STM environmental

ENVIRONMENTAL CONSULTING , SOFTWARE & TRAINING

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address
62 Station Road
Hayes
London
UB3 4DF

Client
Mr Sandeep Grewal & Mr Upinder Grewal

Report Reference
PH1-2024-000060

Prepared by
STM Environmental Consultants Ltd

Date
25/07/2025

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CONTAMINATED LAND RISK ASSESSMENT
Phase 1 Desk Study Report

Site Address:	62 Station Road Hayes London UB3 4DF
Site Coordinates:	509775, 179625
Prepared for:	Mr Sandeep Grewal & Mr Upinder Grewal
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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Mr Sandeep Grewal & Mr Upinder Grewal (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 62 Station Road, Hayes, London, UB3 4DF and is centred at national grid reference 509775, 179625. The site has an area of approximately 0.05ha.
Current Site Use	The site currently comprises the first-floor of a two-storey commercial building used for financial services. The main current uses in the immediate surrounding area include residential and commercial properties.
Proposed Development	The development proposal is for the change of use of the building to 2no. commercial units on the ground floor and 6no. flats on the first floor. It is understood that there are no proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site comprised open undeveloped land in was c.1865-68 until a Bank was developed c.1935. By c. c.1963-67, the building was demolished. Maps from c. 1972-82 shows 1no. large building developed matching the present-day layout of the site. The surrounding area has been predominately residential and commercial since widescale development occurred between c.1910s – 1930s.
Geology	According to the BGS Geoindex, the site is located on bedrock of London Clay Formation comprising Clay, Silt and Sand. The superficial deposits are Lynch Hill Gravel Member comprising Sand and Gravel for majority of the site and Langley Silt Member comprising Clay and Silt for the north part of the site.
Topography	The site is at an elevation of approximately 25.0mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by a Principal Superficial Aquifer for majority of the site, and Unproductive along the northern boundary. The bedrock is classified as an Unproductive Aquifer.
Hydrology	The nearest surface water body is the Canal located 10m S of the site.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Relevant Previous Site Investigations	London Borough of Hillingdon Council's online planning portal was searched in an effort to identify any relevant planning applications. No relevant planning applications were identified for the site or surrounding area.
Contamination Assessment	No on-site potentially contaminative land uses (PCLUs) were identified in the search while off site PCLUs include a Brick Field (20m E) and a Railway Line (30m S). A conceptual site risk model was developed and a qualitative risk assessment carried out. No potentially significant potential pollutant linkages were identified.

Recommendations	Given that no potentially significant potential pollutant linkages were identified, no specific remedial action is considered necessary in respect of potential soil contamination at the proposed development. Nonetheless it is recommended that a “watching brief” is kept during the development. Any unexpected contamination encountered should be reported immediately to the Local Planning Authority.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Mr Sandeep Grewal & Mr Upinder Grewal (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at 62 Station Road, Hayes, London, UB3 4DF.

The study is required to support a planning application.

5.1 Development Proposal

The development proposal is for the change of use of the building to 2no. commercial units on the ground floor and 6no. flats on the first floor. It is understood that there are no proposals to include soft landscaping in the development.

The proposed development plans are contained in Appendix 1.

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation “contaminated land” is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant –> Pathway –> Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle ‘requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps
- Local Authority Planning Application Portal
- Groundsure Enviro Insight Report & Historical Maps

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at 62 Station Road, Hayes, London, UB3 4DF and is centred at national grid reference 509775, 179625. The site has an area of approximately 0.05ha.

The site lies within the jurisdiction of London Borough of Hillingdon Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site currently comprises the first-floor of a two-storey commercial building used for financial services.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Adjacent Roads	Land Use Description
Northern	-	Residential/Commercial
Eastern	Station Road	Residential/Commercial
Southern	-	Canal
Western	-	Residential

Figure 1: Site Location and Aerial Map

8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in Appendix 2. A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1865-68 1:2,500 1:10,560	The site comprises open undeveloped land.	The surrounding area comprises open undeveloped land and brickfields. 2no. Brick Fields 20m E and 90m SW. Pond 140m N. Clay Mill 150m NE. Railway Lines associated with Hayes Station 200m S.
1881 1:10,560	No significant changes.	No significant changes.
1894-97 1:2,500 1:10,560	No significant changes.	2no. Brick Fields 20m E and 90m SW no longer labelled. Pond 140m N no longer present, potentially infilled. Clay Mill 150m NE no longer labelled. Orchards 120m N. Carriage Shed 130m S.
1912-13 1:10,560	No significant changes.	Widescale development of the surrounding area to the east and south, presumably predominantly residential. Chair Factory 140m E. Engineering Works 180m NW. Wharf 210m SE.
1914 1:2,500	No significant changes.	Tramway 140m SE. Goods Shed 160m S. Orchards 210m N.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1920 1:10,560	No significant changes.	No significant changes.
1935 1:2,500 1:10,560	1no. building labelled Bank on site.	Railway Line 200m S has extended and a line now present 30m S, connecting to the Engineering Works. 2no. Orchards 120m N & 210m N no longer present. Carriage Shed 130m S no longer present. Engineering Works 180m NW expanded and is now 130m W. Canal Works (Engineering) 190m SW.
1938 1:10,560	No significant changes.	Further development of the surrounding area.
1960 1:10,560	No significant changes.	No significant changes.
1963-67 1:1,250 1:2,500 1:10,560	1no. building labelled 'Bank' demolished.	Chair Factory 140m E split up and now comprises; 4no. Warehouses 140m E, 150m E, 170m E & 180m E, and 3no. Engineering Works 140m SE, 150m E & 160m E. Canal Works (Engineering) 190m SW relabelled as Depot. 2no. Engineering Works 85m NE & 170m SW. Coal Yard 90m SE. Garage 180m NE.
1970 1:10,560	No significant changes.	No significant changes.
1972-82 1:1,250 1:10,000	1no building covering the entire site constructed and labelled 'Bank'.	Railway Line 30m S labelled Railway (disused) and no longer present c.1979-82, still present 200m S. Engineering Works 120m NE no longer labelled.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Engineering Works 130m W relabelled as Works. 2no. Warehouses 140m E & 170m E now combined. 2no Engineering Works 150m E & 160m E no longer labelled. Garage 180m NE no longer labelled. Depot 190m SW relabelled as Engineering Works. 2no. Metal Works 130m SE & 200m SE. Motor Repair Works 170m N. 3no. Electricity Substations 130m NE, 210m NE & 240m NW. 4no. Tanks 140m NE, 150m S, 180m NW & 230m SE. Engineering Works 240m SE.
1983-87 1:10,000	No significant changes.	Partial mapping; no significant changes.
1988-94 1:1,250 1:10,000	No significant changes.	2no. Metal Works 130m SE & 200m SE relabelled as Works. Engineering Works 140m SE relabelled a Works. 3no. Tank 140m NE, 180m NW & 230m SE no longer labelled. Engineering Works 170m SW rebelled as Works. Engineering Works 190m SW rebelled as Works. Engineering Works 240m SE rebelled as Works. Works 140m SE.
2001 1:10,000	No significant changes.	No significant changes.
2003 1:1,250	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
2010 1:10,000	No significant changes.	No significant changes.
2024 1:10,000	No significant changes.	No significant changes.
Current Use	The site currently comprises the first-floor of a two-storey commercial building used for financial services.	The main current uses in the immediate surrounding area include residential and commercial properties.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in Appendix 3. The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of London Clay Formation comprising Clay, Silt and Sand.

The superficial deposits are Lynch Hill Gravel Member comprising Sand and Gravel for majority of the site and Langley Silt Member comprising Clay and Silt for the north part of the site.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as a Principal Aquifer for majority of the site, and Unproductive along the northern boundary. The bedrock is classified as an Unproductive Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Potable Water Abstraction Licenses were identified on or within 2000m of the site.

However, the following Groundwater and Surface Water Abstraction Licenses were identified within 1000m of the site:

Table 3: Groundwater and Surface Water Abstraction Licenses identified within 1000m of the site

Point	Status	Details	Source	Distance/ Direction
Grand Union Canal at Ubs Data Processing Centre, Hayes	Historical	Non-Evaporative Cooling	Thames Surface Water - Non-Tidal	572m NW

9.4 Groundwater Level

According to BGS, the groundwater is likely to be less than 3.0 metres below the ground surface for at least part of the year.

9.5 Hydrology

The nearest surface water feature is a Canal which is located approximately 10m S of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is considered to be low. The site is located within Flood Zone 1, which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at High risk of surface water flooding. High risk means that this area has a chance of flooding of greater than 3.3% each year.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Moderate.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas and Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

However, the following Listed Building was identified within 50m of the site:

Table 4: Listed Building identified within 50m of the site

Name of Site	Grade	List Date	Distance & Direction
Church Of St Anselm, Hayes	II	07/11/2019	34m N

9.9 Topography

According to Google Earth, the general site level is at 25.0mAOD.

9.10 Waste Disposal Activities & Landfill Sites

No evidence of Waste Disposal Activities or Landfill Sites were identified on or within 250m of the site.

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 250m of the site.

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. No Historical Tanks were indicated to have been on site. The nearest Tank was identified approximately 142m NE of the site.

9.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No 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 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

The following Part A(2) and Part B Activities and Enforcements were identified within 250m of the site:

Table 5: Part A(2) and Part B Activities and Enforcements identified within 250m of the site

Site Address	Process	Permit Type	Status	Distance/ Direction
Direct Line Ltd, Clayton Rd, Hayes	Respraying of Road Vehicles	Part B	Historical Permit	232m W
Dagenham Motors, 37-39 Fairview Industrial Estate, Clayton Road, Hayes, UB3 1AU	Waste Oil Burner 0.4 MW	Part B	New Legislation Applies	244m W

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.20 Discharge Consents

No Red List or Licensed Discharge Consents were identified on or within 250m of the site.

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

However, the following List 2 Dangerous Substances Inventory Site was identified within 250m of the site:

Table 6: List 2 Dangerous Substances Inventory Site identified within 250m of the site

Site Name	Status	Authorised Substances	Receiving Water	Distance/ Direction
Damont Audio Ltd, Blyth Rd, Hayes	Active	Chromium, Nickel	-	179m SW

9.22 Pollution Incidents

The following Pollution Incidents occurred within 50m of the site:

Table 7: Pollution Incidents identified within 250m of the site

Incident Identification	Pollutant	Impact	Incident Date	Distance & Direction
84800	Not Identified	Water: Category 3 (Minor) Land: Category 4 (No Impact) Air: Category 4 (No Impact)	14/06/2002	15m SW
152150	General	Water: Category 3 (Minor)	17/04/2003	17m SE

Incident Identification	Pollutant	Impact	Incident Date	Distance & Direction
	Biodegradable Materials and Wastes	Land: Category 4 (No Impact) Air: Category 4 (No Impact)		
1984377	Organic Chemicals/Products	Water: Category 2 (Significant) Land: Category 4 (No Impact) Air: Category 4 (No Impact)	22/07/2003	29m SE

9.23 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.24 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.25 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.26 Asbestos within Buildings

The information available indicates that the building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

9.27 Unexploded Ordnance

An Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report and should be considered depending the site's location.

10 RELEVANT PLANNING HISTORY

London Borough of Hillingdon Council's online planning portal was searched in an effort to identify any relevant planning applications.

10.1 Planning Applications for the Site

Table 8 below provides a summary of the previously submitted planning applications identified for the site.

Table 8: Summary of planning applications at the site

Application Reference	Date	Description of Proposal	Status
1128/ADV/2003/49 & 1128/ADV/2003/87 & 1128/ADV/2005/118	14-08-03 & 30-01-04 & 24-01-06	Installation Of Internally Illuminated Atm Box Panel Sign	Granted – Without Contaminated Land Condition
1128/APP/2005/3305	24-01-06	Installation Of An Additional Atm Within Window At Street Level	Granted – Without Contaminated Land Condition

10.2 Planning Applications for Adjacent Sites

Table 9 below provides a summary of the previously submitted planning applications identified for sites within 25m. Although other planning applications were identified on adjacent sites; they were not deemed relevant to this report.

Table 9: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
39570/C/99/ 1063	23-07-99	Erection of three storey block of fifteen flats together with associated car parking, access roads and landscaping - **Rear Of 2-4 & Adj To St Anselms Church St Anselms Road Hayes (8m NW)**	Approved – Conditions Unknown*

**Decision Notice was not available on the online planning portal at the time of writing and no relevant reports were identified in the search.*

11 SITE WALKOVER

A site walkover was undertaken by STM Environmental Ltd on 5th July 2024. Photographs of the site, taken during the site walkover, can be found in Appendix 4.

11.1 Site Description

The site currently comprises the first-floor of a two-storey commercial building used for financial services.

11.2 Surrounding Land Use

The surrounding area comprises commercial and residential uses to the north and east of the site, a Canal to the south and residential to the west.

11.3 Site Access

The site can be accessed on Station Road.

11.4 Site Topography

The site appeared to be generally flat with no discernible changes in topography.

11.5 Ground Cover

The ground cover at the site comprises the building footprint covering the entire site.

11.6 Visual or olfactory signs of contamination

No visual or olfactory signs of contamination were observed at the site during the visit.

11.7 Underground and Aboveground Storage Tanks

No signs of above or underground storage tanks were observed at the site during the visit.

11.8 Raw Material and Chemical Use and Storage

No evidence of any potentially harmful raw materials or chemical use and/or storage was observed at the site during the visit.

11.9 Solid Wastes

No notable solid waste materials were observed at the site during the visit.

11.10 Hazardous and Industrial Waste

No potentially hazardous industrial wastes were observed at the site during the visit.

11.11 Air Emissions

No evidence of air emission sources was observed at the site during the visit.

11.12 Drainage Features

No drainage features were observed at the site during the visit.

11.13 Asbestos Containing Materials (ACMs)

No obvious signs of Asbestos were observed at the site during the visit. It should be noted that an Asbestos Survey was not undertaken as part of this assessment.

11.14 Polychlorinated Biphenyls (PCBs)

No obvious signs of features that could contain PCBs were observed at the site during the visit.

11.15 Spills and Releases

No evidence of any staining, in either external or internal areas, was observed at the site during the visit.

11.16 Ionising Radiation

No evidence of Ionising Radiation sources was observed at the site during the visit.

11.17 Electrical Substations

No Electrical Substations were observed at the site during the visit.

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

In addition, the potential for Made Ground to be present was considered to be a possibility.

A summary is provided in Table 10 below.

Table 10: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Brick Field	Ceramics, Cement and Asphalt Manufacturing Works	c.1865-68	c.1894-97	E	20
Railway Line	Railway Land	c.1935	c.1979-82.	S	30

Typical contaminants that may be associated with the above PCLUs are:

- Acids & Alkalis
- Asbestos
- Chlorinated & Non-Chlorinated Solvents
- Fuels & Fuel Oils
- Heavy Metals
- Gases: Methane & Carbon Dioxide
- Organic & Inorganic Compounds
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Total Petroleum Hydrocarbons (TPHs)
- Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Principal Superficial Aquifer.

12.2.3 Potential Surface Water Receptors

Potential surface water receptors include the Canal situated 10m S of the site.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

- Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
- Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
- Inhalation of contaminated soil, fugitive dust and vapours.
- Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)

- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered ‘contaminated land’ under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers “Likelihood” and “Severity” to assess the magnitude of the potential risk. The methodology is summarised in Appendix 5.

Table 11 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 11: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	**Potential Contaminants Associated with Offsite Land Uses as Brick Field and a Railway Line:** i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, VOCs, TPHs										
	On and Off-Site Contaminants				**On Site Contaminants**		**On Site Contaminants**			**On and Off-Site Contaminants**	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	**ON SITE HUMANS (AFTER COMPLETION)** Future Occupiers & Visitors		**ON SITE HUMANS (DURING DEVELOPMENT)** Construction Workers		**OFF SITE HUMANS** Neighbours		**GROUND WATER** Principal	**SURFACE WATER** Canal 10m S	**ECOLOGICAL** None	**ON SITE PROPERTY** Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ Death	Explosion/ Methane build-up in confined spaces	Deterioration of groundwater quality	• Deterioration of surface water quality • Ecological impacts	Deterioration of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	**Yes**	**Yes**	**Yes**	**Yes**	**No**	**No**	**No**	**No**	**No**	**Yes**	**Yes**
PPL ID	**PPL1a**	**PPL1b**	**PPL1c**	**PPL1d**	**PPL2a**	**PPL2b**	**PPL3**	**PPL4**	**PPL5**	**PPL6a**	**PPL6b**
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)
UPDATED RISK	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Very Low (3)	Very Low (3)
POTENTIALLY SIGNIFICANT?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on-site human health receptors. PPL1a is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified in the vicinity site, due to the nature of the proposed development and no soft landscaping proposed, the risk to human health receptors is considered to be low.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified in the vicinity of the site, it is considered that any potential risks can be satisfactorily mitigated by Construction Workers implementing standard health and safety measures (as described in Section 15.3) as required by CDM regulations

PPL1b and PPL1d are concerned with the risk of injury/death of future occupiers, construction workers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b is considered unlikely to have the potential to be significant. Although a potential source of explosive ground gases and/or vapours (i.e. Brick Field) was identified in the vicinity of the site, due to the distance and the local Clay geology, the risk is considered to be low.

13.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant as no potentially contaminative land uses were identified on the site.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Minable Coal, Petrol Stations etc.) were identified on the site.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant as no potentially contaminative land uses were identified on the site.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant as no potentially contaminative land uses were identified on the site.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of deterioration of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no potentially contaminative land uses were identified on the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered unlikely to have the potential to be significant. It is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact property receptors.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered unlikely to have the potential to be significant for the same reasons as PPL1b.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). No on-site PCLUs were identified in the search while off site PCLUs include a Brick Field (20m E) and a Railway Line (30m S).

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 12 below.

Table 12: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	**No**	**Low**
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	**No**	**Low**
Groundwater	Percolation/Leaching	Adverse groundwater quality	**No**	**Very Low**
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	**No**	**Very Low**
Ecology	Ingestion/Absorption	Adverse health Injury/Death	**No**	**Very Low**
Property	Physical Contact/Absorption	Damage to building and services	**No**	**Very Low**

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	No	Very Low

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

Given that no potentially significant potential pollutant linkages (PSPPLs) were identified, an intrusive site investigation is not considered to be required. With the exception of the recommendations below, no further specific action is considered necessary in respect of potential soil contamination at the proposed development.

15.2 Watching Brief and Discovery Strategy

Although no PSPPLs were identified at the site, it does not mean that they do not exist.

Therefore, it is recommended that a "watching brief" is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

- Provision of appropriate Personal Protective Equipment (PPE);
- Availability of site welfare;
- Good personal hygiene, washing and changing procedures;
- Daily safety briefings.

15.4 Services

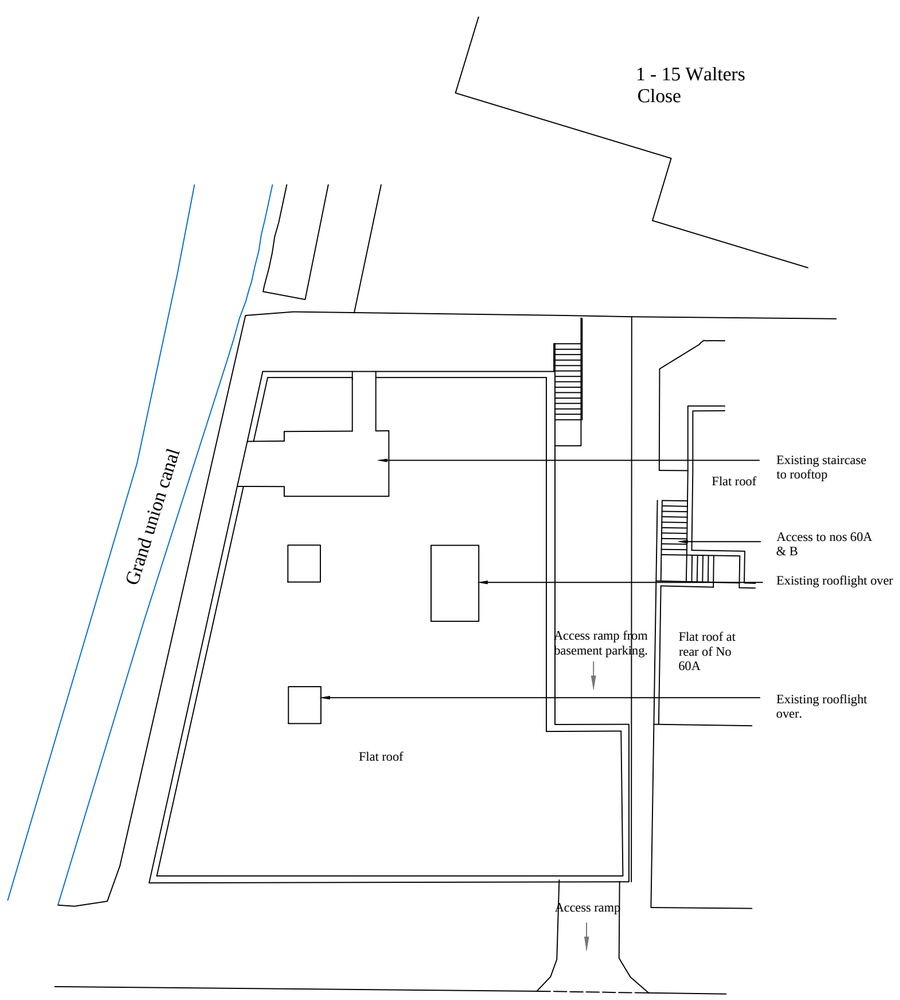
The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites'*, issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

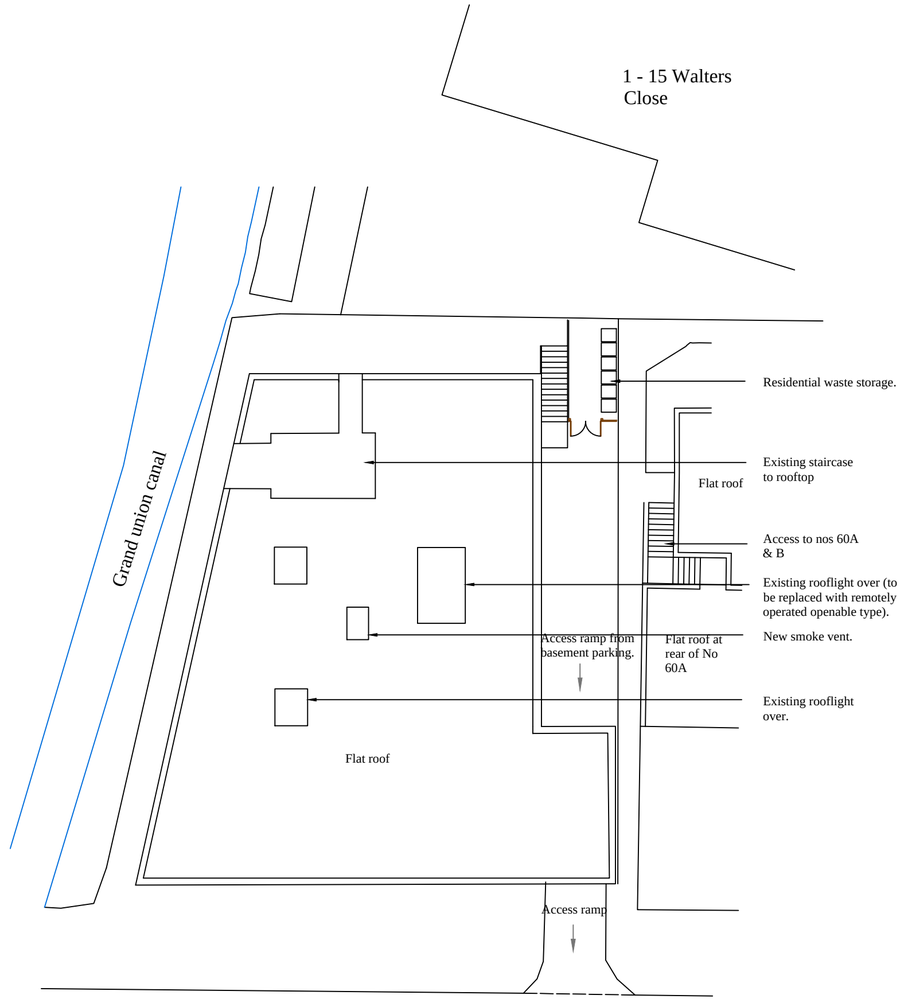
17 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS



Existing Site Plan 1:200

1:200
0m 4 8m 12m

North



Proposed Site Plan 1:200

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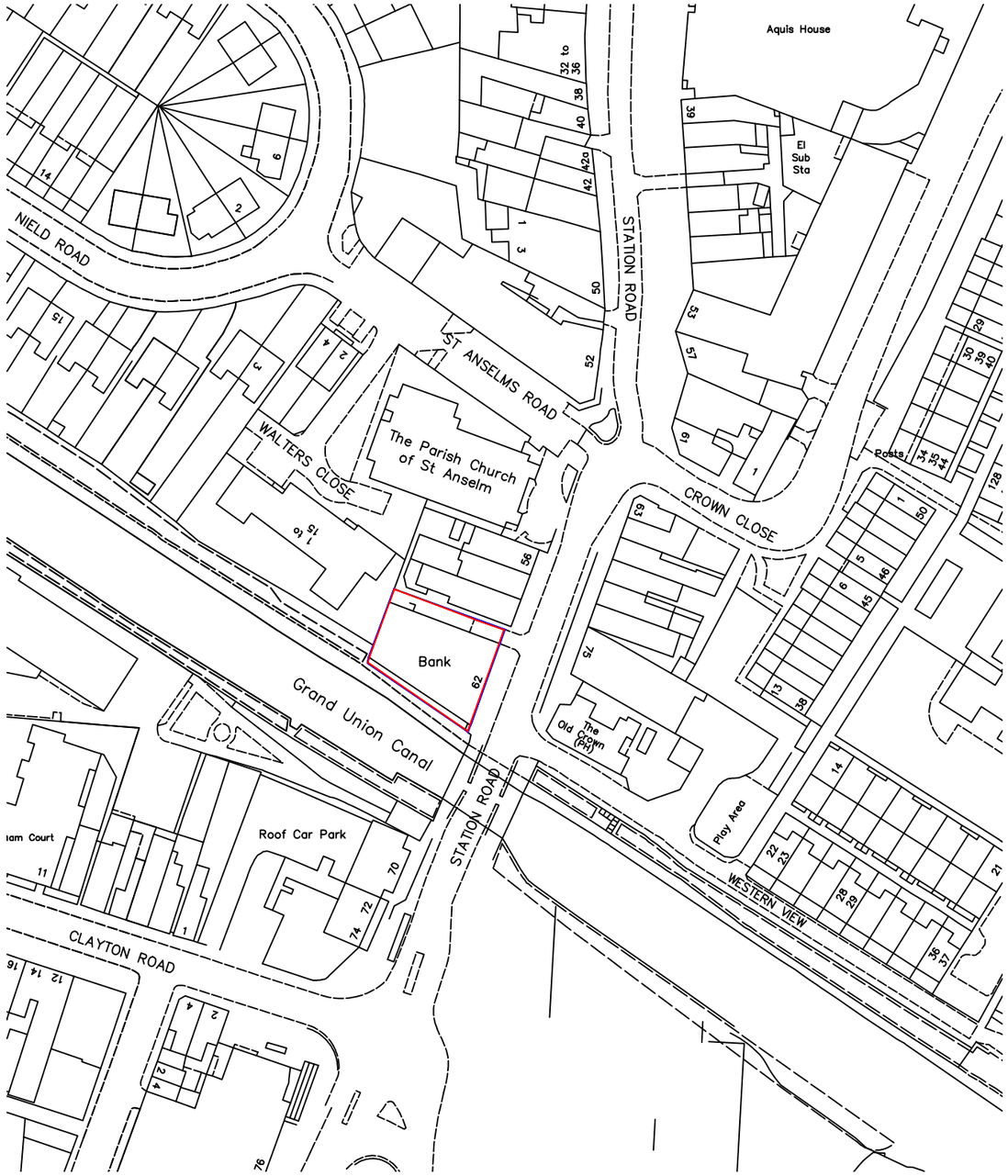
North

1:100
0m 1 2 3 4 5 6 7m 8m

Revision:		
ABA Chartered Surveyors 103 Manor Way, Ruislip HA4 8HW email:aba@aujla.co.uk Tel: 020 8574 3535		
scale 1:200 @A2 date 24/06/25		title Existing and proposed site plans.
drg no 2505-pl-04	rev	site 62 Station Road, Hayes, UB3 4DF.
Status		For Planning

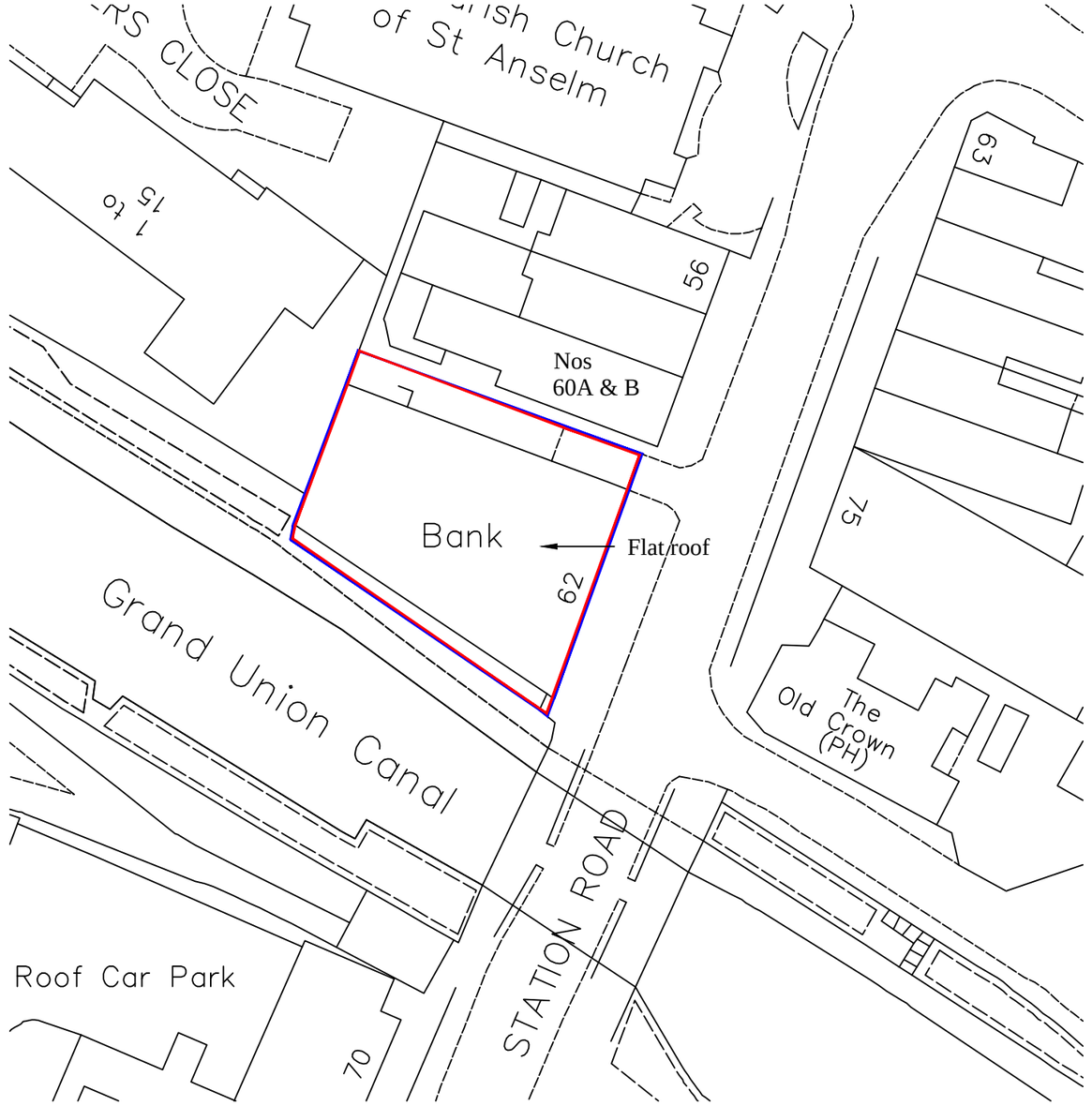


1:1250
0m 10m 30m 50m

Location plan 1:1250

Site area 535 sq m

North



1:500
0m 5 10m

Block plan 1:500

Revision:		

ABA Chartered Surveyors
103 Manor Way, Ruislip HA4 8HW
email:aba@aujla.co.uk
Tel: 020 8574 3535

scale 1:1250 & 1:500@A3 date 24/06/25		title Location and block plans.
drg no 2505-os-01	rev	site 62 Station Road, Hayes, UB3 4DF.
Status	For consultation	

View from Station Road
Looking north

View from Canal
Looking east

View from Station Road
Looking west

View from Canal
Looking north east

View from Walters Close
Looking south

Revision:

ABA Chartered Surveyors
103 Manor Way, Ruislip HA4 8HW
email:aba@aujla.co.uk
Tel: 020 8574 3535

scale NTS @A2
date 18/07/25

title
Street views.

