arbtech

Preliminary Risk Assessment: Desk Study

Mrs Rajesh Arora

2, Egerton Close

Pinner

HA5 2LP

23 July 2025

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Executive Summary

Brief	Arbtech Consulting Ltd was commissioned by Mrs. Rajesh Arora to prepare a Preliminary Geo-Environmental Risk Assessment for planning application Ref. 79454/APP/2025/1182 to erect a part single-storey, part two-storey rear extension at 2 Egerton Close, Pinner, HA5 2LP
Site Use & Surrounding Area	The site is located at No. 2 Egerton Close, a cul-de-sac in the suburban western area of Pinner, London Borough of Harrow. It is an irregular rectangular residential property-oriented northwest-southeast, with hardstanding around the house and a large grassed garden to the southeast.
Environmental Setting	The site was undeveloped until 1959 with no significant on-site contamination history. Nearby potential sources are limited to electrical infrastructure. It lies on clay bedrock of the Woolwich and Reading Beds Formation, a Secondary A aquifer with moderate vulnerability, within Source Protection Zone 3 and near potable water abstractions. A river is 72 m east; the site is outside flood zones with low flood risk.
Contamination Potential Sources	No on-site contamination sources were identified. Off-site sources include a historic electric transformer 95 m northeast, several current electricity substations, and a commercial goods facility within 250 m, which may contain legacy contaminants like PCBs, transformer oils, hydrocarbons, and solvents. These are sufficiently distant and regulated, so the overall contamination risk is low.
Development Considerations	Standard construction best practice should be followed throughout the development, including health and safety procedures and the use of appropriate personal protective equipment (PPE) for site workers. Visual inspection and testing of any made ground encountered are recommended to confirm its suitability for reuse. Soil classification should guide the management of any excavated or imported materials to ensure environmental compliance.
Uncertainty and Data Gaps	This assessment is based solely on desk study data, including historical records and environmental databases. No intrusive site investigation has been conducted, and actual ground conditions remain unverified. While no significant contamination sources have been identified on-site, further assessment may be warranted if unexpected contamination is encountered during groundworks.
Recommendations	Given the low risk identified, no intrusive ground investigation is considered necessary at this stage. The site presents a very low geo-environmental risk to future users, construction workers, and controlled waters, contingent on adherence to standard construction protocols and appropriate PPE use. Soil testing and classification are advised where soil reuse or disposal is planned.

This is intended as a summary only. Further detail and the limitations of the assessment is provided within the main body of the Report.

Contents

Introduction

Background

Arbtech Consulting Ltd (Arbtech) was instructed by Mrs Rajesh Arora to produce a Preliminary Geo-Environmental Risk Assessment to inform a planning proposal with London Borough of Hillingdon Council, Ref. 79454/APP/2025/1182 for the Erection of a part single storey, part two storey rear extension. at the site known as 2, Egerton Closer, Pinner, HA5 2LP.

A Phase I report is required to assess the historical use and present condition of the site, determine the extent and nature of any contamination risk, and identify potential risks to future users of the land, neighbouring properties, workers, and other offsite receptors. This assessment will ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, controlled waters, property, or ecological systems with suitable recommendations.

Objectives

The objectives of the Arbtech Consulting preliminary geoenvironmental site assessment was to undertake a Phase I Desk Study for the site. Guidance set out in LCRM [1], GPLC1-3[2] and the National Planning Policy Framework (NPPF)[3] states that a Preliminary Risk Assessment with a site reconnaissance is required as a minimum to ascertain if there is a potential contamination risk. If contamination is a potential, then site investigation works are carried out to establish a viable pollutant linkage to assess the potential risks to human health and controlled water receptors. Based on the findings of this report, an appropriate site investigation can be derived, if required, once planning approval has been granted.

1 EA (2020). Land contamination risk management (LCRM).

2 EA (2016). Guiding Principles for Land Contamination. GPLC1- Risk Assessment and Conceptual Models GPLC 2. Site Investigation and Good Practice GPLC 3

3 DCL (2025). National Planning Policy Framework. Department of Communities and Local Government.

Scope of Works

- ⇒ Review of the environmental setting of the Site, including the current use / status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- ⇒ Review of the historical activities of the Site and surrounding area;
- ⇒ Review of regulatory information relating to the Site;
- ⇒ Review of the online planning records for the Site;
- ⇒ Consult and review information from the Local Authority in relation to Part 2A of the 1990 Environmental Protection Act; and
- ⇒ Develop an outline Conceptual Site Model and undertake a Preliminary Risk Assessment with respect to potential contamination focussed on the proposed end use of the Site.

In completing this Assessment, Arbtech Consulting Ltd has utilised the following data sources and third-party information:

- ⇒ Current and Historical Ordnance Survey (OS) maps;
- ⇒ British Geological Survey (BGS) data;
- ⇒ Environment Agency (EA) online data; and
- ⇒ Review of third-party environmental reports.

Site Context

Site Information

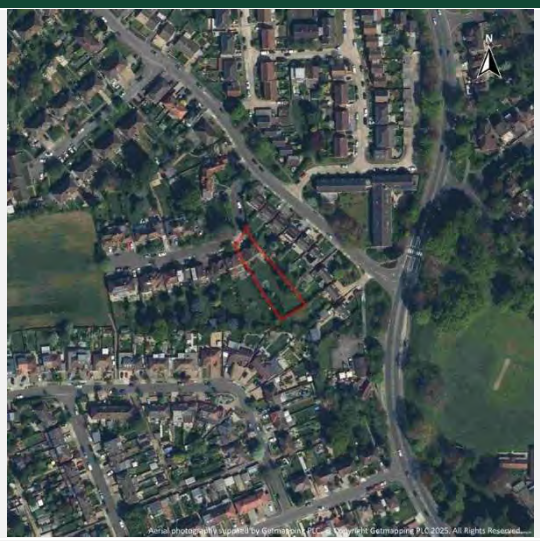

Fig.1 2022 Aerial Photograph
Contains Data from, © 2025 Groundsure Insights (Appendix 3)

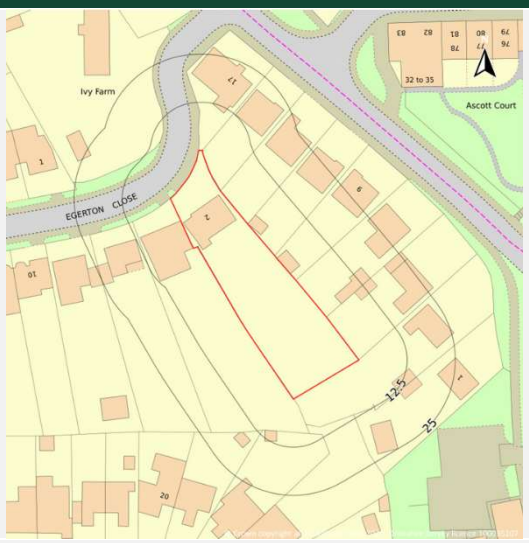

Fig 2 OS Mastermap site plan
Contains Data from, © 2025 Groundsure Insights

Site co-ordinates:	(NGR) 510318 189101	**Site Area:**	0.011ha
Site Location	The application site is located in Egerton Close, a western sub-urbanised area of Pinner, southwest in the London borough of Harrow. The site is located from the B472 Joel Street to Wiltshire Lane; Egerton Close is a cul-de-sac, of which No.2 is located to the southeast.		
Current Site use	The site is an irregular rectangle shape, oriented northwest to southeast. It is currently a residential property and front garden area occupying the northwest with a large garden area beyond to the southeast of the site. The ground across the site comprises hardstanding to the northwest of and around the property, with a grassed and vegetated garden to the southeast. Representative photos are presented as Appendix 2.		
Surrounding Area features	North	Predominantly residential with some light commercial use educational (Haydon School) and recreational use beyond.	
	East	Mixed residential and light commercial. Areas of dense wood and open land beyond	
	South	Mixed residential and light commercial land use	
	West	Mixed residential and light commercial. Areas of dense wood (Park Wood) and open land beyond (Ruislip Lido) beyond.	

Data Review

Historical Features	
Strategy	The historical development of the Site and surrounding area has been assessed through a review of available historical OS maps and Google Earth historical satellite imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of pertinent historical maps are included as Appendix 4.
Historical Features On-Site	Historically, based on the earliest available mapping dated 1864 the site features as part of a larger area of open wooded land, likely associated with Ivy Farm to the northwest. Tree presence varies in subsequent mapping. Mapping dated 1959 shows a rectangular building, oriented northeast to southwest and identified as No2. now present to the north of the site. A smaller rectangular unit, oriented the same, is located to the southeast of the main property. Between satellite imagery dated 2010 and 2012, the small unit to the east of the main property is no longer shown. In its place is an area of hardstanding, identified as current configuration.
Potentially Contaminative Historical Features Off-Site	Limited potential sources of contamination identified in the surrounding area, within 100m include: ⇒ Electric Transformer – 95m northeast 1969-1974
Implications for historic **Land Contamination** **Risk**	Limited sources of potential historic contamination have been identified on the subject site itself and within close proximity. Whilst surrounding sources can generally be discounted largely because of length of time since activities occurred and subsequent modern development, the focus is placed upon potential risk to construction workers during groundworks and future site users. The site itself has historically been undeveloped until the construction of the residential property around 1959, maintaining broadly a consistent configuration. Generally, the wider area was noted for its agricultural activity with residential development increasing in time. This context will be further assessed in the risk assessment.

Environmental Setting

Feature		Information	
Published Geology	**Artificial**	No Artificial and Made Ground records on site.	
	Superficial	No Superficial geology is recorded on site. The nearest recorded is 278m southeast as Alluvium – Clay (unlithified deposits coding scheme). No landslips recorded within 500m.	
	Bedrock	Bedrock geology is recorded as Woolwich and Reading Beds Formation - Clay. Noted as mixed flow type with moderate to very low permeability. No Bedrock faults or linear features recorded within 500m.	
	BGS Logs	3No. BGS logs within 250m - the nearest is 177m southeast Ref. TQ18NW2/A-F from 1939 to a final depth of 9.14mbgl. Water strikes are noted at 3.81mbgl. Logs are relatively consistent with BGS records though given the distance to site may vary in relation to site conditions.	
Hydrogeology	**Aquifer Designation**	**Superficial**	None recorded
		Bedrock	Secondary A
	Source Protection Zone (SPZ)	Source Protection Zone 3 for total catchment on site. The site is in an area of medium vulnerability for the combined aquifer. Bedrock shows mixed flow mechanism.	
	Groundwater Abstractions	No recorded groundwater abstractions within 1km. 6No. potable abstractions within 2km – the nearest is historical at 1596m northwest. The nearest active is 1608m northwest.	
Hydrology	**Nearest Surface Water**	2No. surface water features and 4No. Water Network (OS Master Map) within 250m - the nearest is 72m east for inland river not influenced by normal tidal action (Joel Street Farm Ditch). 1No. entry on site for WFD Surface water body catchments for the Pinn (River).	
	Water Quality Data	Pinn River 403m southeast has an overall moderate rating. On site Groundwater body Radlett Tertiaries is recorded as overall poor rating.	

Environmental Setting

Feature		Information
	Flooding	No entries recorded within 50m for risk of flooding from rivers or sea. 1No. historical flood event – 167m southeast in 1977 for main river, channel capacity exceeded (no raised defences), fluvial. No flood defences or areas benefiting from flood defences, and no flood storage areas. No flood zones within 50m. Surface water highest flooding risk on site is negligible and in 50m – 1 in 30 year, 0.1m - 0.3m. Highest groundwater flooding risk on site and within 50m – low.
	Surface Water Abstractions	No surface water abstractions recorded within 1km.
	Discharge Consents	No Licensed discharge to controlled waters within 500m. No Licensed pollutant (Part A(2)/B) release within 500m.
	Pollution Incidents	2No. pollution incidents recorded within 500m - the nearest is 253m west - Water impact: Cat. 4 (no impact).
Minerals and Mining	**Coal Report**	The site and surrounding areas are not within a JPB mining area. The site is not within an area which could be affected by past, current or future coal mining.
	Coal Mining Development Risk	No development high risk is associated with the site from coal mining.
	Surface Extractions	9No. entries within 250m for Surface Ground Workings – the nearest is 134m east unspecified heap 1894. No Brit pits within 500m.
	Mining Instability / Non-Coal Mining Area	4No. entries for non-coal mining – the nearest is on site for chalk. 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.
Ground Stability	**Collapsible Ground**	Very low

Environmental Setting

Feature		Information
	Compressible Ground	Negligible
	Ground Dissolution	Negligible
	Landslide	Very low
	Running Sand	Very low
	Shrinking/Swelling Clay	Moderate
Landfill Site	**Registered**	No historical, active or recent landfill sites within 500m. No historical or licensed waste sites within 500m. 6No. Waste exemption sites within 500m - the nearest is 163m west for storage of waste in secure containers.
	Potential: infilled land	4No. Artificial and Made Ground records within 500m - the nearest is 338m southwest as worked ground (undivided).
Radon	Less than 1% no protective measures required.	
Designated Sites	Within 1km: SSSI Impact Risk Zone on site. 1No. SSSI – 279m southwest Ruislip Woods 1No. National Nature Reserves – 279m southwest Ruislip Woods 1No. Local Nature Reserves – 829m south Ruislip 1No. Designated ancient woodland – 385m west Park Wood The nearest Green Belt – 163m east London Green Belt 2No. listed buildings – nearest 48m northwest Cherry Cottage Ivy Farmhouse 1No. Conservation Areas – 27m southeast Agricultural land classification on site - Urban 5No. Priority habitat inventory records – nearest is 73m east deciduous woodland. No other environmental designation records.	
Contemporary Trade Directory	5No. Entries for Recent industrial land uses within 250m: ⇒ 84m, 152m southeast, 225m south & 237m northeast north Electricity Sub Station ⇒ 188m west Published Goods	
Fuel Station Entries	No fuel station entries within 500m.	

Environmental Setting	
Feature	**Information**
Unexploded Bomb Risk (UXO)	Zetica Risk maps presented in Appendix 5 identifies a low risk of UXO.
Environmental Search (other)	N/A

Environmental Database Review	
Strategy	The Groundsure Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and HPA amongst others. A full copy of the Groundsure Report is provided in Appendix 3, and the most relevant information is summarised below.
Features on Site	The site has limited potential for contamination. The area of proposed development has not undergone any previous development. Historical off-site agricultural activity would generally fall within the wider background concentrations of rural land use and has subsequently been redevelopment to residential land use.
Potentially Contaminative Features Off-Site (250m)	Offsite potential to onsite migration potential from: Historical: ⇒ Electric Transformer – 95m northeast 1969-1974 Current: ⇒ 84m, 152m southeast, 225m south & 237m northeast north Electricity Sub Station ⇒ 188m west published goods
Implications for Land Contamination Risk	Limited potential sources of contamination have been identified within 100m. This context is considered further in the conceptual site model below.

Planning Review	
Planning Portal Records	The site is presented to inform a planning proposal with Hillingdon London Council, Ref. 79454/APP/2025/1182 for the Erection of a part single storey, part two storey rear extension. at the site known as 2, Egerton Closer, Pinner, HA5 2LP. Indicative development plans are presented as Appendix 6.
Part 2A of the Environmental Protection Act (EPA) 1990	No recorded sites determined as Contaminated Land within 500m.
Local Authority Records	Arbtech Consulting Ltd. have not contacted Hillingdon London Council however, consultations can be made at Contaminated land enquiry | Hillingdon London Council.

Conceptual Site Model

Overview

A conceptual site model (CSM) is a representation of the characteristics of the site. It shows the possible relationships between contaminants, pathways and receptors. The CSM is used to identify potential contaminants, receptors (e.g., humans, groundwater), and pathways (e.g., inhalation, ingestion).

Overall Site Sensitivity

The site remained undeveloped until the construction of the existing property in 1959. There is no evidence of significant historic industrial or contaminative uses on-site, and the only limited potentially contaminative features identified within the immediate surrounding area is electrical infrastructure.

Geologically, the site is underlain by Woolwich and Reading Beds Formation (Clay) bedrock, which is classified as a Secondary A aquifer with medium vulnerability and moderate to very low permeability. No superficial deposits are recorded directly beneath the site. The site lies within a Source Protection Zone 3, with six potable abstractions identified within 2km.

The nearest surface water feature is an inland river located 72 m to the east, with surface water quality rated as moderate, while local groundwater quality is recorded as poor. One historical flood event was recorded 167 m to the southeast; however, the site itself is not within a flood zone and has a negligible to low risk of flooding from surface water or groundwater.

Overall, considering the limited history of development, absence of significant on-site contaminative sources, moderate aquifer sensitivity, and distance to surface waters, the site is assessed as having a low overall sensitivity to land contamination impacts. This should be reviewed further with respect to any proposed intrusive groundworks, and appropriate mitigation measures should be adopted during development.

Identified potential contamination sources within 100m of the Site are presented in the following table:

Contamination Sources				
Ref.	**Source**	**Location**	**Dates Present**	**Potential Associated Contaminants of Concern**
Source 1	On-Site Potential	None identified	N/A	N/A
Source 2	Off-Site Potential – Historical	Electric Transformer – 95 m northeast	1969 – 1974	PCBs (polychlorinated biphenyls) from historic transformer oils; potential hydrocarbon residues
Source 3	Off-Site Potential – Current	Electricity Sub Stations – 84 m SE, 152 m SE, 225 m S, 237 m NE; Published Goods – 188 m west	Ongoing	PCBs (if legacy equipment), transformer oils, hydrocarbons; potential packaging inks/solvents; minor fuel/chemical storage depending on operations
Source 4	Other	None identified	N/A	N/A

Potential Receptors

Relevant potential receptors are considered to include:

⇒ Construction workers during groundworks (hardstanding).
⇒ Third parties (adjacent Site users and adjacent residents).
⇒ Future Site users (residential).
⇒ Secondary A Aquifer
⇒ The Built Environment (the building and infrastructure / utilities).

Potential Pathways

The potential pathways are considered to be:

⇒ Direct contact, ingestion or inhalation of soil bound contaminants / dust during or following
⇒ redevelopment.
⇒ Inhalation of organic vapours associated with contamination.
⇒ Migration of ground gas / vapours into on-site buildings.
⇒ Leaching of contamination into groundwater followed by migration of groundwater to the wider groundwater environment.

Pollutant Linkage Assessment

Source	Pathway	Receptor	Risk Rating	Justification and any Mitigation	Investigation Required
On-Site Potential (None identified)	N/A	N/A	Very Low	No potential on-site contaminative uses identified. Construction in line with best practice, all site works should be carried out following appropriate health and safety procedures, with operatives wearing suitable personal protective equipment (PPE)	None required at this stage.
Off-Site Potential – Historical (Electric Transformer – 95 m NE, 1969–1974)	Migration via groundwater and/or preferential pathways (e.g. land drains)	Future site users, construction workers, controlled waters	Low	Historical transformer use may have involved PCBs, but distance (95 m) and time since removal reduce likelihood of significant impact.	No intrusive investigation specific to this source; consider during Phase 2 if unexpected contamination encountered.
Off-Site Potential – Current (Electricity Sub Stations – 84 m SE, 152 m SE, 225 m S, 237 m NE; Published Goods – 188 m W)	Migration via shallow groundwater, surface water run-off or vapour migration	Future site users, construction workers, controlled waters	Low	Substations can contain PCBs/transformer oils; Published Goods may store inks/solvents. However, distance and regulatory controls reduce risk.	No targeted investigation; monitor during development.

Conclusions and Recommendations

Land Contamination Summary	
Uncertainty and Data Gaps	The Phase 1 assessment is based on desk-based information and available historical and regulatory records. No intrusive investigation has been undertaken to date; therefore, actual ground conditions and contaminant levels remain unconfirmed. No significant on-site contaminative uses have been identified,
Soils	No on-site sources of contamination are recorded. Off-site sources (historic transformer and current substations/published goods) are at distances where direct soil impact is unlikely. Any made ground encountered during development should be visually inspected and, if necessary, tested to confirm suitability for reuse. Risks to soils from off-site sources are considered low.
Groundwater	The site's underlying geology and hydrogeology are assumed from desk sources only. Migration of contaminants from off-site sources via shallow groundwater is possible but unlikely to result in significant impact given distances and regulatory controls. Overall risk to controlled waters is considered low; however, further assessment may be appropriate if unexpected staining, odours, or groundwater issues are encountered during groundworks.
Ground Gas	No evidence of on-site infilled ground, landfilling, or significant organic sources was identified. Based on available data, the risk from ground gas (e.g. methane or carbon dioxide) is considered very low.
Volatile Organic Vapours	Potential sources (transformer oils, inks/solvents) are located off-site and at significant distances. Vapour migration is therefore considered an unlikely pathway. The risk from VOCs is considered low.
Potential Contaminated Land Development Risks	Overall, the potential contaminated land risks to future users, construction workers, and controlled waters are low. Best practice measures, including appropriate PPE, safe handling of soils, and routine environmental management, should be followed during development. No significant constraints to development are anticipated based on current information.

