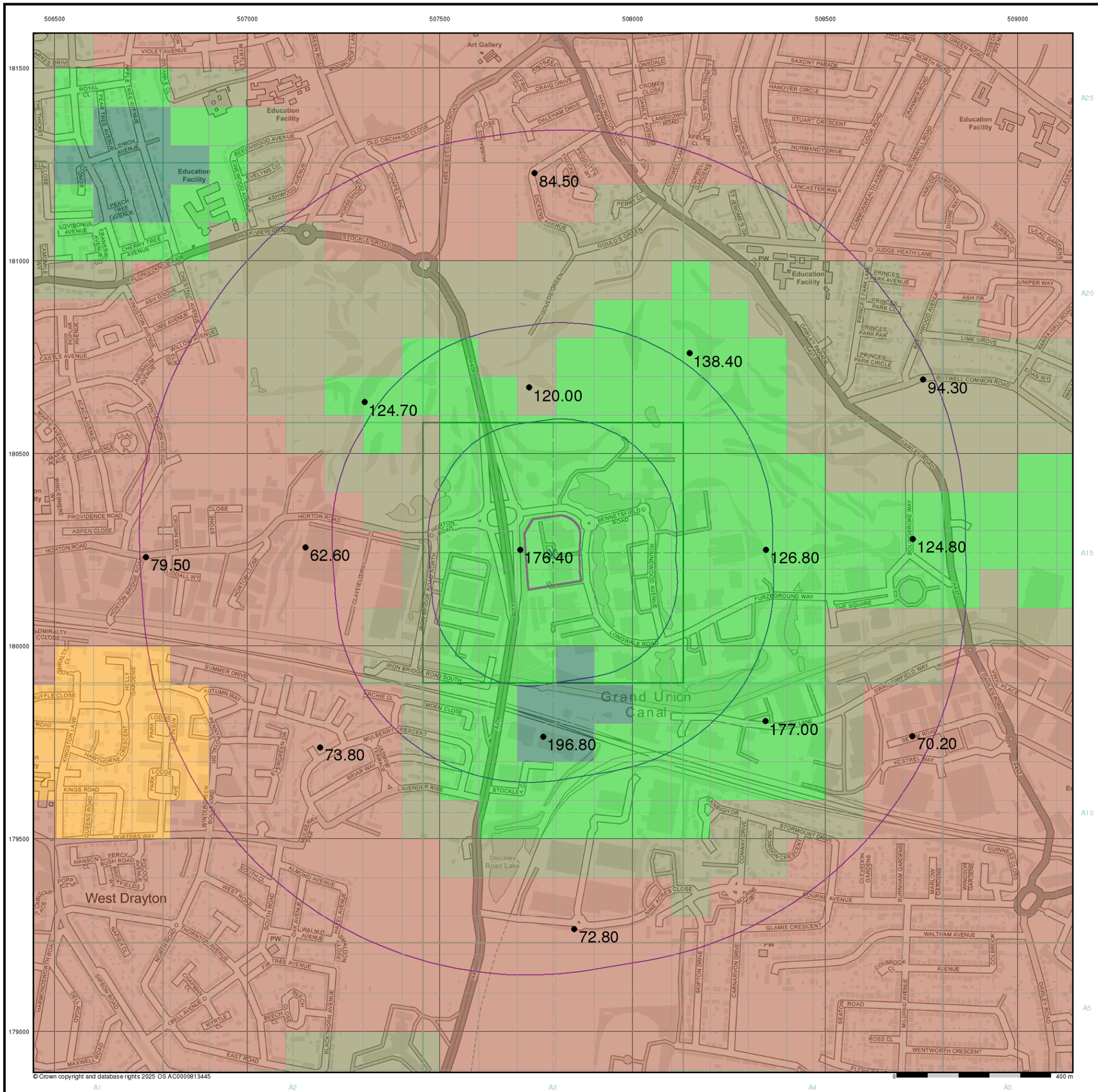

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GEO-ENVIRONMENTAL

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

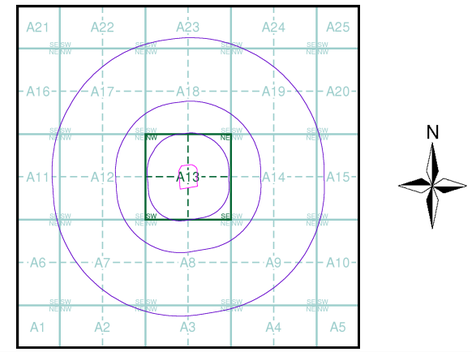
Urban Soil Chemistry Chromium

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Urban Soil Chemistry Chromium - Slice A