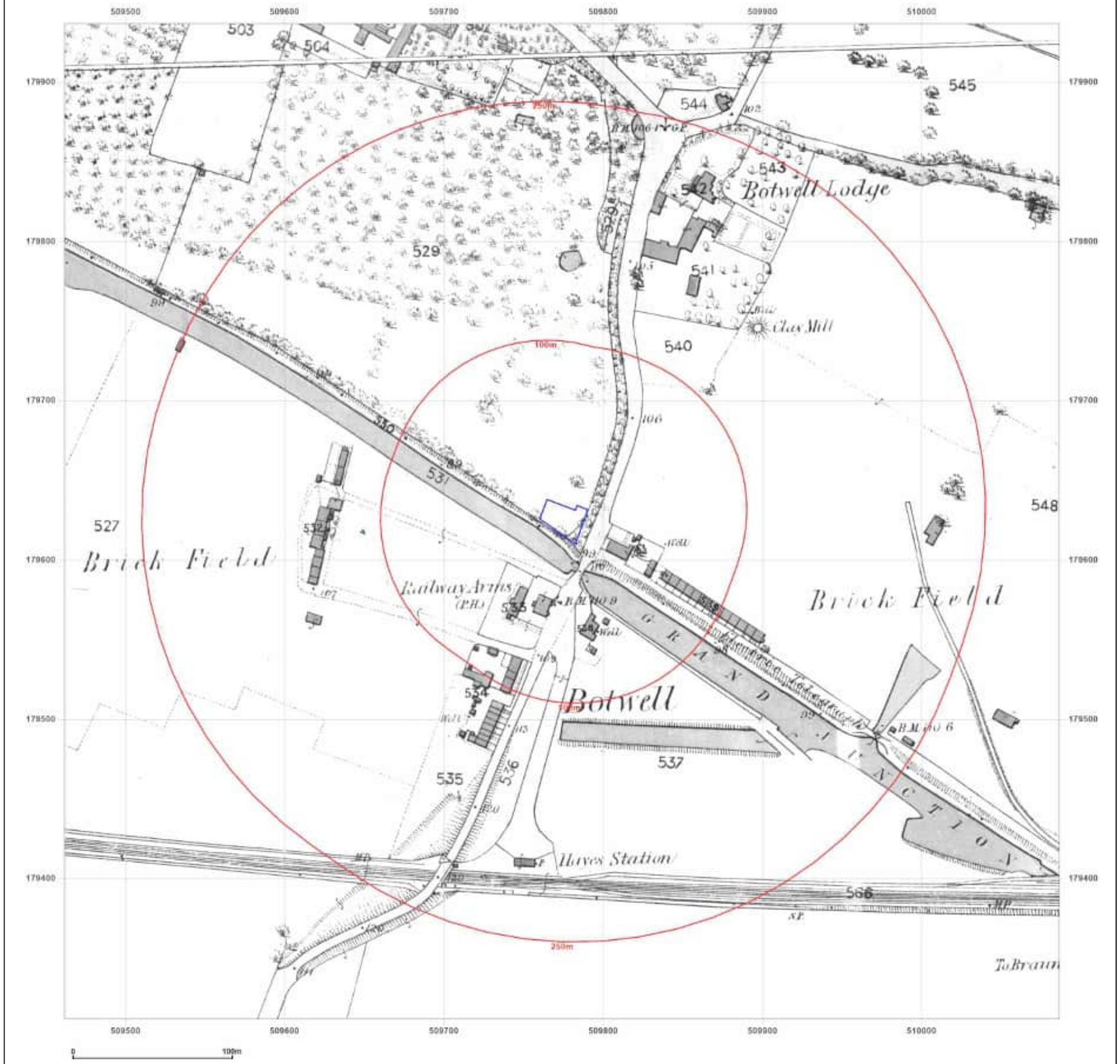
drg no
2505-pl-05

rev

site
62 Station Road, Hayes, UB3 4DF.

Status
For Planning

18 APPENDIX 2 – HISTORICAL MAPS



Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

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Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

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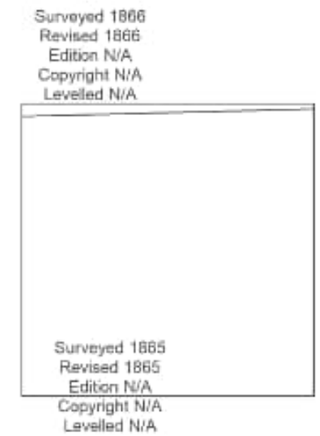

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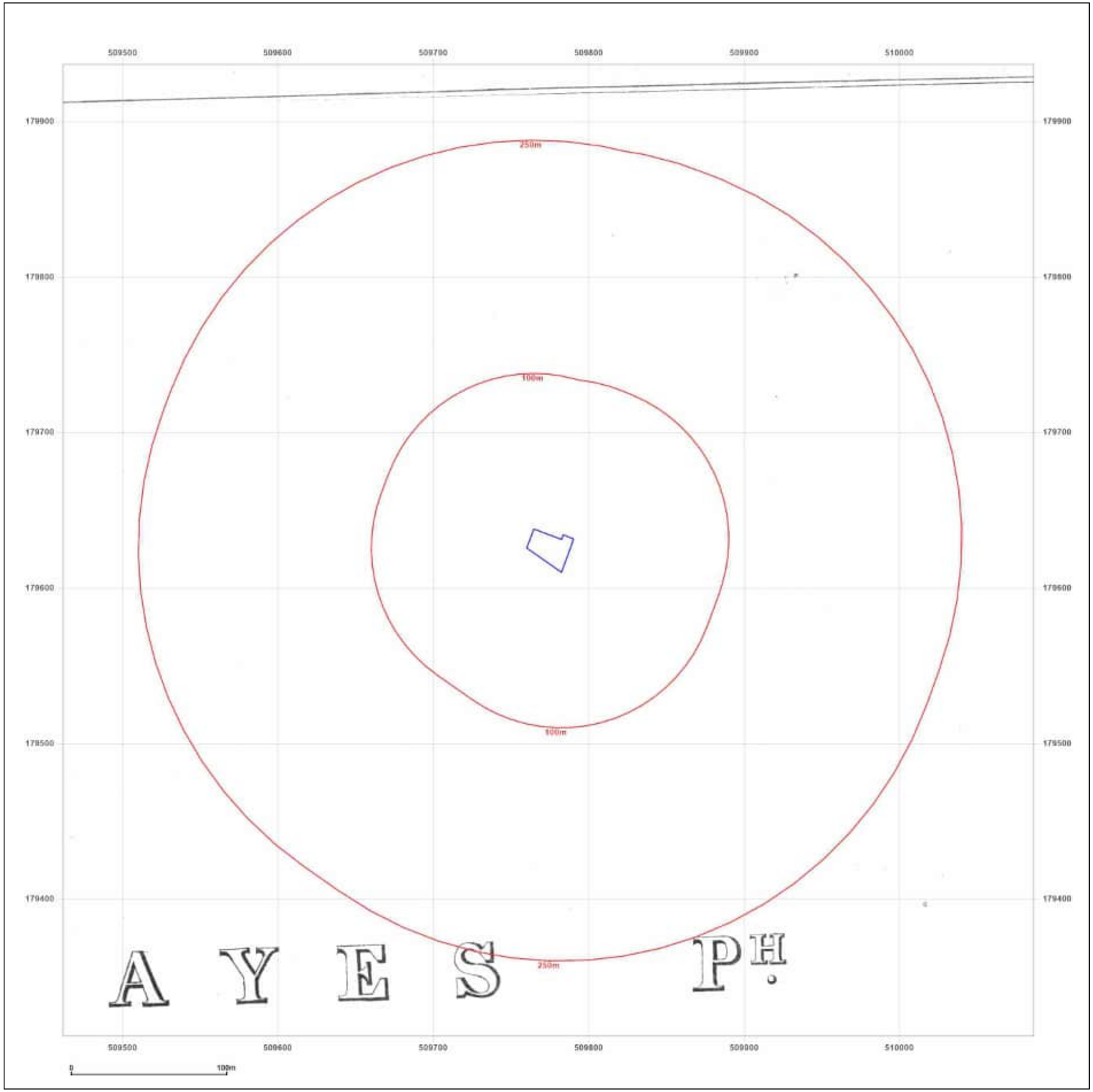

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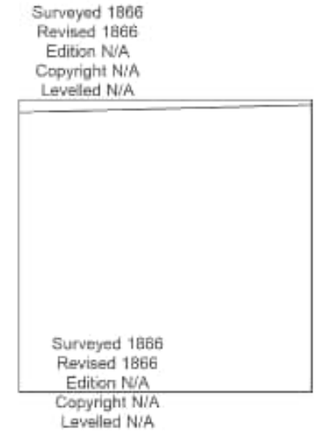

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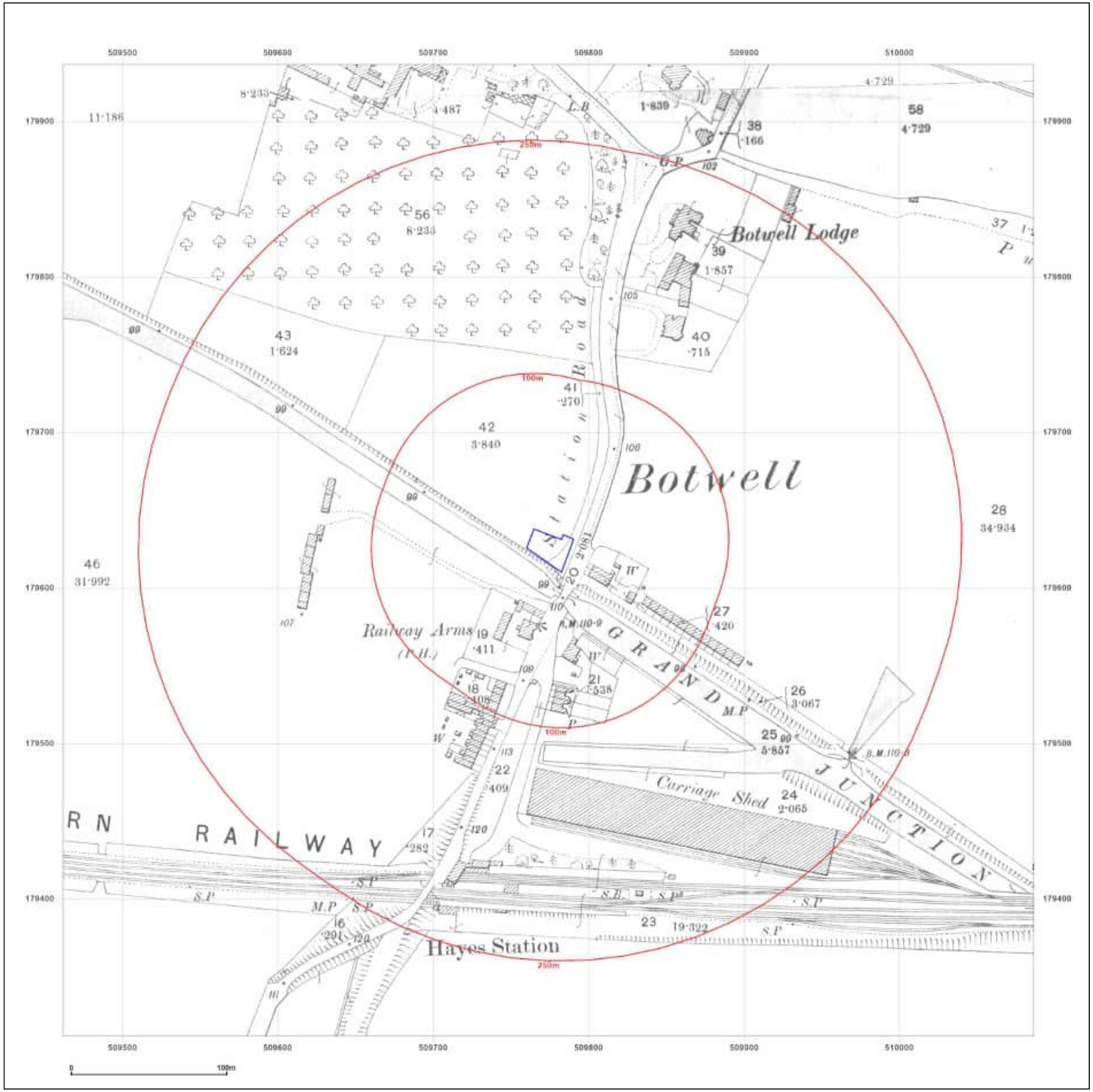

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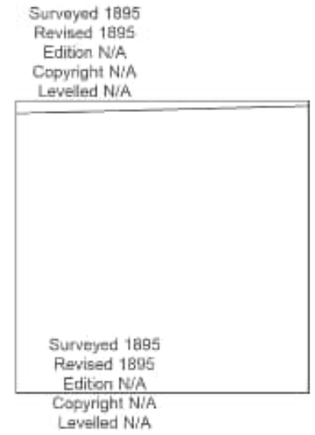

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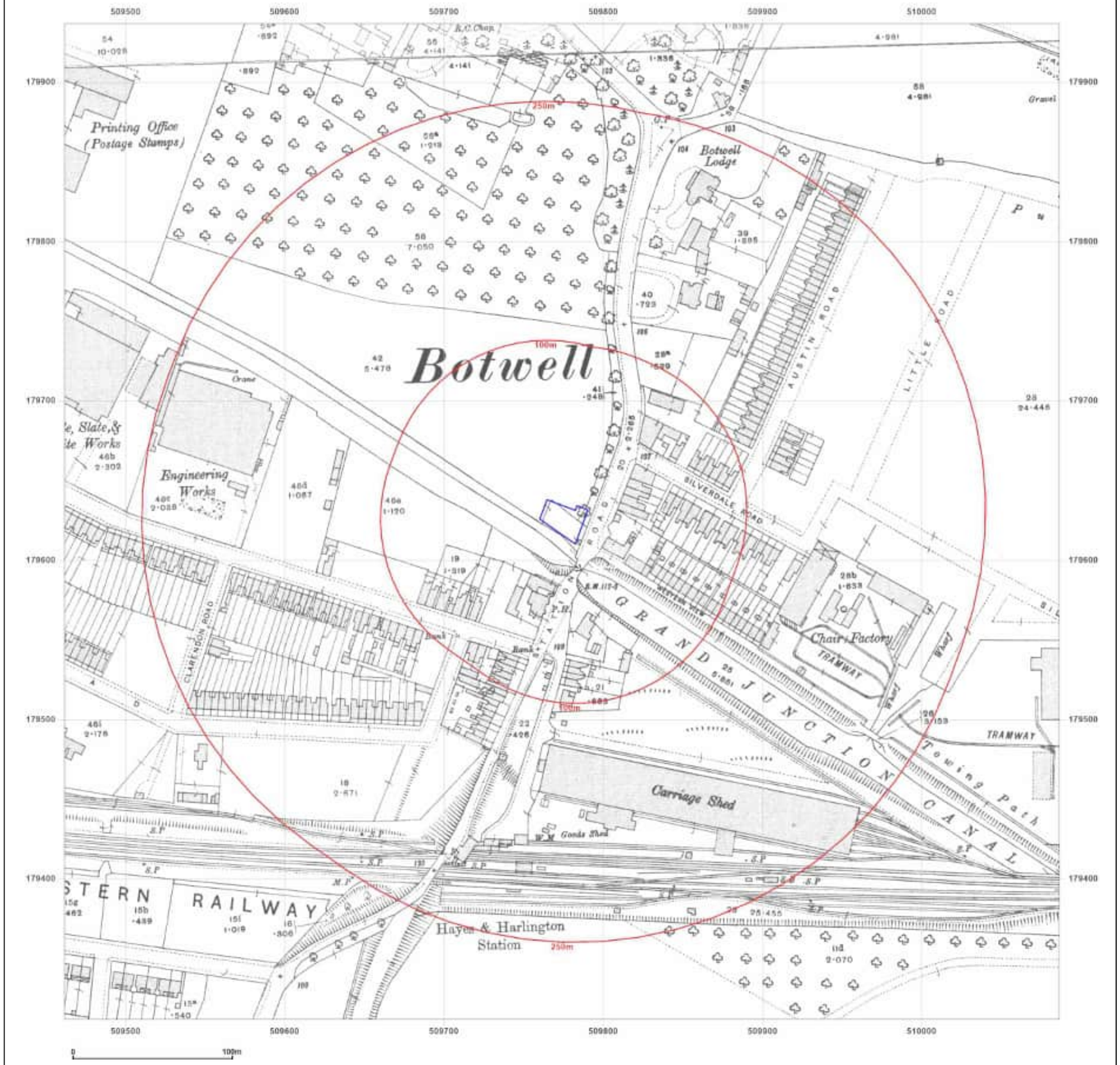

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Grid Ref: 509774, 179624

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Revised 1914
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Copyright N/A
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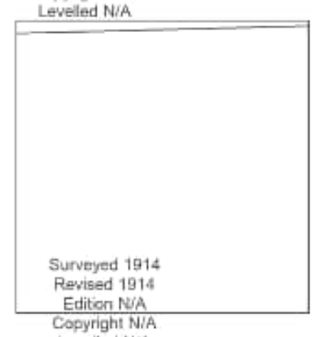

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Edition N/A
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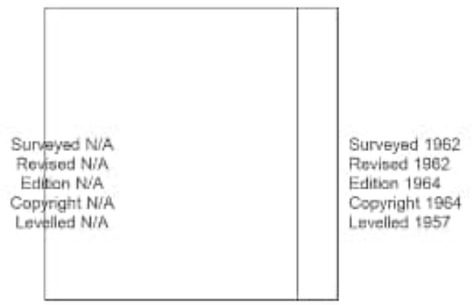

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Surveyed N/A
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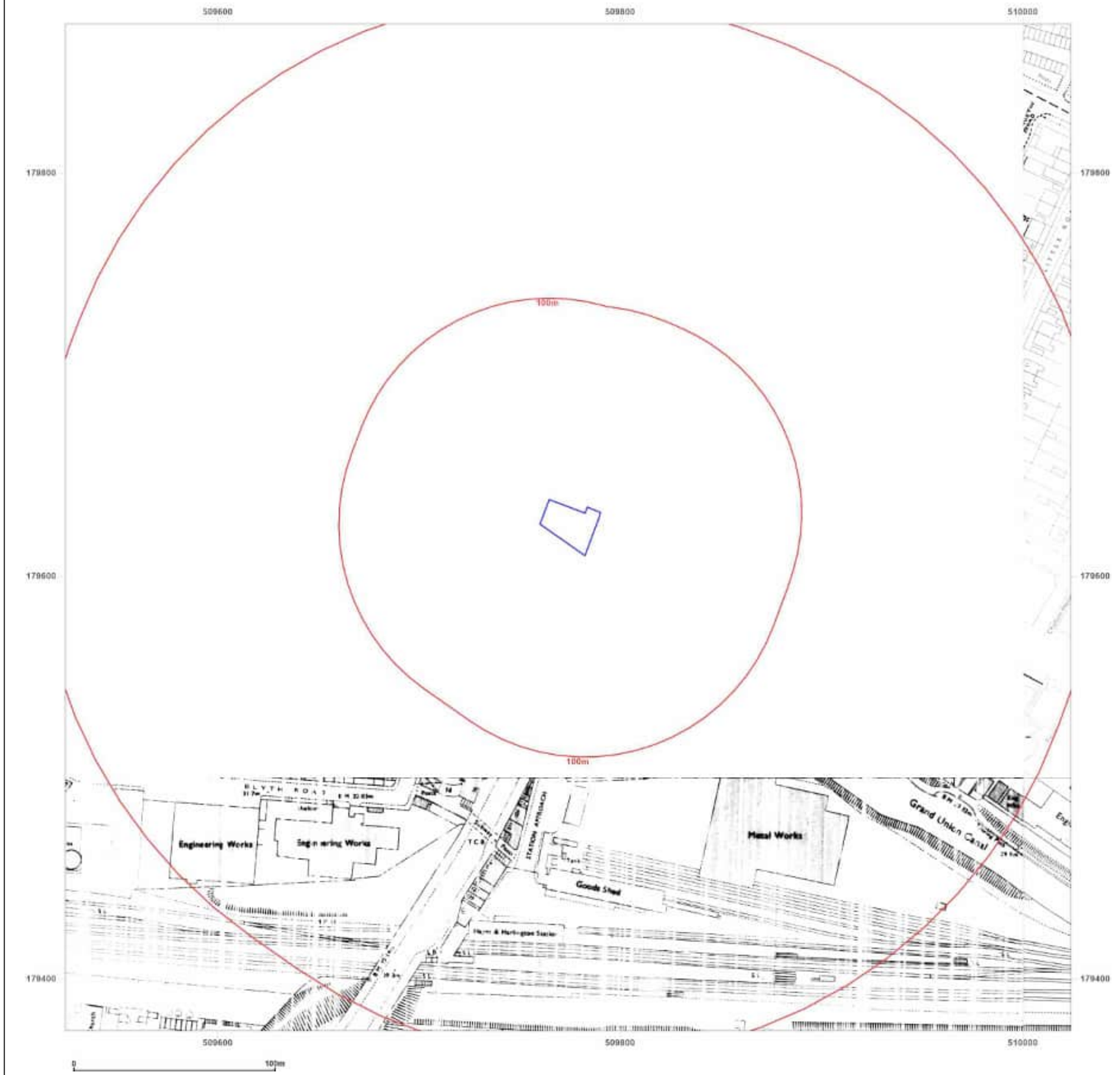

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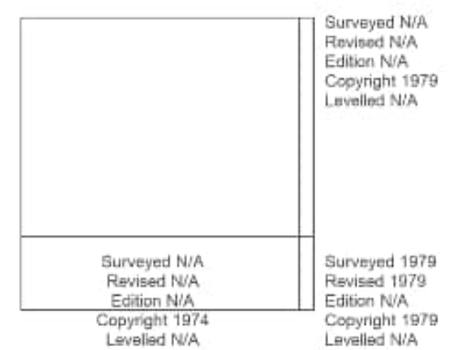

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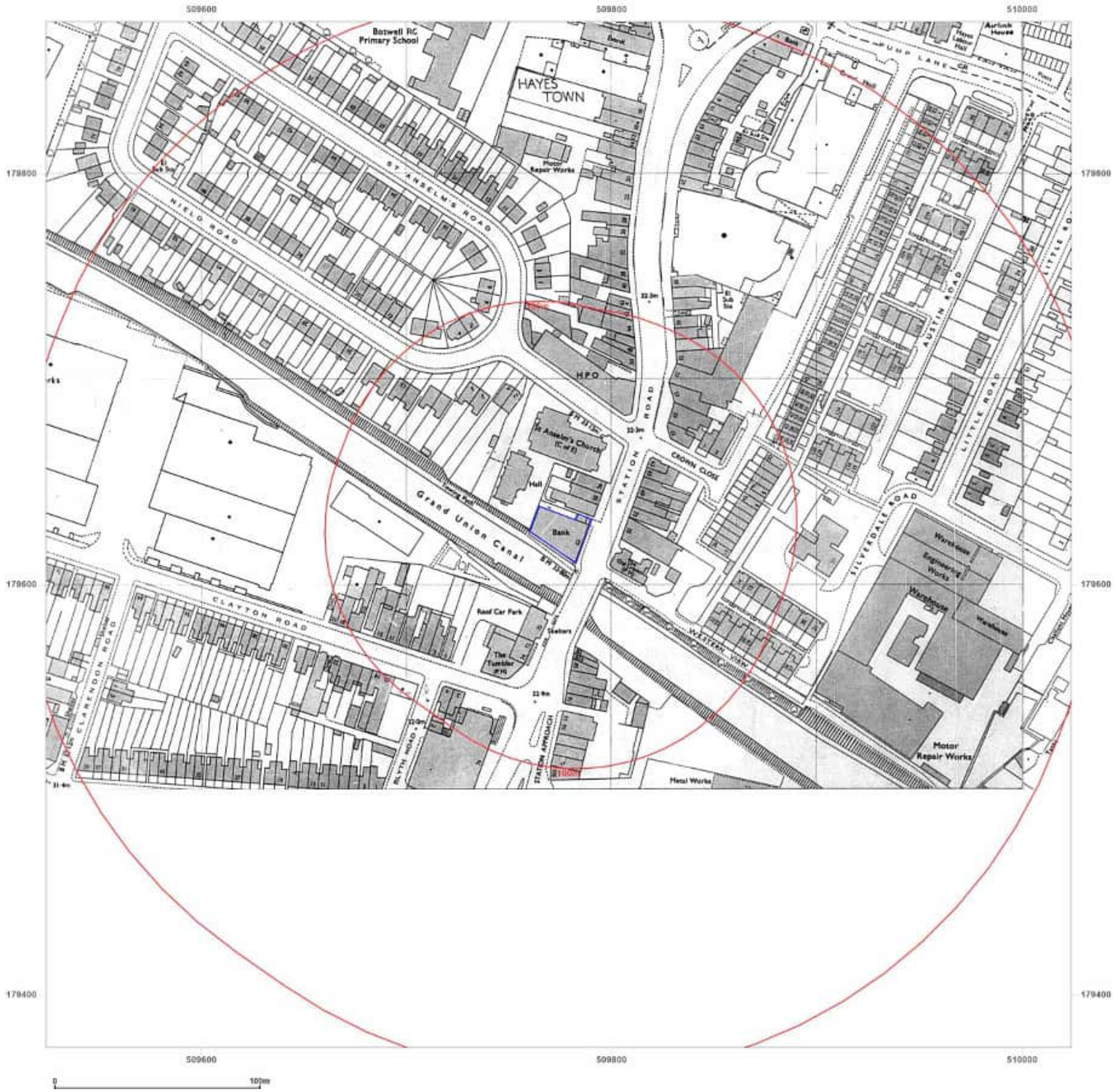

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1979-1982**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1957
Revised 1982
Edition N/A
Copyright 1982
Levelled 1957

Surveyed 1979
Revised 1979
Edition N/A
Copyright 1979
Levelled N/A

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1962 Revised 1987 Edition N/A Copyright 1988 Levelled 1957
Surveyed N/A Revised 1991 Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A

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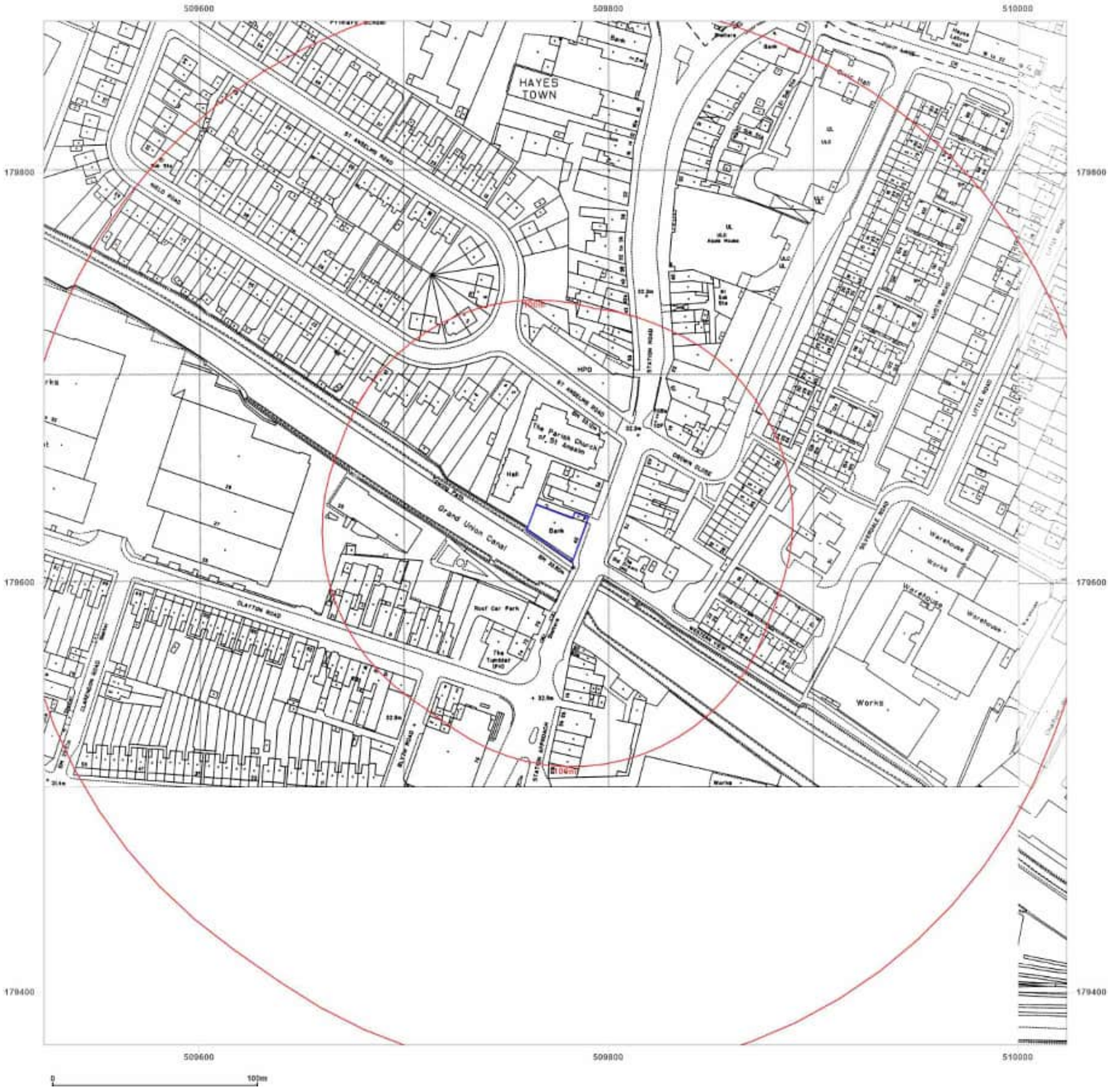

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1991-1993**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1993 Revised 1993 Edition N/A Copyright 1993 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled N/A
	Surveyed N/A Revised 1990 Edition N/A Copyright 1993 Levelled N/A

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

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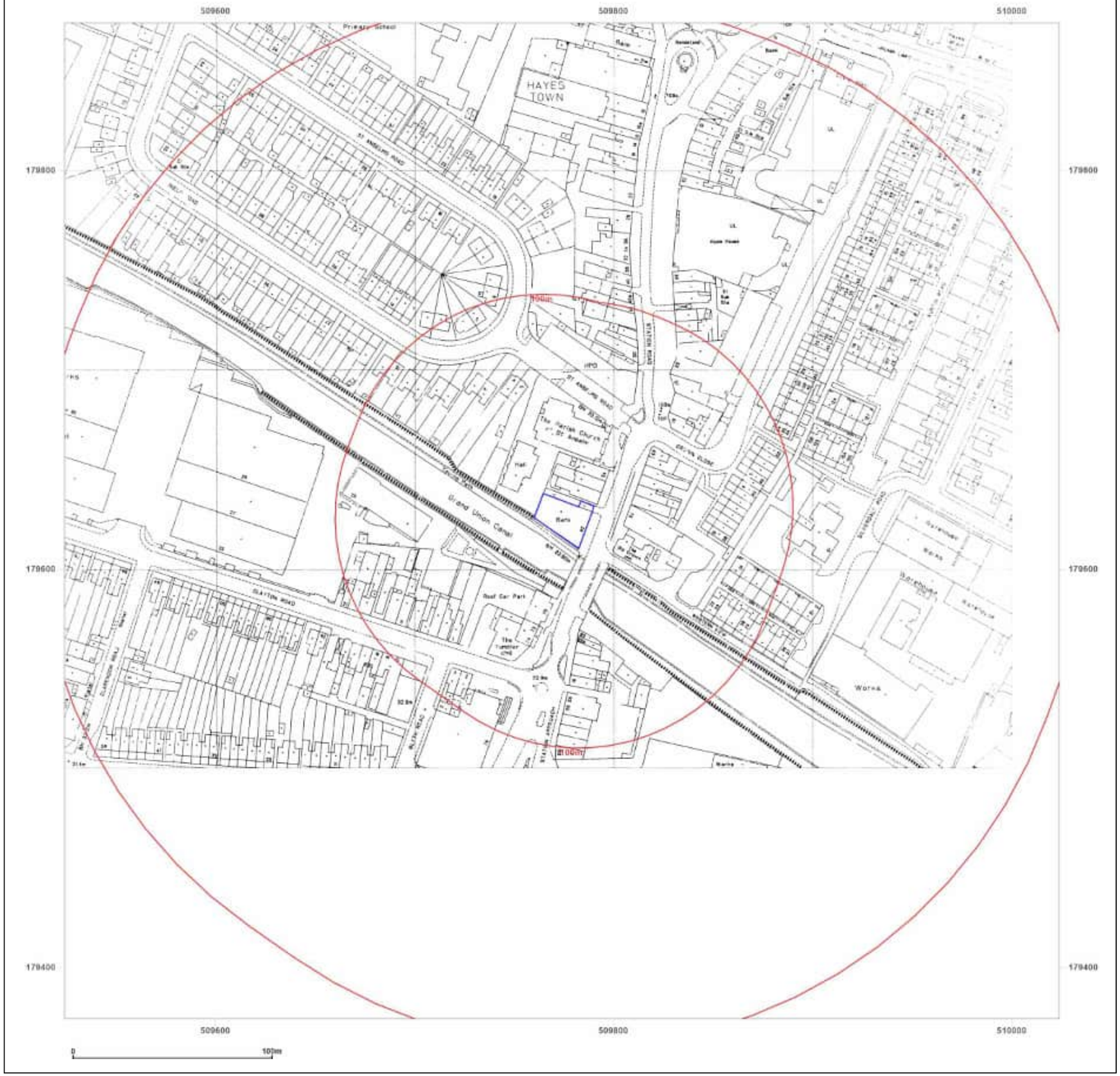

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1994**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

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Production date: 08 July 2024

