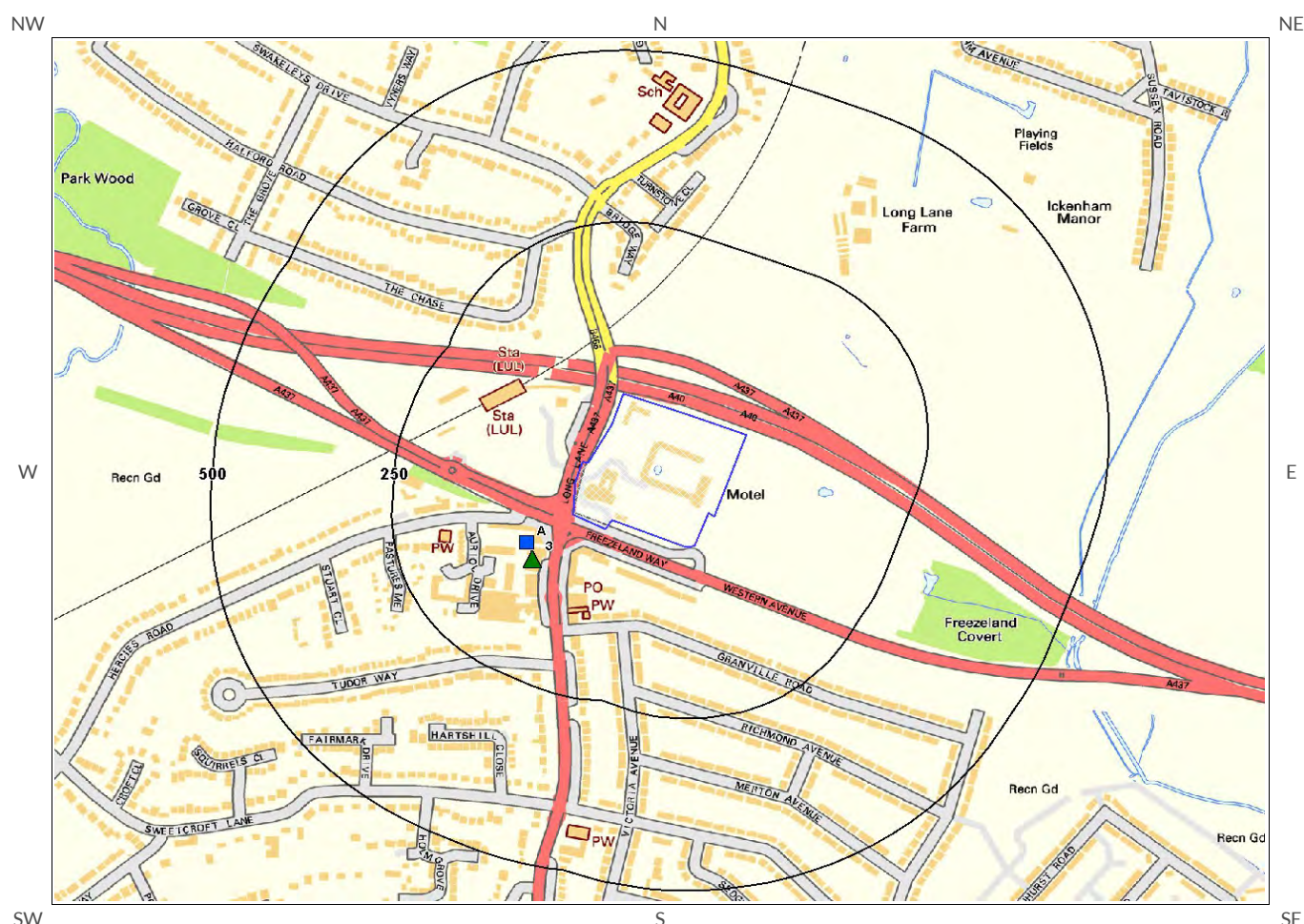


# 1. Environmental Permits, Incidents and Registers Map



Environmental Permits,  
Incidents and Registers Legend

Mapping  
sourced from  
**Ordnance Survey**

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- |                               |  |                          |
|-------------------------------|--|--------------------------|
| Site Outline                  | Recorded Pollution Incident                                    | RAS 3 & 4 Authorisations |
| Dangerous Substances (List 1) | Part A(1) Authorised Processes and Historic IPC Authorisations |                          |
| Dangerous Substances (List 2) | Part A(2) and Part B Authorised Processes                      |                          |
| Water Industry Referrals      | COMAH / NIHS Sites   |                          |
| Licenced Discharge Consents   | Sites Determined as Contaminated Land                          |                          |
| Red List Discharge Consents   | Hazardous Substance Consents and Enforcements                  |                          |



# 1. Environmental Permits, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

### 1.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

---

### 1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

---

#### 1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

#### 1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

1

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
3	88.0	SW	507607 184773	Address: First Choice Dry Cleaners, 321 Long Lane, Hillingdon, Middlesex, UB10 9JU Process: Dry Cleaning Processs - PG 6/46 (11) Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

#### 1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

#### 1.1.9 Records of Licensed Discharge Consents within 500m of the study site:

2

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
1A	75.0	SW	507600 184800	Address: Western Avenue, Hillingdon, Western Avenue, Hillingdon Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.2215 Permit Version: 1 Receiving Water: Pinn Status: Temporary Consents (water Act 1989, Section 113) Issue date: 2/11/1989 Effective Date: 2/11/1989 Revocation Date: 2/9/2010
2A	75.0	SW	507600 184800	Address: Western Avenue, Hillingdon, Western Avenue, Hillingdon Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: TEMP.2215 Permit Version: 2 Receiving Water: Pinn Status: Varied Under Epr 2010 Issue date: 3/9/2010 Effective Date: 3/9/2010 Revocation Date: -

1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

---

## 1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

---

## 1.3 Environment Agency Recorded Pollution Incidents

1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

---

1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

---

## 1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

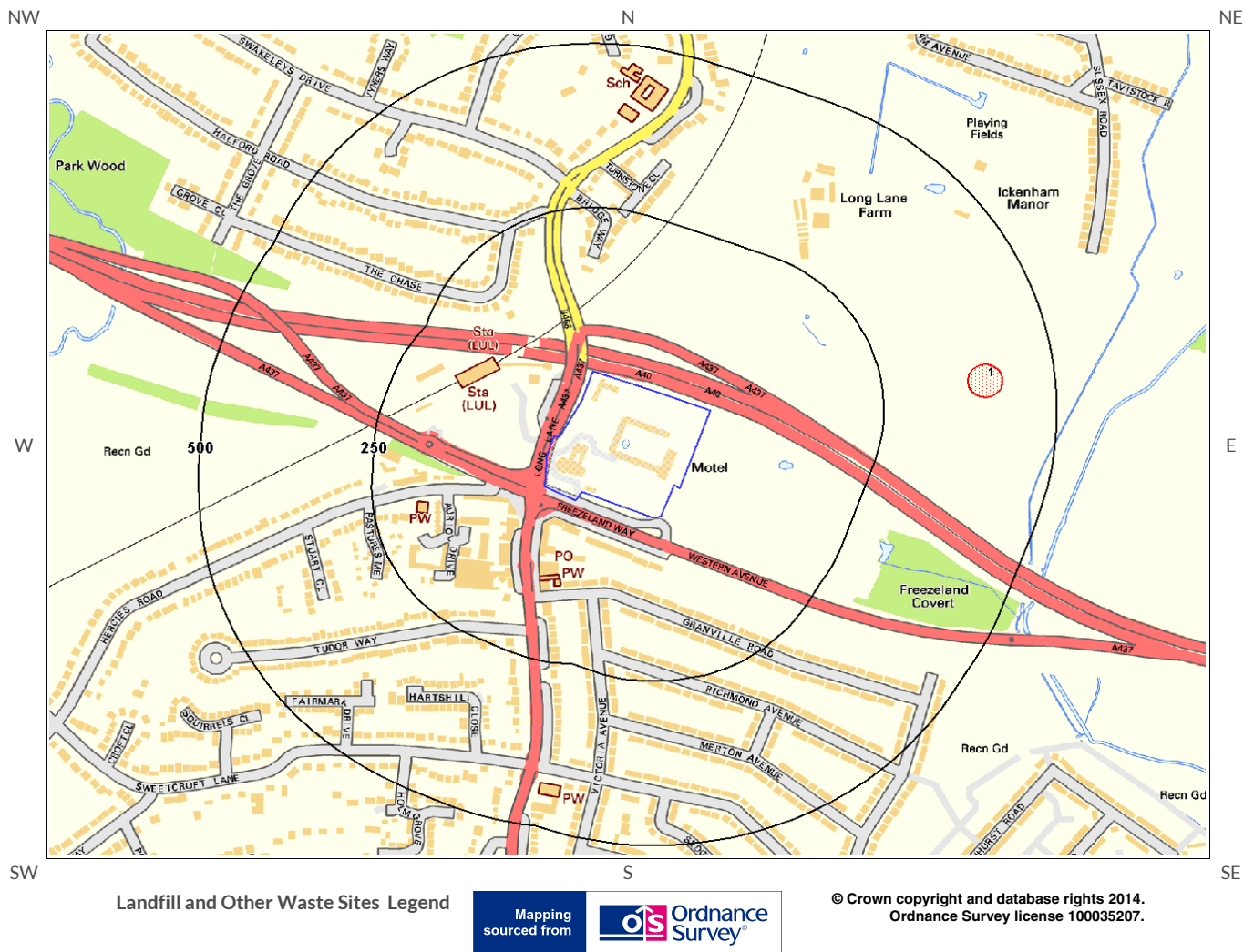
0

Database searched and no data found.

---



## 2. Landfill and Other Waste Sites Map





## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

#### 2.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

#### 2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
1	374.0	E	508200 185000	Site Address: Lay-by Western Avenue Long Lane Farm, Hillingdon Waste Licence: Yes Site Reference: HIL062 DL413 Waste Type: Inert, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 18-Nov-1992 Licence Surrendered: 14-Sep-1994 Licence Hold Address: - Operator: -

#### 2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

#### 2.1.4 Records of Local Authority landfill sites within 1500m of the study site:

0

Database searched and no data found.

## 2.2 Other Waste Sites

2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

---

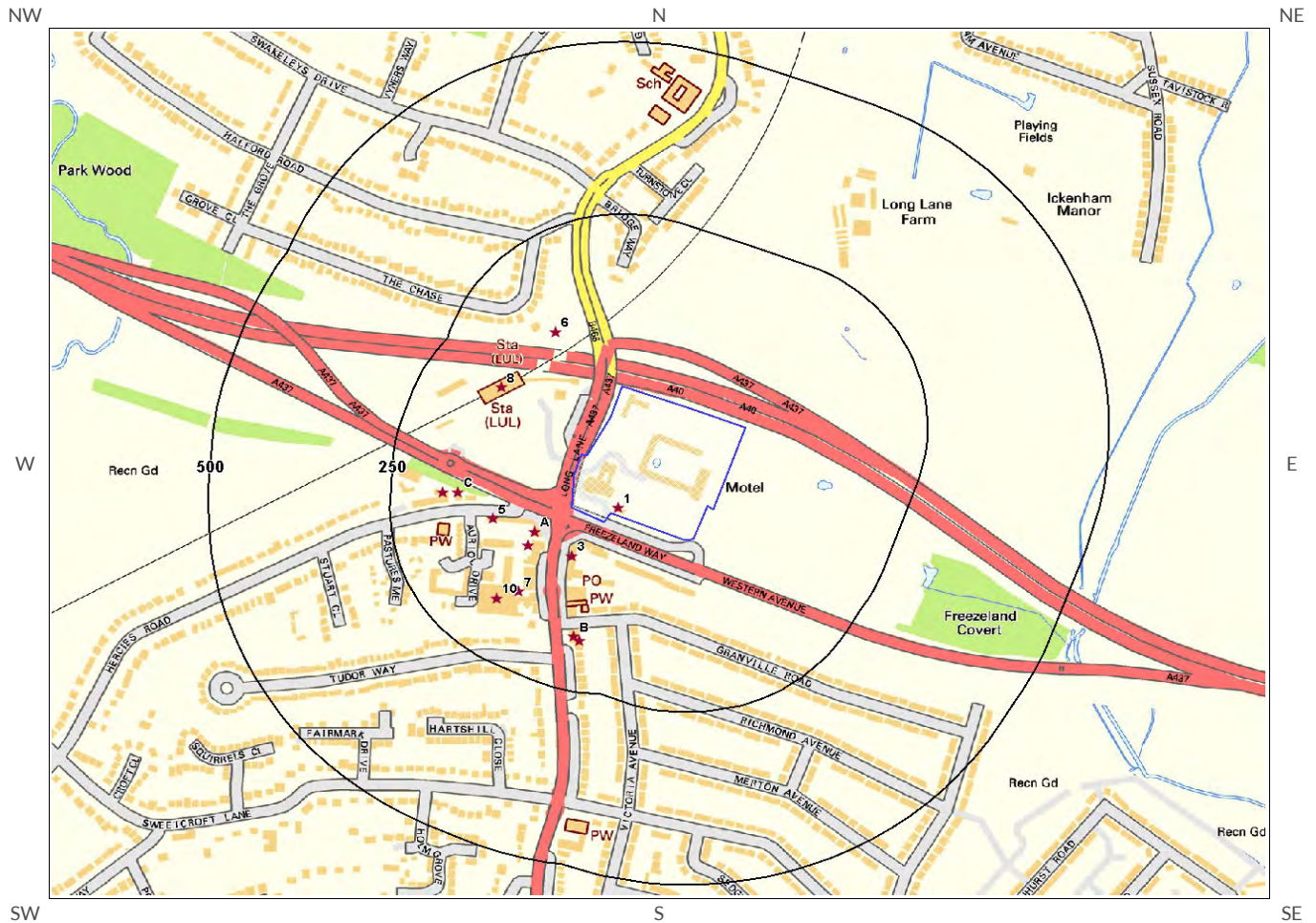
2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

---

# 3. Current Land Use Map



Current Land Use Legend

Mapping  
sourced from



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Site Outline



Search Buffers (m)



Current Industrial Sites



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines



## 3. Current Land Uses

### 3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

13

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0.0	On Site	Tank	507728 184840	UB10	Tanks (Generic)	Industrial Features
2A	63.0	SW	S M C Cars	507612 184805	331, Long Lane, Hillingdon, Uxbridge, UB10 9JU	New Vehicles	Motoring
3	63.0	SW	J G Regan Ltd	507663 184770	396a, Long Lane, Hillingdon, Uxbridge, UB10 9PG	Printing Related Machinery	Industrial Products
4A	81.0	SW	S M C	507603 184785	325-327, Long Lane, Hillingdon, Uxbridge, UB10 9JU	New Vehicles	Motoring
5	110.0	W	I J Plant Co Ltd	507554 184824	11, Hercies Road, Uxbridge, UB10 9LS	Construction Plant	Construction Services
6	121.0	NW	Electricity Sub Station	507641 185095	UB10	Electrical Features	Infrastructure and Facilities
7	141.0	SW	Electricity Sub Station	507591 184719	UB10	Electrical Features	Infrastructure and Facilities
8	148.0	NW	Hillingdon	507566 185015	Hillingdon Station, Long Lane, Hillingdon, Uxbridge, UB10 9NR	Underground Network Stations	Public Transport, Stations and Infrastructure
9C	158.0	W	Electricity Sub Station	507507 184863	UB10	Electrical Features	Infrastructure and Facilities
10	167.0	SW	Depot	507560 184709	UB10	Container and Storage	Transport, Storage and Delivery
11B	172.0	S	Advance Security UK Ltd	507666 184653	Chevron House 346, Long Lane, Hillingdon, Uxbridge, UB10 9PF	Electronic Equipment	Industrial Products
12B	176.0	S	Electricity Sub Station	507674 184648	UB10	Electrical Features	Infrastructure and Facilities
13C	179.0	W	Y H T Ltd	507485 184862	4, Hercies Road, Uxbridge, UB10 9NA	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services

### 3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.



### 3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.

---



## 4. Geology

### 4.1 Artificial Ground and Made Ground

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
WGR-OPEN	WORKED GROUND (UNDIVIDED)	VOID
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

### 4.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

### 4.3 Bedrock and Solid Geology

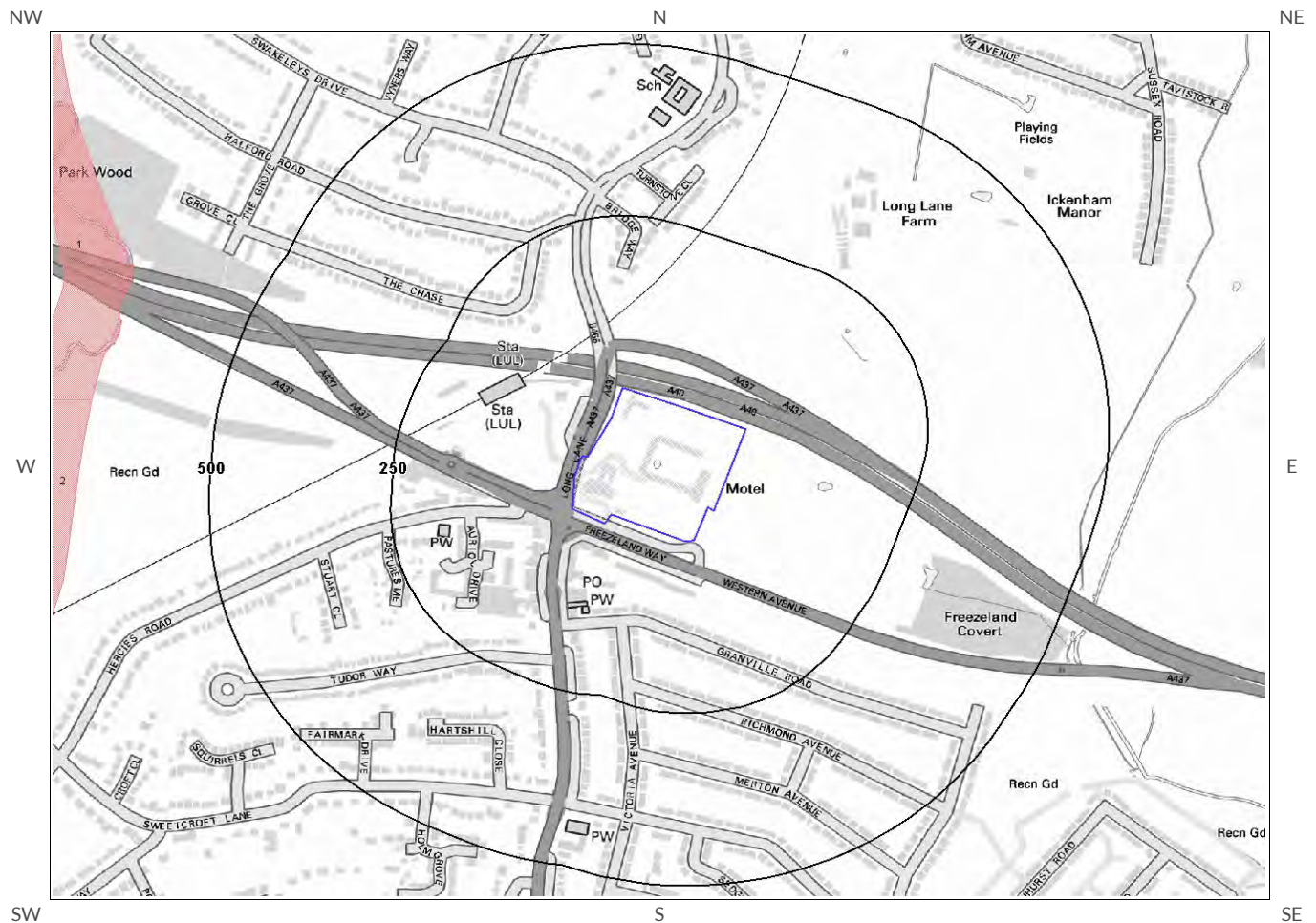
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LC-CLSS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

# 5. Hydrogeology and Hydrology

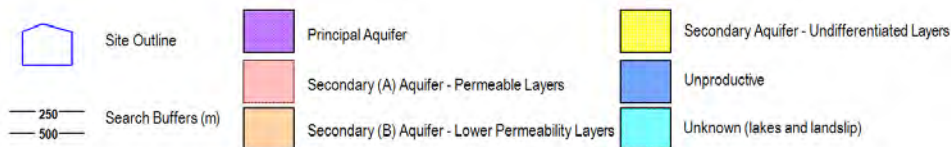
## 5a. Aquifer Within Superficial Geology

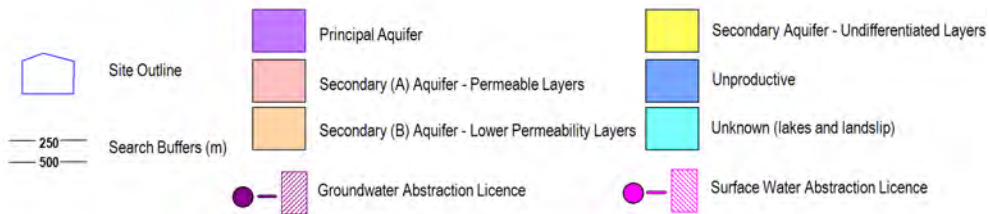


Aquifer Within Superficial Geology



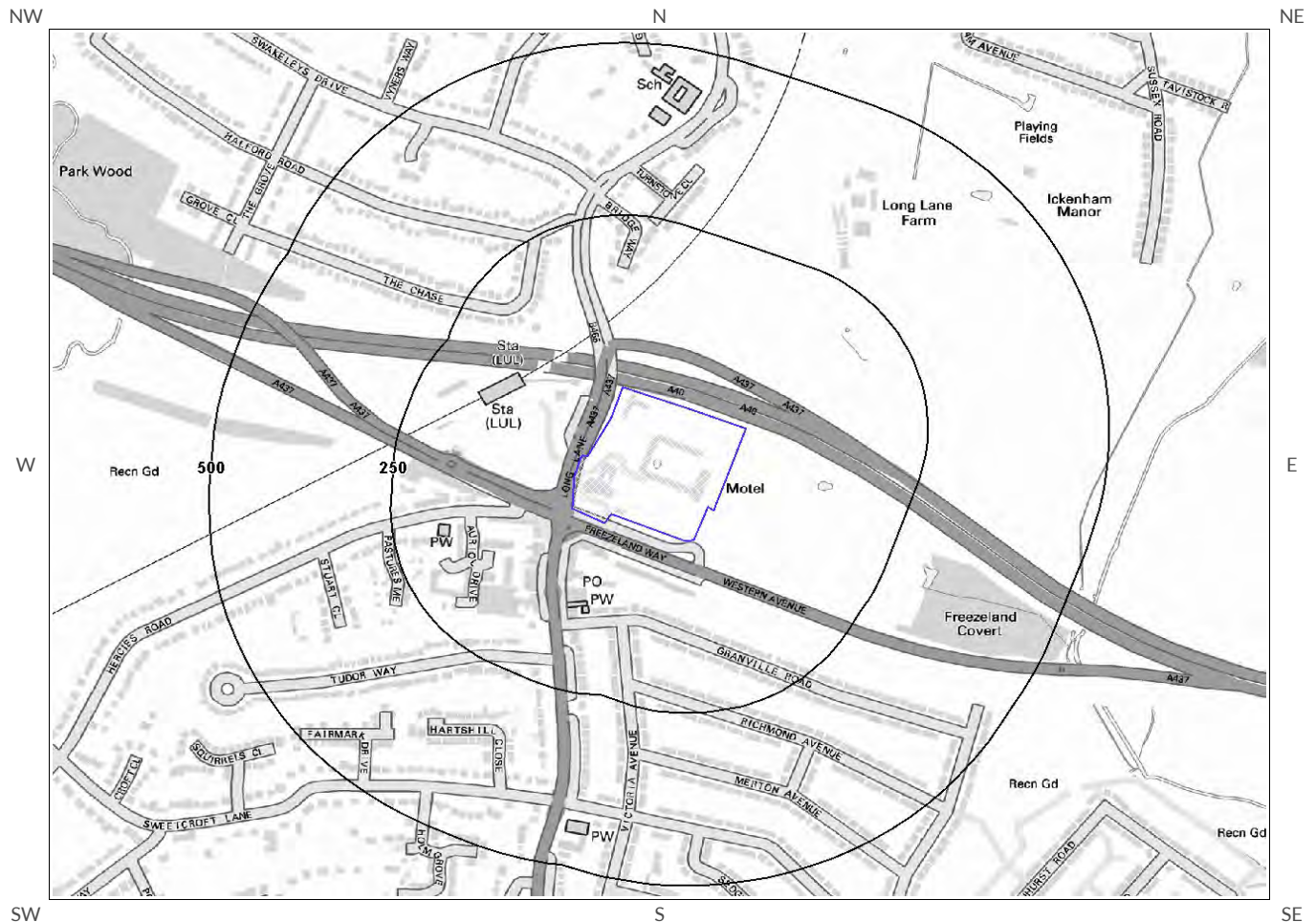
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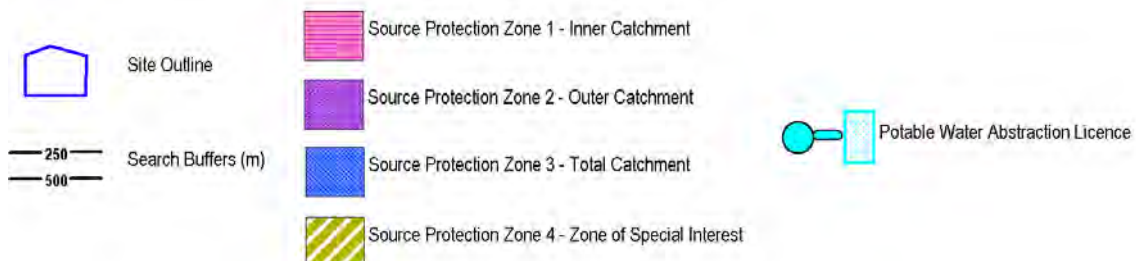
# 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



