1 & 1A Old School House
Uxbridge UB10 0AA

Desk Study Report

Aujila Property Limited

July 2022

J22046
Rev 2

Report prepared by

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Managing Director

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0	Final			
1	Final	Updated to include revised proposals	06 April 2022	
2	Final	Updated to include revised proposals	12 July 2022	

This report has been issued by the GEA office indicated below. Any enquiries regarding the report should be directed to the project engineer at the office indicated below or to Steve Branch in our main Herts office.

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CONTENTS

EXECUTIVE SUMMARY

This executive summary contains an overview of the key findings and conclusions. No reliance should be placed on any part of the executive summary until the whole of the report has been read. Other sections of the report may contain information that puts into context the findings that are summarised in the executive summary.

BRIEF

This report describes the findings of a desk study carried out by Geotechnical and Environmental Associates Limited (GEA) on the instructions of Stephen Davy Peter Smith Architects, on behalf of Aujila Property Limited. The purpose of the work has been to determine the history of the site, to assess the potential for contamination and to provide preliminary information on the expected ground conditions. It is understood that it is proposed to partially convert the existing building from a commercial office use to residential use, with associated soft landscaping. No significant structural alterations or additions to the building are expected as part of the redevelopment.

DESK STUDY FINDINGS

The earliest map studied, dated 1886, shows the site to be developed on the southern edge of the village of Cowley, with buildings that are marked as 'Hillingdon National School'. The main building appears to be in a location that is broadly consistent with the existing structure on site, whilst a smaller square building is shown towards the southwest of site. Hillingdon Road and Turnpike Lane are shown adjacent to the site, but are not labelled. The immediate general area surrounding site predominantly comprised fields and cottages. A river is shown about 60 m to the south of the site, but the flow direction is not indicated.

Subsequent maps dated 1866 and 1888 show little change to have occurred to the site or surrounding area, but by 1895 additional development had occurred in the area around the site and the building on the site is marked as a school and had possibly been altered, although that is not clear. A police station is shown about 120 m to the southeast of the site on the 1888 map, but had been replaced by a hospital by the time of the 1895 map. The 1899 map identifies the river to the south as the River Pinn, which is shown to be flowing to the south on later maps, and shows a large nursery with extensive glasshouses approximately 250 m to the southwest.

The 1914 and1920 maps show little change, but by 1935 more significant development had occurred around the site, including housing to the southeast and the nursery had extended with glasshouses covering a large area to the west of the site. The site is no longer marked as a school on the 1935 map.

By 1964, beyond Hillingdon Road towards the northeast, residential development had continued along with the establishment of the 'Battle of Britain club'. Additionally, by 1964 the glasshouses surrounding the site to the west and south are no longer shown. On the 1975 map, a new rectangular building located towards the northern tip of site is labelled 'Transformer House', assumed to be an electrical substation.

The map published in 1992 shows the site has been redeveloped, now shown in the existing layout, with a section of the former single-storey school building flanked by a pair of two-storey office buildings. The building housing 'Transformer House' is no longer shown whilst a new electrical substation is shown on the western boundary.

At the time of the site walkover, the building on site was vacant. Similarly, no evidence of electrical componentry associated with the electrical substation recorded on map dated 1992 was observed onsite, the only evidence of the substation was indicated by a small brick structure located on the western boundary.

The British Geological Society (BGS) map of the area (map sheet 255, Beaconsfield, 1:50000 scale, published 2005) shows the site to be underlain by superficial deposits comprising Head and the Langley Silt Member, probably overlying Lynch Hill Gravel, in turn underlain by the London Clay Formation.

CONCLUSIONS

On the basis of the findings of the research carried out there is considered to be a LOW risk of there being a significant contamination linkage at this site.

It would be prudent to consider limited sampling and testing in the vicinity of the former electrical substation.

1.0 INTRODUCTION

Geotechnical and Environmental Associates Limited (GEA) has been commissioned by Stephen Davy Peter Smith Architects on behalf of Aujila Property Limited to carry out a desk study for 1 & 1A Old School House, Uxbridge UB10 0AA.

