

SiteSolutions Commercial



Overall Opinion

PASSED ✓



Argyll's Overview

Considering the information reviewed during this assessment, no significant contaminant linkage has been identified. Accordingly soil and groundwater liabilities are unlikely to occur. No further action with respect to contaminated land Liability is required.

No other Environmental Hazards have been identified in the immediate vicinity of the Site.



Report on:

2 Land At East Way, Hayes, UB3 2HX

Report prepared for:
London Borough of Hillingdon
Legal Services

Client Reference:
at/018157/10008

Report Reference:
AEL-1171-FSR-1018561
National Grid Reference:
510118,180243

Report date:
12th February 2021



Site Location

Report prepared on

2 Land At, East Way, Hayes, UB3 2HX

Site Area (m²)

416.5

Current Use

Garden land

Proposed Use

Residential

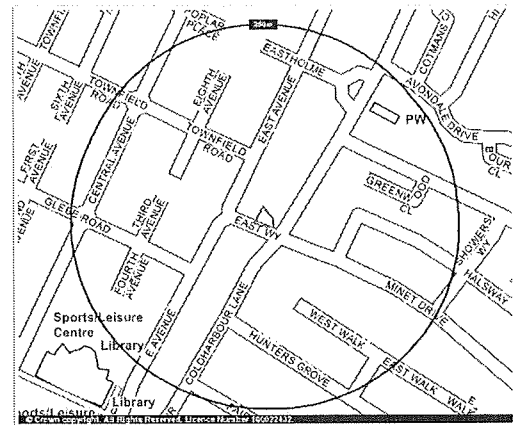
Report Author

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Additional Information Provided





Summary of Contamination Risk and Liabilities

Liability Assessment



Passed

No further action



Liability Assessment

Within the scope of this assessment no Liabilities have been identified. No further action is required.

Risk		Issue	Evaluation
	Contaminated Land	What is the overall on-site risk?	Low
		What is the overall off-site risk?	Low to Moderate
		What is the environmental sensitivity rating?	High



Recommendations

None required.



Contaminated Land Risk Analysis

Investigational		Conclusions	
	On-site sources	<p>A review of historical maps shows the Site existed as open agricultural land from the first map edition, dated 1868. The Site remained undeveloped until c.1935 when an assumed residential property was erected. The Site continued in this use throughout subsequent mapping.</p> <p>We have been informed by the client that the Site is currently garden land, although a residential property is present on Site, and will be redeveloped for residential use.</p>	
	Argyll's Comment	As a result of the historical and current use of the Site, there is a low risk of contaminants being present.	
	Off-site sources	<p>A review of historical maps dating from 1868 shows the following potentially contaminative uses within 100m of the Site: a garage 30m south c.1961-c.1986.</p>	
	Argyll's Comment	The historical and current use of the surrounding area is therefore considered to present a low to moderate risk of affecting the Site.	
	Pathways and receptors	<p>The general area appears to be in mixed commercial/residential use, with residential properties located adjacent west and east. Residential development is proposed on Site. The superficial and bedrock hydrogeology underlying the Site are classified as Unproductive Strata (deposits of negligible permeability).</p> <p>The Site does not lie within a groundwater Source Protection Zone (SPZ), and there are no abstraction licences located within 500m.</p> <p>A drain is located 430m north east.</p> <p>Finally, no designated eco-receptors were identified within a 500m radius of the Site.</p>	
	Argyll's Comment	Overall, the Site is therefore considered to have a high environmental sensitivity .	
Additional Sources of Information		No additional materials have been used in this assessment.	






Argyll's Conclusion

Considering the information reviewed during this assessment, no significant contaminant linkages have been identified. Accordingly soil and groundwater liabilities are unlikely to occur.

Please refer to risk analysis methodology section for further guidance and definition of terms.



Other Environmental Hazards

Risk	Recommendation
 Natural or Mining Related Hazards	No natural or mining related hazards have been identified in the immediate vicinity of the Site.
 COMAH	No Control of Major Accident Hazards (COMAH) sites are located within 500m.
Argyll's Comment	 This report is primarily a desktop assessment of potential soil and groundwater liabilities. We also comment whether the above Environmental Hazards are relevant. Contact details are provided at the end of this report.



Environmental Damage Regulations 2009 (EDR)

Potential for owner/operation to incur a Liability under the EDR

Argyll's
Comment



The Site has not been identified as being likely to incur liability under the EDR within the scope of this assessment.

Please refer to the risk analysis methodology section for further guidance and definition of terms.

Additional Considerations

Item	Summary	Suggested Action
Asbestos (Development)	If buildings at the Site are to be redeveloped or refurbished a Refurbishment or Demolition (RoD) Survey will be required. In addition, brownfield development sites may have asbestos containing materials (ACM) in top soils and made ground. A soil survey can confirm this.	Contact a UKAS accredited asbestos consultancy.
Energy Performance Certificate	Under the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified).	Check for EPC or conduct energy assessment
Change of Use Redevelopment	Proposed changes in land use require permission from the Local Authority and are subject to conditions as part of the statutory planning process.	Contact local planning authority or speak with planning consultant

Argyll's
Comment



Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the above potential liability considerations that fall outside the scope of the Risk Analysis Methodology have been identified.

Additional sources of information may be available for the Site. These sources could include previous environmental reports (including audits, contaminated land investigation and remediation reports), valuation reports (including property observation checklists), a Land Quality Record, and property deeds. Argyll Environmental would be pleased to review any reports that are available and revise this report accordingly. This may entail additional fees depending upon the volume and complexity of information available. Please contact us for further information.

Contents of the Data Section

Section	Description
Tabular Summary	<p>This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m.</p> <p>If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.</p>
Current Land Use Mapping	<p>This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.</p>
Statutory Information	<p>This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Waste	<p>This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Current Industrial Land Use	<p>This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Historical Land Use Mapping	<p>The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the Site boundary.</p>
Historical Land Use	<p>This section presents selected information on historical land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Aquifer Designations and Geology	<p>This section is preceded by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology.</p> <p>These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).</p> <p>If no data is identified then the section will be omitted.</p>
Environmental Sensitivity	<p>This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Natural and Mining Related Hazards	<p>This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.</p>

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Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	1	0
Local Authority Integrated Pollution Prevention and Controls	0	0	0
Integrated Pollution Controls	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Registered Radioactive Substances	0	0	0
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	0	0
Water Industry Act Referrals	0	0	0
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions	On-site	1-250m	251-500m
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0

Waste

Waste/Landfill Sites	On-site	1-250m	251-500m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0 (0) *
Registered Landfill Sites	0	0	0 (0) *
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Historical Landfill Sites	0	0	0

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	28	23
Fuel Station Entries	0	2	0
Other Features	On-site	1-250m	251-500m
Overhead Transmission Lines	0	0	0
Gas Pipelines	0	0	0
Gas Feeders	0	0	0

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	0	6	12
Potentially Infilled Land	On-site	1-250m	251-500m
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	0	0	4

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	1	2	4
Bedrock Aquifer Designations	1	2	1
Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	1	1	0
BGS 1:50,000 Superficial Deposits	1	1	1
BGS 1:50,000 Geological Mapping Coverage	1	1	0
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	0	0	N/A

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0 (0) *
Marine Nature Reserves	0	0	0 (0) *
National Nature Reserves	0	0	0 (0) *
National Parks	0	0	0
National Scenic Areas	0	0	0
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	0	N/A	N/A
Ramsar Sites	0	0	0 (0) *
River Quality Biology Sampling Points	0	0	0
River Quality Chemistry Sampling Points	0	0	0
Nearest Surface Water Feature	0	0	1
Sites of Special Scientific Interest	0	0	0 (0) *
Special Areas of Conservation	0	0	0 (0) *
Special Protection Areas	0	0	0 (0) *
Water Abstractions	0	0	0 (7) *
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	1 ¹	N/A
Compressible Ground Stability Hazards	1	1	N/A
Ground Dissolution Stability Hazards	1	1	N/A
Landslide Ground Stability Hazards	1	1	N/A
Running Sand Ground Stability Hazards	1	1	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	1	N/A
Non-Coal Mining Hazards	0	0	N/A
Radon	On-site	1-250m	251-500m
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Mining	On-site	1-250m	251-500m
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	0
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	2	7

¹Ground stability hazards are only searched to a radius of 50m from the Site boundary.

