

14-16, RYEFIELD CRESCENT, NORTHWOOD, HILLINGDON, HA6 1LT

## Order Details

**Date:** 05/09/2024  
**Your ref:** 3787 Bankway Properties Ltd  
**Our Ref:** GS-GII-PW4-AC3-P5H

## Site Details

**Location:** 510317 190187  
**Area:** 0.02 ha  
**Authority:** [London Borough of Hillingdon](#) ↗



[Summary of findings](#)

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[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

## Summary of findings

Page	Section	<a href="#">Past land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">15 &gt;</a>	<a href="#">1.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	0	4	11	24	-
<a href="#">17 &gt;</a>	<a href="#">1.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	0	0	0	1	-
<a href="#">17 &gt;</a>	<a href="#">1.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	0	2	6	-
18	1.4	Historical petrol stations	0	0	0	0	-
<a href="#">18 &gt;</a>	<a href="#">1.5 &gt;</a>	<a href="#">Historical garages &gt;</a>	0	0	3	2	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	<a href="#">Past land use - un-grouped &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">20 &gt;</a>	<a href="#">2.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	0	5	16	33	-
<a href="#">23 &gt;</a>	<a href="#">2.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	0	0	0	1	-
<a href="#">23 &gt;</a>	<a href="#">2.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	0	3	15	-
24	2.4	Historical petrol stations	0	0	0	0	-
<a href="#">24 &gt;</a>	<a href="#">2.5 &gt;</a>	<a href="#">Historical garages &gt;</a>	0	0	3	3	-
Page	Section	<a href="#">Waste and landfill &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
<a href="#">26 &gt;</a>	<a href="#">3.7 &gt;</a>	<a href="#">Waste exemptions &gt;</a>	0	12	0	5	-
Page	Section	<a href="#">Current industrial land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">29 &gt;</a>	<a href="#">4.1 &gt;</a>	<a href="#">Recent industrial land uses &gt;</a>	0	1	10	-	-
<a href="#">30 &gt;</a>	<a href="#">4.2 &gt;</a>	<a href="#">Current or recent petrol stations &gt;</a>	0	0	2	0	-
31	4.3	Electricity cables	0	0	0	0	-
31	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-



31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
32	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
<b>32 &gt;</b>	<b>4.11 &gt;</b>	<b><u>Licensed pollutant release (Part A(2)/B) &gt;</u></b>	0	0	3	1	-
33	4.12	Radioactive Substance Authorisations	0	0	0	0	-
33	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.15	Pollutant release to public sewer	0	0	0	0	-
34	4.16	List 1 Dangerous Substances	0	0	0	0	-
34	4.17	List 2 Dangerous Substances	0	0	0	0	-
<b>34 &gt;</b>	<b>4.18 &gt;</b>	<b><u>Pollution Incidents (EA/NRW) &gt;</u></b>	0	0	4	0	-
35	4.19	Pollution inventory substances	0	0	0	0	-
35	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
36	5.1	Superficial aquifer	None (within 500m)				
<b>37 &gt;</b>	<b>5.2 &gt;</b>	<b><u>Bedrock aquifer &gt;</u></b>	Identified (within 500m)				
<b>39 &gt;</b>	<b>5.3 &gt;</b>	<b><u>Groundwater vulnerability &gt;</u></b>	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
<b>41 &gt;</b>	<b>5.6 &gt;</b>	<b><u>Groundwater abstractions &gt;</u></b>	0	0	0	0	3
42	5.7	Surface water abstractions	0	0	0	0	0
<b>43 &gt;</b>	<b>5.8 &gt;</b>	<b><u>Potable abstractions &gt;</u></b>	0	0	0	0	3
<b>43 &gt;</b>	<b>5.9 &gt;</b>	<b><u>Source Protection Zones &gt;</u></b>	1	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
<b>45 &gt;</b>	<b>6.1 &gt;</b>	<b><u>Water Network (OS MasterMap) &gt;</u></b>	0	0	3	-	-



<a href="#">46 &gt;</a>	<a href="#">6.2 &gt;</a>	<a href="#">Surface water features &gt;</a>	0	0	1	-	-
<a href="#">46 &gt;</a>	<a href="#">6.3 &gt;</a>	<a href="#">WFD Surface water body catchments &gt;</a>	1	-	-	-	-
<a href="#">47 &gt;</a>	<a href="#">6.4 &gt;</a>	<a href="#">WFD Surface water bodies &gt;</a>	0	0	0	-	-
47	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	<a href="#">Surface water flooding &gt;</a>					
<a href="#">51 &gt;</a>	<a href="#">8.1 &gt;</a>	<a href="#">Surface water flooding &gt;</a>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	<a href="#">Groundwater flooding &gt;</a>					
<a href="#">53 &gt;</a>	<a href="#">9.1 &gt;</a>	<a href="#">Groundwater flooding &gt;</a>	Low (within 50m)				
Page	Section	<a href="#">Environmental designations &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">54 &gt;</a>	<a href="#">10.1 &gt;</a>	<a href="#">Sites of Special Scientific Interest (SSSI) &gt;</a>	0	0	0	0	2
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
<a href="#">55 &gt;</a>	<a href="#">10.5 &gt;</a>	<a href="#">National Nature Reserves (NNR) &gt;</a>	0	0	0	0	2
<a href="#">56 &gt;</a>	<a href="#">10.6 &gt;</a>	<a href="#">Local Nature Reserves (LNR) &gt;</a>	0	0	0	0	2
<a href="#">56 &gt;</a>	<a href="#">10.7 &gt;</a>	<a href="#">Designated Ancient Woodland &gt;</a>	0	0	0	0	6
57	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
<a href="#">57 &gt;</a>	<a href="#">10.11 &gt;</a>	<a href="#">Green Belt &gt;</a>	0	0	1	1	3
58	10.12	Proposed Ramsar sites	0	0	0	0	0



58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
58	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
<a href="#">60 &gt;</a>	<a href="#">10.17 &gt;</a>	<a href="#">SSSI Impact Risk Zones &gt;</a>	1	-	-	-	-
<a href="#">61 &gt;</a>	<a href="#">10.18 &gt;</a>	<a href="#">SSSI Units &gt;</a>	0	0	0	0	4
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
63	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63	11.4	Listed Buildings	0	0	0	-	-
64	11.5	Conservation Areas	0	0	0	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<a href="#">Agricultural designations &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">65 &gt;</a>	<a href="#">12.1 &gt;</a>	<a href="#">Agricultural Land Classification &gt;</a>	Urban (within 250m)				
<a href="#">66 &gt;</a>	<a href="#">12.2 &gt;</a>	<a href="#">Open Access Land &gt;</a>	0	0	1	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
66	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<a href="#">Habitat designations &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
67	13.1	Priority Habitat Inventory	0	0	0	-	-
<a href="#">67 &gt;</a>	<a href="#">13.2 &gt;</a>	<a href="#">Habitat Networks &gt;</a>	0	0	1	-	-
68	13.3	Open Mosaic Habitat	0	0	0	-	-
68	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<a href="#">Geology 1:10,000 scale &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">69 &gt;</a>	<a href="#">14.1 &gt;</a>	<a href="#">10k Availability &gt;</a>	Identified (within 500m)				
<a href="#">71 &gt;</a>	<a href="#">14.2 &gt;</a>	<a href="#">Artificial and made ground (10k) &gt;</a>	0	0	0	1	-
72	14.3	Superficial geology (10k)	0	0	0	0	-

72	14.4	Landslip (10k)	0	0	0	0	-
<a href="#">73 &gt;</a>	<a href="#">14.5 &gt;</a>	<a href="#">Bedrock geology (10k) &gt;</a>	1	0	3	3	-
74	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	<a href="#">Geology 1:50,000 scale &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">75 &gt;</a>	<a href="#">15.1 &gt;</a>	<a href="#">50k Availability &gt;</a>	Identified (within 500m)				
76	15.2	Artificial and made ground (50k)	0	0	0	0	-
76	15.3	Artificial ground permeability (50k)	0	0	-	-	-
77	15.4	Superficial geology (50k)	0	0	0	0	-
77	15.5	Superficial permeability (50k)	None (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
<a href="#">78 &gt;</a>	<a href="#">15.8 &gt;</a>	<a href="#">Bedrock geology (50k) &gt;</a>	1	0	1	1	-
<a href="#">79 &gt;</a>	<a href="#">15.9 &gt;</a>	<a href="#">Bedrock permeability (50k) &gt;</a>	Identified (within 50m)				
79	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	<a href="#">Boreholes &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">80 &gt;</a>	<a href="#">16.1 &gt;</a>	<a href="#">BGS Boreholes &gt;</a>	0	0	19	-	-
Page	Section	<a href="#">Natural ground subsidence &gt;</a>					
<a href="#">82 &gt;</a>	<a href="#">17.1 &gt;</a>	<a href="#">Shrink swell clays &gt;</a>	Moderate (within 50m)				
<a href="#">83 &gt;</a>	<a href="#">17.2 &gt;</a>	<a href="#">Running sands &gt;</a>	Very low (within 50m)				
<a href="#">84 &gt;</a>	<a href="#">17.3 &gt;</a>	<a href="#">Compressible deposits &gt;</a>	Negligible (within 50m)				
<a href="#">85 &gt;</a>	<a href="#">17.4 &gt;</a>	<a href="#">Collapsible deposits &gt;</a>	Very low (within 50m)				
<a href="#">86 &gt;</a>	<a href="#">17.5 &gt;</a>	<a href="#">Landslides &gt;</a>	Very low (within 50m)				
<a href="#">87 &gt;</a>	<a href="#">17.6 &gt;</a>	<a href="#">Ground dissolution of soluble rocks &gt;</a>	Negligible (within 50m)				
Page	Section	<a href="#">Mining and ground workings &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
89	18.1	BritPits	0	0	0	0	-
<a href="#">90 &gt;</a>	<a href="#">18.2 &gt;</a>	<a href="#">Surface ground workings &gt;</a>	0	5	10	-	-
90	18.3	Underground workings	0	0	0	0	0
91	18.4	Underground mining extents	0	0	0	0	-
91	18.5	Historical Mineral Planning Areas	0	0	0	0	-



<a href="#">91</a> >	<a href="#">18.6</a> >	<a href="#">Non-coal mining</a> >	1	0	1	2	2
92	18.7	JPB mining areas	None (within 0m)				
92	18.8	The Coal Authority non-coal mining	0	0	0	0	-
92	18.9	Researched mining	0	0	0	0	-
93	18.10	Mining record office plans	0	0	0	0	-
93	18.11	BGS mine plans	0	0	0	0	-
93	18.12	Coal mining	None (within 0m)				
93	18.13	Brine areas	None (within 0m)				
93	18.14	Gypsum areas	None (within 0m)				
94	18.15	Tin mining	None (within 0m)				
94	18.16	Clay mining	None (within 0m)				
Page	Section	<a href="#">Ground cavities and sinkholes</a> >	On site	0-50m	50-250m	250-500m	500-2000m
95	19.1	Natural cavities	0	0	0	0	-
<a href="#">96</a> >	<a href="#">19.2</a> >	<a href="#">Mining cavities</a> >	0	0	0	0	4
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
97	19.5	National karst database	0	0	0	0	-
Page	Section	<a href="#">Radon</a> >					
<a href="#">98</a> >	<a href="#">20.1</a> >	<a href="#">Radon</a> >	Less than 1% (within 0m)				
Page	Section	<a href="#">Soil chemistry</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">100</a> >	<a href="#">21.1</a> >	<a href="#">BGS Estimated Background Soil Chemistry</a> >	1	0	-	-	-
<a href="#">100</a> >	<a href="#">21.2</a> >	<a href="#">BGS Estimated Urban Soil Chemistry</a> >	1	3	-	-	-
101	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	<a href="#">Railway infrastructure and projects</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">102</a> >	<a href="#">22.1</a> >	<a href="#">Underground railways (London)</a> >	0	1	0	-	-
103	22.2	Underground railways (Non-London)	0	0	0	-	-
103	22.3	Railway tunnels	0	0	0	-	-
103	22.4	Historical railway and tunnel features	0	0	0	-	-
103	22.5	Royal Mail tunnels	0	0	0	-	-



103	22.6	Historical railways	0	0	0	-	-
<u>104</u> >	<u>22.7</u> >	<u>Railways</u> >	0	5	6	-	-
104	22.8	Crossrail 1	0	0	0	0	-
104	22.9	Crossrail 2	0	0	0	0	-
105	22.10	HS2	0	0	0	0	-



## Recent aerial photograph



Capture Date: 21/04/2022

Site Area: 0.02ha





## Recent site history - 2021 aerial photograph



Capture Date: 13/06/2021

Site Area: 0.02ha





## Recent site history - 2015 aerial photograph



Capture Date: 20/04/2015

Site Area: 0.02ha





## Recent site history - 2013 aerial photograph



Capture Date: 28/04/2013

Site Area: 0.02ha





## Recent site history - 1999 aerial photograph



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Capture Date: 29/08/1999

Site Area: 0.02ha



## OS MasterMap site plan

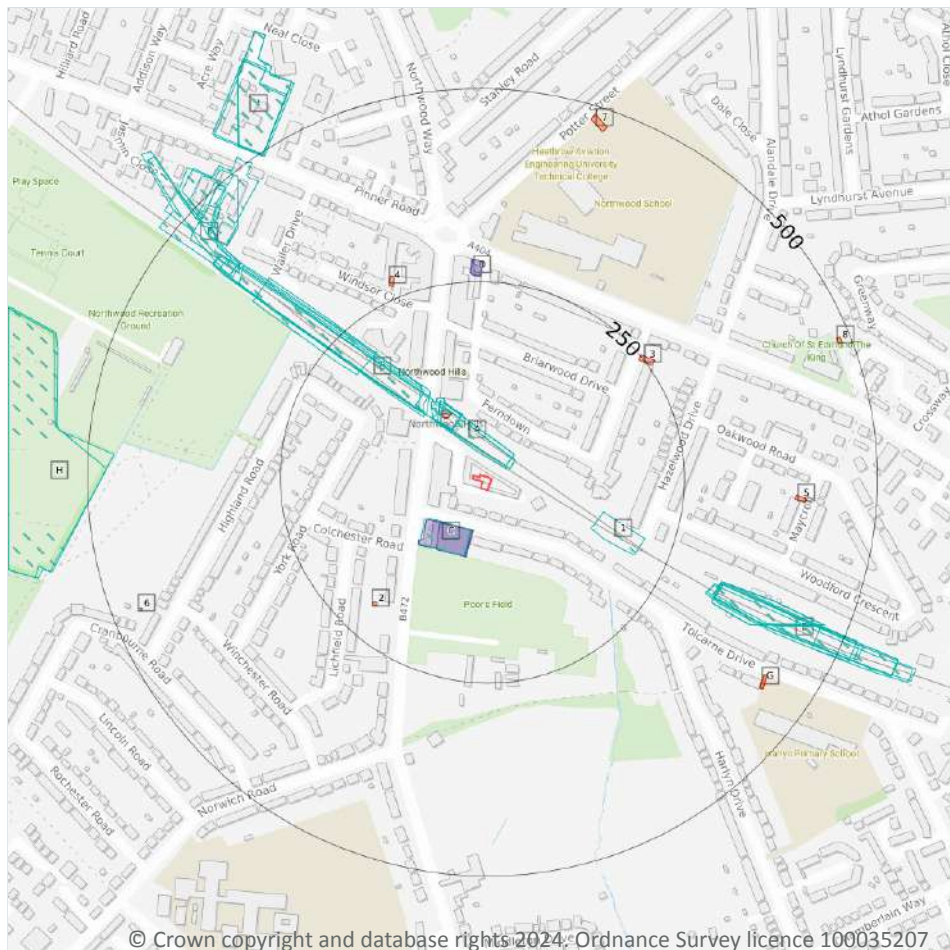


Site Area: 0.02ha





## 1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

### 1.1 Historical industrial land uses

#### Records within 500m

39

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	21m NE	Cuttings	1911 - 1920	2250492