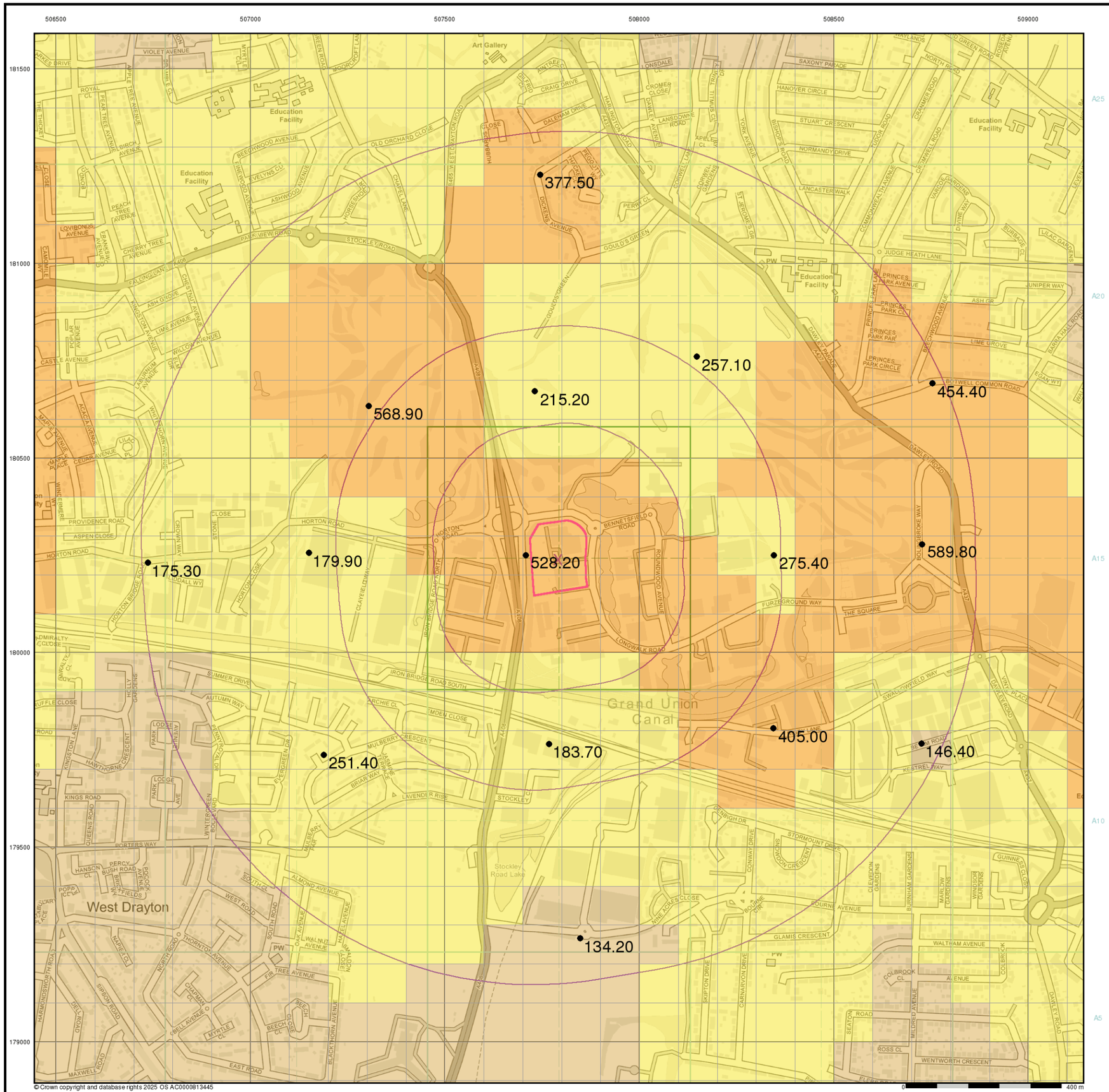


Order Details

Order Details:	379502316_1_1
Customer Ref:	Uxbridge
National Grid Reference:	507790, 180240
Slice:	A
Site Area (Ha)	2.42
Search Buffer (m)	1000

