



Validation Report

at

Rowlheys Place, West Drayton, Middlesex UB7 9NQ

for

London Borough of Hillingdon Council

Reference: 22220/VR Rev1.0
March 2026

Control Document

Project

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.



Commission

London Borough of Hillingdon Council commissioned Soils Limited to prepare a Validation Report. General site data is recorded below.

Commission Record	
Client	London Borough of Hillingdon Council
Site Name	Rowlheys Place, West Drayton, Middlesex UB7 9NQ
Grid Reference	TQ 06426 79171
Soils Limited Quotation Ref	Q30501, dated 31 st October 2025
Clients Purchase Order	HC014882, dated 5 th November 2025

The record of revision to this document is presented below:

Record Of Revisions		
Revision	Date	Reason
1.0	March 2026	Original to Client

Documents associated with this development that must be referred to are given below.

Record Of Associated Documents			
Reference	Type	Date	Creator
17759/MIR_R27	Main Investigation Report	Mar 20	Soils Ltd
17759/SGRA	Gas Risk Assessment	Mar 20	Soils Ltd
C22007-RSIP-001-v1	Remediation Strategy Implementation Plan	Mar 22	Buckingham Group Contracting

Limitations and Disclaimers

This Validation Report relates to the site located at Rowlheys Place, West Drayton, Middlesex UB7 9NQ and was prepared for the sole benefit of London Borough of Hillingdon Council (The "Client"). The report was prepared solely for the brief described in Section 1.1 of this report.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the Contract with the Client, incorporation of our General Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the Client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

If the term “competent person” is used in this report or any Soils Limited document, it means an engineering geologist or civil engineer with a minimum of three years post graduate experience in the understanding and application of the appropriate codes of practice.

Within the report reference to ground level relates to the site level at the time of the investigation, unless otherwise stated.

Exploratory hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sample borehole implies the specific technique used to produce an exploratory hole.

Where trees are mentioned in the text this means existing trees, substantial bushes or shrubs, recently removed trees (approximately 20 years to full recovery on cohesive soils) and those planned as part of the site landscaping).

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. “Contaminated Land” is defined in Section 57 of the Environment Act 1995 (as updated 2021) as:

“Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being or is likely to be caused”.

It must be noted that a detailed survey of the possible presence or absence of invasive species, such as Japanese Knotweed, is outside of the scope of investigation.

Deleterious materials may be present in any Made Ground that pose a potential risk to site workers, end users and adjacent vulnerable receptors. These could include a range of contaminants, including asbestos, especially if the material includes large fractions of demolition derived materials.

The investigation, analysis or recommendations in respect of contamination are made solely in respect of the prevention of harm to vulnerable receptors, using where possible best practice at the date of preparation of the report. The investigation and report do not address, define or make recommendations in respect of environmental liabilities. A separate environmental audit and liaison with statutory authorities is required to address these issues.

All environmental works are undertaken in the context of, and in compliance with, BS10175+A2 2017 and LCRM (EA 2021) and all other pertinent planning, standards, documentation and guidance appropriate to the site at the time of production which may include, but are not necessarily limited to, documents provided by BS/CEN/ISO, NHBC, AGS, CIEH, CIRIA, SoBRA and CLAIRE.

Ownership of copyright of all printed material including reports, drawings, laboratory test results, trial pit and borehole log sheets, including drillers log sheets remains with Soils Limited. License is for the sole use of the client and may not be assigned, transferred or given to a third party. This license is only valid once we have been paid in full for this engagement. In the event of non-payment for our services, we reserve the right to retract this report and all project data, preventing their use and any reliance upon such data by the client or any other third party. We may also contact parties other than the client to notify them of this retraction.

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Section I Introduction

I.1 Objective of Investigation

London Borough of Hillingdon Council commissioned Soils Limited to prepare a Validation Report on land at the Site based on the Remediation Strategy Implementation Plan prepared by Buckingham Group Contracting (Ref: C22007-RSIP-001-v1, dated March 2022). This report is concerned with validation of the remediation works with respect to chemical contaminants only. It does not address the earthworks elements of the project and is not intended to provide compliance with the materials management plan.

It must be noted that the main contractor for the development project (Buckingham Group Contracting) went into administration during the construction works and therefore not all of the relevant records to verify the remediation and development works more generally, were available. However, significant documentation was retrievable and is presented alongside validity sampling and testing works undertaken by Soils Limited in preparing this report.

I.2 Planning Conditions

The site has been developed in accordance with HBC Planning Permission Ref: 75127/APP/2019/3221 dated 27th April 2020. This report is designed to address part C (iii) of the relevant planning condition (No.14), as set out below.

