



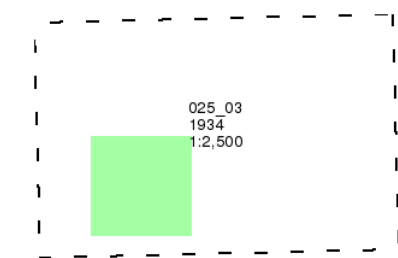
Middlesex

Published 1934

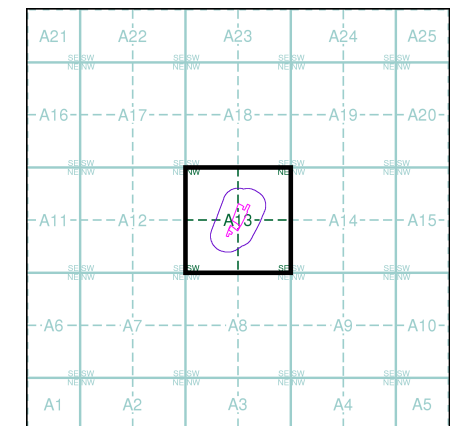
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

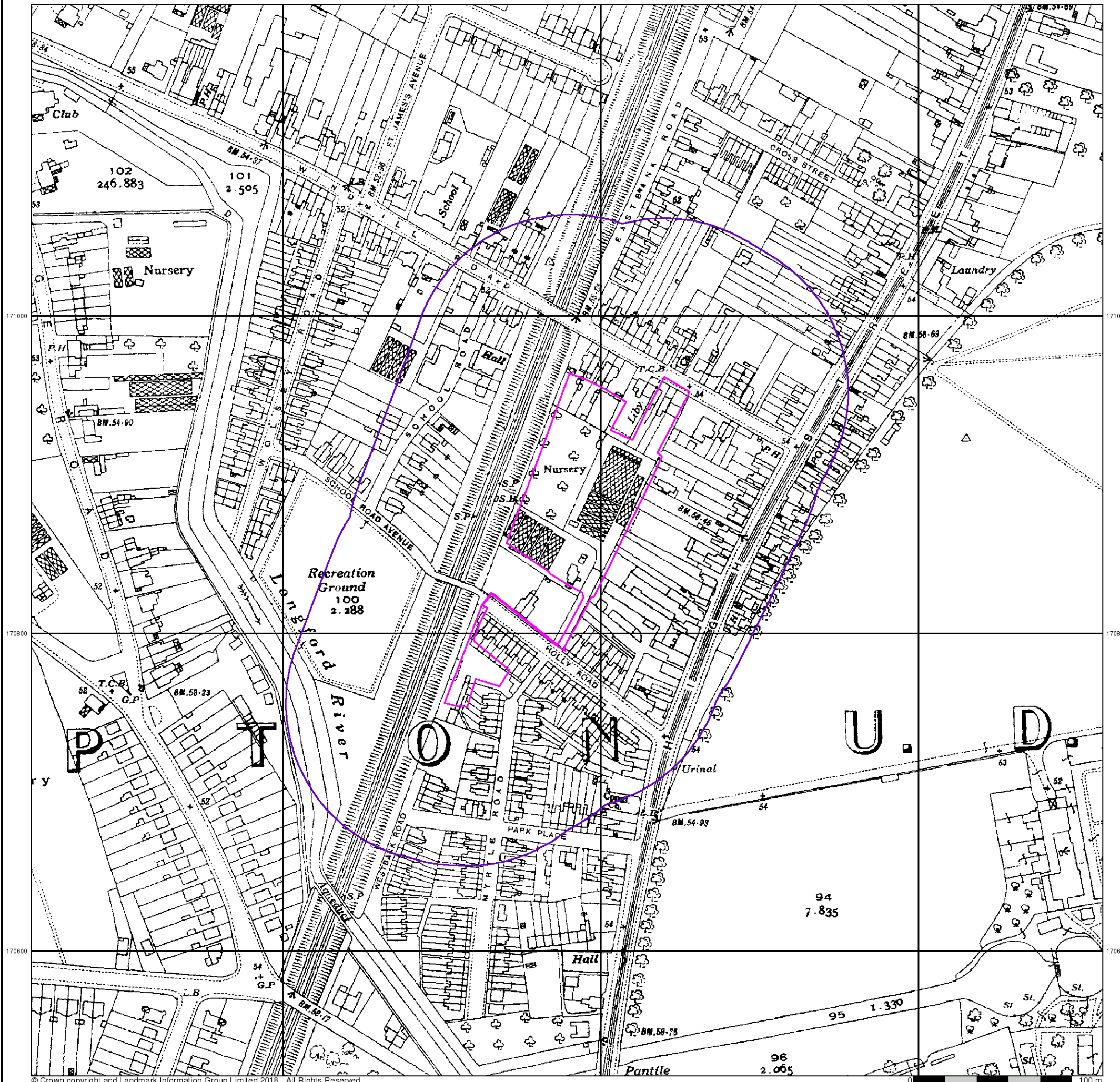
Order Number: 159575380_1_1
Customer Ref: 29701
National Grid Reference: 514170, 170860
Slice: A
Site Area (Ha): 0.94
Search Buffer (m): 100

Site Details

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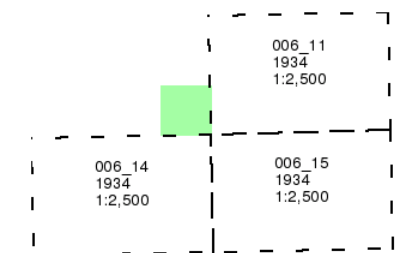
Surrey

Published 1934

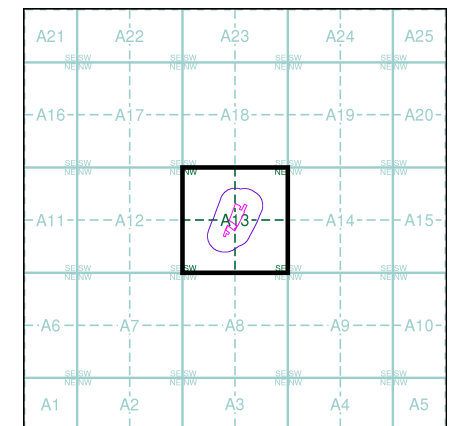
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

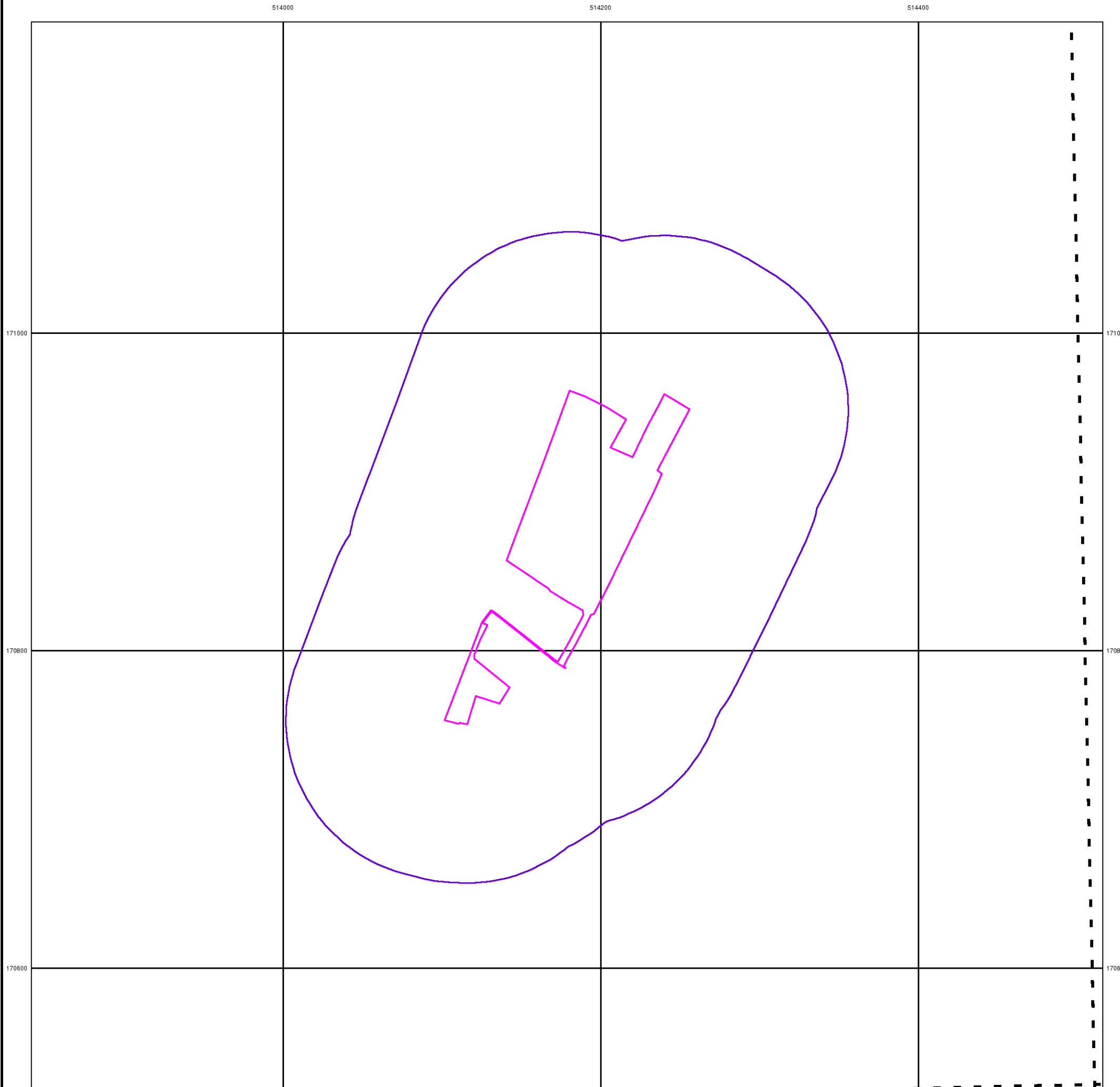
Order Number: 159575380_1_1
Customer Ref: 29701
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Slice: A
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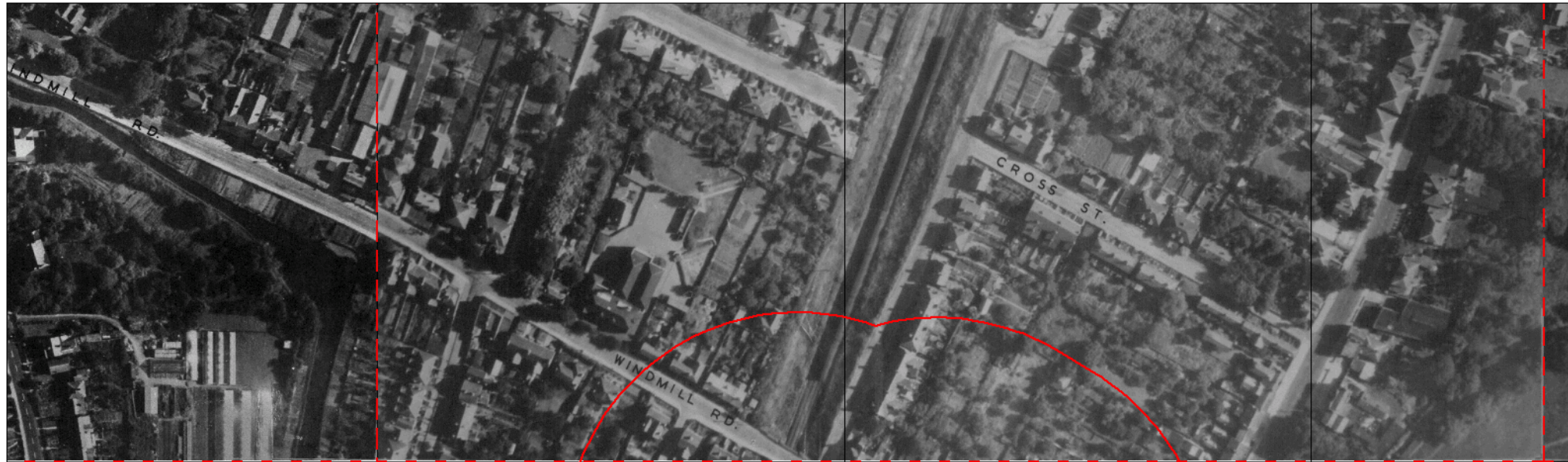
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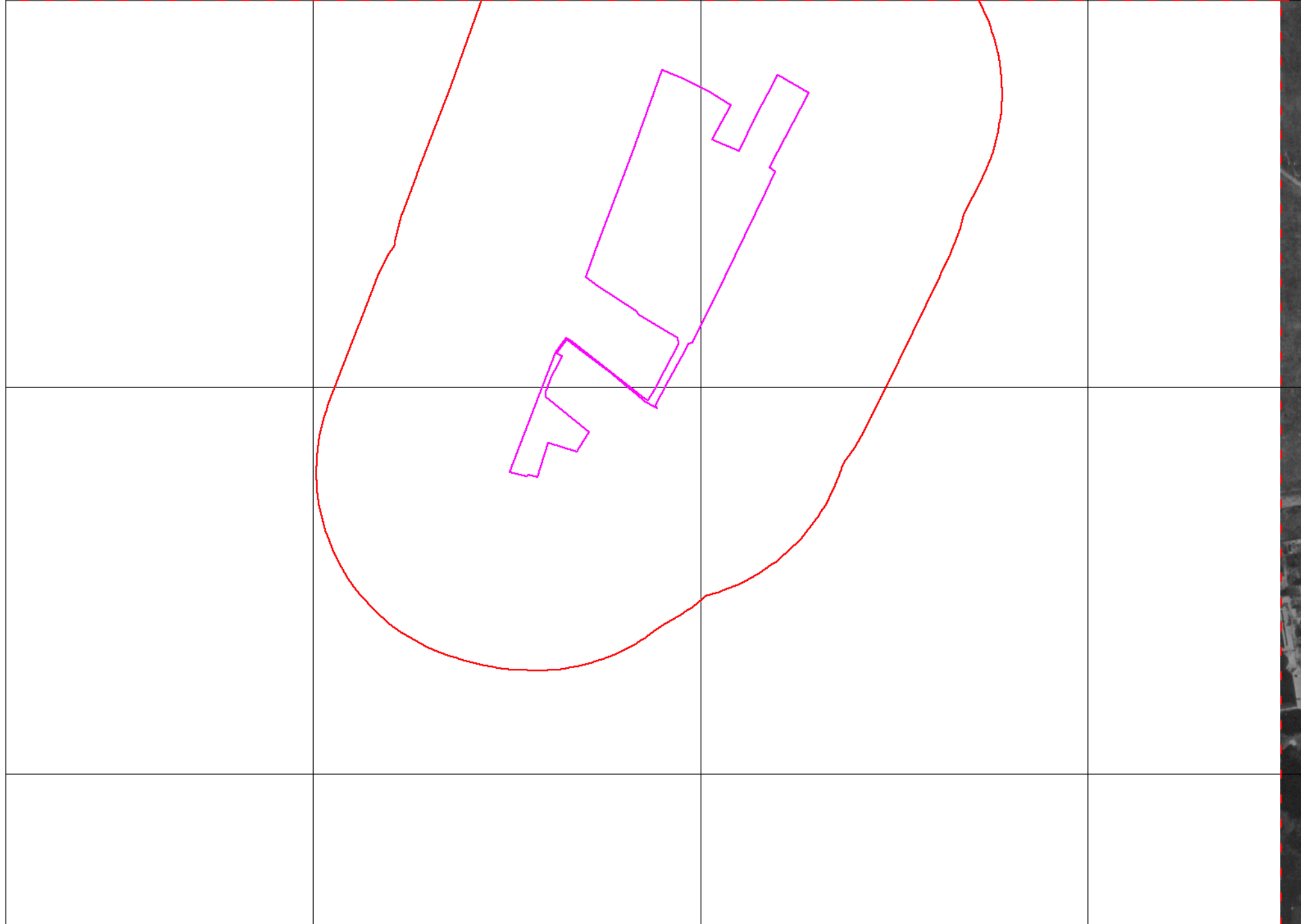
171000

