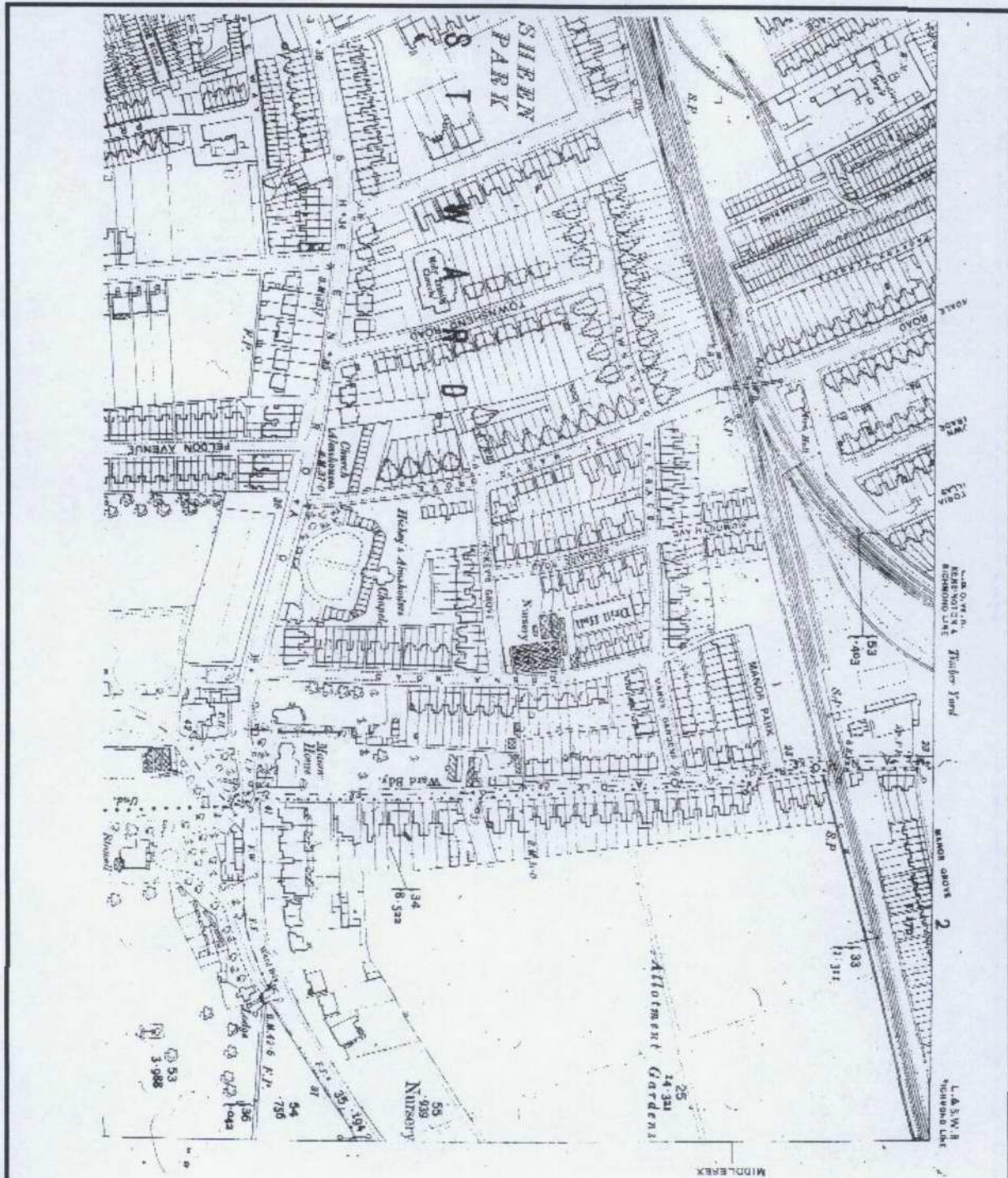
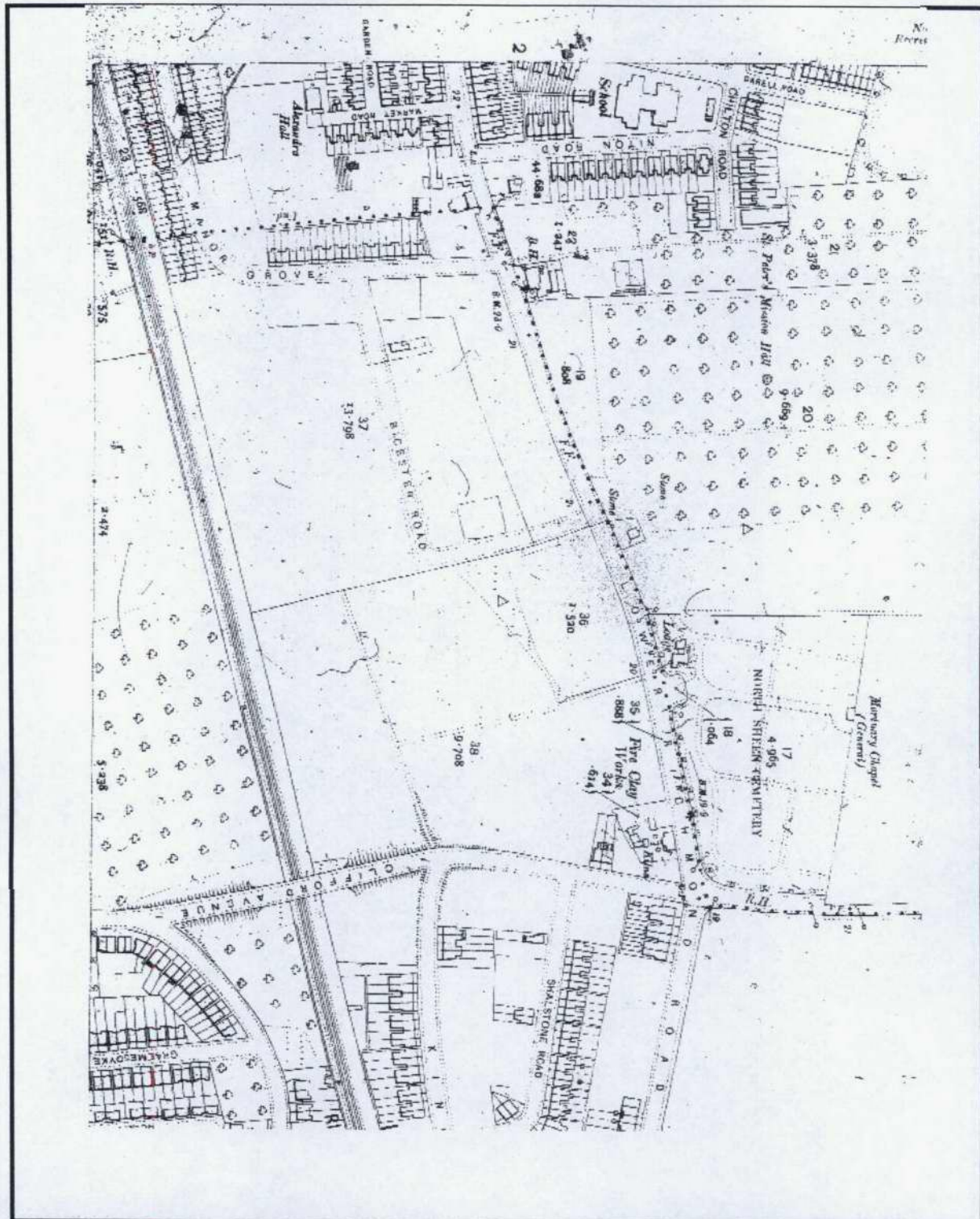