Recommendations and Development	
Ground Investigation Recommendations	Based on the preliminary assessment, no intrusive ground investigation is considered necessary. The review of historical mapping, regulatory records, and site reconnaissance has not identified any potential on-site sources of contamination, and the limited off-site sources (historical transformer and current substations/published goods facilities) are sufficiently distant and regulated such that there is no plausible contaminant linkage. The site is therefore assessed as presenting a very low geo-environmental risk to future users, construction workers, and controlled waters, provided that standard construction best practice and appropriate health and safety measures (including use of suitable PPE) are followed. Accordingly, no further investigation is recommended at this stage. Soil testing and classification may be required for any intended import, reuse or disposal of soils.
Development Considerations	Health and Safety: Safe working practices must be followed throughout all intrusive works. Site workers should be equipped with appropriate Personal Protective Equipment (PPE) to minimize exposure to potential contaminants. Material Management: Soil testing and classification should guide the reuse or disposal of excavated materials to ensure compliance with waste regulations.

Appendices

Appendix 1: Risk Evaluation

Appendix 2: Site Photographs

Appendix 3: Groundsure Enviro + Geo Insight

Appendix 4: Historical Map Selection

Appendix 5: Zetica UXO Mapping

Appendix 6: Development Plans

Appendix 7: Document Production Record

If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Charlotte Radiven BSc Hons

Geo-Environmental Manager

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Appendix 1: Risk Evaluation

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment ~ A guide to good practice', 2001 and involves the classification of the following:

- The magnitude of the potential consequence (severity) of risk occurring
- The magnitude of the probability (likelihood) of the risk occurring
- These are then considered in conjunction to give a risk matrix

Consequence to Receptor Definition Matrix			
	Human Health	**Controlled Waters**	**Buildings/Services**
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about to occur.	Catastrophic collapse
Medium Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non-sensitive controlled water	Damage to building rendering it unsafe.to occupy (e.g. foundation damage resulting in instability).
Minor Consequence	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc).	Slight discoloration of water	Easily repairable effects of damage to buildings, structures and services, i.e. discoloration of concrete

Probability Definitions	
Probability	**Definition in Context**
Higher	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution. Positive evidence of source, pathway and receptor.
Likely	There is a pollution linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term. Suspect source, pathway, and receptor
Low Likelihood	There is a pollution linkage, and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term. No evidence of hazard, pathway, and receptor

Standard Risk Matrix

		Consequence/Magnitude of impact			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High**	Very High	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/low	Low
	Low Likelihood	Moderate	Moderate/low	Low	Very Low
	Unlikely	Moderate/low	Low	Very Low	Very Low

Classified risks and likely action

Significance Level	Definition/Comments
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required. Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation, risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term. Plausible contaminated land situation, risk assessment and possible action recommended.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Unlikely contaminated land situation, possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. Negligible risk, no action recommended except vigilance for changes in conditions.

Appendix 2: Site Photographs

Site Walkover Photos

Plate 1: Facing southeast to the driveway and front of the property.

Plate 2: Facing southwest to the rear of the house, the garden and the western boundary.

Plate 3: Facing northwest along the western boundary.

Plate 4: Facing northeast to hardstanding areas in the garden.

Plate 5: Facing northwest to the western boundary.

Plate 6: From the garden in the southeast of the site facing northwest to the property.

Appendix 3: Groundsure Enviro + Geo Insight

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

2, Egerton Close, Pinner HA5 2LP

Order Details

Date: 11/07/2025

Your ref: 2, Egerton Close, HA5 2LP

Our Ref: GS-1F3-E1X-VHA-9FQ

Site Details

Location: 510318 189101

Area: 0.11 ha

Authority: London Borough of Hillingdon ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	2	5	-
16 >	1.2 >	Historical tanks >	0	0	2	1	-
16 >	1.3 >	Historical energy features >	0	0	7	14	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	2	9	-
20 >	2.2 >	Historical tanks >	0	0	2	1	-
20 >	2.3 >	Historical energy features >	0	0	18	18	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	6	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	5	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-

28	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
29	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
30	4.18	List 2 Dangerous Substances	0	0	0	0	-
30 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	2	-
31	4.20	Pollution inventory substances	0	0	0	0	-
31	4.21	Pollution inventory waste transfers	0	0	0	0	-
31	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
32 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
33 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
35 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	6
39	5.7	Surface water abstractions	0	0	0	0	0
39 >	**5.8 >**	**Potable abstractions >**	0	0	0	0	6
41 >	**5.9 >**	**Source Protection Zones >**	1	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

42 >	6.1 >	Water Network (OS MasterMap) >	0	0	4	-	-
43 >	6.2 >	Surface water features >	0	0	2	-	-
43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46 >	7.2 >	Historical Flood Events >	0	0	1	-	-
46	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
48 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	1	1
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52 >	10.5 >	National Nature Reserves (NNR) >	0	0	0	1	1
53 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
53 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	1
54	10.8	Biosphere Reserves	0	0	0	0	0
54	10.9	Forest Parks	0	0	0	0	0
54	10.10	Marine Conservation Zones	0	0	0	0	0
54 >	10.11 >	Green Belt >	0	0	1	1	3

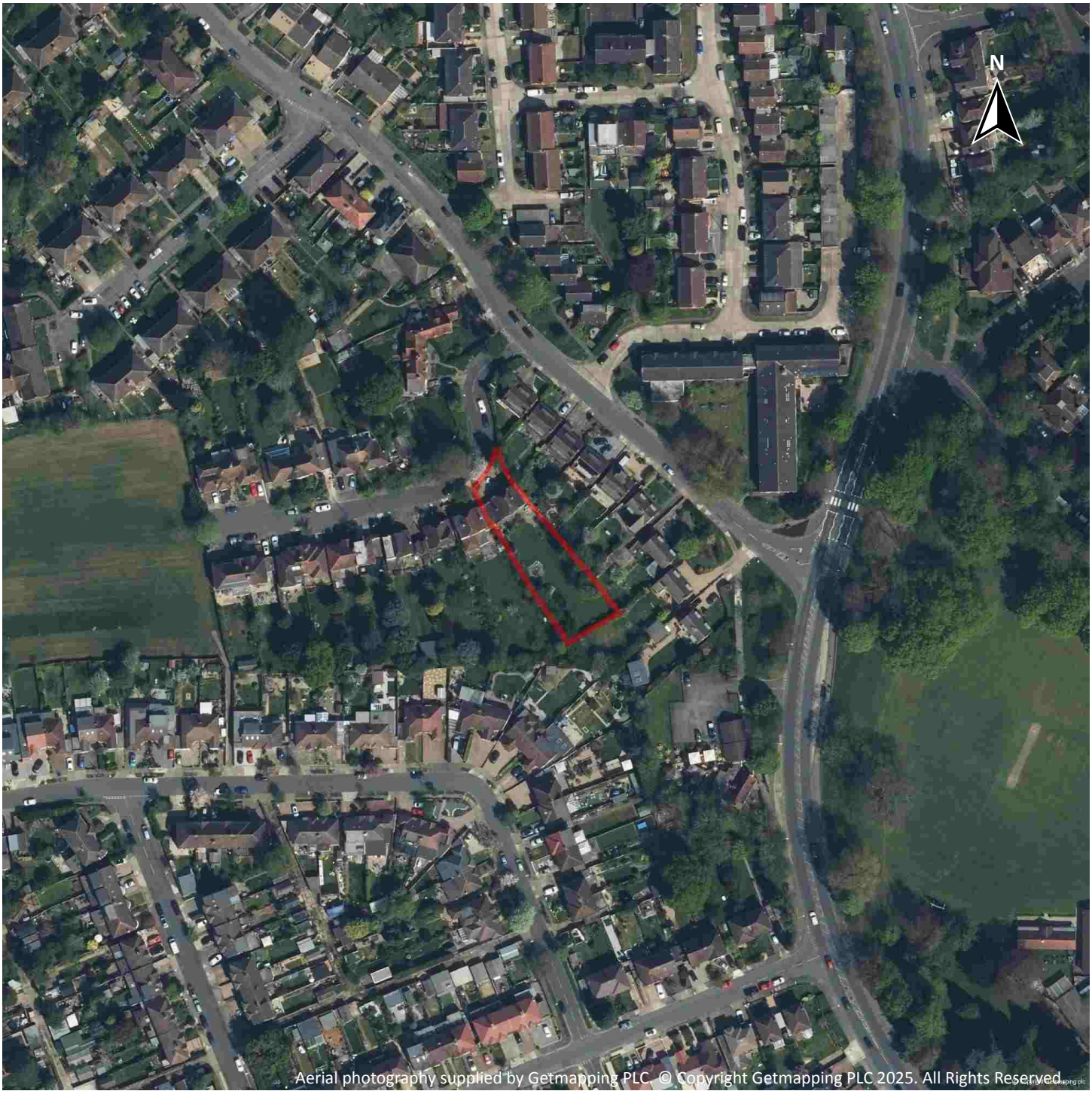
55	10.12	Proposed Ramsar sites	0	0	0	0	0
55	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
56	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
57 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
58 >	**10.18 >**	**SSSI Units >**	0	0	0	2	2
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
60	11.1	World Heritage Sites	0	0	0	-	-
61	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	11.3	National Parks	0	0	0	-	-
61 >	**11.4 >**	**Listed Buildings >**	0	1	1	-	-
62 >	**11.5 >**	**Conservation Areas >**	0	1	0	-	-
62	11.6	Scheduled Ancient Monuments	0	0	0	-	-
62	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
63 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
64	12.2	Open Access Land	0	0	0	-	-
64	12.3	Tree Felling Licences	0	0	0	-	-
64	12.4	Environmental Stewardship Schemes	0	0	0	-	-
64	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
65 >	**13.1 >**	**Priority Habitat Inventory >**	0	0	5	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
67 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
68 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	0	4	-

70 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-
71	14.4	Landslip (10k)	0	0	0	0	-
72 >	14.5 >	Bedrock geology (10k) >	1	0	2	2	-
73	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	15.1 >	50k Availability >	Identified (within 500m)				
75	15.2	Artificial and made ground (50k)	0	0	0	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76 >	15.4 >	Superficial geology (50k) >	0	0	0	2	-
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)				
78 >	15.8 >	Bedrock geology (50k) >	1	0	2	2	-
79 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
79	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	Natural ground subsidence >					
82 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
83 >	17.2 >	Running sands >	Very low (within 50m)				
84 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
85 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
86 >	17.5 >	Landslides >	Very low (within 50m)				
87 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
89	18.1	BritPits	0	0	0	0	-
90 >	18.2 >	Surface ground workings >	0	0	9	-	-
90	18.3	Underground workings	0	0	0	0	0
90	18.4	Underground mining extents	0	0	0	0	-

91	18.5	Historical Mineral Planning Areas	0	0	0	0	-
91 >	**18.6 >**	**Non-coal mining >**	1	0	0	1	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	-
92	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)				
93	18.15	Tin mining	None (within 0m)				
94	18.16	Clay mining	None (within 0m)				
Page	Section	**Ground cavities and sinkholes >**	On site	0-50m	50-250m	250-500m	500-2000m
95	19.1	Natural cavities	0	0	0	0	-
96 >	**19.2 >**	**Mining cavities >**	0	0	0	0	1
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
97 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
99 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	1	0	-	-	-
99 >	**21.2 >**	**BGS Estimated Urban Soil Chemistry >**	3	1	-	-	-
100	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
101	22.3	Railway tunnels	0	0	0	-	-
101	22.4	Historical railway and tunnel features	0	0	0	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-

102	22.6	Historical railways	0	0	0	-	-
102	22.7	Railways	0	0	0	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-

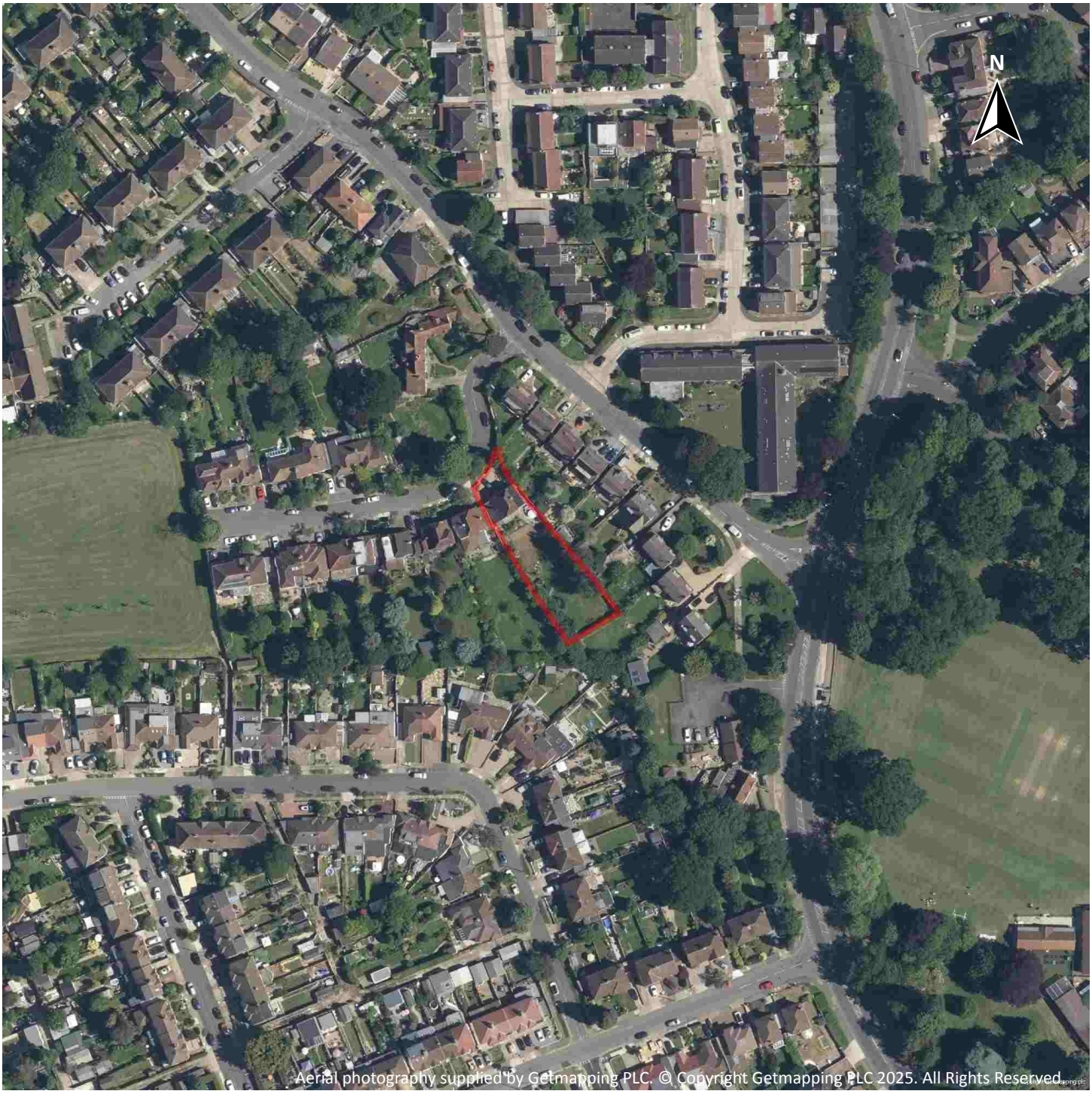
Recent aerial photograph



Capture Date: 21/04/2022

Site Area: 0.11ha

Recent site history - 2021 aerial photograph



Capture Date: 13/06/2021

Site Area: 0.11ha

Recent site history - 2015 aerial photograph

Capture Date: 20/04/2015

Site Area: 0.11ha

Recent site history - 2013 aerial photograph

Capture Date: 28/04/2013

Site Area: 0.11ha

Recent site history - 1999 aerial photograph

Capture Date: 29/08/1999

Site Area: 0.11ha

OS MasterMap site plan

Site Area: 0.11ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	7

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	134m E	Ice House	1911	2172980

ID	Location	Land use	Dates present	Group ID
A	134m E	Unspecified Heap	1894	2186882
F	329m SE	Unspecified Ground Workings	1966	2163503
F	336m SE	Unspecified Pit	1974 - 1990	2286513
6	366m NW	Unspecified Heap	1966	2186883
7	397m NW	Nurseries	1973 - 1987	2204910
8	467m SE	Unspecified Pit	1966 - 1990	2291916

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	3

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

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

ID	Location	Land use	Dates present	Group ID
A	142m E	Unspecified Tank	1960	390767
4	234m N	Unspecified Tank	1980	390786
5	329m SE	Unspecified Tank	1974	384683

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	21

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

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

ID	Location	Land use	Dates present	Group ID
1	79m N	Electricity Transformer	1969 - 1991	291954
2	146m SE	Electricity Substation	1974 - 1991	305808
3	222m S	Electricity Substation	1974 - 1991	316131
B	233m NE	Electricity Transformer	1974	303509
B	233m NE	Electricity Transformer	1991	304903
B	233m NE	Electricity Transformer	1969	292556
B	233m NE	Electricity Transformer	1980	319392
C	272m NW	Electricity Substation	1991	304557
C	272m NW	Electricity Transformer	1969	276449
C	272m NW	Electricity Substation	1980	280953
D	299m N	Electricity Substation	1991	312620
D	300m N	Electricity Substation	1980	299727
E	323m SW	Electricity Substation	1991	308086
E	324m SW	Electricity Substation	1987	320904
G	358m N	Electricity Transformer	1980	312660
G	358m N	Electricity Transformer	1969	318759
G	358m N	Electricity Substation	1991	274714
H	415m E	Electricity Substation	-	265969
H	416m E	Electricity Substation	1974	268861
I	487m SE	Electricity Substation	1974	268862
I	487m SE	Electricity Substation	-	265970

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	11

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 19 >**

ID	Location	Land Use	Date	Group ID
B	134m E	Ice House	1911	2172980
B	134m E	Unspecified Heap	1894	2186882
I	329m SE	Unspecified Ground Workings	1966	2163503

ID	Location	Land Use	Date	Group ID
I	336m SE	Unspecified Pit	1990	2286513
I	336m SE	Unspecified Pit	1974	2286513
3	366m NW	Unspecified Heap	1966	2186883
K	397m NW	Nurseries	1987	2204910
K	397m NW	Nurseries	1973	2204910
M	467m SE	Unspecified Pit	1990	2291916
M	467m SE	Unspecified Pit	1974	2291916
M	467m SE	Unspecified Pit	1966	2291916

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	3

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 19 >**

ID	Location	Land Use	Date	Group ID
B	142m E	Unspecified Tank	1960	390767
1	234m N	Unspecified Tank	1980	390786
2	329m SE	Unspecified Tank	1974	384683

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	36

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 19 >**

ID	Location	Land Use	Date	Group ID
A	79m N	Electricity Transformer	1969	291954
A	79m N	Electricity Transformer	1980	291954
A	79m N	Electricity Transformer	1980	291954
A	79m N	Electricity Transformer	1974	291954
A	79m N	Electricity Transformer	1991	291954
C	146m SE	Electricity Substation	1987	305808
C	148m SE	Electricity Substation	1991	305808
C	148m SE	Electricity Substation	1991	305808
C	148m SE	Electricity Substation	1974	305808
D	222m S	Electricity Substation	1974	316131
D	223m S	Electricity Substation	1991	316131
D	223m S	Electricity Substation	1991	316131
D	224m S	Electricity Substation	1987	316131
E	233m NE	Electricity Transformer	1974	303509
E	233m NE	Electricity Transformer	1991	304903
E	233m NE	Electricity Transformer	1969	292556
E	233m NE	Electricity Transformer	1980	319392
E	233m NE	Electricity Transformer	1980	319392
F	272m NW	Electricity Substation	1991	304557
F	272m NW	Electricity Transformer	1969	276449
F	272m NW	Electricity Substation	1980	280953
F	272m NW	Electricity Substation	1980	280953
G	299m N	Electricity Substation	1991	312620
G	300m N	Electricity Substation	1980	299727
G	300m N	Electricity Substation	1980	299727
H	323m SW	Electricity Substation	1991	308086
H	323m SW	Electricity Substation	1991	308086
H	324m SW	Electricity Substation	1987	320904

ID	Location	Land Use	Date	Group ID
J	358m N	Electricity Transformer	1980	312660
J	358m N	Electricity Transformer	1980	312660
J	358m N	Electricity Transformer	1969	318759
J	358m N	Electricity Substation	1991	274714
L	415m E	Electricity Substation	-	265969
L	416m E	Electricity Substation	1974	268861
N	487m SE	Electricity Substation	1974	268862
N	487m SE	Electricity Substation	-	265970

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

Site Outline

Search buffers in metres (m)

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	6

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 23 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	163m W	41, Salisbury Road, Pinner, Ha5 2nj	WEX214034	Storing waste exemption	Not on a farm	Storage of waste in secure containers

ID	Location	Site	Reference	Category	Sub-Category	Description
A	163m W	41, Salisbury Road, Pinner, Ha5 2nj	WEX069708	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	163m W	41, Salisbury Road, Pinner, Ha5 2nj	WEX342406	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	163m W	41, Salisbury Road, Pinner, Ha5 2nj	WEX342406	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	163m W	41, Salisbury Road, Pinner, Ha5 2nj	WEX393421	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	164m W	Carters Pharmacy 41 Salisbury Road Pinner Middlesex Ha5 2nj	EPR/GE5988GE/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers

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

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Company	Address	Activity	Category
1	84m N	Electricity Sub Station	Greater London, HA5	Electrical Features	Infrastructure and Facilities
2	152m SE	Electricity Sub Station	Greater London, HA5	Electrical Features	Infrastructure and Facilities
3	188m W	Quantum Xpress	49, Salisbury Road, Eastcote, Greater London, HA5 2NJ	Published Goods	Industrial Products

ID	Location	Company	Address	Activity	Category
4	225m S	Electricity Sub Station	Greater London, HA5	Electrical Features	Infrastructure and Facilities
5	237m NE	Electricity Sub Station	Greater London, HA5	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	**0**

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

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

Records within 500m	0

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.

