



Wates Group Limited

Velmore Farm

Preliminary Risk Assessment

305395-R01(00)

RSK GENERAL NOTES

Project No.: 305395

Title: Preliminary Risk Assessment: Velmore Farm, Chandlers Ford, SO53 3PX

Client: Wates Group Limited

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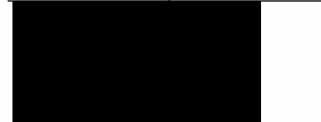
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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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Figure 2	Site layout plan

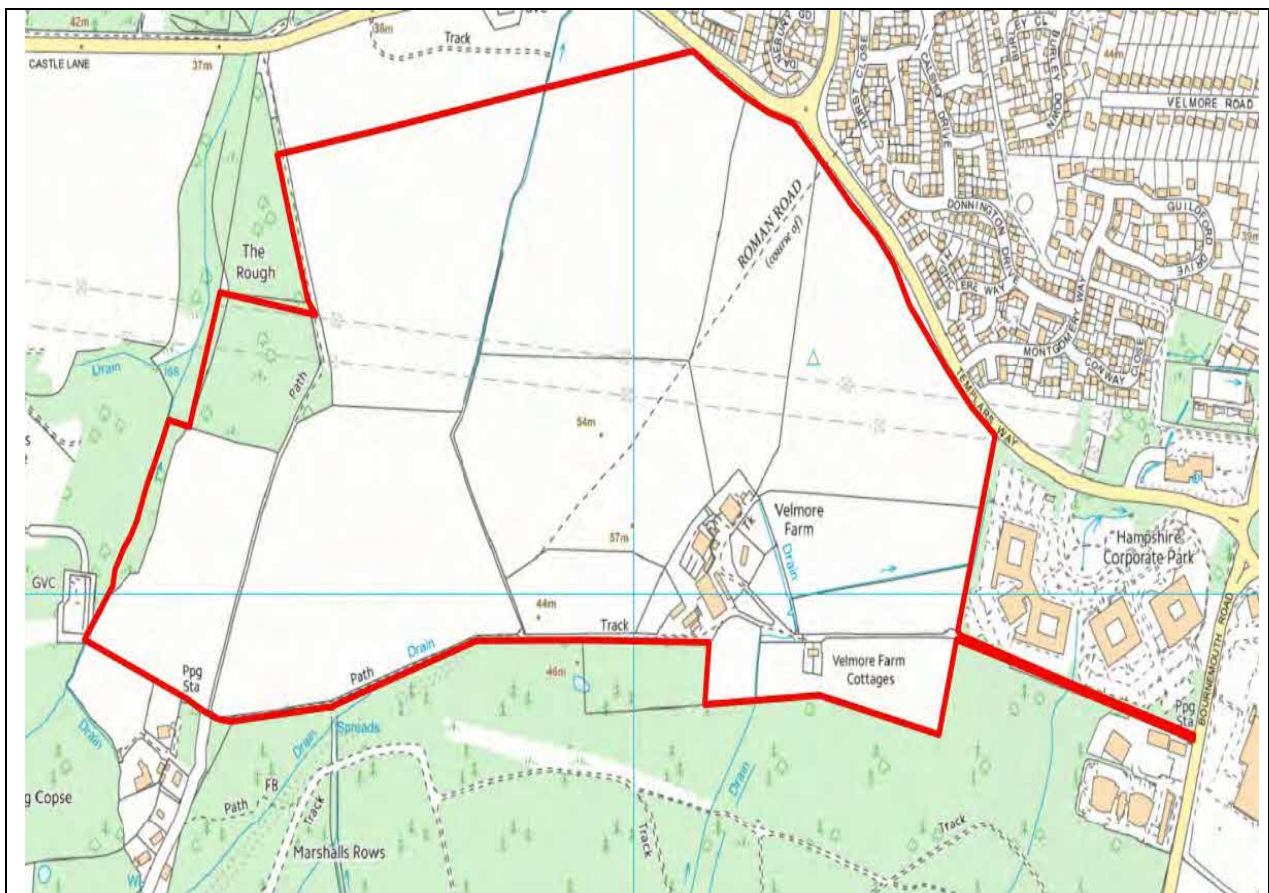
APPENDICES

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Appendix B	Summary of legislation and policy relating to land contamination
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1 EXECUTIVE SUMMARY

Commissioning and purpose of assessment	RSK Environment Limited (RSK) was commissioned by Wates Group Limited to carry out a Preliminary Risk Assessment of the land at Velmore Farm, Chandlers Ford, SO53 3PX, grid reference SU 42466 18955. The overall aim of the project was to assess land contamination sources and geotechnical constraints to the proposed development
DESK-BASED ASSESSMENT	
Site description and proposed development	The site currently comprises farmland for raising horses and cattle, it occupies an area of 67.90 hectares and is being considered for development for residential and commercial use.
History of site and surrounding area	The site was formerly used for industrial uses including pits, heaps, energy substations, tanks, gravel pits, cuttings, engine house. Potential sources of contamination identified on-site comprise Infill materials from made ground including bricks, ash, toxic metals, inorganics and PAH. Some potentially contaminative current activities have been identified in the surrounding area, including metal container showing burnt/ scorched ground around it on the southern site boundary, livestock manure and fly tipping.
Previous site investigation (SI) reports	There are no previous SI reports available
Geology and environmental setting	The site is underlain by superficial deposits of Alluvium (western boundary only). The bedrock geology comprises Earnley Sand Formation (north-west and outcrop in north east) and Wittering Formation with the London Clay Formation on the southern boundary according to published geological data. It is anticipated that made ground will be present associated with former land use within the farmyard area in the south of the site. Environmental receptors identified comprise: - Earnley Sand Formation and Wittering Formation are classified as secondary A aquifers - No groundwater abstractions are recorded within 1km of the site - The site is not located within a source protection zone - There are 3 unnamed surface water features which cross the site. Two are located in the south of the site near the farm buildings and one crosses the site from north to south in the centre of the site.
Site reconnaissance findings	Potentially significant land contamination arising from the site reconnaissance findings have been identified: • Skips and fly-tipping along southern site boundary; • Electricity substation; • Potential asbestos corrugated cement roofing within farmyard buildings; and, • Metal container and burnt waste.
Geotechnical constraints assessment	No significant geotechnical constraints have been identified.

Initial conceptual site model (CSM) and preliminary risk assessment (PRA)	Potentially complete contaminant linkages with a potential risk of moderate to low or higher identified comprise: future site users – residential users [oral, dermal and inhalation exposure with impacted soil, soil vapour and dust/fibres, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present] existing vegetation [direct contact with contaminated soils or groundwater and root uptake leading to phytotoxicity] future site users – residential users [migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/asphyxiation] Uncertainties and data gaps have been identified in the CSM at desk study stage and should be considered in the design of future intrusive investigation if proposed.
Recommendations including issues for further assessment	The following recommendations are made for further assessment of the site to investigate the risks identified above and to address remaining uncertainties: Phase 2 geo-environmental and geotechnical site investigation comprising exploratory holes, in situ testing, gas monitoring, laboratory testing (chemical and geotechnical) and interpretative report.
<i>The information given in this summary is necessarily incomplete and is provided for initial briefing purposes only. The summary must not be used as a substitute for the full text of the report.</i>	



Site Name	Velmore Farm	NGR	SU 42466 18955
Site Address	Chandlers Ford SO53 3PX	Site area (ha.)	67.9

2 INTRODUCTION

2.1 Commissioning

RSK Environment Limited (RSK) was commissioned by Wates Group Limited to carry out a Preliminary Risk Assessment of the land at Velmore Farm, Chandlers Ford SO53 3PX. The project was carried out to an agreed brief as set out in RSK's proposal (Ref. 305395, dated 27th November 2023).

RSK's service constraints are shown in **Appendix A**.

The site in question is being considered for development for residential use.

2.2 Objectives

The objective of the work is:

- to identify any land contamination and/or geotechnical constraints to the proposed development and to support discharge of relevant planning conditions and relevant building control requirements

- to identify the need for any additional investigation or remediation works to demonstrate that the site is suitable for its proposed use.

2.3 Scope of works

The scope of this assessment has been developed in accordance with relevant British Standards and authoritative technical guidance as referenced through the report. The assessment of the contamination status of the site is in line with the technical approach presented in Land Contamination Risk Management (LCRM) (Environment Agency, 2021a) and in general accordance with BS 10175: 2011 + A2 2017 (BSI, 2017). It is also compliant with relevant planning policy and guidance.

A brief summary of relevant legislation and policy relating to land contamination is given in **Appendix C**.

The scope of works for the assessment has included the following:

Desk study:

- review of the history of development on the site and surroundings

- assessment of local geology, hydrogeology and hydrology

- assessment of the potential risks from past, present and future coal mining activities

- review of relevant information held by appropriate statutory authorities

- review of any previous site investigation reports made available

- completion of a site reconnaissance survey to assess the visual condition of the site

- development of an initial conceptual site model (CSM)

preliminary consideration of geotechnical constraints and hazards
identification of the need for further action, e.g. intrusive investigations, if any.

2.4 Existing reports

No existing reports relevant to the site assessment have been provided to RSK.

2.5 Limitations

This report is subject to the RSK service constraints given in **Appendix A** and limitations that may be described through this document.

3 SITE DETAILS

3.1 Site location

Site location details are presented in Table 1 and a site location plan is provided on **Figure 1**.

Table 1 Site location details

Site name	Velmore Farm
Full site address and Post code	Velmore Farm, Chandlers Ford SO53 3PX
National Grid reference (centre of site)	SU 42466 18955

3.2 Site description

The site boundary and current site layout are shown on **Figure 2**. The site lies to the southwest of Chandlers Ford in Hampshire. The site covers an area of 67.90 hectares and is roughly diamond shaped. The site current use comprises of several large agricultural fields used for cattle and horses. The farm buildings associated with Velmore Farm are located within the south of the site and three residential properties are located in the south. The entrance to the site is from the south-eastern corner off Bournemouth Road.

3.3 Surrounding land uses

The site is located in Chandlers Ford, within a predominantly residential setting. Immediate surrounding land uses are described in Table 2.

Table 2 Surrounding land uses

North	Templars Way and residential properties beyond
East	Commercial properties
South	Woodland and agricultural land
West	Agricultural land

3.4 Development plans

At the time of writing this report, the proposed development plans have not been received.

4 DESK-BASED ASSESSMENT

The desktop study was designed generally to meet the objectives of a preliminary (phase 1) investigation, as defined by BS 10175:2011 + A2 2017 (BSI, 2017) and this assessment relates to LCRM Stage 1, Tier 1 preliminary risk assessment. The "vicinity" of the site for the purposes of this report is defined as locations situated within an approximate 250m radius of the site, although certain sources and/ or sensitive targets further than 250m may also have been considered.

The study aims principally to identify and assess the potential risks and liabilities associated with contamination of the ground, on and in the vicinity of the site. While this includes consideration of current operations and housekeeping on the site, the report does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

4.1 Site history

4.1.1 Historical development record

The development history of the site and surrounding area based upon assessment of historical plans and records is detailed in Table 3. The historical maps reviewed are shown within the environmental database report in **Appendix D**.

Table 3 Summary of historical development

Date from	Date to	Historical Land Use (on-site)	Area of site
1868	Present	Agricultural land	N, E & W
1868	1896	Hoe Copse	W
1968	Present	Fulmer Farm (later known as Velmore Farm)	S
1888	1931	Pond	S
1930	Present	Roman Road	SW-NE
1960	Present	Overhead electricity cables	E-W
Date from	Date to	Historical Land Use (off-site)	Distance (m) and orientation
1908	1931	Clay pit	100m E
1931	1957	Asphalt works	Adj. S
1957	Present	Unspecified works	Adj. S
1962	1970	Refuse tip	Adj. S
1970	1995	Electricity substation	110m NE
1978	1992	Electricity substation	200m NE
1988	1995	Tanks	110m SE

1988	Present	Electricity substation	50m & 60m SE
1989	Present	Builders yard	Adj, SE
1989	Present	Electricity substation	40m N
Relevant information sources: Historical OS maps ☒ Town plans ☐ Information from the Local Planning Authority ☐ Aerial photography ☐ Additional information provided by Groundsure ☒ Previous reports ☒			
<i>Note: Reference to published historical maps provides invaluable information regarding the land use history of the site, but historical evidence may be incomplete for the period pre-dating the first edition and between successive maps.</i>			

4.1.2 Unexploded ordnance

A review of publicly available unexploded ordnance (UXO) risk maps indicates that the site is located in an area with low potential for wartime bombs to be present (Zetica, 2024).

A copy of the risk map is located in **Appendix E** of this report

4.2 Information from environmental database report

Relevant environmental permits and incidents detailed within the environmental database report (see **Appendix D**) are summarised below in Table 4.

Table 4 Summary of environmental permits, landfills and incidents

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Agency and hydrological				
Pollution incidents to controlled waters	-	1	-	Pollutant incident occurred on 22/04/02 located 238 m east of site. Pollutant involved was oils and fuel. Category 4 (no impact) recorded to water, land and air.
Discharge consents	2	1	-	On site: relating to miscellaneous discharges – surface water from Velmore Farm Off site: Tarmac construction south located 122 m south-east for trade discharges – process effluent

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Registered radioactive substances	-	-	-	-
Landfill and waste				
Active landfills	-	-	-	-
Historic / closed landfills	-	-	-	-
Other waste management licences	-	-	-	-
Hazardous substances/ industrial land uses				
Control of Major Accident Hazards (COMAH) sites	-	-	-	-
Explosives sites, hazardous substance / usage	-	-	-	-
Contaminated land Part 2A register entries and notices	-	-	-	-
Current industrial land use	2	5	-	On site: pylons (running W to E) and pumping station (S boundary) Off site: Pump station 5 m east & 229 m E. Gas value compound 30m W & 112 m N. Electricity substations (9 in total) 32 m SE – 249 m N. Tanks 79 m SE & 117 m SE. Pylon 108 m W – 193 m W.
Fuel station entries	-	1	-	Asda petrol station located 232 m east.

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
<i>Note: Entries have only been included within the table where they are located within a 250m radius of the site or, where they fall outside of this radius but are considered to comprise a significant entry.</i>				

4.3 Information from regulatory authorities

4.3.1 Planning records

There are no planning records held by the Local Authority Planning Department pertaining to the site or relevant to the current assessment.

4.3.2 Local Authority environmental health department information

The Environmental Health Department of Test Valley Borough Council has been contacted to request records of contamination in connection with the site. RSK have not received a response to the enquiry. Once a response is received an addendum letter will be provided.

A copy of the letter is included in **Appendix E**.

4.3.3 Site services

Buried utility services and their backfill can provide preferential pathways for gas, vapour or groundwater to migrate along to another part of the site or to a receptor. They can also represent significant constraints to development.

Obtaining a full set of service plans was outside the scope of this report. Services identified on-site during the walkover are detailed in Section 5.

4.4 Site geology

4.4.1 Anticipated geological sequence

Published records (British Geological Survey, 2024) for the area and available historical borehole logs indicate the geology of the site to be characterised by the succession recorded in Table 7. There are 38 publicly available BGS historical boreholes located on or within 250 m of the site, a selection of which are presented in **Appendix E**. SU41NW394 is located in the entrance to the site and encountered topsoil to a depth of 0.35 m bgl overlying flint gravels to a depth of 0.75 m bgl overlying silty clay to the base of the borehole at 1.75 m bgl. Groundwater was encountered at 1.75 m bgl.

Table 5 Site geology

Strata	Location	Description	Estimated thickness	Permeability
Alluvium	W boundary	Sand, Silt, Clay and Gravel	Unknown	Medium
Earnley Sand Formation	NW & Outcrop in NE	Sand, Silt and Clay	22 m -25 m	Low
Wittering Formation	S, E, N, W	Sand, Silt and Clay	40 m – 53 m	Low
London Clay Formation	S boundary	Sand, Silt and Clay	Up to 150 m	Very Low
Relevant information sources: BGS Geo-index ☒ BGS borehole logs ☒ Previous SI reports ☐				

With reference to the historical data there have clearly been some phases of construction and demolition on the site and therefore the presence of made ground should be expected.

4.4.2 Radon

The environmental database report indicates that the site is not located within an 'Affected Area' (less than 1%). An 'Affected Area' is one with 1% or more homes above the radon Action Level of 200 Bq m⁻³, and therefore the risk of significant ingress of radon into structures on-site is considered low and protection measures are not necessary in the construction of non-domestic buildings.

Although the radon data used in production of the UK radon indicative atlas comes from measurements in homes, the maps indicate the likely extent of the local radon hazard in all buildings.

4.5 Mining and quarrying

Evidence has been sought to identify any mining, quarrying, landfilling and land reclamation operations, past and present, which have taken place within 500m of the site.

Use of the Coal Authority interactive viewer indicates the site lies outside their Coal Mining Reporting Area and therefore no further assessment of coal mining issues is required within this report.

4.6 Hydrogeology

A summary of the hydrogeological setting of the site, with respect to the anticipated geological sequence set out in Section 4 is presented below in Table 9.

Table 6 Summary of hydrogeological setting

Condition	Description
Aquifer characteristics	The site is underlain by secondary A aquifers relating to the Earnley Sand formation and Wittering Formation underlying the site. The site is underlain by unproductive strata relating to the bedrock London Clay Formation. The presence of low permeability clay at relatively shallow depths beneath the site, while restricting downwards migration, may increase the potential for lateral migration of shallow groundwater (and therefore mobile contamination, if present).
Depth to groundwater and flow	The anticipated depth to the groundwater table is in the order of 1.75 m below ground level estimated from BGS logs. Shallow groundwater in the site area is anticipated to flow in a southeastern direction, i.e. towards and in the direction of flow of the River Itchen. It is also likely that shallow water may be present in any made ground deposits present on-site.
Groundwater recharge/attenuation	Most of the site is currently unsurfaced and will therefore drain to ground.
Licensed groundwater abstractions	The environmental database report indicates that there are no groundwater abstractions within a 1 km radius of the site.
Source protection zones	Information available in the Groundsure report indicates that the site does not lie within a currently designated groundwater Source Protection Zone (SPZ).
Ground source potential	As part of RSK's commitment to promote sustainability in all that we do, we have assessed the site to determine the potential for space heating and/or cooling and hot water to be supplied by sustainable ground source heat pumps (GSHP). According to the BGS and EA online open loop GSHP screening tool for England and Wales the aquifer beneath the site is favourable. The geology beneath the site doesn't have potential for providing space heating and hot water via closed loop ground source heat pumps.

4.7 Hydrology

A summary of the hydrology within the site area is summarised in Table 10.

Table 7 Summary of hydrology in site area

Condition	Description
Surface watercourses/features	There are 3 unnamed surface water features which cross the site. Two are located in the south of the site near the farm buildings and one crosses the site from north to south.

Condition	Description
Surface water abstractions	There are no surface water abstractions identified by the environmental database, within a 1 km radius of the site.
Site drainage	Surface drainage from the site appears to be discharged to ground.
Preliminary flood risk assessment	The majority of the site is not located within an Environment Agency flood plain zone with a very low risk of flooding. However, an Environment Agency flood plain zone 3 is located along the eastern boundary with a medium risk of flooding

4.8 Sensitive land uses

Table 11 provides a summary of any environmentally sensitive areas identified within 250 m of the site based on the environmental database report.

Table 8 Environmentally sensitive areas

Feature	Present within 250m of site?	Details	Likely pathways from site?
International designations – Ramsar wetland, Special Area of Conservation (SAC), Special Protection Area (SPA)	-	-	-
National designations – Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), ancient woodland	Yes	Ancient replanted woodland 126 m W & 140 m SW. Ancient & Semi-Natural Woodland 211 m W	Located cross gradient from site
Local designations – Local Nature Reserve, Site of Importance for Nature Conservation (SINC)	-	-	-
Nearest high sensitivity development, e.g. residential	n/a	Residential properties located north	Anticipated up hydraulic gradient from site

5 SITE RECONNAISSANCE FINDINGS

A site reconnaissance survey was completed on 17 January 2024 by RSK. The characteristics of the site observed during the walkover and from current Ordnance Survey maps are summarised in Table 12.

A site plan is provided in **Figure 2** with photographic records included in **Appendix E** detailing the main features identified below.

Whilst the walkover summary includes consideration of current operations and housekeeping on the site as potential sources of contamination, it does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

Table 9 Site reconnaissance findings

Feature observed	Presence Y/N	Description
Physical characteristics		
1. Are there any access constraints?	N	a) General access to the site off Bournemouth Road is unrestricted. However, the fields are bounded by several fence structures. Overhead powerlines cross the site from east to west. In areas of low topography, the ground is waterlogged and very soft.
	-	b) All parts of the site were accessible during the site -walkover
2. Is the site approximately level?	N	The site undulates from east to west with mostly gentle sloped. Low points observed between the fields with streams running across the site from south to North.
3. Any evidence of subsidence, landslip or slope erosion?	N	No evidence of landslides or erosion
4. Any changes in level between the site and adjacent sites?	Y	The centre of the site is topographically higher than the surrounding area. The fields have localised undulations.
5. Surface cover	-	a) Approx. 5% hard surfacing
	-	b) Approx. 95% soft surfacing
	-	The site is mostly made up of green open space and farmland.
Environmental characteristics		
6. Vegetation on site	Y	Grasses; Hedges; Shrubs; Trees: Site is characterised by large open field for animal pasture. Each field is bounded by hedgerows and trees.
7. Evidence for vegetation stress	Y	Scorched ground observed by burnt container on the southern boundary. South of the main farmyard.

Feature observed	Presence Y/N	Description
8. Invasive species	N	Based upon the walkover survey obvious evidence of Japanese Knotweed or other invasive species has not been identified on-site. However, it should be noted that a detailed survey of the possible presence or absence of invasive species is outside of the scope of investigation and consideration should be given to commissioning a specialist survey, as necessary.
Site visit undertaken in dormancy period?	Y	-
9. Surface water features	Y	a) Several small streams running along the low points of the site between the fields. Drainage ditches with running water also observed along the southern and western boundaries of the site. Drainage ditches with running water was also observed
	Y	b) Drainage ditches with running water also observed along the southern and western boundaries of the site.
	-	c) No Visual evidence of Contamination
10. Site drainage	-	a) The site drains directly to ground and small drainage ditches
	Y	b) Site drains directly to ground and the connecting drainage ditches between the fields and on the southern and western site boundaries.
	N	c) No outfalls to surface watercourses were observed
	Y	d) Waterlogging observed in some of the fields and at the low points between the slopes.
Structures and services		
11. Existing buildings on-site	Y	a) Farm cottages for living and several farmyard barn structures for livestock
	N	b) No evidence for gas protection measures in buildings.
12. Buried and overhead services present	Y	a) Gas pipeline markers observed on the southern and western boundaries of the site along the edge of the fields
	Y	b) 2 Sets of large overhead powerlines running east to west across the site. 1no set of smaller overhead power lines also running east to west and connecting to an electrical substation in the far southwest corner.
13. Underground structures	N	No underground structures identified

Feature observed	Presence Y/N	Description
Geotechnical characteristics		
14. Evidence of damage to existing building structures on site?	Y	Farmyard buildings and barns have crack in the brickwork. Due to age and decomposition over time.
15. Remains of building structures present on or adjacent to site?	Y	Derelict buildings to the south of the farmyard complex. Building debris also observed in the adjacent field east of the farmyard complex.
16. Retaining walls and adjacent buildings on or close to site boundary?	N	None observed
17. Any abrupt changes in ground level present on or adjacent to site?	Y	Site undulates from east to west with gentle slopes.
18. Any potentially unstable slopes/ exposed ground present on or adjacent to site?	N	None.
19. Any mature trees on site?	Y	Abundance of mature trees bounding the site to the south
20. Any visual evidence of infilled basements on site?	N	None identified.
Potential evidence for contamination		
21. Underground/ above ground storage tanks and pipework	N	None observed.
22. Potentially hazardous materials storage and use	N	None identified.
23. Waste storage	Y	2 skips observed adjacent to the derelict farmyard buildings on the southern site boundary. Cow manure also mounted and stored behind the barn structures (active farmyard).
24. Fly-tipping	Y	Fly tipping material is abundant on the southern boundary of the site adjacent to the disused derelict buildings comprising of general and building waste.
25. Electricity sub-stations/ transformers	Y	Small electrical transformer observed within the south (farmyard) connected to the small overhead powerlines running east to west across the site. An electrical substation was also observed in the far south-west corner of the site connected to a series of transformers and distributors.

Feature observed	Presence Y/N	Description
26. Asbestos-containing materials	Y	Farmyard buildings have potential ACM within the corrugated cement roofing. Potential ACM in the fly tipped material on the southern site boundary was also observed.
27. Fire history	N	None.
28. Is there any visual evidence of potential contamination on site?	Y	Soil Staining; Vegetation Stress: Burnt / scorched ground observed on the southern site boundary surrounding a metal container used for burning material. Fly tipping material is abundant on the southern boundary of the site adjacent to the disused derelict buildings comprising of general and building waste.
29. Is there any visual evidence of potential contamination on adjacent sites?	N	None observed

Potentially significant land contamination or geotechnical issues arising from the survey are summarised below:

skips and fly-tipping along southern site boundary;

Electricity substation;

Potential asbestos corrugated cement roofing within farmyard buildings; and,

Metal container and burnt waste.

6 PRELIMINARY GEOTECHNICAL CONSTRAINTS

6.1 Design class

BS EN 1997-1 defines three different Geotechnical Categories that structures may fall into, which are summarised as follows:

Category 1: Small and relatively simple structures for which it is possible to ensure that the fundamental requirements will be satisfied on the basis of experience and qualitative geotechnical investigations; with negligible risk

Category 2: Conventional types of structure and foundation with no exceptional risk or difficult ground or loading conditions

Category 3: Structures or part of structures, which fall outside limits of Geotechnical Categories 1 and 2. Examples include very large or unusual structures; structures involving abnormal risks, or unusual or exceptionally difficult ground or loading conditions; structures in highly seismic areas; structures in areas of probable site instability or persistent ground movements that require separate investigation or special measures.

Based on the information provided above on the proposed development and in view of the anticipated ground conditions, a Geotechnical Category of Category 1 has been assumed for the purposes of designing the geotechnical investigation. This should be reviewed at all stages of the investigation and revised where necessary.

6.2 Preliminary geotechnical hazards assessment

A summary of commonly occurring geotechnical hazards associated with the anticipated geology outlined in Section 4.5 above is given in Table 13 together with an assessment of whether the site may be affected by each of the stated hazards.

Table 10 Summary of preliminary geotechnical risks that may affect site

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Sudden lateral changes in ground conditions	☐	☒	Likely to affect ground engineering and foundation design and construction
Shrinkable clay soils	☒	☐	Design to NHBC Standards Chapter 4 or similar

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Highly compressible and low bearing capacity soils, (including peat and soft clay)	☒	☐	Likely to affect ground engineering and foundation design and construction
Silt-rich soils susceptible to rapid loss of strength in wet conditions	☒	☐	Likely to affect ground engineering and foundation design and construction
Running sand at and below water table	☒	☐	Likely to affect ground engineering and foundation design and construction
Karstic dissolution features (including 'swallow holes' in Chalk terrain)	☐	☒	May affect ground engineering and foundation design and construction – refer to Section 6.2.1.
Evaporite dissolution features and/or subsidence	☐	☒	May affect ground engineering and foundation design and construction
Ground subject to or at risk from landslides	☐	☒	Likely to require special stabilisation measures
Ground subject to peri-glacial valley cambering with gulls possibly present	☐	☒	Likely to affect ground engineering and foundation design and construction
Ground subject to or at risk from coastal or river erosion	☐	☒	Likely to require special protection/stabilisation measures
High groundwater table (including waterlogged ground)	☒	☐	May affect temporary and permanent works
Rising groundwater table due to diminishing abstraction in urban area	☐	☒	May affect deep foundations, basements and tunnels
Geological faults, fissures and break lines	☐	☒	May affect ground engineering and foundation design and construction
Underground mining including shafts and adits (e.g. coal, mineral)	☐	☒	Likely to require further assessment including potentially special stabilisation measures
Effects of extreme temperature (e.g. cold stores or brick kilns/furnaces)	☐	☒	Likely to affect ground engineering and foundation design and construction

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Existing sub-structures (e.g. tunnels, foundations, basements, and adjacent sub-structures)	☒	☐	Likely to affect ground engineering and foundation design and construction
Filled and made ground (including embankments, infilled ponds and quarries)	☒	☐	Likely to affect ground engineering and foundation design and construction
Adverse ground chemistry (including expansive slags and weathering of sulphides to sulphates)	☒	☐	May affect ground engineering and foundation design and construction
Site topography	☐	☒	May affect ground engineering and foundation design and construction
Note: Seismicity is not included in the above table as this is not normally a design consideration in the UK.			

7 INITIAL CONCEPTUAL SITE MODEL

In the UK land contamination is assessed using a risk-based approach taking account of the magnitude (severity of the hazard) and likelihood (probability) of occurrence. A 'receptor' is something that could be adversely affected by contamination (e.g. people, an ecological system, property or a water body). A 'pathway' is a route or means by which a receptor is or could be exposed to or affected by a contaminant. A 'contaminant source' is a hazard but it can only pose a risk to a receptor where a pathway is present. The relationship between sources, pathways and receptors are referred to as a conceptual site model. A risk can only be realised where a contaminant source, pathway and receptor are all in place, referred to as a 'pollutant or contaminant linkage'.

In line with LCRM (Environment Agency, 2021a) and BS 10175: 2011 + A2 2017 (BSI, 2017), RSK has used information in the preceding sections to identify hazards (sources of contaminants), receptors that may be impacted and plausible linking pathways. Where all three are present this is termed a potentially complete contaminant linkage, and a qualitative risk estimation is made.

7.1 Potential soil, soil vapour and groundwater linkages

7.1.1 Potential sources of contamination

Potential sources of soil and groundwater contamination identified from current activities and the history of the site and surrounding area are presented in Table 14. Ground gas sources are addressed in the next section.

Table 11 Potential sources of soil and groundwater contamination

Potential sources	Contaminants of concern
On-site	
Made ground (i.e. fill material) including infilled pond	Unknown fill material but potentially including brick, ash and clinker and containing toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs), asbestos
Fly tipped materials and burnt waste	Unknown materials but potentially including brick, ash and clinker and containing toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs), asbestos
Electricity substation	Polychlorinated biphenyls (PCBs)
Off-site	
Made ground associated within infilling of clay pit (100m SE) and refuse tip (adj. S)	Unknown fill material but potentially including brick, ash and clinker and containing toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs), asbestos
Asphalt works / unspecified works/ builders' yard (Adj. S / Adj. SE)	Toxic and phytotoxic metals, PAHs, phenol, asbestos

Potential sources	Contaminants of concern
Gas valve compound (30m W, 122m N)	Toxic and phytotoxic metals, PAHs, phenol, asbestos
Electricity substation (50m SE, 60m SE, 40m N, 100m NE, 200m NE)	PCBs
Tanks (110m SE)	Polycyclic aromatic hydrocarbons (PAHs),
Petrol filling station (232m E)	Petroleum hydrocarbons, fuel additives, PAHs, chlorinated solvents, asbestos

7.1.2 Sensitive receptors and linking exposure/ migration pathways

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential sources identified above comprise:

future site users – residential users [oral, dermal and inhalation exposure with impacted soil, soil vapour and dust/fibres, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present]

current adjacent site users – residential, commercial, public open space users [migration of contamination via dust/fibre deposition, vapour or groundwater migration combined with inhalation]

current/ future buildings and services [direct contact with contaminated soils or groundwater and chemical attack]

existing vegetation [direct contact with contaminated soils or groundwater and root uptake leading to phytotoxicity]

groundwater in secondary A aquifer within bedrock Earnley Sand Formation and Wittering Formation deposits [leaching from soils/ percolation to aquifer/ lateral migration of dissolved phase/ NAPL etc.]

surface water features (unnamed streams located on site) [lateral migration of dissolved phase/ LNAPL / site run-off/ drainage]

Potential linking pathways are show in brackets for each item above.

Ecological receptors are only considered within the conceptual model in the context of statutory protected sites.

Please note that construction workers and future maintenance workers have not been identified in the conceptual model as receptors because risks are considered to be managed through health and safety procedures according to the CDM Regulations.

Where there are potential instances that construction methods may result in short term environmental impacts, these will need to be assessed at design stage, within a construction phase environmental management plan and where required, mitigation measures put in place.

7.2 Potential ground gas linkages

7.2.1 Ground gas generation potential

Potential ground gas sources identified for the site and surrounding are shown in Table 15.

Table 12 Potential ground gas sources (excludes mine gas)

Potential sources	Indicative ground gas generation potential (CIEH, 2008)	Additional information
On-site		
Made ground with low degradable organic content (e.g. up to 5% organic material and no easily degradable waste).	Low	It is unknown what material was used to infill the pond located in the south of the site.
Off-site		
Made ground with low degradable organic content (e.g. up to 5% organic material and no easily degradable waste).	Low	It is unknown what material was used to infill the clay pit located 100m SE.

Given the anticipated ground conditions set out above, significant potential sources of ground gas generation have been identified associated with made ground. The sources identified are indicated to have up to low gas generation potential.

Radon

The site is not in a radon affected area with an estimated percentage of homes exceeding the action level of <1% as indicated on available radon potential mapping (UKHSA & BGS, 2022).

In accordance with BRE 211 guidance (2015) no protection measures are considered to be required in new developments.

7.2.2 Preferential pathways for ground gas migration

Credible preferential pathways potentially connecting the source and receptor through vertical and lateral migration are:

- geology of the Earnley Sand Formation and Wittering Formation which are likely to be permeable.
- building foundations, piled foundations and vibro-stone columns
- construction joints and cracks within building structure
- utility routes and service penetrations into buildings.

7.2.3 Sensitive receptors and linking pathways

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential ground gas sources identified above comprise:

future site users – residential users [migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/ asphyxiation]

current and future buildings and services [migration and ingress of ground gases into buildings, build-up in confined spaces and explosion].

The assessment has identified receptors to include building structures and proposed end-users.

Construction workers have not been identified as receptors for the purposes of this assessment. Risks may still be present to construction workers especially where works include the entry into excavations within the ground. Construction workers should undertake appropriate risk assessments and risks should be managed through health and safety procedures and the use of PPE.

7.3 Preliminary risk assessment

The preliminary risk assessment findings and potentially complete contaminant linkages are shown in Table 16 overleaf. The risk classification based on the combination of hazard consequence and probability using a risk matrix from CIRIA C552 (Rudland et al., 2001), a summary of which is included in **Appendix F**. This relates to Tier 1 preliminary risk assessment in LCRM (Environment Agency, 2021a).

Table 13 Risk estimation for potentially complete contaminant linkages

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
Made Ground including infilled pond	Future Users	Ingestion of contaminated soil and dust	Likely	Medium	Moderate	There is the potential for contaminants to be present within made ground soils in concentrations that may affect future and adjacent site users.
	Adjacent Site Users	Inhalation of contaminated dust and potential vapours	Low Likelihood	Mild	Low	
	Vegetation	Uptake of phytotoxic COPCs	Low Likelihood	Mild	Low	There is the potential for contaminants to be present within made ground soils
	Water supply pipes	Direct contact and permeation	Low Likelihood	Mild	Low	Water supply pipelines are likely to have been laid in a designated trench with “clean” backfill, and therefore there is considered to be a low likelihood that any potential contaminants would be in contact with the water supply pipes. Ground investigation required.
	Groundwater in secondary A aquifer and nearby shallow surface watercourses	Leaching from soils and subsequent vertical and lateral migration of potential COPCs.	Low Likelihood	Mild	Low	Potential for soil contaminants to leach into the shallow groundwater within the secondary A aquifer.
	Future Users (residents) / Adjacent site users / Buildings	Migration and accumulation of ground gas	Low Likelihood	Severe	Moderate	Given that it is unknown what material was used to infill the pond. There is the potential for ground gas to be present within the made ground.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
Fly tipping materials and burnt waste	Future Users	Ingestion of contaminated soil and dust	Low Likelihood	Medium	Moderate / Low	As identified by the site reconnaissance walkover, several piles of refuse and evidence of potential fly-tipping were observed. Potential for buried waste on-site should not be discounted.
	Adjacent Site Users	Inhalation of contaminated dust and potential vapours	Unlikely	Mild	Very Low	
	Vegetation	Uptake of phytotoxic COPCs	Likely	Minor	Low	Potential for localised contamination to be present based on walkover findings, however severity is likely to be minor so considered risk is to be low.
	Water supply pipes	Direct contact and permeation	Unlikely	Medium	Low	Water supply pipelines are likely to have been laid in a designated trench with “clean” backfill, and therefore there is considered to be a low likelihood that any potential contaminants would be in contact with the water supply pipes.
	Groundwater within underlying secondary A aquifer and nearby drains/shallow surface watercourses	Leaching from soils and subsequent vertical and lateral migration of potential COPCs	Low Likelihood	Mild	Low	Potential for soil contaminants to leach into the shallow groundwater within the secondary A aquifer.
Overhead electricity cables and electricity substation	Future Users	Ingestion of contaminated soil and dust	Unlikely	Medium	Low	There is a low likelihood that PCBs may have migrated into soils.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
	Adjacent Site Users	Inhalation of contaminated dust and potential vapours	Unlikely	Mild	Very Low	Given that PCBs have very low mobility it is unlikely that any contaminants will migrate to adjacent site users.
	Water supply pipes	Direct contact and permeation	Unlikely	Mild	Very Low	Given that PCBs have very low mobility it is unlikely that any contaminants will migrate to water supply pipes.
	Groundwater within underlying secondary A aquifer and nearby drains/shallow surface watercourses	Leaching from soils and subsequent vertical and lateral migration of potential COPCs	Unlikely	Mild	Very low	Given that PCBs have very low mobility it is unlikely that any contaminants will migrate to the groundwater.
Off-site Sources						
Made ground associated with the infilling of clay pit (100m SE) and refuse tip (adj. S)	Future Users	Vertical and lateral migration	Low Likelihood	Medium	Low	There is the potential for contaminants to migrate onto site in concentrations that may affect future users.
		Migration and accumulation of ground gas	Low Likelihood	Severe	Low / Moderate	It is unknown what material was used to infill the clay pit and refuse tip. There is the potential for ground gas to be present within the made ground.
Asphalt works / unspecified works / builders' yard (adj. S/ SE)	Future Users	Vertical and lateral migration	Low Likelihood	Medium	Low	There is the potential for contaminants to migrate onto site in concentrations that may affect future users.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
Gas value compound (30m W & 122m N)	Future Users	Vertical and lateral migration	Unlikely	Medium	Low	Given distance to site and low likelihood of a significant sources, risks are considered to be low.
Electricity substations	Future Users	Vertical and lateral migration	Unlikely	Medium	Low	Given that PCBs have very low mobility it is unlikely that any contaminates will migrate to in concentrations that may cause harm to future site users
Tanks (110m SE)	Future Users	Vertical and lateral migration	Unlikely	Medium	Low	Given the distance of the tanks to the site, it is considered to pose a low risk to future site users.
Petrol filling station (232m E)	Future Users	Vertical and lateral migration	Unlikely	Medium	Low	Given the distance of the petrol station to the site, it is considered to pose a low risk to future site users.

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

Potentially complete contaminant linkages with a potential risk of moderate to low or higher identified in in Table 16 comprise:

future site users – residential users [oral, dermal and inhalation exposure with impacted soil, soil vapour and dust/fibres, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present]

existing vegetation [direct contact with contaminated soils or groundwater and root uptake leading to phytotoxicity]

future site users – residential users [migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/ asphyxiation]

These potentially complete contaminant linkages need to be assessed further through appropriate site investigation to target the identified sources of potential contamination and assess the feasibility of identified pathways

7.4 Data gaps and uncertainties

Key data gaps and uncertainties identified in the CSM at desk study stage include:

no details of the proposed development have been provided;

there are no previous investigations available for the site, therefore no information on actual concentrations of contaminants in soil and groundwater or ground gas at this stage;

groundwater depth and flow direction are conceptual at this stage; and,

no response has been received from the local authorities contaminated land officer in relation to the site.

8 CONCLUSIONS AND RECOMMENDATIONS

8.1 Geo-environmental assessment

The Preliminary Risk Assessment has identified the absence of any significant contamination issues across the predominately greenfield site. However, potential low risk sources of ground contamination have been identified associated with the made ground within the farmyard area of the site and fly tipped material, which could pose a low to moderate risk to future residential users within the proposed development.

Based on these potential contamination risks, accompanied by the uncertainties detailed within Section 6.2 and the sensitivity of the proposed redevelopment it is recommended that further assessment be conducted.

8.2 Geotechnical assessment

Geohazards with the potential to impact and/or constrain future development initially appear to be limited to the following:

- Shrinkable clay soils;

- Highly compressible and low bearing capacity soils, (including peat and soft clay);

- Silt-rich soils susceptible to rapid loss of strength in wet conditions;

- Running sand at and below water table;

- Existing sub structures associated with current building foundations;

- Made ground associated with infilling of pond; and,

- Adverse ground chemistry due to the presence of the London Clay Formation on the southern boundary.

8.3 Recommendations

The following recommendations are made for further assessment of the site to investigate the risks identified above and to address remaining uncertainties:

- Phase 2 geo-environmental and geotechnical site investigation comprising exploratory holes, in situ testing, gas monitoring, laboratory testing (chemical and geotechnical) and interpretative report.

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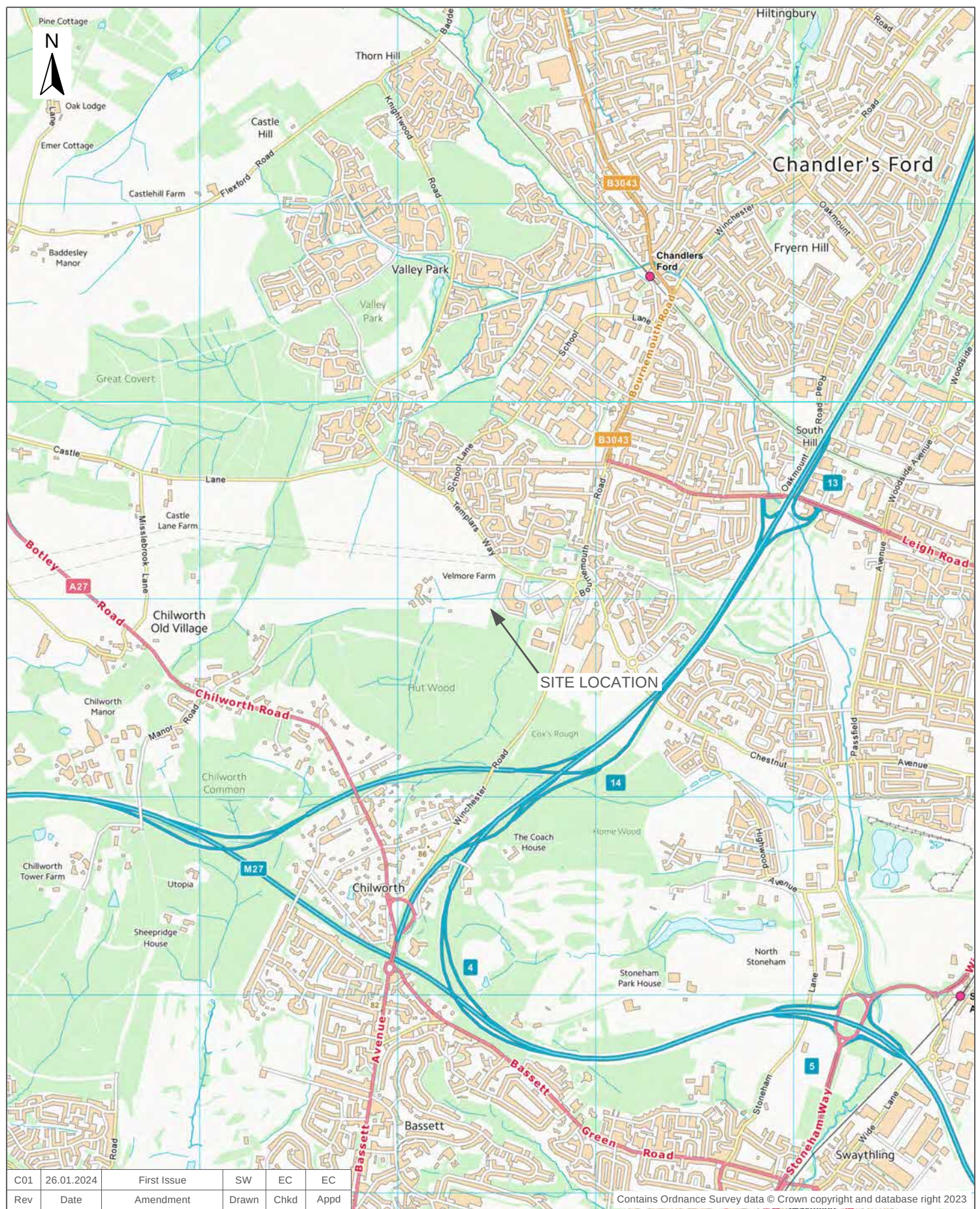
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FIGURES

Figure 1 SITE LOCATION PLAN



C01	26.01.2024	First Issue	SW	EC	EC
Rev	Date	Amendment	Drawn	Chkd	Appd

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Client
Wates Group Limited

Project Name
Velmore Farm

Description
Site Location Plan

Dimension	Size	Scale	Geolocation	Project ID	Drawing no.	Rev	File name
m	A4	1:25,000	442466,118955	305395	11101	C01	305395-ST-111-SS-D-C-11101-C01

Figure 2 SITE LAYOUT PLAN



DO NOT SCALE FROM THIS DRAWING

LEGEND

Site boundary

Notes:
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C01	30.01.2024	First Issue	SW	EC	EC
Rev	Date	Amendment	Drawn	Chkd	Appd



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Client		
Wates Group Limited		
Project Name		
Velmore Farm		
Description		
Site layout Plan		
Project ID	Drawing no.	Revision
305395	11201	C01
File name		
305395-ST-112-SS-D-C-11201-C01		
Dimensions	Scale	Size
m	NTS	A3

APPENDICES

Appendix A

SERVICE CONSTRAINTS

1. This report and the site investigation carried out in connection with the report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) for Wates Group Limited (the "Client") in accordance with the terms of a contract [RSK Environment Standard Terms and Conditions] between RSK and the Client, dated 27 November 2023.. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by an environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.
2. Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. **Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.**
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK 's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the Client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, persistent, bioaccumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.
7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of information, including documentation, obtained from third parties and from the Client on the history and usage of the site,

unless specifically identified in the Services or accreditation system (such as UKAS ISO 17020:2012 clause 7.1.6):

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the Client and RSK.

8. The intrusive environmental site investigation aspects of the Services are a limited sampling of the site at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope between the client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species are not present.
9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.
10. The comments given in this report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.
11. Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works.
12. Unless stated otherwise, only preliminary geotechnical recommendations are presented in this report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed.

Appendix B

SUMMARY OF LEGISLATION AND POLICY RELATING TO LAND CONTAMINATION

Part IIA of the Environmental Protection Act 1990

Part IIA of the Environmental Protection Act 1990 (Part IIA) and its associated Contaminated Land Regulations 2000 (SI 2000/227), which came into force in England on 1 April 2000, formed the basis for the current regulatory framework and the statutory regime for the identification and remediation of contaminated land. Part IIA of the EPA 1990 defines contaminated land as 'any land which appears to the Local Authority in whose area it is situated to be in such a condition by reason of substances in, on or under the land, that significant harm is being caused, or that there is significant possibility of significant harm being caused, or that pollution of controlled waters is being or is likely to be caused'. Controlled waters are considered to include all groundwater, inland waters and estuaries.

In August 2006, the Contaminated Land (England) Regulations 2006 (SI 2006/1380) were implemented, which extended the statutory regime to include Part IIA of the EPA as originally introduced on 1 April 2000, together with changes intended chiefly to address land that is contaminated by virtue of radioactivity. These have been replaced subsequently by the Contaminated Land (England) (Amendment) Regulations 2012, which now exclude land that is contaminated by virtue of radioactivity.

The intention of Part IIA is to deal with contaminated land issues that are considered to cause significant harm on land that is not undergoing development (see Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance, April 2012). This document replaces Annex III of Defra Circular 01/2006, published in September 2006 (the remainder of this document is now obsolete).

Planning Policy

Land contamination is often addressed via the planning process during redevelopment of sites. This approach was documented in Planning Policy Statement: Planning and Pollution Control PPS23, which states that it remains the responsibility of the landowner and developer to identify land affected by contamination and carry out sufficient remediation to render the land suitable for use. PPS23 was withdrawn early in 2012 and has been replaced by much reduced guidance within the National Planning Policy Framework (NPPF), reference ISBN: 978-1-5286-1033-9, July 2021. For sites in Wales, reference should be made to Planning Policy Wales (Welsh Government. Edition 11, February 2021).

The new framework has limited guidance on contaminated land, as follows:

Chapter 11. Making effective use of land

- 117 Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.
- 118. Planning policies and decisions should:

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Chapter 15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Ground conditions and pollution

178. Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Water Resources Act (WRA)

The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009 updated the Water Resources Act 1991, which introduced the offence of causing or knowingly permitting pollution of controlled waters. The Act provides the Environment Agency with powers to implement remediation necessary to protect controlled waters and recover all reasonable costs of doing so.

Water Framework Directive (WFD)

The Water Framework Directive 2000/60/EC is designed to:

enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands that depend on the aquatic ecosystems

promote the sustainable use of water

reduce pollution of water, especially by 'priority' and 'priority hazardous' substances

ensure progressive reduction of groundwater pollution.

The WFD requires a management plan for each river basin be developed every six years.