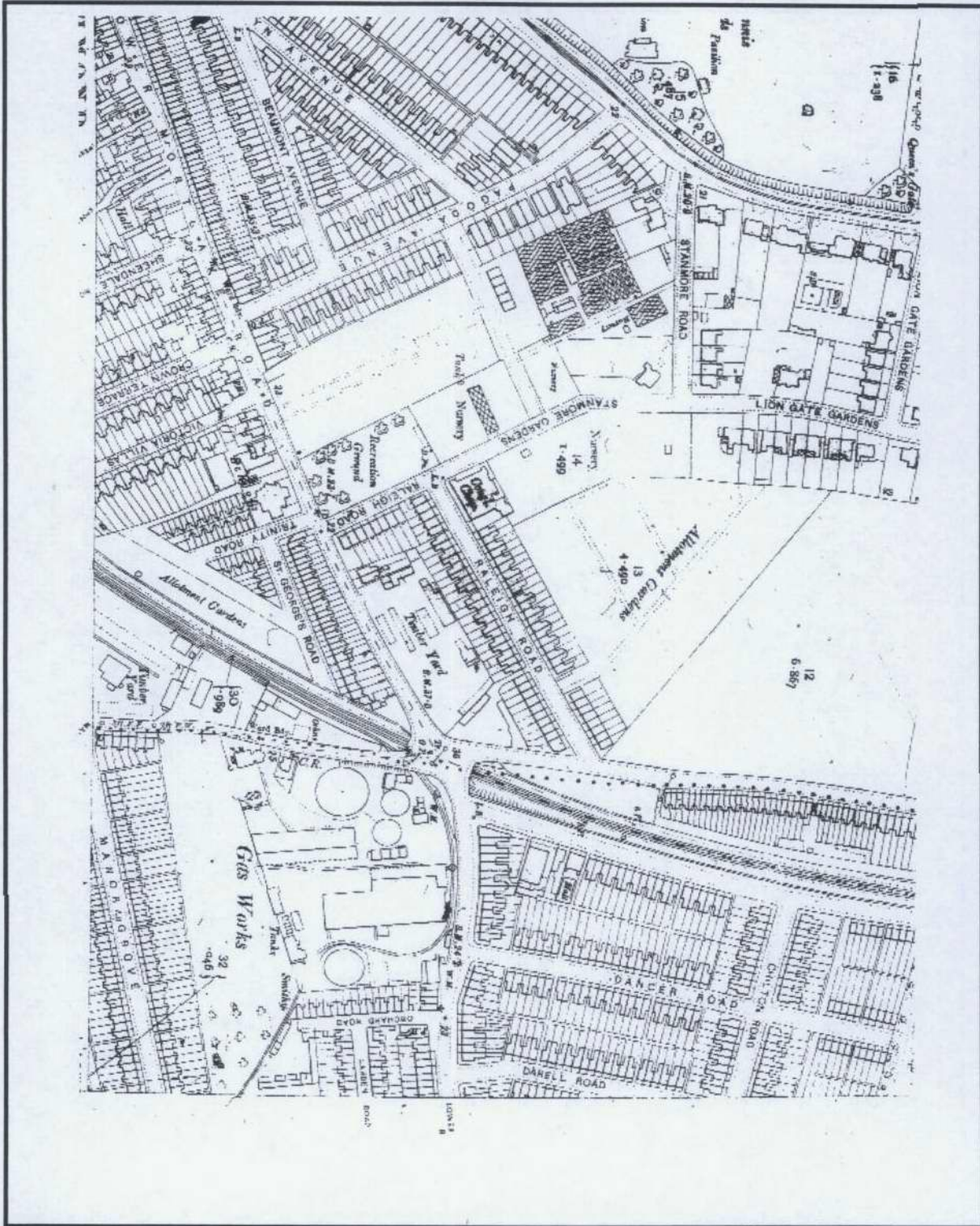
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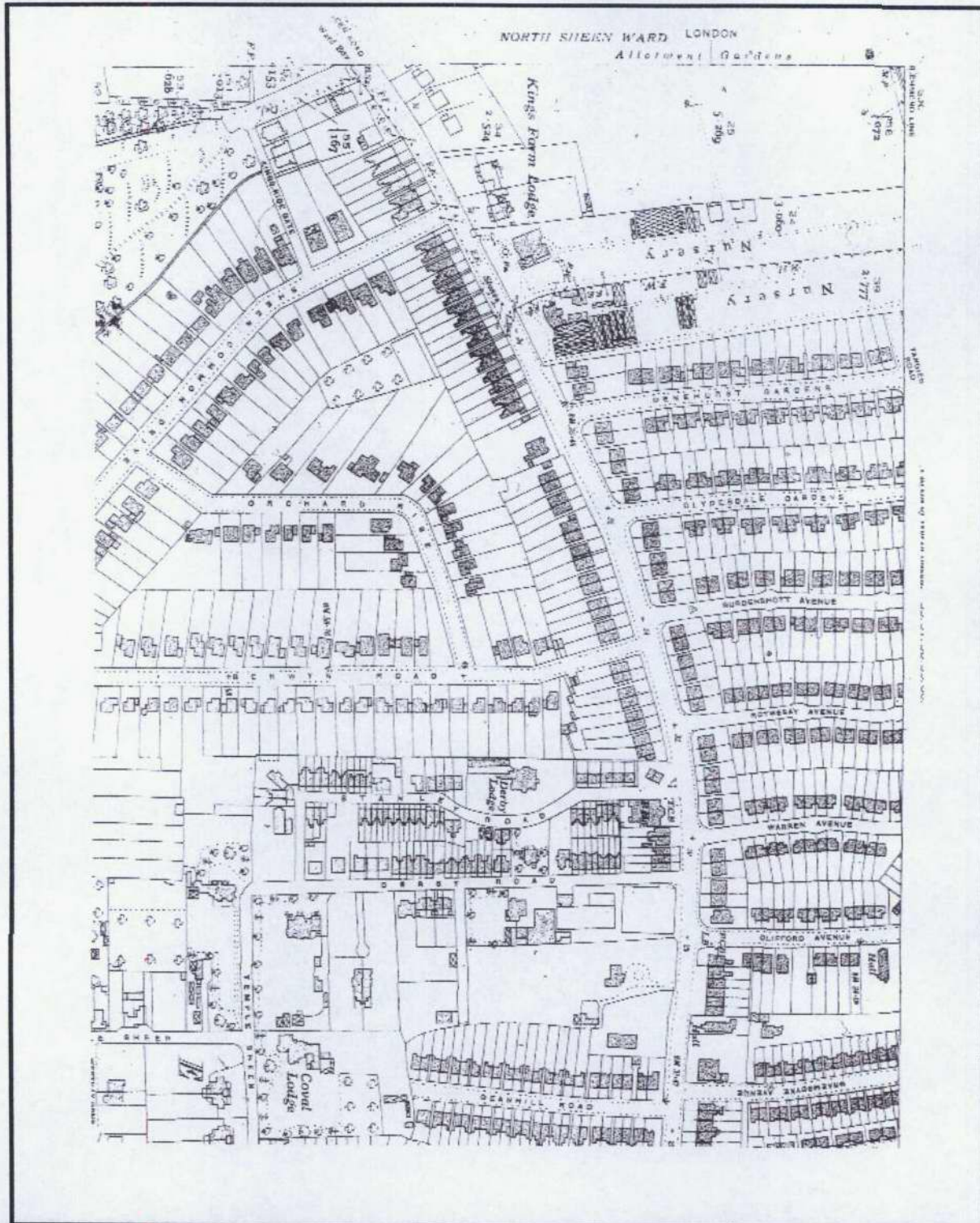
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