ID	Location	Land use	Dates present	Group ID
B	24m NE	Cuttings	1911	2260429
B	24m NE	Cuttings	1894	2268337
A	24m NE	Cuttings	1894	2305159
C	56m S	Garage	1968	2173713
A	64m NW	Railway Station	1968 - 1976	2259051
A	64m NW	Railway Station	1992	2280524
A	65m NW	Railway Station	1935	2299705
A	66m NW	Railway Station	1959	2289066
B	99m NW	Cuttings	1911 - 1920	2295642
B	100m NW	Cuttings	1935 - 1938	2223653
B	111m NW	Cuttings	1959	2321087
B	116m NW	Cuttings	1894	2246852
1	143m SE	Cuttings	1935	2157092
B	199m NW	Cuttings	1968 - 1992	2277899
E	312m SE	Cuttings	1920	2300350
E	314m SE	Cuttings	1911	2236911
E	321m SE	Cuttings	1959	2246754
E	322m SE	Cuttings	1935 - 1938	2249261
E	324m SE	Cuttings	1992	2272137
E	324m SE	Cuttings	1968 - 1976	2302739
E	324m SE	Cuttings	1894	2218087
E	324m SE	Cuttings	1894	2297112
F	401m NW	Railway Sidings	1955	2314937
F	404m NW	Railway Sidings	1935	2292829
F	408m NW	Railway Sidings	1938	2266926
E	412m SE	Cuttings	1960 - 1966	2247672
F	420m NW	Railway Sidings	1965	2267339
F	436m NW	Unspecified Works	1989	2314285





ID	Location	Land use	Dates present	Group ID
F	437m NW	Unspecified Works	1965 - 1976	2300821
F	447m NW	Unspecified Commercial/Industrial	1935	2171286
E	466m SE	Cuttings	1974 - 1990	2324497
H	466m W	Cemetery	1989	2307377
H	475m W	Cemetery	1955 - 1976	2266911
I	494m NW	Hospital	1938	2332306
I	496m NW	Hospital	1992	2245170
I	496m NW	Hospital	1968 - 1976	2264872
I	496m NW	Hospital	1959	2227593
I	497m NW	Hospital	1935	2233199

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

## 1.2 Historical tanks

### Records within 500m

1

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
6	461m W	Unspecified Tank	1988	390785

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

## 1.3 Historical energy features

### Records within 500m

8

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



Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
2	200m SW	Electricity Substation	1989	271385
3	245m NE	Electricity Substation	1973 - 1992	307384
4	266m NW	Electricity Substation	1989	271384
5	395m E	Electricity Substation	1973 - 1992	301317
G	431m SE	Electricity Substation	1990 - 1995	290538
G	431m SE	Electricity Substation	1973	302298
7	471m N	Electricity Substation	1979 - 1993	313707
8	483m E	Electricity Substation	1973	268010

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

## 1.4 Historical petrol stations

<b>Records within 500m</b>	<b>0</b>
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

## 1.5 Historical garages

<b>Records within 500m</b>	<b>5</b>
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
C	55m S	Garage	1966	90524
C	56m S	Garage	1965	85431



ID	Location	Land use	Dates present	Group ID
C	56m S	Garage	1989	92934
D	257m N	Garage	1989	88051
D	257m N	Garage	1965 - 1966	95172

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

## 1.6 Historical military land

### Records within 500m

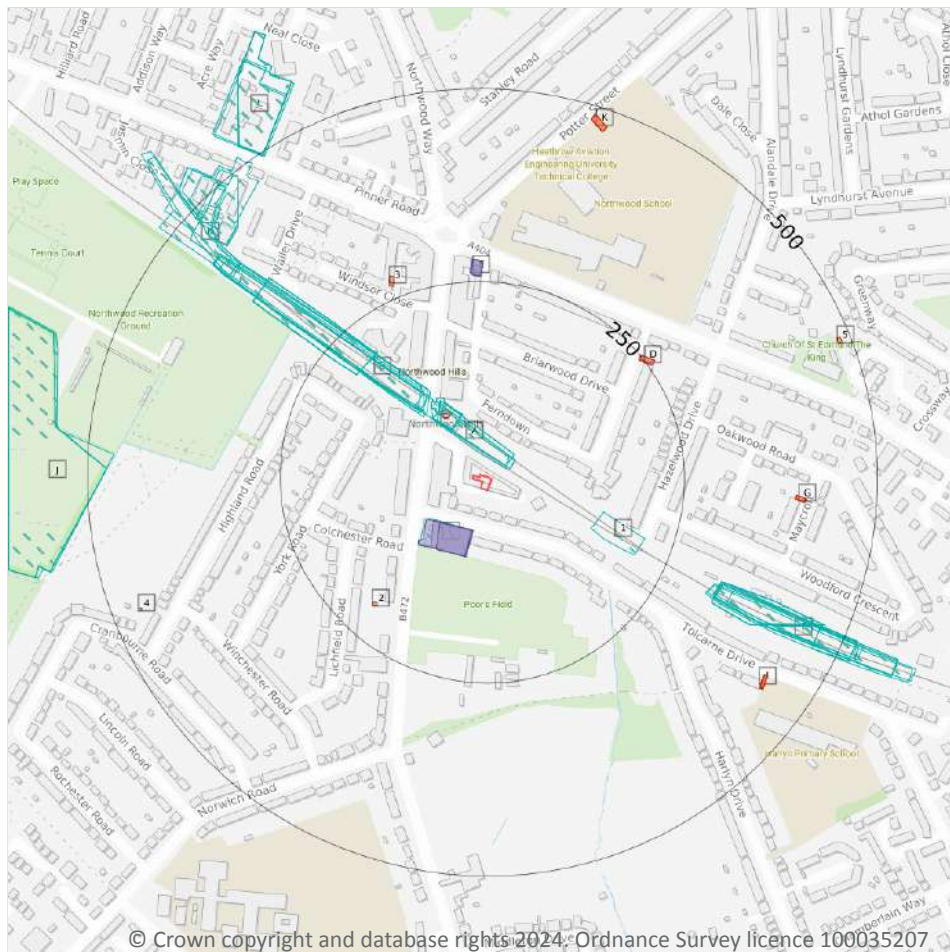
0

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

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



## 2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

### 2.1 Historical industrial land uses

Records within 500m

54

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

Features are displayed on the Past land use - un-grouped map on [page 20](#) >

ID	Location	Land Use	Date	Group ID
A	21m NE	Cuttings	1920	2250492
B	24m NE	Cuttings	1911	2260429
B	24m NE	Cuttings	1894	2268337



ID	Location	Land Use	Date	Group ID
A	24m NE	Cuttings	1911	2250492
A	24m NE	Cuttings	1894	2305159
C	56m S	Garage	1968	2173713
A	64m NW	Railway Station	1976	2259051
A	64m NW	Railway Station	1968	2259051
A	64m NW	Railway Station	1992	2280524
A	65m NW	Railway Station	1935	2299705
A	66m NW	Railway Station	1959	2289066
B	99m NW	Cuttings	1920	2295642
B	100m NW	Cuttings	1938	2223653
B	106m NW	Cuttings	1935	2223653
B	108m NW	Cuttings	1911	2295642
B	111m NW	Cuttings	1959	2321087
B	116m NW	Cuttings	1894	2246852
1	143m SE	Cuttings	1935	2157092
B	199m NW	Cuttings	1976	2277899
B	199m NW	Cuttings	1968	2277899
B	199m NW	Cuttings	1992	2277899
F	312m SE	Cuttings	1920	2300350
F	314m SE	Cuttings	1911	2236911
F	321m SE	Cuttings	1959	2246754
F	322m SE	Cuttings	1935	2249261
F	324m SE	Cuttings	1976	2302739
F	324m SE	Cuttings	1968	2302739
F	324m SE	Cuttings	1992	2272137
F	324m SE	Cuttings	1911	2236911
F	324m SE	Cuttings	1894	2218087
F	324m SE	Cuttings	1894	2297112



ID	Location	Land Use	Date	Group ID
F	342m SE	Cuttings	1938	2249261
H	401m NW	Railway Sidings	1955	2314937
H	404m NW	Railway Sidings	1935	2292829
H	408m NW	Railway Sidings	1938	2266926
F	412m SE	Cuttings	1966	2247672
F	412m SE	Cuttings	1960	2247672
H	420m NW	Railway Sidings	1965	2267339
H	436m NW	Unspecified Works	1989	2314285
H	437m NW	Unspecified Works	1976	2300821
H	437m NW	Unspecified Works	1965	2300821
H	447m NW	Unspecified Commercial/Industrial	1935	2171286
F	466m SE	Cuttings	1990	2324497
F	466m SE	Cuttings	1974	2324497
J	466m W	Cemetery	1989	2307377
J	475m W	Cemetery	1955	2266911
J	475m W	Cemetery	1976	2266911
J	475m W	Cemetery	1965	2266911
L	494m NW	Hospital	1938	2332306
L	496m NW	Hospital	1976	2264872
L	496m NW	Hospital	1968	2264872
L	496m NW	Hospital	1992	2245170
L	496m NW	Hospital	1959	2227593
L	497m NW	Hospital	1935	2233199

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



## 2.2 Historical tanks

<b>Records within 500m</b>	<b>1</b>
----------------------------	----------

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
4	461m W	Unspecified Tank	1988	390785

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

## 2.3 Historical energy features

<b>Records within 500m</b>	<b>18</b>
----------------------------	-----------

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
2	200m SW	Electricity Substation	1989	271385
D	245m NE	Electricity Substation	1973	307384
D	246m NE	Electricity Substation	1992	307384
3	266m NW	Electricity Substation	1989	271384
G	395m E	Electricity Substation	1973	301317
G	395m E	Electricity Substation	1992	301317
I	431m SE	Electricity Substation	1990	290538
I	431m SE	Electricity Substation	1990	290538
I	431m SE	Electricity Substation	1990	290538
I	431m SE	Electricity Substation	1990	290538
I	431m SE	Electricity Substation	1992	290538
I	431m SE	Electricity Substation	1992	290538
I	431m SE	Electricity Substation	1973	302298



ID	Location	Land Use	Date	Group ID
I	431m SE	Electricity Substation	1995	290538
I	431m SE	Electricity Substation	1995	290538
K	471m N	Electricity Substation	1979	313707
K	471m N	Electricity Substation	1993	313707
5	483m E	Electricity Substation	1973	268010

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

## 2.4 Historical petrol stations

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

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

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

## 2.5 Historical garages

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

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

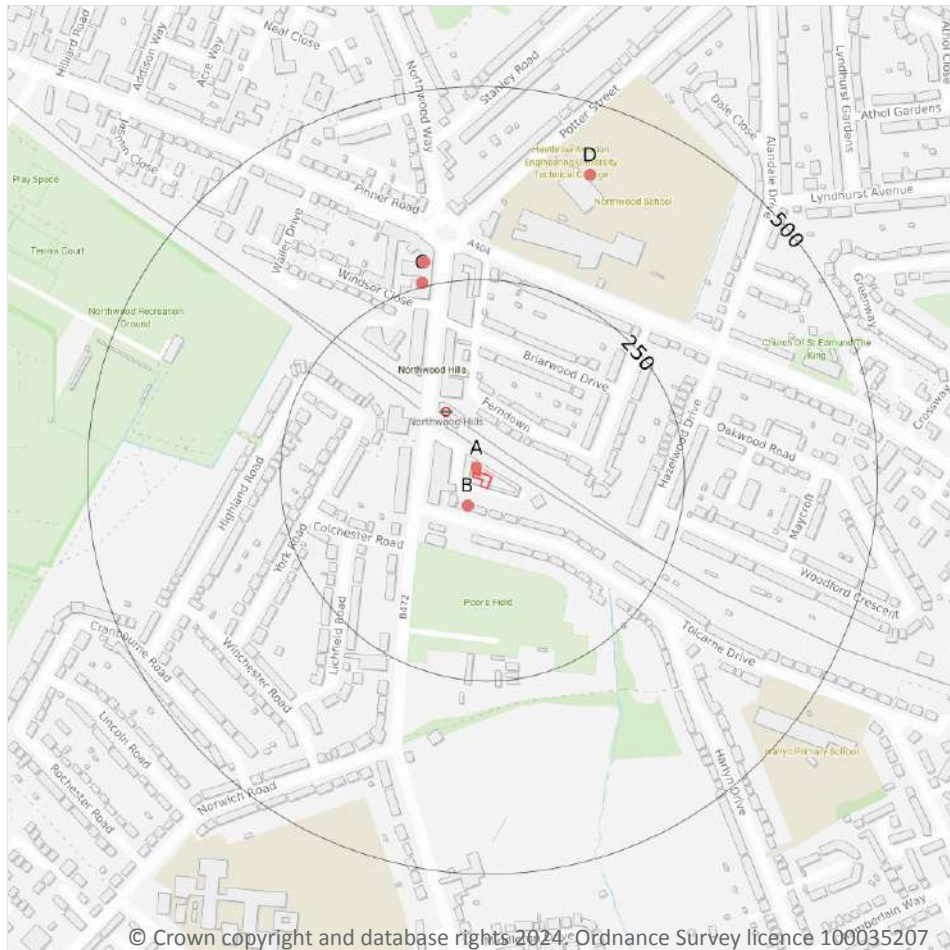
ID	Location	Land Use	Date	Group ID
C	55m S	Garage	1966	90524
C	56m S	Garage	1965	85431
C	56m S	Garage	1989	92934
E	257m N	Garage	1989	88051
E	257m N	Garage	1965	95172
E	257m N	Garage	1966	95172

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





## 3 Waste and landfill



— Site Outline  
Search buffers in metres (m)  
● Waste exemptions

### 3.1 Active or recent landfill

Records within 500m

0

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

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

### 3.2 Historical landfill (BGS records)

Records within 500m

0

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

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



### 3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

### 3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

### 3.5 Historical waste sites

Records within 500m

0

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

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

### 3.6 Licensed waste sites

Records within 500m

0

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

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

### 3.7 Waste exemptions

Records within 500m

17

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

Features are displayed on the Waste and landfill map on [page 25](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	7m NW	2-6, Ryefield Crescent, Northwood, Ha6 1lt	WEX293064	Treating waste exemption	Not on a farm	Manual treatment of waste