Site Details

1&2, Longwalk Road, Stockley Park, UXBRIDGE, UB11 1BA



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GEO-ENVIRONMENTAL

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

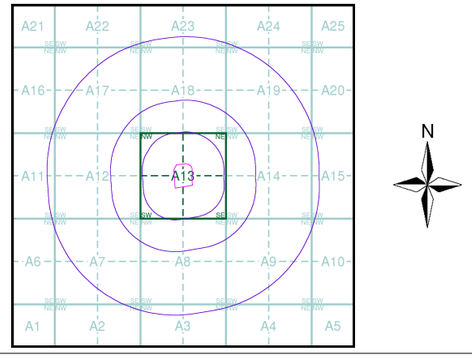
Urban Soil Chemistry Lead

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg

- < 150
- 150 - 300
- 300 - 600
- 600 - 900
- > 900

Urban Soil Chemistry Lead - Slice A



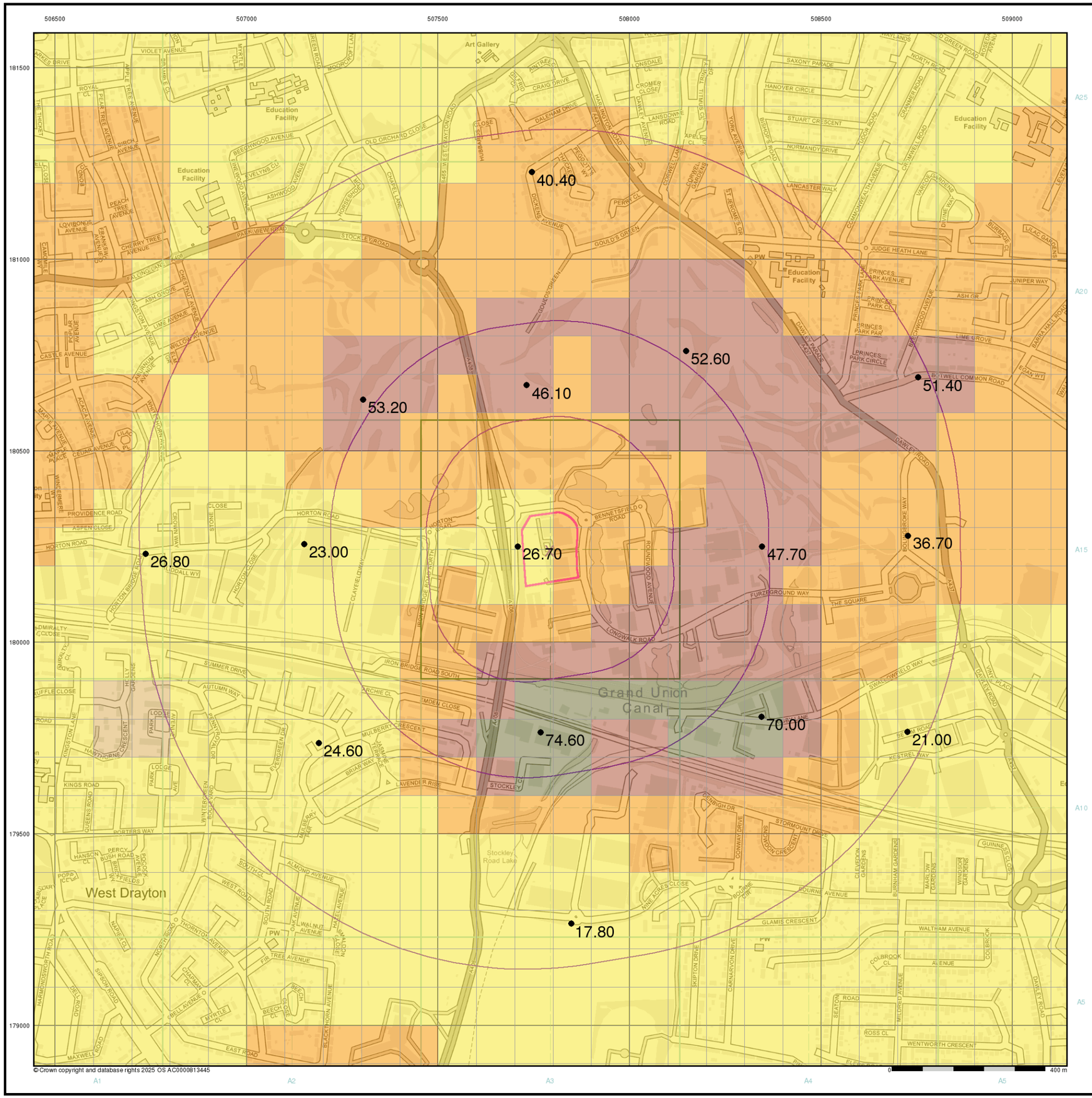
Order Details

Order Details:	379502316_1_1
Customer Ref:	Uxbridge
National Grid Reference:	507790, 180240
Slice:	A
Site Area (Ha)	2.42
Search Buffer (m)	1000

Site Details

1&2, Longwalk Road, Stockley Park, UXBRIDGE, UB11 1BA

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

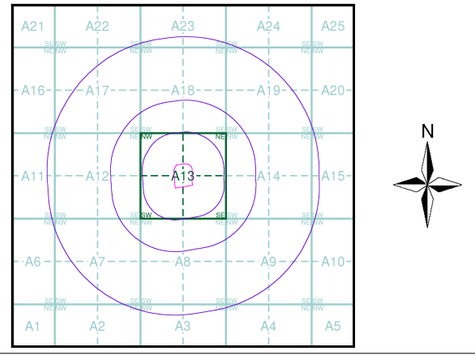
Urban Soil Chemistry Nickel

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Urban Soil Chemistry Nickel - Slice A



Order Details

Order Details:	379502316_1_1
Customer Ref:	Uxbridge
National Grid Reference:	507790, 180240
Slice:	A
Site Area (Ha)	2.42
Search Buffer (m)	1000

Site Details

1&2, Longwalk Road, Stockley Park, UXBRIDGE, UB11 1BA

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Appendix IV – Contaminated Land Enquiry Response

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From: Contaminated Land <contaminatedland@hillingdon.gov.uk>
Sent: 30 June 2025 13:38
To: Paul Huteson <paulh@evolvegeo-env.co.uk>
Subject: FW: A contaminated land enquiry form LBH1750226580534 has been submitted

Dear Mr Huteson,

Good afternoon and thanks for contacting the London Borough of Hillingdon on your contaminated land enquiry for 1 Longwalk Rd, Hayes, Uxbridge UB11 1DB (The Site is currently a vacant office building and car park

adjacent to Stockley Park Roundabout. E: 507797, N:180292) attached dated 18 June 2025 07:03.

Having now taken time to review our record in relation to the questions raised in your request, please see below our response highlighted in red in front of your questions:

We are currently undertaking a Preliminary (Environmental) Desktop Assessment as the first stage of the contaminated land assessment for this Site in order to provide feasibility assessment prior to potential demolition and redevelopments new commercial units.

Please could you undertake a contaminated land search for the Site address (plans can be provided on request).

1. I am particularly interested in any details that you hold in respect to the mapped landfill on-Site and within 250 m, - From our land contamination record, we can confirm that, the site is part of a bigger site on a former potential contaminated Land Use identified as Landfills: Landfill which is now partly removed ('clean' inert material) located at Stokley Park (East) for mixed waste between 1950 – 1989 with likely gas risk as well as also within 250m of landfill buffer.

2. Type of waste deposited, licence holder, permit dates. – As previously advised, the site was used for deposition of mixed waste between 1950 – 1989.