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m	0

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.

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.17 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.

4.18 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.

4.19 Pollution Incidents (EA/NRW)

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Details	
6	253m W	Incident Date: 25/09/2002 Incident Identification: 110543 Pollutant: Specific Waste Materials Pollutant Description: Other Specific Waste Material	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
7	357m SE	Incident Date: 15/06/2022 Incident Identification: 2069313 Pollutant: Contaminated Water Pollutant Description: Suspended Solids	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 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.

4.21 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.

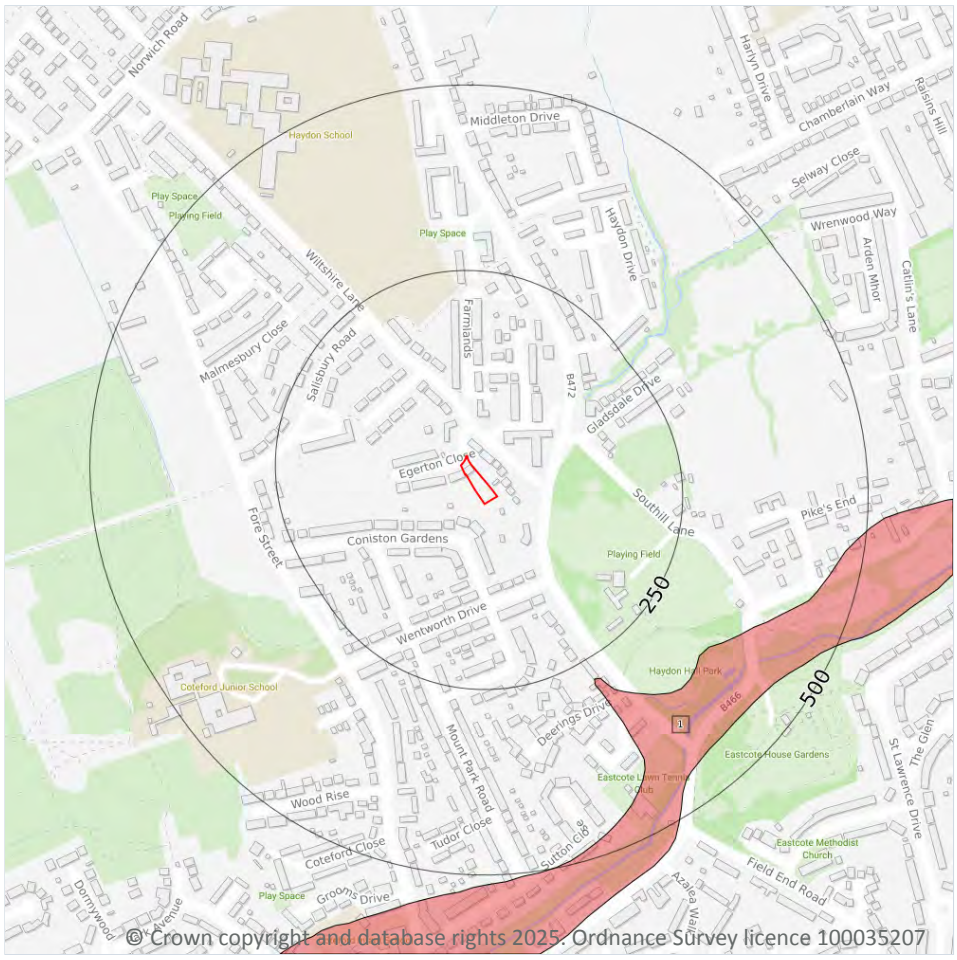
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

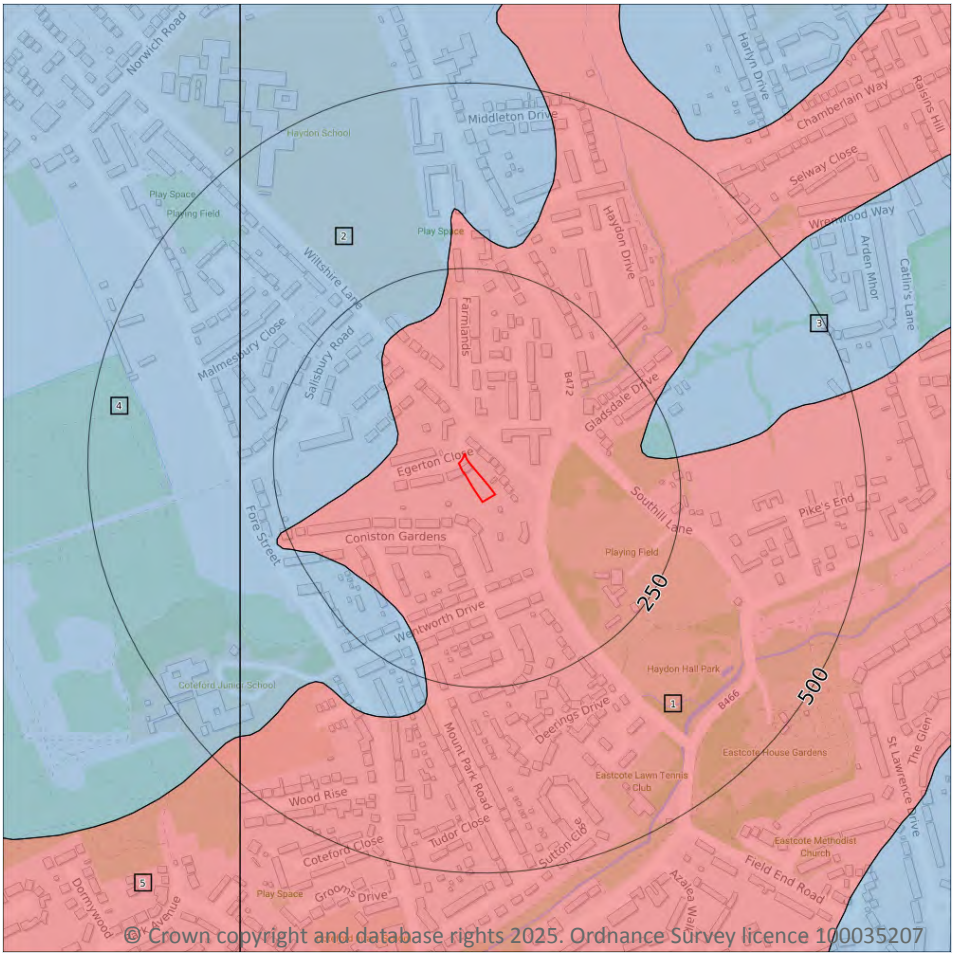
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 32 >**

ID	Location	Designation	Description
1	279m 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

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	5

Aquifer status of groundwater held within bedrock geology.

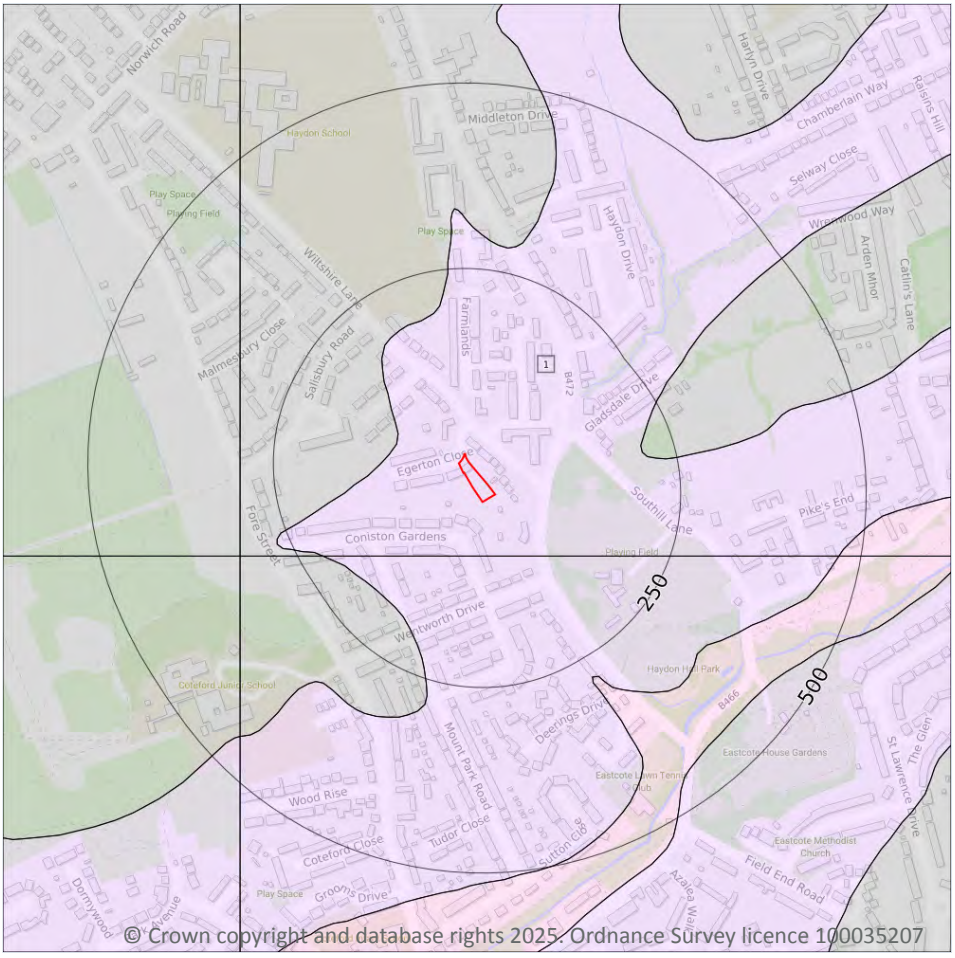
Features are displayed on the Bedrock aquifer map on **page 33 >**

ID	Location	Designation	Description
1	**On site**	**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**
2	88m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

ID	Location	Designation	Description
3	206m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	295m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	455m SW	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

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 35 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	**Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed**

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

5.5 Groundwater vulnerability- local information

Records on site	0

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 ↗.

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

Abstractions and Source Protection Zones

Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	6

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 37 >**

ID	Location	Details	
-	1596m NW	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^3): 43260641 Max Daily Volume (m^3): 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: -
-	1608m NW	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^3): 43260641 Max Daily Volume (m^3): 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: -
-	1624m NW	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^3): 43260641 Max Daily Volume (m^3): 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: -
-	1796m W	Status: Historical Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: RUISLIP PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 508500 Northing: 189200	Annual Volume (m^3): 43260641 Max Daily Volume (m^3): 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: -
-	1821m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: RUISLIP PUMPING STATION POINT B Data Type: Point Name: Affinity Water Limited Easting: 508479 Northing: 189262	Annual Volume (m^3): 43260641 Max Daily Volume (m^3): 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: -

ID	Location	Details	
-	1826m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: RUISLIP PUMPING STATION POINT A Data Type: Point Name: Affinity Water Limited Easting: 508473 Northing: 189253	Annual Volume (m^3): 43260641 Max Daily Volume (m^3): 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

Records within 2000m	0

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	6

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 37 >**

ID	Location	Details	
-	1596m NW	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^3): 43260641 Max Daily Volume (m^3): 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: -

ID	Location	Details	
-	1608m NW	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^3): 43260641 Max Daily Volume (m^3): 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: -
-	1624m NW	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^3): 43260641 Max Daily Volume (m^3): 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: -
-	1796m W	Status: Historical Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: RUISLIP PUMPING STATION Data Type: Point Name: Affinity Water Limited Easting: 508500 Northing: 189200	Annual Volume (m^3): 43260641 Max Daily Volume (m^3): 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: -
-	1821m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: RUISLIP PUMPING STATION POINT B Data Type: Point Name: Affinity Water Limited Easting: 508479 Northing: 189262	Annual Volume (m^3): 43260641 Max Daily Volume (m^3): 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: -
-	1826m W	Status: Active Licence No: 28/39/28/0336 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: RUISLIP PUMPING STATION POINT A Data Type: Point Name: Affinity Water Limited Easting: 508473 Northing: 189253	Annual Volume (m^3): 43260641 Max Daily Volume (m^3): 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 37 >**

ID	Location	Type	Description
1	**On site**	**3**	**Total catchment**

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

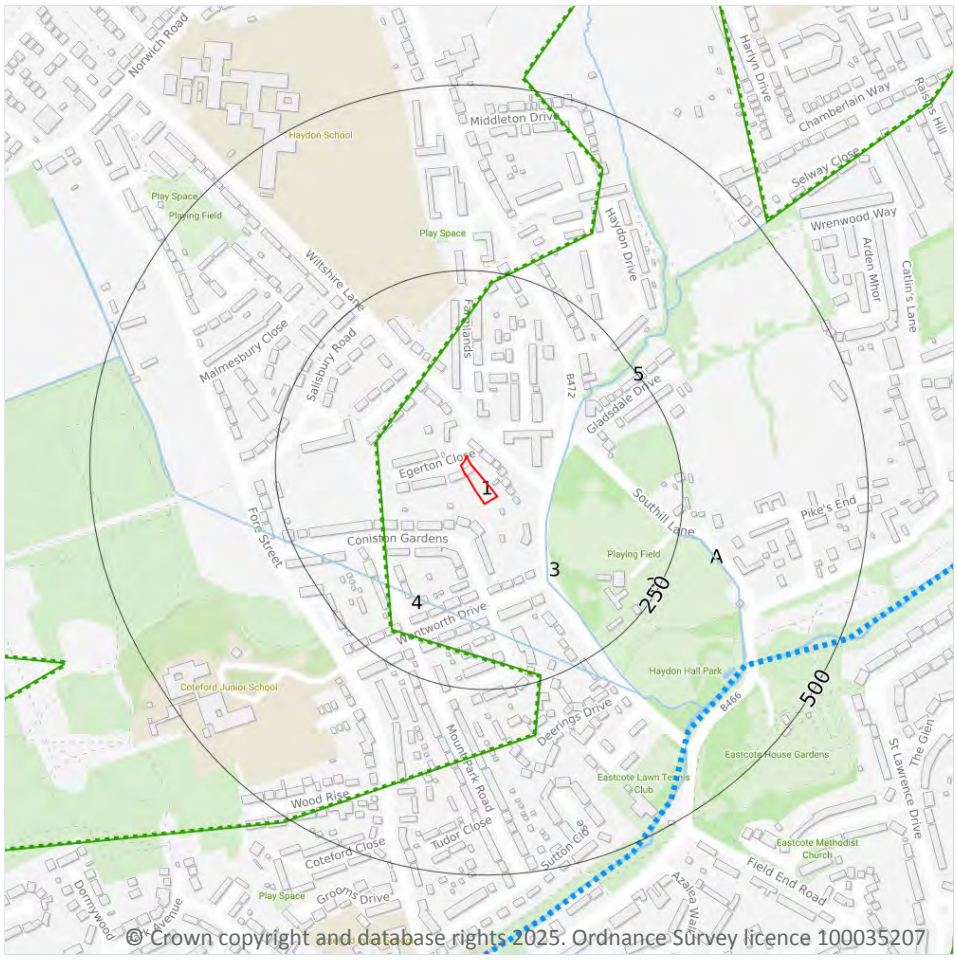
5.10 Source Protection Zones (confined aquifer)

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	4

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 42 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	72m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Joel Street Farm Ditch

ID	Location	Type of water feature	Ground level	Permanence	Name
4	152m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	171m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Joel Street Farm Ditch
A	247m E	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

Records within 250m	2

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 42 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 42 >**

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 42 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
10	403m SE	River	Pinn	GB106039023070 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

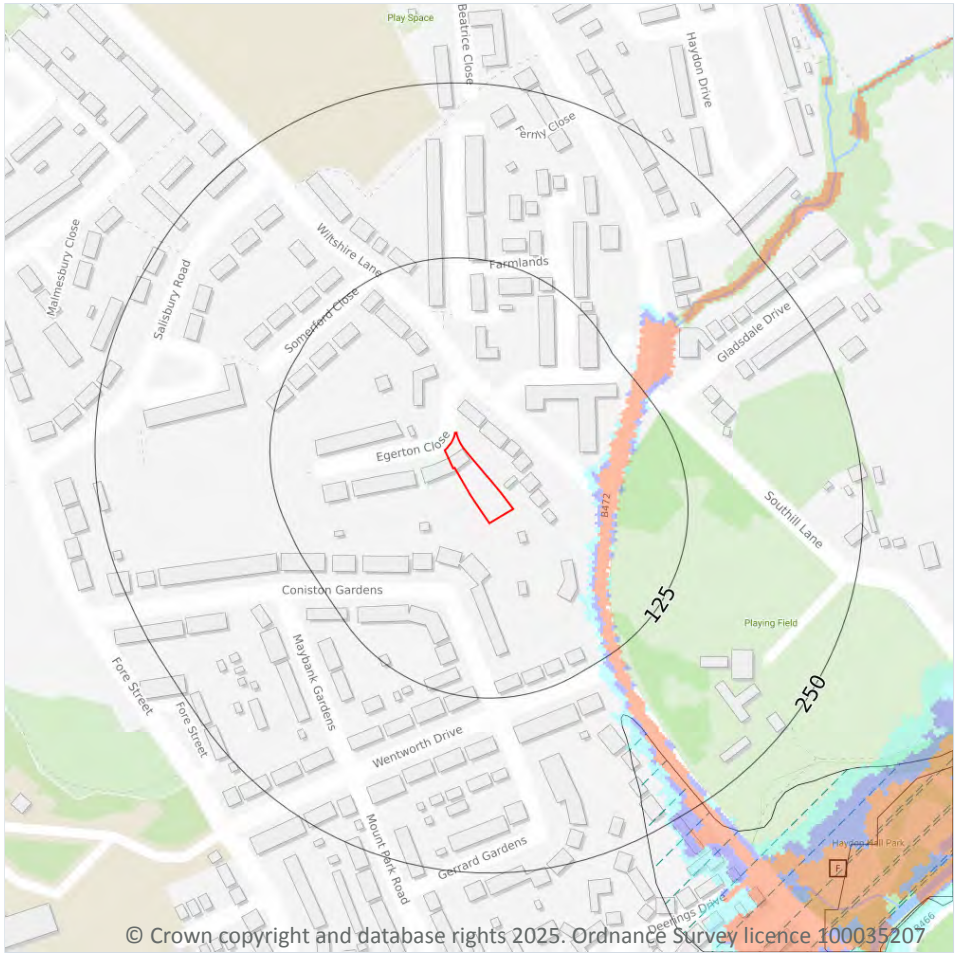
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 42 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**On site**	**Radlett Tertiaries**	GB40602G602800 ↗	**Poor**	**Good**	**Poor**	**2019**

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

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

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	1

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

Features are displayed on the River and coastal flooding map on **page 45 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
F	167m SE	06augustsummer1977	1977-01-01 1977-12-12	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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, 0.1m - 0.3m**

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 48 >**

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 Ambiental Risk Analytics.