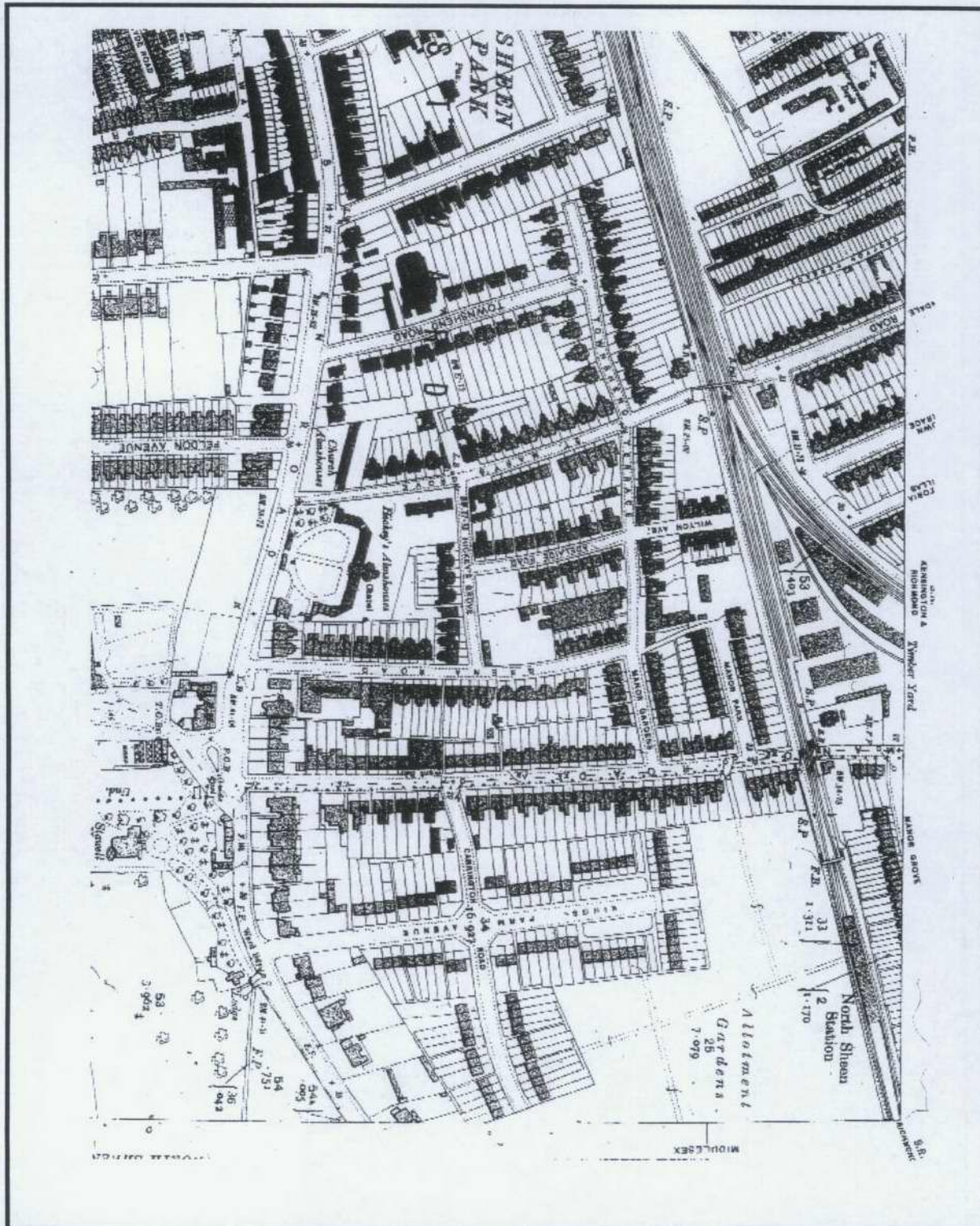
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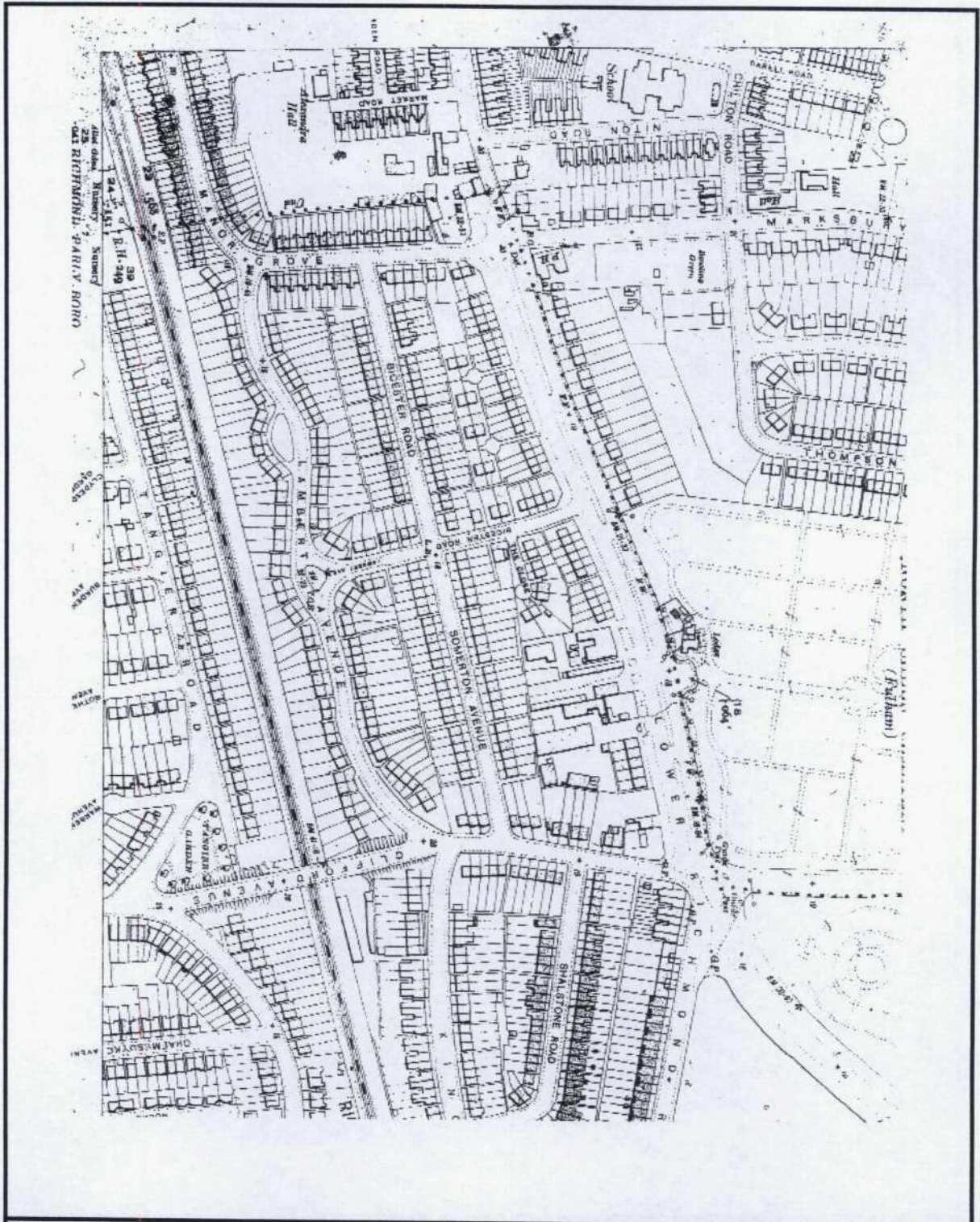
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