Map Legend Source Protection Zones and Potable Water Abstraction Licenses

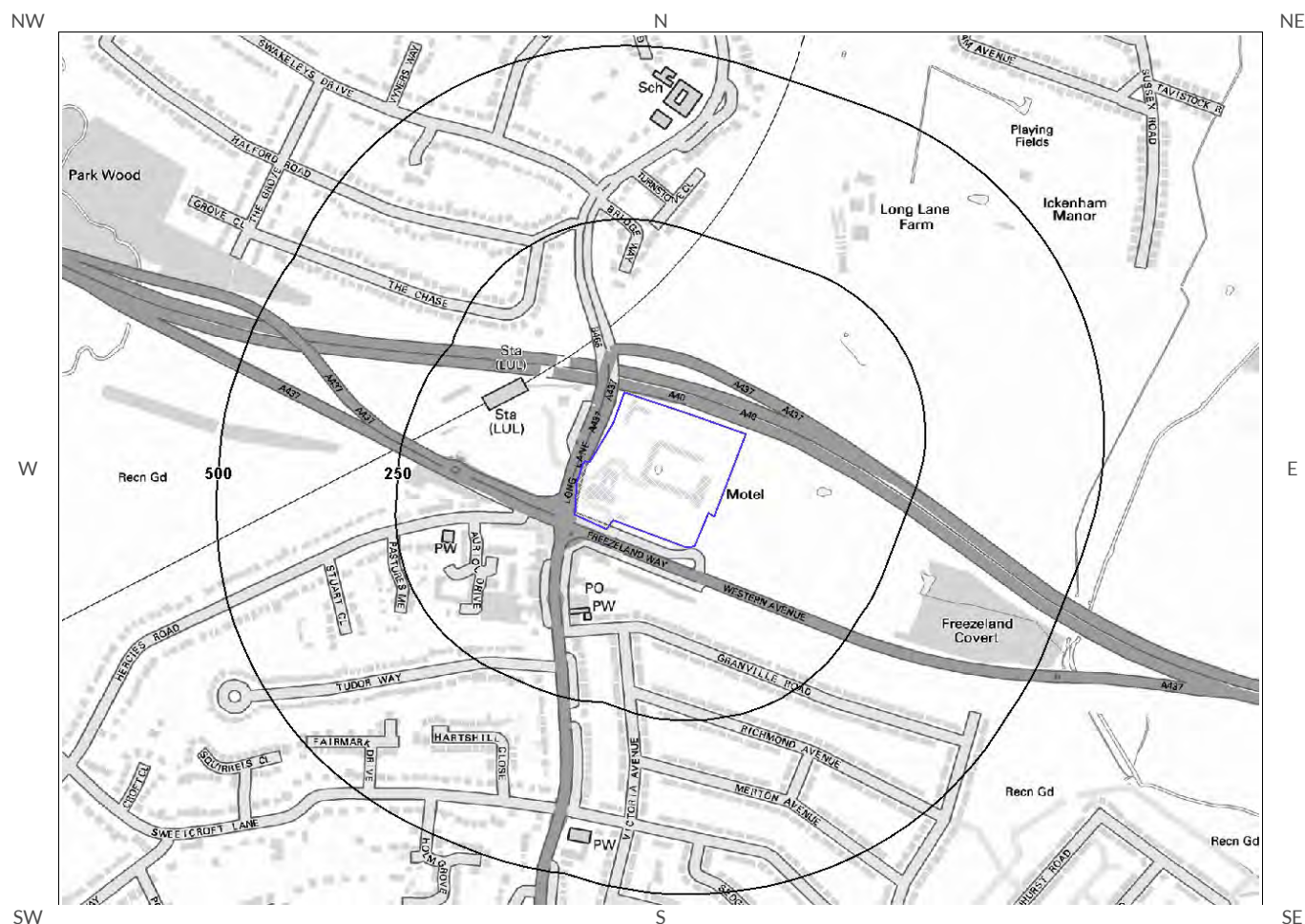


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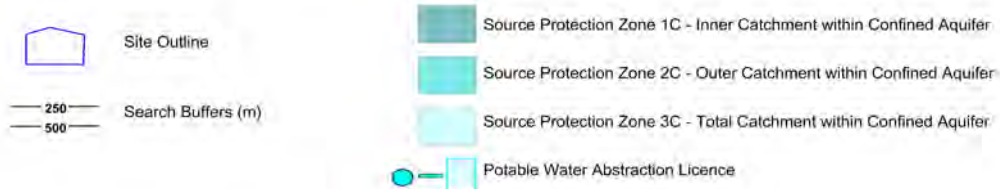
# 5d. Hydrology Source Protection Zones within confined aquifer



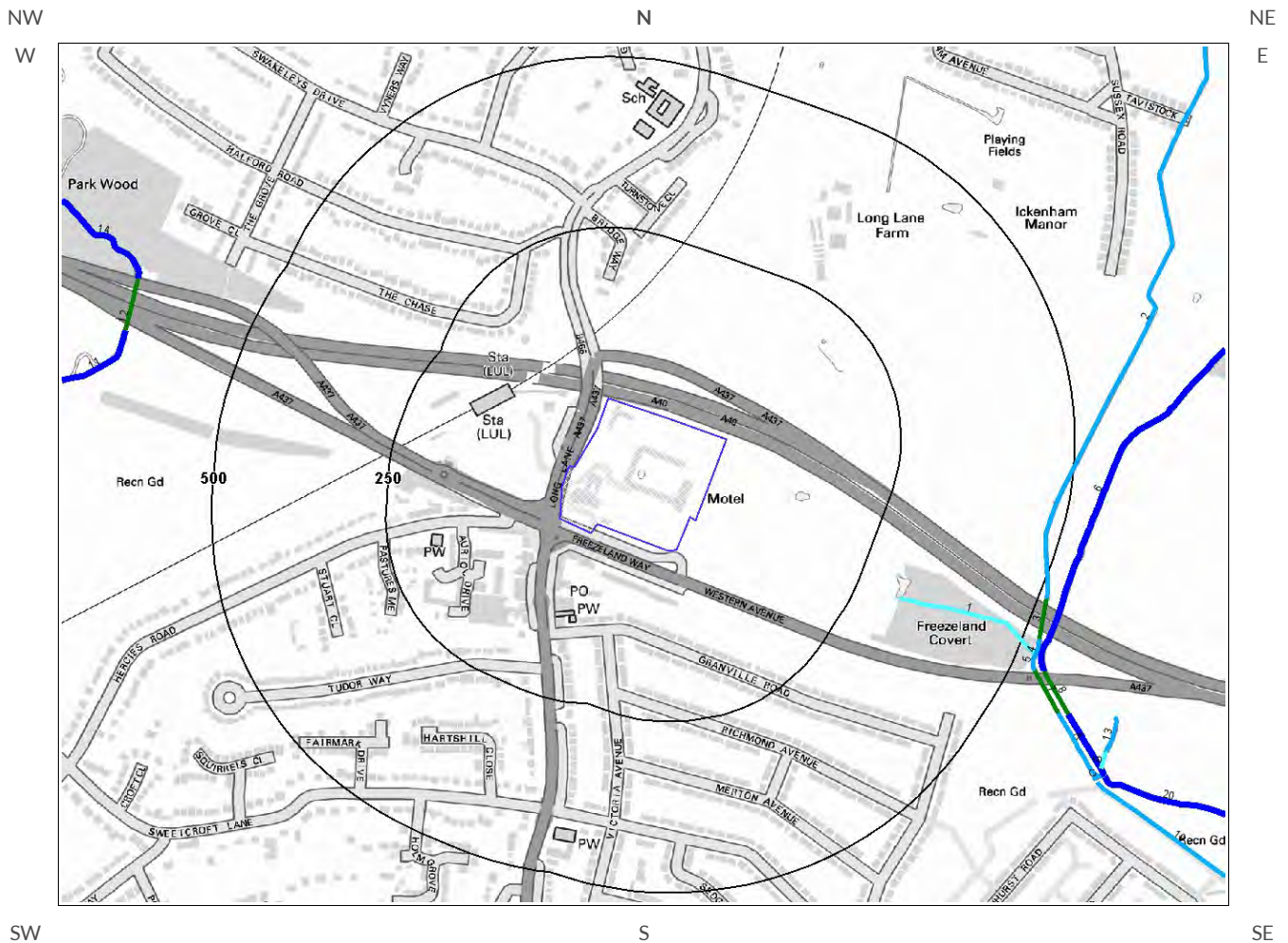
Hydrology Source Protection Zones



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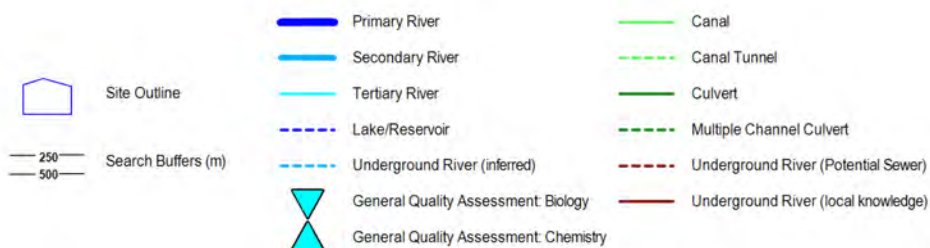
# 5 e. Hydrology – Detailed River Network and River Quality



Hydrology – Detailed River Network and River Quality



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# 5. Hydrogeology and Hydrology

## 5.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? No

Database searched and no data found.

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

---

## 5.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	Designation	Description
2	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

---

### 5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Details
Not shown	962.0	NW	507310 185880	Licence No: 28/39/28/0577 Details: Make-Up or Top Up Water Direct Source: Thames Groundwater Point: Swakeleys Lake, Ickenham- Borehole Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WRA/N/1196 Original Start Date: 2/4/2003 Expiry Date: 31/3/2014 Issue No: 1 Version Start Date: 2/4/2003 Version End Date:

### 5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

### 5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

### 5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

## 5.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

---

## 5.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site?

No

Database searched and no data found.

---

## 5.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

No

### 5.9.1 Biological Quality:

Database searched and no data found.

---

### 5.9.2 Chemical Quality:

Database searched and no data found.

---



## 5.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (5e):

ID	Distance (m)	Direction	Details
1	315.0	E	<div> <div> River Name: -  Welsh River Name: -  Alternative Name: - </div> <div> River Type: Tertiary River  Main River Status: Currently Undefined </div> </div>
2	478.0	E	<div> <div> River Name: Drain  Welsh River Name: -  Alternative Name: - </div> <div> River Type: Secondary River  Main River Status: Currently Undefined </div> </div>

## 5.11 Surface Water Features

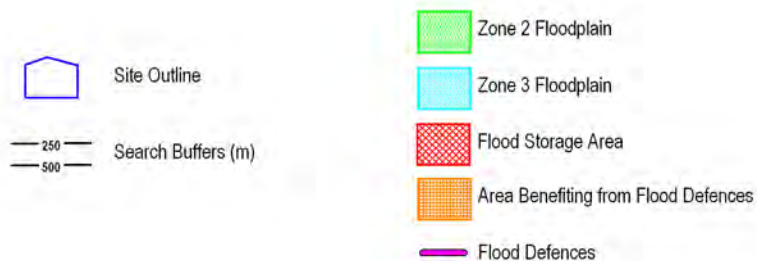
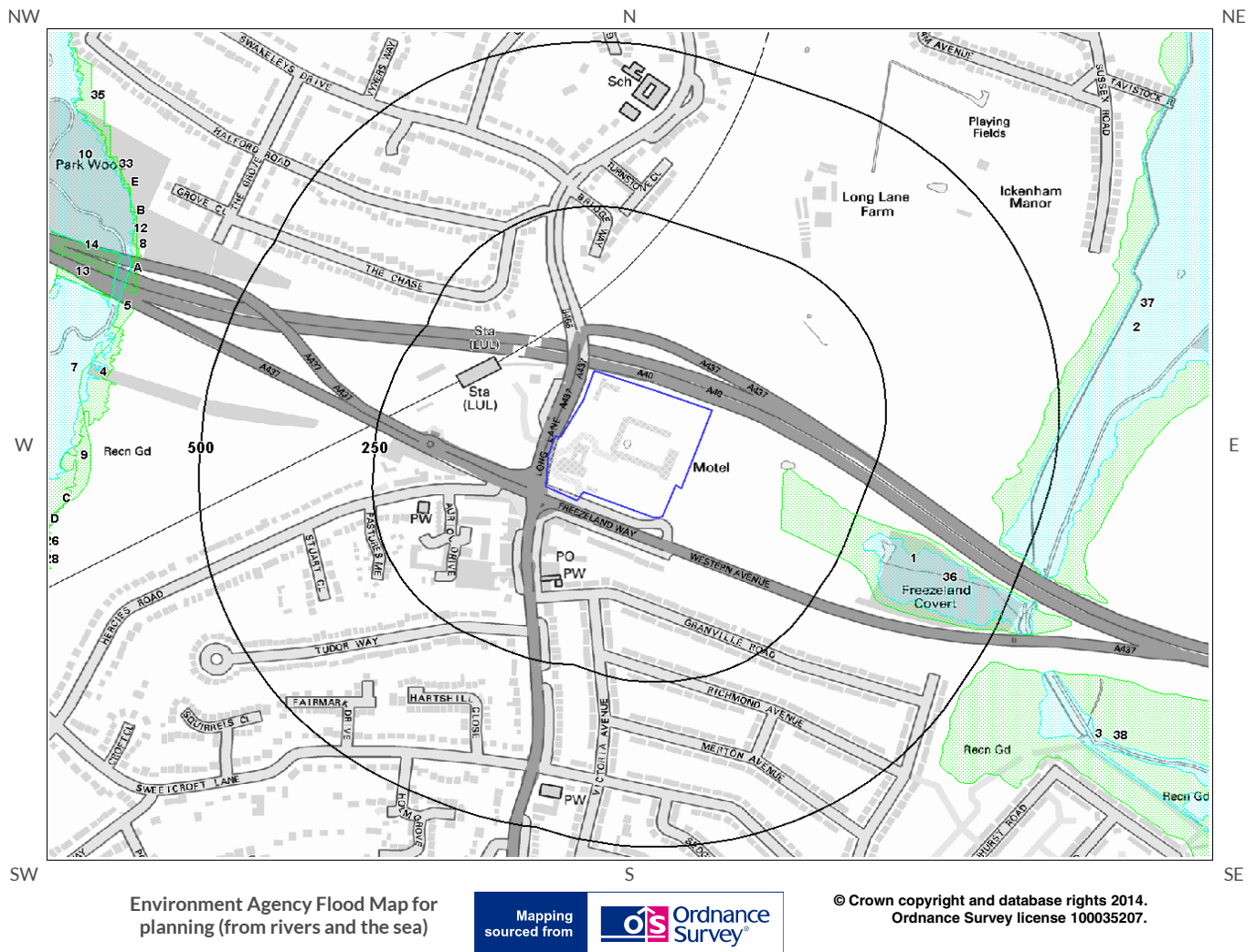
Are there any surface water features within 250m of the study site?

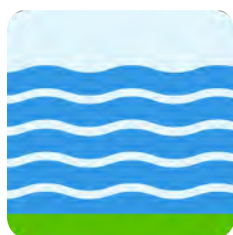
Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
188.0	NE

## 6. Environment Agency Flood Map for planning (from rivers and the sea)





## 6. Flooding

### 6.1 Zone 2 Flooding

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 1 – Environment Agency Flood Map for Planning:

Is the site within 250m of an Environment Agency Zone 2 floodplain? Yes

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance (m)	Direction	Update	Type
1	129.0	E	10-Sep-2014	Zone 2 - (Fluvial Models )

### 6.2 Zone 3 Flooding

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 1 – Environment Agency Flood Map for Planning.

Is the site within 250m of an Environment Agency Zone 3 floodplain? No

Database searched and no data found.

### 6.3 Flood Defences

Are there any Flood Defences within 250m of the study site? No

Database searched and no data found.

### 6.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

### 6.5 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

## 6.6 Groundwater Flooding Susceptibility Areas

6.6.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?

Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

---

6.6.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

---

## 6.7 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

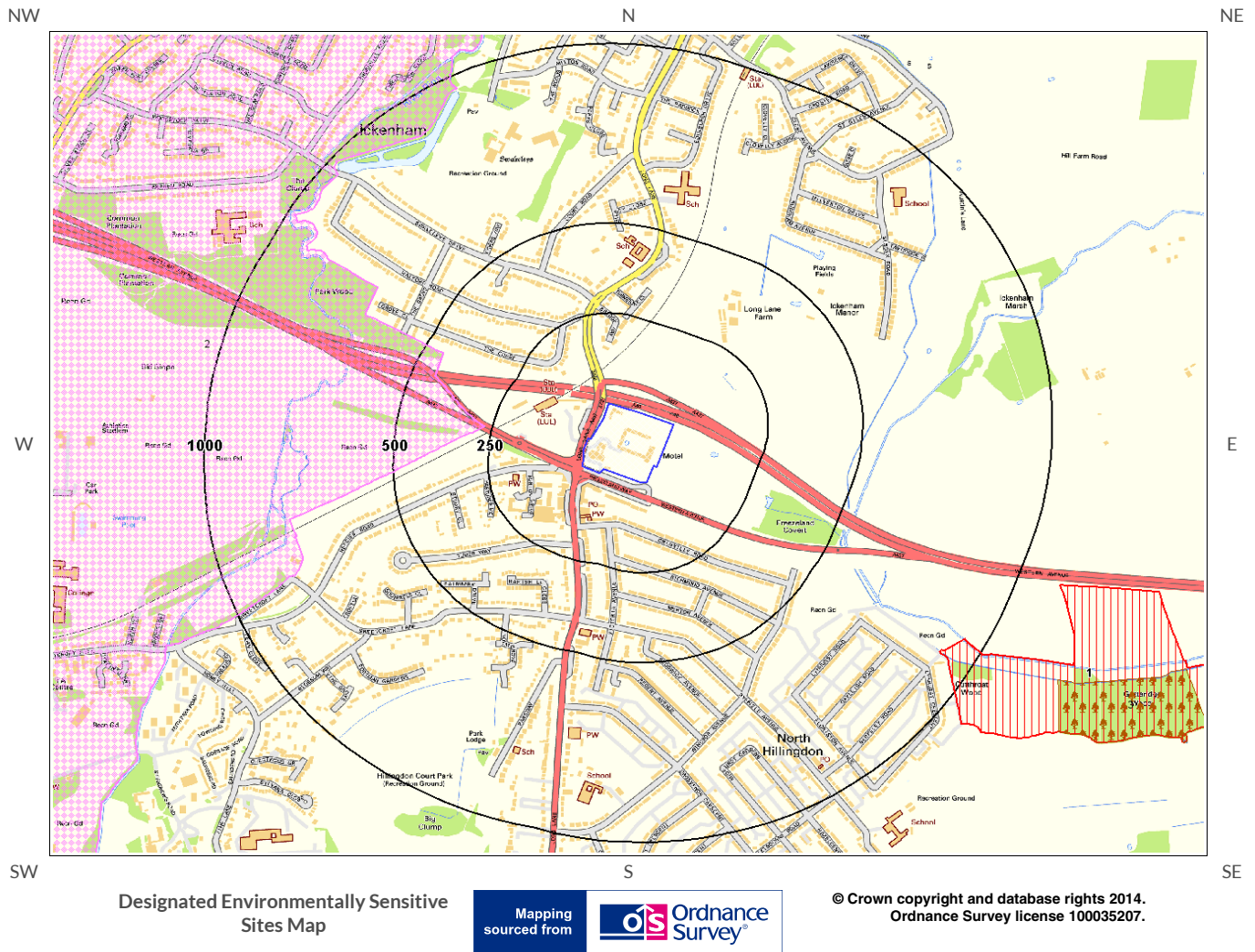
Moderate

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

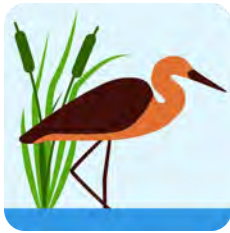
The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

---

# 7. Designated Environmentally Sensitive Sites Map







# 7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

---

7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 0

Database searched and no data found.

---

7.2 Records of National Nature Reserves (NNR) within 2000m of the study site: 0

Database searched and no data found.

---

7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0

Database searched and no data found.

---

7.4 Records of Special Protection Areas (SPA) within 2000m of the study site: 0

Database searched and no data found.

---

7.5 Records of Ramsar sites within 2000m of the study site: 0

Database searched and no data found.

---

## 7.6 Records of Ancient Woodland within 2000m of the study site:

1

The following Ancient Woodland records are supplied by English Nature/Scottish Natural Heritage/Natural Resources Wales and are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
3	1212.0	SE	GUTTERIDGE WOOD	Ancient and Semi-Natural Woodland

## 7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

1

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	906.0	SE	Yeading Woods	Natural England

## 7.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

## 7.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

## 7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

## 7.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

## 7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

## 7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

1

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
2	270.0	W	NVZ Area	DEFRA



# 8. Natural Hazards Findings

## 8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **GroundSure GeoInsight**, available from [our website](#). The following information has been found:

### 8.1.1 Shrink Swell

What is the maximum Shrink-Swell\*\* hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

#### Hazard

Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

### 8.1.2 Landslides

What is the maximum Landslide\* hazard rating identified on the study site?

Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

#### Hazard

Significant potential for slope instability with relatively small changes in ground conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not undercut or place large amounts of material on slopes without technical advice. For new build – consider the potential and consequences of ground movement during excavations, or consequence of changes to loading or drainage. For existing property probable increase in insurance risk is likely due to potential natural slope instability after changes to ground conditions such as a very long, excessively wet winter.

\* This indicates an automatically generated 50m buffer and site.

### 8.1.3 Soluble Rocks

What is the maximum Soluble Rocks\* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

#### Hazard

---

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

---

### 8.1.4 Compressible Ground

What is the maximum Compressible Ground\* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

#### Hazard

---

Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

---

### 8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks\* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

#### Hazard

---

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

---



## 8.1.6 Running Sand

What is the maximum Running Sand\*\* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

### Hazard

---

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

---



---

\* This indicates an automatically generated 50m buffer and site.



## 9. Mining

### 9.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

No

Database searched and no data found.

---

### 9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site\*?

Low

\*Please note this data is searched with a 150m buffer.

---

### 9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

---

# Contact Details

GroundSure Helpline  
 Telephone: 08444 159 000  
 info@groundsurre.com



## British Geological Survey Enquiries

Kingsley Dunham Centre  
 Keyworth, Nottingham NG12 5GG  
 Tel: 0115 936 3143.  
 Fax: 0115 936 3276.  
 Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
 Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries



## Environment Agency

National Customer Contact Centre, PO Box 544  
 Rotherham, S60 1BY  
 Tel: 08708 506 506  
 Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
 Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



## Public Health England

Public information access office  
 Public Health England, Wellington House  
 133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
 Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
 Main switchboard: 020 7654 8000



## The Coal Authority

200 Lichfield Lane  
 Mansfield  
 Notts NG18 4RG  
 Tel: 0345 7626 848  
 DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Ordnance Survey

Adanac Drive, Southampton  
 SO16 0AS  
 Tel: 08456 050505



## Local Authority

Authority: Hillingdon London Borough Council  
 Phone: 01895 250111  
 Web: [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)  
 Address: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

## Gemapping PLC

Virginia Villas, High Street, Hartley Witney,  
 Hampshire RG27 8NW  
 Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data. PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].  
 This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**“Beneficiary”** means the person or entity for whose benefit the Client has obtained the Services.