9 Groundwater flooding

Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

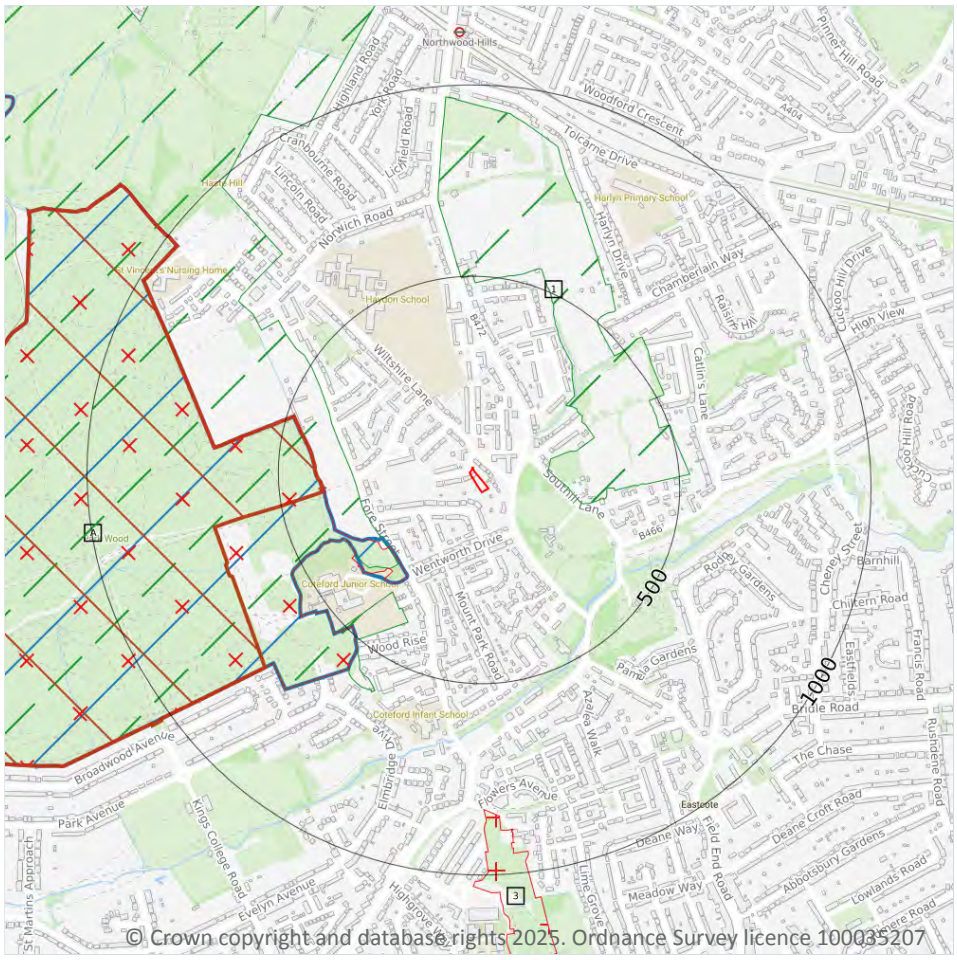
Highest risk on site	**Low**
Highest risk within 50m	**Low**

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 50 >**

This data is sourced from Ambiental 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 51 >**

ID	Location	Name	Data source
A	279m SW	Ruislip Woods SSSI	Natural England

ID	Location	Name	Data source
B	1447m NW	Ruislip Woods SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	2

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 51 >**

ID	Location	Name	Data source
A	279m SW	Ruislip Woods	Natural England
B	1446m NW	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	**1**

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 51 >**

ID	Location	Name	Data source
3	829m 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	**2**

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 51 >**

ID	Location	Name	Woodland Type
A	385m W	Park Wood	Ancient & Semi-Natural Woodland
-	1728m 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 51 >**

ID	Location	Name	Local Authority name
1	163m E	London Green Belt	Hillingdon
2	283m SW	London Green Belt	Hillingdon
-	1845m NE	London Green Belt	Harrow
-	1911m W	London Green Belt	Hillingdon
-	1958m N	London Green Belt	Hillingdon

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

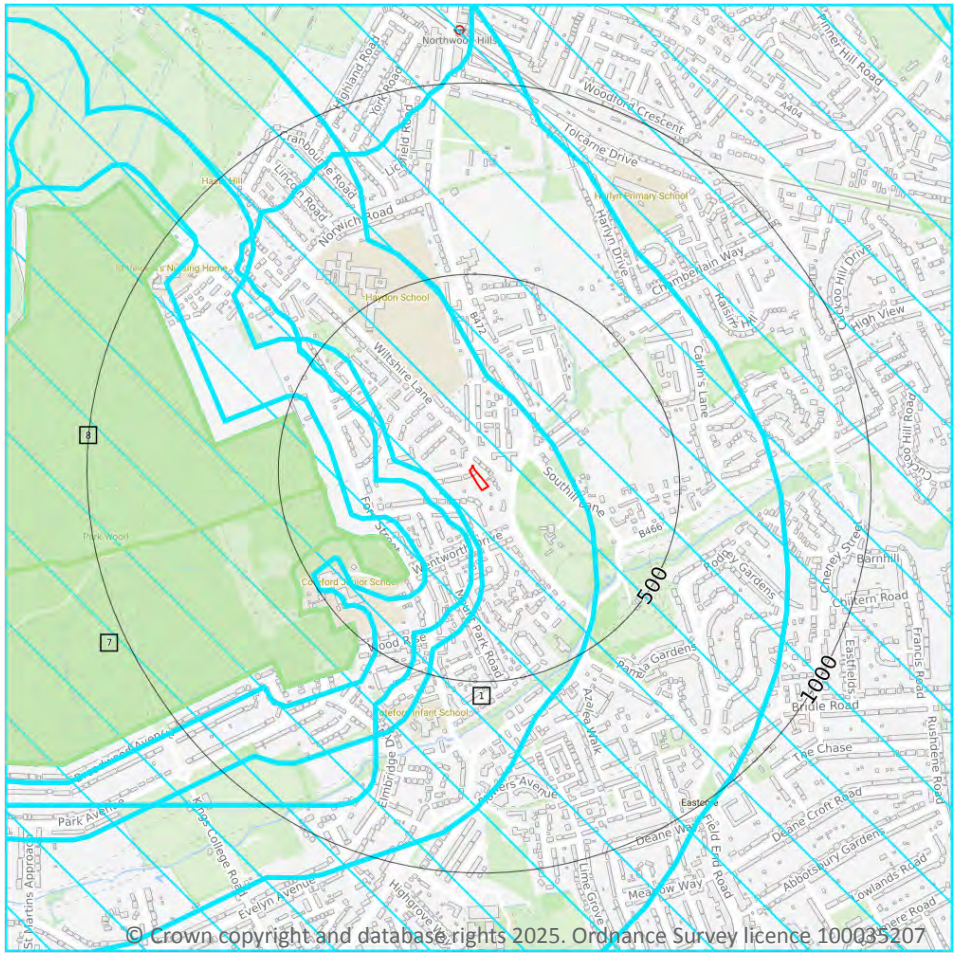
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

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

10.17 SSSI Impact Risk Zones

Records on site	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 57 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=01010542111101&notes=&location=510472,188905%20(IRZ%20polygon%20centre)**

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 57 >**

ID: 7
Location: 279m SW
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: 8
Location: 385m W
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: 16
Location: 1447m NW
SSSI name: Ruislip Woods
Unit name: Poor`s Field
Broad habitat: Acid Grassland - Lowland
Condition: Favourable
Reportable features:

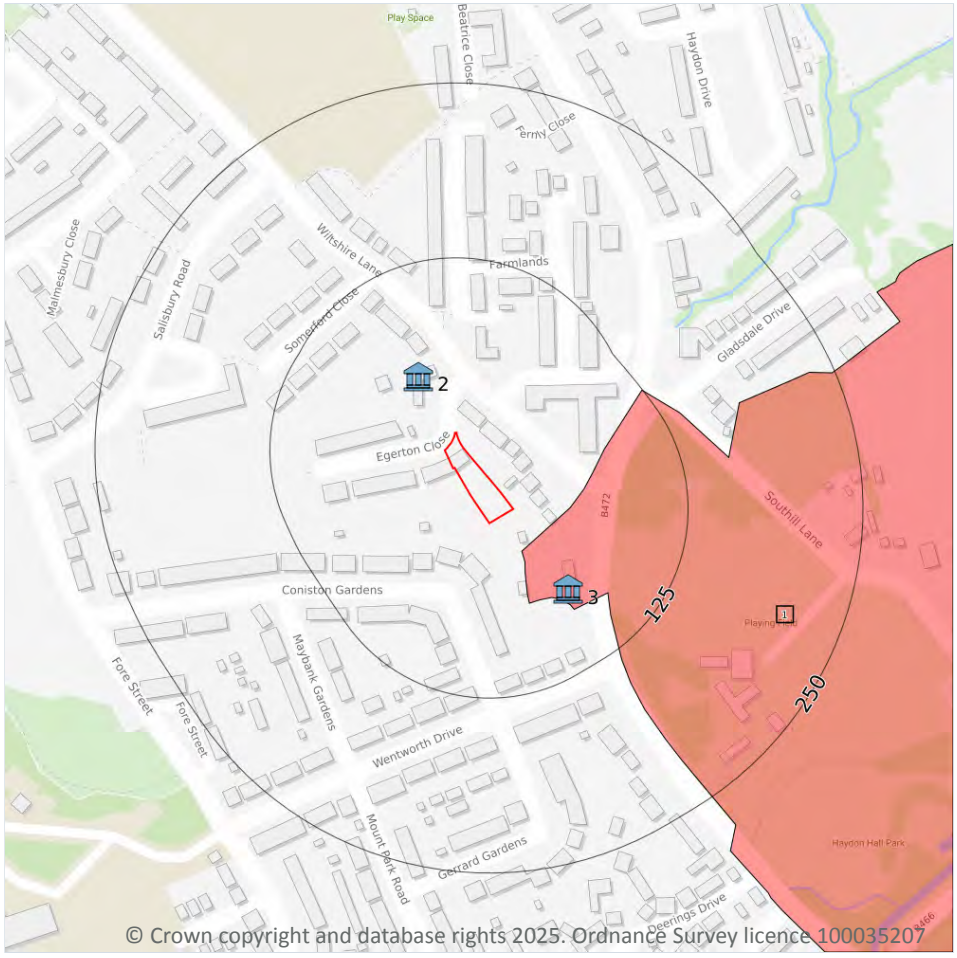
Feature name	Feature condition	Date of assessment
Invert. assemblage F2 grassland & scrub matrix	Favourable	18/11/2020
Lowland dry acid grassland (U1e)	Favourable	18/11/2020

ID: -
Location: 1672m 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



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	2

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

Features are displayed on the Visual and cultural designations map on **page 60 >**

ID	Location	Name	Grade	Reference Number	Listed date
2	48m NW	Cherry Cottage Ivy Farmhouse	II	1284848	06/09/1974
3	69m SE	The Woodman Inn	II	1358402	06/09/1974

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

11.5 Conservation Areas

Records within 250m	1

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.

Features are displayed on the Visual and cultural designations map on **page 60 >**

ID	Location	Name	District	Date of designation
1	27m SE	Eastcote Village	Hillingdon	16/02/1970

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 63 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

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

13.1 Priority Habitat Inventory

Records within 250m	5

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

Features are displayed on the Habitat designations map on **page 65 >**

ID	Location	Main Habitat	Other habitats
1	73m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	163m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	179m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	224m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
3	241m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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.

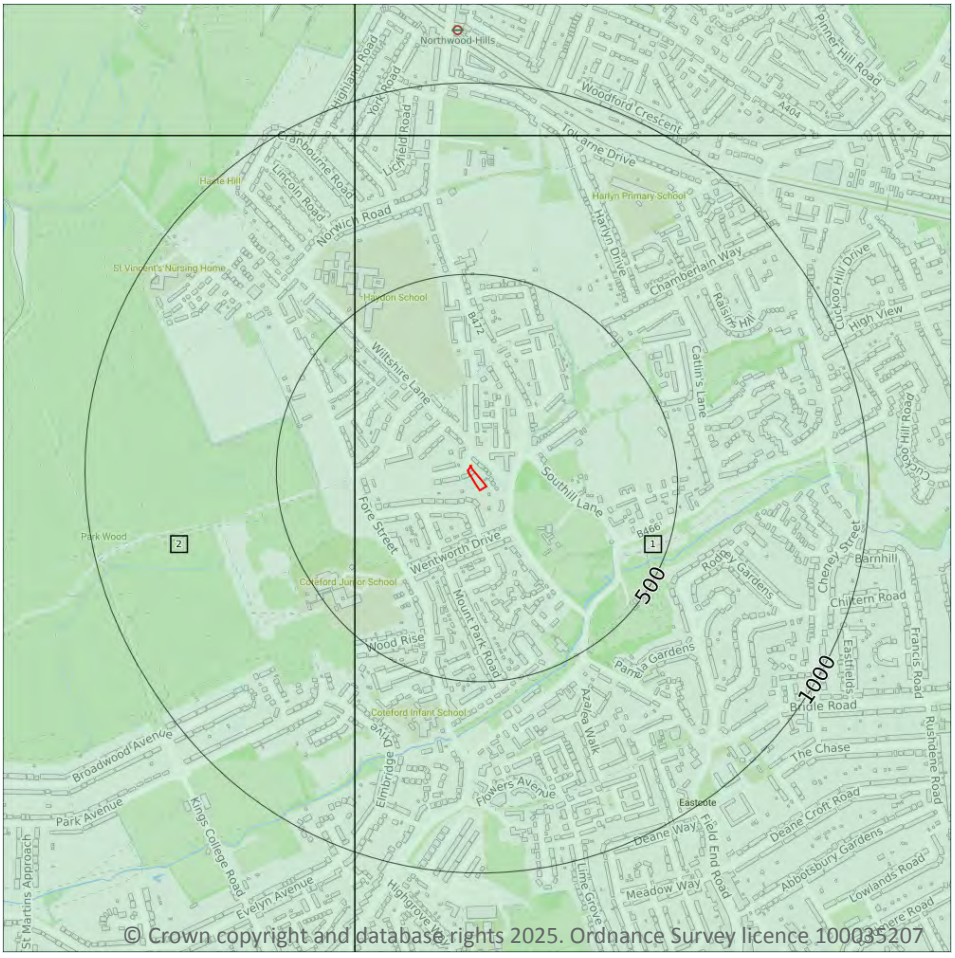
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	2

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 67 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ18NW**
2	295m W	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	4

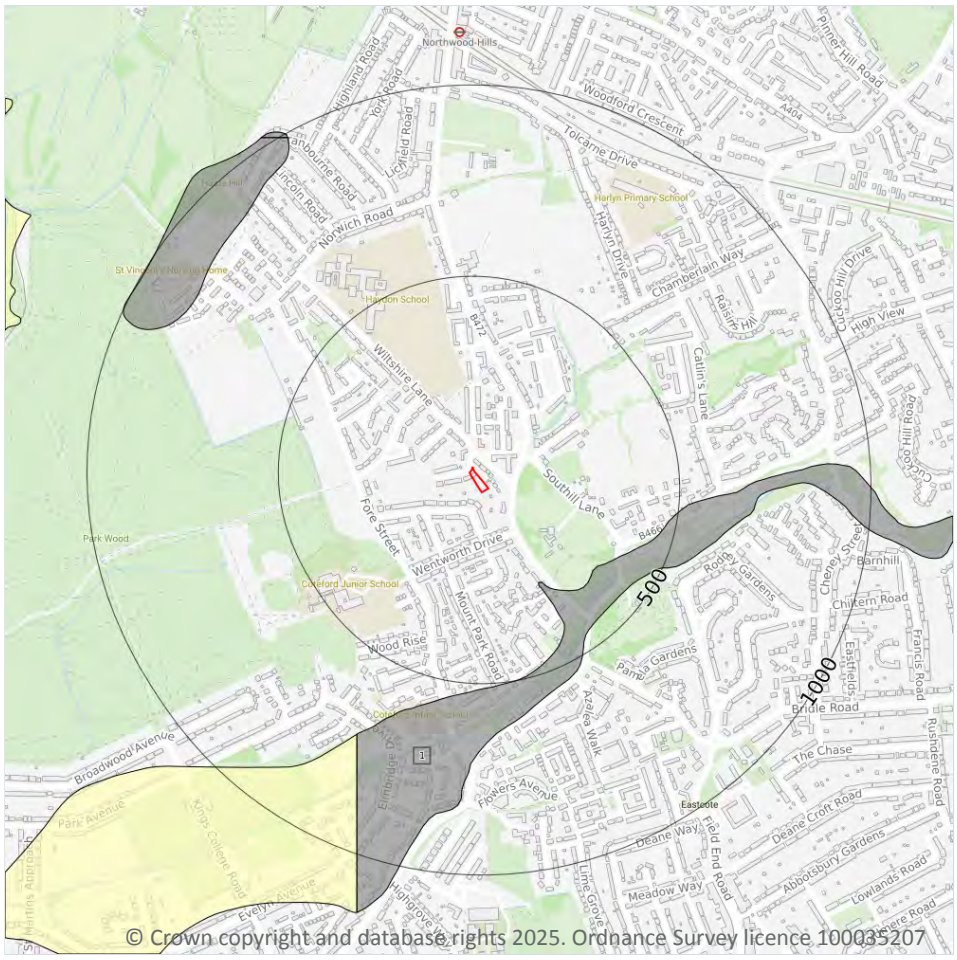
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 68 >**

ID	Location	LEX Code	Description	Rock description
A	338m SW	WGR-VOID	Worked Ground (Undivided)	Void
A	345m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	376m W	WGR-VOID	Worked Ground (Undivided)	Void
B	387m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 70 >**

ID	Location	LEX Code	Description	Rock description
1	278m SE	ALV-C	Alluvium - Clay (unlithified Deposits Coding Scheme)	Clay

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 **5**

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 72 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WRB-CLAY**	**Woolwich And Reading Beds Formation - Clay**	**Paleocene Epoch**
2	88m W	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
3	207m E	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
4	295m W	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

ID	Location	LEX Code	Description	Rock age
5	455m SW	LMBE-CLSISA	Lambeth Group - Clay, Silt And Sand	Paleocene Epoch

This data is sourced from the British Geological Survey.