Map legend available at:
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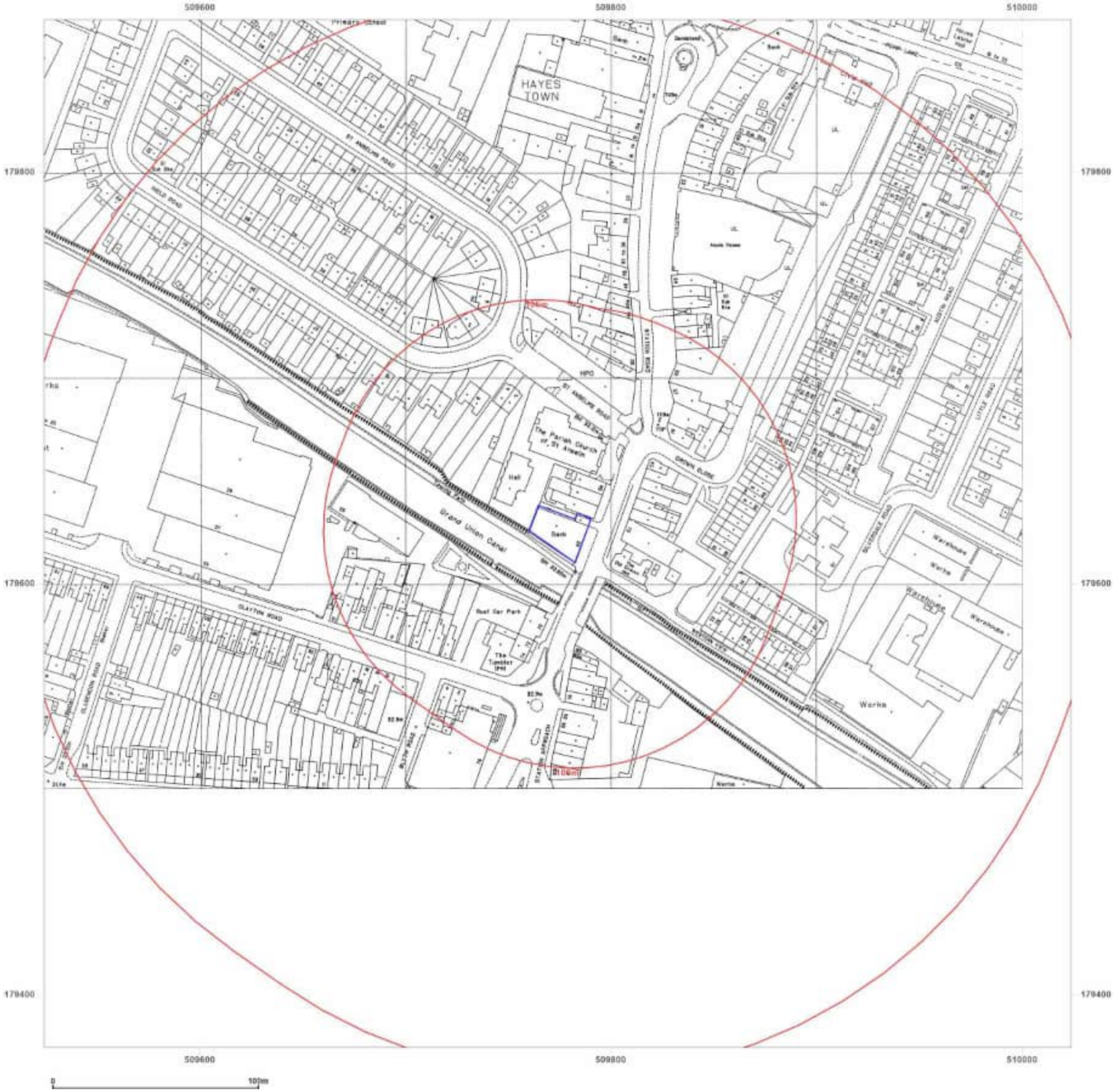

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1994**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

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

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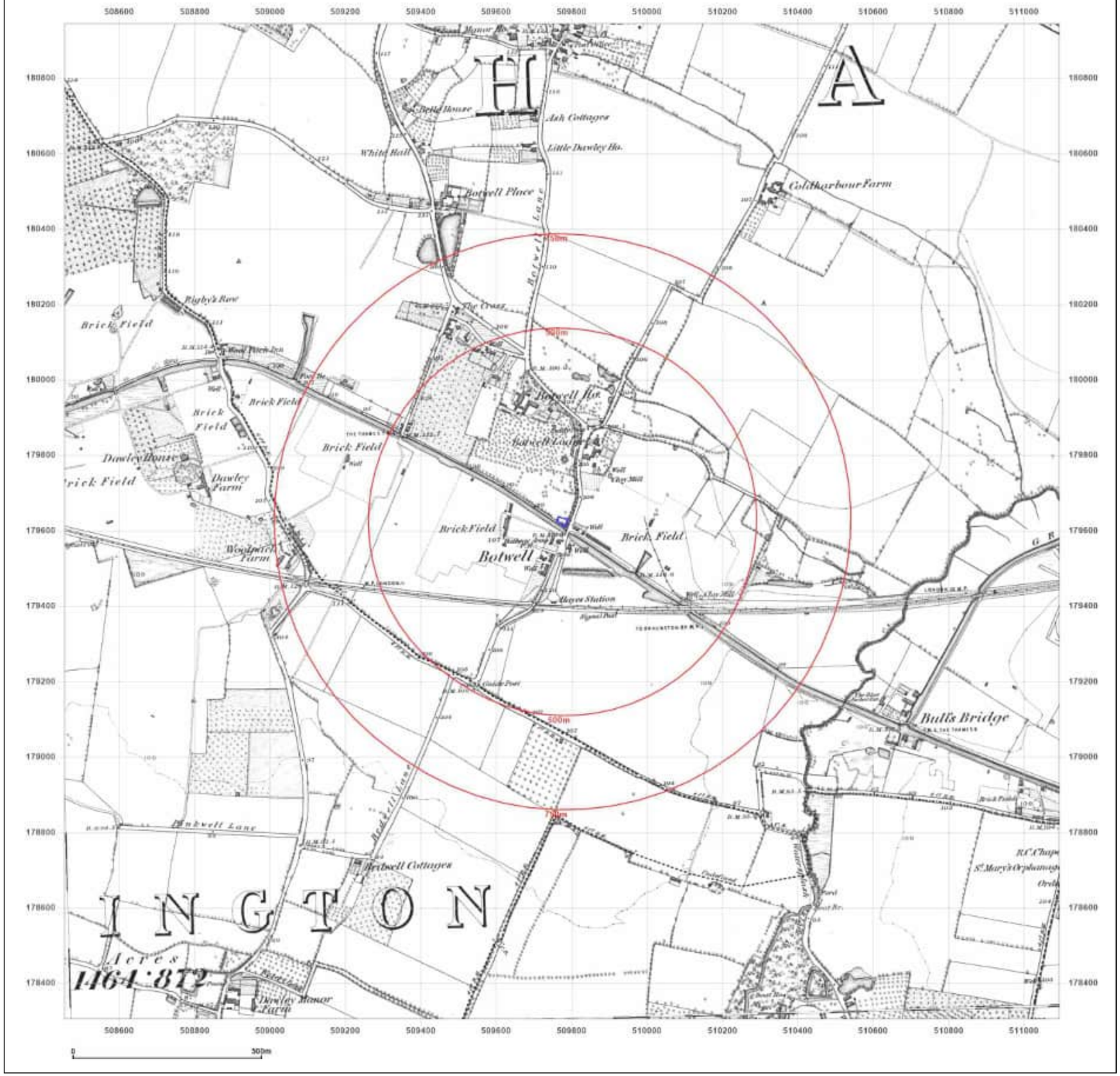

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1865-1868**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1865
Edition 1868
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
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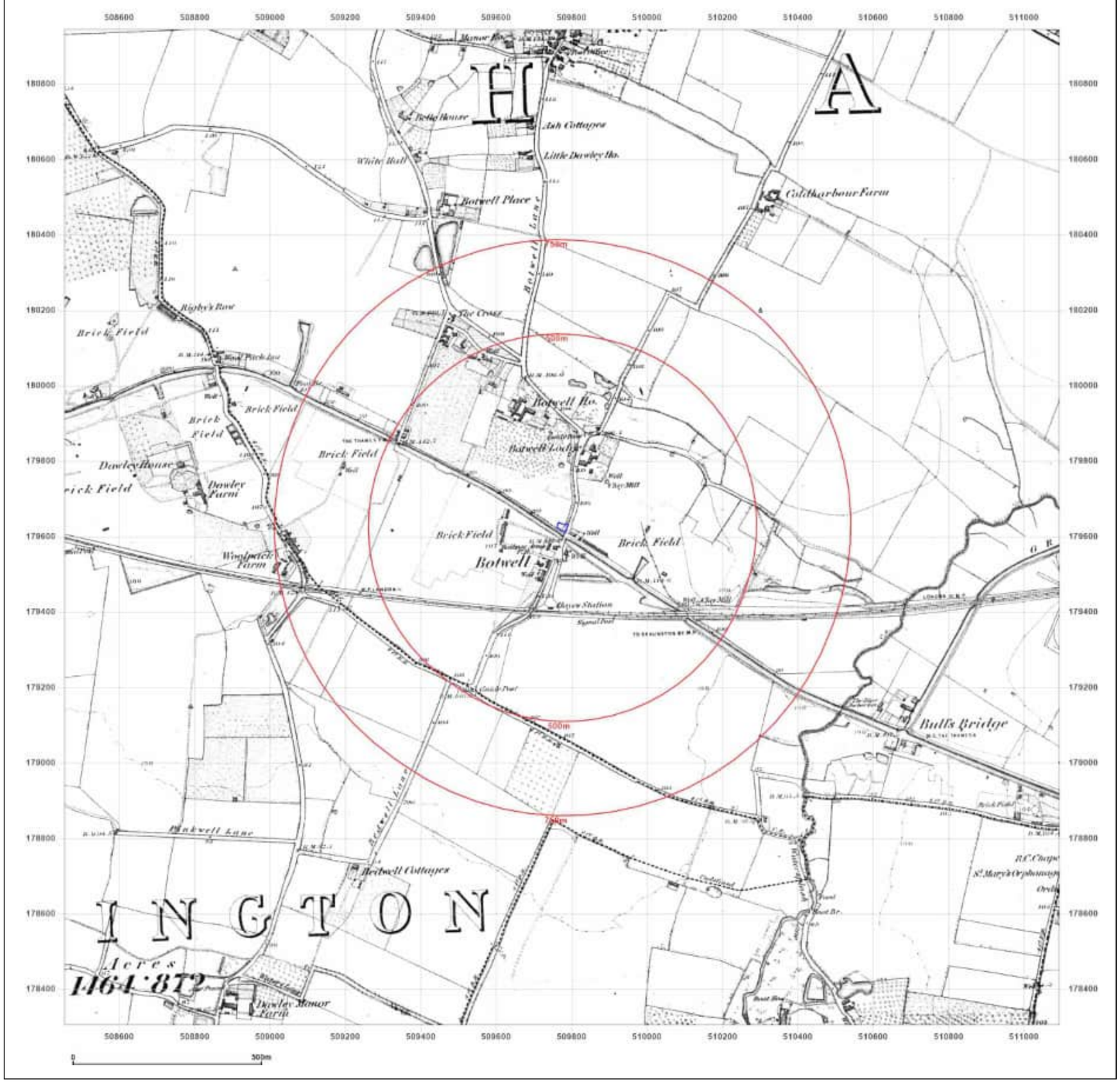

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1881**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed N/A
Revised N/A
Edition 1881
Copyright N/A
Levelled N/A

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Map legend available at:
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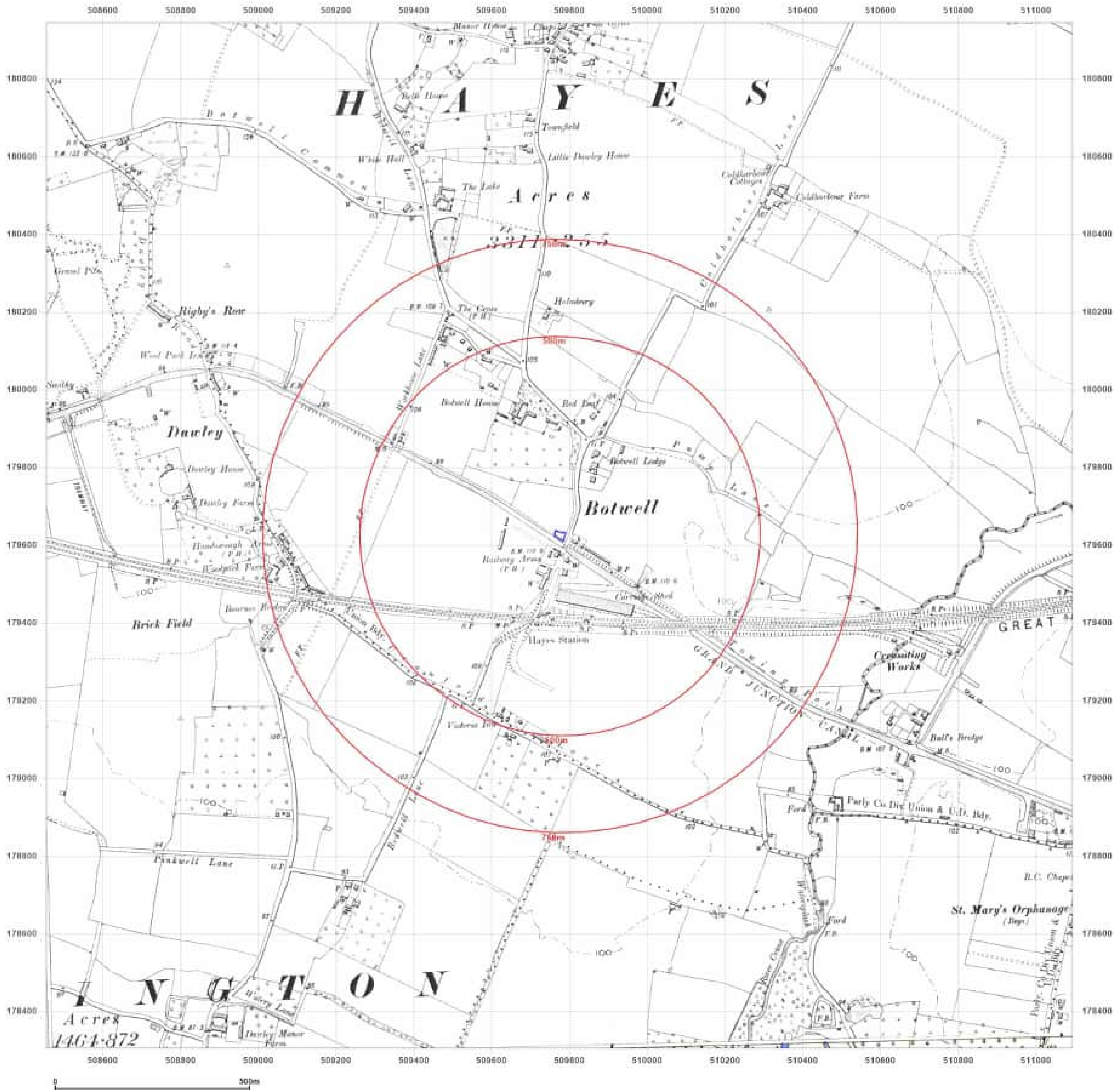

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1894**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1874
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

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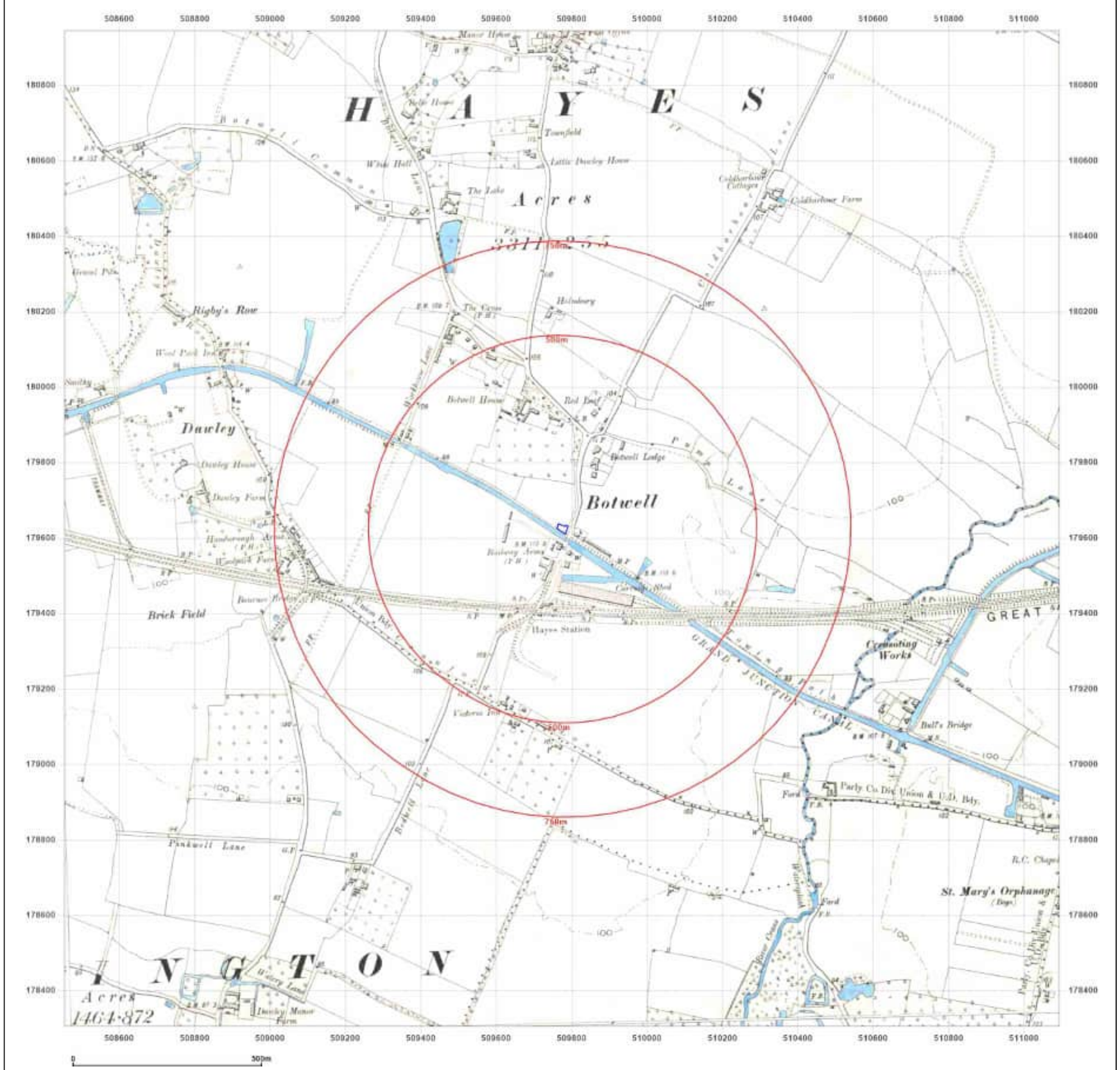

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1894-1897**

Scale: 1:10,560

Printed at: 1:10,560

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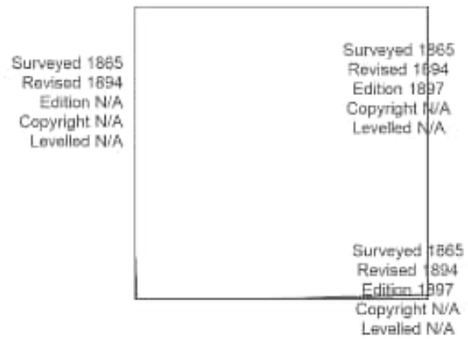

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Production date: 08 July 2024

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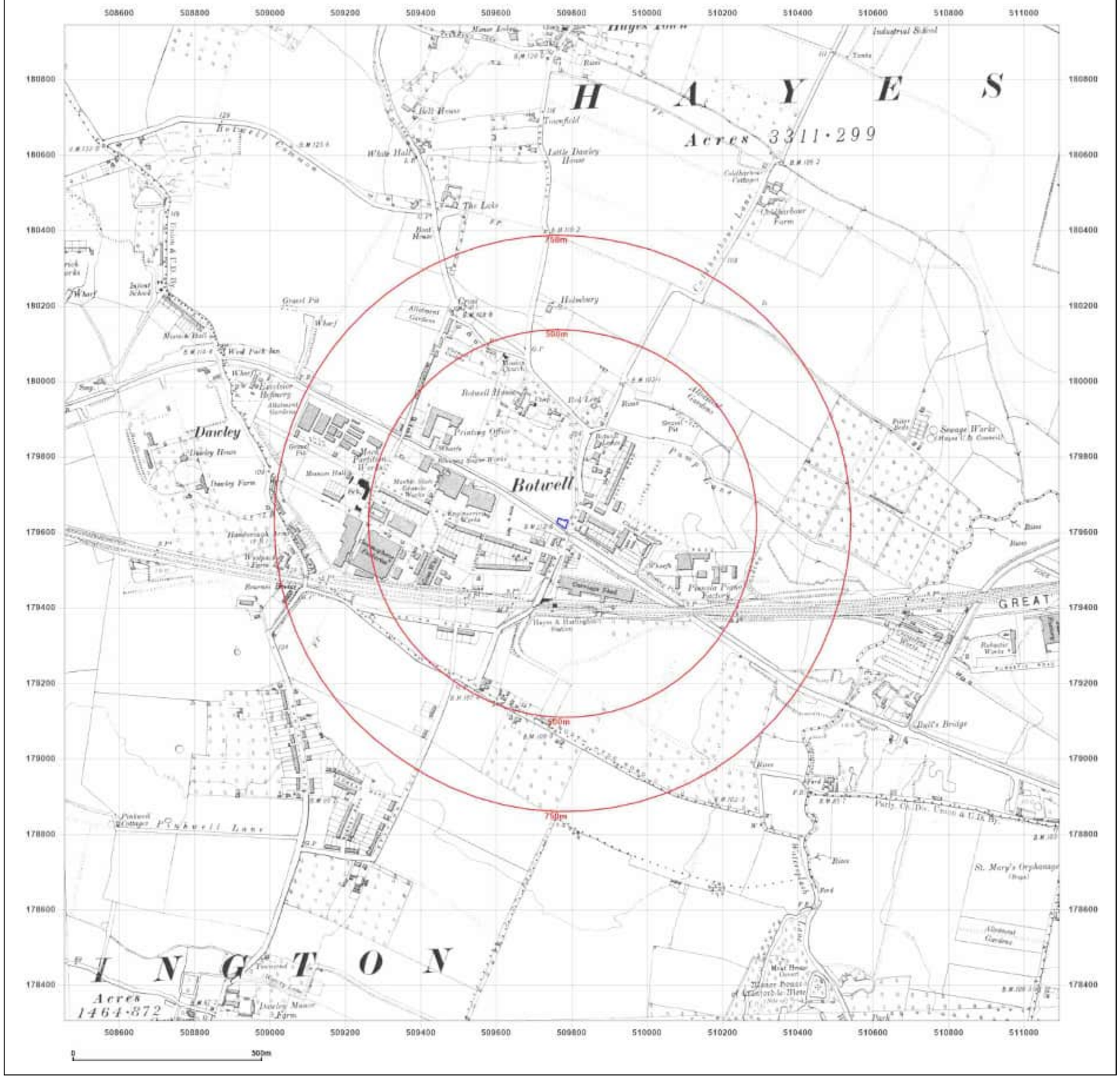

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1912-1913**

Scale: 1:10,560

Printed at: 1:10,560

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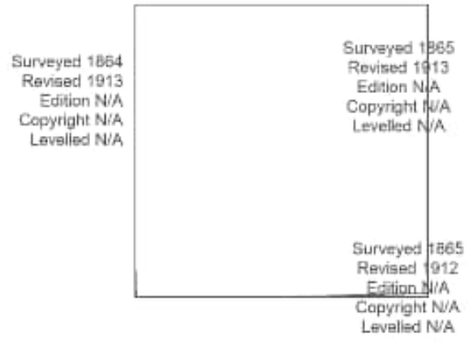

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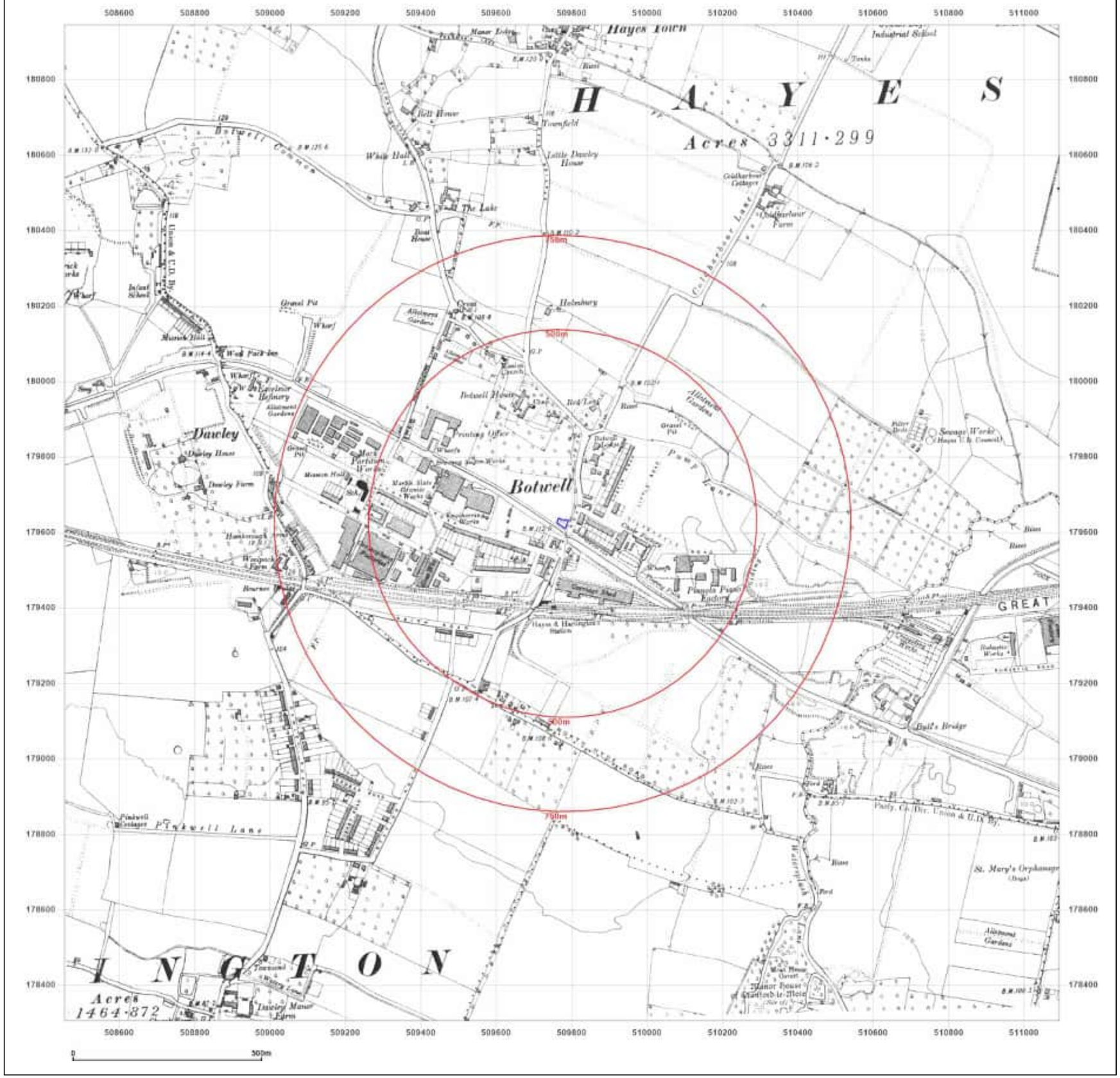

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1920**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1865
Revised 1913
Edition 1920
Copyright N/A
Levelled 1912

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1935**

Scale: 1:10,560

Printed at: 1:10,560

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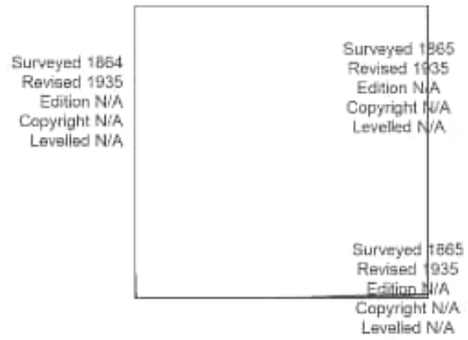

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1864
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1865
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
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Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: Provisional
Map date: **1960**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed N/A
Revised 1959
Edition N/A
Copyright 1960
Levelled N/A

Surveyed N/A
Revised 1959
Edition N/A
Copyright 1960
Levelled N/A

Surveyed N/A
Revised 1959
Edition N/A
Copyright 1960
Levelled N/A

Surveyed N/A
Revised 1959
Edition N/A
Copyright 1960
Levelled N/A

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: Provisional

Map date: **1964-1966**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1954
Edition N/A
Copyright 1960
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
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Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: Provisional
Map date: **1970**
Scale: 1:10,560
Printed at: 1:10,560

N
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Surveyed 1970
Revised 1970
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1970
Edition N/A
Copyright N/A
Levelled N/A

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Map legend available at:
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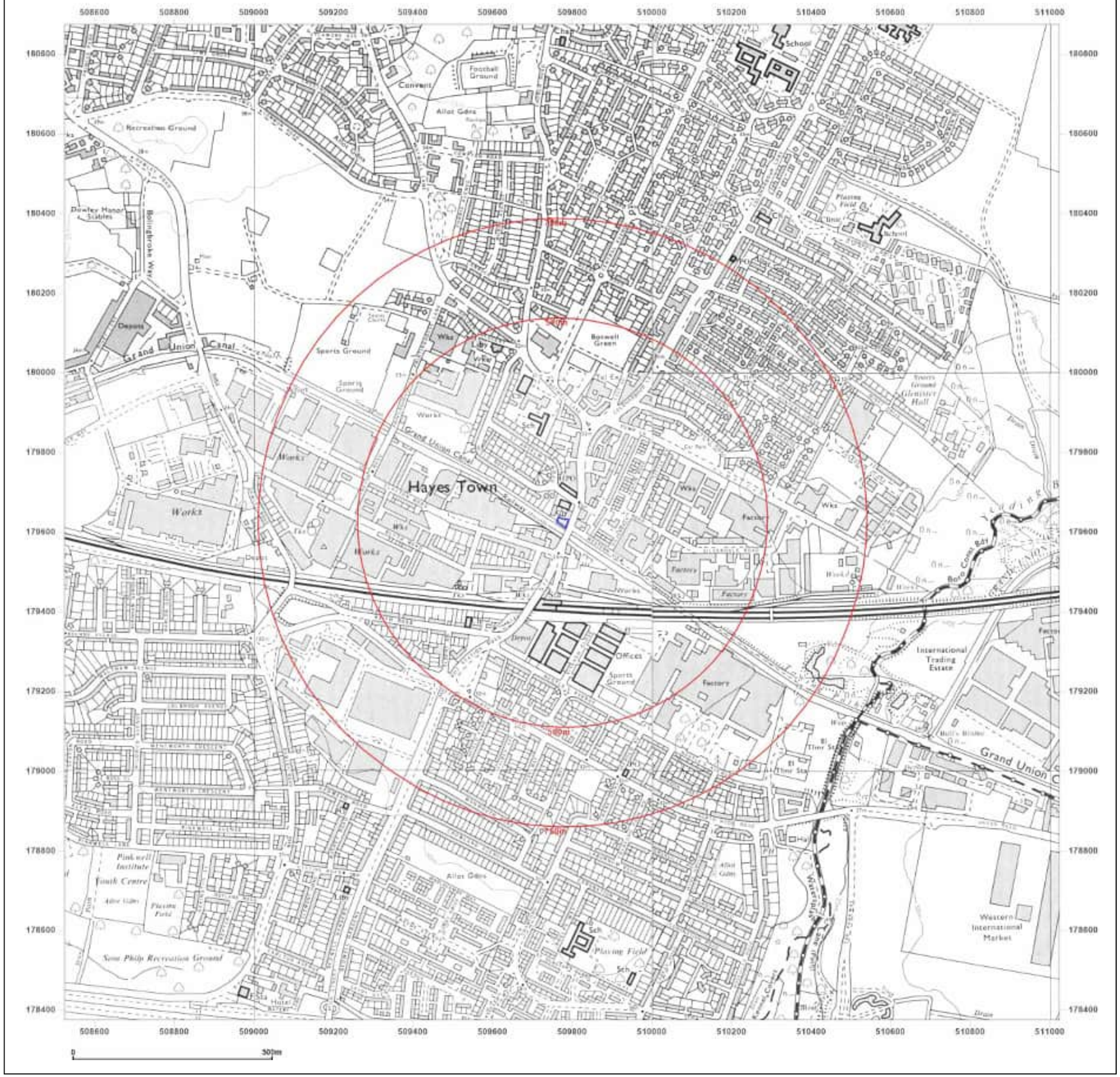

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1973-1975**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1983-1987**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1983
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1982
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1984
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

