 16.95	D	17	S N=33	6,7,7,8,8,10
	11.50		17.00					
Very stiff grey brown CLAY with very closely to closely spaced subhorizontal to inclined rough irregular generally planar occasionally slightly undulose gleyed fissures. (LONDON CLAY)			(6.00)	18.50 – 18.95	U	18		60 blows
rare shell fragment and pyritic nodule				19.00	D	19		

Remarks

Logged by: AWSF

Scale: 1:50

Fig. 48

Notes:
Materials are described in accordance with Appendices. For explanation of symbols and abbreviations see Fig. 1. (c) Soil Mechanics
All depths and reduced levels in metres. Thicknesses given in brackets in depth colum. 10.01.90/09.57 (Ver 4.1.1)

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 574165 : BGS Reference: TQ07NE337
British National Grid (27700) : 507205,178274

Soil Mechanics

BOREHOLE No. H051

Sheet 3 of 5

Equipment & Methods: As sheet 1

Location No. 7600

TQ07NE/337

Location: HEATHROW ACCESS ROAD

Carried out for: Heathrow Airport Limited

Ground Level | Coordinates | Date: As sheet 1

Description	Reduced Level	Legend	Depth (Thick)	Samples/Tests: Depth	Sample Type	Sample No.	Test	Field Records
				20.50 – 20.95	D	20	S N=37	5,7,7,9,10,11
LONDON CLAY (As sheet 2)			(6.00)					
				22.50 – 22.85	U	21		70 blows
				22.90	D	22		
	5.50		23.00					
Very stiff grey brown CLAY with extremely closely spaced subhorizontal to subvertical rough irregular generally planar and smooth regular planar occasionally undulose gleyed fissures with occasional subhorizontal layers of dark grey green silt and occasional shell fragments. (LONDON CLAY)			(2.40)					
				24.50 – 24.95	D	23	S N=41	5,9,10,10,10,11
	3.10		25.40					
CLAYSTONE (Driller's description)			(0.40)					
	2.70		25.80					
				26.50 – 26.90	U	24		70 blows
				26.95	D	25		
Very stiff grey brown CLAY with extremely closely spaced inclined to subvertical rough irregular generally planar occasionally slightly undulose and smooth regular planar gleyed fissures with occasional 1–5mm lenses of light grey and dark grey green silt, rare shell fragments and occasional pyritic nodules and pyritised wood fragments. (LONDON CLAY)			(4.70)					
				28.50 – 28.95	D	26	S N=43	4,7,9,10,12,12

Remarks

Logged by: AWSF

Scale: 1:50

Fig. 48

Notes:
Materials are described in accordance with Appendices. For explanation of symbols and abbreviations see Fig. 1. (c) Soil Mechanics 10.01.90/09.57 (Ver 4.1.1)
All depths and reduced levels in metres. Thicknesses given in brackets in depth column.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 574165 : BGS Reference: TQ07NE337
British National Grid (27700) : 507205,178274

Soil Mechanics

BOREHOLE No. H051

Sheet 4 of 5

Equipment & Methods: As sheet 1

Location No. 7600

TQ 07 NE /337

Location: HEATHROW ACCESS ROAD

Carried out for: Heathrow Airport Limited

Ground Level | Coordinates | Date: As sheet 1

Description	Reduced Level	Legend	Depth (Thick)	Samples/Tests: Depth	Sample Type	Sample No.	Test	Field Records
LONDON CLAY (As sheet 3)			(4.70 pen)	30.00 - 30.40	U	27		95 blows
				30.45	D	28		
BOREHOLE ENDS AT 30.50 m.	-2.00		30.50					

Water Level Observations During Boring

Date	Time	Depth of Hole (m)	Depth of Casing (m)	Depth to Water (m)	Remarks
1989					
23.11	-	3.00	3.00	DRY	Falling head test
23.11	-	6.50	6.50	DRY	
23.11	-	20.00	6.50	DRY	End of shift
24.11	-	20.00	6.50	DRY	Start of shift
24.11	-	30.50	6.50	DRY	End of borehole

Remarks

2. Standpipe installed upon completion.

Notes:

Materials are described in accordance with Appendices. For explanation of symbols and abbreviations see Fig. 1. (c) Soil Mechanics
All depths and reduced levels in metres. Thicknesses given in brackets in depth column. 10.01.90/09.57 (Ver 4.1.1)