**“Client”** means the party or parties entering into a Contract with GroundSure.

**“Commercial”** means any building or property which is not Residential.

**“Confidential Information”** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**“Support Services”** means Support Services provided by GroundSure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**“Contract”** means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**“Third Party Data Provider”** means any third party providing Third Party Content to GroundSure.

**“Data Reports”** means reports comprising factual data with no accompanying interpretation.

**“Fees”** has the meaning set out in clause 5.1.

**“GroundSure”** means GroundSure Limited, a company registered in England and Wales under number 03421028.

**“GroundSure Materials”** means all materials prepared by GroundSure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**“Intellectual Property”** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**“Mapping”** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**“Order”** means an electronic, written or other order form submitted by the Client requesting Services from GroundSure in respect of a specified Site.

**“Ordnance Survey”** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**“Order Website”** means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

**“Report”** means a Risk Screening Report or Data Report for Commercial or Residential property.

**“Residential”** means any building or property used as or intended to be used as a single dwelling.

**“Risk Screening Report”** means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

**“Services”** means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

**“Site”** means the area of land in respect of which the Client has requested GroundSure to provide the Services.

**“Third Party Content”** means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

**“User Guide”** means the user guide, as amended from time to time, available upon request from GroundSure and on the website ([www.GroundSure.com](http://www.GroundSure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 GroundSure agrees to provide the Services in accordance with the Contract.

2.2 GroundSure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions

implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. In addition you acknowledge and agree that GroundSure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 GroundSure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by GroundSure. GroundSure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by GroundSure. GroundSure's acceptance of an Order shall be binding only when made in writing and signed by GroundSure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to GroundSure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as GroundSure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable GroundSure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the GroundSure Materials, or use the GroundSure Materials in a manner for which they were not intended. The Client may make the GroundSure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that GroundSure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by GroundSure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by GroundSure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by GroundSure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 GroundSure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by GroundSure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together “Fees”).

5.2 The Client shall pay all outstanding Fees to GroundSure in full without deduction, counterclaim or set off within 30 days of the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of GroundSure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the GroundSure Materials.

6.2 All Intellectual Property in the GroundSure Materials are and shall remain owned by GroundSure or GroundSure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the GroundSure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

## 7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of GroundSure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death

or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

7.5 GroundSure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure in relation to the Services or other matters arising pursuant to the Contract.

## 8 GroundSure's right to suspend or terminate

8.1 If GroundSure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, GroundSure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to GroundSure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and

- (ii) the Reports and/or Mapping provided under this Contract are
  - (a) supplied to the Client's specification(s) and in any event
  - (b) by their nature cannot be returned.

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in



GroundSure's possession or control; and

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract.

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of GroundSure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to GroundSure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

## 12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through GroundSure.

12.3 GroundSure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of GroundSure.

12.4 No failure on the part of GroundSure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond GroundSure's reasonable control.

In the event that GroundSure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then GroundSure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English

law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 GroundSure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at GroundSure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © GroundSure Limited June 2013

Delta-Simons  
UNIT 3 DELTA SIMONS LTD, HENLEY WAY,  
LINCOLN, LN6 3QR

GroundSure Reference: GS-1745869

Your Reference: 14-0724.01

Report Date 3 Nov 2014

Report Delivery Method: Email - pdf

## GroundSure Geolinsight

Address: FORMER MASTER BREWER SITE FREEZELAND WAY UXBRIDGE, UB10 9QE

Dear Sir/ Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure GeolInsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,



Managing Director  
Groundsure Limited

Enc.  
GroundSure GeolInsight



# GroundSure GeoInsight

Address:

FORMER MASTER BREWER SITE FREEZELAND WAY UXBRIDGE,  
UB10 9QE

Date:

3 Nov 2014

Reference:

GS-1745869

Client:

Delta-Simons

NW

N

NE



W

E

SW

S

SE

Aerial Photograph Capture date: 20-Apr-2013

Grid Reference: 507768,184904

Site Size: 3.38ha

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# Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

## Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	Yes
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	Yes
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	No
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	No
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	No
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	2	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	0	0
Section 3:Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	4
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

Section 4: Natural Ground Subsidence	On-site
4.1 Shrink Swell Clay	Low
4.2 Landslides	Moderate
4.3 Ground Dissolution of Soluble Rocks	Negligible
4.4 Compressible Deposits	Very Low
4.5 Collapsible Deposits	Very Low
4.6 Running Sand	Very Low

Section 5: Borehole Records	On-site	0-50m	51-250
5 BGS Recorded Boreholes	0	2	6

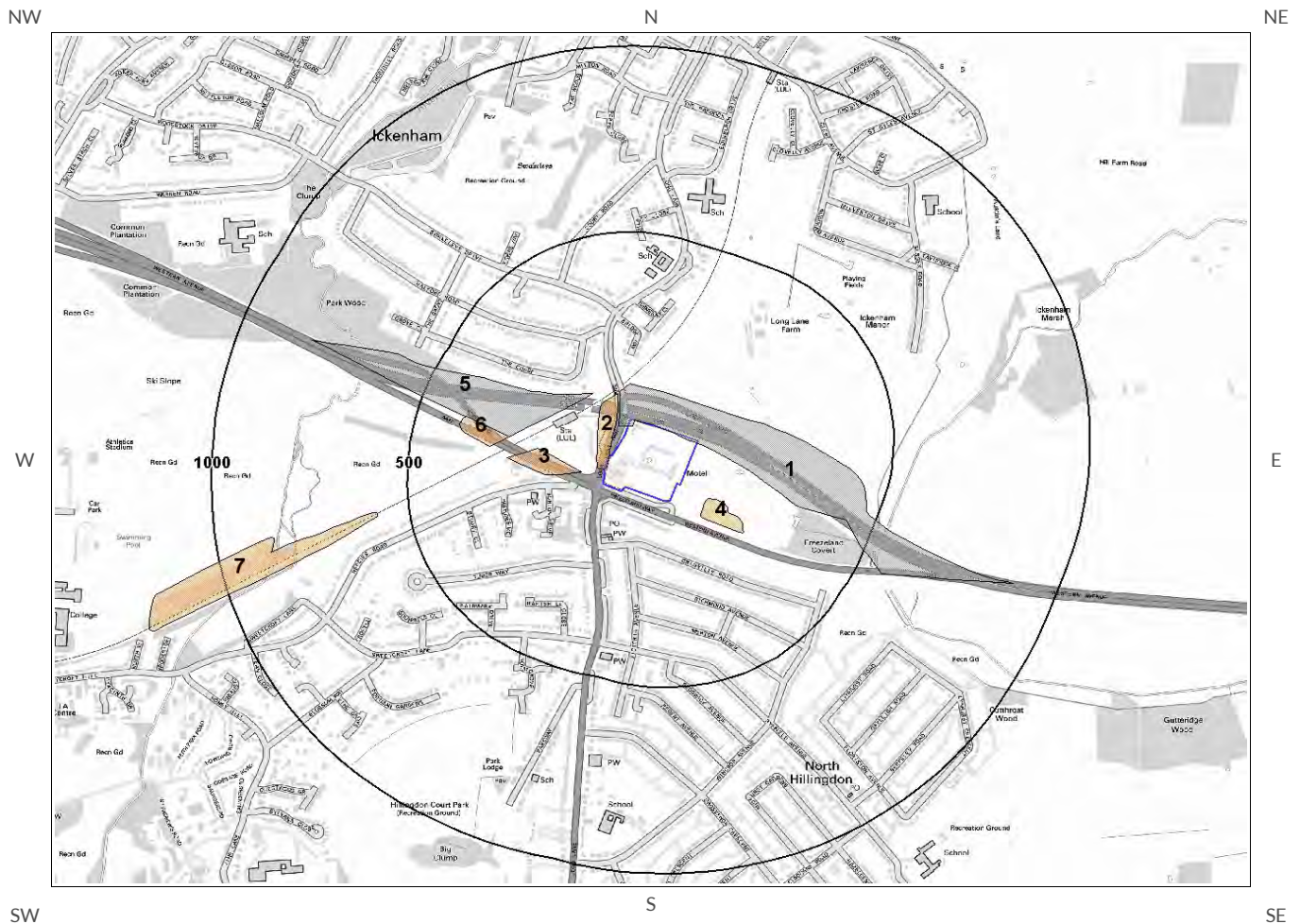
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250
6 Records of Background Soil Chemistry	2	0	2

Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500
7.1 Tunnels	0	0	2	Not Searched
7.2 Historical Railway and Tunnel Features	0	0	10	Not Searched
7.3 Historical Railways	0	0	0	Not Searched
7.4 Active Railways	0	0	0	Not Searched

Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

# 1 Geology

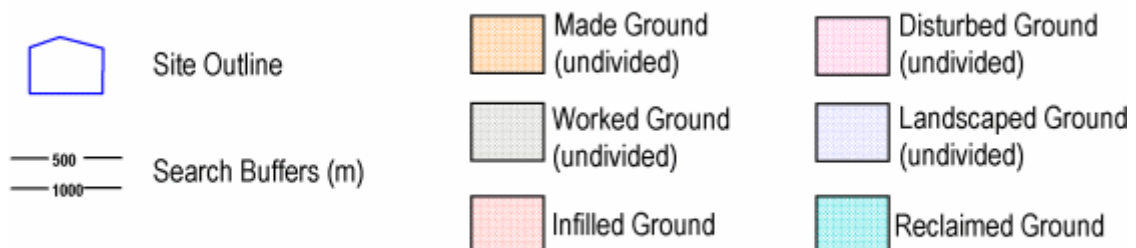
## 1.1 Artificial Ground Map



Artificial Ground Legend



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# 1 Geology

## 1.1 Artificial Ground

### 1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:255

Are there any records of Artificial/Made Ground within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	WGR-OPEN	WORKED GROUND (UNDIVIDED)	VOID
2	0.0	On Site	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	59.0	W	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	78.0	SE	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
5	119.0	NW	WGR-OPEN	WORKED GROUND (UNDIVIDED)	VOID
6	258.0	W	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

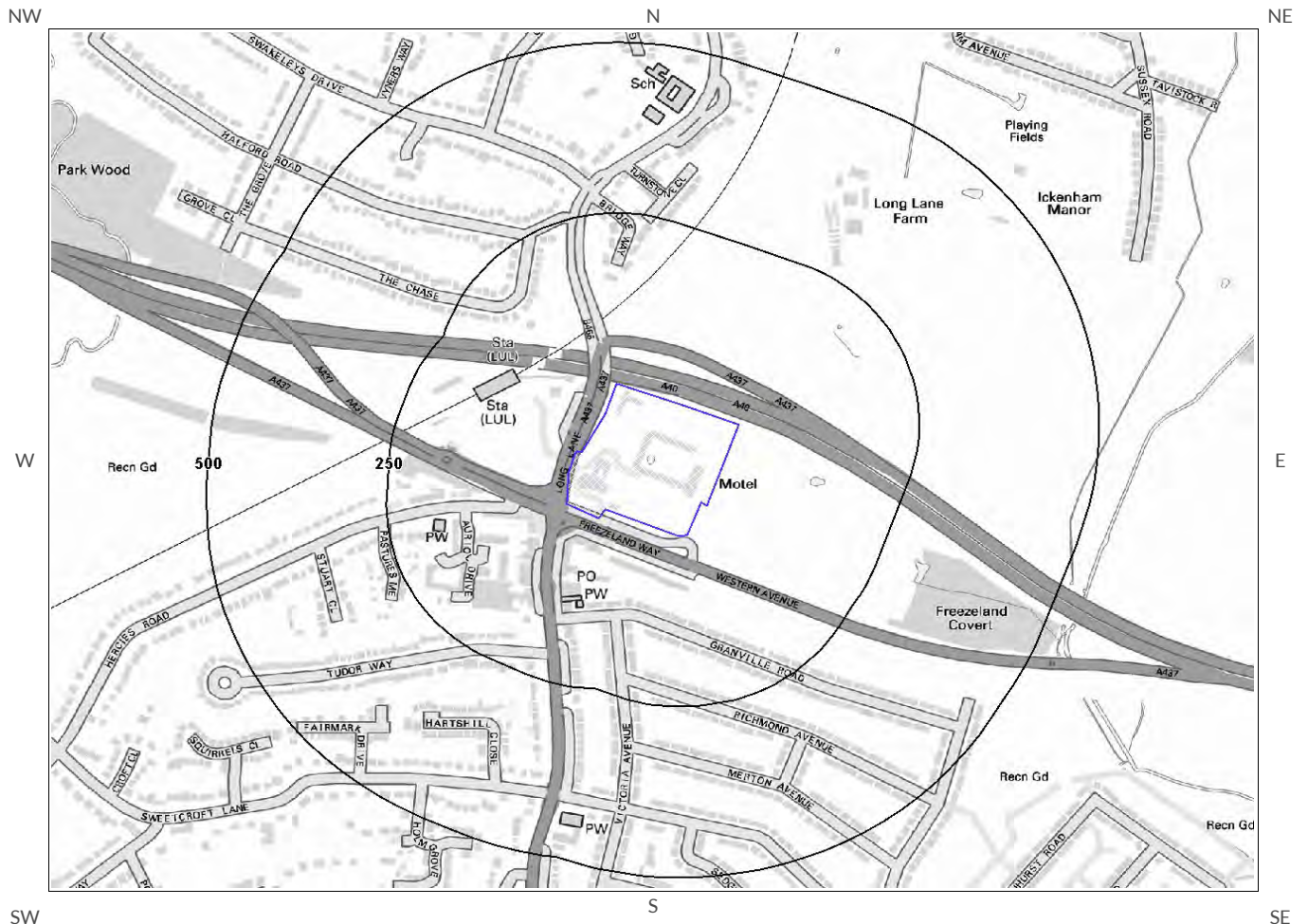
### 1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	Very High	Very Low
32.0	W	Intergranular	Very High	Very Low



# 1.2 Superficial Deposits and Landslips Map



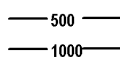
Superficial Deposits and Landslips  
Legend



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Site Outline



Search Buffers (m)

# 1.2 Superficial Deposits and Landslips

## 1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? No

Database searched and no data found.

---

## 1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? No

Database searched and no data found.

---

## 1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

---

## 1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site\*\* boundary? No

Database searched and no data found.

---



---

\* This includes an automatically generated 50m buffer zone around the site

# 1.3 Bedrock and Faults Map



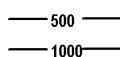
Bedrock and Faults Legend



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Site Outline



Search Buffers (m)

# 1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:255

## 1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LC-CLSS	London Clay Formation - Clay, Silt And Sand	Eocene

## 1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site\* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Moderate	Very Low
0.0	On Site	Mixed	Moderate	Very Low

## 1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

\* This includes an automatically generated 50m buffer zone around the site

# 1.4 Radon Data

## 1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

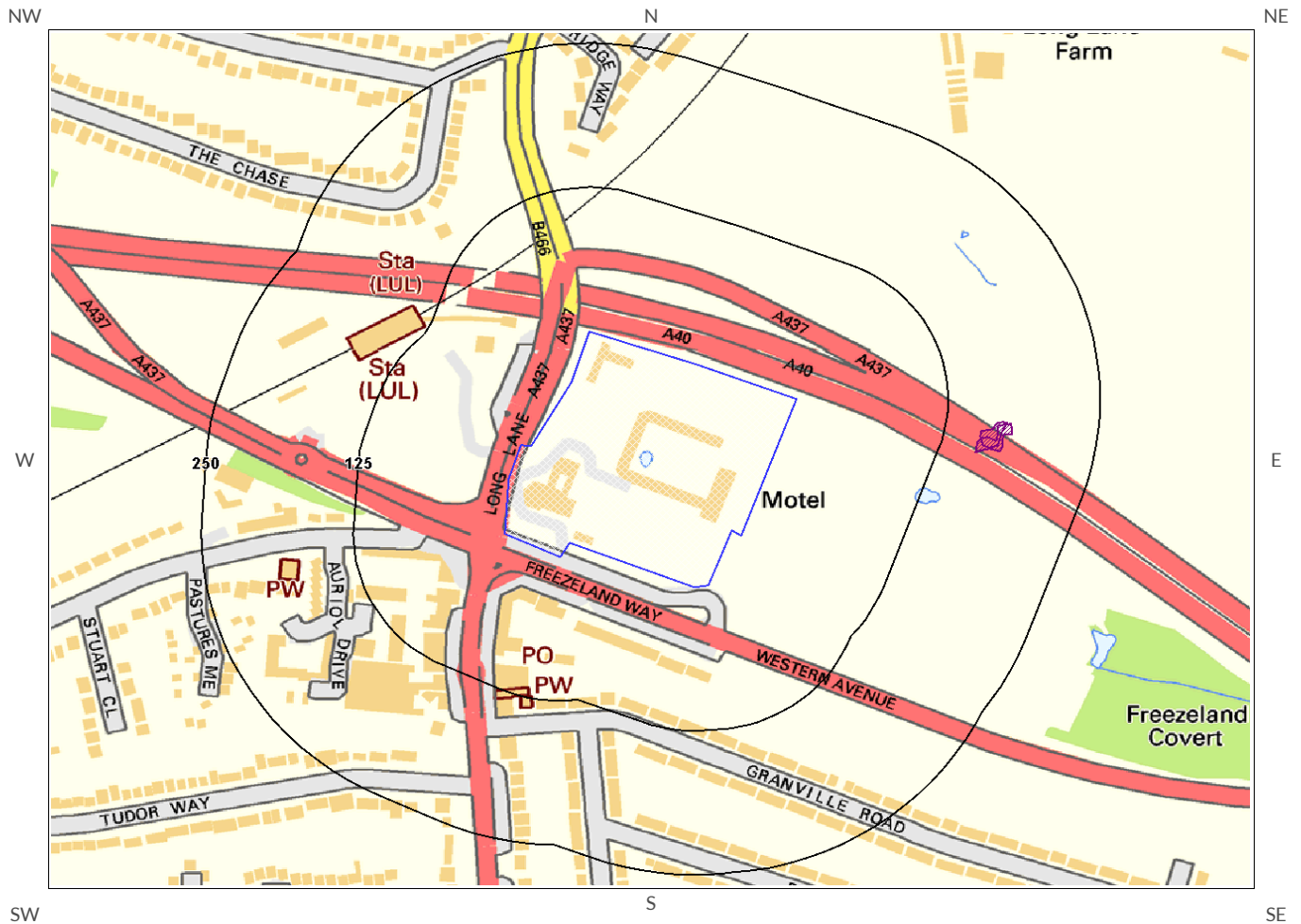
---

## 1.4.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

---





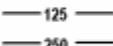
# 2 Ground Workings Map



Ground Workings Legend



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-  Site Outline
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings
-  Search Buffers (m)





## 2 Ground Workings

### 2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	154.0	E	508059 184923	Pond	1865
2A	155.0	E	508066 184926	Pond	1970

### 2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

### 2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? No

Database searched and no data found.





# 3 Mining, Extraction & Natural Cavities

## 3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

## 3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

## 3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

---

## 3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	532.0	W	Not available	Chalk	Occasional minor mining may have occurred but of restricted extent.
2	559.0	W	Not available	Chalk	Occasional minor mining may have occurred but of restricted extent.
3	632.0	W	Not available	Chalk	Rare and localised small scale mining may have occurred.
4	755.0	W	Not available	Chalk	Rare and localised small scale mining may have occurred.

---

### 3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary?

No

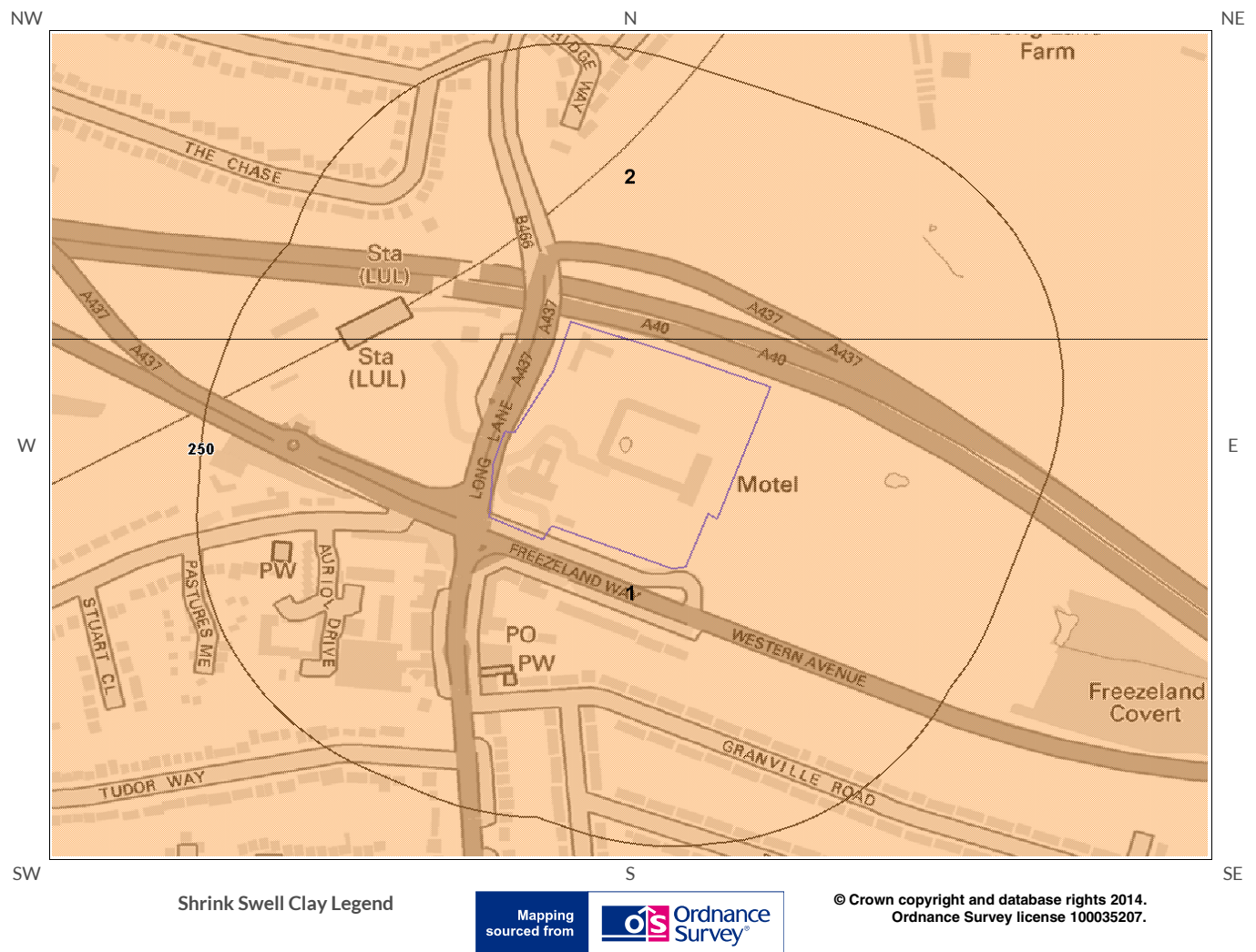
Database searched and no data found.