The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;*
- b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.*
- c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.*

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

1.3 Location

The site was located at Rowlheys Place, West Drayton, Middlesex UB7 9NQ and had an approximate O.S Land Ranger Grid Reference of TQ 06426 79171. The site location plan is given in Figure 1.

1.4 Site Description and Development

A three-storey leisure centre has been built on the north side of Rowlheys Place, which includes swimming facilities, sports hall, gym and outdoor football pitch on the second floor. The Leisure Centre also has a basement for all plant and to incorporate the swimming pools. A single level car park with new electric sub-station and surrounding soft landscaping was constructed on the land south of Rowlheys Place.

An aerial photograph of the site and its close environs before the completion of the development has been included in Figure 2 for reference.

1.5 Site Geology

The ground conditions have been shown as Made Ground overlying the Langley Silt Member, which is underlain by Lynch Hill Gravel Member and in turn, the London Clay Formation.

The Made Ground was recorded to depths of between 0.50m and 3.90m bgl and comprised black, brown and red slightly silty sandy GRAVEL and slightly gravelly slightly sandy silty CLAY with anthropogenic fragments of brick, concrete, chalk, tarmacadam and clinker.

The Langley Silt Member was recorded to depths of between 1.00m and 2.10m bgl and comprised firm to very stiff brown, orangish brown, yellowish brown and light brown slightly sandy gravelly silty CLAY. Gravel was angular to rounded fine to coarse flint.

The Lynch Hill Gravel Member was recorded to depths of between 3.90m and 6.00m bgl and comprised very dense to medium brown and yellow slightly silty sandy GRAVEL. Sand was fine to coarse and gravel was fine to coarse angular to rounded flint.

The London Clay Formation was recorded to depths of up to 20.00m bgl, the full depth of the investigation, and comprised firm to very stiff medium to very high strength orangish

brown, brown and greyish brown mottled becoming slightly black speckled brownish grey slightly silty CLAY.

Section 2 Summary of Remediation Method Statement

2.1 Summary of Proposed Remedial Works

The remediation was required to address the PAH and asbestos contamination identified within Made Ground during investigation works.

The proposed remedial works were to comprise further site investigation to delineate the extent of hotspots and gaps in the areas where information was not available. Hotspots were to be removed and appropriately disposed of, with in-situ soils tested to validate their suitability for use.

Asbestos materials were to be removed to quarantine for placement at depth or disposal off-site, as directed by an asbestos specialist under CAR2012 guidelines.

All site won materials were to be validated and re-used where possible, with a clean cover system proposed of 450mm in all landscaped area.

2.2 Verification Plan

As mentioned previously, the contractor went into administration during the works, so full records of works undertaken were not available. The development works were taken on by the local authority, the London Borough of Hillingdon Council.

In the absence of complete records, the proposed validation works were to comprise comprehensive chemical analyses of soils in landscaped areas, both at formation level and of the cover soils as well as a review of depths of cover soils and general compliance with landscaping details.

Areas of hardstanding and buildings will naturally break any pollutant linkage in these areas by creating a physical barrier between the soils and end-users.

The following is a summary of the lines of evidence required to validation the remedial works, in line with the Remediation Strategy Implementation Plan prepared by Buckingham Group Contracting (Ref: C22007-RSIP-001-v1, dated March 2022), as far as practicable.

Item	Description	Responsible Party / Required Information
1. Discovery Strategy	Strategy in place to identify any unexpected contamination.	LA Contractor to confirm placement and provide sign-off according at completion of the works.
2. Excavation and characterisation	The excavation of Made Ground and natural soils to reduce the site to the required levels before construction.	Contractor. Volumes of exported material are to be provided to Soils Limited. Soils Limited to undertake chemical analysis of formation level and cover soils at 10No. locations across the soft landscaped areas.
3. Disposal	Appropriate off-site disposal of contaminated or excess excavated soils	Contractor to provide waste transfer notes for all materials taken for off-site disposal.

Item	Description	Responsible Party / Required Information
4. Photographic evidence	Photographs are to be taken of the reduced level, where possible, and with the certified clean cover soils in situ upon completion.	Contractor to provide photos of works during development. Soils Limited attended the site at request from the Contractor at completion.
5. Unexpected contamination	Statement to confirm where any unexpected contamination was or was not encountered.	No unexpected contamination: the contractor will provide a statement to this effect to Soils Limited.
6. Verification Report	To demonstrate compliance with the Remediation strategy a verification report shall be prepared and submitted to the Local Authority.	Soils Limited to produce a verification report.

