



Brookfield, Providence Hill

Desk Study Report



Brookfield, Providence Hill

Desk Study Report for

**Client: Triangle Property Developments
Limited**

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Contents

Introduction.....	1
1 Instructions	1
1.1 Instructions.....	1
1.2 Site Location	1
1.3 Proposed Development.....	1
2 Risk Assessment Phase 1	2
2.1 Geology.....	2
2.2 Hydrogeology.....	2
2.3 Hydrology	2
2.4 Radon	2
2.5 Environmental Considerations	3
2.6 Sensitive Land Use	6
2.7 Present and Former Site Uses	6
2.8 Historical Search	6
2.9 Site Visit and Walkover Survey	10
2.10 Consultation and Enquiries	11
3 Potential Contaminants and Receptors	11
3.1 General.....	11
3.2 Potential Contaminants.....	11
3.3 Potential Receptors and Pathways.....	12
4 Conceptual Model and Hazard Assessment	13
4.1 Introduction.....	13
4.2 Preliminary Conceptual Site Model	13
5 Conclusions and Recommendations.....	17
Appendices.....	1

Appendix A Drawings

Appendix B Envirocheck Data Sheets

Appendix C Historical OS Maps

Appendix D Site Walkover Survey Photographs

Appendix E Conditions and Limitations

Introduction

1 Instructions

1.1 Instructions

Instructions were received from Triangle Property Developments Limited, to undertake a Desk Study Report for the purposes of identifying the potential for contamination of the soil and to assess associated hazards, to a site known as Brookfield, Providence Hill, Bursledon, Hampshire, SO31 8AU.

The Client's attention is drawn to Appendix E of this report for the Conditions and Limitations.

The procedure adopted for this study is in line with that given in BS 10175:2011 + A1:2013 the British Standards Code of Practice for the Investigation of Potentially Contaminated sites.

1.2 Site Location

The site comprises a mixture of residential land associated with No. 4 Providence Hill and an area of rough grassland, which until recently comprised woodland. It is a triangular shaped plot with an approximate size of 1.0 Ha.

The site is situated immediately north of Providence Hill (A27) which passes the site on its approach to the settlement of Bursledon Village located to the south east. The site is centred on National Grid Reference (NGR) 448290, 110640.

The main access to the site is via the residential property's driveway at the south east corner of the site. A second gated access located off Providence Hill is found further north on the southern boundary.

A site location plan is presented in Appendix A of this report.

1.3 Proposed Development

It is understood that the site is to be redeveloped for approximately 19 No. residential properties including both detached and semi-detached houses with private gardens.. The development will also include new access roads, parking areas, areas of soft landscaping with new planted trees. A large attenuation pond will be constructed within the north east corner of the site. The far western tip of the site will remain undeveloped.

A proposed site plan drawing No 16-024-02 Rev F drawn by Axis Architecture is presented in appendix A of this report.

2 Risk Assessment Phase 1

HAZARD IDENTIFICATION AND ASSESSMENT

2.1 Geology

Reference to the British Geological Survey's Geology of Britain viewer website indicates that the solid geology beneath the site consists of the Wittering Formation. No superficial geology is recorded as being present on site.

The Wittering Formation mainly comprises Greyish brown laminated clay; wavy- to lenticular-bedded sand interbedded with clay in equal proportions; and fine- to medium-grained sparsely glauconitic sand.

2.2 Hydrogeology

Reference to the Environment Agency web based groundwater maps indicates that the solid geology underlying the site constitutes a Secondary A Aquifer. Secondary A Aquifers are described as permeable layers capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers.

The soils have been classified as being of High Leaching Potential (U). This categorisation is given where soil information urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) is therefore assumed, until proved otherwise.

The site is not located within an Environment Agency designated Groundwater Source Protection Zone.

A review of the environmental data sheets, which are presented in Appendix B, indicates that the closest active licensed water abstraction is located approximately 1053m east of the site. The water is abstracted from a groundwater source and is used for General Farming and Domestic.

There is one active licensed discharge consent located within 500m of the site's boundary. The discharge consent is located approximately 281m south east of the site, which is operated by Southern Water Services Ltd. and pertains to the discharge of Final/Treated Effluent into a freshwater stream/river.

2.3 Hydrology

The nearest surface water feature is a tertiary river that runs along the northern site boundary. An additional water feature (pond) is located approximately 75m north of the northern site boundary.

