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Manor Farm Propco Limited

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Project Number
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MANOR FARM, POYLE, SLOUGH, UK
PHASE I PRELIMINARY RISK ASSESSMENT

RAMBOLL

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APPENDICES

EXECUTIVE SUMMARY

Ramboll UK Limited ("Ramboll") was instructed by Manor Farm Propco Limited to undertake a Contaminated Land Phase I Preliminary Risk Assessment (PRA) for an area of land at Manor Farm, Poyle, Slough, UK, SL3 0BL (the "site") to assist in the demolition of existing buildings and the redevelopment of the site to comprise a Data Centre (Use Class B8) and Battery Energy Storage System (BESS) with ancillary substation, welfare and guard buildings, offices, associated plant, emergency backup generators and associated fuel storage, landscaping, sustainable drainage systems, car and cycle parking, and new and amended vehicular and emergency access from Poyle Road.

The site comprises two main areas, which are connected by a strip of land that runs from north to south. The southern parcel comprises approximately 40% of the site and consists of vacant former agricultural land and some derelict metal sheds with a footpath running from west to east along its northern extent. The north-east section consists of two large areas used for airport car parking, whilst the central and western areas of the northern section comprise a mix of light industrial and commercial units. A residential building is situated in the east of the site adjacent to the access road leading from Poyle Road. The central area of the site comprises a narrow strip of land running from north to south. Thames Wire Metalworks, a metal fabricator warehouse with smaller ancillary buildings and areas of car parking and materials storage is located in the north of this area.

The site is located in a mixed light industrial, commercial, and residential use area near Heathrow Airport (1.8 km east), at National Grid Reference 502695, 176080. The Poyle Channel is located approximately 10m north of the site at its closest point, which runs in a culvert that leads to the Colne Brook to the north-west. Beyond the Poyle Channel to the north is a hotel and associated car parking, whilst Poyle Road bounds the site to the east. Adjacent to Poyle Road is Poyle Trading Estate, which comprises both light industrial and commercial units. Manor Farm bungalow, a residential dwelling and associated land, is present along the eastern site boundary, with other residential dwellings situated 350m to the north-east and 600m to the south-west.

Historically the site comprised vacant agricultural land until the north-west and southern areas of the site were excavated for gravel extraction and subsequent landfilling between the 1940's and the 1980's. The northern area of the site was subsequently developed with a builder's yard and other industrial/commercial units including a welding services from the 1990's, with airport car parking services comprising the northern extent from the early 2020's. The southern and central areas of the site have remained in a largely agricultural use prior to and following gravel extraction and infilling, with the exception of the construction of a metal fabrication unit and yard in the mid 1980's in the central strip of land that connects the northern and southern areas.

In general terms there is the potential for ground contamination to exist associated with prior activities i.e. the landfill/infill and also two historical underground storage tanks in the north-east.

The site is considered to be situated in an area of moderate sensitivity with respect to groundwater resources due to the underlying superficial deposits, which are classified by the Environment Agency (EA) as a Principal Aquifer (Shepperton Gravel Member). This underlies the majority of the northern, central and southern areas of the site; however, it should be noted that in areas of recorded landfill the superficial deposits are likely to have been removed. A marginal area along the north-east of the site comprises superficial deposits of Alluvium, which is classified as a Secondary A Aquifer. Both deposits are underlain by bedrock of the low permeability London Clay (Unproductive Aquifer).

The nearest identified watercourse is the Poyle Channel (culverted), located along the northern boundary that flows into the Colne Brook. The Poyle channel is understood to be heavily modified and culverted and therefore may not be in direct continuity with on-site receptors. There are no active licensed surface water abstractions within 2 km of the site.

Groundwater flow was most recently recorded to the east towards the trading estate and a layer of alluvium along the northern edge of the site may be limiting the potential for groundwater flow and migration to the north.

The preliminary risk assessment for the site has identified a high risk to construction workers from Made Ground beneath the site, which will be lowered with provision of PPE and good environmental site practices. Potential severe risks are identified in relation to future site users and very low to low/moderate risks to controlled waters receptors. The available groundwater and surface water testing conducted by Ramboll to date indicates that on-site groundwater is not significantly impacting adjacent surface water resources.

The proposed scheme offers the potential to further reduce environmental risks through capping the site, removing the USTs and associated residual contamination and reducing infiltration; whilst including protection measures for future site users.

1. INTRODUCTION

1.1 Brief

Ramboll UK Limited ("Ramboll") was instructed by Manor Farm Propco Limited to undertake a Contaminated Land Phase I Preliminary Risk Assessment (PRA) for an area of land at Manor Farm, Poyle, Slough, UK, SL3 0BL (the "site") to assist in the proposed demolition of existing buildings and the redevelopment of the site to comprise a Data Centre (Use Class B8) and Battery Energy Storage System (BESS) with ancillary substation, welfare and guard buildings, offices, associated plant, emergency backup generators and associated fuel storage, landscaping, sustainable drainage systems, car and cycle parking, and new and amended vehicular and emergency access from Poyle Road.

The site currently comprises a mix of commercial and light industrial activities, areas of car parking in the north and an area of vacant former agricultural land in the south.

1.2 Objectives

The main objective of this assessment was to assess the potential for significant soil or groundwater contamination, both at and in the immediate vicinity of the site, and its likely implications in a re-development scenario to commercial use.

No sampling or analysis of soils, waters or other materials was undertaken as part of the review.

1.3 Scope of Works

The scope of the Phase I PRA has included the following:

- A site visit;
- Desk-based research, including a review of historical maps, geological and hydrogeological maps and published environmental records and available borehole records;
- Review of third-party reports;
- A Preliminary risk assessment discussing potential contamination sources, pathways and receptors within the context of current UK legislation; and
- to establish a ground contamination Conceptual Site Model (CSM) for the site on the basis of redevelopment as a datacentre and BESS.

This report does not cover any issues other than those relating to contaminated land. For example, no ecological, geotechnical, or archaeological studies are included within the scope of this report.

1.4 General Limitations and Reliance

This report has been prepared by Ramboll exclusively for the intended use by the Client in accordance with the agreement between Ramboll and the Client defining, among others, the purpose, the scope and the terms and conditions for the services. No other warranty, expressed or implied, is made as to the professional advice included in this report or in respect of any matters outside the agreed scope of the services or the purpose for which the report and the associated agreed scope were intended, or any other services provided by Ramboll.

In preparation of the report and performance of any other services, Ramboll has relied upon publicly available information, information provided by the Client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate, complete, and available to Ramboll within the reporting schedule.

Ramboll's services are not intended as legal advice, nor an exhaustive review of site conditions and / or compliance. This report and accompanying documents are initial and intended solely for the use and benefit of the Client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party, unless formally agreed by Ramboll through that party entering into, at Ramboll's sole discretion, a written reliance agreement.

Ramboll's scope of services for this assignment did not include collecting samples of any environmental medium. Ramboll cannot rule out the existence of conditions, including, but not limited to, contamination not identified and defined by the data and information available to and / or obtained by Ramboll.

2. SITE DESCRIPTION AND SETTING

The following information was obtained from publicly available sources or as reported by the Client. Ramboll undertook a site visit on 8th August 2024 as part of the site assessment.

Figures showing the location of the site, the planning application boundary and the site layout are presented in Figures 1 and 2 within Appendix 1 of this report.

2.1 Site Setting and Layout

The site is situated in an area of mixed commercial, industrial and residential land use near Heathrow Airport (1.8 km to the east) and Junction 14 of the M25 motorway. The site is located at National Grid Reference 502695, 176080. The proposed development site covers an area of approximately 8.5 hectares.

The site is bound to the north by the Poyle Channel that enters the Colne Brook to the north-west. Beyond this to the north is a hotel, with associated parking, with Poyle Road bounding the north-east and south-east boundaries of the site. To the east of Poyle Road is an industrial park, the Poyle Trading Estate, comprising both light industrial and commercial land uses. Along the eastern site boundary is a block of third-party land. Manor Farm Bungalow and associated land, with other residential buildings located approximately 520m to the north-east and 600m to the south-east of the site. Adjacent to the west of the site is a large area of vacant agricultural land that is also owned by the client, although not included in this planning application. To the south Wraysbury Reservoir is situated approximately 135m from the site.

The site gently slopes from approximately 22m above Ordnance Datum (AOD) in the north to 21m AOD in the south, roughly in line with the surrounding topography.

The site comprises two main areas, which are connected by a strip of land that runs from north to south, see Figure 1. The southern parcel comprises approximately 40% of the site and consists of vacant former agricultural land and two derelict metal sheds, with a footpath running from west to east along its northern extent. The north-east section consists of two large areas used for airport car parking, whilst the central and western areas of the northern section comprise a mix of light industrial and commercial units.

2.2 Site Inspection

A site visit was undertaken on 8th August 2024 by Palak Joshi of Ramboll and discussions were held with Andy Ford (Facilities Manager - Property & Asset Management, JLL).

The Site

Northern Area

Tenants in the northern area are listed in Table 2-1 below. The areas of airport parking in the northern area occupy approximately 60% of this area.

Table 2-1: Current tenants in the northern area of the site

Name	Location	Works/services
Terminals Parking- Heathrow Airport Parking	North of the site	Valet Parking service
Ace Parking- Heathrow Airport Parking	North of the site	Valet Parking service
De Haas (Road Cargo)	Southern edge	Transport company
APC (not operating anymore)	Southern edge	Courier services

Name	Location	Works/services
A S Transport Limited	Southern edge	Transportation services
Sparks Welding Services	Southern edge	Welder
IAG Aggregates	North-west	Aggregates storage and supply
FVTH	North-west	Truck Rental Agency
Navajo	On site, along the southern edge	Mechanical repairs
Residential building	North-east	Residential

The parking area in the north of the site is predominately underlain by uneven open ground with some localised areas of concrete hardstanding.. The north-east corner of the site consists of an area of soft landscaping with a borehole positioned in the centre (BH2516/2501) enclosed in herras fencing.

A residential building is situated in the east of the site adjacent to the access road leading from Poyle Road. This is maintained by a residential agent on behalf of JLL and currently occupied by seven tenants. It was not possible to access this area of the site at the time of the walkover.

Vegetated soils bunds surround the former builders yard area in the north-west of the development area. The presence of these relates to the requirement for screening the yard as specified by Environmental Permit EPR/HP3191LC.

Central Area

The central area of the site comprises a narrow strip of land running from north to south. In this area is Thames Wire Metalworks, a metal fabricator warehouse with smaller ancillary buildings and areas of car parking and materials storage located to the south. It should be noted that it was not possible to access this area of the site at the time of the walkover and this information is predominantly obtained from Google Earth imagery. The rest of the fabrications site extends off-site to the west. To the south are two small metal shed structures, a disused stables and paddock and a unsurfaced track that leads to the southern parcel of the site.

Southern Area

The southern area of the site comprises approximately ~25% of the development area and consists of vacant former agricultural, with derelict metal sheds in the south. A footpath runs along the northern extent of this area.

Building Construction and Asbestos Containing Materials (ACMs)

The warehouse areas are single-story structures, mostly featuring brick and concrete block construction with apex roofs made of sheet metal. Each tenant has their own unit, which all have an external metal enclosed areas used for shelter and breaks. A S Transport and IAG Aggregates have units where the structures are entirely comprised of metal and are used for welfare breaks.

Given the age of the buildings on site, including the residential building in the north-east, it cannot be discounted that asbestos containing materials may be present in the structures. No materials labelled as containing asbestos were identified during the site visit neither any survey reports were provided for review.

Under the Control of Asbestos Regulations (2012), the duty holder must manage the risk from asbestos on a premises and to develop and implement an ACM management plan, with review and updating as appropriate. The duty holder is the party who has, by virtue of contract or tenancy, the main responsibility for maintenance or repair of the building.

An asbestos survey has not been undertaken by Ramboll.

Storage of Chemicals and Hazardous Substances

Underground Storage (USTs)

Site personnel had no knowledge of any USTs on the site; however, Ramboll is aware that a vehicle refuelling station including two underground diesel storage tanks was located within the former Wiggins Building Supplies yard in the north-west area, which is shown on Figure 05. According to information provided to Ramboll by the client the two 10,000 litre tanks were decommissioned, cleaned, degassed and foam filled in 2021 by KpH Environmental Services Ltd. Whilst it was not possible to identify the tank covers, there was visible variation in the concrete hardstanding in the vicinity of the underground storage tanks, indicative of their approximate location. No paperwork was made available on site regarding this.

Aboveground Storage (ASTs)

An 8,500 litre diesel tank was situated within the north-eastern section of the A S Transport Limited (herein AS Transport) premises used for refuelling trucks and lorries. The site contact reported that the tank was double skinned and had been on site for approximately two years. The tank was located directly over soft landscaping and light staining was observed on surrounding ground.

Two fuel tanks containing oil and diesel were located in the IAG Aggregates site, with capacities of 2,400 litres and 1,600 litres respectively. These were stored directly on wooden flooring with no secondary containment, with staining noted beneath and around the tanks. It was not possible to determine the age of the tanks.

Other Storage

In the car parking the north of the site a 1,034 litre IBC containing Anionic Surfactant was noted, presumably utilized for vehicle cleaning. The IBC was stored on a wooden pallet directly over ground surface and not on a bund or spill tray.

Six 1,000 litre IBC containing Ad Blue were situated in FVTH directly over concrete hardstanding, staining was observed on the underlying concrete. Six 20 litre containers for water conditioner were stored outside FVTH, no staining was observed on the underlying concrete. Approximately 15 smaller 25 litre containers labelled as being flammable/hazardous were located either on metals shelves or on concrete hardstanding sideways. Some staining was observed on the underlying concrete. Nine 205 litre drums were located within a locked room in the FVTH site used for storage of oils and waste oils. The drums were situated on black supports overlying concrete hardstanding and heavy staining was noted beneath and around the drums and on the surrounding walls.

Additional, 20 containers of cleaning chemicals ranging from 5 to 20 litres were located on shelves within the same cabinet where fuel and oils were stored, heavy staining was observed on the surface of the cabinet. Staining was also observed on the floor outside the cabinet (approx. $1m^2$).

A 1,000 litre IBC containing Ad Blue was located in the A S Transport site was stored directly on concrete hardstanding, although no staining was observed beneath or around it, earmarked for vehicular washing. In A S Transport Limited paint containers and other cleaning chemicals ranging from 5 to 15 litres were located on wooden shelves within a secured cabinet. The presence of other potential Control of Substances Hazardous to Human Health (COSHH) items on site were limited to the use and storage of cleaning products.

Two 205 litre drums labelled as UHPD Blue were stored on wooden pallet on concrete floor within the service yard area in Navajo, staining was observed around the drums. Twenty other cleaning

chemicals including antifreeze, screen wash ranging from 5 to 20 litres were located on shelves in the Navajo servicing area, slight staining was observed on the concrete hardstanding around the shelves. One empty container labelled as petrol was also stored on the shelves, no further information was obtained.

In the Sparks Welding services area eight empty 205 litre drums were located on wooden pallets positioned directly over concrete hardstanding, although no staining on the underlying concrete was observed. Approximately 20-25 litre containers containing engine oil were located directly on concrete hardstanding. Two 205 litre drums used for storage of waste oil were stored on wooden pallets in areas of soft landscaping in the A S Transport site, although no staining on underlying soils was observed.

The waste oil from FVTH and A S transport is collected when 70% full by designated waste companies.

Gas Storage

Gas cylinders (around 60 to70) containing propane, Argonshield heavy and light, oxygen and Argonshield universal full were present in Sparks Welding Services used for welding purposes. These were stored in locked steel cages on concrete hardstanding. Additional gas cylinders (15) of CO_2 and Flo gas were located in a locked cage in A S Transport on concrete hardstanding labelled as flammable.

Emissions to Air

Potential sources of emissions to air observed on site included the movement of vehicles, including HGVs and plant as well as welding services.

No other significant sources of air emissions are present on-site, and it is considered unlikely that the site would require emissions authorisation from the regulatory authorities.

Water, Wastewater and Drainage

Drainage plans were made available via e-mail for inspection. Surface water run-off from the fields to the west of the site is known to run across the northern extent of the IAG Aggregates yard. This is predominantly diverted to the main works building where two potential catch pits are known to be located and are assumed to drain to underlying ground. Excess surface water is channel to a drainage ditch which runs along the site's southern boundary. Land drainage along the western end of the access road to the tenanted areas is channelled to a soakaway, which is also discharged to surface in the drainage ditch. Whilst information was not made available for all areas in the north of the site it is assumed that in the main surface water infiltrates directly to ground. An additional drainage ditch is also present along the eastern site boundary.

Drainage plans also show that the buildings near the access road in the north-east of the site are connected to the main foul sewer.

No oil interceptors were observed or reported as being present at the site.

In the FVTH yard space two wastewater tanks were located, including a large black tank with an approximate volume of 8,000 litres, which the site representative indicated was used for the collection of water on-site vehicle cleans. The second tank was of a similar volume and was used for holding treated clean water.

The site contacts had no knowledge of any legionella management exercise or whether a legionella risk assessment has been carried out.