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Scale: 1:50

Fig. 48

Contact BGS: ngdc@bgs.ac.uk

Appendix F Preliminary UXO Desktop Report

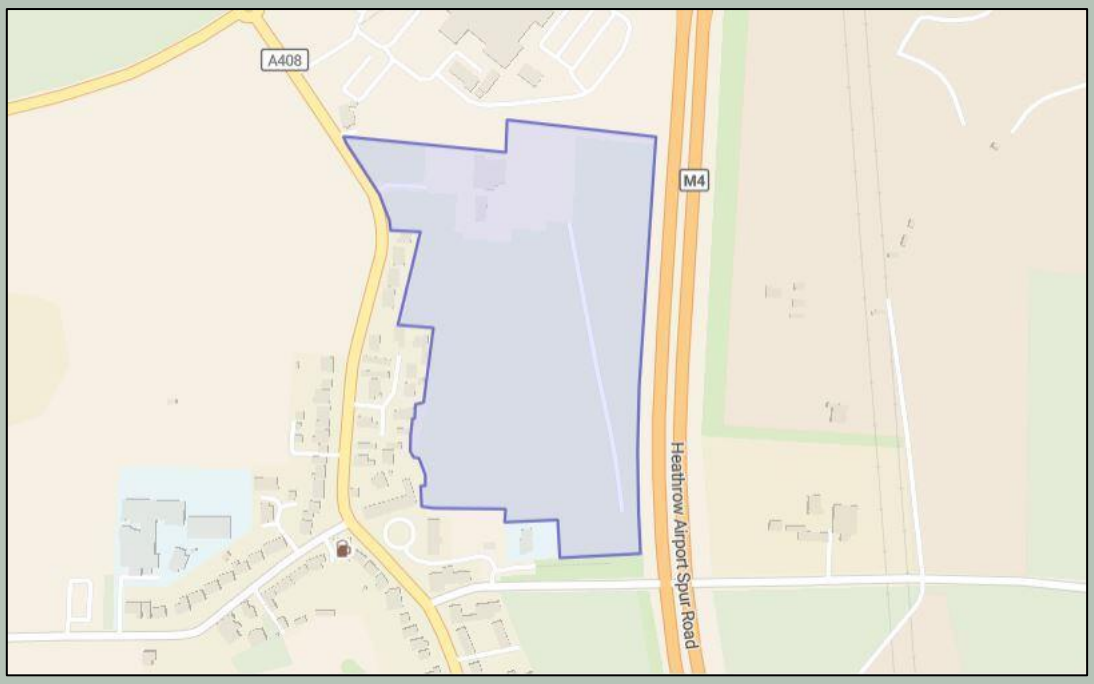
Preliminary UXO Risk Assessment

Client Groundsure Ltd
Report Ref. No. GS-3HB-CML-5SD-SHK
Date 31/01/2025

Contact Us

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Project Name



Site Address	Land off Vineries Close, Harmondsworth, Hillingdon, London, UB7 0JH
Centre Point NGR	TQ 07321 78122

Introduction

The purpose of the *Stage 1 Preliminary Risk Assessment* is a qualitative screening exercise to assess the potential of finding unexploded ordnance (UXO) at a site. The process requires the consideration of the basic factors that affect the potential for UXO to be present at a site and the likelihood for any hazard to occur.

The aim of the preliminary assessment is to identify or discount the need for further detailed research (in the form of a *Stage 2 Detailed Risk Assessment*) to be conducted, to further clarify the risk from UXO.

The Preliminary Risk Assessment uses the sources of information available to Igne in-house, to place a development in context with domestic military and conflict history.

This assessment has been produced in accordance with the CIRIA C681 Guidelines: *Unexploded Ordnance, a Guide for the Construction Industry, 2009*.

The report will assess the following:

- Extent of Proposed Intrusive Works
- Conflict History / Enemy Actions
- Domestic Aerial, Naval and Land-Based Military Activity
- Consideration of any Risk Mitigating Factors

The assessment is intended as a common sense ‘first step’ in the UXO risk management process.

Site Information	
Site Description	The site comprises an area of open ground, with access onto Vineries Close in the south and the A408 to the west. A small industrial building with accompanying parking facilities is present within the sites northern section.
Scope of Proposed Works	No details provided.

Historical site conditions	
Ground conditions during WWII	The site comprises agricultural open ground, with farm buildings at the sites centre and covered sections located within the site's southern extent.
Degree of access during WWII	Agricultural land was likely subjected to seasonal access.

Aerial bombing & air delivered UXO	
Enemy action during WWII	• The London Borough of Yiewsley and West Drayton sustained a moderate bombing density of 26 strikes per 1,000 acres. • ARP bomb mapping indicates bomb strikes recorded in a 300m radius of the site. • Designated bombing target (RAF Heathrow) located approximately 1.2km south. • Bombing decoy site located approx. 2.5km west of the site.

Military activity & Allied UXO	
Historic military installations (distances approximate)	• A pillbox was located 880m north-west of the site. • Several more emplacements were located approximately 1.2km north-east, protecting Royal Ordnance Factory (ROF) Dawley. • Army camp located at Hounslow, approximately 1.3km south-east. • RAF West Drayton was located approx. 1.5km to the north-west of the site. • At least 4no. heavy anti-aircraft (HAA) batteries were situated within effective range of the site. • It is likely that additional light anti-aircraft (LAA) guns would have been stationed at facilities such as RAF Heathrow and ROF Dawley.

Post-WWII local UXO encounters	
Items found nearby	• September 2013 – A WWII-era bomb was discovered at Drayton Garden Village, approximately 1.3km north-west of the site.[1] • April 2020 – A WWI-era bomb was discovered in a garden at Harmondsworth Road, West Drayton, approximately 900m north-west of the site.[2]

Post-WWII risk mitigating factors	
Post-WWII redevelopment and clearance works	Whilst much of the site has remained undeveloped, a post-war structure has been constructed within the north of the site. The farm buildings present at the sites centre have been cleared.

Conclusions
• The Borough of Yiewsley and West Drayton was bombed on several occasions during WWII. During these raids, the site may have been affected, with bomb plot maps indicating incidents in close proximity to the site. The study area was largely occupied by open ground which had the potential to conceal evidence of an unexploded bomb (UXB). Further research is required to determine the likelihood of contamination from German air-dropped unexploded ordanance (UXO). • Furthermore, at least 4no. permanent heavy anti-aircraft batteries were located within effective range of the site. As such, the likelihood of contamination from British / Allied UXO must be considered.

[1] https://www.mylondon.news/news/local-news/second-world-war-bomb-found-5979182
[2] https://www.6alpha.com/west-drayton-gardener-discovers-a-first-world-war-bomb-in-an-allotment/

Preliminary Risk Level
MEDIUM

Recommendation
Igne recommends that a Stage 2 Detailed UXO Risk Assessment of the site is undertaken to clarify the UXO risk to the proposed works.