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Map legend available at:
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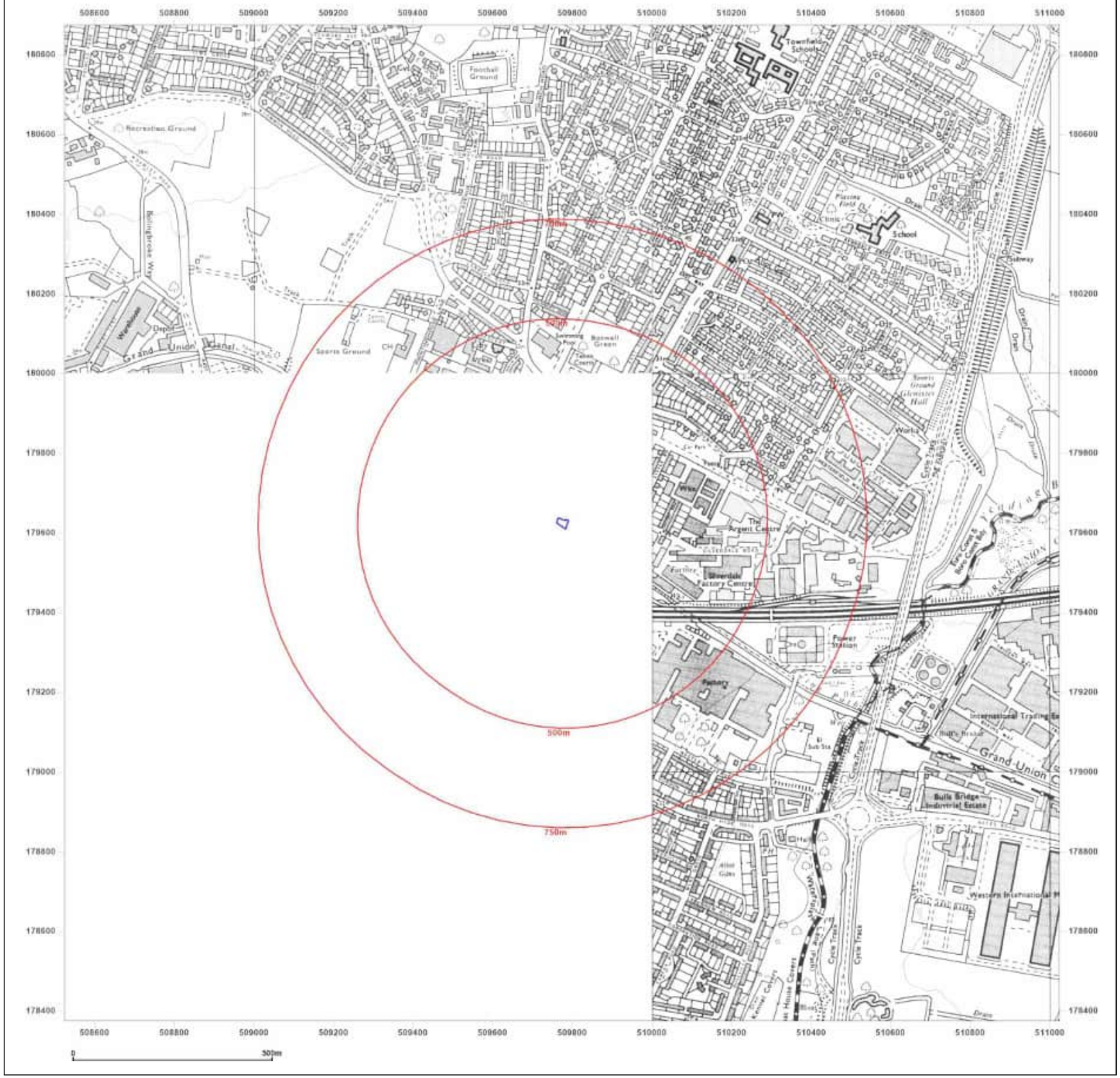

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid

Map date: **1990-1994**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1988
Revised 1989
Edition N/A
Copyright 1990
Levelled 1972

Surveyed 1983
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1984
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

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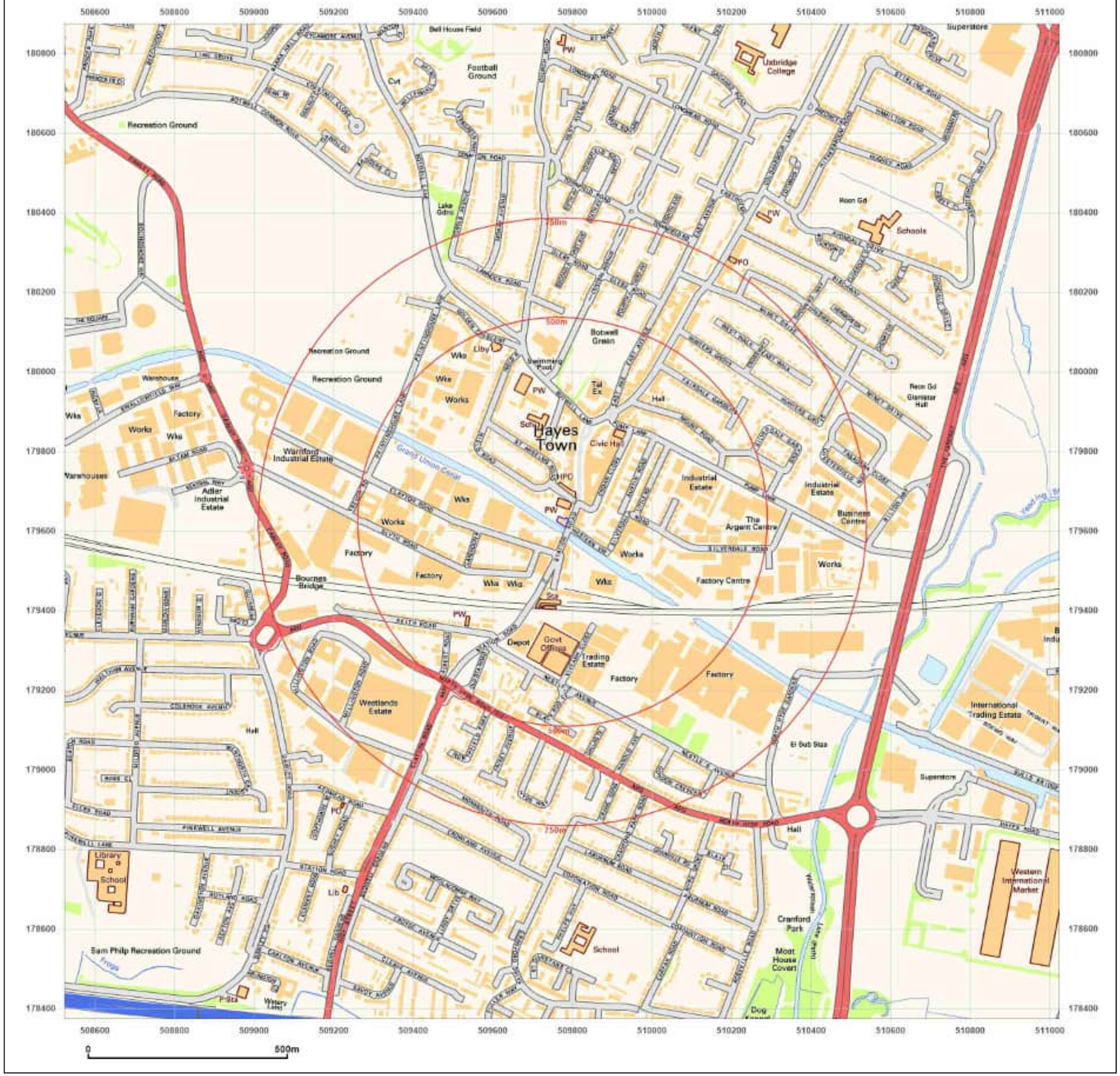

Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

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2001

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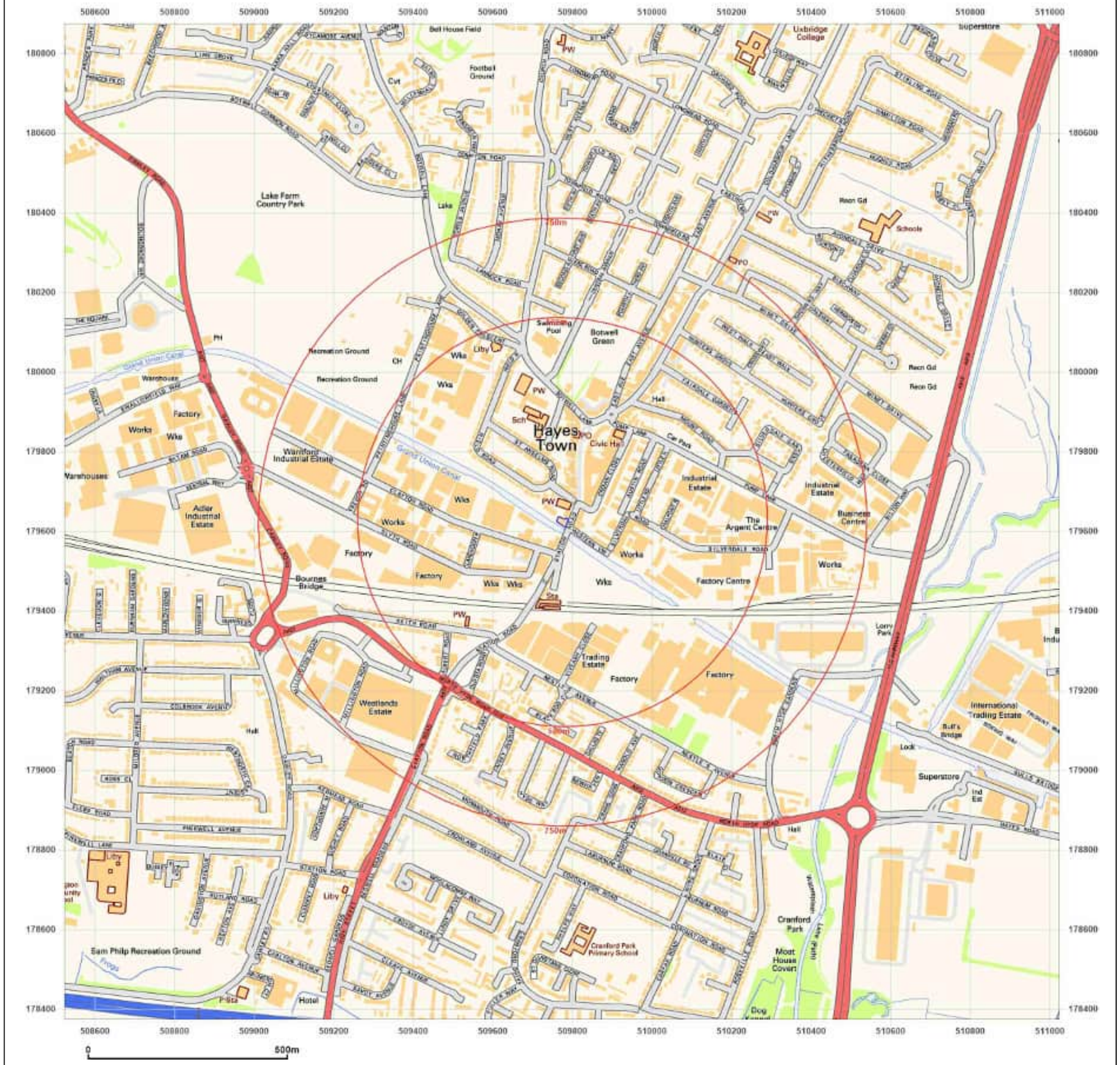
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
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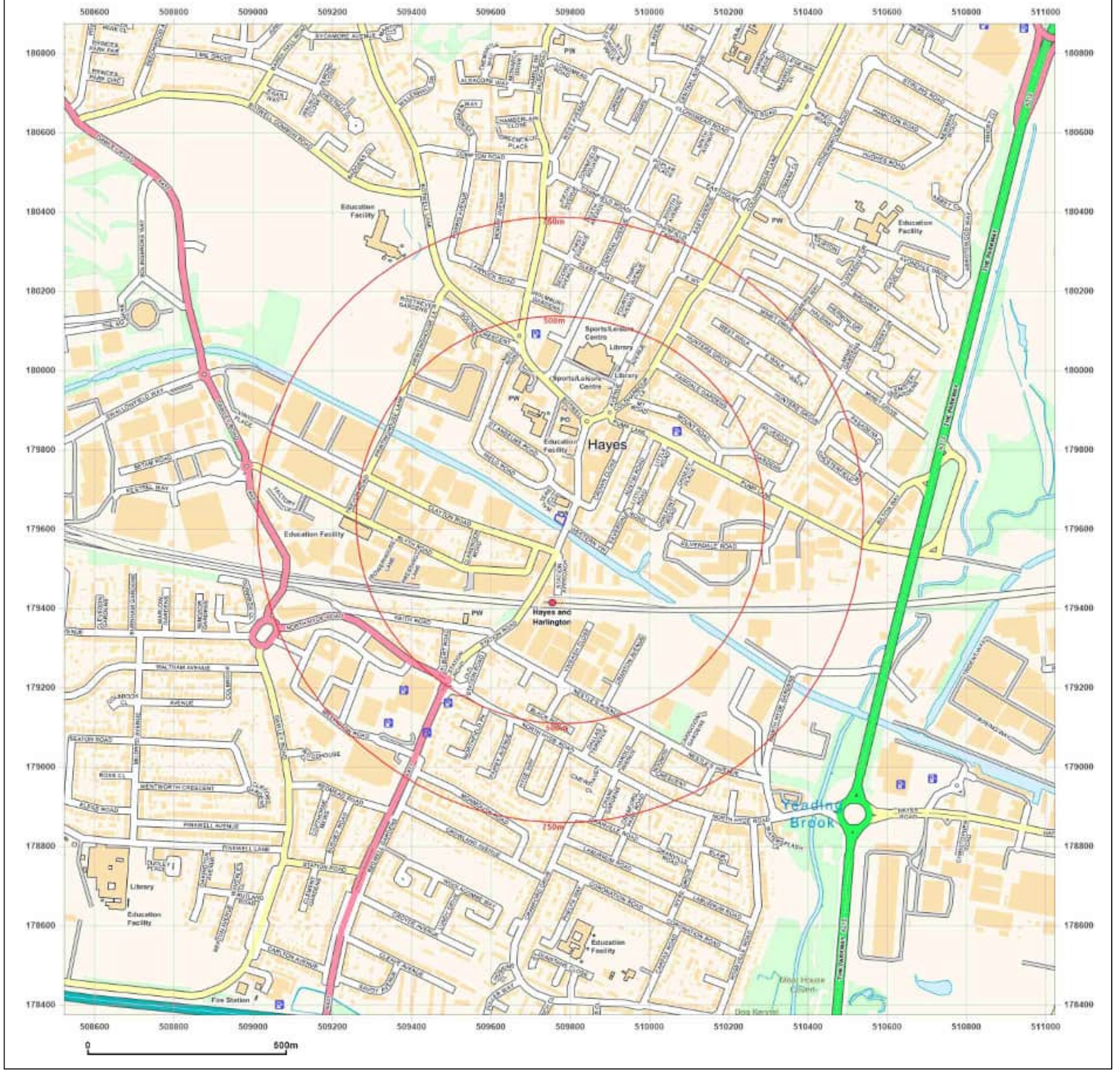
2010

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

Production date: 08 July 2024

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



Groundsure INSIGHTS

Site Details:

62 STATION ROAD, HAYES,
HILLINGDON, UB3 4DF

Client Ref: PH1-2024-000064
Report Ref: GS-HVL-6YV-57Z-6VN
Grid Ref: 509774, 179624

Map Name: National Grid
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N
W E
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Production date: 08 July 2024

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

19 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

62 STATION ROAD, HAYES, HILLINGDON, UB3 4DF

Order Details

Date: 08/07/2024

Your ref: PH1-2024-000064

Our Ref: GS-O8Q-BG2-QRK-CK6

Site Details

Location: 509775 179625

Area: 0.05 ha

Authority: London Borough of Hillingdon ↗

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

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 >	2	27	87	91	-
23 >	1.2 >	Historical tanks >	0	0	7	69	-
26 >	1.3 >	Historical energy features >	0	0	12	18	-
28	1.4	Historical petrol stations	0	0	0	0	-
28 >	1.5 >	Historical garages >	0	0	6	3	-
29 >	1.6 >	Historical military land >	0	0	0	1	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	2.1 >	Historical industrial land uses >	2	20	105	113	-
39 >	2.2 >	Historical tanks >	0	0	9	120	-
44 >	2.3 >	Historical energy features >	0	0	24	42	-
47	2.4	Historical petrol stations	0	0	0	0	-
47 >	2.5 >	Historical garages >	0	0	9	5	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
48	3.1	Active or recent landfill	0	0	0	0	-
48	3.2	Historical landfill (BGS records)	0	0	0	0	-
49	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
49 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
49 >	3.5 >	Historical waste sites >	0	0	0	1	-
50	3.6	Licensed waste sites	0	0	0	0	-
50 >	3.7 >	Waste exemptions >	0	0	5	21	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	4.1 >	Recent industrial land uses >	0	1	29	-	-
56 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
56	4.3	Electricity cables	0	0	0	0	-
56	4.4	Gas pipelines	0	0	0	0	-
56	4.5	Sites determined as Contaminated Land	0	0	0	0	-

56	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
57	4.7	Regulated explosive sites	0	0	0	0	-
57	4.8	Hazardous substance storage/usage	0	0	0	0	-
57	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
57 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	0	6	-
58 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	2	6	-
60	4.12	Radioactive Substance Authorisations	0	0	0	0	-
60 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	1	-
60	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
60	4.15	Pollutant release to public sewer	0	0	0	0	-
61	4.16	List 1 Dangerous Substances	0	0	0	0	-
61 >	4.17 >	List 2 Dangerous Substances >	0	0	1	0	-
61 >	4.18 >	Pollution Incidents (EA/NRW) >	0	3	2	6	-
62	4.19	Pollution inventory substances	0	0	0	0	-
63 >	4.20 >	Pollution inventory waste transfers >	0	0	0	1	-
63	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
66 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
68 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
69	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
69 >	5.5 >	Groundwater vulnerability- local information >	Identified (within 0m)				
70 >	5.6 >	Groundwater abstractions >	0	0	0	0	15
74 >	5.7 >	Surface water abstractions >	0	0	0	0	3
75	5.8	Potable abstractions	0	0	0	0	0
75	5.9	Source Protection Zones	0	0	0	0	-
75	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	6.1 >	Water Network (OS MasterMap) >	0	3	2	-	-

77 >	6.2 >	Surface water features >	0	2	0	-	-
77 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
78 >	6.4 >	WFD Surface water bodies >	0	1	0	-	-
78 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
79	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
79	7.2	Historical Flood Events	0	0	0	-	-
79	7.3	Flood Defences	0	0	0	-	-
80	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
80	7.5	Flood Storage Areas	0	0	0	-	-
81	7.6	Flood Zone 2	None (within 50m)				
81	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
82 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)

Page	Section	Groundwater flooding >	
84 >	9.1 >	Groundwater flooding >	Moderate (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
85	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
86	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
86	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
86	10.4	Special Protection Areas (SPA)	0	0	0	0	0
86	10.5	National Nature Reserves (NNR)	0	0	0	0	0
87	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
87	10.7	Designated Ancient Woodland	0	0	0	0	0
87	10.8	Biosphere Reserves	0	0	0	0	0
87	10.9	Forest Parks	0	0	0	0	0
88	10.10	Marine Conservation Zones	0	0	0	0	0
88 >	10.11 >	Green Belt >	0	0	0	1	13
89	10.12	Proposed Ramsar sites	0	0	0	0	0

89	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
89	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
89	10.15	Nitrate Sensitive Areas	0	0	0	0	0
90	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
91 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
92	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
93	11.1	World Heritage Sites	0	0	0	-	-
94	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
94	11.3	National Parks	0	0	0	-	-
94 >	11.4 >	Listed Buildings >	0	1	0	-	-
95	11.5	Conservation Areas	0	0	0	-	-
95	11.6	Scheduled Ancient Monuments	0	0	0	-	-
95	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
97	12.2	Open Access Land	0	0	0	-	-
97	12.3	Tree Felling Licences	0	0	0	-	-
97	12.4	Environmental Stewardship Schemes	0	0	0	-	-
97	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
98	13.1	Priority Habitat Inventory	0	0	0	-	-
98	13.2	Habitat Networks	0	0	0	-	-
98	13.3	Open Mosaic Habitat	0	0	0	-	-
98	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
99 >	14.1 >	10k Availability >	Identified (within 500m)				
101 >	14.2 >	Artificial and made ground (10k) >	1	1	5	7	-
103 >	14.3 >	Superficial geology (10k) >	2	1	3	5	-

104	14.4	Landslip (10k)	0	0	0	0	-
105 >	14.5 >	Bedrock geology (10k) >	1	0	1	2	-
106	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
107 >	15.1 >	50k Availability >	Identified (within 500m)				
108 >	15.2 >	Artificial and made ground (50k) >	1	1	1	1	-
109 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
110 >	15.4 >	Superficial geology (50k) >	2	0	0	2	-
111 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
111	15.6	Landslip (50k)	0	0	0	0	-
111	15.7	Landslip permeability (50k)	None (within 50m)				
112 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
113 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
113	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
114 >	16.1 >	BGS Boreholes >	0	0	4	-	-
Page	Section	**Natural ground subsidence** >					
116 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
117 >	17.2 >	Running sands >	Very low (within 50m)				
119 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
121 >	17.4 >	Collapsible deposits >	Low (within 50m)				
122 >	17.5 >	Landslides >	Very low (within 50m)				
123 >	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
125 >	18.1 >	BritPits >	0	0	1	9	-
127 >	18.2 >	Surface ground workings >	3	13	9	-	-
128 >	18.3 >	Underground workings >	0	0	0	1	0
129	18.4	Underground mining extents	0	0	0	0	-
129	18.5	Historical Mineral Planning Areas	0	0	0	0	-

129	18.6	Non-coal mining	0	0	0	0	0
129	18.7	JPB mining areas	None (within 0m)				
130	18.8	The Coal Authority non-coal mining	0	0	0	0	-
130 >	18.9 >	Researched mining >	1	1	3	0	-
130	18.10	Mining record office plans	0	0	0	0	-
131	18.11	BGS mine plans	0	0	0	0	-
131	18.12	Coal mining	None (within 0m)				
131	18.13	Brine areas	None (within 0m)				
131	18.14	Gypsum areas	None (within 0m)				
131	18.15	Tin mining	None (within 0m)				
132	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
133	19.1	Natural cavities	0	0	0	0	-
133	19.2	Mining cavities	0	0	0	0	0
133	19.3	Reported recent incidents	0	0	0	0	-
133	19.4	Historical incidents	0	0	0	0	-
134	19.5	National karst database	0	0	0	0	-

Page	Section	Radon >
135 >	20.1 >	Radon >	Less than 1% (within 0m)

Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
137 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
137 >	21.2 >	BGS Estimated Urban Soil Chemistry >	1	3	-	-	-
138	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
139	22.1	Underground railways (London)	0	0	0	-	-
139	22.2	Underground railways (Non-London)	0	0	0	-	-
140	22.3	Railway tunnels	0	0	0	-	-
140 >	22.4 >	Historical railway and tunnel features >	0	14	40	-	-
142	22.5	Royal Mail tunnels	0	0	0	-	-

142	22.6	Historical railways	0	0	0	-	-
142 >	**22.7 >**	**Railways >**	0	0	17	-	-
143 >	**22.8 >**	**Crossrail 1 >**	0	0	1	0	-
144	22.9	Crossrail 2	0	0	0	0	-
144	22.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 30/04/2022

Site Area: 0.05ha

Recent site history - 2019 aerial photograph

Capture Date: 29/06/2019

Site Area: 0.05ha

Recent site history - 2015 aerial photograph

Capture Date: 20/04/2015

Site Area: 0.05ha

Recent site history - 2011 aerial photograph

Capture Date: 30/09/2011

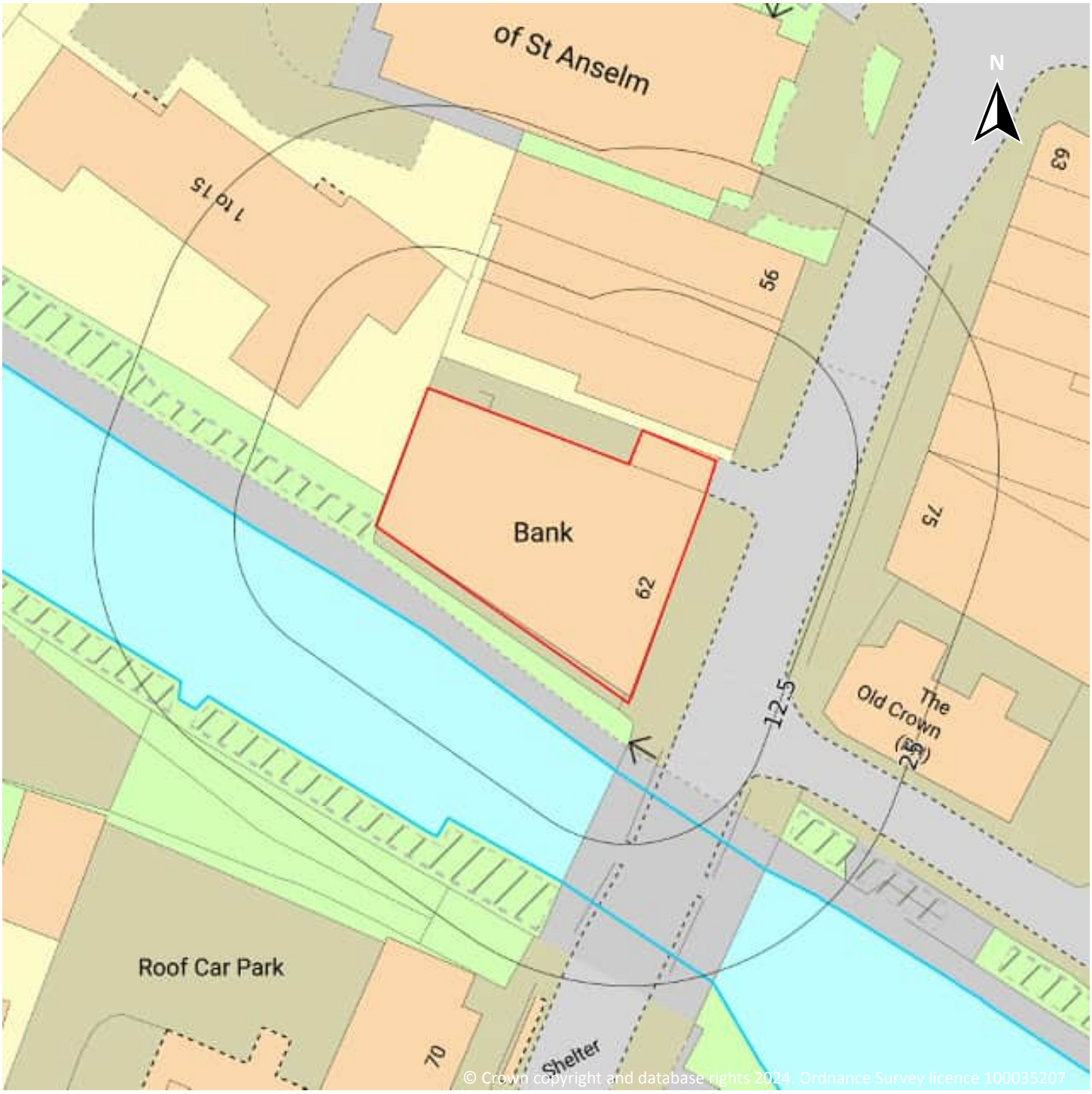
Site Area: 0.05ha

Recent site history - 1999 aerial photograph

Capture Date: 29/08/1999

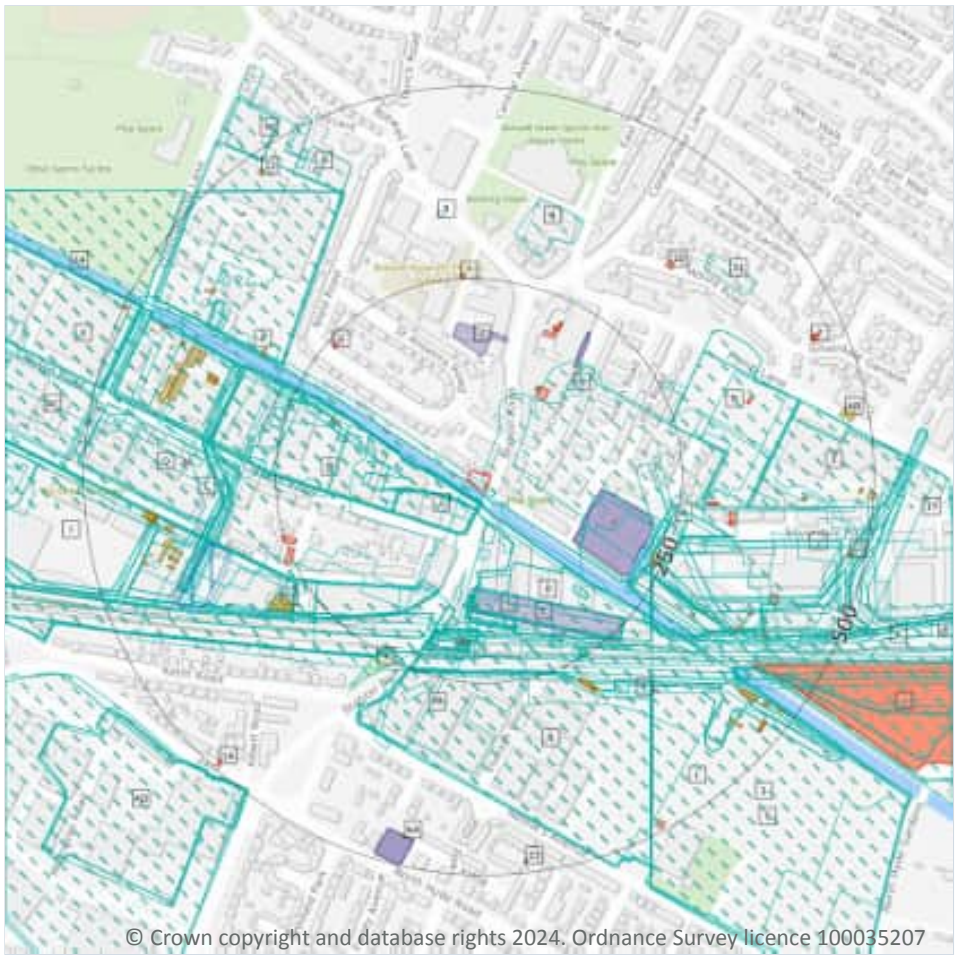
Site Area: 0.05ha

OS MasterMap site plan



Site Area: 0.05ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

Historical military land

1.1 Historical industrial land uses

Records within 500m	207

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	**On site**	**Brick Field**	**1868**	**2250722**

ID	Location	Land use	Dates present	Group ID
B	**On site**	**Brick Field**	**1881**	**2303227**
C	2m SW	Railway Sidings	1960	2201906
C	2m SW	Railway Sidings	1960	2201907
C	2m SW	Railway Sidings	1964	2201908
C	2m SW	Railway Sidings	1964	2201909
C	2m SW	Railway Sidings	1960	2201910
C	2m SW	Railway Sidings	1964	2201911
C	2m SW	Railway Sidings	1964	2201912
C	2m SW	Railway Sidings	1966	2201913
B	12m S	Works	1964	2167229
B	14m S	Engineering Works	1938	2226563
B	14m S	Unspecified Works	1960	2303573
D	14m S	Railway Sidings	1935 - 1938	2230103
B	16m S	Engineering Works	1938	2259352
E	16m S	Railway Sidings	1938	2201869
E	16m S	Railway Sidings	1935	2201870
E	16m S	Railway Sidings	1938	2201871
E	16m S	Railway Sidings	1935	2201872
B	16m S	Engineering Works	1935	2326483
B	16m S	Unspecified Works	1987	2269098
B	19m S	Disused Railway Sidings	1974	2168254
B	19m S	Unspecified Commercial/Industrial	1974	2271025
B	19m S	Unspecified Works	1970	2273528
F	19m S	Railway Sidings	1913 - 1974	2227732
1	26m S	Unspecified Commercial/Industrial	1964	2269998
A	33m E	Brick Field	1881	2244685
D	40m S	Railway Building	1970	2197053
E	43m S	Railway Sidings	1920	2270676

ID	Location	Land use	Dates present	Group ID
D	62m SE	Railway Building	1970	2197941
D	75m S	Railway Building	1970	2197052
B	86m SW	Brick Field	1868	2332008
E	100m SE	Unspecified Works	1987	2322242
G	100m SE	Railway Sidings	1987	2201954
E	100m S	Unspecified Works	1974	2225638
F	109m S	Railway Building	1987	2197054
E	125m S	Carriage Shed	1897	2228508
E	125m S	Carriage Shed	1894	2245507
E	128m S	Carriage Shed	1913	2290816
A	132m SE	Chair Factory	1913 - 1920	2203867
E	136m S	Carriage Shed	1920	2238937
F	136m S	Railway Building	1960	2234018
F	138m S	Railway Buildings	1938	2160830
F	138m S	Railway Building	1964 - 1970	2323585
F	140m S	Railway Building	1935 - 1938	2297446
I	141m S	Unspecified Factory	1960	2296248
G	141m SW	Unspecified Commercial/Industrial	1964	2226787
G	144m S	Unspecified Works	1974 - 1987	2332564
G	148m S	Unspecified Works	1970	2272326
H	149m NE	Clay Mill	1868	2169799
E	154m S	Railway Sidings	1897	2252632
E	154m S	Railway Sidings	1894	2283744
F	155m S	Railway Station	1987	2307235
F	156m S	Railway Station	1974	2233211
F	157m S	Railway Station	1970	2228919
B	166m W	Engineering Works	1913	2229643
G	166m SW	Unspecified Commercial/Industrial	1935	2288307