ID	Location	Site	Reference	Category	Sub-Category	Description
A	7m NW	2-6, Ryefield Crescent, Northwood, Ha6 1lt	WEX293064	Treating waste exemption	Not on a farm	Sorting mixed waste
A	7m NW	2-6, Ryefield Crescent, Northwood, Ha6 1lt	WEX293064	Using waste exemption	Not on a farm	Use of waste in the construction of entertainment or educational installations etc
A	7m NW	2-6, Ryefield Crescent, Northwood, Ha6 1lt	WEX293064	Using waste exemption	Not on a farm	Use of waste for a specified purpose
A	7m NW	2-6, Ryefield Crescent, Northwood, Ha6 1lt	WEX157084	Treating waste exemption	Not on a farm	Manual treatment of waste
A	7m NW	2-6, Ryefield Crescent, Northwood, Ha6 1lt	WEX157084	Treating waste exemption	Not on a farm	Sorting mixed waste
A	7m NW	2-6, Ryefield Crescent, Northwood, Ha6 1lt	WEX157084	Using waste exemption	Not on a farm	Use of waste in the construction of entertainment or educational installations etc
A	7m NW	2-6, Ryefield Crescent, Northwood, Ha6 1lt	WEX157084	Using waste exemption	Not on a farm	Use of waste for a specified purpose
B	32m SW	Unit 2 - 6 Ryefield Crescent Northwood Hils Ha6 1lt	EPR/RE5449V U/A001	Using waste exemption	Non-agricultural waste only	Use of waste in the construction of entertainment or educational installations etc
B	32m SW	Unit 2 - 6 Ryefield Crescent Northwood Hils Ha6 1lt	EPR/RE5449V U/A001	Using waste exemption	Non-agricultural waste only	Use of waste for a specified purpose
B	32m SW	Unit 2 - 6 Ryefield Crescent Northwood Hils Ha6 1lt	EPR/RE5449V U/A001	Treating waste exemption	Non-agricultural waste only	Sorting mixed waste
B	32m SW	Unit 2 - 6 Ryefield Crescent Northwood Hils Ha6 1lt	EPR/RE5449V U/A001	Treating waste exemption	Non-agricultural waste only	Manual treatment of waste
C	256m N	28, The Broadway, Joel Street, Northwood, Ha6 1pf	WEX286448	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	256m N	28, The Broadway, Joel Street, Northwood, Ha6 1pf	WEX149073	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	281m N	28 Joel Street Northwood Middlesex Ha6 1pf	EPR/ZF0005NX /A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal

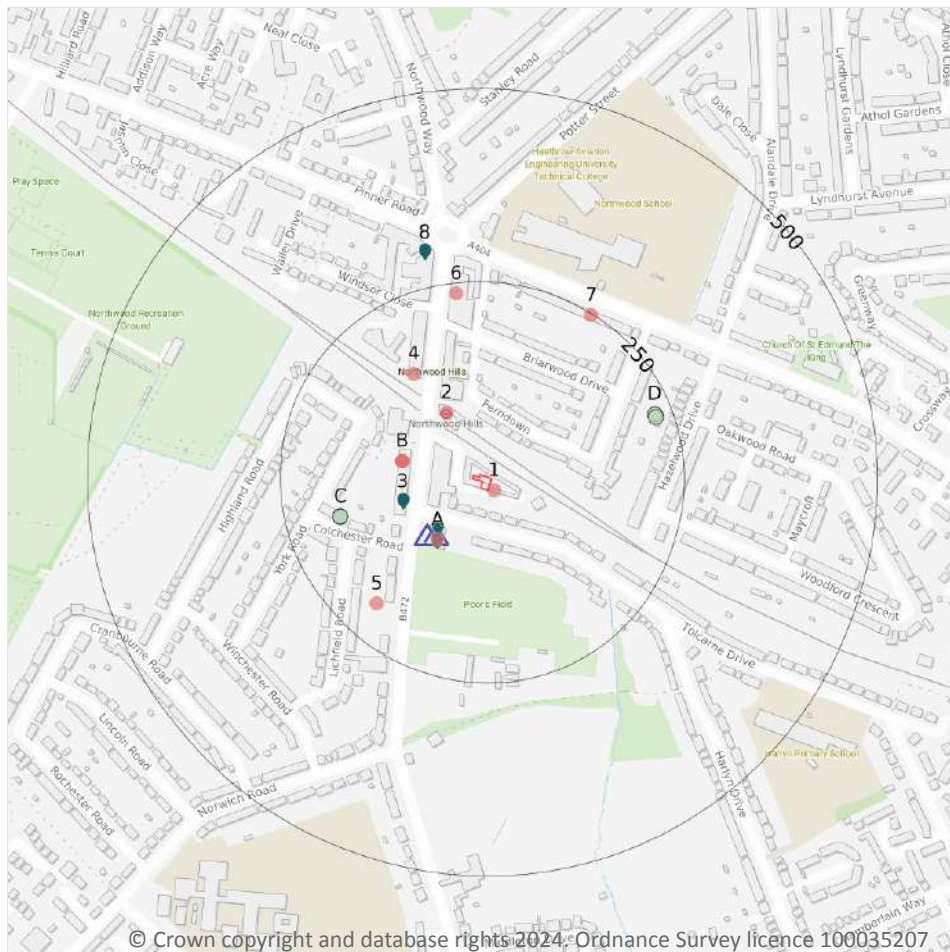


ID	Location	Site	Reference	Category	Sub-Category	Description
D	409m N	Heathrow Utc Potter St Ha6 1qg	EPR/MH0073C Z/A001	Using waste exemption	Non- agricultural waste only	Use of waste in construction
D	409m N	Heathrow Utc Potter St Ha6 1qg	EPR/MH0073C Z/A001	Treating waste exemption	Non- agricultural waste only	Screening and blending of waste

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



## 4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- ▲ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

### 4.1 Recent industrial land uses

Records within 250m

11

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Company	Address	Activity	Category
1	8m SE	Ferndown Motor Service	14-16, Ryefield Crescent, Northwood, Greater London, HA6 1LT	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	87m SW	Tesco Petrol Station	Northwood Hills Service Station, Joel Street, Northwood, Greater London, HA5 2PA	Petrol and Fuel Stations	Road and Rail



ID	Location	Company	Address	Activity	Category
2	88m NW	Northwood Hills	Northwood Hills Station the Broadway, Joel Street, Northwood, Greater London, HA6 1NZ	Underground Network Stations	Public Transport, Stations and Infrastructure
B	94m W	Auto Shiners Ltd	Unit 1b1 Argyle House, Joel Street, Northwood, Greater London, HA6 1NW	Vehicle Cleaning Services	Personal, Consumer and Other Services
B	94m W	Vara Consulting Engineers	Second Floor Argyle House, Joel Street, Northwood, Greater London, HA6 1NW	Civil Engineers	Engineering Services
B	94m W	Hi Tech I M E Europe Ltd	Argyle House, Joel Street, Northwood, Greater London, HA6 1NW	General Construction Supplies	Industrial Products
B	94m W	Aspire Healthcare Group	Argyle House, Joel Street, Northwood, Greater London, HA6 1NW	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
4	153m NW	Cartridge Works Northwood Ltd	64 The Broadway, Joel Street, Northwood, Greater London, HA6 1PA	Printing Related Machinery	Industrial Products
5	202m SW	Electricity Sub Station	Greater London, HA6	Electrical Features	Infrastructure and Facilities
6	237m N	Eggfree Cake Box	17 The Broadway, Joel Street, Northwood, Greater London, HA6 1NU	Baking and Confectionery	Foodstuffs
7	248m NE	Soundzgood	75, Pinner Road, Northwood, Greater London, HA6 1QN	Electronic Equipment	Industrial Products

*This data is sourced from Ordnance Survey.*

## 4.2 Current or recent petrol stations

<b>Records within 500m</b>	<b>2</b>
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Company	Address	LPG	Status
A	85m SW	ESSO	Joel Street, Northwood Hills, Pinner, Outer London, HA5 2PA	No	Open
A	93m SW	OBSOLETE	286, High Road, Harrow Weald, Harrow, Outer London, HA3 7BD	Not Applicable	Obsolete

*This data is sourced from Experian.*





### 4.3 Electricity cables

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

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*

### 4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

### 4.5 Sites determined as Contaminated Land

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

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

*This data is sourced from Local Authority records.*

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

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

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

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

### 4.7 Regulated explosive sites

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

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

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



## 4.8 Hazardous substance storage/usage

Records within 500m

0

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

*This data is sourced from Local Authority records.*

## 4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

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

Records within 500m

0

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

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

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

Records within 500m

4

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

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Address	Details	
A	77m SW	Tesco Northwood Hills Esso Express, Joel Street, Pinner, HA5 2PA	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
A	89m SW	Tolcarne Serv Stn, Joel St, Pinner, Middlesex, HA5 2PA	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified





ID	Location	Address	Details	
3	96m W	Unique Dry Cleaners, 82 Joel Street, Northwood, HA6 1LL	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	295m N	Gem Dry Cleaners, 12 The Broadway, Joel Street, Northwood Hills, Middlesex, HA4 1PF	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

*This data is sourced from Local Authority records.*

## 4.12 Radioactive Substance Authorisations

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

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

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

## 4.13 Licensed Discharges to controlled waters

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

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

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

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

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

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

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

## 4.15 Pollutant release to public sewer

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

Discharges of Special Category Effluents to the public sewer.

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



## 4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

## 4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

## 4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

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

Features are displayed on the Current industrial land use map on [page 29](#) >

ID	Location	Details	
C	179m W	Incident Date: 12/07/2002 Incident Identification: 91073 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	179m W	Incident Date: 12/07/2002 Incident Identification: 91073 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	227m E	Incident Date: 15/04/2003 Incident Identification: 151482 Pollutant: Sewage Materials Pollutant Description: Grey Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	228m E	Incident Date: 18/03/2002 Incident Identification: 64992 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)

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



#### 4.19 Pollution inventory substances

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

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

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

#### 4.20 Pollution inventory waste transfers

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

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

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

#### 4.21 Pollution inventory radioactive waste

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

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

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

## 5 Hydrogeology - Superficial aquifer

### 5.1 Superficial aquifer

Records within 500m

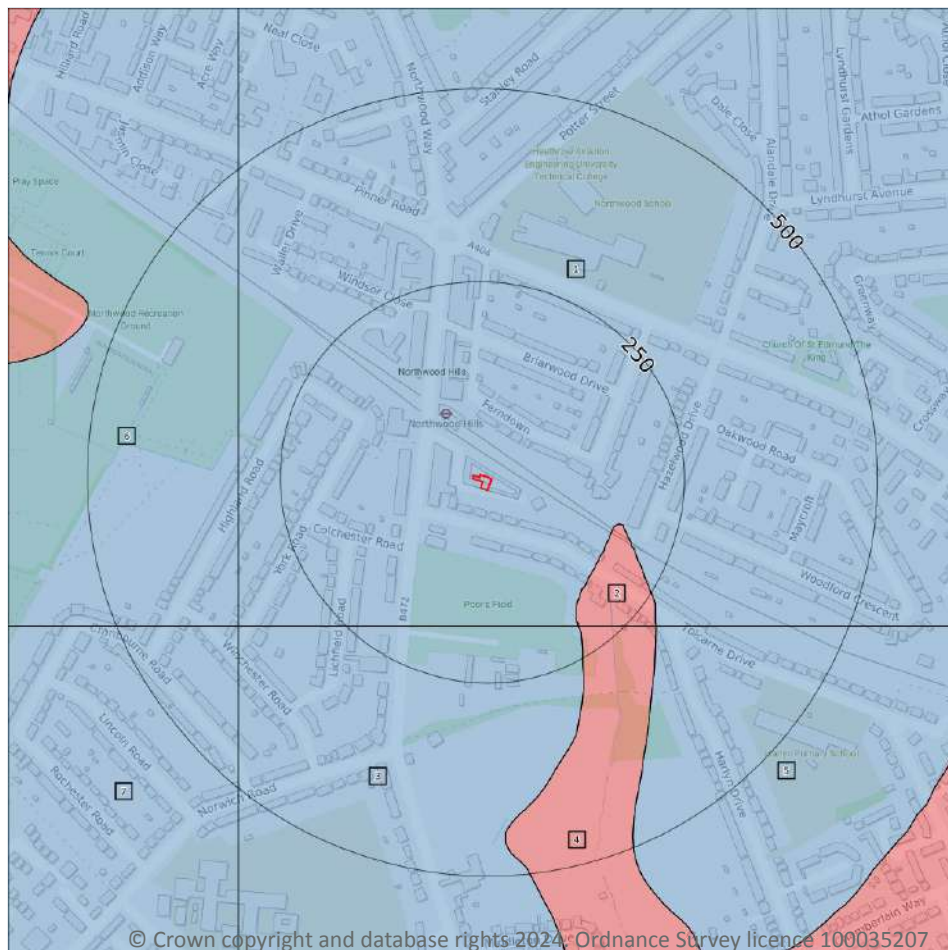
0

Aquifer status of groundwater held within superficial geology.