2.4 Radon

Reference was made to Annex A of the BR211 Radon: Guidance on protective measures for new dwellings (2015 edition). The report indicates that no radon protective measures are necessary in the construction of new dwellings or extensions on the site.

2.5 Environmental Considerations

Specific details relating to the environmental setting of the site are presented within the environmental data sheets included in Appendix B. The salient issues that relate to the site are summarised as follows.

Eight pollution incidents to controlled waters have been reported to have occurred within 500m of the site. The closest incident occurred approximately 37m north of the site and involved the release of approximately 1000ltr of kerosene fuel oil from a tank. The Environment Agency recorded the severity of the incident as a Category 3 minor incident. The incident occurred in February 1997.

The other pollution incidents to controlled waters are reported to have taken place over 200m from the site, all occurred prior to 1999 and all were recorded as category 3 minor incidents.

Information relating to records of active licensed/registered landfills, historic landfills and waste treatment centres reported within 1km of the study site is summarised in Table 2.1 below.

Table 2.1: Summary of Waste Facilities Located Within 1km of Study Site

Landfill Name	Licence Status	Specified Waste Type	Approximate Distance from Site and Direction
Providence Hill	Historic	Deposited Waste Included Inert Waste	0m North
Car Boot Sale Site	Historic	Deposited Waste included Household Waste	381m West
Recreation Ground At Pilands Wood	Historic	Deposited Waste included Household Waste	646m South
Land Adjacent to Bursledon Road	Historic	Deposited Waste included Household Waste	712m North West

Information relating to records of potentially infilled land located within 500m of the site are summarised in Table 2.2 below.

Table 2.2: Summary of potentially infilled land within 500m of the site.

Potentially Infilled Land	Use	Approximate Distance from Site and Direction
Non-water	Unknown Filled Ground (pit, quarry etc)	264m South East
Non-water	Unknown Filled Ground (pit, quarry etc)	302m South East
Water	Unknown Filled Ground (Pond, marsh, river, stream, dock etc.)	197m West
Water	Unknown Filled Ground (Pond, marsh, river, stream, dock etc.)	412m South

Information relating to records of contemporary trades located within 500m of the site are summarised in Table 2.3 below.

Table 2.3: Summary of contemporary trades reported within 500m of the site.

Contemporary Trade	Classification	Active/Inactive	Approximate Distance from Site and Direction
Quirk Business Forms	Printers	Inactive	218m South West
Wessex Radiator	Car Radiator Servicing & Repairs	Inactive	230m South East
Adela's Cleaning Services Lt	Cleaning Services - Domestic	Inactive	257m South
Hamble Foods Ltd	Food Products - Manufacturers	Inactive	279m South
Charles Alleston	Carpet, Curtain & Upholstery Cleaners	Inactive	286m South
Charles Alleston Associates	Carpet, Curtain & Upholstery Cleaners	Inactive	286m South

Contemporary Trade	Classification	Active/Inactive	Approximate Distance from Site and Direction
Cougar Climate Control	Air Conditioning & Refrigeration Contractors	Inactive	286m South
Autopaint	Paint Spraying Equipment & Accessories	Active	293m South
Tesco Petrol Station	Petrol Filling Stations	Inactive	293m West
Wessex Tyres	Tyre Dealers	Active	297m South
Just Cars	Car Dealers - Used	Inactive	318m South
Harrisons Preservation Services Ltd	Damp & Dry Rot Control	Inactive	330m South
Lowford Car Sales	Car Dealers	Inactive	355m South
Superior Plastics	Fascias and Soffits	Inactive	304m South
Southpoint Ductwork Services Ltd	Ventilators & Ventilation Systems	Inactive	355m South
Solent Preservation & Technical Services Ltd	Damp & Dry Rot Control	Inactive	355m South
Pressing Needs Ltd	Dry Cleaners	Inactive	368m South
A K Digital	Photocopiers	Inactive	364m North
Veecraft Marine	Boatbuilders & Repairers	Inactive	365 West
International Express Freight Services	Freight Forwarders	Inactive	365m South East

Contemporary Trade	Classification	Active/Inactive	Approximate Distance from Site and Direction
Purity Cleaning Services	Commercial Cleaning Services	Inactive	434m South West
Hayward Scaffolding	Scaffolding & Work Platforms	Active	475m South

2.6 Sensitive Land Use

The site is located within a Nitrate Vulnerable Zone.