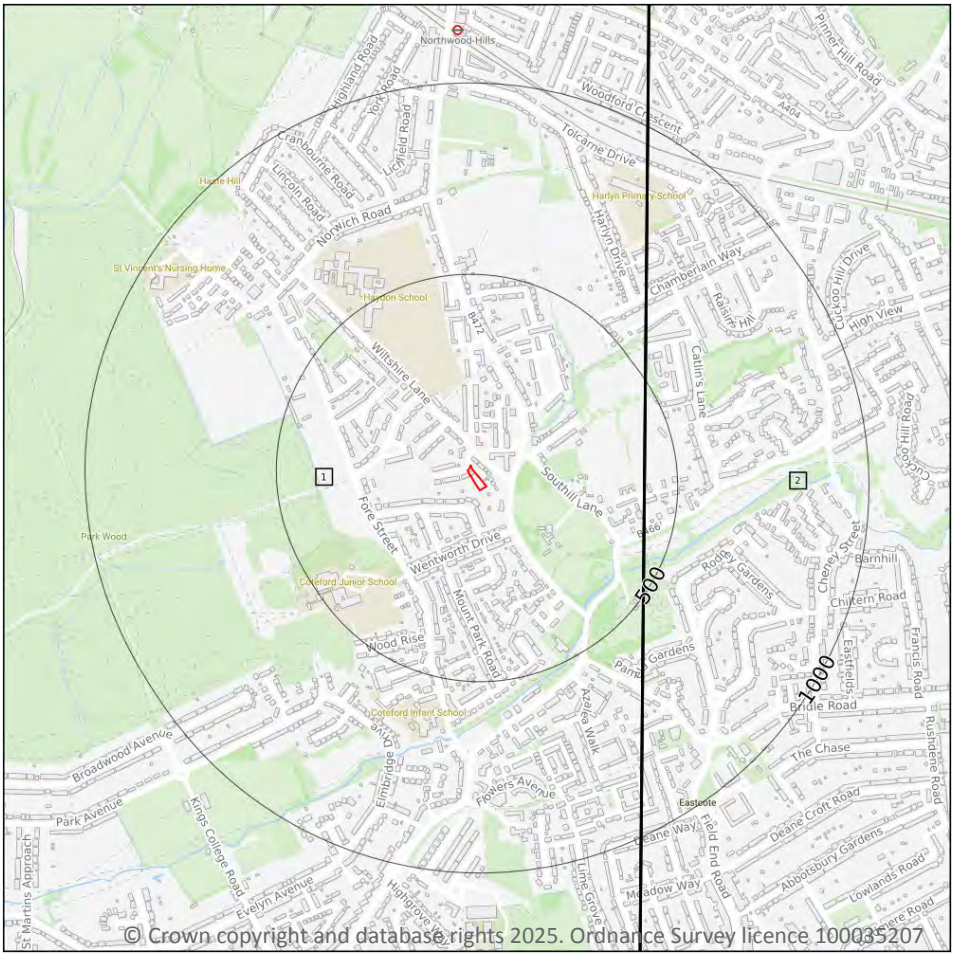
14.6 Bedrock faults and other linear features (10k)

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



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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 74 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW255_beaconsfield_v4**
2	413m 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.

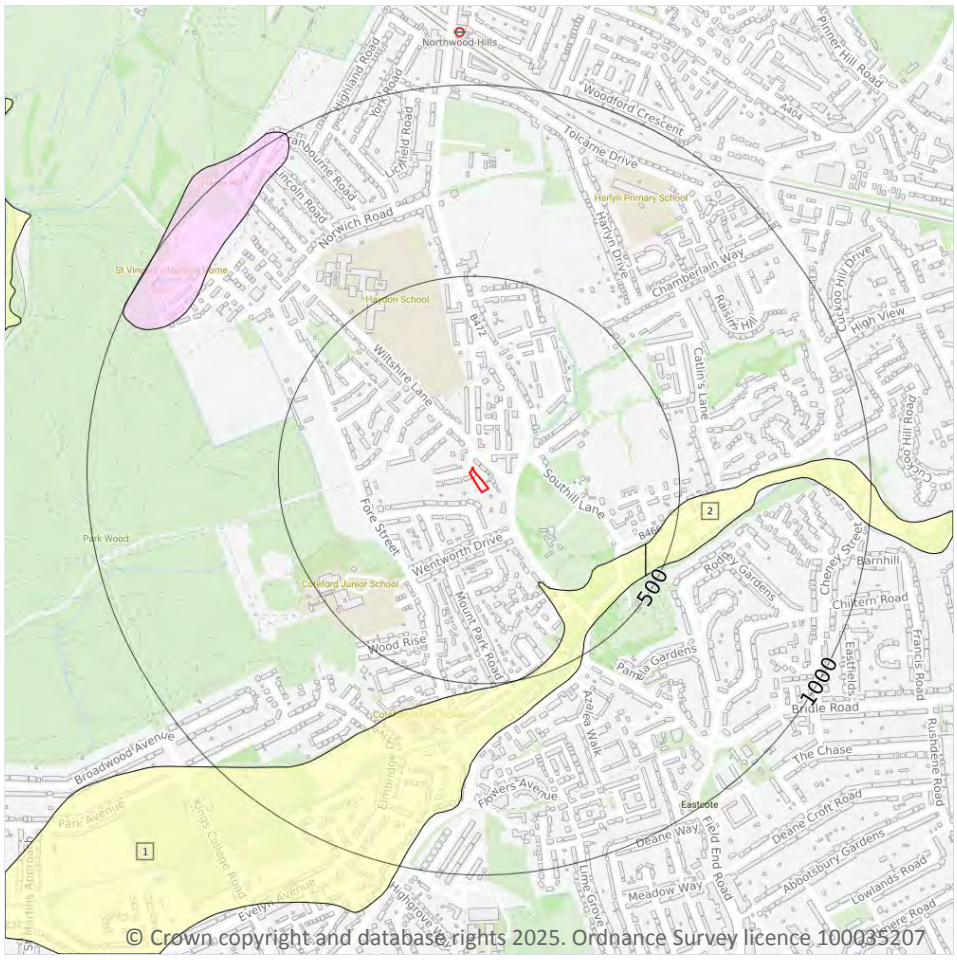
15.3 Artificial ground permeability (50k)

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



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 76 >**

ID	Location	LEX Code	Description	Rock description
1	279m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	436m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

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.

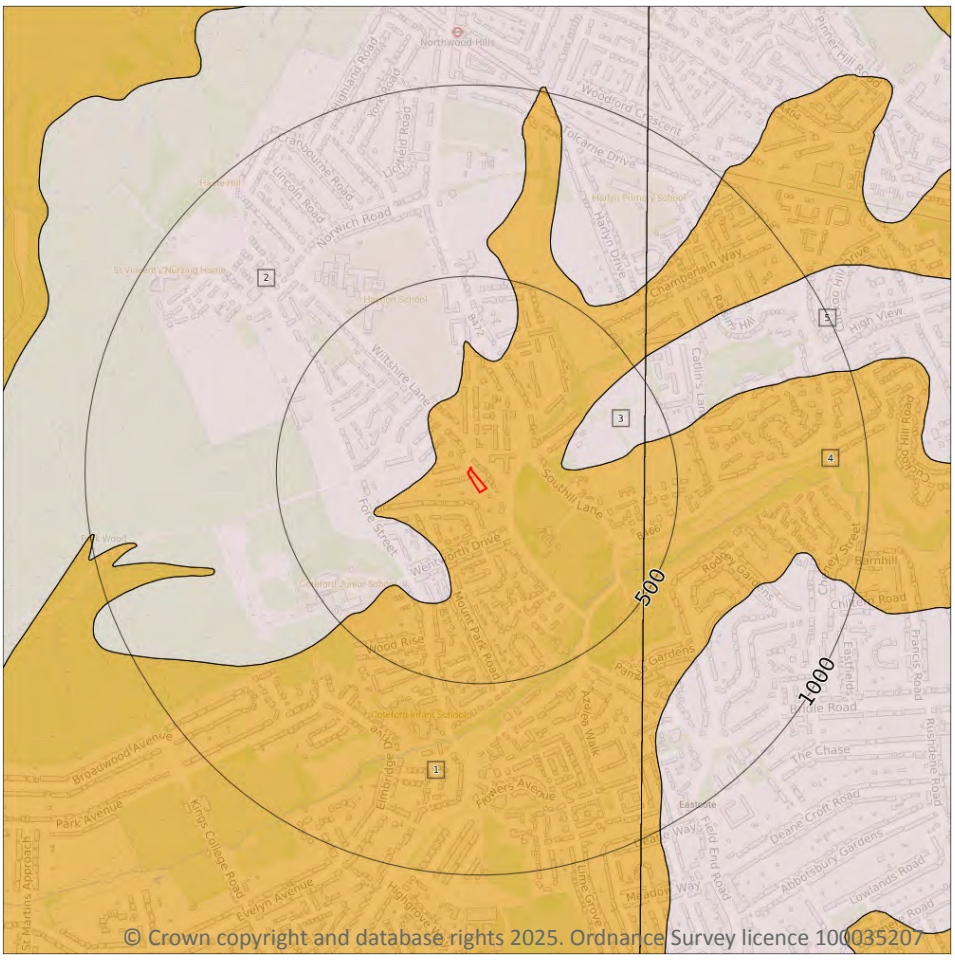
15.7 Landslip permeability (50k)

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	5

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**	**LMBE-XCZS**	**LAMBETH GROUP - CLAY, SILT AND SAND**	**THANETIAN**
2	88m W	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
3	206m E	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
4	413m E	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN

ID	Location	LEX Code	Description	Rock age
5	431m 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.

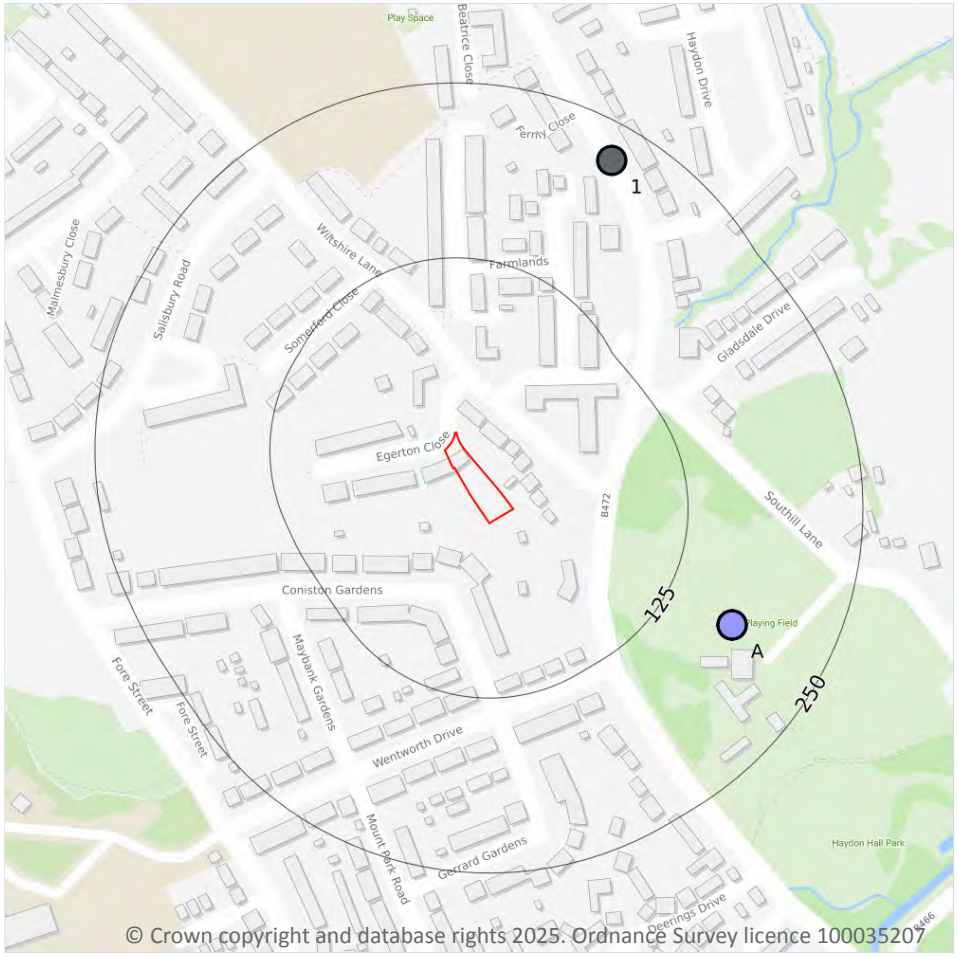
15.10 Bedrock faults and other linear features (50k)

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	3

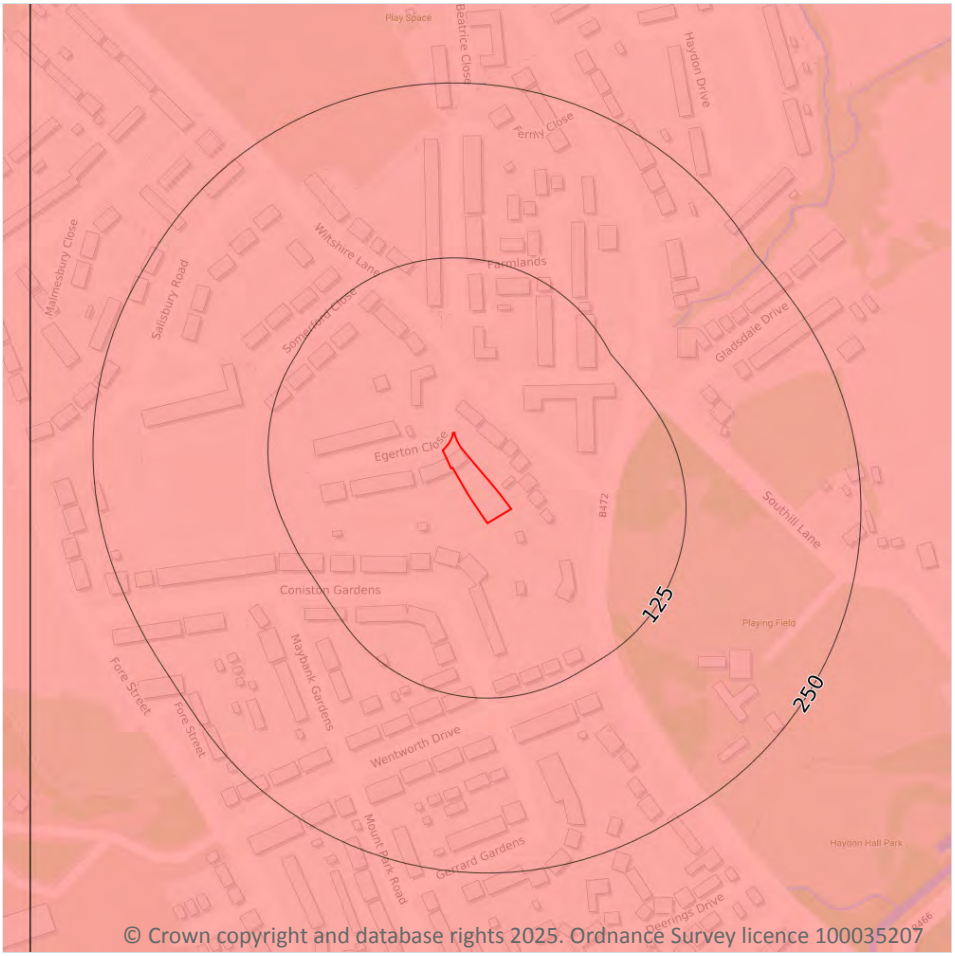
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 80 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	177m SE	510500 189000	HAYDON HALL RUISLIP 1-6	6.09	N	581673 ↗
A	177m SE	510500 189000	HAYDON HALL RUISLIP	9.0	N	581674 ↗
1	224m NE	510414 189332	NORTHWOOD DRAINAGE 7	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

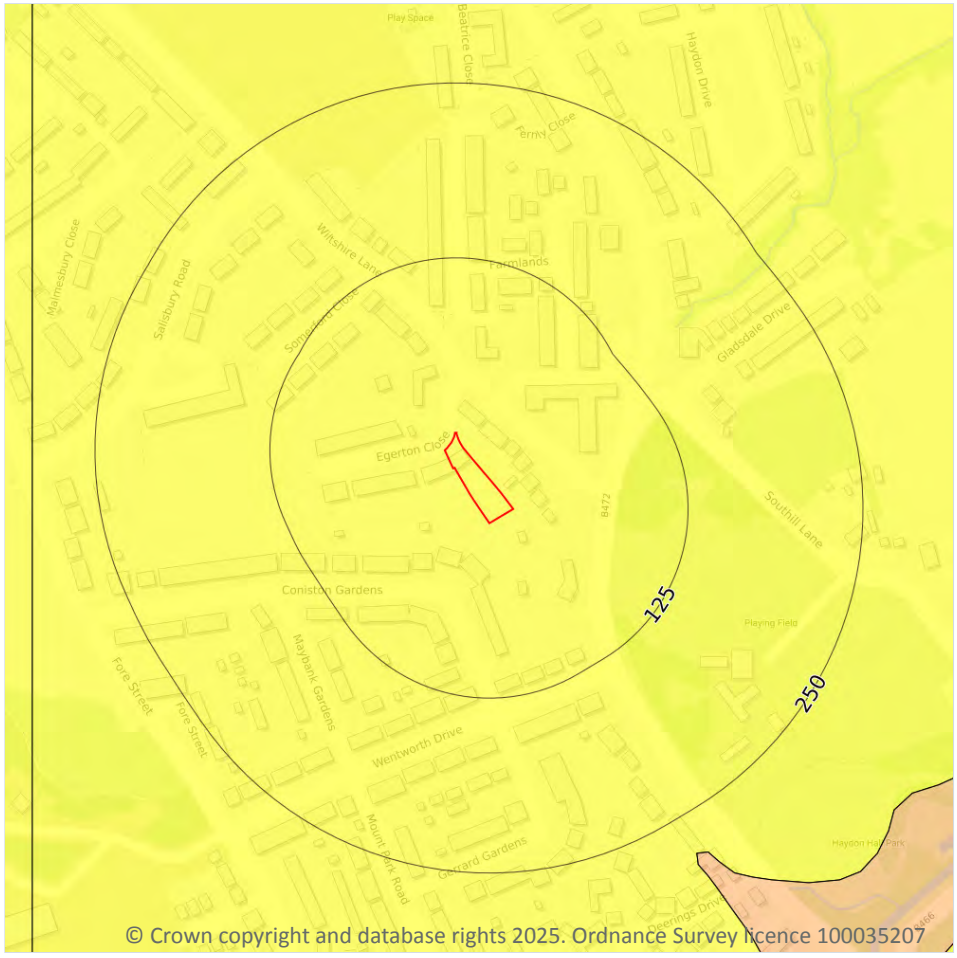
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

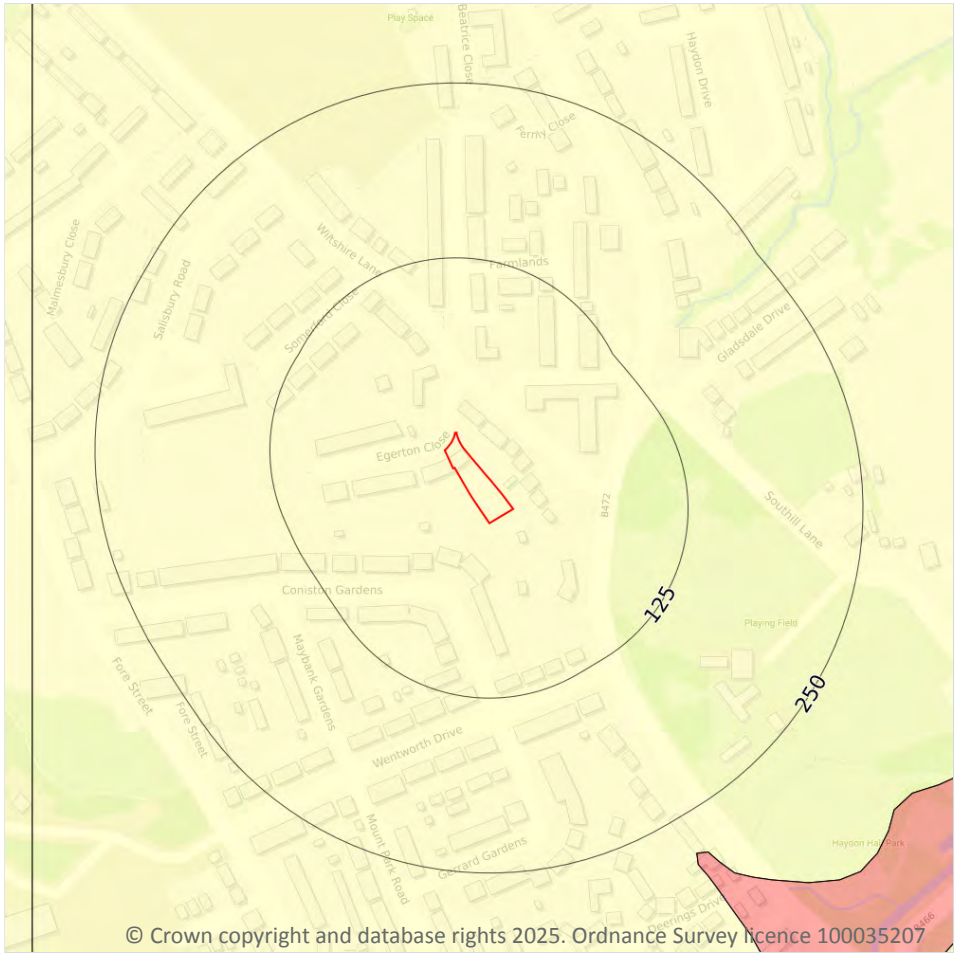
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