1.1 Proposed Development

It is understood that it is proposed to convert part of the existing building from commercial office use to a residential use with part of the building remaining for commercial usage. The proposed scheme includes a total of five residential units comprising three studio flats, a single one-bedroom flat and a single two-bedroom flat within the existing building along with the southeastern portion of the building being utilised for commercial premises. No significant structural alterations to the existing buildings are expected as part of the redevelopment.

This report is specific to the proposed development and the advice herein should be reviewed if the development proposals are amended.

1.2 Purpose of Work

The principal technical objectives of the work carried out were as follows:

- to determine the history of the site and surrounding area, particularly with respect to any previous or present potentially contaminative uses;
- to research the geology and hydrogeology of the site;
- to check records of data on groundwater, surface water and other publicly available environmental data; and
- to use the information obtained in the above searches to carry out a qualitative risk assessment with respect to subsurface contamination.

1.3 Scope of Work

In order to meet the above objectives, a desk study has been carried out, comprising, in summary, the following activities:

- a review of readily available geological maps;
- a review of publicly available environmental data sourced from Envirocheck;
- a review of historical Ordnance Survey (OS) maps provided by Envirocheck; and
- provision of a report presenting and interpreting the above data, together with our advice and recommendations with respect to the proposed development.

This report includes a contaminated land assessment which has been undertaken by a suitably qualified and competent professional in accordance with the methodology presented by the Environment Agency in their Land contamination risk assessment (LCRM)[1] published

[1] https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

8 October 2020. This involves identifying, making decisions on, and taking appropriate action to deal with, land contamination in a way that is consistent with government policies and legislation within the United Kingdom. Risk management is divided into three stages; Risk Assessment, Options Appraisal and Remediation, and each stage comprises three tiers. The Risk Assessment stage includes preliminary risk assessment (PRA), generic quantitative risk assessment (GQRA) and detailed quantitative risk assessment (DQRA)and this report includes the PRA and GQRA.