170800

170800

170600

170600



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0 100 m



Historical Aerial Photography

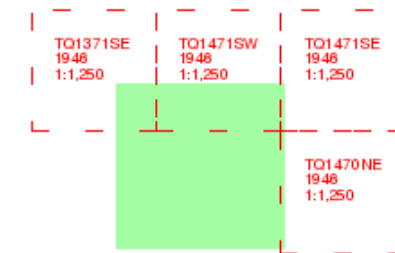
Published 1946

Source map scale - 1:1,250

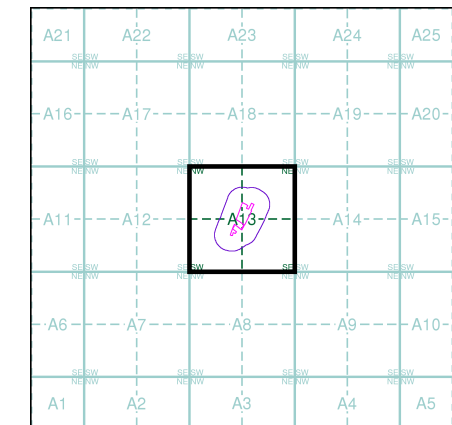
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Segment A13



Order Details

Order Number: 159575380_1_1
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 Site Area (Ha): 0.94
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Site Details

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Ordnance Survey Plan

Published 1961 - 1962

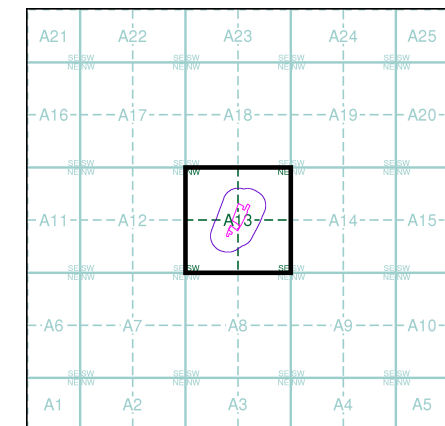
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ1371 1962 1:2,500	TQ1471 1962 1:2,500
TQ1370 1962 1:2,500	TQ1470 1961 1:2,500

Historical Map - Segment A13



Order Details

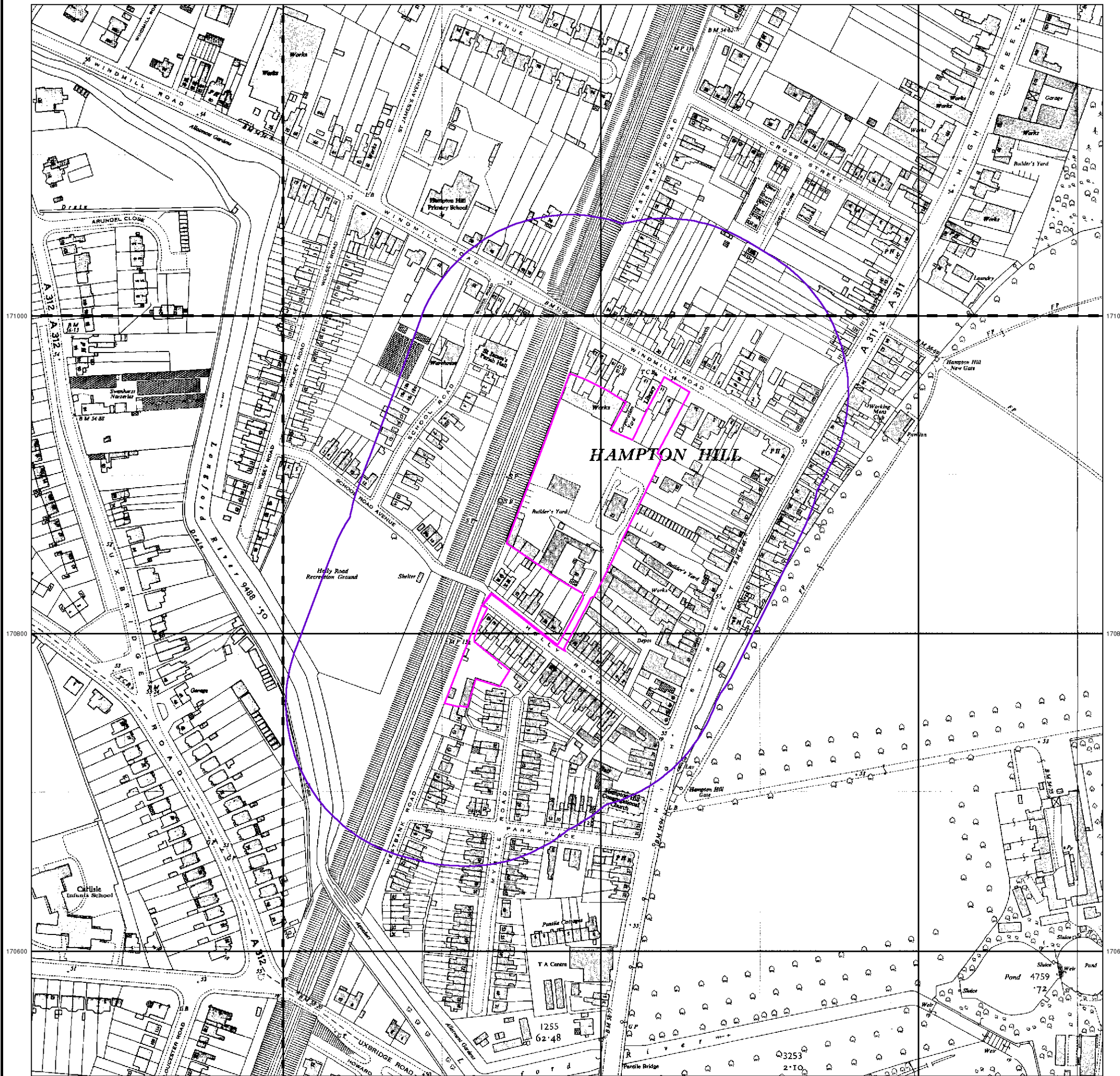
Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514170, 170860
 Slice: A
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Ordnance Survey Plan

Published 1961

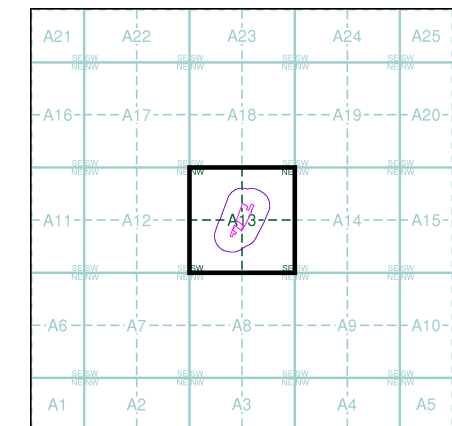
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ1371SE 1961 1:1,250	TQ1471SW 1961 1:1,250	TQ1471SE 1961 1:1,250
TQ1370NE 1961 1:1,250	TQ1470NW 1961 1:1,250	TQ1470NE 1961 1:1,250

Historical Map - Segment A13



Order Details

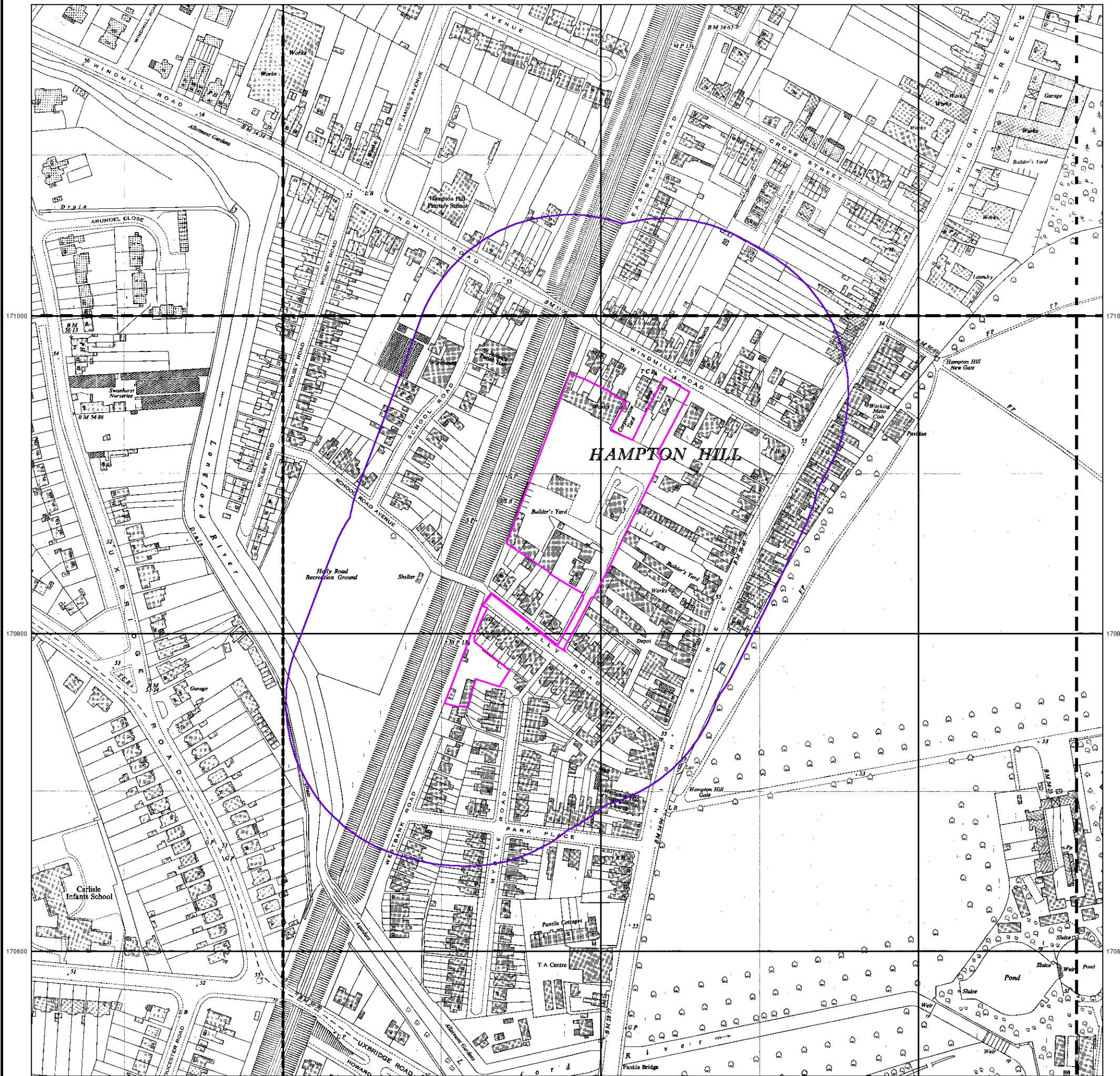
Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514170, 170860
 Slice: A
 Site Area (Ha): 0.94
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Additional SIMs