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

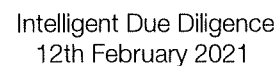
Landfill Site Information

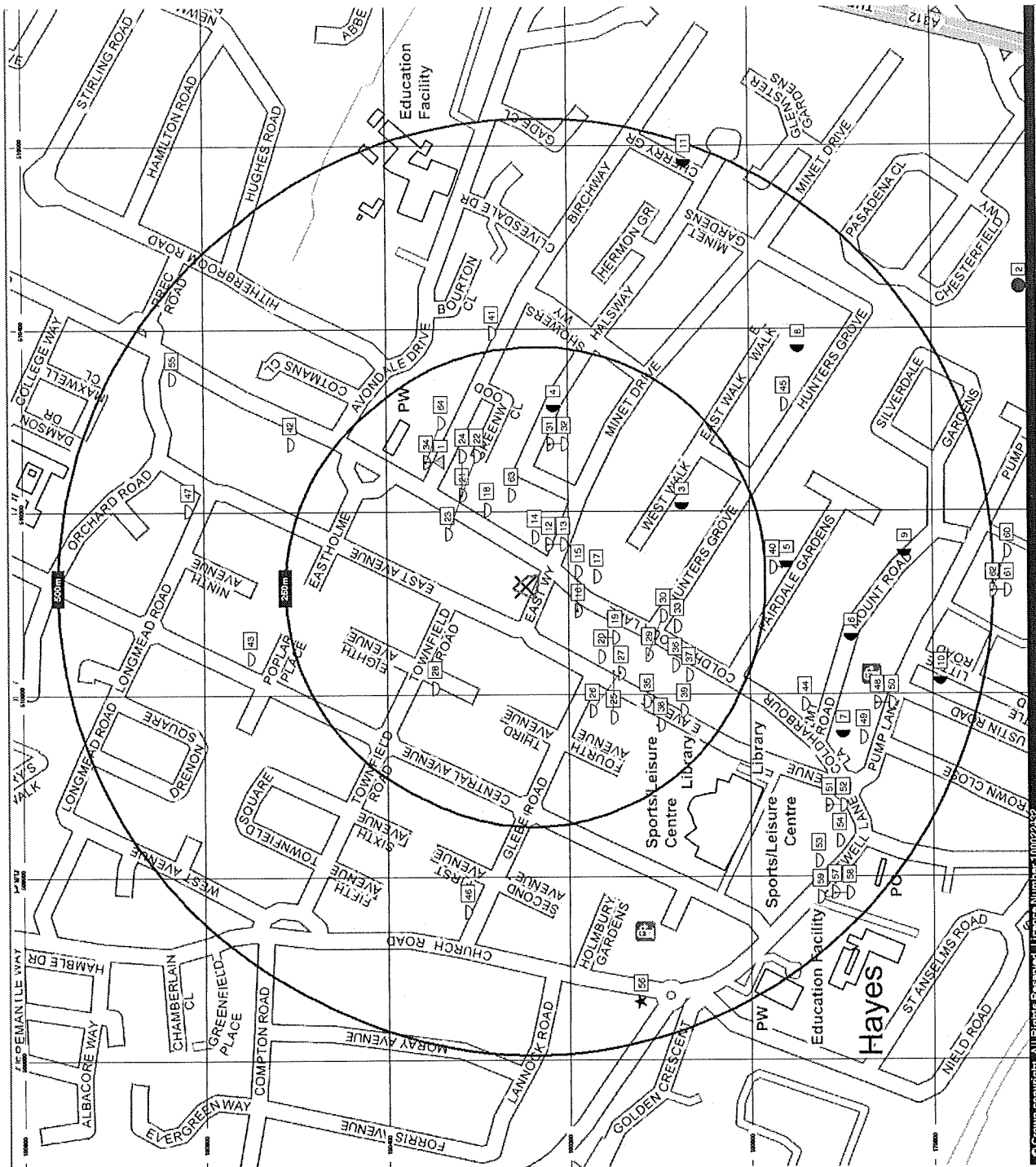
Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.





Current Land Use within 500m

- General**
 - Site Boundary
 - Beating Reference Point
 - Reference Number
 - Search Buffer
 - Grid Lines
- Waste/Landfill Sites**
 - BCS Recorded Landfill Site
 - EA Historic Landfill (Polygon)
 - EA Historic Landfill (Buffered Point)
 - Licensed Waste Management Facilities (Location)
 - Point Location of Local Authority Recorded Facilities (Landfill)
 - Point Location of Local Authority Recorded Landfill Site
 - Point Location of Registered Waste Transfer Site
 - Point Location of Registered Waste Treatment or Disposal Site
 - Point Location of Potential Landfill Buffer
- Statutory Authorisations**
 - Local Authority Pollution Prevention and Control
 - Point Location of Contaminated Land Register Entry of Notice
 - Discharge Consent
 - Discharge Consent
 - Water Industry Act Referral
 - Integrated Pollution Control
 - Integrated Pollution Control
 - Local Authority Integrated Pollution Prevention and Control
- Storage of Hazardous Substances**
 - COMAH
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Consent
- Contraventions**
 - Local Authority Pollution Prevention and Control
 - Planning Hazardous Substance Enforcement
 - Planning Hazardous Substance Enforcement
 - Prosecution Relating to Controlled Waters
- Potentially Contaminative Use**
 - Potentially Contaminative Use
 - Fuel Station Entry
 - Gas Pipeline
 - Gas Site
- Miscellaneous**
 - BCS Recorded Mineral Site
 - BCS Borehole
 - Telecommunication Base Station

Statutory Information

Local Authority Pollution Prevention and Controls

Map ID	Details	Distance	Direction
1	Name: Total Hayes Service Station, Location: Coldharbour Lane, HAYES, Middlesex, UB3 3HG, Authority: London Borough of Hillingdon, Environmental Health Department, Permit Ref: EPA/SS/1/037/11/1998, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG1/14 Petrol filling station, Status: Site Closed, Positional Accuracy: Automatically positioned to the address.	168m	NE

Waste

Waste/Landfill Sites

Local Authority Landfill Coverage

London Borough of Hillingdon - Has not been able to supply Landfill data

Licensed Waste Management Facilities (Locations)

Map ID	Details	Distance	Direction
2	Licence Number: 80057, Location: Units 5 & 6, Pump Lane, Pump Lane Ind Est, Hayes, Middlesex, UB3 3NB, Operator: Rentokil Initial U K Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Thames Region, North East Area, Site Category: Special Waste Transfer Stations, Licence Status: Surrendered, Issued Date: 27th September 1994, Last Modified: 29th August 1997, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: 23rd December 2008, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	617m	SE
	Licence Number: 80404, Location: Unit 1 & 2, Pump Lane Industrial Estate, Hayes, Middlesex, UB3 3NB, Operator: Personnel Hygiene Services Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Thames Region, North East Area, Site Category: Clinical Waste Transfer Stations, Licence Status: Modified, Issued Date: 8th January 1999, Last Modified: 13th September 2017, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	656m	S