2.7 Present and Former Site Uses

The site comprises a mixture of residential land associated with No. 4 Providence Hill and an area of rough grassland.

2.8 Historical Search

A study of historical OS map extracts of the site and surrounding area available from an environmental database report was undertaken. A review of the maps is provided in Table 2.4. Copies of the historic maps are presented in Appendix C.

Table 2.4: Review of Historical Map Extracts

Date	Comments
1870-1871 source map scale 1:10,560	The site and immediate surrounding land is undeveloped and appears to consist of fields with exception to farm that faces on to the site's northern boundary. Bursledon Windmill is shown approximately 100m to the North of the site. The northern site boundary is formed by a stream that comes from the north west of the site. After passing the site the stream heads south east for 250m then turns South west. A spring is located approximately 20m off the site's north eastern corner. Providence Hill forms the southern site boundary and is shown to travel in a roughly North Westerly to South Easterly direction. A number of farms and cottages are shown within the Bursledon settlement including Freehills Farm, Lowford Bottom, Lower Claypit and Upper Claypit

Date	Comments
	A well is noted 175m south of site.
1889 source map scale 1:2,500	The site and surrounding land appear generally similar to the previous edition although a brick field is now identified approximately 50m south of the site
1897 source map scale 1:2,500	The site remains undeveloped. A smithy is shown to be located approximately 225m to the south east of the site. Bursledon Towers is labelled (but not shown) approximately 200m to the west of site.
1909 source map scale 1:2,500	The site and surrounding land appears generally similar to the previous edition. Evysley House is shown approximately 125m north west of site.
1910 source map scale 1:10,560	The site and surrounding land appears generally similar to the previous edition with exception to a property that is now located immediately south east of the site. A well is identified between the property and the southern site boundary. Three properties have been constructed on the opposite side of Providence Hill to the site.
1942 source map scale 1:10,560	A second building has been constructed at the south corner of the site. The surrounding settlements are becoming increasingly developed for residential land.
1949 source Aerial photograph	The aerial photograph confirms that much of the site and immediate surrounding land during this time had undergone little development except for being used as fields. It is possible that the site was used as arable land.

Date	Comments
1962-1963 source map scale 1:10,000	Multiple new buildings are shown to have been constructed on either side of Providence Hill. The surrounding settlements continue to expand in size.
1965 source maps scale 1:2,500	Two small buildings are located on-site, adjacent to the southern site boundary. A track is shown leading from the south east corner of the site at Providence Hill to the buildings on-site. The farm land located immediately north of the site is shown now to include orchards. The buildings located immediately east of the site, on land identified as Brookfield, appear to consist of two sets of detached houses. Some additional buildings are located on the land located immediately beyond Brookfield. Further houses have been constructed on the southern side of providence hill. Garden nurseries have been constructed 300m west of site.
1968 source map scale 1:10,000	The site remains undeveloped.
1974 source maps scale 1:2,500	A new telephone exchange has been constructed immediately east of the site.
1972-1978 source map scale 1:10,000	The site remains undeveloped. A section of the new M27 motorway has been constructed approximately 250m north of the site and has been linked to Providence Hill (the A27) via new roads and roundabouts built to the west of the site.

Date	Comments
	The settlement of Lowford has continued to expand so that its northern outskirts now reach up to Providence Hill.
1977-1988 source map scale 1:2,500	The neighbouring telephone exchange has expanded in size. The settlement of Lowford has expanded towards the west up to Bursledon Towers. A new road/access track is shown running parallel to the north of the site. The orchard previously shown immediately north of the site has been removed and the land left undeveloped.
1987-1988 source map scale 1:2,500	A small additional building has been constructed on site. The surrounding land appears relatively unchanged compared to the previous edition.
1999 Aerial Photograph	The aerial photograph provides greater detail of the site and surrounding land. The main house is obscured by shadow, however a swimming pool is shown to the rear of the house. The land within the east of the site appears to be managed grassland with an area of tilled ground. An outbuilding and groups of trees are located within the grounds. Groups of trees and rough grassland occupy the centre of the site with the western half of the site appearing to be completely occupied by woodland. With exception to the south western site corner, the entire site is bounded by mature trees. Vacant fields occupy the land immediately north of the site. Residential properties and the telephone exchange can be seen to the east of the site. Providence Hill borders the site to the south, with residential land located beyond. The western tip of the site faces on to trees and fields.
2000 – 2017 source map scale 1:10,000	The site and surrounding land appears generally similar to the previous edition.