Published 1961 - 1990

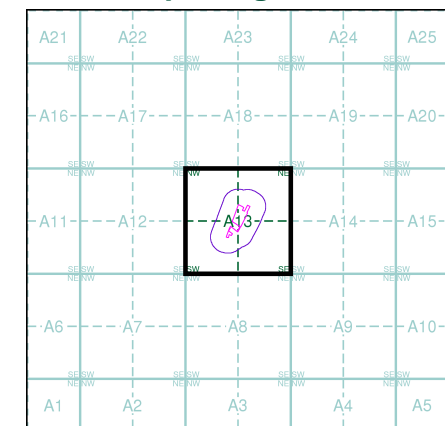
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

	TQ1471SW 1961 1:1,250	TQ1471SE 1990 1:1,250
TQ1370NE 1977 1:1,250	TQ1470NW 1983 1:1,250	TQ1470NE 1961 1:1,250

Historical Map - Segment A13



Order Details

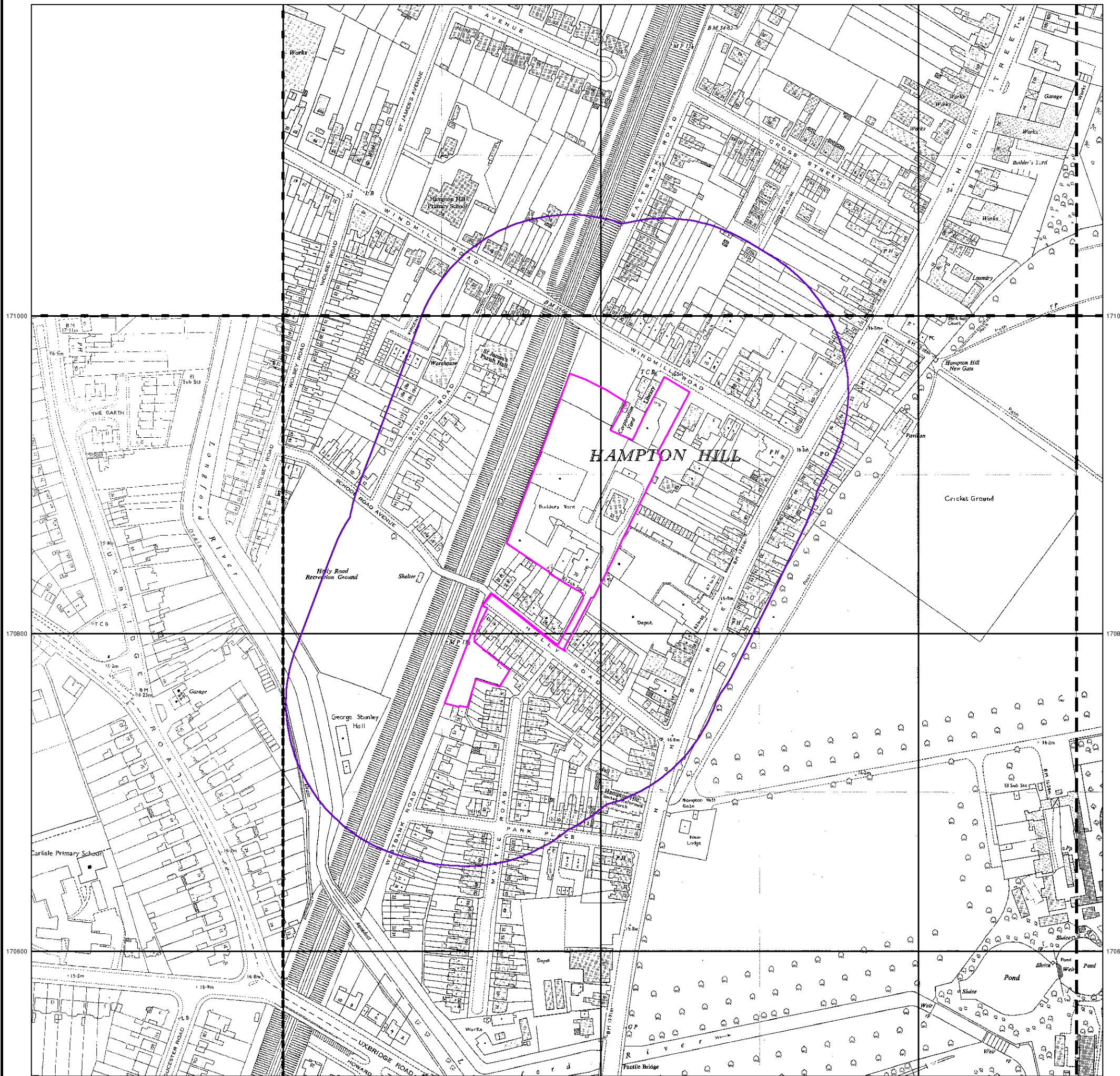
Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514170, 170860
 Slice: A
 Site Area (Ha): 0.94
 Search Buffer (m): 100

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Ordnance Survey Plan

Published 1969 - 1970

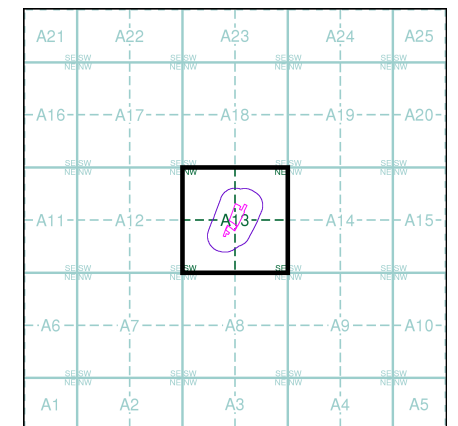
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ1371SE 1969 1:1,250	TQ1471SW 1970 1:1,250	TQ1471SE 1970 1:1,250
TQ1370NE 1969 1:1,250		

Historical Map - Segment A13



Order Details

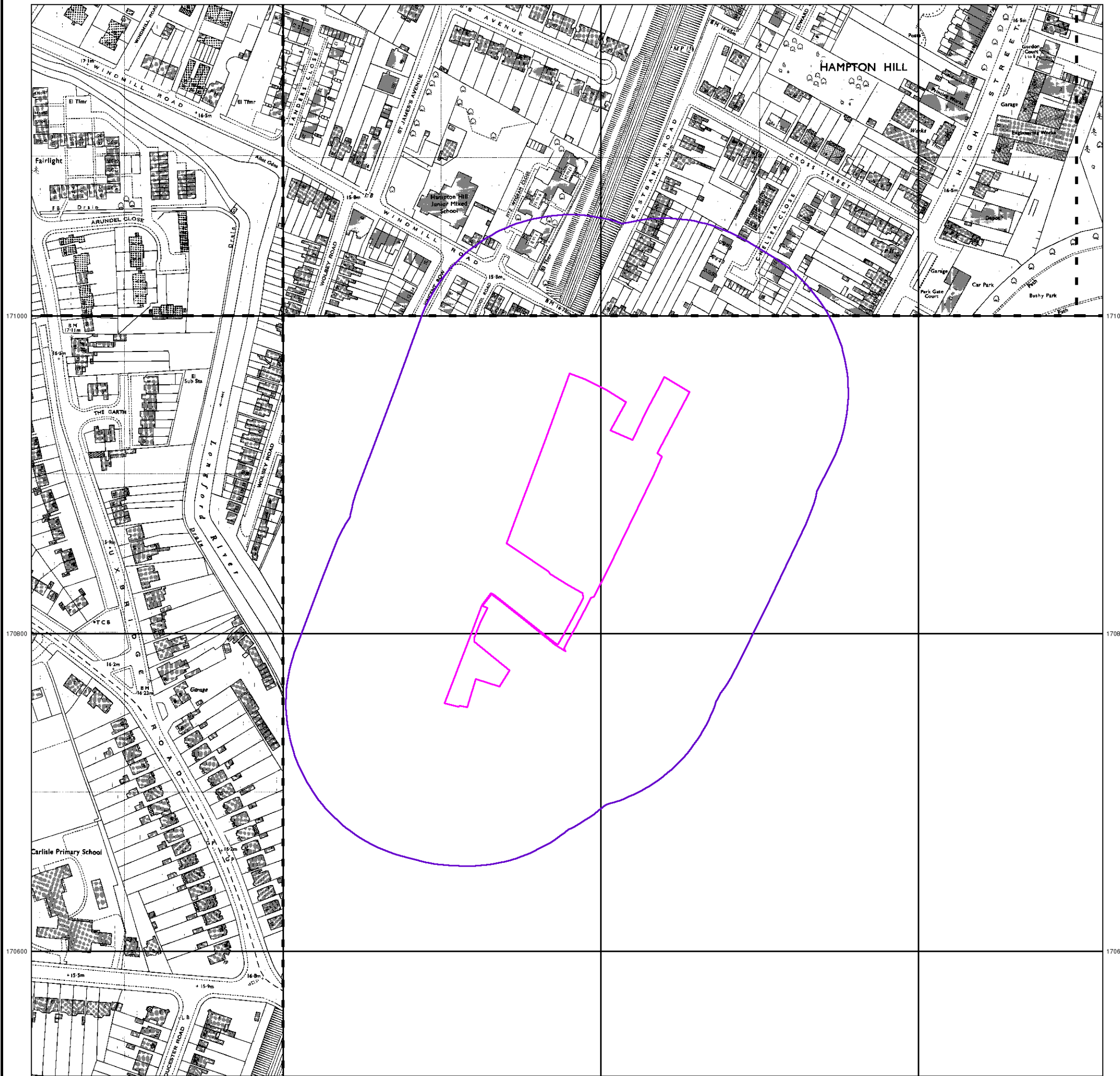
Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514170, 170860
 Slice: A
 Site Area (Ha): 0.94
 Search Buffer (m): 100

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Supply of Unpublished Survey Information

Published 1973 - 1976

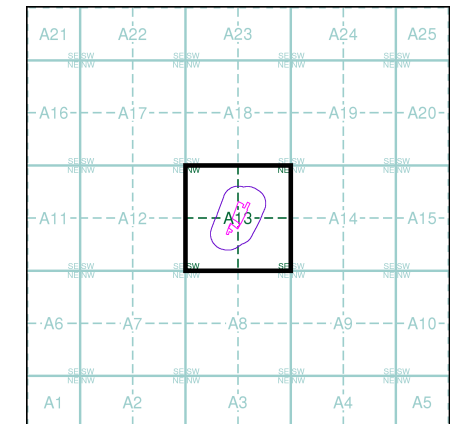
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ1371SE 1973 1:1,250	TQ1471SW 1973 1:1,250	
TQ1370NE 1973 1:1,250	TQ1470NW 1976 1:1,250	TQ1470NE 1973 1:1,250