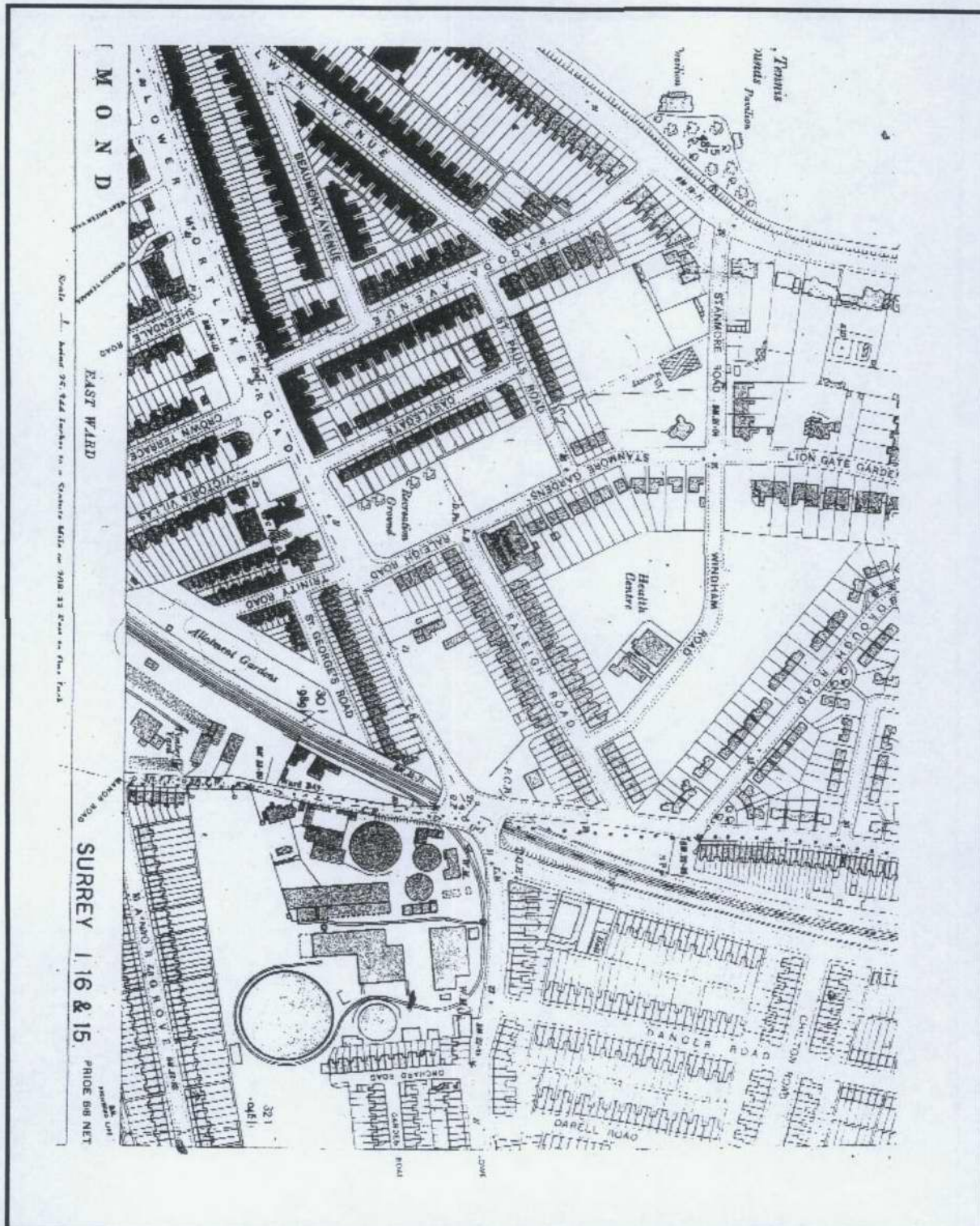
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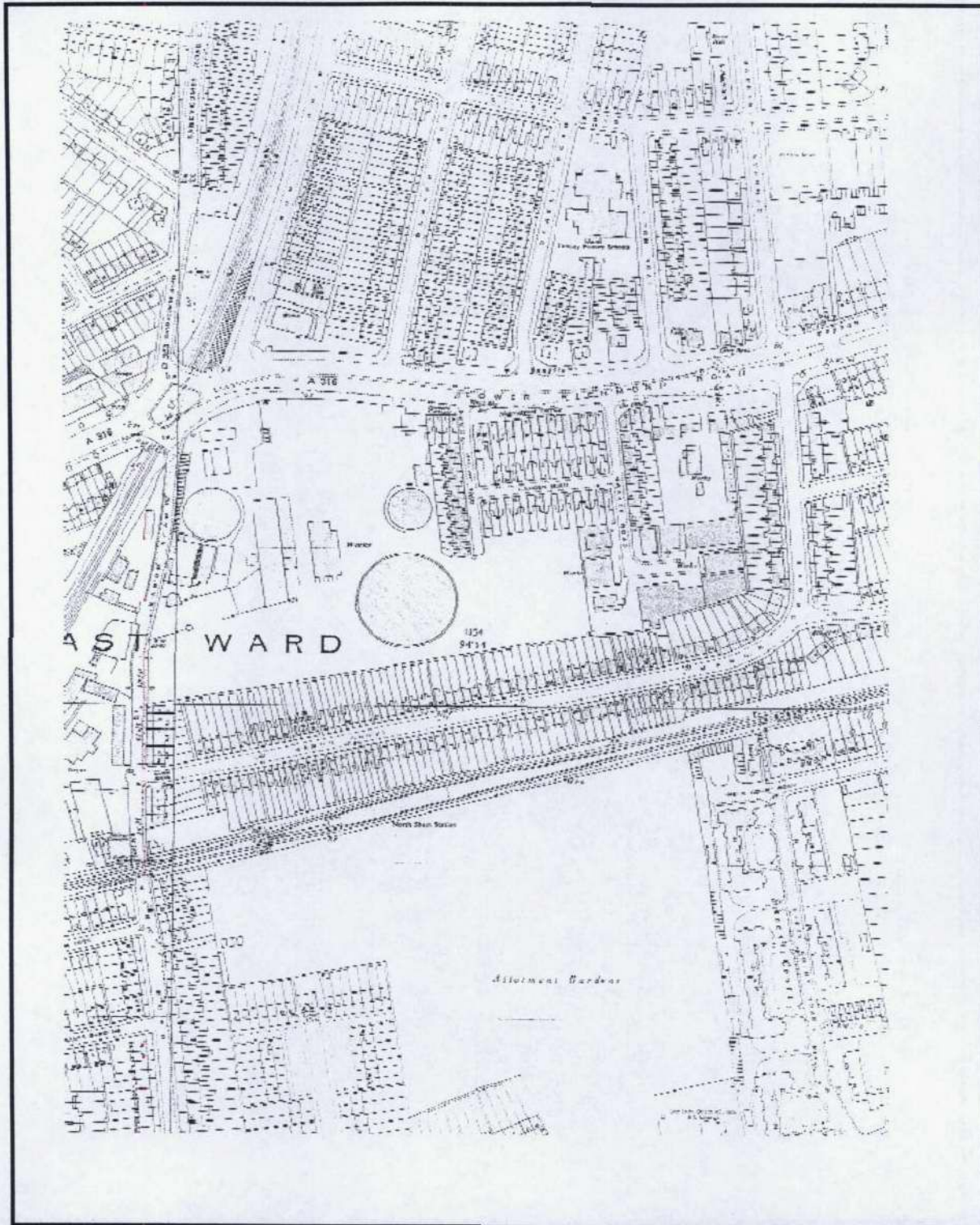