Groundwater Directive (GWD)

The 1980 Groundwater Directive 80/68/EEC and the 2006 Groundwater Daughter Directive 2006/118/EC of the WFD are the main European legislation in place to protect groundwater. The 1980 Directive is due to be repealed in December 2013. The European legislation has been transposed into national legislation by regulations and directions to the Environment Agency.

Priority Substances Directive (PSD)

The Priority Substances Directive 2008/105/EC is a 'Daughter' Directive of the WFD, which sets out a priority list of substances posing a threat to or via the aquatic environment. The PSD establishes environmental quality standards for priority substances, which have been set at concentrations that are safe for the aquatic environment and for human health. In addition, there is a further aim of reducing (or eliminating) pollution of surface water (rivers, lakes, estuaries and coastal waters) by pollutants on the list. The WFD requires that countries establish a list of dangerous substances that are being discharged and EQS for them. In England and Wales, this list is provided in the River Basin Districts Typology, Standards and Groundwater threshold values (Water Framework Directive) (England and Wales) Directions 2010. In order to achieve the objectives of the WFD, classification schemes are used to describe where the water environment is of good quality and where it may require improvement.

Environmental Permitting Regulations (EPR)

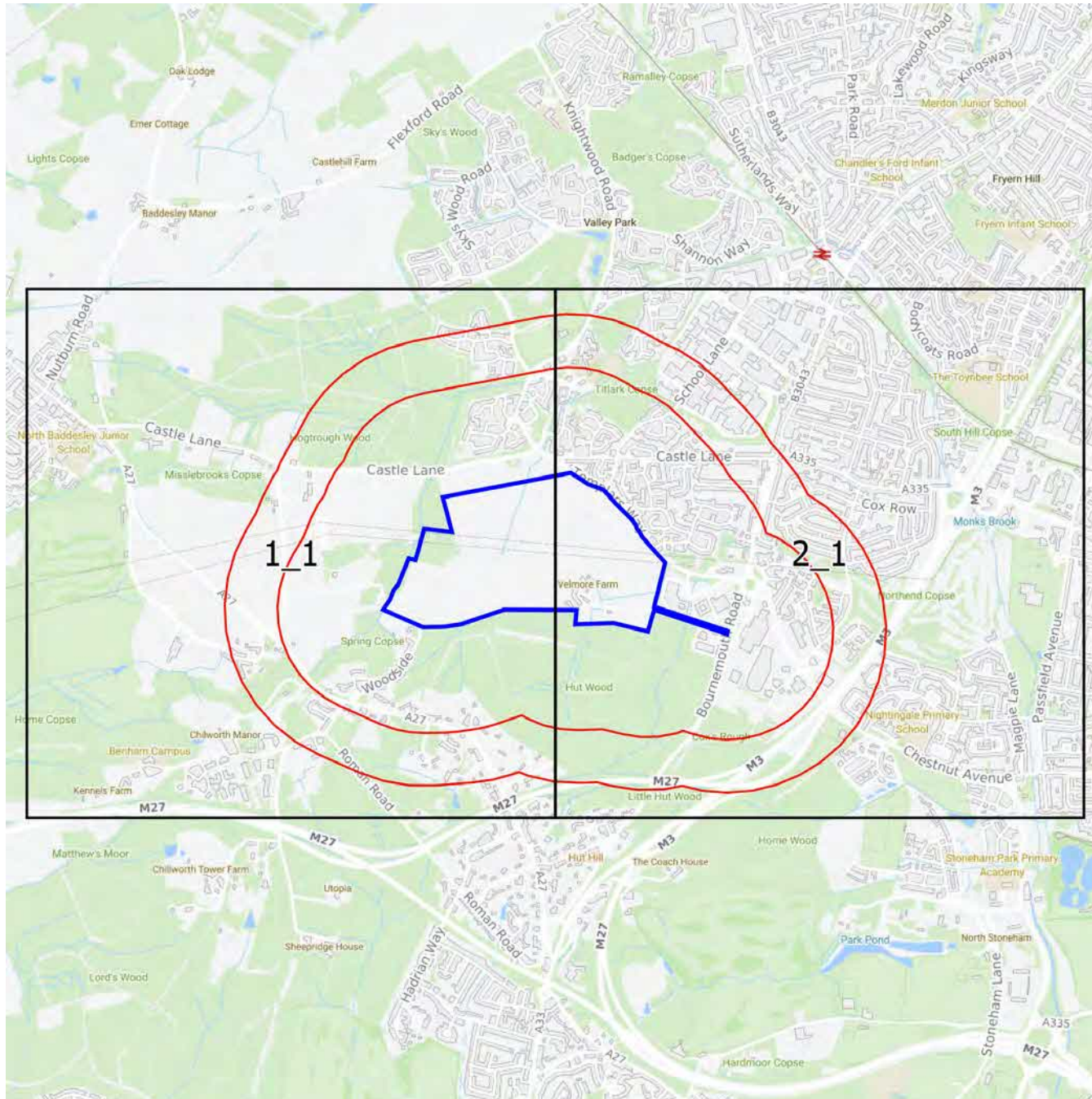
The Environmental Permitting (England and Wales) Regulations 2016 (as amended) provide a single regulatory framework that streamlines and integrates waste management licensing, pollution prevention and control, water discharge consenting, groundwater authorisations, and radioactive substances regulation. Schedule 22, paragraph 6 of EPR 2016 states: 'the regulator must, in exercising its relevant functions, take all necessary measures - (a) to prevent the input of any hazardous substance to groundwater; and (b) to limit the input of non-hazardous pollutants to groundwater so as to ensure that such inputs do not cause pollution of groundwater.'

Notes:

1. *The above information is provided for background but does not constitute site-specific advice*
2. *The above summary applies to England only. Variations exist within other countries of the United Kingdom.*

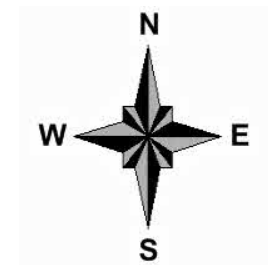
Appendix C

ENVIRONMENTAL DATABASE REPORT



Groundsure
INSIGHTS

Small Scale Grid Index



Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: County Series

Map date: **1868**

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

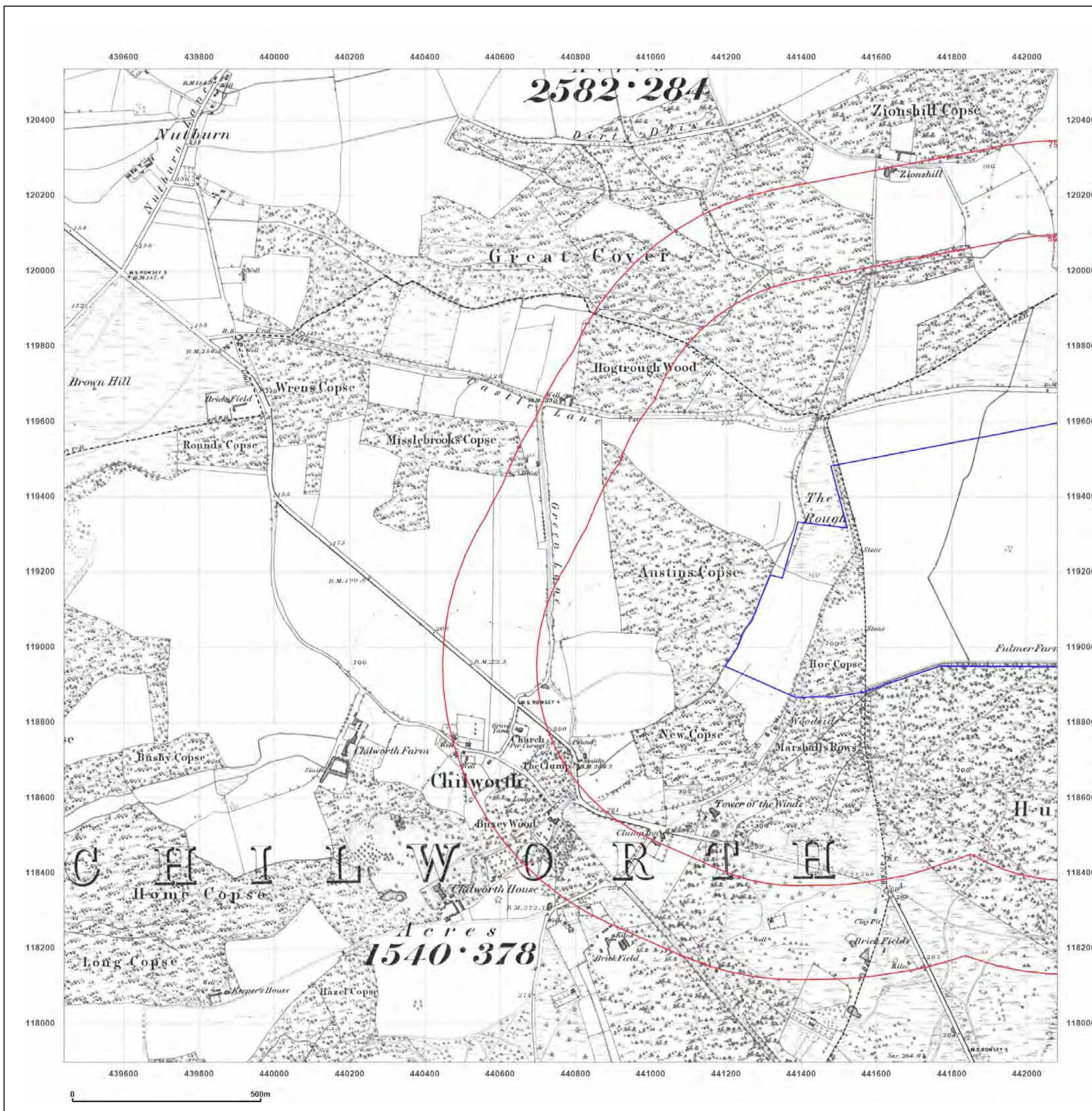


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: County Series

Map date: 1888

Scale: 1:10,560

Printed at: 1:10,560



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

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

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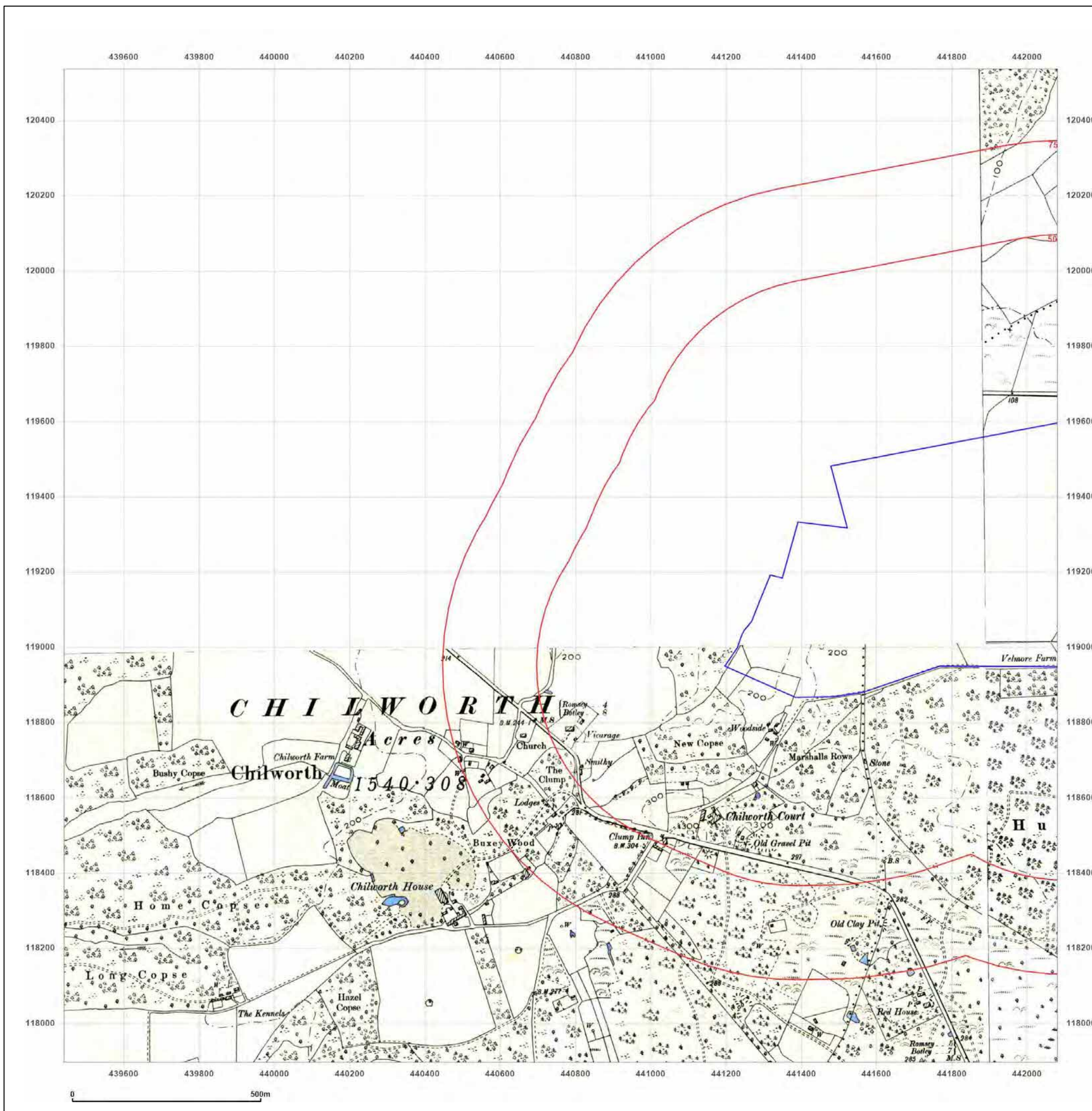


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Site Details

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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
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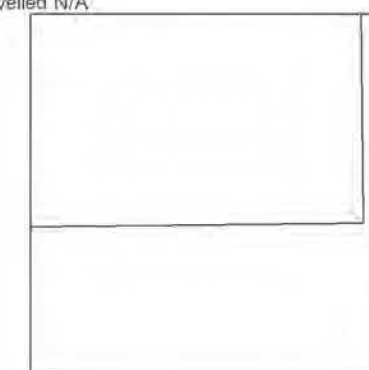
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Edition N/A
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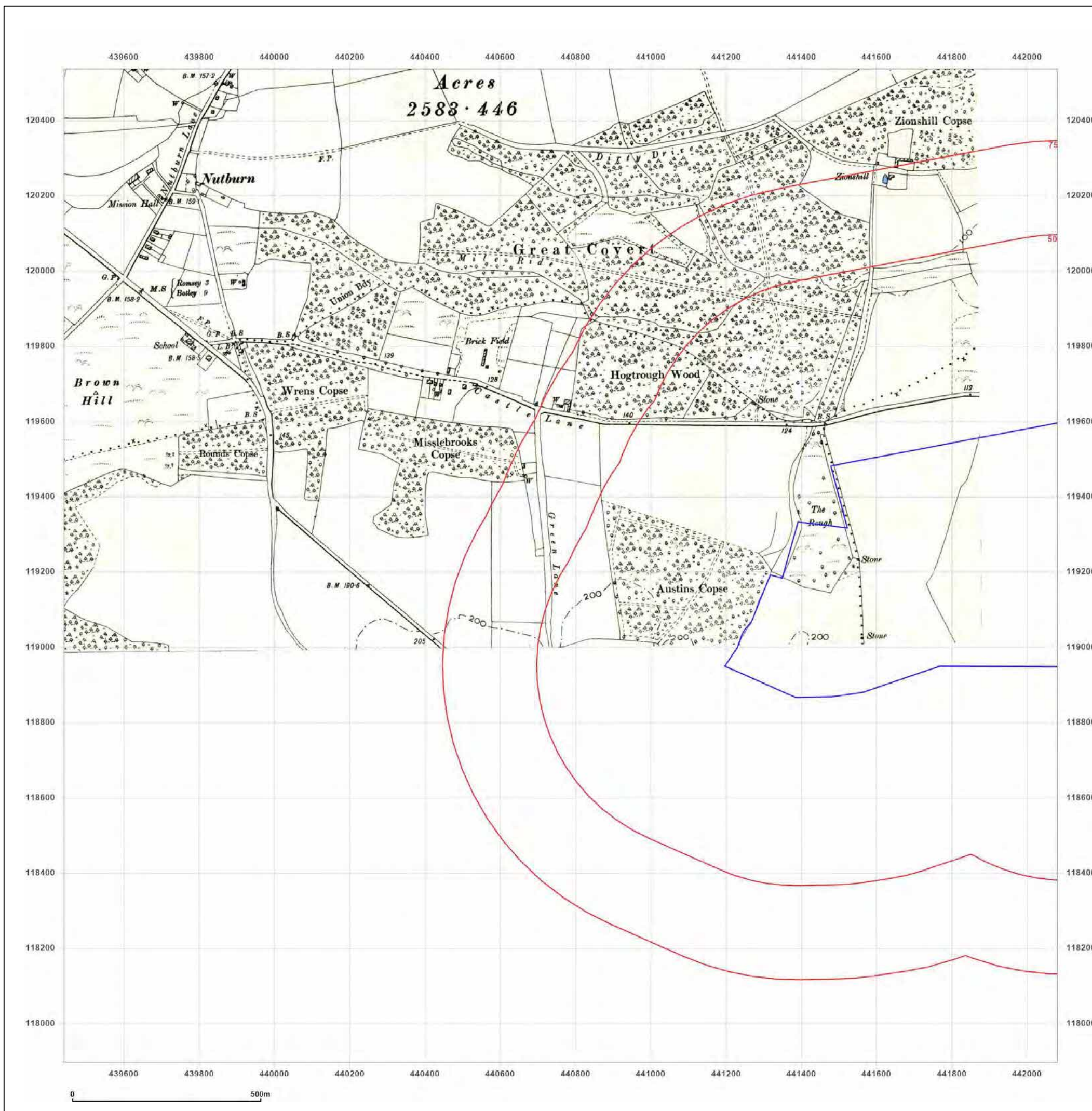


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: County Series

Map date: 1908

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

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Revised 1908
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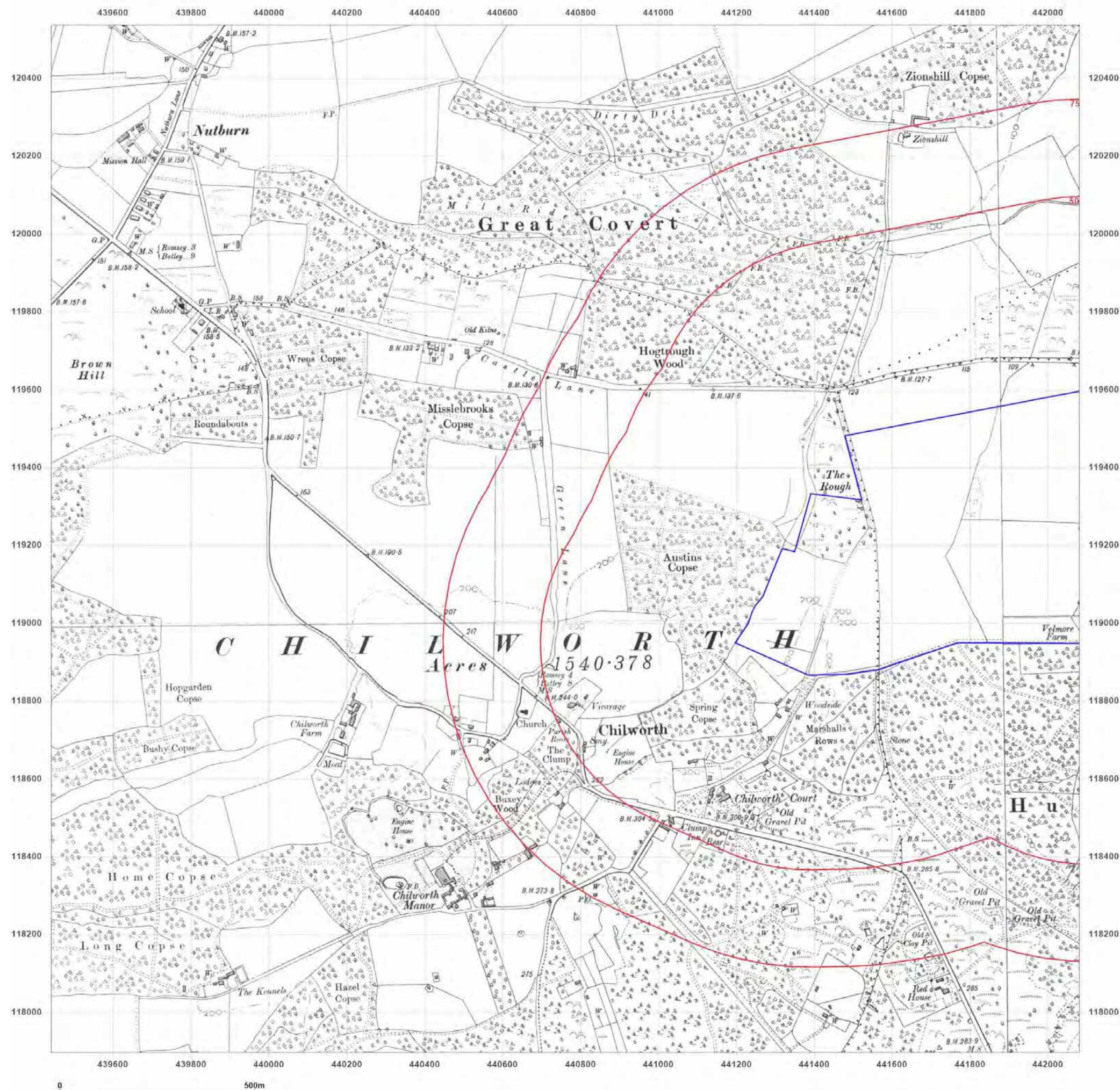


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Site Details

442271 , 118934

Client Ref: 305395
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Grid Ref: 440760, 119216

Map Name: County Series

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Printed at: 1:10,560



Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

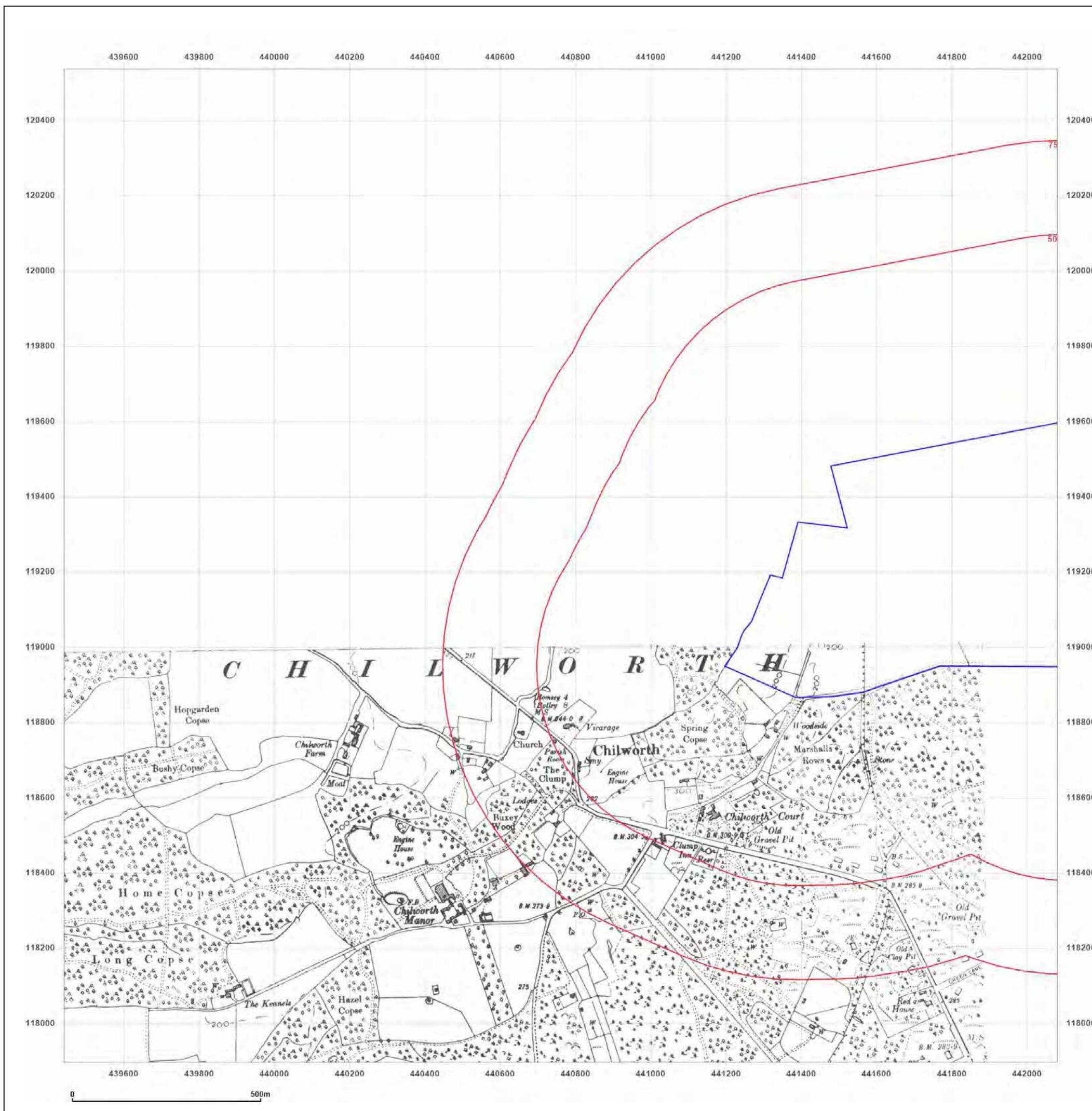


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Site Details

442271 , 118934

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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: County Series

Map date: 1938-1942

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
Revised 1942
Edition N/A
Copyright N/A
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Surveyed 1868
Revised 1932
Edition 1938
Copyright N/A
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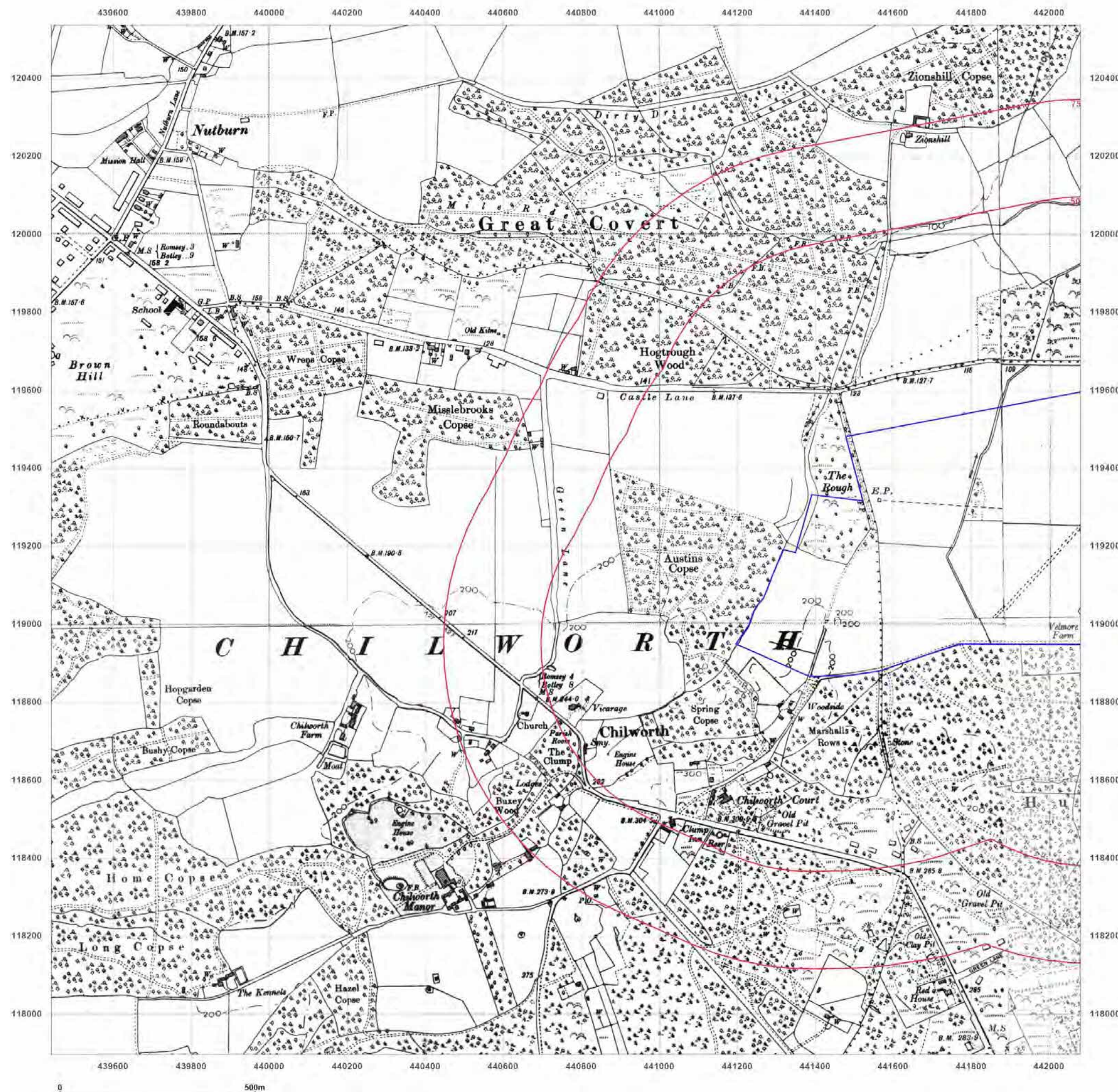


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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: County Series

Map date: 1938-1942

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
Revised 1942
Edition N/A
Copyright N/A
Levelled 1908

Surveyed 1868
Revised 1938
Edition 1938
Copyright N/A
Levelled 1907

Surveyed 1867
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Edition N/A
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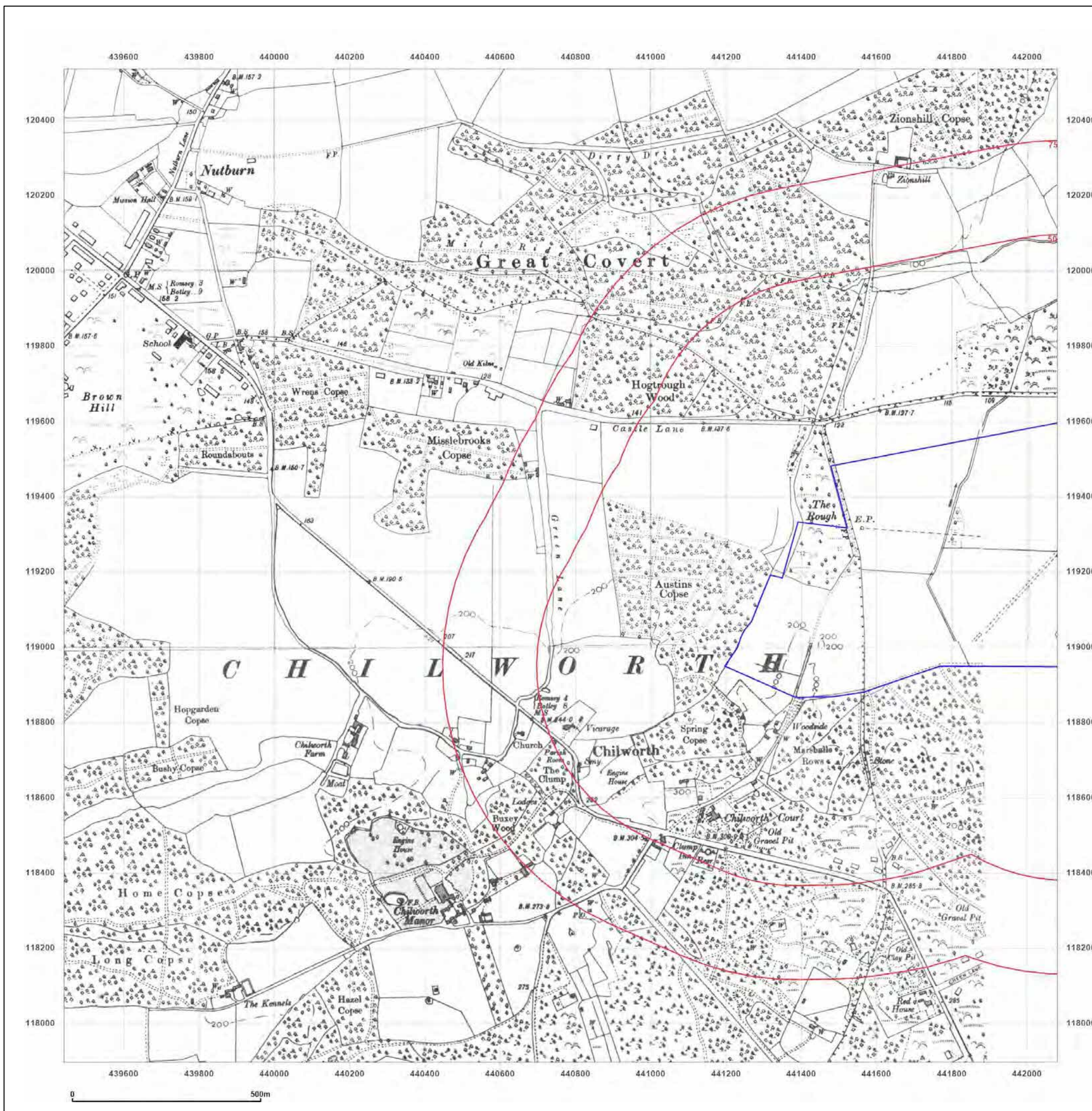


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Grid Ref: 440760, 119216

Map Name: Provisional

Map date: 1957-1962

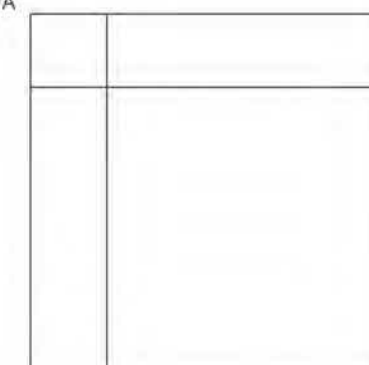
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Edition N/A
Copyright 1962
Levelled N/A

Surveyed 1958
Revised 1958
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1868
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

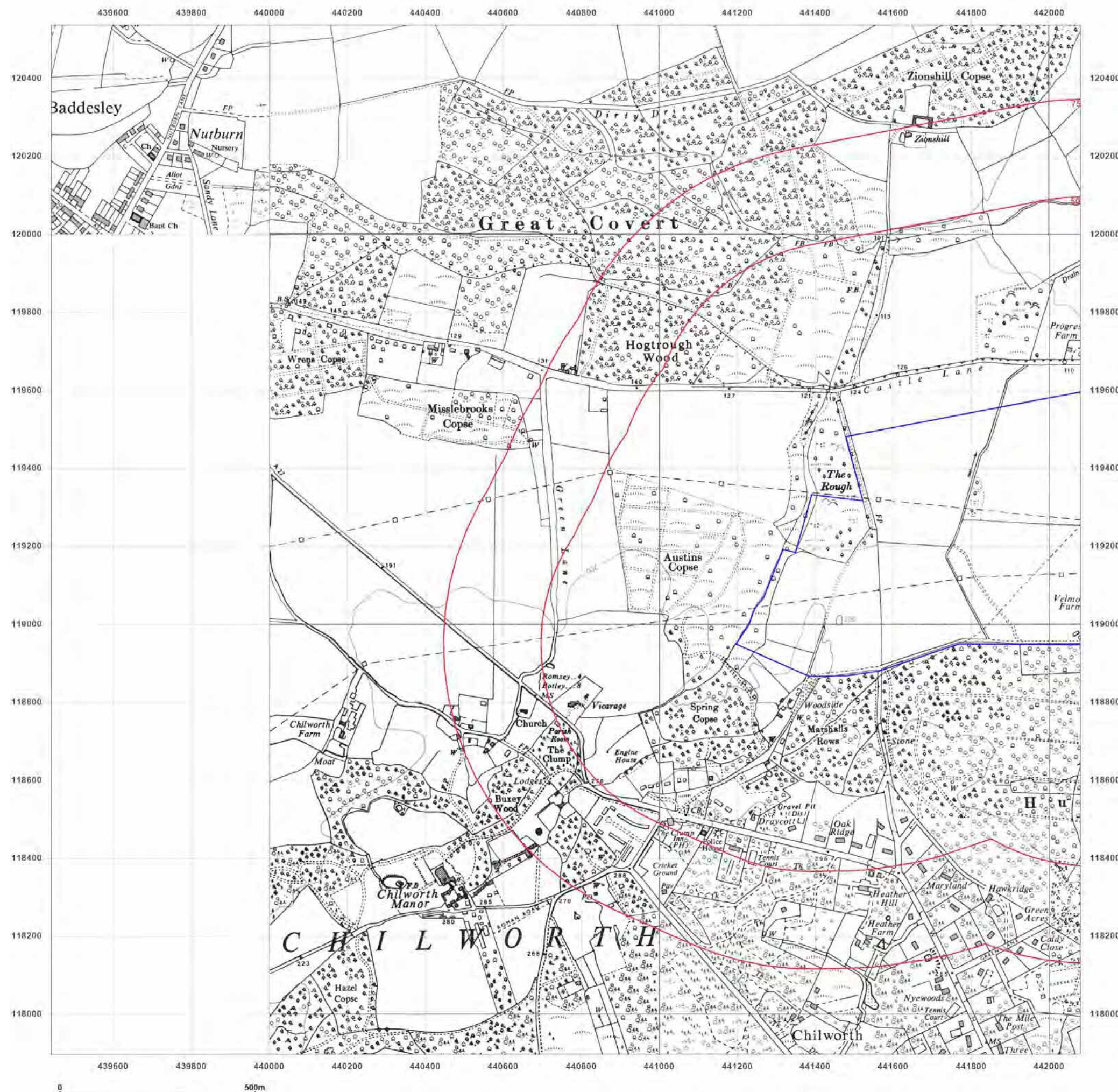


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Grid Ref: 440760, 119216

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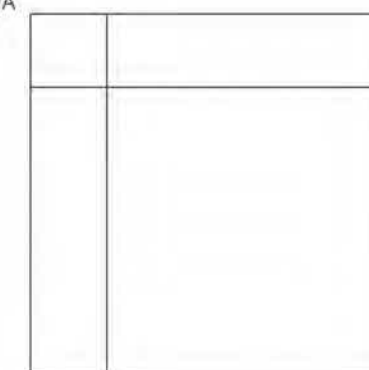
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Revised 1961
Edition N/A
Copyright 1962
Levelled N/A



Surveyed 1868
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

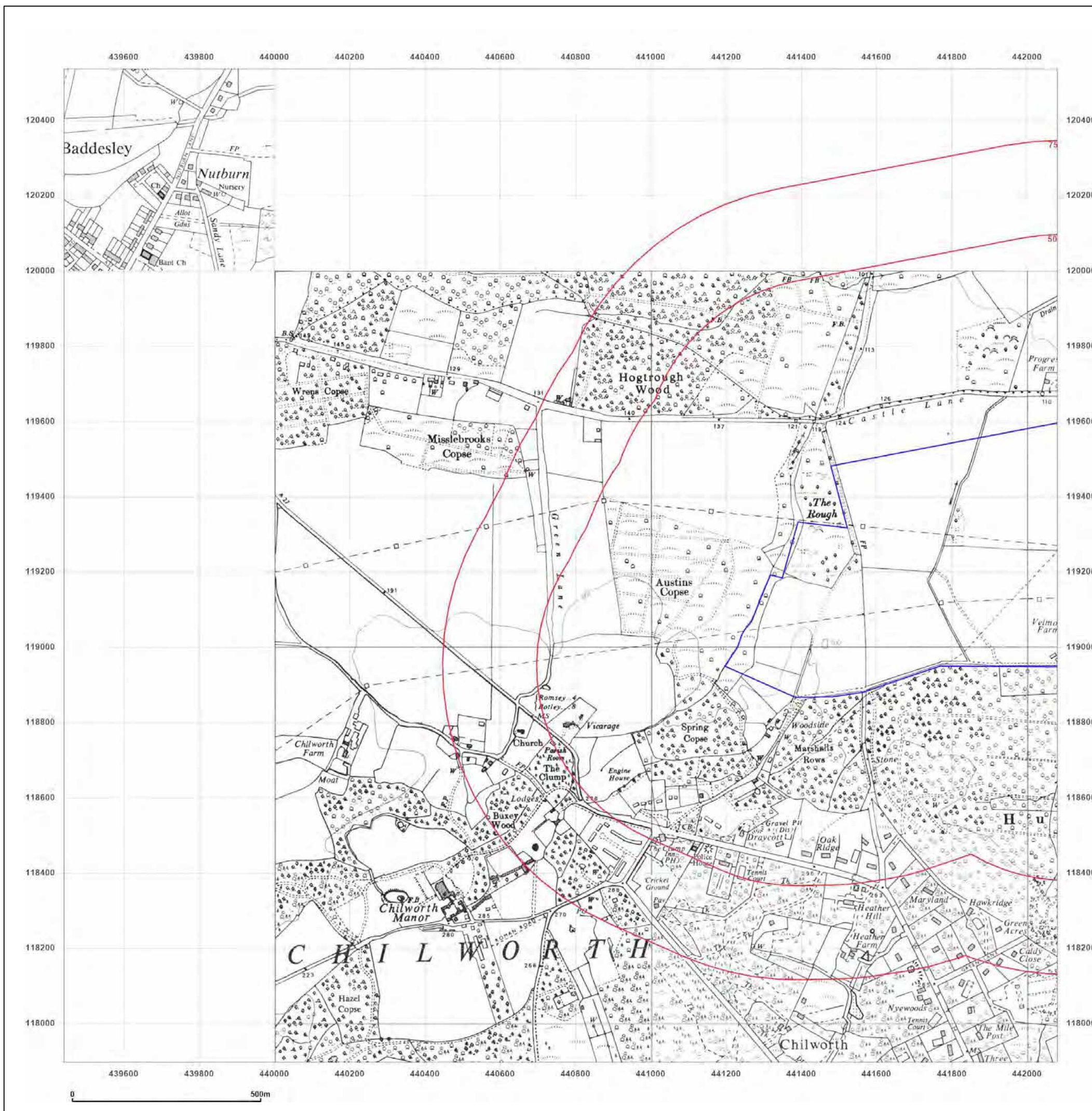


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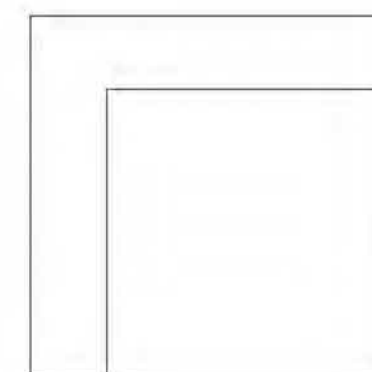
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Grid Ref: 440760, 119216

Map Name: Provisional

Map date: **1969**

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Printed at: 1:10,560



Surveyed 1969
Revised 1969
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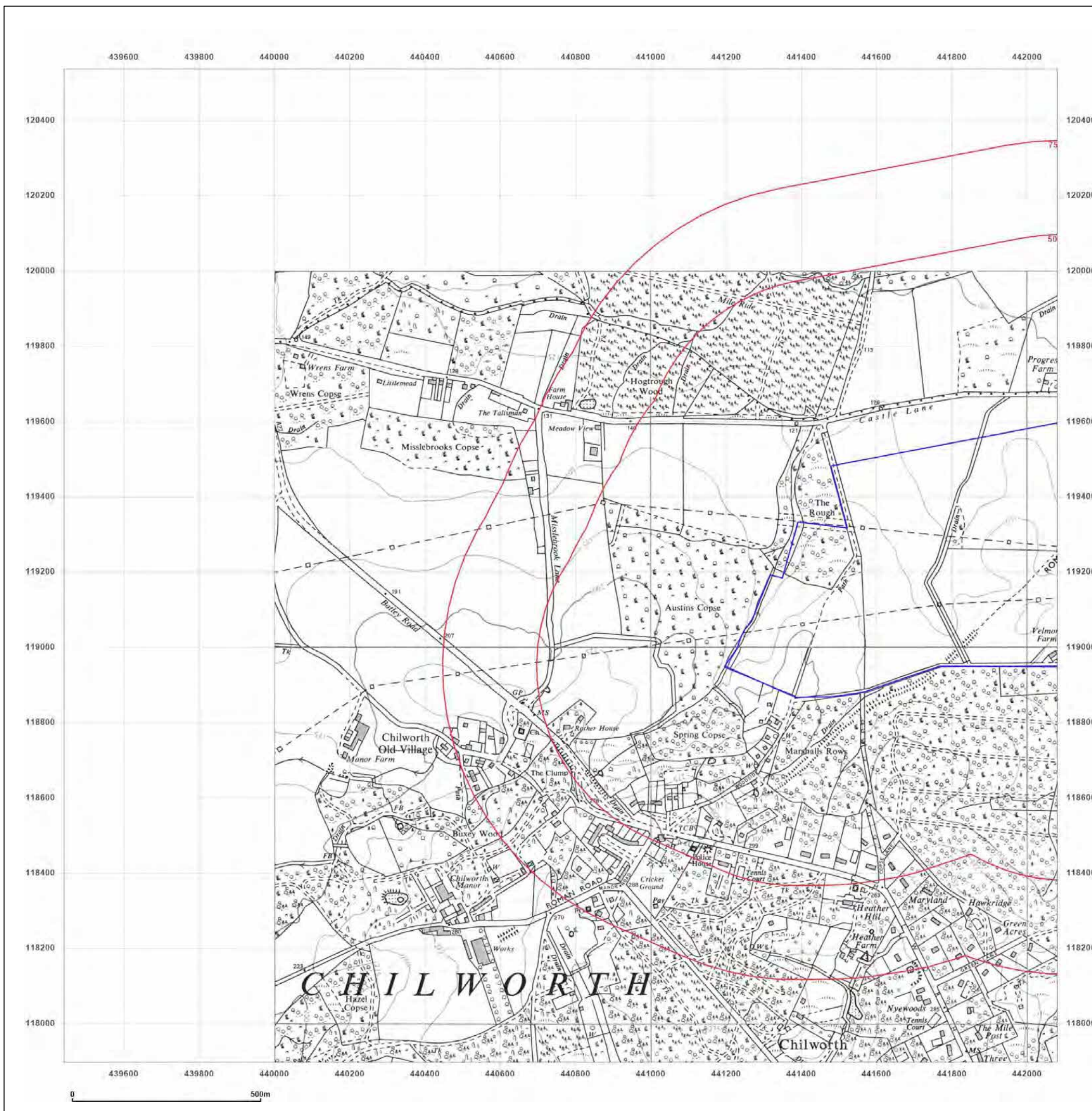


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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: National Grid

Map date: 1973-1978

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1973
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Levelled 1962

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Revised 1973
Edition N/A
Copyright 1973
Levelled N/A

Surveyed 1977
Revised 1978
Edition N/A
Copyright 1978
Levelled 1970

Surveyed 1974
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Copyright 1978
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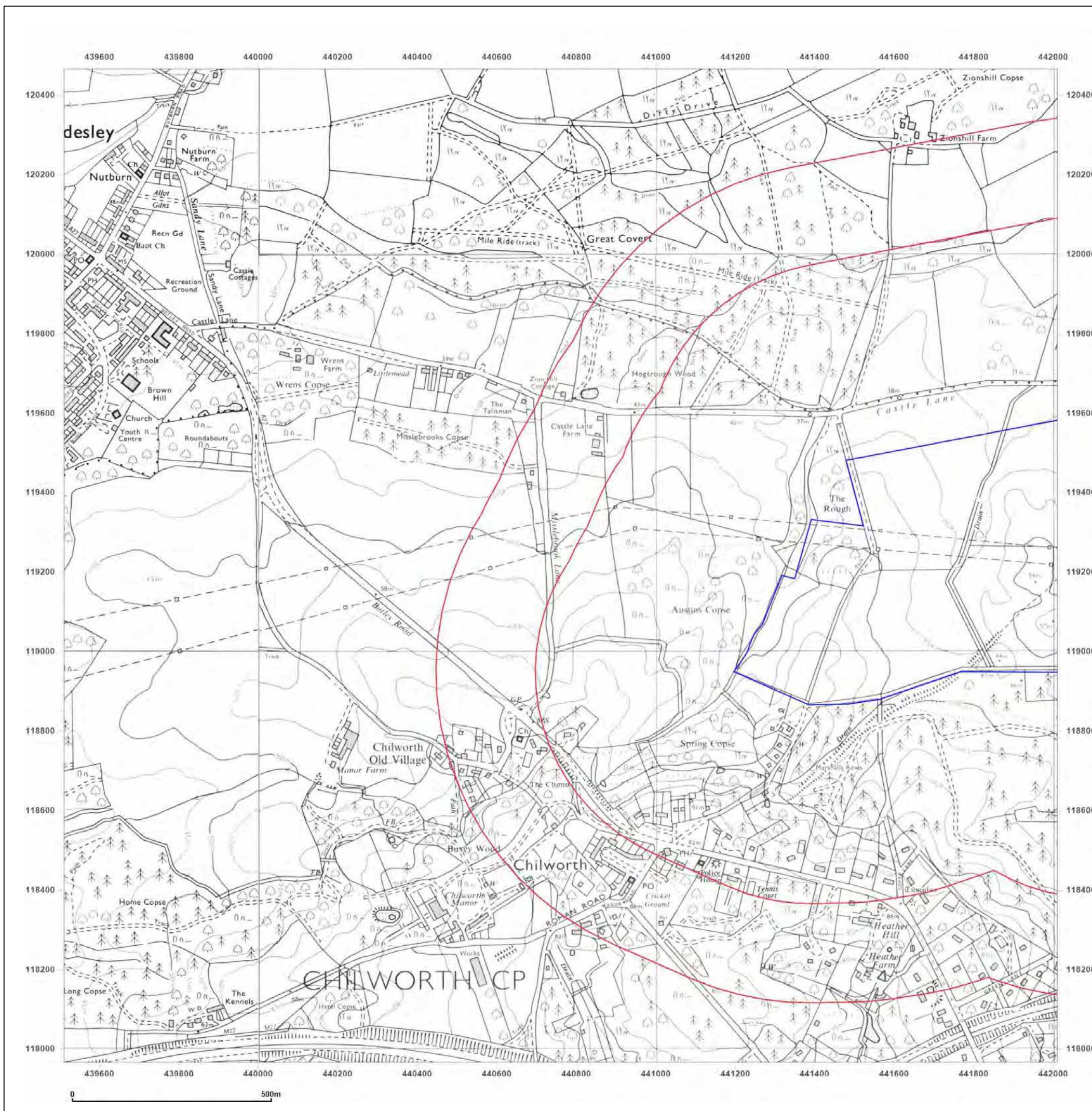