ID	Location	Land use	Dates present	Group ID
E	169m SE	Railway Building	1935 - 1960	2279833
B	169m W	Engineering Works	1920	2311480
E	172m SE	Railway Building	1938	2303222
H	173m NE	Clay Mill	1881	2169782
F	178m S	Railway Station	1881	2279826
F	180m S	Railway Station	1960	2244525
I	181m S	Railway Sidings	1938	2273103
F	181m S	Railway Station	1964	2285074
F	183m S	Railway Station	1938	2231158
F	183m S	Railway Station	1938	2237324
F	185m S	Railway Station	1935	2331823
F	186m S	Railway Station	1894	2290833
F	186m S	Railway Station	1897	2275256
B	187m W	Railway Sidings	1920	2263316
A	189m E	Railway Sidings	1868	2289886
F	189m S	Railway Station	1913	2302087
F	198m S	Railway Station	1920	2332094
F	199m S	Railway Station	1868	2210991
I	200m S	Railway Sidings	1935	2245711
F	201m S	Railway Building	1913	2196116
A	213m E	Railway Sidings	1881	2315895
A	214m S	Railway Sidings	1935 - 1938	2258304
3	215m S	Cocoa Factory	1935	2228252
A	217m S	Railway Sidings	1894 - 1897	2280461
A	217m SE	Unspecified Wharf	1938	2331302
F	220m S	Railway Building	1913	2197051
A	222m SE	Unspecified Wharves	1920	2173038
A	222m SE	Piano Factory	1913	2184193

ID	Location	Land use	Dates present	Group ID
A	222m SE	Unspecified Wharfs	1913	2184434
A	222m SE	Unspecified Wharf	1938	2209589
J	222m SE	Unspecified Works	1938	2240070
A	225m SE	Unspecified Commercial/Industrial	1935 - 1938	2232544
A	230m SE	Piano Works	1920	2170558
4	231m S	Unspecified Pit	1960	2178104
K	232m SE	Railway Sidings	1935	2283376
A	232m SE	Unspecified Factory	1974	2265091
A	232m SE	Unspecified Factory	1966	2315244
A	233m SE	Unspecified Wharf	1960	2320010
J	233m SE	Unspecified Works	1966	2242824
J	233m SE	Unspecified Works	1960	2317718
L	234m S	Cocoa Factory	1938	2215130
5	235m S	Unspecified Commercial/Industrial	1960	2171084
A	235m E	Unspecified Wharf	1935	2235385
I	235m SW	Unspecified Factory	1987	2221664
I	236m SW	Unspecified Works	1970 - 1974	2227933
E	236m SE	Railway Building	1970	2278454
M	237m S	Unspecified Depot	1970	2305938
M	237m S	Unspecified Depot	1974 - 1987	2215564
B	239m W	Partition Works	1938	2274878
E	240m SE	Railway Building	1938 - 1960	2263603
E	241m SE	Railway Building	1938	2244037
A	242m SE	Unspecified Factory	1994	2331807
E	243m SE	Railway Building	1913	2309757
A	243m SE	Unspecified Works	1994	2201995
N	244m E	Unspecified Factory	1966	2200247
N	244m E	Unspecified Works	1974 - 1994	2277275

ID	Location	Land use	Dates present	Group ID
B	245m NW	Sugar Works	1920	2180617
A	246m SE	Unspecified Works	1985	2205400
E	249m SE	Railway Building	1920	2196115
B	253m NW	Railway Sidings	1964	2260182
M	256m S	Unspecified Tanks	1938	2168543
A	257m SE	Unspecified Factory	1985	2225863
I	260m SW	Gramophone Factories	1935	2331457
I	260m SW	Factory	1964	2189065
I	261m SW	Gramophone Factories	1938	2302617
I	263m SW	Gramophone Factories	1938	2230131
B	268m NW	Marble, Slate and Granite Works	1913	2160301
O	270m SW	Unspecified Tanks	1970	2255637
M	273m SW	Unspecified Ground Workings	1897	2163634
I	274m SW	Unspecified Works	1920	2281425
O	278m SW	Unspecified Tanks	1974 - 1987	2311941
N	278m E	Joinery Works	1935	2180592
B	281m NW	Postage Stamps Printing Office	1935	2171058
B	281m NW	Printing Office	1938	2249273
B	282m NW	Unspecified Works	1970 - 1974	2212641
B	282m NW	Unspecified Works	1987	2251119
B	283m NW	Unspecified Commercial/Industrial	1960 - 1964	2239590
8	290m N	Telephone Exchange	1974 - 1987	2290047
P	292m NW	Railway Sidings	1935 - 1938	2288419
Q	294m W	Unspecified Commercial/Industrial	1935	2287984
Q	298m W	Unspecified Works	1987	2255199
Q	298m W	Unspecified Commercial/Industrial	1964	2283904
A	302m SE	Tunnel	1994	2199959
Q	305m W	Railway Sidings	1938	2276649

ID	Location	Land use	Dates present	Group ID
Q	309m W	Railway Sidings	1935	2222393
Q	312m W	Railway Sidings	1964	2243399
R	314m SE	Railway Building	1964	2195219
S	319m SE	Unspecified Factory	1994	2202000
S	319m SE	Unspecified Factory	1974 - 1985	2304137
Q	321m W	Unspecified Works	1970 - 1974	2207235
I	321m W	Unspecified Works	1913	2259652
B	326m NW	Sugar Beet Factory	1913	2158212
B	326m NW	Marble, Slate and Granite Works	1920	2160300
9	331m N	Unspecified Tank	1894 - 1897	2309058
S	333m SE	Unspecified Factory	1966	2216764
S	333m SE	Unspecified Factory	1960	2272800
T	336m E	Unspecified Factory	1966	2274821
T	338m E	Unspecified Works	1935 - 1938	2260030
T	346m E	Unspecified Factory	1974 - 1985	2286873
I	351m W	Gramophone Factories	1913	2288913
B	358m NW	Printing Office	1913	2215009
B	371m NW	Unspecified Wharfs	1913	2184432
I	374m W	Railway Sidings	1920	2242770
B	375m NW	Unspecified Wharves	1920	2173041
B	378m NW	Unspecified Tank	1938	2192549
B	381m NW	Tank	1964	2172279
I	387m W	Unspecified Tank	1913 - 1920	2219366
11	388m NE	Gravel Pit	1913 - 1920	2272739
B	389m NW	Unspecified Tank	1938	2192550
K	391m SE	Unspecified Factory	1974	2251799
K	391m SE	Unspecified Factory	1966	2277551
A	397m SE	Clay Mill	1868	2169781

ID	Location	Land use	Dates present	Group ID
K	398m SE	Unspecified Factory	1985	2297282
B	399m NW	Unspecified Tank	1935	2307245
U	400m NW	Unspecified Works	1975 - 1990	2320134
A	403m SE	Clay Mill	1881	2169783
B	406m NW	Unspecified Tank	1960	2274857
V	409m SE	Creosoting Works	1938	2220536
I	412m W	Gramophone Factories	1920	2246873
V	412m SE	Unspecified Works	1960	2249202
B	413m NW	Works	1964	2167230
I	416m W	Unspecified Tank	1970	2190919
W	426m NW	Wire Works	1935	2282906
V	430m SE	Creosoting Works	1935	2292880
X	437m NW	Brick Field	1881	2305467
X	445m W	Brick Field	1868	2307853
U	450m NW	Unspecified Works	1970	2227075
Z	454m SE	Railway Sidings	1994	2243918
Z	454m SE	Railway Sidings	1974 - 1985	2310616
V	455m SE	Unspecified Works	1966	2266930
X	475m NW	Partition Works	1935	2309745
X	475m NW	Partition Works	1913 - 1920	2296854
X	477m NW	Partition Works	1938	2216714
X	478m NW	Industrial Estate	1987	2183911
14	479m NW	Unspecified Wharf	1970 - 1974	2312672
X	479m NW	Unspecified Works	1970 - 1974	2278266
X	481m NW	Unspecified Works	1960	2296116
X	481m NW	Unspecified Commercial/Industrial	1964	2206918
W	486m NW	Unspecified Works	1975	2183132
W	488m NW	Wire Works	1970	2290068

ID	Location	Land use	Dates present	Group ID
AC	492m W	Gramophone Factories	1935	2284199
AD	495m SW	Unspecified Commercial/Industrial	1938	2290449
AD	495m SW	Aviation Works	1935	2184203
AD	497m SW	Unspecified Works	1970	2277222
AD	497m SW	Unspecified Commercial/Industrial	1974	2294228
AD	498m SW	Unspecified Commercial/Industrial	1987	2314599
AD	498m SW	Works	1964	2167189
17	499m E	Unspecified Works	1966	2260442
AD	499m SW	Unspecified Commercial/Industrial	1938	2260671
AC	499m W	Unspecified Factory	1960	2200066

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**76**

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
H	142m NE	Unspecified Tank	1975	384591
F	148m S	Unspecified Tank	1972	425630
F	148m S	Unspecified Tank	1992	430207
A	170m E	Unspecified Tank	1914	384594
B	181m W	Tanks	1975	377055
A	232m SE	Tanks	1973	430187
A	239m SE	Tanks	1979 - 1984	430705
E	273m SE	Tanks	1992	398432

ID	Location	Land use	Dates present	Group ID
E	273m SE	Tanks	1972	419269
O	281m SW	Tanks	1965 - 1972	417835
O	282m SW	Tanks	1992	427328
E	293m SE	Tanks	1972	413120
P	308m NW	Tanks	1935	377060
A	313m SE	Unspecified Tank	1972 - 1993	416648
B	348m W	Unspecified Tank	1914	384353
B	351m W	Tanks	1997 - 1999	410738
B	351m W	Tanks	1965 - 1967	415625
B	352m W	Tanks	1978 - 1988	400303
A	372m SE	Tanks	1972	377128
B	377m NW	Tanks	1965 - 1967	399257
I	384m W	Unspecified Tank	1965 - 1967	429076
B	385m NW	Tanks	1965 - 1967	420015
I	388m W	Tanks	1914	377057
B	389m W	Tanks	1965 - 1967	420319
I	390m W	Unspecified Tank	1965 - 1967	418990
I	393m W	Unspecified Tank	1914	384355
I	394m W	Tanks	1914	377058
I	398m W	Tanks	1965 - 1988	404649
I	398m W	Unspecified Tank	1965 - 1967	405272
B	400m W	Tanks	1935	377059
B	402m W	Tanks	1935	377062
I	405m W	Tanks	1914	377056
I	405m W	Tanks	1965	406249
B	407m NW	Tanks	1965 - 1967	414721
J	407m E	Unspecified Tank	1973 - 1979	412996
B	407m NW	Unspecified Tank	1967	404780

ID	Location	Land use	Dates present	Group ID
I	407m W	Tanks	1967	413079
A	407m SE	Unspecified Tank	1972 - 1993	401000
I	407m W	Tanks	1978 - 1988	406879
B	408m NW	Unspecified Tank	1965	413892
B	408m NW	Unspecified Tank	1935	384361
I	410m W	Unspecified Tank	1914	384354
I	412m W	Tanks	1935	429142
B	421m NW	Unspecified Tank	1935	384360
I	422m W	Unspecified Tank	1914	384358
A	423m SE	Tanks	1979 - 1993	406757
A	423m SE	Tanks	1972	402601
I	430m W	Tanks	1978 - 1988	427928
I	432m W	Unspecified Tank	1978 - 1988	431636
A	436m SE	Tanks	1972 - 1993	418265
B	438m NW	Unspecified Tank	1967	421042
B	438m NW	Unspecified Tank	1978	401414
B	439m NW	Unspecified Tank	1965	399342
B	445m NW	Unspecified Tank	1967	401821
B	446m NW	Unspecified Tank	1978	420788
B	446m NW	Unspecified Tank	1988	429589
B	446m NW	Unspecified Tank	1965	407465
B	446m NW	Unspecified Tank	1965	429846
B	446m NW	Unspecified Tank	1997	406085
B	452m NW	Unspecified Tank	1935	384359
A	456m SE	Unspecified Tank	1993	407394
A	457m SE	Unspecified Tank	1972 - 1979	413326
AA	460m S	Unspecified Tank	1992	402343
AA	462m S	Unspecified Tank	1972	422905

ID	Location	Land use	Dates present	Group ID
AB	462m E	Tanks	1987	377135
A	470m SE	Unspecified Tank	1972 - 1979	402670
A	470m SE	Tanks	1993	377133
AB	471m E	Tanks	1987	377134
A	471m SE	Unspecified Tank	1972 - 1979	417281
12	472m NW	Unspecified Tank	1985 - 1992	407228
A	472m SE	Unspecified Tank	1972 - 1979	414445
A	475m SE	Unspecified Tank	1979 - 1993	427355
13	476m E	Unspecified Tank	1973	384590
T	480m E	Tanks	1973 - 1979	424561
T	492m E	Tanks	1973 - 1979	429001
B	493m NW	Tanks	1988 - 1999	410078

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**30**

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
H	119m NE	Electricity Substation	1993 - 1994	284681
H	126m NE	Electricity Substation	1975 - 1982	293208
H	197m NE	Electricity Substation	1993	269391
H	206m NE	Electricity Substation	1994	289810
H	206m NE	Electricity Substation	1975	302151
H	207m NE	Electricity Substation	1982	278760

ID	Location	Land use	Dates present	Group ID
H	215m NE	Electricity Substation	1994	313337
H	215m NE	Electricity Substation	1982	319395
B	236m W	Electricity Substation	1975 - 1994	318132
6	237m NW	Electricity Substation	1975 - 1994	279885
B	243m W	Electricity Substation	1975 - 1994	320178
7	250m N	Electricity Substation	1975 - 1994	299391
A	285m E	Electricity Substation	1973 - 1988	317086
A	286m E	Electricity Substation	-	265785
A	315m E	Electricity Substation	1973 - 1984	290359
A	317m E	Electricity Substation	1988	321818
A	317m E	Electricity Substation	-	265787
R	340m SE	Electricity Substation	1993	273640
N	347m E	Electricity Substation	1973 - 1991	320524
10	356m NE	Electricity Substation	1987	271982
Q	362m W	Electricity Substation	1988 - 1999	309612
A	380m SE	Electricity Substation	1993	273641
A	396m E	Electricity Substation	1972 - 1979	306170
V	416m SE	Disused Power Station	1993	275569
V	416m SE	Power Station	1979	276081
Y	453m NE	Electricity Substation	-	265784
Y	456m E	Electricity Substation	1973 - 1988	320600
15	481m S	Electricity Substation	1972 - 1992	279504
L	484m SE	Electricity Substation	1987	271984
16	485m SW	Electricity Substation	1978 - 1998	287171

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	9

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'.

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

ID	Location	Land use	Dates present	Group ID
E	127m S	Carriage Shed	1895 - 1914	91949
A	132m SE	Motor Repair Works	1982	90388
A	133m SE	Motor Repair Works	1975	93405
2	149m N	Motor Repair Works	1975 - 1982	94418
H	178m NE	Garage	1967	92881
H	187m NE	Garage	1965	95599
AA	456m S	Garage	1972 - 1992	83141
AA	456m S	Garage	1967	86538
AA	457m S	Garage	1965	85784

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	1

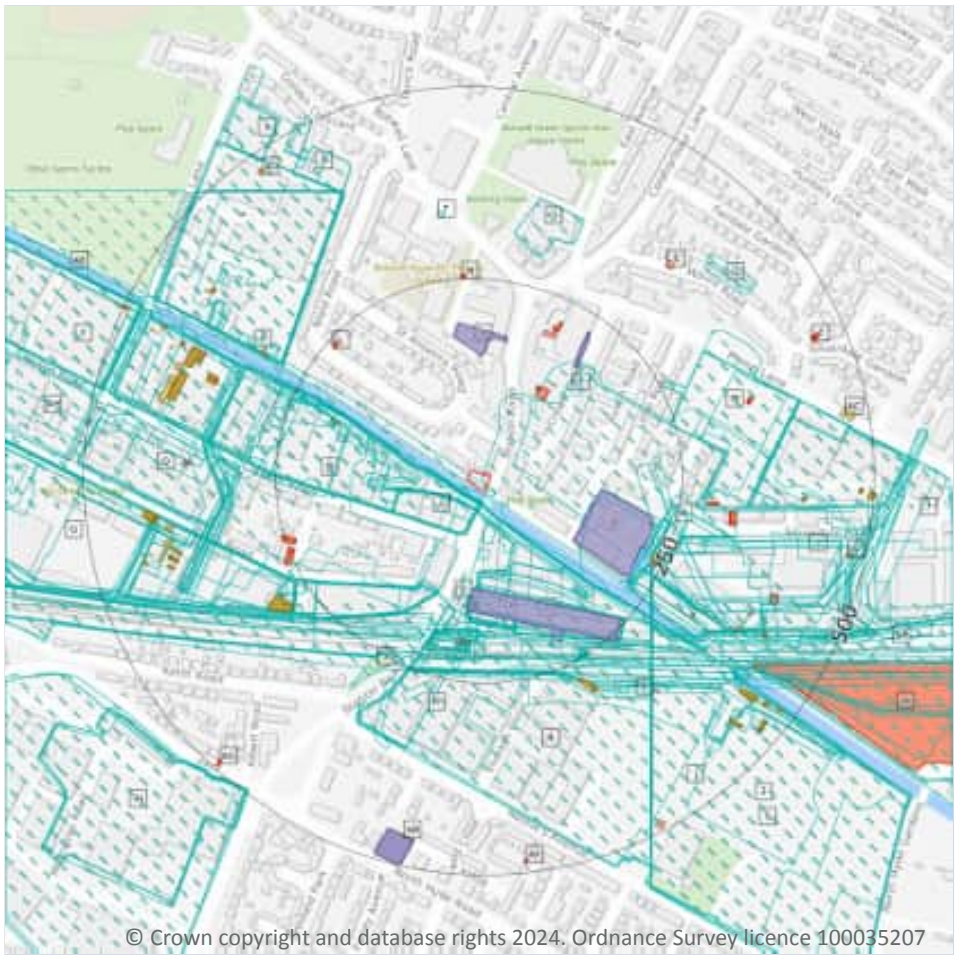
Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

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

ID	Location	Site Name	Date of Operation	Activities
I	325m W	Hayes	circa WWI	Aero-engine Factory; Aero-engine parts

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	240

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 30 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Brick Field**	**1868**	**2250722**
B	**On site**	**Brick Field**	**1881**	**2303227**
B	2m SW	Railway Sidings	1960	2201906

ID	Location	Land Use	Date	Group ID
B	12m S	Works	1964	2167229
C	12m S	Railway Sidings	1964	2201911
B	14m S	Engineering Works	1938	2226563
B	14m S	Unspecified Works	1960	2303573
C	14m S	Railway Sidings	1938	2230103
B	16m S	Engineering Works	1938	2259352
C	16m S	Railway Sidings	1938	2201869
B	16m S	Engineering Works	1935	2326483
B	16m S	Unspecified Works	1987	2269098
B	19m S	Unspecified Works	1970	2273528
B	19m S	Unspecified Commercial/Industrial	1974	2271025
B	19m S	Disused Railway Sidings	1974	2168254
D	19m S	Railway Sidings	1970	2227732
C	19m S	Railway Sidings	1935	2230103
1	26m S	Unspecified Commercial/Industrial	1964	2269998
A	33m E	Brick Field	1881	2244685
C	40m S	Railway Building	1970	2197053
C	43m S	Railway Sidings	1920	2270676
C	46m SE	Railway Sidings	1913	2227732
C	62m SE	Railway Building	1970	2197941
C	75m S	Railway Building	1970	2197052
B	86m SW	Brick Field	1868	2332008
C	100m SE	Unspecified Works	1987	2322242
D	100m SE	Railway Sidings	1987	2201954
C	100m S	Unspecified Works	1974	2225638
D	100m S	Railway Sidings	1974	2227732
E	109m S	Railway Building	1987	2197054
C	125m S	Carriage Shed	1897	2228508

ID	Location	Land Use	Date	Group ID
C	125m S	Carriage Shed	1894	2245507
C	128m S	Carriage Shed	1913	2290816
A	132m SE	Chair Factory	1920	2203867
A	135m E	Chair Factory	1913	2203867
C	136m S	Carriage Shed	1920	2238937
E	136m S	Railway Building	1960	2234018
E	138m S	Railway Buildings	1938	2160830
E	138m S	Railway Building	1964	2323585
E	140m S	Railway Building	1938	2297446
E	140m S	Railway Building	1935	2297446
E	140m S	Railway Building	1970	2323585
G	141m S	Unspecified Factory	1960	2296248
D	141m SW	Unspecified Commercial/Industrial	1964	2226787
D	144m S	Unspecified Works	1987	2332564
D	145m S	Unspecified Works	1974	2332564
D	148m S	Unspecified Works	1970	2272326
F	149m NE	Clay Mill	1868	2169799
C	154m S	Railway Sidings	1897	2252632
C	154m S	Railway Sidings	1894	2283744
E	155m S	Railway Station	1987	2307235
E	156m S	Railway Station	1974	2233211
E	157m S	Railway Station	1970	2228919
B	166m W	Engineering Works	1913	2229643
D	166m SW	Unspecified Commercial/Industrial	1935	2288307
C	169m SE	Railway Building	1960	2279833
B	169m W	Engineering Works	1920	2311480
C	171m SE	Railway Building	1938	2279833
C	172m SE	Railway Building	1938	2303222

ID	Location	Land Use	Date	Group ID
F	173m NE	Clay Mill	1881	2169782
C	175m SE	Railway Building	1935	2279833
E	178m S	Railway Station	1881	2279826
E	180m S	Railway Station	1960	2244525
G	181m S	Railway Sidings	1938	2273103
E	181m S	Railway Station	1964	2285074
E	183m S	Railway Station	1938	2231158
E	183m S	Railway Station	1938	2237324
E	185m S	Railway Station	1935	2331823
E	186m S	Railway Station	1894	2290833
E	186m S	Railway Station	1897	2275256
B	187m W	Railway Sidings	1920	2263316
A	189m E	Railway Sidings	1868	2289886
E	189m S	Railway Station	1913	2302087
G	197m S	Railway Sidings	1964	2201908
E	198m S	Railway Station	1920	2332094
E	199m S	Railway Station	1868	2210991
G	200m S	Railway Sidings	1935	2245711
E	201m S	Railway Building	1913	2196116
A	213m E	Railway Sidings	1881	2315895
A	214m S	Railway Sidings	1938	2258304
2	215m S	Cocoa Factory	1935	2228252
A	215m S	Railway Sidings	1935	2258304
A	217m S	Railway Sidings	1894	2280461
A	217m SE	Unspecified Wharf	1938	2331302
A	217m SE	Unspecified Wharf	1938	2331302
C	217m S	Railway Sidings	1964	2201912
E	220m S	Railway Building	1913	2197051

ID	Location	Land Use	Date	Group ID
A	222m SE	Unspecified Wharves	1920	2173038
A	222m SE	Unspecified Wharfs	1913	2184434
A	222m SE	Piano Factory	1913	2184193
A	222m SE	Unspecified Wharf	1938	2209589
I	222m SE	Unspecified Works	1938	2240070
A	224m S	Railway Sidings	1897	2280461
A	225m SE	Unspecified Commercial/Industrial	1935	2232544
A	227m SE	Unspecified Commercial/Industrial	1938	2232544
A	230m SE	Piano Works	1920	2170558
3	231m S	Unspecified Pit	1960	2178104
A	232m SE	Railway Sidings	1935	2283376
A	232m SE	Unspecified Factory	1974	2265091
A	232m SE	Unspecified Factory	1966	2315244
A	233m SE	Unspecified Wharf	1960	2320010
I	233m SE	Unspecified Works	1960	2317718
J	234m S	Cocoa Factory	1938	2215130
4	235m S	Unspecified Commercial/Industrial	1960	2171084
A	235m E	Unspecified Wharf	1935	2235385
G	235m SW	Unspecified Factory	1987	2221664
G	236m SW	Unspecified Works	1974	2227933
C	236m SE	Railway Building	1970	2278454
K	237m S	Unspecified Depot	1970	2305938
K	237m S	Unspecified Depot	1987	2215564
K	238m S	Unspecified Depot	1974	2215564
B	239m W	Partition Works	1938	2274878
C	240m SE	Railway Building	1960	2263603
C	241m SE	Railway Building	1938	2244037
A	242m SE	Unspecified Works	1974	2225638

ID	Location	Land Use	Date	Group ID
A	242m SE	Unspecified Works	1966	2242824
A	242m SE	Unspecified Factory	1994	2331807
C	243m SE	Railway Building	1938	2263603
C	243m SE	Railway Building	1913	2309757
A	243m SE	Unspecified Works	1994	2201995
M	244m E	Unspecified Factory	1966	2200247
M	244m E	Unspecified Works	1994	2277275
M	244m E	Unspecified Works	1985	2277275
M	244m E	Unspecified Works	1974	2277275
B	245m NW	Sugar Works	1920	2180617
A	246m SE	Unspecified Works	1985	2205400
C	249m SE	Railway Building	1920	2196115
B	253m NW	Railway Sidings	1964	2260182
K	256m S	Unspecified Tanks	1938	2168543
A	257m SE	Unspecified Factory	1985	2225863
G	260m SW	Gramophone Factories	1935	2331457
G	260m SW	Factory	1964	2189065
G	261m SW	Gramophone Factories	1938	2302617
G	263m SW	Gramophone Factories	1938	2230131
G	267m SW	Unspecified Works	1970	2227933
B	268m NW	Marble, Slate and Granite Works	1913	2160301
D	270m SW	Unspecified Tanks	1970	2255637
K	273m SW	Unspecified Ground Workings	1897	2163634
G	274m SW	Unspecified Works	1920	2281425
A	278m SE	Railway Sidings	1966	2201913
D	278m SW	Unspecified Tanks	1987	2311941
M	278m E	Joinery Works	1935	2180592
D	280m SW	Unspecified Tanks	1974	2311941

ID	Location	Land Use	Date	Group ID
A	281m SE	Railway Sidings	1960	2201907
B	281m NW	Postage Stamps Printing Office	1935	2171058
B	281m NW	Printing Office	1938	2249273
B	282m NW	Printing Office	1938	2249273
B	282m NW	Unspecified Works	1970	2212641
B	282m NW	Unspecified Works	1987	2251119
B	282m NW	Unspecified Works	1974	2212641
B	283m NW	Unspecified Commercial/Industrial	1964	2239590
B	285m NW	Unspecified Commercial/Industrial	1960	2239590
O	290m N	Telephone Exchange	1987	2290047
O	290m N	Telephone Exchange	1974	2290047
P	292m NW	Railway Sidings	1938	2288419
Q	294m W	Unspecified Commercial/Industrial	1935	2287984
P	296m NW	Railway Sidings	1935	2288419
Q	298m W	Unspecified Works	1987	2255199
Q	298m W	Unspecified Commercial/Industrial	1964	2283904
A	302m SE	Tunnel	1994	2199959
Q	305m W	Railway Sidings	1938	2276649
Q	309m W	Railway Sidings	1935	2222393
Q	312m W	Railway Sidings	1964	2243399
R	314m SE	Railway Building	1964	2195219
S	319m SE	Unspecified Factory	1994	2202000
S	319m SE	Unspecified Factory	1985	2304137
S	319m SE	Unspecified Factory	1974	2304137
Q	321m W	Unspecified Works	1970	2207235
Q	321m W	Unspecified Works	1974	2207235
G	321m W	Unspecified Works	1913	2259652
B	326m NW	Sugar Beet Factory	1913	2158212

ID	Location	Land Use	Date	Group ID
B	326m NW	Marble, Slate and Granite Works	1920	2160300
T	331m N	Unspecified Tank	1894	2309058
T	332m N	Unspecified Tank	1897	2309058
S	333m SE	Unspecified Factory	1966	2216764
S	333m SE	Unspecified Factory	1960	2272800
I	336m E	Unspecified Factory	1966	2274821
I	338m E	Unspecified Works	1938	2260030
I	340m E	Unspecified Works	1935	2260030
I	346m E	Unspecified Factory	1985	2286873
I	346m E	Unspecified Factory	1974	2286873
G	351m W	Gramophone Factories	1913	2288913
B	358m NW	Printing Office	1913	2215009
B	371m NW	Unspecified Wharfs	1913	2184432
G	374m W	Railway Sidings	1920	2242770
B	375m NW	Unspecified Wharves	1920	2173041
B	378m NW	Unspecified Tank	1938	2192549
B	381m NW	Tank	1964	2172279
G	387m W	Unspecified Tank	1913	2219366
U	388m NE	Gravel Pit	1920	2272739
B	389m NW	Unspecified Tank	1938	2192550
A	391m SE	Unspecified Factory	1974	2251799
A	391m SE	Unspecified Factory	1966	2277551
G	393m W	Unspecified Tank	1920	2219366
A	397m SE	Clay Mill	1868	2169781
A	398m SE	Unspecified Factory	1985	2297282
U	398m NE	Gravel Pit	1913	2272739
B	399m NW	Unspecified Tank	1935	2307245
V	400m NW	Unspecified Works	1990	2320134

ID	Location	Land Use	Date	Group ID
V	400m NW	Unspecified Works	1975	2320134
A	403m SE	Clay Mill	1881	2169783
B	406m NW	Unspecified Tank	1960	2274857
W	409m SE	Creosoting Works	1938	2220536
G	412m W	Gramophone Factories	1920	2246873
W	412m SE	Unspecified Works	1960	2249202
B	413m NW	Works	1964	2167230
G	416m W	Unspecified Tank	1970	2190919
X	426m NW	Wire Works	1935	2282906
W	430m SE	Creosoting Works	1935	2292880
Y	437m NW	Brick Field	1881	2305467
S	437m SE	Cocoa Factory	1938	2215130
Y	445m W	Brick Field	1868	2307853
V	450m NW	Unspecified Works	1970	2227075
AA	454m SE	Railway Sidings	1994	2243918
AA	454m SE	Railway Sidings	1985	2310616
AA	454m SE	Railway Sidings	1974	2310616
W	455m SE	Unspecified Works	1966	2266930
Y	475m NW	Partition Works	1935	2309745
Y	475m NW	Partition Works	1920	2296854
Y	477m NW	Partition Works	1913	2296854
Y	477m NW	Partition Works	1938	2216714
Y	478m NW	Industrial Estate	1987	2183911
Y	479m NW	Unspecified Works	1970	2278266
Y	479m NW	Unspecified Works	1974	2278266
AE	479m NW	Unspecified Wharf	1970	2312672
AE	479m NW	Unspecified Wharf	1974	2312672
Y	481m NW	Unspecified Works	1960	2296116

ID	Location	Land Use	Date	Group ID
Y	481m NW	Unspecified Commercial/Industrial	1964	2206918
X	486m NW	Unspecified Works	1975	2183132
X	488m NW	Wire Works	1970	2290068
AH	492m W	Gramophone Factories	1935	2284199
AI	495m SW	Unspecified Commercial/Industrial	1938	2290449
AI	495m SW	Aviation Works	1935	2184203
AI	497m SW	Unspecified Works	1970	2277222
AI	497m SW	Unspecified Commercial/Industrial	1974	2294228
AI	498m SW	Unspecified Commercial/Industrial	1987	2314599
AI	498m SW	Works	1964	2167189
7	499m E	Unspecified Works	1966	2260442
AI	499m SW	Unspecified Commercial/Industrial	1938	2260671
AH	499m W	Unspecified Factory	1960	2200066

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**129**

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 30 >**

ID	Location	Land Use	Date	Group ID
F	142m NE	Unspecified Tank	1975	384591
E	148m S	Unspecified Tank	1972	425630
E	148m S	Unspecified Tank	1992	430207
A	170m E	Unspecified Tank	1914	384594
B	181m W	Tanks	1975	377055
A	232m SE	Tanks	1973	430187
A	239m SE	Tanks	1979	430705

ID	Location	Land Use	Date	Group ID
A	239m SE	Tanks	1979	430705
A	239m SE	Tanks	1984	430705
C	273m SE	Tanks	1992	398432
C	273m SE	Tanks	1972	419269
D	281m SW	Tanks	1967	417835
D	282m SW	Tanks	1992	427328
D	282m SW	Tanks	1972	417835
D	282m SW	Tanks	1965	417835
C	293m SE	Tanks	1972	413120
P	308m NW	Tanks	1935	377060
A	313m SE	Unspecified Tank	1993	416648
A	313m SE	Unspecified Tank	1972	416648
A	314m SE	Unspecified Tank	1979	416648
B	348m W	Unspecified Tank	1914	384353
B	351m W	Tanks	1997	410738
B	351m W	Tanks	1999	410738
B	351m W	Tanks	1967	415625
B	352m W	Tanks	1965	415625
B	352m W	Tanks	1965	415625
B	352m W	Tanks	1978	400303
B	352m W	Tanks	1988	400303
A	372m SE	Tanks	1972	377128
B	377m NW	Tanks	1967	399257
B	379m NW	Tanks	1965	399257
B	379m NW	Tanks	1965	399257
G	384m W	Unspecified Tank	1967	429076
G	385m W	Unspecified Tank	1965	429076
G	385m W	Unspecified Tank	1965	429076

ID	Location	Land Use	Date	Group ID
B	385m NW	Tanks	1967	420015
B	386m NW	Tanks	1965	420015
B	386m NW	Tanks	1965	420015
G	388m W	Tanks	1914	377057
B	389m W	Tanks	1967	420319
B	390m W	Tanks	1965	420319
B	390m W	Tanks	1965	420319
G	390m W	Unspecified Tank	1967	418990
G	391m W	Unspecified Tank	1965	418990
G	391m W	Unspecified Tank	1965	418990
G	393m W	Unspecified Tank	1914	384355
G	394m W	Tanks	1914	377058
G	398m W	Tanks	1967	404649
G	398m W	Tanks	1978	404649
G	398m W	Tanks	1988	404649
G	398m W	Unspecified Tank	1967	405272
G	399m W	Tanks	1965	404649
G	399m W	Tanks	1965	404649
B	400m W	Tanks	1935	377059
G	400m W	Unspecified Tank	1965	405272
G	400m W	Unspecified Tank	1965	405272
B	402m W	Tanks	1935	377062
G	405m W	Tanks	1914	377056
G	405m W	Tanks	1965	406249
G	405m W	Tanks	1965	406249
B	407m NW	Tanks	1967	414721
I	407m E	Unspecified Tank	1973	412996
B	407m NW	Unspecified Tank	1967	404780