2.9 Site Visit and Walkover Survey

A site walkover survey was undertaken by David Crellin and Cadan Jones of Opus on the 13 January 2017. The aim of the survey was to identify the range of potentially contaminative activities carried out on the site and in the immediate vicinity and any obvious potential sources of ground contaminants. The comments provided below give a general description of the site and any features of relevance in terms of assessing historical usage, potential for contamination etc.

At the time of the site walkover survey the site predominantly comprised residential land. Access to the site was via a drive located off Providence Hill. The drive was surfaced in gravel. A retaining wall was located along the northern side of the drive.

The drive fronted on to the property's garden, which included a number of sheds and outbuildings. The accessible sheds contained gardening equipment, some gas containers, and small tractor mowers, but otherwise tended to be used for general household storage. A greenhouse was noted to have been converted into a chicken coup. The older sheds were clad in corrugated cement sheeting, which are visually suspected to consist of cement bonded asbestos.

Two patches of scorched earth were located in the garden considered to have resulted from bonfire activities.

Most of the garden was surfaced in grass. The surface of the site located beneath and immediately around the sheds on site generally comprised grass and gravel.

To the west of the garden was a fenced off area of rough grassland that may have previously been used as pastureland.

To the west of the fenced off area the site became overgrown with long grass, brambles and reeds. Two sheds were located in this area; one of which contained hay and some tools, the other was noted as being empty and in a state of disrepair.

The topography varied across the site. The highest level was to the west of the site from which the level of the site dropped gently downwards towards the east.

A stream ran parallel to the northern boundary and was observed to be flowing in a north west to south east direction. The remainder of the site was generally bounded by areas of overgrowth and trees.

Developments within the immediate surrounding land included residential properties located off providence hill.

No significant evidence of contamination was observed during the site walkover. However, it is considered that there may be potential localised contamination associated with where burning activities have taken place. It is considered likely that some of the sheds/outbuildings contain asbestos containing materials.

One of the current owners of the site informed us that some of the land had been used for growing strawberries and soft fruit bushes previously. They informed us that pesticides were used during this operation.

Photographs taken during the site walkover survey are presented in Appendix D.

2.10 Consultation and Enquiries

2.10.1 Eastleigh Borough Council – Planning

Opus made reference to Eastleigh Borough Council's web based planning page to review historic planning applications for the site, however no planning applications/records were provided for the site.

3 Potential Contaminants and Receptors

3.1 General

In order for land affected by contamination to cause harm or pollution, there must be a source of the contamination (such as toxic or harmful substances in the ground), a receptor that can be harmed (such as a person whose health could be affected by the contamination or a controlled water that could be polluted by it) and a pathway by which the receptor can be exposed to the contamination (such as through direct skin exposure to contaminated soil or ingestion of contaminated water or contaminated vegetables grown in the soil).

In addition to the risk to health and plant life, contaminants may also attack materials in building components. This includes the effect of sulphates on concrete structures and also contaminants passing through walls of water service pipes or causing degradation of pipework and affecting the taste or potability of water supplies and the accumulation of gases creating potentially explosive or asphyxiant conditions.

3.2 Potential Contaminants

The site currently comprises residential land within the eastern half of the site and rough grassland within the western half of the site. The site is bounded by a stream to the north, residential land and a telephone exchange to the east and a road to the south.

The historical map review has revealed that the site appears to have remained relatively similar in layout throughout the end of the 19th Century to present day. The site may have historically been used as arable land and it is understood that a part of the site was more recently used for growing strawberries and soft fruit bushes. The eastern half of the site appears to have undergone development with the construction of a residential property, garden and outbuildings while the western half of the site was until recently an area of woodland.

3.2.1 On-site

The use of the site for growing strawberries and soft fruit bushes in addition to anecdotal information received from the current occupiers, indicates that herbicides and pesticides have been used on site in the past.

Two small sections of the site have been used for bonfires. Partially burnt material can be a potential source of a range of contaminants including PAHs and metals.

The walls and roof of the sheds and outbuildings within the garden on site were observed to consist of visually suspected cement bonded asbestos sheeting.

3.2.2 Off-site

An inert landfill historically bordered the north of the site. The closest reported area of potentially infilled land is located approximately 264m to the south east of the site. The risk of ground gas impacting the site is therefore considered low.