Under the Health and Safety at Work Act 1974 and subsequent regulations, the dutyholder is required to assess the risk of Legionella exposure and put in place any necessary measures. The dutyholder may be the employer, or a person in control of the premises.

No current issues in relation to flooding were reported by the site contacts during the site visit.

Waste Storage and Disposal

Waste collected from the car parks and other units excluding FVTH and A S Transport consists of regular refuse and recyclables originating from the office areas/warehouses. This waste is stored in 1,100 litre wheeled bins in fenced off areas external to the tenanted areas along the access road. The removal of this waste occurs on a weekly or bi-weekly schedule, subject to the schedule of the waste management service. A cardboard/paper only waste wheeled bin was located in Navajo external yard area.

A recycling skip used for the collection of glass, cardboard and plastic was located in the A S Transport site. This is sent to their main warehouse when full.

It was not possible to view any waste transfer notes associated with the removal of this waste from the site. The removal of wastes from the site requires compliance with the Waste (England and Wales) Regulations 2011 (as amended). Compliance with the Regulations is the responsibility of the waste producer.

No visual evidence of staining or leaching from waste storage areas onto unsurfaced ground was noted. A review of waste documentation was outside the scope of this review.

Polychlorinated Biphenyls (PCB)

An electricity substation (unknown owner) was present in the eastern area of the northern car park owned by Ace Parking. Responsibility for PCB oils (if present) would be expected to lie with the operator.

Two brick structures located in the car park operated by Ace and between APC and A S Transport were identified during the site walkover. Whilst not specifically signposted, the presence of high voltage warning signs indicates that these are likely historic electricity substations. Site representatives indicated that these were no longer operational.

Under the Polychlorinated Biphenyls Regulations 2000, the holder of equipment that contains PCBs must ensure it is decontaminated to less than 0.05% unless within an electrical transformer, which requires annual registration with the regulatory authorities.

Ozone Depleting Substances

Two air conditioning units were located in A S Transport only one of which was operational, the gases of which could not be confirmed.

No ACI reports or certificates were available for review during the site visit or via the public register. It is considered un-likely that the air conditioning systems on-site may exceed 12kW.

Under the Fluorinated Greenhouse Gases (F-gas) Regulations 2015 (SI 2015/310) and Ozone-Depleting Substances (ODS) Regulations 2015 (SI 2015/168), ODS (including R22) are to be phased out and must be recovered during servicing, maintenance, and decommissioning. F-gas systems require leak testing and good record keeping. It is good practice to make sure that all equipment containing refrigerant gases is labelled with the type and amount of gas contained. These are considered to be a negligible risk of ground contamination.

Other Issues

According to the site representatives, there is no recent known history of complaints, enforcements or other regulatory actions regarding the site or immediate surrounding properties related to environmental conditions. No fire or spill events were reported.

3. HISTORICAL & REGULATORY INFORMATION

3.1 Map History

Ramboll has undertaken a review of historical mapping and aerial imagery (where available) obtained from a proprietary environmental database which is summarised below. The historical maps are presented in Appendix 2.

The historical development of the site and surrounding area is detailed in Table 3-1below.

Table 3-1: Site History

Date & Scale	Features On-Site	Features Off-Site
1866-1869 1:2,500 1865 1:10,560	The site comprised vacant agricultural land to the west of Poyle Farm.	The surrounding area was predominantly agricultural land with Poyle Farm located along the eastern site boundary. Wooded areas with residential buildings of Colnbrook to the north, Poyle to the north-east and Horton to the south-west. A paper mill was present approximately 50m to the north-east of the site and Horton mills was located approximately 550m to the south-west. Two footpaths crossed the vacant land to the west of the site, one running from north to south, which intersected with one running from east to west. Poyle house was shown adjacent to the north-east of the site. The Colne Brook, which flowed from north to south, was present along the western edge of the vacant land to the west of the site. Wraysbury River was located 600m to the south-east to the site, flowing to the south.
1894-1895 1:10,560 1894-1895 1:2,500	No significant changes.	Colnbrook station was present 600m to the north-east of the site, with railway tracks running north to south 500m east of the site. The paper mill was renamed as Poyle Mill. No significant changes were noted to the south or west of the site.
1899-1900 1:10,560 1:2,500	No significant changes.	A boat house was present to the north of the Poyle Channel along the site's northern boundary. A dairy farm was present 320m south of the site.
1910-1923 1:10,560 1:2,500	No significant changes.	A gunpowder works (labelled as an explosive works) was located 300m to the east of the site. Minor commercial buildings were present to the south-east of the site.
1932-1938 1:10,560 1:2,500	No significant changes.	The gunpowder works to the east was no longer present.

Date & Scale	Features On-Site	Features Off-Site
1960 1:10,560	The surface of the north-western area of the site is shown to have been excavated as part of open pit for gravel extraction.	The gravel pit excavated in the north-west of the site was shown to have extended off-site to the west. Further residential and commercial development was shown to the north and east of the site. A trading estate had been developed 300m to the south-east of the site.
1965 1:10,560	The area of the gravel pit across the north-western extent of the site was shown to have reduced, presumably as it had been infilled. The gravel pit had extended to the south, with the majority of the southern half of the site shown to have been excavated. Small buildings were present in the north-west of the site, south of the gravel pit.	The gravel pit, which was partially on site was shown to have extended to the west and central area of the former agricultural land. An additional gravel pit was situated 400m to the north of the site. Major infrastructural developments, included an engineering works, steel storage depot, glass works, and joinery works were seen within the Poyle Trading Estate from 30m east to the site. The Wraysbury reservoir was shown to have been created 30m to the south to the site. Sludge beds were marked 400m west of the site. The Poyle Mill and Horton mills were no longer shown.
1973-1974 1:10,000 1972 1:2,500	The gravel pit was no longer shown in the northern or southern extents of the site, as a result of being infilled.	The gravel pit in the north of the former agricultural land was shown to have been infilled, whilst the gravel extraction had continued in the centre and south of the area.
1984-1987 1:10,000 1983-1988 1:1,250 1992 1:1,250	Two buildings belonging to a metal fabricator were shown in the central area of the site.	The gravel pit to the north of the site was shown to have been partially infilled, with an additional gravel pit located approximately 350m north-west of the site. A drain and pumping station were located just off-site to the south-east corner of the site. A depot was marked 500m to the south-west. Colnbrook Station was no longer present.
2001 1:10,000 2003 1:1,250	The north of the site was shown to be open ground likely in use for airport car parking. Two small warehouse/commercial buildings were located in the east of the site.	The gravel pits 300m north and 350m north-west were shown to have been turned into lakes. The sludge lagoons to the west of the site were now shown to comprise ponds as part of a nature reserve. The works to the east of the site were now labelled as an industrial estate and trading estate. The railway tracks 500m east of the site were no longer present.

Date & Scale	Features On-Site	Features Off-Site
		The road adjacent to north-west of the site was named Poyle Road.
2003-2010 Google Earth Imagery 2010 1:10,000	No significant changes were noted on-site.	Eric Mortimer Rayner Memorial Lakes was shown to have been created approximately 250m west of the site.
2011-14 Google Earth Imagery	No significant changes were noted on-site.	No significant changes were noted off-site.
2015-2022 Google Earth Imagery	An additional warehouse was located in the north-east of the site.	The Hilton hotel and associated car parking was present 100m north of the site.
2024 1:10,000	No other significant changes were noted on-site.	No significant changes were noted off-site.

3.2 Environmental Database Records

The information presented in Table 3-2 has been obtained from a review of a proprietary environmental database[1] (dated 29th July 2024) procured by Ramboll relating to the site and surrounding land.

Table 3-2: Summary of Key Environmental Database Information

Data Type	Distance				Relevant records within 250m of the site
	On site	Within 250m	Within 500m	Within 1km	
Contaminated Land Register entries	**0**	0	0	0	None
Prosecutions or enforcement actions	**0**	0	0	0	None
Pollution incidents	**1**	4	2	2	In the south-east of the site is a record of a Category 3 (Minor) land contamination event relating to the release of organic chemicals or products in 2003. This incident was located within 40m of BH2484 and BH2527, however, no further information is available. 240m west of the site was a Category 2 (Significant Impact) to land pollution incident relating to the release of inert

[1] Groundsure, Enviro+Geo Insight, Report Number: 1620062358. Dated: 29th July 2024

Data Type	Distance				Relevant records within 250m of the site
	On site	Within 250m	Within 500m	Within 1km	
					construction and demolition materials and wastes in 2008. All other incidents within 250m of the site are listed as being Category 4 (No Impact).
Pollutant Release to Public Sewer	**0**	4	1	0	Four discharges of special category effluents to the public sewer within 250m of the site, are registered to Wessex Plant Farmbeck (119m east) and Kidde Graviner Ltd (153m north-east).
Former landfill sites	1	1	2	0	The on-site landfill was operated by Drinkwater and Murry Limited and is recorded as being operated from 1948 to 1983. This accepted inert, industrial, commercial, household, special and liquid sludge wastes. The landfill extent is shown in Figure 04 and covers a marginal area in the north-western portion of the site and then extends across the remainder of the former agricultural land to the west. 12m north of the site, beyond the Pyle Channel, was Poyle Manor North landfill operated by Hall Aggregates (Thames Valley) Limited. It accepted inert and industrial waste and its license was surrendered in 1994. Horton Lagoons Landfill located 315m to the west of the site was operated by Jayflex Construction Limited. This accepted inert, industrial, special and liquid sludge waste and surrendered its license in 1994. 390m to the east of the site is a historic landfill. No additional information is available.
Current or recent landfill sites	**0**	0	1	2	500m to the north-west is a landfill operated by Summerleaze Limited, which accepted inert waste. 800m to the south-west Cappagh Public Works operates a landfill that accepts inert waste.915m to the north-west is a landfill at Brook Quarry operated by Jayflex (Aggregates) Ltd. The landfill accepts inert waste.
Licensed Waste Sites	**2**	1	1	-	Registered to Wiggins Building Supplies Ltd, one of the on-site entries was a physical treatment facility. The second was registered to Poyle Manor Farm Recycling Centre for a

Data Type	Distance				Relevant records within 250m of the site
	On site	Within 250m	Within 500m	Within 1km	
					transfer station taking non-biodegradable wastes. This was operated by Amber Builders Limited, and the permit was surrendered in May 2011. 84m east is a special waste transfer station at Safetykleen West London.
Part A(1) Environmental Permits	**0**	0	0	-	None
Part A(2) Environmental Permits	**0**	0	0	-	None
Part B Environmental Permits	**1**	1	2	-	A historical permit for quarry processes on-site was registered to Wiggins Transport Limited. 92m to the north-east is a permit registered to Excels for dry cleaning.
Control of Major Accident Hazards Sites (COMAH)	**0**	1	0	-	33m south-east of the site the control is registered to Aarque systems as a historical NIHHS site.
Historical Tanks	**0**	19	22	-	Located 100 and 105m north-west of the site are four entries for unspecified historic tanks between 1914 and 1934.
Fuel Stations	**0**	0	0	-	None
Contemporary trade directory entries	**3**	78	-	-	The trade entries on site are for construction and tool hire (registered to A S Transport), cutting, drilling and welding services (registered to Sparks Welding Services) and for a sand, gravel and clay extraction merchants.
Historical Garages	**0**	5	4	-	Records for a repair depot (36m south-east), vehicle maintenance depot (233m east) and garages (45m north-east and 460-463m north-east).
Registered Radioactive Substances	**0**	0	0	-	Information on certain radioactive substance authorisations is not publicly accessible
Hazardous Substance Storage/Usage	**0**	1	2	0	The closest consent was located 98m east of the site for coating and converting of film and paper for the reprographic industry.
EA discharge consents	**0**	17	11	-	The two discharges on site are associated with the pumping station in the south-east for sewage discharges to the Poyle Channel. Registered to a

Data Type	Distance				Relevant records within 250m of the site
	On site	Within 250m	Within 500m	Within 1km	
					water company both are listed as being revoked.
Radon affected area (Y/N)	**N**	-	-	-	Fewer than 1% of homes are at or above the Action Level in the site area

The LinesearchbeforeUdig database, which lists pipelines distributing crude oil and refined hydrocarbon products owned and / or operated by a number of UK pipeline operators indicates that there are no records of underground oil or refined hydrocarbon product pipelines on the site or within 250m.

The site has a moderate risk from Unexploded Ordnance (UXO), using online information from Zetica UXO database[2]. A moderate-risk area is indicated as having a bombing density of 15 to 49 bombs per 1000 acre. The site has a low-risk London Bomb Risk (Unexploded Ordnance (UXO), using online information from Zetica UXO database.

3.3 Regulatory Authority Enquiries

3.3.1 Local Authority Planning Department

Ramboll has obtained a planning history of the subject site from the Planning Department of the Local Authority (Slough Council) and was previously provided with a planning summary report from Barton Willmore (dated 24th August, 2020):

- **Planning Application P/10076/006**: Wiggins Transport Limited - Use of land for concrete crushing, screening and inert waste recycling (B2 use), including retention and remodelling of existing stockpiles, creation of new access, provision of new vehicle and lorry parking and wheel washing facilities, new plant workshop, lorry workshop, retention of existing fuel store and provision of new fuel store, a weighbridge and office accommodation, an aggregates yard, provision of toilet block, restroom, canteen and boundary treatment: Refused on 31st July 2008. Appeal granted on 21st September 2009. Reasons for refusal identify that the proposal would have irreversible harm on the openness of the Green Belt. Condition 28 requires written notification of the date of cessation of the permitted use on the site to be submitted to the local planning authority not less than 28 days after the use ceases. Condition 29 identifies that within 6 months of the permitted use ceasing, the buildings and structures on the site must be removed.
- **Planning Application P/10076/009:** C Wiggins - Certificate of lawfulness for the retention of an existing use on open land comprising the importation, open storage, delivery, and distribution of non-perishable, salvaged, or reclaimed materials arising from works undertaken as part of a demolition contractor's business (Use Class B8). Activities permitted during 0700 to 1800hrs Mondays to Fridays and 0700 to 1300hrs Saturdays: Approved on 4th May 2010. This application concerns the material change of use of six separate parcels of land, including three separate buildings and a sand menage, with the remainder as open ground. From a review of Google Earth imagery, the buildings remain on site.
- **Planning Application P/11388/004**: C Wiggins - Certificate of lawfulness of an existing material change of use comprising the mixed use of agriculture and the keeping and breeding of no more than seventeen thoroughbred horses (Sui Generis) at any one

[2] Zetica UXO Risk Maps, 2023, Available at: https://zeticauxo.com/downloads-and-resources/risk-maps/ Accessed 5th August 2024

time. Approved on 23rd June 2010. The applicant provided evidence that there was a continuous use of the site for ten years.

- **Planning Application P/10076/012**: Mr Paul Gunn - Application for certificate of lawful development to confirm if the use of the building is Class B2 (General Industry). Approved on 26th October 2010. The Council approved the building for a Class B2 use, and a Lawful Certificate of Development was issued. There is no reference to the building's curtilage, and the location plan wraps around the building. From a review of Google Earth imagery the building is still on site.
- **Planning Application P/10076/011**: C Wiggins - Certificate of Lawfulness for the retention of an existing use on open land comprising the importation, open storage, delivery, and distribution of primary aggregates at a height no greater than 5 metres at any time (Sui Generis Use). Activities permitted during 0700 to 1800hrs Mondays to Fridays and 0700 to 1300hrs Saturdays; no activity outside these hours, including Sundays, bank, public, and national holidays. This application covers the retention of a perimeter wall, three partition walls along the western flank, railway sleeper construction supported by rolled steel joist stanchions on a concrete base, and three partition walls along the eastern flank of large boulder construction. Approved on 4th May 2010; from a review of Google Earth imagery, the hardstanding is still on site.
- **Planning Application 11388/005**: C Wiggins - Regrading of fields to restore 1992 post-restoration contours. Approved on 20th June 2014. This application involves the regrading of fields to match the contours established in 1992 following restoration. Condition 1 requires that the regrading scheme be completed no later than 42 months from the commencement of development. Condition 6 stipulates that restoration areas 1-7 must be completed according to the approved Method Statement and the proposed topography outlined in Drawing No. 1681.1/7A. This permission has not been implemented.

Environmental Health Department

Information was provided by the Environmental Health Department and is provided in Appendix 4. The information provided is consistent with that held on file by Ramboll. The information also confirms that a number of sources of contamination exist in the wider surrounds, including the adjacent Poyle Trading Estate.

3.4 Historical Potential for Ground Contamination

3.4.1 The Site

Potentially contaminative activities on-site include:

- Use of the site as a landfill associated with the infilling of the former gravel pits;
- Two decommissioned USTs in the builders yard area in the northern area of the site;
- Former and current use of the site as a builders yard, building supplies yard, haulage depot, metal fabricators, vehicle repair workshop and an area set aside for airport car parking, most notably the active use of fuel by AS Transport and IAG aggregates;
- One electricity sub-station is situated in the north-east area of the site, as well as two additional potential sub-stations. Potential contaminants include oils and PCBs.
- A minor pollution incident in the south-east of the site involving the release of organic chemicals and products to ground surface; and,
- Soil bunds are present around the builders yard area in the northern portion of the site.