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



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

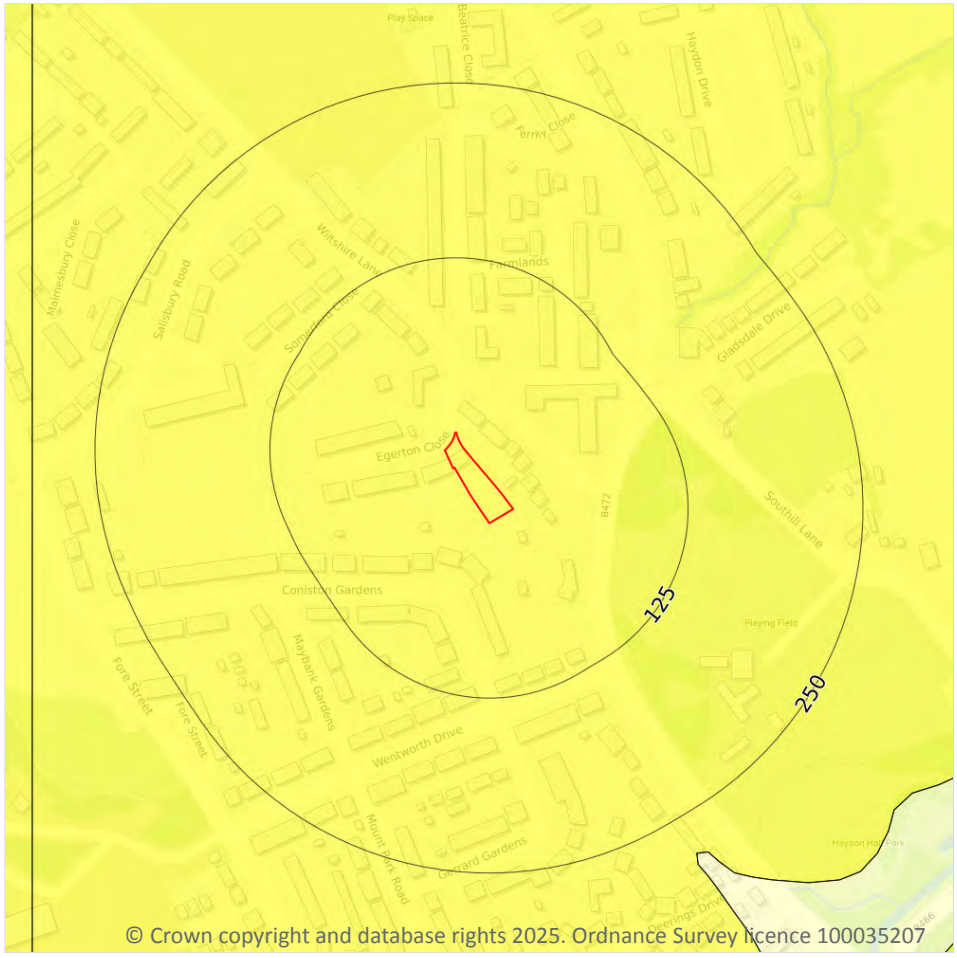
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

17.4 Collapsible deposits

Records within 50m	1

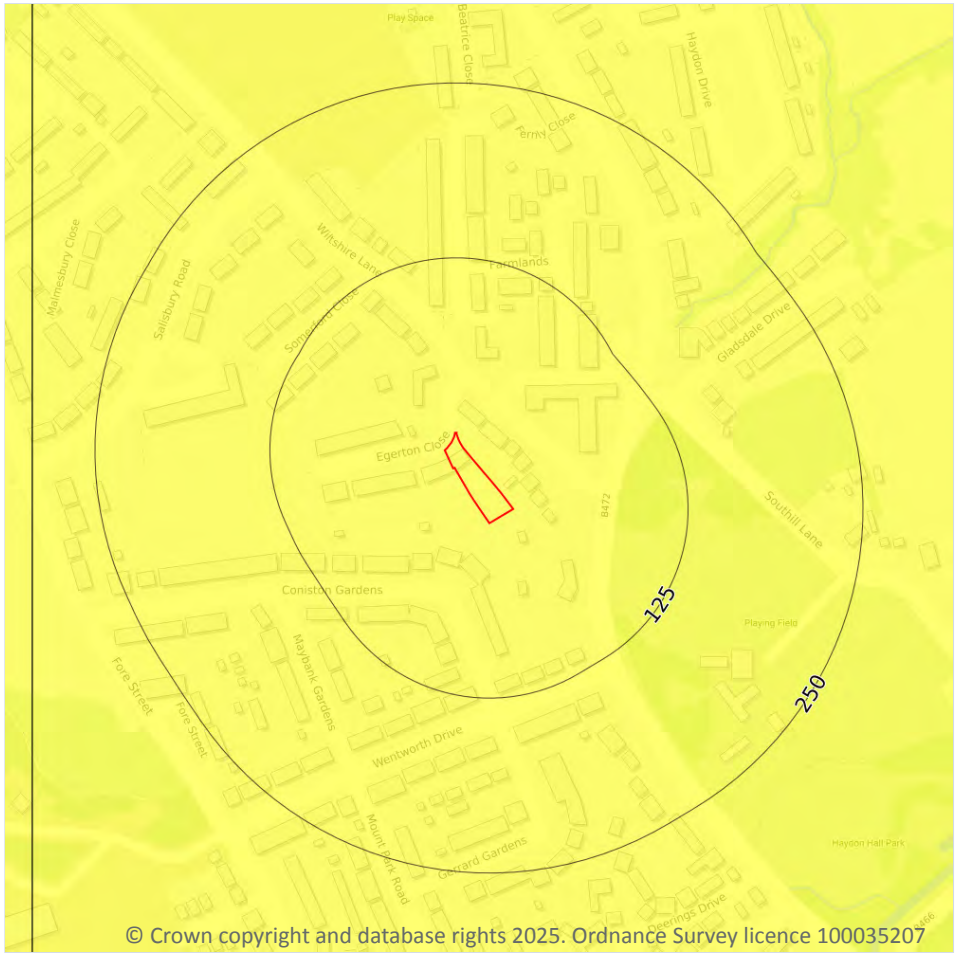
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

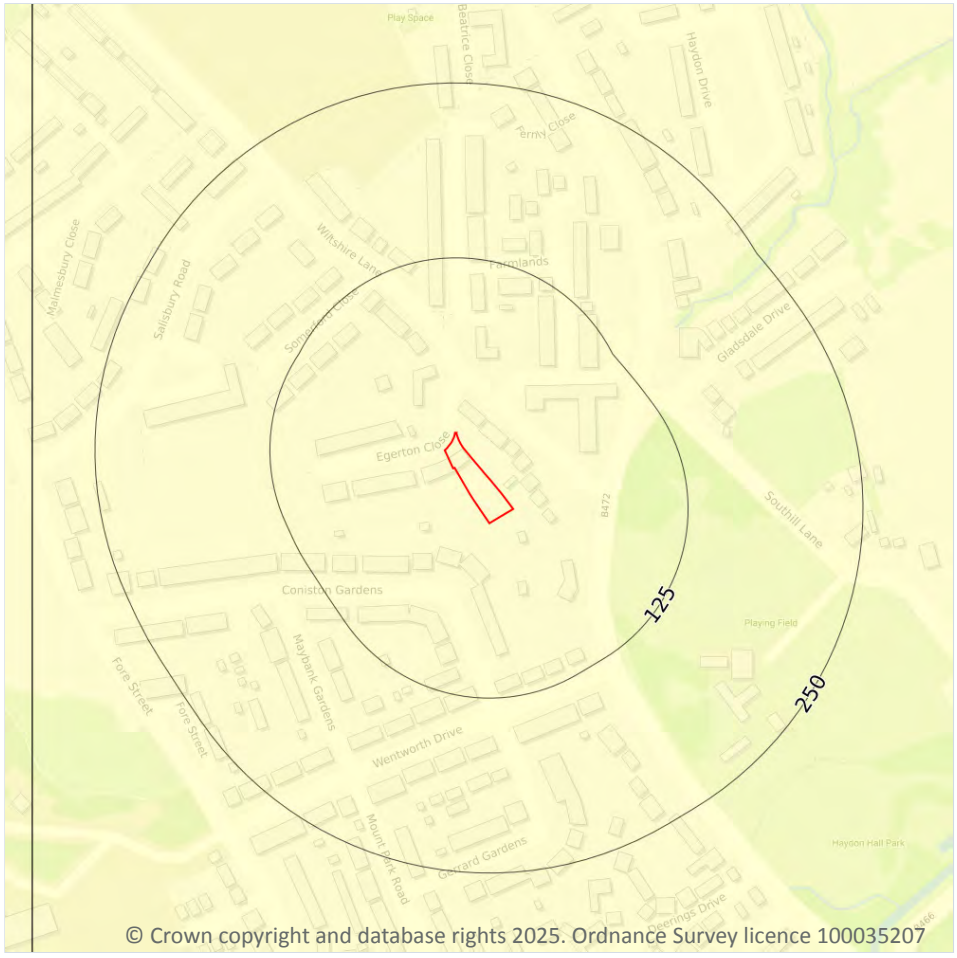
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

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

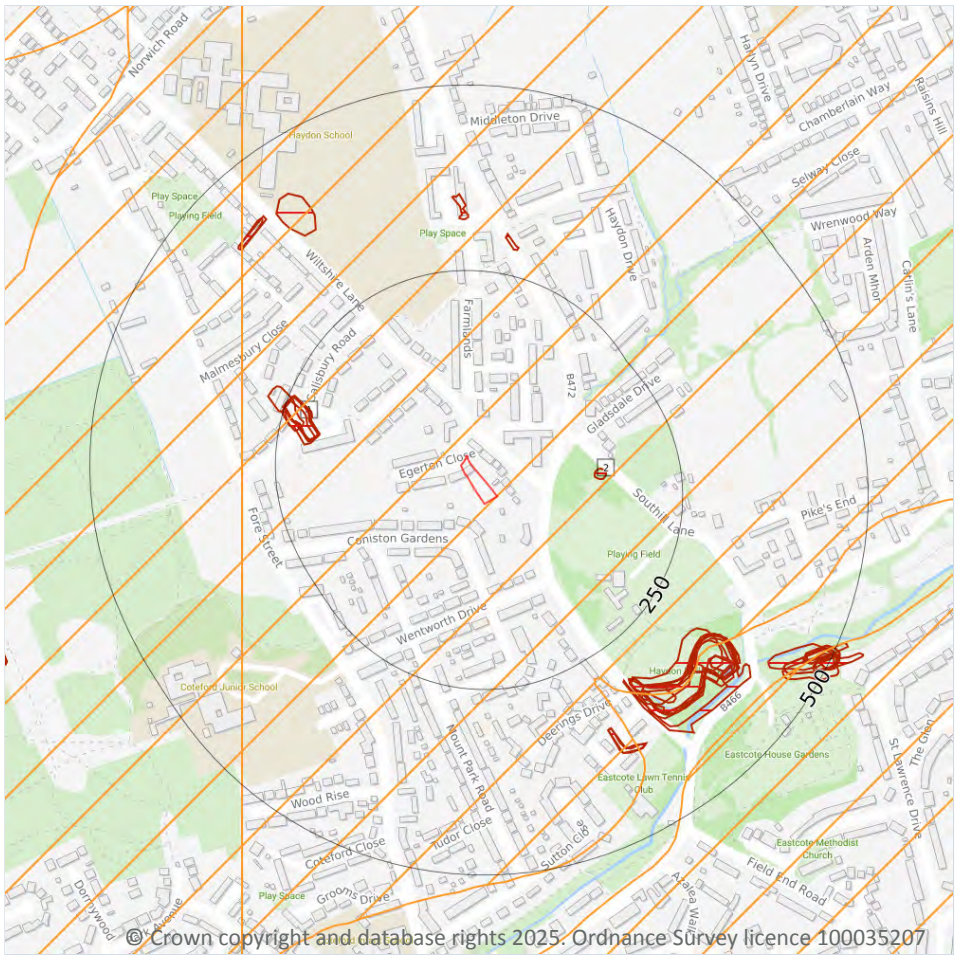
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

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	9

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

Features are displayed on the Mining and ground workings map on **page 89 >**

ID	Location	Land Use	Year of mapping	Mapping scale
2	134m E	Unspecified Heap	1894	1:10560
A	195m W	Pond	1938	1:10560
A	195m W	Pond	1911	1:10560
A	195m W	Pond	1894	1:10560
A	197m W	Pond	1864	1:10560
A	197m W	Pond	1911	1:10560
A	197m W	Pond	1894	1:10560
A	199m W	Pond	1920	1:10560
A	220m W	Pond	1883	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	4

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.**
4	295m 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.
-	862m N	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.
-	914m N	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.

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

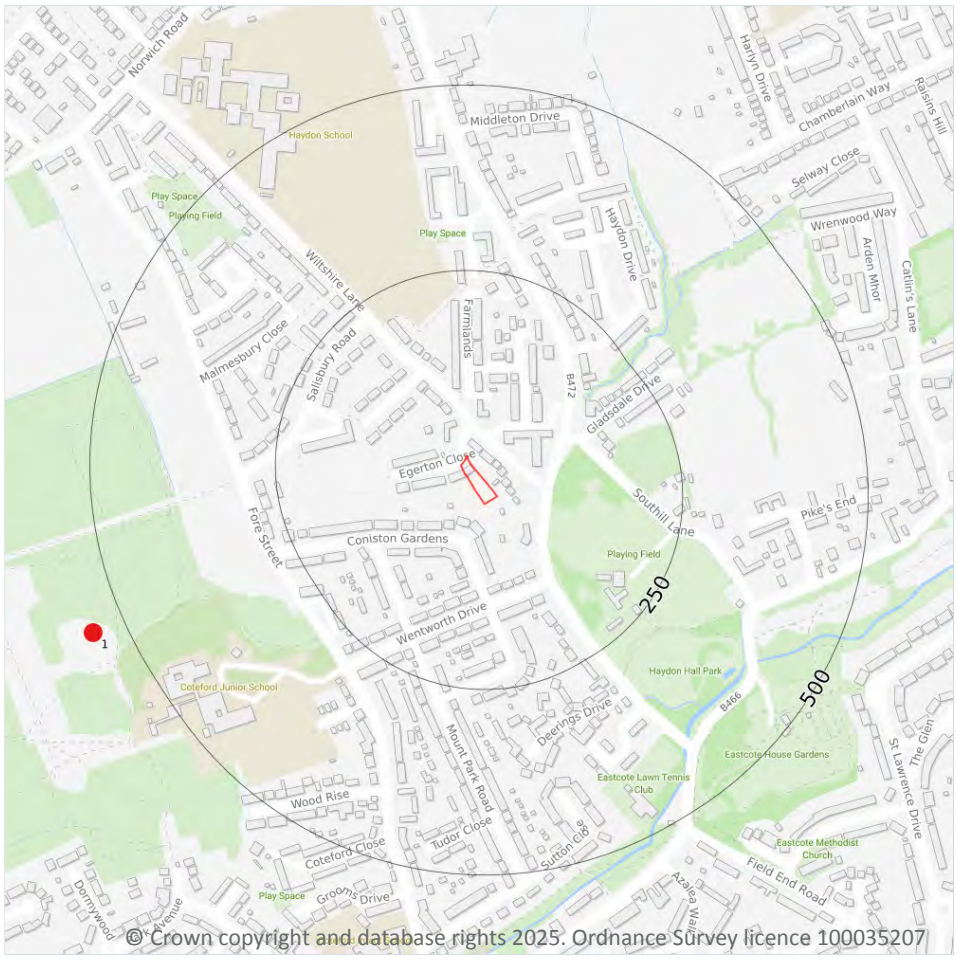
18.16 Clay mining

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

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	1

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
1	544m SW	Ruislip	-

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

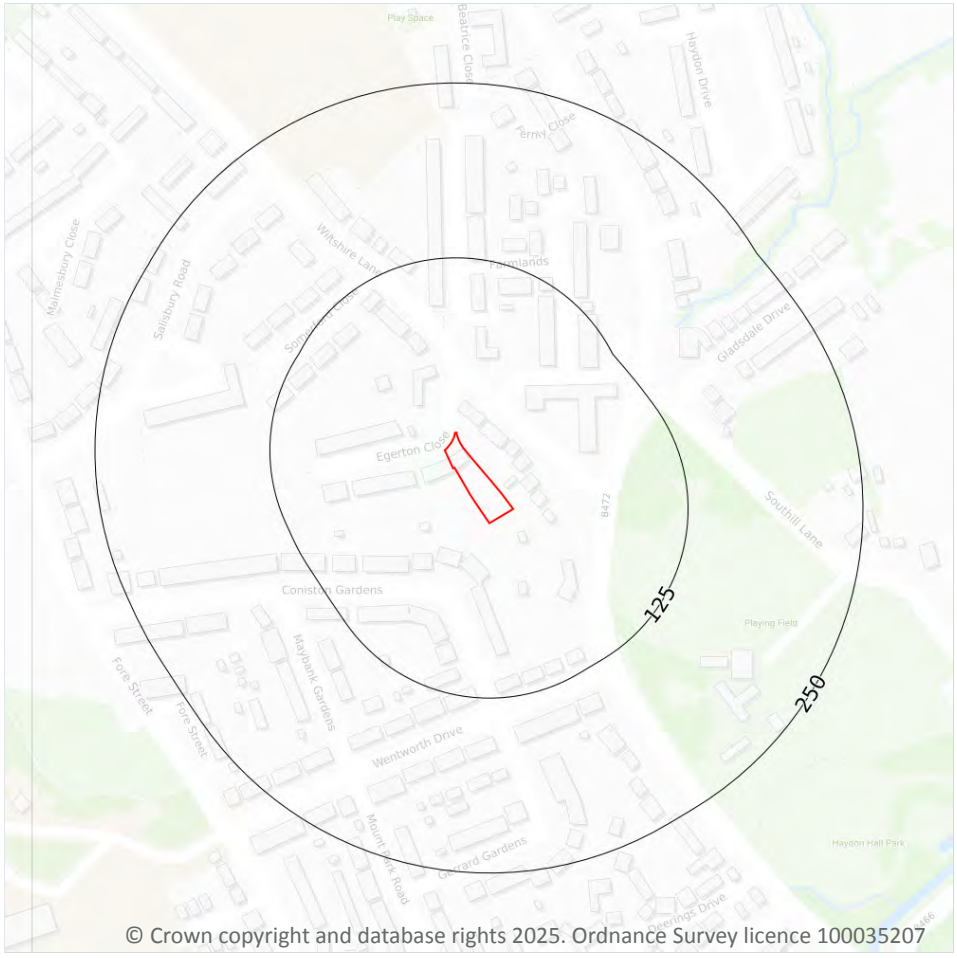
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



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 97 >**

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^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

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

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^2).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**16**	**2.8**	**117**	**80**	**0.5**	**76**	**43**	**32**	**5**
On site	**16**	**2.8**	**127**	**87**	**0.6**	**78**	**45**	**31**	**6**
On site	**17**	**3**	**136**	**93**	**0.6**	**79**	**43**	**31**	**6**
8m SW	16	2.8	129	89	0.6	78	41	30	6

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^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

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	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