The telephone exchange located immediately east of the site could be a potential off-site source of contamination. If the cable feed was located underground then lead cables are likely to have been brought in via underground access pits or chambers. Lead cables were likely to have been coated in hessian and tar. Other potential contaminants include lead acid batteries, Polychlorinated Biphenyls (PCBs) from switching gear/generators and lead solder. However, the risk to the site would be primarily dependent upon the depth of the local water table and the ease at which contaminants could migrate from the telephone exchange building with ground floor to beneath the site. The river located at the site's northern boundary is known to flow from the north west towards the south east. If the groundwater is in hydraulic continuity with the site's topography, any potential contamination associated with the telephone exchange is likely to flow away from the site towards the south east.

3.3 Potential Receptors and Pathways

Receptors may be humans, animals or plants; they may also be part of the general environment, such as water resources, or they may be building structures and services, such as water mains or pipes.

It is understood that the site is to be redeveloped for residential land. Based on this information potential receptors are listed as follows:

Potential Receptors

- | | | |
|-------------------------------------|---|---|
| » Humans | - | Future Site Residents – adults/children |
| | - | Future site visitors – adults/children |
| | - | Construction workers - adults |
| | - | Service maintenance workers - adults |
| » Water | - | Groundwater and surface water bodies |
| » Vegetation | - | New trees and plants |
| » Subsurface construction materials | - | Concrete, buried service pipes |

The following potential pathways can be foreseen for this site post redevelopment:

- » Direct dermal contact with contaminated soil;
- » Direct ingestion of contaminated fugitive dust;
- » Direct ingestion of contaminated home-grown produce and soil attached to home-grown produce;
- » Inhalation of contaminated soils/dust particulates;
- » Inhalation of contaminated air (indoor/outdoor);
- » Lateral migration of contaminants into local surface water bodies.

4 Conceptual Model and Hazard Assessment

4.1 Introduction

The legislative framework for the regulation of contaminated land is contained in Part 2A of the Environmental Protection Act 1990, which was implemented in the Contaminated Land (England) Regulations 2000 (and subsequent amendments). This legislation allows for the identification and remediation of land where contamination is causing unacceptable risks to human health or the wider environment. The basis of the UK contaminated land policy is the 'Suitable for Use' approach, which states that land should be suitable for its current use and made suitable for any new use as official permission (through the planning process) is given for that use.

In April 2012 the new National Planning Policy Framework (NPPF) was introduced in England. Under the NPPF, land should be suitable for its new use taking the effects of ground contamination into consideration.

Based upon the data collected to date the primary potential for contamination at this site arises from the historic potential use of agrochemicals on site and localised contamination of the soils associated with the bonfire and asbestos containing materials within some of the buildings on site.

Primary receptors are considered to be construction workers, future site residents and potentially local controlled waters primarily surface water.

4.2 Preliminary Conceptual Site Model

In Table 4.1 we present a source-pathway-receptor analysis to form the preliminary conceptual model of pollutant linkages for this site, together with Risk Assessment criteria and comments based upon contaminants being potentially located beneath the site.

Table 4.1 Preliminary Conceptual Site Model

Source	Pathway	Receptor	Preliminary Assessment of Magnitude of Risks	Comments
Historic activities on site: Use of agrochemicals – herbicides and pesticides Recent activities on site: Bonfires	Direct contact: ➤ Ingestion of contaminated soil/dust, home grown produce and soil attached to home grown produce ➤ Inhalation of contaminated fugitive dust ➤ Dermal contact with contaminated soils	Future site users – children and adults	Low	Greatest risk is considered to be to children and adults if private gardens are used to grow fruit and/or vegetables for consumption. Contaminated soil can be tracked into the house from muddy foot wear.
	Direct contact: ➤ Accidental ingestion of contaminated soil/dust ➤ Inhalation of contaminated fugitive dust ➤ Dermal contact with contaminated soils	Construction workers	Low	Construction workers are considered to be at risk during the ground works phase of the redevelopment. This risk can be mitigated by workers wearing appropriate PPE.
	Inhalation of volatile organic compounds (indoor/outdoor air)	Future site users – children and adults	Negligible	No visual/olfactory evidence of significant hydrocarbon contamination was observed during the site walkover survey.