Historical Landfill Sites

Map ID	Details	Distance	Direction
	Licence Holder: Wimpey Construction UK Limited, Location: Avondale Drive, Minet Estate, Name: Minet Site D, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD11180, First Input Date: 31st May 1986, Last Input Date: 24th July 1989, Specified Waste Type: Deposited Waste included Inert Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: 5510/0049, BGS Ref: Not Supplied, Other Ref: DL228, 8HI053, HIL062	736m	E

Current Land Use

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
12	Tyre Dealers, Name: Motorway Tyre & Auto Centres, Status: Inactive, Location: 1, Broadway Parade, Coldharbour Lane, Hayes, Middlesex, UB3 3HE, Positional Accuracy: Automatically positioned to the address.	36m	SE
13	Tyre Dealers, Name: Budget Tyres, Status: Active, Location: 1, Broadway Parade, Coldharbour Lane, Hayes, Middlesex, UB3 3HE, Positional Accuracy: Manually positioned to the address or location.	36m	SE
14	Boilers - Servicing, Replacements & Repairs, Name: Boiler Clinic, Status: Active, Location: 4, Broadway Parade, Coldharbour Lane, Hayes, Middlesex, UB3 3HE, Positional Accuracy: Automatically positioned to the address.	43m	E
15	Car Dealers - Used, Name: Friendly Autos, Status: Inactive, Location: 103, Coldharbour Lane, Hayes, Middlesex, UB3 3EF, Positional Accuracy: Automatically positioned to the address.	51m	SW
16	Tyre Dealers, Name: Heathrow Tyre Services, Status: Inactive, Location: 103, Coldharbour Lane, Hayes, Middlesex, UB3 3EF, Positional Accuracy: Automatically positioned to the address.	51m	SW
17	Tyre Dealers, Name: Kwik Fit, Status: Active, Location: 128, Coldharbour Lane, Hayes, Middlesex, UB3 3HB, Positional Accuracy: Automatically positioned to the address.	65m	S
18	Air Conditioning Equipment & Systems, Name: Modern Technology, Status: Inactive, Location: 13 Coldharbour La, Hayes, Middlesex, UB3 3HF, Positional Accuracy: Manually positioned to the address or location.	86m	NE
19	Food Products - Manufacturers, Name: Wemton Food Co, Status: Inactive, Location: 89, Coldharbour Lane, Hayes, Middlesex, UB3 3EF, Positional Accuracy: Automatically positioned to the address.	92m	SW
20	Car Body Repairs, Name: Avenue, Status: Inactive, Location: 74-76, East Avenue, Hayes, Middlesex, UB3 2HR, Positional Accuracy: Automatically positioned to the address.	99m	SW
21	Tyre Dealers, Name: Taj Tyres, Status: Inactive, Location: 18, Broadway Parade, Coldharbour Lane, Hayes, Middlesex, UB3 3HF, Positional Accuracy: Automatically positioned to the address.	115m	NE
22	Car Engine Tuning & Diagnostic Services, Name: Heathrow Automotive Centre, Status: Inactive, Location: 18, Broadway Parade, Coldharbour Lane, Hayes, Middlesex, UB3 3HF, Positional Accuracy: Automatically positioned to the address.	115m	NE
23	Garage Services, Name: Dag Kwik Fit, Status: Inactive, Location: 18, Broadway Parade, Coldharbour Lane, Hayes, Middlesex, UB3 3HF, Positional Accuracy: Automatically positioned to the address.	115m	NE
24	Tyre Dealers, Name: Express Tyres, Status: Inactive, Location: 18, Broadway Parade, Coldharbour Lane, Hayes, Middlesex, UB3 3HF, Positional Accuracy: Automatically positioned to the address.	115m	NE
25	Crane Hire, Sales & Service, Name: Ainscough Crane Hire Ltd, Status: Inactive, Location: 68, East Avenue, Hayes, Middlesex, UB3 2HP, Positional Accuracy: Automatically positioned to the address.	120m	SW
26	Tyre Dealers, Name: Total Tyre & Support Services Ltd, Status: Inactive, Location: 64-66, East Avenue, Hayes, Middlesex, UB3 2HP, Positional Accuracy: Automatically positioned to the address.	127m	SW
27	Waste Disposal Services, Name: Delmash Tex Ltd, Status: Active, Location: 64, East Avenue, Hayes, UB3 2HP, Positional Accuracy: Automatically positioned to the address.	128m	SW
28	Cleaning Services - Domestic, Name: Profi-Clean, Status: Inactive, Location: 2, Seventh Avenue, Hayes, Middlesex, UB3 2ET, Positional Accuracy: Automatically positioned to the address.	140m	NW
29	Perfume Suppliers, Name: Unique Beauty Supply Ltd, Status: Active, Location: 75a, Coldharbour Lane, Hayes, UB3 3EF, Positional Accuracy: Automatically positioned to the address.	142m	SW
30	Airfreight Services, Name: Sky Jet, Status: Inactive, Location: 75, Coldharbour Lane, Hayes, Middlesex, UB3 3EF, Positional Accuracy: Automatically positioned to the address.	142m	SW

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
31	Cleaning Materials & Equipment, Name: Simply Microfibre, Status: Inactive, Location: 8, Halsway, Hayes, Middlesex, UB3 3JS, Positional Accuracy: Automatically positioned to the address.	145m	E
32	Car Washing & Polishing Equipment & Supplies, Name: Waxyclean Ltd, Status: Inactive, Location: 8, Halsway, Hayes, Middlesex, UB3 3JS, Positional Accuracy: Automatically positioned to the address.	145m	E
33	Car Dealers - Used, Name: Delta Car Sales, Status: Inactive, Location: 76, Coldharbour Lane, Hayes, Middlesex, UB3 3ES, Positional Accuracy: Automatically positioned to the address.	159m	S
34	Petrol Filling Stations - 24 Hour, Name: Hayes Service Station, Status: Inactive, Location: 132, Coldharbour Lane, Hayes, Middlesex, UB3 3HG, Positional Accuracy: Automatically positioned to the address.	168m	NE
35	Air Conditioning & Refrigeration Contractors, Name: Ace Solutions, Status: Inactive, Location: 58B East Avenue, Hayes, Middlesex, UB3 2HP, Positional Accuracy: Manually positioned to the road within the address or location.	169m	SW
36	Mot Testing Centres, Name: Sundeep Motors, Status: Active, Location: Rear of 65, Coldharbour Lane, Hayes, Middlesex, UB3 3EE, Positional Accuracy: Automatically positioned to the address.	173m	SW
37	Mirrors & Decorative Glass, Name: Community, Status: Inactive, Location: 59, Coldharbour Lane, Hayes, Middlesex, UB3 3EE, Positional Accuracy: Automatically positioned to the address.	191m	SW
38	Electronic Engineers, Name: Kapollo Ltd, Status: Inactive, Location: 33, East Avenue, Hayes, Middlesex, UB3 2HP, Positional Accuracy: Automatically positioned to the address.	195m	SW
39	Metal Products - Fabricated, Name: Metal Services, Status: Inactive, Location: 64 East Av, Hayes, Middlesex, UB3 2HP, Positional Accuracy: Manually positioned within the geographical locality.	204m	SW
40	Cargo Handling Services, Name: Forex Cargo, Status: Inactive, Location: 23, Fairdale Gardens, Hayes, Middlesex, UB3 3JA, Positional Accuracy: Automatically positioned to the address.	269m	S
41	Cleaning Services - Domestic, Name: Milliwave Cleanings Ltd, Status: Inactive, Location: 37, Birchway, Hayes, Middlesex, UB3 3PA, Positional Accuracy: Automatically positioned to the address.	270m	E
42	Garage Services, Name: J C Motors 247 Ltd, Status: Active, Location: 159, Coldharbour Lane, Hayes, UB3 3EQ, Positional Accuracy: Automatically positioned to the address.	292m	NE
43	Spraying - Paint & Coatings, Name: Shearwater, Status: Inactive, Location: 88, Central Avenue, Hayes, Middlesex, UB3 2BZ, Positional Accuracy: Automatically positioned to the address.	300m	N
44	Car Dealers - Used, Name: Agha Motors, Status: Inactive, Location: 36, Coldharbour Lane, Hayes, Middlesex, UB3 3EP, Positional Accuracy: Automatically positioned to the address.	320m	SW
45	Road Haulage Services, Name: Simon Haulage Ltd, Status: Active, Location: 49, Hunters Grove, Hayes, UB3 3JE, Positional Accuracy: Automatically positioned to the address.	329m	SE
46	Garage Services, Name: S O S Carbon Cleaning Mobile Service, Status: Inactive, Location: 3, Glebe Road, Hayes, UB3 2EA, Positional Accuracy: Automatically positioned to the address.	351m	W
47	Leather Garments & Products, Name: Fajar Style Products, Status: Inactive, Location: 87, Longmead Road, Hayes, Middlesex, UB3 2HF, Positional Accuracy: Automatically positioned to the address.	368m	N
48	Car Dealers - Used, Name: Nadeem Motors, Status: Inactive, Location: Air Link House, 18-22, Pump Lane, Hayes, Middlesex, UB3 3NB, Positional Accuracy: Automatically positioned to the address.	393m	S
49	Garage Services, Name: R overtune, Status: Active, Location: 4, Pump Lane, Hayes, Middlesex, UB3 3NB, Positional Accuracy: Automatically positioned to the address.	393m	SW
50	Freight Forwarders, Name: Cargo Alliance Service Europe Ltd, Status: Inactive, Location: Air Link House, 18-22, Pump Lane, Hayes, Middlesex, UB3 3NB, Positional Accuracy: Automatically positioned to the address.	393m	S