---



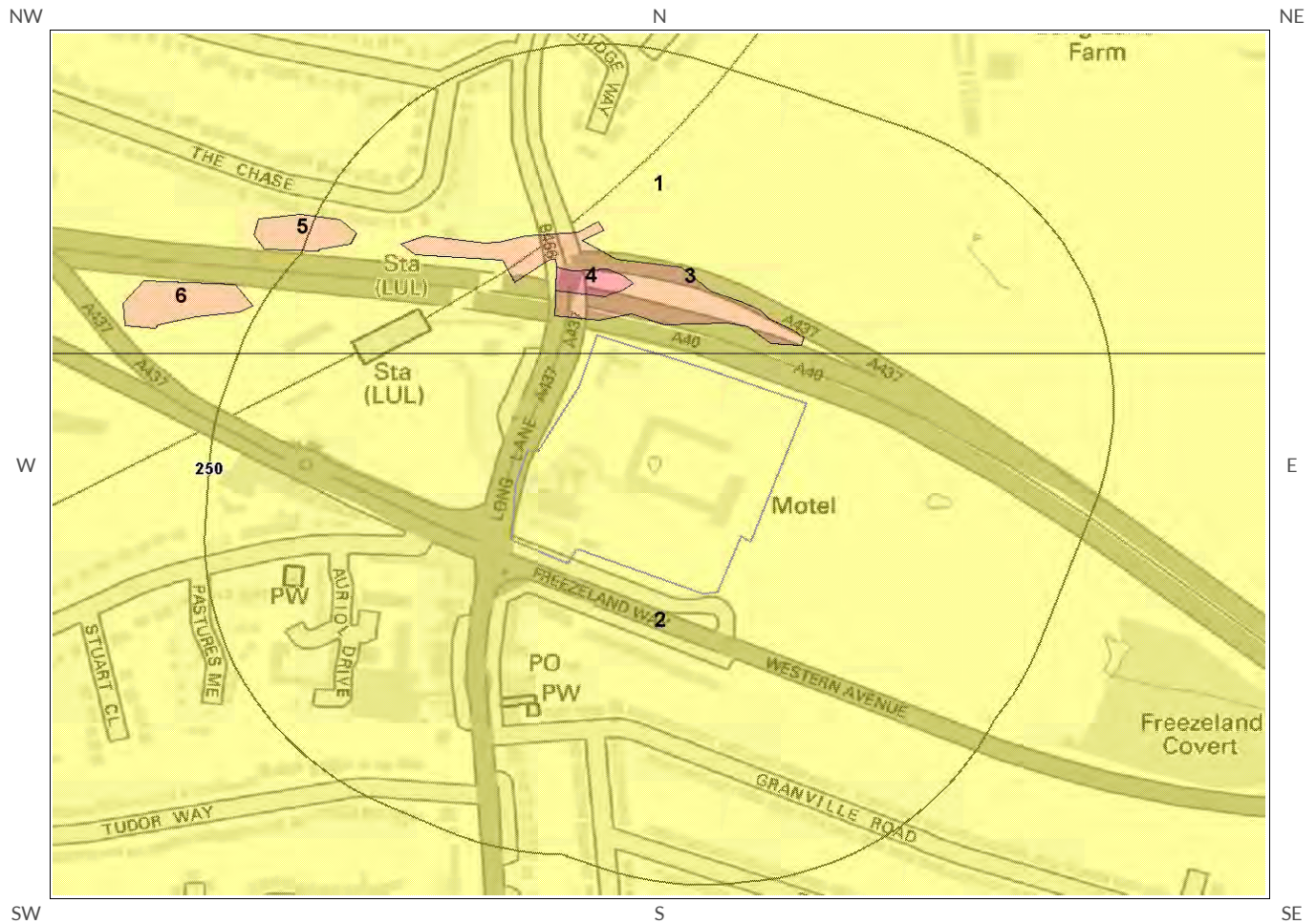
# 4 Natural Ground Subsidence

## 4.1 Shrink-Swell Clay Map





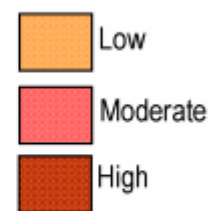
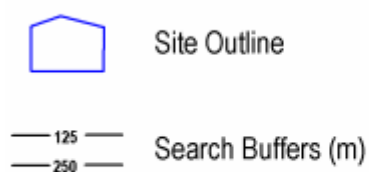
## 4.2 Landslides Map



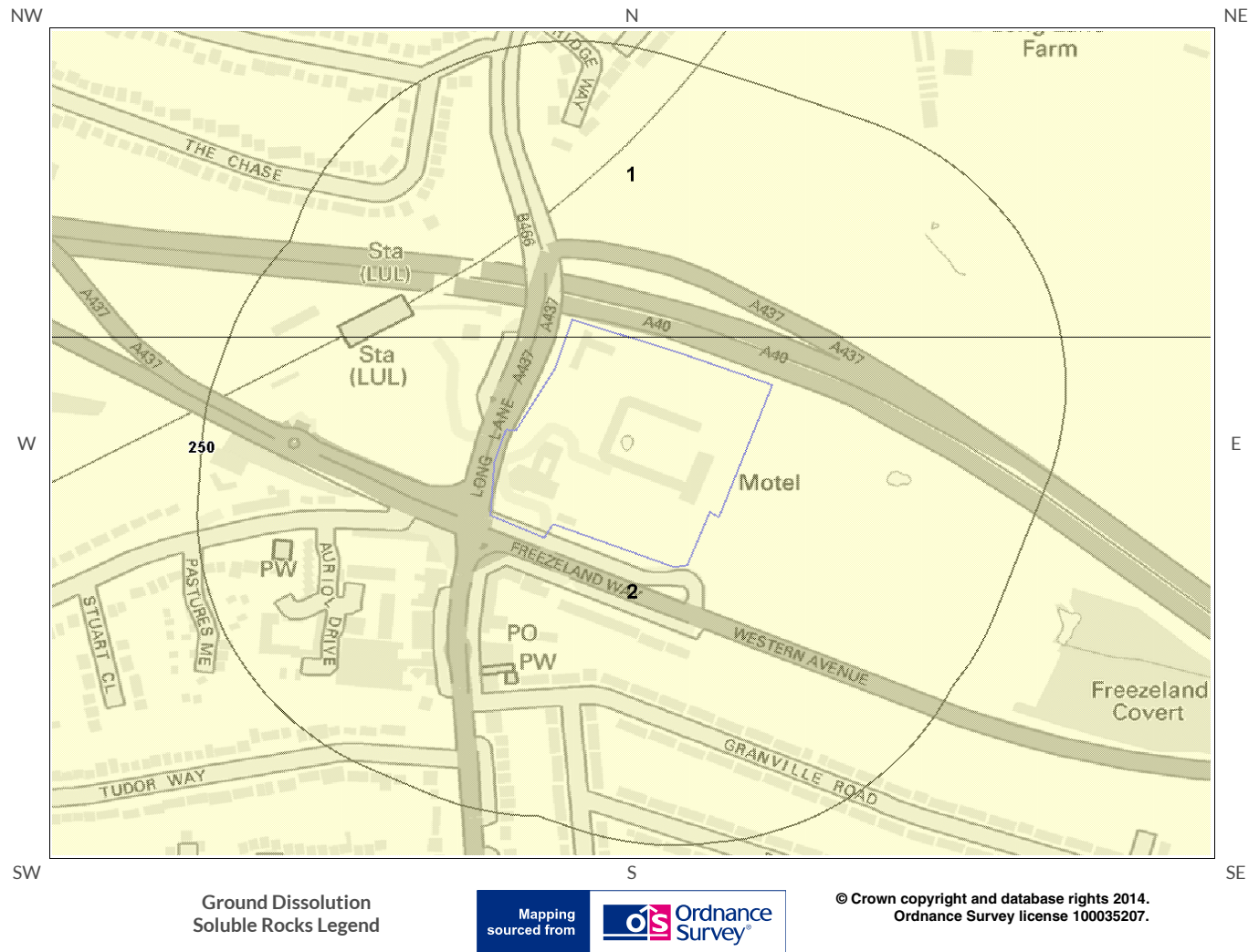
Landslides Legend



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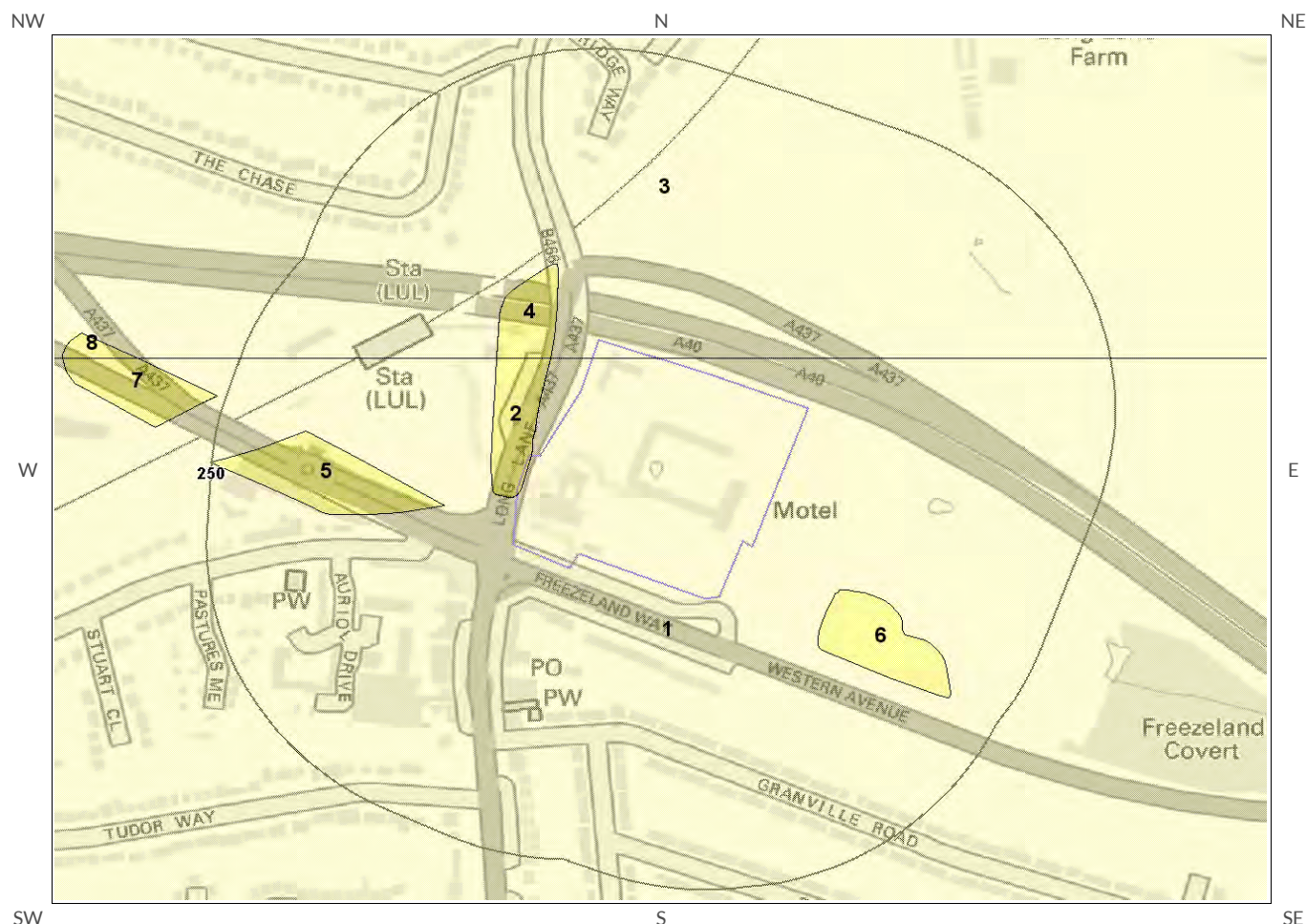


## 4.3 Ground Dissolution Soluble Rocks Map





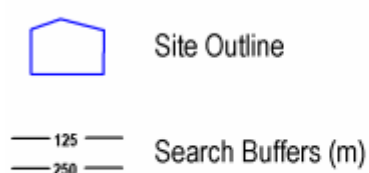
## 4.4 Compressible Deposits Map



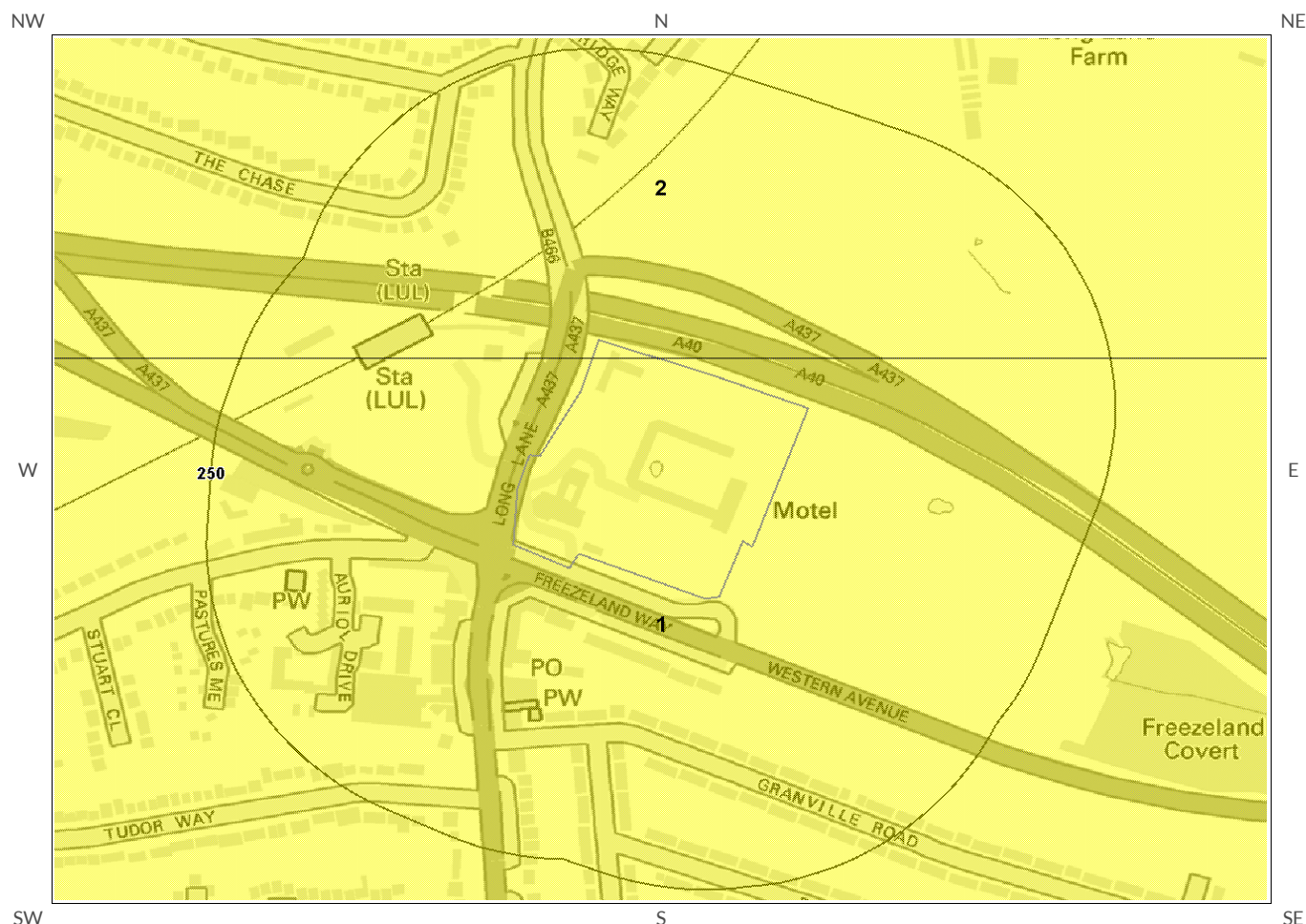
Compressible Deposits Legend



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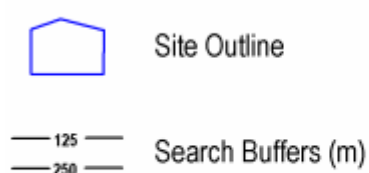
## 4.5 Collapsible Deposits Map



Collapsible Deposits Legend

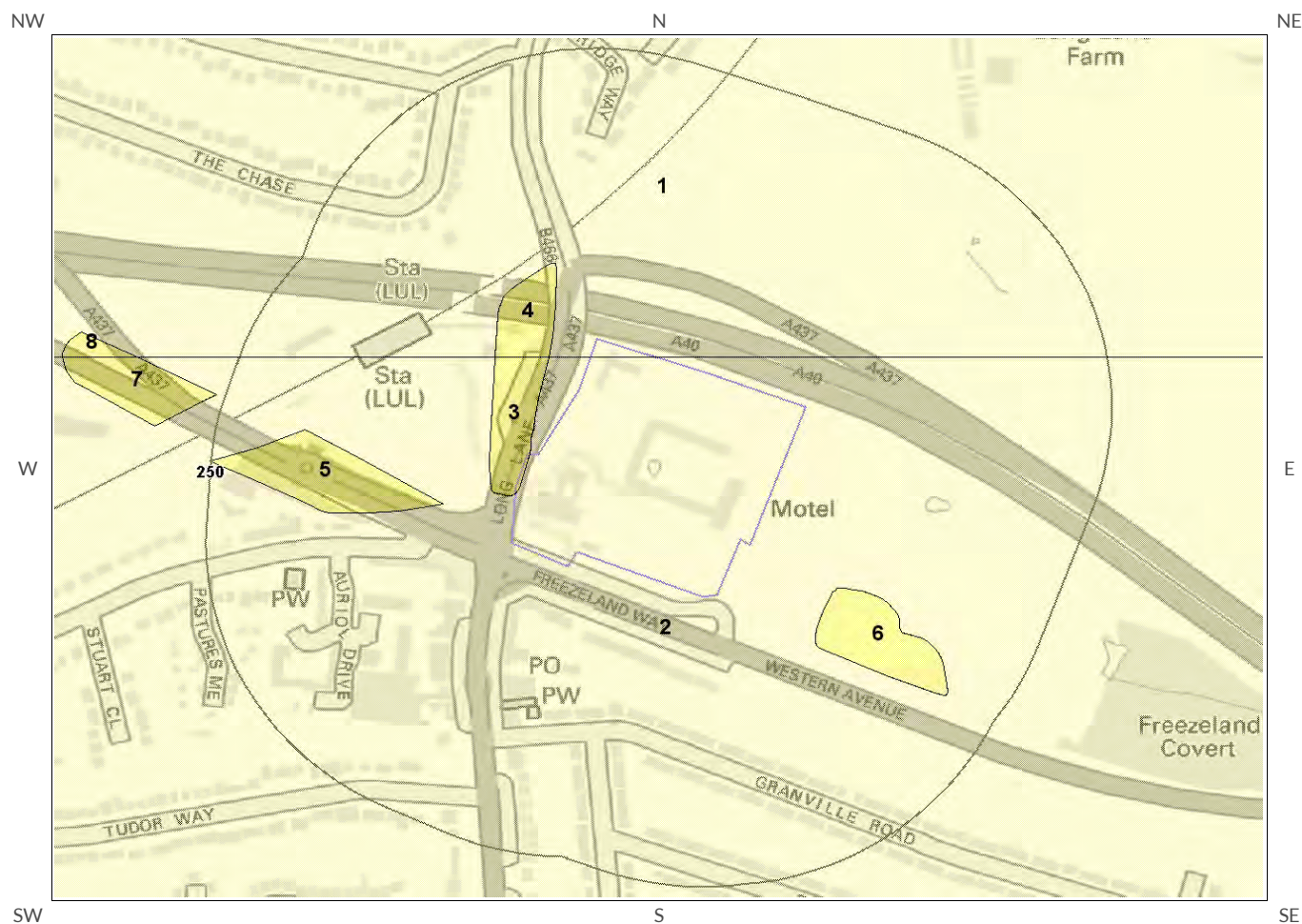


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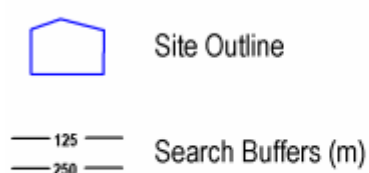
## 4.6 Running Sand Map



Running Sand Legend



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# 4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site\* boundary? Moderate

## 4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Low	Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.
2	0.0	On Site	Low	Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

## 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.
2	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.
3	13.0	N	Low	Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property - no significant increase in insurance risk due to natural slope instability problems.

\* This includes an automatically generated 50m buffer zone around the site



ID	Distance (m)	Direction	Hazard Rating	Details
4	34.0	N	Moderate	Significant potential for slope instability with relatively small changes in ground conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not undercut or place large amounts of material on slopes without technical advice. For new build - consider the potential and consequences of ground movement during excavations, or consequence of changes to loading or drainage. For existing property - probable increase in insurance risk is likely due to potential natural slope instability after changes to ground conditions such as a very long, excessively wet winter.

### 4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.
2	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

### 4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.
2	0.0	On Site	Very Low	Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.
3	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.
4	32.0	W	Very Low	Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

## 4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

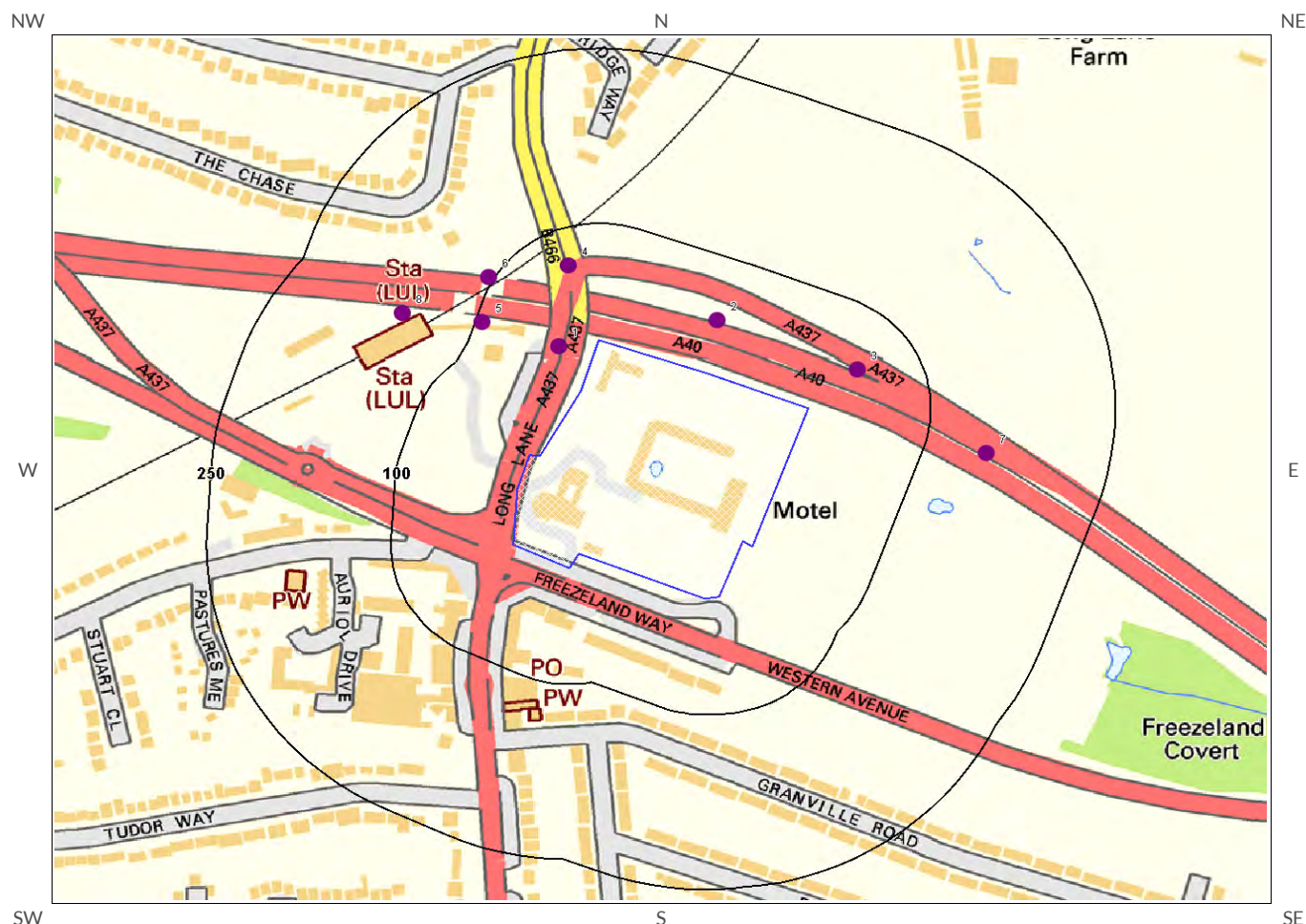
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
2	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

## 4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
3	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
4	32.0	W	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

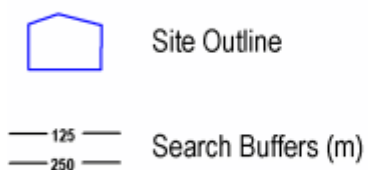
# 5 Borehole Records Map



Borehole Records Legend



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Borehole Locations



## 5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

8

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	29.0	W	507700 185010	TQ08NE39	20.5	A40 WESTERN AVENUE BH16
2	45.0	N	507829 185032	TQ08NE40	10.0	A40 WESTERN AVENUE BH17
3	52.0	NE	507943 184990	TQ08SE56	3.0	A40 WESTERN AVENUE TP15
4	68.0	N	507708 185079	TQ08NE38	19.8	A40 WESTERN AVENUE BH15
5	95.0	W	507638 185031	TQ08NE37	23.0	A40 WESTERN AVENUE BH14
6	104.0	NW	507643 185069	TQ08NE36	21.5	A40 WESTERN AVENUE BH13
7	150.0	E	508048 184918	TQ08SE57	3.0	A40 WESTERN AVENUE TP16
8	158.0	NW	507573 185038	TQ08NE35	25.0	A40 WESTERN AVENUE BH12