Potential contaminants associated with the above, in general terms, include both inorganic (heavy metals, ammoniacal nitrogen, cyanide etc.) and organic compounds such as petroleum hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), phenols, PCBs and per and poly-fluoroalkyl substances (PFAS). The main sources are the landfill history and the known use and storage of fuel on-site in more recent times. There is also the potential for generation of landfill gas associated with Made Ground/landfill materials. However, current activities are considered to have a fairly limited potential to cause contamination.

3.4.2 The Surrounding Area

The following potentially contaminative activities have been identified as having taken place in the surrounding area:

- Extension of the historic on-site landfill across the vacant land to the west of the site, as well as a separate landfill to the north of the Poyle Channel;
- Current or recent landfills to the west and south-west of the site;
- Historic and current industrial activities in the site vicinity including works in Poyle Trading Estate, as well as mills, works, depots, an engineering works, steel storage depot, glass works, and joinery works ; and,
- Heathrow Airport located 1.8km to the east of the site. Whilst this is not in the immediate vicinity of the site there remains the possibility for associated activities to have impacted regional groundwater.

The above activities represent potential off-site sources of contamination that, if present could potentially migrate beneath the site. The potential for off-site contamination, if present to migrate beneath the site would be dependent on the underlying geological conditions, which are discussed in Section 4.

3.4.3 Potential for Radiological Contamination

Historically, the site has undergone significant redevelopment ground workings, but no presence of hospitals or related sources on site. As such, it is considered unlikely for radiological contaminants to be present within the ground of the subject site.

4. ENVIRONMENTAL SETTING

Desk-based research of the local geology, hydrogeology and hydrology was carried out in order to establish the potential for migration of contamination onto or away from the site, and to assess the sensitivity and vulnerability of the site's setting with respect to surface water, groundwater and ecological resources.

Information was obtained from a number of sources, including:

- examination of published geological maps produced by the British Geological Survey (BGS);
- review of publicly available BGS borehole logs for the site or near vicinity;
- a proprietary environmental database procured by Ramboll; and
- Regulatory Authority websites including the Environment Agency (EA).

4.1 Geology and Hydrogeology

A summary of the geological and hydrogeological setting of the site is provided in Table 4-1 below.

Table 4-1: Summary of Geology and Hydrogeology – Map Records

Formation	Description	Thickness (m)	EA Aquifer Designation	Hydrogeological Significance
Surface Geology				
Infilled Ground (likely present across the entire site)	Made Ground	Approx. 5-7m	-	Negligible
Shepperton Gravel Member (majority of north, centre, and southern areas, covering 75% of site)	Sand And Gravel	0-8m, locally 12-14m	Principal Aquifer, high vulnerability	Deposits that provide a high level of water storage and may support water supply or river base flow on a strategic scale.
Alluvium (runs along a marginal area of the north-east of the site covering 25% of the site)	Silt, sand and gravel	No record available	Secondary A Aquifer	Permeable layers capable of support water supplies at a local rather than strategic scale and can form an important source of base flow for rivers.
Bedrock Geology				
London Clay Formation	Clay	Up to 30-40 m	Unproductive Bedrock Aquifer	Deposits with low permeability that have negligible significance for water supply or river base flow.
London Lower Tertiaries, Thames Group	Clay, Silt, Sand and Gravel	Up to 10-20m	Unproductive Bedrock Aquifer	Deposits with low permeability that have negligible significance for water supply or river base flow.
Chalk group	Chalk	Up to 200m	Principal Aquifer	Deposits that provide a high level of water

Formation	Description	Thickness (m)	EA Aquifer Designation	Hydrogeological Significance
				storage and may support water supply or river base flow on a strategic scale.

Geology encountered at the site detailed in the Fugro Stage 1 Ground Investigation report [3] is broadly described as follows: There were 20 boreholes located within the site boundary.

- Topsoil - 0 – 0.15m bgl;
- Made Ground – 0.1 – 6.9m bgl, comprised gravel, clay and silt;

  Made Ground Gravel - 0.10 - 0.70m bgl – Greyish brown, sandy gravel with low cobble content. Sand is fine to coarse. Gravel is angular and subangular, fine to coarse of brick, clinker, coal and concrete;

  Made Ground Silt - 0.70 - 2.5m bgl, comprised brown to dark grey gravelly sand, with low cobble content. Gravel content consist of flint, brick, and concrete;

  Made Ground Clay Layers - ~1.3m - 6.90m bgl, this comprised layers of stiff to very stiff, fissured, dark grey clay;
- River Terrace Deposits - ~2.50m – 7.60m bgl, underlying Made Ground or clay deposits were dark grey, slightly sandy gravels, consisting of sub-angular to angular flint gravel. Recorded in 13 out of the 20 boreholes located within the site boundary in the northern and southern areas; and,
- London Clay formation - started at ~7.5m bgl and extending deeper up to 26m), this comprised stiff to very stiff, dark grey clay with occasional partings of silt.

The report's findings are discussed in more detail in Section 5.

According to the BGS website the nearest available borehole log (BGS borehole 573161 (TQ07NW103)) is located 100m to the north-west. The borehole log indicates that topsoil was present from ground surface to a depth of 0.61 m bgl, underlain by stony soil to a depth of 1.4 m bgl. From this depth to approximately 5.67m bgl ground conditions reportedly comprised gravels. From the base of the gravels to the end of the borehole at 45.72m bgl were dark grey stiff, becoming hard clays.

Another borehole located 80m north-east of the site (BGS Reference: TQ07NW422) encountered ground conditions that comprised gravel and sand from ground level to approximately 5.5m bgl. These were similarly underlain by clay deposits until encountering chalk at a depth of approximately 53.34m bgl. Groundwater was reportedly encountered at a depth of approximately 40.5m bgl.

Generally, it appears that the Made Ground encountered in the area recorded as landfill according to regulatory records, was more variable and typical of mixed waste landfill. Outside of this area the material appears to relate more to re-worked natural ground i.e. the latter was recorded across most of the northern portion of the site, the former across the remainder of the site. There is no record or evidence of the landfill being provided with engineered controls such as a landfill cap or basal layer and has acted as a 'dilute and disperse' landfill.

[3] (Heathrow Expansion Project - Stage 1- Ground Investigation - Package 15a - Fugro Reference: G190012U (04) - Issue Date: May 2020

The off-site shallow geological conditions are expected to comprise the gravel layer overlying London Clay, albeit in areas of recorded landfill the superficial deposits are likely to have been removed.

There are four Historical Mineral Planning Area records associated with the former use of the site for surface mineral workings. These sand and gravel workings were registered to Moor Lane, Berkyn Manor Farm and Poyle Farm, which is also registered as a Brit Pit, known to have been in use from 1973.

The EA currently classifies groundwater (Lower Thames Gravels) at the site as being of 'Good' Chemical Quality and 'Poor' Quantitative Status under the Water Framework Directive classification scheme.

According to EA information provided by a commercial environmental regulatory database provider, there are 11 active licensed groundwater abstractions within a 2 km radius of the site, as detailed in Table 4-2 below. However, it should be noted that none of these abstractions are for use as a potable water supply.

Table 4-2: Licensed Groundwater Abstractions within 2km of the Site

Licence Holder	Distance from Site	Abstraction source	Purpose of Abstraction
Summerleaze Limited	520m NW	Thames groundwater	Transfer Between Sources
J Raynor & Sons Limited	720m W	Thames groundwater	General Farming & Domestic
Cemex UK Materials Limited	850m SW	Thames groundwater	Mineral Washing
J Raynor & Sons Limited	880m N	Thames groundwater	General Farming & Domestic
Brett Aggregates Limited	1.3km SE	Thames groundwater	Mineral Washing
Heathrow Airport Limited	1.6km E	Thames groundwater	General Use Relating to Secondary Category (High Loss), Evaporative Cooling
Heathrow Airport Limited	1.78km SE	Thames groundwater	General Use Relating to Secondary Category (High Loss), Evaporative Cooling
Thames Water Utilities Ltd	1.8km N	Thames groundwater	Process Water

The site is not located within any EA designated groundwater Source Protection Zone.

The most recent groundwater flow direction recorded by Ramboll in 2023 (see section 9) identified groundwater flow in the shallow gravels to be to the east towards the Poyle Trading Estate. There was no evidence of significant connectivity with the adjacent Poyle Channel, which accords with the classification as an artificial channel.

4.2 Hydrology

The nearest identified watercourse is the Poyle Channel, which is located along the northern site boundary. This discharges into the Colne Brook located 300m to the north-west running from north to south. Wraysbury Reservoir is also located 135m south and the River Thames is located 2.9km to the west.

The Poyle Channel is recorded as a modified culverted watercourse and is not classified by the EA under the Water Framework Directive classification scheme.

The EA currently classifies Colne Brook Water Body as being of 'Moderate' Ecological Potential and 'Fail' Chemical Quality. The Wraysbury Reservoir Water Body as being of 'Moderate' Ecological Potential and 'Fail' Chemical Quality under the Water Framework Directive classification scheme.

According to an independent, third-party environmental database, there are no active licensed surface water abstractions within a 2 km radius of the site.

4.3 Regulatory Flood Designations

Regulatory flood maps have been developed to be used in strategic planning and are not intended to provide site-specific information. However, the mapping can provide a useful indication of whether flooding is a relevant consideration to mobilise existing contaminants.

4.3.1 Fluvial

According to the EA's fluvial and tidal flood map for planning, the site is located in Flood Zone 1 (low probability). This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

4.4 Designated Ecological Sites

The site is not located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone. There are two SSSI Impact Risk Zones located within 500m including Wraysbury Reservoir located 135m to the south and Staines Moor located 450 south-east. The former is also listed as being a Special Protection Area (SPA) as part of Southwest London's Waterbodies for Gadwell and Northern Shoveler. Arthur Jacob Nature Reserve is present 430m to west to the site.

There are also two Designated Ancient Woodlands within 2 km of the site. These are Ancient & Semi-Natural Woodland and Ancient Replanted Woodland located approximately 1.82 km to the north of the site.

4.5 Environmental Sensitivity and Vulnerability

The site is considered to be situated in an area of moderate sensitivity with respect to groundwater resources due to the underlying superficial deposits, consisting of Alluvium (Secondary A Aquifer) in the north-eastern part of the site and the Shepperton Gravel Member (Principal Aquifer) across the remainder of the site. However, much of the site and wider area has been subject to gravel extraction and infilling that will have affected the properties of the aquifer and significantly reduced its resource potential and sensitivity.

The EA currently classifies groundwater (Lower Thames Gravels) in this region as being of 'Good' Chemical Quality and 'Poor' Quantitative Status under the Water Framework Directive classification scheme. There are eight licensed groundwater abstractions within 2 km of the site, however the site is not located within an EA designated groundwater Source Protection Zone.

The nearest identified watercourse is the Poyle Channel (culverted) located along the northern site boundary, which flows into the Colne Brook approximately 300m to the north-west of the site. Groundwater was recorded in 2023 to flow predominantly to the east and there is a narrow area of low permeability alluvium adjacent to the brook that may limit the potential for groundwater to flow in this direction.

Wraysbury Reservoir is also located 135m to the south of the site. Surface water within the Colne Brook waterbody and Wraysbury Reservoir Water Body were classified as being of 'Moderate' Ecological Potential and 'Fail' Chemical Quality under the Water Framework Directive. There are no active licensed surface water abstractions within 2 km of the site.

The site is considered to be in an area of moderate sensitivity with respect to surface water resources as the nearest surface watercourse is located in close proximity to the north. However, this watercourse is known to be classed as artificial and that likely limits the vulnerability and potential for on-site shallow groundwater to be present in the infill/remaining superficial deposits to be in direct hydraulic connectivity with the surface water.

The deeper aquifers on-site would be expected to be protected from the downwards migration of mobile site derived contamination by the presence of the underlying London Clay that appears to be present to approximately 45m bgl based on nearby third-party borehole logs.

5. PREVIOUS REPORTS

The following reports were made available to review:

- Report on Ground Investigation without Geotechnical Evaluation, Heathrow Expansion Project - Stage 1, Ground Investigation - Package 15a– May 2020.
- Fugro GeoServices Limited (FGSL), 2020. Groundwater and Gas Monitoring Report for Heathrow Expansion, Package 15a, February 2020, (Ref G190012U-1 (02).
- Fugro GeoServices Limited (FGSL), 2020. Groundwater and Gas Monitoring Report for Heathrow Expansion, Package 15a, May 2020, (Ref G190012U-2 (02).
- Fugro GeoServices Limited (FGSL), 2020. Groundwater and Gas Monitoring Report for Heathrow Expansion, Package 15a, May 2020, (Ref G190012U (04).
- Ramboll UK Limited, 2021. High-Level Contaminated Land Summary for Manor Farm, Poyle, August 2021, (Ref RUK2021N00388-RAM-RP-00001).
- Ramboll UK Limited, 2022. Initial Geotechnical Acceptability Appraisal of Stockpiled Material, Manor Farm, Poyle (Project ref. 1620013669-005).
- Ramboll UK Limited, 2023. Borehole Recovery and Environmental Monitoring for Manor Farm, Poyle, November 2023, (Ref REH2023N02678-RAM-RP-00001).

The reports are summarised below.

5.1.1 Report on Ground Investigation without Geotechnical Evaluation, Heathrow Expansion Project - Stage 1, Ground Investigation - Package 15a– May 2020

This report detailed the ground investigation carried out by Fugro GeoServices Limited (FGSL) on behalf of Heathrow Airport Limited (HAL) to provide geo-environmental data to assist in the potential expansion of Heathrow Airport.

The objectives of the work were:

- Confirmation of the landfill depth and waste types present;
- Confirmation of the presence and composition, or absence of the capping and basal liner; and
- Confirmation of engineering properties of non-landfill strata in surrounding areas including penetration of up to 20m of the London Clay in two locations close to a proposed tunnel using cable percussive techniques.

This was a factual report and did not provide interpretation of the generated information.

The HAL Ground Report 2020 provides the scope of work for Package 15a, which covered the site:

- 31 boreholes (20 were within site boundary) were drilled using cable percussion methods.
- Trial pits and trenches were dug to observe subsurface conditions directly.
- The exploration reached depths of up to 26 meters below ground level (bgl).

Ramboll has reviewed the boreholes logs relevant to the site and notes that the boreholes encountered Made Ground from 0.15m in the eastern part of the site, to 5.30m in the northern part of the site. Superficial gravel deposits were present beneath Made Ground to depths ranging from 2.50m bgl in the centre of the site (i.e. path connecting the two parcels of land) of the site, to 7.60m bgl in the north-west of the site. Groundwater was encountered at a minimum depth of 1.3m bgl in the landfill area on/off-site.

5.1.2 The intrusive site works involved the installation of boreholes for extended monitoring of groundwater and ground gas. Specifically, 30 standpipes were set up—15 each for groundwater and ground gas monitoring as dual shallow and deep wells at each location. A plan showing the location of the boreholes is provided as Figure 03. Report on Ground Investigation without Geotechnical Evaluation, Heathrow Expansion Project - Stage 1, Ground Investigation - Package 15a, Monitoring Report 1, (August to October 2019)- February 2020

Prepared by Fugro GeoServices Limited (FGSL) in February 2020, presents the factual data from the environmental monitoring conducted at the Package 15a site, i.e. Manor Farm. The report details the groundwater and gas monitoring activities carried out from October to December 2019. The primary objectives were to assess groundwater levels, chemical parameters, and gas concentrations to ensure the site's suitability for future development as part of the Heathrow Expansion Project. No interpretation of the data was provided.

Groundwater levels were tracked from October to December 2019 with continuous monitoring instruments, while ground gas monitoring in the same period focused on methane and carbon dioxide levels, using GA5000 gas analysers.

Groundwater monitoring and sampling data was obtained from Rounds 1 to 3 (8th August to 14th October 2019) and ground gas monitoring data from Rounds 1 to 5 (15th August to 7th October 2019). Groundwater monitoring was conducted in 15 standpipes installed specifically for this purpose. The monitoring occurred over three rounds between August and October 2019.The report indicates that groundwater levels varied across the site, with specific measurements being from 1.04 to 3.79m bgl across all rounds of monitoring. Groundwater depths generally reflected the site's varying topography and underlying geology. The groundwater testing scope included, but was not limited to, petroleum hydrocarbons, VOCs, metals such as lead, arsenic, and chromium and included a wider suite of analytes including pesticides, herbicides, and dioxins.

Concentrations of methane were measured across five monitoring rounds. The data was provided factually but from a high-level review Ramboll comments that the highest methane concentrations were generally observed in areas associated with Made Ground or historical landfill activities. Carbon dioxide (CO_2) levels were also monitored and found to be elevated in certain areas, particularly where methane was detected. Oxygen levels were generally low in locations with high methane and CO_2 concentrations, further indicating active microbial processes within the ground, particularly in areas with a significant presence of organic material.