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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
Revised 1992
Edition N/A
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Levelled N/A

Surveyed 1989
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1986
Revised 1987
Edition N/A
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Levelled N/A

Surveyed 1987
Revised 1988
Edition N/A
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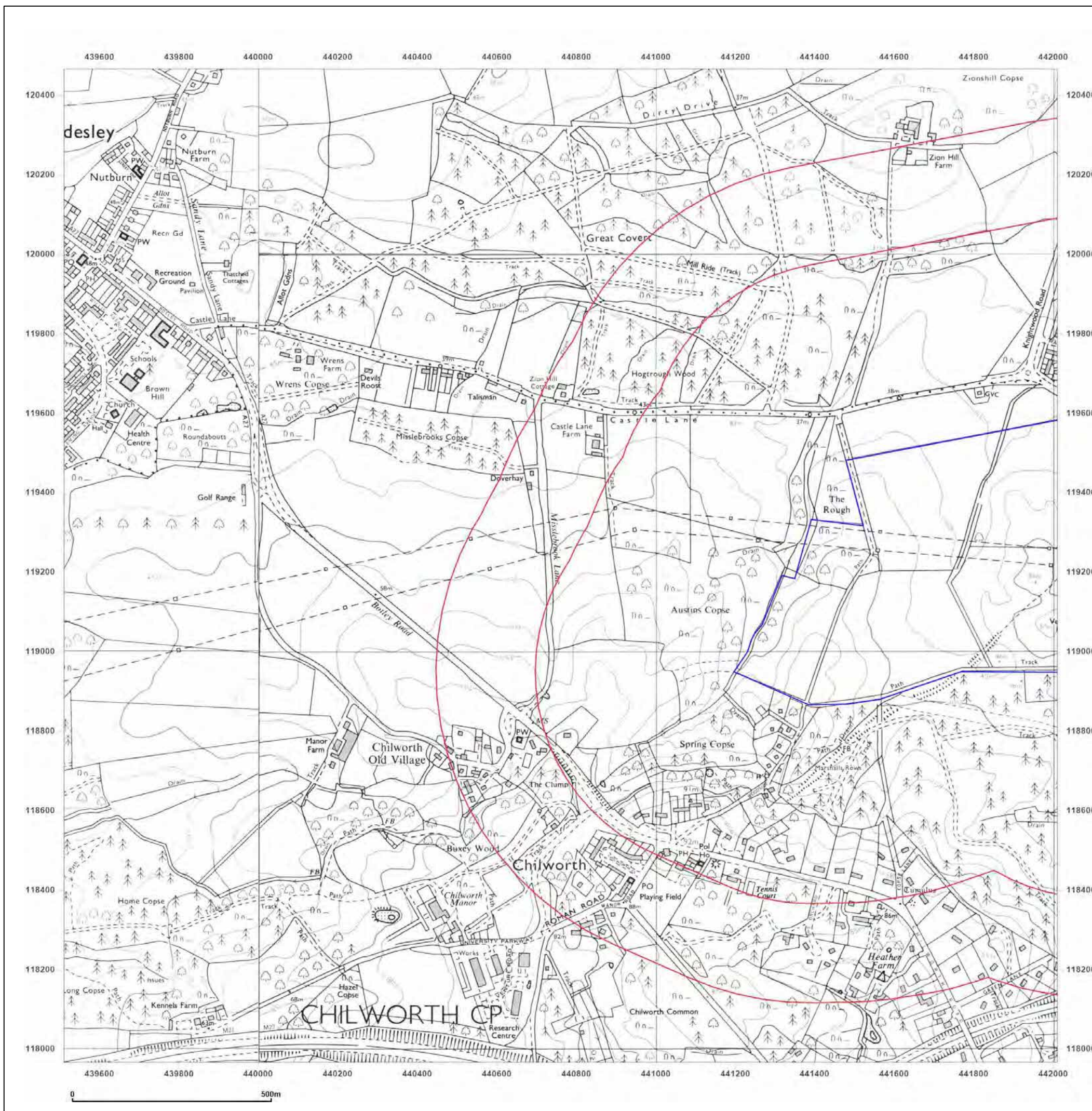


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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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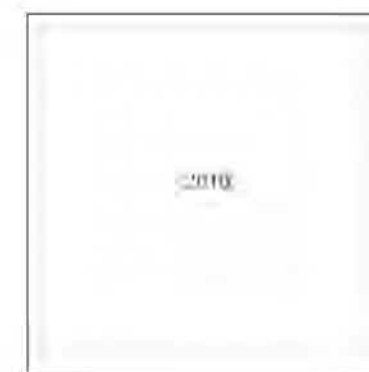
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Grid Ref: 440760, 119216

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details

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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_1_1
Grid Ref: 440760, 119216

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000



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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: County Series

Map date: **1868**

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

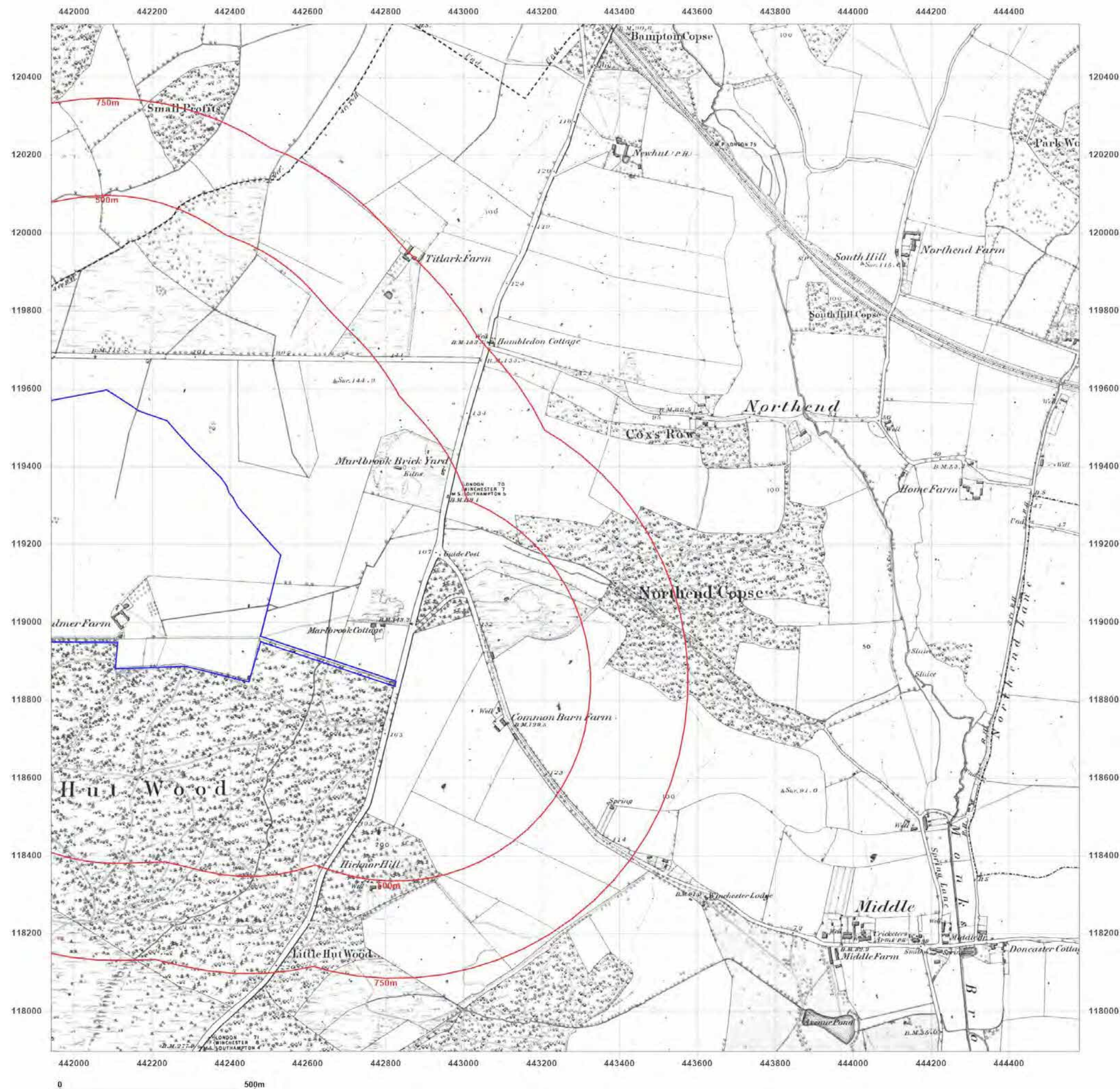


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Site Details

442271 , 118934

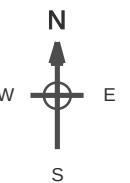
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Grid Ref: 443260, 119216

Map Name: County Series

Map date: 1888

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed N/A
Revised N/A
Edition N/A
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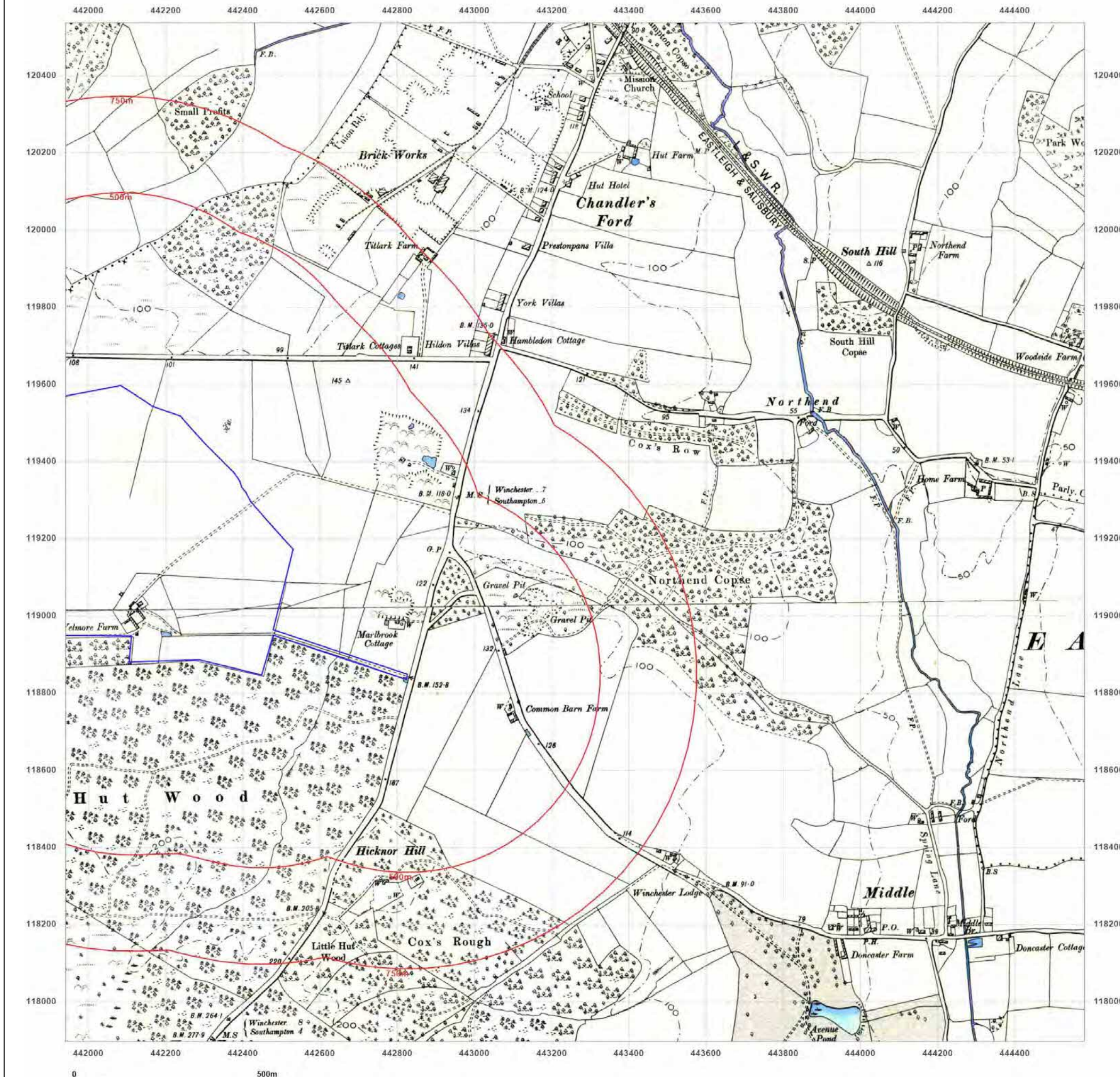


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Site Details

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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1869
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

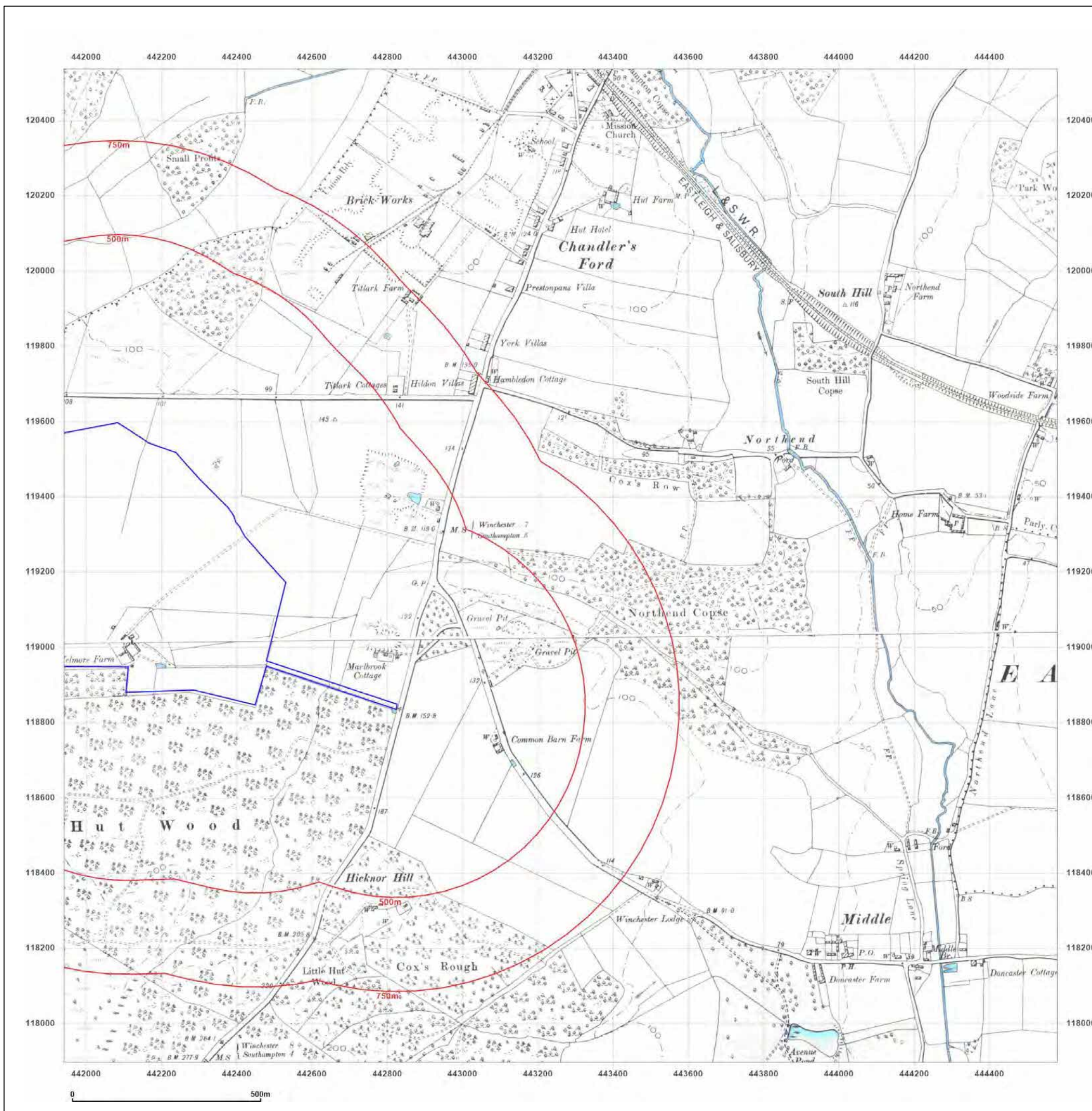


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Site Details

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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: County Series

Map date: 1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

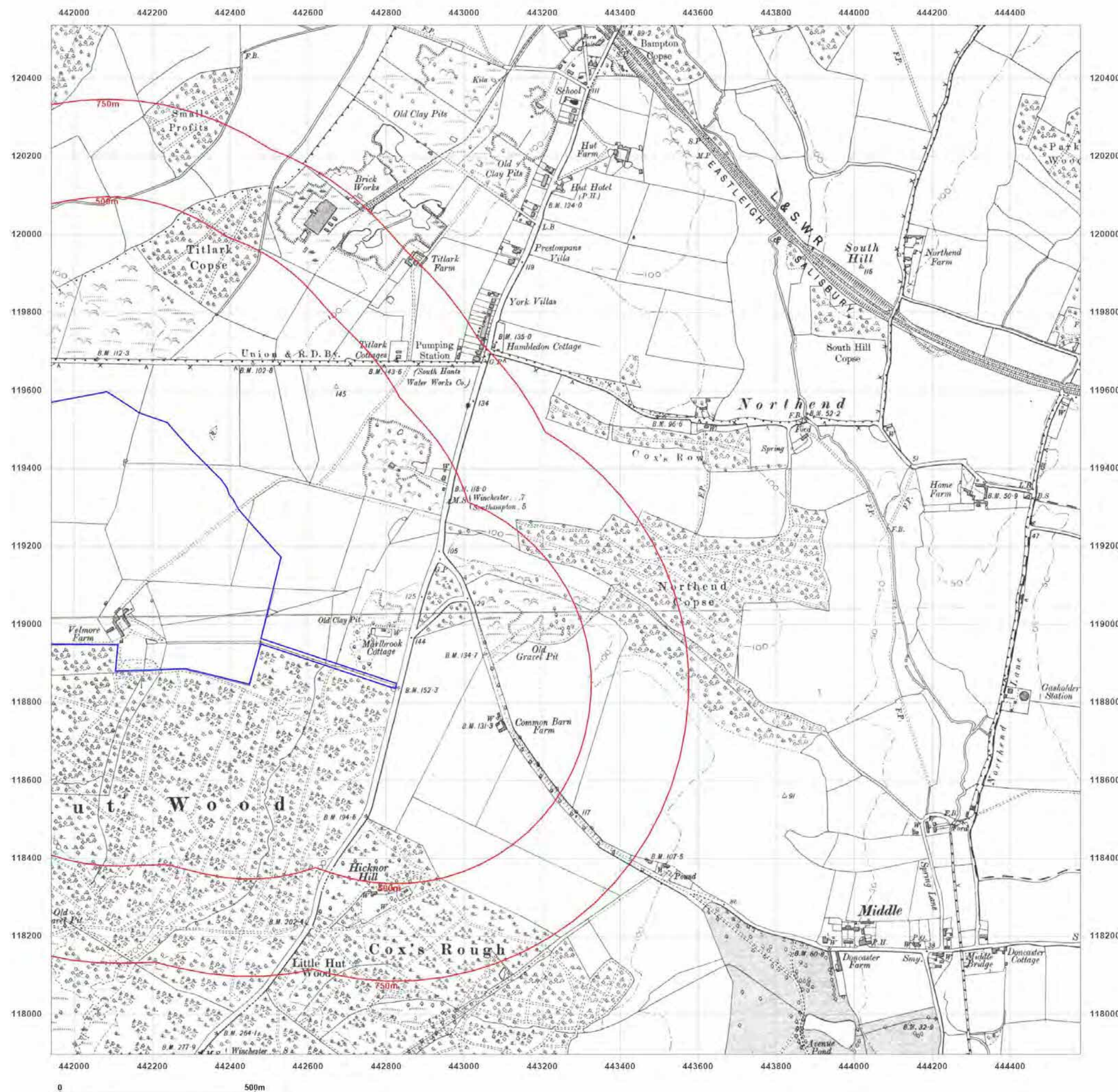


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442271 , 118934

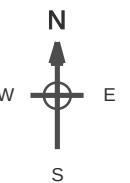
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Map Name: County Series

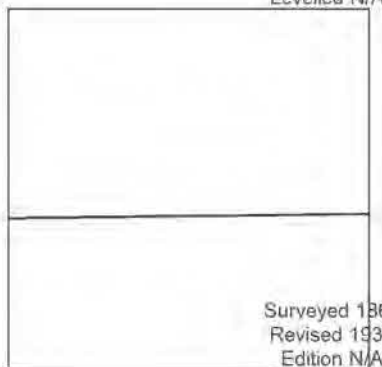
Map date: **1931**

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1867
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

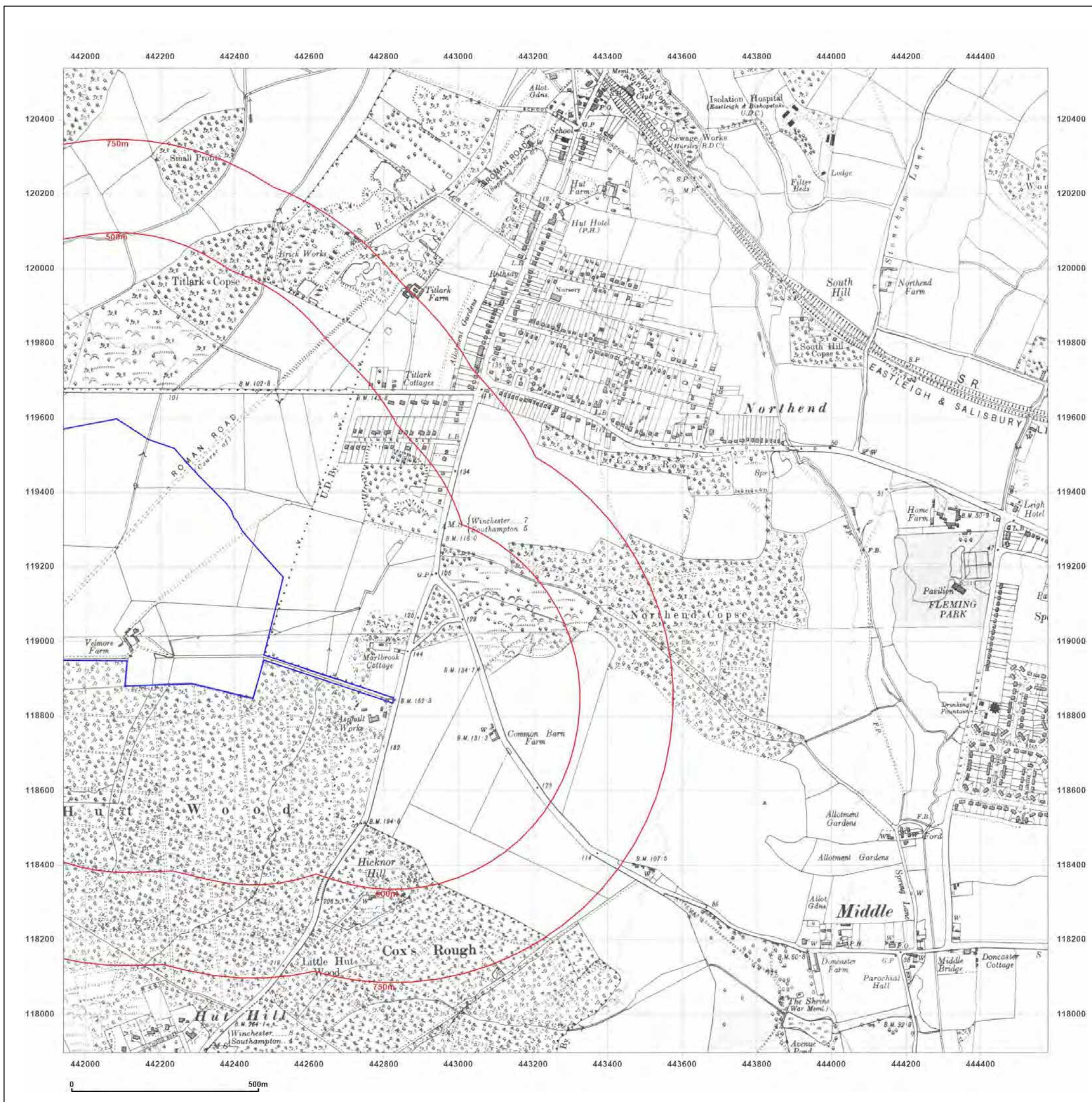


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Site Details

442271 , 118934

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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

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Surveyed 1887
Revised 1931
Edition N/A
Copyright N/A
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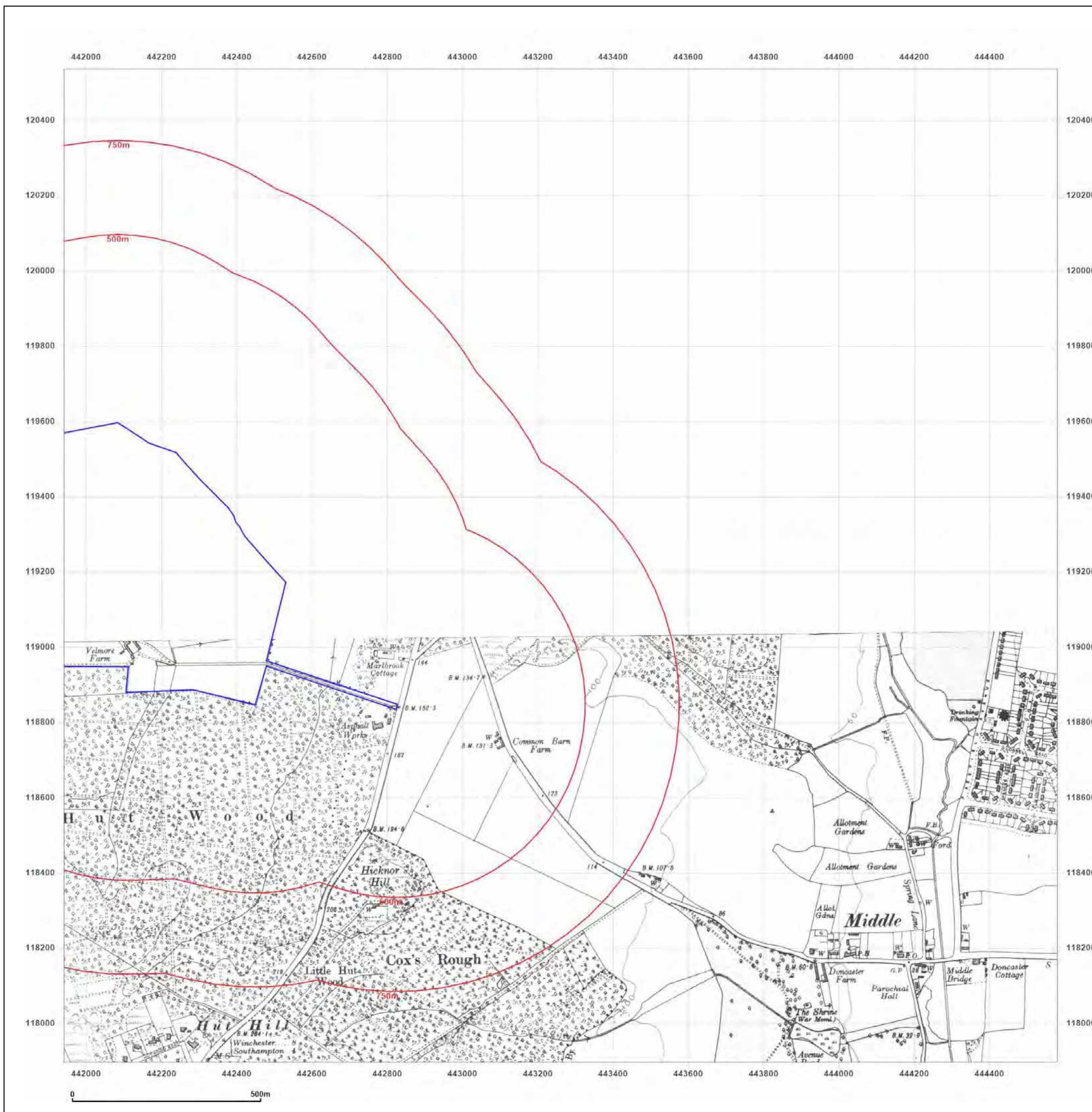


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1932
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

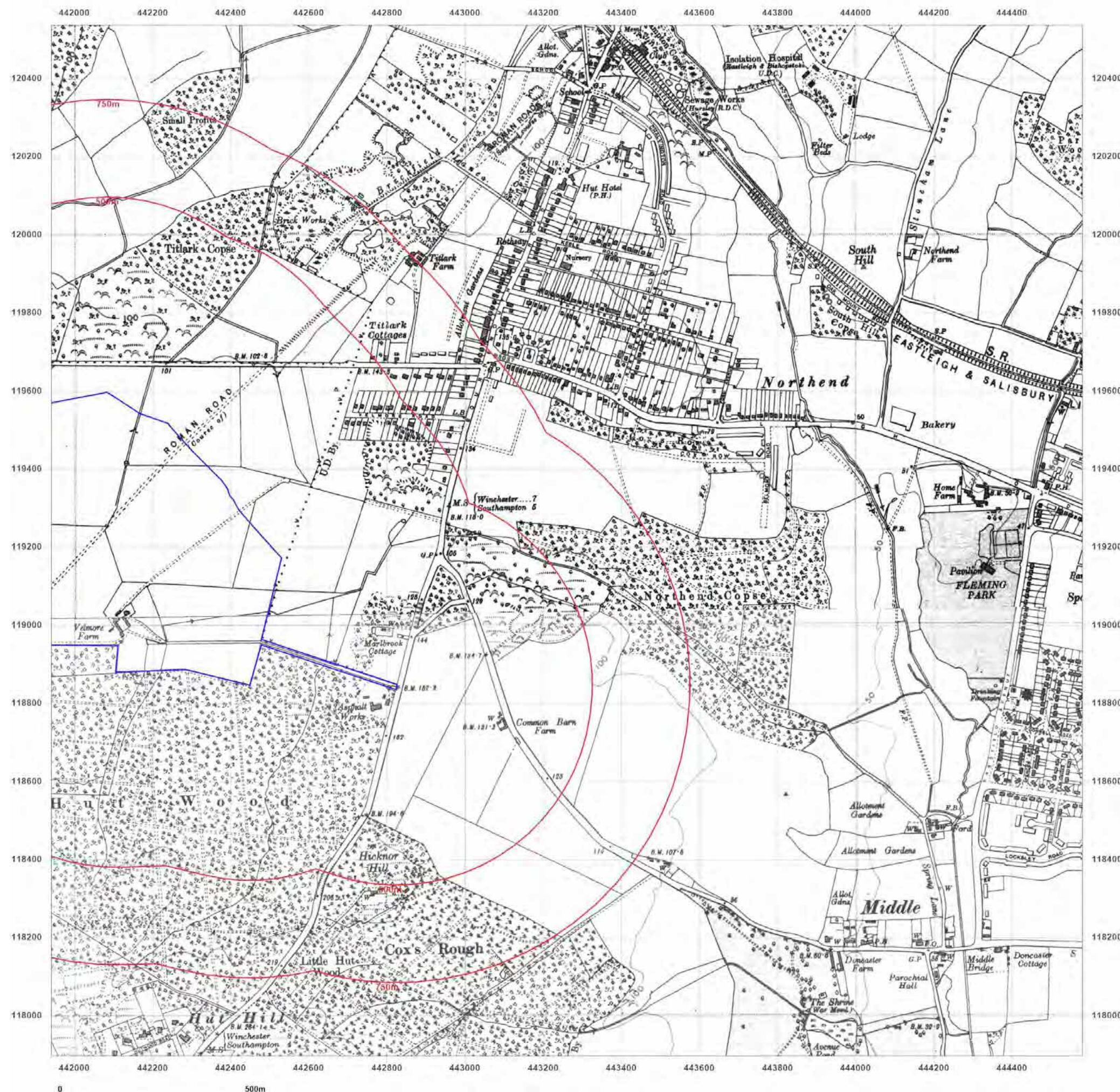


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Grid Ref: 443260, 119216

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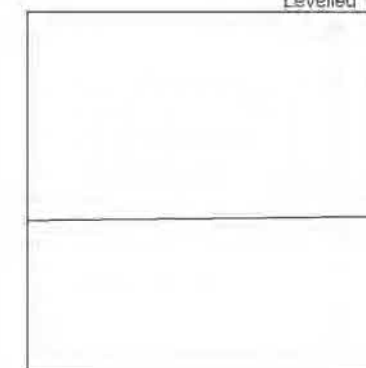
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Scale: 1:10,560

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Surveyed 1868
Revised 1938
Edition 1938
Copyright N/A
Levelled 1907

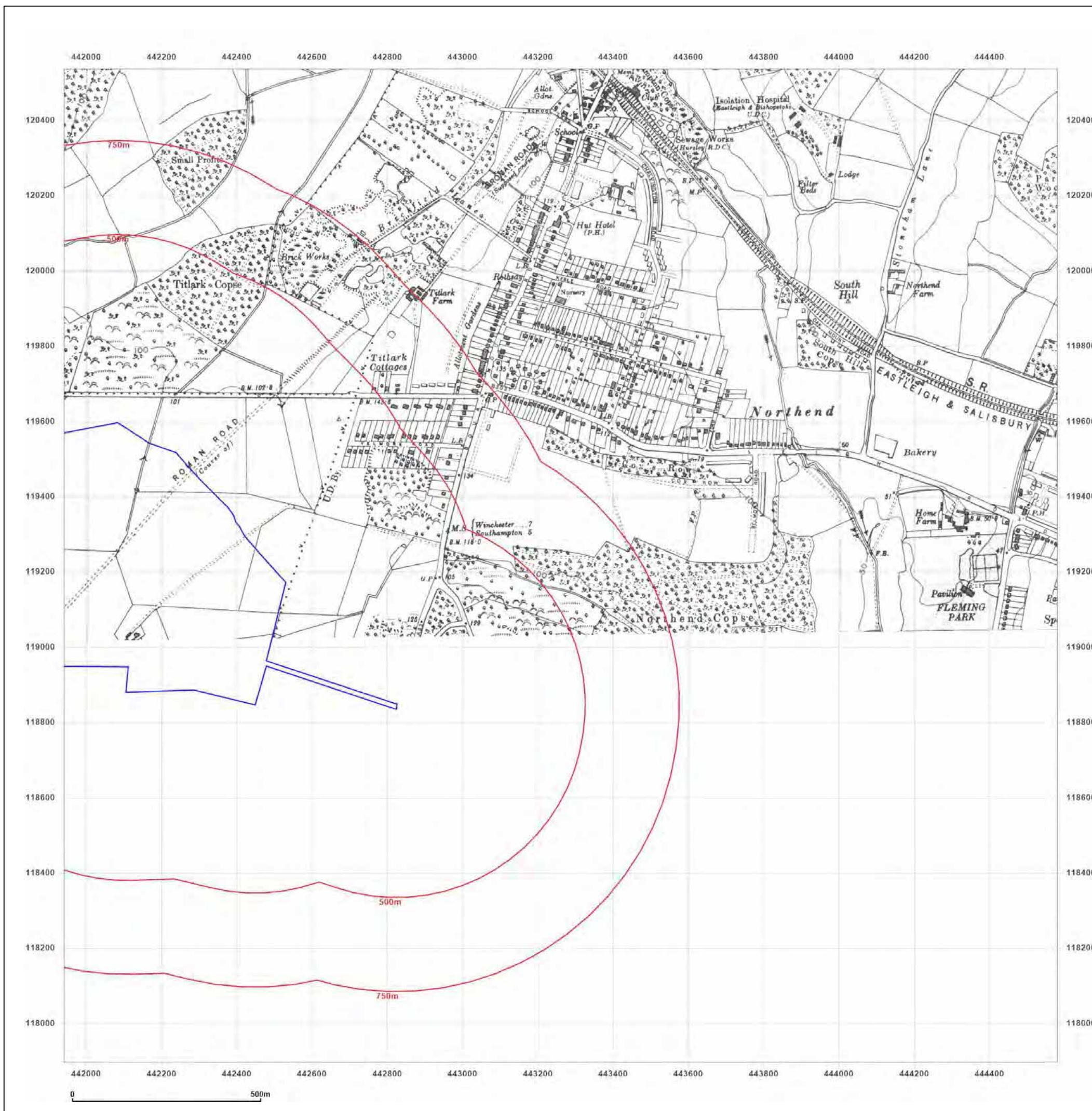


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

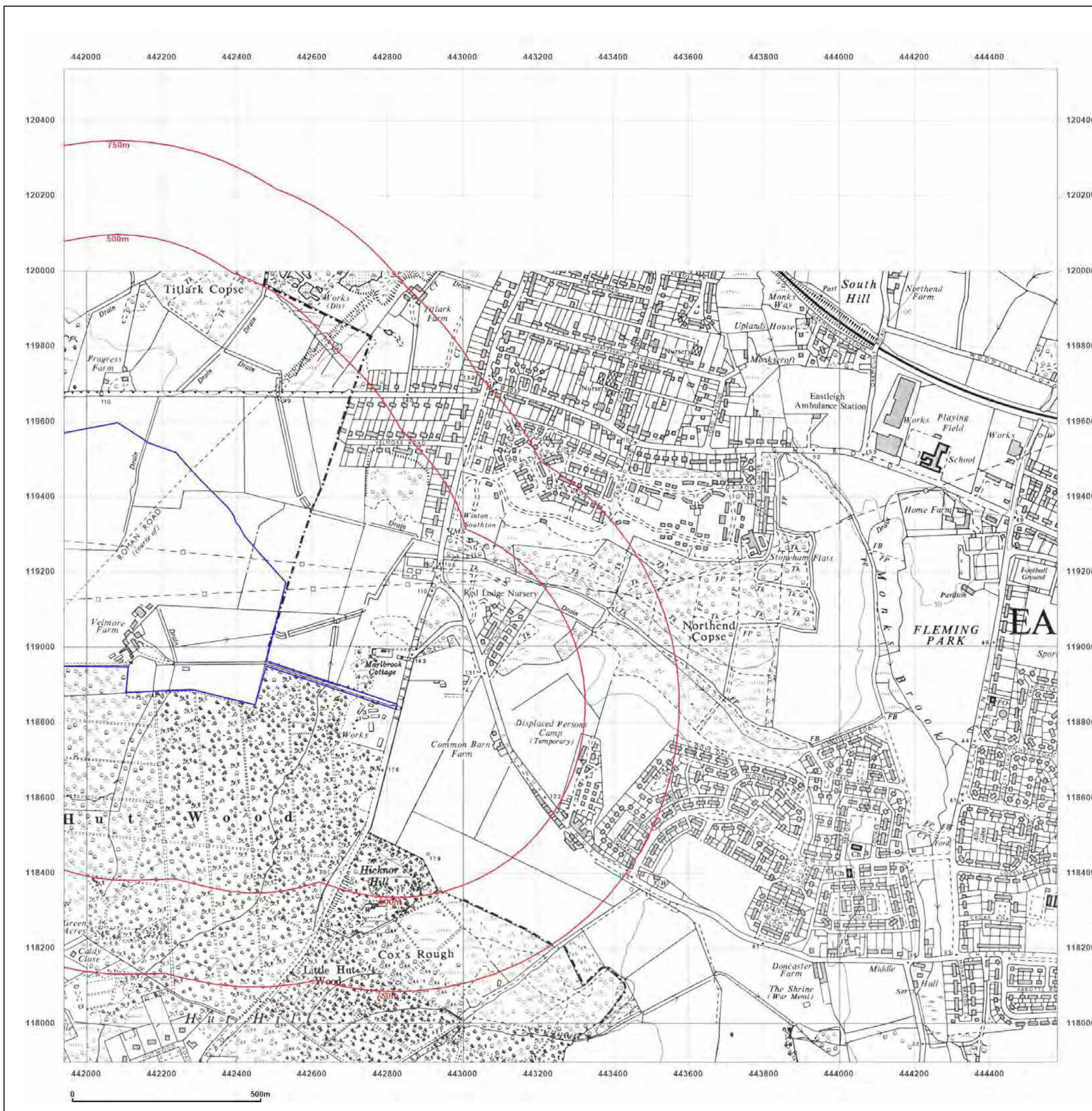


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Site Details

442271 , 118934

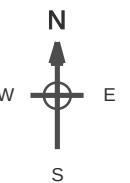
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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: Provisional

Map date: 1957-1958

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1958
Revised 1958
Edition N/A
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Surveyed 1868
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

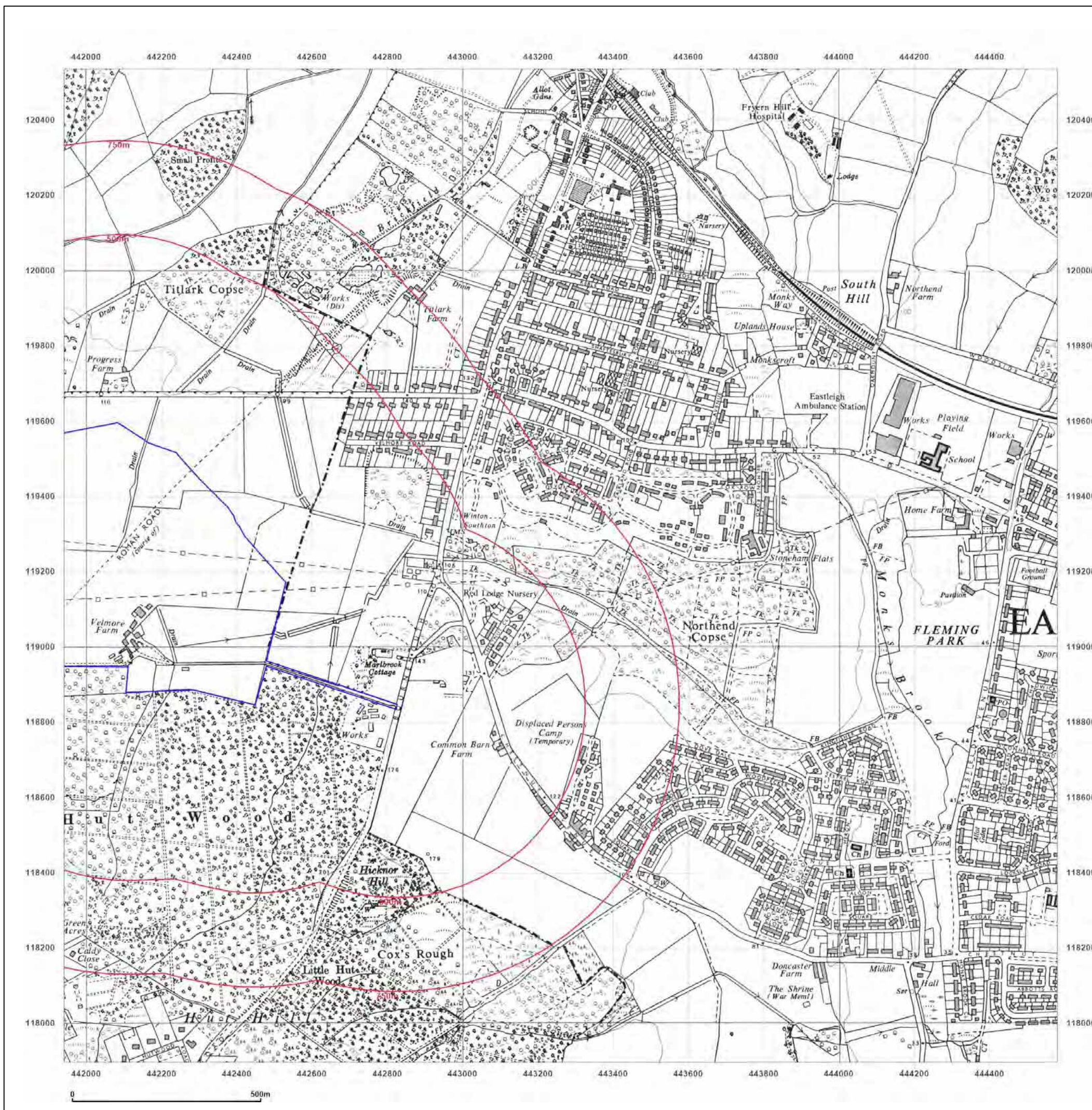


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: Provisional

Map date: **1969**

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A

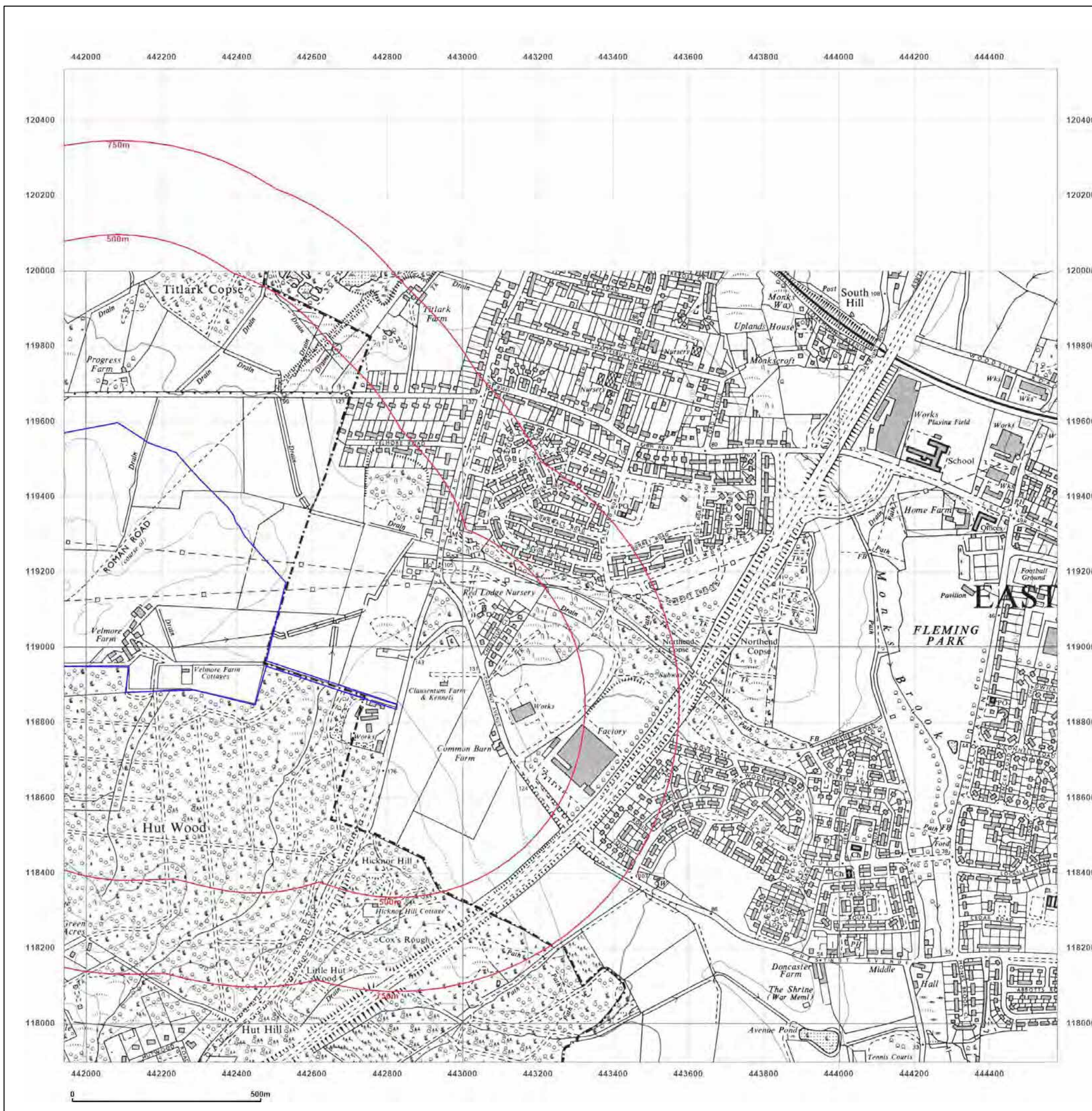


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Site Details

442271 , 118934

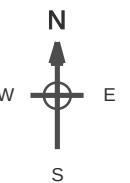
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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: National Grid