Historical Map - Segment A13



Order Details

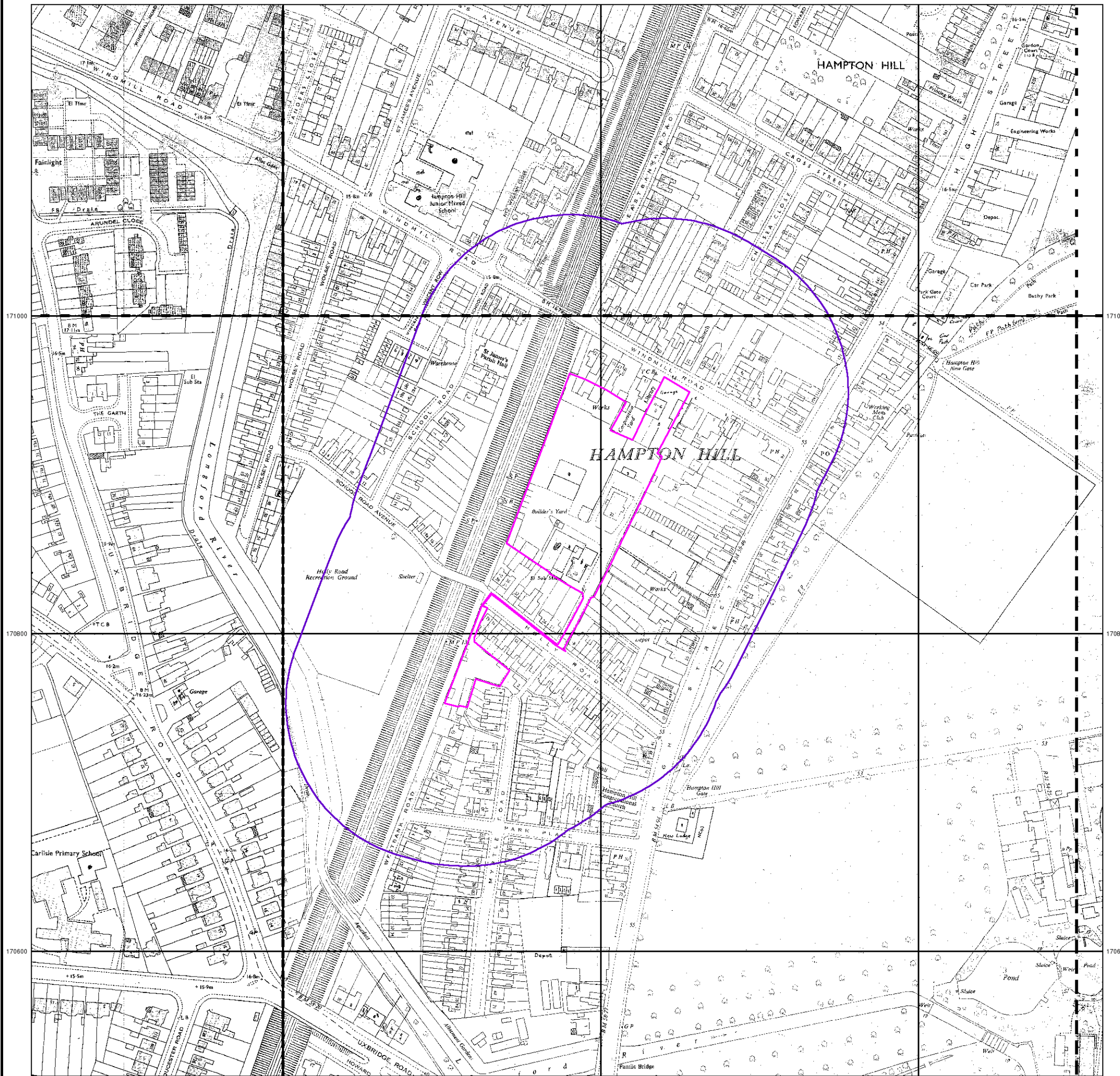
Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514170, 170860
 Slice: A
 Site Area (Ha): 0.94
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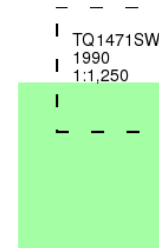
Additional SIMs

Published 1990

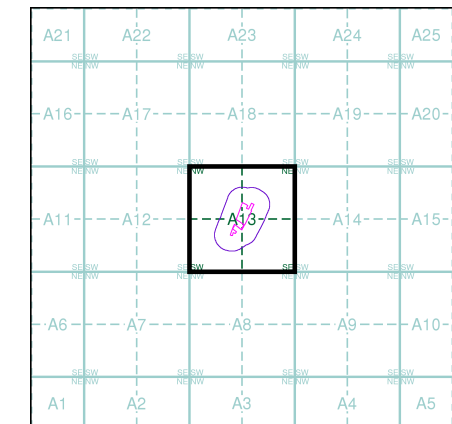
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 159575380_1_1
Customer Ref: 29701
National Grid Reference: 514170, 170860
Slice: A
Site Area (Ha): 0.94
Search Buffer (m): 100

Site Details

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Large-Scale National Grid Data

Published 1991

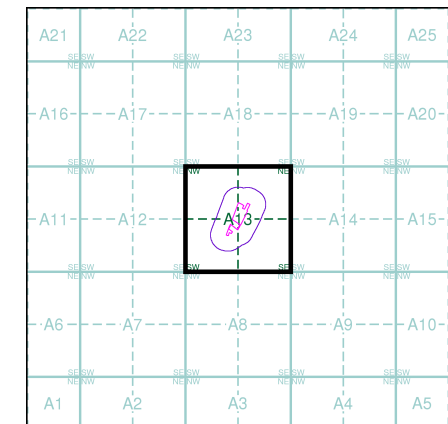
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ1371SE 1991 1:1,250	TQ1471SW 1991 1:1,250	TQ1471SE 1991 1:1,250
TQ1370NE 1991 1:1,250	TQ1470NW 1991 1:1,250	TQ1470NE 1991 1:1,250

Historical Map - Segment A13



Order Details

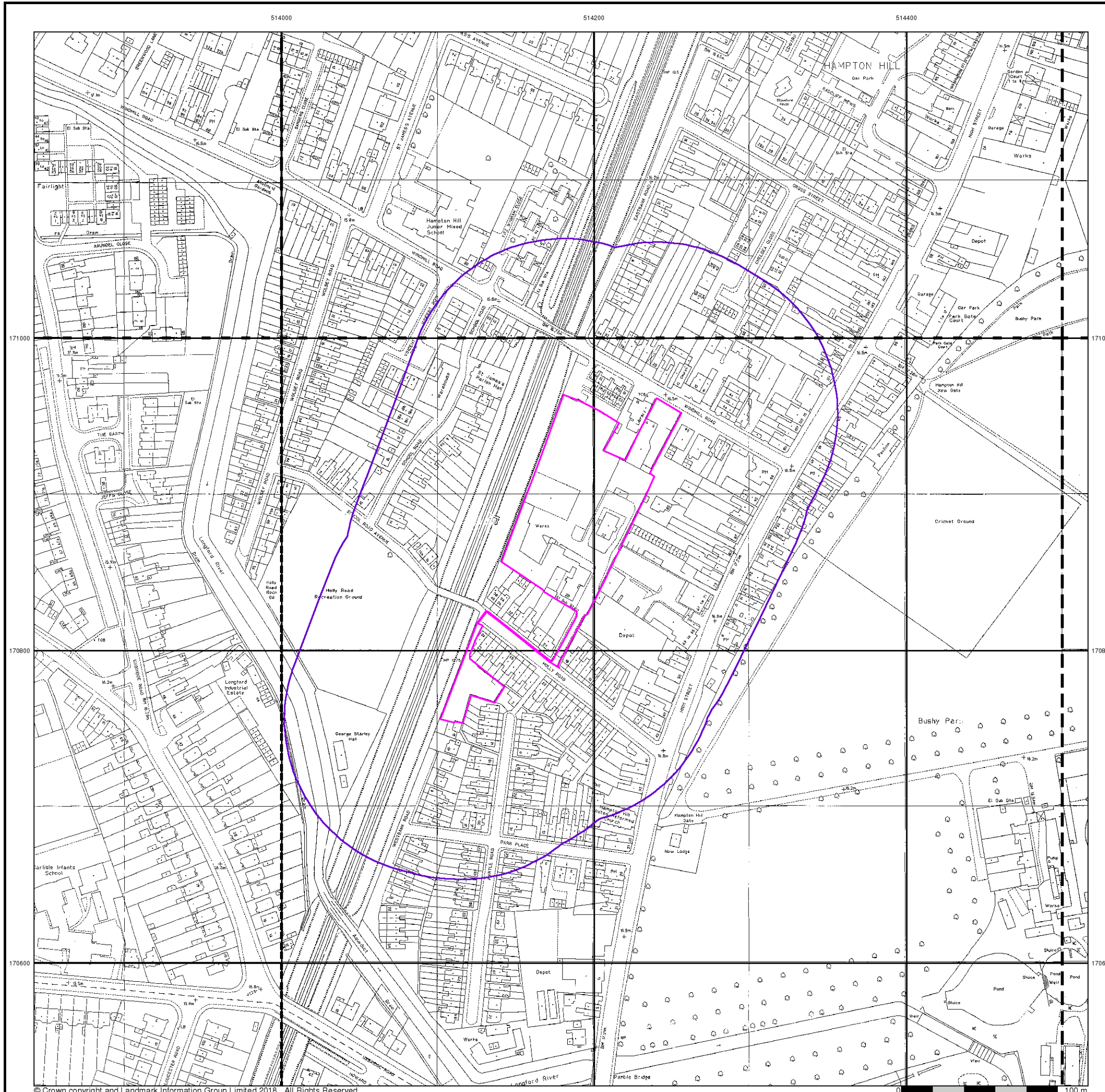
Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514170, 170860
 Slice: A
 Site Area (Ha): 0.94
 Search Buffer (m): 100

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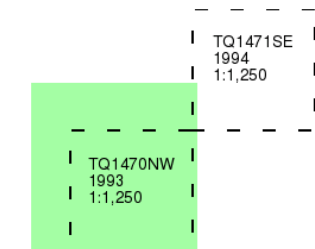
Large-Scale National Grid Data

Published 1993 - 1994

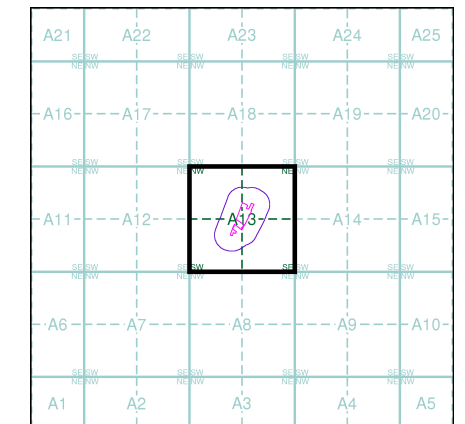
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

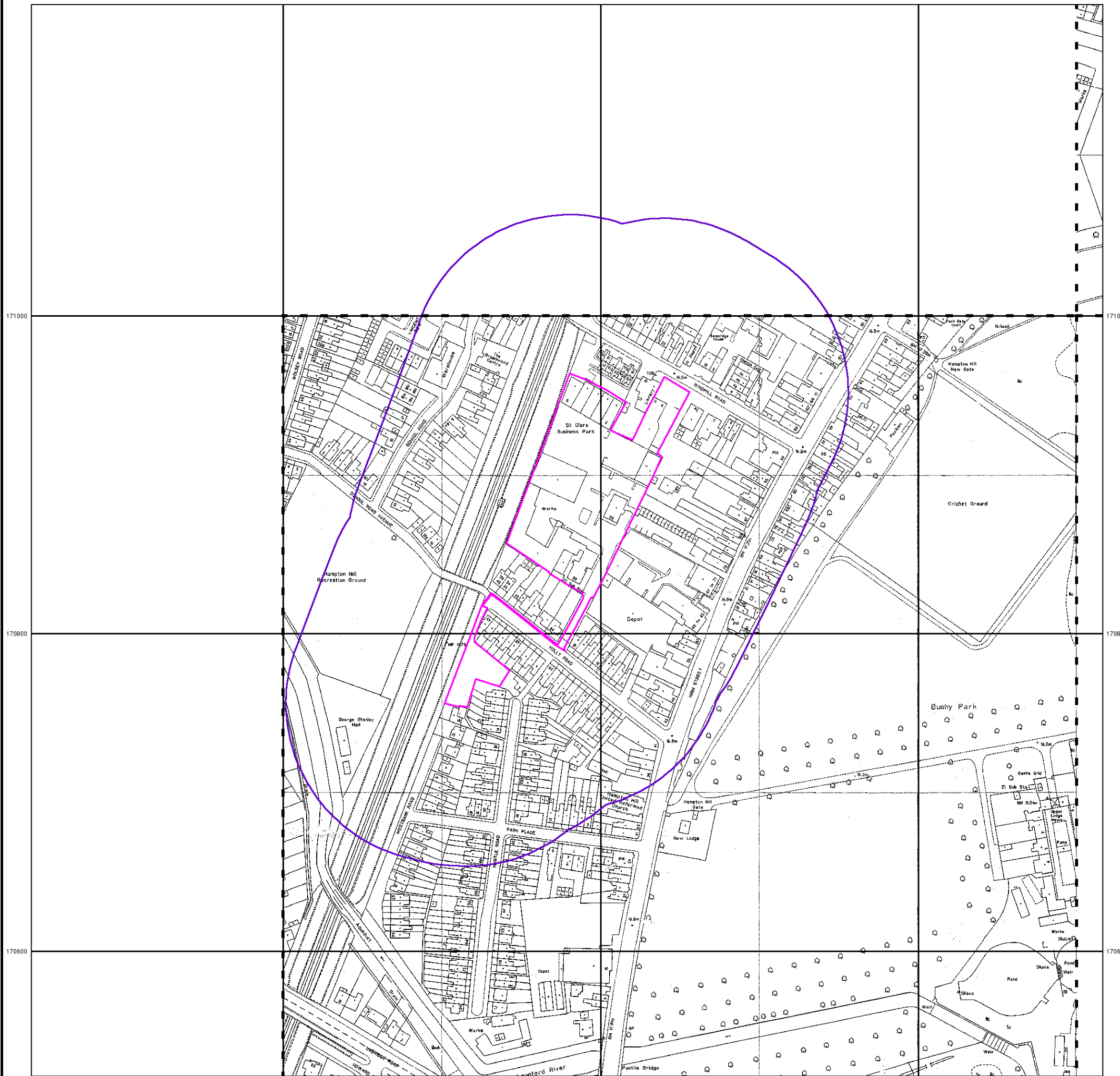
Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514170, 170860
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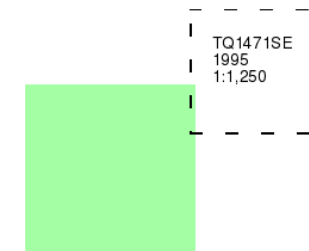
Large-Scale National Grid Data