5.1.3 Report on Ground Investigation without Geotechnical Evaluation, Heathrow Expansion Project - Stage 1, Ground Investigation - Package 15a Monitoring Report 2 and 3, (October to December 2019) – May 2020

The ground and monitoring investigations were carried out by Fugro GeoServices Limited under the supervision of the Integrated Design Team on behalf of Heathrow Airport Limited. This provided further factual environmental monitoring data and groundwater chemical data similar to the previous report. The work involved:

Groundwater monitoring and sampling data was obtained from Rounds 4 and 5 (12th November to 17th December 2019). Ground gas monitoring data was obtained from Rounds 6 to 10 (24th October to 18th December 2019) with continuous monitoring instruments. Ground gas monitoring in the same period focused on methane and carbon dioxide levels, using GA5000 gas analysers.

The report indicates that groundwater levels varied across the site, levels ranging from 0.50m bgl to 3.59m bgl throughout the monitoring. Fugro suggested that groundwater depths generally reflected the site's variable topography and underlying geology.

Groundwater samples were tested for petroleum hydrocarbons, VOCs, metals such as lead, arsenic, and chromium and a wider suite of analytes including pesticides, herbicides, and dioxins.

5.1.4 Ramboll - High-Level Contaminated Land Summary for Manor Farm, Poyle, August 2021

The site investigation summary was completed by Ramboll UK Limited as a due diligence exercise to support the client's acquisition of the wider Manor Farm site.

The summary indicated that historically 80-90% of the land in the wider area adjacent to the west of the site had been used for gravel extraction and landfill activities from the 1940s to the 1980s, with materials such as inert, industrial, commercial, household waste, special and liquid sludge wastes being disposed of included inert, industrial, commercial, household, special, and liquid sludge wastes. According to regulatory records the deposited waste consisted of construction materials like brick, concrete, plastic, metals, alongside factory drums and 'nauseous substances'.

Wiggins Transport Limited held the last waste license until its surrender in 1980.

Part of the site in the east was used for crushing, sorting, and storage of inert construction and demolition waste, with a permit allowing the treatment of up to 85,000 tonnes of waste annually.

An intrusive investigation was undertaken by Ramboll from 29th July to 2nd August, 2021 and included the drilling of 20no. window sample boreholes and excavation of 18no. trial pits across both the site and the wider area to the west. Of these 4no. window samples and one stockpile sample were located within the site boundary. Two boreholes, WS2 and WS3 were installed in close proximity to the former USTs in the builders yard.

13no. shallow soil samples were taken from the adjacent off-site stockpiles. Additional soil samples were collected throughout the investigation, with one sample taken from soils within the site boundary. These were analysed for a range of determinands including metals, pH, cyanide, total phenols, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH, Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Methyl Tertiary-Butyl Ether (MTBE), Polychlorinated Biphenyls (PCBs) and Per- and Polyfluoroalkyl Substances (PFAS). Results of the sampling in comparison to commercial GAC were noted be low, with no exceedances detected.

Ramboll concluded that concentrations of contaminants in the landfill were elevated but likely did not represent a significant risk to human health, groundwater or nearby surface water bodies.

5.1.5 Ramboll UK Limited, June 2022. Initial Geotechnical Acceptability Appraisal of Stockpiled Material, Manor Farm, Poyle

Ramboll UK Limited was commissioned by abrdn to evaluate the geo-environmental and geotechnical characteristics of the stockpiled materials adjacent to the west of the site and the bunds that surround the builders yard on-site. The primary objective of this project was to further analyse the stockpiles to determine possible uses for the material.

Intrusive investigation works were conducted by Ramboll between 10th and 11th March 2022. Activities included excavation of 90 No. slit trenches, 22 of which were located within the soil bund around the former builders yard areas on-site and into the off-site stockpiles at depths between (1.0m and 2.0m bgl). On-site testing of VOCs in soil samples was undertaken using a photo-ionisation detector (PID); concentrations detected were not significantly elevated with a maximum concentration of 0.5 ppm recorded.

21 No. soil samples were scheduled for testing of heavy metals, sulphates, cyanide, phenols, asbestos, TPH-CWG, BTEX, MTBE, and PAHs, which were screened against Ramboll's GACs.

Geotechnical analysis was undertaken on 40 no. soil samples for moisture content, sieve analysis, sedimentation analysis, compaction, soluble sulphate, and pH. Additional chemical analysis was completed on 2no. samples for landfill Waste Acceptance Criteria (WAC).

One stockpile located outside of the site boundary (Stockpile G) was noted to contain frequent anthropogenic material including brick fragments, concrete, plastic, wood and metal, with soil staining.

Concentrations of metals were typically low or below detection limits with no exceedances for commercial use, however, lead exceeded residential criteria in four samples. PAH concentrations were typically low; however, 17 of all the samples around the wider site showed exceedances for residential use.

Asbestos was detected in one sample, with loose fibres of crocidolite noted at concentrations of <0.001% by volume. Samples analysed for landfill criteria were all below limits for inert waste landfills except for one sample that had a sulphate exceedance. This did not necessitate disposal to a hazardous waste landfill.

Ramboll concluded that there was no evidence of significant contamination observed in the bunds or the stockpiles and that the soil was suitable for re-use as part of a commercial development. *Ramboll notes that the need for the material to remain on-site and the regulatory mechanism for re-use of this soil is to be confirmed.*

5.1.6 Ramboll UK Limited, 2023. Borehole Recovery and Environmental Monitoring for Manor Farm, Poyle, November 2023

Ramboll completed a borehole recovery exercise and subsequent environmental monitoring in November 2023. The primary objective was to conduct groundwater and ground gas monitoring and sampling to update records and identify significant changes compared to previous data.

Borehole recovery works involved re-excavation and reinstatement, although some boreholes were obstructed and inaccessible due to tenant activities. Groundwater measurement, purging, and sampling were conducted, with samples analysed for contaminants such as heavy metals, hydrocarbons, PAHs, and BTEX/MTBE.

Visual and olfactory evidence of contamination such as hydrocarbon and leachate odours were noted in several boreholes. Elevated concentrations of inorganic and organic contaminants were found in groundwater, including ammoniacal nitrogen and iron near the boundary with Colne Brook.

Surface water samples were taken from Colne Brook, both upstream and downstream of the site; testing indicated reduced continuity between on-site groundwater and adjacent surface waters.

Ground gas monitoring focused on methane and carbon dioxide concentrations. Elevated levels were recorded, but with little to no gas flow, indicating inactive gas generation. No significant vapour concentrations were identified during the ground gas monitoring. The site was classified as Characteristic Situation (CS) 3, typical of old landfill sites.

The report concluded that residual contamination was present within groundwater beneath the site, but this was not identified to be impacting on the adjacent surface waters.

6. RISK ASSESSMENT

6.1 Legislative Framework

The regime for contaminated land was set out in Part 2A (ss.78A-78YC) of the Environmental Protection Act 1990 (EPA), as inserted by S.57 of The Environment Act 1995 and came into effect in England on 1st April 2000 as The Contaminated Land (England) Regulations 2000 (SI 2000/227). These regulations were subsequently revoked with the provision of The Contaminated Land (England) Regulations 2006 (SI 2006/1380) (as amended), which came into force in August 2006, and consolidated the previous regulations and amendments. Revised statutory guidance ("the Guidance") for local authorities on how to implement the regime, including the decision-making process on whether land is contaminated land in the legal sense, has been published by Defra and entered into force in April 2012.

Under Part 2A of the EPA Section 78A (2), "contaminated land" is defined as "land which appears… to be in such a condition, by reason of substances in, on or under the land, that:

a) significant harm is being caused or there is a significant possibility of such harm being caused[4]; or

b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused".

The pollution of controlled waters is defined in Section 78A(9) of the Act as "the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter".

6.2 Risk Assessment Framework

"Significant harm" or "significant pollution of controlled waters" is defined in the Guidance on risk-based criteria and must be the result of one or more relevant 'contaminant linkages' relating to the land.

The presence of a contaminant linkage relies on the Source-Pathway-Receptor concept, where all three (3) factors must be present and potentially or actually linked for a potential risk to exist. For a risk of pollution or environmental harm to occur as a result of ground contamination, all of the following elements must be present:

- A source - a substance that is capable of causing pollution or harm;
- A receptor - something which could be adversely affected by the contaminant; and
- A pathway - a route by which the contaminant can reach the receptor.

If one of these elements is absent there can be no significant risk. If all are present then the magnitude of the risk is a function of the magnitude and mobility of the source, the sensitivity of the receptor and the nature of the migration pathway.

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

Table 6.1: Classification of Risk (after NHBC/EA 2008)

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very high	High	Moderate	Low
	Likely	High	Moderate	Moderate/Low	Low

[4] Water Act 2003 (Commencement No. 11) Order 2012

Low Likelihood	Moderate	Moderate/ Low	Low	Very low
Unlikely	Moderate/ Low	Low	Very low	Very low

6.3 Preliminary Risk Assessment

A preliminary conceptual site model has been developed and qualitative preliminary risk assessment undertaken to identify and assess the potential risks associated with environmental conditions at and in the vicinity of the site based on the available information. This is presented in Table 6.2.

This considers future receptors in the context of the proposed datacentre scheme and battery storage site i.e. commercial use, though the BESS will be an unmanned facility with occasional maintenance visits.

Table 6 -2: Conceptual Site Model

Source	Pathway	Potential Receptor	Potential Consequence	Probability of Risk	Level of Risk
On-site					
Gravel extraction, processing and washing activities, infilled ground and landfilling (various contaminants associated with the presence and degradation of waste materials including organic and inorganic contaminants, including, but not limited to, ammoniacal nitrogen, dioxins and perfluorinated compounds) Former builders yard activities Presence of two former USTs (1940's to 1980's) (diesel) in the northern- portion of the site Electricity substation (oils and PCBs) in the northern- portion of the site	Leaching to Groundwater & Groundwater Flow	Off-site Principal Aquifer	Mild	Likely	**Low to Moderate**
		Secondary A Aquifer / Principal Aquifer (beneath London Clay)	Mild	Unlikely	**Very Low**
		Surface watercourses (Poyle Channel)	Medium	Unlikely	**Low**
		Surface watercourses (Colne Brook)	Mild	Unlikely	**Very low**
	Dermal contact/ ingestion of soils/ dust/ inhalation of dusts/ fibres	Current residential site users	Severe	Unlikely	**Low to Moderate**
		Future site users	Severe	Low Likelihood	**Moderate**
		Construction workers	Severe	Likely	***Low**
		Adjacent site users	Medium	Low Likelihood	**Low to Moderate**
	Ground gas and vapour generation	Current residential site users	Severe	Unlikely	**Low to Moderate**
		Future site users	Severe	Likely	**High**

Source	Pathway	Potential Receptor	Potential Consequence	Probability of Risk	Level of Risk
		Adjacent site users	Medium	Low likelihood	**Low to Moderate**
		On-site buildings and structures	Severe	Likely	**High**
Off-site					
Industrial/Trading Estate to the east Landfills adjacent to the west and north and in the wider surrounds. Potential contaminants include heavy metals, petroleum hydrocarbons, PAHs, VOCs, SVOCs, PCBs, ground gases and asbestos.	Leaching and movement on to site via Groundwater Flow	On-site groundwater in Principal and Secondary A Aquifers	Mild	Likely	**Low to Moderate**
	Ground gas and vapours from landfill	Current residential site users	Medium	Low Likelihood	**Low to Moderate**
		On-site buildings and structures	Medium	Low Likelihood	**Low to Moderate**
		Future site users	Medium	Low Likelihood	**Low to moderate**

Notes:

- Assessment completed assuming site in current condition. Should site levels be altered during development, a reassessment would be required.
- Should the development proposals alter significantly a review of this risk assessment may be required.
- * Given the use of appropriate PPE and on-site health and safety precautions, risk to construction workers would be reduced to low.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 Summary of Key Findings

The Contaminated Land Phase I Preliminary Risk Assessment (PRA) has been to assist in the proposed demolition of existing buildings and the redevelopment of the site to comprise a Data Centre (Use Class B8) and Battery Energy Storage System (BESS) with ancillary substation, welfare and guard buildings, offices, associated plant, emergency backup generators and associated fuel storage, landscaping, sustainable drainage systems, car and cycle parking, and new and amended vehicular and emergency access from Poyle Road.

The site comprises two main areas, which are connected by a strip of land that runs from north to south. The southern parcel comprises approximately ~25% of the site and consists of vacant former agricultural land and some derelict metal sheds with a footpath running from west to east along its northern extent. The north-east section consists of two large areas used for airport car parking, whilst the central and western areas of the northern section comprise a mix of light industrial and commercial units. A residential building is situated in the east adjacent to the site access road leading from Poyle Road. The central area of the site comprises a narrow strip of land running from north to south. Thames Wire Metalworks, a metal fabricator warehouse with smaller ancillary buildings and areas of car parking and materials storage is located in the north of this area.

The south and a marginal area in the north-west of the site has historically been subject to widespread gravel extraction and then used as a landfill (1948-1980, licensed from 1974). The northern portion of the site appears to comprise more re-worked natural deposits and construction wastes and this aligns to the regulatory records of the extent of the landfill. Infilled ground in the south of the site typically contained a mixture of construction wastes as well as plastic, timber and bagged plastic waste. There is no record or evidence of the landfill being provided with engineered controls such as a landfill cap, walls or basal layer and so effectively acts as a 'dilute and disperse' landfill. The landfill extended off to the west and a separate landfill was present to the immediate north of a similar age.

In general terms there is the potential for ground contamination to exist associated with prior activities i.e. the landfill/infill and also two historical underground storage tanks in the north-east.

The site is considered to be situated in an area of moderate sensitivity with respect to groundwater resources due to the underlying Secondary A/Principal aquifers, which are underlain by the low permeability London Clay.

The nearest identified watercourse is the Poyle Channel (culverted), located along the northern boundary that flows into the Colne Brook. The Poyle channel is understood to be heavily modified and culverted and therefore may not be in direct continuity with on-site receptors. There are no active licensed surface water abstractions within 2 km of the site.

Groundwater flow was most recently recorded to the east towards the trading estate and a layer of alluvium along the northern edge of the site may be limiting the potential for groundwater flow and migration to the north.

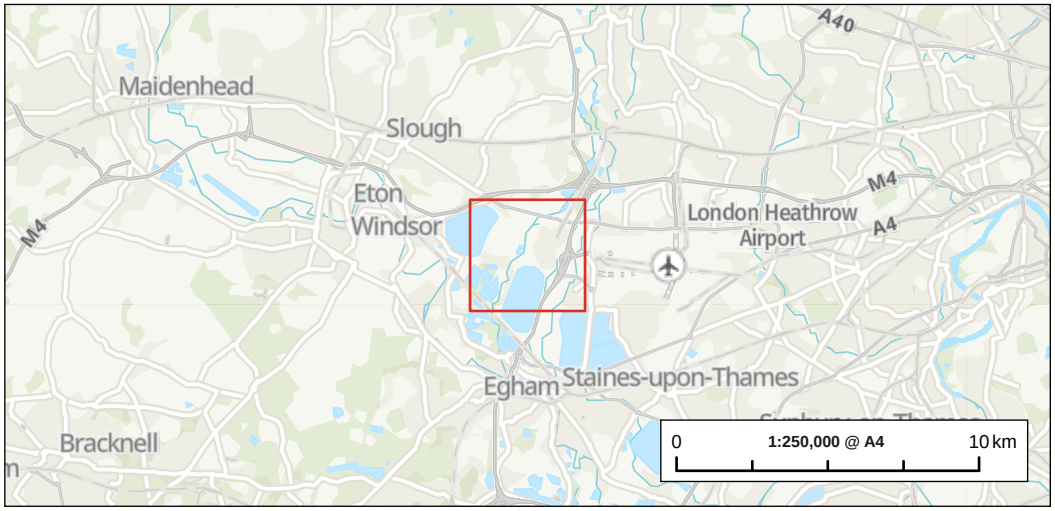
The preliminary risk assessment for the site has identified a high risk to construction workers from Made Ground beneath the site, which will be lowered with provision of PPE and good environmental site practices. Potential severe risks are identified in relation to future site users and very low to low/moderate risks to controlled waters receptors. The available groundwater and surface water testing conducted by Ramboll to date indicates that on-site groundwater is not significantly impacting adjacent surface water resources.

The proposed scheme offers the potential to further reduce environmental risks through capping the site removing the USTs and associated residual contamination and reducing infiltration; whilst including protection measures for future site users.

The site has been subject to a degree of intrusive investigation already and from initial discussion with the Environmental Health Officer this was considered likely to be suitable to characterise the site for the purposes of a planning permission (in terms of human health risks). However, there has been no interpretation to this data and as a next step a Generic Quantitative Risk Assessment taking account of all available data is necessary. This will inform the need for further investigation and potential remedial measures following a staged process of assessment in accordance with LCRM.

APPENDIX 1
FIGURES

SBC PLANNING
RECEIVED : 17.12.2024



RAMBOLL	Figure Title: Site Location	Project Name: Manor Farm, Poyle, Slough, UK	Date: December 2024	
			Prepared By: PH / CT	Figure No.: 1
	Client: **Manor Farm Propco Limited**	Project No./Filery ID: 1620016166-006 / REH2023N02678	Scale: As Shown	Revision: 2.0

1620016166-RAM-MA-ZZ-00010_SiteLoc_03.pagx

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.