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
51	Dry Cleaners, Name: Diamond Dry Cleaners, Status: Inactive, Location: 11, East Avenue, Hayes, Middlesex, UB3 2HW, Positional Accuracy: Automatically positioned to the address.	396m	SW
52	Dry Cleaners, Name: The Behbod Laundry, Status: Inactive, Location: 11, East Avenue, Hayes, Middlesex, UB3 2HW, Positional Accuracy: Automatically positioned to the address.	396m	SW
53	Domestic Appliances - Servicing, Repairs & Parts, Name: Kitchen Appliance Centre, Status: Inactive, Location: 18, Botwell Lane, Hayes, Middlesex, UB3 2AA, Positional Accuracy: Automatically positioned to the address.	425m	SW
54	Cleaning Services - Domestic, Name: Top To Bottom, Status: Inactive, Location: A, 6, Botwell Lane, Hayes, Middlesex, UB3 2AA, Positional Accuracy: Automatically positioned to the address.	428m	SW
55	Electrolysis, Name: Nina Lallure, Status: Inactive, Location: 189, Coldharbour Lane, Hayes, Middlesex, UB3 3EQ, Positional Accuracy: Automatically positioned to the address.	440m	NE
56	Breakdown and Recovery, Name: Saints, Status: Inactive, Location: 3, Church Road, Hayes, Middlesex, UB3 2LA, Positional Accuracy: Automatically positioned to the address.	457m	W
57	Refrigeration Equipment - Commercial, Name: Coolspan Ltd, Status: Inactive, Location: 21-23, Botwell Lane, Hayes, Middlesex, UB3 2AB, Positional Accuracy: Automatically positioned to the address.	462m	SW
58	Builders' Merchants, Name: M Z Construction Consumable Supply Ltd, Status: Inactive, Location: 23a, Botwell Lane, Hayes, UB3 2AB, Positional Accuracy: Automatically positioned to the address.	463m	SW
59	Meat Product Manufacturers & Wholesalers, Name: Hayes Town Bacon Co, Status: Inactive, Location: 25, Botwell Lane, Hayes, Middlesex, UB3 2AB, Positional Accuracy: Automatically positioned to the address.	464m	SW
60	Water Coolers, Name: Water Logic UK Ltd, Status: Inactive, Location: Unit 1/2, Chailey Industrial Estate, Pump Lane, Hayes, Middlesex, UB3 3NB, Positional Accuracy: Automatically positioned to the address.	499m	S
61	Do It Yourself Wholesalers, Name: Baba Cash & Carry, Status: Inactive, Location: Unit 1a-1e, Pump Lane, Hayes, Middlesex, UB3 3NB, Positional Accuracy: Automatically positioned to the address.	499m	S
62	Mobile Phone Accessories and Car Kits, Name: A S B Distribution, Status: Inactive, Location: Unit 1-2, Chailey Industrial Estate, Pump Lane, Hayes, Middlesex, UB3 3NB, Positional Accuracy: Automatically positioned to the address.	499m	S

Fuel Station Entries

Map ID	Details	Distance	Direction
63	Name: Coldharbour Lane Service Station, Location: 128, Coldharbour Lane, , Hayes, Outer London, UB3 3HB, Brand: OBSOLETE, Premises Type: Not Applicable, Status: Obsolete, Positional Accuracy: Approximate location provided by supplier.	91m	E
64	Name: Rss Hayes, Location: 132, Coldharbour Lane, , Hayes, Outer London, UB3 3HQ, Brand: Esso, Premises Type: Not Applicable, Status: Obsolete, Positional Accuracy: Automatically positioned to the address.	168m	NE

Historical Land Use

Historical Potentially Contaminative Uses

Historical Tanks and Energy Facilities

Map ID	Details	Distance	Direction
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1961 - 1970.	58m	S
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1962.	58m	S
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970.	74m	SE
	Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1962.	161m	NE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1961 - 1970.	161m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970.	221m	N
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1978.	300m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970.	336m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970.	386m	SE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1977.	420m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973 - 1988.	436m	S
	Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970.	468m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1978.	474m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1975.	482m	SW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1965.	483m	SW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1977.	496m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973 - 1988.	496m	S
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1975.	497m	SW

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction
	Factory or works - use not specified, Date of Mapping: 1960-1989.	444m	S
	Sawmilling, planing & impregnation [i.e. treatment of timber], Date of Mapping: 1935.	465m	S

Potentially Infilled Land

Potentially Infilled Land (Water)

Map ID	Details	Distance	Direction
	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1881.	297m	SW
	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1881.	316m	SW
	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1881.	349m	SW
	Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1881.	352m	SW