Section 3 Validation Data Summary

3.1 Information Supplied by Client

Soils Limited has been provided with the following information about the works undertaken at the site to comply with the above-noted requirements.

- Appendix A: Proposed Development Plan M9534_HUN_APL004_J, dated August 2019 prepared by Hunters.
Kerbs, Footways and Paved Areas drawing WDLC-BH-XX-XX-D-C-0005_P02, dated May 2022 prepared by Buro Happold.
- Appendix B: Photographs of Works
- Appendix C: Letter from Client confirming compliance with Discovery Strategy
- Appendix D: Material Movement Records
- Appendix E: Chemical analysis results from Validation Testing

3.2 Site Development

It is understood that the construction has now been completed as set out in the plans provided and that no significant change to the overall site level has been recorded.

Landscaping has been undertaken as proposed and areas of hardstanding have been built up as set out in the drawings.

Soils and materials have been exported and imported to facilitate the development in accordance with the plans presented, as detailed in the following sections.

Based on the visual inspection undertaken as part of the validation works conducted by Soils Limited, the site has been developed as shown on the proposed layout plans.

3.3 Photographs of Works

A wide range of photographs have been provided by the Client as evidence of the works undertaken, including:

- Excavations for pile mat formation across a large part of the site
- 6F2 installation for the pile mat
- Removal and haulage of tarmacadam from site
- Car park construction in the Abacus Centre
- Access road construction

Whilst some of these activities are not directly relevant to contamination remediation works, they do demonstrate significant clearance of large areas and therefore removal of Made Ground, and replacement with inert materials. They also provide further evidence of the build-up of various areas of hard landscaping.

A selection of photos confirming the above works are provided in Appendix B.1.

Photographs from all areas requiring remediation, provided by the Client's surveyor, clearly showed and confirmed the emplacement of the cover system with imported or re-used soils and depths. These photographs are included in Appendix B.2.

3.4 Client Declaration of Discovery Strategy

The signed letter confirms the presence of the Discovery Strategy whilst the Council were supervising the development works and that it was not activated during the works.

Soils Limited was involved towards the end of the construction phase, from October 2025, and can confirm that at no time during that period was our professional opinion sought regarding unexpected contamination nor was the regulator informed of such.

The declaration, presented in Appendix C, also confirms that the materials imported are in legal compliance with the site RMS requirements. Further confirmation of this is included in the import and export tickets provided in Appendix D.

3.5 Materials Movement

The Client had provided waste transfer notes covering various importation and exportation of materials from site, as detailed below. A log of 'consignment notes and weighbridges' was also provided, which confirmed 202.2 tonnes of soil was removed from site, and is included in Appendix D.1.

3.5.1 Importation of Inert Granular Materials

A series of waste transfer notes have been provided by the Client confirming the importation of Concrete Type 2/6F2/6F5, to provide the base for the piling mat. These have been included in Appendix D.2, with associated photos included in Appendix B.1.

3.5.2 Waste Transfer and Materials Disposal

A series of consignment notes have been provided by the Client confirming the removal from site of soils contaminated with asbestos. Whilst this report does not directly address the asbestos contamination, these clearly demonstrate the removal of contaminated soils from site, so are relevant. The consignment notes have been included in Appendix D.3.

3.6 Validation Sampling Chemical Analysis

Samples were taken from the formation level and cover soils in ten locations (HDTP01 to HDTP10) within the soft landscaping across the site to verify their suitability for use. Sampling and validation works were undertaken across two visits on 1st December 2025 and 30th January 2026. It must be noted that construction works were in the final stages of completion during the latter visit, with some topsoil still to be placed in the areas of HDTP04 and HDTP05. As such, samples were taken from the adjacent topsoil stockpile that was to be used as cover soils in these areas, as confirmed by the contractor on site.

The samples were tested for a wide range of brownfield contaminants including those identified as exceeding in the original investigation, and compared to Screening Criteria for Imported Soils for a Public Open Space Residential End Use, as specified within the Remediation Strategy Implementation Plan prepared by Buckingham Group Contracting (Ref: C22007-RSIP-001-v1, dated March 2022).

None of the tested samples recorded an exceedance of the relevant criteria for the development end-use, and as such demonstrated their suitability for use.

The results of the chemical analyses are presented in Appendix E.

Section 4 Validation and Verification

4.1 Summary

In relation to the noted requirements in of the Remediation Strategy Implementation Plan prepared by Buckingham Group Contracting (Ref: C22007-RSIP-001-v1, dated March 2022), regarding Materials Management and Health and Safety, the evidence presented indicates that the works were undertaken and completed as required using suitable and fit-for-purpose materials and so can be validated.