Published 1995

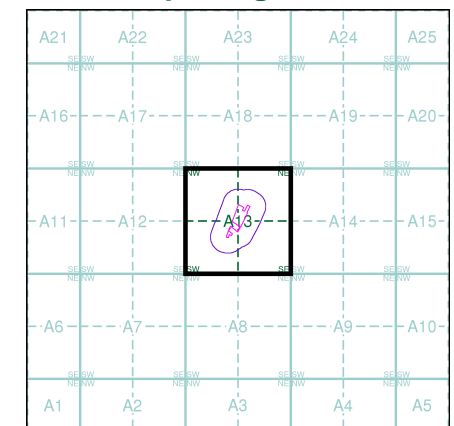
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

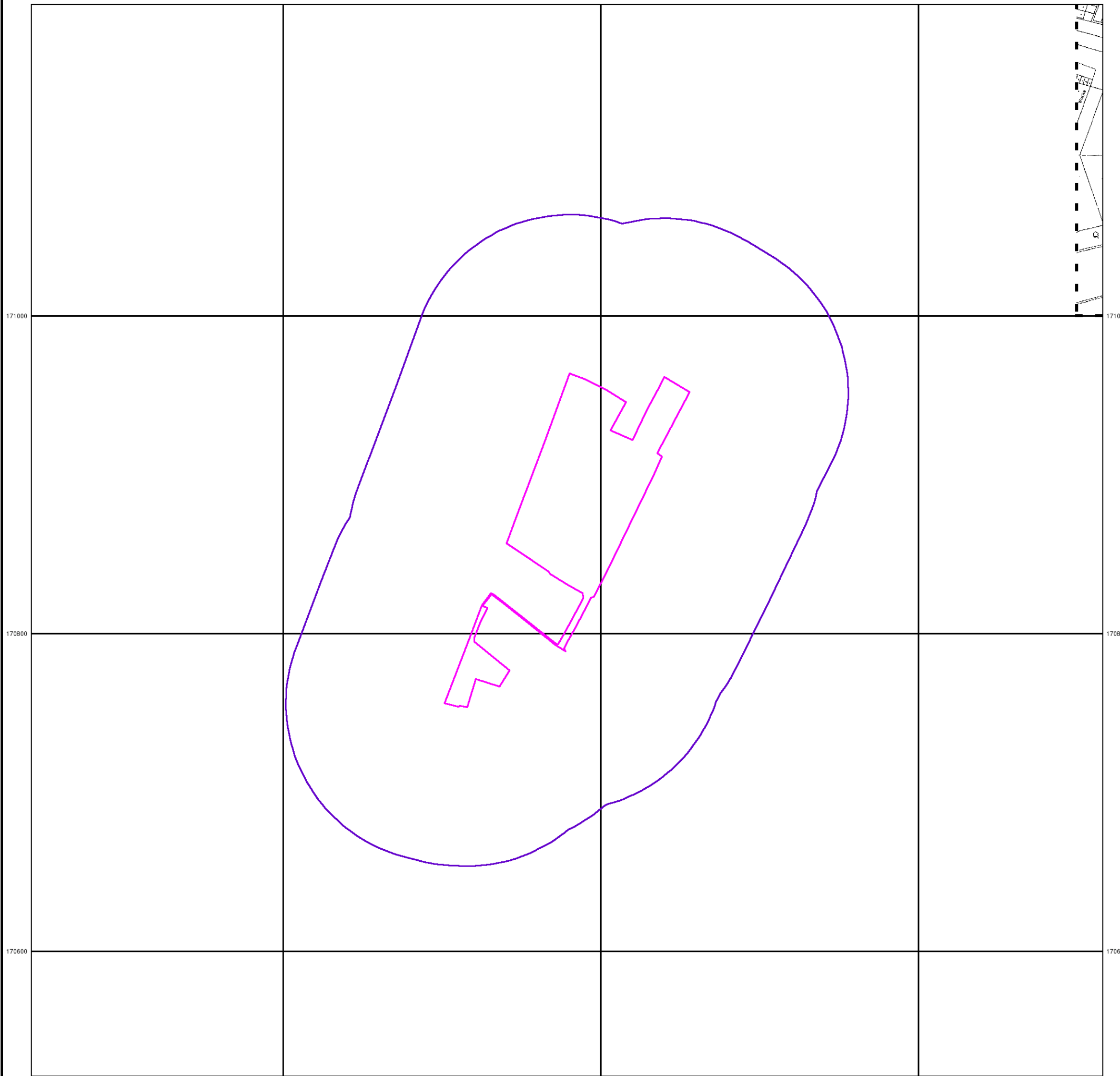
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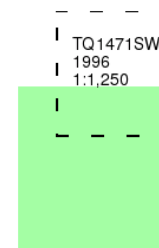
Large-Scale National Grid Data

Published 1996

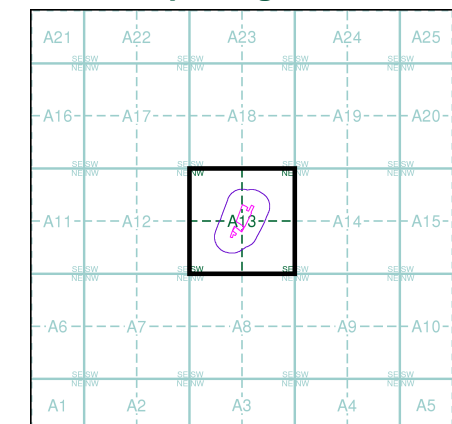
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

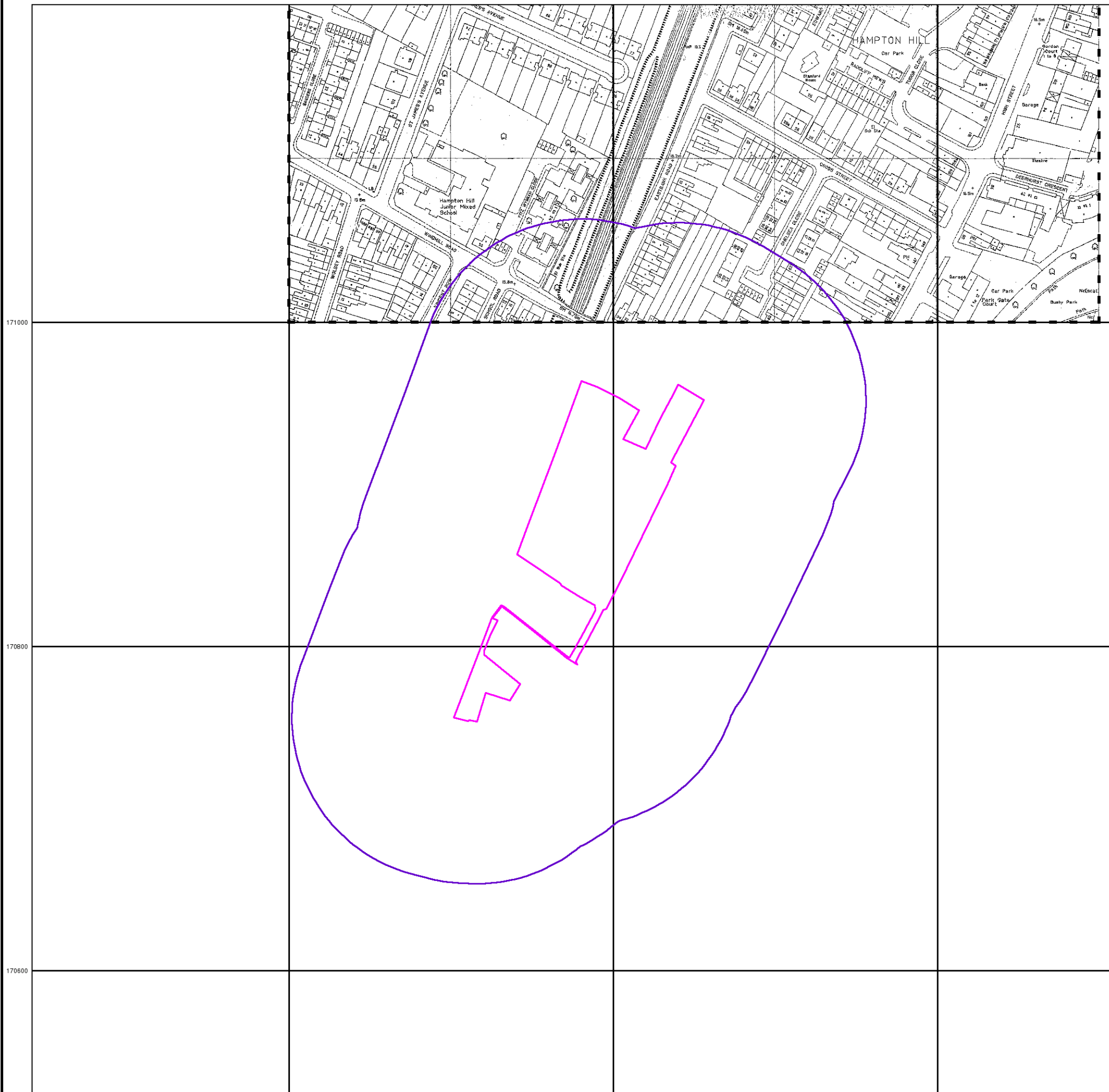
Order Number: 159575380_1_1
Customer Ref: 29701
National Grid Reference: 514170, 170860
Slice: A
Site Area (Ha): 0.94
Search Buffer (m): 100

Site Details

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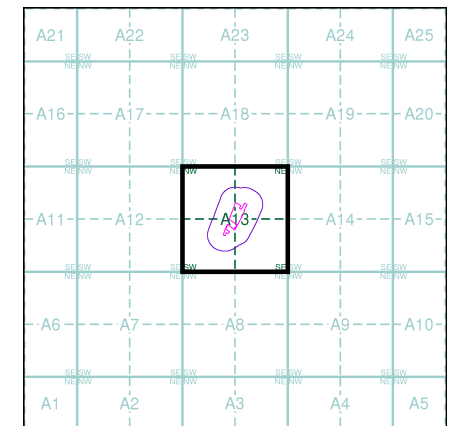
Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain



Historical Aerial Photography - Segment A13



Order Details

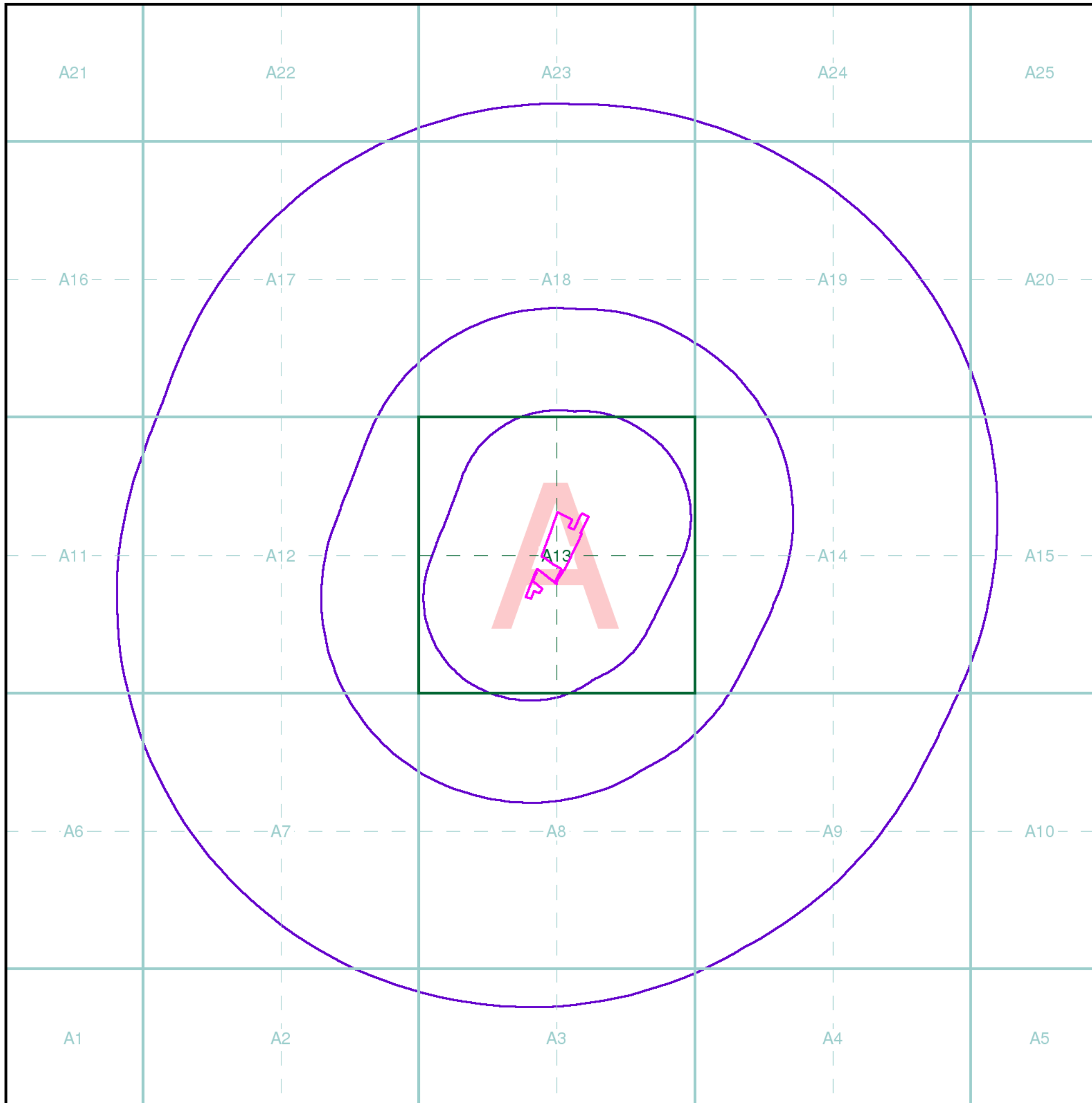
Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514170, 170860
 Slice: A
 Site Area (Ha): 0.94
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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr C Larkin, RSK Environment Ltd, 18 Frogmore Road, Hemel Hempstead, Herts, HP3 9RT

Order Details

Order Number: 159575380_1_1
 Customer Ref: 29701
 National Grid Reference: 514190, 170880
 Site Area (Ha): 0.94
 Search Buffer (m): 1000

Site Details

London Screen Printing, Unit 5, St. Clare Business Park, Holly Road, HAMPTON, TW12 1PZ

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<http://www.landmarkinfo.co.uk/Terms/Show/515>



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CONTAMINATED LAND ENQUIRY

Site Name:
Holly House
St Clare Business Park
Holly Road
Hampton Hill
Hampton
TW12 1QQ

Date: 03/05/2018

On Behalf of:
Julia Griffin
Anerley Court
Half Moon Lane
Hildenborough
Tonbridge
TN11 9HU

Julia Griffin
Anerley Court
Half Moon Lane
Hildenborough
Tonbridge
TN11 9HU

Date: 03 May 2018

Dear Julia Griffin,

RE: Request for Information – Holly House, St Clare Business Park
Our ref: EE-000225

I refer to your recent contaminated land enquiry for a site at Holly House, St Clare Business Park, Holly Road, Hampton Hill, Hampton, TW12 1QQ.