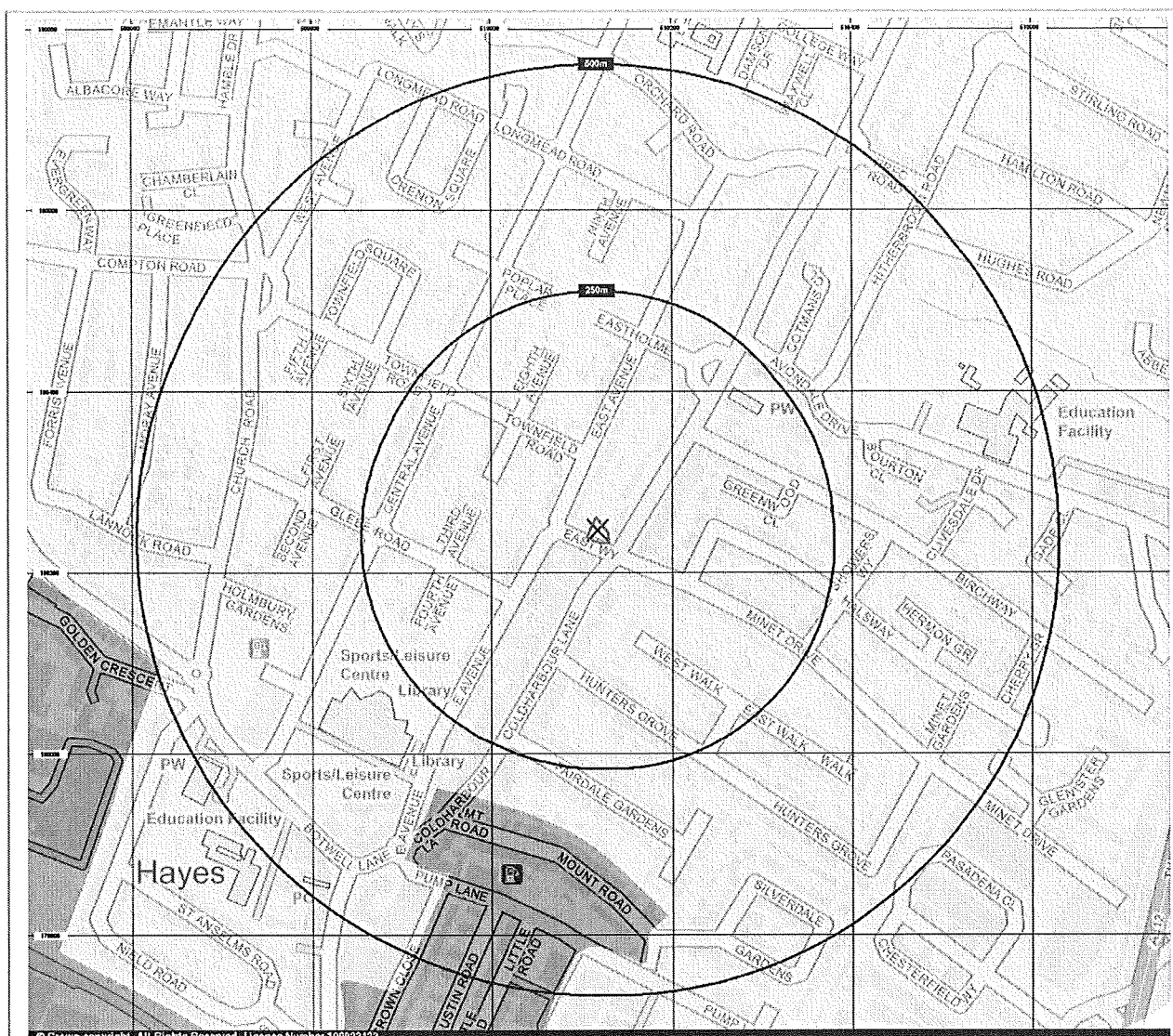
Historical Maps

The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report:











Scale	Map Sheet	Published Date
1:2,500	Middlesex 015_09	1875
1:2,500	Middlesex 015_09	1895
1:2,500	Middlesex 015_09	1914
1:2,500	Middlesex 015_09	1935
1:2,500	National Grid TQ1080	1962
1:2,500	National Grid TQ1079	1964
1:2,500	National Grid TQ0980	1966
1:2,500	National Grid TQ0979	1967
1:2,500	National Grid TQ1079	1964

Scale	Map Sheet	Published Date
1:10,560	Middlesex 015_00	1868
1:10,560	Surrey 001_00	1874
1:10,560	Buckinghamshire 054_00	1881
1:10,560	Buckinghamshire 057_00	1881
1:10,560	Middlesex 015_SW	1897
1:10,560	Middlesex 015_SW	1935
1:10,560	National Grid TQ07NE	1960
1:10,560	National Grid TQ08SE	1960
1:10,560	National Grid TQ17NW	1960
1:10,560	National Grid TQ18SW	1960
1:10,560	National Grid TQ07NE	1965
1:10,560	National Grid TQ17NW	1966
1:10,560	National Grid TQ18SW	1966
1:10,560	National Grid TQ08SE	1970
1:10,560	National Grid TQ07NE	1970
1:10,000	National Grid TQ17NW	1974
1:10,000	National Grid TQ07NE	1975
1:10,000	National Grid TQ18SW	1975
1:10,000	National Grid TQ08SE	1977
1:10,000	National Grid TQ17NW	1985
1:10,000	National Grid TQ18SW	1985
1:10,000	National Grid TQ07NE	1989
1:10,000	National Grid TQ08SE	1990
1:10,000	National Grid TQ17NW	1995
1:10,000	National Grid TQ18SW	1995
1:10,000	National Grid TQ07NE	2014
1:10,000	National Grid TQ08SE	2014
1:10,000	National Grid TQ17NW	2014
1:10,000	National Grid TQ18SW	2014
1:1,250	National Grid TQ1080NW	1961
1:1,250	National Grid TQ1080SW	1961
1:1,250	National Grid TQ1079NW	1963
1:1,250	National Grid TQ0979NE	1965
1:1,250	National Grid TQ0980NE	1965
1:1,250	National Grid TQ0980SE	1965
1:1,250	National Grid TQ1080SW	1970
1:1,250	National Grid TQ1079NW	1973
1:1,250	National Grid TQ0979NE	1975
1:1,250	National Grid TQ1080NW	1977
1:1,250	National Grid TQ0980NE	1978
1:1,250	National Grid TQ1079NW	1988
1:1,250	National Grid TQ1080NW	1973
1:1,250	National Grid TQ1080SW	1973
1:1,250	National Grid TQ0980NE	1975
1:1,250	National Grid TQ0980SE	1975
1:1,250	National Grid TQ1079NW	1991
1:1,250	National Grid TQ1080NW	1991
1:1,250	National Grid TQ0979NE	1992
1:1,250	National Grid TQ0980NE	1992
1:1,250	National Grid TQ0980SE	1992
1:1,250	National Grid TQ0979NE	1993
1:1,250	National Grid TQ0979NE	1994
1:1,250	National Grid TQ0980SE	1965
1:1,250	National Grid TQ1080SW	1970
1:1,250	National Grid TQ1079NW	1979
1:1,250	National Grid TQ0979NE	1982
1:1,250	National Grid TQ0980NE	1983
1:1,250	National Grid TQ1080NW	1986
1:1,250	National Grid TQ1079NW	1984
1:1,250	National Grid TQ1080SW	1986