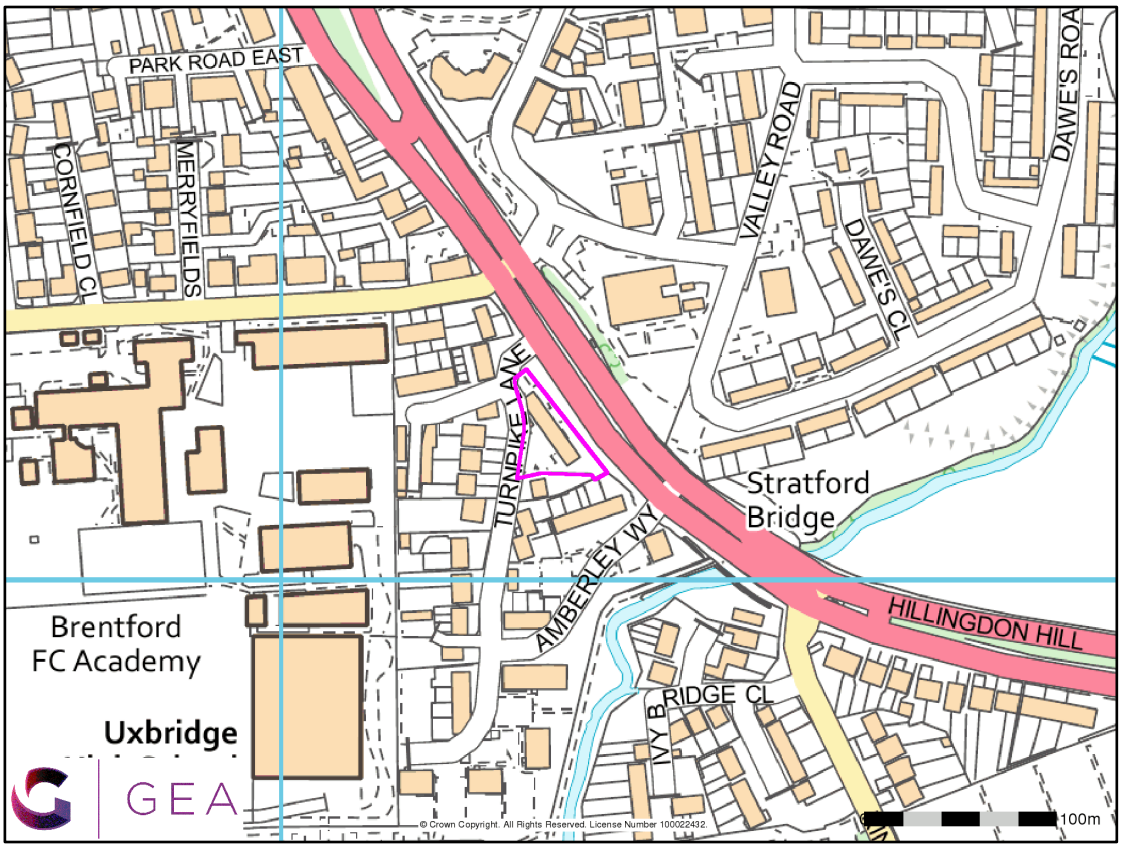
1.4 Limitations

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the research carried out. The results of the research should be viewed in the context of the work that has been carried out and no liability can be accepted for matters outside the stated scope of the research. Any comments made on the basis of information obtained from third parties are given in good faith on the assumption that the information is accurate. No independent validation of third-party information has been made by GEA.

2.0 THE SITE

2.1 Site Description

The site is located in Uxbridge, Greater London, approximately 1.17 km southeast of Uxbridge London Underground station, and approximately 2.69 km north of West Drayton train station. It may additionally be located by National Grid Reference 506140, 183080, and is shown on the map extract below. The site is generally triangular in shape, measuring



approximately 69 m (north to southeast) by 48 m (southeast to southwest) and by 50 m

(southwest to north) at the widest points. The site fronts onto the A4020 Hillingdon Road and is bounded by Turnpike Lane to the northwest, and by a row of residential properties to the south. 1 & 1A Old School House is a partly two storey and partly single storey building of brick construction with a gable and hip type roof. The building is currently vacant, having most recently been used for office space. The central single-storey part of the building is apparently much older than the more modern two-storey sections at each end of the building.

A single-storey brick building measuring approximately 4 m by 6 m in size is located on the western boundary of site. At the time of the site walkover, the building contained decommissioned air conditioning apparatus (compressor) and some stored miscellaneous items. Tarmac surfaced car parking is present on the northern and southwestern sides of the site. Soft landscaping is limited to a grassed area along the northeastern and southeastern extent of the site. Clusters of trees approximately 5 m to 15 m in height are scattered around the site, mainly on the northern and southern extents of the site.

Image looking towards the southwest at the north-eastern elevation of the building. Note the small areas of soft landscaping present at the front of the site.

Photograph 2: Image looking towards the northeast at the south-western elevation of the building along with the asphaltic concrete surfaced car park.

2.2 Site History

The site history has been researched by reference to internet sources and historical Ordnance Survey (OS) maps obtained from the Envirocheck database. A copy of the full findings can be found in the appendix.

The earliest map studied, dated 1886, shows the site to be developed on the southern edge of the village of Cowley, with buildings that are marked as 'Hillingdon National School'. The main building appears to be in a location that is broadly consistent with the existing structure on site, whilst a smaller square building is shown towards the southwest of site. Hillingdon Road and Turnpike Lane are shown adjacent to the site, but are not labelled. The immediate general area surrounding site predominantly comprised fields and cottages. A river is shown about 60 m to the south of the site, but the flow direction is not indicated.