3. Previous Site investigations - Of all the 14 previous planning applications for the site that we have reviewed, only one application has a record of Phase 1 Investigation for Desk Study Report and copy of this is available through our planning website using the link: https://planning.hillingdon.gov.uk/OcellaWeb/planningSearch. The relevant planning application is: 37103/APP/2022/3110.

4. Any associated pollution incidents or gassing measures in place. – We are not aware of any associated pollution incidents on the site but as of 28th September 2005 when the site record was last updated, we can confirm there was an active gas protection measure in place but this was said will be switched off but we can't confirm if this has happened or not.

5. In addition, are you able to confirm the site is not listed as a Part IIA Site (as per your website Contaminated Land) or listed as a priority site for contaminated land as part of the Councils contaminated land strategy.– Yes, the site has not been listed as a Part IIA Site (as per our website Contaminated Land) or listed as a priority site for contaminated land as part of the Councils contaminated land strategy. However, our land contamination record shows the site to be on a former potential contaminated Land Use identified as Landfills: Landfill which is now partly removed ('clean' inert material) as well as within 250m of landfill buffer. Therefore, any issue of contamination for the site will be address under a planning regime rather than under the Part IIA of the Environmental Protection Act 1990.

Please could you confirm the process for payment and associated turnaround times for undertaking the search?

We hope the above answer your query? Otherwise, feel free to let us know how else we can be of assistance.

Regards,

HILLINGDON
LONDON

Environmental Protection Team (Contaminated Land)

London Borough of Hillingdon
Civic Centre
High Street
Uxbridge, UB8 1UW

Appendix V – Preliminary UXO Risk Assessment

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Stage 1 Preliminary Explosive Ordnance Risk Assessment

Project:	Stockley Park, Uxbridge	**Client:**	Evolve Geo-Environmental Limited
Doc Ref:	PRA.10262.25	**Issue Date:**	23rd June 2025

Conclusion(s)		
GI works	Explosive ordnance (EO) poses a **Low Risk** to the proposed works.	
Post-GI Development	There is a **potentially elevated** likelihood of EO encounter during the proposed works.	
Recommendation(s)		
GI works	No further action	To receive a Stage 2 DRA quotation: info@impartialassessments.com +44 (0) 207 126 8164
Post-GI Development	**Stage 2 Detailed Risk Assessment** to elucidate the risk.	

The Site

British National Grid Ref:
TQ 07790 80246

Site Address:
1 Longwalk Road
Stockley Park
Hayes
London Borough of Hillingdon
UB11 1DB

Note, the Stockley Park, Uxbridge site will subsequently be referred to as the 'Site'.

Introduction

Introduction	A preliminary risk assessment (PRA) is the first stage of the UXO (unexploded ordnance) / EO (explosive ordnance) risk management process. It is a qualitative screening exercise to assess the likelihood of encountering EO during ground works at a given site. The assessment considers the basic factors that affect the likelihood of buried EO being present at a given site today and the likelihood it will be encountered during the proposed works.
Assessment methodology	This desktop risk assessment has been researched and written by a dedicated EO risk analyst and is produced in accordance with CIRIA C681 (2009) and C785 (2019) guidelines on UXO risk assessment. As such, the assessment considers the following five factors: ▶ Site location and Site history / occupancy ▶ Wartime UXO: German bombing, German shelling, and British and Allied anti-aircraft weaponry fire ▶ Domestic military activity: British and Allied armed forces activity during wartime and peacetime ▶ Mitigating Factors ▶ Extent of the proposed ground works Note, the likelihood of EO initiation / detonation and consequence(s) of EO initiation / detonation are assessed at Stage 2, not Stage 1. The numerical preliminary risk rating calculation included within this PRA is a unique Impartial Assessments Ltd (IAL) methodology that makes for a transparent and accountable risk assessment process.
Information sources	This assessment draws on preliminary research utilising information sources immediately available to IAL at the time of writing. The availability of historical information will differ depending on the Site's location. As an absolute minimum, all IAL Stage 1 PRAs involve analysis of recent aerial photography, historic OS mapping, original WW2 bombing density records and our PIEO (potential indicators of explosive ordnance) GIS map. The PIEO map plots our vast database of locations and incidents of interest.
Stage 1 objective	The main objective of a Stage 1 PRA is to confirm whether or not further research is required to verify the EO risk. If a low risk cannot be confirmed at Stage 1, a Stage 2 Detailed Risk Assessment (DRA) will be recommended.