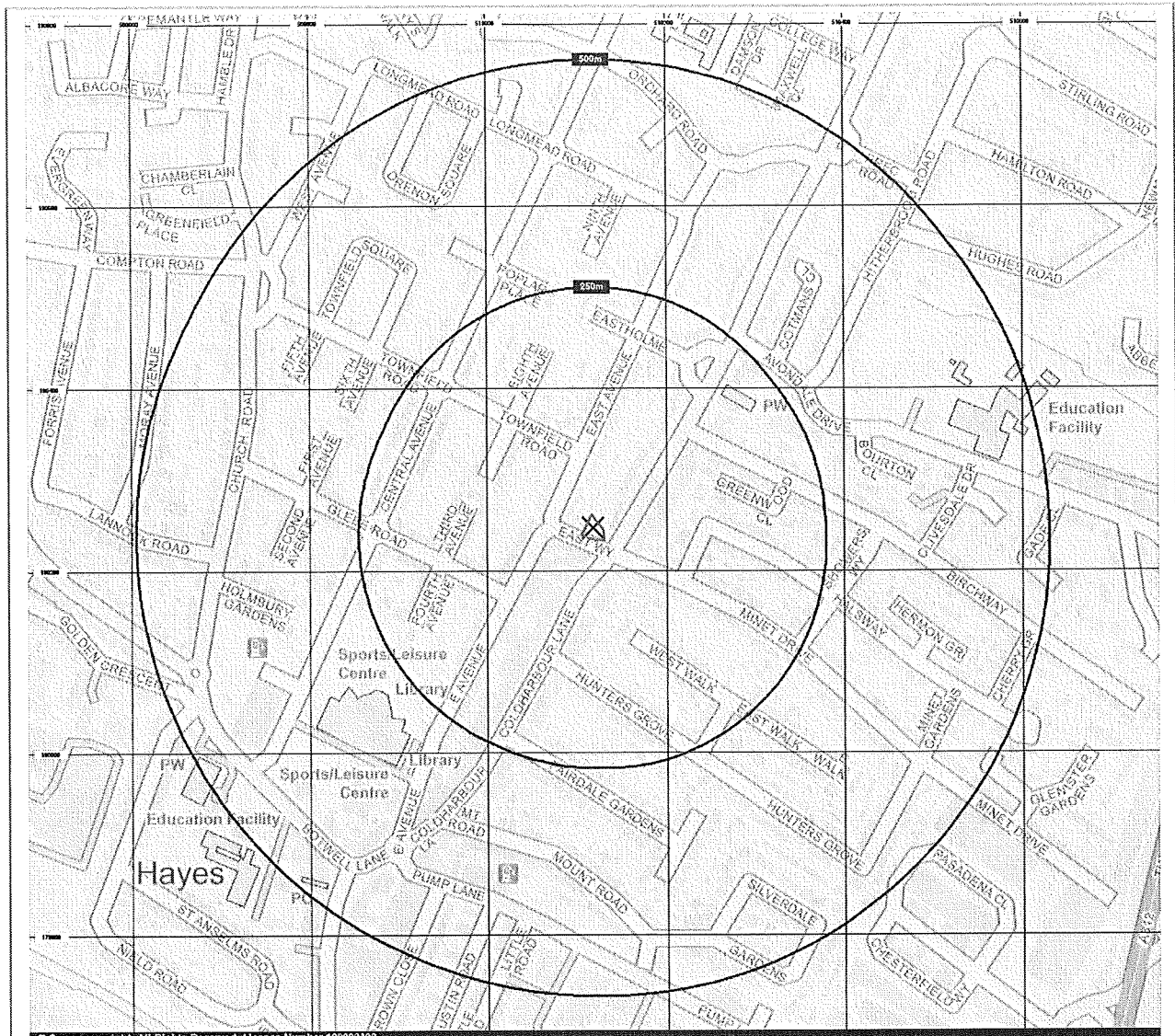
Aquifer Designation (Superficial)



Aquifer Designations

-  Site Boundary
 Search Buffer
 Bearing Reference Point
 N
-  Principal Aquifer
 Secondary A Aquifer
 Secondary B Aquifer
 Secondary Undifferentiated
 Unproductive Strata
 Unknown

Aquifer Designation (Bedrock)



Aquifer Designations

- | | |
|-------------------------|----------------------------|
| Site Boundary | Principal Aquifer |
| Search Buffer | Secondary A Aquifer |
| Bearing Reference Point | Secondary B Aquifer |
| N | Secondary Undifferentiated |
| | Unproductive Strata |
| | Unknown |

Groundwater Vulnerability

Hydrogeology

Superficial Aquifer Designations

Map ID	Details	Distance	Direction
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	On Site	-
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	105m	W
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	233m	S
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	262m	SW
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	309m	S
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	310m	S
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	497m	W

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	On Site	-
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	105m	W
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	233m	S
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	262m	SW

Geology

BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: LC, Rock Name: London Clay Formation, Rock Type: Clay, Silt and Sand, Min Age: Not Supplied, Max Age: Ypresian.	On Site	-
	LEX Code: LC, Rock Name: London Clay Formation, Rock Type: Clay, Silt and Sand, Min Age: Not Supplied, Max Age: Ypresian.	112m	N

BGS 1:50,000 Superficial Deposits

Map ID	Details	Distance	Direction
	LEX Code: LASI, Rock Name: Langley Silt Member, Rock Type: Clay and Silt, Min Age: Not Supplied, Max Age: Devensian.	On Site	-
	LEX Code: LASI, Rock Name: Langley Silt Member, Rock Type: Clay and Silt, Min Age: Not Supplied, Max Age: Devensian.	112m	N
	LEX Code: LHGR, Rock Name: Lynch Hill Gravel Member, Rock Type: Sand and Gravel, Min Age: Not Supplied, Max Age: Wolstonian.	309m	S

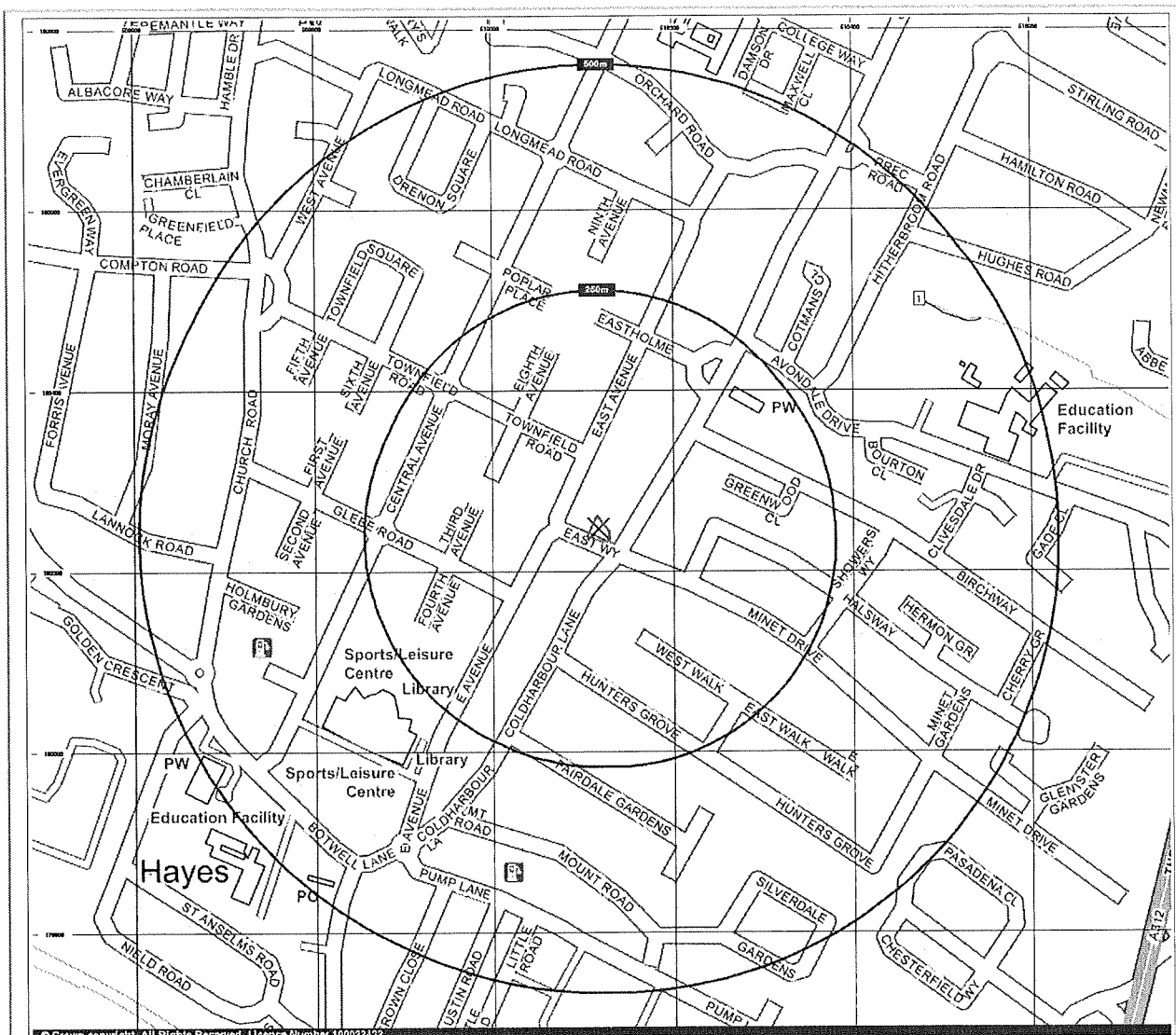
BGS 1:50,000 Geological Mapping Coverage