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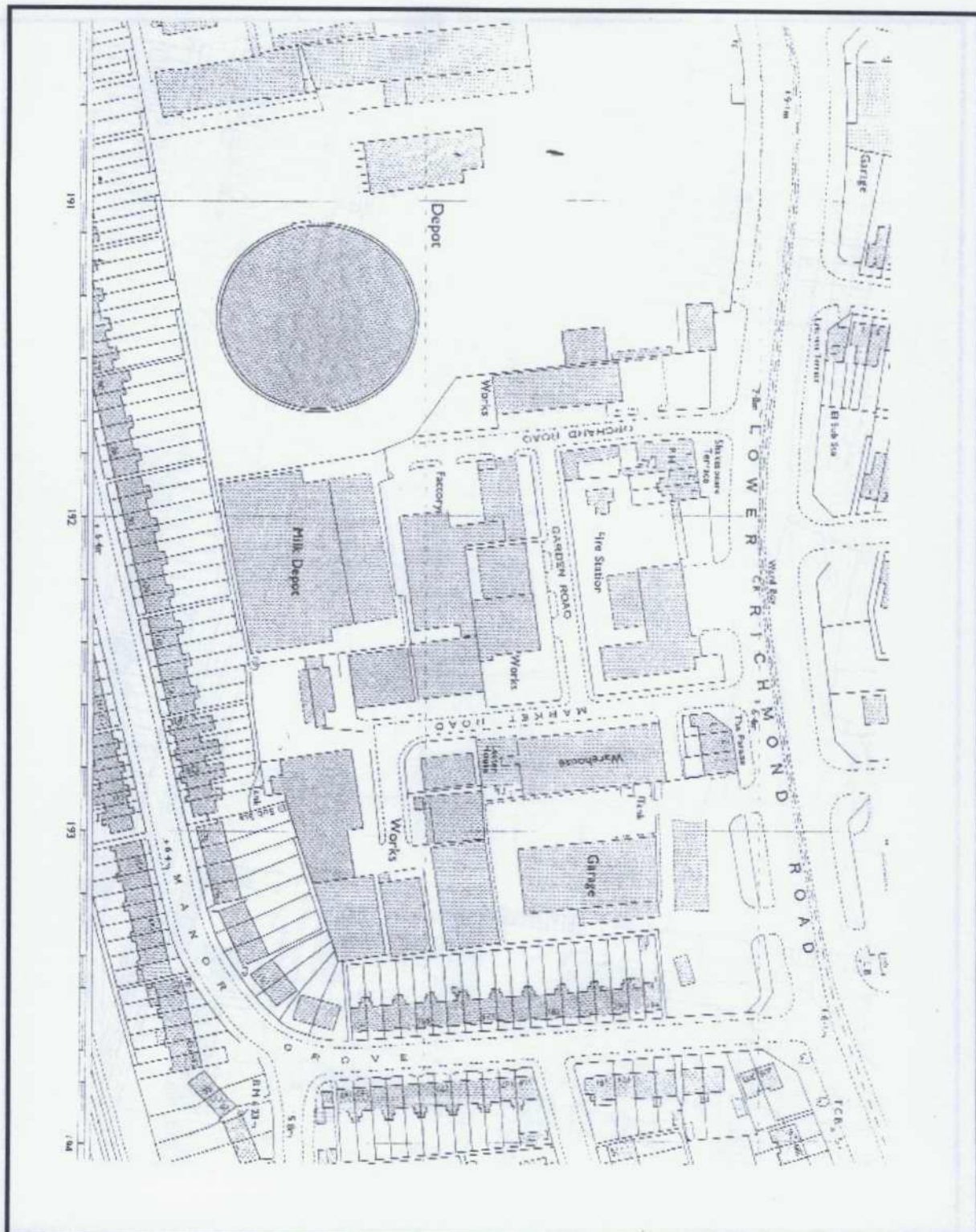
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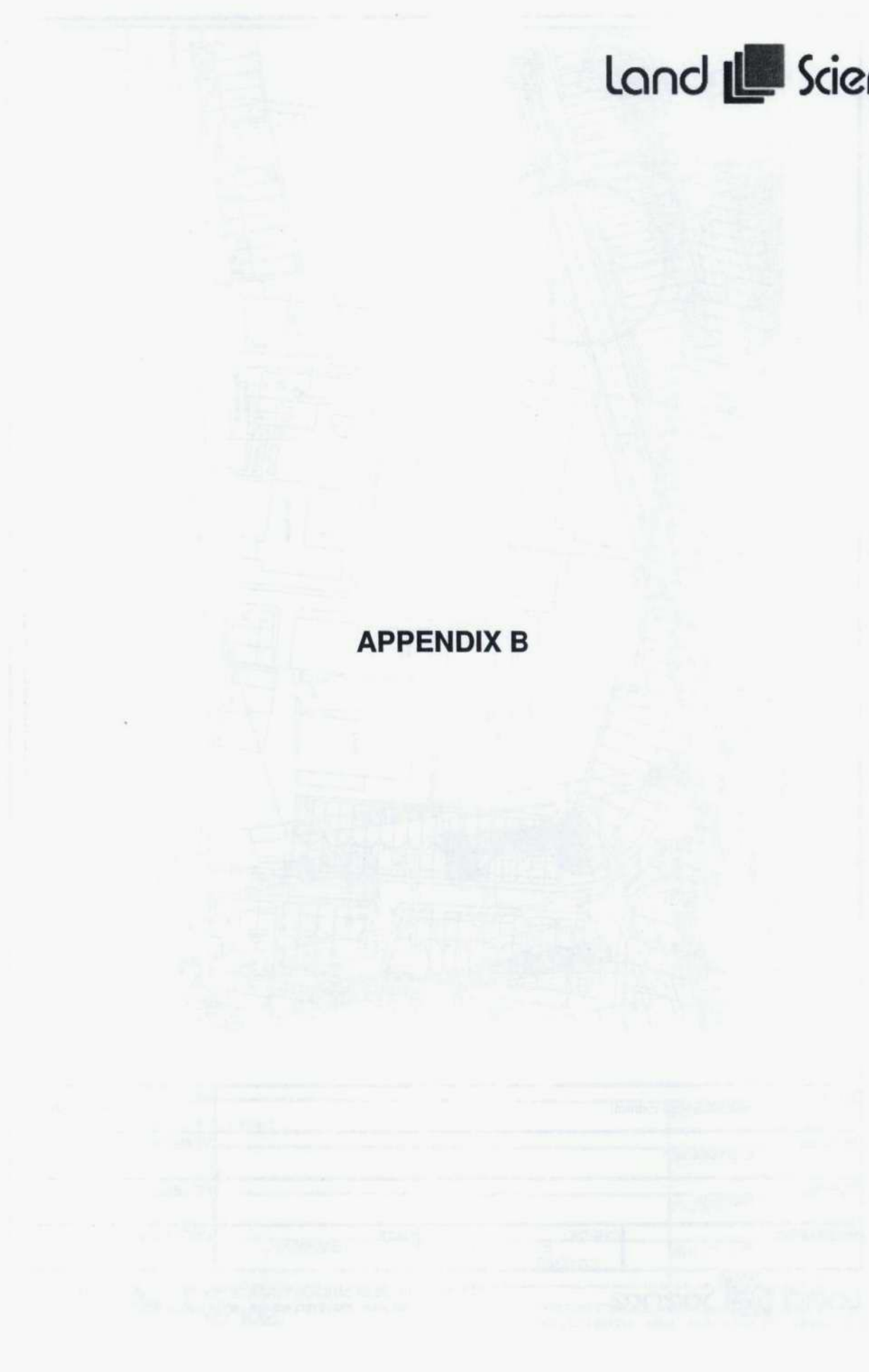