Legend

- Development Boundary
- Adjacent Ownership Boundary

Figure Title
Site Layout

Project Name
Manor Farm, Poyle, Slough, UK

Project No./Filery ID
1620016166-006 / REH2023N02678

Date	Figure No.	Revision
December 2024	2	2.0

Prepared By	Scale
PH / CT	1:5,000 @A3

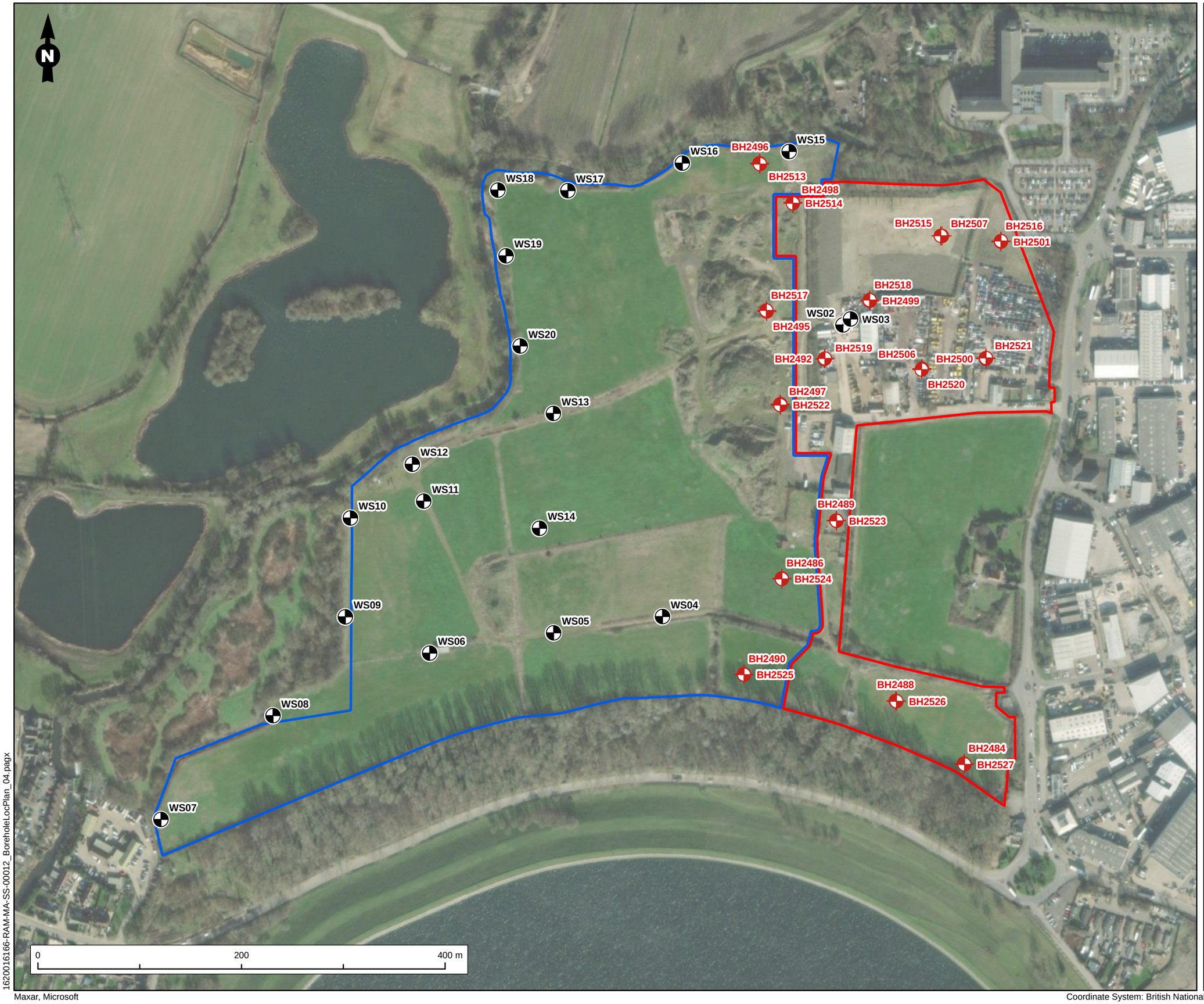
Client
Manor Farm Propco Limited

RAMBOLL

1620016166-RAM-MA-ZZ-00011_SiteLayout_04.pagx

Maxar, Microsoft

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.



Legend

- Development Boundary
- Adjacent Ownership Boundary
- Window Sample (Ramboll)
- Borehole (HAL)

Figure Title
Borehole Location Plan

Project Name
Manor Farm, Poyle, Slough, UK

Project No./Filery ID
1620016166-006 / REH2023N02678

Date	Figure No.	Revision
December 2024	3	2.0

Prepared By	Scale
PH / CT	1:3,500 @A3

Client
Manor Farm Propco Limited

RAMBOLL

1620016166-RAM-MA-SS-00012_BoreholeLocPlan_04.pagx

Maxar, Microsoft

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.

Legend

- Development Boundary
- Adjacent Ownership Boundary
- Regulatory Record of Historic Landfill
- Window Sample (Ramboll)
- Borehole (HAL)
- Window Sample (Ramboll)

Figure Title
Potential Extent of Historic Landfill

Project Name
Manor Farm, Poyle, Slough, UK

Project No./Filery ID
1620016166-006 / REH2023N02678

Date	Figure No.	Revision
December 2024	4	2.0

Prepared By	Scale
PH / CT	1:3,500 @A3

Client
Manor Farm Propco LImited

RAMBOLL

1620016166-RAM-MA-SS-00013_HistoricLandfill_05.pagx

Maxar, Microsoft

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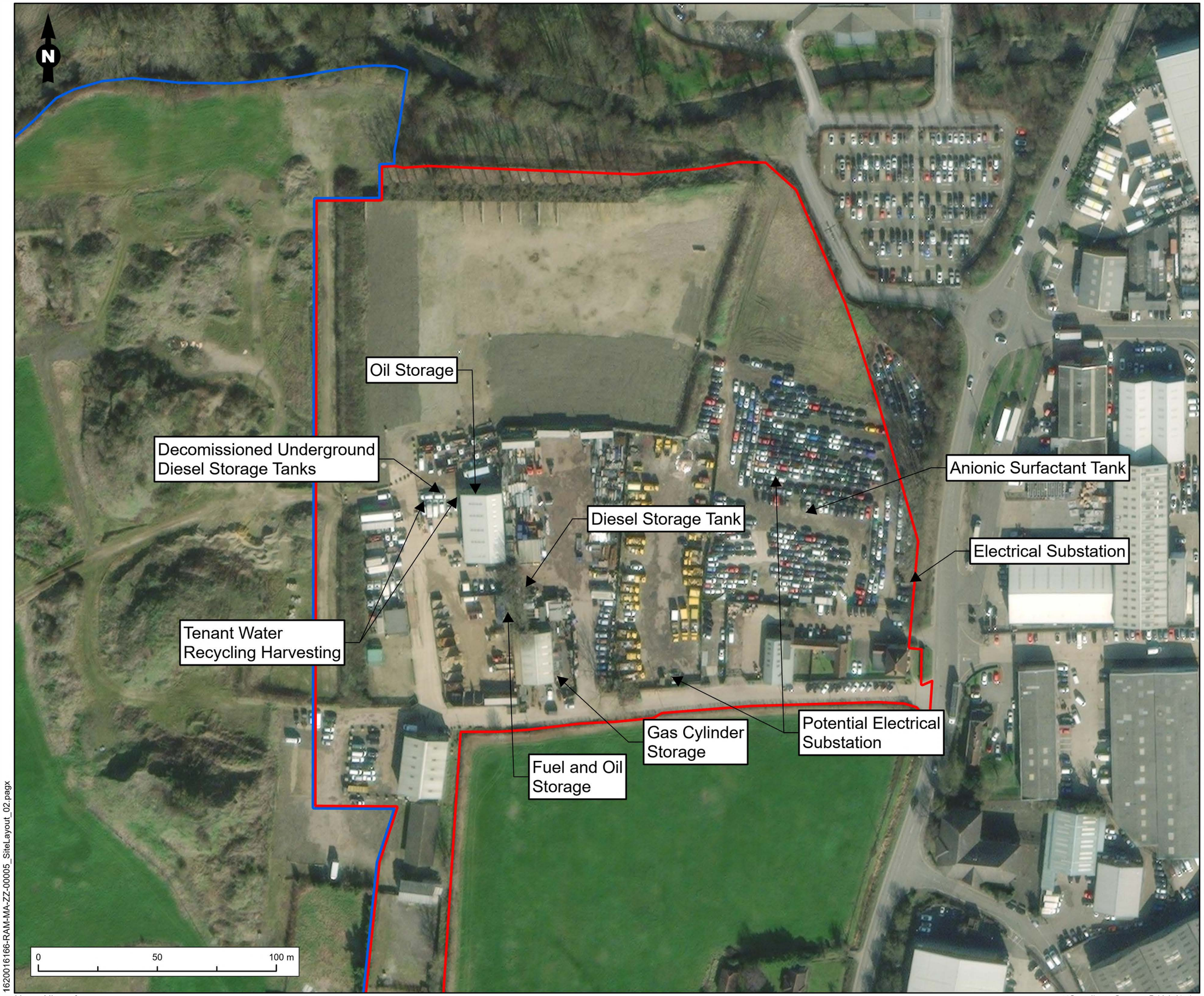


Legend

- Development Boundary
- Adjacent Ownership Boundary

Figure Title
Site Layout Plan

Project Name
Manor Farm Borehole Recovery and Environmental Monitoring

Project No./Filery ID
1620016166 / REH2023N02678

Date	Figure No.	Revision
August 2024	5	2.0

Prepared By	Scale
PH	1:1,500 @A3

Client
Manor Farm Propco Ltd

RAMBOLL

1620016166-RAM-MA-ZZ-00005_SiteLayout_02.pagx

Maxar, Microsoft

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.

APPENDIX 2
SITE PHOTOGRAPH

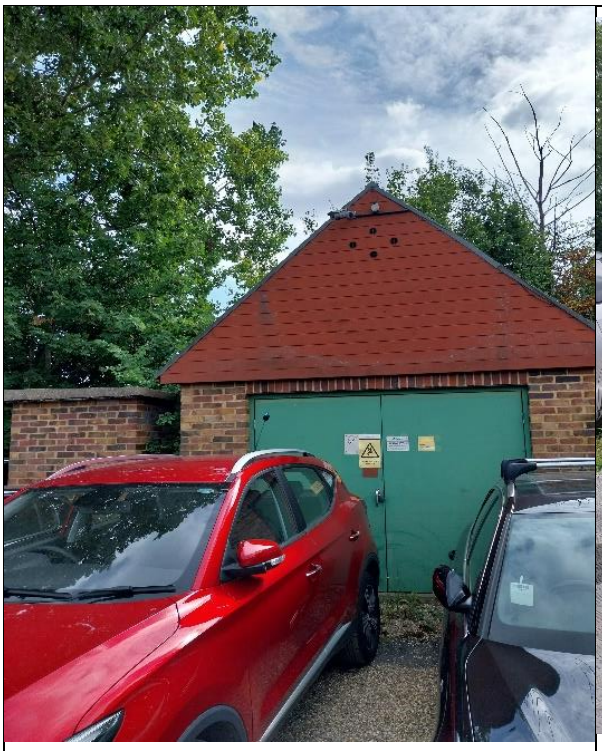


Photo 1: Electrical substation present in the north-east (car-park) of the site.

Photo 2: Storage tank (Anionic surfactant) present in the north (carpark) of the site.

Photo 3: General and recycling waste bins stored near the residential buildings and car park in the north-east.

Photo 4: Empty recycling bins outside APC along the site access road.

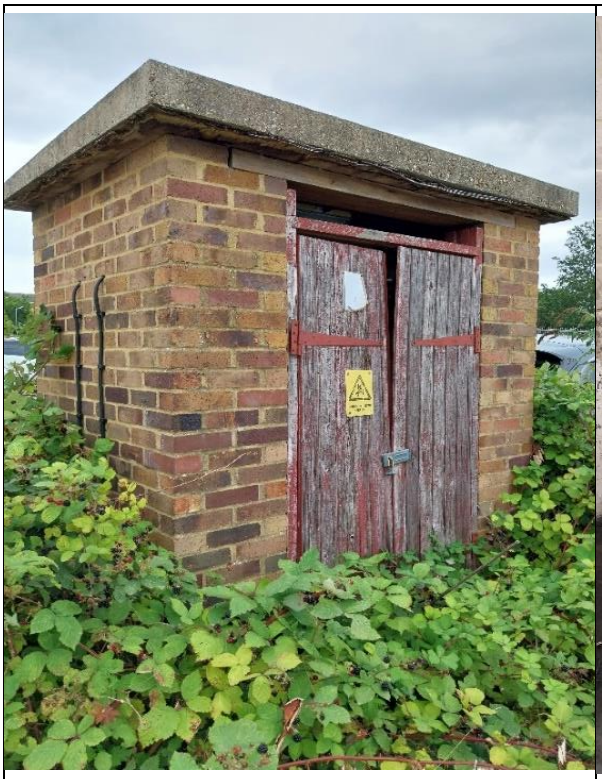


Photo 5: A potential electricity substation in the car park in the northern region of the site.	Photo 6: Storage of waste oils and extensive staining in the FVTH waste oil storage area
	
Photo 7: Storage of waste oils and extensive staining in the FVTH waste oil storage area.	Photo 8: Storage of an IBC containing Ad Blue on concrete in the FVTH servicing area.

Photo 8: Other chemical storage in the FVTH service area.

Photo 9: Large water tank stored outside FVTH.

Photo 10: Location of IBCs stored on hardstanding in the external FVTH yard.

Photo 11: An oil storage tank with staining observed beneath in IAG aggregates.

Photo 11: A fuel storage tank with staining beneath in IAG aggregates.

Photo 12: Other chemical storage in IAG aggregates.

Photo 13: Gas cylinders stored in an external yard in the Sparks Welding Services site.

Photo 14: Storage of oher chemicals in an external yard of Sparks Welding Services.

Photo 15: An externally located 8,500 L diesel tank in A S Transport with staining observed beneath.

Photo 16: Gas cylinders stored externally in A S Transport.

Photo 17: Waste oil storage in A S Transport.

Photo 18: Storage of Ad Blue IBC in A S Transport.

	
Photo 19: A potential electricity substation in the car park between APC and A S Transport in the north of the site.	Photo 20: Residential area in the north-eastern boundary of site.
	
Photo 21: Small metal structures located in the southern area of the site.	Photo 22: Fenceline along the northern edge of the southern parcel of the site.

Photo 23: Parcel of land in the south and a small metal structure.