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



## Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive

### 5.2 Bedrock aquifer

Records within 500m

7

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 37 >](#)

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	168m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

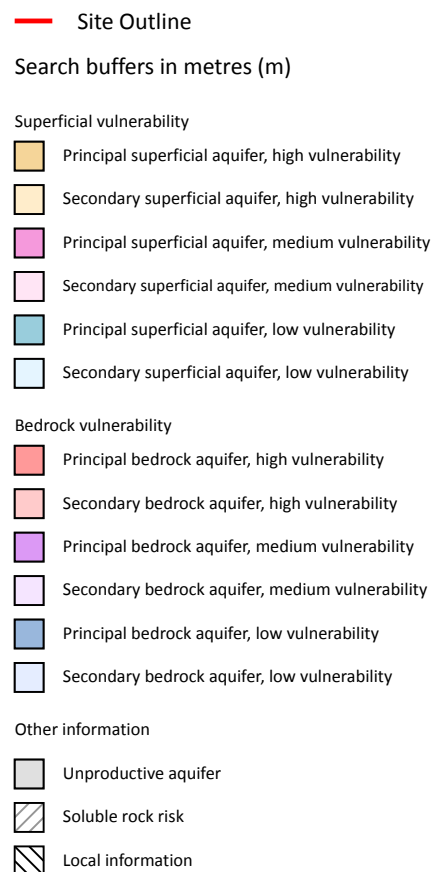
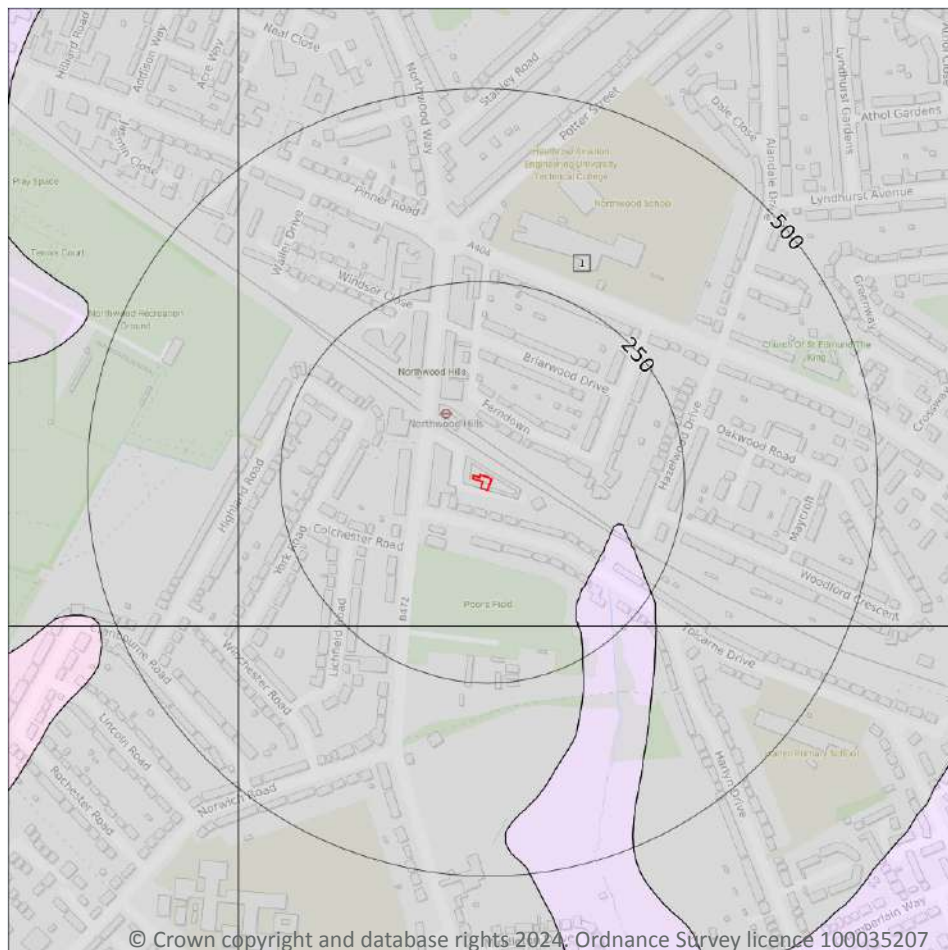


ID	Location	Designation	Description
3	176m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	211m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	280m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
6	304m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
7	359m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



## Groundwater vulnerability



### 5.3 Groundwater vulnerability

#### Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 39](#) >





ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	<b>Summary Classification:</b> Unproductive aquifer (may have productive aquifer beneath) <b>Combined classification:</b> Unproductive Bedrock Aquifer, No Superficial Aquifer	<b>Leaching class:</b> Low <b>Infiltration value:</b> 40-70% <b>Dilution value:</b> 300-550mm/year	<b>Vulnerability:</b> - <b>Aquifer type:</b> - <b>Thickness:</b> <3m <b>Patchiness value:</b> <90% <b>Recharge potential:</b> No Data	<b>Vulnerability:</b> Unproductive <b>Aquifer type:</b> Unproductive <b>Flow mechanism:</b> Mixed

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

## 5.4 Groundwater vulnerability- soluble rock risk

<b>Records on site</b>	<b>0</b>
------------------------	----------

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

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

## 5.5 Groundwater vulnerability- local information

<b>Records on site</b>	<b>0</b>
------------------------	----------

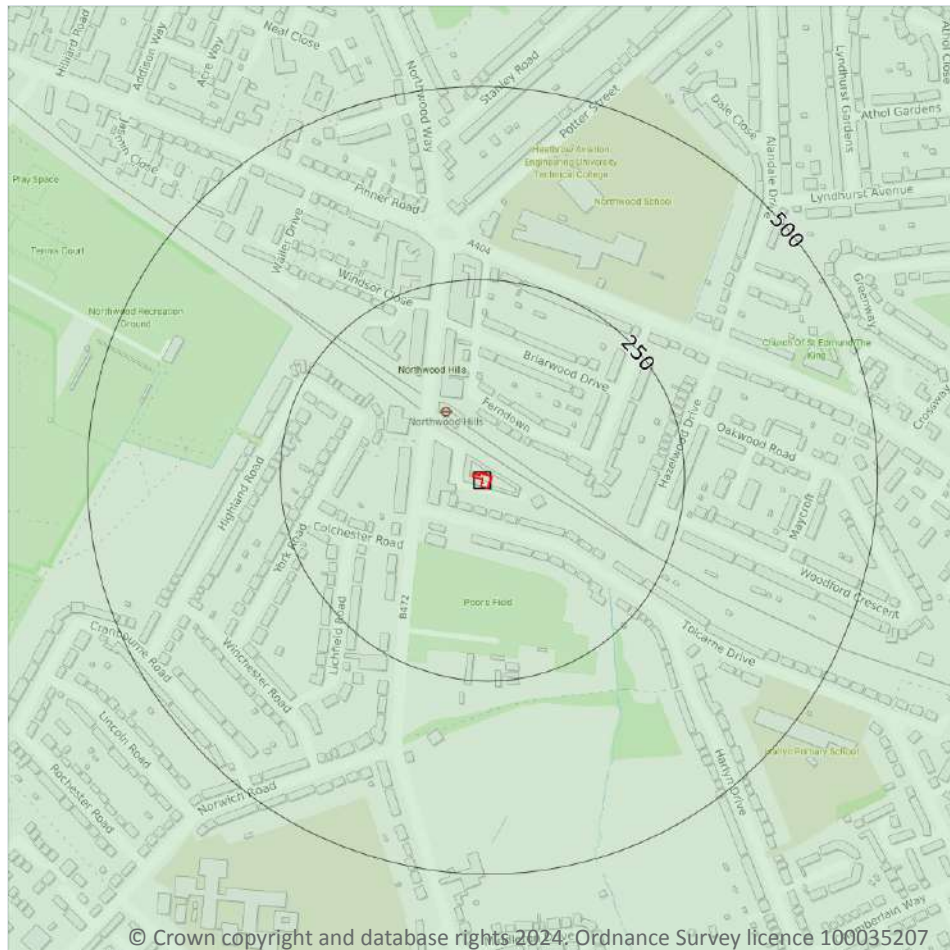
This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506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

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





## Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)**
- Source Protection Zone 1  
Inner catchment
- Source Protection Zone 2  
Outer catchment
- Source Protection Zone 3  
Total catchment
- Source Protection Zone 4  
Zone of Special Interest
- Source Protection Zone 1c  
Inner catchment - confined aquifer
- Source Protection Zone 2c  
Outer catchment - confined aquifer
- Source Protection Zone 3c  
Total catchment - confined aquifer
- Drinking water abstraction licences  
Polygon features
- Drinking water abstraction licences  
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

### 5.6 Groundwater abstractions

#### Records within 2000m

3

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 41](#) >



ID	Location	Details	
-	1434m W	Status: Historical Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 508900 Northing: 189900	Annual Volume (m <sup>3</sup> ): 43260641 Max Daily Volume (m <sup>3</sup> ): 286404 Original Application No: NPS/WR/011805 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	1446m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION POINT B Data Type: Point Name: Affinity Water Limited Easting: 508883 Northing: 189927	Annual Volume (m <sup>3</sup> ): 43260641 Max Daily Volume (m <sup>3</sup> ): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -
-	1448m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION POINT A Data Type: Point Name: Affinity Water Limited Easting: 508886 Northing: 189899	Annual Volume (m <sup>3</sup> ): 43260641 Max Daily Volume (m <sup>3</sup> ): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -

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

## 5.7 Surface water abstractions

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

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

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



## 5.8 Potable abstractions

### Records within 2000m

**3**

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 41](#) >

ID	Location	Details	
-	1434m W	Status: Historical Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 508900 Northing: 189900	Annual Volume (m <sup>3</sup> ): 43260641 Max Daily Volume (m <sup>3</sup> ): 286404 Original Application No: NPS/WR/011805 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 102 Version Start Date: 14/11/2012 Version End Date: -
-	1446m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION POINT B Data Type: Point Name: Affinity Water Limited Easting: 508883 Northing: 189927	Annual Volume (m <sup>3</sup> ): 43260641 Max Daily Volume (m <sup>3</sup> ): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -
-	1448m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: POORS FIELD PUMPING STATION POINT A Data Type: Point Name: Affinity Water Limited Easting: 508886 Northing: 189899	Annual Volume (m <sup>3</sup> ): 43260641 Max Daily Volume (m <sup>3</sup> ): 269515 Original Application No: NPS/WR/033619 Original Start Date: 12/06/1967 Expiry Date: - Issue No: 103 Version Start Date: 20/01/2023 Version End Date: -

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

## 5.9 Source Protection Zones

### Records within 500m

**1**

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 41](#) >



ID	Location	Type	Description
1	On site	3	Total catchment

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

## 5.10 Source Protection Zones (confined aquifer)

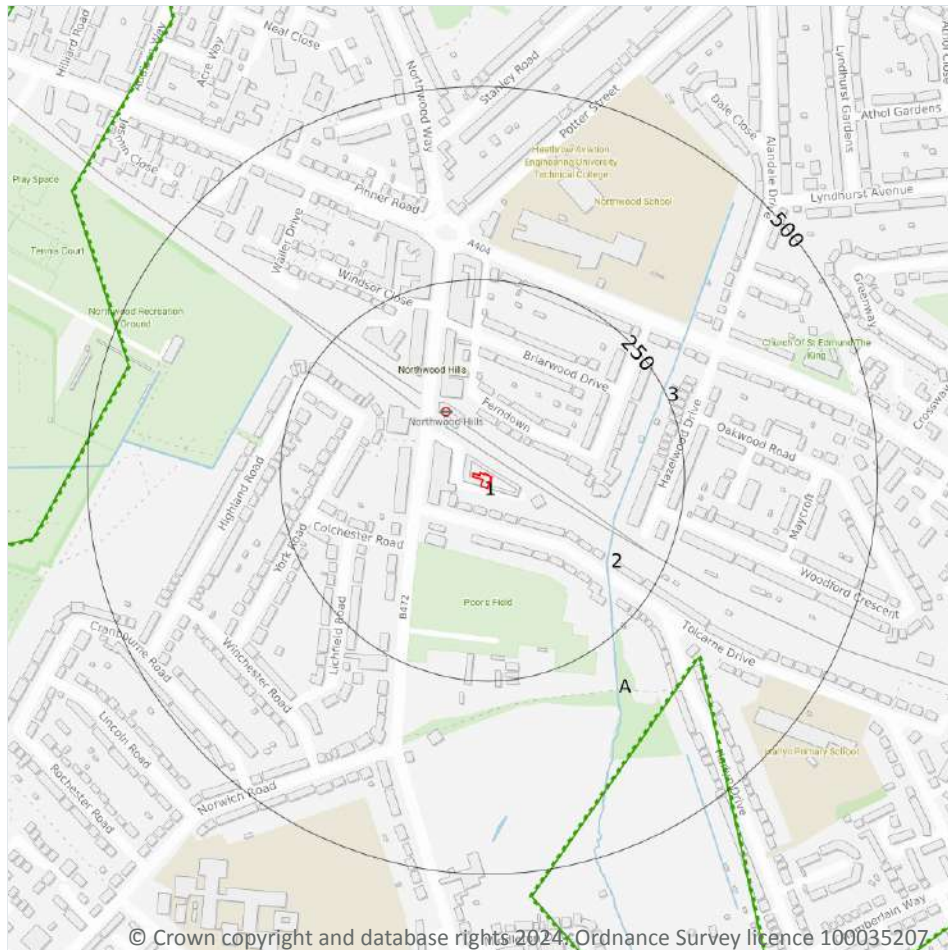
Records within 500m	0
---------------------	---

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

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



## 6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

### 6.1 Water Network (OS MasterMap)

Records within 250m

3

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

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
2	168m E	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
3	168m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	203m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

*This data is sourced from the Ordnance Survey.*

## 6.2 Surface water features

<b>Records within 250m</b>	<b>1</b>
----------------------------	----------

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 45 >](#)

*This data is sourced from the Ordnance Survey.*

## 6.3 WFD Surface water body catchments

<b>Records on site</b>	<b>1</b>
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Pinn	GB106039023070	Colne	Colne

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





## 6.4 WFD Surface water bodies

### Records identified

**1**

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 45 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1338m SE	River	Pinn	<a href="#">GB106039023070</a> ↗	Moderate	Fail	Moderate	2019

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

## 6.5 WFD Groundwater bodies

### Records on site

**0**

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

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



## 7 River and coastal flooding

### 7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

### 7.2 Historical Flood Events

Records within 250m

0

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

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

### 7.3 Flood Defences

Records within 250m

0

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

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





## 7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

## 7.5 Flood Storage Areas

Records within 250m

0

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

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



## River and coastal flooding - Flood Zones

### 7.6 Flood Zone 2

Records within 50m

0

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

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

### 7.7 Flood Zone 3

Records within 50m

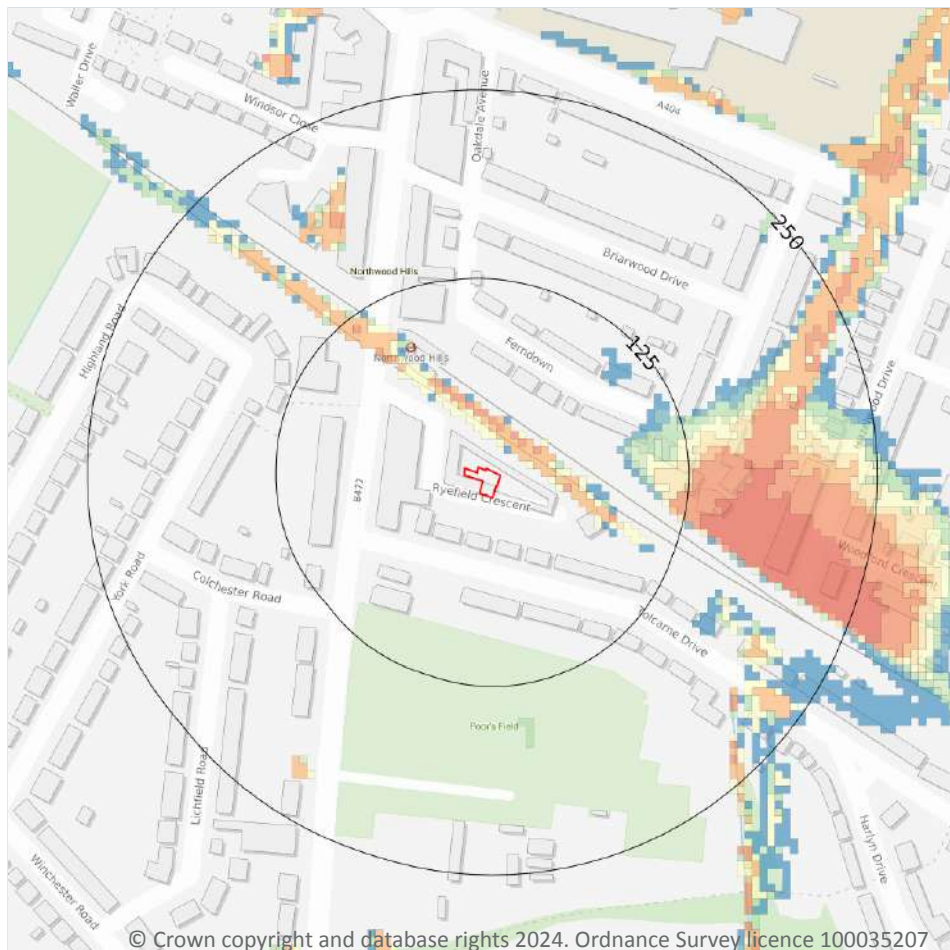
0

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

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



## 8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

### 8.1 Surface water flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 51](#) >

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

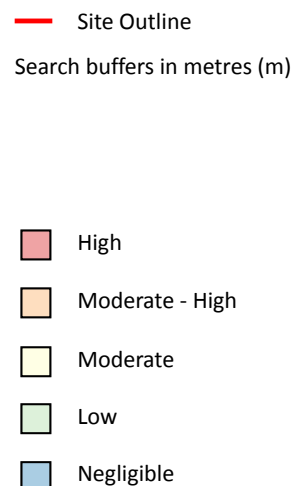
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