The Site and Proposed Works

Current Site Occupancy		A post-WW2 commercial development comprising two two-storey office buildings with car parks and soft landscaping.
Historic Site occupancy (OS maps review)	Pre-WW1	Farmland. Latterly, a neighbouring brickworks may have affected the Site.
	Interwar / Pre-WW2	Largely remaining open ground, with a small building in the southwest.
	Post-WW2	Part farmland, part disturbed open ground by the late 1940s.
Proposed Works		Redevelopment will see the existing buildings demolished and replaced by two warehouses (occupying a similar footprint). The foundation solution will be deep piled due to a history of landfill. Various shallow mechanical excavations will also be required. Prior to redevelopment, a GI will be undertaken comprising deep boreholes for pile design and trial pits.

Enemy Action during WW1

German Aerial Bombing	Did any bombs fall within 1km of the Site?	**No**
German Naval Shelling	Did any warship artillery shells fall within 1km of the Site?	**No**

Enemy Action during WW2

German aerial bombing

Indicator		Assessment	
Bombing Targets	Confirmed by the Luftwaffe	Original Luftwaffe target records highlight the Fairey Aviation propeller factory (~1.5km southeast of the Site) as the closest bombing target.	
	Unconfirmed secondary / opportunistic	Several large industrial works within 1km of the Site, including Royal Ordnance Factory (ROF) Hayes ~500m south of the Site, which manufactured tanks and guns during WW2.	
Bombing Density	The Administrative Area	What bombing density was experienced by Yiewsley & West Drayton Urban District (within which the Site was located at the time)?	**Low-to-Moderate bombing density** (24.8No. 'iron' bombs / 1,000 acres)
		Note, this is the official government bomb census figure. 'Iron' bomb refers to large (>40kg) thick-steel-cased bombs (most of which were high explosive filled). The bomb census did not report the numbers of small (1kg / 2kg) incendiary bombs (IBs), millions of which were dropped on the UK. It should also be noted that IAL's previous research has proven this record type inaccurate on a number of occasions.	
	The Study Area	What is the likelihood that the figure above (for the administrative area as a whole) accurately represents the immediate study area?	**Moderate / High**
		Note, the bombing density figure for a whole administrative area is not always a good indication of the bombing density at a given site. Within larger administrative areas, particularly rural districts, bombing density may be skewered by the presence of a single heavily bombed target, e.g. a military airfield.	
Air Raid Frequency		An original official record references 10No. air raids affecting Yiewsley.	
Bombing Decoy Sites		Were any British bombing decoy sites installed within 3km of the Site?	**No**
Bomb Damage		Has initial (partial) research located evidence of potential bomb damage (e.g. OS-mapped 'ruins', clearance, redevelopment) in the vicinity of the Site?	**No**
Bomb Strikes		Has initial (partial) research located evidence of a bomb strike(s) within 500m of the Site?	**Yes**
		Note, analysis of all Site-specific original bombing incident records is beyond the scope of a Stage 1 PRA. Some such records are unavailable within the time frame of a Stage 1 PRA.	

German land-based (French coast) artillery shelling

Is the Site located within one of the areas of Kent that experienced cross-Channel artillery bombardment?	**No**