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TITLE: Historical Map Extract:		REF: LS0360
PROJECT: Express Dairy		VERSION v1
CLIENT: Harepath		FIGURE:
PREPARED: AC	CHECK: ET	DATE: 05/09/2011
		SHEET No: page: 1 of 1

APPENDIX B



Our Reference: Express Dairies, Orchard Road, Richmond, TW9 4LZ.

Your Reference:

Mr Elliot Toms
Land Science (Brighton) Ltd,
Carlton House,
28-29 Carlton Terrace,
Portslade,
Brighton,
East Sussex,
BN41 1UR
26 August 2011

By Email Only: elliott.toms@landscience.co.uk

Dear Elliot,

Re: Express Dairies, Orchard Road, Richmond, TW9 4LZ.

Thank you for your enquiry and subsequent payment requesting information on the past land use and development of the subject property. Following a review of the information we currently hold I am able to comment as follows:

1. Relevant information from our Historical Maps, Aerial Photographs and Trade Directories is listed below.
 - i) Historical Maps show that the site formed part of the Richmond Gas Works site (main site extending to the west) from circa 1932 until the subject site developed into its current form in the early 1960s.
 - ii) Planning Records show that the site has been occupied by the Express Dairy Co Ltd. The site is recorded as being a Warehouse with vehicle servicing facilities on site. The site was also known as 'Tetra Pak House' on an application made in 1968. Planning records also indicate that the Field Instruments Co Ltd occupied the site in the 1970s.
 - iii) Planning and Trade Directory Records also show that the site was known as the Market Road Depot and occupied by a Road Haulage Company during the 1980s.

2. Notwithstanding the above we currently know of no issues or records relating to gas emissions or contamination either at or adjacent to the subject property.

3. The Council has not currently served or resolved to serve a remediation notice under section 78E of the Environmental Protection Act 1990 in relation to the subject property. However, in view of the past industrial land use identified both on and adjacent to the site, the Council cannot preclude the property in question from possible further inspection under the above act in the future.