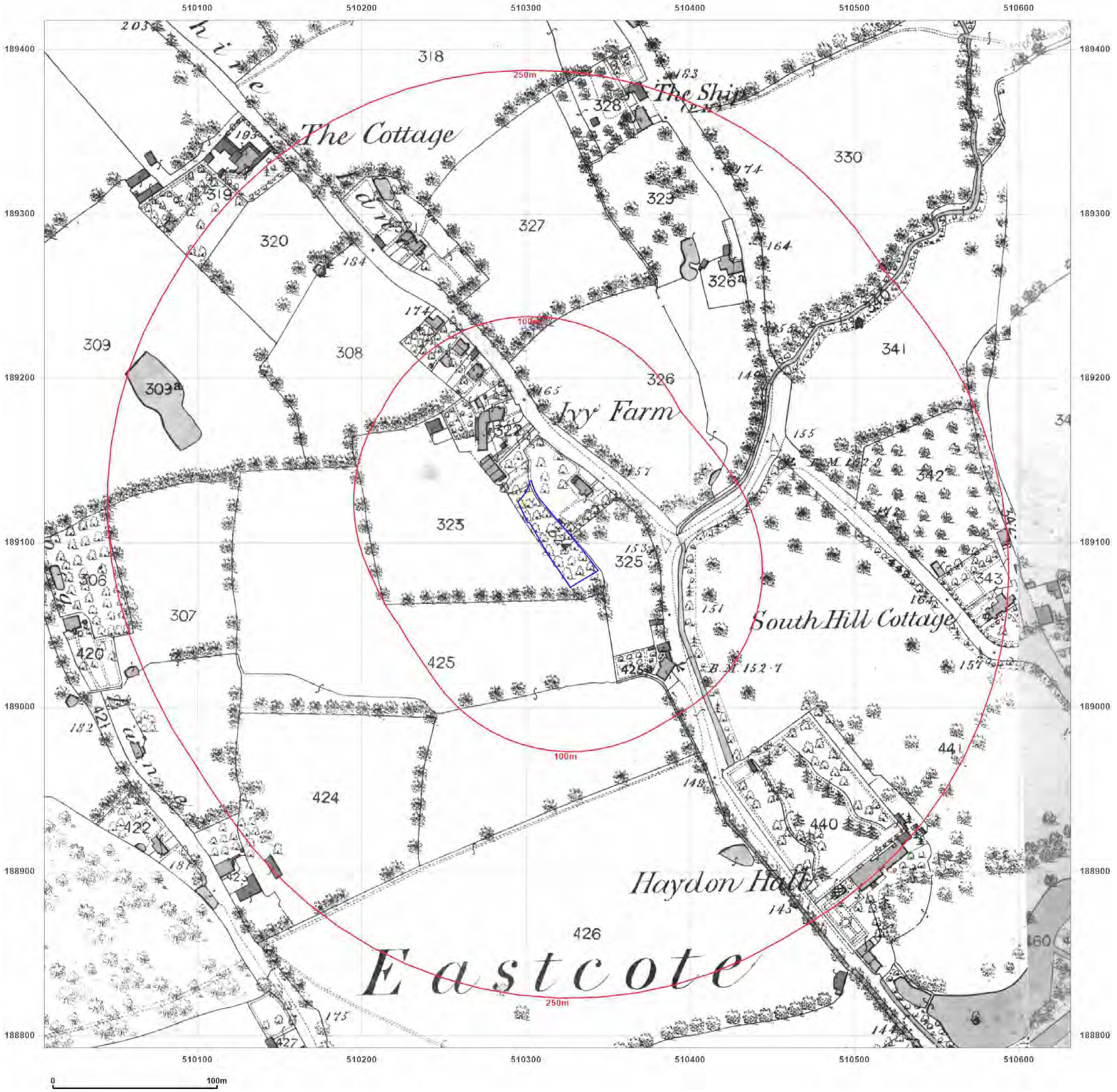
Data providers

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

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

Appendix 4: Historical Map Selection



Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: County Series

Map date: **1865**

Scale: 1:2,500

Printed at: 1:2,500

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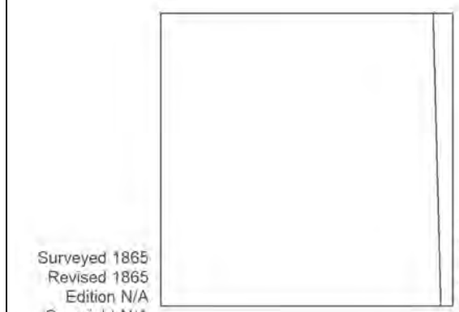

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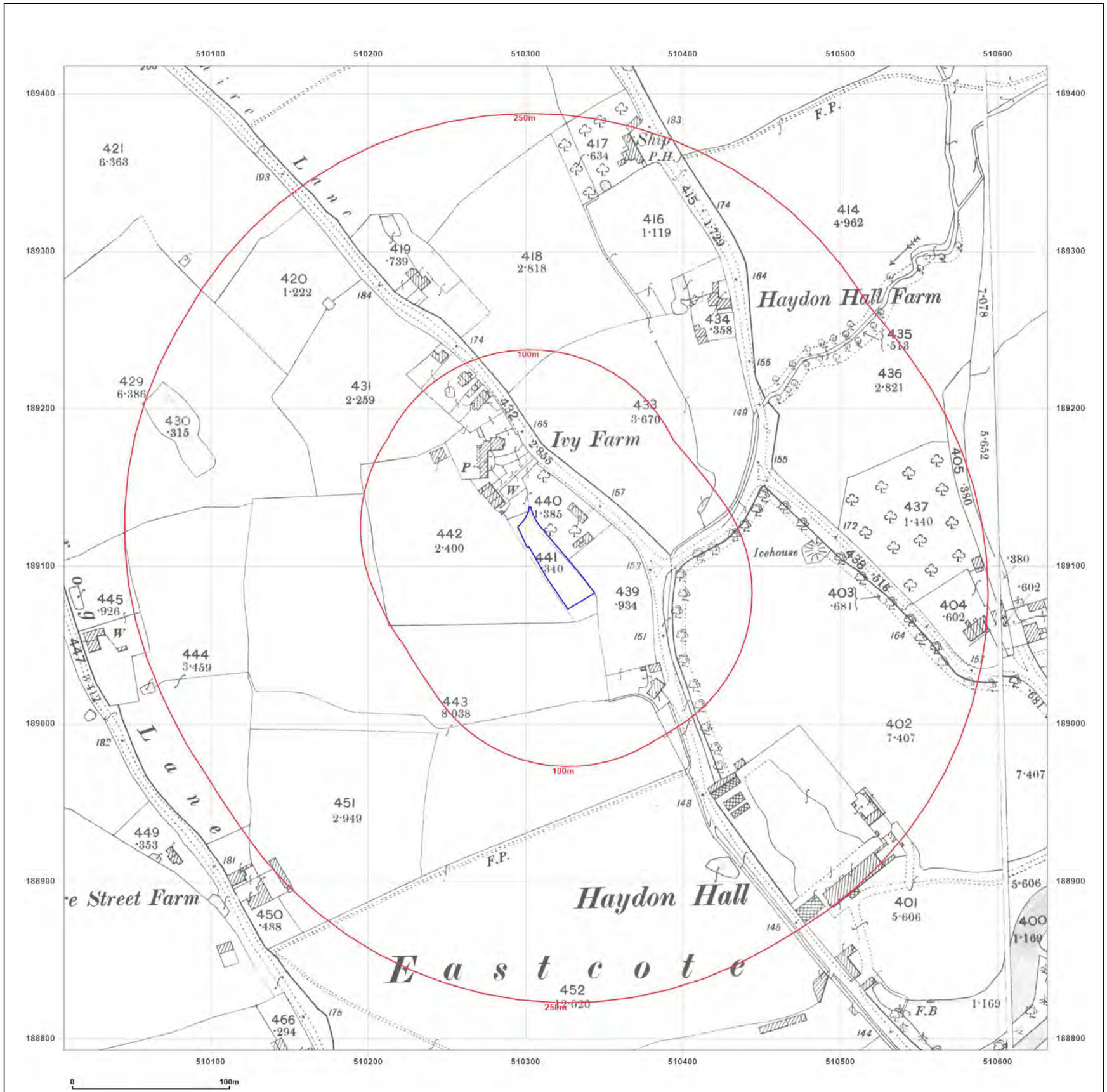
Production date: 11 July 2025

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



Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: County Series

Map date: **1896**

Scale: 1:2,500

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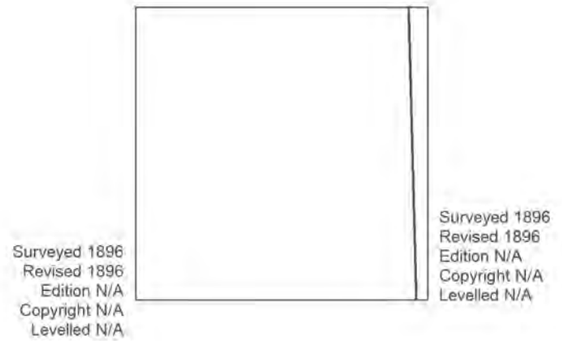

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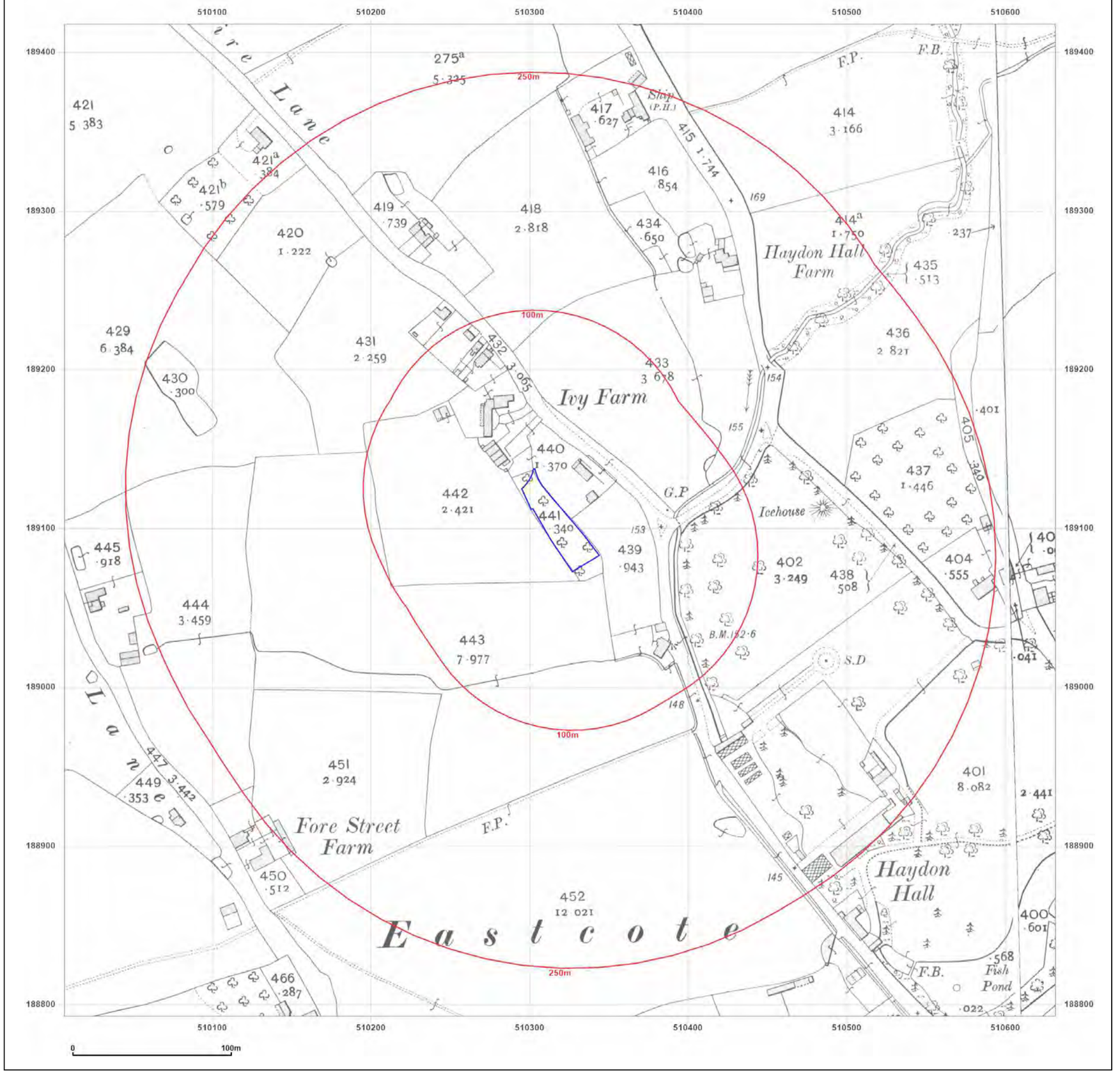

Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: County Series

Map date: **1913**

Scale: 1:2,500

Printed at: 1:2,500

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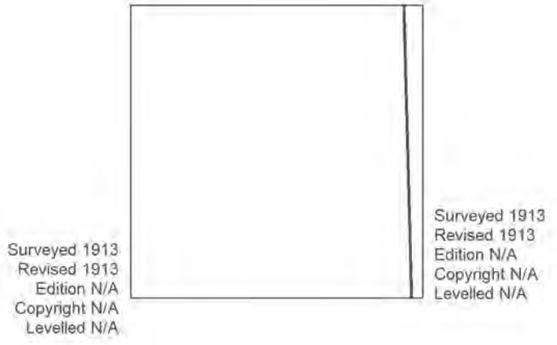

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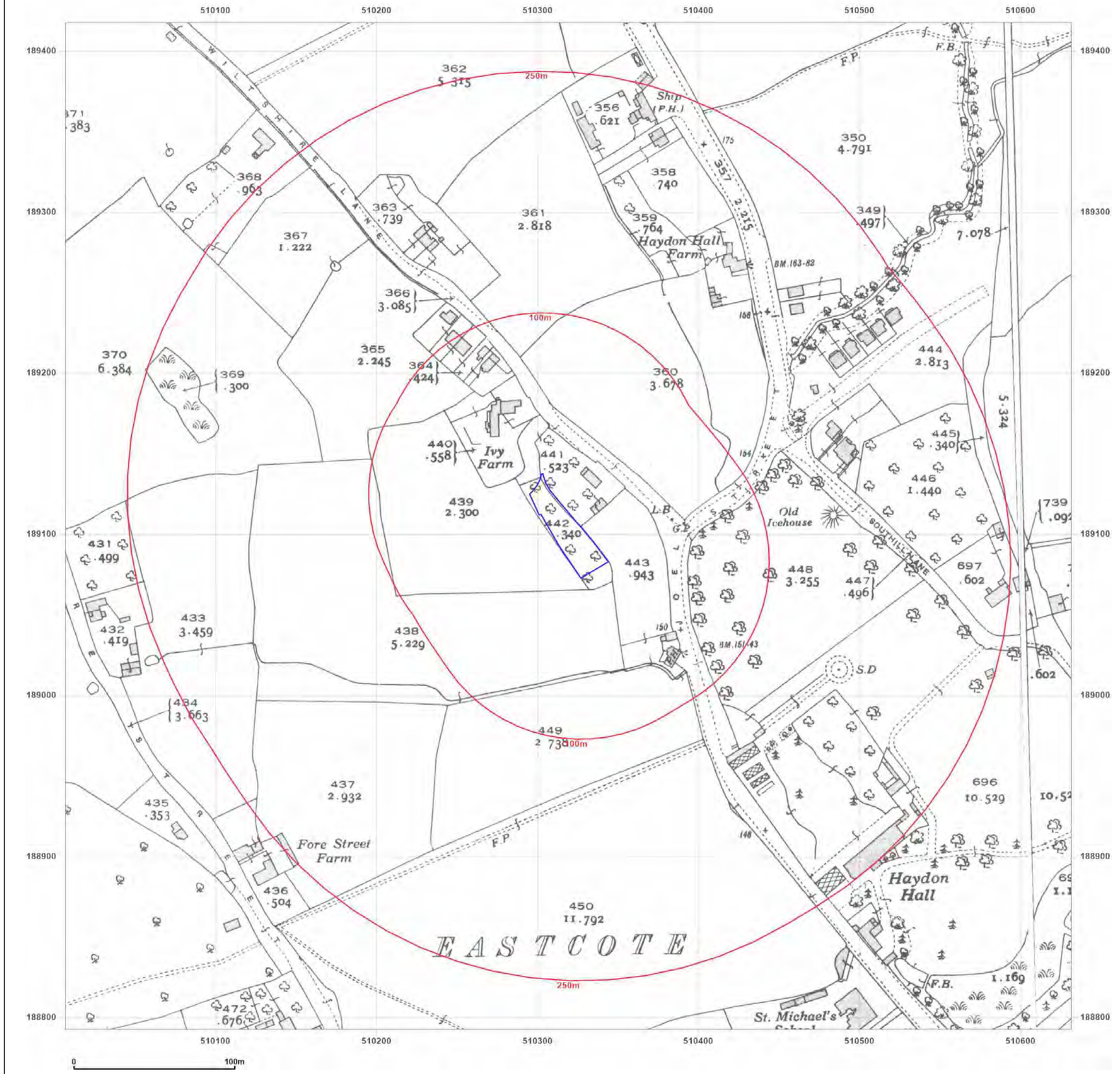

Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: County Series

Map date: **1935**

Scale: 1:2,500

Printed at: 1:2,500

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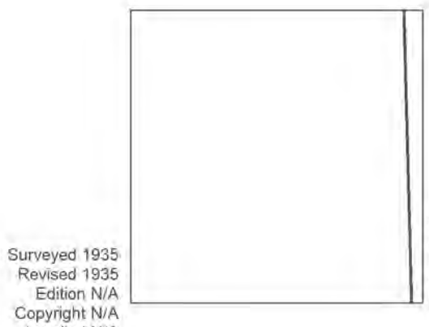

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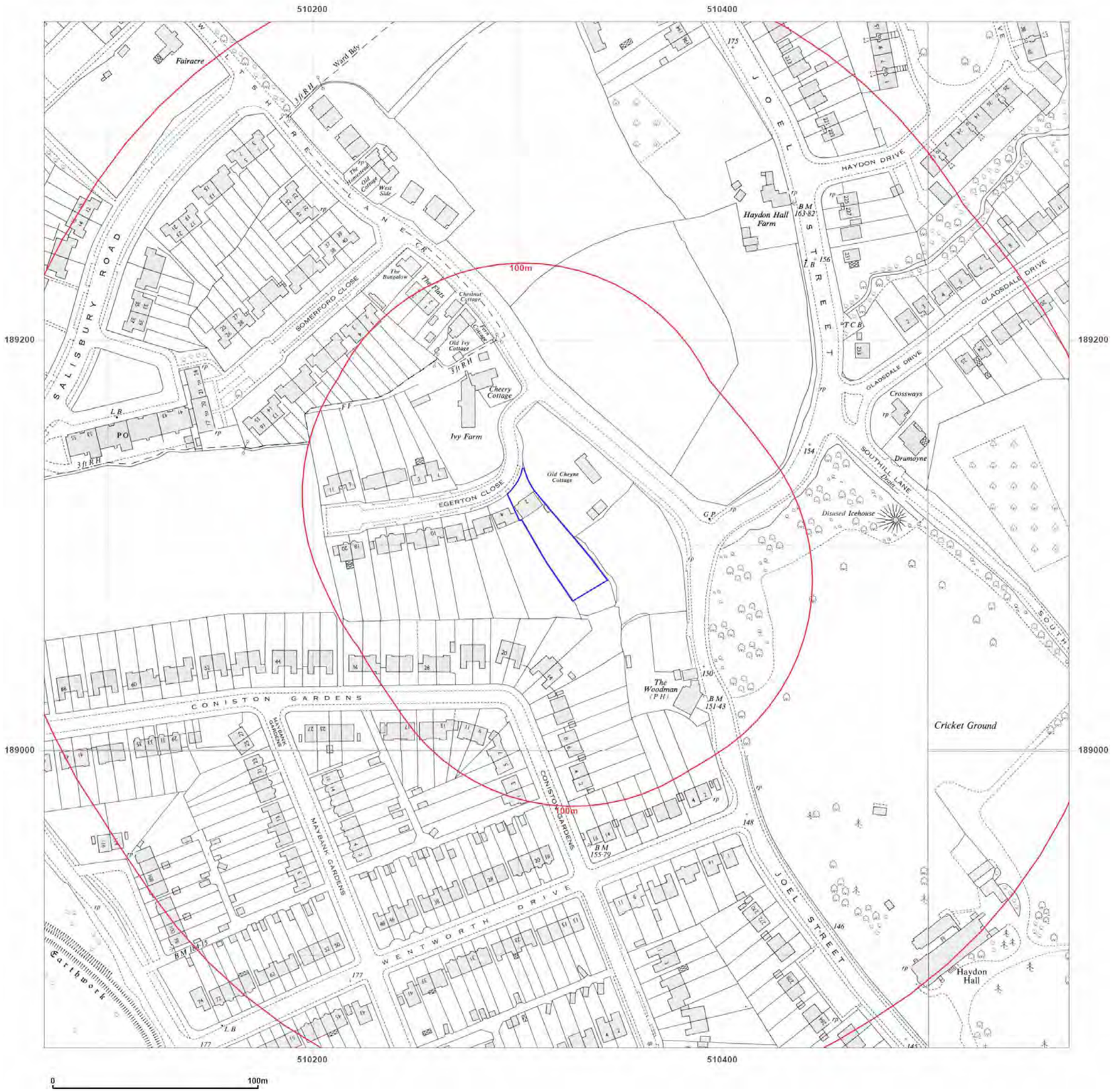

Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: National Grid

Map date: **1959**

Scale: 1:1,250

Printed at: 1:2,000

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Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: National Grid

Map date: **1960**

Scale: 1:2,500

Printed at: 1:2,500

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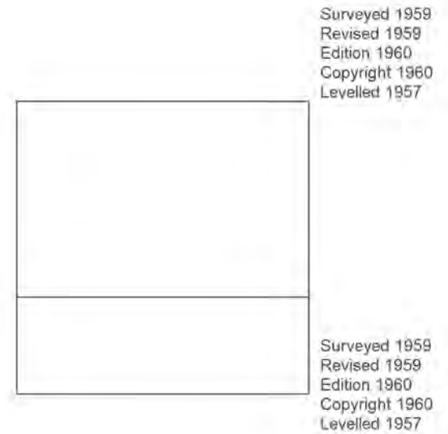

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Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: National Grid

Map date: **1969-1974**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1958 Revised 1973 Edition N/A Copyright 1974 Levelled 1957	Surveyed 1959 Revised 1973 Edition N/A Copyright 1974 Levelled 1957

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Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: National Grid

Map date: **1980**

Scale: 1:1,250

Printed at: 1:2,000

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Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: National Grid

Map date: **1980**

Scale: 1:1,250

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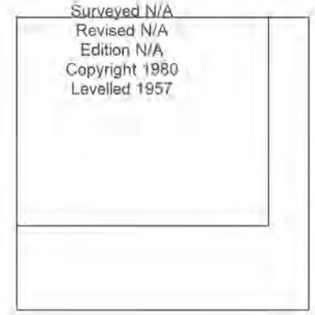

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Groundsure INSIGHTS

Site Details:

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Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: National Grid

Map date: **1987-1991**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1987 Levelled 1957	Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A

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Production date: 11 July 2025

Map legend available at:
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Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

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

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Groundsure INSIGHTS

Site Details:

2, Egerton Close, Pinner HA5 2LP

Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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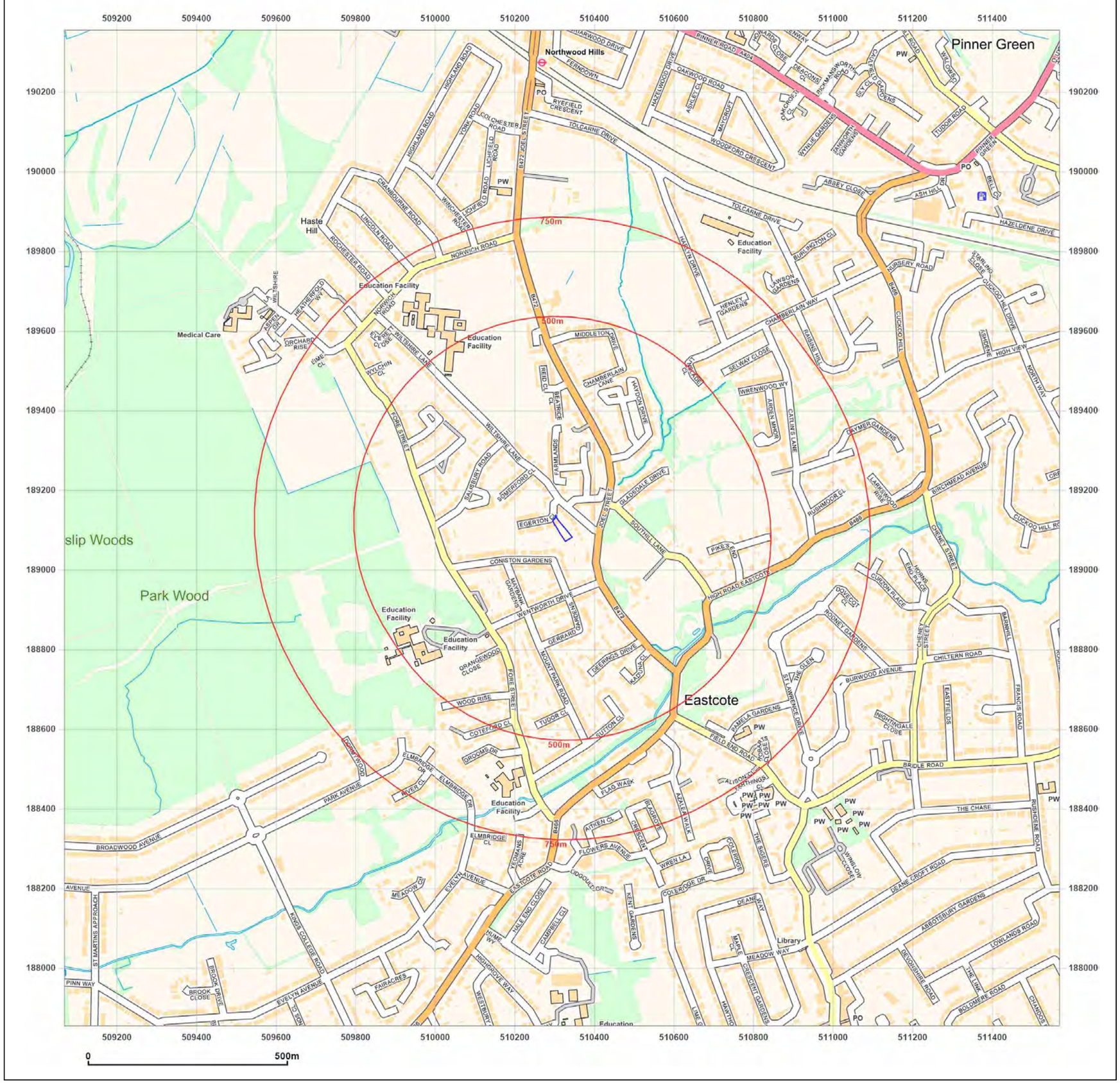

Groundsure INSIGHTS

Site Details:

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Client Ref: 2, Egerton Close, HA5 2LP
Report Ref: GS-R1N-C5T-38V-1WI
Grid Ref: 510319, 189105

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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Map legend available at:
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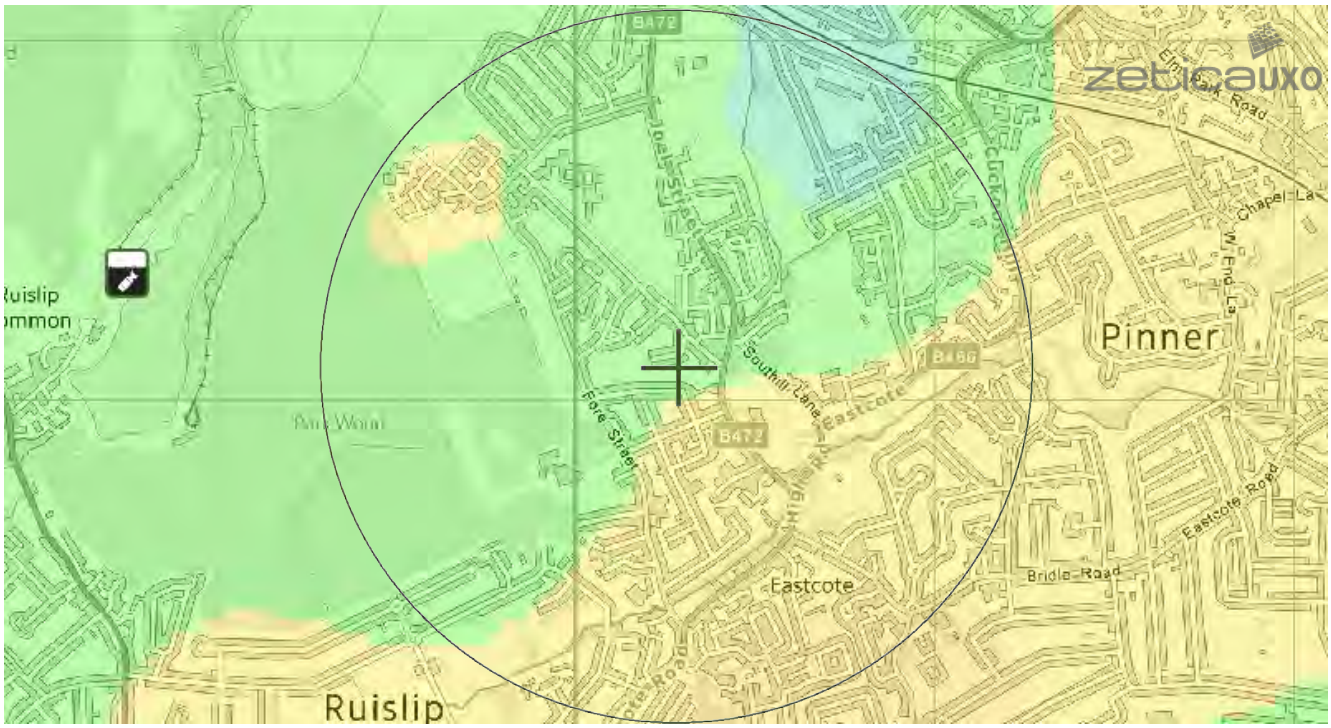
Appendix 5: Zetica UXO Mapping

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: HA5 2LP,
Map Centre: 510251,189100



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

London Bomb Risk

Low — High

Miltary	Industry	UXO find	Airfields
Transport	Docks	Luftwaffe target	Other
Utilities	Abandoned bomb	Bombing decoy	

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

During WWII, London was bombed more times than any other city in the UK. The bombing densities across the city are generally moderate to high in comparison to the rest of the UK.
You will receive two map downloads for sites on the boundary of London: one to demonstrate the bombing density in relation to the rest of the UK, and another to reflect the bombing density of the site in relation to the rest of London.
Typically, we recommend that a detailed UXO desk study and risk assessment is commissioned for sites in London.

Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

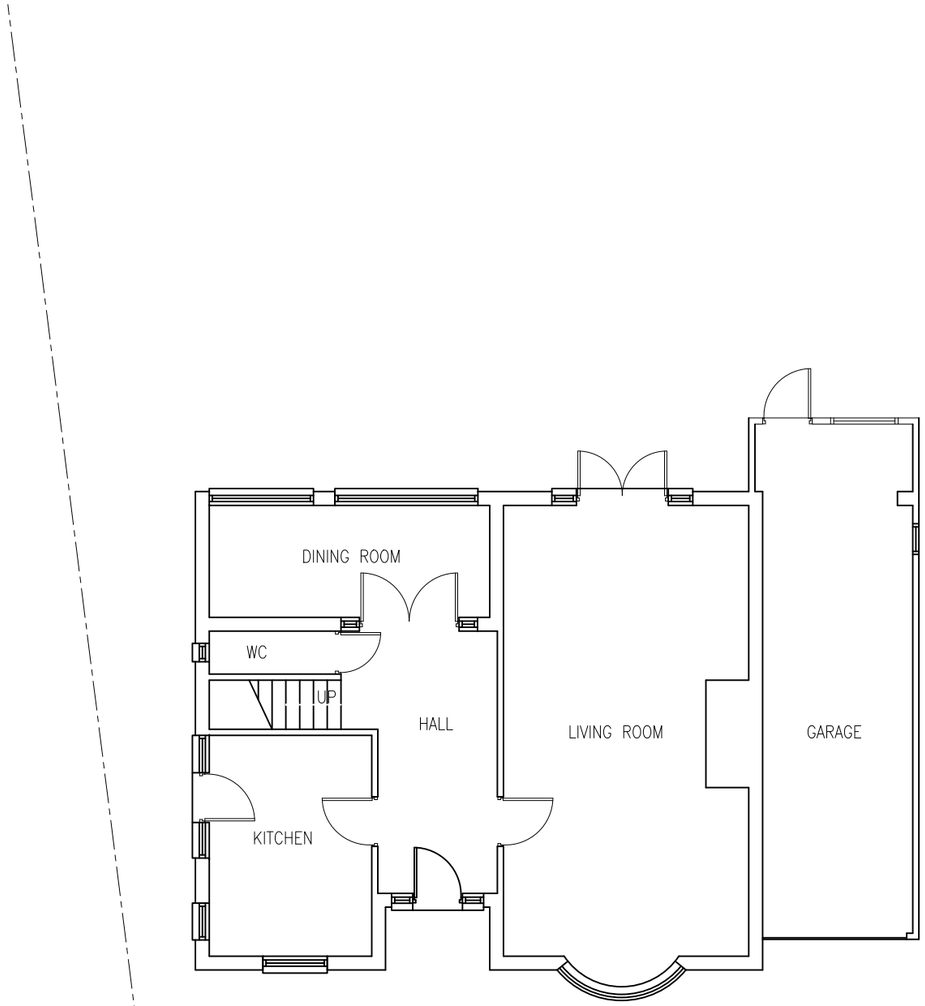
You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

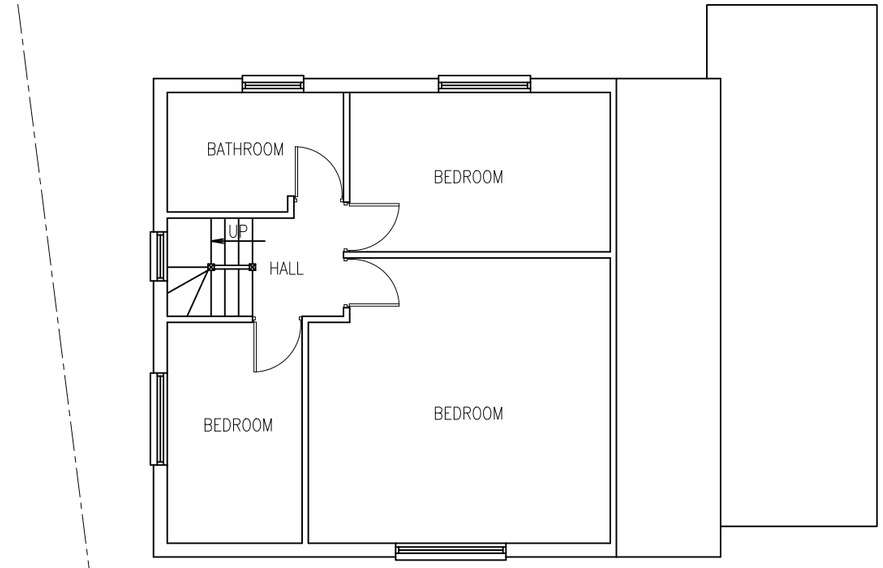
If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

Appendix 6: Development Plans


DINING ROOM
WC
UP
HALL
LIVING ROOM
GARAGE
KITCHEN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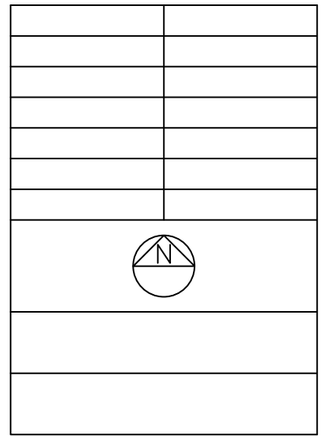
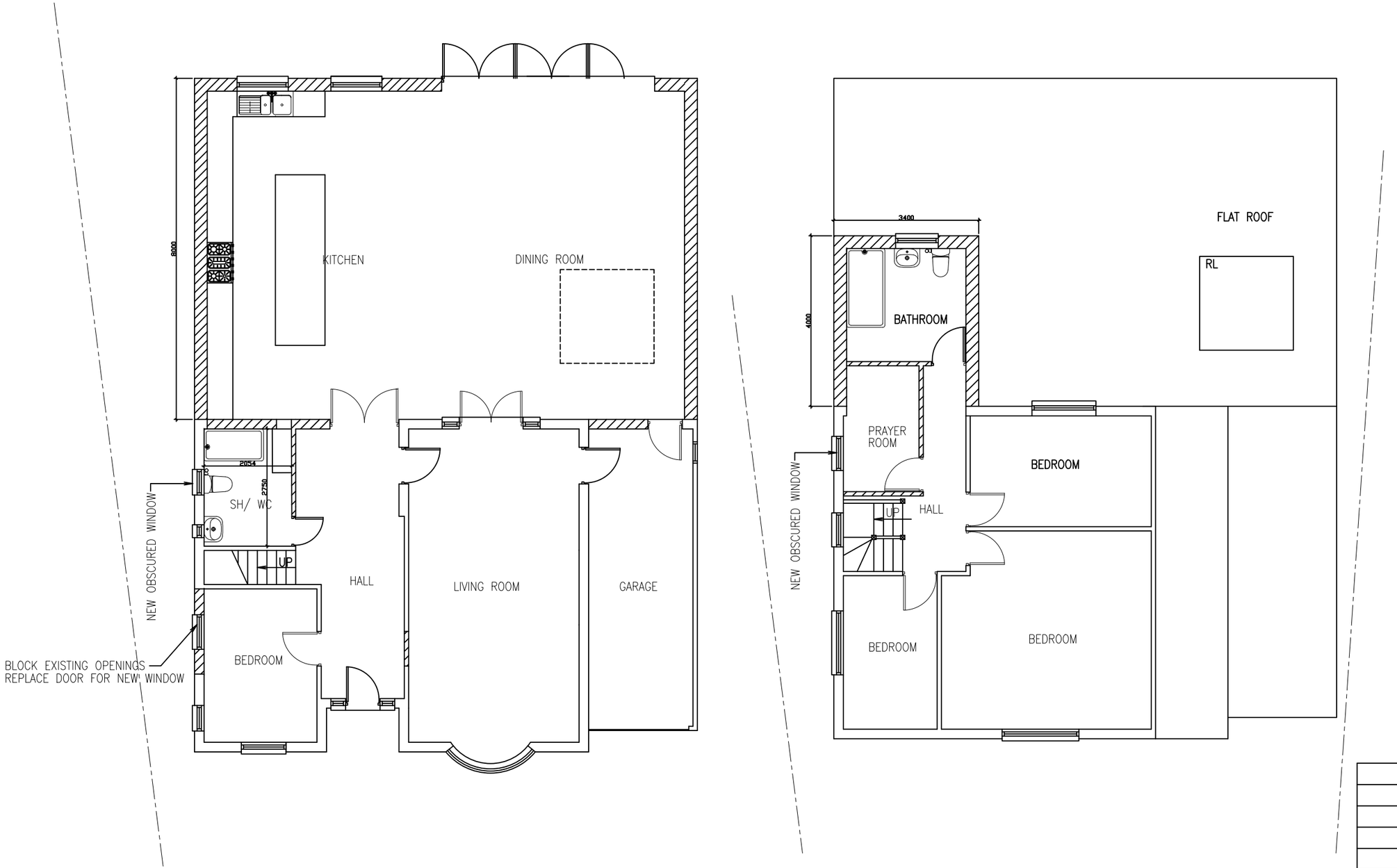
BEDROOM
UP
HALL
BEDROOM
BEDROOM




KITCHEN
DINING ROOM
8000
2054
2750
SH/ WC
NEW OBSCURED WINDOW
UP
HALL
LIVING ROOM
GARAGE
BEDROOM
BLOCK EXISTING OPENINGS
REPLACE DOOR FOR NEW WINDOW
3400
4000
BATHROOM
PRAYER
ROOM
BEDROOM
FLAT ROOF
RL
NEW OBSCURED WINDOW
UP
HALL
BEDROOM
BEDROOM

Appendix 7: Document Production Record

Document number	Author	Position	Editor	Position	Issue number	Date
Arbtech LQ-PRAHA52LPV1R0	Daisy Lee-Browne BSc Hons MSc (Research)	Graduate Consultant	C.A.Radiven Bsc Hons MiEnvSci, MIMMM	Geo-Environmental Manager	01	23/07/25

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