ID	Location	Land Use	Date	Group ID
G	407m W	Tanks	1967	413079
A	407m SE	Unspecified Tank	1972	401000
G	407m W	Tanks	1978	406879
G	407m W	Tanks	1988	406879
A	408m SE	Unspecified Tank	1993	401000
A	408m SE	Unspecified Tank	1979	401000
B	408m NW	Tanks	1965	414721
B	408m NW	Tanks	1965	414721
B	408m NW	Unspecified Tank	1965	413892
B	408m NW	Unspecified Tank	1965	413892
I	408m E	Unspecified Tank	1979	412996
I	408m E	Unspecified Tank	1979	412996
B	408m NW	Unspecified Tank	1935	384361
G	410m W	Unspecified Tank	1914	384354
G	412m W	Tanks	1935	429142
B	421m NW	Unspecified Tank	1935	384360
G	422m W	Unspecified Tank	1914	384358
A	423m SE	Tanks	1993	406757
A	423m SE	Tanks	1972	402601
A	423m SE	Tanks	1979	406757
G	430m W	Tanks	1978	427928
G	430m W	Tanks	1988	427928
G	432m W	Unspecified Tank	1978	431636
G	432m W	Unspecified Tank	1988	431636
A	436m SE	Tanks	1993	418265
A	436m SE	Tanks	1972	418265
A	437m SE	Tanks	1979	418265
B	438m NW	Unspecified Tank	1967	421042

ID	Location	Land Use	Date	Group ID
B	438m NW	Unspecified Tank	1978	401414
B	439m NW	Unspecified Tank	1965	399342
B	439m NW	Unspecified Tank	1965	399342
B	445m NW	Unspecified Tank	1967	401821
B	446m NW	Unspecified Tank	1978	420788
B	446m NW	Unspecified Tank	1988	429589
B	446m NW	Unspecified Tank	1965	429846
B	446m NW	Unspecified Tank	1965	407465
B	446m NW	Unspecified Tank	1997	406085
B	452m NW	Unspecified Tank	1935	384359
A	456m SE	Unspecified Tank	1993	407394
A	457m SE	Unspecified Tank	1972	413326
A	458m SE	Unspecified Tank	1979	413326
AB	460m S	Unspecified Tank	1992	402343
AB	462m S	Unspecified Tank	1972	422905
AC	462m E	Tanks	1987	377135
A	470m SE	Unspecified Tank	1972	402670
A	470m SE	Tanks	1993	377133
A	470m SE	Unspecified Tank	1979	402670
AC	471m E	Tanks	1987	377134
A	471m SE	Unspecified Tank	1972	417281
AD	472m NW	Unspecified Tank	1992	407228
A	472m SE	Unspecified Tank	1979	417281
AD	472m NW	Unspecified Tank	1985	407228
A	472m SE	Unspecified Tank	1972	414445
A	473m SE	Unspecified Tank	1979	414445
A	475m SE	Unspecified Tank	1993	427355
6	476m E	Unspecified Tank	1973	384590

ID	Location	Land Use	Date	Group ID
A	476m SE	Unspecified Tank	1979	427355
I	480m E	Tanks	1973	424561
I	481m E	Tanks	1979	424561
I	481m E	Tanks	1979	424561
I	492m E	Tanks	1973	429001
B	493m NW	Tanks	1997	410078
B	493m NW	Tanks	1999	410078
I	493m E	Tanks	1979	429001
I	493m E	Tanks	1979	429001
B	494m NW	Tanks	1988	410078

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**66**

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 30 >**

ID	Location	Land Use	Date	Group ID
F	119m NE	Electricity Substation	1993	284681
F	119m NE	Electricity Substation	1994	284681
F	126m NE	Electricity Substation	1975	293208
F	126m NE	Electricity Substation	1982	293208
F	197m NE	Electricity Substation	1993	269391
F	206m NE	Electricity Substation	1994	289810
F	206m NE	Electricity Substation	1975	302151
F	207m NE	Electricity Substation	1982	278760
F	215m NE	Electricity Substation	1994	313337
F	215m NE	Electricity Substation	1982	319395

ID	Location	Land Use	Date	Group ID
B	236m W	Electricity Substation	1975	318132
B	236m W	Electricity Substation	1993	318132
B	236m W	Electricity Substation	1994	318132
B	237m W	Electricity Substation	1982	318132
L	237m NW	Electricity Substation	1975	279885
L	238m NW	Electricity Substation	1982	279885
L	238m NW	Electricity Substation	1993	279885
L	238m NW	Electricity Substation	1994	279885
B	243m W	Electricity Substation	1993	320178
B	243m W	Electricity Substation	1994	320178
B	243m W	Electricity Substation	1975	320178
B	243m W	Electricity Substation	1982	320178
N	250m N	Electricity Substation	1975	299391
N	250m N	Electricity Substation	1982	299391
N	251m N	Electricity Substation	1993	299391
N	251m N	Electricity Substation	1994	299391
A	285m E	Electricity Substation	1973	317086
A	285m E	Electricity Substation	1988	317086
A	286m E	Electricity Substation	-	265785
A	286m E	Electricity Substation	1979	317086
A	286m E	Electricity Substation	1979	317086
A	286m E	Electricity Substation	1984	317086
A	315m E	Electricity Substation	1973	290359
A	316m E	Electricity Substation	1979	290359
A	316m E	Electricity Substation	1979	290359
A	316m E	Electricity Substation	1984	290359
A	317m E	Electricity Substation	1988	321818
A	317m E	Electricity Substation	-	265787

ID	Location	Land Use	Date	Group ID
R	340m SE	Electricity Substation	1993	273640
M	347m E	Electricity Substation	1991	320524
M	347m E	Electricity Substation	1973	320524
M	347m E	Electricity Substation	1988	320524
M	348m E	Electricity Substation	1979	320524
M	348m E	Electricity Substation	1979	320524
M	348m E	Electricity Substation	1984	320524
5	356m NE	Electricity Substation	1987	271982
Q	362m W	Electricity Substation	1997	309612
Q	362m W	Electricity Substation	1999	309612
Q	363m W	Electricity Substation	1988	309612
A	380m SE	Electricity Substation	1993	273641
A	396m E	Electricity Substation	1972	306170
A	397m E	Electricity Substation	1979	306170
W	416m SE	Disused Power Station	1993	275569
W	416m SE	Power Station	1979	276081
Z	453m NE	Electricity Substation	-	265784
Z	456m E	Electricity Substation	1973	320600
Z	456m E	Electricity Substation	1988	320600
Z	457m E	Electricity Substation	1979	320600
Z	457m E	Electricity Substation	1979	320600
Z	457m E	Electricity Substation	1984	320600
AF	481m S	Electricity Substation	1992	279504
AF	483m S	Electricity Substation	1972	279504
J	484m SE	Electricity Substation	1987	271984
AG	485m SW	Electricity Substation	1978	287171
AG	486m SW	Electricity Substation	1996	287171
AG	486m SW	Electricity Substation	1998	287171

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	14

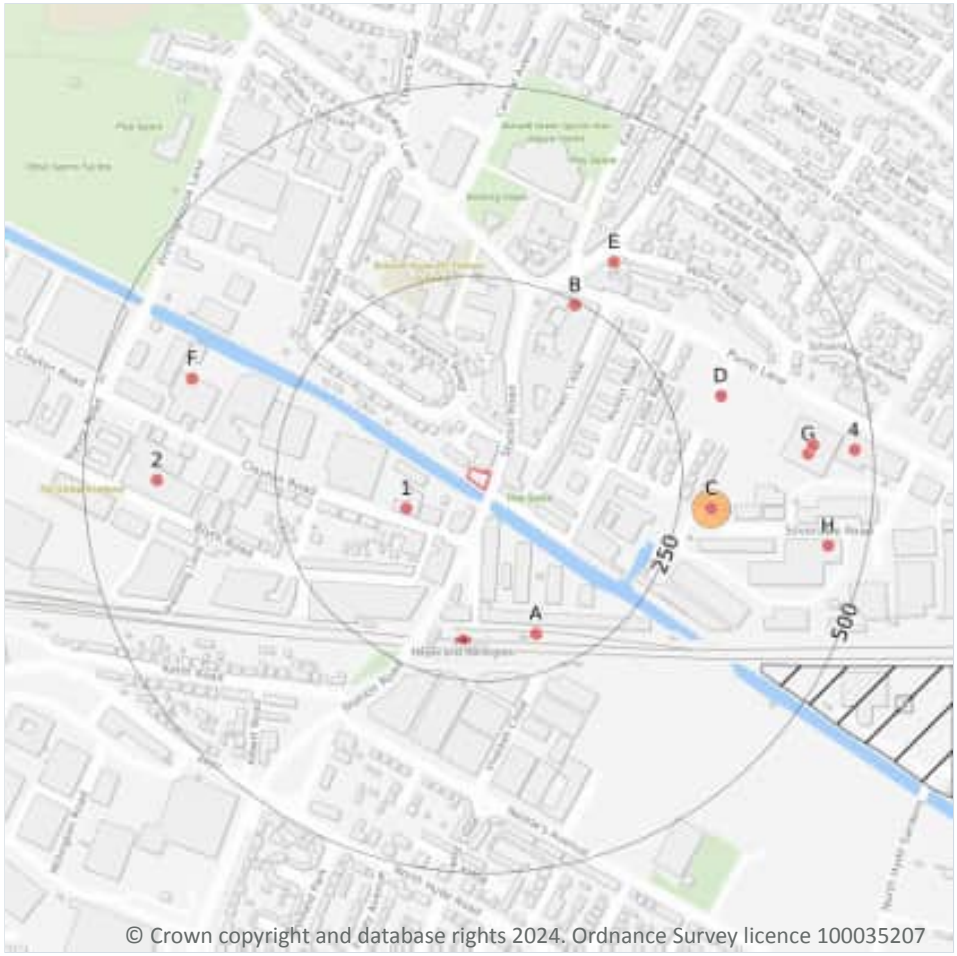
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 30 >**

ID	Location	Land Use	Date	Group ID
C	127m S	Carriage Shed	1914	91949
C	127m S	Carriage Shed	1895	91949
A	132m SE	Motor Repair Works	1982	90388
A	133m SE	Motor Repair Works	1975	93405
H	149m N	Motor Repair Works	1975	94418
H	150m N	Motor Repair Works	1982	94418
F	178m NE	Garage	1967	92881
F	178m NE	Garage	1967	92881
F	187m NE	Garage	1965	95599
AB	456m S	Garage	1992	83141
AB	456m S	Garage	1967	86538
AB	456m S	Garage	1967	86538
AB	457m S	Garage	1972	83141
AB	457m S	Garage	1965	85784

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

Historical waste sites

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	1

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.

Features are displayed on the Waste and landfill map on **page 48 >**

ID	Location	Details		
3	428m SE	Site Address: Bulls Bridge Area, Hays Town, Hillingdon, London Licence Holder Address: -	Waste Licence: - Site Reference: 8EA008, EAL008 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: London Borough of Ealing First Recorded - Last Recorded: 31/12/1936

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

3.5 Historical waste sites

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 48 >**

ID	Location	Address	Further Details	Date
C	266m E	Site Address: Unit 2, Trinity Trading Estate, Silverdale Road, Hayes, Hillingdon, UB3 3BN	Type of Site: Waste Transfer Station (Conversion/Alterations) Planning application reference: 70738/APP/2015/4688 Description: Scheme comprises change of use of storage depot (B8) storage and distribution) into a waste transfer station (sui generis) and replacement roof and associated external alterations. Data source: Historic Planning Application Data Type: Point	14/07/2016

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	26

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 48 >**

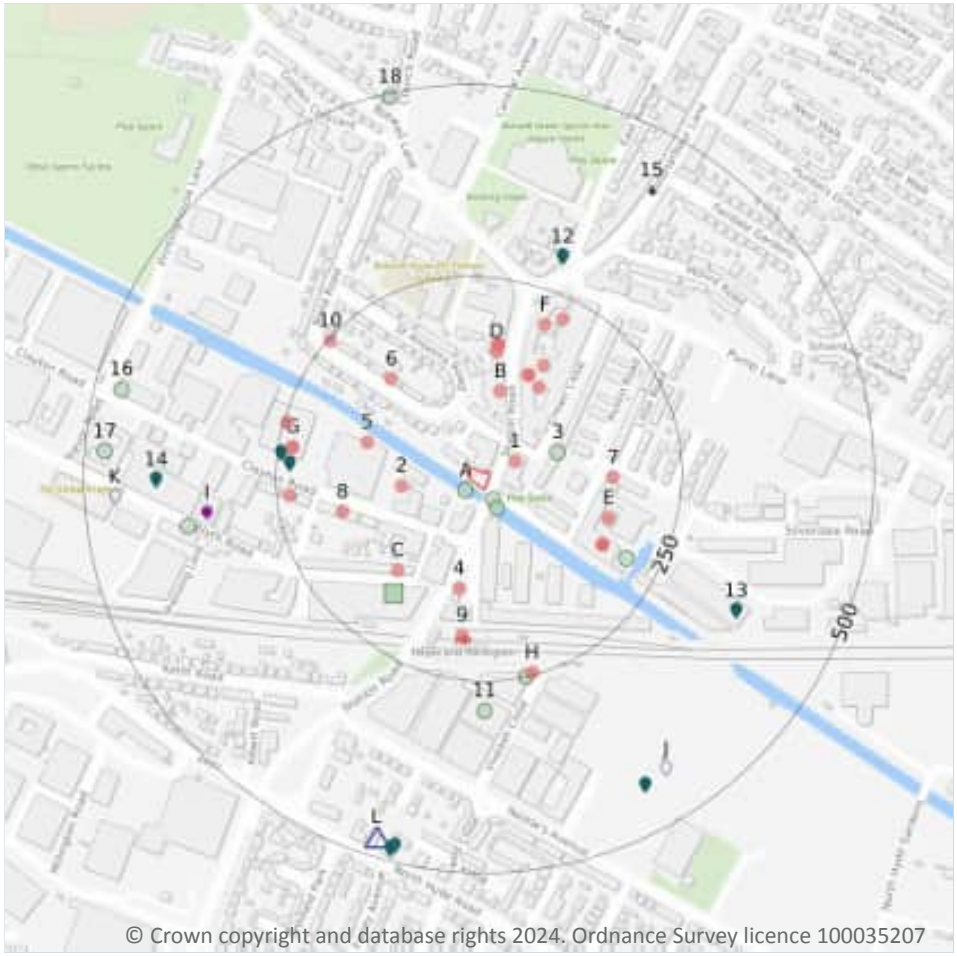
ID	Location	Site	Reference	Category	Sub-Category	Description
1	90m SW	Gsm Green, 11-21 Claton Road, Hayes Middlesex, Ub3 1ax	WEX020568	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	200m S	Hayes & Harlington Station Station Approach Hayes & Harlington London Ub3 4bx	EPR/QF0206NL/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
A	200m S	Hayes & Harlington Station Station Approach Hayes & Harlington London Ub3 4bx	EPR/QF0206NL/A001	Using waste exemption	Non-agricultural waste only	Use of waste for a specified purpose
B	245m NE	Kooltech Limited, Unit 3 - Argent Centre, Pump Lane, Hayes, Ub3 3nb	WEX271548	Storing waste exemption	Not on a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
B	245m NE	Kooltech Limited, Unit 3 - Argent Centre, Pump Lane, Hayes, Ub3 3nb	WEX399431	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	291m E	Unit 2 Trinity Trading Estate Silverdale Road Hayes Middlesex Ub3 3bn	EPR/PF0707SR/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
C	292m E	-	WEX225948	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	316m E	Unit1c Chailey Industrial Estate Pump Lane Hayes Middlesex Ub3 3nb	EPR/RF0408SW/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
D	316m E	Unit1c Chailey Industrial Estate Pump Lane Hayes Middlesex Ub3 3nb	EPR/RF0408SW/A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
D	316m E	Unit1c Chailey Industrial Estate Pump Lane Hayes Middlesex Ub3 3nb	EPR/RF0408SW/A001	Treating waste exemption	Non-agricultural waste only	Sorting mixed waste
E	318m NE	24, Coldharbour Lane, Hayes, Ub3 3ew	WEX351185	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	318m NE	24, Coldharbour Lane, Hayes, Ub3 3ew	WEX363653	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	318m NE	24, Coldharbour Lane, Hayes, Ub3 3ew	WEX223935	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	318m NE	24, Coldharbour Lane, Hayes, Ub3 3ew	WEX078869	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	381m W	Interfit Ltd, Unit 1a, Crown Trading Estate, Clayton Road, Hayes, Ub3 1du	WEX275684	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	381m W	Unit 1, Crown Trading Centre, Clayton Road, Hayes, Ub3 1du	WEX133582	Storing waste exemption	Not on a farm	Storage of waste in a secure place
2	405m W	Enterprise House, 133, Blyth Road, Hayes, Ub3 1dd	WEX198897	Using waste exemption	Not on a farm	Use of waste in construction
G	415m E	-	WEX288137	Using waste exemption	Not on a farm	Use of waste in construction
G	415m E	Kooltech Limited, Unit 3 - Argent Centre, Pump Lane, Hayes, Ub3 3nb	WEX131203	Storing waste exemption	Not on a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
G	422m E	-	WEX342725	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	422m E	-	WEX214242	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	422m E	Phs Washrooms, Unit 1, Pump Lane, Silverdale Road, Hayes, Ub3 3nb	WEX058101	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	422m E	Phs Wastemanagement, Unit 2, Trinity Trading Estate, Silverdale Road, Hayes, Ub3 3nb	WEX077885	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	450m E	Renault Retail Group Uk Limited, Units 6 And 7, Silverdale Road, Hayes, Ub3 3bl	WEX313156	Storing waste exemption	Not on a farm	Storage of waste in secure containers
H	450m E	Renault Retail Group Uk Limited, Units 6 And 7, Silverdale Road, Hayes, Ub3 3bl	WEX313156	Storing waste exemption	Not on a farm	Storage of waste in a secure place
4	475m E	Unit 6 Argent Centre, Pump Lane, Hayes, Middlesex, Ub3 3bs	WEX253188	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- Current or recent petrol stations
- Part A(1) industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- List 2 Dangerous Substances
- Pollution Incidents (EA/NRW)
- Pollution inventory waste transfers

4.1 Recent industrial land uses

Records within 250m	30

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 53 >**

ID	Location	Company	Address	Activity	Category
1	36m NE	New House Box	67, Station Road, Hayes, Greater London, UB3 4BG	Curtains and Blinds	Consumer Products
2	87m W	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
B	105m N	Leading Business Group Ltd	42a, Station Road, Hayes, Greater London, UB3 4DD	Published Goods	Industrial Products
B	129m NE	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
4	134m S	A 2 Z Repairs	107, Station Road, Hayes, Greater London, UB3 4BX	Electrical Equipment Repair and Servicing	Repair and Servicing
B	137m NE	Multi Logistic Solutions UK Ltd	27-37, Station Road, Hayes, Greater London, UB3 4DX	Distribution and Haulage	Transport, Storage and Delivery
B	137m NE	I D S Global UK Ltd	Aquis House 27-37, Station Road, Hayes, Greater London, UB3 4DX	Electronic Equipment	Industrial Products
5	139m W	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
C	151m SW	Scrap My Car	7, Blyth Road, Hayes, Greater London, UB3 1BY	Scrap Metal Merchants	Recycling Services
6	155m NW	GB Vehicle Services	26, Nield Road, Hayes, Greater London, UB3 1SF	Vehicle Repair, Testing and Servicing	Repair and Servicing
D	156m N	Ali Autos Ltd	22-24, Station Road, Hayes, Greater London, UB3 4DA	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	156m NE	Heathrow Scaffolding Ltd	Aquis House 27-37, Station Road, Hayes, Greater London, UB3 4DX	Construction and Tool Hire	Hire Services
7	160m E	Aria	Unit 1 Crauford Business Park, Silverdale Road, Hayes, Greater London, UB3 3BN	Musical Instruments	Consumer Products
D	165m N	Hayes Trophy & Engraving Centre	20, Station Road, Hayes, Greater London, UB3 4DA	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
D	165m N	Apple Trade Zone	20, Station Road, Hayes, Greater London, UB3 4DA	Electrical Equipment Repair and Servicing	Repair and Servicing
D	165m N	Adam Communication	20, Station Road, Hayes, Greater London, UB3 4DA	Radar and Telecommunications Equipment	Industrial Products
E	165m E	Easy Concrete Services	Silverdale Road, -, Hayes, Greater London, UB3 3BN	Concrete Products	Industrial Products

ID	Location	Company	Address	Activity	Category
8	169m W	J C B Environmental Services	52, Clayton Road, Hayes, Greater London, UB3 1AZ	Pesticides	Industrial Products
E	170m SE	Calibre Motors Ltd	Unit 5 Crauford Business Park, Silverdale Road, Hayes, Greater London, UB3 3BN	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	170m SE	Berico Foods	Unit 5 Crauford Business Park, Silverdale Road, Hayes, Greater London, UB3 3BN	Catering and Non Specific Food Products	Foodstuffs
E	170m SE	Kings & Wraps	Unit 5b Crauford Business Park, Silverdale Road, Hayes, Greater London, UB3 3BN	Industrial Coatings and Finishings	Industrial Products
9	193m S	Hayes & Harlington Rail Station	Greater London, UB3	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
F	206m NE	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
F	221m NE	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
G	231m W	Trustford Heathrow Transit Centre	37, Clayton Road, Hayes, Greater London, UB3 1AN	Vehicle Repair, Testing and Servicing	Repair and Servicing
G	231m W	Trust Ford	37, Clayton Road, Hayes, Greater London, UB3 1AN	New Vehicles	Motoring
G	233m W	Europa Business Trading Ltd	76, Clayton Road, Hayes, Greater London, UB3 1BA	Electrical Equipment Repair and Servicing	Repair and Servicing
G	246m W	Works	Greater London, UB3	Unspecified Works Or Factories	Industrial Features
H	247m S	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities
10	247m NW	Electricity Sub Station	Greater London, UB3	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 53 >**

ID	Location	Company	Address	LPG	Status
L	475m S	ESSO	38-42, North Hyde Road, Hayes, Outer London, UB3 4NE	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	6

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

Features are displayed on the Current industrial land use map on **page 53 >**

ID	Location	Details	
I	343m W	Operator: Owen Coyle Anodising Limited Installation Name: Alpha Works EPR/BP0334IM Process: SURFACE TREATING METALS AND PLASTICS; ELECTROLYTIC/CHEMICAL >30 CU M Permit Number: WP3233MM Original Permit Number: BP0334IM	EPR Reference: - Issue Date: 19/06/2007 Effective Date: 01/07/2007 Last date noted as effective: 21/03/2023 Status: Effective

ID	Location	Details	
I	343m W	Operator: Owen Coyle Anodising Limited Installation Name: Alpha Works EPR/BP0334IM Process: SURFACE TREATING METALS AND PLASTICS; WITH RELEASE TO AIR OF OXIDES OF NITROGEN Permit Number: WP3233MM Original Permit Number: BP0334IM	EPR Reference: - Issue Date: 19/06/2007 Effective Date: 01/07/2007 Last date noted as effective: 21/03/2023 Status: Effective
J	434m SE	Operator: BDW TRADING LIMITED Installation Name: Hayes Village, Block D - Energy Centre Process: MCP Permit Number: WE6069AB Original Permit Number: WE6069AB	EPR Reference: EPR/WE6069AB Issue Date: - Effective Date: 15/05/2023 Last date noted as effective: 23/11/2023 Status: Effective
K	460m W	Operator: OWEN COYLE ANODISING LIMITED Installation Name: Alpha Works EPR/BP0334IM Process: SURFACE TREATING METALS AND PLASTICS; ELECTROLYTIC/CHEMICAL >30 CU M Permit Number: BP0334IM Original Permit Number: BP0334IM	EPR Reference: EPR/BP0334IM Issue Date: 01/07/2007 Effective Date: 01/07/2007 Last date noted as effective: 23/11/2023 Status: Effective
K	460m W	Operator: OWEN COYLE ANODISING LIMITED Installation Name: Alpha Works EPR/BP0334IM Process: SURFACE TREATING METALS AND PLASTICS; WITH RELEASE TO AIR OF OXIDES OF NITROGEN Permit Number: BP0334IM Original Permit Number: BP0334IM	EPR Reference: EPR/BP0334IM Issue Date: 01/07/2007 Effective Date: 01/07/2007 Last date noted as effective: 23/11/2023 Status: Effective
K	460m W	Operator: OWEN COYLE ANODISING LIMITED Installation Name: ALPHA WORKS EPR/BP0334IM Process: OTHER WASTE DISPOSAL; NON-HAZARDOUS WASTE >50T/D BY PHYSICO-CHEMICAL TREATMENT Permit Number: WP3233MM Original Permit Number: BP0334IM	EPR Reference: - Issue Date: 19/06/2007 Effective Date: 01/07/2007 Last date noted as effective: 28/09/2020 Status: EFFECTIVE

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

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

Records within 500m	**8**

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

Features are displayed on the Current industrial land use map on **page 53 >**

ID	Location	Address	Details	
G	232m W	Direct Line Ltd, Clayton Rd, Hayes	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
G	244m W	Dagenham Motors, 37-39 Fairview Industrial Estate, Clayton Road, Hayes, UB3 1AU	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
12	297m N	Diamond Dry Cleaners, 11 East Avenue, Hayes, UB3 2HW	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
13	364m SE	Mays (Pressure Diecasting) Ltd, Unit 9, Silverdale Industrial Centre, Silverdale Road, Hayes, Middlesex, UB3 3BL	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
14	405m W	Owen Coyle Alpha Wks, Blythe Rd	Process: Other Metal Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
J	438m SE	Nestle UK, Hayes, Greater London, UB3 4QA	Process: Combustion & Incineration Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
L	478m S	Tesco Stores Limited, Tesco Express, 38-42 North Hyde Road, Hayes, UB3 4NE	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
L	484m S	Tesco South Hayes Esso Express, 38-42 North Hyde Road, Hayes, UB3 4NE	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 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.

4.13 Licensed Discharges to controlled waters

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 53 >**

ID	Location	Address	Details	
15	424m NE	Beaconsfield Road, Southall, Beaconsfield Road, Southall	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.0416 Permit Version: 2 Receiving Water: River Crane	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 19/08/2014

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

4.14 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.

4.15 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.

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	1

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.

Features are displayed on the Current industrial land use map on **page 53 >**

ID	Location	Name	Status	Receiving Water	Authorised Substances
C	179m SW	Damont Audio Ltd, Blyth Rd, Hayes	Active	-	Chromium, Nickel

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	11

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 53 >**

ID	Location	Details	
A	15m SW	Incident Date: 14/06/2002 Incident Identification: 84800 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	17m SE	Incident Date: 17/04/2003 Incident Identification: 152150 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	29m SE	Incident Date: 20/08/2021 Incident Identification: 1984377 Pollutant: Organic Chemicals/Products Pollutant Description: Paints and Varnishes	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
3	92m E	Incident Date: 22/07/2003 Incident Identification: 175875 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	206m SE	Incident Date: 30/04/2002 Incident Identification: 75693 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	250m S	Incident Date: 17/12/2001 Incident Identification: 48544 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
11	288m S	Incident Date: 08/07/2002 Incident Identification: 89866 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	369m W	Incident Date: 14/02/2002 Incident Identification: 58424 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
16	465m W	Incident Date: 01/11/2001 Incident Identification: 40523 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
17	474m W	Incident Date: 01/11/2001 Incident Identification: 40551 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
18	495m N	Incident Date: 14/03/2002 Incident Identification: 64126 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Fumes	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

4.19 Pollution inventory substances

Records within 500m	**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m	1

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.

Features are displayed on the Current industrial land use map on **page 53 >**

ID: I, Location: 343m W, Permit: BP0334IM
Operator: Owen Coyle Anodising Limited
Activity: SURFACE TREATING METALS AND PLASTICS; ELECTROLYTIC/CHEMICAL >30 CU M
Address: Alpha Works Blyth Road Middlesex UB3 1DE
Sector Metals, Sub-sector: Surface treatment
Releases:

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
D1	Deposit into or onto land (eg landfill, etc.)	124.68	absolute value	11 01 10	sludges and filter cakes other than those mentioned in 11 01 09	No
D1	Deposit into or onto land (eg landfill, etc.)	9.22	absolute value	20 03 01	mixed municipal waste	No
D1	Deposit into or onto land (eg landfill, etc.)	4.305	absolute value	06 02 04	sodium and potassium hydroxide	Yes

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

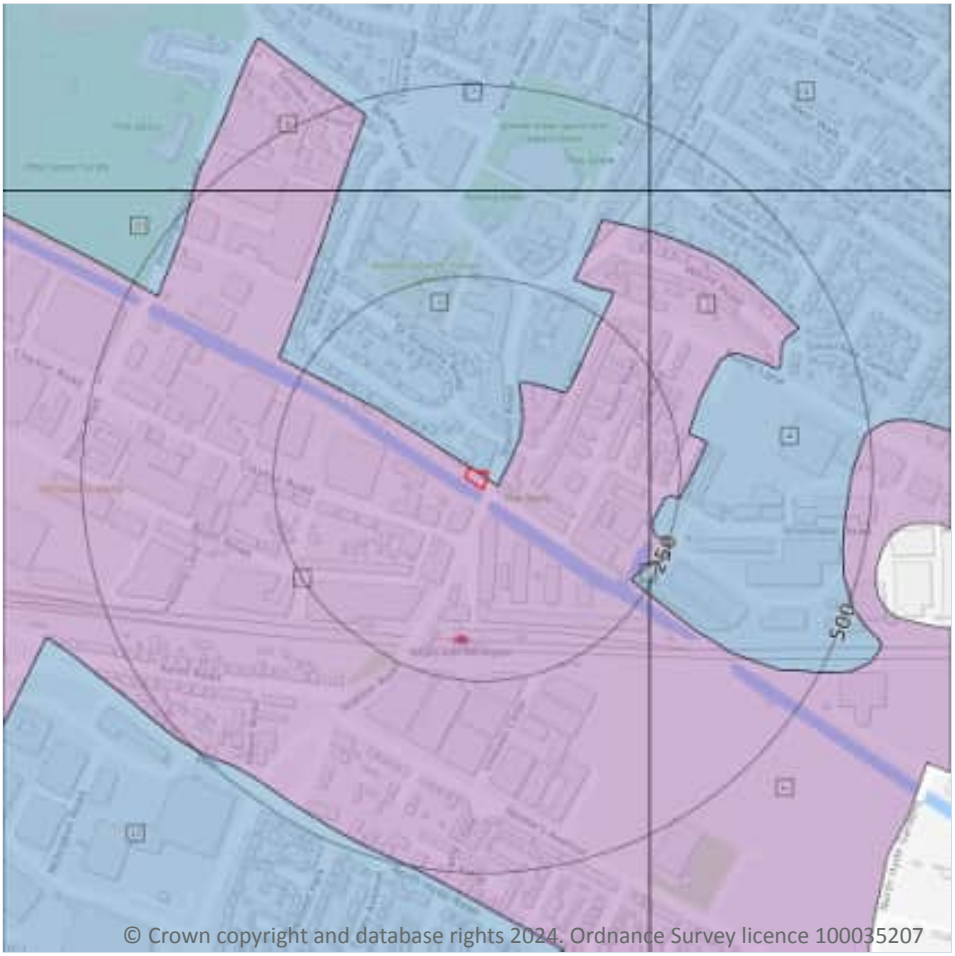
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	11

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 64 >**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	On site	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	210m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	224m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	228m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
6	257m SE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
7	362m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
8	400m NW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
9	424m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
10	463m NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
11	478m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Bedrock aquifer

Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	4

Aquifer status of groundwater held within bedrock geology.