Source	Pathway	Receptor	Preliminary Assessment of Magnitude of Risks	Comments
		Construction workers	Negligible	If hydrocarbon contamination has impacted the underlying ground, it is considered that the contamination would be localised to the source.
	Leaching	Controlled waters - groundwater Surface water bodies	Low	The site is overlying the Wittering Formation which has been classed as a Secondary A Aquifer by the Environment Agency. The site is not located within an Environment Agency designated Groundwater Source Protection Zone. The site is considered to have some vulnerability from contaminants, however, the clayey nature of the Wittering Formation would help to reduce the migration of contaminants through the subsurface. However, this could potentially lead to contaminant build up within the near surface soils.
	Aggressive attack	Subsurface building materials	Low	Some small volumes of imported material may have been brought on to site for construction purposes in the past. However, it is considered that contaminant concentrations are not likely to be significant enough to adversely impact upon subsurface building materials such as concrete and any new buried services.

Source	Pathway	Receptor	Preliminary Assessment of Magnitude of Risks	Comments
Asbestos Containing Materials (ACM) associated with workshop and outbuildings	Inhalation (indoor/outdoor air)	Future site users – children and adults Construction workers Maintenance works	Medium	An asbestos survey will be required to determine where ACMs are located on site in the current buildings. The removal of ACMs will need to be appropriately managed under the Control of Asbestos Regulations (CAR) 2012 to inhibit the spreading of asbestos across the site during the removal of the workshop and outbuildings.
Migration of ground gas through underlying soils	Inhalation (indoor/outdoor air)	Future site users – children and adults	Low	A landfill was historically located immediately north of the site, which was reported to have accepted inert waste when active. The ground gas generation potential is therefore considered low. No evidence of ground gas impacting on the site was noted during the site walkover survey such as vegetation die back.

It should be stressed that these linkages are theoretical only at this stage, as no contamination based ground investigation has been carried out; contamination of the soil may or may not be present.

5 Conclusions and Recommendations

Based on the history of the site it is considered that the proposed development of the site generally poses a low to medium potential risk to humans and a low risk to local controlled waters. The main potential sources of contamination are considered to include the following:

- Historic agricultural activities on site including the potential use of herbicides and pesticides;
- Presence of asbestos containing materials associated with the sheds and outbuildings;
- Localised surface contamination associated with bonfire activities;
- Migration of ground gas from historic landfill.

Based on the redevelopment of the site including residential land with private gardens, the main receptors considered to be most at risk are site residents.

Ground workers are considered to be at a greater risk during the ground works phase of the site development.