*This data is sourced from Ambiantal Risk Analytics.*



## 9 Groundwater flooding



### 9.1 Groundwater flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

**Low**

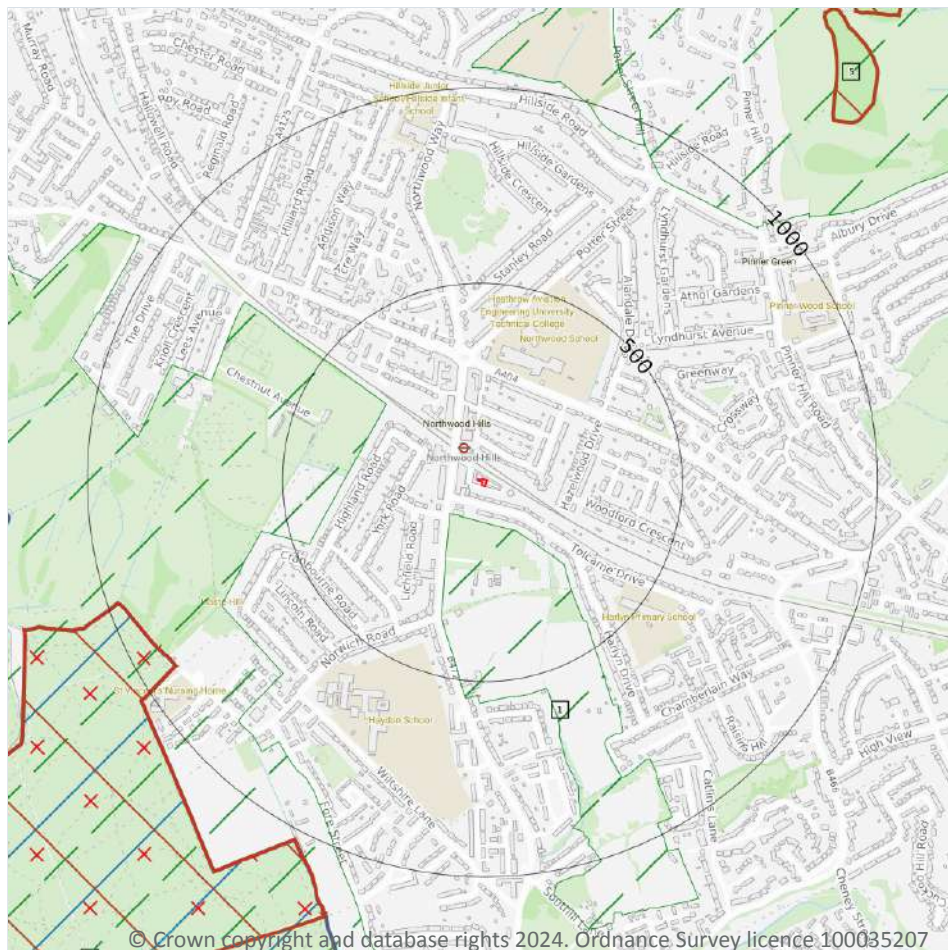
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks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

Features are displayed on the Groundwater flooding map on [page 53](#) >

*This data is sourced from Ambiantal Risk Analytics.*



## 10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- ▤ Sites of Special Scientific Interest (SSSI)
- ✕ National Nature Reserves (NNR)
- + Local Nature Reserves (LNR)
- ▤ Designated Ancient Woodland
- ▤ Green Belt

### 10.1 Sites of Special Scientific Interest (SSSI)

#### Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 54](#) >

ID	Location	Name	Data source
A	907m SW	Ruislip Woods	Natural England



ID	Location	Name	Data source
B	1206m W	Ruislip Woods	Natural England

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

## 10.2 Conserved wetland sites (Ramsar sites)

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

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

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

## 10.3 Special Areas of Conservation (SAC)

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

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

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

## 10.4 Special Protection Areas (SPA)

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

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

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

## 10.5 National Nature Reserves (NNR)

<b>Records within 2000m</b>	<b>2</b>
-----------------------------	----------

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

Features are displayed on the Environmental designations map on [page 54 >](#)



ID	Location	Name	Data source
A	907m SW	Ruislip Woods	Natural England
B	1206m W	Ruislip Woods	Natural England

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

## 10.6 Local Nature Reserves (LNR)

### Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 54 >](#)

ID	Location	Name	Data source
-	1546m N	Oxhey Woods	Natural England
-	1932m S	Ruislip	Natural England

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

## 10.7 Designated Ancient Woodland

### Records within 2000m

6

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

Features are displayed on the Environmental designations map on [page 54 >](#)

ID	Location	Name	Woodland Type
A	907m SW	Park Wood	Ancient & Semi-Natural Woodland
5	1280m NE	Pinner Wood	Ancient & Semi-Natural Woodland
-	1517m NE	Pinner Wood	Ancient & Semi-Natural Woodland
7	1528m NE	Pinner Wood	Ancient & Semi-Natural Woodland
-	1549m N	Abbotts Wood	Ancient & Semi-Natural Woodland
-	1564m W	Unknown	Ancient & Semi-Natural Woodland





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

## 10.8 Biosphere Reserves

Records within 2000m

0

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

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

## 10.9 Forest Parks

Records within 2000m

0

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

*This data is sourced from the Forestry Commission.*

## 10.10 Marine Conservation Zones

Records within 2000m

0

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

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

## 10.11 Green Belt

Records within 2000m

5

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

Features are displayed on the Environmental designations map on [page 54](#) >

ID	Location	Name	Local Authority name
1	90m S	London	Hillingdon
2	297m NW	London	Hillingdon
3	891m NE	London	Harrow
4	944m NE	London	Hillingdon
-	1543m N	London	Three Rivers



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

## 10.12 Proposed Ramsar sites

Records within 2000m

0

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

*This data is sourced from Natural England.*

## 10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

## 10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

*This data is sourced from Natural England.*

## 10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

*This data is sourced from Natural England.*



## 10.16 Nitrate Vulnerable Zones

Records within 2000m

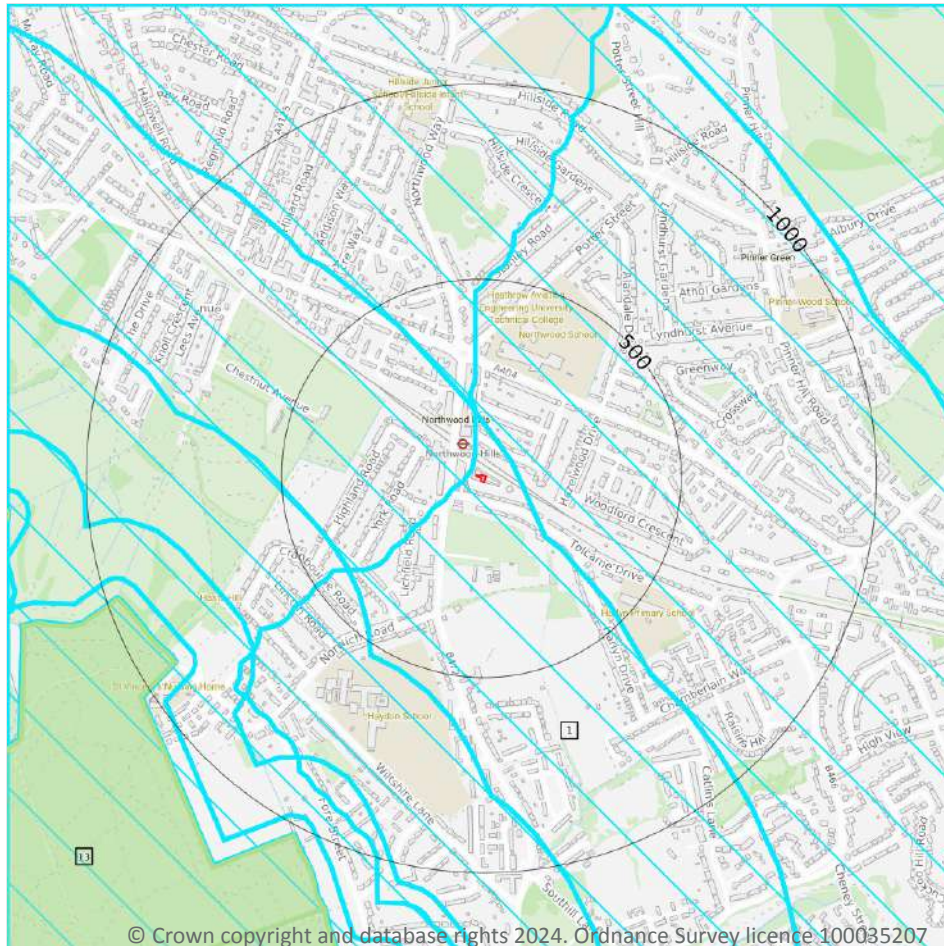
0

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

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



## SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

### 10.17 SSSI Impact Risk Zones

#### Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 60](#) >

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil &amp; gas exploration/extraction.</p> <p>Residential - Residential development of 100 units or more.</p> <p>Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas.</p> <p>Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &amp; digestate stores &gt; 200m<sup>2</sup>, manure stores &gt; 250t).</p> <p>Combustion - General combustion processes &gt;20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is &gt; 1,000m<sup>2</sup> or any development needing its own water supply .</p>

*This data is sourced from Natural England.*

## 10.18 SSSI Units

### Records within 2000m

4

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

Features are displayed on the SSSI Impact Zones and Units map on [page 60](#) >

ID: 13  
 Location: 907m SW  
 SSSI name: Ruislip Woods  
 Unit name: Park Wood  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Favourable	18/11/2020
Invert. assemblage A2 wood decay	Favourable	18/11/2020
Lowland mixed deciduous woodland	Favourable	18/11/2020



ID: 15  
 Location: 1166m S  
 SSSI name: Ruislip Woods  
 Unit name: Park Wood South  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Favourable	18/11/2020
Invert. assemblage A2 wood decay	Favourable	18/11/2020
Lowland mixed deciduous woodland	Favourable	18/11/2020

ID: 16  
 Location: 1206m W  
 SSSI name: Ruislip Woods  
 Unit name: Poor's Field  
 Broad habitat: Acid Grassland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Favourable	18/11/2020
Lowland dry acid grassland (U1e)	Favourable	18/11/2020

ID: -  
 Location: 1558m W  
 SSSI name: Ruislip Woods  
 Unit name: Copse Wood  
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland  
 Condition: Favourable  
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage A1 arboreal canopy	Favourable	18/11/2020
Invert. assemblage A2 wood decay	Favourable	18/11/2020
Lowland mixed deciduous woodland	Favourable	18/11/2020

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





## 11 Visual and cultural designations

### 11.1 World Heritage Sites

Records within 250m

0

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

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

### 11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

### 11.3 National Parks

Records within 250m

0

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

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

### 11.4 Listed Buildings

Records within 250m

0

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



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

## 11.5 Conservation Areas

Records within 250m

0

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

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

## 11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

## 11.7 Registered Parks and Gardens

Records within 250m

0

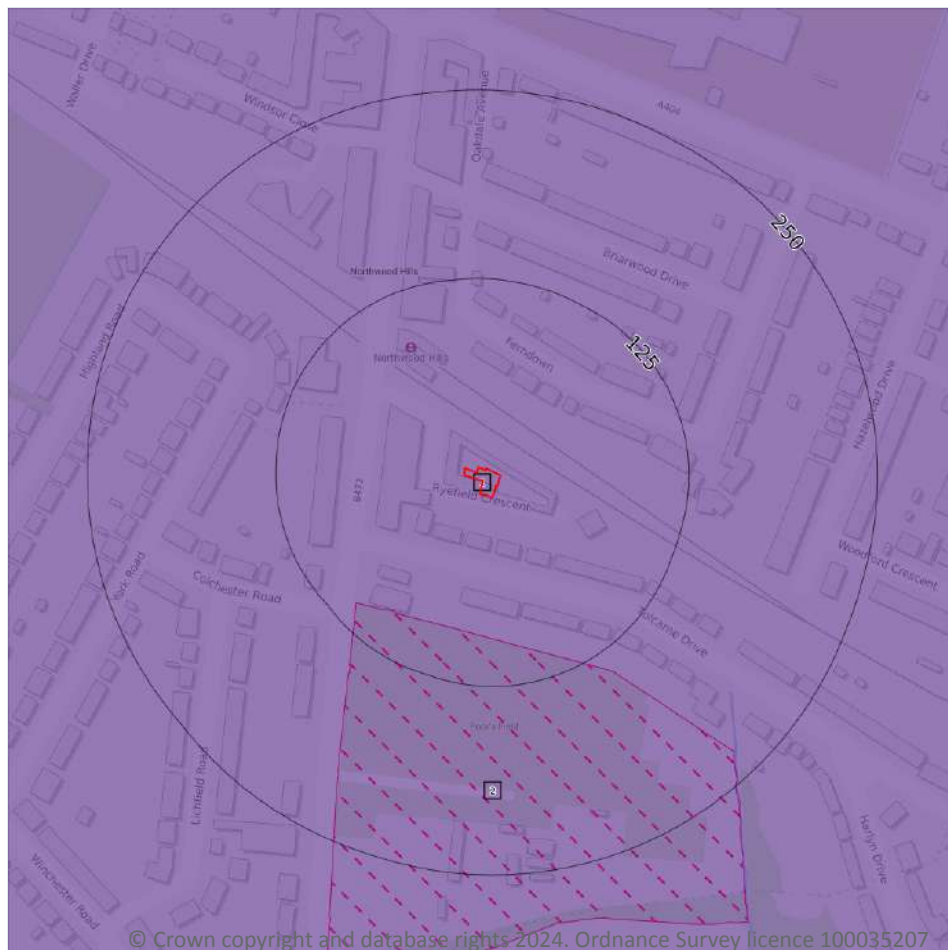
Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the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

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





## 12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

### 12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 65](#) >

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



## 12.2 Open Access Land

### Records within 250m

**1**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

Features are displayed on the Agricultural designations map on [page 65](#) >

ID	Location	Name	Classification	Other relevant legislation
2	90m S	Poor's Field, Joel Street	Section 4 Conclusive Registered Common Land	-