Map date: **1988-1991**

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
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Surveyed 1987
Revised 1988
Edition N/A
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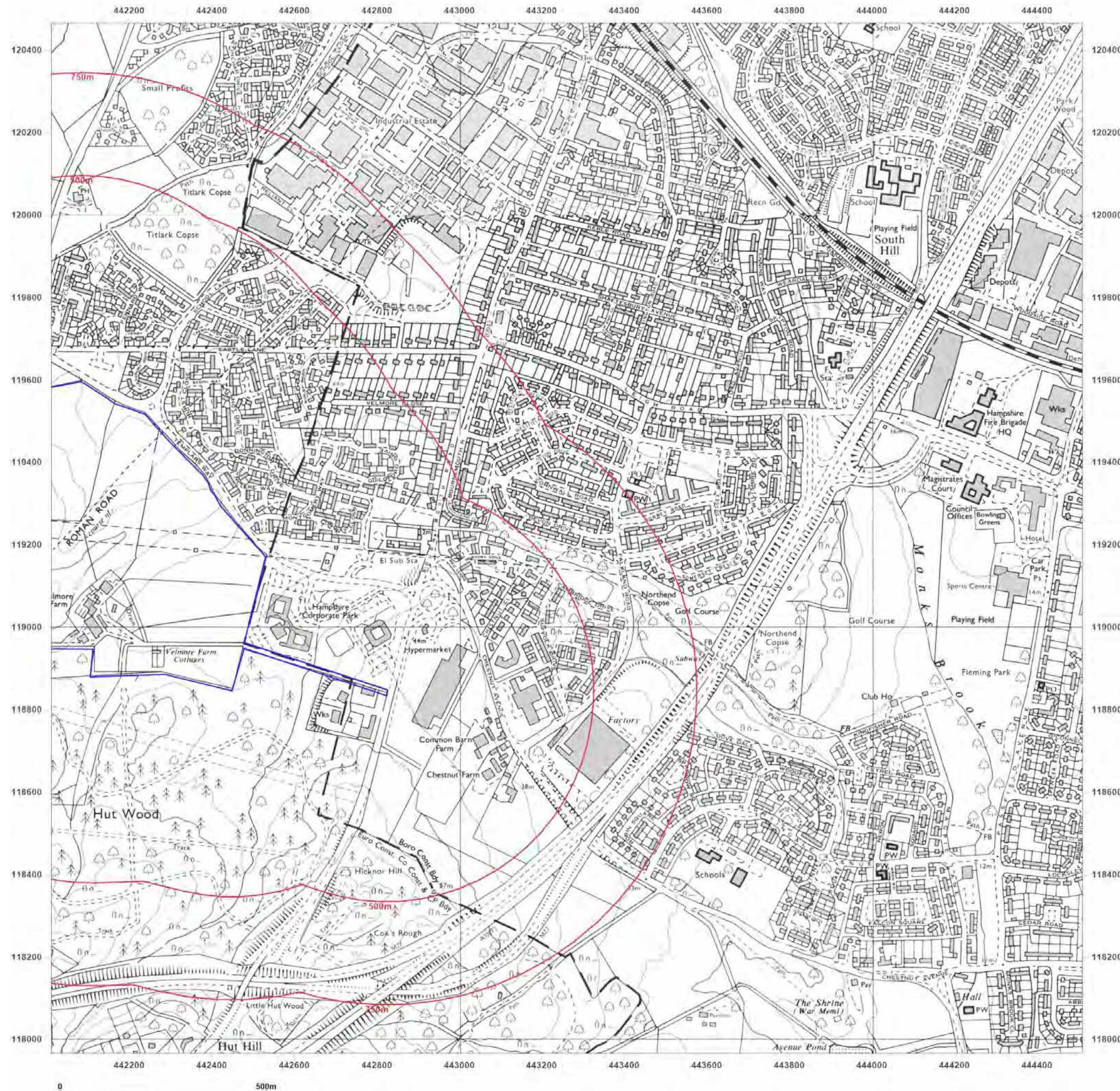


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details

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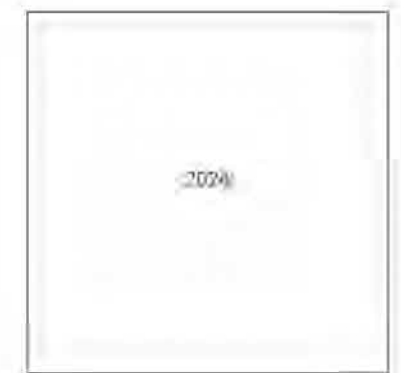
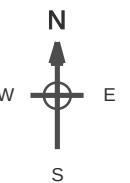
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Report Ref: GS-DQ7-3PQ-8MN-GYV_SS_2_1
Grid Ref: 443260, 119216

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

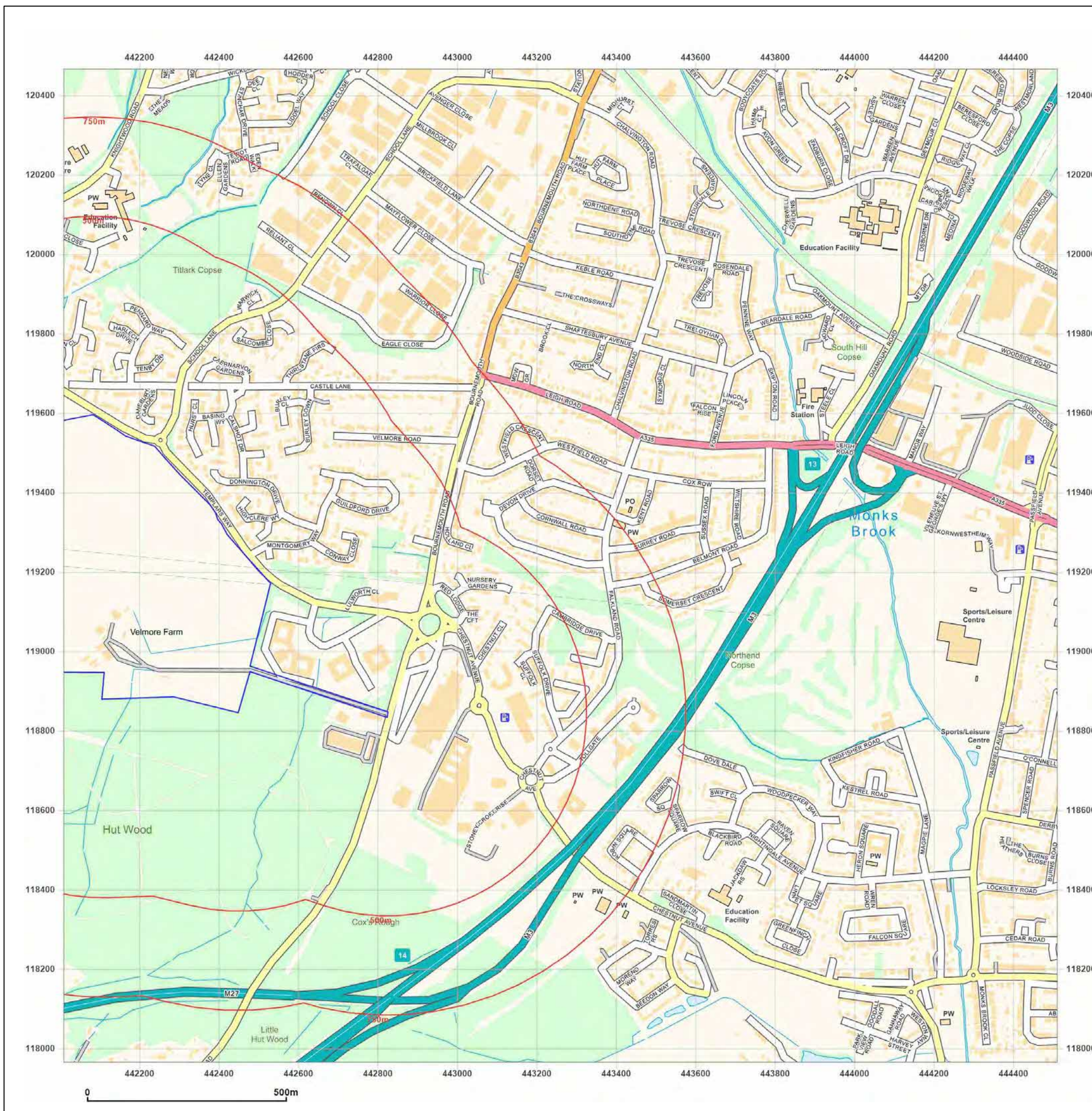


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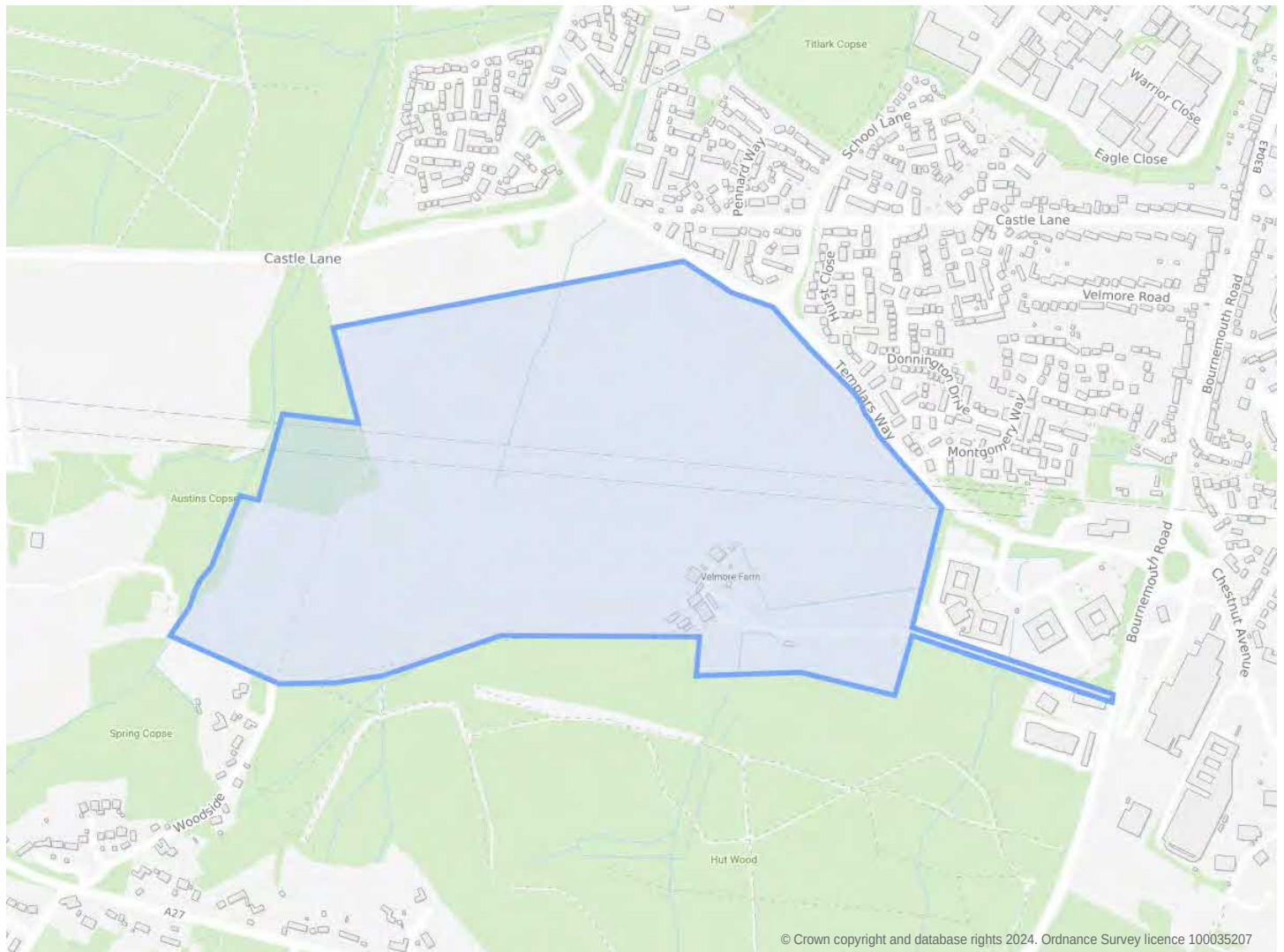
442271 , 118934,

Order Details

Date: 10/01/2024
Your ref: 305395
Our Ref: GS-LI7-F25-ZCW-7C8

Site Details

Location: 441951 119126
Area: 68.42 ha
Authority: [Eastleigh Borough Council](#) ↗ , [Test Valley Borough Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

N/A: >10ha

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Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	7	0	13	63	-
18 >	1.2 >	Historical tanks >	0	0	5	4	-
18 >	1.3 >	Historical energy features >	1	3	7	19	-
20 >	1.4 >	Historical petrol stations >	0	0	1	0	-
20	1.5	Historical garages	0	0	0	0	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	10	0	16	100	-
26 >	2.2 >	Historical tanks >	0	0	20	13	-
28 >	2.3 >	Historical energy features >	1	9	22	26	-
30 >	2.4 >	Historical petrol stations >	0	0	1	0	-
30	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32 >	3.3 >	Historical landfill (LA/mapping records) >	1	0	0	0	-
32	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
32 >	3.5 >	Historical waste sites >	0	0	0	3	-
33 >	3.6 >	Licensed waste sites >	0	0	0	1	-
34 >	3.7 >	Waste exemptions >	1	5	2	18	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	4.1 >	Recent industrial land uses >	7	4	25	-	-
40 >	4.2 >	Current or recent petrol stations >	0	0	1	0	-
40	4.3	Electricity cables	0	0	0	0	-
40	4.4	Gas pipelines	0	0	0	0	-
40	4.5	Sites determined as Contaminated Land	0	0	0	0	-



40	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
41	4.7	Regulated explosive sites	0	0	0	0	-
41	4.8	Hazardous substance storage/usage	0	0	0	0	-
41	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
41	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
41 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	1	1	-
42	4.12	Radioactive Substance Authorisations	0	0	0	0	-
42 >	4.13 >	Licensed Discharges to controlled waters >	2	0	1	10	-
44	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
45	4.15	Pollutant release to public sewer	0	0	0	0	-
45	4.16	List 1 Dangerous Substances	0	0	0	0	-
45	4.17	List 2 Dangerous Substances	0	0	0	0	-
45 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	1	3	-
46	4.19	Pollution inventory substances	0	0	0	0	-
46	4.20	Pollution inventory waste transfers	0	0	0	0	-
46	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
47 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
49 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
51 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
53	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
53	5.5	Groundwater vulnerability- local information	None (within 0m)				
54	5.6	Groundwater abstractions	0	0	0	0	0
54	5.7	Surface water abstractions	0	0	0	0	0
54	5.8	Potable abstractions	0	0	0	0	0
54	5.9	Source Protection Zones	0	0	0	0	-
55	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
56 >	6.1 >	Water Network (OS MasterMap) >	17	7	15	-	-



60 >	6.2 >	Surface water features >	1	5	17	-	-
60 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
60 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
61 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
63	7.2	Historical Flood Events	0	0	0	-	-
63	7.3	Flood Defences	0	0	0	-	-
63	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
63	7.5	Flood Storage Areas	0	0	0	-	-
64 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
65 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
66 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
68 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
69	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
70	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
70	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
70	10.4	Special Protection Areas (SPA)	0	0	0	0	0
70	10.5	National Nature Reserves (NNR)	0	0	0	0	0
71 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	1
71 >	10.7 >	Designated Ancient Woodland >	0	0	3	2	34
73	10.8	Biosphere Reserves	0	0	0	0	0
73	10.9	Forest Parks	0	0	0	0	0
73	10.10	Marine Conservation Zones	0	0	0	0	0
73	10.11	Green Belt	0	0	0	0	0
73	10.12	Proposed Ramsar sites	0	0	0	0	0



74	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
74	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
74	10.15	Nitrate Sensitive Areas	0	0	0	0	0
74 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
76 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
77	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
78	11.1	World Heritage Sites	0	0	0	-	-
78	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
78	11.3	National Parks	0	0	0	-	-
78	11.4	Listed Buildings	0	0	0	-	-
79	11.5	Conservation Areas	0	0	0	-	-
79	11.6	Scheduled Ancient Monuments	0	0	0	-	-
79	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
82 >	12.2 >	Open Access Land >	1	0	0	-	-
82 >	12.3 >	Tree Felling Licences >	0	0	1	-	-
83	12.4	Environmental Stewardship Schemes	0	0	0	-	-
83	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	13.1 >	Priority Habitat Inventory >	10	6	9	-	-
85 >	13.2 >	Habitat Networks >	2	0	2	-	-
86	13.3	Open Mosaic Habitat	0	0	0	-	-
86	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	14.1 >	10k Availability >	Identified (within 500m)				
88 >	14.2 >	Artificial and made ground (10k) >	0	0	1	6	-
90 >	14.3 >	Superficial geology (10k) >	1	0	2	8	-

91	14.4	Landslip (10k)	0	0	0	0	-
92 >	14.5 >	Bedrock geology (10k) >	6	0	0	4	-
93	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	15.1 >	50k Availability >	Identified (within 500m)				
95 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
96	15.3	Artificial ground permeability (50k)	0	0	-	-	-
97 >	15.4 >	Superficial geology (50k) >	1	0	2	7	-
98 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
98	15.6	Landslip (50k)	0	0	0	0	-
98	15.7	Landslip permeability (50k)	None (within 50m)				
99 >	15.8 >	Bedrock geology (50k) >	4	1	0	3	-
100 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
100	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	16.1 >	BGS Boreholes >	2	9	27	-	-
Page	Section	Natural ground subsidence >					
104 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
106 >	17.2 >	Running sands >	Low (within 50m)				
108 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
110 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
111 >	17.5 >	Landslides >	Very low (within 50m)				
112 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
114 >	18.1 >	BritP its >	0	0	1	3	-
115 >	18.2 >	Surface ground workings >	3	0	12	-	-
116	18.3	Underground workings	0	0	0	0	0
116	18.4	Underground mining extents	0	0	0	0	-
117	18.5	Historical Mineral Planning Areas	0	0	0	0	-



117	18.6	Non-coal mining	0	0	0	0	0
117	18.7	JPB mining areas	None (within 0m)				
117	18.8	The Coal Authority non-coal mining	0	0	0	0	-
118	18.9	Researched mining	0	0	0	0	-
118	18.10	Mining record office plans	0	0	0	0	-
118	18.11	BGS mine plans	0	0	0	0	-
118	18.12	Coal mining	None (within 0m)				
118	18.13	Brine areas	None (within 0m)				
119	18.14	Gypsum areas	None (within 0m)				
119	18.15	Tin mining	None (within 0m)				
119	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
120	19.1	Natural cavities	0	0	0	0	-
120	19.2	Mining cavities	0	0	0	0	0
120	19.3	Reported recent incidents	0	0	0	0	-
120	19.4	Historical incidents	0	0	0	0	-
121	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
122 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
124 >	21.1 >	BGS Estimated Background Soil Chemistry >	23	4	-	-	-
125	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
125	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
126	22.1	Underground railways (London)	0	0	0	-	-
126	22.2	Underground railways (Non-London)	0	0	0	-	-
126	22.3	Railway tunnels	0	0	0	-	-
126	22.4	Historical railway and tunnel features	0	0	0	-	-
126	22.5	Royal Mail tunnels	0	0	0	-	-



127	22.6	Historical railways	0	0	0	-	-
127	22.7	Railways	0	0	0	-	-
127	22.8	Crossrail 1	0	0	0	0	-
127	22.9	Crossrail 2	0	0	0	0	-
127	22.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 05/04/2020

Site Area: 68.42ha



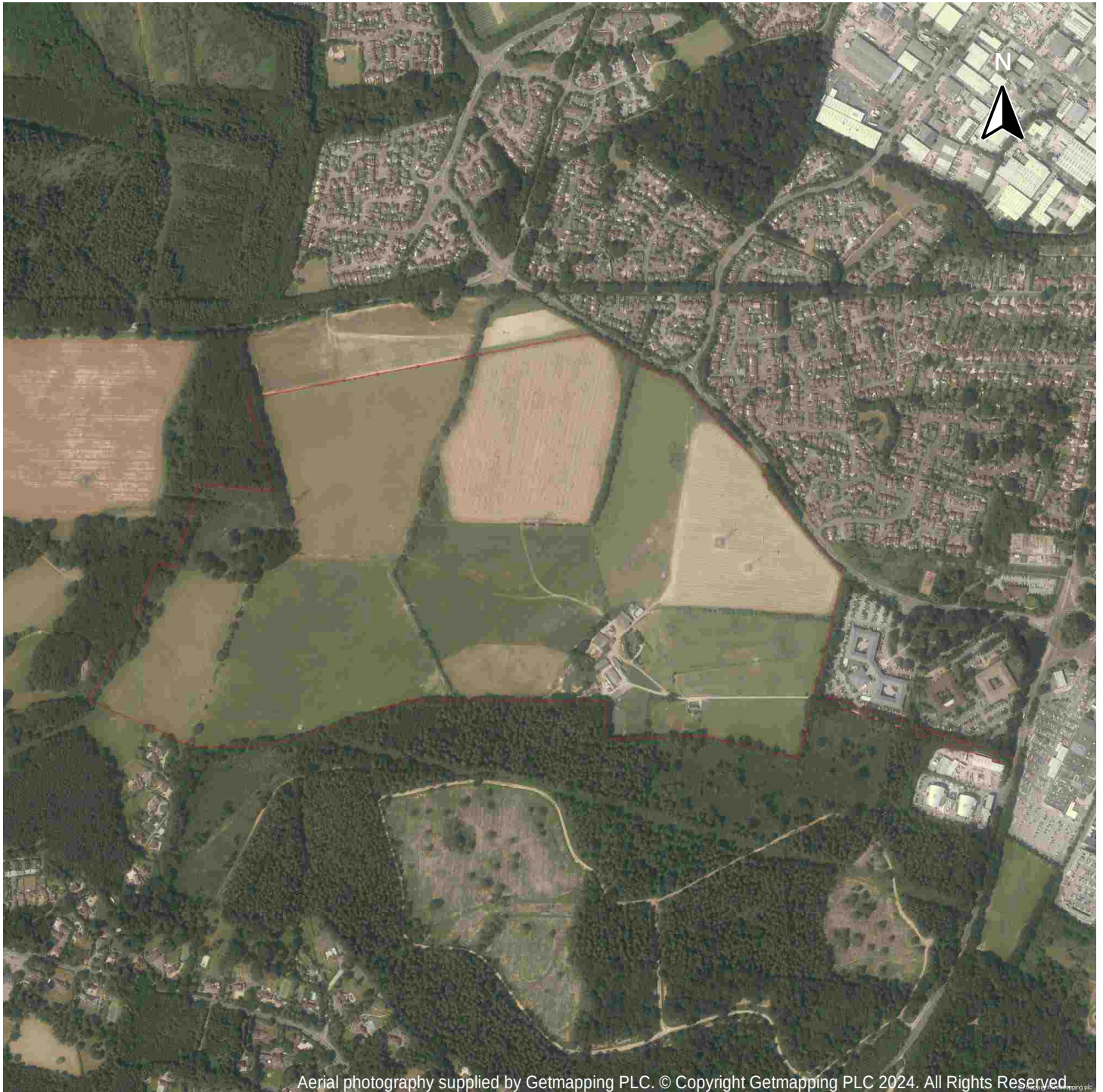
Contact us with any questions at:

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01273 257 755

Date: 10 January 2024

Recent site history - 2017 aerial photograph



Capture Date: 21/06/2017

Site Area: 68.42ha



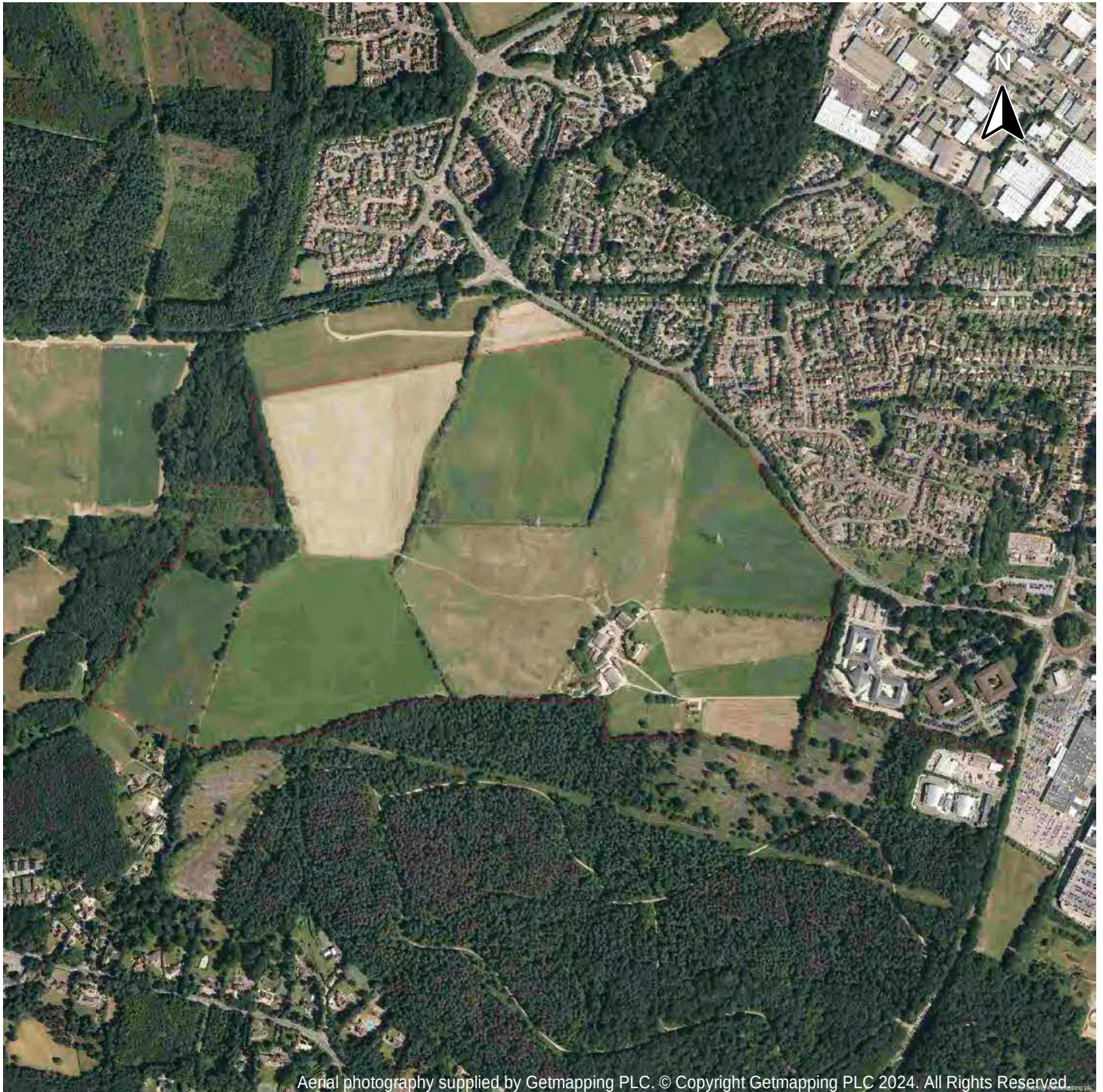
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Date: 10 January 2024

Recent site history - 2013 aerial photograph



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Capture Date: 03/06/2013

Site Area: 68.42ha



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01273 257 755

Date: 10 January 2024

Recent site history - 2005 aerial photograph



Capture Date: 27/05/2005

Site Area: 68.42ha



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Date: 10 January 2024

Recent site history - 1999 aerial photograph



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Capture Date: 30/04/1999

Site Area: 68.42ha



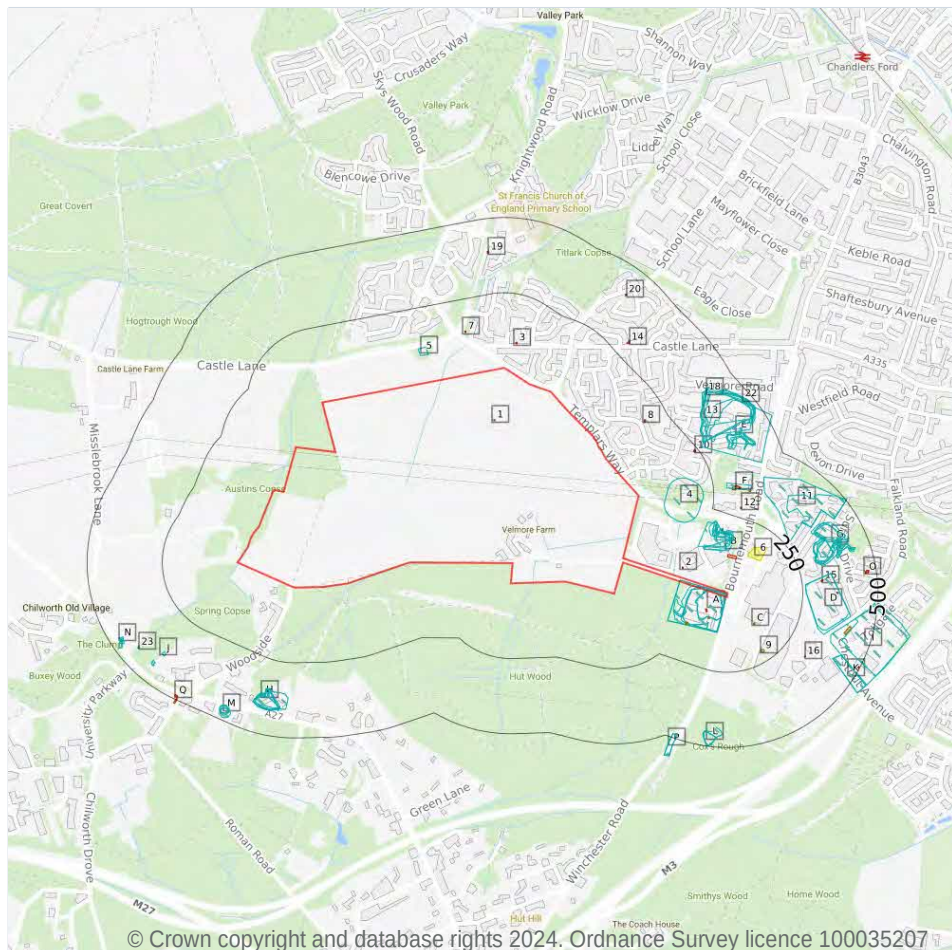
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01273 257 755

Date: 10 January 2024

1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations

1.1 Historical industrial land uses

Records within 500m

83

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 14](#) >

ID	Location	Land use	Dates present	Group ID
A	On site	Asphalt Works	1931	1872124



ID	Location	Land use	Dates present	Group ID
A	On site	Refuse Heap	1969	1884004
A	On site	Unspecified Works	1976	1908046
A	On site	Unspecified Works	1957	1924117
A	On site	Unspecified Works	1969	1924261
A	On site	Unspecified Works	1931 - 1938	1939941
A	On site	Unspecified Works	1988	1962045
A	61m SE	Unspecified Pit	1931	1876883
A	87m SE	Unspecified Ground Workings	1931 - 1938	1891360
4	89m E	Electric Substation	1988	1868768
5	90m N	Gas Valve Compound	1988	1863865
B	114m E	Unspecified Ground Workings	1888 - 1895	1916534
B	115m E	Old Clay Pit	1908	1883200
B	116m E	Unspecified Pit	1868	1876884
B	121m E	Unspecified Tank	1957	1936346
B	156m E	Unspecified Ground Workings	1868	1937809
B	162m E	Unspecified Ground Workings	1888	1896053
B	163m E	Unspecified Ground Workings	1895	1962212
B	165m E	Unspecified Ground Workings	1931	1940912
B	169m E	Unspecified Ground Workings	1908	1907919
D	260m E	Unspecified Works	1969 - 1976	1891299
D	261m E	Unspecified Commercial/Industrial	1988	1874658
E	266m E	Brick Yard	1868	1872314
11	268m E	Nursery	1957 - 1976	1915243
E	275m E	Unspecified Ground Workings	1888	1920462
13	281m E	Unspecified Ground Workings	1931	1922321
E	282m E	Unspecified Pit	1908	1949022
E	282m E	Unspecified Pit	1868 - 1895	1941110
F	294m E	Electricity Substation	1976	1856959



ID	Location	Land use	Dates present	Group ID
E	304m E	Unspecified Pit	1868	1944294
E	309m E	Unspecified Pit	1957 - 1976	1966436
G	309m E	Gravel Pit	1888 - 1895	1956359
G	310m E	Old Gravel Pit	1908	1873868
G	311m E	Unspecified Pit	1931 - 1938	1892915
G	311m E	Unspecified Ground Workings	1931	1934180
G	313m E	Gravel Pit	1888	1920336
17	335m E	Nursery	1957	1918013
E	336m E	Unspecified Ground Workings	1888	1941595
E	341m E	Unspecified Ground Workings	1908 - 1931	1892231
G	343m E	Gravel Pit	1895	1925749
H	345m SW	Disused Gravel Pit	1957	1932546
H	346m SW	Old Gravel Pit	1938	1958401
H	346m SW	Disused Gravel Pit	1957	1913186
H	347m SW	Unspecified Pit	1868	1876882
H	348m SW	Old Gravel Pit	1938	1915803
H	348m SW	Old Gravel Pit	1888	1942114
H	349m SW	Old Gravel Pit	1895	1899347
H	349m SW	Old Gravel Pit	1908	1923961
H	349m SW	Old Gravel Pit	1938	1953923
E	349m E	Unspecified Pit	1868	1948921
E	351m E	Unspecified Pit	1868 - 1895	1933974
G	351m E	Unspecified Ground Workings	1931	1893791
G	354m E	Refuse Heap	1868	1884207
18	367m E	Unspecified Ground Workings	1957	1961870
I	367m E	Unspecified Factory	1988	1933525
G	380m E	Unspecified Heap	1908	1869049
G	382m E	Unspecified Ground Workings	1938	1949065



ID	Location	Land use	Dates present	Group ID
E	383m E	Kilns	1868	1866115
E	383m E	Unspecified Ground Workings	1868	1898144
J	383m SW	Engine House	1957	1859399
E	402m E	Kilns	1868	1866116
K	407m SE	Cuttings	1988	1928010
K	407m SE	Cuttings	1969 - 1976	1934555
I	408m E	Unspecified Factory	1969 - 1976	1898246
G	428m E	Unspecified Ground Workings	1908	1941052
J	428m SW	Engine House	1908 - 1957	1896704
22	430m E	Unspecified Ground Workings	1957	1888719
23	431m SW	Engine House	1938	1942438
L	435m SE	Unspecified Pit	1969	1947218
M	449m SW	Unspecified Heap	1957	1924437
M	450m SW	Unspecified Heap	1957 - 1976	1916588
M	450m SW	Unspecified Heap	1988	1962251
L	451m SE	Unspecified Pit	1931 - 1938	1899223
L	452m SE	Unspecified Pit	1957	1942228
N	453m SW	Smithy	1868	1945661
M	456m SW	Unspecified Heap	1895	1940169
N	459m SW	Smithy	1938	1932354
N	460m SW	Smithy	1888	1918276
N	460m SW	Smithy	1895	1915805
N	460m SW	Smithy	1908 - 1938	1946482
M	460m SW	Unspecified Heap	1888	1940041
P	484m SE	Cuttings	1931	1919467
P	487m SE	Cuttings	1931 - 1938	1965817

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

9

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
A	82m SE	Unspecified Tank	1988 - 1996	321537
A	120m SE	Tanks	1988 - 1996	320035
C	124m SE	Unspecified Tank	1988	327534
C	124m SE	Unspecified Tank	1989 - 1996	312866
9	209m SE	Unspecified Tank	1995 - 1996	315943
16	324m SE	Unspecified Tank	1978 - 1995	317318
F	341m E	Unspecified Tank	1987	328066
F	344m E	Unspecified Tank	1973 - 1992	319379
21	407m E	Tanks	1968 - 1983	320997

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

30

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
1	On site	Electricity Substation	1985	188431
2	30m E	Electricity Substation	1989 - 1996	207544



ID	Location	Land use	Dates present	Group ID
A	41m SE	Electricity Substation	1989	210506
A	42m SE	Electricity Substation	1988 - 1996	206554
A	59m SE	Electricity Substation	1988 - 1996	195251
3	89m NE	Electricity Substation	1988 - 1994	204423
B	113m E	Electricity Substation	1968	188408
7	140m N	Gas Governor	1984 - 1999	204048
8	171m E	Electricity Substation	1987 - 1992	208670
B	188m E	Electricity Substation	1988 - 1992	208449
10	234m E	Electricity Substation	1987 - 1992	206454
12	280m E	Electricity Substation	1992	188409
14	296m NE	Electricity Substation	1988 - 1994	200279
F	312m E	Electricity Substation	1992	198208
15	314m E	Electricity Substation	1983	188407
F	322m E	Electricity Substation	1973 - 1988	197526
D	364m E	Gas Governor	1983	192850
D	365m E	Gas Governor	1995	192151
D	365m E	Gas Governor	1993	193158
19	385m N	Gas Governor	1994	191882
20	405m NE	Electricity Substation	1988 - 1994	210126
O	464m E	Electricity Substation	1993	193650
O	464m E	Electricity Substation	1995	194127
O	464m E	Electricity Substation	1983	193240
O	466m E	Electricity Substation	1978	192810
O	466m E	Electricity Substation	1983	193869
Q	485m SW	Electricity Substation	1983	204015
Q	487m SW	Electricity Substation	1989	196251
K	493m SE	Electricity Substation	1983 - 1995	208499
Q	494m SW	Electricity Substation	1996	188440

This data is sourced from Ordnance Survey / Groundsure.



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Date: 10 January 2024

1.4 Historical petrol stations

Records within 500m

1

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
6	140m E	Filling Station	1989	3296

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

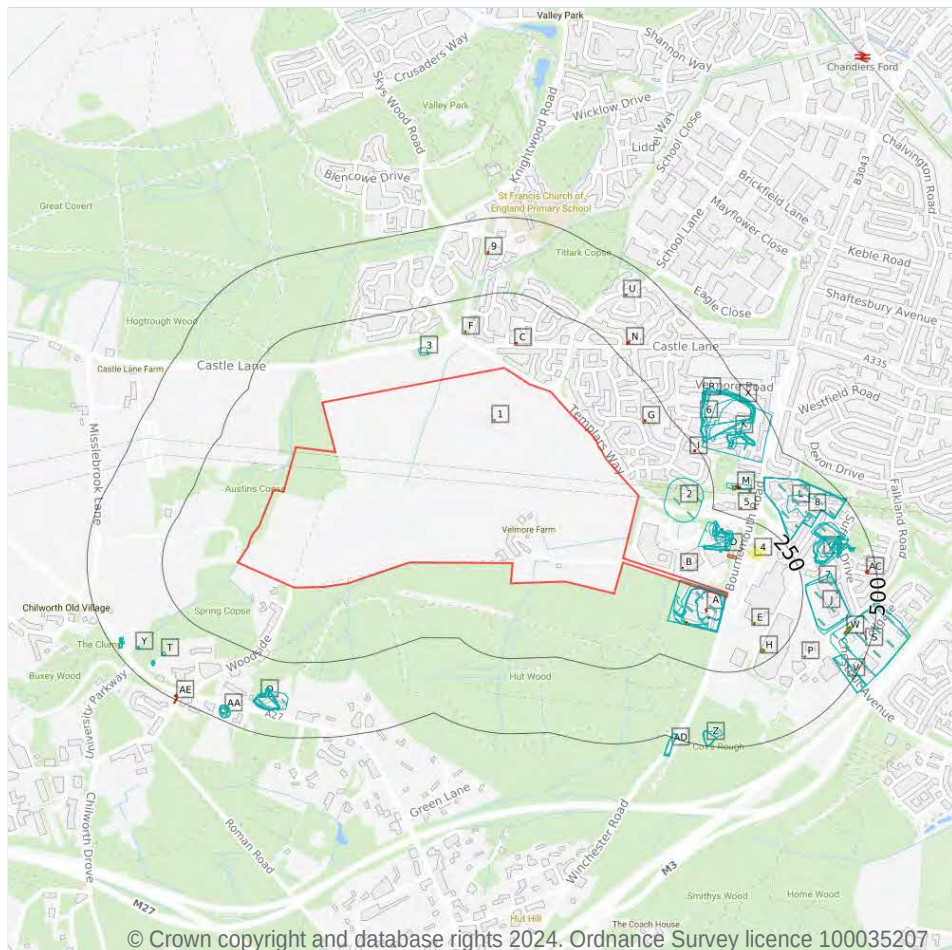
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations

2.1 Historical industrial land uses

Records within 500m

126

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Works	1938	1939941
A	On site	Unspecified Works	1931	1939941
A	On site	Asphalt Works	1931	1872124



ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Works	1957	1924117
A	On site	Unspecified Works	1957	1924117
A	On site	Unspecified Works	1988	1962045
A	On site	Unspecified Works	1976	1908046
A	On site	Unspecified Works	1957	1924117
A	On site	Unspecified Works	1969	1924261
A	On site	Refuse Heap	1969	1884004
A	61m SE	Unspecified Pit	1931	1876883
A	87m SE	Unspecified Ground Workings	1938	1891360
A	87m SE	Unspecified Ground Workings	1931	1891360
2	89m E	Electric Substation	1988	1868768
3	90m N	Gas Valve Compound	1988	1863865
D	114m E	Unspecified Ground Workings	1888	1916534
D	115m E	Old Clay Pit	1908	1883200
D	116m E	Unspecified Pit	1868	1876884
D	117m E	Unspecified Ground Workings	1895	1916534
D	121m E	Unspecified Tank	1957	1936346
D	121m E	Unspecified Tank	1957	1936346
D	156m E	Unspecified Ground Workings	1868	1937809
D	162m E	Unspecified Ground Workings	1888	1896053
D	163m E	Unspecified Ground Workings	1895	1962212
D	165m E	Unspecified Ground Workings	1931	1940912
D	169m E	Unspecified Ground Workings	1908	1907919
J	260m E	Unspecified Works	1969	1891299
J	261m E	Unspecified Commercial/Industrial	1988	1874658
J	261m E	Unspecified Works	1976	1891299
K	266m E	Brick Yard	1868	1872314
L	268m E	Nursery	1976	1915243



ID	Location	Land Use	Date	Group ID
L	268m E	Nursery	1969	1915243
L	272m E	Nursery	1957	1915243
L	272m E	Nursery	1957	1915243
K	275m E	Unspecified Ground Workings	1888	1920462
6	281m E	Unspecified Ground Workings	1931	1922321
K	282m E	Unspecified Pit	1908	1949022
K	282m E	Unspecified Pit	1895	1941110
K	282m E	Unspecified Pit	1868	1941110
M	294m E	Electricity Substation	1976	1856959
K	304m E	Unspecified Pit	1868	1944294
K	309m E	Unspecified Pit	1976	1966436
K	309m E	Unspecified Pit	1957	1966436
K	309m E	Unspecified Pit	1969	1966436
O	309m E	Gravel Pit	1895	1956359
O	310m E	Old Gravel Pit	1908	1873868
O	311m E	Unspecified Pit	1938	1892915
O	311m E	Unspecified Pit	1931	1892915
O	311m E	Unspecified Ground Workings	1931	1934180
O	313m E	Gravel Pit	1888	1920336
8	335m E	Nursery	1957	1918013
K	336m E	Unspecified Ground Workings	1888	1941595
K	341m E	Unspecified Ground Workings	1908	1892231
O	343m E	Gravel Pit	1895	1925749
K	344m E	Unspecified Ground Workings	1931	1892231
Q	345m SW	Disused Gravel Pit	1957	1932546
Q	345m SW	Disused Gravel Pit	1957	1932546
Q	346m SW	Old Gravel Pit	1938	1958401
Q	346m SW	Old Gravel Pit	1938	1958401



ID	Location	Land Use	Date	Group ID
Q	346m SW	Disused Gravel Pit	1957	1913186
Q	347m SW	Unspecified Pit	1868	1876882
Q	348m SW	Old Gravel Pit	1938	1915803
Q	348m SW	Old Gravel Pit	1888	1942114
Q	348m SW	Old Gravel Pit	1938	1915803
Q	348m SW	Old Gravel Pit	1888	1942114
Q	349m SW	Old Gravel Pit	1895	1899347
Q	349m SW	Old Gravel Pit	1908	1923961
Q	349m SW	Old Gravel Pit	1938	1953923
K	349m E	Unspecified Pit	1868	1948921
O	349m E	Gravel Pit	1888	1956359
K	351m E	Unspecified Pit	1895	1933974
K	351m E	Unspecified Pit	1868	1933974
O	351m E	Unspecified Ground Workings	1931	1893791
O	354m E	Refuse Heap	1868	1884207
R	367m E	Unspecified Ground Workings	1957	1961870
R	367m E	Unspecified Ground Workings	1957	1961870
S	367m E	Unspecified Factory	1988	1933525
O	380m E	Unspecified Heap	1908	1869049
O	382m E	Unspecified Ground Workings	1938	1949065
O	382m E	Unspecified Ground Workings	1931	1934180
K	383m E	Kilns	1868	1866115
K	383m E	Unspecified Ground Workings	1868	1898144
T	383m SW	Engine House	1957	1859399
K	402m E	Kilns	1868	1866116
V	407m SE	Cuttings	1988	1928010
V	407m SE	Cuttings	1976	1934555
V	407m SE	Cuttings	1969	1934555



ID	Location	Land Use	Date	Group ID
S	408m E	Unspecified Factory	1976	1898246
S	408m E	Unspecified Factory	1969	1898246
O	428m E	Unspecified Ground Workings	1908	1941052
T	428m SW	Engine House	1957	1896704
T	428m SW	Engine House	1957	1896704
X	430m E	Unspecified Ground Workings	1957	1888719
X	430m E	Unspecified Ground Workings	1957	1888719
Y	431m SW	Engine House	1938	1942438
Y	431m SW	Engine House	1938	1942438
Y	432m SW	Engine House	1938	1942438
Y	432m SW	Engine House	1938	1942438
T	434m SW	Engine House	1908	1896704
T	434m SW	Engine House	1938	1896704
Z	435m SE	Unspecified Pit	1969	1947218
AA	449m SW	Unspecified Heap	1957	1924437
AA	449m SW	Unspecified Heap	1957	1924437
AA	450m SW	Unspecified Heap	1988	1962251
AA	450m SW	Unspecified Heap	1976	1916588
AA	450m SW	Unspecified Heap	1957	1916588
AA	450m SW	Unspecified Heap	1969	1916588
Z	451m SE	Unspecified Pit	1938	1899223
Z	451m SE	Unspecified Pit	1931	1899223
Z	452m SE	Unspecified Pit	1957	1942228
AB	453m SW	Smithy	1868	1945661
AA	456m SW	Unspecified Heap	1895	1940169
AB	459m SW	Smithy	1938	1932354
AB	459m SW	Smithy	1938	1932354
AB	460m SW	Smithy	1888	1918276



ID	Location	Land Use	Date	Group ID
AB	460m SW	Smithy	1888	1918276
AB	460m SW	Smithy	1908	1946482
AB	460m SW	Smithy	1938	1946482
AB	460m SW	Smithy	1895	1915805
AA	460m SW	Unspecified Heap	1888	1940041
AA	460m SW	Unspecified Heap	1888	1940041
AB	460m SW	Smithy	1938	1946482
AB	460m SW	Smithy	1938	1946482
AD	484m SE	Cuttings	1931	1919467
AD	487m SE	Cuttings	1938	1965817
AD	487m SE	Cuttings	1931	1965817

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

33

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
A	82m SE	Unspecified Tank	1989	321537
A	83m SE	Unspecified Tank	1988	321537
A	83m SE	Unspecified Tank	1996	321537
A	83m SE	Unspecified Tank	1995	321537
A	83m SE	Unspecified Tank	1995	321537
A	120m SE	Tanks	1988	320035
A	120m SE	Tanks	1988	320035
A	121m SE	Tanks	1989	320035
A	121m SE	Tanks	1996	320035



ID	Location	Land Use	Date	Group ID
A	121m SE	Tanks	1995	320035
A	121m SE	Tanks	1995	320035
E	124m SE	Unspecified Tank	1988	327534
E	124m SE	Unspecified Tank	1988	327534
E	124m SE	Unspecified Tank	1989	312866
E	125m SE	Unspecified Tank	1996	312866
E	125m SE	Unspecified Tank	1995	312866
E	125m SE	Unspecified Tank	1995	312866
H	209m SE	Unspecified Tank	1996	315943
H	209m SE	Unspecified Tank	1995	315943
H	209m SE	Unspecified Tank	1995	315943
P	324m SE	Unspecified Tank	1983	317318
P	325m SE	Unspecified Tank	1978	317318
P	325m SE	Unspecified Tank	1983	317318
P	325m SE	Unspecified Tank	1995	317318
P	325m SE	Unspecified Tank	1993	317318
M	341m E	Unspecified Tank	1987	328066
M	344m E	Unspecified Tank	1992	319379
M	345m E	Unspecified Tank	1973	319379
M	345m E	Unspecified Tank	1988	319379
W	407m E	Tanks	1968	320997
W	407m E	Tanks	1983	320997
W	407m E	Tanks	1969	320997
W	408m E	Tanks	1978	320997

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

58

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
1	On site	Electricity Substation	1985	188431
B	30m E	Electricity Substation	1996	207544
B	30m E	Electricity Substation	1995	207544
B	30m E	Electricity Substation	1995	207544
B	32m E	Electricity Substation	1989	207544
A	41m SE	Electricity Substation	1989	210506
A	42m SE	Electricity Substation	1988	206554
A	43m SE	Electricity Substation	1996	206554
A	43m SE	Electricity Substation	1995	206554
A	43m SE	Electricity Substation	1995	206554
A	59m SE	Electricity Substation	1988	195251
A	59m SE	Electricity Substation	1988	195251
A	61m SE	Electricity Substation	1989	195251
A	62m SE	Electricity Substation	1996	195251
A	62m SE	Electricity Substation	1995	195251
A	62m SE	Electricity Substation	1995	195251
C	89m NE	Electricity Substation	1994	204423
C	89m NE	Electricity Substation	1988	204423
D	113m E	Electricity Substation	1968	188408
F	140m N	Gas Governor	1984	204048
F	140m N	Gas Governor	1996	204048
F	140m N	Gas Governor	1996	204048
F	140m N	Gas Governor	1998	204048



ID	Location	Land Use	Date	Group ID
F	140m N	Gas Governor	1999	204048
G	171m E	Electricity Substation	1987	208670
G	172m E	Electricity Substation	1992	208670
G	173m E	Electricity Substation	1988	208670
D	188m E	Electricity Substation	1992	208449
D	189m E	Electricity Substation	1988	208449
I	234m E	Electricity Substation	1987	206454
I	236m E	Electricity Substation	1992	206454
I	236m E	Electricity Substation	1988	206454
5	280m E	Electricity Substation	1992	188409
N	296m NE	Electricity Substation	1994	200279
N	297m NE	Electricity Substation	1988	200279
M	312m E	Electricity Substation	1992	198208
7	314m E	Electricity Substation	1983	188407
M	322m E	Electricity Substation	1987	197526
M	325m E	Electricity Substation	1973	197526
M	325m E	Electricity Substation	1988	197526
J	364m E	Gas Governor	1983	192850
J	365m E	Gas Governor	1995	192151
J	365m E	Gas Governor	1993	193158
9	385m N	Gas Governor	1994	191882
U	405m NE	Electricity Substation	1994	210126
U	405m NE	Electricity Substation	1988	210126
AC	464m E	Electricity Substation	1995	194127
AC	464m E	Electricity Substation	1993	193650
AC	464m E	Electricity Substation	1983	193240
AC	466m E	Electricity Substation	1978	192810
AC	466m E	Electricity Substation	1983	193869



ID	Location	Land Use	Date	Group ID
AE	485m SW	Electricity Substation	1983	204015
AE	487m SW	Electricity Substation	1989	196251
AE	487m SW	Electricity Substation	1989	196251
V	493m SE	Electricity Substation	1983	208499
V	494m SE	Electricity Substation	1995	208499
V	494m SE	Electricity Substation	1993	208499
AE	494m SW	Electricity Substation	1996	188440

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

1

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
4	140m E	Filling Station	1989	3296

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

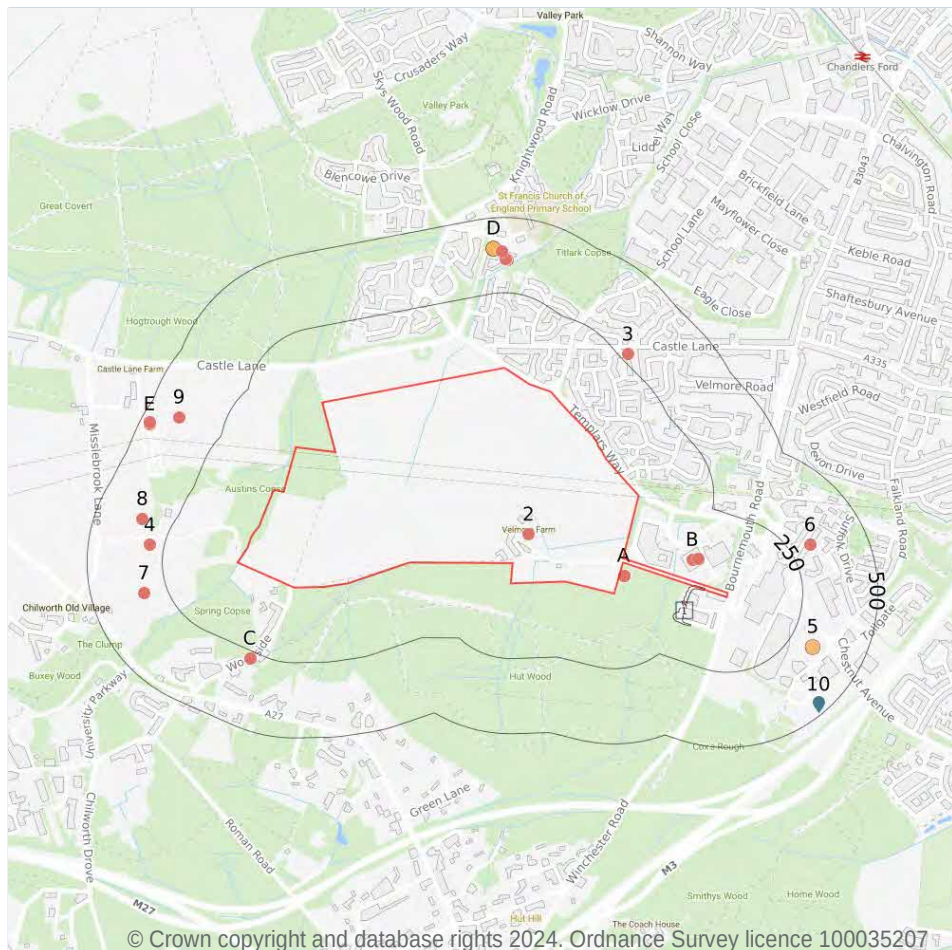
0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (LA/OS)
- Historical waste sites
- ◆ Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

1

Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Site address	Source	Data type
1	On site	Refuse Tip	1962 mapping	Polygon

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

3

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Address	Further Details	Date
5	304m SE	Site Address: Household Waste Recycling Cent, Stoneycroft Rise, Eastleigh, Hampshire, SO53 3YU	Type of Site: Waste Recycling Centre Planning application reference: S/12/71604 Description: Scheme comprises construction on a household waste recycling centre. The associated works include access roads, enabling, sewer systems, infrastructure and landscaping. Data source: Historic Planning Application Data Type: Point	22/01/2013



ID	Location	Address	Further Details	Date
D	373m N	Site Address: 6 Pilgrims Close, Chandler's Ford, EASTLEIGH, Hampshire, SO53 4ST	Type of Site: Recycling Unit Planning application reference: 09/00010/FULLS Description: Scheme comprises siting of a single tomra recycling unit and associated works. An application (ref: 09/00010/FULLS) for detailed planning permission was submitted to Test Valley B.C. Data source: Historic Planning Application Data Type: Point	-
D	373m N	Site Address: 6 Pilgrims Close, Chandler's Ford, EASTLEIGH, Hampshire, SO53 4ST	Type of Site: Recycling Unit Planning application reference: 09/00010/CMAS Description: Scheme comprises siting of a single tomra recycling unit and associated works. An application (ref: 09/00010/CMAS) for detailed planning permission was submitted to Test Valley B.C. Data source: Historic Planning Application Data Type: Point	01/10/2009

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	1
----------------------------	----------

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Details		
10	469m SE	Site Name: Eastleigh Household Waste Recycling Centre Site Address: Eastleigh Household Waste Recycling Centre, Stonecroft Rise, Chandlers Ford, Eastleigh, Hampshire, SO53 3YU Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 634868 EPR reference: EA/EPR/DB3003UX Operator: Veolia Es Hampshire Ltd Waste Management licence No: 402658 Annual Tonnage: 22000	Issue Date: 07/11/2016 Effective Date: 07/11/2016 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

This data is sourced from the Environment Agency and Natural Resources Wales.