The Council is currently in the process of prioritising sites within the Borough as part of our duties under Part IIA of the Environmental Protection Act 1990 and therefore at present we are unable to provide any further specific details.

4. We do not hold any records of pre-licensing landfill sites within 250m of the subject property.
5. We currently do not hold any records of any significant pollution incidents either on or adjacent to the subject property.
6. We do not hold any previous intrusive investigation data for the subject site.
7. If the site should be redeveloped in the future we would require that a phased environmental assessment of the site be carried out.

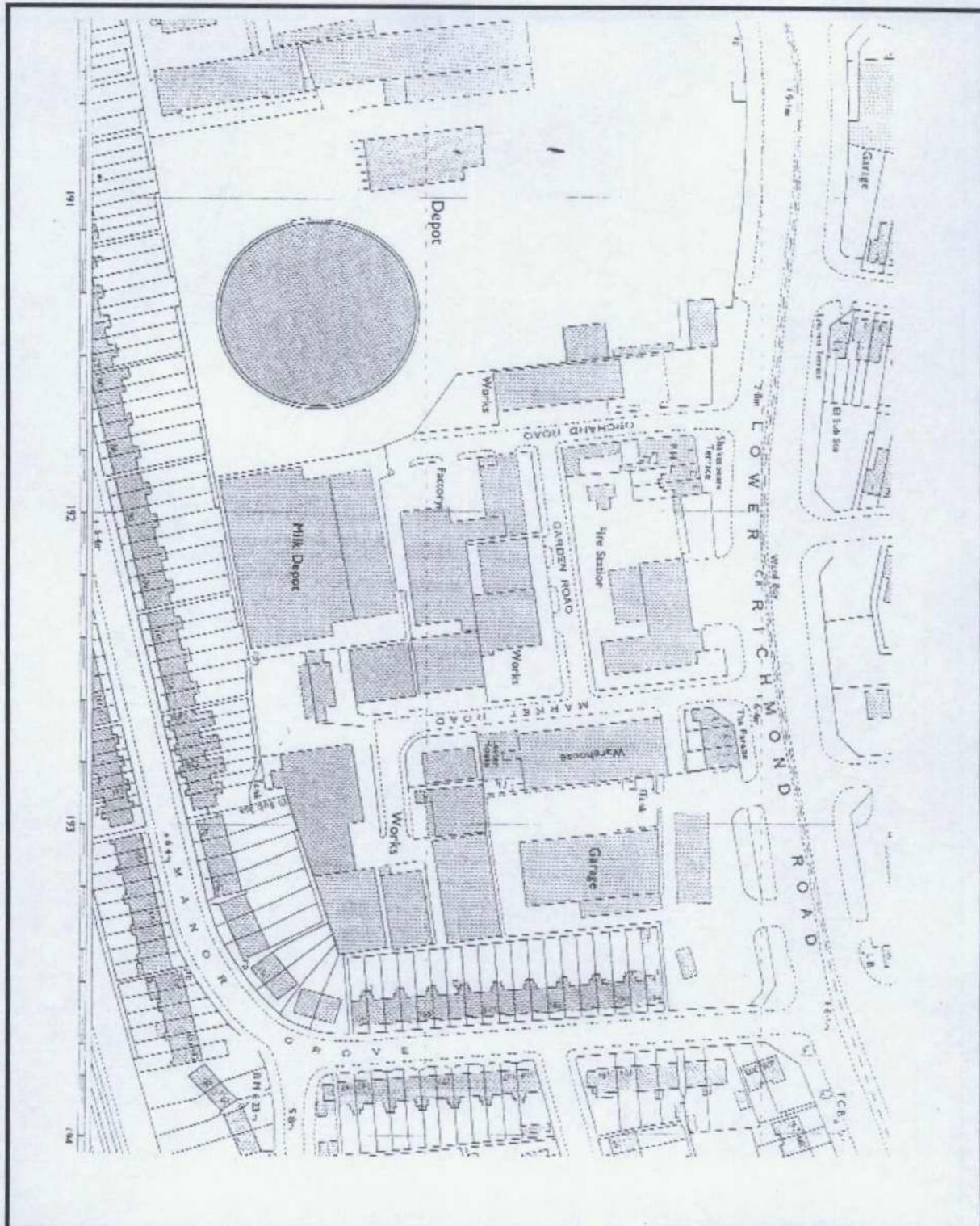
I hope that the above information is of use to you. Thank you for your payment of £99 for our services.