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

## 12.3 Tree Felling Licences

### Records within 250m

**0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

### Records within 250m

**0**

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

*This data is sourced from Natural England.*

## 12.5 Countryside Stewardship Schemes

### Records within 250m

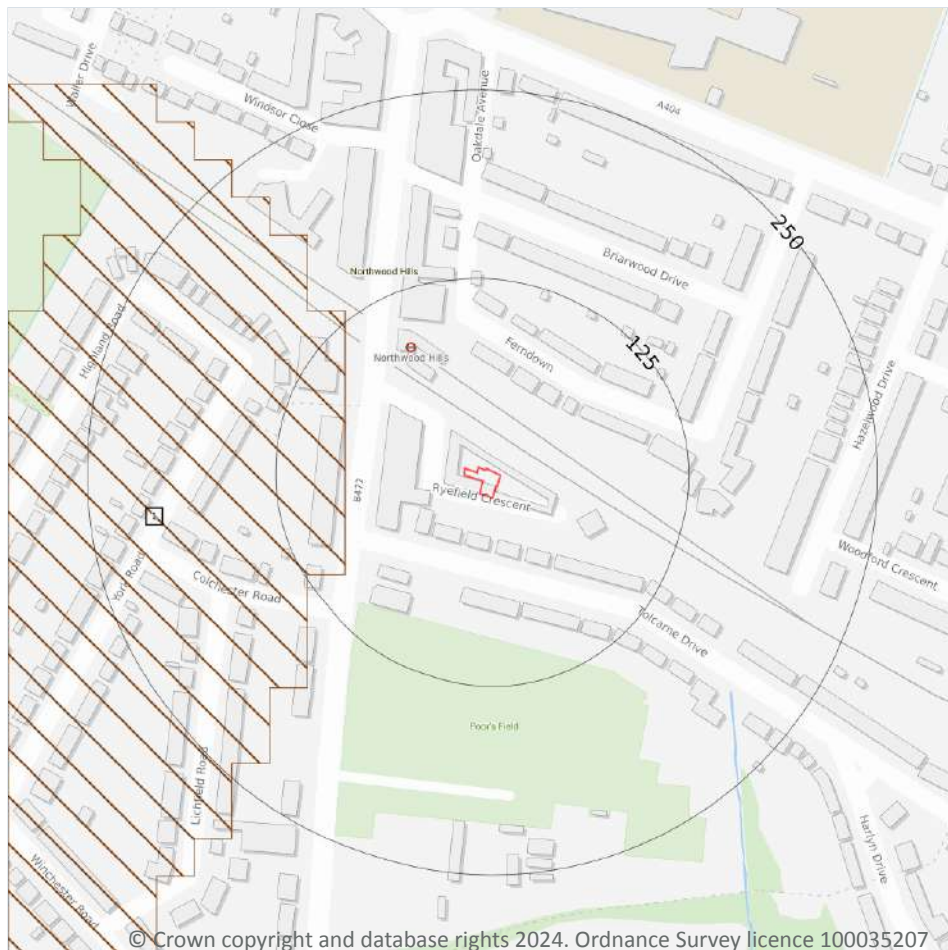
**0**

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

*This data is sourced from Natural England.*



## 13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

### 13.1 Priority Habitat Inventory

Records within 250m

0

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

*This data is sourced from Natural England.*

### 13.2 Habitat Networks

Records within 250m

1

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

Features are displayed on the Habitat designations map on [page 67 >](#)



ID	Location	Type	Habitat
1	79m W	Network Enhancement Zone 2	Not specified

*This data is sourced from Natural England.*

### 13.3 Open Mosaic Habitat

<b>Records within 250m</b>	<b>0</b>
----------------------------	----------

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

*This data is sourced from Natural England.*

### 13.4 Limestone Pavement Orders

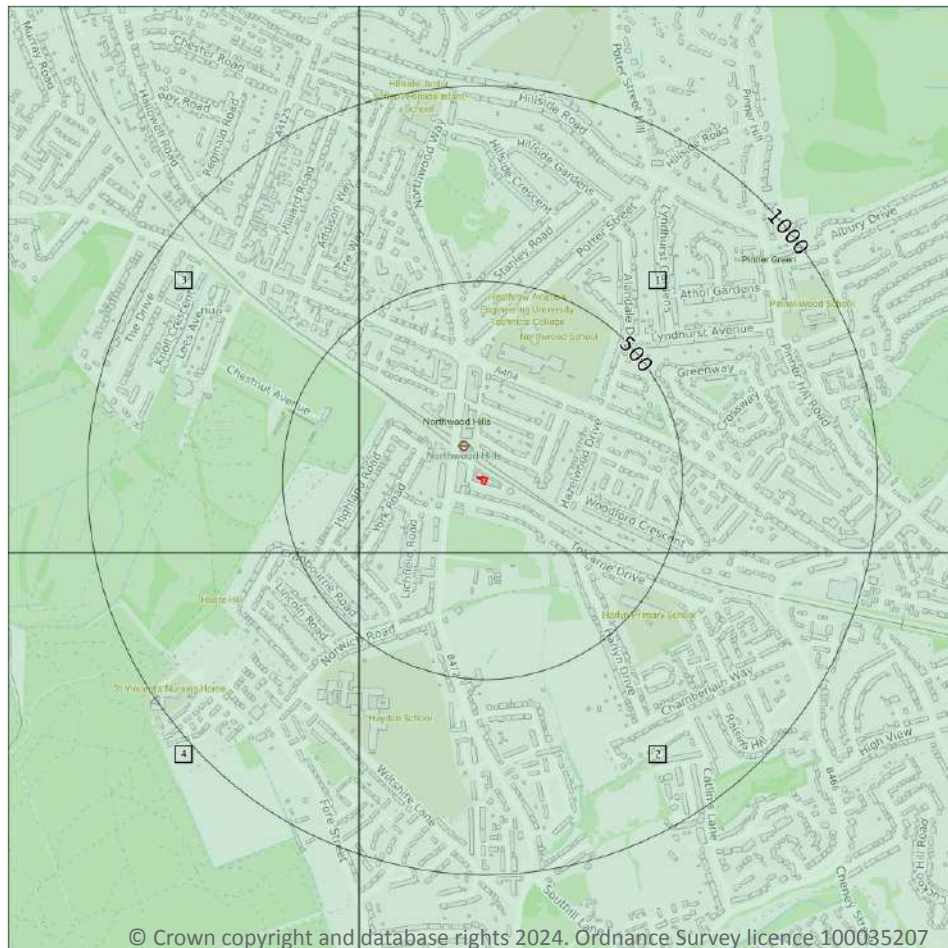
<b>Records within 250m</b>	<b>0</b>
----------------------------	----------

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

*This data is sourced from Natural England.*



## 14 Geology 1:10,000 scale - Availability



— Site Outline  
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

### 14.1 10k Availability

#### Records within 500m

4

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 69](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ19SW
2	176m S	Full	Full	Full	No coverage	TQ18NW
3	304m W	Full	Full	Full	No coverage	TQ09SE
4	359m SW	Full	Full	Full	No coverage	TQ08NE





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



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



- Site Outline
- Search buffers in metres (m)
- Reclaimed ground
  - Made ground
  - Worked ground
  - Infilled ground
  - Disturbed ground
  - Landscaped ground

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

#### Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 71](#) >

ID	Location	LEX Code	Description	Rock description
1	390m NW	WGR-VOID	Worked Ground (Undivided)	Void

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



## Geology 1:10,000 scale - Superficial

### 14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

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

### 14.4 Landslip (10k)

Records within 500m

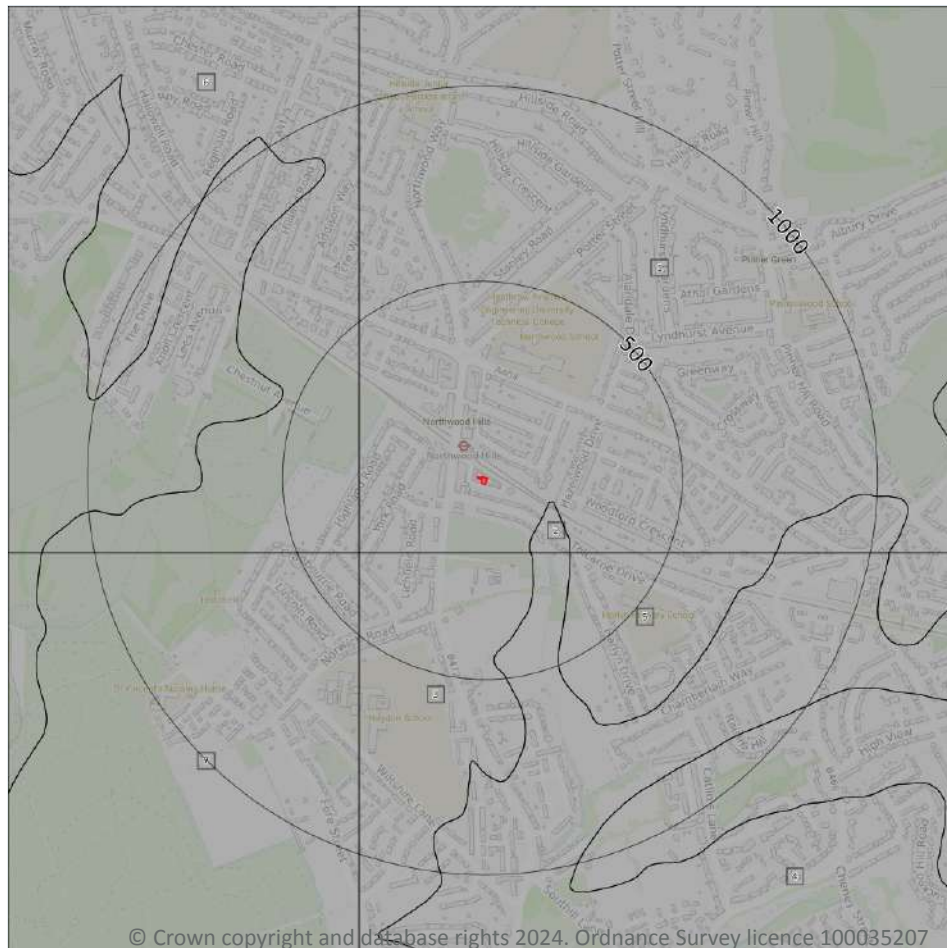
0

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

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



## Geology 1:10,000 scale - Bedrock



**Site Outline**

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

### 14.5 Bedrock geology (10k)

#### Records within 500m

7

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 73](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
2	168m SE	LMBE-SACL	Lambeth Group - Sandy Clay	Paleocene Epoch
3	176m S	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
4	211m SE	WRB-CLAY	Woolwich And Reading Beds Formation - Clay	Paleocene Epoch



ID	Location	LEX Code	Description	Rock age
5	280m SE	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
6	304m W	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
7	359m SW	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

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

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

Records within 500m

0

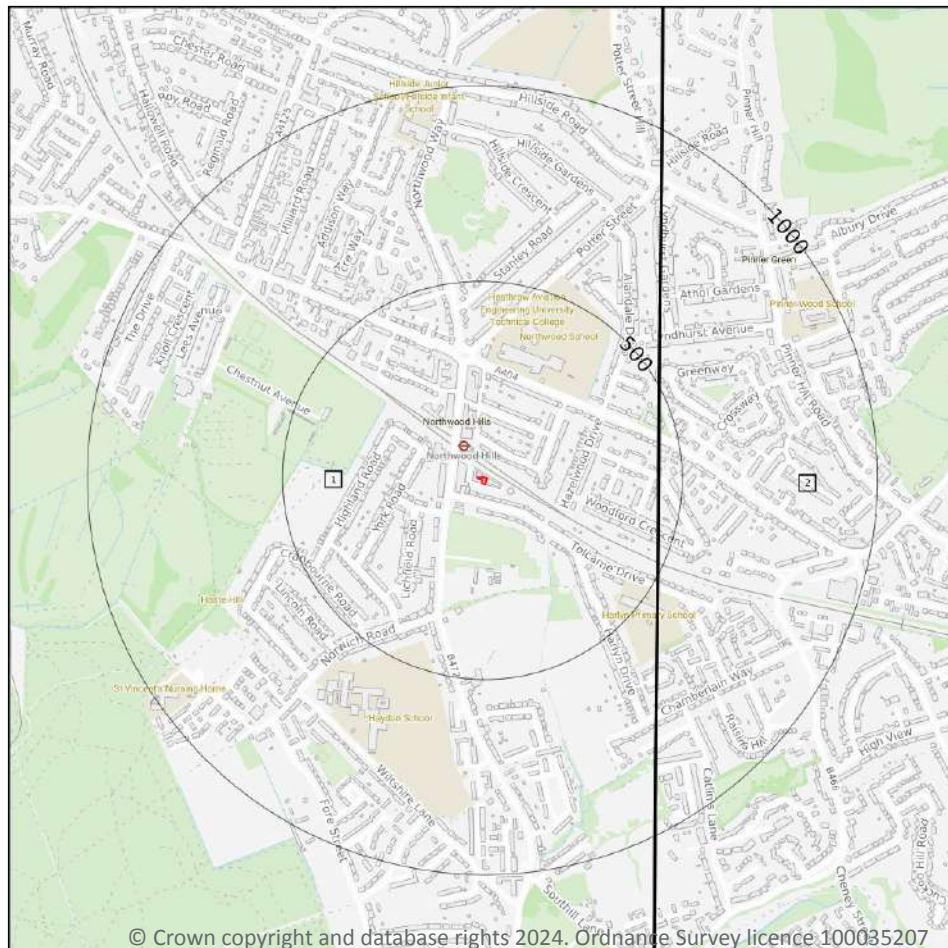
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

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





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



— Site Outline

Search buffers in metres (m)

□ Geological map tile

### 15.1 50k Availability

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 75](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW255_beaconsfield_v4
2	439m E	Full	Full	Full	Full	EW256_north_london_v4

This data is sourced from the British Geological Survey.