3.7 Waste exemptions

Records within 500m	26
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
2	On site	Velmore Farm Bournemouth Road EASTLEIGH Hampshire SO53 3HF	EPR/TE5880W S/A001	Using waste exemption	Non- Agricultural Waste Only	Use of waste in construction
A	14m SE	-	WEX362735	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
A	14m SE	-	WEX362735	Treating waste exemption	Not on a farm	Anaerobic digestion at premises not used for agriculture and burning of resultant biogas
A	14m SE	-	WEX362865	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
A	14m SE	-	WEX362865	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	14m SE	-	WEX362735	Treating waste exemption	Not on a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
B	66m E	Complete Fertility Limited, First Floor, Hampshire House, Hampshire Corporate Park, Templars Way, Chandlers Ford, SO53 3RY	WEX377039	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	76m E	Aviva Chilworth House Eastleigh SO53 3RY	EPR/SF0832JK/ A001	Treating waste exemption	Non- Agricultural Waste Only	Crushing waste fluorescent tubes
3	273m NE	9, CALSHOT DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 3NY	WEX138071	Using waste exemption	Not on a farm	Use of waste in construction
C	277m SW	-	WEX338088	Using waste exemption	Not on a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
C	277m SW	-	WEX206531	Using waste exemption	Not on a farm	Use of waste in construction
C	277m SW	-	WEX060431	Using waste exemption	Not on a farm	Use of waste in construction
4	297m W	-	WEX028372	Storing waste exemption	On a farm	Storage of sludge
6	316m E	4, CHESTNUT CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 3HH	WEX159155	Using waste exemption	On a Farm	Use of waste in construction
7	329m W	Wiltshire Council, Bath Road Industrial Estate, Chippenham, SN14 OAB	WEX094611	Using waste exemption	Not on a farm	Use of waste in construction
8	348m W	-	WEX031368	Storing waste exemption	On a farm	Storage of sludge
D	358m N	PILGRIMS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 4ST	WEX313455	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	358m N	PILGRIMS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 4ST	WEX179017	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	360m N	3 Pilgrims Close EASTLEIGH Hampshire SO53 4ST	EPR/DE5588Q N/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
D	361m N	3, PILGRIMS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 4ST	WEX367641	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	361m N	HIGH PINES, HEATHERLANDS ROAD, CHILWORTH, SOUTHAMPTON, SO16 7JB	WEX098071	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	361m N	3, PILGRIMS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 4ST	WEX240785	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	387m N	-	WEX352222	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
9	397m W	-	WEX031364	Storing waste exemption	On a farm	Storage of sludge

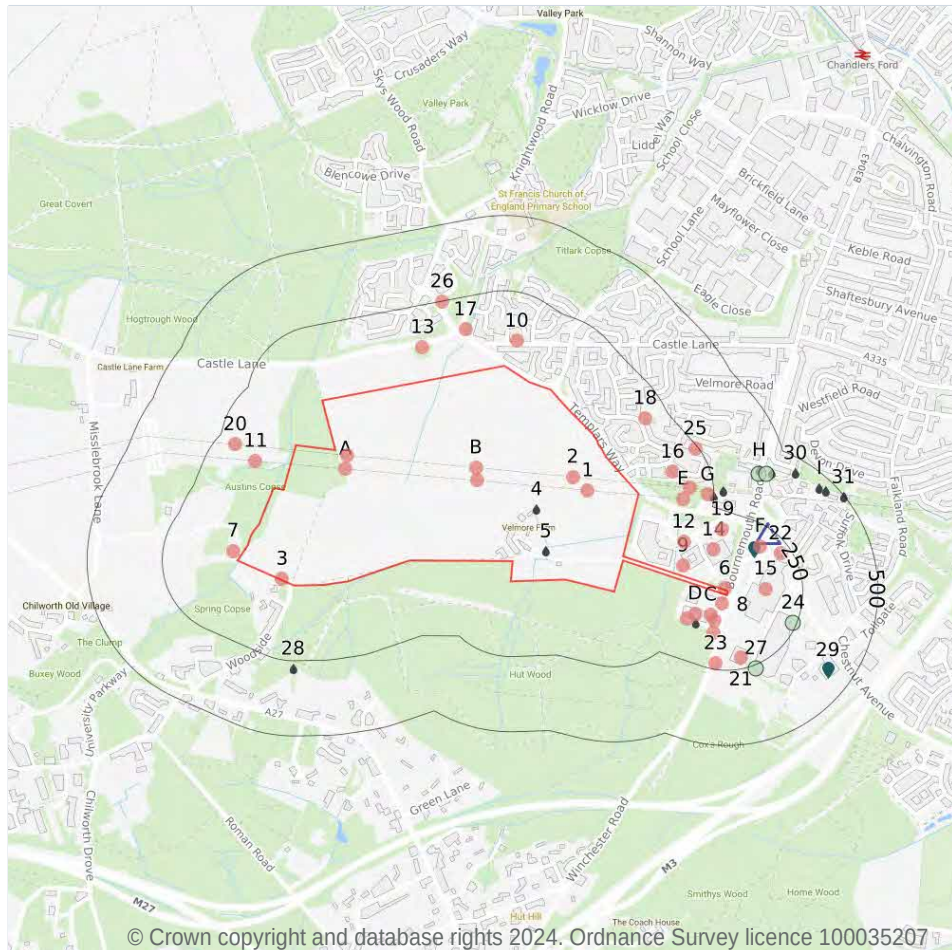


ID	Location	Site	Reference	Category	Sub-Category	Description
E	467m W	CARAVAN STORAGE YARD MISSLEBROOK LANE NORTH BADDESLEY HAMPSHIRE SO52 9LZ	EPR/PF0605E Q /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction
E	469m W	CARAVAN STORAGE COMPOUND MISSLEBROOK LANE NORTH BADDESLEY	EPR/GF0905E D/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

36

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 37](#) >

ID	Location	Company	Address	Activity	Category
1	On site	Pylon	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
2	On site	Pylon	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
3	On site	Pumping Station	Hampshire, SO16	Water Pumping Stations	Industrial Features



ID	Location	Company	Address	Activity	Category
A	On site	Pylon	Hampshire, SO16	Electrical Features	Infrastructure and Facilities
A	On site	Pylon	Hampshire, SO16	Electrical Features	Infrastructure and Facilities
B	On site	Pylon	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
B	On site	Pylon	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
6	5m E	Pumping Station	Hampshire, SO53	Water Pumping Stations	Industrial Features
7	30m W	Gas Valve Compound	Hampshire, SO16	Gas Features	Infrastructure and Facilities
8	32m SE	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
9	33m E	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
C	79m SE	Tank	Hampshire, SO53	Tanks (Generic)	Industrial Features
C	92m SE	Agelico	Cando House, Bournemouth Road, Chandler's Ford, Eastleigh, Hampshire, SO53 3QB	Industrial Repairs and Servicing	Repair and Servicing
D	92m SE	Utilita Energy Ltd	Hutwood Court, Bournemouth Road, Chandler's Ford, Hampshire, SO53 3QB	Electronic Equipment	Industrial Products
10	93m NE	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
11	108m W	Pylon	Hampshire, SO52	Electrical Features	Infrastructure and Facilities
12	109m E	Daisy Group Plc	Hampshire Corporate Park, Templars Way, Chandler's Ford, Hampshire, SO53 3RY	Radar and Telecommunications Equipment	Industrial Products
13	112m N	Gas Valve Compound	Hampshire, SO16	Gas Features	Infrastructure and Facilities
14	116m E	Digital Wholesale Solutions	Templars Way, Chandler's Ford, Eastleigh, Hampshire, SO53 3RY	Radar and Telecommunications Equipment	Industrial Products
D	117m SE	Tanks	Hampshire, SO53	Tanks (Generic)	Industrial Features
15	127m E	IMO - arc Clean Car Centres	Asda Supermarket, Bournemouth Road, Chandler's Ford, Hampshire, SO53 3YJ	Vehicle Cleaning Services	Personal, Consumer and Other Services



ID	Location	Company	Address	Activity	Category
C	132m SE	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
16	134m E	K P B Consulting	3, Conway Close, Chandler's Ford, Hampshire, SO53 3NW	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
17	143m N	Gas Governor Station	Hampshire, SO53	Gas Features	Infrastructure and Facilities
E	149m E	Pylon	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
E	171m E	Pylon	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
18	176m E	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
F	184m E	Asda Petrol	Bournemouth Road, Chandler's Ford, Eastleigh, Hampshire, SO53 3YJ	Petrol and Fuel Stations	Road and Rail
19	189m E	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
20	193m W	Pylon	Hampshire, SO52	Electrical Features	Infrastructure and Facilities
21	212m SE	Barmer Tyre & Battery Service Ltd	-, Bournemouth Road, Chandler's Ford, Hampshire, SO53 3YJ	Special Purpose Machinery and Equipment	Industrial Products
22	215m E	IMO - arc Clean Car Centres	Car Wash Asda Supermarket, Bournemouth Road, Chandler's Ford, Hampshire, SO53 3YJ	Vehicle Cleaning Services	Personal, Consumer and Other Services
G	229m E	Pumping Station	Hampshire, SO53	Water Pumping Stations	Industrial Features
23	230m SE	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
25	240m E	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities
26	249m N	Electricity Sub Station	Hampshire, SO53	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Company	Address	LPG	Status
F	232m E	ASDA	Bournemouth Road, Chandlers Ford, Eastleigh, Hampshire, SO53 3YJ	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.



4.7 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

2

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 37](#) >

ID	Location	Address	Details	
F	162m E	Asda Stores Ltd, Bournemouth Road, Eastleigh, SO53 3YJ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
29	418m SE	Scothall Hampshire, Stoneycroft Rise, Chandlers Ford, Eastleigh, Hampshire, SO53 3YU	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m

13

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Address	Details	
4	On site	VELMORE FARM, VELMORE FARM, BOURNEMOUTH ROAD, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01196 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 25/08/1981 Effective Date: 25/08/1981 Revocation Date: -
5	On site	VELMORE FARM, VELMORE FARM, BOURNEMOUTH ROAD, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01196 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 25/08/1981 Effective Date: 25/08/1981 Revocation Date: -



ID	Location	Address	Details	
D	122m SE	TARMAC CONSTRUCTION SOUTH, TARMAC CONSTRUCTION SOUTH, BOURNEMOUTH ROAD, CHANDLERS FORD, HAMPSHIRE, SO5 3ZH	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: P03952L Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 29/05/1992 Effective Date: 29/05/1992 Revocation Date: 31/03/1997
G	250m E	TEMPLARS WAY CHANDLERS FORD CEO, TEMPLARS WAY CHANDLERS FORD CEO, TEMPLARS WAY, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE, SO53 3TL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01283 Permit Version: 1 Receiving Water: MONKS BROOK VIA DRAIN	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 22/06/2007 Effective Date: 22/06/2007 Revocation Date: -
G	250m E	TEMPLARS WAY CHANDLERS FORD CEO, TEMPLARS WAY CHANDLERS FORD CEO, TEMPLARS WAY, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE, SO53 3TL	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: A01283 Permit Version: 1 Receiving Water: MONKS BROOK VIA DRAIN	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 22/06/2007 Effective Date: 22/06/2007 Revocation Date: -
28	276m SW	DRAYCOTT, DRAYCOTT, CHILWORTH ROAD, SOUTHAMPTON, HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: H01443 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 12/01/1967 Effective Date: 12/01/1967 Revocation Date: 31/03/1997
G	280m E	CHANDLERS FORD GROWTH AREA, CHANDLERS FORD GROWTH AREA, SEWAGE EMERGENCY OUTLET, CHANDLERS FORD HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: N01101 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 13/12/1982 Effective Date: 13/12/1982 Revocation Date: 31/03/1997
H	408m E	HUT HILL SUBSTATION, HUT HILL SUBSTATION, CHANDLERSFORD, EASTLEIGH, HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: N01009 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 27/08/1979 Effective Date: 27/08/1979 Revocation Date: 31/03/1997



ID	Location	Address	Details	
H	417m E	RED LODGE NURSERY, RED LODGE NURSERY, CHESTNUT AVENUE, CHANDLERS FORD, EASTLEIGH HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P00490 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 07/05/1986 Effective Date: 07/05/1986 Revocation Date: 01/07/1991
30	451m E	RED LODGE NURSERY, RED LODGE NURSERY, CHESTNUT AVENUE, CHANDLERS FORD, EASTLEIGH HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P00490 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 07/05/1986 Effective Date: 07/05/1986 Revocation Date: 01/07/1991
I	457m E	FORMER RED LODGE NURSERY, FORMER RED LODGE NURSERY, CHESNUT AVENUE, CHANDLERS FORD, EASTLEIGH HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P00574 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/07/1986 Effective Date: 08/07/1986 Revocation Date: 10/12/1992
I	463m E	FORMER RED LODGE NURSERY, FORMER RED LODGE NURSERY, CHESNUT AVENUE, CHANDLERS FORD, EASTLEIGH HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P00574 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/07/1986 Effective Date: 08/07/1986 Revocation Date: 10/12/1992
31	494m E	FORMER RED LODGE NURSERY, FORMER RED LODGE NURSERY, CHESNUT AVENUE, CHANDLERS FORD, EASTLEIGH HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P00574 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/07/1986 Effective Date: 08/07/1986 Revocation Date: 10/12/1992

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Details	
24	238m E	Incident Date: 22/04/2002 Incident Identification: 73626 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
27	262m SE	Incident Date: 28/02/2002 Incident Identification: 61118 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
H	400m E	Incident Date: 02/07/2013 Incident Identification: 1128134 Pollutant: Oils and Fuel Pollutant Description: Insulating and Cable Oils	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
H	409m E	Incident Date: 12/07/2013 Incident Identification: 1135275 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

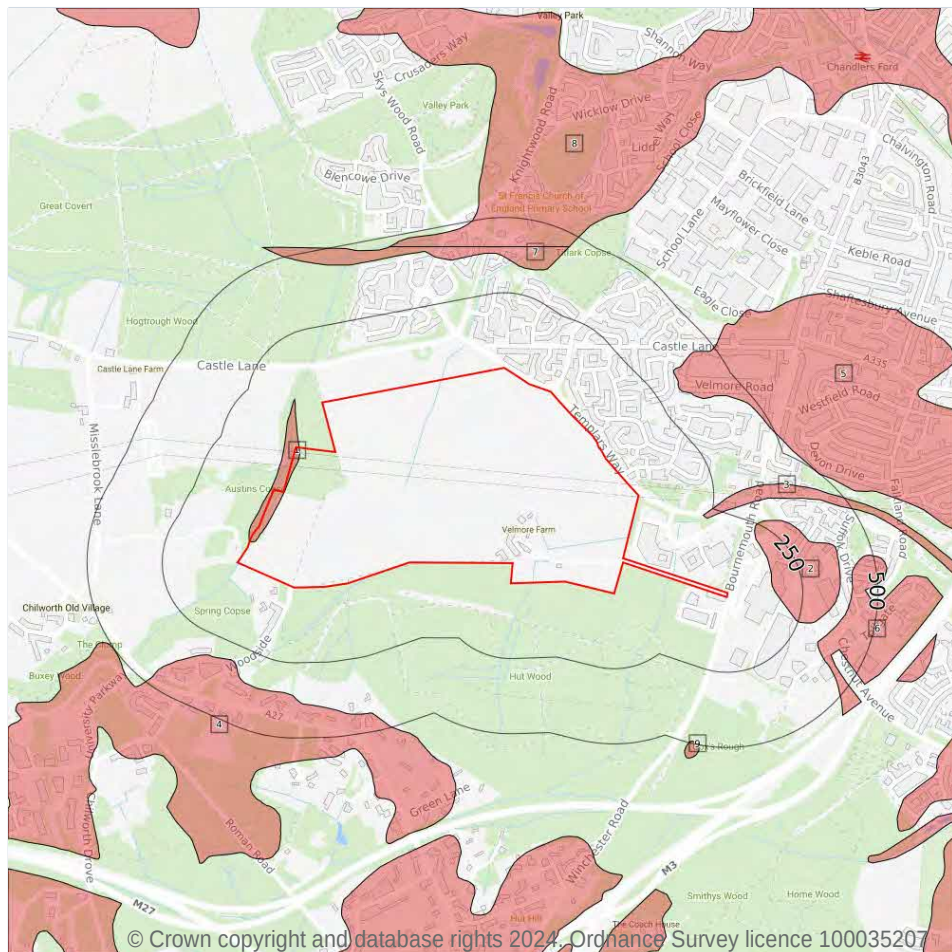
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

9

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 47 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	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. These are generally aquifers formerly classified as minor aquifers
2	151m E	Secondary A	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. These are generally aquifers formerly classified as minor aquifers

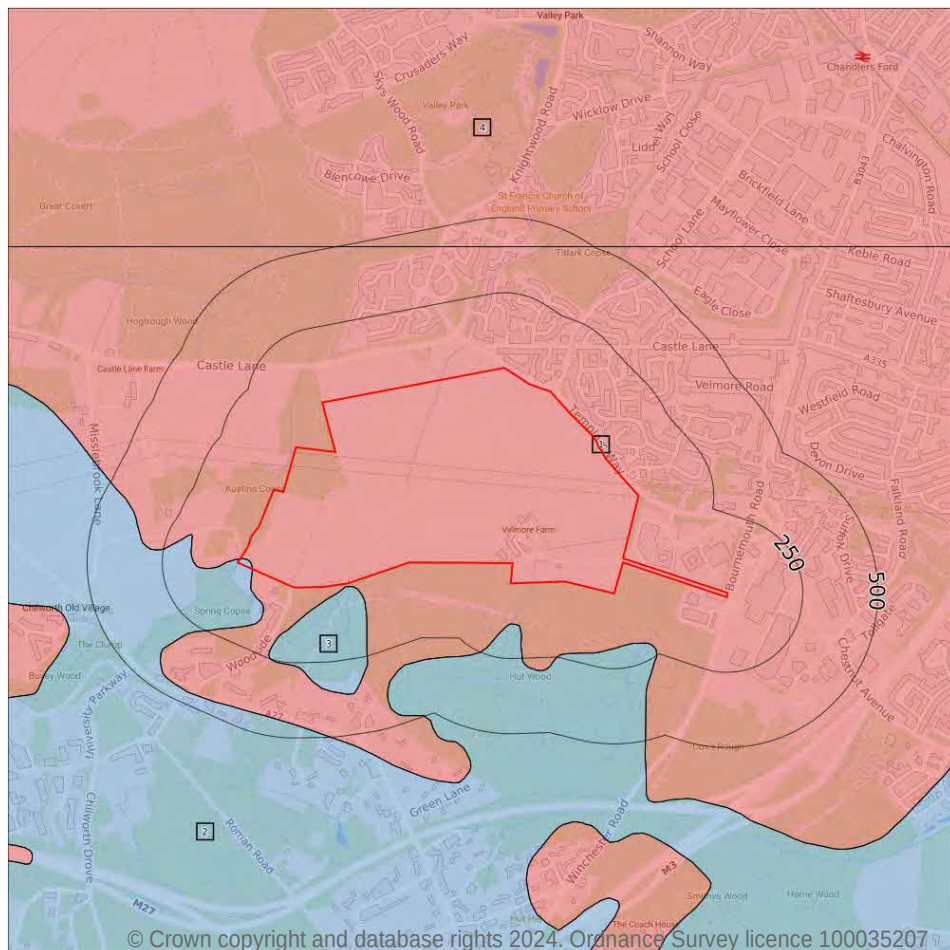


ID	Location	Designation	Description
3	214m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	305m SW	Secondary A	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. These are generally aquifers formerly classified as minor aquifers
5	326m NE	Secondary A	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. These are generally aquifers formerly classified as minor aquifers
6	337m E	Secondary A	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. These are generally aquifers formerly classified as minor aquifers
7	338m N	Secondary A	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. These are generally aquifers formerly classified as minor aquifers
8	403m N	Secondary A	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. These are generally aquifers formerly classified as minor aquifers
9	492m SE	Secondary A	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. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 49](#) >

ID	Location	Designation	Description
1	On site	Secondary A	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. These are generally aquifers formerly classified as minor aquifers
2	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

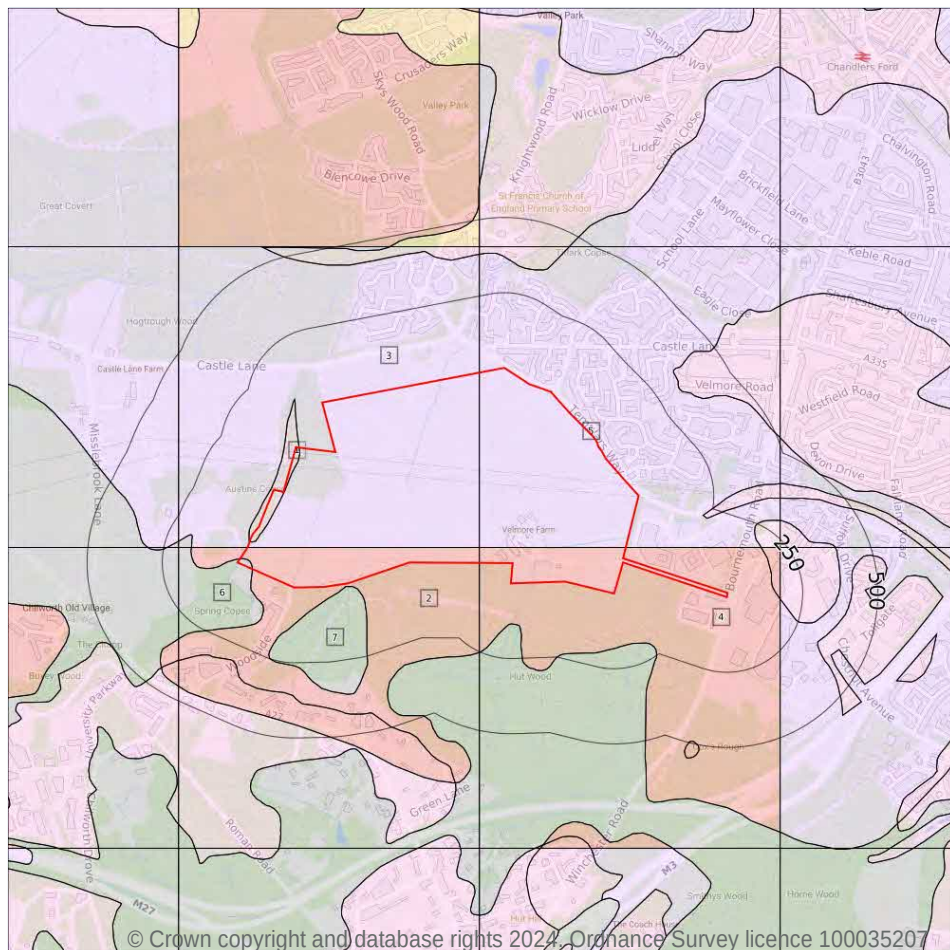


ID	Location	Designation	Description
3	10m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	403m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

7

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 51](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Mixed
3	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
4	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Mixed
5	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Intergranular
6	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
7	9m SW	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site

0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗ .

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones

5.6 Groundwater abstractions

Records within 2000m

0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m

0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.



5.10 Source Protection Zones (confined aquifer)

Records within 500m

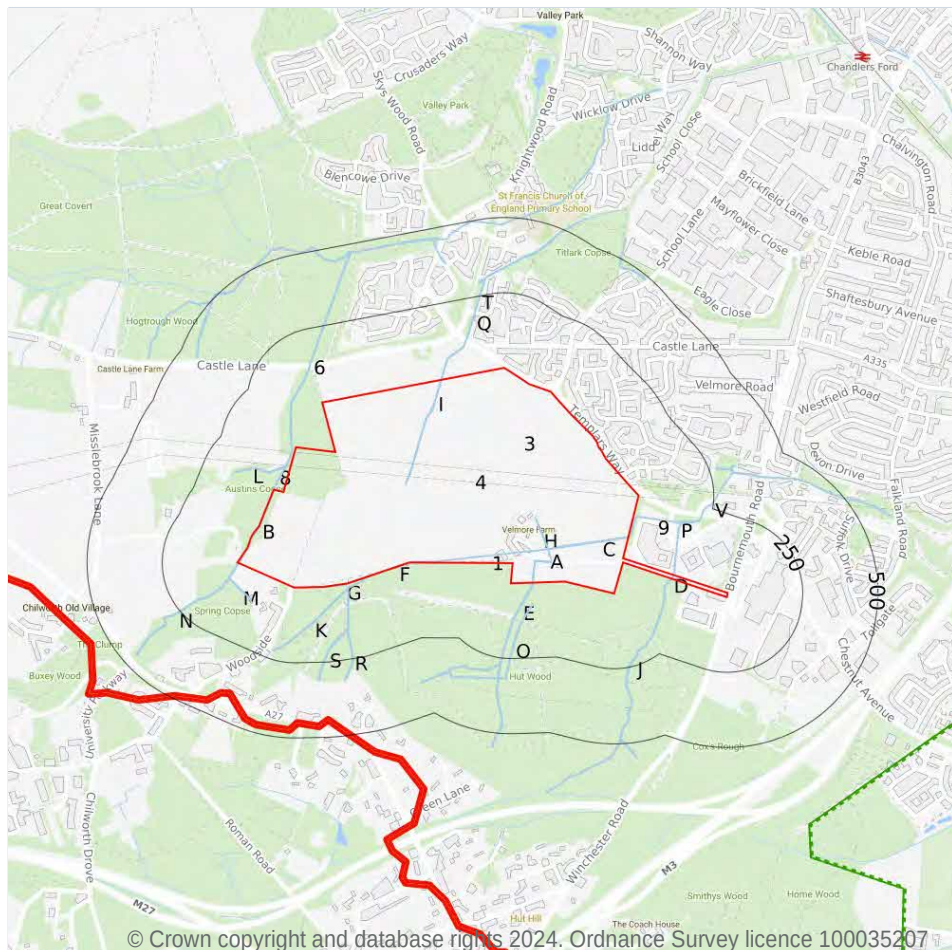
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

39

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
1	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	On site	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
D	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
G	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	2m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	8m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	15m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	15m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	15m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	16m E	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
G	23m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	59m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
M	59m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
N	59m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
O	70m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	133m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	141m E	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
P	144m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
R	152m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	152m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	156m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	159m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	169m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Q	194m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
T	203m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
V	245m E	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

23

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 56 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
3	On site	River	Monks Brook	GB107042016310	Itchen	Test and Itchen

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1265m E	River	Monks Brook	GB107042016310 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

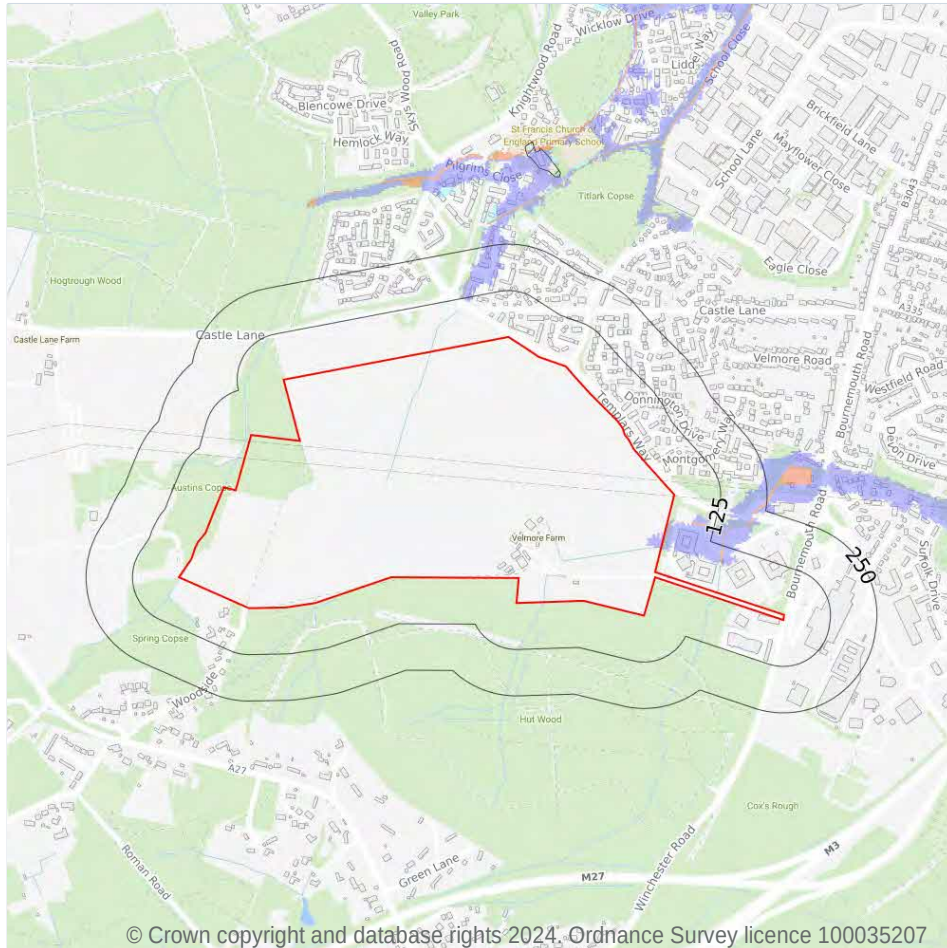
Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
4	On site	Central Hants Bracklesham Group	GB40702G500900 ↗	Good	Good	Good	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding



— Site Outline
Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

7

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on [page 62 >](#)



Distance	Flood risk category
On site	Medium
0 - 50m	High

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0
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Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0
---------------------	---

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0
---------------------	---

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

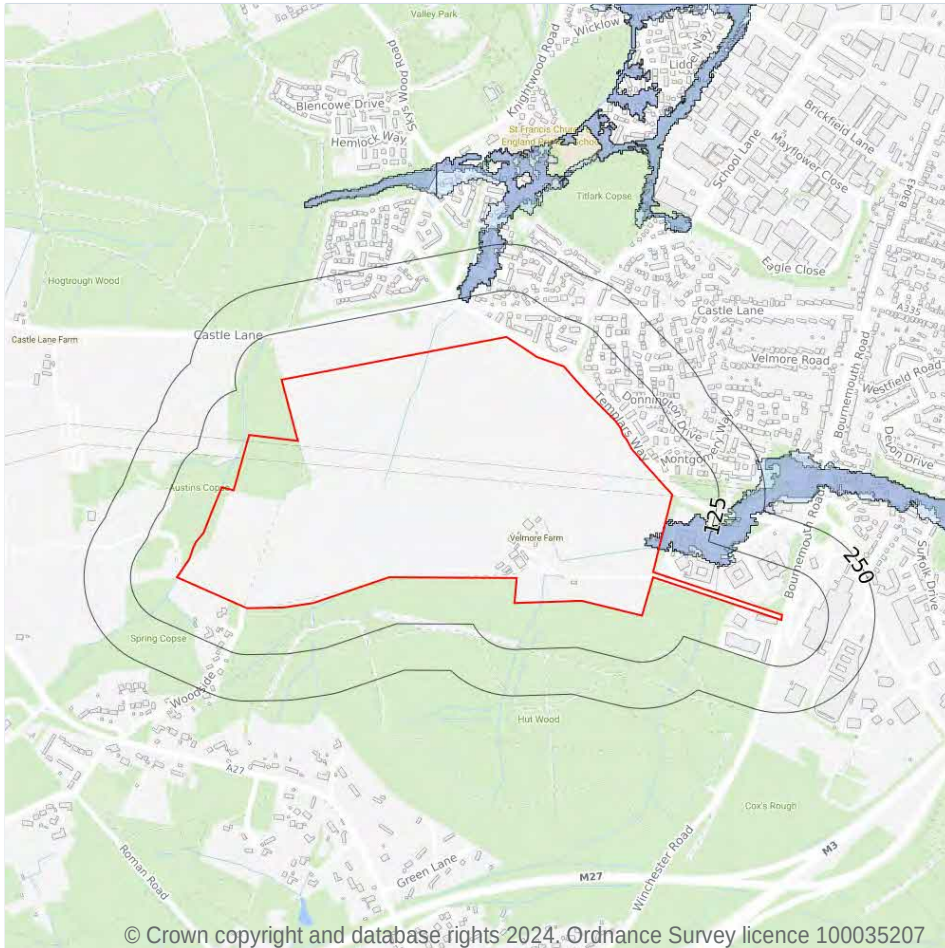
7.5 Flood Storage Areas

Records within 250m	0
---------------------	---

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones



— Site Outline
Search buffers in metres (m)

Flood zone 2
 Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on [page 62 >](#)

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

This data is sourced from the Environment Agency and Natural Resources Wales.



7.7 Flood Zone 3

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

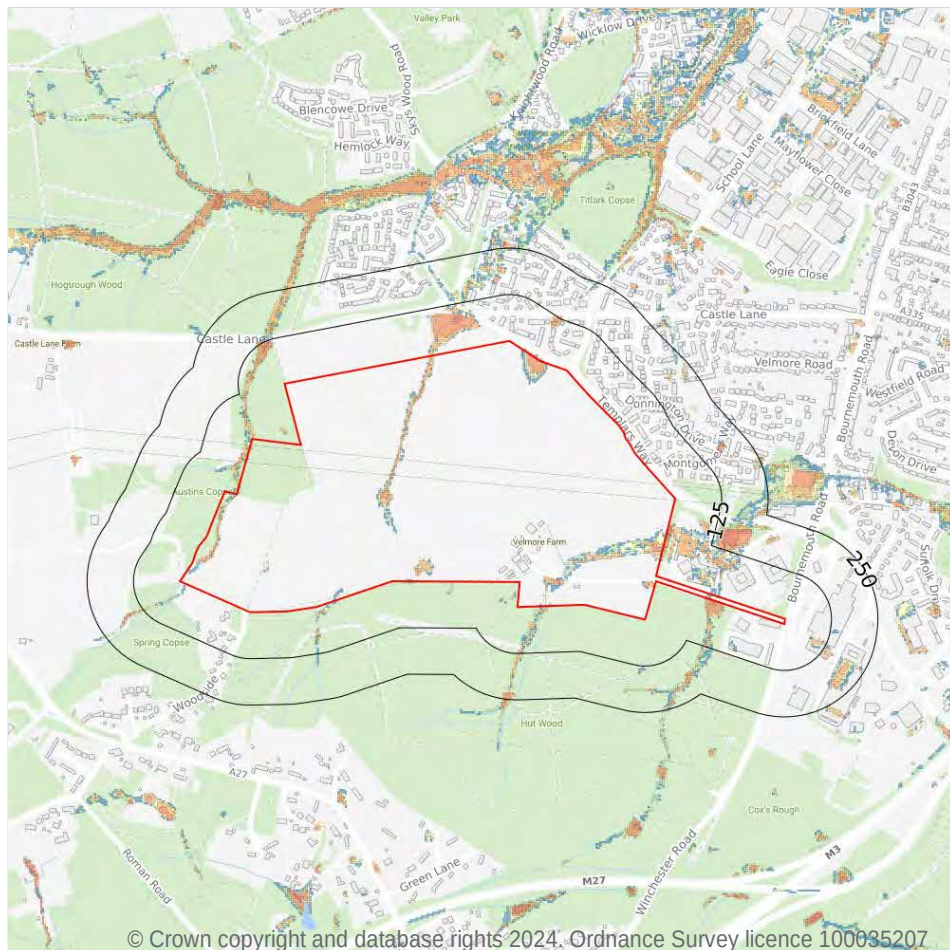
Features are displayed on the River and coastal flooding map on [page 62](#) >

Location	Type
On site	Zone 3 - (Fluvial Models)

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 66](#) >

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.