Subsequent maps dated 1866 and 1888 show little change to have occurred to the site or surrounding area, but by 1895 additional development had occurred in the area around the site and the building on the site is marked as a school and had possibly been altered, although that is not clear. A police station is shown about 120 m to the southeast of the site on the 1888 map, but had been replaced by a hospital by the time of the 1895 map. The 1899 map identifies the river to the south as the River Pinn, which is shown to be flowing to the south on later maps, and shows a large nursery with extensive glasshouses approximately 250 m to the southwest.

The 1914 and1920 maps show little change, but by 1935 more significant development had occurred around the site, including housing to the southeast and the nursery had extended with glasshouses covering a large area to the west of the site. The site is no longer marked as a school on the 1935 map.

By 1964, beyond Hillingdon Road towards the northeast, residential developments have occurred along with the establishment of the 'Battle of Britain club'. Additionally, by 1964 glasshouses surrounding the site to the west and south are no longer recorded. On the 1975 map, a new rectangular building located towards the northern tip of site is labelled 'Transformer House', assumed to be an electrical substation.

The map published in 1992 shows the site has been redeveloped, now shown in the existing layout, with a section of the former single-storey school building flanked by a pair of two-storey office buildings. The building housing 'Transformer House' is no longer shown whilst a new electrical substation is shown on the western boundary.

At the time of the site walkover, the building on site was vacant. Similarly, no evidence of electrical componentry associated with the electrical substation recorded on map dated 1992 was observed onsite, the only evidence of the substation was indicated by a small brick structure located on the western boundary.

2.3 Other Information

A search of public registers and databases has been made via the Envirocheck database and relevant extracts from the search are appended.

There are no registered landfill sites, historic landfill sites, infilled land (non-water) or BGS recorded mineral sites within 250m of the site. The nearest feature present is recorded 473 m northwest of site, the 'Chiltern View Brickfield'. Additionally, the nearest area of infilled land (non-water) is recorded 618 m west of site and is designated 'Unknown filled ground (Pit quarry etc)'.

There are three recorded pollution incidents to controlled waters and one substantiated pollution incident recorded within 250 m of the subject site. The nearest recorded pollution incident to controlled water is recorded 157 m south and was designated a 'Category 2- Significant Incident' with the pollutant recorded as 'oils'. The substantiated pollution incident was recorded 113m east of the site with the pollutant recorded as 'crude sewage'. There are no local authority pollution prevention and controls in place within 250 m of the site.

No contemporary trade directories are recorded within 50 m of the site, although three are recorded within 250 m. The closest, 62 m northwest, for commercial cleaning services (inactive), whilst the nearest active trade directory is recorded 152 m northwest for 'Domestic appliances- servicing, repairs and parts'. There are no fuel stations recorded within 1 km of the site.

The site lies within a nitrate vulnerable zone. The Envirocheck report indicates that there are no 'man made' mining cavities or natural cavities within 1 km of the site.

The Envirocheck report indicates, using information supplied by the British Geological Survey that the site lies in area where less than 1 % of homes are estimated to be at or above the action level for radon emissions. Additionally, radon protection measures are not considered necessary for the construction of new dwellings on the site (for rooms above ground level).

3.0 GROUND CONDITIONS

3.1 Geology

The British Geological Society (BGS) map of the area (map sheet 255, Beaconsfield, 1:50000 scale, published 2005) shows the site to be underlain by superficial deposits comprising Head and the Langley Silt Member probably overlying Lynch Hill Gravel. The bedrock geology of the site consists of the London Clay Formation.

Head deposits are a downslope gravity slump deposit, formed from the geological strata local to the upslope area. By nature of their origin, Head Deposits can comprise a variable mix of clay, sand and gravel and are usually poorly consolidated. The Langley Silt Member comprises yellow-brown silt and clay and is massively bedded. The Lynch Hill Gravel comprises sands and gravels, locally with lenses of silt, clay or peat.

The London Clay Formation typically comprises homogenous, slightly calcareous silty clay to very silty clay, with some beds of clayey silt grading to silty fine-grained sand.