Additional online information is available for the following boreholes listed above:

#1: [scans.bgs.ac.uk/sobi\\_scans/boreholes/575779](https://scans.bgs.ac.uk/sobi_scans/boreholes/575779)  
 #2: [scans.bgs.ac.uk/sobi\\_scans/boreholes/575780](https://scans.bgs.ac.uk/sobi_scans/boreholes/575780)  
 #3: [scans.bgs.ac.uk/sobi\\_scans/boreholes/576389](https://scans.bgs.ac.uk/sobi_scans/boreholes/576389)  
 #4: [scans.bgs.ac.uk/sobi\\_scans/boreholes/575778](https://scans.bgs.ac.uk/sobi_scans/boreholes/575778)  
 #5: [scans.bgs.ac.uk/sobi\\_scans/boreholes/575777](https://scans.bgs.ac.uk/sobi_scans/boreholes/575777)  
 #6: [scans.bgs.ac.uk/sobi\\_scans/boreholes/575776](https://scans.bgs.ac.uk/sobi_scans/boreholes/575776)  
 #7: [scans.bgs.ac.uk/sobi\\_scans/boreholes/576390](https://scans.bgs.ac.uk/sobi_scans/boreholes/576390)  
 #8: [scans.bgs.ac.uk/sobi\\_scans/boreholes/575775](https://scans.bgs.ac.uk/sobi_scans/boreholes/575775)



## 6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

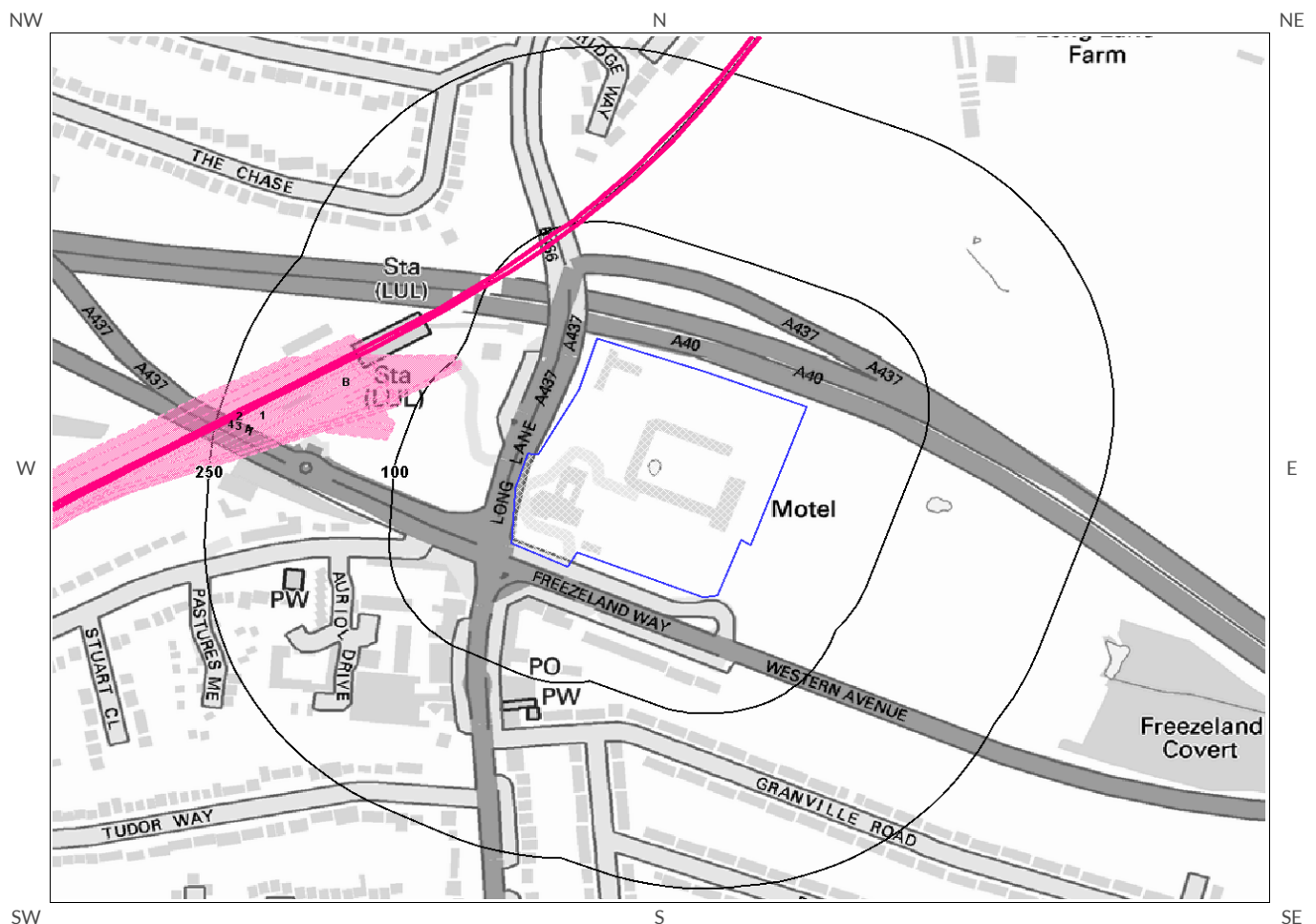
4

For further information on how this data is calculated and limitations upon its use, please see the GroundSure GeolInsight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	London	No data	No data	No data	No data	No data
0.0	On Site	London	No data	No data	No data	No data	No data
97.0	E	London	No data	No data	No data	No data	No data
106.0	NE	London	No data	No data	No data	No data	No data

\*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

# 7 Railways and Tunnels Map



Railways and Tunnels Legend

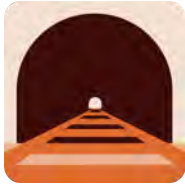
Mapping  
sourced from



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	Underground or Partially Underground Railway / Subway System		Railway Track (OpenStreetMap)
	Site Outline		Railway Tunnel (OS Mapping)
	Search Buffers (m)		High Speed 2
			Abandoned or Dismantled Railway (OpenStreetMap)
			Crossrail
			Railway Track (OS Mapping)
			Railway and/or Tunnel Feature from Historical Mapping





# 7 Railways and Tunnels

## 7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Line
87	NW	London Underground - Metropolitan Line
87	NW	London Underground - Piccadilly Line

The approximate depth value for the nearest London Underground line given in this dataset has been extrapolated from published depths of tube lines at station platforms, and assume a constant gradient between stations. Using this method, topographical variation has resulted in some parts of the line having associated depth values either shallower or deeper than the real-world situation. Depth values are for indication only and should not be relied upon for any calculation or technical purpose and are in no way a substitute for a professional survey.

Line
London Underground Line: Metropolitan Line
Depth: 0mbgl
Track Type: Surface Track

*Any records that have been identified are represented on the Railways and Tunnels Map.*

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

## 7.2 Historical Railway and Tunnel Features

This data is derived from GroundSure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
1	91	NW	507463 184934	Railway Sidings	1970
2	97	NW	507309 184891	Railway Sidings	1959
6	111	W	507537 184953	Railway Sidings	1962
3	112	W	507372 184906	Railway Sidings	1938
4	112	W	507372 184906	Railway Sidings	1938
7	112	W	507380 184901	Railway Sidings	1962
8A	117	NW	507375 184899	Railway Sidings	1934
5A	119	W	507372 184899	Railway Sidings	1935
9B	139	NW	507528 184974	Railway Sidings	1962
10B	153	NW	507522 184983	Railway Sidings	1962

*Any records that have been identified are represented on the Railways and Tunnels Map.*

## 7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels Map.*

## 7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above  
*Any records that have been identified are represented on the Railways and Tunnels Map.*

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## 7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail.

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail rail project? No

*Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a GroundSure HS2 and Crossrail Report.*

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# Contact Details

GroundSure Helpline  
Telephone: 08444 159 000  
info@groundsure.com



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## British Geological Survey Enquiries

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries



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## British Gypsum

British Gypsum Ltd  
East Leake  
Loughborough  
Leicestershire  
LE12 6HX



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## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



---

## Public Health England

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



---

## Johnson Poole & Bloomer Limited

Harris and Pearson Building, Brettell Lane  
Brierley Hill, West Midlands  
DY5 3LH  
Tel: +44 (0) 1384 262 000  
Email: [enquiries.gs@pb.co.uk](mailto:enquiries.gs@pb.co.uk)  
Website: [www.jp.co.uk](http://www.jp.co.uk)



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## Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505  
Website: <http://www.ordnancesurvey.co.uk/>



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## Getmapping PLC

Virginia Villas, High Street, Hartley Witney,  
Hampshire RG27 8NW  
Tel: 01252 845444  
Website: <http://www1.getmapping.com/>



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## Peter Brett Associates

Caversham Bridge House  
Waterman Place  
Reading  
Berkshire RG1 8DN  
Tel: +44 (0)118 950 0761 E-mail: [reading@pba.co.uk](mailto:reading@pba.co.uk)  
Website: <http://www.peterbrett.com/home>



Acknowledgements: Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028]. This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Report Reference: GS-1745869

Client Reference: 14-0724.01

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**"Beneficiary"** means the person or entity for whose benefit the Client has obtained the Services.

**"Client"** means the party or parties entering into a Contract with GroundSure.

**"Commercial"** means any building or property which is not Residential.

**"Confidential Information"** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**"Support Services"** means Support Services provided by GroundSure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**"Contract"** means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**"Third Party Data Provider"** means any third party providing Third Party Content to GroundSure.

**"Data Reports"** means reports comprising factual data with no accompanying interpretation.

**"Fees"** has the meaning set out in clause 5.1.

**"GroundSure"** means GroundSure Limited, a company registered in England and Wales under number 03421028.

**"GroundSure Materials"** means all materials prepared by GroundSure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**"Intellectual Property"** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**"Mapping"** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**"Order"** means an electronic, written or other order form submitted by the Client requesting Services from GroundSure in respect of a specified Site.

**"Ordnance Survey"** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**"Order Website"** means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

**"Report"** means a Risk Screening Report or Data Report for Commercial or Residential property.

**"Residential"** means any building or property used as or intended to be used as a single dwelling.

**"Risk Screening Report"** means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

**"Services"** means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

**"Site"** means the area of land in respect of which the Client has requested GroundSure to provide the Services.

**"Third Party Content"** means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from GroundSure and on the website ([www.GroundSure.com](http://www.GroundSure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 GroundSure agrees to provide the Services in accordance with the Contract.

2.2 GroundSure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. In addition you acknowledge and agree that GroundSure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 GroundSure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by GroundSure. GroundSure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by GroundSure. GroundSure's acceptance of an Order

shall be binding only when made in writing and signed by GroundSure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to GroundSure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as GroundSure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable GroundSure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the GroundSure Materials, or use the GroundSure Materials in a manner for which they were not intended. The Client may make the GroundSure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that GroundSure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by GroundSure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by GroundSure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by GroundSure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 GroundSure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by GroundSure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to GroundSure in full without deduction, counterclaim or set off within 30 days of the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of GroundSure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

### 6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the GroundSure Materials.

6.2 All Intellectual Property in the GroundSure Materials are and shall remain owned by GroundSure or GroundSure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the GroundSure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
  - (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
  - (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
  - (iv) not combine the Services with or incorporate such Services into any other information data or service;
  - (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
  - (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
  - (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,
- 6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

#### **7.Liability: Particular Attention Should Be Paid To This Clause**

7.1 This Clause 7 sets out the entire liability of GroundSure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

7.5 GroundSure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure in relation to the Services or other matters arising pursuant to the Contract.

#### **8 GroundSure's right to suspend or terminate**

8.1 If GroundSure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, GroundSure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure shall be entitled to terminate the Contract immediately on written notice in the event that:

- (i) the Client fails to pay any sum due to GroundSure within 30

days of the Payment Date; or

- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

#### **9. Client's Right to Terminate and Suspend**

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

- (i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and
- (ii) the Reports and/or Mapping provided under this Contract are
  - (a) supplied to the Client's specification(s) and in any event
  - (b) by their nature cannot be returned.

#### **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

- (i) GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in GroundSure's possession or control; and
- (ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract.

#### **11 Anti-Bribery**

11.1 The Client warrants that it shall:

- (i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;
- (ii) comply with such of GroundSure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and
- (iii) promptly report to GroundSure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

#### **12 General**

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through GroundSure.

12.3 GroundSure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of GroundSure.

12.4 No failure on the part of GroundSure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond GroundSure's reasonable control.

In the event that GroundSure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then GroundSure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly



given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 GroundSure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at GroundSure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law





#### Site Details:

FORMER MASTER BREWER  
SITEFREEZELAND  
WAYUXBRIDGE, UB10 9QE

**Client Ref:** 14-0724.01  
**Report Ref:** GS-1745867  
**Grid Ref:** 507768, 184904

**Map Name:** County Series

**Map date:** 1864-1868

**Scale:** 1:10,560

**Printed at:** 1:10,560



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

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

Surveyed 1864  
Revised 1866  
Edition N/A  
Copyright N/A  
Levelled N/A

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

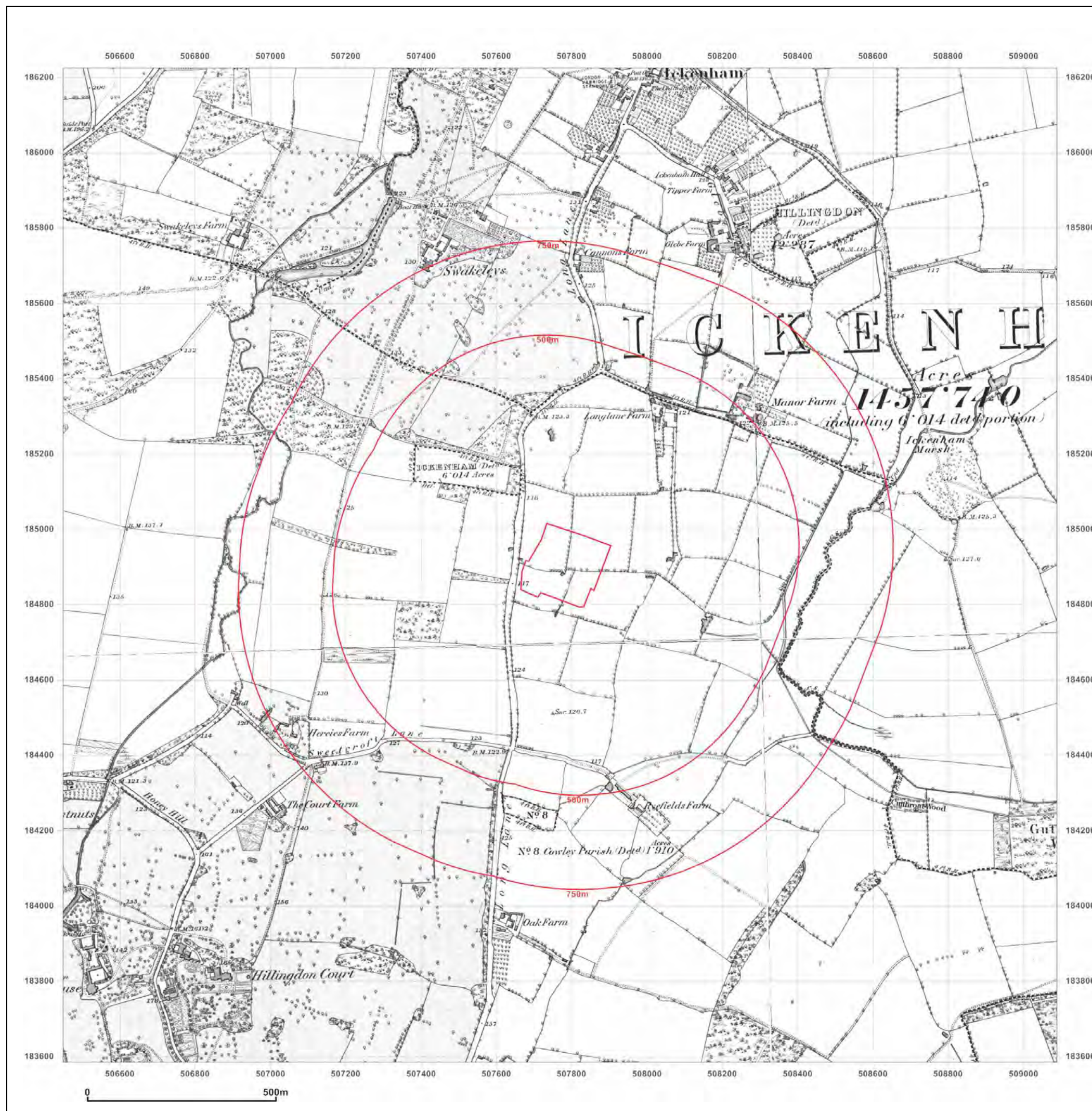


Produced by  
GroundSure Environmental Insight  
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E: [info@groundsurre.com](mailto:info@groundsurre.com)  
W: [www.groundsure.com](http://www.groundsure.com)

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Production date: 03 November 2014

To view map legend click here [Legend](#)





#### Site Details:

FORMER MASTER BREWER  
SITEFREEZELAND  
WAYUXBRIDGE, UB10 9QE

Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: County Series

Map date: 1882

Scale: 1:10,560

Printed at: 1:10,560



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

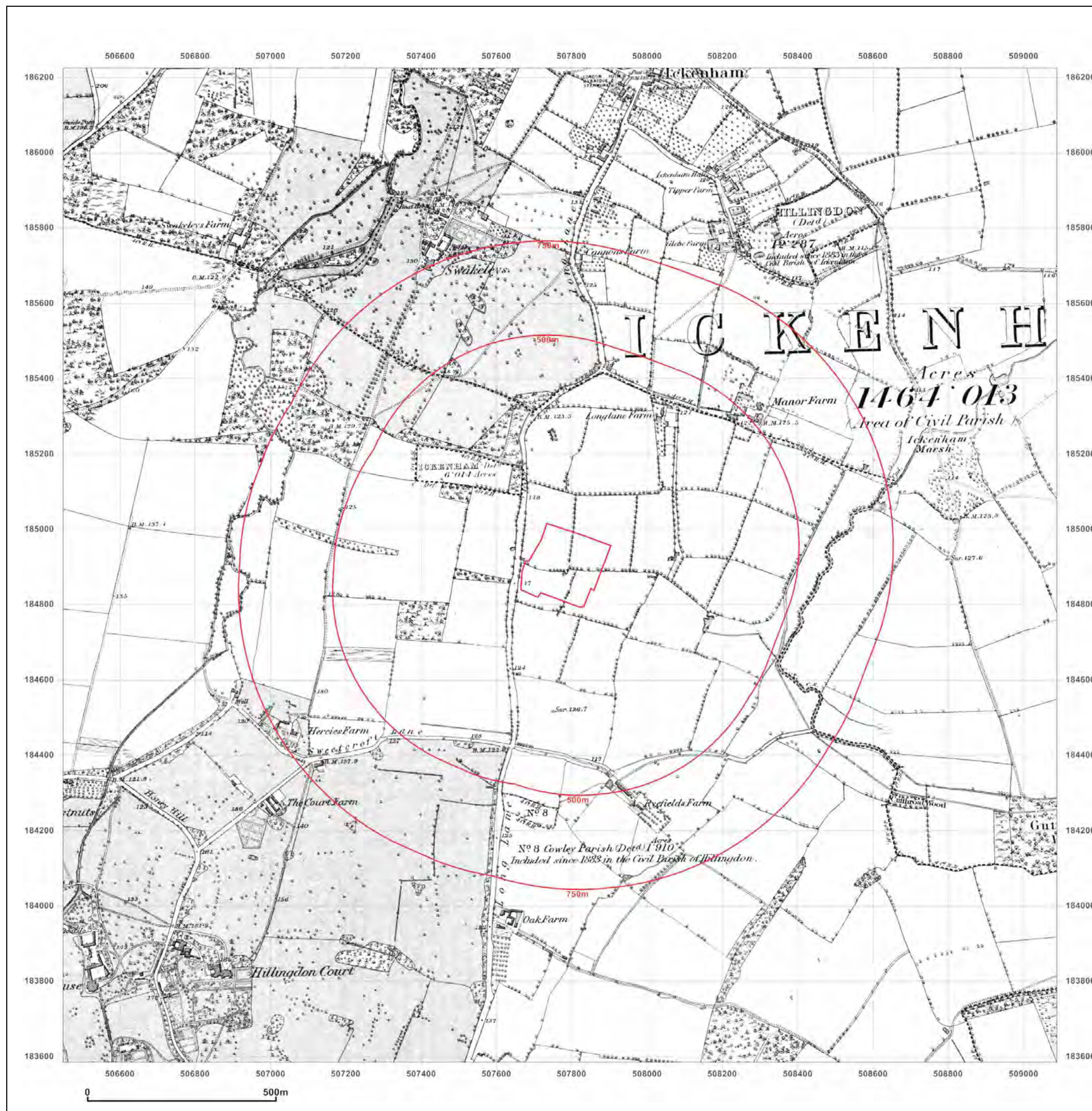


Produced by  
GroundSure Environmental Insight  
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W: [www.groundsure.com](http://www.groundsure.com)

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Production date: 03 November 2014

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#### Site Details:

FORMER MASTER BREWER  
SITEFREEZELAND  
WAYUXBRIDGE, UB10 9QE

**Client Ref:** 14-0724.01  
**Report Ref:** GS-1745867  
**Grid Ref:** 507768, 184904

**Map Name:** County Series

**Map date:** 1894-1897

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1875  
Revised 1895  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1895  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1894  
Edition N/A  
Copyright N/A  
Levelled N/A

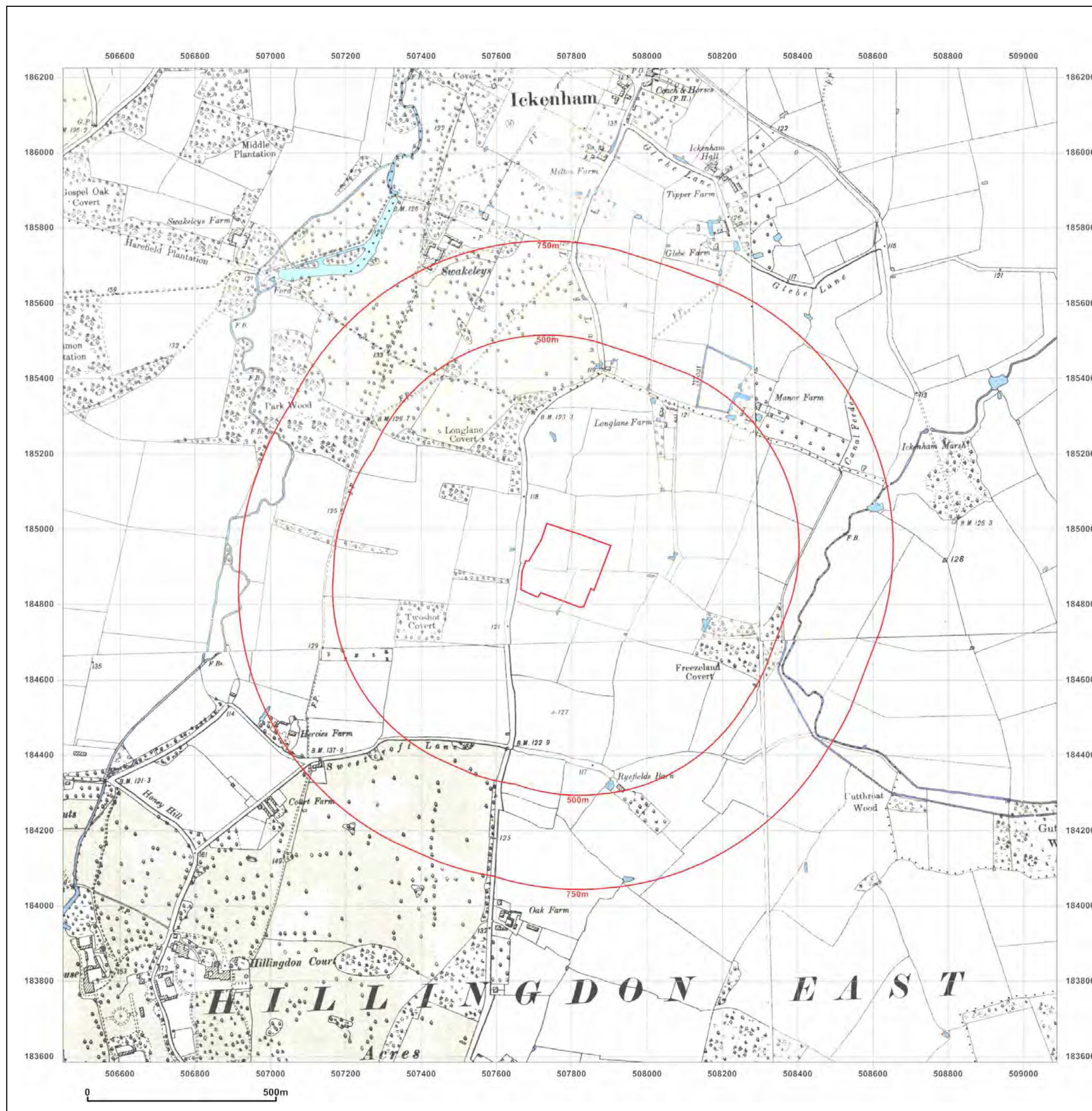


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W: [www.groundsure.com](http://www.groundsure.com)