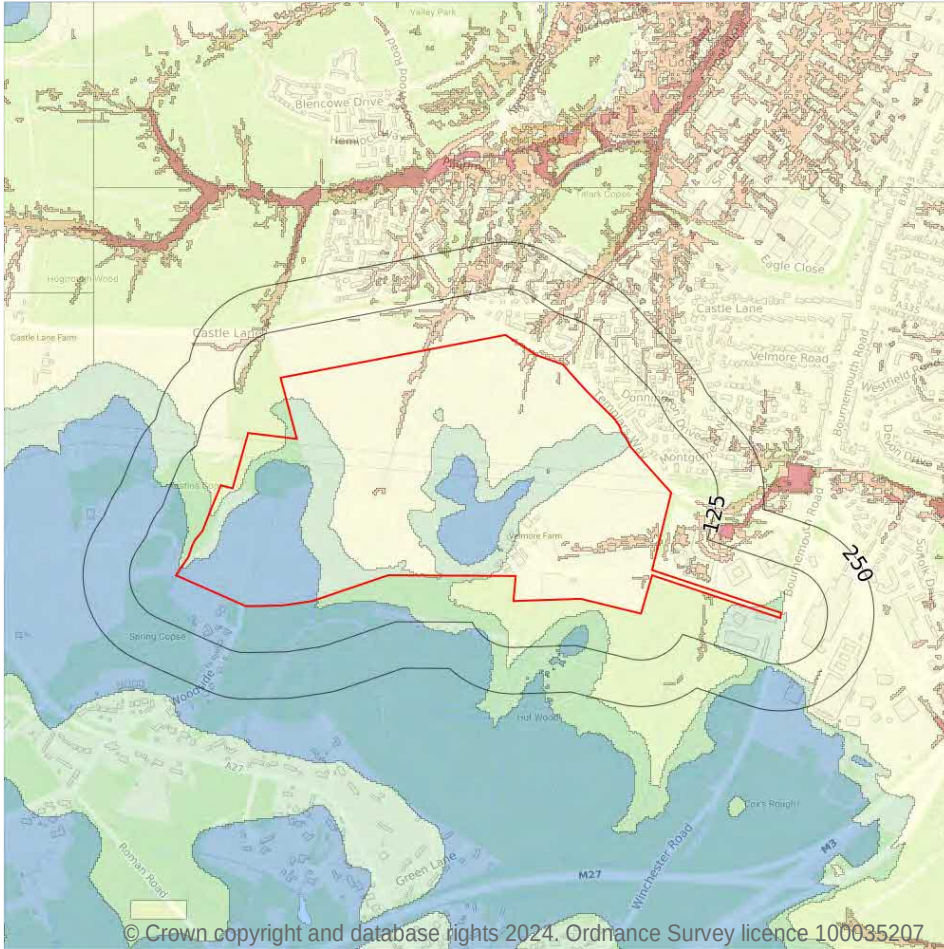
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

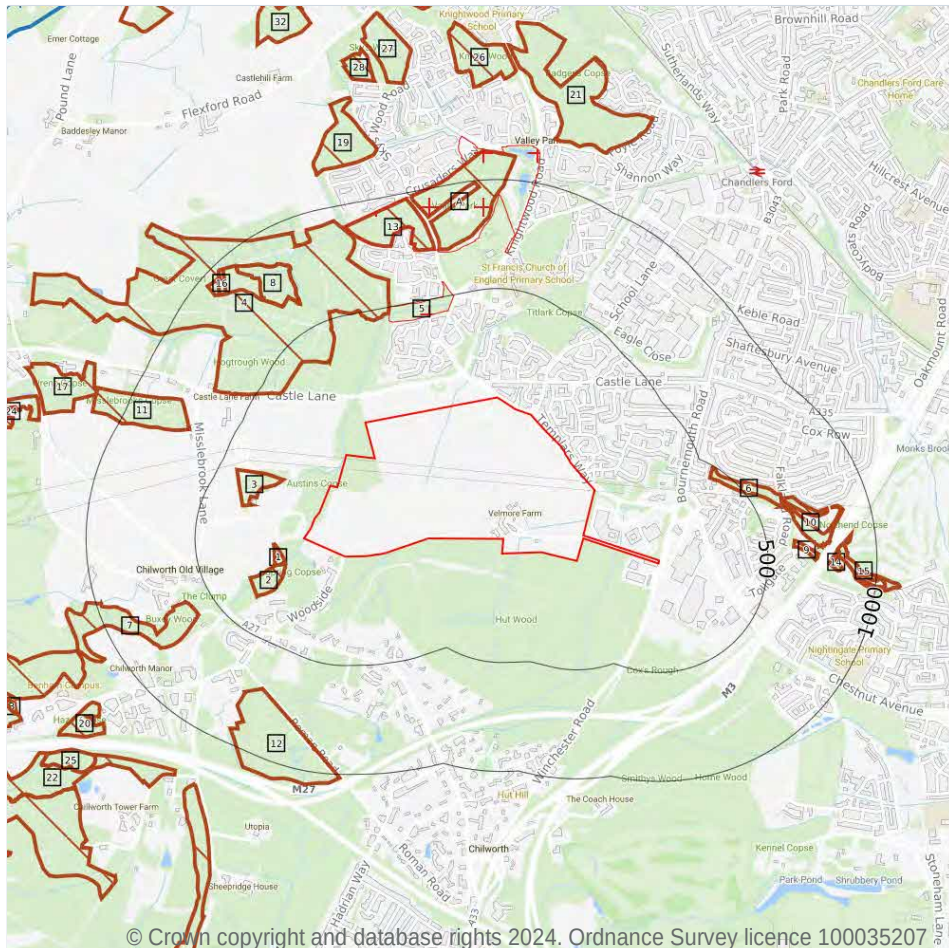
Moderate-High

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 68](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SS)
- Special Areas of Conservation (SAC)
- Local Nature Reserves (LNR)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m

2

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 69](#) >

ID	Location	Name	Data source
5	420m N	Valley Park Woodlands	Natural England
A	665m N	Valley Park Woodlands	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

39

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 69](#) >

ID	Location	Name	Woodland Type
1	126m W	Unknown	Ancient Replanted Woodland
2	140m SW	Unknown	Ancient Replanted Woodland
3	211m W	Unknown	Ancient & Semi-Natural Woodland
4	319m NW	Zionshill Copse	Ancient Replanted Woodland
6	445m E	Unknown	Ancient & Semi-Natural Woodland
7	597m SW	Home Copse	Ancient & Semi-Natural Woodland
8	621m NW	Zionshill Copse	Ancient & Semi-Natural Woodland
9	622m E	Unknown	Ancient & Semi-Natural Woodland
10	627m E	Unknown	Ancient & Semi-Natural Woodland
11	698m W	Rounds Copse	Ancient Replanted Woodland
12	707m SW	Unknown	Ancient Replanted Woodland



ID	Location	Name	Woodland Type
A	711m N	Zionshill Copse	Ancient & Semi-Natural Woodland
13	723m N	Zionshill Copse	Ancient & Semi-Natural Woodland
14	781m E	Unknown	Ancient & Semi-Natural Woodland
15	821m E	Unknown	Ancient & Semi-Natural Woodland
16	870m NW	Zionshill Copse	Ancient & Semi-Natural Woodland
17	1153m W	Rounds Copse	Ancient & Semi-Natural Woodland
18	1159m SW	Home Copse	Ancient Replanted Woodland
19	1160m NW	Tredgoulds Copse	Ancient & Semi-Natural Woodland
20	1211m SW	Unknown	Ancient & Semi-Natural Woodland
21	1211m N	Unknown	Ancient & Semi-Natural Woodland
22	1218m SW	Unknown	Ancient & Semi-Natural Woodland
23	1236m SW	Unknown	Ancient Replanted Woodland
24	1331m W	Rounds Copse	Ancient & Semi-Natural Woodland
25	1383m SW	Unknown	Ancient Replanted Woodland
26	1428m N	Unknown	Ancient & Semi-Natural Woodland
27	1497m N	Skys Wood	Ancient & Semi-Natural Woodland
B	1528m SW	Home Copse	Ancient Replanted Woodland
28	1532m N	Skys Wood	Ancient & Semi-Natural Woodland
B	1539m SW	Home Copse	Ancient & Semi-Natural Woodland
29	1554m SW	Unknown	Ancient Replanted Woodland
-	1585m W	Home Copse	Ancient Replanted Woodland
-	1617m SW	Home Copse	Ancient Replanted Woodland
32	1790m N	Castle Hill Copse	Ancient & Semi-Natural Woodland
33	1815m N	Clothiers Copse	Ancient & Semi-Natural Woodland
-	1878m N	Clothiers Copse	Ancient & Semi-Natural Woodland
-	1896m SE	Hardmoor/sourlands Copses	Ancient & Semi-Natural Woodland
-	1904m N	Ramalley Copse	Ancient & Semi-Natural Woodland
-	1937m N	Ramalley Copse	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Hamble Estuary Eutrophic NVZ (TraC)	Eutrophic Water	3	Existing

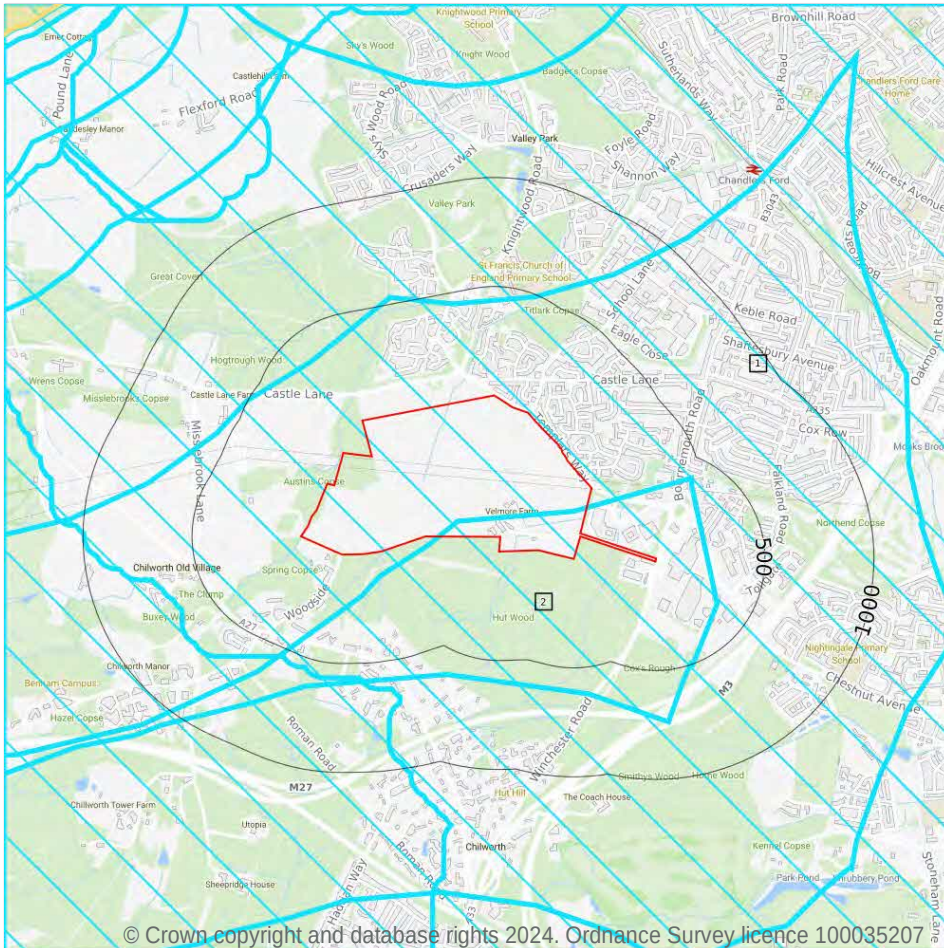


Location	Name	Type	NVZ ID	Status
1267m E	Hamble Estuary Eutrophic NVZ (TraC)	Eutrophic Water	3	Existing

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 76](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 100 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.
2	On site	Infrastructure - Airports, helipads and other aviation proposals. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 100 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

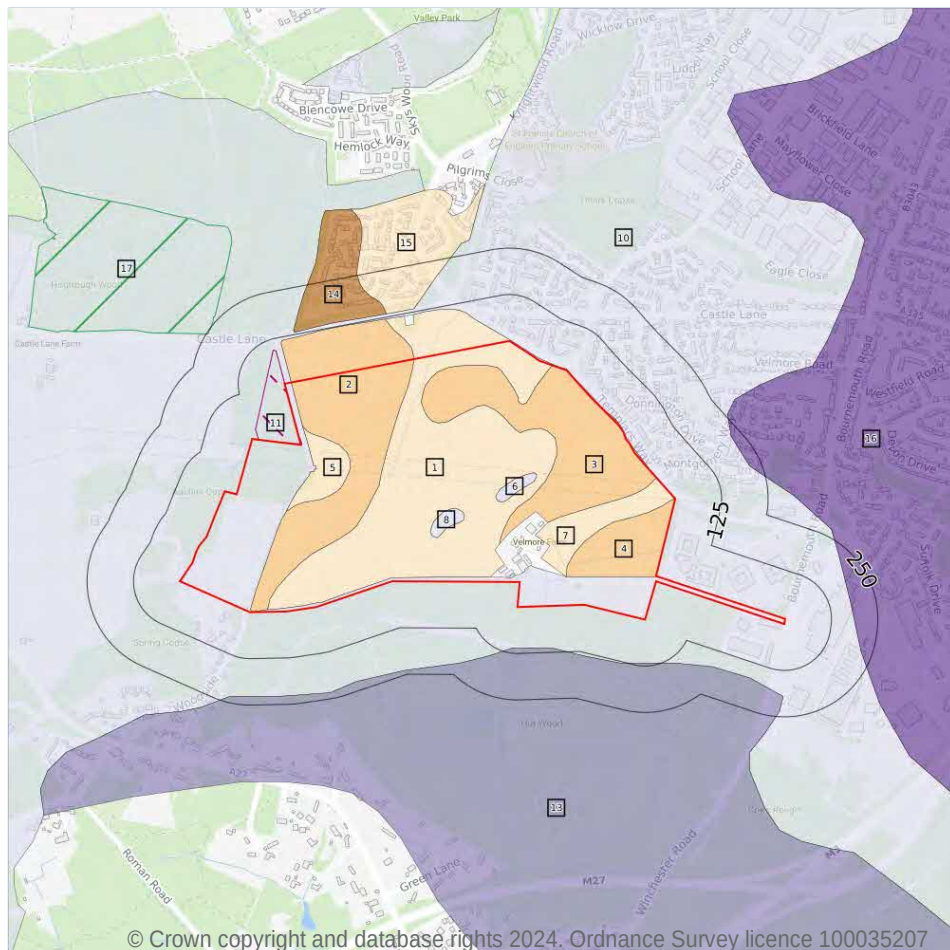
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

13

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 80](#) >

ID	Location	Classification	Description
1	On site	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.



ID	Location	Classification	Description
2	On site	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
3	On site	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
4	On site	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
5	On site	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
6	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
7	On site	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
8	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
10	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
13	111m SE	Non Agricultural	-
14	131m NW	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.



ID	Location	Classification	Description
15	133m N	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
16	182m E	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

1

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

Features are displayed on the Agricultural designations map on [page 80 >](#)

ID	Location	Name	Classification	Other relevant legislation
11	On site	-	Section 4 Conclusive Open Country	-

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

1

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

Features are displayed on the Agricultural designations map on [page 80 >](#)

ID	Location	Description	Reference	Application date
17	246m NW	Selective Fell/Thin (Unconditional)	019/201/11-12	19/09/2011

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

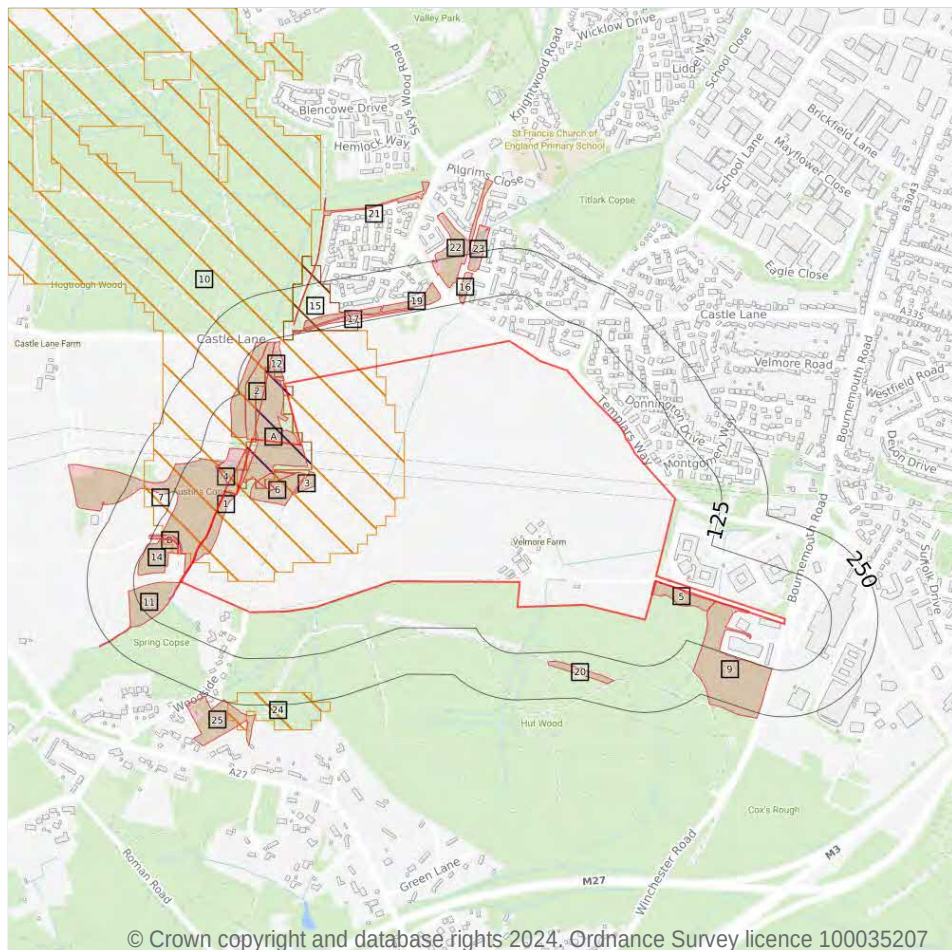
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Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations



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13.1 Priority Habitat Inventory

Records within 250m

25

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 84](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%); LDAGR (INV > 50%)
9	On site	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
A	On site	Lowland dry acid grassland	Main habitat: LDAGR (INV > 50%)
11	4m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	9m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	15m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	35m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	44m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	46m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	120m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	127m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
18	136m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
19	137m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
20	149m SE	No main habitat but additional habitats present	Main habitat: LHEAT (INV > 50%)
21	150m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
22	171m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
23	201m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
25	245m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

4

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

Features are displayed on the Habitat designations map on [page 84 >](#)



ID	Location	Type	Habitat
10	On site	Network Enhancement Zone 1	Not specified
A	On site	Primary Habitat	Lowland dry acid grassland
15	104m NW	Network Enhancement Zone 2	Not specified
24	217m SW	Network Enhancement Zone 1	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

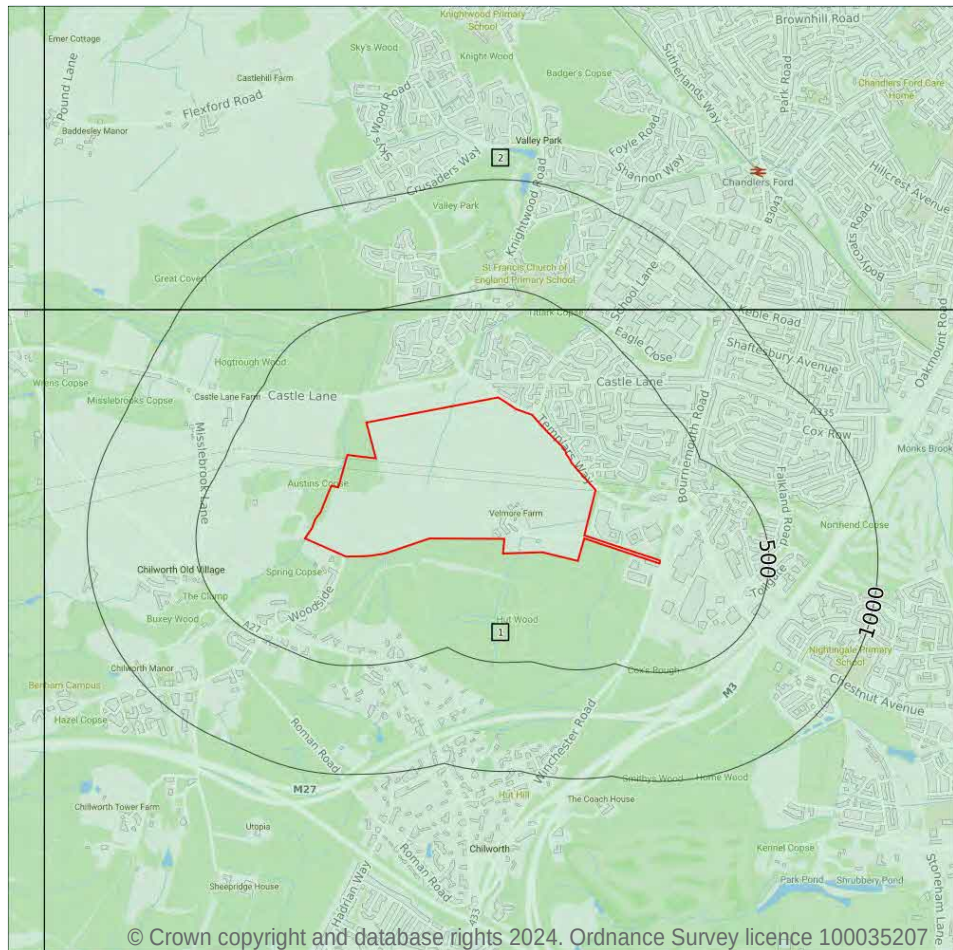
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

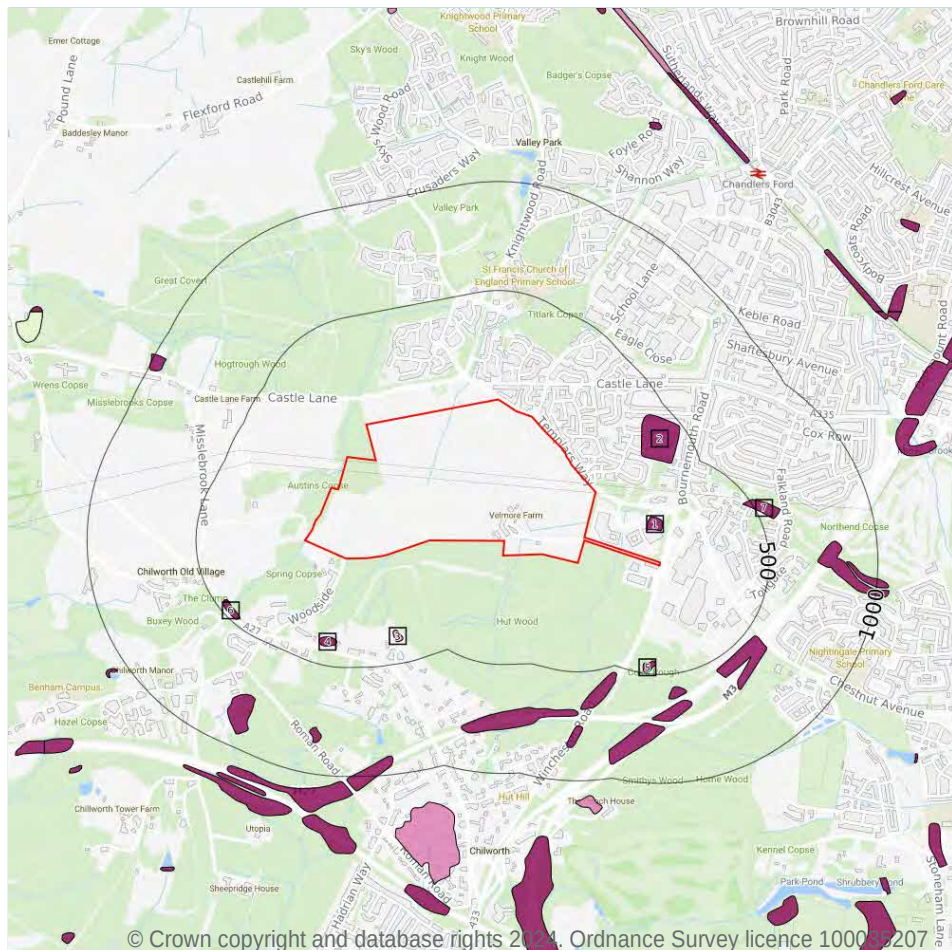
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 87](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU41NW
2	403m N	Full	Full	Full	No coverage	SU42SW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

7

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 88](#) >

ID	Location	LEX Code	Description	Rock description
1	125m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	271m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	345m SW	WGR-VOID	Worked Ground (Undivided)	Void
4	368m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

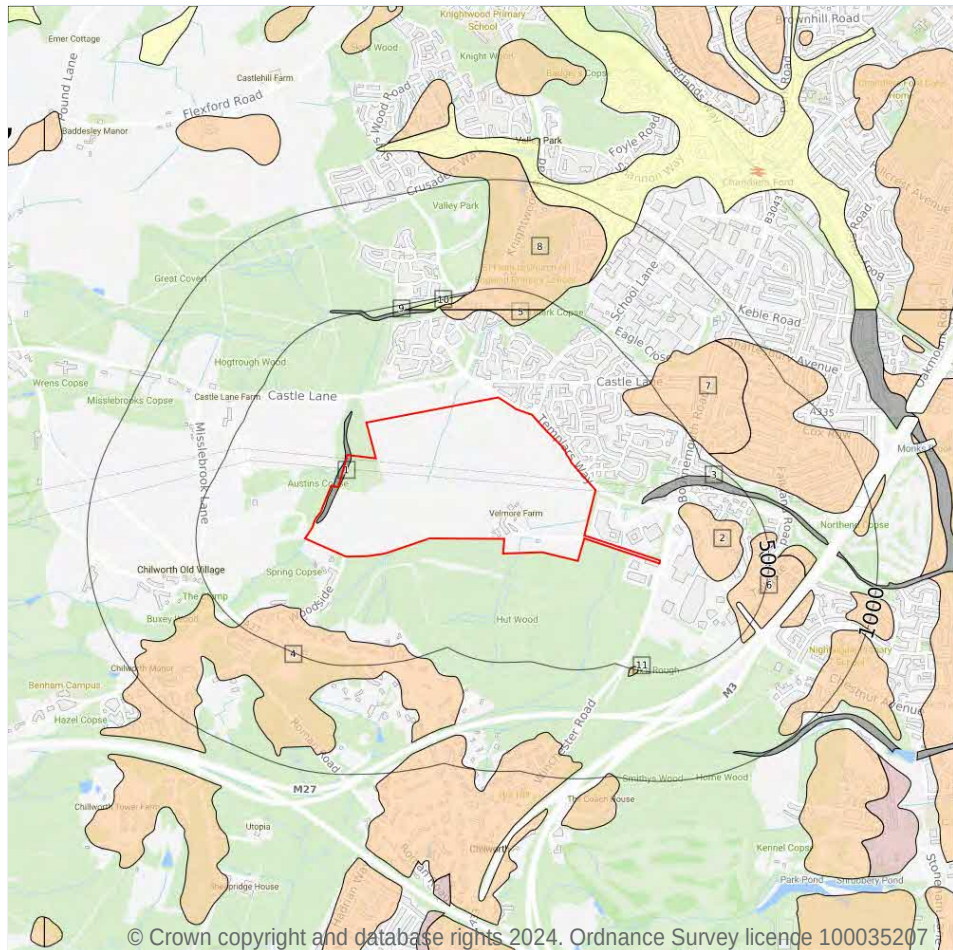


ID	Location	LEX Code	Description	Rock description
5	438m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	448m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	466m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

11

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 90](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
2	162m E	RTD6-XSV	River Terrace Deposits, 6 - Sand And Gravel	Sand And Gravel
3	220m E	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
4	304m SW	RT11-XSV	River Terrace Deposits, 11 - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
5	335m N	RTDU-X SV	River Terrace Deposits (undifferentiated) - Sand And Gravel	Sand And Gravel
6	343m E	RTD4-X SV	River Terrace Deposits, 4 - Sand And Gravel	Sand And Gravel
7	353m NE	RTD6-X SV	River Terrace Deposits, 6 - Sand And Gravel	Sand And Gravel
8	403m N	RTDU-X SV	River Terrace Deposits (undifferentiated) - Sand And Gravel	Sand And Gravel
9	444m N	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
10	449m N	ALV-XSZ	Alluvium - Sand, Silt And Clay	Sand, Silt And Clay
11	486m SE	RTDX-XSV	River Terrace Deposits, 10 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

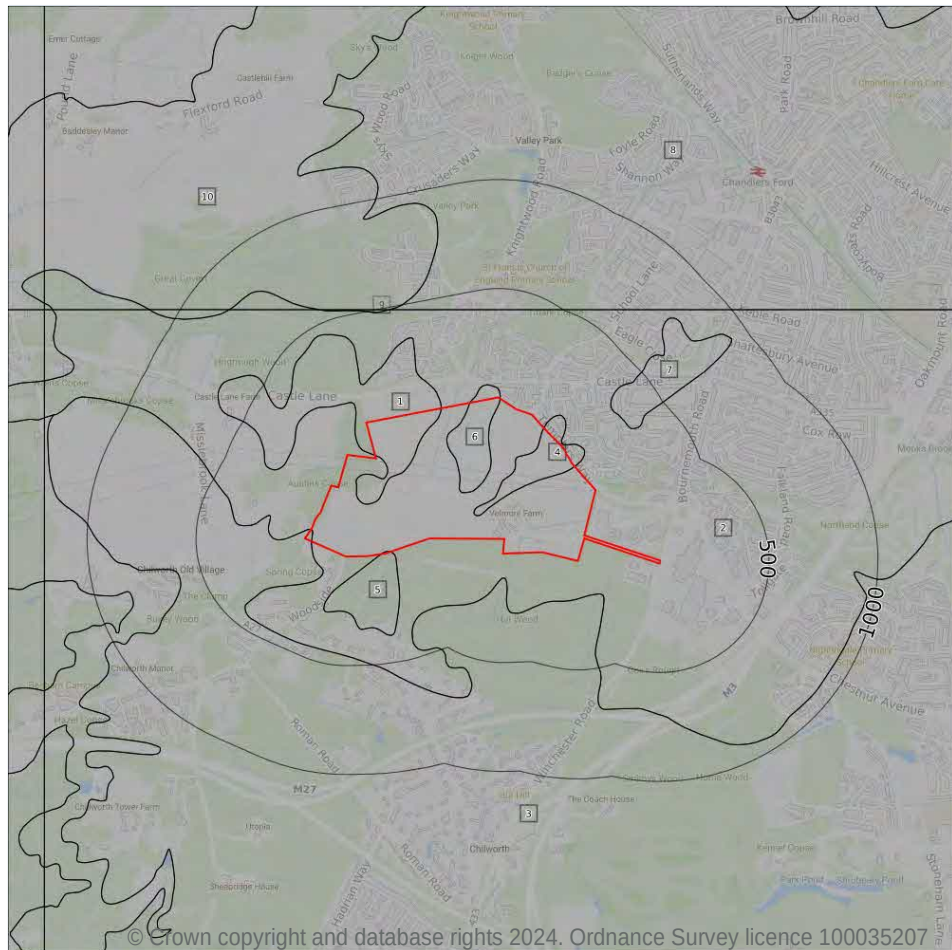
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

--- Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

10

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 92 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	EA-SANDU	Earnley Sand Formation - Sand	Lutetian Age
2	On site	WTT-SACL	Wittering Formation - Sandy Clay	Lutetian Age - Ypresian Age
3	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
4	On site	EA-SANDU	Earnley Sand Formation - Sand	Lutetian Age



ID	Location	LEX Code	Description	Rock age
5	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
6	On site	EA-SANDU	Earnley Sand Formation - Sand	Lutetian Age
7	286m NE	EA-SANDU	Earnley Sand Formation - Sand	Lutetian Age
8	403m N	WTT-SSCL	Wittering Formation - Sand, Silt And Clay	Lutetian Age - Ypresian Age
9	487m NW	EA-SANDU	Earnley Sand Formation - Sand	Lutetian Age
10	489m N	EA-SANDU	Earnley Sand Formation - Sand	Lutetian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

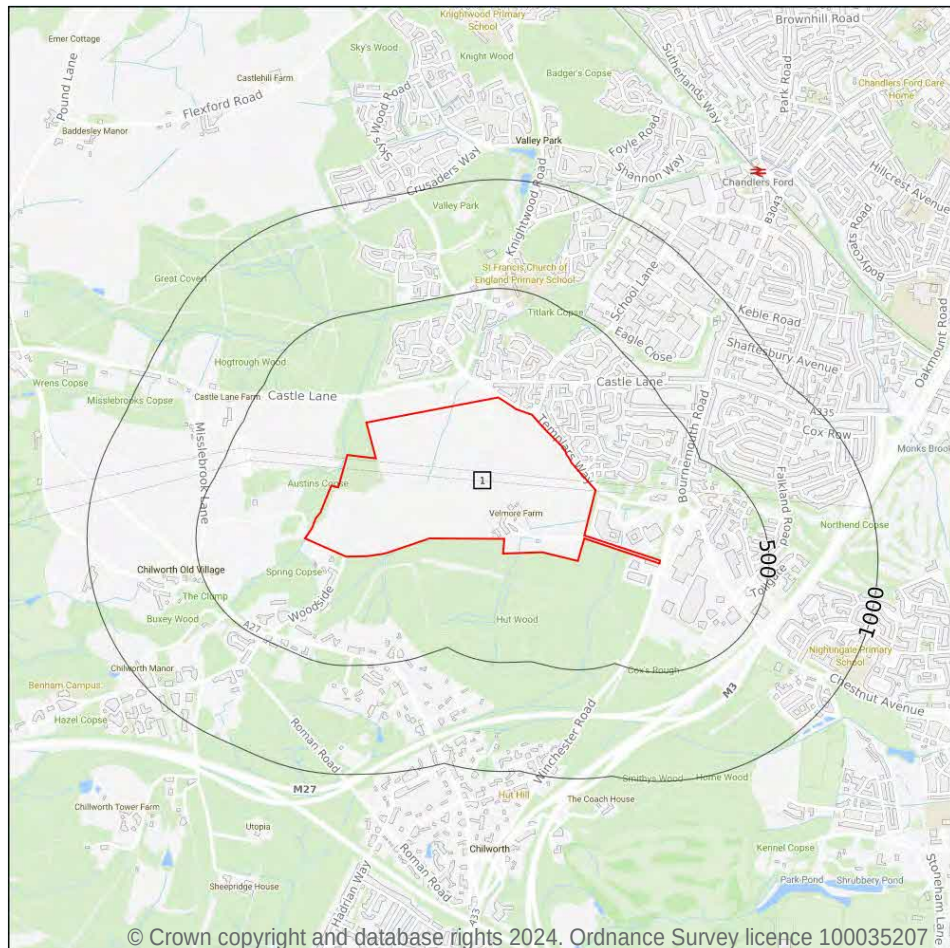
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Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

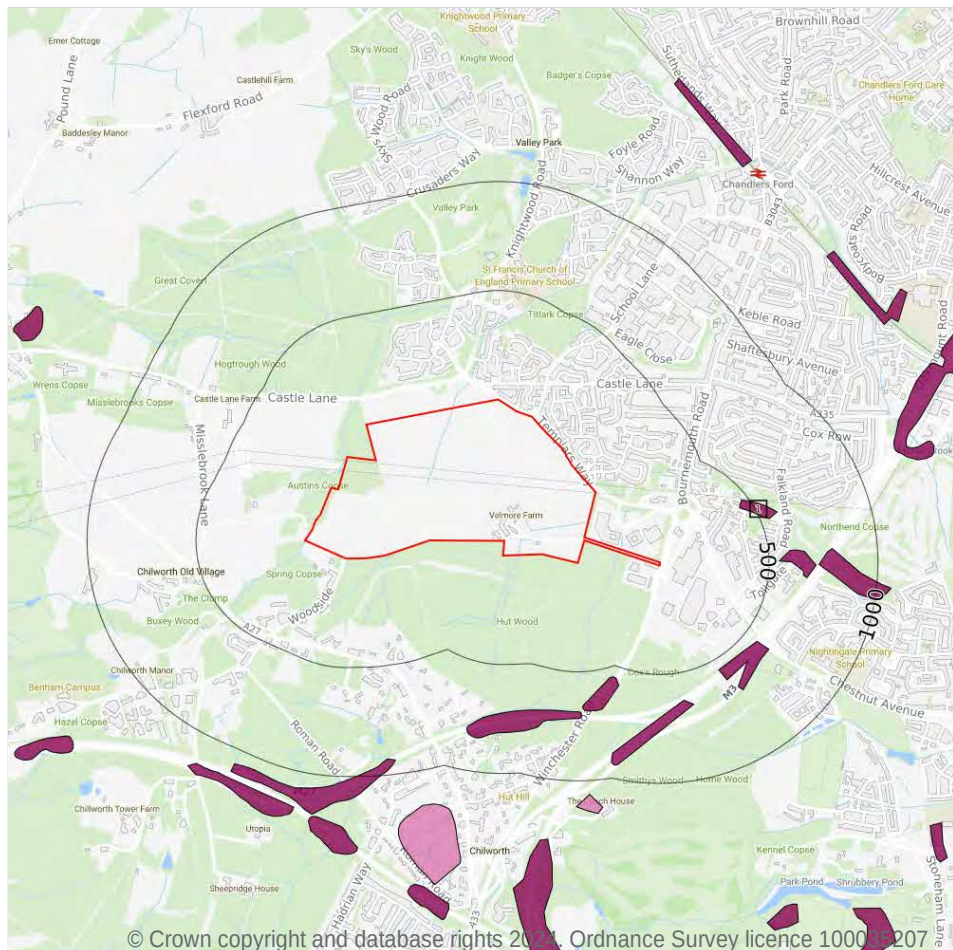
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 94](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW315_southampton_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 95 >](#)

ID	Location	LEX Code	Description	Rock description
1	443m E	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

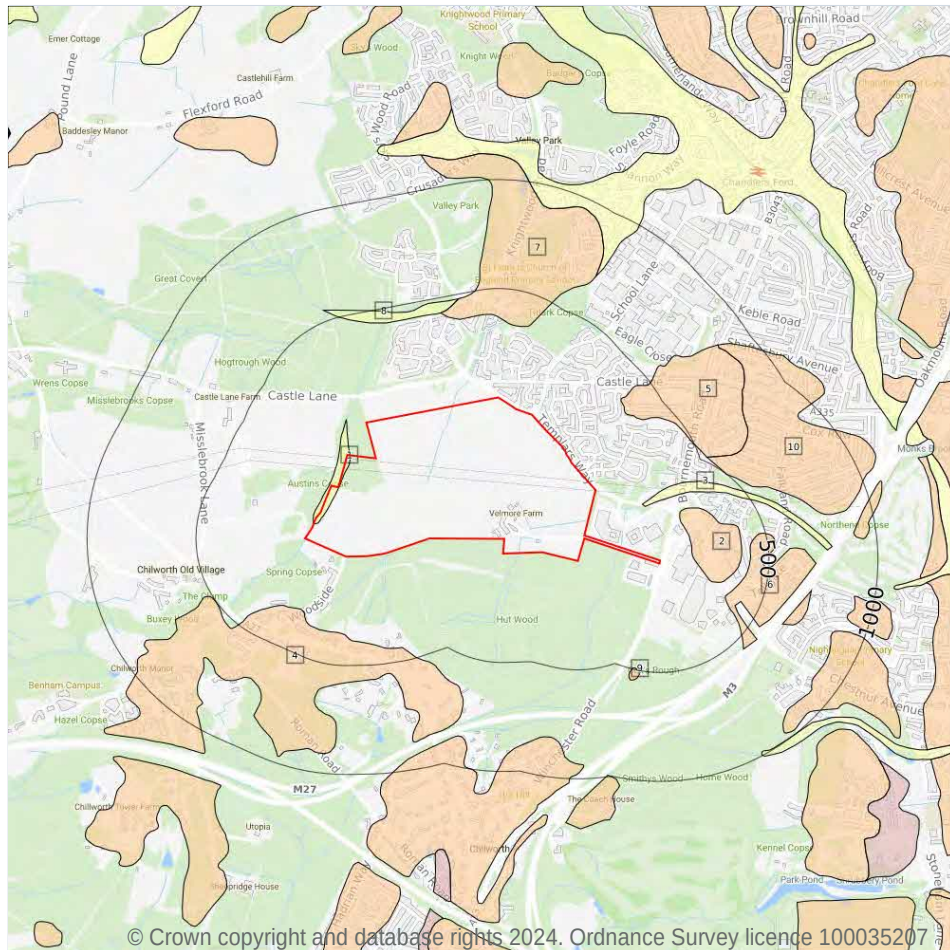
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

10

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 97](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	151m E	RTD5-XSV	RIVER TERRACE DEPOSITS, 5	SAND AND GRAVEL
3	214m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	305m SW	RT11-XSV	RIVER TERRACE DEPOSITS, 11	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	326m NE	RTD5-XSV	RIVER TERRACE DEPOSITS, 5	SAND AND GRAVEL
6	337m E	RTD4-XSV	RIVER TERRACE DEPOSITS, 4	SAND AND GRAVEL
7	338m N	RTDU-XSV	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL
8	430m N	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
9	492m SE	RTD8-XSV	RIVER TERRACE DEPOSITS, 8	SAND AND GRAVEL
10	500m E	RTD4-XSV	RIVER TERRACE DEPOSITS, 4	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

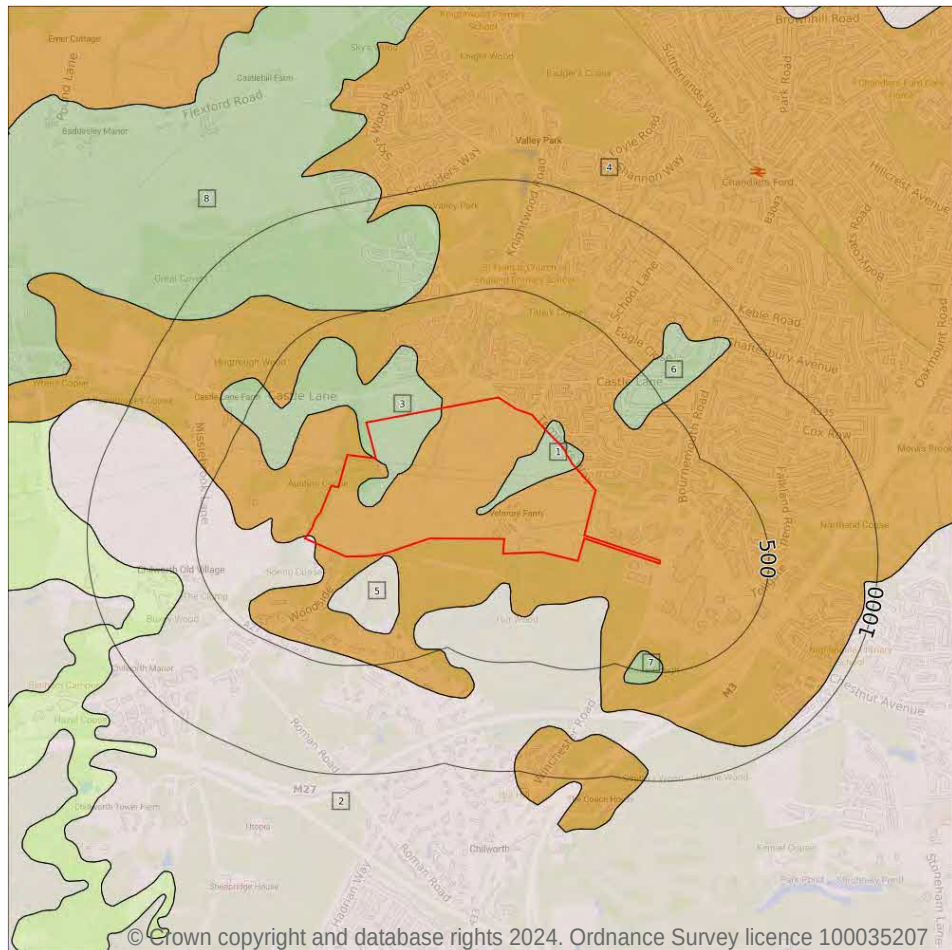
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

8

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 99](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	EA-XSZC	EARNLEY SAND FORMATION - SAND, SILT AND CLAY	LUTETIAN
2	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
3	On site	EA-XSZC	EARNLEY SAND FORMATION - SAND, SILT AND CLAY	LUTETIAN
4	On site	W TT-XSZC	WITTERING FORMATION - SAND, SILT AND CLAY	YPRESIAN



ID	Location	LEX Code	Description	Rock age
5	10m SW	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
6	296m NE	EA-XSZC	EARNLEY SAND FORMATION - SAND, SILT AND CLAY	LUTETIAN
7	407m SE	EA-XSZC	EARNLEY SAND FORMATION - SAND, SILT AND CLAY	LUTETIAN
8	488m NW	EA-XSZC	EARNLEY SAND FORMATION - SAND, SILT AND CLAY	LUTETIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

5

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Very Low
On site	Intergranular	High	Low
On site	Intergranular	High	Low
On site	Intergranular	High	Low
10m SW	Mixed	Moderate	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

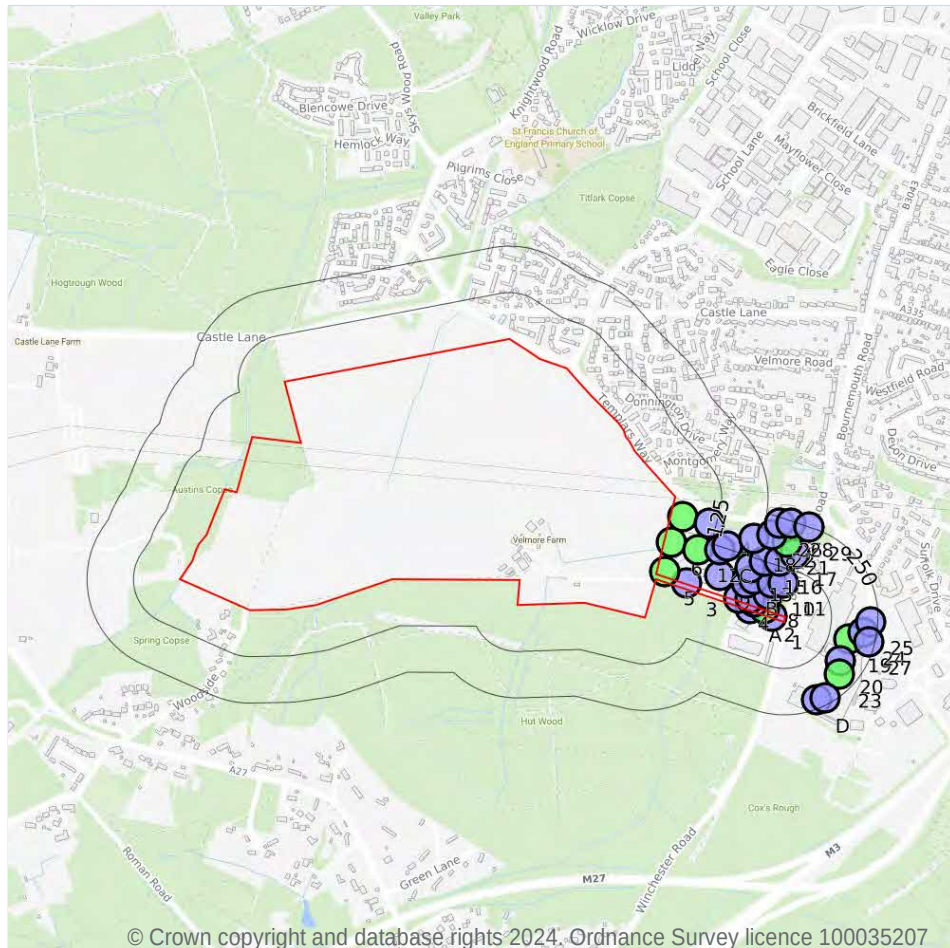
0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes



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16.1 BGS Boreholes

Records within 250m

38

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 101](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	442790 118850	VALLEY PARK CHANDLERS FORD TP1	1.75	N	18474929 ↑
A	On site	442730 118870	VALLEY PARK CHANDLERS FORD TP5	2.0	N	18474933 ↑



ID	Location	Grid reference	Name	Length	Confidential	Web link
2	3m E	442770 118870	VALLEY PARK CHANDLERS FORD 14	20.0	N	18474927 ↗
3	3m E	442560 118940	VALLEY PARK CHANDLERS FORD 6	6.0	N	18474919 ↗
4	9m E	442700 118900	VALLEY PARK CHANDLERS FORD 10	7.5	N	18474923 ↗
A	12m E	442740 118890	VALLEY PARK CHANDLERS FORD 15	5.0	N	18474928 ↗
5	13m E	442500 118970	VALLEY PARK CHANDLERS FORD 3	15.0	N	18474916 ↗
A	19m E	442730 118900	VALLEY PARK CHANDLERS FORD TP7	2.0	N	18474935 ↗
6	20m E	442520 119050	VALLEY PARK CHANDLERS FORD 2	13.0	N	18474915 ↗
7	33m E	442550 119120	VALLEY PARK CHANDLERS FORD 1	15.0	N	18474881 ↗
8	44m E	442780 118910	VALLEY PARK CHANDLERS FORD TP2	1.3	N	18474930 ↗
9	50m E	442650 118960	VALLEY PARK CHANDLERS FORD 8	10.0	N	18474921 ↗
B	53m E	442720 118940	VALLEY PARK CHANDLERS FORD TP6	2.4	N	18474934 ↗
B	69m E	442740 118950	VALLEY PARK CHANDLERS FORD TP4	1.95	N	18474932 ↗
10	75m E	442790 118940	VALLEY PARK CHANDLERS FORD 13	4.0	N	18474926 ↗
11	85m E	442820 118940	VALLEY PARK CHANDLERS FORD TP3	2.4	N	18474931 ↗
12	93m E	442590 119030	VALLEY PARK CHANDLERS FORD 5	20.0	N	18474918 ↗
13	95m E	442730 118980	VALLEY PARK CHANDLERS FORD 9	7.5	N	18474922 ↗
14	105m E	442620 119100	VALLEY PARK CHANDLERS FORD 4	6.0	N	18474917 ↗
C	117m E	442650 119030	VALLEY PARK CHANDLERS FORD TP14	2.0	N	18474940 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
15	126m E	442770 119000	VALLEY PARK CHANDLERS FORD TP8	2.2	N	18474936 ↗
C	133m E	442670 119040	VALLEY PARK CHANDLERS FORD 7	10.0	N	18474920 ↗
16	139m E	442810 119000	VALLEY PARK CHANDLERS FORD 12	6.0	N	18474925 ↗
17	170m E	442850 119020	VALLEY PARK CHANDLERS FORD TP8A	1.5	N	18474937 ↗
18	174m E	442740 119060	VALLEY PARK CHANDLERS FORD TP10	1.8	N	18474939 ↗
19	179m E	442996 118789	B&Q CHESTNUT HOUSE EASTLEIGH HAMPSHIRE 102	30.0	N	18360289 ↗
20	183m SE	442974 118731	B&Q CHESTNUT HOUSE EASTLEIGH HAMPSHIRE WS4	5.45	N	18360303 ↗
21	192m E	442830 119050	VALLEY PARK CHANDLERS FORD 11	13.0	N	18474924 ↗
22	199m E	442790 119070	VALLEY PARK CHANDLERS FORD TP9	2.2	N	18474938 ↗
23	204m SE	442970 118694	B&Q CHESTNUT HOUSE EASTLEIGH HAMPSHIRE 104	30.0	N	18360293 ↗
24	214m E	443035 118806	B&Q CHESTNUT HOUSE EASTLEIGH HAMPSHIRE WS6	4.0	N	18360305 ↗
D	227m SE	442909 118625	B&Q CHESTNUT HOUSE EASTLEIGH HAMPSHIRE WS3	4.25	N	18360302 ↗
25	231m E	443056 118836	B&Q CHESTNUT HOUSE EASTLEIGH HAMPSHIRE WS5	1.3	N	18360304 ↗
D	233m SE	442933 118630	B&Q CHESTNUT HOUSE EASTLEIGH HAMPSHIRE TP3	0.8	N	18360310 ↗
26	234m E	442810 119100	HAMPSHIRE CORPORATE PARK - UNIT IV 9	5.0	N	18458245 ↗
27	234m E	443051 118781	B&Q CHESTNUT HOUSE EASTLEIGH HAMPSHIRE WS7	5.45	N	18360306 ↗
28	243m E	442840 119100	HAMPSHIRE CORPORATE PARK - UNIT IV 8	5.5	N	18458243 ↗
29	249m E	442890 119090	HAMPSHIRE CORPORATE PARK - UNIT IV 7	6.5	N	18458241 ↗

This data is sourced from the British Geological Survey.