Kind Regards,

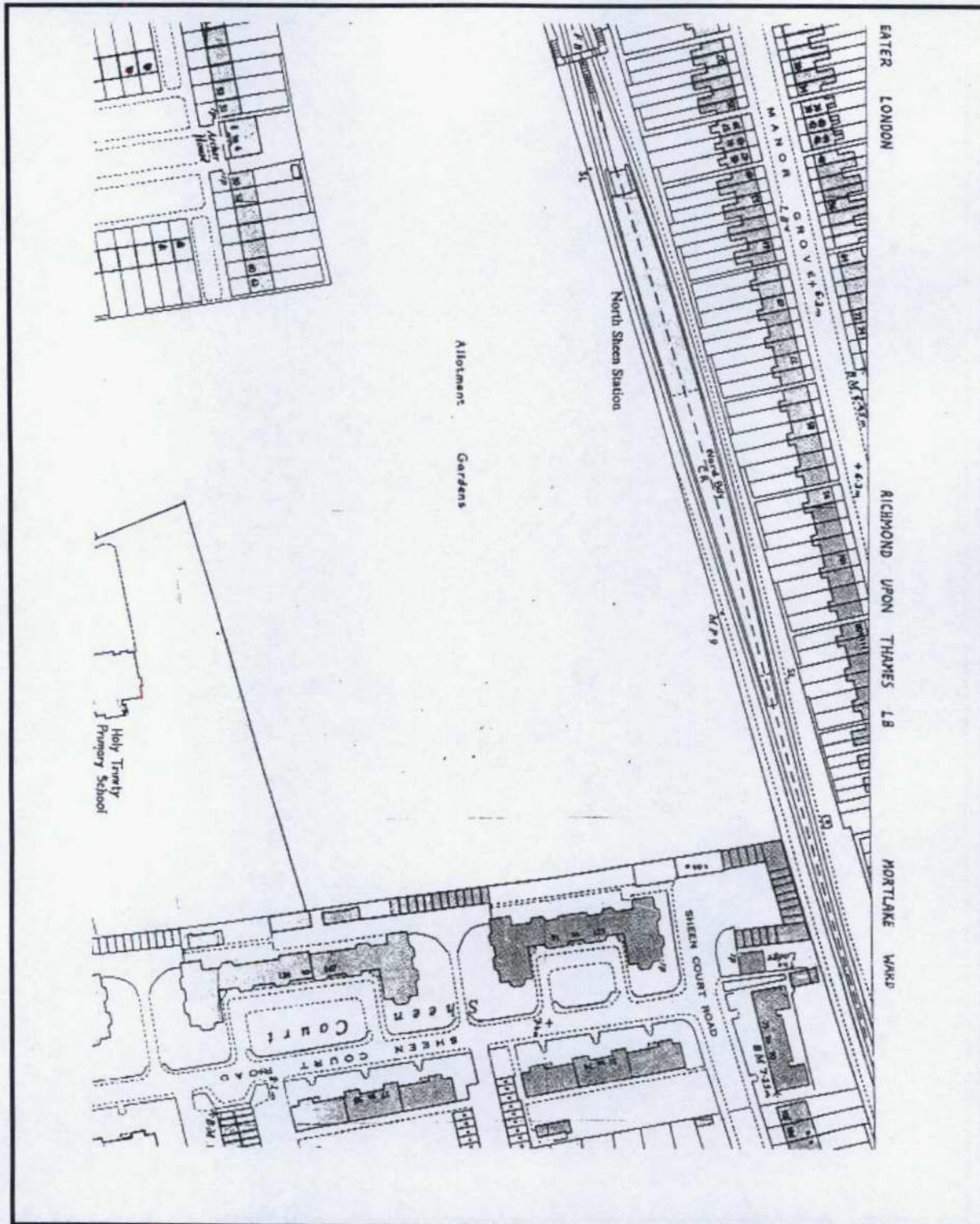


Thomas Hindley
Scientific Officer
Environment Directorate
London Borough of Richmond upon Thames
Tel: 0208 831 6454
E-mail: t.hindley@richmond.gov.uk

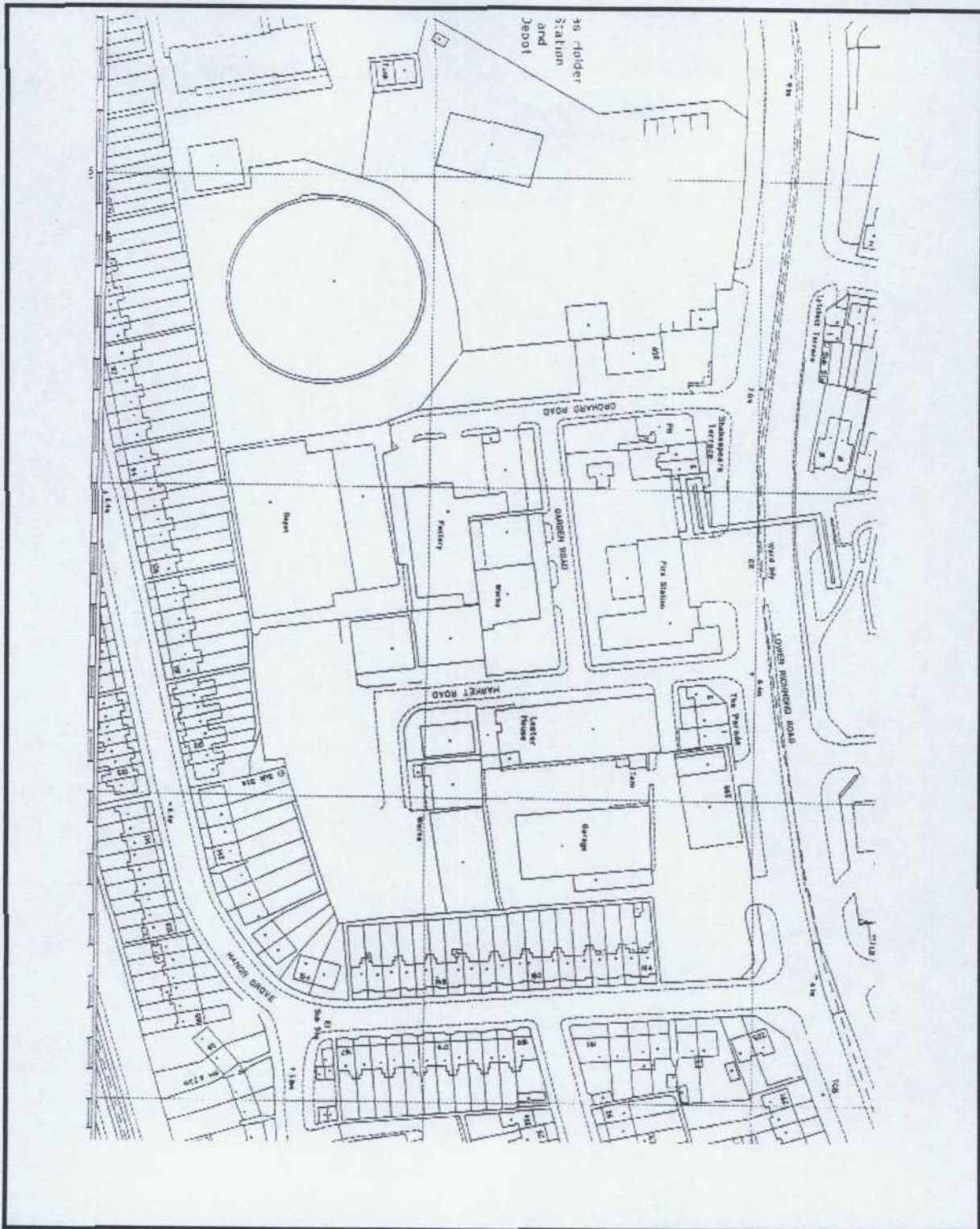
The London Borough of Richmond upon Thames has provided the above factual information based upon data currently available to the Council. This data set is not yet complete and is constantly being updated and reviewed. Therefore, the information given above may be subject to change in the future upon the receipt of additional information.



TITLE: Historical Map Extract:		REF: LS0360	
PROJECT: Express Dairy		VERSION v1	
CLIENT: Harepath		FIGURE:	
PREPARED: AC	CHECK: ET	DATE: 05/09/2011	SHEET No: page: 1 of 1



TITLE: Historical Map Extract:		REF: LS0360	
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TITLE: Historical Map Extract:		REF: LS0360	
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26 August 2011

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Kind Regards,



Thomas Hindley
Scientific Officer
Environment Directorate
London Borough of Richmond upon Thames
Tel: 0208 831 6454
E-mail: t.hindley@richmond.gov.uk

The London Borough of Richmond upon Thames has provided the above factual information based upon data currently available to the Council. This data set is not yet complete and is constantly being updated and reviewed. Therefore, the information given above may be subject to change in the future upon the receipt of additional information.

APPENDIX C