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Production date: 03 November 2014

To view map legend click here [Legend](#)





#### Site Details:

FORMER MASTER BREWER  
SITEFREEZELAND  
WAYUXBRIDGE, UB10 9QE

**Client Ref:** 14-0724.01  
**Report Ref:** GS-1745867  
**Grid Ref:** 507768, 184904

**Map Name:** County Series

**Map date:** 1897-1900

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1875  
Revised 1897  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1875  
Revised 1900  
Edition N/A  
Copyright N/A  
Levelled N/A

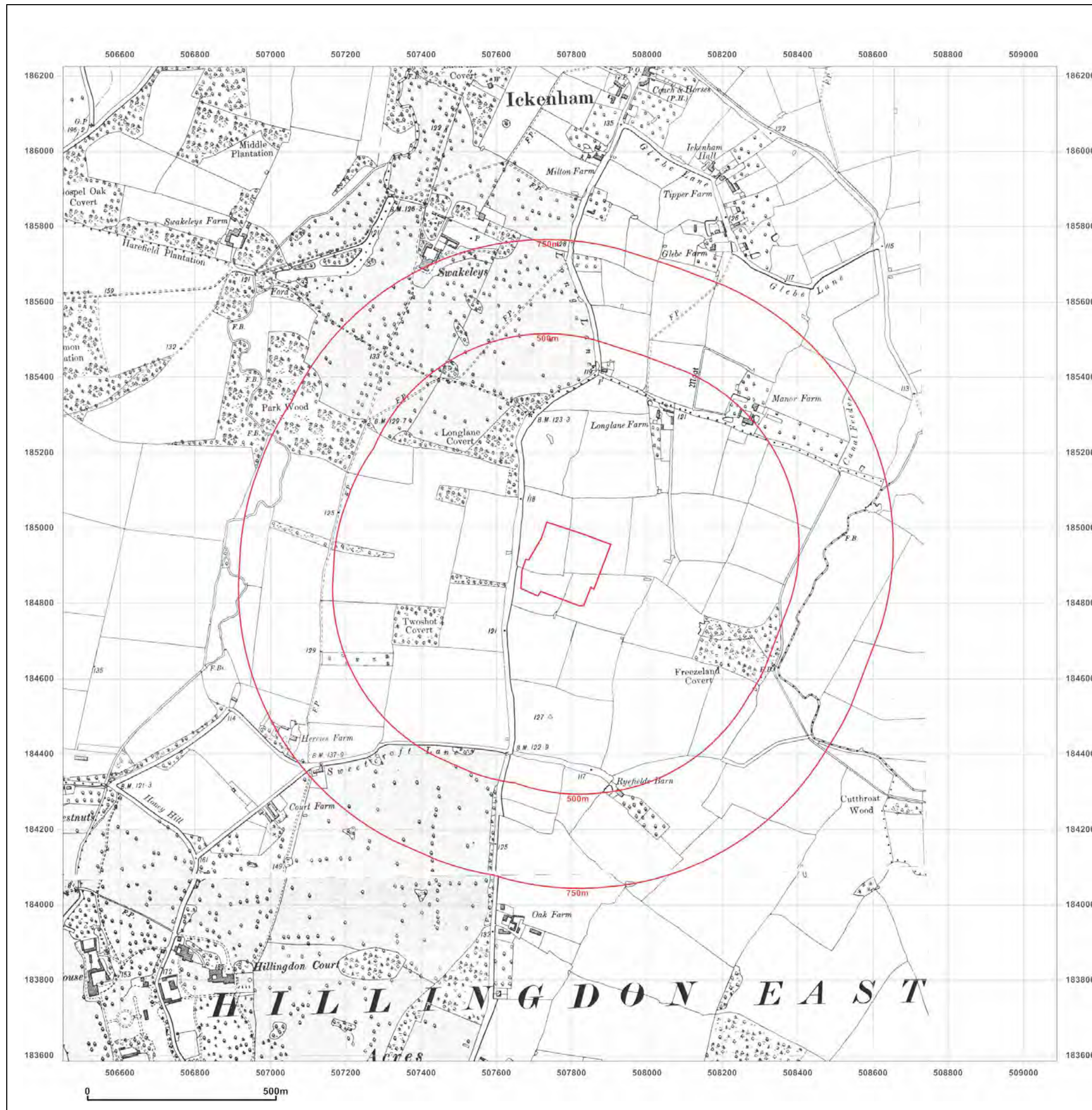


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SITEFREEZELAND  
WAYUXBRIDGE, UB10 9QE

Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: County Series

Map date: 1912-1913

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864  
Revised 1912  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1912  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1913  
Edition N/A  
Copyright N/A  
Levelled N/A

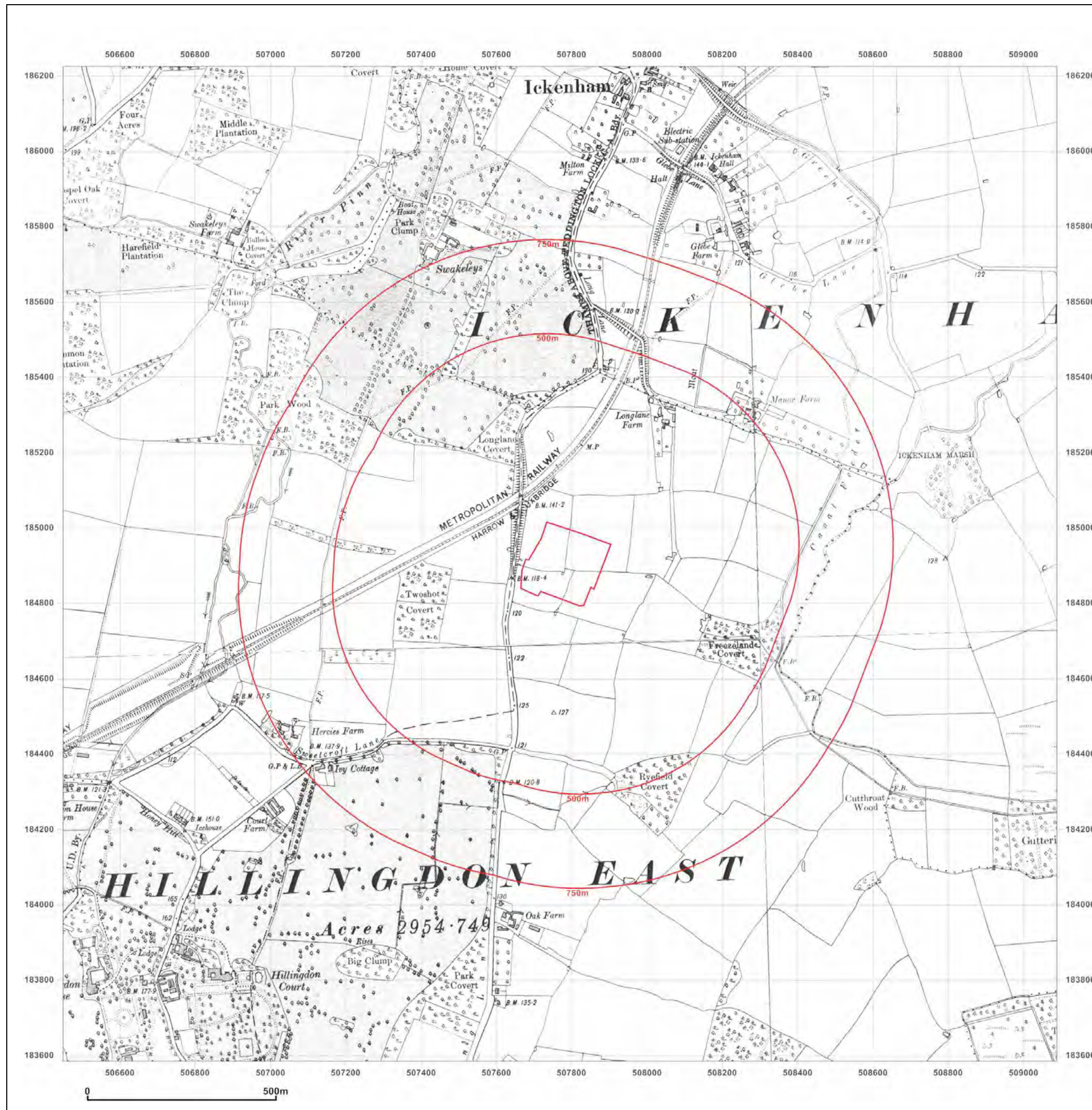


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WAYUXBRIDGE, UB10 9QE

Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: County Series

Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875  
Revised 1932  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1874  
Revised 1932  
Edition N/A  
Copyright N/A  
Levelled N/A

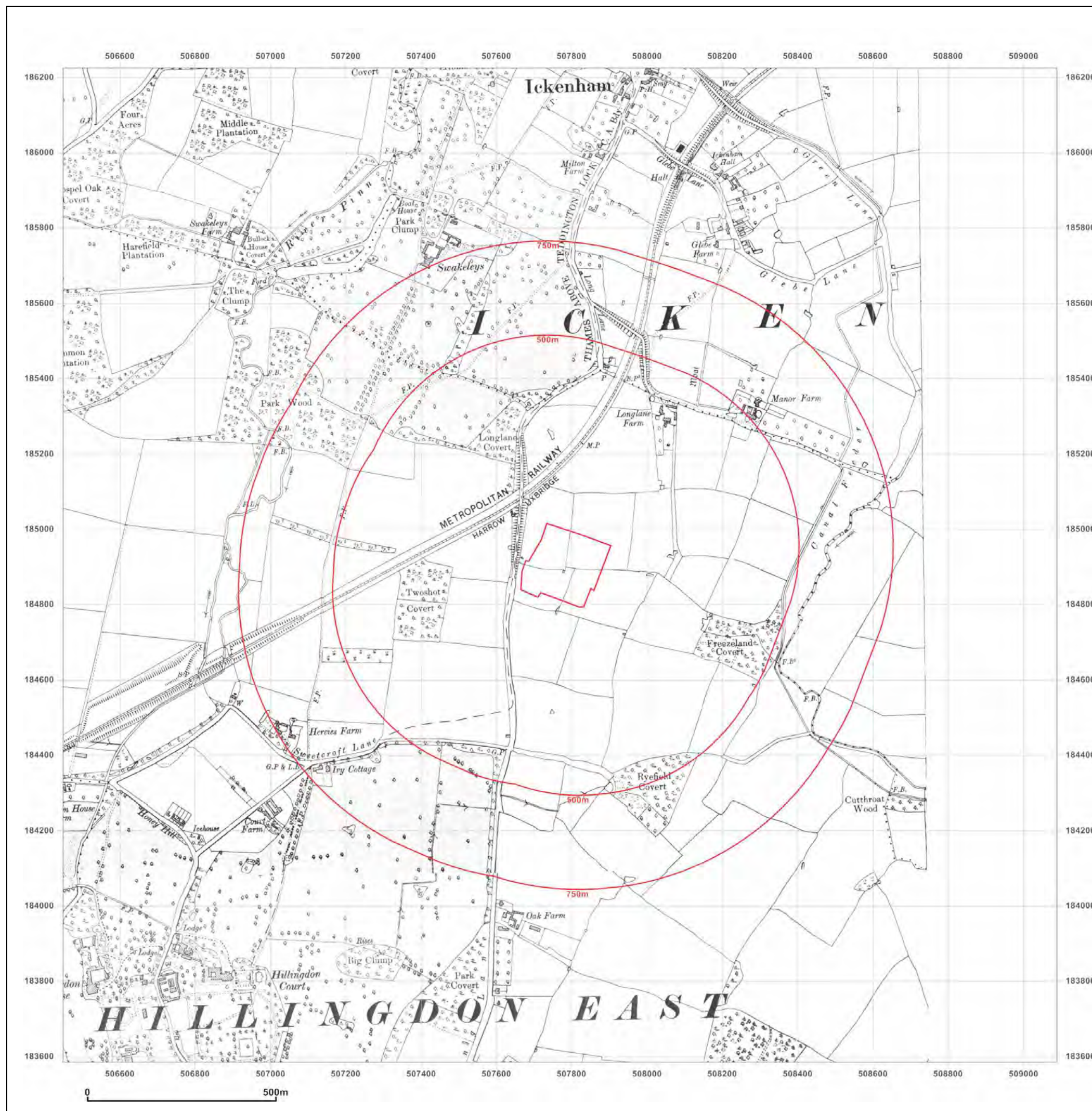


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Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: County Series

Map date: 1935

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864  
Revised 1935  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1935  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1935  
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Copyright N/A  
Levelled N/A

Surveyed 1864  
Revised 1935  
Edition N/A  
Copyright N/A  
Levelled N/A

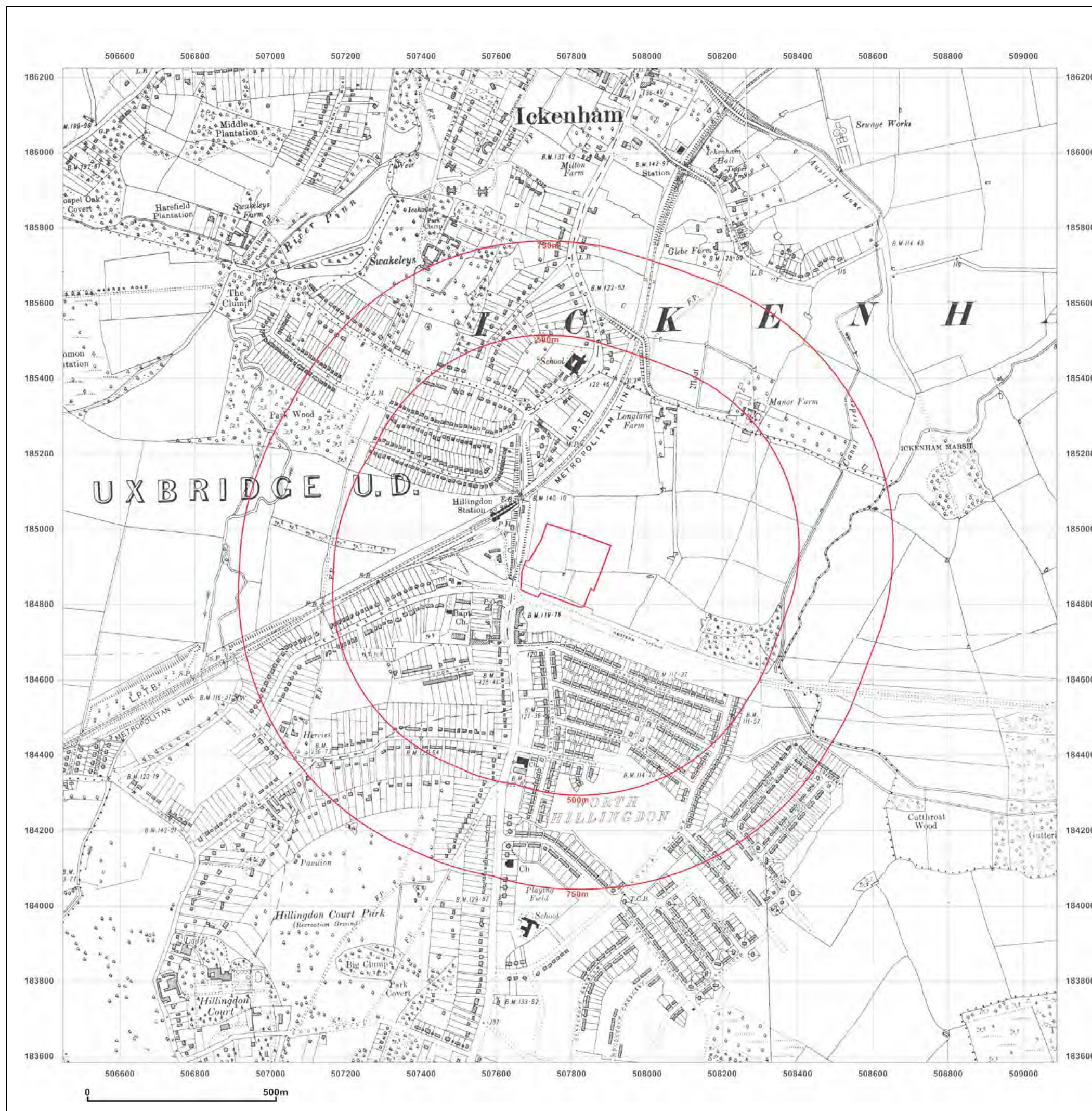


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Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1864  
Revised 1935  
Edition N/A  
Copyright N/A  
Levelled N/A

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

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

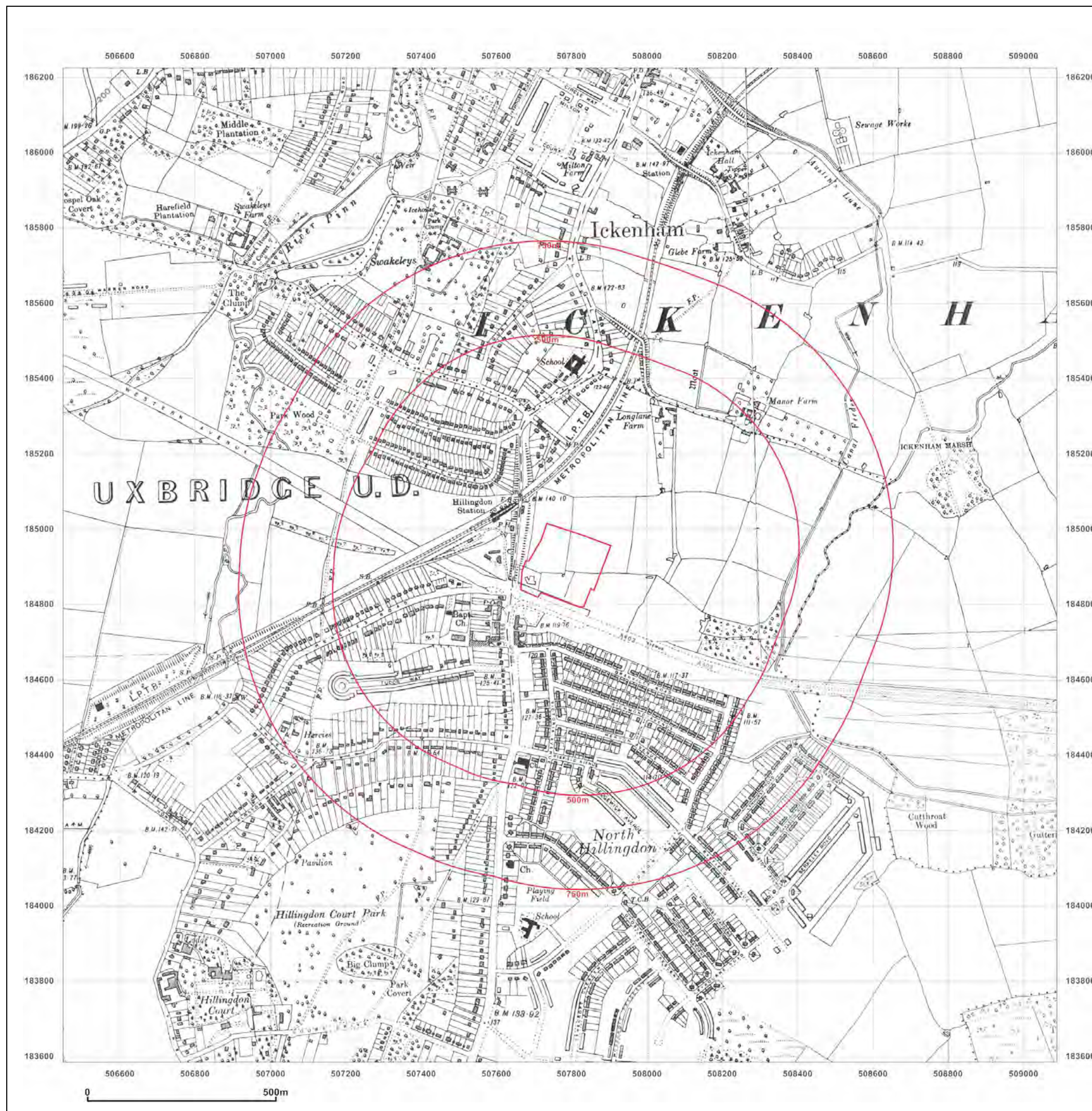


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Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: Provisional

Map date: 1959

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1955  
Revised 1955  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1955  
Revised 1955  
Edition N/A  
Copyright N/A  
Levelled N/A

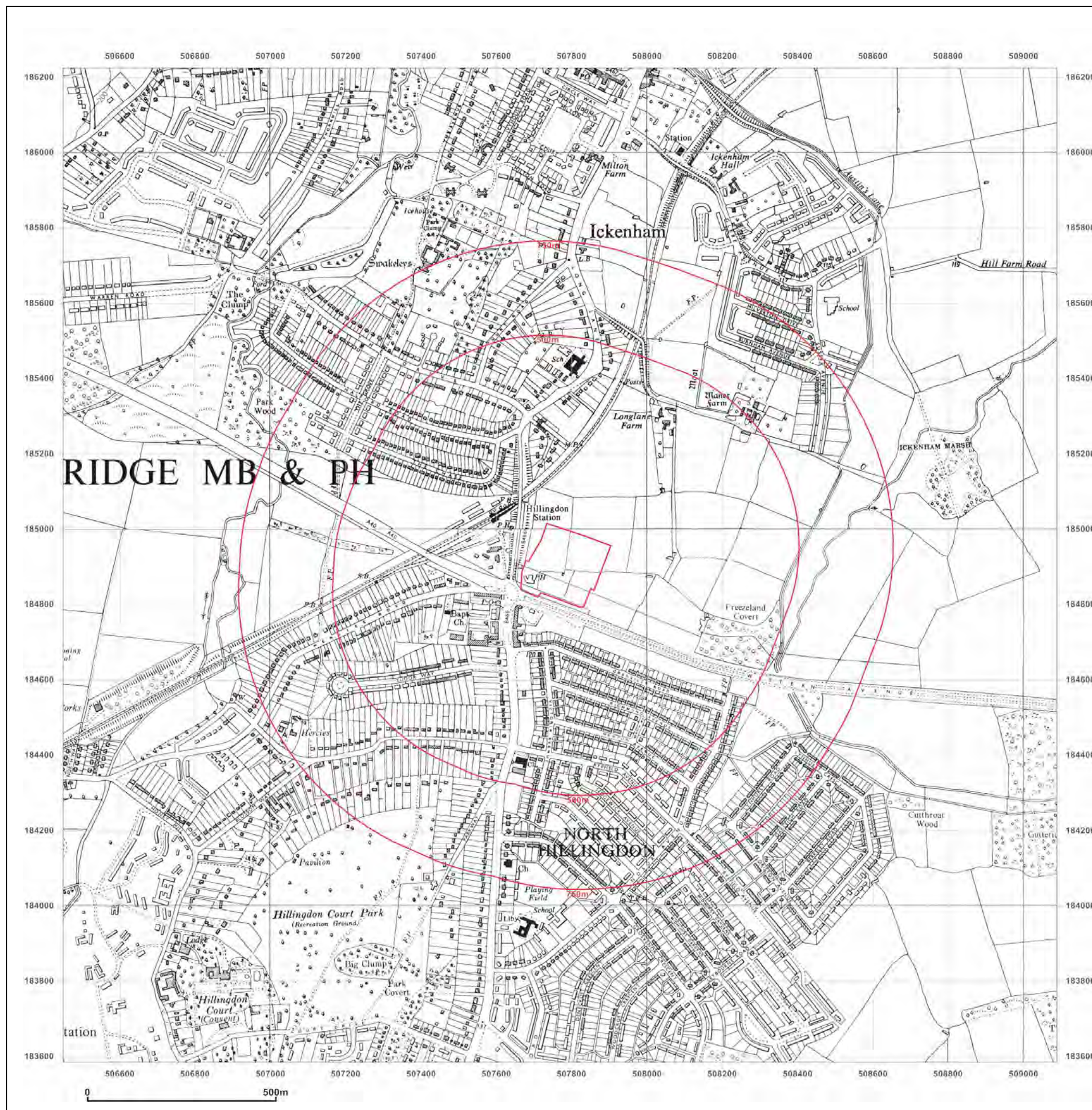


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#### Site Details:

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WAYUXBRIDGE, UB10 9QE

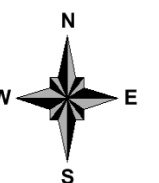
Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: Provisional

Map date: 1969-1970

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1955  
Revised 1955  
Edition N/A  
Copyright N/A  
Levelled N/A

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

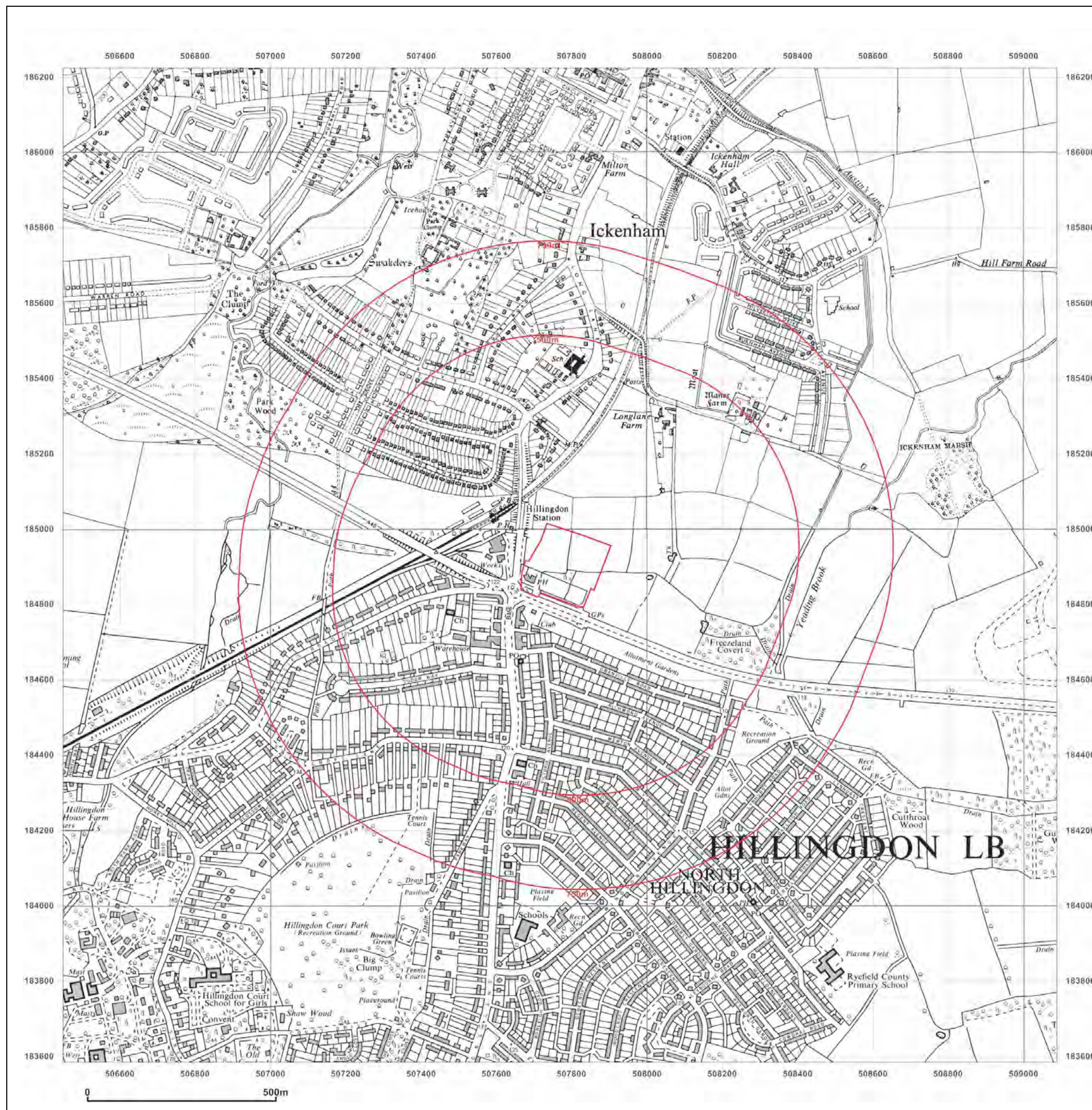


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WAYUXBRIDGE, UB10 9QE

Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: National Grid

Map date: 1987-1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985  
Revised 1987  
Edition N/A  
Copyright N/A  
Levelled N/A

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

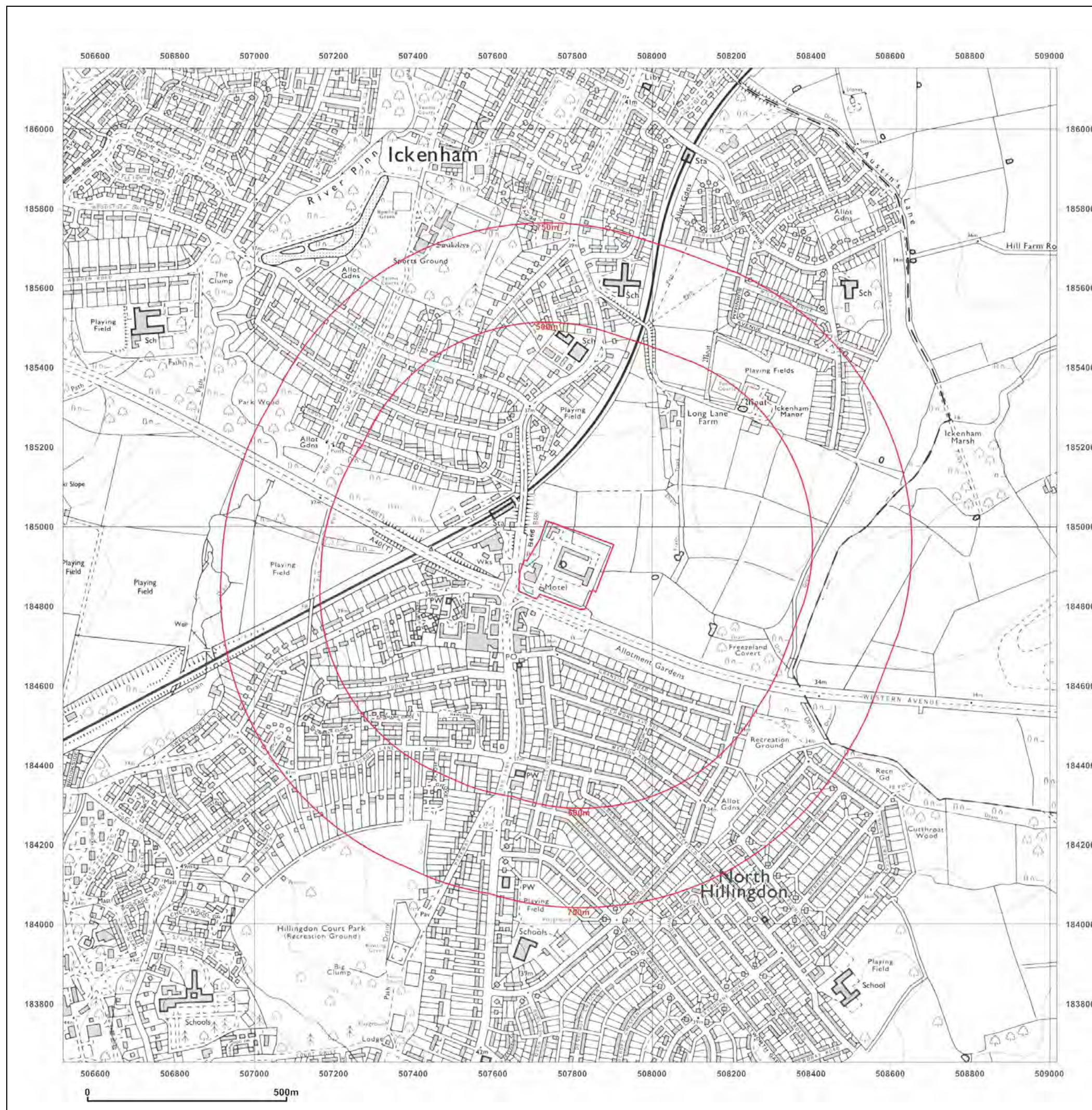


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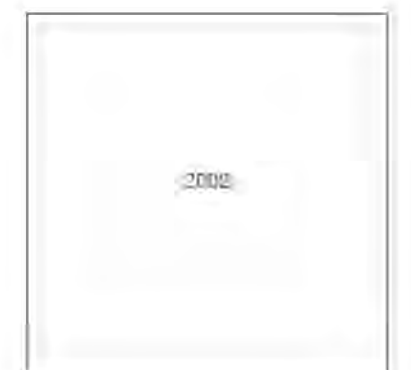
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Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



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Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

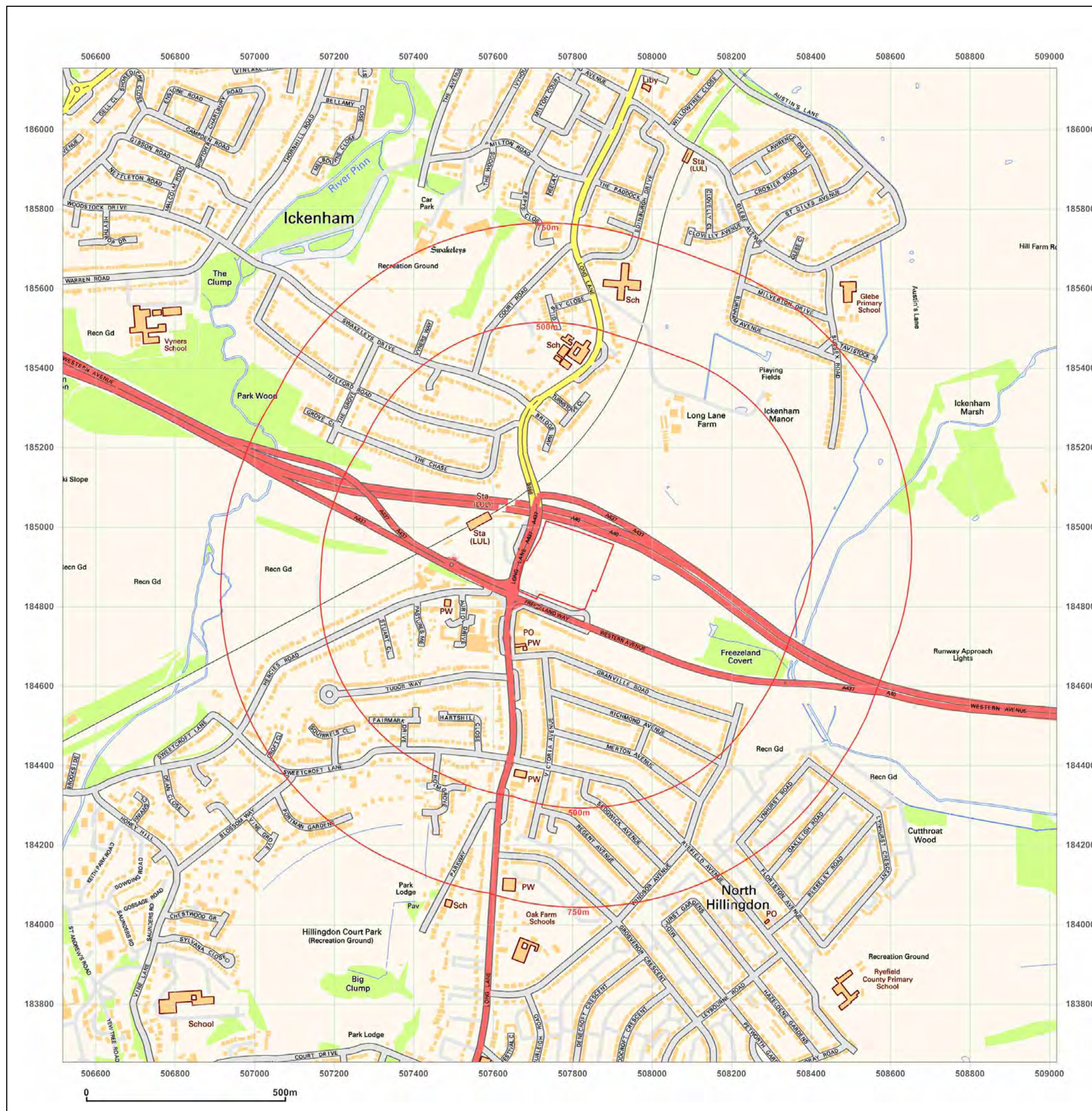


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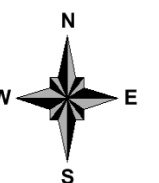
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Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000

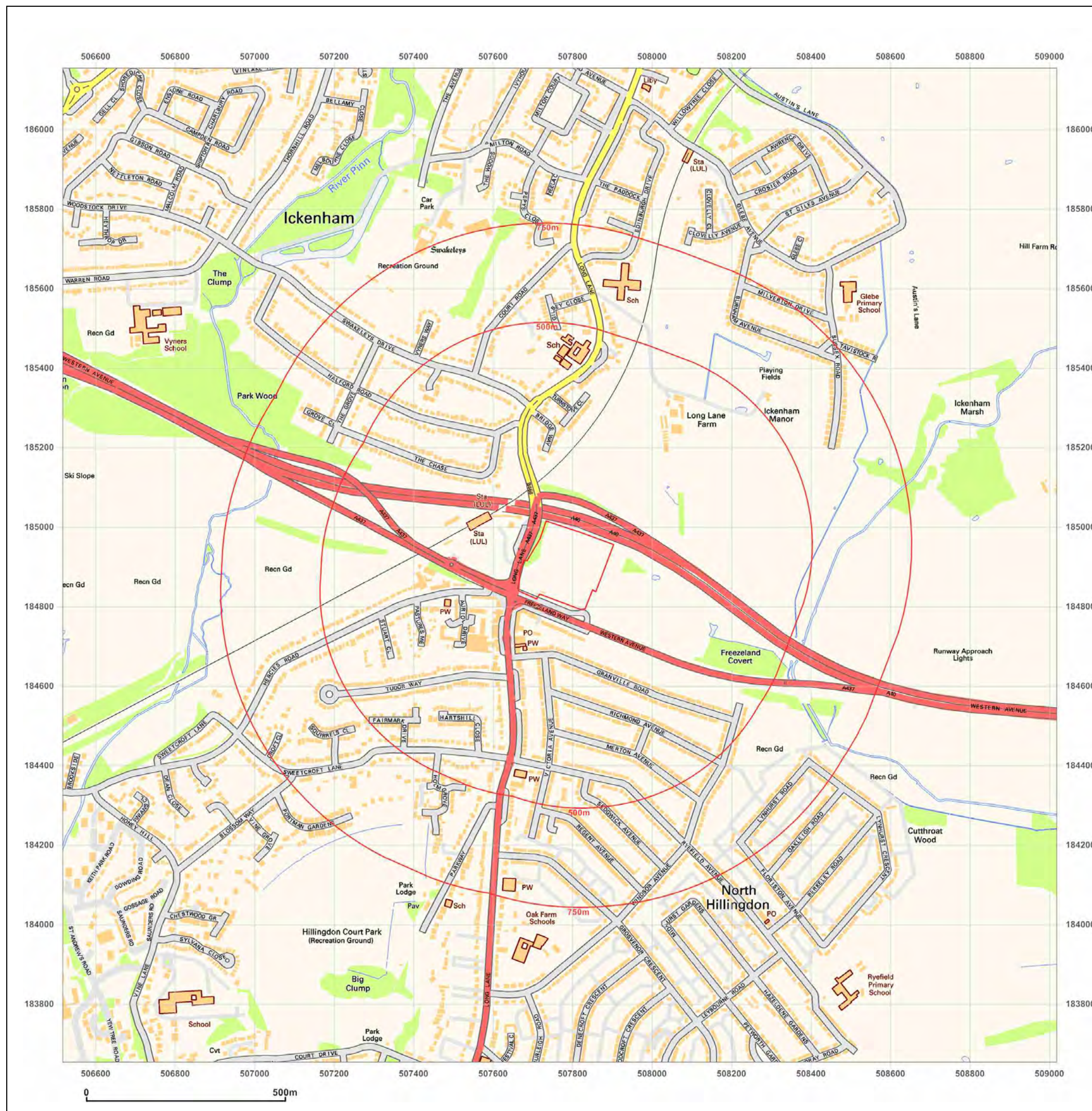


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WAYUXBRIDGE, UB10 9QE

**Client Ref:** 14-0724.01  
**Report Ref:** GS-1745867  
**Grid Ref:** 507768, 184904

**Map Name:** County Series

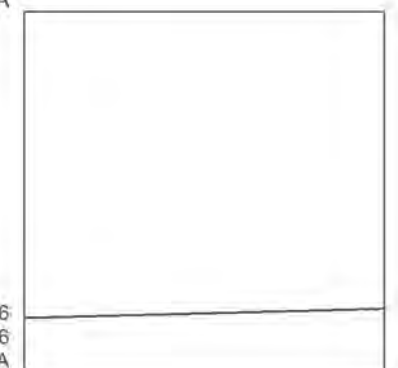
**Map date:** 1866

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1866  
Revised 1866  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1866  
Revised 1866  
Edition N/A  
Copyright N/A  
Levelled N/A

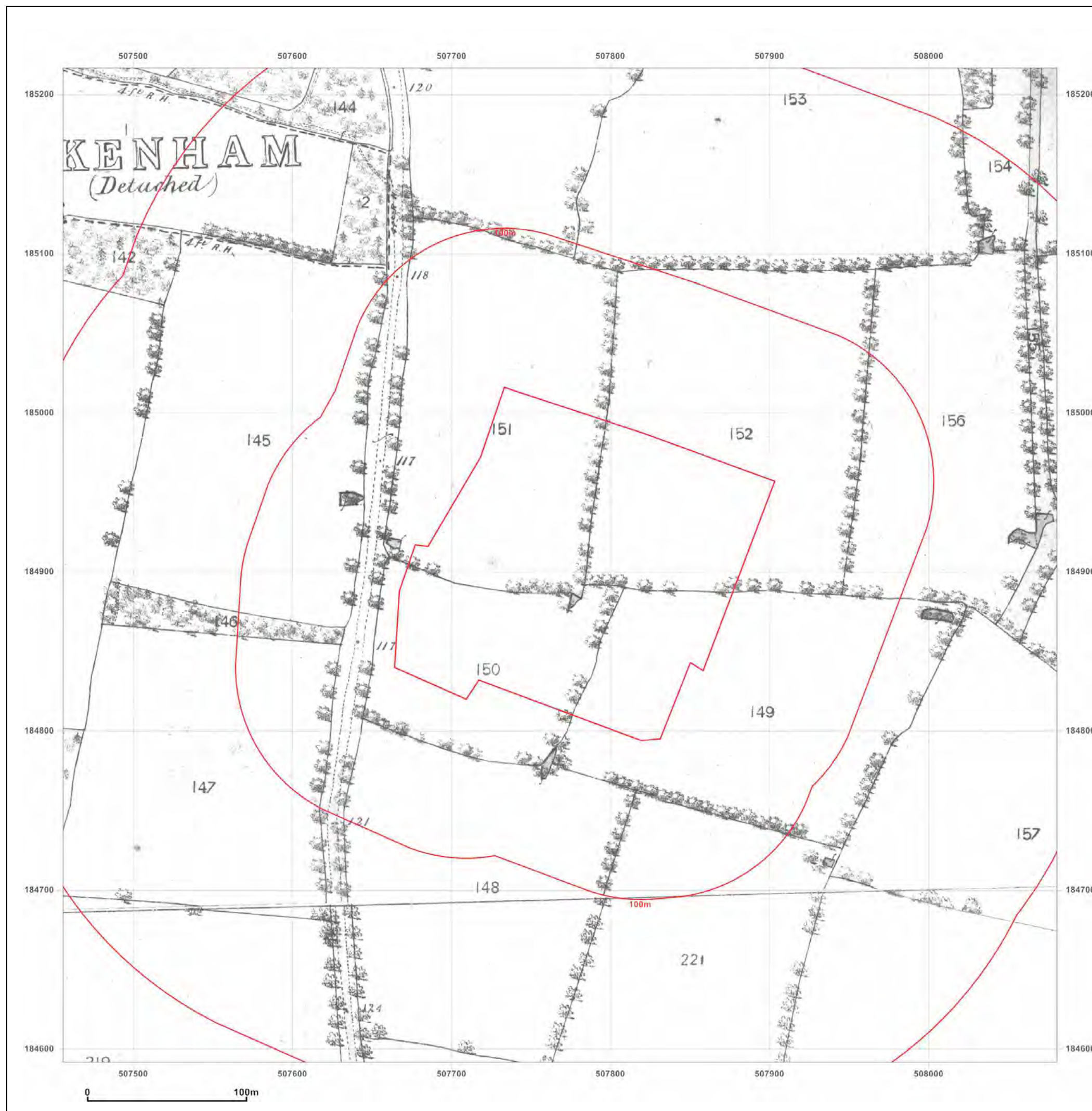


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WAYUXBRIDGE, UB10 9QE

**Client Ref:** 14-0724.01  
**Report Ref:** GS-1745867  
**Grid Ref:** 507768, 184904

**Map Name:** County Series

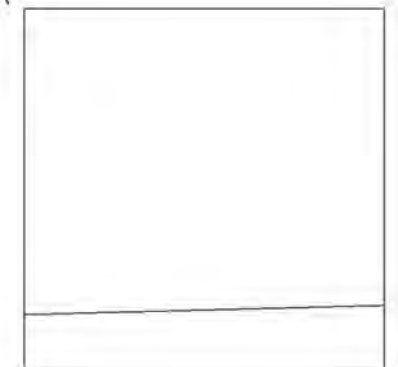
**Map date:** 1914

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1914  
Revised 1914  
Edition N/A  
Copyright N/A  
Levelled N/A

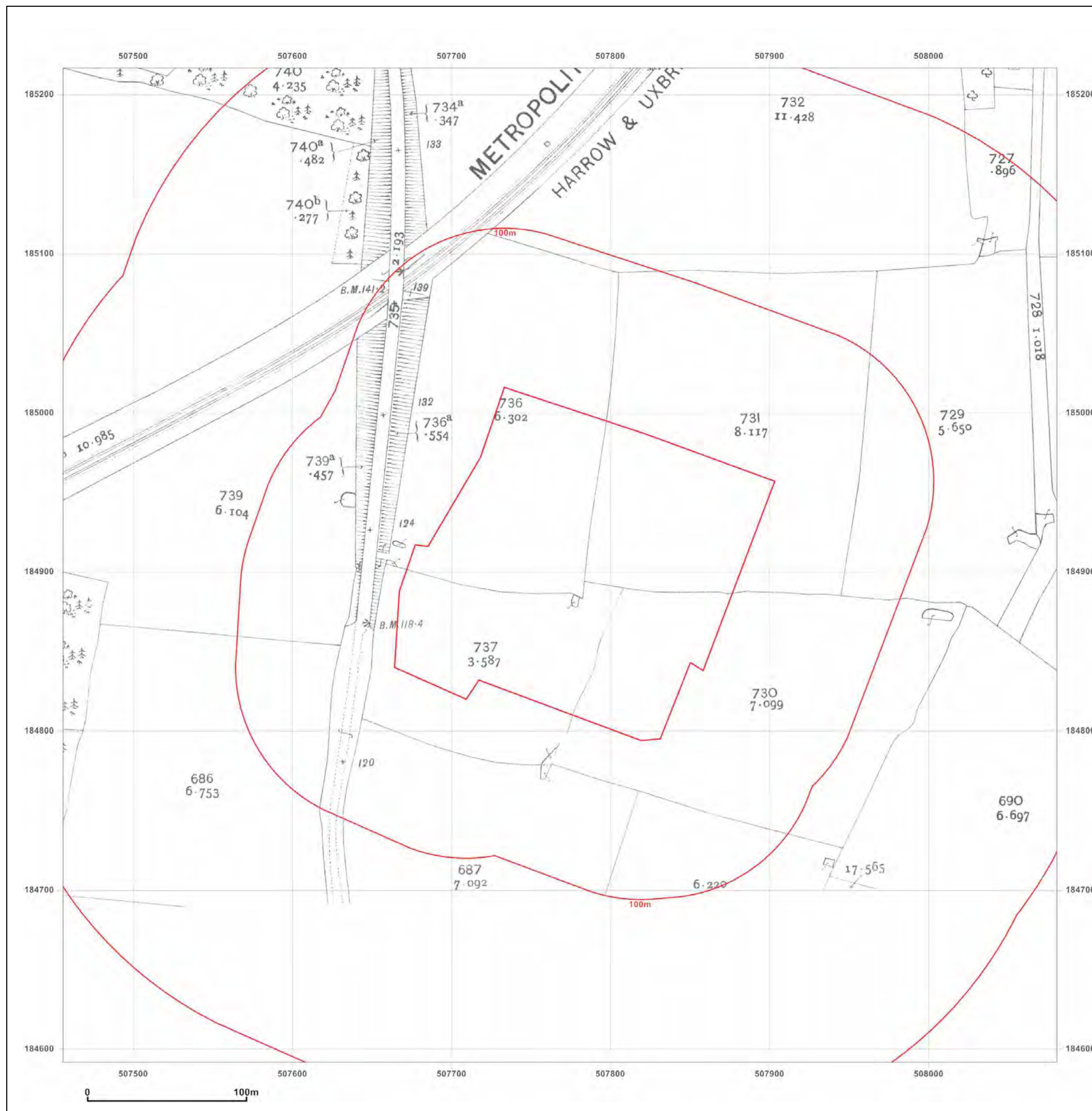


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**Client Ref:** 14-0724.01  
**Report Ref:** GS-1745867  
**Grid Ref:** 507768, 184904