The BGS borehole archive contains a record of a borehole drilled at 'Nurseries of Mears Lowe and Shawyey' in 1933 (Reference TQ08SE33) located 397 m southwest of the site. The borehole encountered made ground to a depth of approximately 1.80 m overlying 'drift' (superficial deposits) to approximately 6 m. This was underlain by the London Clay Formation to approximately 20 m depth, which was over the Lambeth Group that extended to approximately 44 m, in turn overlying chalk.

3.2 Hydrogeology and Hydrology

The superficial deposits of the Langley Silt Member and Head Deposits are classified as unproductive strata. Similarly, the bedrock geology, the London Clay Formation is classified as unproductive strata. Unproductive Strata refers to rock layers or drift deposits that have negligible significance for water supply or river base flow. These were formerly classified as non-aquifers.

The nearest OS Water Network Line and nearest surface water feature is recorded as an inland river, the 'River Pinn' located approximately 80 m southeast. The site is not located within a source protection zone.

The site is predominantly covered by the existing building and surrounding hardstanding, such that the majority of surface water is likely to flow into combined sewers in the main road.

The Envirocheck report indicates that the site is not at risk of surface water flooding or from flooding from rivers or the sea. Similarly, the site is not at risk from groundwater flooding occurring at surface.

4.0 RISK ASSESSMENT

Consideration is being given to the redevelopment of the site from its previous uses, including historically as a school and more recently as commercial office premises into a part residential part commercial premises. The scheme currently includes a total of five residential units comprising three studio flats, a single one-bedroom flat and a single two-bedroom flat within the existing building.

4.1 Environmental Risks

Part IIA of the Environmental Protection Act 1990, which was inserted into that Act by Section 57 of the Environment Act 1995, provides the main regulatory regime for the identification and remediation of contaminated land. As part of the regime, local authorities are required to carry out inspections of their area to identify sites that may be contaminated. The determination of contaminated sites is based on a "suitable for use" approach which involves managing the risks posed by contaminated land by making risk-based decisions. This risk assessment is carried out on the basis of establishing one or more "pollution linkages"; a pollution linkage requires a source of contamination, a sensitive target or receptor that is at risk from the contamination and a pathway by which the contamination can travel from the source to the target.

A risk assessment should be carried out for consideration by the Local Planning Authority (LPA) before the planning application is determined. Where unacceptable risks are identified proposals will need to be made to address these risks as part of the development process. The guidance recognises the benefits of a phased approach and the desk study is the first phase in the process of investigating and identifying contamination to assist in the determination of a planning application.

4.1.1 Source

The findings of the desk study indicate that the site may have a contaminative history.

On-site sources

The site was developed prior to the earliest map studied, dated 1886, with a school building that partially remains on site. The site appears to have remained in use as a school from 1886 until 1990 when the site underwent a redevelopment into a layout concurrent with present. Since the redevelopment of the site in 1990 it is assumed the site has been in use for commercial office facilities until it became empty in more recent times.

Prior to the significant redevelopment of the site in 1999 the site also underwent some minor redevelopments including demolition/ construction of smaller auxiliary buildings related to the school. On the map dated 1975, a 'Transformer House' an assumed electrical substation is recorded on the site. Reference has been made to the relevant DoE Industry Profile[2] to identify the most likely potential contaminants associated with this historic land usage.

The following table summarises potential identified onsite sources:

On site			
Site use / Source	**Dates**	**Location**	**Typical contaminants**
(Pre 1981) Electrical substation	1975- 1990	Northern tip of site	Polychlorinated biphenyls (PCBs)
Made Ground associated with historic developments onsite	1886- present	Site wide	Metals and metalloids, inorganic compounds, acids, alkalis, asbestos.

No sources of landfill gas or hazardous vapour have been identified on site.

Off-site sources

The site has been located within a mixed commercial and residential area throughout its developed history. No sources of contamination have been identified in the vicinity with the potential to affect the site.