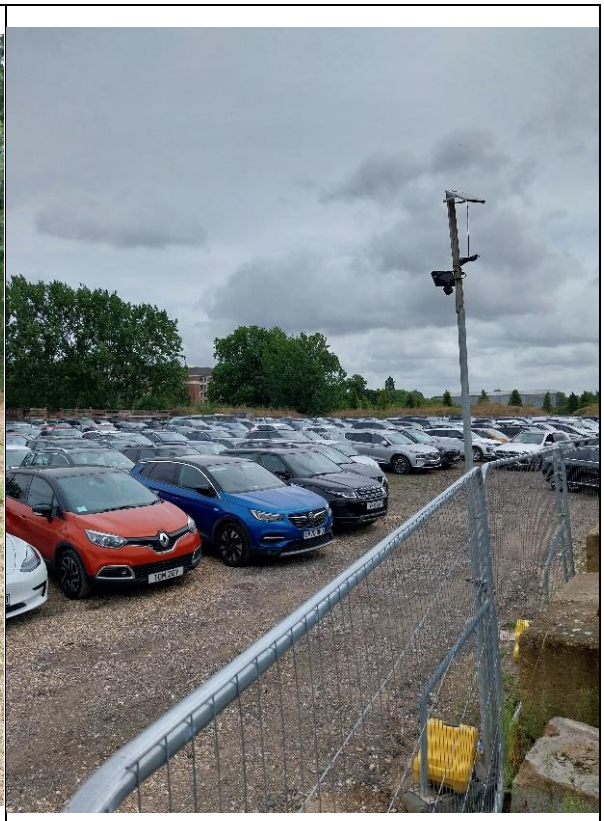
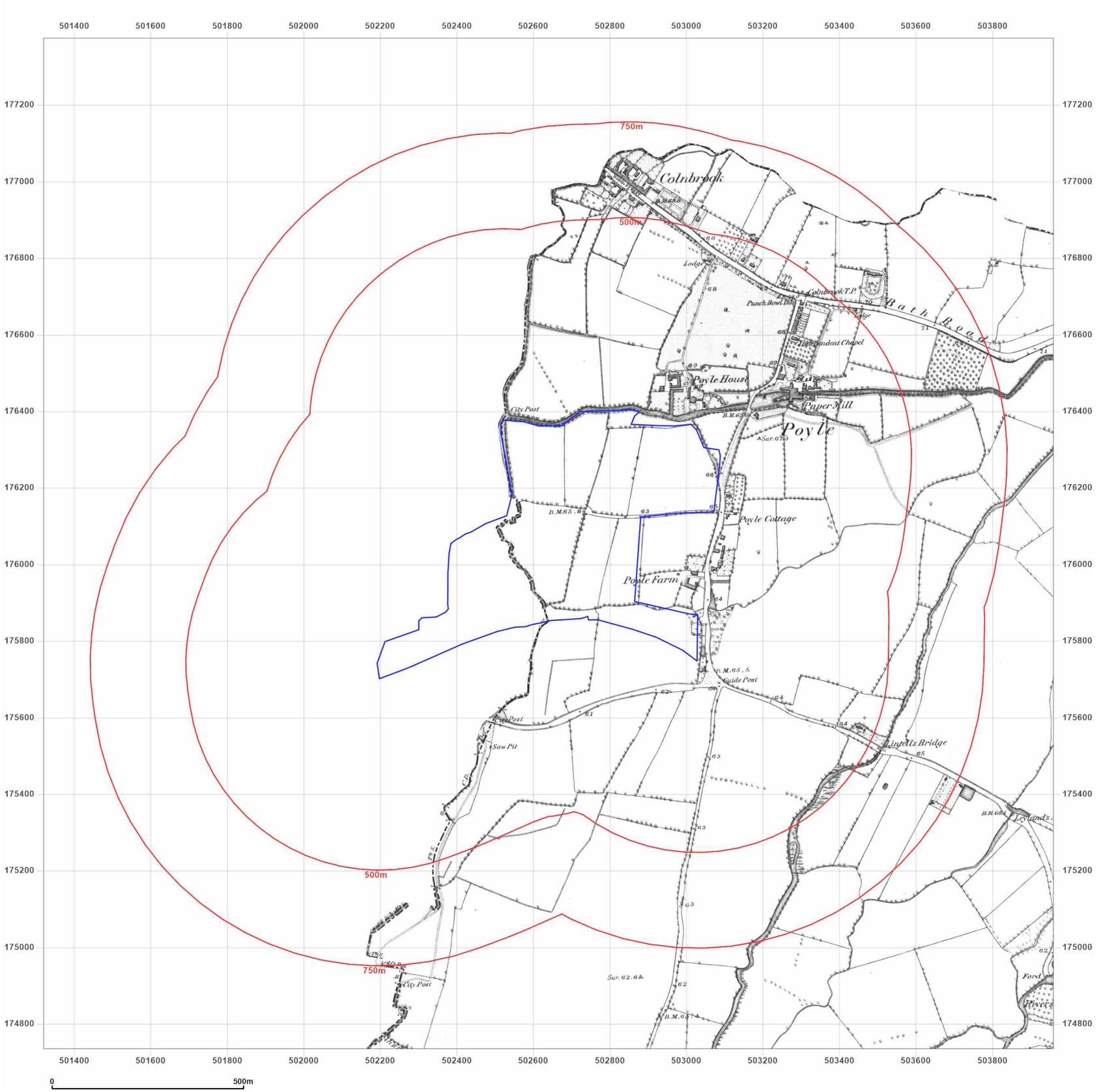


Photo 24: Area of airport carparking in the north of the site.

Photo 24: View of the soil bunds in the west of the site.

Photo 25: The south-west extent of the site.

APPENDIX 3
HISTORICAL MAPS



RAMBOLL

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Manor Farm, Poyle, SL3 0BL

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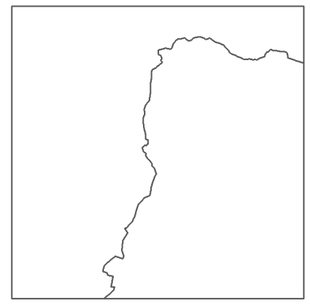

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Revised 1865
Edition N/A
Copyright N/A
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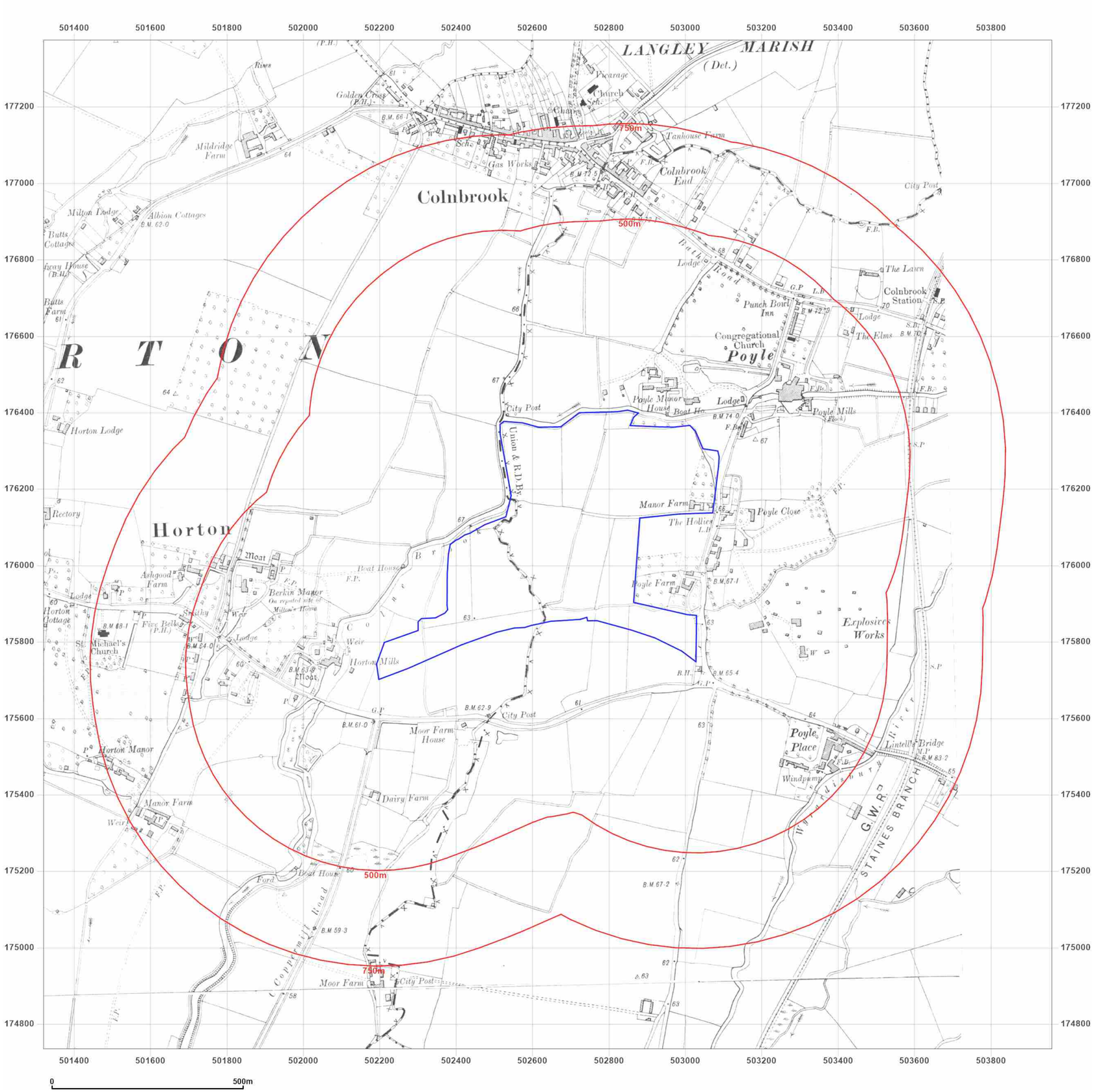

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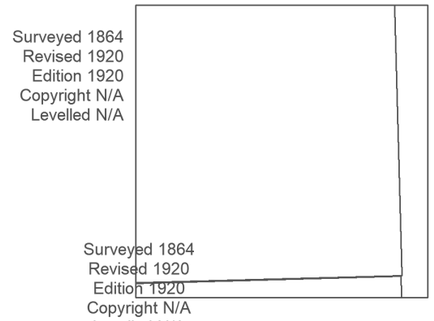

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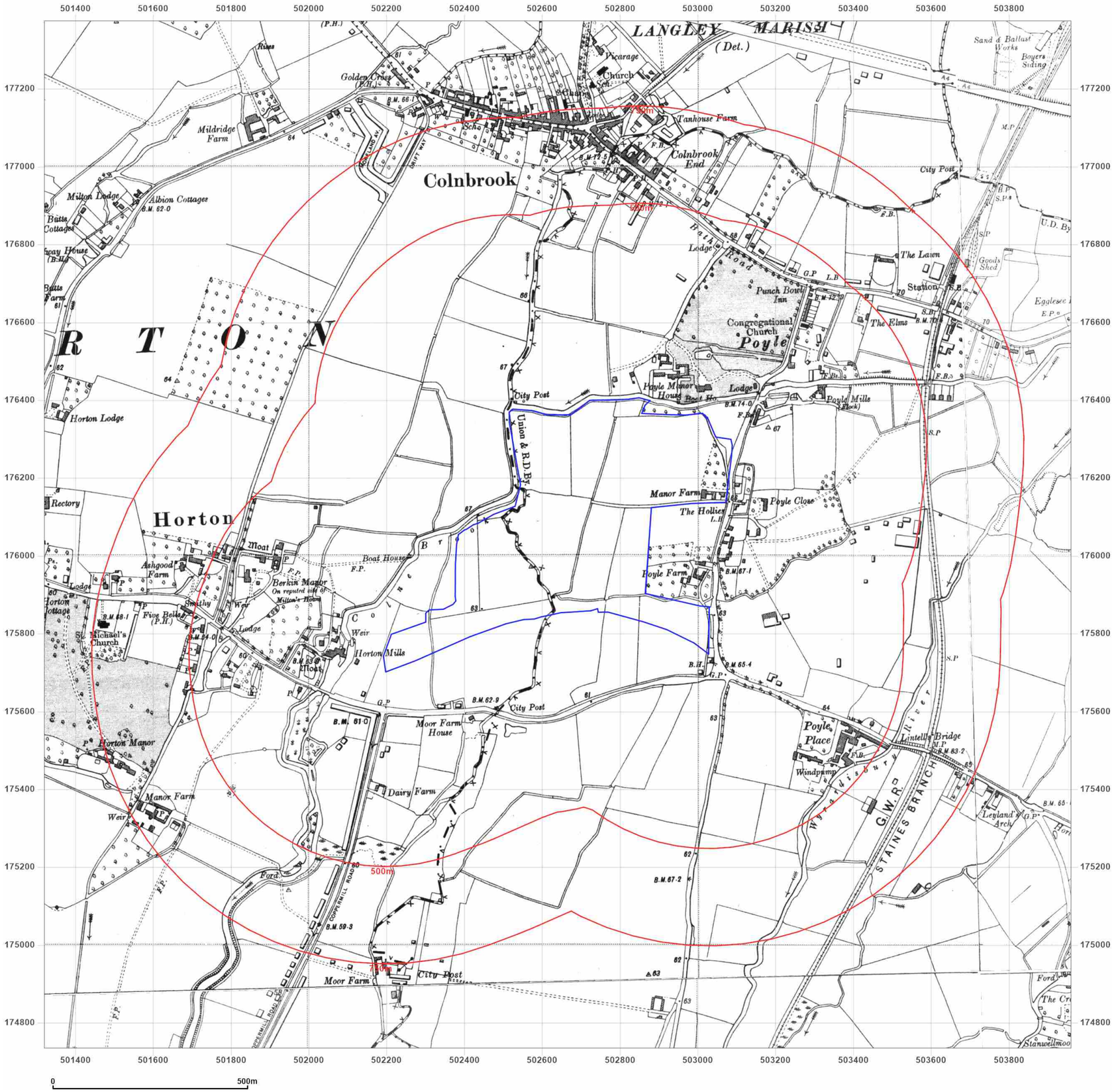

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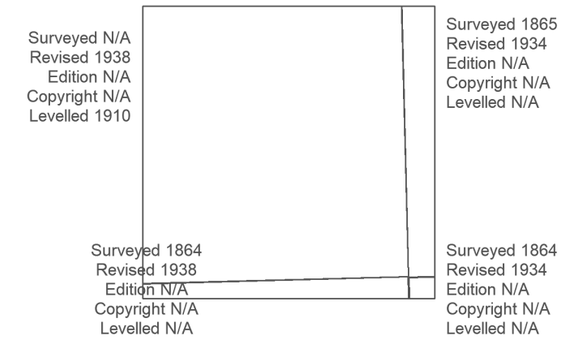

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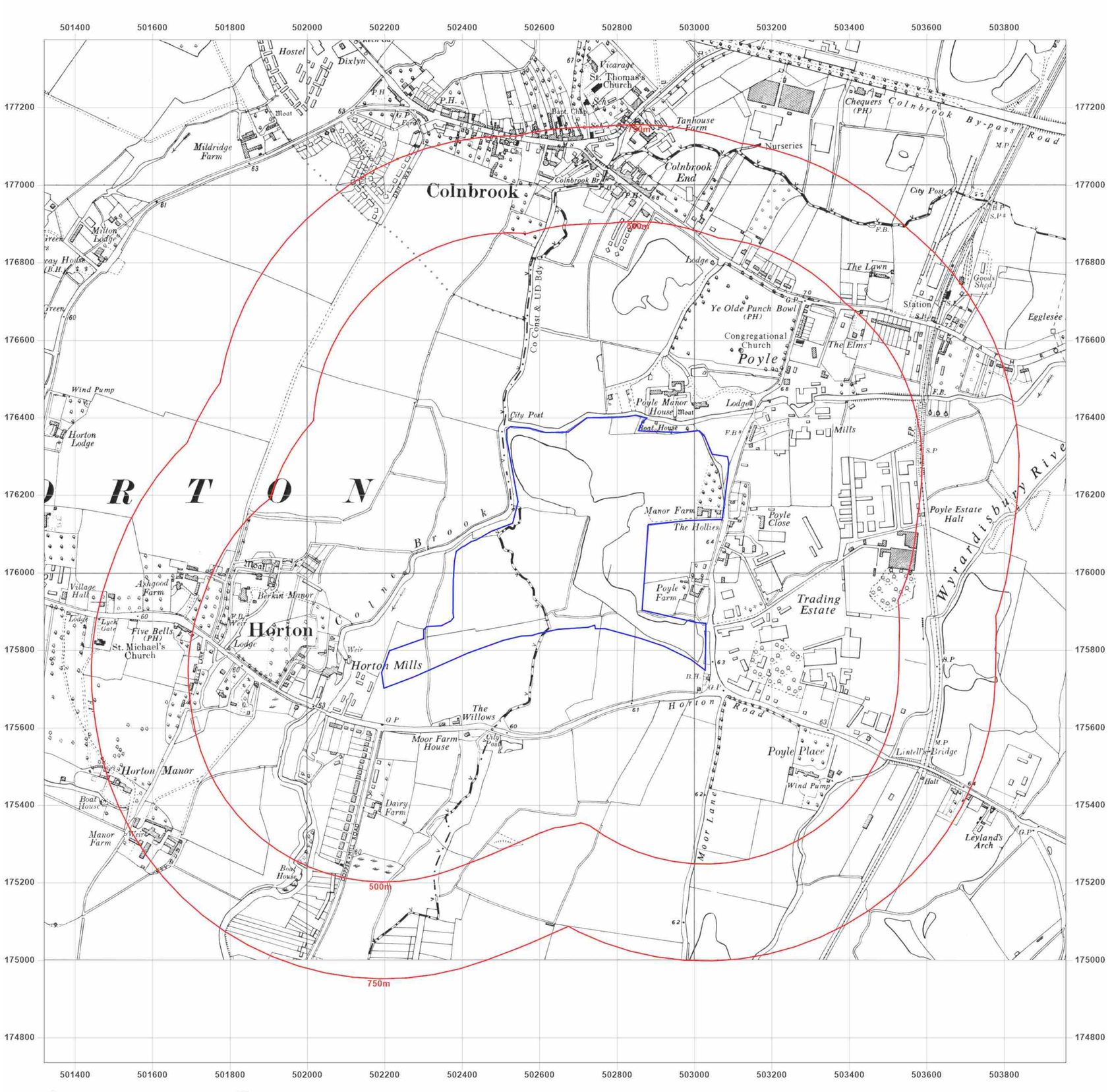

RAMBOLL

Site Details:

Manor Farm, Poyle, SL3 0BL

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Grid Ref: 502639, 176054

Map Name: Provisional

Map date: **1965**

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Printed at: 1:10,560

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Edition 1960
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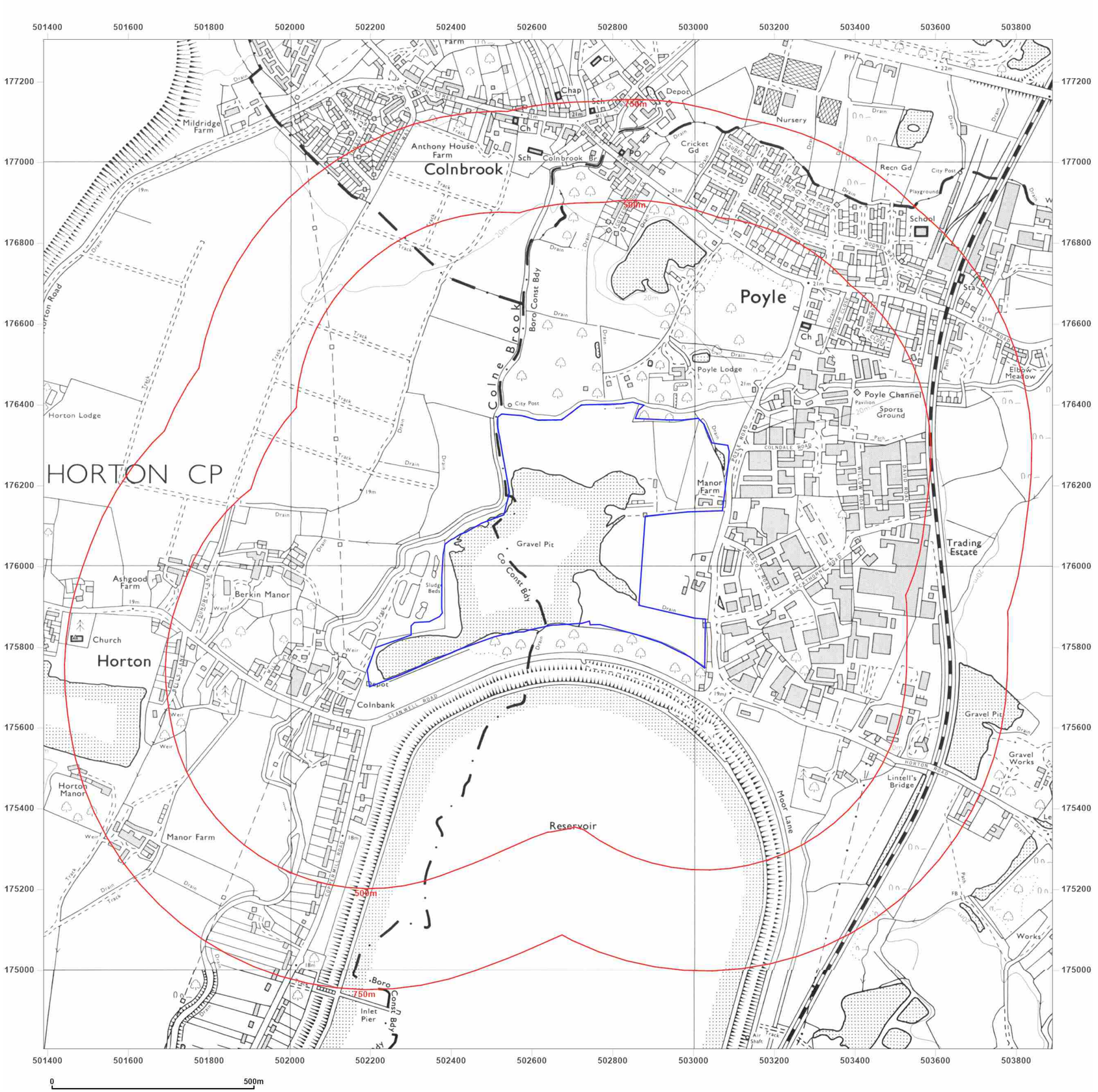

Site Details:

Manor Farm, Poyle, SL3 0BL

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Report Ref: RMBL-CCQ-GAH-VKE-C6I
Grid Ref: 502639, 176054

Map Name: National Grid

Map date: **1973-1974**

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Printed at: 1:10,000

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Surveyed 1974
Revised 1974
Edition N/A
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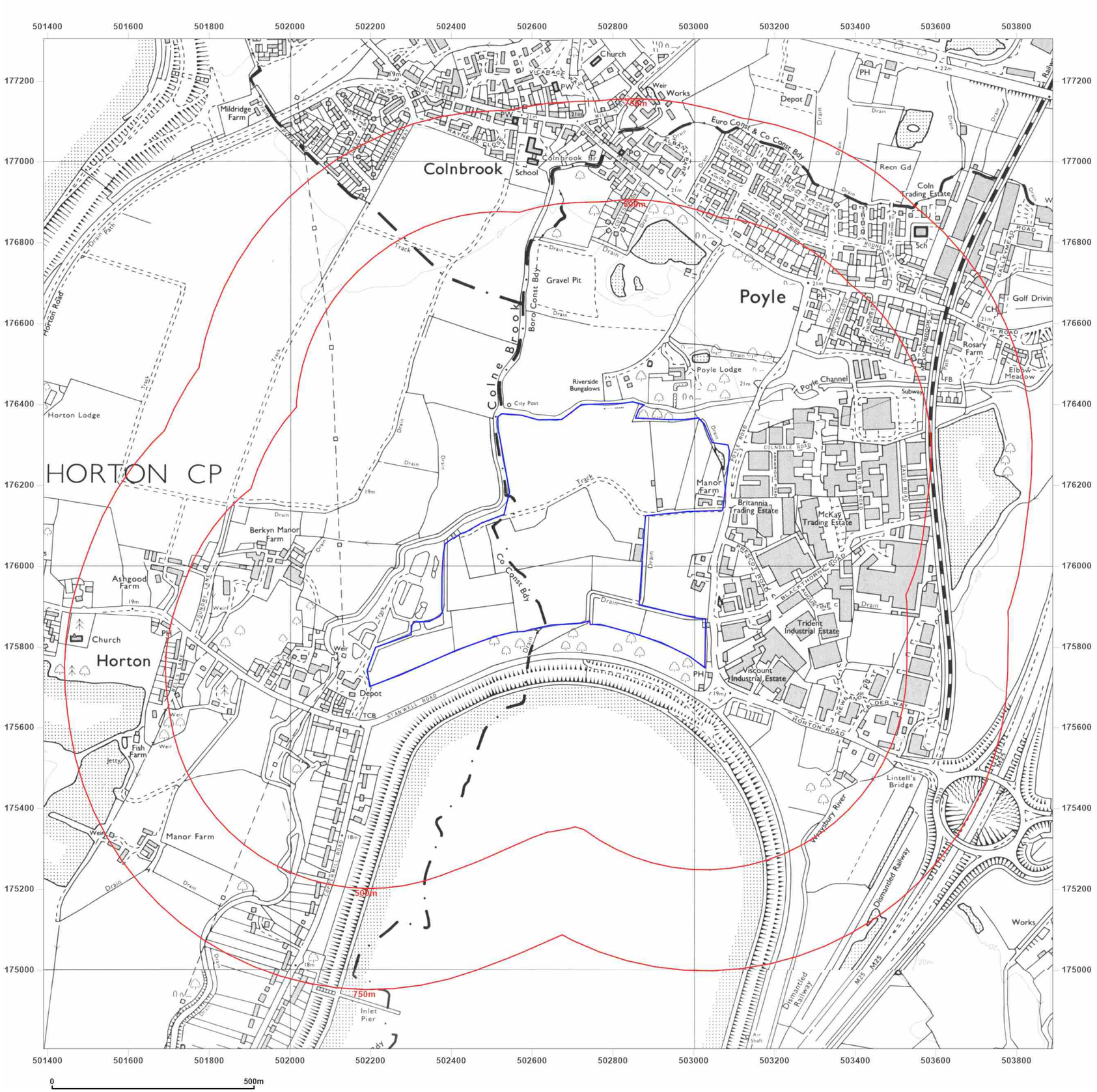

RAMBOLL

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Manor Farm, Poyle, SL3 0BL

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Revised 1984
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Client Ref: 1620062358
Report Ref: RMBL-CCQ-GAH-VKE-C6I
Grid Ref: 502639, 176054

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

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RAMBOLL

Site Details:

Manor Farm, Poyle, SL3 0BL

Client Ref: 1620062358
Report Ref: RMBL-CCQ-GAH-VKE-C6I_LS_2_1
Grid Ref: 502952, 175741

Map Name: County Series

Map date: **1866**

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Printed at: 1:2,500

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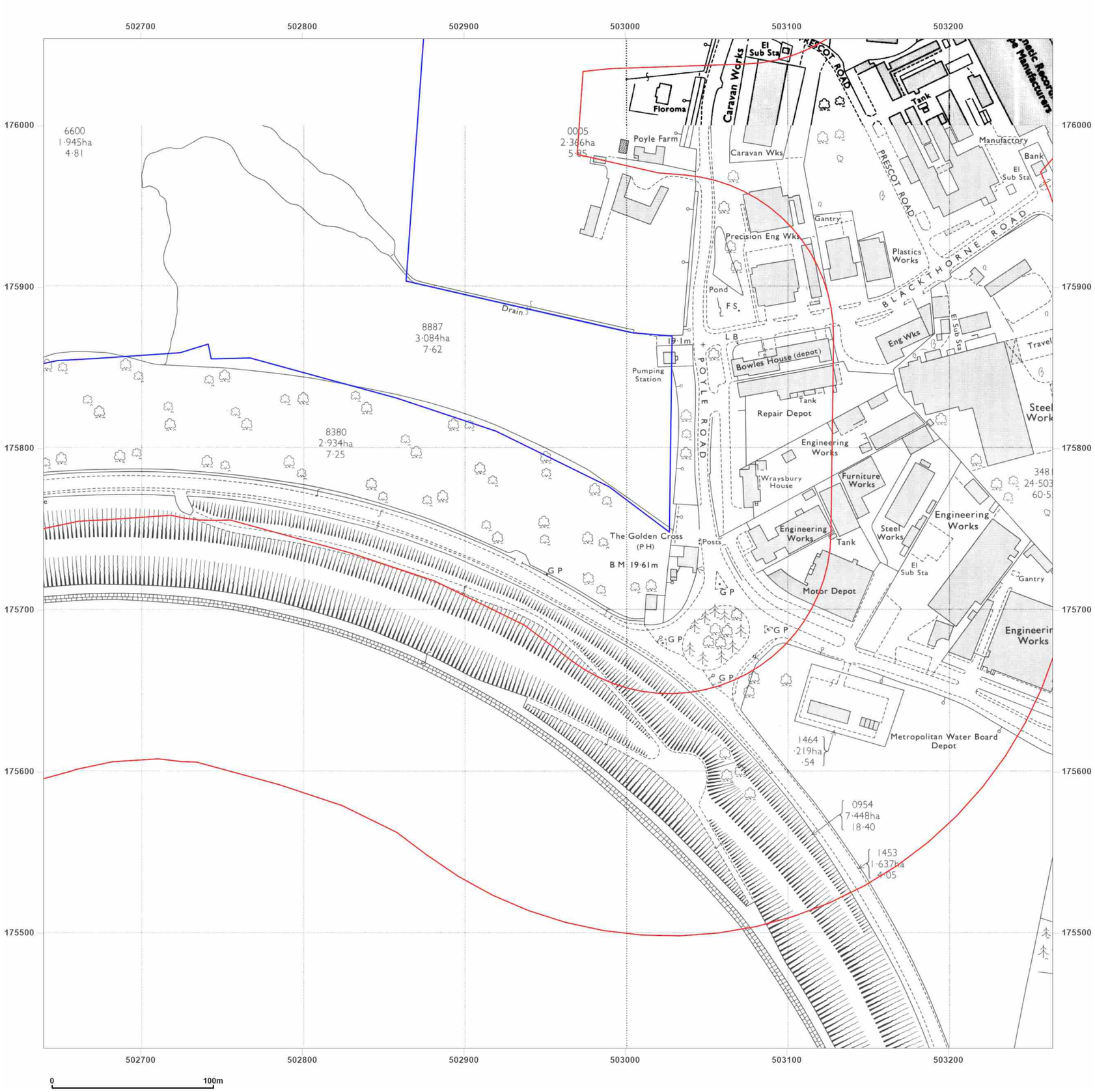

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Map date: **1972**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1971
Revised 1971
Edition N/A
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Levelled 1957

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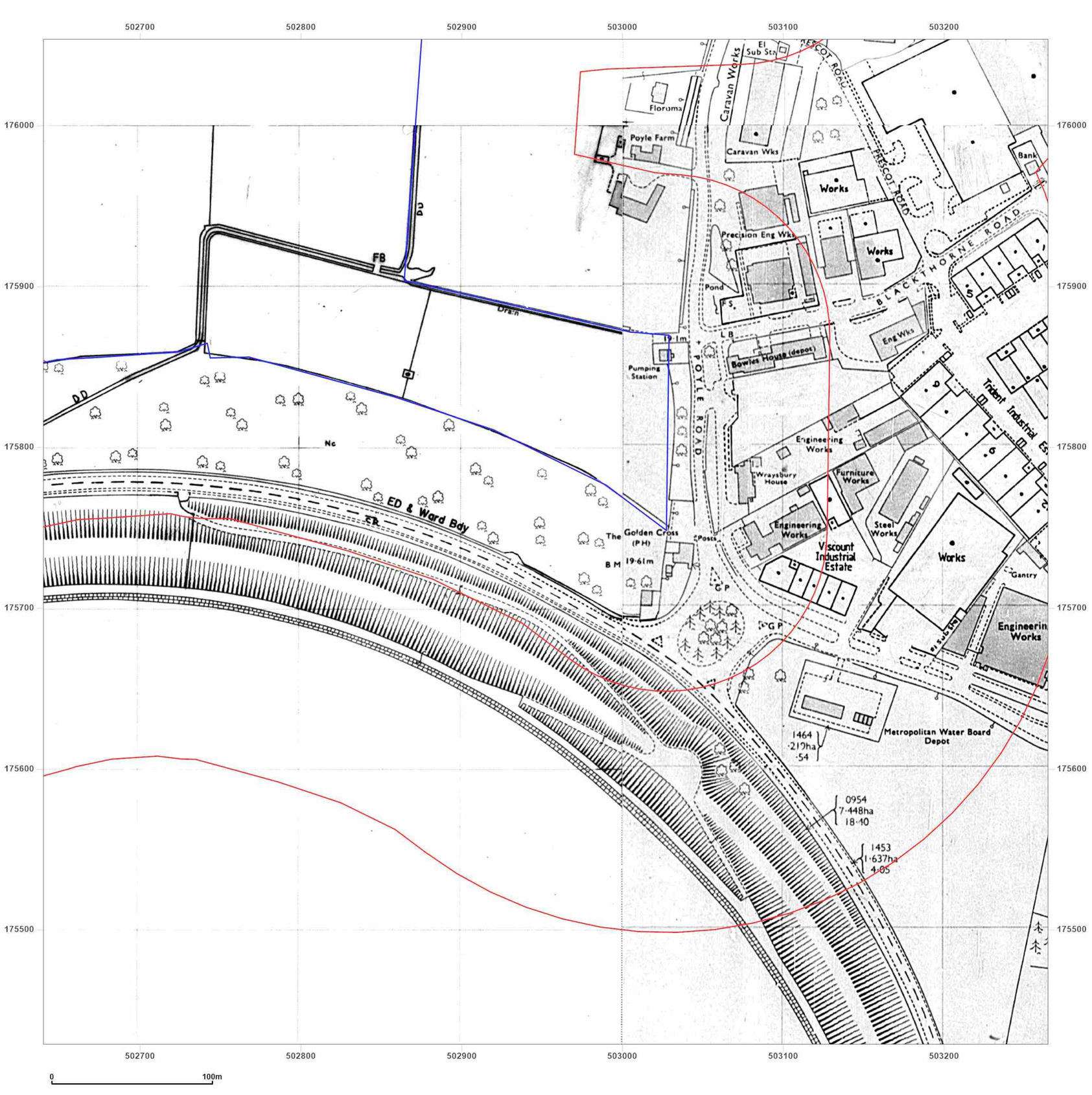

RAMBOLL

Site Details:

Manor Farm, Poyle, SL3 0BL

Client Ref: 1620062358
Report Ref: RMBL-CCQ-GAH-VKE-C6I_LS_2_1
Grid Ref: 502952, 175741

Map Name: National Grid
Map date: **1983-1988**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1957
Revised 1983
Edition N/A
Copyright 1983
Levelled 1957

Surveyed 1957
Revised 1988
Edition N/A
Copyright 1988
Levelled 1957

Surveyed 1957
Revised 1983
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Site Details:

Manor Farm, Poyle, SL3 0BL

Client Ref: 1620062358
Report Ref: RMBL-CCQ-GAH-VKE-C6I_LS_2_1
Grid Ref: 502952, 175741

Map Name: National Grid

Map date: **1989-1992**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1957
Revised 1989
Edition N/A
Copyright 1989
Levelled 1957