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

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

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

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

### 15.3 Artificial ground permeability (50k)

Records within 50m

0

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

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



## Geology 1:50,000 scale - Superficial

### 15.4 Superficial geology (50k)

Records within 500m

0

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

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

### 15.5 Superficial permeability (50k)

Records within 50m

0

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

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

### 15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

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

### 15.7 Landslip permeability (50k)

Records within 50m

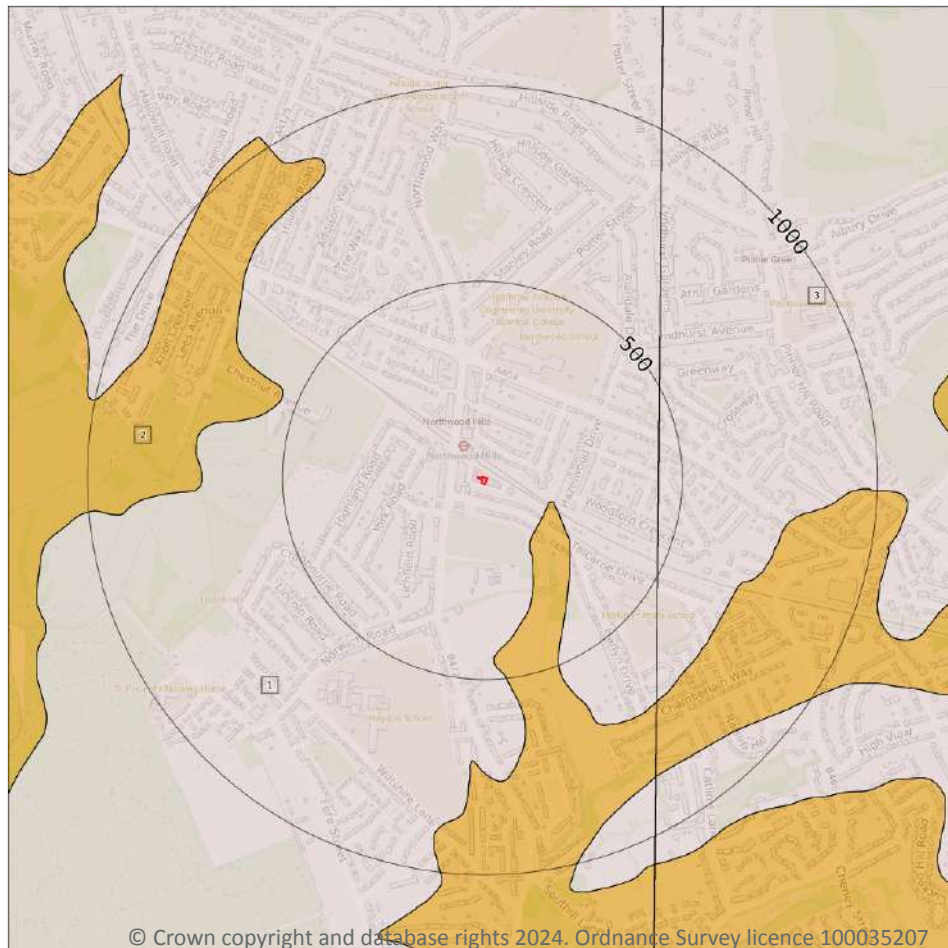
0

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

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



## Geology 1:50,000 scale - Bedrock



**Site Outline**

Search buffers in metres (m)

..... Bedrock faults and other linear features (50k)

Bedrock geology (50k)  
Please see table for more details.

### 15.8 Bedrock geology (50k)

#### Records within 500m

3

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 78](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
2	168m SE	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN
3	439m E	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.



## 15.9 Bedrock permeability (50k)

**Records within 50m****1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Very Low

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

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

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

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

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





## 16 Boreholes



— Site Outline  
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

### 16.1 BGS Boreholes

Records within 250m

19

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

Features are displayed on the Boreholes map on [page 80](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	150m E	510470 190144	LUL M068 EM1 M068F06W	3.6	N	<a href="#">20360189</a> ↗
A	150m E	510471 190145	LUL M068 EM1 M068F05W	5.0	N	<a href="#">20360188</a> ↗

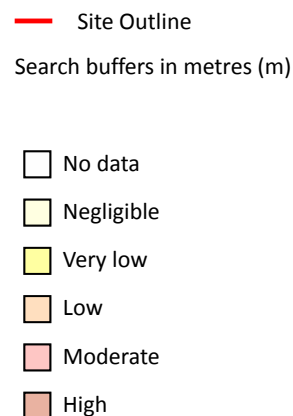
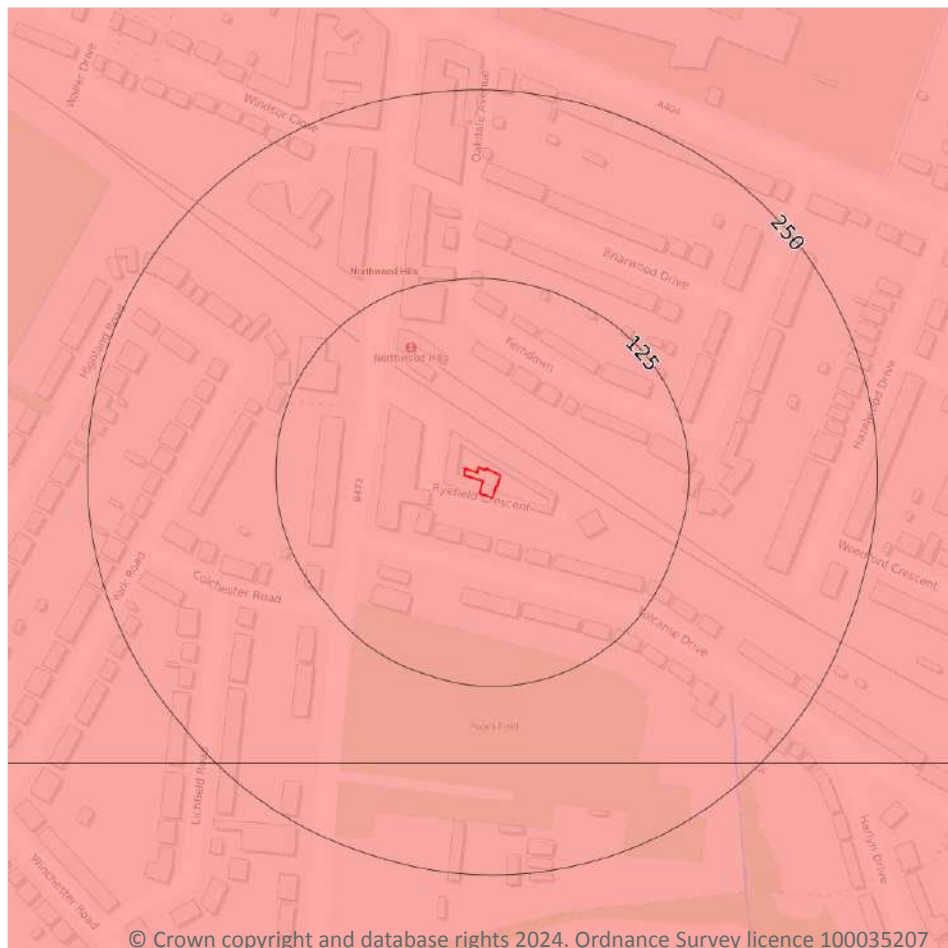


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	152m E	510473 190147	LUL M068 EM1 M068F04W	5.0	N	<a href="#">20360187</a> ↗
A	162m E	510481 190137	LUL M068 EM1 M068F15D	1.2	N	<a href="#">20360241</a> ↗
A	165m E	510483 190135	LUL M068 EM1 M068F08W	2.4	N	<a href="#">20360191</a> ↗
A	168m E	510486 190133	LUL M068 EM1 M068F09D	1.2	N	<a href="#">20360236</a> ↗
A	170m E	510488 190132	LUL M068 EM1 M068F10D	1.2	N	<a href="#">20360237</a> ↗
B	171m NW	510199 190330	LUL M066 CTS2 M066C08W	5.0	N	<a href="#">20360261</a> ↗
B	171m NW	510201 190332	LUL M066 CTS2 M066C07W	5.0	N	<a href="#">20360260</a> ↗
B	172m NW	510202 190334	LUL M066 CTS2 M066C06W	6.0	N	<a href="#">20360259</a> ↗
A	172m E	510490 190131	LUL M068 EM1 M068F11D	1.2	N	<a href="#">20360238</a> ↗
A	173m E	510491 190133	LUL M068 EM1 M068F12D	1.2	N	<a href="#">20360239</a> ↗
A	174m E	510491 190130	LUL M068 EM1 M068F13D	1.2	N	<a href="#">20403436</a> ↗
A	174m E	510491 190130	LUL M068 EM1 M068F07W	2.4	N	<a href="#">20360190</a> ↗
A	176m E	510493 190129	LUL M068 EM1 M068F14D	1.2	N	<a href="#">20360240</a> ↗
1	208m NW	510174 190358	LUL M066 CTS2 M066C09O	0.65	N	<a href="#">20360262</a> ↗
C	212m E	510524 190109	LUL M068 EM1 M068F03W	6.4	N	<a href="#">20360186</a> ↗
C	212m E	510525 190110	LUL M068 EM1 M068F02W	5.0	N	<a href="#">20360185</a> ↗
C	214m E	510528 190113	LUL M068 EM1 M068F01W	4.55	N	<a href="#">20360184</a> ↗

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



## 17 Natural ground subsidence - Shrink swell clays



### 17.1 Shrink swell clays

#### Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 82 >](#)

Location	Hazard rating	Details
On site	Moderate	Ground conditions predominantly high plasticity.

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



## Natural ground subsidence - Running sands



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- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.2 Running sands

#### Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

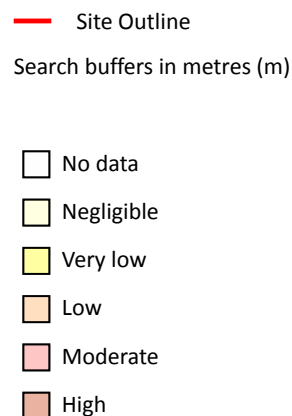
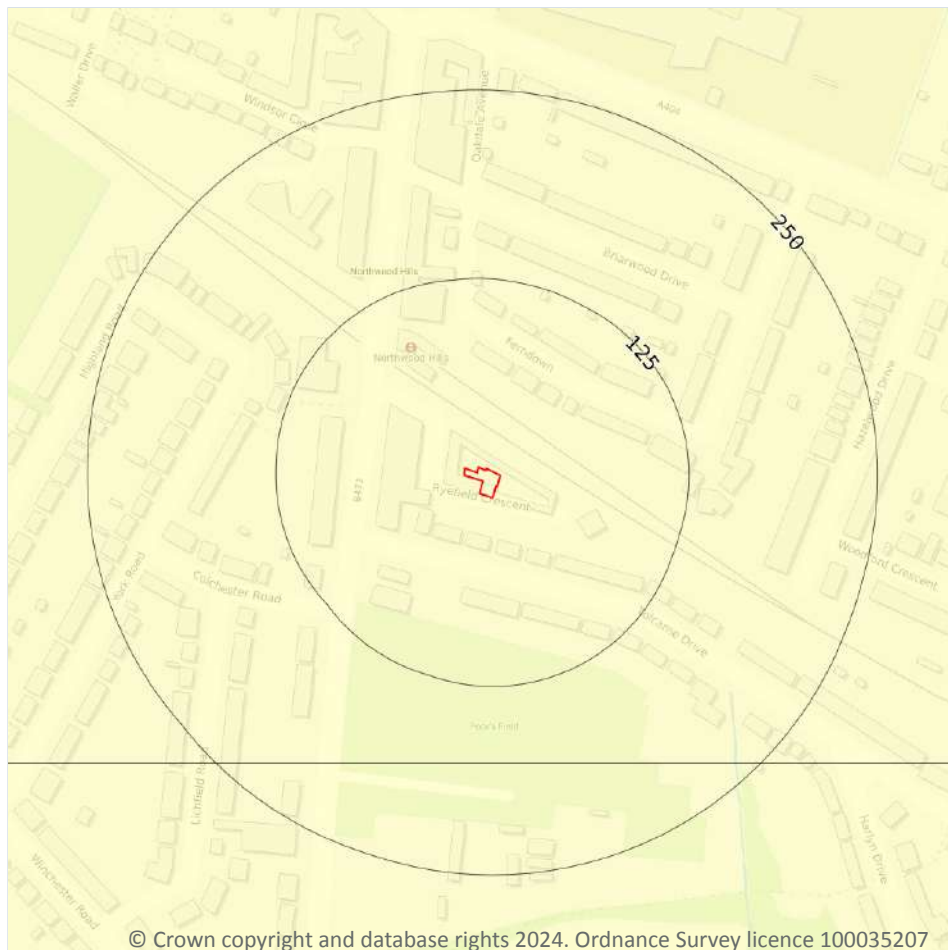
Features are displayed on the Natural ground subsidence - Running sands map on [page 83](#) >

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

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



## Natural ground subsidence - Compressible deposits



### 17.3 Compressible deposits

#### Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 84](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

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





## Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

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### 17.4 Collapsible deposits

#### Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 85 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

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



## Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.5 Landslides

#### Records within 50m

1

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

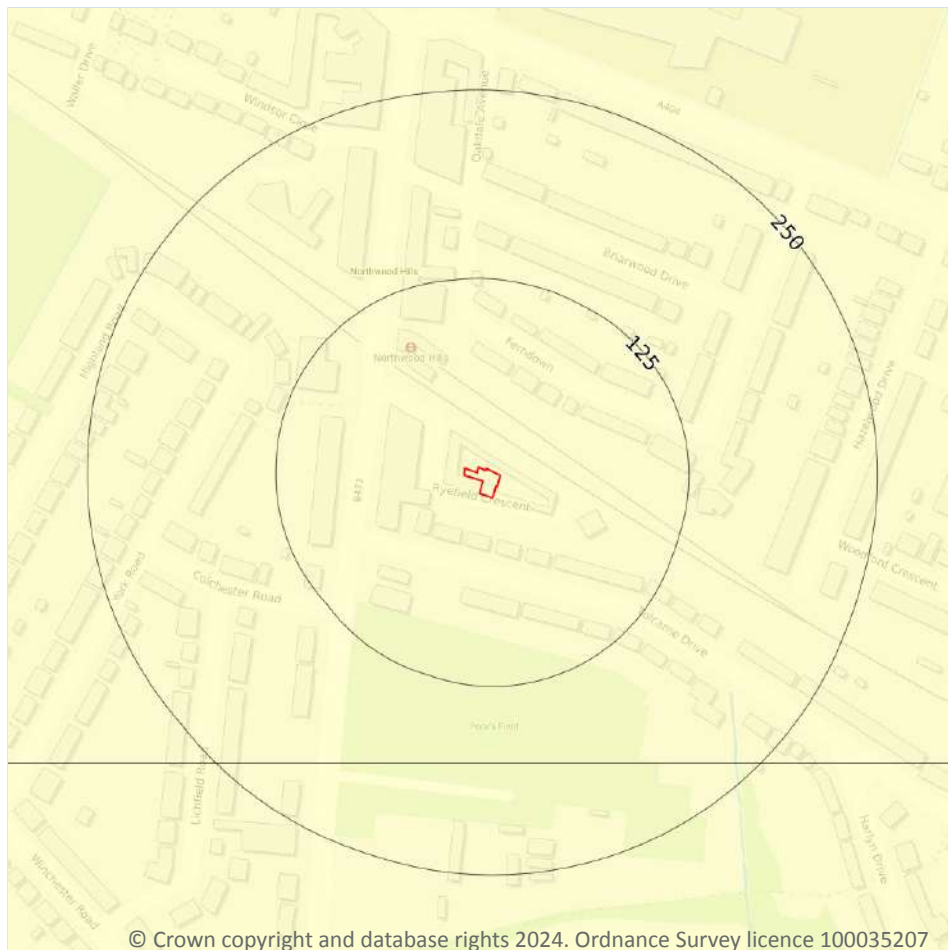
Features are displayed on the Natural ground subsidence - Landslides map on [page 86 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

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



## Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.6 Ground dissolution of soluble rocks

#### Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 87](#)