Domestic Military Activity

EO Contamination Source		Assessment
Anti-Aircraft (AA) Artillery Fire	During WW1	There were four static AA gun batteries within firing range of the Site and a low likelihood of mobile AA gun deployments to the wider study area.
		German Luftstreitkräfte activity in the region (to the southeast) was frequent however low intensity. These guns are unlikely to have expended a significant quantity of ammunition in the direction of the Site.
		Note, many AA guns were mounted on vehicles so that they could be moved between vulnerable points. The number of active guns within firing range of a given site could therefore have been higher.
	During WW2	17No. heavy AA gun batteries (HAA) were active within firing range of the Site.
		At least 14No. 40mm calibre LAA guns were deployed within autocannon firing range of the Site, although not for the full duration of the local Luftwaffe bombing campaign.
		No U.P rocket projector (ZAA) batteries were established within firing range of the Site.
		German Luftwaffe activity in the wider area was high frequency and high intensity. These locally deployed AA weapons will likely have expended a significant quantity of ammunition.
		Notes. Numerous LAA gun deployments (in defence of vulnerable points) were only temporary. During the early years of the conflict many static batteries were not armed due to a lack of available weapons. In the summer of 1944, there were large-scale inland deployments of LAA and HAA guns to parts of Kent, East Sussex and the Thames Estuary.
Military Bases / Installations		Were / are there any British or Allied nation sites located within a significant distance of the Site? — **No**
Military Training Areas / Weapons Ranges		Were / are there any British or Allied nation sites located within a significant distance of the Site? — **No** large, established ranges.
Munitions or Explosives Factories		Were / are there any such sites located within a significant distance of the Site? — **No**
Munitions Storage Depots		Were / are there any such sites located within a significant distance of the Site? — **No**
Wartime Requisition		What is the likelihood that the Site was requisitioned by the government for temporary (wartime) military use? — **Moderate**
Defensive Measures and Fortifications		Did the Site occupy an area that was fortified against the anticipated German invasion of WW2 (or to a lesser extent, WW1)? — **No**
		Has initial research highlighted any fortifications or other defence measures within 1km of the Site? — **Yes**. However, all these fortifications were positioned to protect ROF Hayes (>500m away).
		Could defensive minefields have been laid in the vicinity of the Stite during WW2? — **No**
		Could WW2 Home Guard (HG) soldiers of the local unit conceivably have utilised the Site for any potentially significant activities? — **Yes**

Local EO Finds

Has evidence been found confirming or indicating an EO find(s) in the vicinity of the Site?	**No**

Key Findings and Risk Factor Scoring

Likelihood of EO Contamination	German UXO	Is the study area known to have experienced or probably did experience an elevated WW1 and / or WW2 bombing density?	**Yes**
		Did the Luftwaffe earmark any targets within 3km of the Site for attack?	**Yes**
		Would the study area have been vulnerable to small-scale random / indiscriminate bombing? i.e. due to proximity of heavily bombed urban area or an individual / isolated primary target.	**Yes**
		Evidence of an officially abandoned unexploded bomb (UXB) in the vicinity?	**No**
		Has preliminary research identified evidence of bombing within 500m of the Site, direct evidence (e.g. recorded bomb strike) or indirect evidence (e.g. structural damage or bomb crater)?	**Yes**
		Did (or could) the Site boundary have encompassed risk elevating ground cover during WW1 and / or WW2?	**Yes**
		Could part(s) of the Site have been neglected / inaccessible during WW1 and / or WW2?	**Yes**
		Additional observations / considerations.	Preliminary research has identified one bomb strike within 400m of the Site during WW2, however detailed research could highlight additional local incidents. The wartime isolated and undeveloped nature of the Site (comprising risk elevating ground cover types) significantly increases the likelihood of UXBs occurring unwitnessed (during night time raids) and also going subsequently undetected.
	British / Allied EO	Was AA weapon ammunition expenditure significantly elevated within firing range of the Site during WW1 and / or WW2?	**Possibly**
		Could an unexploded AA projectile strike have gone undetected / unreported on Site, due to risk elevating wartime occupancy / ground conditions?	**Yes**
		Has evidence of wartime or peacetime military activity affecting the Site been identified?	**No**
		Does the Site's location / position / occupancy raise the possibility of temporary wartime military activity affecting the Site? e.g. invasion defences activity or military requisition.	**Possibly**
		Could HG soldiers have intentionally buried / discarded live ammunition on Site during WW2?	**Possibly**
		Additional observations / considerations.	Pits were frequently requisitioned for HG training (involving live ammunition) during WW2. The post-WW2 landfill activities may indicate pit-like conditions occupying part of the Site during WW2.
		Scoring - Contamination Factor	**2**