Richmond Council, as a Local Authority, has a duty under Part 2A of the Environmental Protection Act 1990, to investigate its area for the purpose of identifying contaminated land. In fulfilment of this duty we have compiled a database of land that may be potentially contaminated based on the locations of former historical industrial land uses within the borough. The database currently holds close to 1,500 records.

We have searched our database in response to your enquiry. A table showing all the industrial land use records that were identified by the search of our database is given in the appendix to this response.

In response to your enquiry, I can confirm that:

- a) The property under search at this time, does not appear on the Contaminated Land Register maintained under Section 78R (1) of the Environmental Protection Act 1990.
- b) The Council has not served any notice under Section 78B (3) of the Environmental Protection Act 1990. Section 78B (3) requires notice to be given to specific persons informing them that land is contaminated land.
- c) The Council has not consulted or reserved to consult with the owner or occupier of the property under Section 78G (3) of the Environmental Protection Act 1990 in relation to anything to be done on the property as a result of adjoining or adjacent land being contaminated land. Section 78G (3) requires relevant persons to be consulted before serving a remediation notice for contaminated land.
- d) In relation to any adjoining or adjacent land, which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property, a notice has not been served or resolved to be served under Section 78B (3) of the Environmental Protection Act 1990.

Please note that contaminated land, as referred to above, is strictly defined in legislation namely the Environmental Protection Act 1990, section 78A.

I can also confirm that at this time, the property under search has not been identified for detailed inspection (i.e. intrusive site investigation) under Part IIA of the Environmental Protection Act 1990 and that the Council is not considering taking any action on a formal or informal basis.

Please note that the situation may change at any time in the future if additional information is received suggesting that there is significant risk of significant harm occurring on the property.

In reference to your specific questions I can provide the following:

1. Is the Council aware of any underground storage tanks located on the sites?

We do not hold this information; please contact the London Fire Brigade.

2. Is the Council aware of any contamination issues or specific incidents in connection with the sites?

I refer you to the attached appendices.

3. Has the site been identified under the Council's Contaminated Land Strategy for further investigation under the provisions of Part IIA of the EPA 1990? If so, please provide further details, including your predicted timescales for further action. If not, what is the likelihood of the sites being identified in the future?

I refer you to the above section.

4. Are there any closed, licensed or unlicensed landfill sites within a 250m radius of the site? If yes, what are their location (NGR) and what types of waste were deposited in them? Are there any known gassing issues? If any gas spiking/monitoring has been carried out, could you please supply the results?

I refer you to the attached appendices.

5. Are there any private water supplies on your Local Authority Private Water Supply Register, within a 2km radius of the sites? If yes, what are the location (i.e. NGR) and the source of the abstraction and its purpose?

I refer you to the attached appendices.

I would like draw your particular attention to the standard disclaimer notice below.

DISCLAIMER NOTICE

The London Borough of Richmond upon Thames has provided the above information based upon data currently available to the Council. This information has been obtained from the Council's own researches as well as from a number of third party sources. This data set is not yet complete and is constantly being updated and reviewed. Therefore, the information given above, including that regarding the inspection priority of sites, may be subject to change at any time in the future upon the receipt of additional information.

All information is supplied on the distinct understanding that the Council does not warrant the accuracy of any of the information and on the basis that neither the Council nor any officer, servant or agent of the Council is legally responsible, either in contract or in tort, for any inaccuracies, or omissions herein contained whether arising from inadvertence or negligence or from any other cause whatsoever.

I hope you find this information useful. Please do not hesitate to contact me should you require any further information or have any further queries.

Yours Faithfully



Simon Makoni
Scientific Officer
Direct Tel: 0208 831 6454
Email: simon.makoni@richmond.gov.uk

1. APPENDIX - CONTAMINATED LAND ENQUIRY GIS SEARCH REPORT

DATE: 03 May 2018 TIME: 13:04

Buffer Search Radius: 50, 100, 200, 250, 2000 metres

Search Feature ID: Car Parking For Holly House (Name)

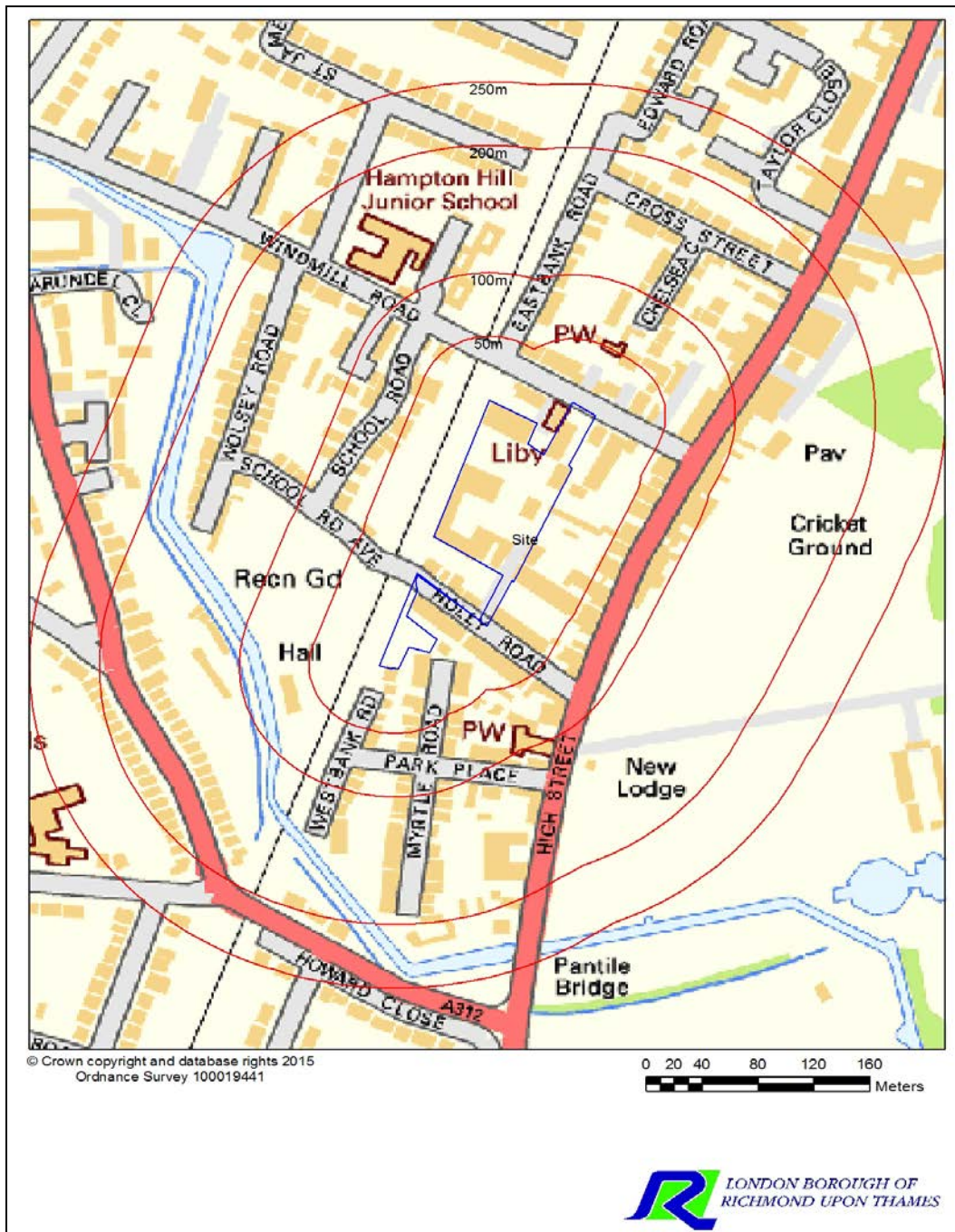
Search Feature Layer Name: Environmental Searches

Approx. area of search feature: 9,701m²

Site Centre Coordinates (British National Grid): 514186, 170881

Selection Summary: A total of 23 features were selected on 5 out of 9 target layers (total includes the search feature).

2. Site Location Map

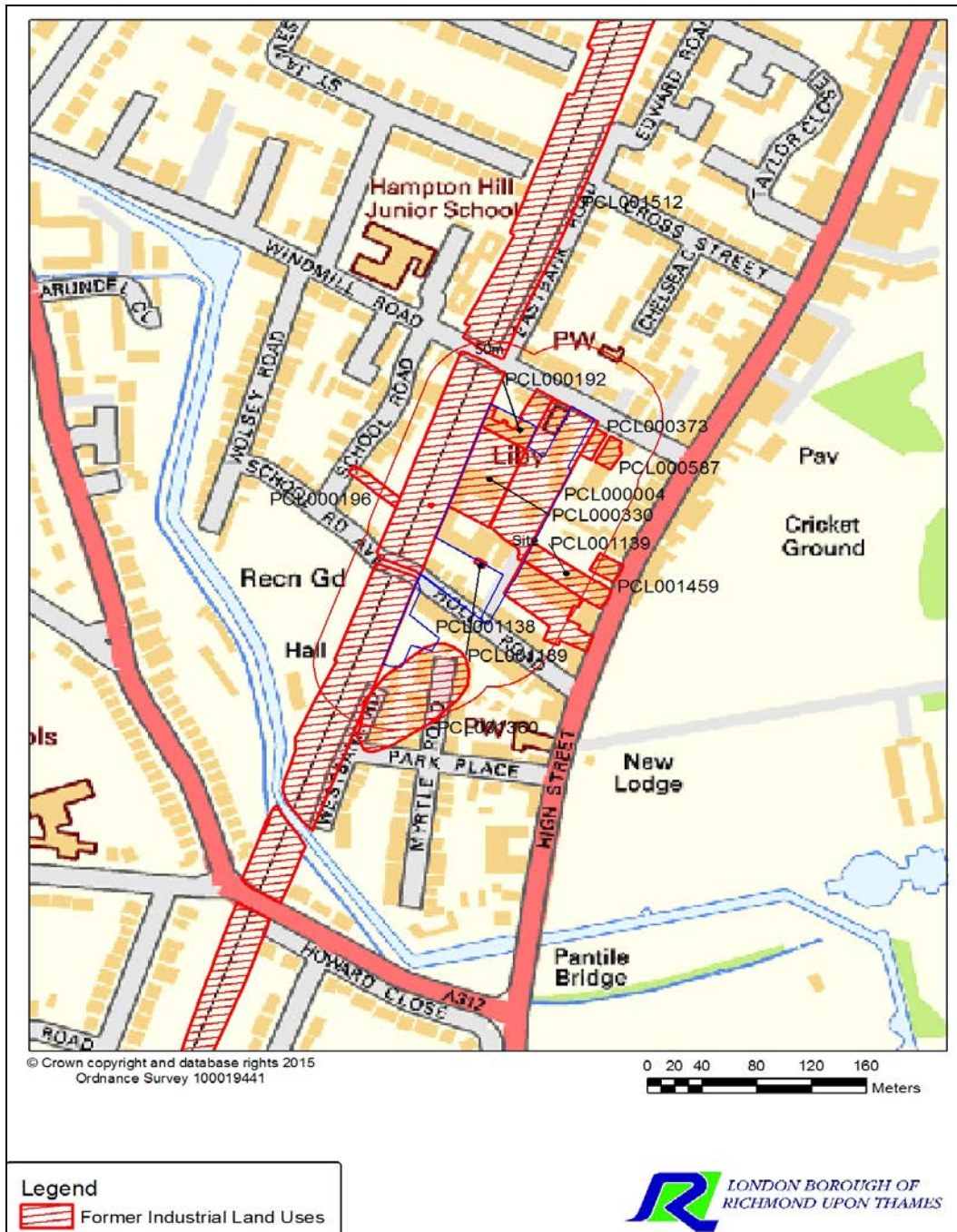


3. Summary Datasheet

Search Layer Name	Search Distance	Data Available	No. of features identified
Former Industrial Land Uses	50 m	Yes	12
Site Investigations	50 m	Yes	4
Private Water Supplies	2000 m	Yes	3
Environmental Permits (LAPPC)	250 m	Yes	1
EA Authorised Landfill Sites	250 m	No	0
EA Historic Landfill Sites	250 m	No	0

4. Former Industrial Land Uses

This layer consists of information that has been collated by the Council as part of its duty to inspect its area for the purposes of identifying contaminated land under Part 2A of the Environmental Protection Act 1990. These records include statutorily determined sites (contaminated land and special sites) and sites where potentially contaminative activities have occurred (former industrial uses).