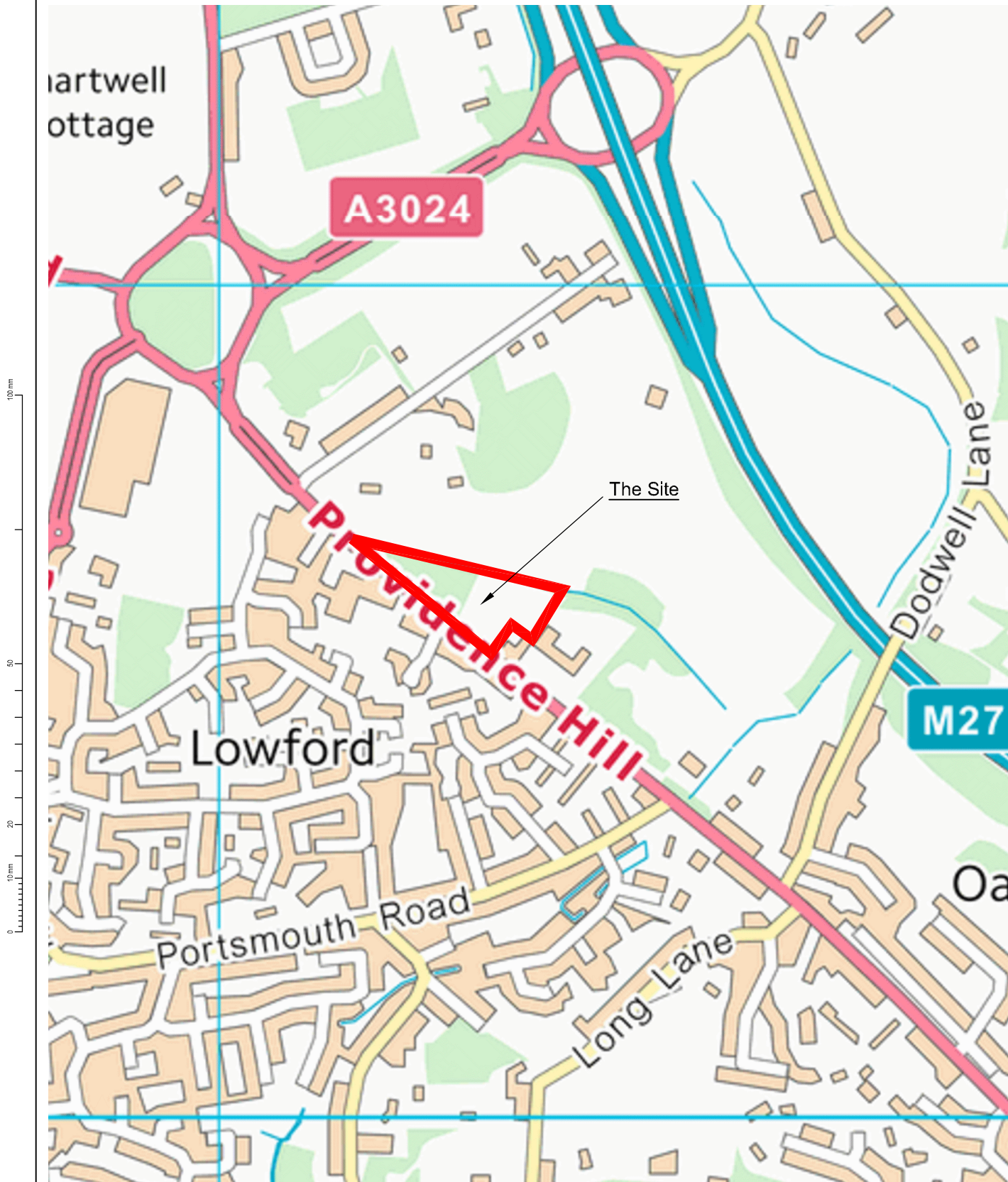
It is therefore recommended that a ground investigation is undertaken to assess the existing soils on site. The ground investigation will allow for the physical examination of the soils on site and allow for soil samples to be retrieved and sent for laboratory analysis to inform a soils assessment.

If proposals for the redevelopment of the site change significantly the conceptual site model will need to be updated and recommendations made to reflect those changes.

Appendices

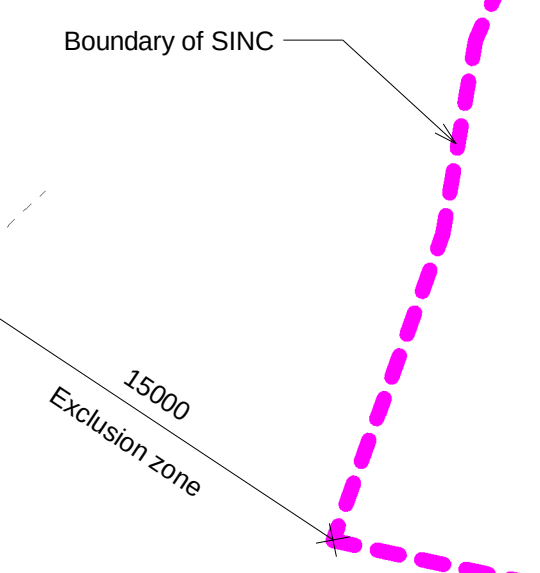
APPENDIX A

Drawings



PRELIMINARY

© Crown copyright 2017 OS 100018294.				 OPUS Fareham Office +44 1329 822021		Project Brookfield Providence Hill	
				Modulus House, Salterns Lane, Fareham Hampshire PO16 0QS		Sheet	
Revision				Approved		SITE LOCATION PLAN	
Amendment				Approved Date			
P1	PRELIMINARY ISSUE	CDS	20.02.2017	CGJ	CDS	20.02.2017	
				CGJ	NTS		
Project No.						Sheet No.	Revision
FA E-E1663.00						100	P1



Revision	Date	Initial
The Old Post Office, Station Road Wickham, PO17 3JA T: 01329 832405 E: admin@axismail.co.uk W: www.axisarchitecture.co.uk Axis ARCHITECTURE CHARTERED PRACTICE 		

Housing Development at Providence Hill, Bursledon for Triangle Property Developments

Scale at 1:100 (meters)



0 5 9

Scale @ A0	Drawn	Checked	Date
1:250	DM	GO	09/04/17

16-024 - 02 E