Contact us with any questions at:

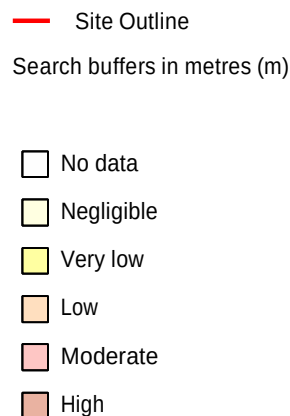
info@groundsure.com ↗

01273 257 755

Date: 10 January 2024



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

3

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 104 >](#)

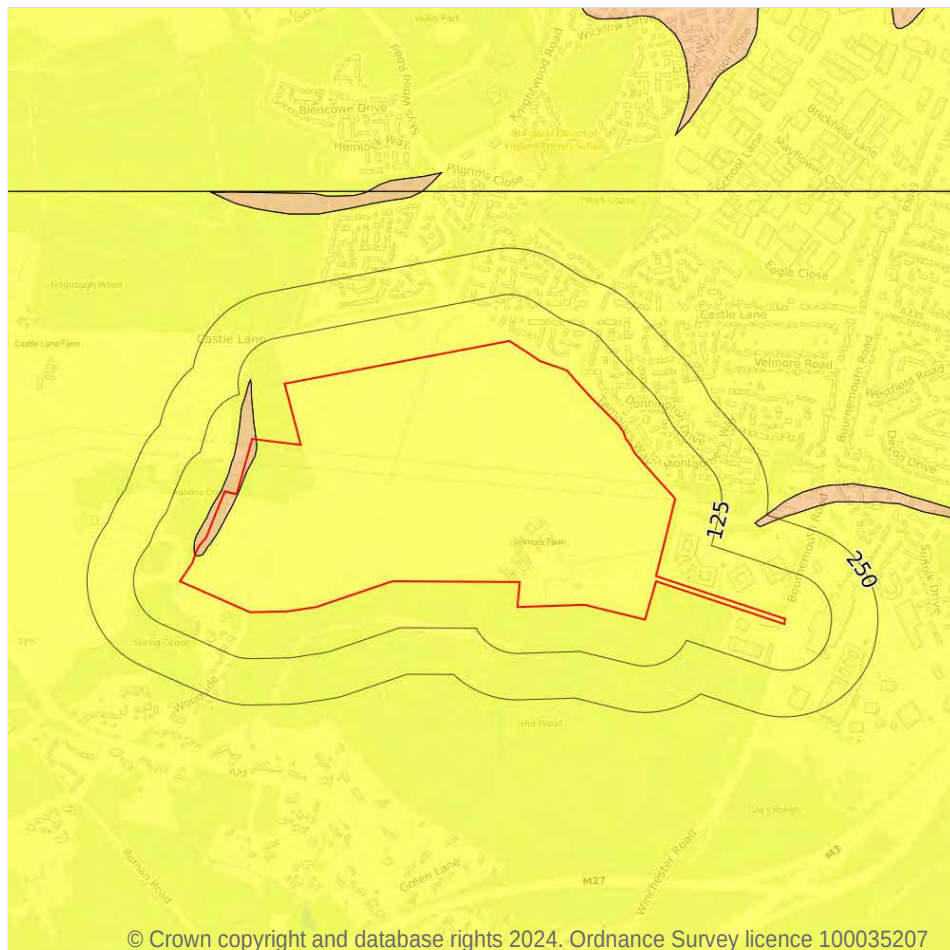
Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.
On site	Moderate	Ground conditions predominantly high plasticity.
10m SW	Low	Ground conditions predominantly medium plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 106 >](#)

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

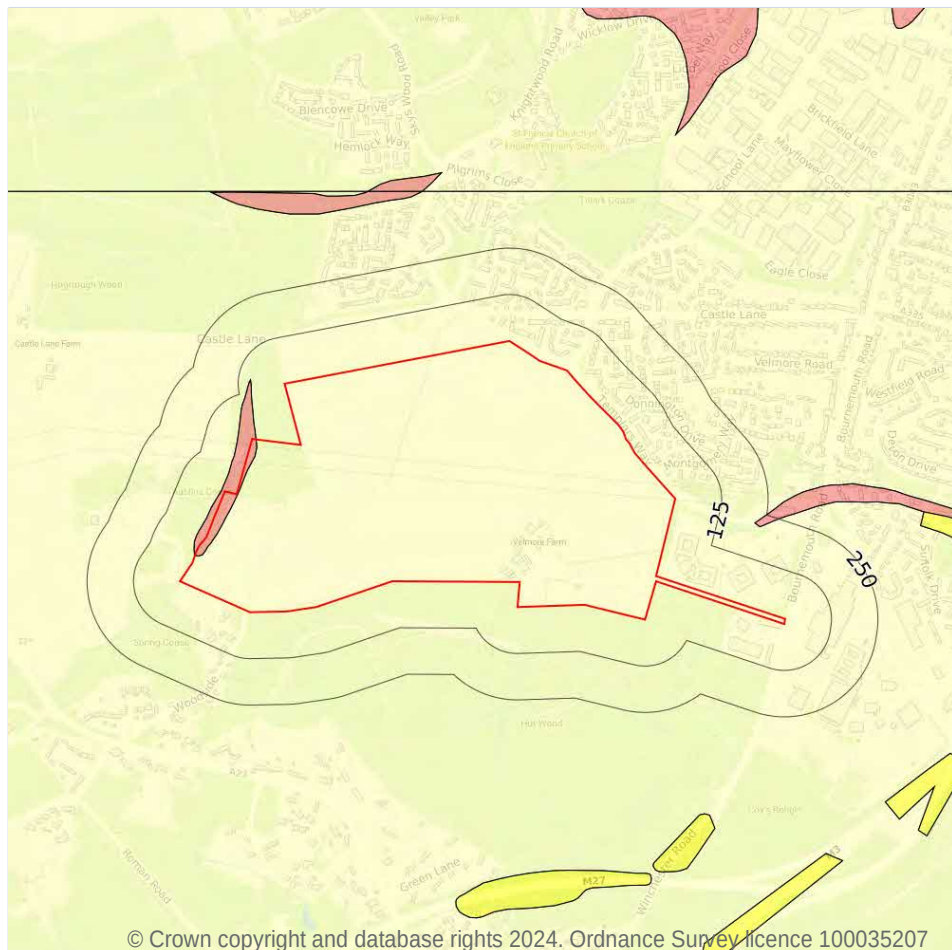


Location	Hazard rating	Details
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 108](#) >

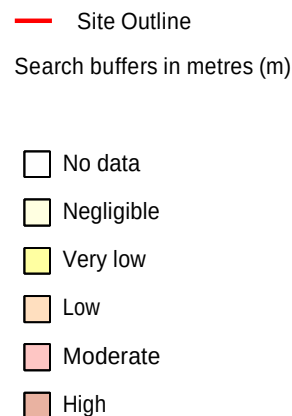
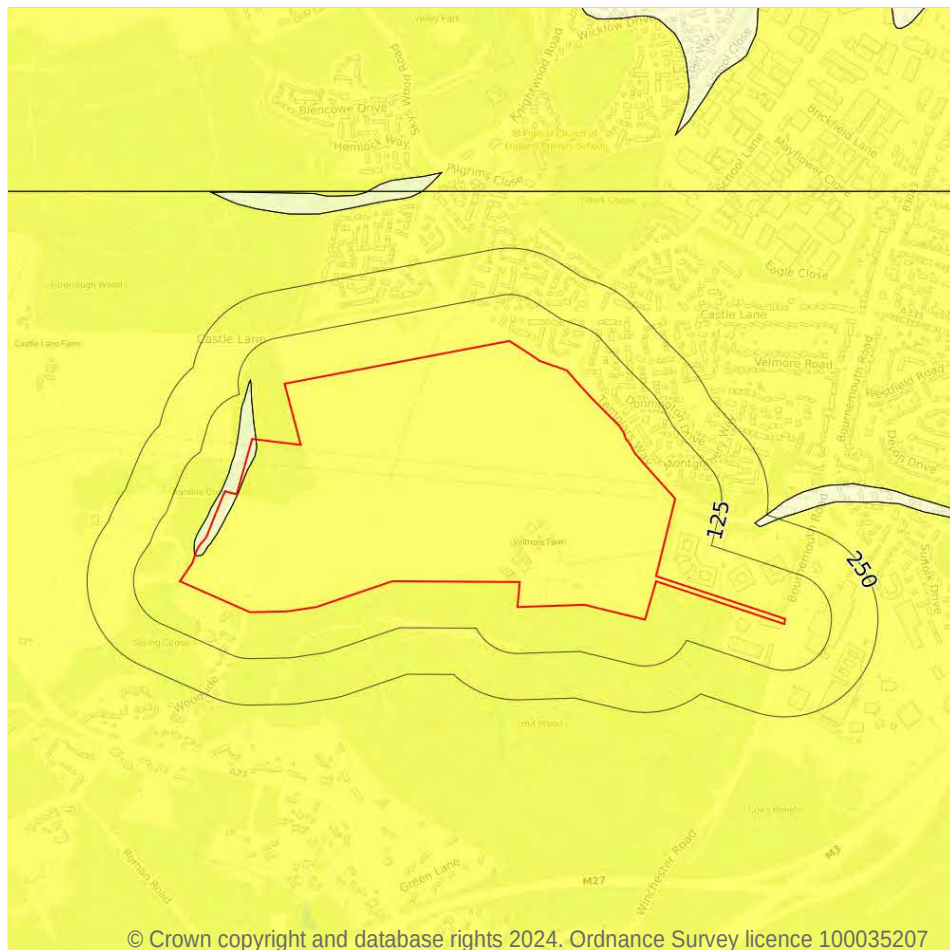
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

2

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

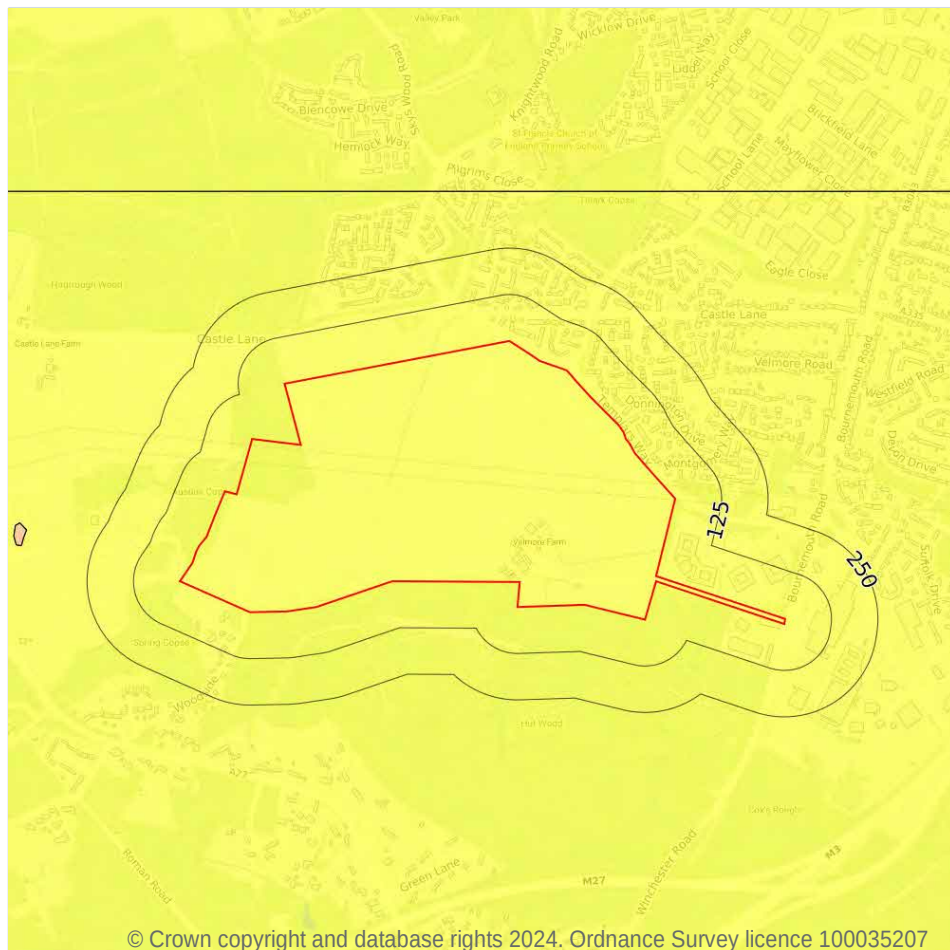
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 110 >](#)

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

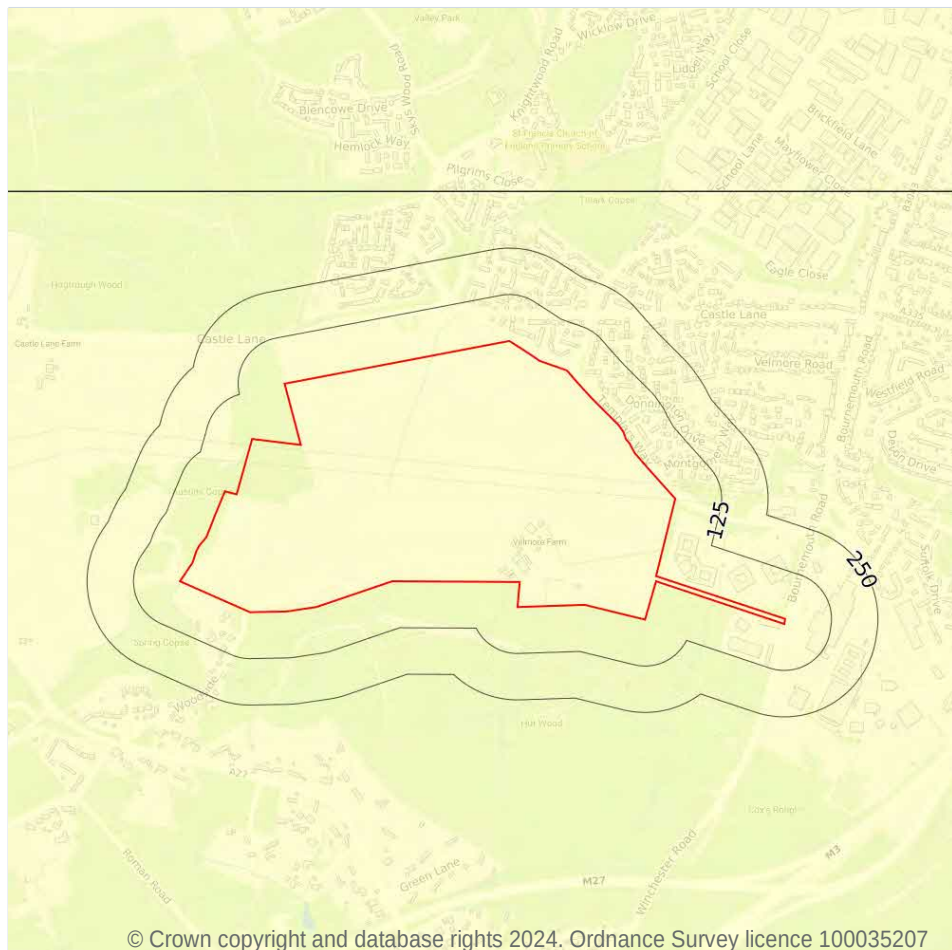
Features are displayed on the Natural ground subsidence - Landslides map on [page 111](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 112 >](#)

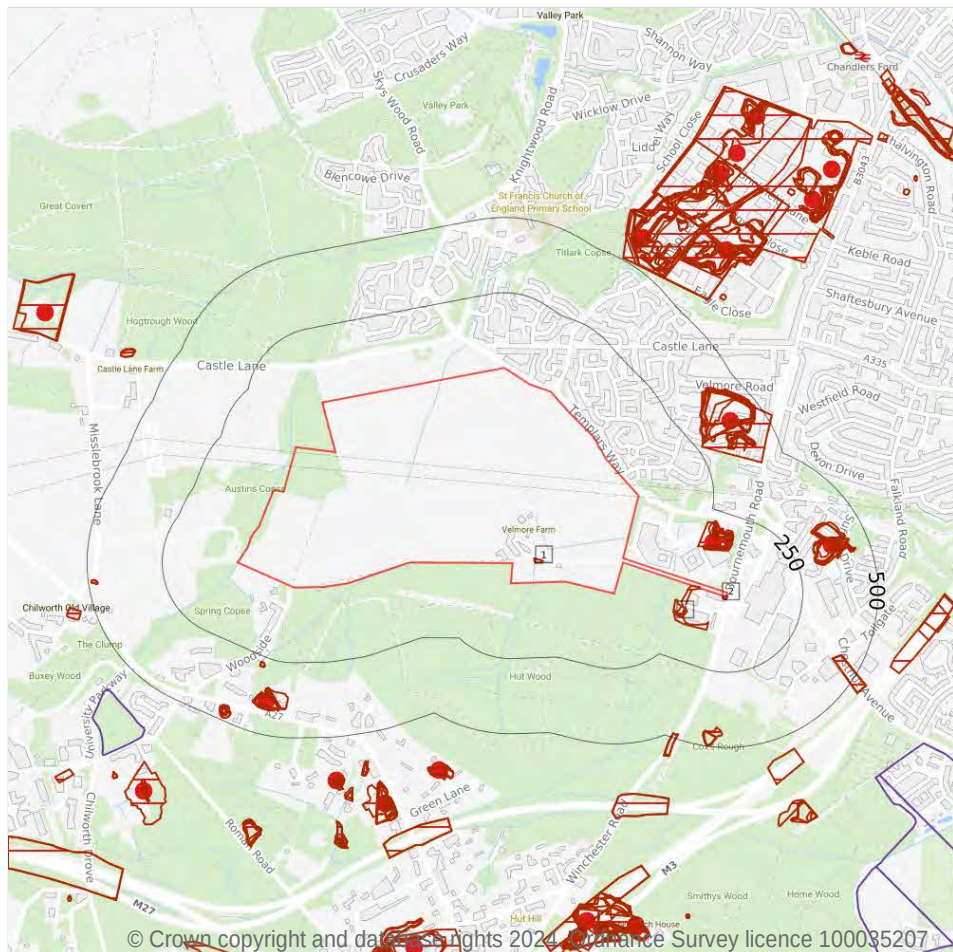
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

4

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 114](#) >



ID	Location	Details	Description
B	144m E	Name: Marlbrook Cottage Clay Pit Address: Chilworth, SOUTHAMPTON, Hampshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
E	379m E	Name: Common Barn Farm Gravel Pit Address: EASTLEIGH, Hampshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
F	388m SW	Name: Chilworth Court Gravel Pit Address: Chilworth, SOUTHAMPTON, Hampshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	392m E	Name: Marlbrook Brick Yard Address: Marlbrook, EASTLEIGH, Hampshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

15

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 114 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Pond	1908	1:10560
2	On site	Pond	1908	1:10560
A	On site	Refuse Heap	1969	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
A	61m SE	Unspecified Pit	1931	1:10560
A	87m SE	Unspecified Ground Workings	1938	1:10560
A	87m SE	Unspecified Ground Workings	1931	1:10560
B	114m E	Unspecified Ground Workings	1888	1:10560
B	115m E	Old Clay Pit	1908	1:10560
B	116m E	Unspecified Pit	1868	1:10560
B	117m E	Unspecified Ground Workings	1895	1:10560
B	156m E	Unspecified Ground Workings	1868	1:10560
B	162m E	Unspecified Ground Workings	1888	1:10560
B	163m E	Unspecified Ground Workings	1895	1:10560
B	165m E	Unspecified Ground Workings	1931	1:10560
B	169m E	Unspecified Ground Workings	1908	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

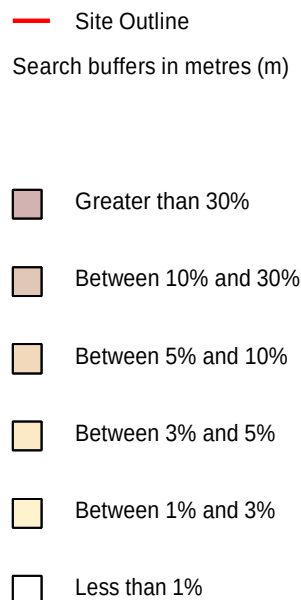
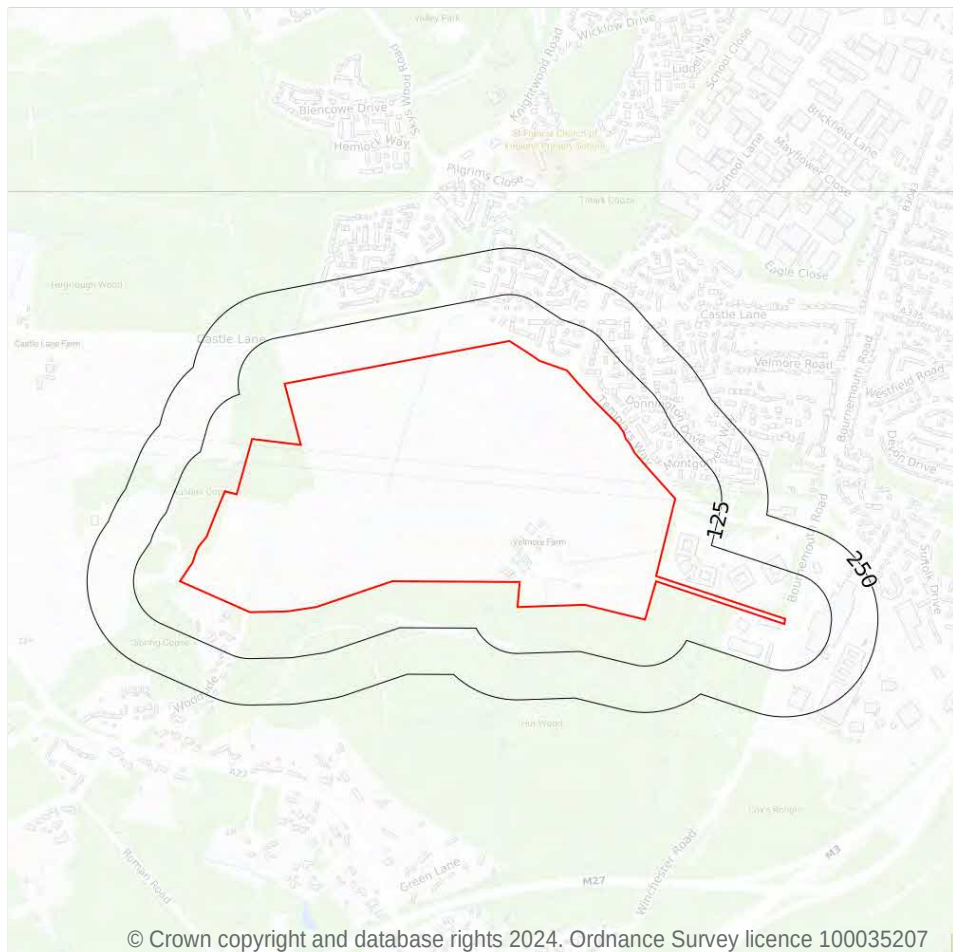
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 122](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

27

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
10m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
14m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
39m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
47m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0
---------------------	---

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0
---------------------	---

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0
---------------------	---

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0
---------------------	---

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0
---------------------	---

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗ .

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Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_1_1
Grid Ref: 441260, 118966

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

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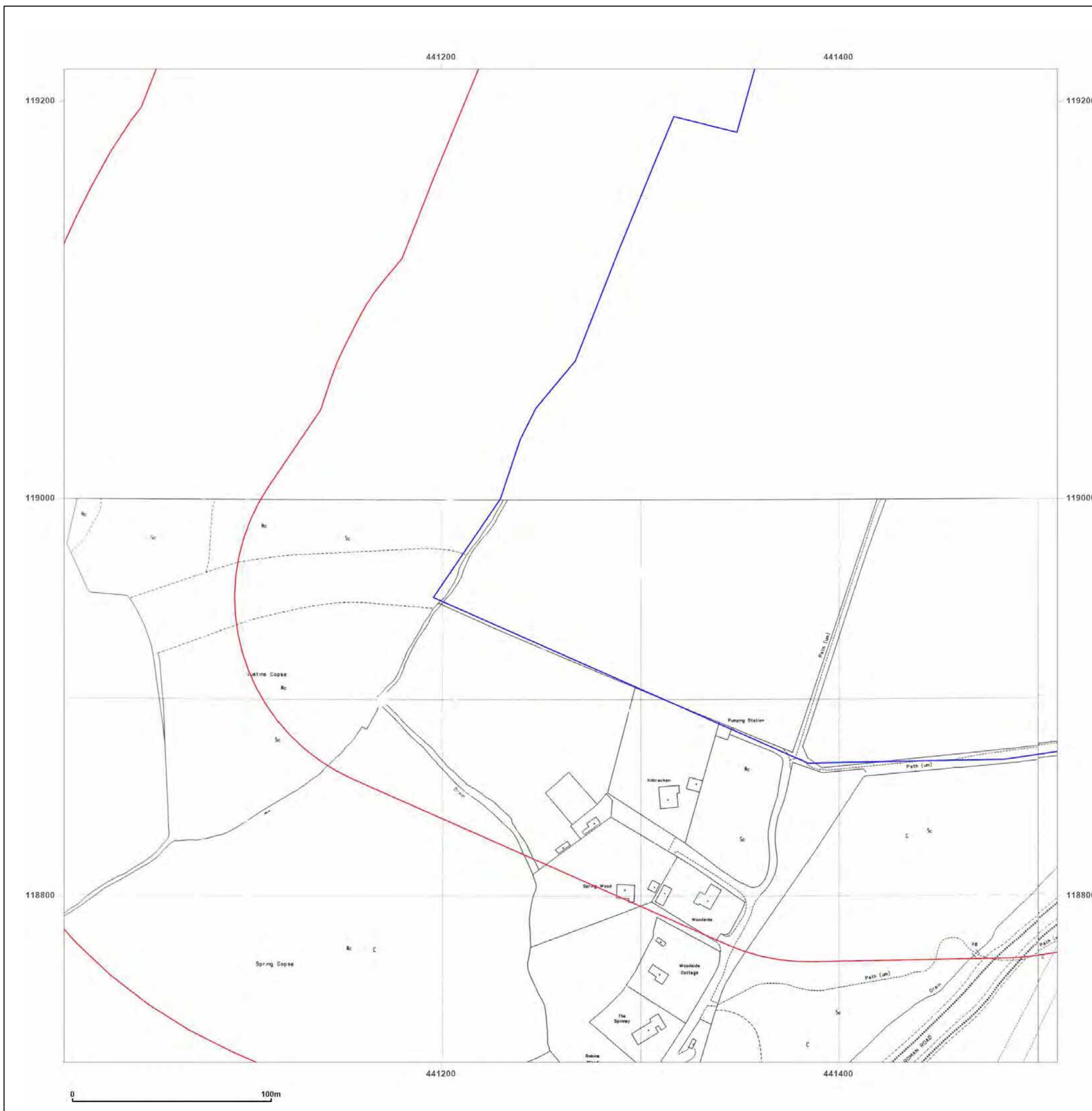


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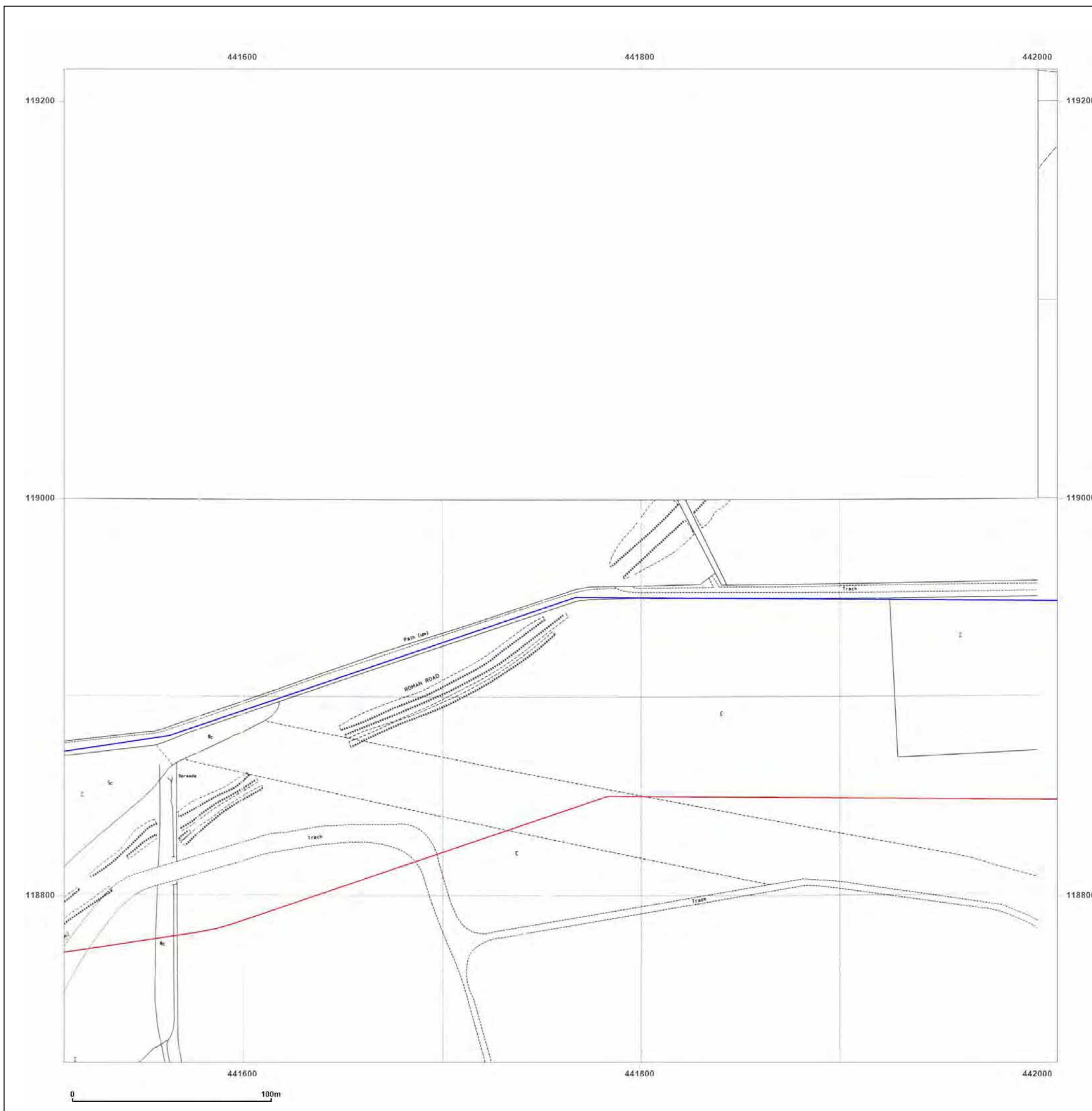


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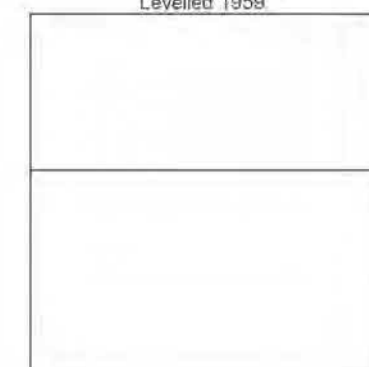
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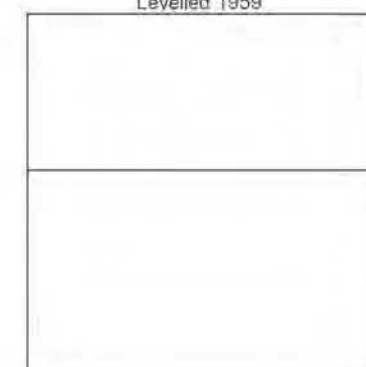
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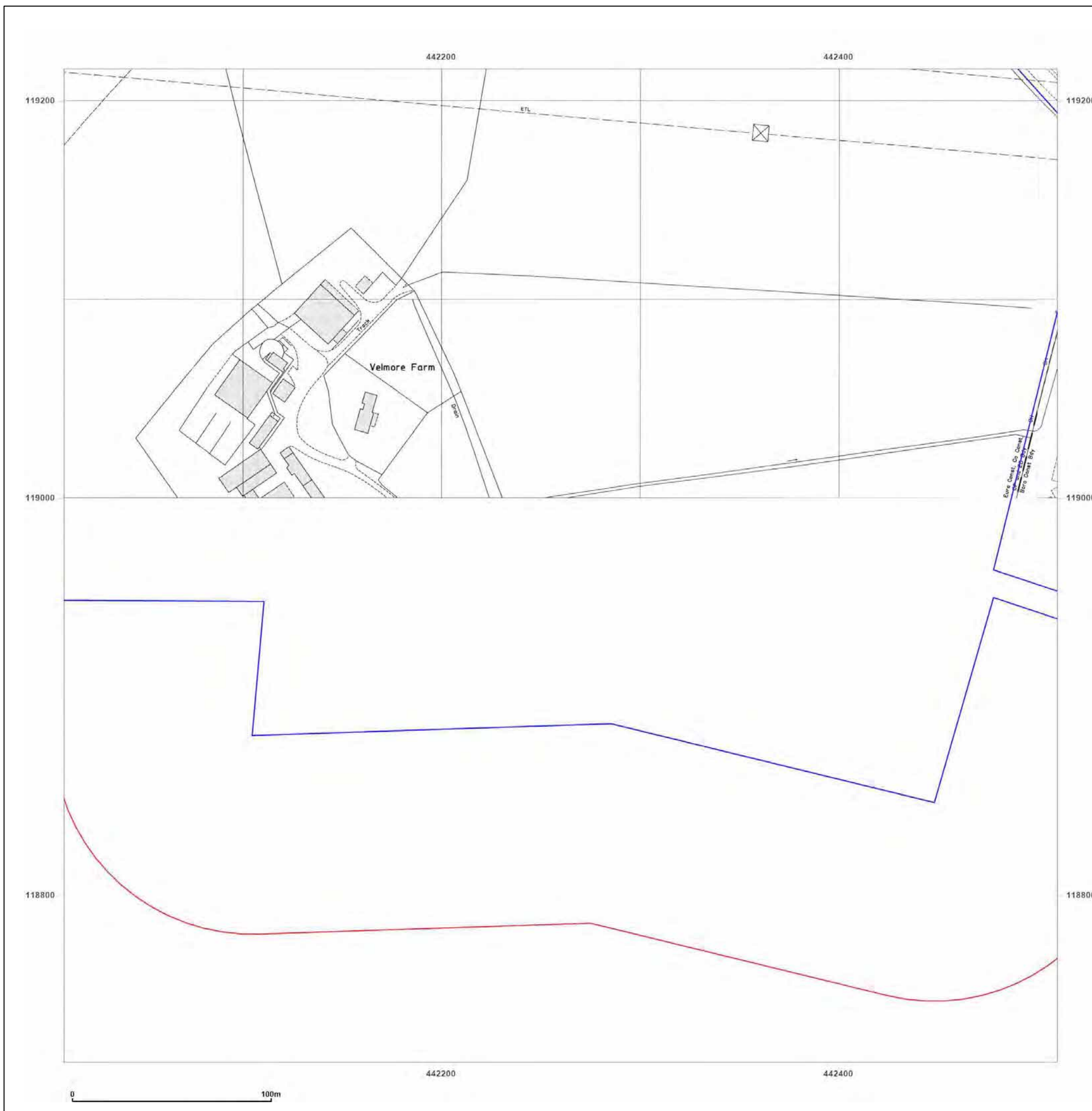


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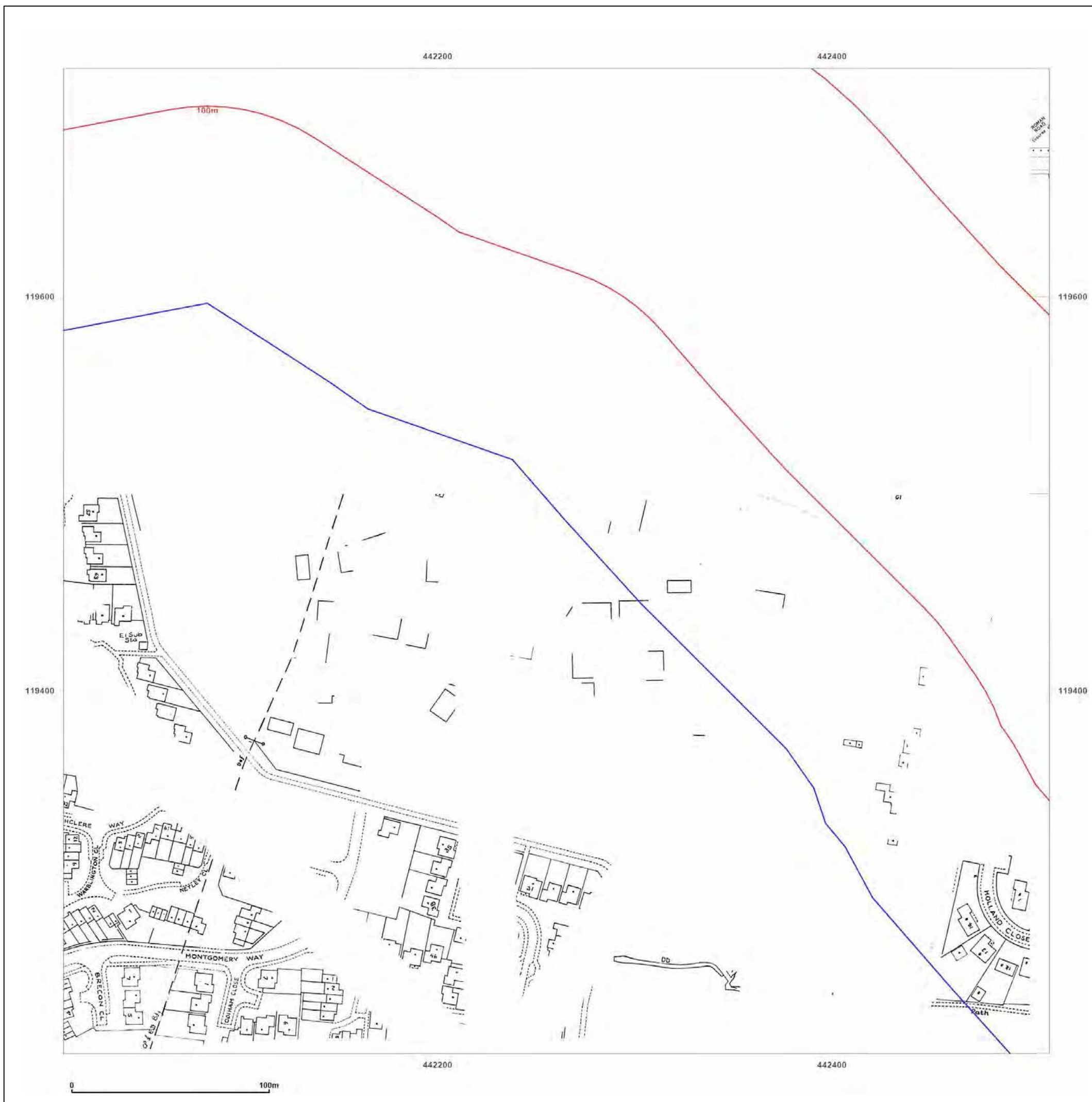


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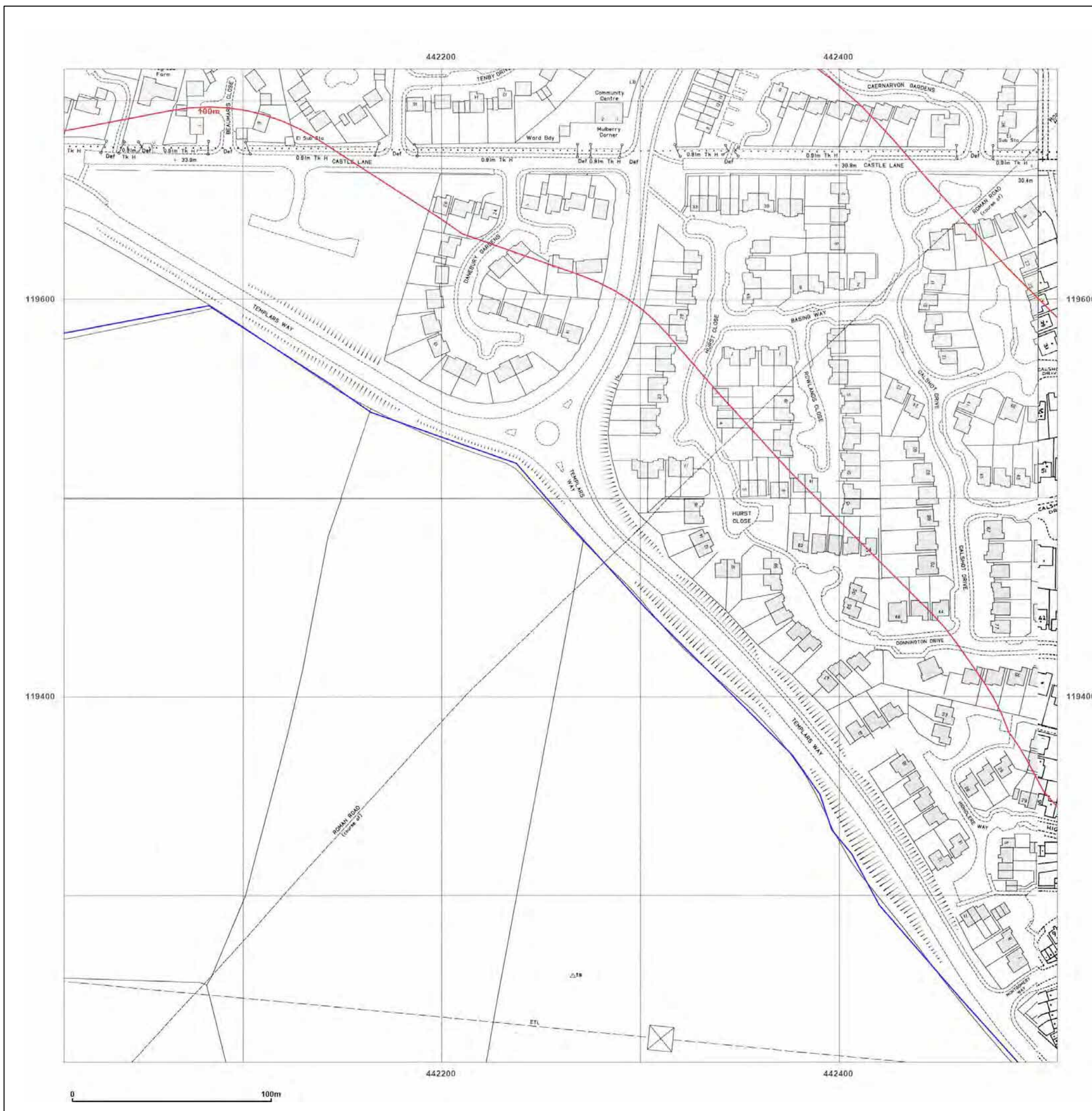


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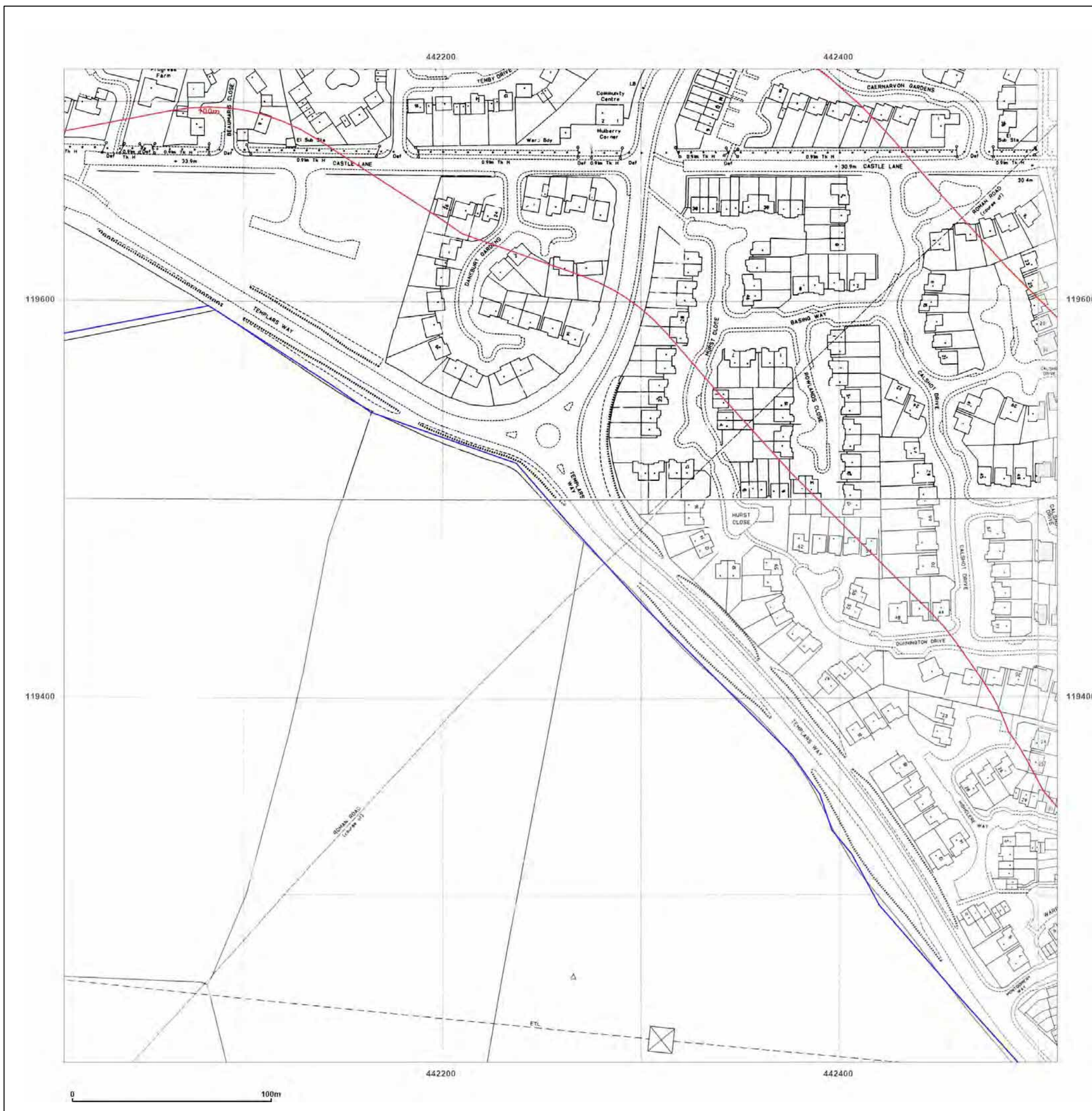


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Map Name: National Grid

Map date: **1992-1994**

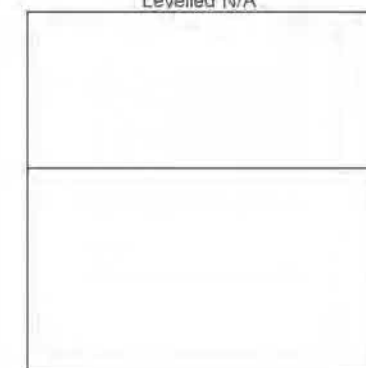
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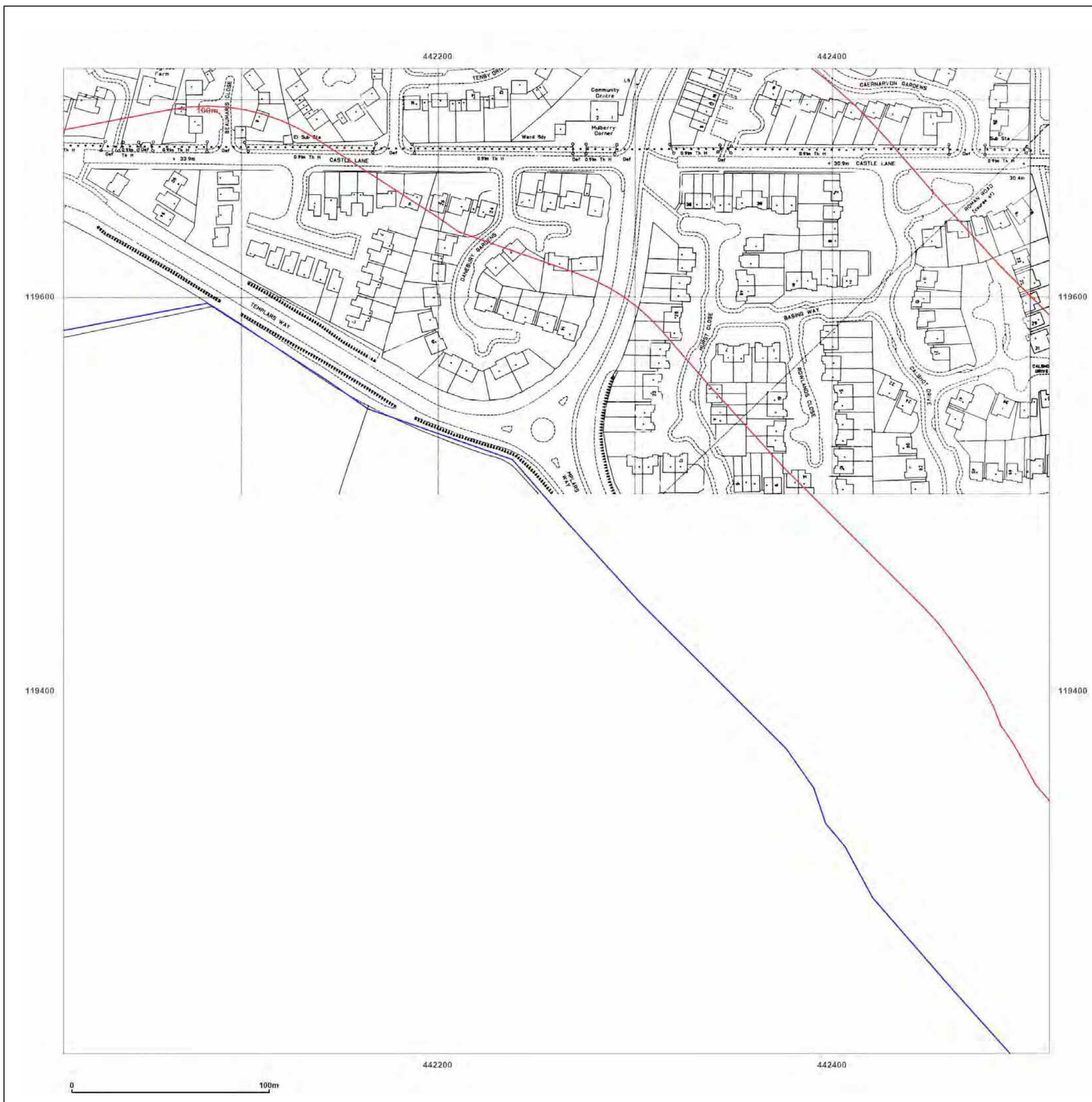