No sources of migrating landfill gas have been identified in the surrounding area.

4.1.2 Receptor

The proposed redevelopment of the site for part residential purposes will result in the end users representing high sensitivity receptors.

The soils beneath the site are classified as unproductive strata, and as such groundwater is not considered to represent a sensitive receptor. Similarly, the site is not at risk of surface water flooding and is 68m from the nearest surface water feature, and as such surface water is not considered to represent a sensitive receptor.

Buried services, site workers and adjacent land would be considered as potential receptors.

[2] Department of the Environment Industry Profile (1996) *Engineering works: electrical and electronic equipment manufacturing works (including works manufacturing equipment containing PCBs).* HMSO

4.1.3 Pathway

Within the site, end users will be isolated from direct contact with any contaminants present within the soil by the building and hard landscaped areas i.e., asphaltic concrete, but the soft landscaping surrounding the building will provide a pathway for direct contact between contaminants and end users. There will be a direct contact pathway for site workers and buried services.

4.1.4 Preliminary Risk Appraisal

In accordance with the guidelines provided by CIRIA[3], the following table summarises potential pollution linkages for the site with respect to the proposed development.

SOURCE	RECEPTOR	PATHWAY	PROBABILITY	CONSEQUENCE	RISK
On site					
(Pre 1981) Electrical substation	End users	Ingestion of contaminated soil, dust or water through skin contact or inhalation	Unlikely	Medium	Low risk
		Vapours	Unlikely	Medium	Low risk
	Adjacent sites	Shallow perched water or drain runs	Unlikely	Mild	Very low risk
	Site workers	Direct contact, inhalation of dust	Unlikely	Medium	Low risk
	Buried services	Direct contact	Low likelihood	Mild	Very Low risk
Made Ground associated with historic developments onsite	End users	Ingestion of contaminated soil, dust or water through skin contact or inhalation	Unlikely	Medium	Low risk
		Vapours	Unlikely	Medium	Low risk
	Adjacent sites	Shallow perched water or drain runs	Unlikely	Minor	Very low risk
	Site workers	Direct contact, inhalation of dust	Unlikely	Medium	Low risk
	Buried services	Direct contact	Low likelihood	Minor	Very Low risk

This method of risk evaluation involves classification of the magnitude of the potential consequence (severity) and probability (likelihood) of the risk. The method by which these factors are classified is detailed in the Appendix. On the basis of the consequence and probability the site can be attributed a level of risk, ranging from very low to very high and the procedure for making this assessment is shown in the Appendix, together with a description of each level of assessed risk and the actions that may be required to mitigate the risk.

On the basis of the above, it is considered that there is a LOW RISK of there being a significant contaminant linkage at this site.

[3] Rudland, DJ, Lancefield, RM and Mayell, PN (2001) *Contaminated land risk assessment. A guide to good practice. CIRIA C552*

The only identified plausible source of contamination is the former electrical substation, which could conceivably have resulted in leakage of PCBs. However, this contamination is relatively immobile and is unlikely to lead to any significant risk unless disturbed. Although this is not likely to occur as a result of the proposed development, a funder may require additional assurance and some limited sampling and testing in the vicinity of the substation would be a prudent measure.

5.0 CONCLUSIONS

On the basis of the findings of the research carried out there is considered to be a LOW RISK of there being a significant contamination linkage at this site.

Some limited investigation in the vicinity of the former substation would be prudent to allow the risk of contamination to be ruled out.