Map ID	Details	Distance	Direction
	Map Sheet No: 269, Map Name: Windsor, Map Date: 1999, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	On Site	-
	Map Sheet No: 255, Map Name: Beaconsfield, Map Date: 2005, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	112m	N

BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Thames Group.	On Site	-

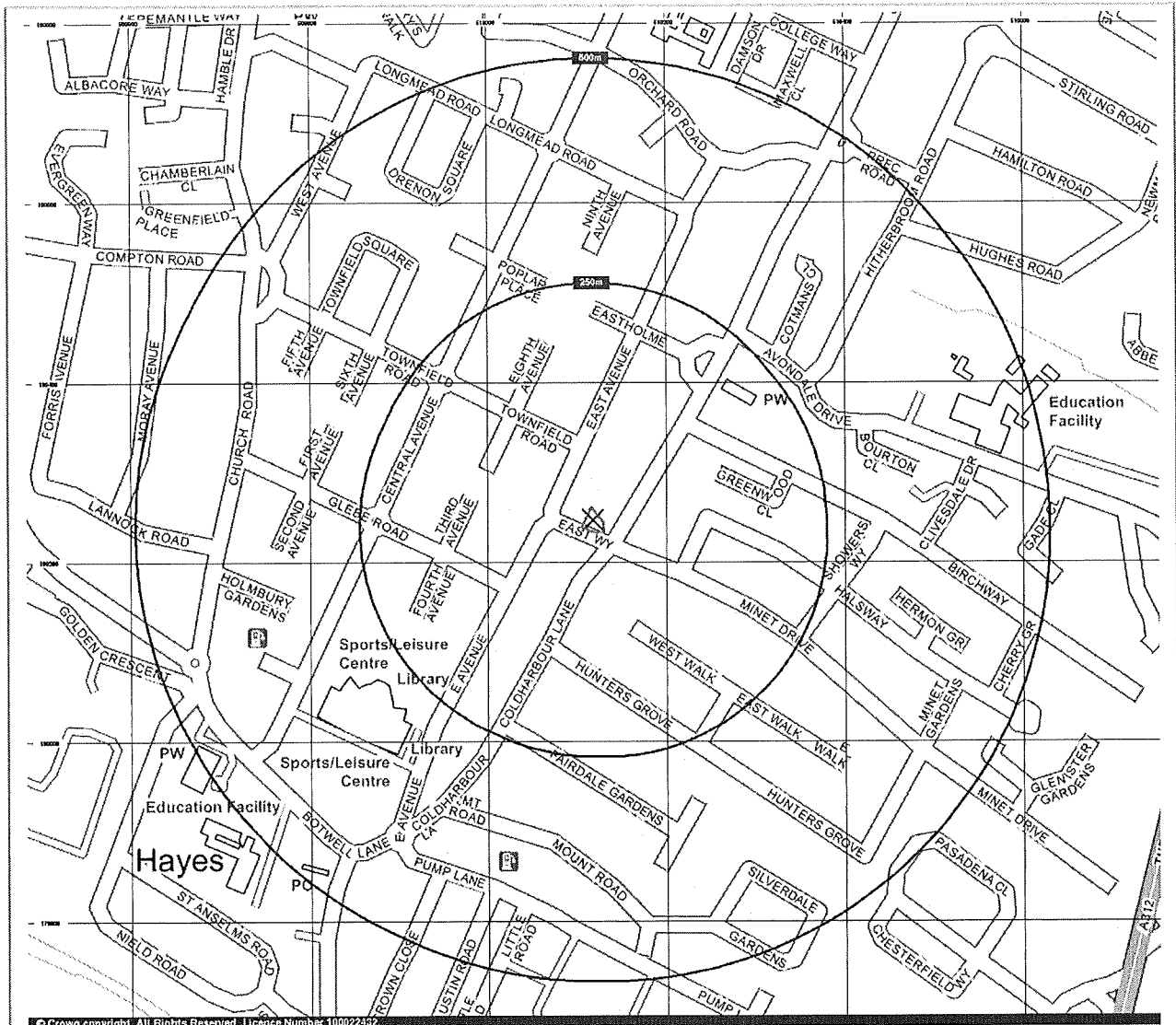
Environmentally Sensitive Features



Sensitive Land Uses

- | | | |
|------------------------------------|-------------------------|-------------------------------------|
| Site Boundary | Local Nature Reserve | Ramsar Site |
| Search Buffer | Marine Nature Reserve | Nearest Surface Water Feature |
| Bearing Reference Point | National Nature Reserve | Site of Special Scientific Interest |
| Area of Outstanding Natural Beauty | National Park | Special Area of Conservation |
| Environmentally Sensitive Area | National Scenic Area | Special Protection Area |
| Forest Park | Nitrate Sensitive Area | Water Abstraction |
| | Nitrate Vulnerable Zone | Historical Flood Liability |

Source Protection Zones



Source Protection Zones

- | | | |
|-------------------------|---|--|
| Site Boundary | Inner zone (Zone 1) | Total catchment (Zone 3) |
| Search Buffer | Inner zone - subsurface activity only (Zone 1c) | Total catchment - subsurface activity only (Zone 3c) |
| Bearing Reference Point | Outer zone (Zone 2) | Special Interest (Zone 4) |
| N | Outer zone - subsurface activity only (Zone 2c) | |

Environmentally Sensitive Features

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
1	Surface water feature identified in proximity.	430m	NE

Water Abstractions

Map ID	Details	Distance	Direction
	Operator: Canal And River Trust, Licence Number: 28/39/36/0075, Permit Version: 2, Location: Grand Union Canal At Ubs Data Processing Centre, Hayes, Authority: Environment Agency, Thames Region, Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling, Abstraction Type: Water may be abstracted from a single point, Source: Surface, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, N/A, Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 22nd September 2010, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	926m	SW
	Operator: British Waterways Board, Licence Number: 28/39/36/0075, Permit Version: 1, Location: Grand Union Canal At Ubs Data Processing Centre, Hayes, Authority: Environment Agency, Thames Region, Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling, Abstraction Type: Water may be abstracted from a single point, Source: Surface, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Ubs Data Processing Centre, Clayton Rd, Hayes, Middx, Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 15th October 2008, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	926m	SW
	Operator: Nestle Uk Limited, Licence Number: Th/039/0036/011, Permit Version: 2, Location: Nestle Coffee Factory-Borehole, Authority: Environment Agency, Thames Region, Abstraction: Other Industrial/Commercial/Public Services: Boiler Feed, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Nestle Coffee Factory, Off North Hyde Gardens, Hayes, Middlesex., Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 12th June 2014, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	971m	S
	Operator: Nestle Uk Limited, Licence Number: Th/039/0036/011, Permit Version: 2, Location: Nestle Coffee Factory-Borehole, Authority: Environment Agency, Thames Region, Abstraction: Other Industrial/Commercial/Public Services: Evaporative Cooling, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Nestle Coffee Factory, Off North Hyde Gardens, Hayes, Middlesex., Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 12th June 2014, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	971m	S
	Operator: Nestle Uk Limited, Licence Number: Th/039/0036/011, Permit Version: 1, Location: Nestle Coffee Factory-Borehole, Authority: Environment Agency, Thames Region, Abstraction: Other Industrial/Commercial/Public Services: Evaporative Cooling, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Nestle Coffee Factory, Off North Hyde Gardens, Hayes, Middlesex., Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 1st April 2013, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	971m	S
	Operator: Nestle Uk Limited, Licence Number: Th/039/0036/011, Permit Version: 1, Location: Nestle Coffee Factory-Borehole, Authority: Environment Agency, Thames Region, Abstraction: Other Industrial/Commercial/Public Services: Boiler Feed, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Nestle Coffee Factory, Off North Hyde Gardens, Hayes, Middlesex., Authorised Start: 01 April, Authorised End: 31 March, Permit Start Date: 1st April 2013, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	971m	S