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

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Revised N/A
Edition N/A
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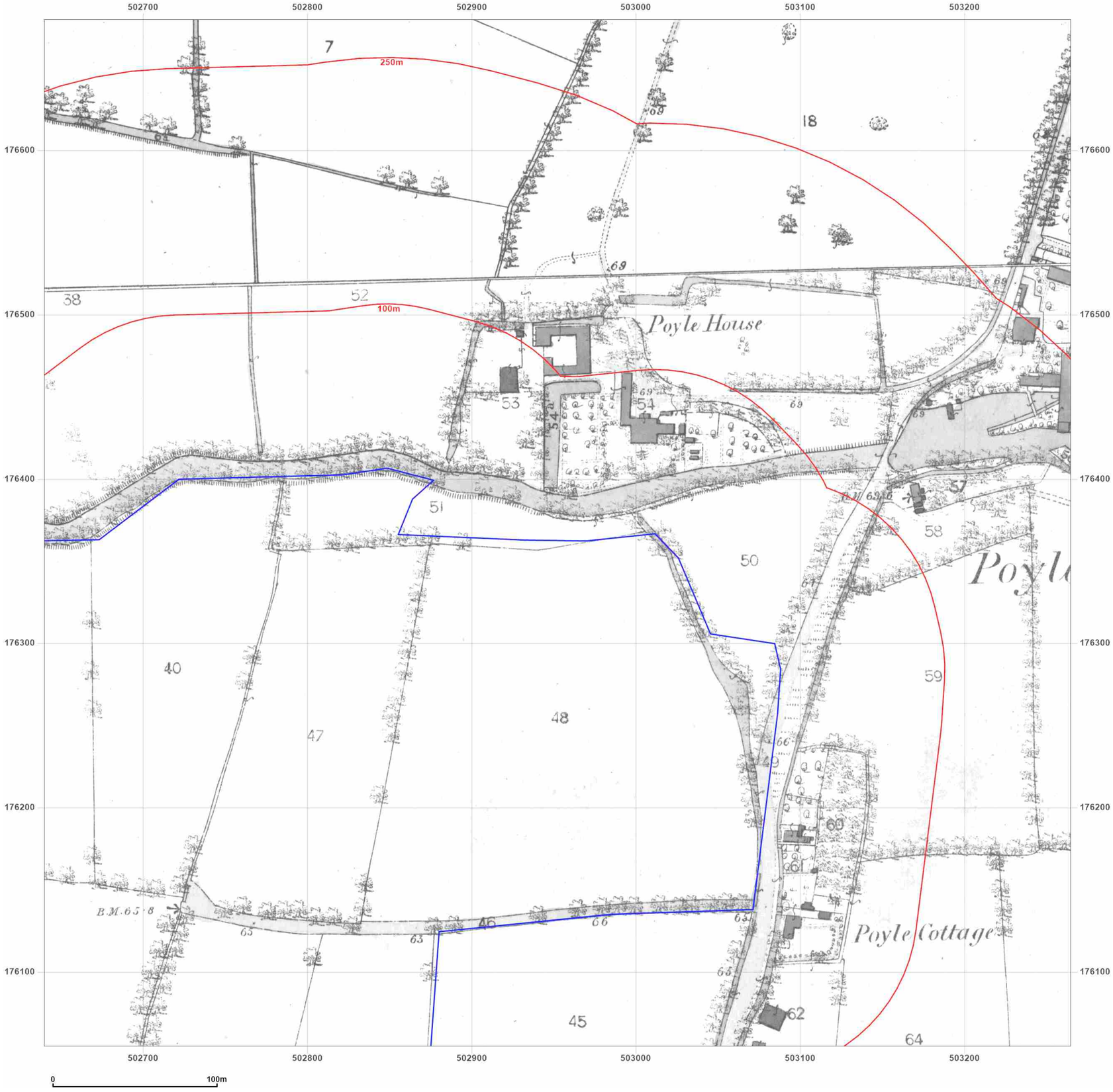

RAMBOLL

Site Details:

Manor Farm, Poyle, SL3 0BL

Client Ref: 1620062358
Report Ref: RMBL-CCQ-GAH-VKE-C6I_LS_2_2
Grid Ref: 502952, 176367

Map Name: County Series

Map date: **1866**

Scale: 1:2,500

Printed at: 1:2,500

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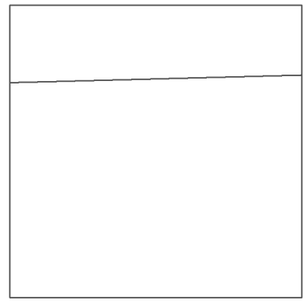
Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A



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Revised 1866
Edition N/A
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Production date: 29 July 2024

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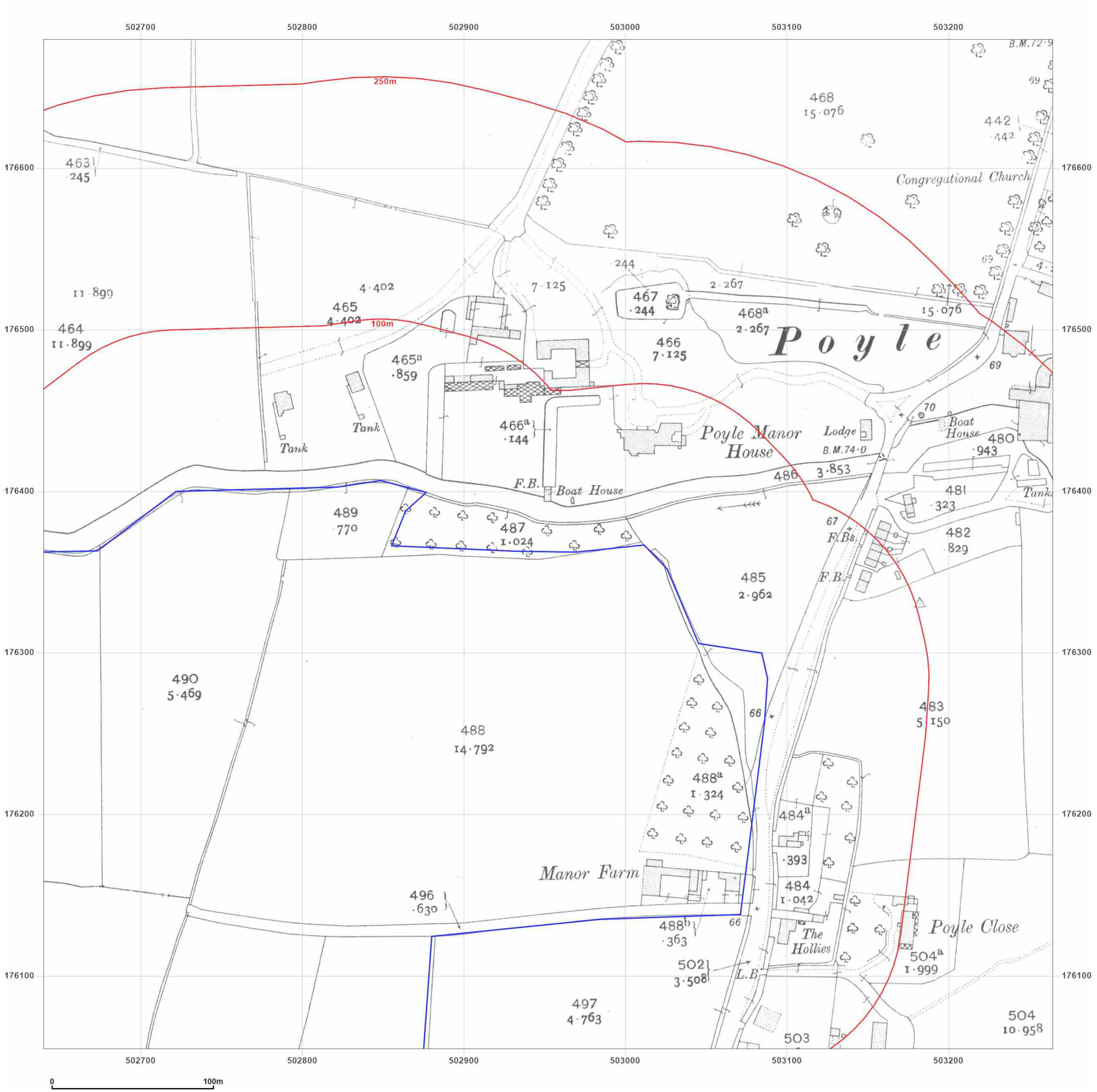

Site Details:

Manor Farm, Poyle, SL3 0BL

Client Ref: 1620062358
Report Ref: RMBL-CCQ-GAH-VKE-C6I_LS_2_2
Grid Ref: 502952, 176367

Map Name: County Series

Map date: **1914**

Scale: 1:2,500

Printed at: 1:2,500

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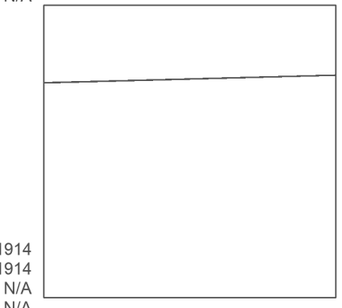
Surveyed 1914
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A



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

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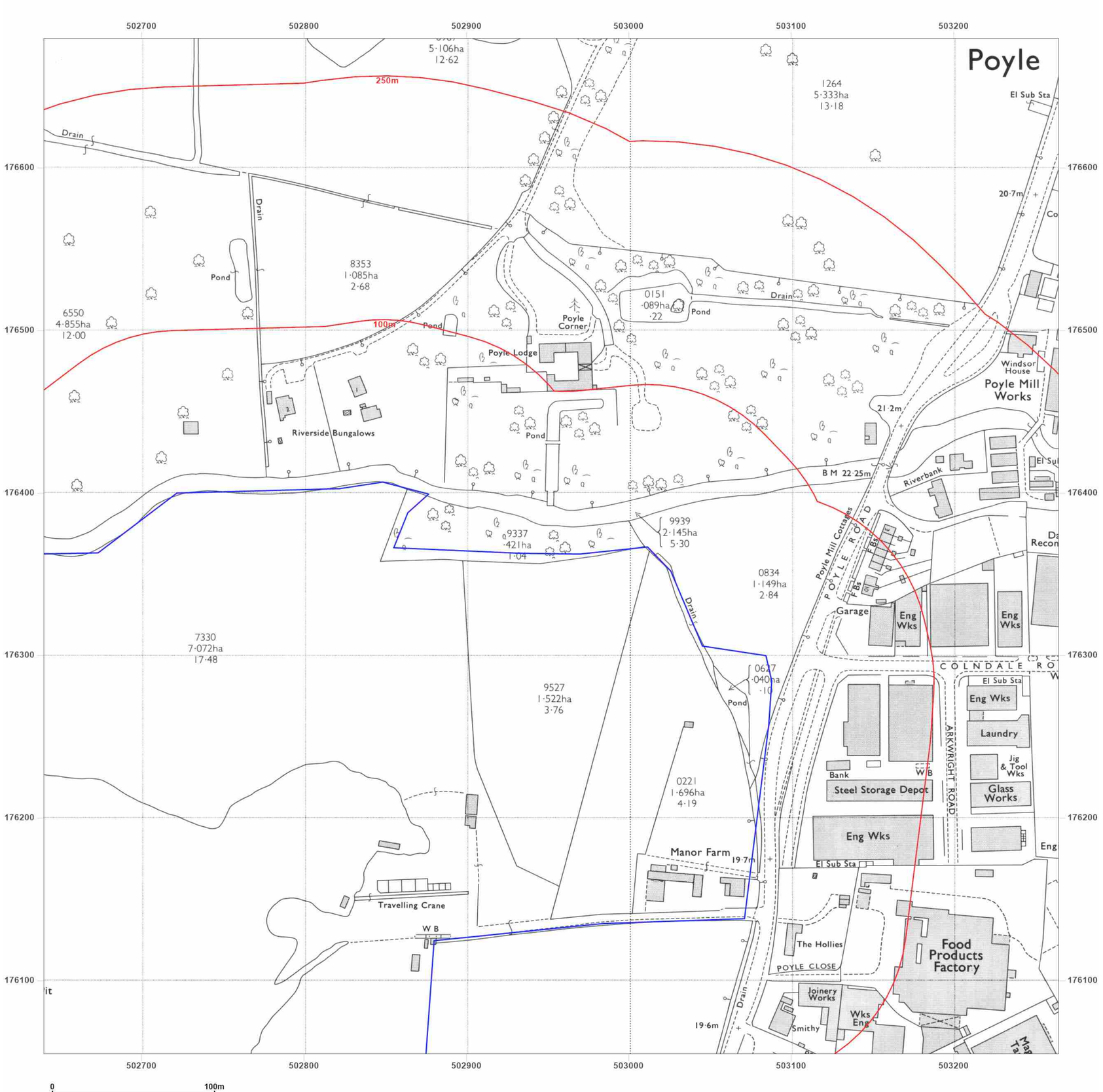

Site Details:

Manor Farm, Poyle, SL3 0BL

Client Ref: 1620062358
Report Ref: RMBL-CCQ-GAH-VKE-C6I_LS_2_2
Grid Ref: 502952, 176367

Map Name: National Grid

Map date: **1972**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1971
Revised 1971
Edition N/A
Copyright 1972
Levelled 1957

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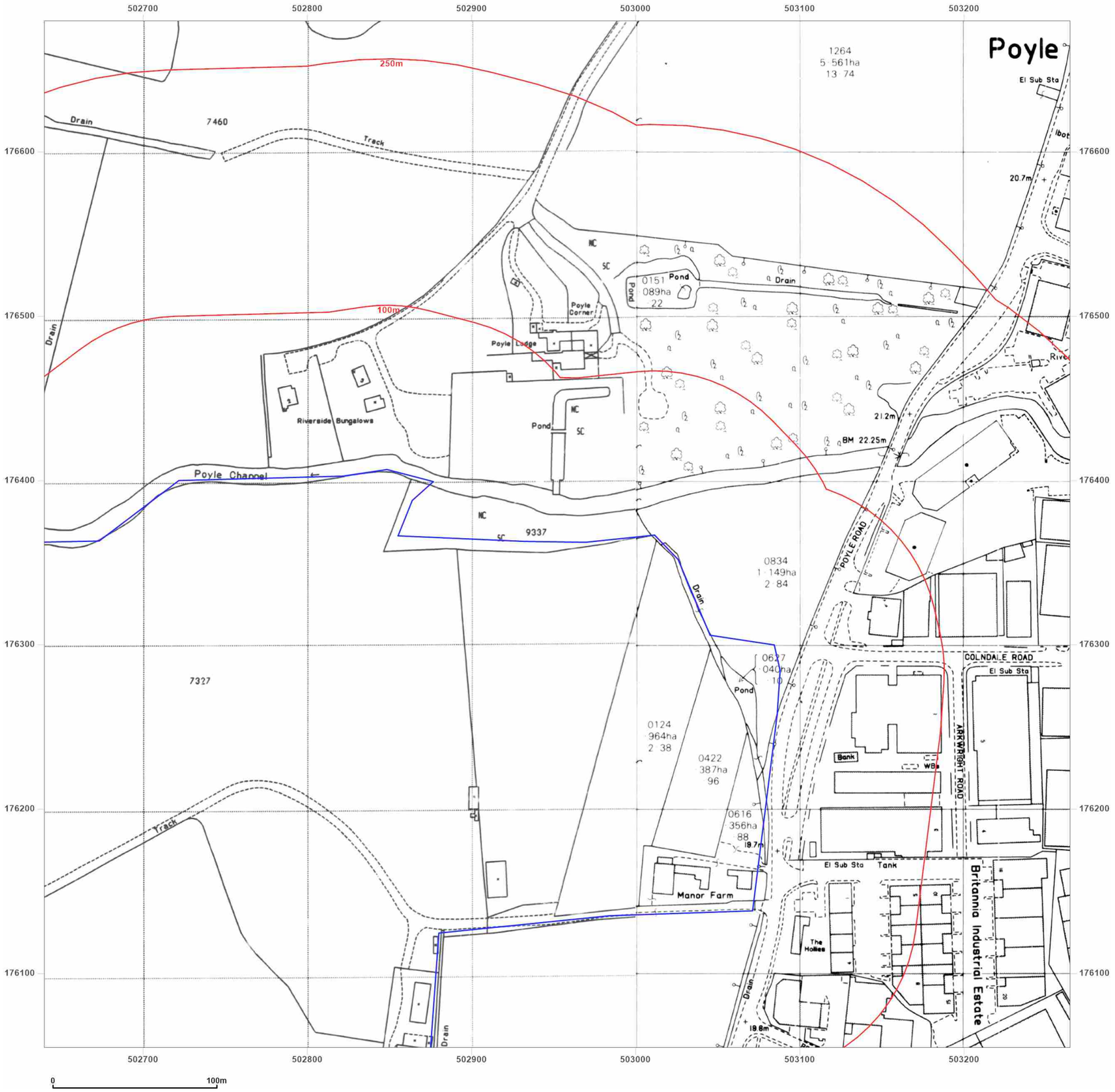

RAMBOLL

Site Details:

Manor Farm, Poyle, SL3 0BL

Client Ref: 1620062358
Report Ref: RMBL-CCQ-GAH-VKE-C6I_LS_2_2
Grid Ref: 502952, 176367

Map Name: National Grid

Map date: **1989-1992**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed N/A	Surveyed 1957
Revised N/A	Revised 1989
Edition N/A	Edition N/A
Copyright N/A	Copyright 1989
Levelled N/A	Levelled 1957

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Production date: 29 July 2024

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APPENDIX 4
REGULATORY INFORMATION