**Map Name:** County Series

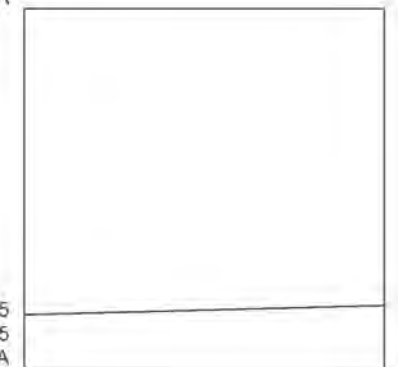
**Map date:** 1934-1935

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1934  
Revised 1934  
Edition N/A  
Copyright N/A  
Levelled N/A



Surveyed 1935  
Revised 1935  
Edition N/A  
Copyright N/A  
Levelled N/A

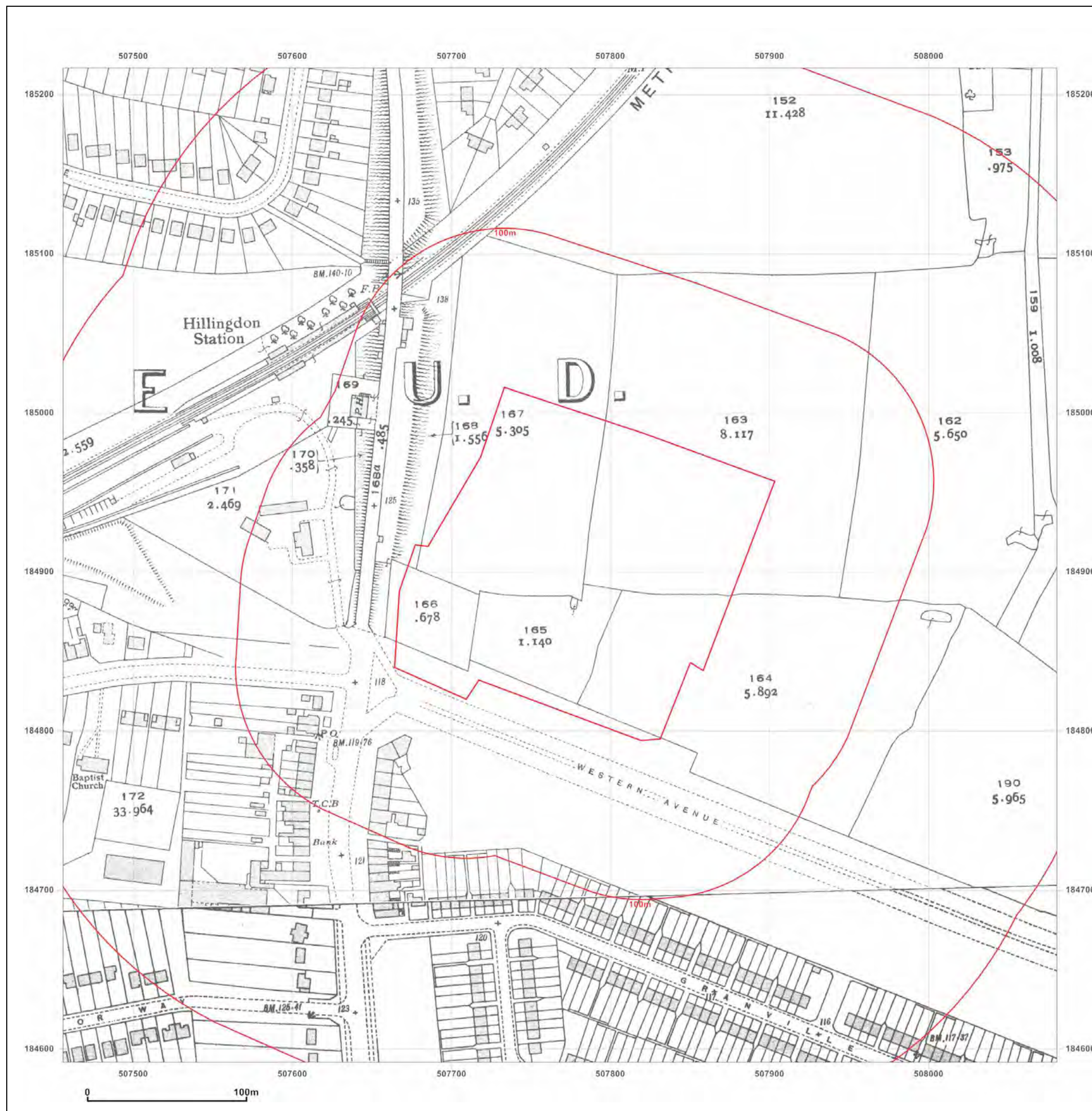


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WAYUXBRIDGE, UB10 9QE

Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: National Grid

Map date: 1961-1962

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1961  
Revised 1961  
Edition N/A  
Copyright 1962  
Levelled 1957

Surveyed 1960  
Revised 1960  
Edition N/A  
Copyright 1961  
Levelled 1957

Surveyed 1962  
Revised 1962  
Edition N/A  
Copyright 1962  
Levelled 1957

Surveyed 1960  
Revised 1960  
Edition N/A  
Copyright 1961  
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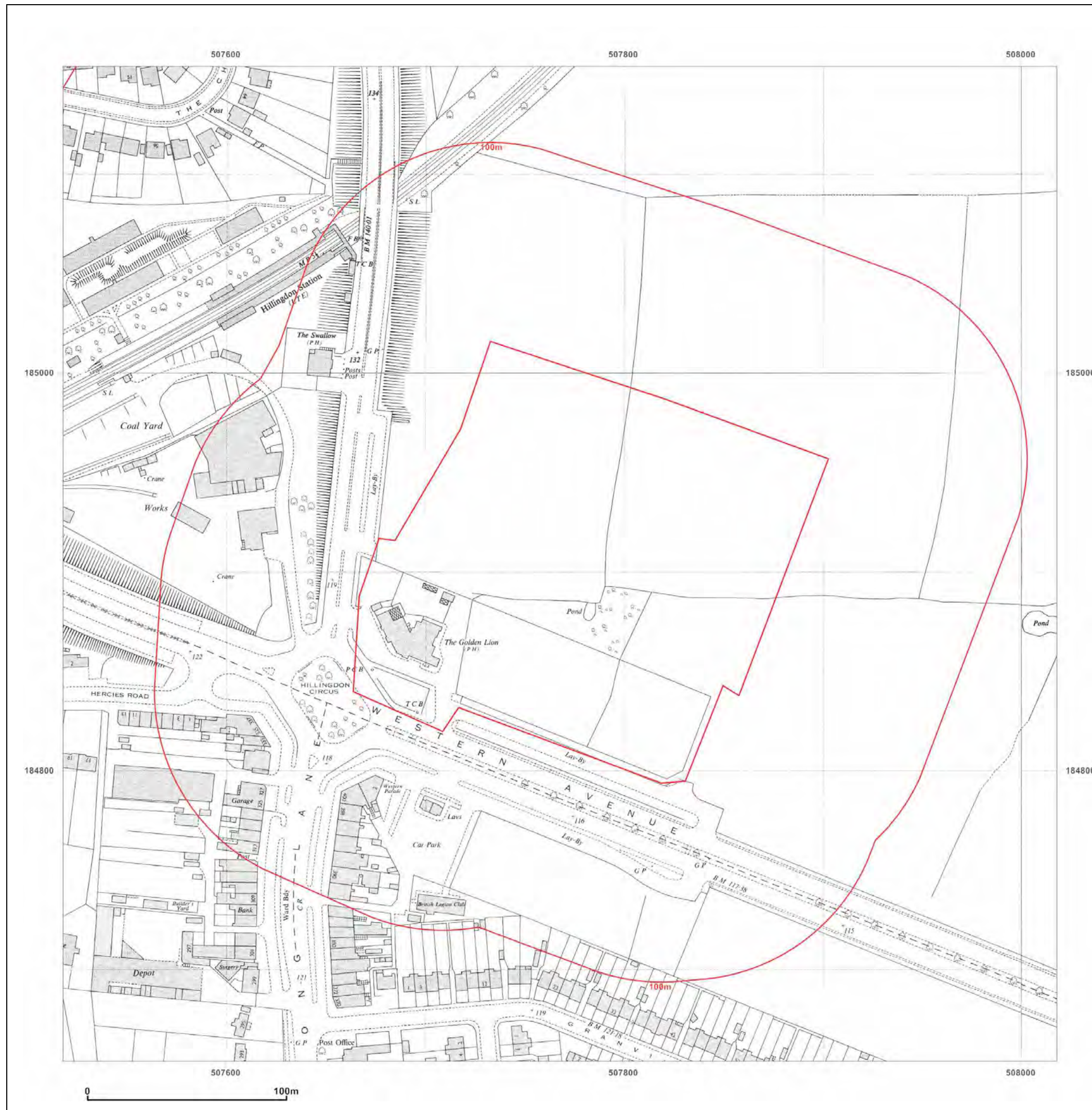


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**Client Ref:** 14-0724.01  
**Report Ref:** GS-1745867  
**Grid Ref:** 507768, 184904

**Map Name:** National Grid

**Map date:** 1960-1962

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1961  
Revised 1961  
Edition 1963  
Copyright 1963  
Levelled 1957

Surveyed 1960  
Revised 1960  
Edition 1962  
Copyright 1962  
Levelled 1957

Surveyed 1962  
Revised 1962  
Edition 1963  
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Surveyed 1960  
Revised 1960  
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Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: National Grid

Map date: 1977-1980

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1962  
Revised 1979  
Edition N/A  
Copyright 1980  
Levelled 1957

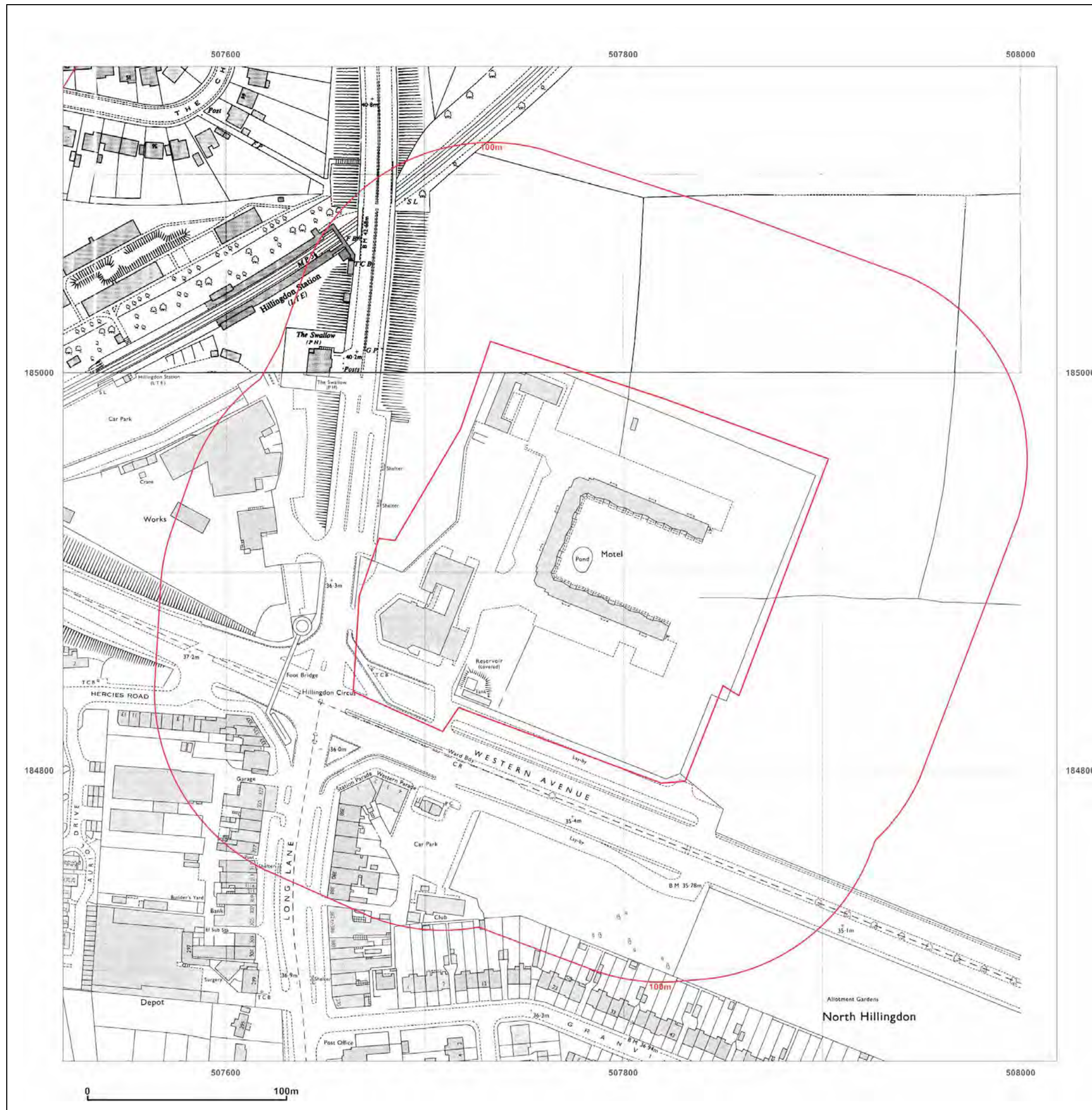


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Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1992  
Levelled N/A

Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1992  
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Surveyed N/A  
Revised N/A  
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Client Ref: 14-0724.01  
Report Ref: GS-1745867  
Grid Ref: 507768, 184904

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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

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

Surveyed N/A  
Revised N/A  
Edition N/A  
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**Former Master Brewer Site, Hillingdon  
Delta-Simons Project No. 14-0724.02**



Photograph 1 – View of the north of the Site from the Long Lane bridge over the A40.



Photograph 2 – View of the south of the Site from Freezeland Way.



Combined Phase I/II Environmental Assessment, Former  
Master Brewer, Hillingdon, dated June 2015, by Delta-  
Simons Environmental Consultants Limited (Reference: 14-  
0724.01\_E)



**Combined Phase I/II Environmental Assessment,  
Former Master Brewer, Hillingdon.  
For Spen Hill Developments Ltd.  
Delta-Simons Project No. 14-0724.01\_E  
Issued: June 2015**



**EXECUTIVE SUMMARY**  
**COMBINED PHASE I/II ENVIRONMENTAL ASSESSMENT**  
**FORMER MASTER BREWER, HILLINGDON**  
**DELTA-SIMONS PROJECT NO: 14-0724.01\_E**

<b>Current Site Status</b>	<p>The approximate centre of the Site lies on NGR 507773, 184840. The Site is located within a predominantly commercial/residential area approximately 150 m east of Hillingdon tube station. The Site at the time of the investigation was accessed by Freezeland Way, along the southern boundary of the Site.</p> <p>The Site is now vacant, following the demolition of a motel, which formerly comprised a main accommodation building, a reception building, and a staff accommodation building, with surrounding hardstanding and landscaping. The former motel area is now overgrown with vegetation and with piles of demolition rubble present on-Site.</p> <p>Beyond the motel Site to the north is the A40, and to the west is Long Lane, beyond which is a tube station.</p> <p>The Site is bounded to the south by Freezeland Way, beyond which is predominantly residential and commercial properties. To the east of the Site is undeveloped open land.</p> <p>The Site is located approximately 2.3 km north-east of the centre of Uxbridge, to the north of Freezeland Way. The Site is situated in a mixed commercial and residential setting.</p>
<b>Purpose</b>	<p>The purpose of completing the Environmental Assessment is to provide information on the quality of the soil and groundwater beneath the Site in the context of contaminated land and provide information on the ground gas regime beneath the Site. In addition, this assessment will ascertain whether there are pollutant linkages between any identified sources and any identified receptors.</p>
<b>Environmental Setting</b>	<p>From British Geological Survey (BGS) online data, it is understood that the Site is directly underlain by the London Clay Formation, underlain by the Woolwich and Reading Beds of the Lambeth Group, followed by the Seaford Chalk and Newhaven Chalk Formation.</p> <p>The London Clay Formation is classified as Unproductive Strata, the Lambeth Group is classified as a Secondary A Aquifer, and the Seaford Chalk and Newhaven Chalk Formation are classified as Principal Aquifers. The nearest surface water to the Site is an unnamed pond, located approximately 320 m to the east, which feeds into the Yeading Brook, with the “west arm”.</p>
<b>Site Investigation</b>	<p>This Assessment was carried out in conjunction with a geotechnical investigation and included the drilling of ten cable percussion boreholes (CP01 to CP09A), and 15 trial pits (TP01 to TP015). Soil samples were collected from the boreholes and trial pits and submitted for a range of organic and inorganic parameters. Nine cable percussion boreholes were installed as 50 mm groundwater and ground gas monitoring wells. Groundwater samples were collected from a selection of the monitoring wells and submitted to an appropriately accredited laboratory and ground gas monitoring was carried out on six occasions.</p>
<b>Ground and Groundwater Conditions</b>	<p>Ground conditions either comprised of Made Ground consisting of tarmac/concrete over sandy gravelly clays to depths between 0.3 m and 0.9 m below ground level (bgl), or Made Ground comprising crushed glass overlying gravelly clay to depths of between 0.3 m bgl and 0.6 m bgl. These all overlay possible Weathered London Clay comprising predominantly firm to stiff, occasionally silty clay to 3.5 m bgl, overlying firm to stiff, multi-coloured clays of the Woolwich and Reading Beds, proven to a maximum depth of 20.0 m bgl.</p> <p>Resting groundwater levels recorded during the return monitoring visits were between 0.90 m and 2.36 m bgl.</p>
<b>Risk Assessment Findings and Conclusions</b>	<p>Based on the information obtained to date the following information can be concluded:</p> <ul style="list-style-type: none"> <li>△ Elevated concentrations of contaminants have not been identified in soil and groundwater collected from across the Site;</li> </ul>

	<ul style="list-style-type: none"> <li>Δ Elevated concentrations of sulphur have been identified in groundwater, likely to be associated with the pyritic ground conditions; and</li> <li>Δ The Site is classified as Characterisation Situation 1, as such ground gas protection measures would not be required.</li> </ul>
<b>Recommendations and Development Abnormals</b>	<p>On the basis of the environmental assessment findings the following additional recommendations and development abnormals are considered appropriate:</p> <ul style="list-style-type: none"> <li>Δ Additional, unidentified localised areas of contamination may exist at the Site and an appropriate 'hotspot' protocol should be in place for groundworkers to act upon should such contamination be identified during the construction process;</li> <li>Δ Groundworkers who are required to perform sub-surface work at the Site should be made aware of the known contaminants in soil and groundwater and the possibility of encountering additional localised low levels of contamination. Therefore, good standards of personal hygiene should be observed and appropriate levels of PPE utilised where necessary;</li> <li>Δ Suitable dust suppression techniques will need to be implemented by groundworkers during construction and demolition works;</li> <li>Δ Confirmation should be sought from the Local Water Authority as to whether they will require upgraded pipework to be installed for new service installations;</li> <li>Δ It is recommended that a minimum 600 mm of certified suitable for use top soil and subsoil overlying should be incorporated into all new landscaped areas; and</li> <li>Δ Elevated costs above standard inert rates should be anticipated for disposal of engineering arisings from the Made Ground to include landfill tax, currently at a rate of £82.60/tonne. Additional waste classification testing (including WAC testing) is likely to be required to facilitate off-Site disposal of ground materials.</li> </ul>
<p><b>This Environmental Assessment Executive Summary is intended as a summary of the Assessment of the Site based on information received by Delta-Simons at the time of production.</b></p>	



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**COMBINED PHASE I/II ENVIRONMENTAL ASSESSMENT  
FORMER MASTER BREWER, HILLINGDON  
FOR SPEN HILL DEVELOPMENTS LTD  
DELTA-SIMONS PROJECT NO. 14-0724.01\_E**

**1.0 INTRODUCTION**

**1.1 Authorisation**

Delta-Simons Environmental Consultants Limited (Delta-Simons) was instructed by Spen Hill Developments Ltd. (the 'Client') to undertake a Combined Phase I/II Environmental Assessment at land located at the Former Master Brewer site, Hillingdon, UB10 9NX (hereafter referred to as the "Site").

**1.2 Context & Purpose**

It is understood that two Planning Applications have been submitted to London Borough of Hillingdon Council (Planning Application No. 4266/APP/2014/518 and 4266/APP/2014/519) for the redevelopment of the Site, including mixed use development, comprising the erection of a foodstore (3,543 sq.m) with associated ancillary uses, and the erection of 125 residential units, respectively. The Planning Applications at the time of writing are undecided and awaiting a final decision.

As such, the purpose of completing the Environmental Assessment is to provide information on the quality of the soil and groundwater beneath the Site in the context of contaminated land and provide information on the ground gas regime beneath the Site. In addition, this assessment will ascertain whether there are pollutant linkages between any identified sources and any identified receptors in order to support the discharge of any Planning Conditions relating to contaminated land.

This Report has been produced in accordance with the current relevant guidance and best practice as set out within British Standard BS10175, Contaminated Land Report 11 and the National Planning Policy Framework (NPPF).

This Report satisfies 'BREEAM New Construction 2011: LE01 – Site Selection: Criterion 2' by detailing the results of site-investigation works; identifying the degree and sources of contamination; assessing risks to human and environmental health; and providing recommendations for remediation.

### **1.3 Scope of Works**

The Environmental Assessment was completed in conjunction with a geotechnical assessment by Delta-Simons from 25<sup>th</sup> March 2015 to 14<sup>th</sup> April 2015, and comprised the following items:

- Δ Review desktop information pertaining to the Site, including an Envirocheck Report, historical mapping, and information provided by the Client;
- Δ A Site reconnaissance at the time of the investigation, prior to any intrusive works, to confirm the intrusive locations and ascertain potential sources of contamination;
- Δ Service avoidance exercise on proposed intrusive locations;
- Δ Drilling of ten cable percussion boreholes (CP01 to CP09A) to a maximum depth of 20.00 m below ground level (bgl);
- Δ Installation of nine 50 mm internal diameter groundwater monitoring wells;
- Δ Excavation of 15 trial pits TP01 to TP015 to a maximum depth of 3.1 m bgl;
- Δ Supervision of all works by a Delta-Simons Geo-environmental Engineer. All boreholes were logged to BS5930:1999 +A2:2010, Code of Practice for Site Investigations;
- Δ Collection of soil samples from all intrusive locations for subsequent environmental laboratory testing;
- Δ Collection of groundwater samples from a selection of the installed boreholes on one occasion for subsequent environmental testing; and
- Δ Six rounds of ground gas and groundwater level monitoring.

### **1.4 Limitations**

This Assessment has been produced in accordance with the principles of BS10175:2011, and in accordance with CLR 11. Although reference may be made to archaeological and ecological issues, or the potential presence of asbestos containing materials (ACMs) and invasive weeds, this Assessment does not constitute an archaeological or ecological assessment, nor does it constitute an asbestos inspection or invasive weeds survey.

This document provides an assessment of the potential and actual contamination of the ground below the Site based upon the available information and in the context of the scope of works undertaken during this investigation. It does not provide a flood risk assessment or geotechnical appraisal and, as such, any comments relating to such matters are for information only.