Water Abstractions

Map ID	Details	Distance	Direction
	Operator: Nestle Uk Limited, Licence Number: 28/39/36/0072, Permit Version: 1, Location: Nestle Coffee Factory-Borehole, Authority: Environment Agency, Thames Region, Abstraction: Other Industrial/Commercial/Public Services: Evaporative Cooling, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m³): Not Supplied, Yearly Rate (m³): Not Supplied, Nestle Coffee Factory, Off North Hyde Gardens, Hayes, Middlesex., Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 12th August 2005, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	979m	S

Natural and Mining Related Hazards

Subsidence

Collapsible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	105m	W

Compressible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	105m	W

Ground Dissolution Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	105m	W

Landslide Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	105m	W

Running Sand Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	105m	W

Shrinking or Swelling Clay Subsidence Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	105m	W

Radon

Radon Potential

Map ID	Details	Distance	Direction
	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Radon Protective Measures

Map ID	Details	Distance	Direction
	None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Mining

BGS Recorded Mineral Sites

Map ID	Details	Distance	Direction
3	Site Name: Botwell Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232539, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	176m	SE
4	Site Name: Coldharbour Farm Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232541, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	185m	E
5	Site Name: Botwell Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232538, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	274m	S
6	Site Name: Botwell Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232536, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	348m	S
7	Site Name: Botwell Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232535, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	371m	SW
8	Site Name: Botwell Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232540, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	380m	SE
9	Site Name: Botwell Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232537, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	403m	S

BGS Recorded Mineral Sites

Map ID	Details	Distance	Direction
10	Site Name: Botwell Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232534, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	454m	S
11	Site Name: Coldharbour Farm Brick Field, Site Location: Hayes, Middlesex, Source: British Geological Survey, National Geoscience Information Service, Reference: 232542, Type: Opencast, Status: Ceased, Operator: Unknown Operator, Operator Location: Not Supplied, Periodic Type: Quaternary, Devensian, Geology: Langley Silt Member, Commodity: Common Clay and Shale, Positional Accuracy: Located by supplier to within 10m.	481m	E

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 1 st Floor 98 – 99 Queens Road Brighton BN1 3XF www.argyllenvironmental.com	Telephone 0330 036 6115 orders@argyllenviro.com
London Borough of Hillingdon Environmental Health Department Civic Centre www.hillingdon.gov.uk	Telephone 01895 250111 Fax: 01895 277443
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 03708 506 506
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Environment Agency Head Office Rio House	Telephone 01454 624400 Fax: 01454 624409

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.

Risk Analysis Methodology

The Site Solutions reports have been designed to assist in making informed decisions during property transactions. The Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991². (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

The assessment of environmental liability under the Relevant Legislation is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage). A 'contaminant' is a source of contamination, a 'pathway' is a medium through which the contamination can mobilise and 'a receptor' is a person or entity that could be detrimentally affected by the contamination. If all three are identified, then a 'plausible contaminant-pathway-receptor relationship' may be present. By definition, this is one which Argyll believes could result in significant harm, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our assessment we use the following test to decide if there is a potential liability affecting the Site. For the purpose of this assessment a site where a potential Liability has been identified is defined as follows:

A Site which, from the information assessed by Argyll, is considered to have the potential of being affected by contaminative substances present in or under the Site (but excluding potential sources of contamination on or above the land) such that, on the basis of its current or proposed use, there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation, requiring that remedial measures are taken in order to remedy or mitigate the contaminative substances that are present in or under the land that forms all or part of the Site.

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in direct liability for the site owner/occupier.

The assessment within the Report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained within the Data Section of this Report and of 1:2500 and 1:1250 (where available) scale historical mapping.

Ecological Risk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions. In the Site Solutions Commercial report, Argyll assesses two different drivers for risks and liabilities driven by ecological receptors;

1. The Contaminated Land Regime; and
2. The Environmental Damage Regulations 2009, as amended (EDR).

The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination, R&D Technical Report P299, EA 2002). This recommends a tiered approach in line with best practice for human health and controlled water risk assessment and defines Relevant Ecological Receptors as any of the Relevant Types of Receptor as set out in Table 1 of Defra Statutory Guidance on Contaminated Land dated April 2012.

Argyll assesses Relevant Ecological Receptors as part of its assessment process. To do so it uses the Argyll EcoRisk model which was developed and tested in consultation with leading experts and is based on the Environment Agency framework.

The Environmental Damage (Prevention and Remediation) Regulations 2009, as amended, were introduced on 1 March 2009 to implement the provisions of the European Union's Environmental Liability Directive into law in England³. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater, coastal water or to land. 'Environmental damage' has a specific meaning in the Regulations, and must meet key criteria. Existing legislation with provisions for environmental

² Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

³Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

liability remains in place. The Regulations apply on land in England and on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters out to the Renewable Energy Zone, which extends approximately 200 miles out to sea.

Argyll will apply due consideration to the nature of any activities likely to be occurring on Site and review EDR Receptors surrounding the Site. However, Argyll are unable to consider the standard of current operations or instances where environmental damage arises either intentionally or as a result of negligence on behalf of the Site operator.

The assessment excludes the identification of potential liabilities arising as a result of genetically modified organisms and the transportation or delivery of polluting goods which may occur at locations off Site. In addition, not all EDR Receptors can be identified in this assessment including protected species/natural habitats such as nesting bats, nesting birds or migratory bird routes which are not officially designated.




When conducting either assessment, Argyll will primarily assess information provided in the Data section of the Report. However, in some cases Argyll may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the Argyll Europa System.

Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009, Environmental Damage (Prevention and Remediation) (Northern Ireland) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

Liability Assessment

In this section Argyll will report on any potential soil and groundwater liabilities which it considers are associated with the Site. Our assessment of Liability is based upon the proposed and current use of the Site(as supplied by the client)in line with current Government guidance.

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Defra Category*
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required. This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.	3 or 4
PASSED 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below. This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.	3 or 4
FURTHER ACTION 	Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991⁴. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below. This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.	Potentially 1 or 2

* According to Defra's updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is and is not contaminated. Category 1 and Category 2 sites would encompass land which is capable of being determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

⁴Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

Limitations of the Report

The Site Solutions reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the Report.

The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Argyll cannot guarantee the accuracy or completeness of such information or data. Argyll will not accept responsibility for inaccurate data provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website www.argyllenvironmental.com. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0330 036 6115. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.

Consumer Protection

Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, 1st Floor, 98 – 99 Queens Road, Brighton, BN1 3XF.
Tel: 0330 036 6115, Email: orders@argyllenviro.com.

Argyll Environmental adheres to the Conveyancing Information Executive (CIE) standards.

The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 0330 036 6115

Email: orders@argyllenviro.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