4.2 Conclusion

The evidence and letter provided by the Client show that the agreed soil remediation works were completed in compliance with the Remediation Strategy Implementation Plan, as per their contract requirements.

Photographs taken from the site show it has been developed in accordance with the proposed plans with areas of soft landscaping remediated in accordance with the remedial method statement.

It is noted that evidence is not available for all specified works, but significant evidence is included alongside thorough validation testing, which has confirmed that the remedial requirements have been met.

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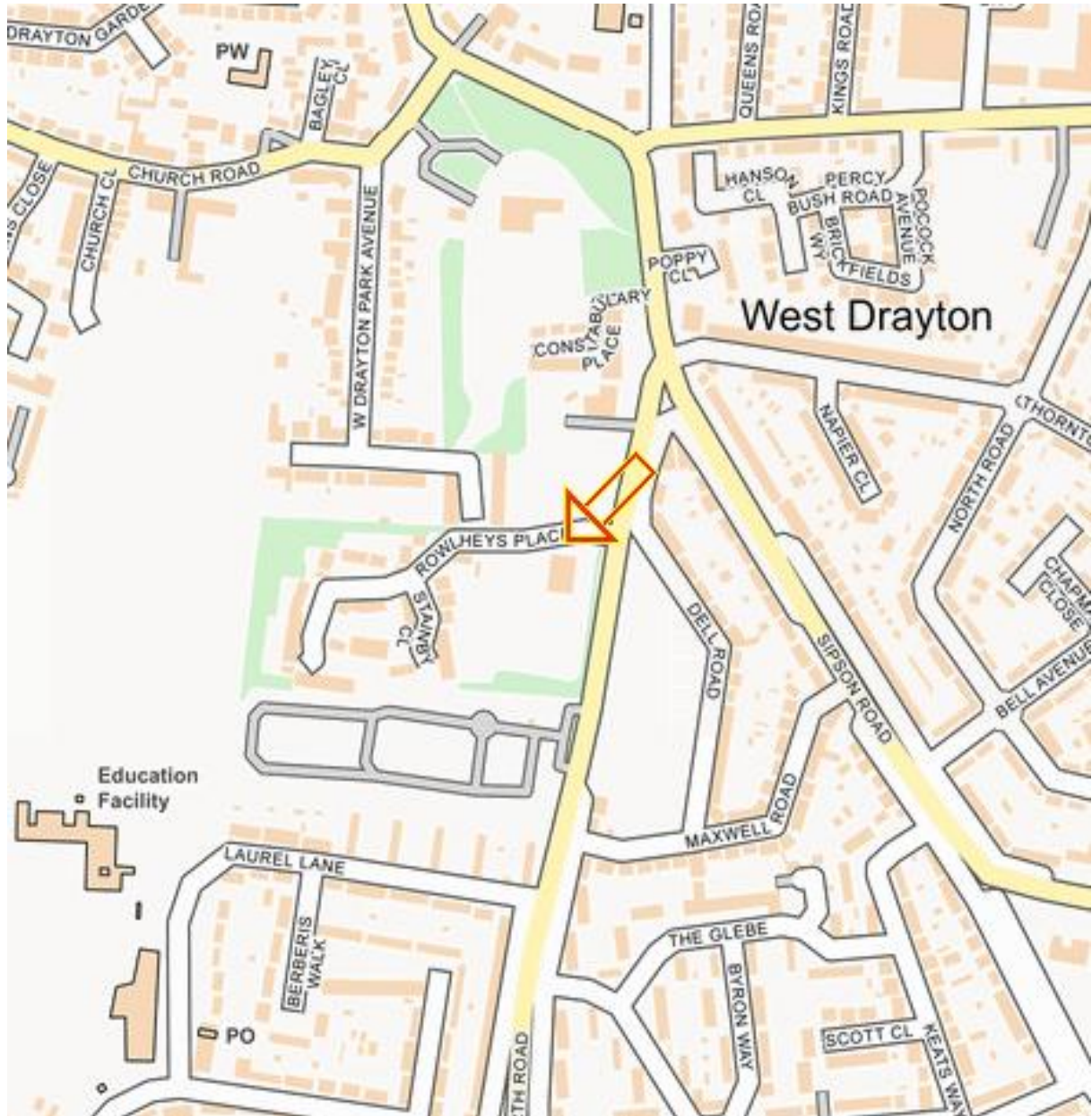