Likelihood of EO Remaining	How many cycles of redevelopment have affected the area of the proposed ground works?	**One**
	Does the Site currently contain any greenfield land or WW2-era brownfield land?	**No**
	Does undisturbed WW2-era soil / made ground / geology (that could be EO contaminated) remain at shallow depths (<2.0m bgl) on Site today?	**Possibly**

	Does undisturbed WW2-era geology (that could be German UXB contaminated) remain at deeper depths (>2.0m bgl) on Site today?	**Yes**
	Has evidence been found confirming that the U.K armed forces have carried out EO clearance (EOC) activities on Site, recently or historically?	**No**
	If no evidence of EOC activity affecting the Site is immediately available, what is the likelihood that parts of the Site have been surveying / searched for EO by the U.K armed forces?	**Low**
	Additional observations / considerations.	The Site appears to have experienced landfill activities post-WW2 and possibly during WW2. This would have buried any buried EO to greater depths.
	Scoring - Risk Mitigation Factor	**3**

Likelihood of Encounter	Will the proposed ground works disturb the zone of potential EO contamination (ZPC)?	**Yes**
	To what degree (volume of soil / geology) will the proposed ground works disturb the ZPC?	**Low** and **Moderate**
	Are higher risk intrusive methodologies planned (e.g. boreholes, piling, vibro stone columns)?	**Yes**
	Will the / any proposed GI works disturb a significantly lower volume of the ZPC than the / any post-GI development ground works, or vice versa? Or does the requirement for 'blind' borehole works (higher risk methodology) mean the EO risk is greater during the initial GI works?	**Yes**
	Scoring - Proposed Works Factor (GI)	**2**
	Scoring - Proposed Works Factor (Post-GI Development)	**3**

Preliminary (Indicative) Risk Calculation

The preliminary risk rating calculation involves three factors:

- The likelihood of EO contamination (Site location and history)
- The likelihood of EO remaining on Site today (the extent of any risk mitigating factors)
- The likelihood of EO encounter during the proposed works (the type, volume and depth of proposed ground disturbance)

Each factor is numerically rated (**up to 5**). For 'likelihood of EO contamination' and 'likelihood of EO encounter', **zero** is the lowest likelihood.

For 'likelihood of EO remaining', **five** is the lowest degree of risk mitigative activities.

When added together, a final score of **eight or more** triggers the recommendation of a Stage 2 DRA.

Proposed Works	Contamination	Risk Mitigation	Proposed Works	Risk Rating Calculation	
	0 = lowest | 5 = highest	1 = highest | 5 = lowest	1 = lowest | 5 = highest		
GI works	2	3	2	2+3+2=	**7**
Post-GI Development	2	3	3	2+3+3=	**8**

Further research is required to elucidate the EO risk.

A Stage 2 Detailed EO Risk Assessment is recommended prior to the proposed redevelopment / build works commencing.

IAL has exercised all reasonable care, skill and due diligence in preparing this risk assessment. However, a low-risk conclusion at Stage 1 PRA does not mean 'no risk'. For example, it is impossible to identify locations where members of the public have previously buried unwanted (often inherited) EO on private land (such as residential back gardens). Such EO contamination is not uncommon.

IAL cannot be held responsible for any inaccuracies or omissions within any records / information relied upon to carry out this PRA.

IAL is not liable for any relevant records / information that has become available subsequent to this PRA's issue date.

IAL cannot accept liability for subsequent changes to Site conditions that could affect the risk level.

At the time of writing, the relevant UK construction industry guidelines on explosive ordnance risk assessment (CIRIA) were adhered to. Subsequent revisions to these guidelines or new guidelines / legislation may render part(s) of this report obsolete. Reliance on the findings of this report must therefore be limited accordingly. Such reliance must be based on the whole report and not on extracts which may lead to incomplete or incorrect conclusions when taken out of context.

This report has been prepared for the exclusive use of the client (named on Page 1). Any third party relying on any information, conclusion or recommendation contained within this report, does so at their own risk.

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Appendix VI - Risk Ratings

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Risk Definitions	
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.
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, 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.