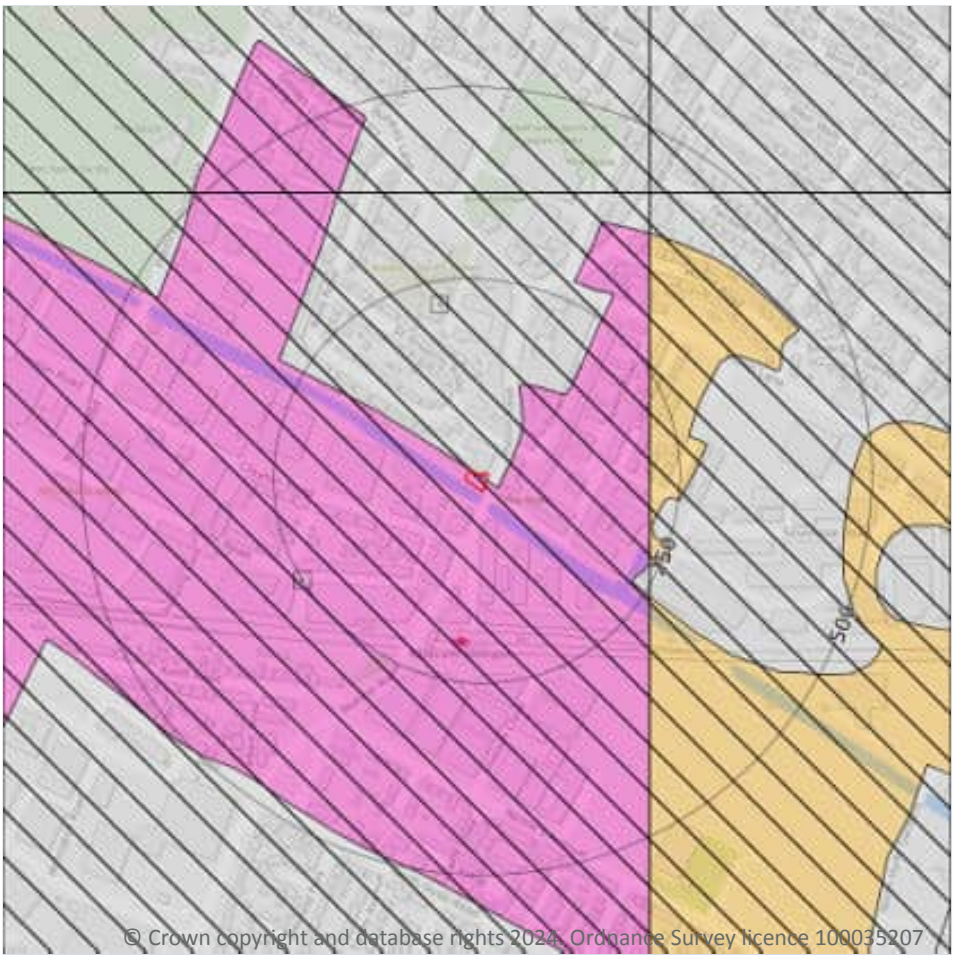
Features are displayed on the Bedrock aquifer map on **page 66 >**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	210m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	362m N	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
4	424m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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 68 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
A	On site	Summary Classification: Principal superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Principal Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive 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	1

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 ↗.

ID	Summary	Additional information
A	Highly vulnerable Principal superficial aquifer present in river terrace gravels	Principal superficial aquifer in river terrace gravels with only a thin cover of low permeability silts and/or alluvium (shown as unproductive)

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	15

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 70 >**

ID	Location	Details	
A	568m SE	Status: Historical Licence No: 28/39/36/0072 Details: Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: NESTLE COFFEE FACTORY-BOREHOLE Data Type: Point Name: NESTLE UK LIMITED Easting: 510230 Northing: 179260	Annual Volume (m^3): 609984 Max Daily Volume (m^3): 1728 Original Application No: - Original Start Date: 12/08/2005 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 12/08/2005 Version End Date: -
A	569m SE	Status: Historical Licence No: TH/039/0036/011 Details: Boiler Feed Direct Source: THAMES GROUNDWATER Point: NESTLE COFFEE FACTORY-BOREHOLE Data Type: Point Name: NESTLE UK LIMITED Easting: 510238 Northing: 179269	Annual Volume (m^3): 473040 Max Daily Volume (m^3): 1296 Original Application No: - Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 12/06/2014 Version End Date: -
A	569m SE	Status: Historical Licence No: TH/039/0036/011 Details: Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: NESTLE COFFEE FACTORY-BOREHOLE Data Type: Point Name: NESTLE UK LIMITED Easting: 510238 Northing: 179269	Annual Volume (m^3): 473040 Max Daily Volume (m^3): 1296 Original Application No: - Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 12/06/2014 Version End Date: -
-	1232m E	Status: Historical Licence No: 28/39/36/0010 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT APEXES WORKS, SCOTTS ROAD, SOUTHALL Data Type: Point Name: USC EUROPE UK LTD Easting: 511000 Northing: 179400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 09/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/09/1996 Version End Date: -
-	1379m E	Status: Historical Licence No: 28/39/36/0010 Details: Non-Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: APEXES WORKS, SCOTTS ROAD, SOUTHALL-BOREHOLE A Data Type: Point Name: CHANCERYGATE GROUP LIMITED Easting: 511150 Northing: 179400	Annual Volume (m^3): 40914 Max Daily Volume (m^3): 114 Original Application No: - Original Start Date: 09/05/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/12/2005 Version End Date: -

ID	Location	Details	
-	1403m SE	Status: Active Licence No: TH/039/0036/013 Details: Evaporative Cooling Direct Source: THAMES GROUNDWATER Point: WESTERN INTERNATIONAL MARKET, HAYES ROAD, SOUTHALL, LONDON Data Type: Point Name: Virtus Hayes Limited Easting: 510876 Northing: 178731	Annual Volume (m^3): 57750 Max Daily Volume (m^3): 210 Original Application No: NPS/WR/015374 Original Start Date: 17/11/2014 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -
-	1542m NW	Status: Historical Licence No: 28/39/36/0065 Details: Make-Up or Top Up Water Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT STOCKLEY PARK Data Type: Point Name: STOCKLEY PARK MANAGEMENT LTD Easting: 508340 Northing: 180230	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 25/10/2000 Expiry Date: 31-Dec-09 Issue No: 2 Version Start Date: 25/09/2002 Version End Date: -
-	1542m NW	Status: Historical Licence No: 28/39/36/0065 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT STOCKLEY PARK Data Type: Point Name: STOCKLEY PARK MANAGEMENT LTD Easting: 508340 Northing: 180230	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 25/10/2000 Expiry Date: 31-Dec-09 Issue No: 2 Version Start Date: 25/09/2002 Version End Date: -
-	1542m NW	Status: Historical Licence No: 28/39/36/0065 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE- BOREHOLE A Data Type: Point Name: STOCKLEY PARK MANAGEMENT LTD Easting: 508340 Northing: 180230	Annual Volume (m^3): 50005 Max Daily Volume (m^3): 720 Original Application No: - Original Start Date: 25/10/2000 Expiry Date: 31/12/2009 Issue No: 3 Version Start Date: 14/04/2003 Version End Date: -
-	1542m NW	Status: Historical Licence No: 28/39/36/0065 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE- BOREHOLE A Data Type: Point Name: STOCKLEY PARK MANAGEMENT LTD Easting: 508340 Northing: 180230	Annual Volume (m^3): 50005 Max Daily Volume (m^3): 720 Original Application No: - Original Start Date: 25/10/2000 Expiry Date: 31/12/2009 Issue No: 3 Version Start Date: 14/04/2003 Version End Date: -

ID	Location	Details	
-	1542m NW	Status: Historical Licence No: TH/039/0036/003 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE- BOREHOLE A Data Type: Point Name: STOCKLEY PARK ESTATE MANAGEMENT LIMITED Easting: 508340 Northing: 180230	Annual Volume (m^3): 50005 Max Daily Volume (m^3): 720 Original Application No: - Original Start Date: 02/02/2010 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 02/02/2010 Version End Date: -
-	1542m NW	Status: Historical Licence No: TH/039/0036/003 Details: Spray Irrigation - Storage Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE, BOREHOLE A Data Type: Point Name: Stockley Park Estates Company Limited Easting: 508340 Northing: 180230	Annual Volume (m^3): 50005 Max Daily Volume (m^3): 720 Original Application No: - Original Start Date: 02/02/2010 Expiry Date: 31/03/2019 Issue No: 2 Version Start Date: 15/07/2016 Version End Date: -
-	1550m W	Status: Active Licence No: TH/039/0036/003/R01 Details: Make-Up Or Top Up Water Direct Source: THAMES GROUNDWATER Point: STOCKLEY PARK, UXBRIDGE, BOREHOLE A Data Type: Point Name: Stockley Park Estates Company Limited Easting: 508320 Northing: 180202	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 720 Original Application No: NPS/WR/026744 Original Start Date: 01/04/2019 Expiry Date: 31/03/2026 Issue No: 3 Version Start Date: 01/04/2019 Version End Date: -
-	1655m S	Status: Historical Licence No: 28/39/36/0060 Details: Mineral Washing Direct Source: THAMES GROUNDWATER Point: WET PIT AT HIGH STREET, HARLINGTON, MIDDLESEX Data Type: Point Name: Harleyford Aggregates Limited Easting: 509400 Northing: 178000	Annual Volume (m^3): 649318 Max Daily Volume (m^3): 2455 Original Application No: NPS/WR/027025 Original Start Date: 06/12/1994 Expiry Date: - Issue No: 103 Version Start Date: 23/01/2018 Version End Date: -
-	1711m W	Status: Active Licence No: TH/039/0036/024 Details: Trickle Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: UNLINED LAGOON WITHIN GRAVELS AT STOCKLEY PARK, UXBRIDGE Data Type: Point Name: Stockley Park Estates Company Limited Easting: 508085 Northing: 179976	Annual Volume (m^3): 15606 Max Daily Volume (m^3): 200 Original Application No: NPS/NA/001732 Original Start Date: 07/09/2022 Expiry Date: 31/03/2038 Issue No: 1 Version Start Date: 07/09/2022 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**3**

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 70 >**

ID	Location	Details	
1	572m NW	Status: Historical Licence No: 28/39/36/0075 Details: Non-Evaporative Cooling Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL AT UBS DATA PROCESSING CENTRE, HAYES Data Type: Point Name: Canal and River Trust Easting: 509249 Northing: 179886	Annual Volume (m^3): 3101040 Max Daily Volume (m^3): 8496 Original Application No: - Original Start Date: 15/10/2008 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 22/09/2010 Version End Date: -
-	1905m W	Status: Historical Licence No: 28/39/36/0038 Details: Process Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL AT STOCKLEY ROAD, WEST DRAYTON. Data Type: Line Name: Canal and River Trust Easting: 507770 Northing: 179890	Annual Volume (m^3): 24000 Max Daily Volume (m^3): 160 Original Application No: - Original Start Date: 26/03/1976 Expiry Date: - Issue No: 102 Version Start Date: 17/12/2007 Version End Date: -
-	1967m W	Status: Historical Licence No: 28/39/36/0038 Details: Dust suppression Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL FRONTAGE AT WEST DRAYTON Data Type: Line Name: BRITISH WATERWAYS BOARD Easting: 507700 Northing: 179800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/03/1976 Expiry Date: - Issue No: 100 Version Start Date: 28/02/1995 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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.

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

5.9 Source Protection Zones

Records within 500m	0

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

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

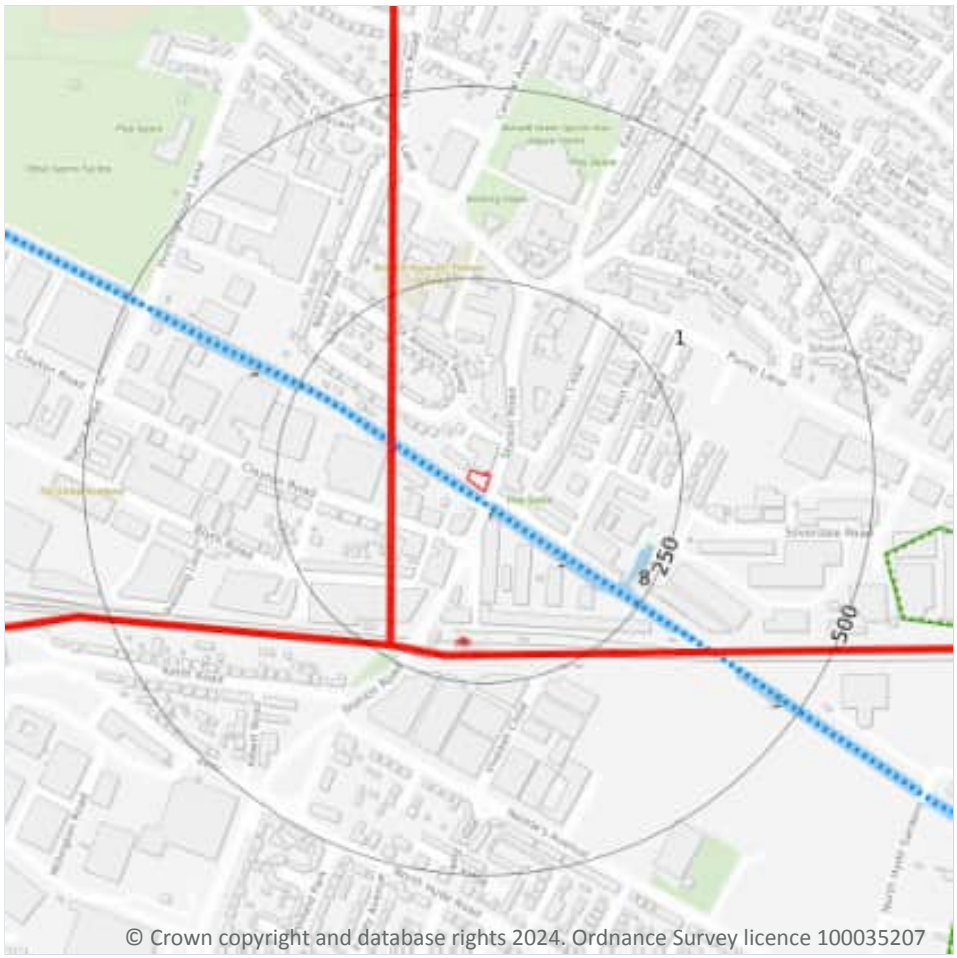
5.10 Source Protection Zones (confined aquifer)

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	5

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 76 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	11m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Grand Union Canal

ID	Location	Type of water feature	Ground level	Permanence	Name
A	11m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Grand Union Canal
5	22m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Grand Union Canal
8	221m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	222m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Grand Union Canal

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 76 >**

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 76 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Yeading Brook**	**GB106039023051**	**Crane Rivers and Lakes**	**London**

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

6.4 WFD Surface water bodies

Records identified	2

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 76 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
A	13m S	Canal	Grand Union Canal, Uxbridge to Hanwell Locks, Slough Arm, Padding	GB70610078 ↗	Moderate	Fail	Moderate	2019
-	913m E	River	Yeading Brook	GB106039023051 ↗	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 76 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Lower Thames Gravels**	**GB40603G000300 ↗**	**Poor**	**Good**	**Poor**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, 0.1m - 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 82 >**

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	**Moderate**
Highest risk within 50m	**Moderate**

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 84 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

Site Outline

Search buffers in metres (m)

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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.

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	0

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.

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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.

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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.

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	14

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

Features are displayed on the Environmental designations map on **page 85 >**

ID	Location	Name	Local Authority name
1	477m NW	London	Hillingdon
2	632m NW	London	Hillingdon
3	700m NW	London	Hillingdon
4	875m SE	London	Hounslow
5	888m E	London	Hillingdon
6	899m E	London	Hillingdon
7	930m SE	London	Hillingdon
8	1080m NW	London	Hillingdon
9	1117m E	London	Ealing
10	1317m SW	London	Hillingdon
-	1325m S	London	Hillingdon
12	1334m SW	London	Hillingdon
13	1410m SW	London	Hillingdon
-	1794m SW	London	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 91 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m².** **Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.** **Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**0**

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.

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	1

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 93 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	34m N	Church Of St Anselm, Hayes	II	1464541	07/11/2019

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations

Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 96 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

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

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	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	4

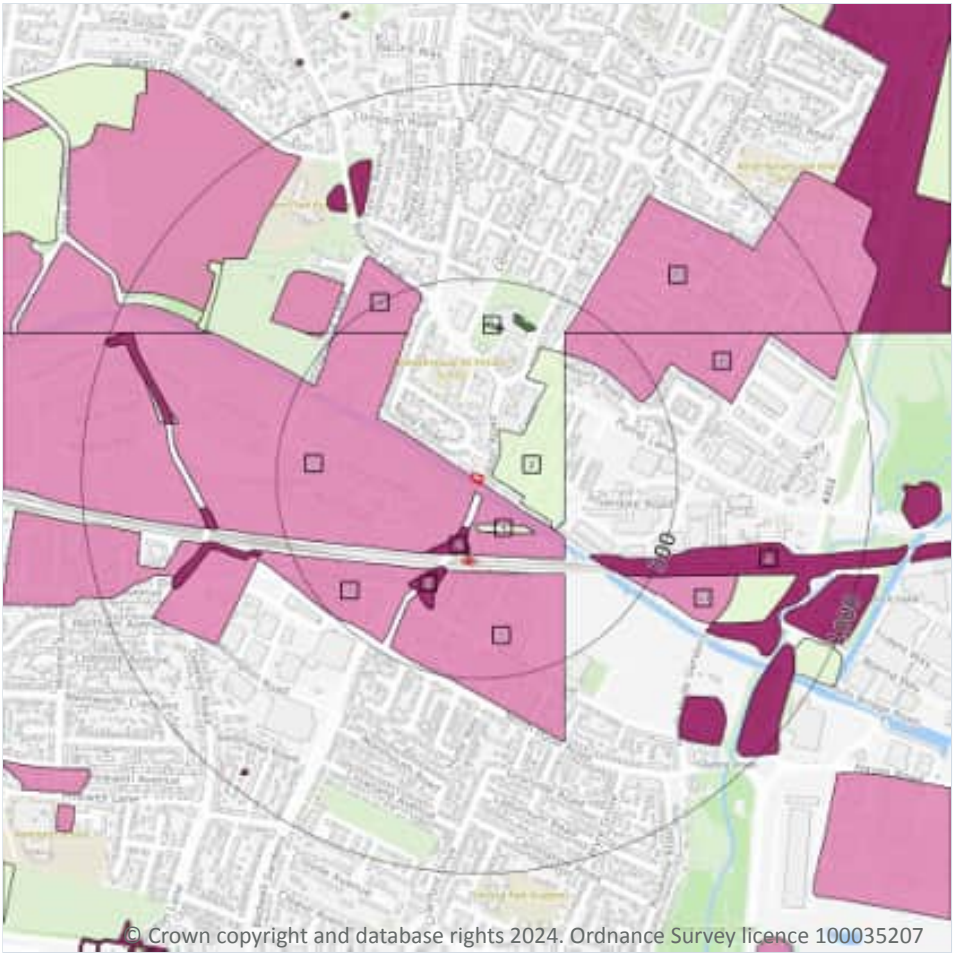
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 99 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ07NE**
2	210m E	Full	Full	Full	No coverage	TQ17NW
3	362m N	Full	Full	Full	No coverage	TQ08SE
4	424m NE	Full	Full	Full	No coverage	TQ18SW

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m **14**

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.

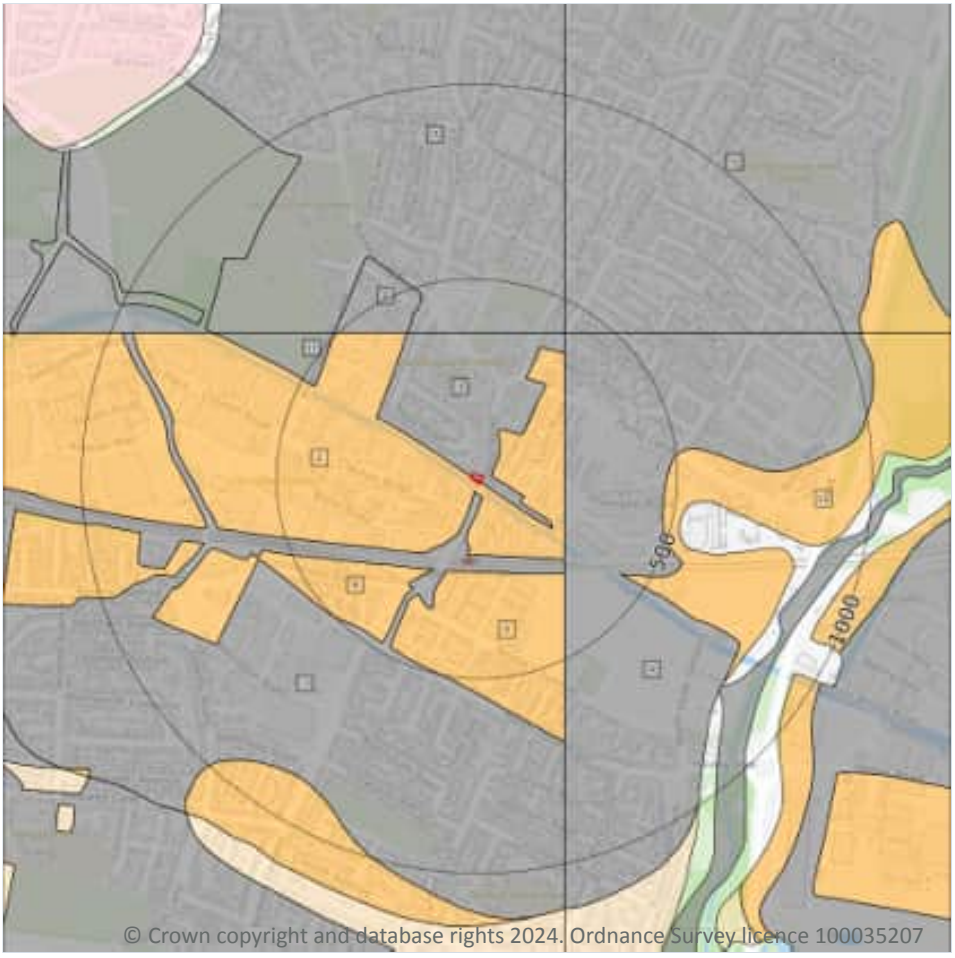
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 101 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**WGR-UKNOWN**	**Worked Ground (Undivided)**	**Unknown/unclassified Entry**
2	23m E	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry
3	103m S	WMGR-UKNOWN	Infilled Ground	Unknown/unclassified Entry
4	116m S	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry

ID	Location	LEX Code	Description	Rock description
5	224m S	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
6	231m S	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
7	249m SW	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
A	338m SE	MGR-UKNOWN	Made Ground (Undivided)	Unknown/unclassified Entry
B	374m N	LSGR-UKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
8	378m NE	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
B	389m N	LSGR-UKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
9	398m NW	WGR-VOID	Worked Ground (Undivided)	Void
10	424m NE	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry
11	431m SE	WGR-UKNOWN	Worked Ground (Undivided)	Unknown/unclassified Entry

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 **11**

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 103 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LASI-Z**	**Langley Silt Member - Silt (unlithified Deposits Coding Scheme)**	**Silt**
2	**On site**	**LHGR-XSV**	**Lynch Hill Gravel Member - Sand And Gravel**	**Sand And Gravel**
3	23m S	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt

ID	Location	LEX Code	Description	Rock description
4	210m E	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
5	224m S	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
6	249m SW	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
7	362m N	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
8	398m NW	LHGR-V	Lynch Hill Gravel Member - Gravel (unlithified Deposits Coding Scheme)	Gravel
9	424m NE	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt
10	431m SE	LHGR-XSV	Lynch Hill Gravel Member - Sand And Gravel	Sand And Gravel
11	463m NW	LASI-Z	Langley Silt Member - Silt (unlithified Deposits Coding Scheme)	Silt

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 **4**

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 105 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LC-CLAY**	**London Clay Formation - Clay**	**Eocene Epoch**
2	210m E	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
3	362m N	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
4	424m NE	LC-CLAY	London Clay Formation - Clay	Eocene Epoch

This data is sourced from the British Geological Survey.

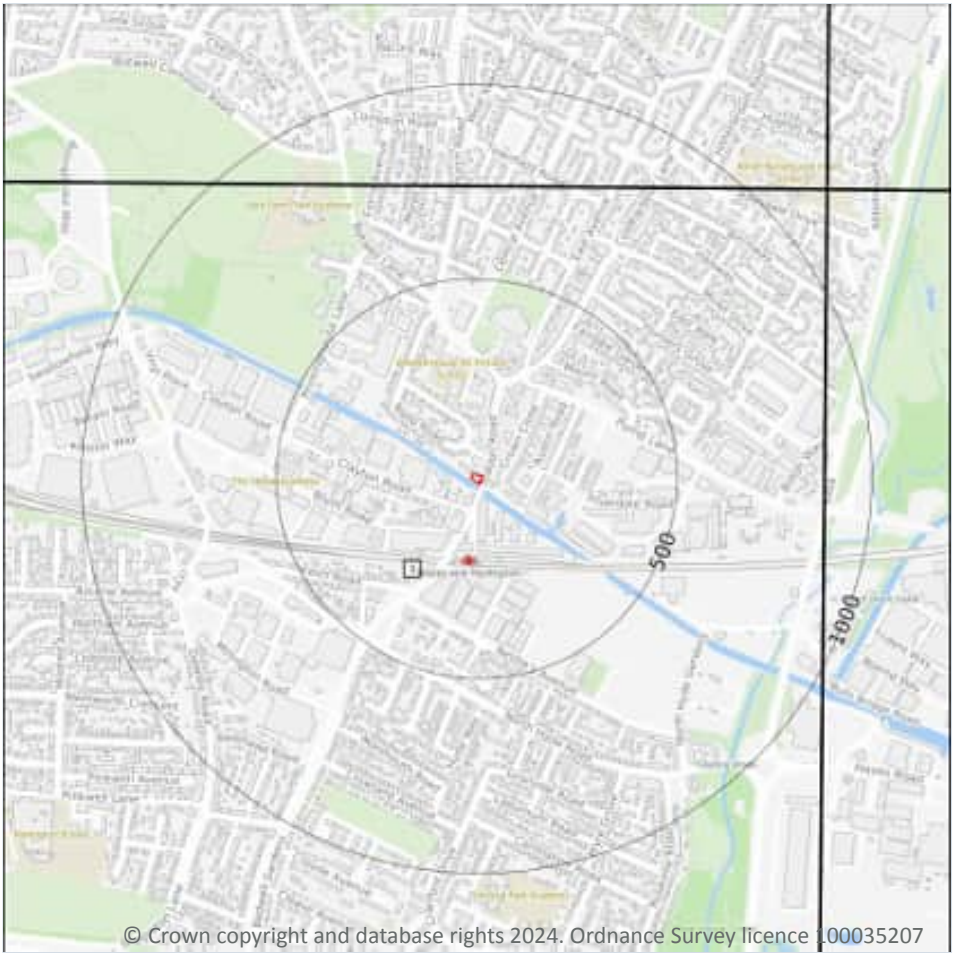
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

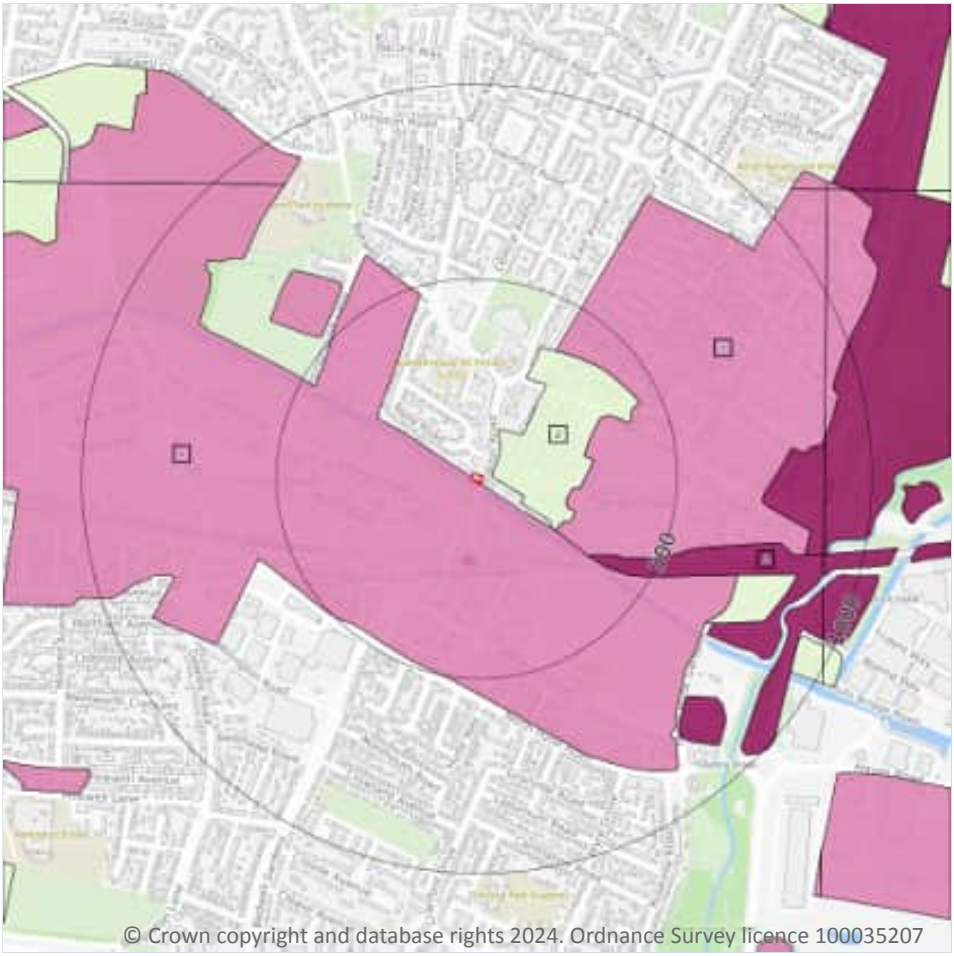
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 107 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW269_windsor_v4**

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m **4**

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 108 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**WGR-VOID**	**WORKED GROUND (UNDIVIDED)**	**VOID**
2	23m E	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
3	224m E	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
A	338m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

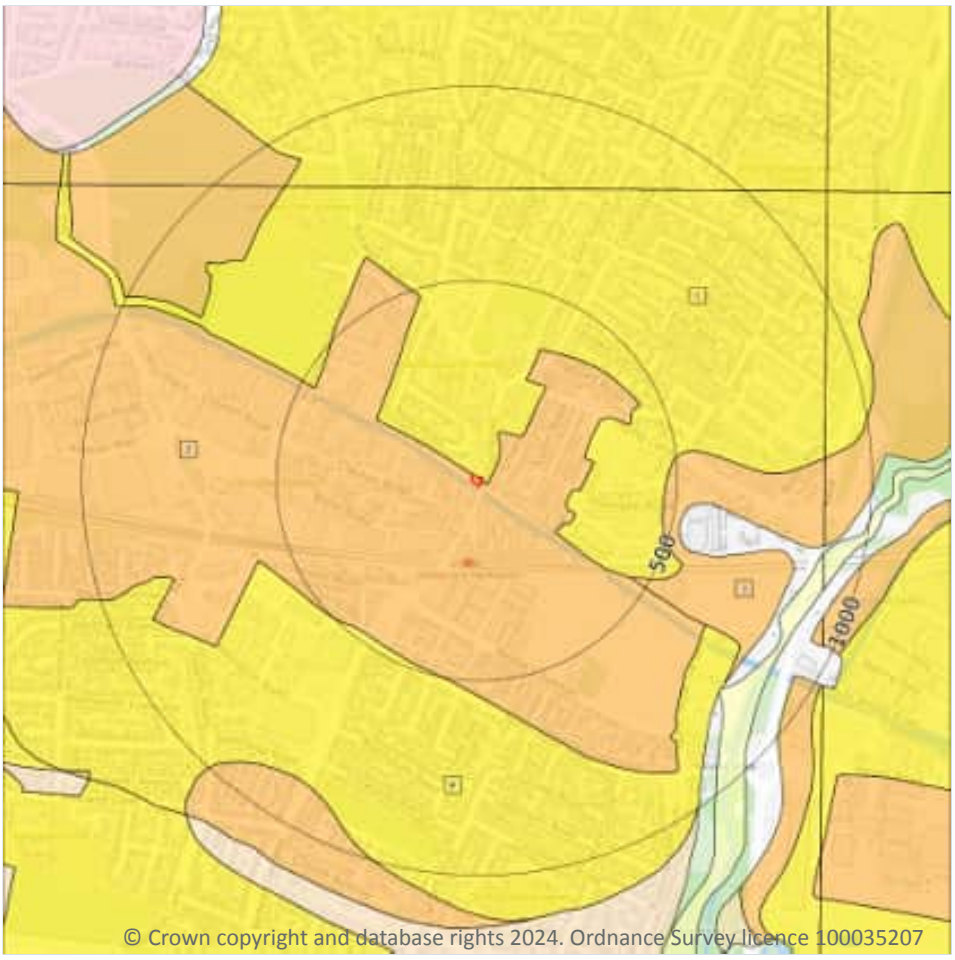
Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
23m E	Mixed	Very High	Low

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 **4**

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 110 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**LASI-XCZ**	**LANGLEY SILT MEMBER**	**CLAY AND SILT**
2	**On site**	**LHGR-XSV**	**LYNCH HILL GRAVEL MEMBER**	**SAND AND GRAVEL**
3	454m SE	LHGR-XSV	LYNCH HILL GRAVEL MEMBER	SAND AND GRAVEL
4	478m SW	LASI-XCZ	LANGLEY SILT MEMBER	CLAY AND SILT

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2

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).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**Low**	**Very Low**
On site	**Intergranular**	**Very High**	**High**

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.