APPENDIX

Envirocheck Report

Envirocheck Extracts

Historical Maps

Risk Assessment Description

Risk Assessment Classification

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
291581783_1_1

Customer Reference:
J22046

National Grid Reference:
506140, 183080

Slice:
A

Site Area (Ha):
0.14

Search Buffer (m):
1000

Site Details:

1 & 1A
The Old School House
Hillingdon Road
UXBRIDGE
Middlesex
UB10 0AA

Client Details:

Mr S Branch
GEA Ltd
Widbury Barn
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GEA

Contents

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.
In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1		Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 2				9
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices	pg 4			1	
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 4				1
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 4		Yes		
Pollution Incidents to Controlled Waters	pg 4		3	5	23
Prosecutions Relating to Authorised Processes	pg 9				1
Registered Radioactive Substances	pg 9			6	
River Quality	pg 10		1		1
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 11		1		
Water Abstractions	pg 11				(*14)
Water Industry Act Referrals	pg 14			1	
Groundwater Vulnerability Map	pg 14	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information		1	n/a	n/a	n/a
Bedrock Aquifer Designations	pg 15	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 15	Yes	n/a	n/a	n/a
Source Protection Zones	pg 15				1
Extreme Flooding from Rivers or Sea without Defences	pg 15	Yes	Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 16		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 16		8	15	25

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 22	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 22				7
Potentially Infilled Land (Water)	pg 22		1	2	
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents	pg 23			1	1
Planning Hazardous Substance Enforcements					