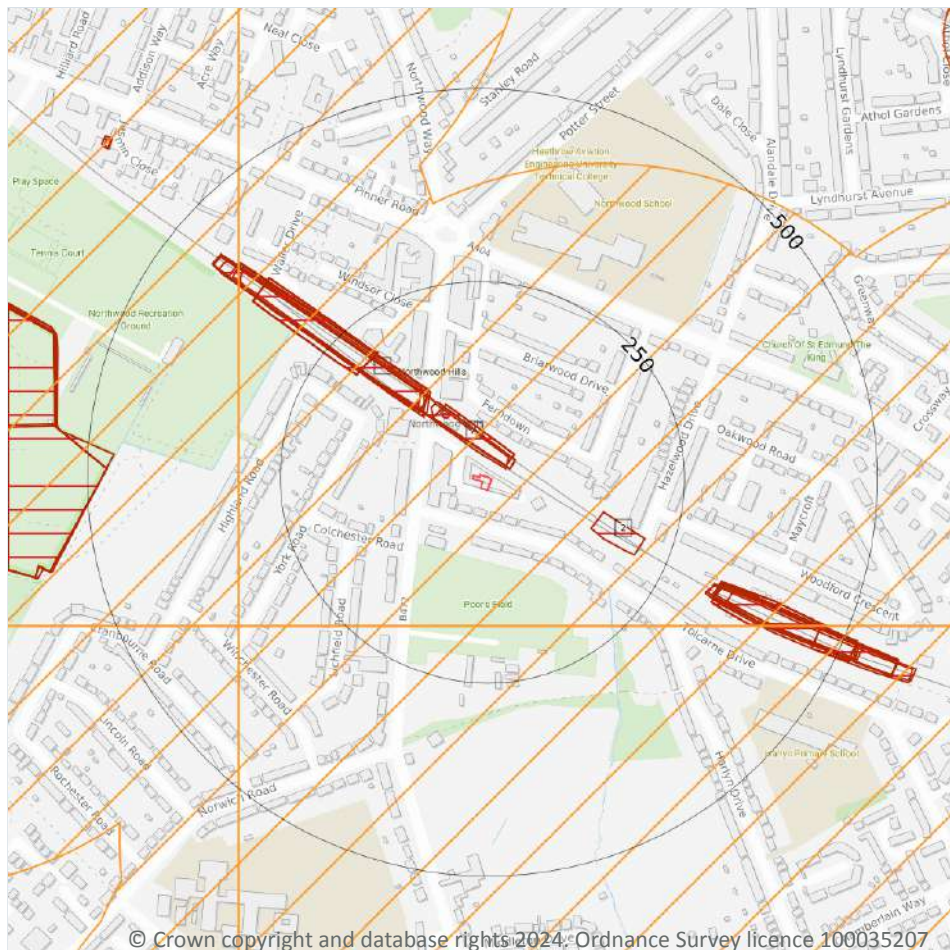
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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



## 18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
  - Sporadic underground mining of restricted extent possible
  - Localised small scale underground mining possible
  - Small scale mining possible
  - Underground mining known or likely within or in close proximity
  - Underground mining known within or in very close proximity

### 18.1 BritPits

Records within 500m

0

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

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





## 18.2 Surface ground workings

### Records within 250m

**15**

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

Features are displayed on the Mining and ground workings map on [page 89](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	21m NE	Cuttings	1920	1:10560
B	24m NE	Cuttings	1911	1:10560
B	24m NE	Cuttings	1894	1:10560
A	24m NE	Cuttings	1911	1:10560
A	24m NE	Cuttings	1894	1:10560
B	99m NW	Cuttings	1920	1:10560
B	100m NW	Cuttings	1938	1:10560
B	106m NW	Cuttings	1935	1:10560
B	108m NW	Cuttings	1911	1:10560
B	111m NW	Cuttings	1959	1:10560
B	116m NW	Cuttings	1894	1:10560
2	143m SE	Cuttings	1935	1:10560
B	199m NW	Cuttings	1992	1:10000
B	199m NW	Cuttings	1976	1:10000
B	199m NW	Cuttings	1968	1:10560

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

## 18.3 Underground workings

### Records within 1000m

**0**

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

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



## 18.4 Underground mining extents

Records within 500m

0

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

*This data is sourced from Groundsure.*

## 18.5 Historical Mineral Planning Areas

Records within 500m

0

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

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

## 18.6 Non-coal mining

Records within 1000m

6

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

Features are displayed on the Mining and ground workings map on [page 89](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
3	176m S	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
4	304m W	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.



ID	Location	Name	Commodity	Class	Likelihood
5	359m SW	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
6	795m NE	Pinner Hill Road	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	845m NE	Pinner Hill Farm	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

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

## 18.7 JPB mining areas

### Records on site

0

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

*This data is sourced from Johnson Poole and Bloomer.*

## 18.8 The Coal Authority non-coal mining

### Records within 500m

0

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

*This data is sourced from The Coal Authority.*

## 18.9 Researched mining

### Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.



*This data is sourced from Groundsure.*

### 18.10 Mining record office plans

**Records within 500m**

**0**

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

*This data is sourced from Groundsure.*

### 18.11 BGS mine plans

**Records within 500m**

**0**

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

*This data is sourced from Groundsure.*

### 18.12 Coal mining

**Records on site**

**0**

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

*This data is sourced from the Coal Authority.*

### 18.13 Brine areas

**Records on site**

**0**

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

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

### 18.14 Gypsum areas

**Records on site**

**0**

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*



## 18.15 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*

## 18.16 Clay mining

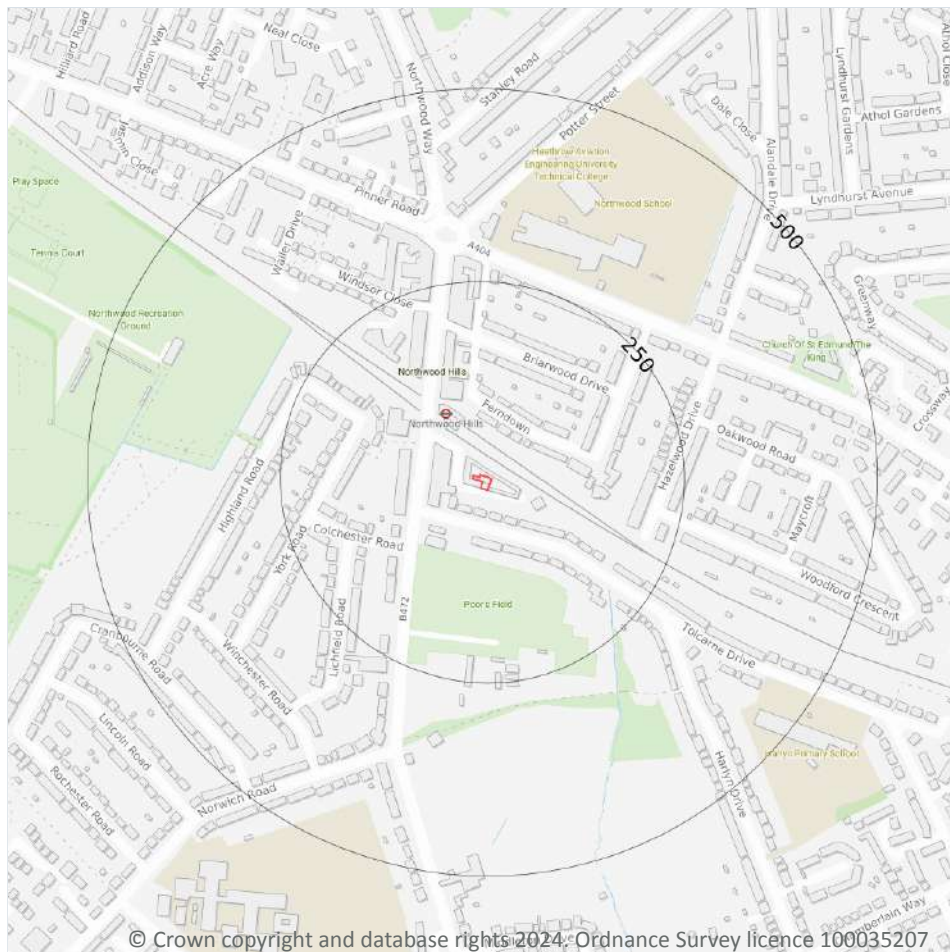
Records on site	0
-----------------	---

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

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



## 19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

### 19.1 Natural cavities

Records within 500m

0

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

*This data is sourced from Stantec UK Ltd.*

## 19.2 Mining cavities

### Records within 1000m

**4**

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

Features are displayed on the Ground cavities and sinkholes map on [page 95](#) >

ID	Location	Mine Address	Mineral	Data source	Publisher
-	907m NE	Pinner Hill Farm Mine, Pinner	Chalk	-	Chelsea Speleological Society
-	942m NE	Pinner, Greater London	Chalk	-	-
-	982m NE	Pinner Wood School, Pinner, Greater London	Chalk	-	-
-	984m NE	Pinner Hill Road Mine, Pinner	Chalk	-	Chelsea Speleological Society

*This data is sourced from Stantec UK Ltd.*

## 19.3 Reported recent incidents

### Records within 500m

**0**

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

*This data is sourced from Groundsure.*

## 19.4 Historical incidents

### Records within 500m

**0**

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

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

*This data is sourced from Groundsure.*



## 19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

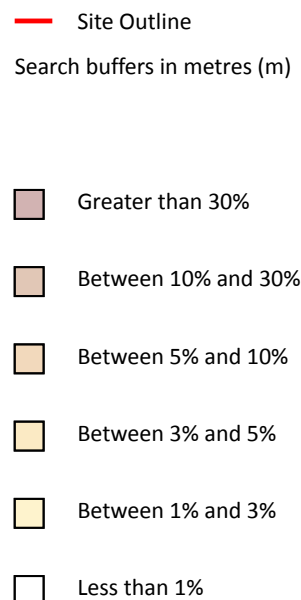
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

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



## 20 Radon



### 20.1 Radon

#### Records on site

1

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

Features are displayed on the Radon map on [page 98](#) >

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



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





## 21 Soil chemistry

### 21.1 BGS Estimated Background Soil Chemistry

#### Records within 50m

**1**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	No data	No data	No data	No data	No data	No data	No data

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

### 21.2 BGS Estimated Urban Soil Chemistry

#### Records within 50m

**4**

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	16	2.8	143	98	0.7	82	51	27	12
4m N	16	2.8	137	94	0.7	85	48	28	11
4m W	16	2.8	141	97	0.8	85	50	27	13
6m NW	15	2.6	126	87	0.6	85	44	27	10

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



## 21.3 BGS Measured Urban Soil Chemistry

Records within 50m

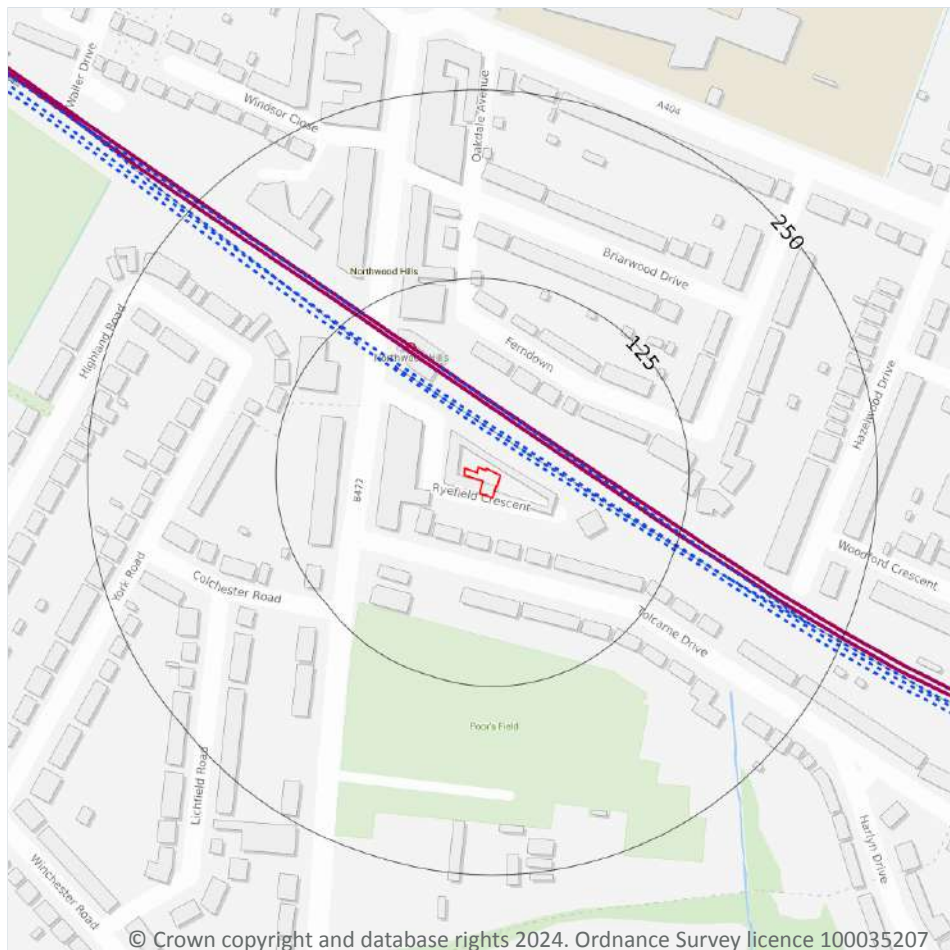
0

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

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



## 22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

### 22.1 Underground railways (London)

#### Records within 250m

1

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

Features are displayed on the Railway infrastructure and projects map on [page 102](#) >

Location	Line Name	Line Section	Track Type	Depth (m bgl)	Operational hours
34m NE	Metropolitan Line	Metropolitan Line	Surface Track	0	Mon-Sat: Early 0500 Late 0119, Sun: Early 0636 Late 0016

This data is sourced from publicly available information by Groundsure.



## 22.2 Underground railways (Non-London)

Records within 250m

0

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

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

## 22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

*This data is sourced from the Ordnance Survey.*

## 22.4 Historical railway and tunnel features

Records within 250m

0

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

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

## 22.5 Royal Mail tunnels

Records within 250m

0

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

*This data is sourced from Groundsure/the Postal Museum.*

## 22.6 Historical railways

Records within 250m

0

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

*This data is sourced from OpenStreetMap.*



## 22.7 Railways

Records within 250m

11

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 102 >](#)

Location	Name	Type
19m NE	Metropolitan Line	rail
22m NE	Not given	Multi Track
23m NE	Not given	Multi Track
24m NE	Metropolitan Line	rail
36m NE	Not given	Multi Track
52m E	Not given	Multi Track
87m E	Not given	Multi Track
109m NW	Not given	Multi Track
123m NW	Not given	Multi Track
164m E	Not given	Multi Track
227m SE	Not given	Multi Track

*This data is sourced from Ordnance Survey and OpenStreetMap.*

## 22.8 Crossrail 1

Records within 500m

0

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

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

## 22.9 Crossrail 2

Records within 500m

0

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

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





## 22.10 HS2

Records within 500m

0

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

*This data is sourced from HS2 Ltd.*



## Data providers

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

## Terms and conditions

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