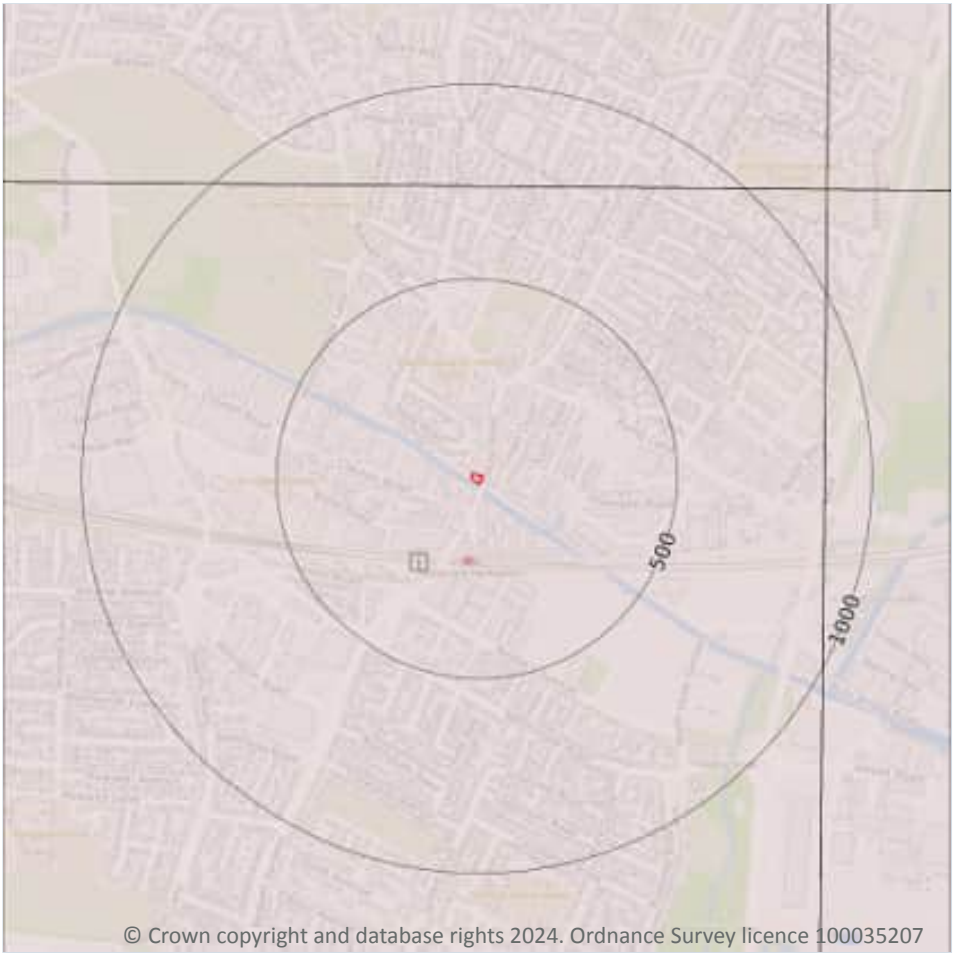
15.7 Landslip permeability (50k)

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	1

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 112 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**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	4

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.

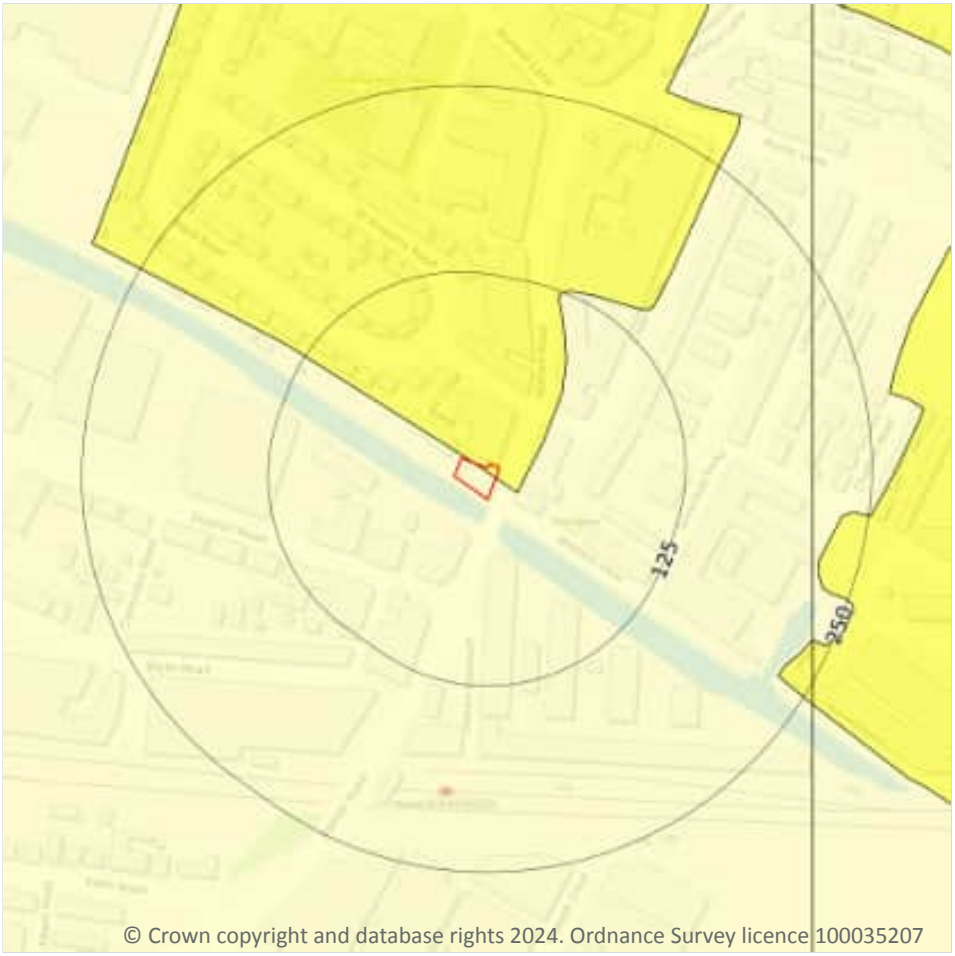
Features are displayed on the Boreholes map on **page 114 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	65m SW	509740 179560	HAYES UB.3 HAYES & HARLINGTON	10.66	N	573844 ↗
2	104m SW	509730 179520	HAYES UB.2 HAYES & HARLINGTON	13.71	N	573843 ↗
3	135m S	509720 179490	HAYES UB.6 HAYES & HARLINGTON	3.04	N	573845 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	211m S	509718 179409	Hayes and Harlington WS1	4.14	N	20785661 ↗

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	2

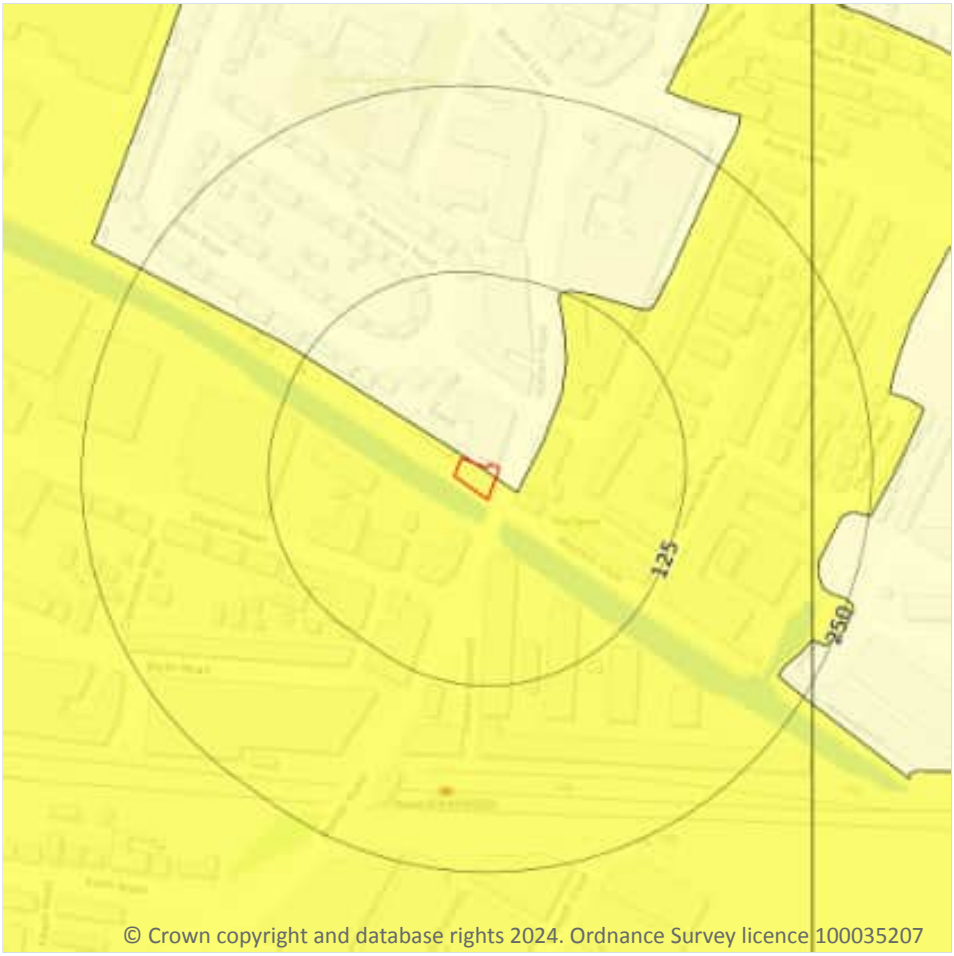
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 116 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
On site	**Very low**	**Ground conditions predominantly low 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	2

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.

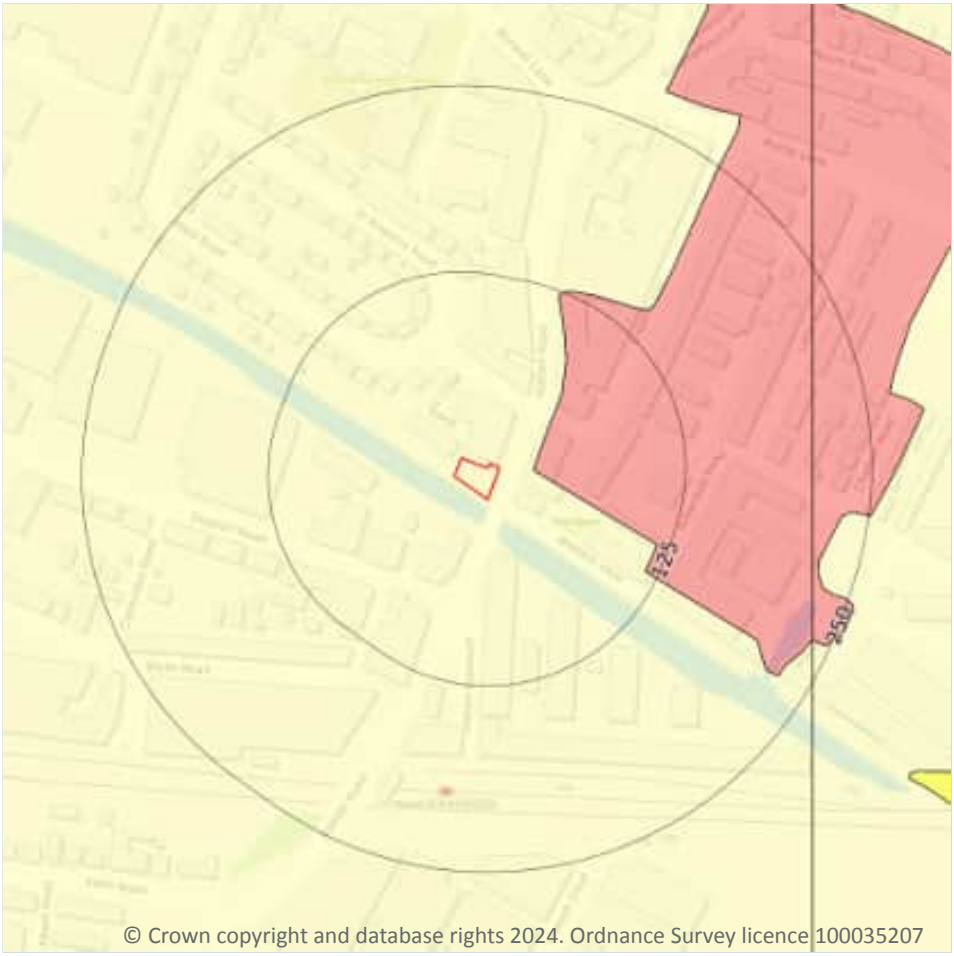
Features are displayed on the Natural ground subsidence - Running sands map on **page 117 >**

Location	Hazard rating	Details
On site	**Negligible**	**Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.**

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	2

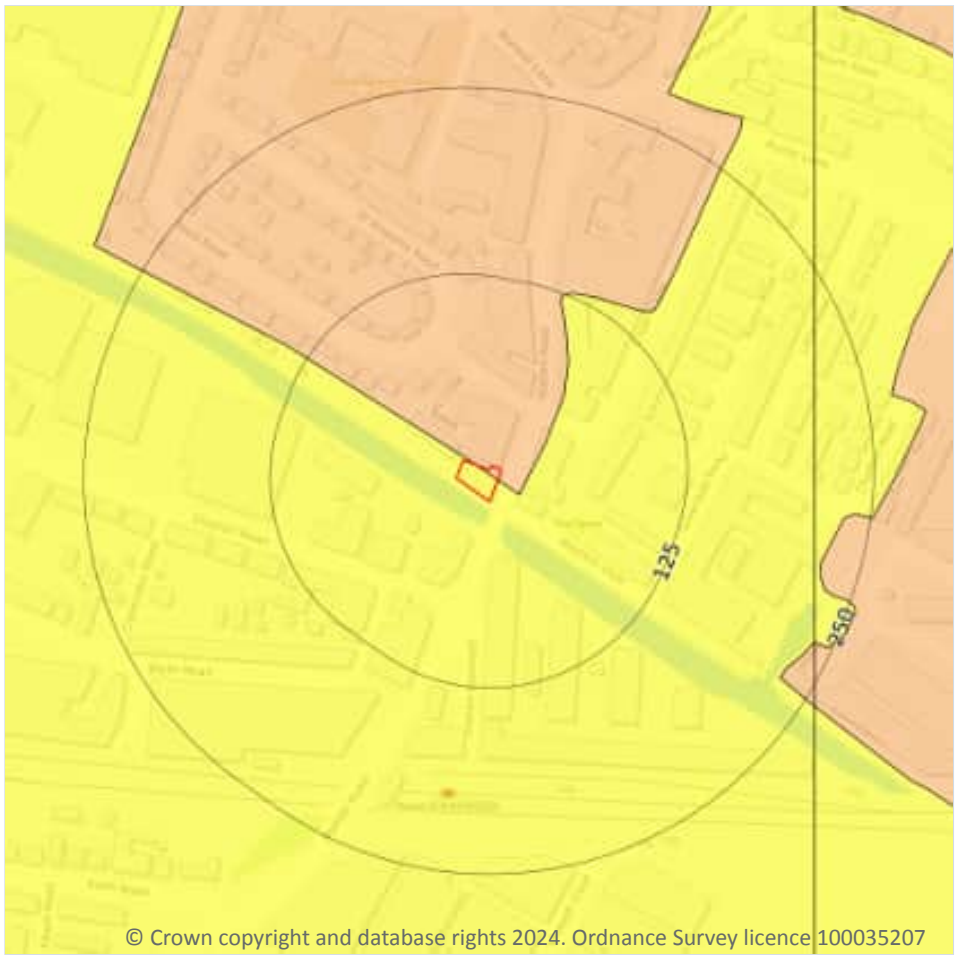
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 119 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
23m E	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

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	2

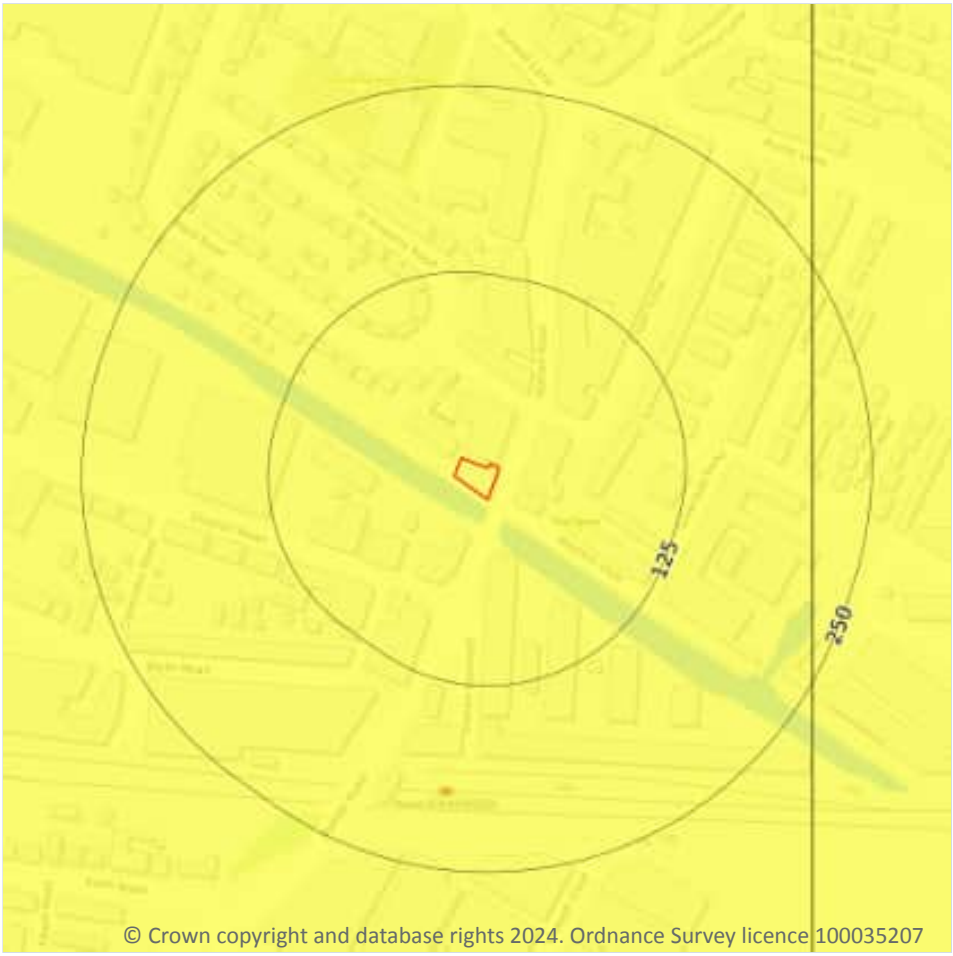
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 121 >**

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

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

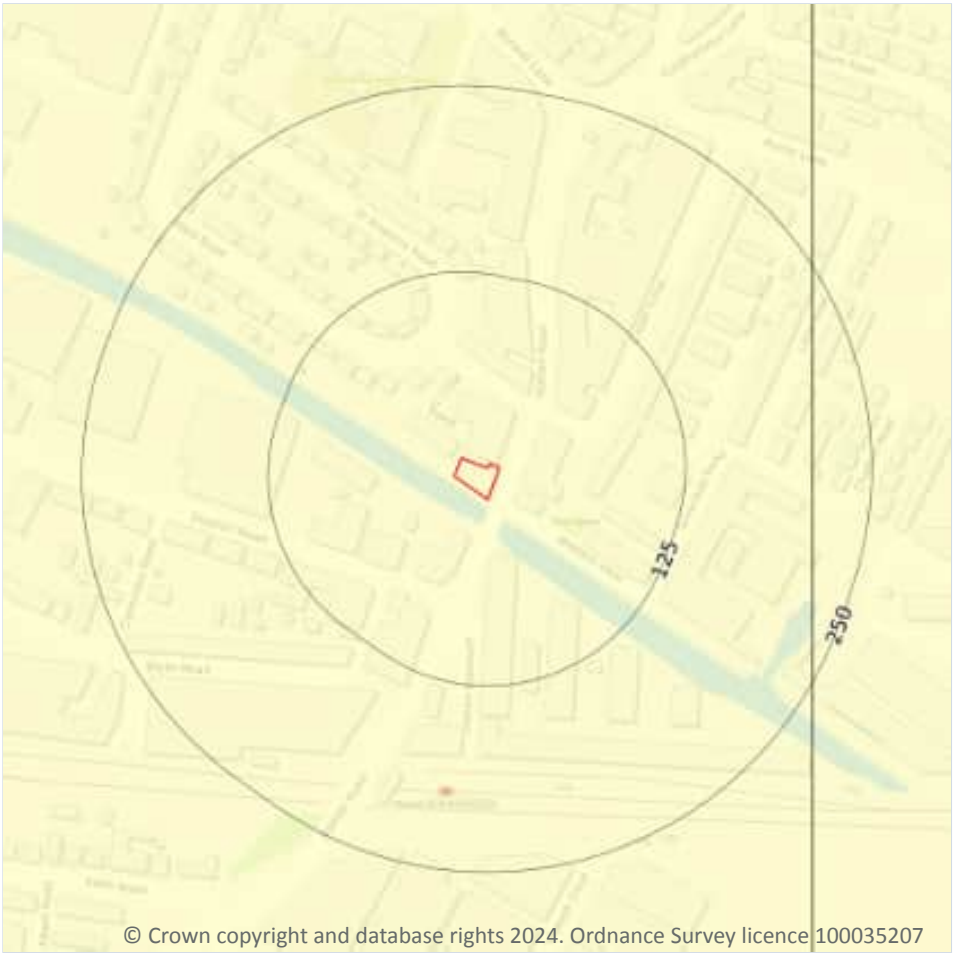
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 122 >**

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

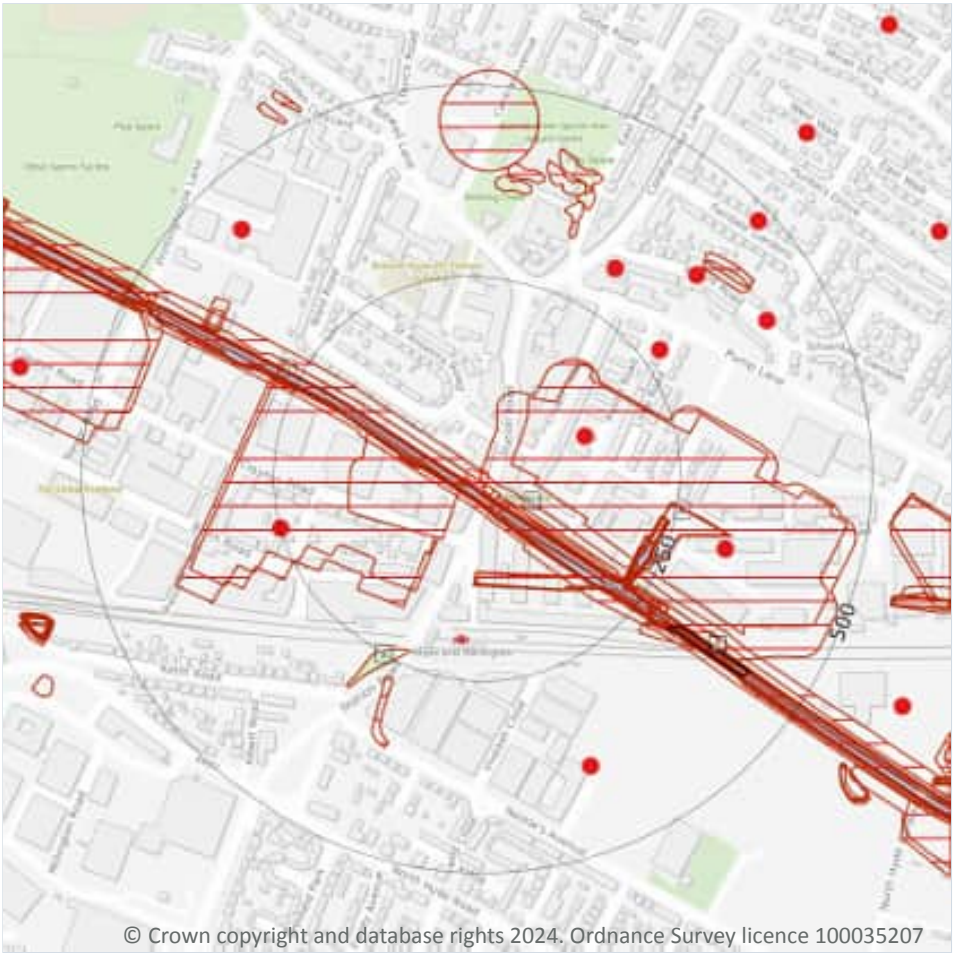
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 123 >**

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	10

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.

Features are displayed on the Mining and ground workings map on **page 125 >**

ID	Location	Details	Description
1	134m E	Name: Botwell Brickfield Address: Hayes Town, HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	250m W	Name: Botwell Brickfield Address: Hayes Town, HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
4	275m NE	Name: Botwell Brick Field Address: HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
6	314m NE	Name: Botwell Brick Field Address: HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
7	324m E	Name: Botwell Brick Field Address: HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
I	374m NE	Name: Botwell Brick Field Address: HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

ID	Location	Details	Description
8	387m S	Name: Botwell Brickfield Address: Hayes Town, HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
10	414m NE	Name: Botwell Brick Field Address: HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
11	429m NW	Name: Botwell House Brickfield Address: Hayes Town, HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
12	481m NE	Name: Botwell Brick Field Address: HAYES, Middlesex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m **25**

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 125 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Brick Field**	**1868**	**1:10560**
B	**On site**	**Brick Field**	**1881**	**1:10560**
C	**On site**	**Canal**	**1881**	**1:10560**

ID	Location	Land Use	Year of mapping	Mapping scale
D	2m SW	Canal	1960	1:10560
D	3m S	Canal	1987	1:10000
C	5m SW	Canal	1938	1:10560
C	5m SW	Canal	1913	1:10560
C	5m SW	Canal	1894	1:10560
C	5m SW	Canal	1938	1:10560
C	5m SW	Canal	1868	1:10560
C	5m S	Canal	1935	1:10560
C	5m S	Canal	1897	1:10560
D	6m S	Canal	1970	1:10560
D	6m S	Canal	1974	1:10000
C	14m S	Canal	1920	1:10560
A	33m E	Brick Field	1881	1:10560
B	86m SW	Brick Field	1868	1:10560
A	217m SE	Unspecified Wharf	1938	1:10560
A	217m SE	Unspecified Wharf	1938	1:10560
A	222m SE	Unspecified Wharves	1920	1:10560
A	222m SE	Unspecified Wharf	1938	1:10560
A	222m SE	Unspecified Wharfs	1913	1:10560
2	231m S	Unspecified Pit	1960	1:10560
A	233m SE	Unspecified Wharf	1960	1:10560
A	235m E	Unspecified Wharf	1935	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	1

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

Features are displayed on the Mining and ground workings map on **page 125 >**

ID	Location	Land Use	Year of mapping	Mapping scale
5	302m SE	Tunnel	1994	1:10000

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	0

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).

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	5

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.

Location	Mineral type
On site	**Stone**
22m E	Stone
219m SE	Stone
225m S	Stone
249m SW	Stone

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

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	0

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.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

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

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

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

This data is sourced from the British Geological Survey.

20 Radon

Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 135 >**

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	2

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**
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	**17**	**3**	**155**	**106**	**0.6**	**71**	**56**	**29**	**13**
10m E	17	3	159	109	0.6	70	56	29	14
10m S	17	3	181	124	0.7	68	60	29	15
21m SE	17	3	182	125	0.8	69	65	31	17

This data is sourced from the British Geological Survey.

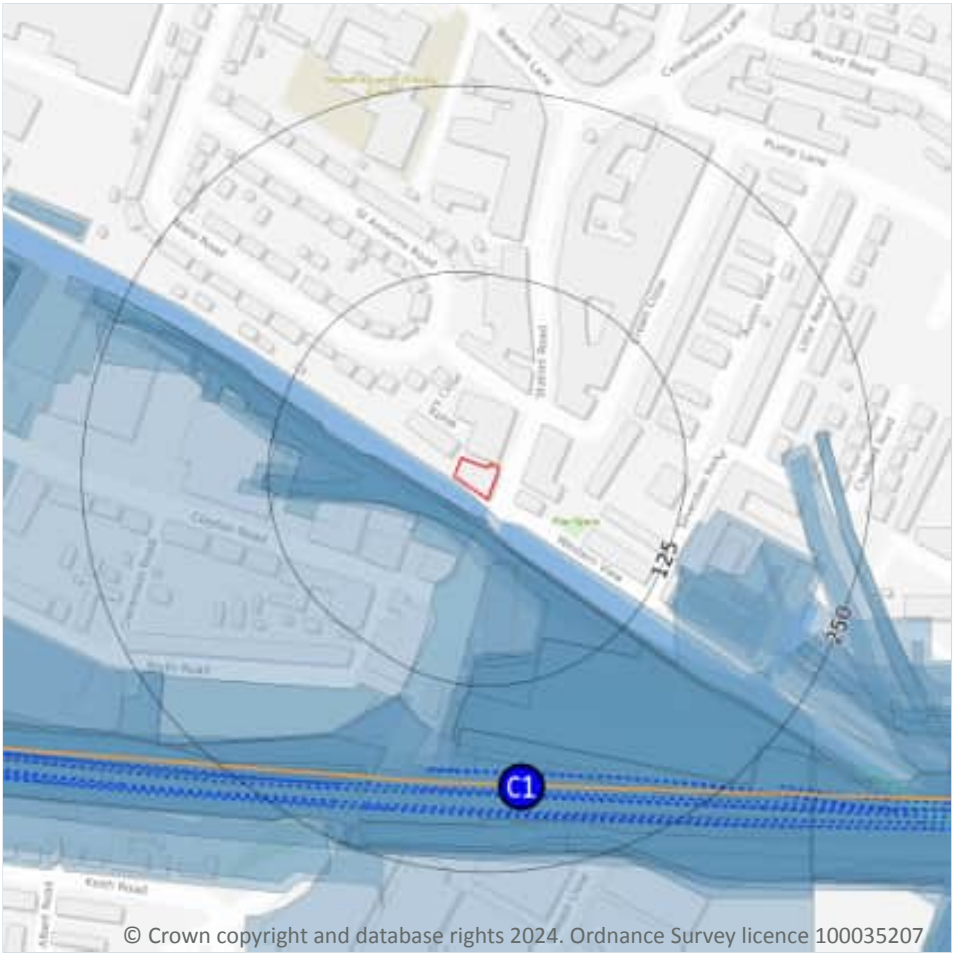
21.3 BGS Measured Urban Soil Chemistry

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



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

22.1 Underground railways (London)

Records within 250m	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	54

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.

Features are displayed on the Railway infrastructure and projects map on **page 139 >**

Location	Land Use	Year of mapping	Mapping scale
2m SW	Railway Sidings	1960	10560
12m S	Railway Sidings	1964	10560
14m S	Railway	1935	-
14m S	Railway Sidings	1938	10560
16m S	Railway Sidings	1938	10560
19m S	Disused Railway Sidings	1974	10000
19m S	Railway Sidings	1970	10560
19m S	Railway Sidings	1935	10560
22m S	Disused Railway Sidings	1975	1250
22m S	Disused Railway Sidings	1965	1250
23m S	Railway Sidings	1967	2500
30m S	Railway Sidings	1935	2500
43m S	Railway Sidings	1920	10560
46m SE	Railway Sidings	1913	10560
68m SE	Railway	1914	-
78m SE	Railway Sidings	1914	2500
100m SE	Railway Sidings	1987	10000

Location	Land Use	Year of mapping	Mapping scale
100m S	Railway Sidings	1974	10000
106m S	Railway	1935	-
110m S	Railway Sidings	1965	1250
121m S	Railway	1895	-
134m SE	Tramway Sidings	1914	2500
139m SE	Tramway Sidings	1935	2500
142m S	Railway Sidings	1972	1250
143m S	Railway Sidings	1992	1250
154m S	Railway Sidings	1897	10560
154m S	Railway Sidings	1894	10560
158m S	Railway Sidings	1895	2500
181m S	Railway Sidings	1938	10560
187m W	Railway Sidings	1920	10560
189m E	Railway Sidings	1868	10560
191m S	Railway	1865	-
195m E	Railway Sidings	1865	2500
197m S	Railway Sidings	1964	10560
200m S	Railway Sidings	1935	10560
205m S	Railway Sidings	1914	2500
206m SW	Railway Sidings	1972	1250
206m SW	Railway Sidings	1967	2500
207m SW	Railway Sidings	1965	1250
210m SW	Railway Sidings	1935	2500
213m E	Railway Sidings	1881	10560
213m E	Railway Sidings	1881	10560
214m S	Railway Sidings	1938	10560
215m S	Railway Sidings	1935	10560
217m S	Railway Sidings	1894	10560

Location	Land Use	Year of mapping	Mapping scale
217m S	Railway Sidings	1964	10560
219m S	Railway Sidings	1914	2500
220m SE	Railway Sidings	1935	2500
220m S	Railway	1914	-
221m S	Railway Sidings	1935	2500
224m S	Railway Sidings	1897	10560
225m SE	Tramway Sidings	1914	2500
229m SW	Railway	1935	-
232m SE	Railway Sidings	1935	10560

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	17

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

Features are displayed on the Railway infrastructure and projects map on **page 139 >**

Location	Name	Type
182m S	Elizabeth line	rail
183m S	Elizabeth Line	rail
183m S	Not given	Single Track
195m S	Elizabeth line	rail
197m S	Not given	Multi Track
197m S	Not given	Multi Track
198m S	Elizabeth line	rail
208m S	Great Western Main Line	rail
210m S	Not given	Multi Track
211m S	Great Western Main Line	rail
216m SW	Not given	Multi Track
217m S	Not given	Multi Track
220m S	Great Western Main Line	rail
223m S	Great Western Main Line	rail
227m SW	Great Western Main Line	rail
231m SW	Great Western Main Line	rail
231m SW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	**1**

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

Features are displayed on the Railway infrastructure and projects map on **page 139 >**

Location	Route Type
191m S	Surface Alignment

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

20 APPENDIX 4 – SITE PHOTOGRAPHY


60 STA

21 APPENDIX 5 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

RISK = LIKELIHOOD × SEVERITY

The matrix given in Table 13 provides a means of calculating the overall risk; while Table 14 provides the qualitative assessment based on the risk score.

Table 13: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 14: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	**Very Low**
4-5	**Low**
6-10	**Low to Moderate**
11-15	**Moderate**
16-20	**High**
21-25	**Very High**

Table 15: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that 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.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

22 ABBREVIATIONS

Abbreviation	Description
ACM	Asbestos Containing Materials
AOD	Above Ordnance Datum
AONB	Areas of Outstanding Natural Beauty
BGS	British Geological Survey
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance
VOC	Volatile Organic Compounds