4.1 GIS Attribute Data for Former Industrial Land Uses

Selection Summary for layer

8 feature(s) identified on site.

4 feature(s) identified off site within 50 metres

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
On Site					
PCL000004	WINDMILL ROAD 1	WINDMILL ROAD	0.00	4238	514218, 170908
<p><u>Previous Industrial Uses</u> Industry Profile: Metal manufacturing: Iron and steelworks Year Use Established: 1925 Year Use Ended: 1930 Comments: Ironmongers.Church Terrace Note: Kellys Directory of Richmond 1925 Area: 4196</p> <p>Industry Profile: Metal manufacturing: Iron and steelworks Year Use Established: 1894 Year Use Ended: 1925 Comments: Smithy.Windmill Road,Hampton Note: Source Map 1894-96 Area: 4196</p> <p><u>Part 2A Risk Ranking</u> PRIORITY: Medium</p>					
PCL000192	WINDMILL ROAD 3	WINDMILL ROAD	0.00	935	514203, 170951
<p><u>Previous Industrial Uses</u> Industry Profile: Metal manufacturing: Iron and steelworks Year Use Established: 1918 Year Use Ended: 1930 Comments: farrier Note: No Data Area: 923</p> <p>Industry Profile: Metal Works : Electroplating and other metal finishing works Year Use Established: 1999 Year Use Ended: 2000 Comments: R/1125/03. Sheet Metal Works. Unit 2 Clare Business Park. Holly Road, Hampton Note: Source: Thomson-Richmond Area 1999-2000. Unit location from OSAnnotation Area: 126</p> <p><u>Part 2A Risk Ranking</u> PRIORITY: Medium High</p>					
PCL000330	HOLLY ROAD TW12 3	HOLLY ROAD	0.00	2440	514177, 170906
<p><u>Previous Industrial Uses</u> Industry Profile: Unknown Filled Ground (Pit, quarry etc) Year Use Established: 1894 Year Use Ended: 1913 Comments: Old Gravel Pit</p>					

Date: 03 May 2018

Site Name: Holly House, St Clare Business Park

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
Note: No Data Area: 2442 <i>Part 2A Risk Ranking</i> PRIORITY: Low Medium					
PCL001138	HOLLY ROAD TW12 1	HOLLY ROAD	0.00	2066	514223, 170803
<i>Previous Industrial Uses</i> Industry Profile: Road Vehicles: Transport and haulage centres Year Use Established: 1950 Year Use Ended: 1976 Comments: Depot: Dairy, from DC Cards. Note: No Data Area: 2050 <i>Part 2A Risk Ranking</i> PRIORITY: Medium					
PCL001139	HIGH STREET TW12 27	HIGH STREET	0.00	1157	514237, 170827
<i>Previous Industrial Uses</i> Industry Profile: Factory or works - use not specified Year Use Established: 1950 Year Use Ended: 1951 Comments: No Data Note: No Data Area: 1167 <i>Part 2A Risk Ranking</i> PRIORITY: Low Medium					
PCL001189	HOLLY ROAD TW12 2	HOLLY ROAD	0.00	32	514173, 170837
<i>Previous Industrial Uses</i> Industry Profile: Electricity distribution inc large transformer Year Use Established: 2004 Year Use Ended: 2004 Comments: Electrical Sub Station Facilities Note: No Data Area: 31 <i>Part 2A Risk Ranking</i> PRIORITY: Medium					
PCL001360	MYRTLE ROAD 1	MYRTLE ROAD	0.00	4156	514124, 170730
<i>Previous Industrial Uses</i> Industry Profile: Unknown Filled Ground (Pit, quarry etc) Year Use Established: 2002 Year Use Ended: 2004 Comments: No Data Note: No Data					

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
Area: 4155 <u>Part 2A Risk Ranking</u> PRIORITY: Medium					
PCL001512	Richmond Railway Line		0.00	675451	516471, 173219
<u>Previous Industrial Uses</u> Industry Profile: Railway land Year Use Established: No Data Year Use Ended: No Data Comments: No Data Note: No Data Area: No Data <u>Part 2A Risk Ranking</u> No comment was found in the database					
Identified Off-site - Within 50m					
PCL000196	SCHOOL ROAD 2	SCHOOL ROAD	35.57	352	514096, 170899
<u>Previous Industrial Uses</u> Industry Profile: Metal Works : Non-ferrous metal works (excluding lead works) Year Use Established: 1915 Year Use Ended: 1930 Comments: engineers & brass founders Note: No Data Area: 347 <u>Part 2A Risk Ranking</u> PRIORITY: Medium High					
PCL000373	WINDMILL ROAD 5	WINDMILL ROAD	3.16	216	514255, 170932
<u>Previous Industrial Uses</u> Industry Profile: Road vehicles: Garages and filling stations Year Use Established: 1987 Year Use Ended: 1989 Comments: vehicle body spraying Note: No Data Area: 220 Industry Profile: Road vehicles: Garages and filling stations Year Use Established: 1981 Year Use Ended: 2004 Comments: R/1465/03. Auto Engineers Note: Source: Richmond Area Telephone Directory 1981. Currently ?Supreme Autos? in Richmap Area: 220 <u>Part 2A Risk Ranking</u> PRIORITY: Low Medium					
PCL000587	WINDMILL ROAD 4	WINDMILL ROAD	15.60	291	514268, 170925

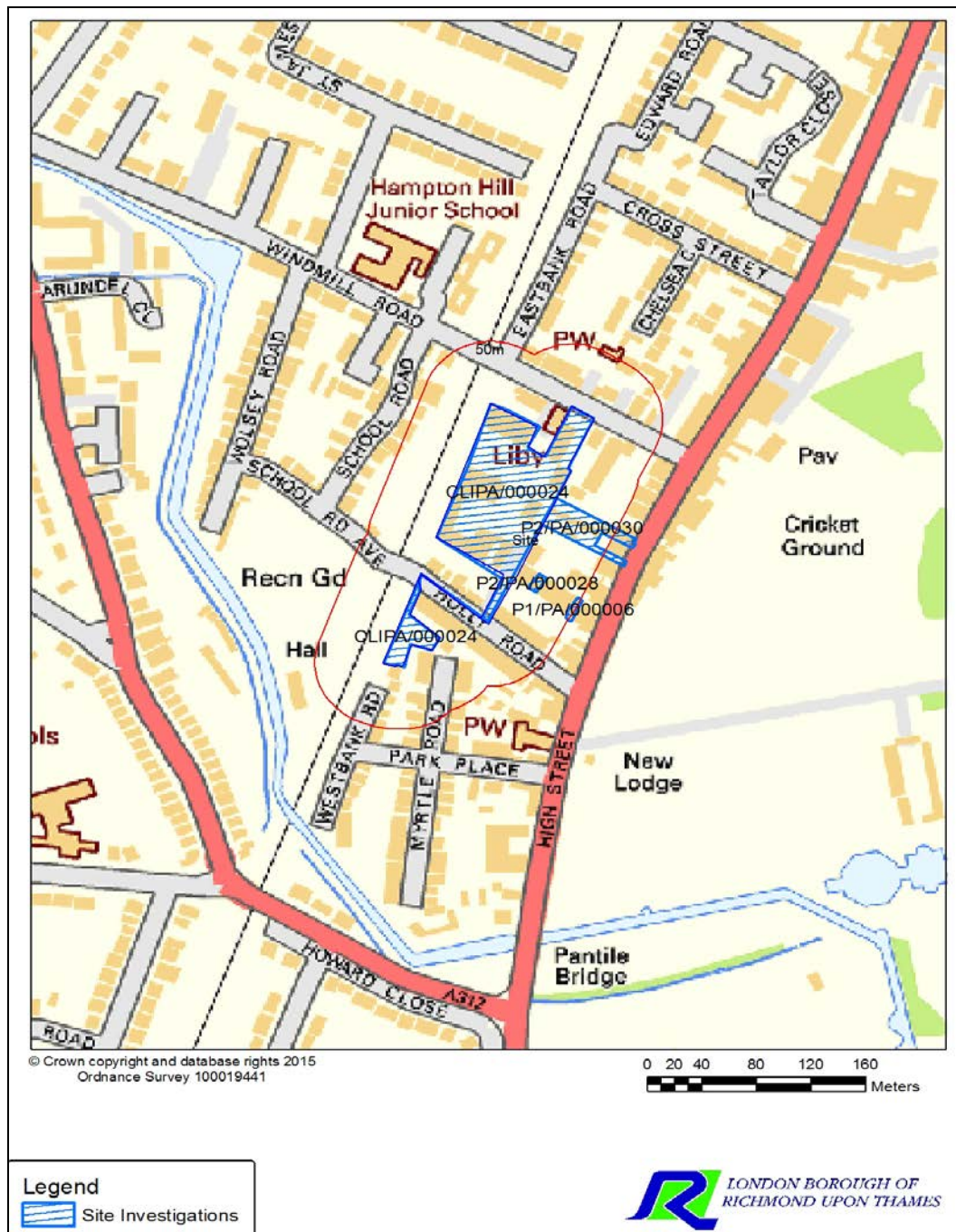
Date: 03 May 2018

Site Name: Holly House, St Clare Business Park

ID	Name	Location	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
<p><u>Previous Industrial Uses</u> Industry Profile: Metal manufacturing: Iron and steelworks Year Use Established: 1995 Year Use Ended: No Data Comments: sheet metal works Note: No Data Area: 295</p> <p>Industry Profile: Engineering Works: Mechanical engineering and ordnance works Year Use Established: 2003 Year Use Ended: 2004 Comments: R/1155/03. Toolmakers.5 Windmill Road,Hampton Hill Note: Source: business directory Area: 295</p> <p>Industry Profile: Road vehicles: Garages and filling stations Year Use Established: 1937 Year Use Ended: 1937 Comments: R/427/02. Motor Engineers. 5 Windmill Road, Hampton Hill Note: source: Kellys Directory of Middlesex 1937. Check Kingston Street Directory of same era. Area: 295</p> <p><u>Part 2A Risk Ranking</u> PRIORITY: Medium High</p>					
PCL001459	HIGH STREET 32	HIGH STREET	45.92	312	514265, 170833
<p><u>Previous Industrial Uses</u> Industry Profile: Light Industrial: engines, building & general industrial Year Use Established: 1950's Year Use Ended: 1950's Comments: Builders yard Note: No Data Area: 300</p> <p><u>Part 2A Risk Ranking</u> PRIORITY: Low Medium</p>					

5. Site Investigations

This section consists of information on site investigation reports that have been collated by the Contaminated Land Team.



5.1 GIS Attribute Data for Site Investigations

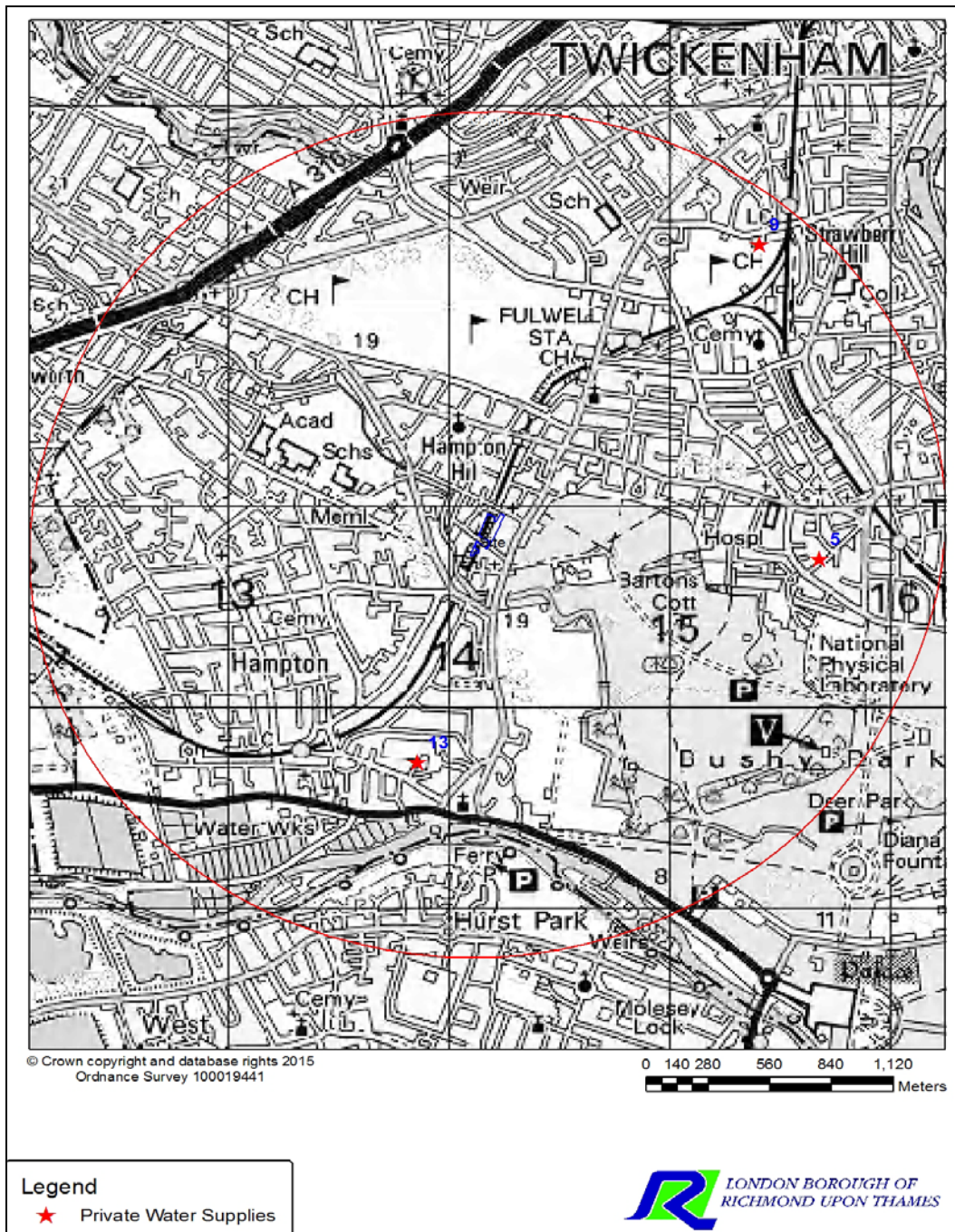
Selection Summary for layer

2 feature(s) identified on site.