Figure 1 – Site Location Map



Job Number

22220

Project

Rowlheys Place, West Drayton, Middlesex UB7 9NQ

Client

London Borough of Hillingdon

Date

March 2026

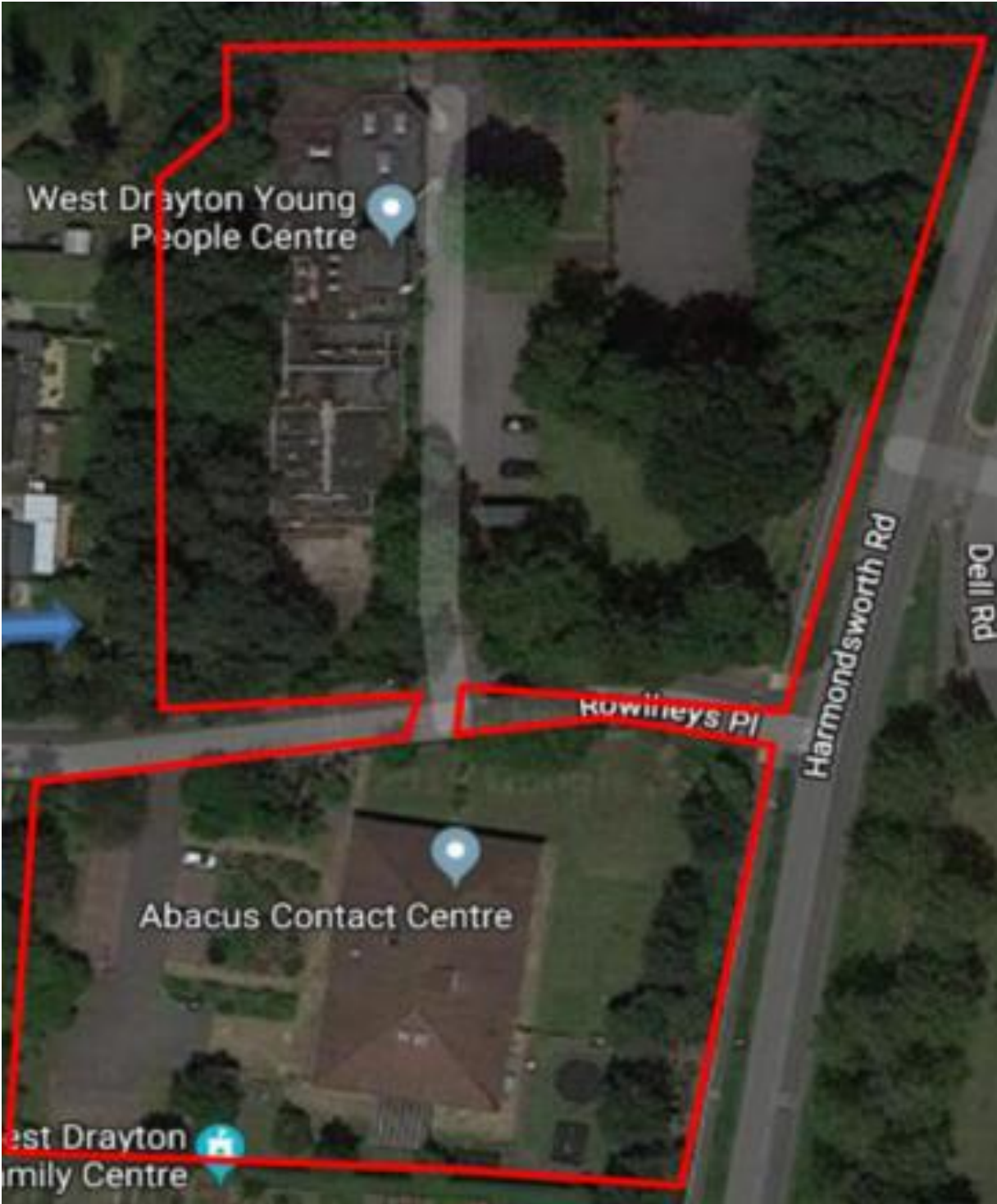


Figure 2 – Aerial Photograph

Job Number 22220	Project Rowlheys Place, West Drayton, Middlesex UB7 9NQ
Client London Borough of Hillingdon	Date March 2026



Figure 3 – Validation Sampling Locations

<p>Job Number 22220</p>	<p>Project Rowlheys Place, West Drayton, Middlesex UB7 9NQ</p>
<p>Client London Borough of Hillingdon</p>	<p>Date March 2026</p>