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 24	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 24		Yes		Yes
BGS Recorded Mineral Sites	pg 24			1	5
BGS Urban Soil Chemistry	pg 25		Yes	Yes	Yes
BGS Urban Soil Chemistry Averages	pg 28	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 28	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 28		Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 29	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 29	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 29	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 30		3	13	66
Fuel Station Entries					
Points of Interest - Commercial Services	pg 37		1		10
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 37				10
Points of Interest - Public Infrastructure	pg 38			3	13
Points of Interest - Recreational and Environmental	pg 40		6	3	10
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt	pg 42		3		1
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 42	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (SE)	31	1	506200 183050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	82	1	506200 183150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	119	1	506050 183200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (E)	181	1	506350 183076
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	190	1	506000 183250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (E)	235	1	506400 183100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	309	1	506400 182850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	321	1	506450 182900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (W)	336	1	505800 183200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	348	1	506450 182850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NW (S)	403	1	506140 182650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	425	1	506300 182650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	441	1	506600 183150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (NW)	445	1	505750 183350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (W)	446	1	505700 183250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NW (SW)	447	1	505850 182700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SW (NW)	452	1	505900 183500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SW (E)	481	1	506650 183076
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	483	1	506650 183100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Discharge Consents** Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Frayslea, Cowley Road, Uxbridge, Frayslea, Cowley Road, Uxbridge Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0997 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 19th August 2014 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Fray'S River **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	822	2	505300 183100
1	**Discharge Consents** Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Frayslea, Cowley Road, Uxbridge, Frayslea, Cowley Road, Uxbridge Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.0997 Permit Version: 1 Effective Date: 2nd November 1989 Issued Date: 2nd November 1989 Revocation Date: 2nd September 2010 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Fray'S River **Status: Temporary Consents (Water Act 1989, Section 113)** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	822	2	505300 183100
1	**Discharge Consents** Operator: Hale Hamilton (Valves) Ltd. Property Type: Undefined Or Other Location: Frays Mills Works, Cowley Road,Uxbridge, Middlesex Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctwc.0714 Permit Version: 1 Effective Date: 5th March 1986 Issued Date: 5th March 1986 Revocation Date: 1st February 1991 Discharge Type: Unknown Discharge Environment: Freshwater Stream/River Receiving Water: Frays River **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A12NW (W)	872	2	505250 183100
2	**Discharge Consents** Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Hale Hamilton, Uxbridgehale Hamiltonuxbridge Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.1078 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 13th October 2015 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Fray'S River **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	827	2	505300 183200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	**Discharge Consents** Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Hale Hamilton, Uxbridgehale Hamiltonuxbridge Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.1078 Permit Version: 1 Effective Date: 2nd November 1989 Issued Date: 2nd November 1989 Revocation Date: 2nd September 2010 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Fray'S River **Status: Temporary Consents (Water Act 1989, Section 113)** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	827	2	505300 183200
2	**Discharge Consents** Operator: Hale Hamilton (Valves) Ltd Property Type: Undefined Or Other Location: Frays Mills Works, Cowley Road,Uxbridge, Middlesex Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctwc.1529 Permit Version: 1 Effective Date: 23rd March 1987 Issued Date: 23rd March 1987 Revocation Date: 15th February 1991 Discharge Type: Unknown Discharge Environment: Freshwater Stream/River Receiving Water: Frays River **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	827	2	505300 183200
3	**Discharge Consents** Operator: Valiant Direct Coaches Ltd, 91 Cowley Rd, Uxbridge Property Type: LAND TRANSPORT + VIA PIPELINES/FREIGHT Location: 91 Cowley Road, Uxbridge, Middx Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcr.0213 Permit Version: 1 Effective Date: 19th December 1955 Issued Date: 19th December 1955 Revocation Date: 6th December 1991 Discharge Type: Unknown Discharge Environment: Freshwater Stream/River Receiving Water: Frays **Status: Authorisation revoked** Positional Accuracy: Manually corrected supplier location	A12SW (W)	861	2	505300 182800
4	**Discharge Consents** Operator: Erostin Plc Property Type: Undefined Or Other Location: 71-73 Cowley Road, Uxbridge, Middlesex Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctwc.3594 Permit Version: 1 Effective Date: 28th July 1989 Issued Date: 28th July 1989 Revocation Date: 8th November 1990 Discharge Type: Unknown Discharge Environment: Freshwater Stream/River Receiving Water: River Frays **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A17SW (NW)	912	2	505300 183500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	**Discharge Consents** Operator: Uxbridge Business Park Management Ltd. Property Type: REAL ESTATE ACTIVITIES/BUYING/SELLING/RENTING Location: Uxbridge Business Park, High Street, Cowley, Middlesex Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CNTW.0409 Permit Version: 1 Effective Date: 9th April 1990 Issued Date: 9th April 1990 Revocation Date: 9th June 2005 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Frays **Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A7NW (W)	989	2	505200 182700
6	**Enforcement and Prohibition Notices** Location: Kingston Lane, UXBRIDGE, Middlesex, UB8 3PH Permit Reference: Not Given Enforcement Date: 27th March 1995 Details: Failure to comply with conditions of authorisation; under RSA93. Positional Accuracy: Unknown	A8NW (SW)	427	2	505951 182663
7	**Local Authority Pollution Prevention and Controls** Name: Ariana Quality Dry Cleaners Location: 229 High Street, Uxbridge, Ub8 1ld Authority: London Borough of Hillingdon, Environmental Health Department Permit Reference: EPA/DC/021 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	862	3	505872 183932
	Nearest Surface Water Feature	A13SE (SE)	68	-	506189 182990
8	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: HILLINGDON Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 21st March 1990 Incident Reference: N1900125 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A13SE (S)	157	2	506200 182900
8	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: HILLINGDON Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 25th March 1990 Incident Reference: N1900136 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (S)	162	2	506200 182895
9	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: UXBRIDGE Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Confirmed As A Pollution Incident Incident Date: 10th February 1995 Incident Reference: N1950066 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	192	2	506300 183200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: COWLEY Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 8th January 1994 Incident Reference: N1940007 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (S)	256	2	506200 182800
11	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Brunel University, UXBRIDGE Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Unknown Sewage; Confirmed As A Pollution Incident Incident Date: Not Supplied Incident Reference: N1960246 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	272	2	506400 183200
12	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Brunel University, UXBRIDGE Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 8th April 1996 Incident Reference: N1960159 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NW (S)	354	2	506100 182700
13	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: UXBRIDGE Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Confirmed As A Pollution Incident Incident Date: 18th October 1990 Incident Reference: N1900578 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NE (S)	355	2	506200 182700
14	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Hillingdon Golf, UXBRIDGE Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Not Supplied Incident Date: 9th June 1997 Incident Reference: THN11997032567 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NW (E)	361	2	506500 183200
15	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: COWLEY Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 30th April 1993 Incident Reference: N1930160 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (S)	654	2	506100 182400