2 feature(s) identified off site within 50 metres

ID	name	address	type	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
On Site						
CLIPA/000024	St Clare Works	HOLLY ROAD	Planning/Redevelopment	0.00	9371	514186, 170883
P2/PA/000030	High Street 73-79	High Street, Hampton Hill	Planning/Redevelopment	0.00	1281	514249, 170865
Identified Off-site - Within 50m						
P1/PA/000006	Unit 8, The Mews, 53 High Street, Hampton		Planning/Redevelopment	45.86	98	514241, 170799
P2/PA/000028	Unit 3, The Mews, 53 High Street	HIGH STREET	Planning/Redevelopment	11.41	94	514215, 170821

6. Private Water Supplies



6.1 GIS Attribute Data for Private Water Supplies

Selection Summary for layer

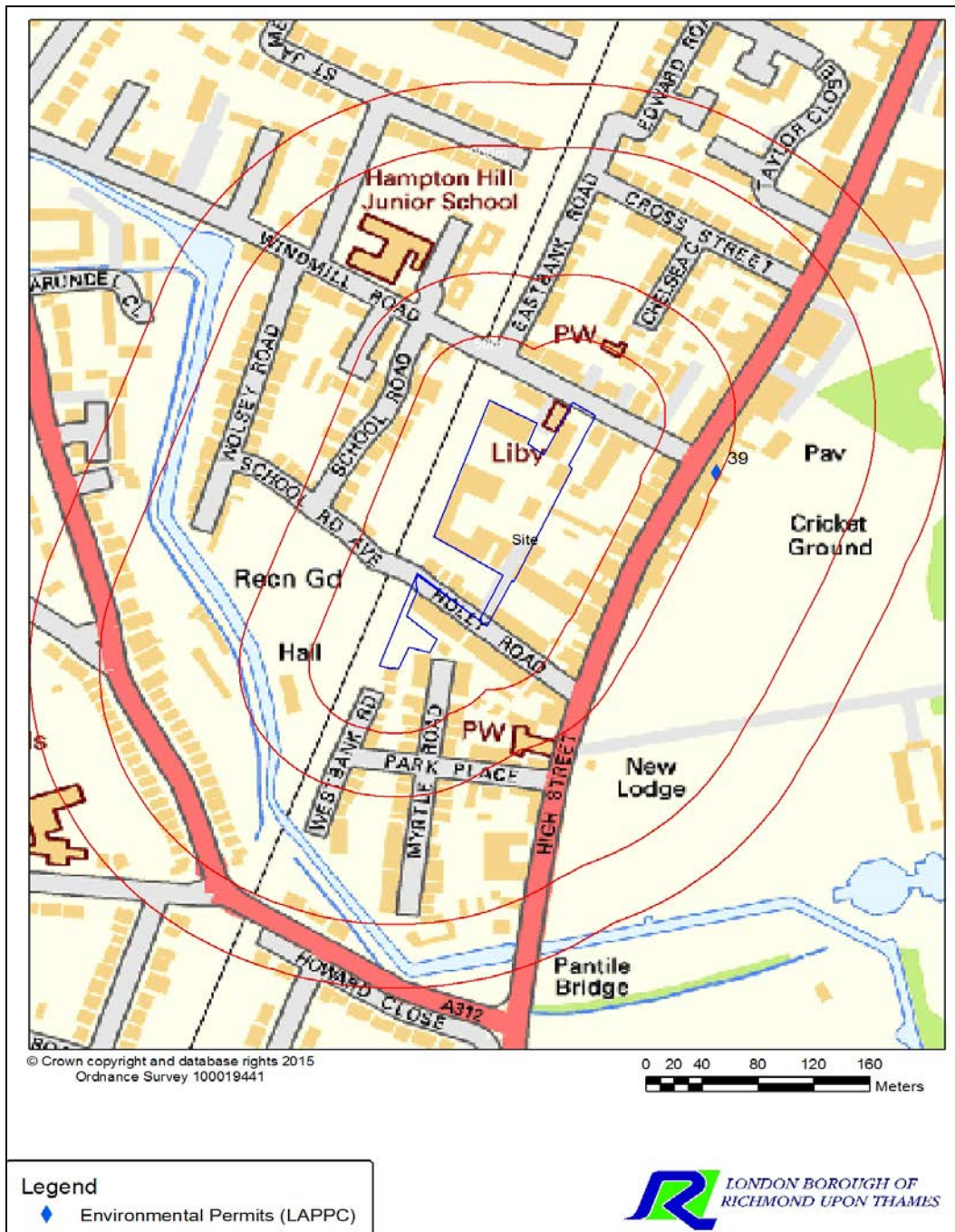
0 feature(s) identified on site.

3 feature(s) identified off site within 2000 metres

Id	Name	Approx. distance (m)	Grid Ref.
On Site			
None			
Identified Off-site - Within 0-2000m			
5	Park Lane Stables	1448.50	515689, 170740
9	Strawberry Hill Golf Club	1783.98	515416, 172308
13	Hampton Football Club	1055.23	513865, 169727

All supplies are used for irrigation of land or garden centres etc. None are used for human consumption.

7. Environmental Permits (LAPPC)



7.1 GIS Attribute Data for Environmental Permits (LAPPC)

Selection Summary for layer

0 feature(s) identified on site.
 0 feature(s) identified off site within 50 metres
 1 feature(s) identified off site within 50 - 100 metres
 0 feature(s) identified off site within 100 - 200 metres
 0 feature(s) identified off site within 200 - 250 metres

Id	Address	Issue_Date	Process	Approx. distance (m)	Grid Ref.
On Site					
None					
Identified Off-site - Within 50m					
None					
Identified Off-site - Within 50-100m					
39	56 High Street, Hampton Hill TW12 1PD	02/04/2007	Dry Cleaning	97.99	514343, 170907
Identified Off-site - Within 100-200m					
None					
Identified Off-site - Within 200-250m					
None					

Please note that the data contained in this report may be incomplete and is provided to you "as is" and you agree to use it at your own risk. The Council or its agent(s) make no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose.

End of Detailed Report

APPENDIX F

RISK ASSESSMENT METHODOLOGY

CLR11 outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. Under CLR11, three stages of risk assessment exist: preliminary, generic quantitative and detailed quantitative. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) pollutant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in ‘significant harm’ as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in ‘Draft Circular on Contaminated Land’, DETR 2000)
- medium: chronic damage to human health (‘significant harm’ as defined in ‘Draft Circular on Contaminated Land’, DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem
- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services (‘significant harm’ as defined in ‘Draft Circular on Contaminated Land’, DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of

personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- Very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required.
- High: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term.
- Moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term.
- Low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild.
- Very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.



APPENDIX G

UXO RISK ASSESSMENTS



Express Preliminary UXO Risk Assessment

Client	RSK
Project	St Clare Business Park
Site Address	Hampton Hill, Hampton, TW12 1QF
Report Reference	EP6247-00
Date	21/03/18
Originator	JM

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the St Clare Business Park site. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

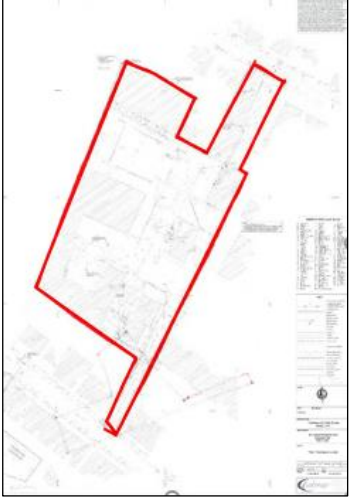
This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence's extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense 'first step' in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely 'no' risk from UXO to a project.



Risk Assessment Considerations	
<p>Site location and description/current use</p>	<p>The site is located in Hampton Hill, in the London Borough of Richmond.</p> <p>The boundary comprises St Clare Business Park, an industrial premises comprising several commercial units and associated grounds.</p> <p>Premises fronting Windmill Road define the sites northern boundary, with commercial and residential properties bordering to the east. Premises fronting Holly Road define the southern boundary, while a section of railway borders to the west.</p> <p>The site is approximately centred on the OS grid reference: TQ 1419670881.</p> 
<p>Are there any indicators of current/historical military activity on/close to the site?</p>	<p>1st Line Defence could find no evidence at this stage to suggest that the site had any former military use. No features such as historical / contemporary defensive positions, encampments, training areas or firing ranges are recorded to have been located at or bordering the site.</p> <p>The closest Heavy Anti-Aircraft (HAA) battery was situated approximately 4.7km to the south of the site in the vicinity of Thames Ditton. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are analogous to that of aerially delivered German bombs - see below for further information.</p>
<p>What was the pre- and post-WWII history of the site?</p>	<p>The site is shown to comprise of a nursery and associated structures within OS mapping dated 1934. The next available map edition, which is dated 1961, shows the site to have been redeveloped as a 'builders yard'.</p>
<p>Was the area subject to bombing during WWII?</p>	<p>During WWII the site was situated within the Municipal Borough of Twickenham, which sustained a high density of bombing according to Home Office statistics, with an average of 82.8 items recorded per 1,000 acres. This included 505 high explosive (HE) bombs, 2 parachute mines, 25 oil bombs, 21 phosphorous bombs, 27 V-1 flying bombs, and 1 V-2 long range rocket bombs.</p> <p>London bomb census mapping records three incidents within or adjacent to the site, as well as an incendiary bomb 'shower'. One of the bombs recorded is stated to be an unexploded 50kg HE.</p>
<p>Is there any evidence of bomb damage on/close to the site?</p>	<p>While Middlesex County Council damage mapping does not record any damage within the site, there is damage recorded adjacent. The level of damage sustained within the site will need to be clarified by the acquisition of WWII-era aerial imagery during further research.</p>
<p>To what degree would the site have been subject to access?</p>	<p>Access on site will likely have been relatively frequent owing to the presence of the nursery on site. This may have changed however subsequent to recorded bombing or significant bomb damage. Evidence of UXO is less likely to have been noticed and recorded within areas accessed infrequently.</p>



To what degree has the site been developed post-WWII?	Post-war redevelopment has involved the construction of the present builder's yard/business park. The risk from UXO is considered to be mitigated by development at the location of and down to the depths of post war foundations and excavations.
What is the nature and extent of the intrusive works proposed?	Proposed works are understood to involve boreholes, window sampling, single foundation hand pitting, and a single trial pit soakaway.

Summary and Conclusions

During WWII the site was situated within the Municipal Borough of Twickenham, which sustained a high density of bombing according to Home Office statistics, with an average of 82.8 items recorded per 1,000 acres. London bomb census mapping records three incidents within or adjacent to the site, as well as an incendiary bomb 'shower'. One of the bombs recorded is stated to be an unexploded 50kg HE. While Middlesex County Council damage mapping does not record any damage within the site, there is damage recorded adjacent. The level of damage sustained will need to be clarified by the acquisition of WWII-era aerial imagery during further research.

Recommendations

Given the findings of this preliminary report, it is recommended that **further research** is undertaken in the form of a **Detailed UXO Risk Assessment**. The aim of this would be to determine the nature and extent of bombing within the site, the damage caused and the likelihood that incidents were noticed, recorded and subsequently dealt with.

Further research would involve the acquisition of WWII-era aerial photography and the use of local archives to source any relevant ARP incident records, bomb maps and damage mapping.

Prior to or in lieu of a Detailed Assessment, it is recommended that appropriate UXO Risk Mitigation Measures are provided for intrusive works proposed.

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.