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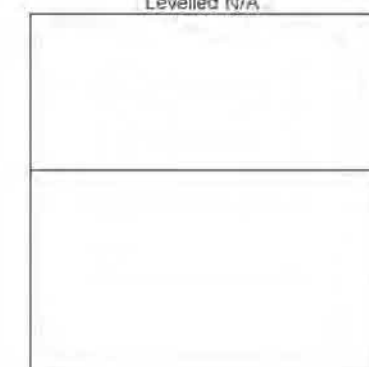
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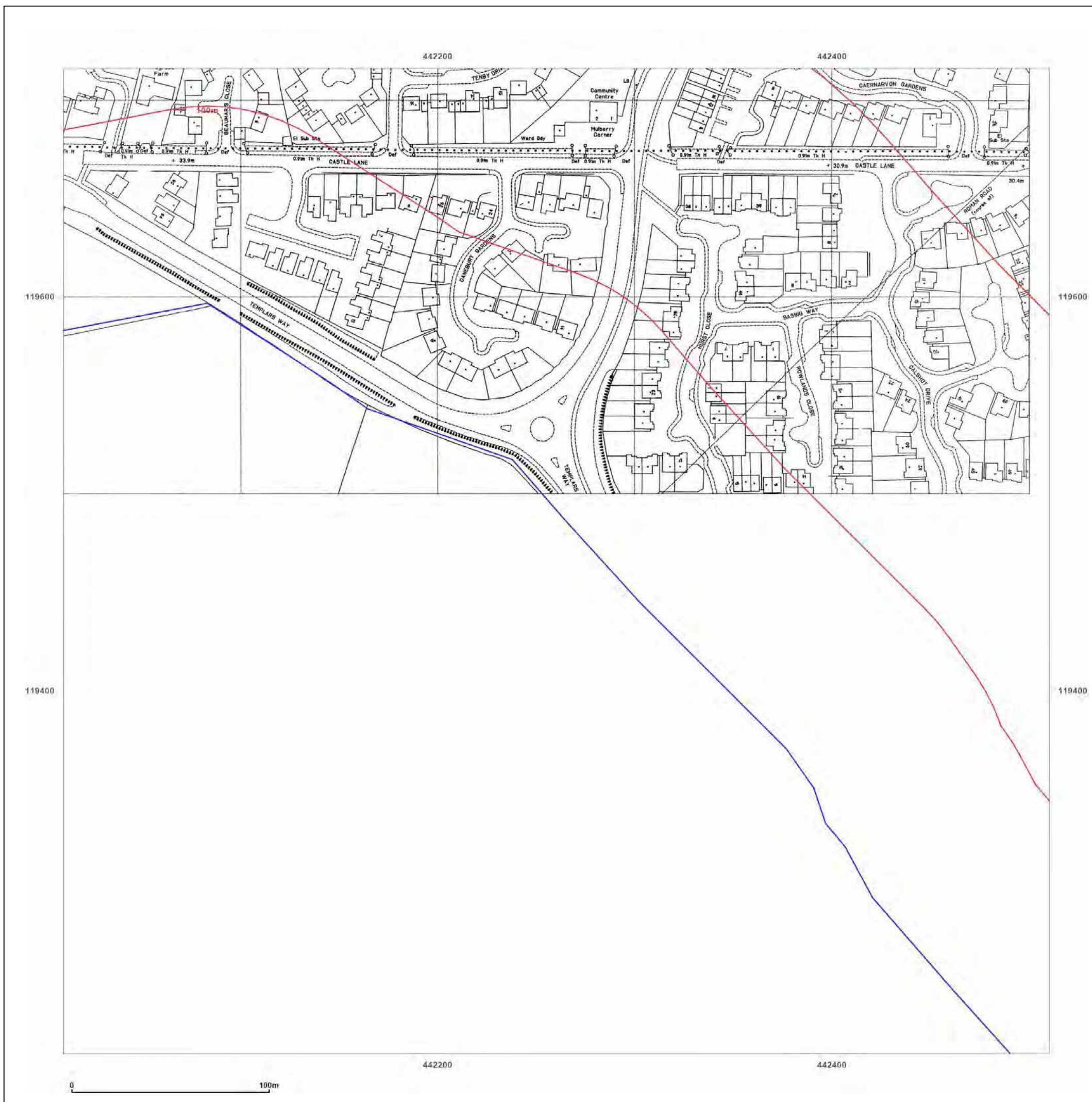


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Map date: **1950-1951**

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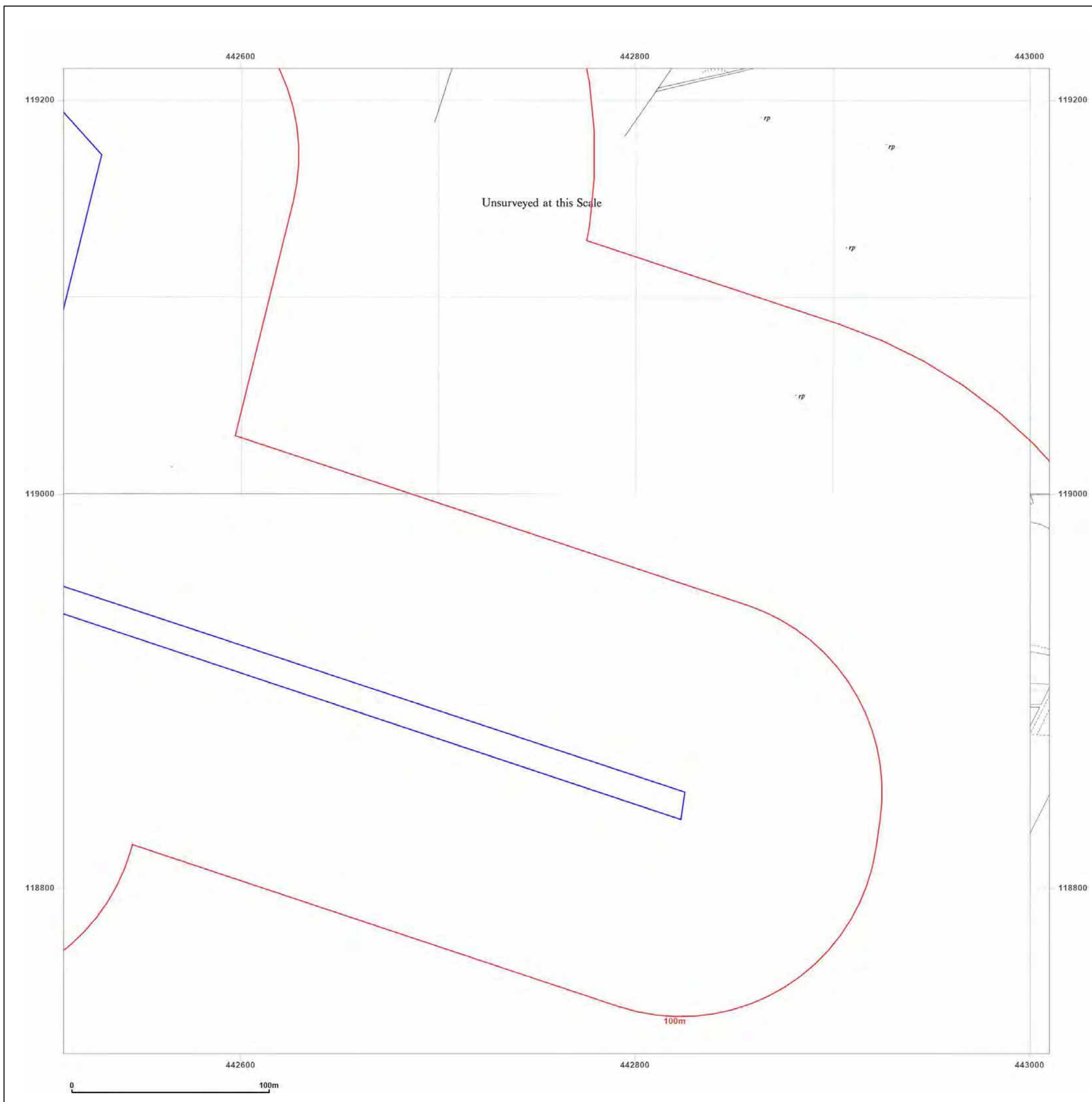


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_1
Grid Ref: 442760, 118966

Map Name: National Grid

Map date: **1952-1957**

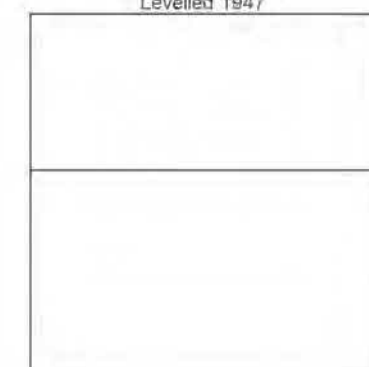
Scale: 1:1,250

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Revised 1957
Edition 1957
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Revised N/A
Edition N/A
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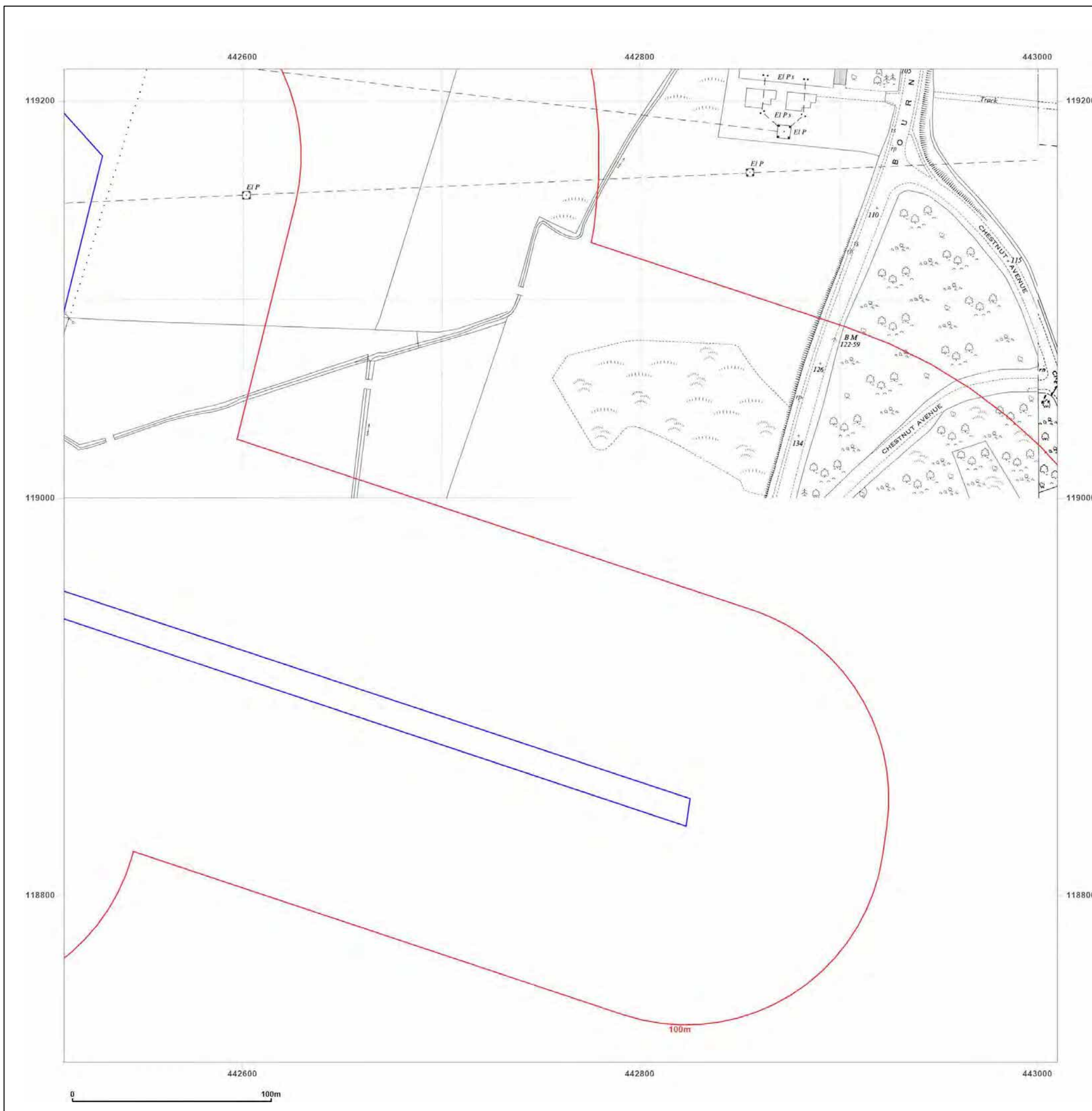


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_1
Grid Ref: 442760, 118966

Map Name: National Grid

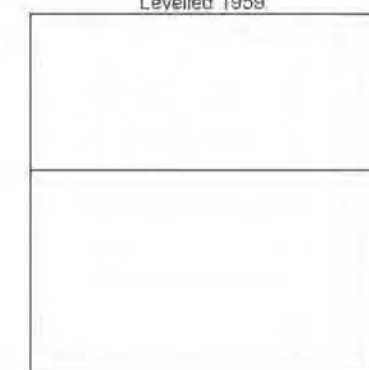
Map date: **1973-1978**

Scale: 1:1,250

Printed at: 1:2,000



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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_1
Grid Ref: 442760, 118966

Map Name: National Grid

Map date: **1983-1987**

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1951
Revised 1982
Edition N/A
Copyright 1983
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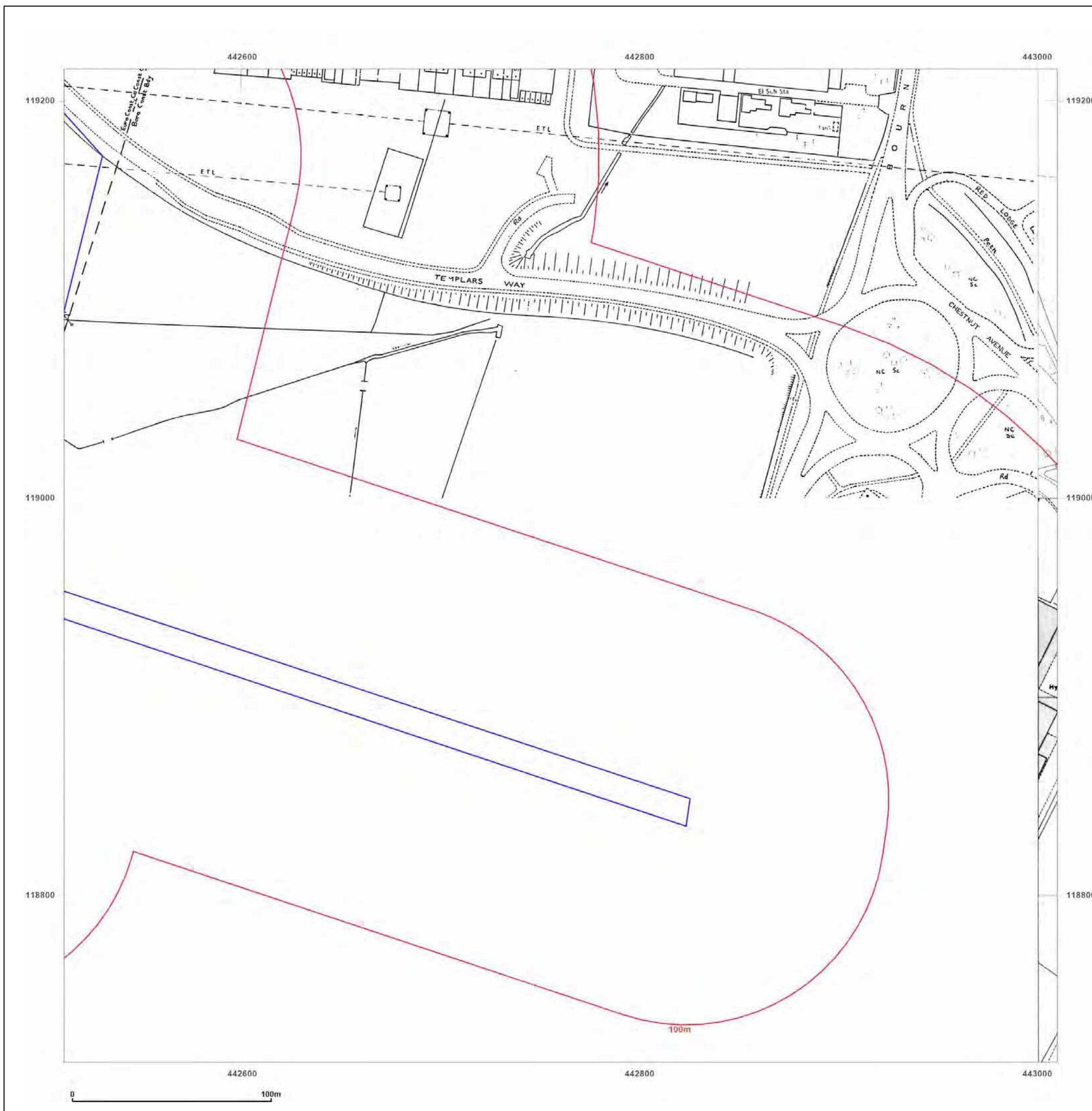


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_1
Grid Ref: 442760, 118966

Map Name: National Grid

Map date: **1988-1989**

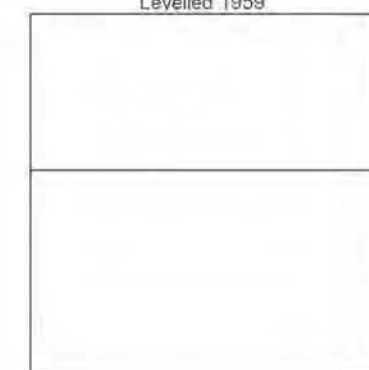
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Printed at: 1:2,000



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Surveyed 1950
Revised 1984
Edition N/A
Copyright 1988
Levelled 1959



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Revised N/A
Edition N/A
Copyright N/A
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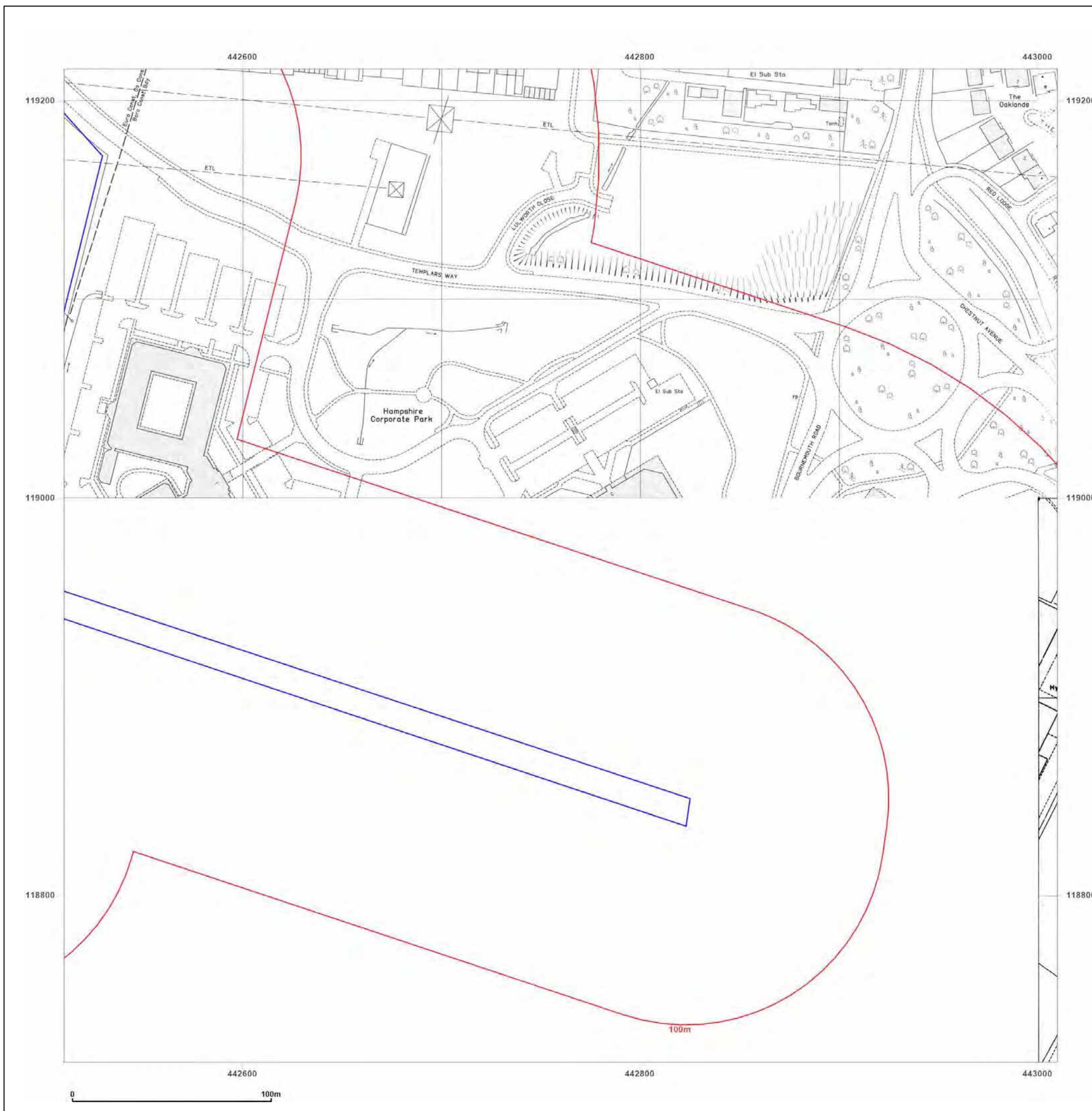


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_1
Grid Ref: 442760, 118966

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000



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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_2
Grid Ref: 442760, 119466

Map Name: National Grid

Map date: 1950

Scale: 1:1,250

Printed at: 1:2,000



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Levelled 1947

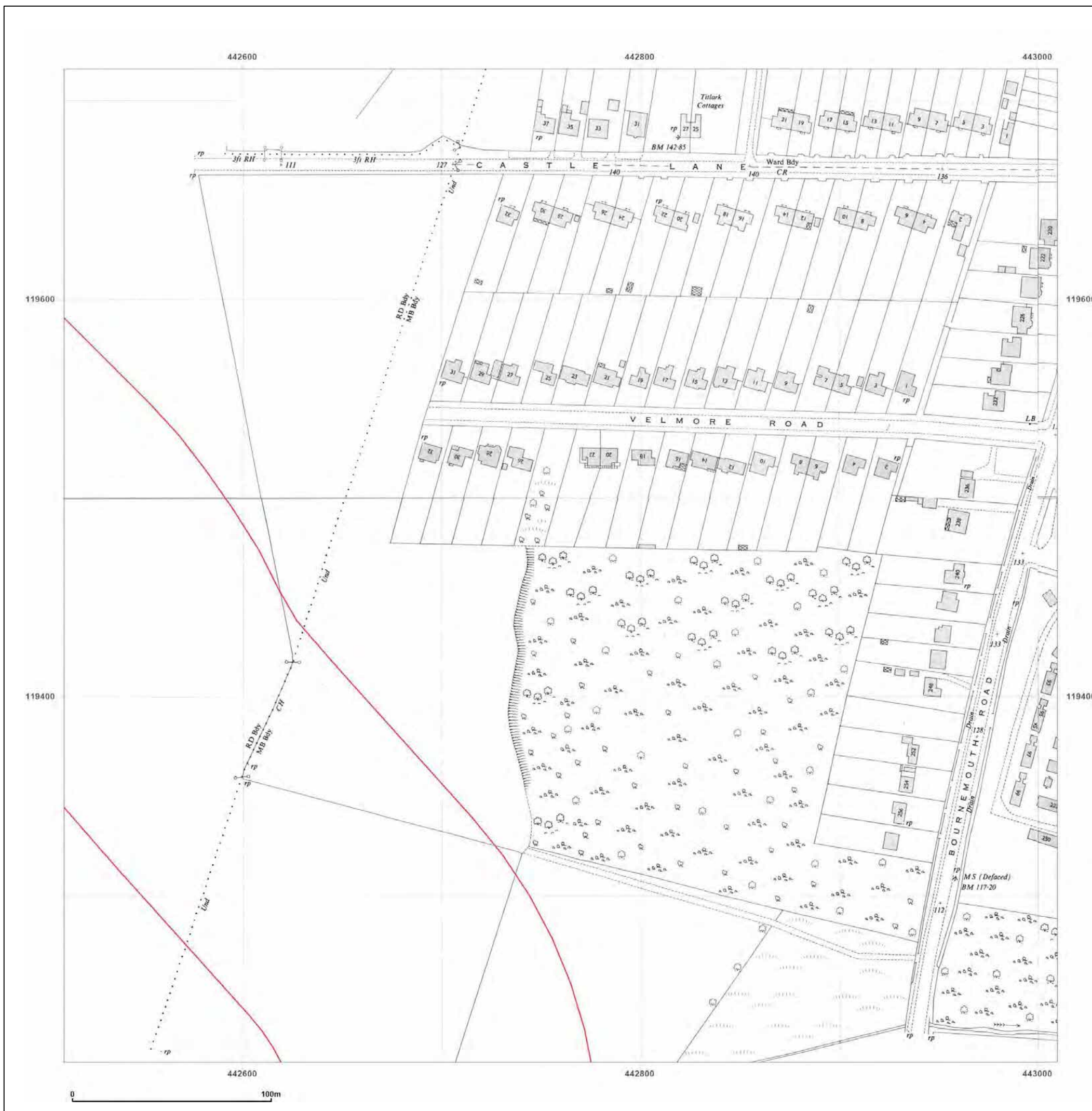


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_2
Grid Ref: 442760, 119466

Map Name: National Grid

Map date: 1952-1957

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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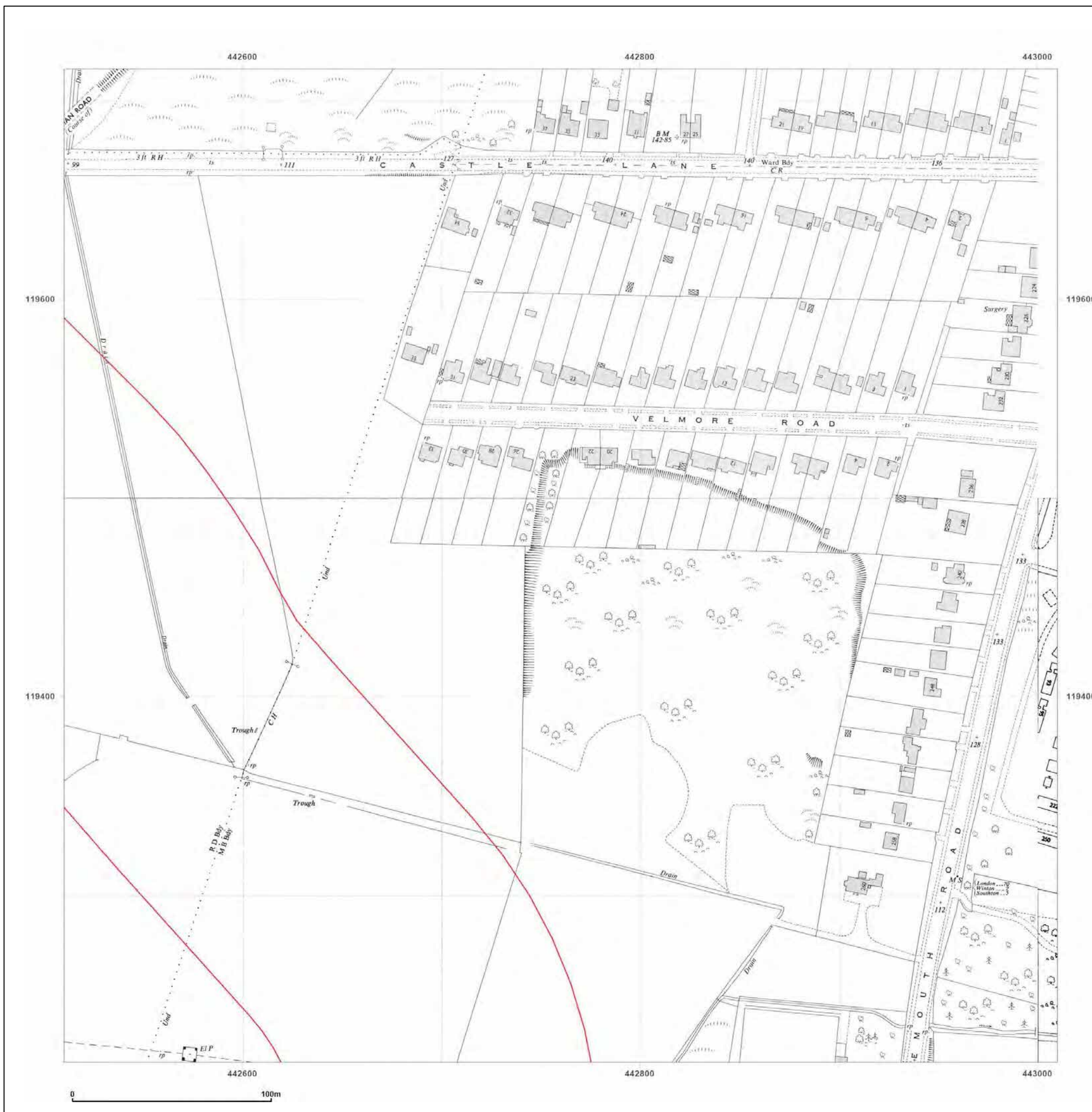


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_2
Grid Ref: 442760, 119466

Map Name: National Grid

Map date: **1973-1974**

Scale: 1:1,250

Printed at: 1:2,000



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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_2
Grid Ref: 442760, 119466

Map Name: National Grid

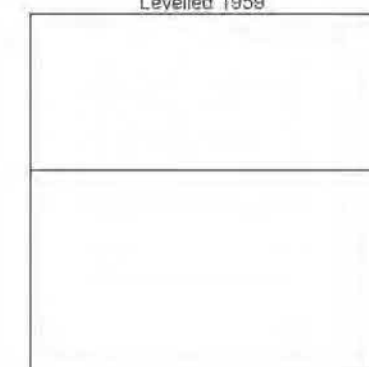
Map date: **1979-1980**

Scale: 1:1,250

Printed at: 1:2,000



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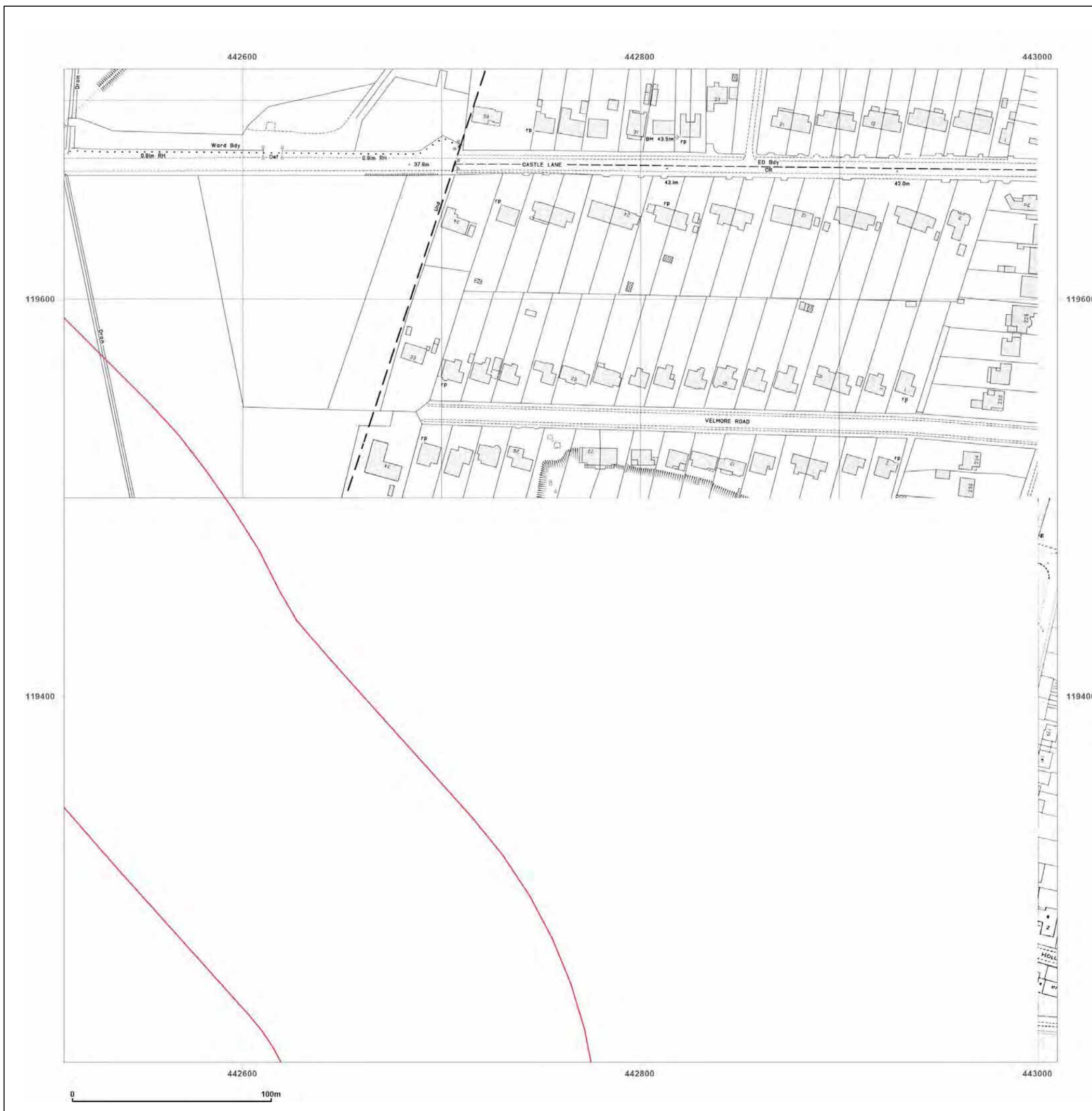


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_2
Grid Ref: 442760, 119466

Map Name: National Grid

Map date: **1985-1988**

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Revised 1988
Edition N/A
Copyright 1988
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Surveyed 1950
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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_2
Grid Ref: 442760, 119466

Map Name: National Grid

Map date: **1988**

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
Copyright 1988
Levelled 1959

Surveyed 1950
Revised 1987
Edition N/A
Copyright 1988
Levelled 1959

Surveyed 1950
Revised 1984
Edition N/A
Copyright 1988
Levelled 1959

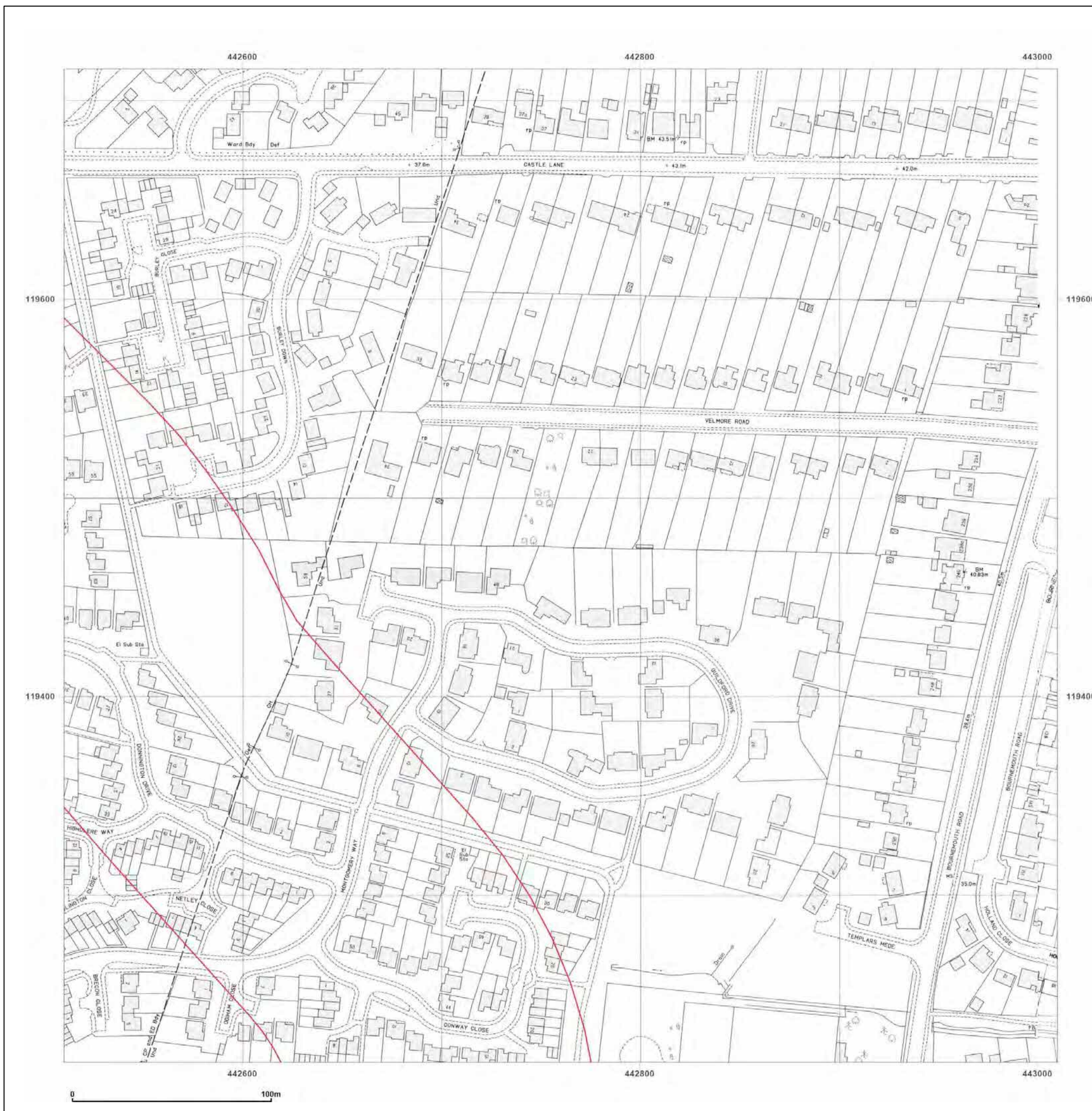


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_2
Grid Ref: 442760, 119466

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
Copyright 1988
Levelled 1958

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Copyright 1992
Levelled N/A

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

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

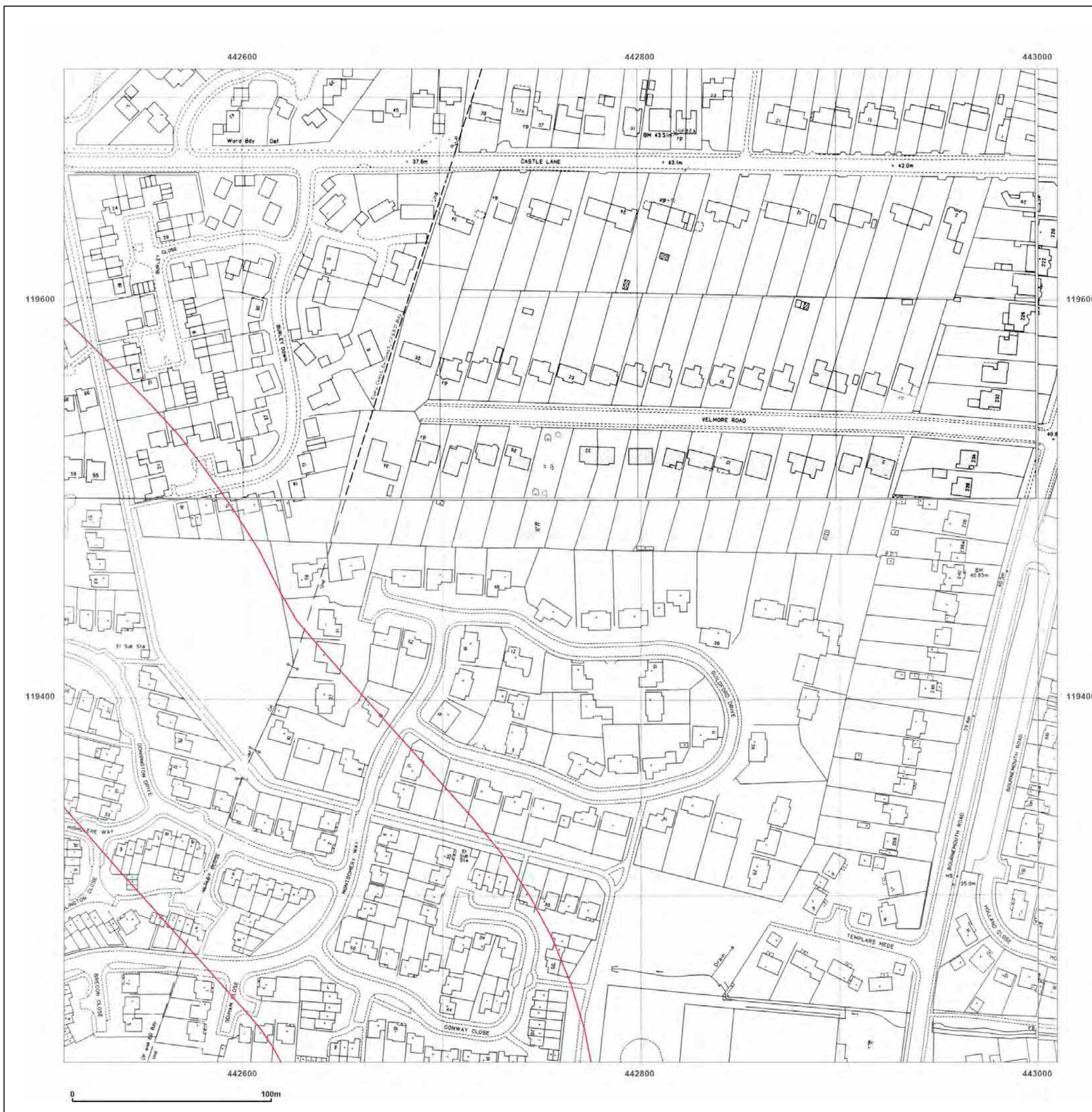


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_1250_4_2
Grid Ref: 442760, 119466

Map Name: National Grid

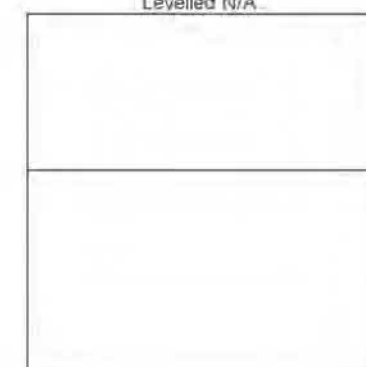
Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000



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

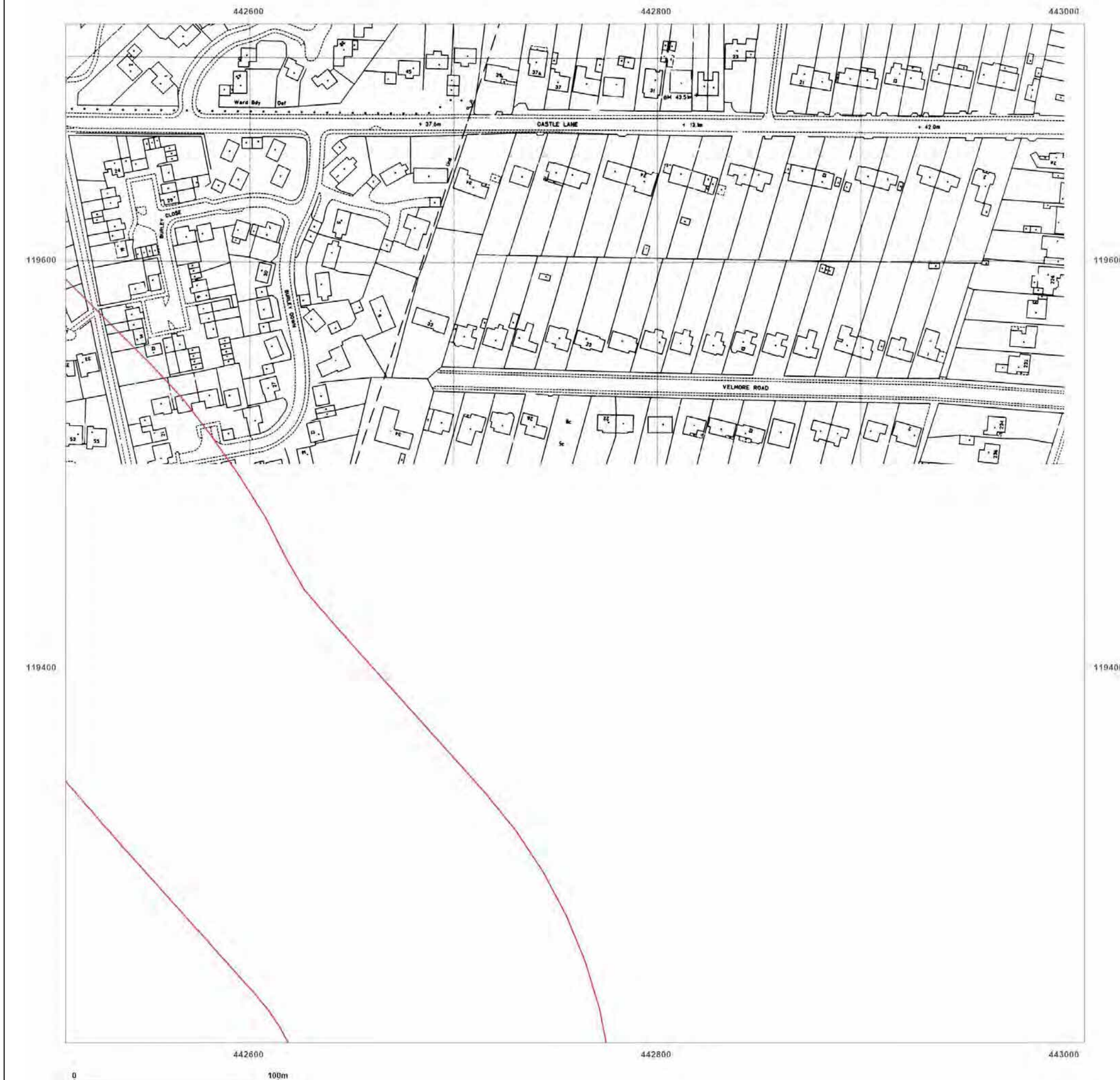


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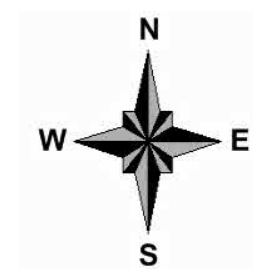
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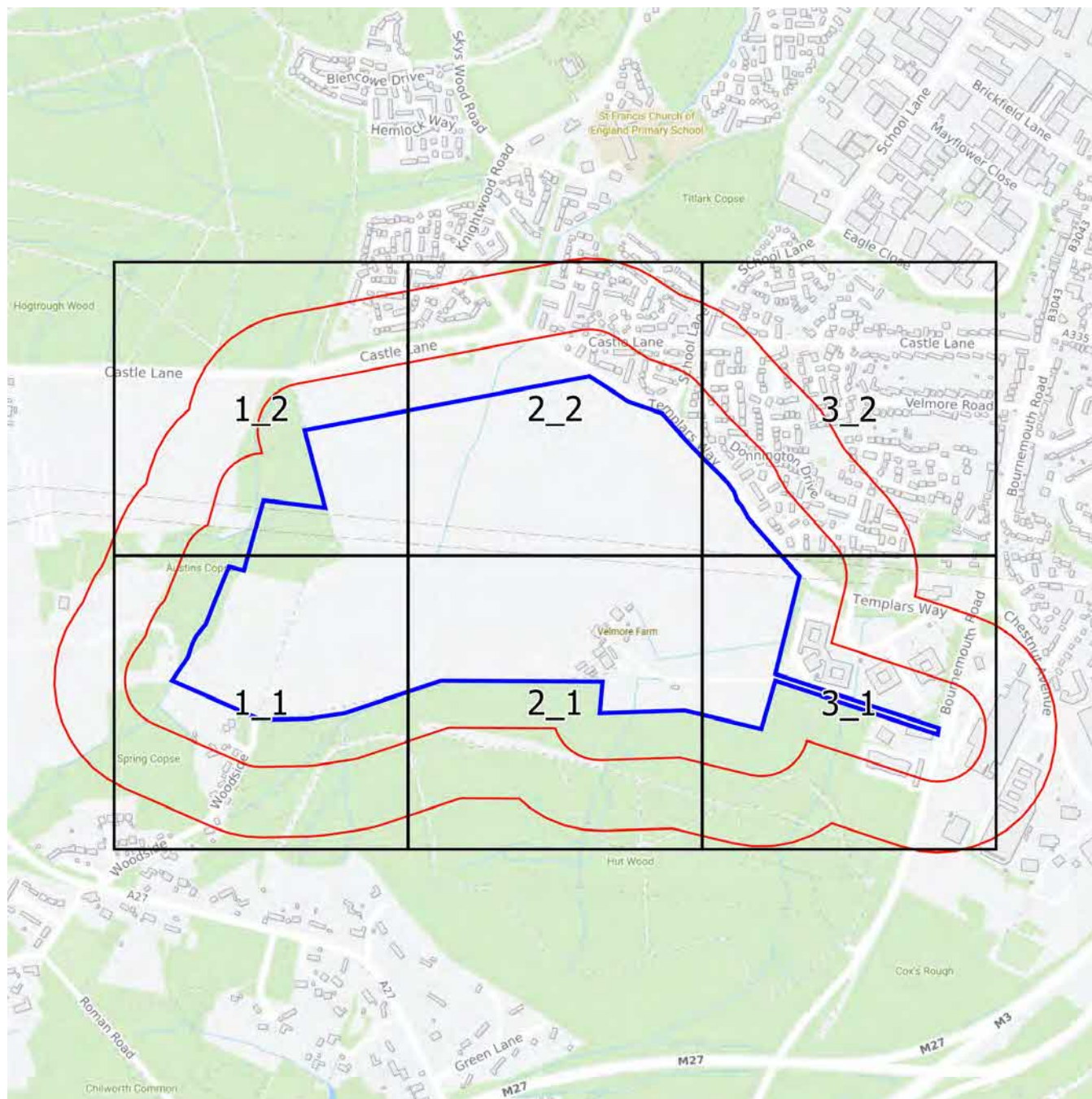
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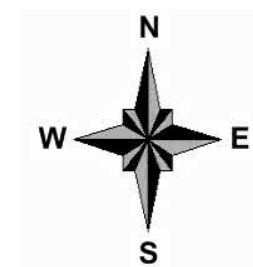
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1:2,500 Scale Grid Index



Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: County Series

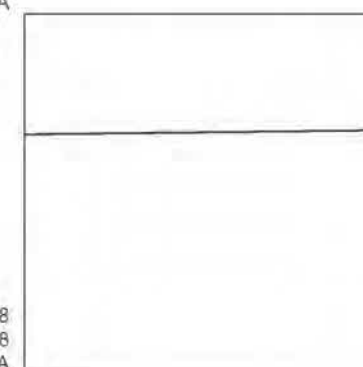
Map date: **1868**

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1868
Edition N/A
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Revised 1868
Edition N/A
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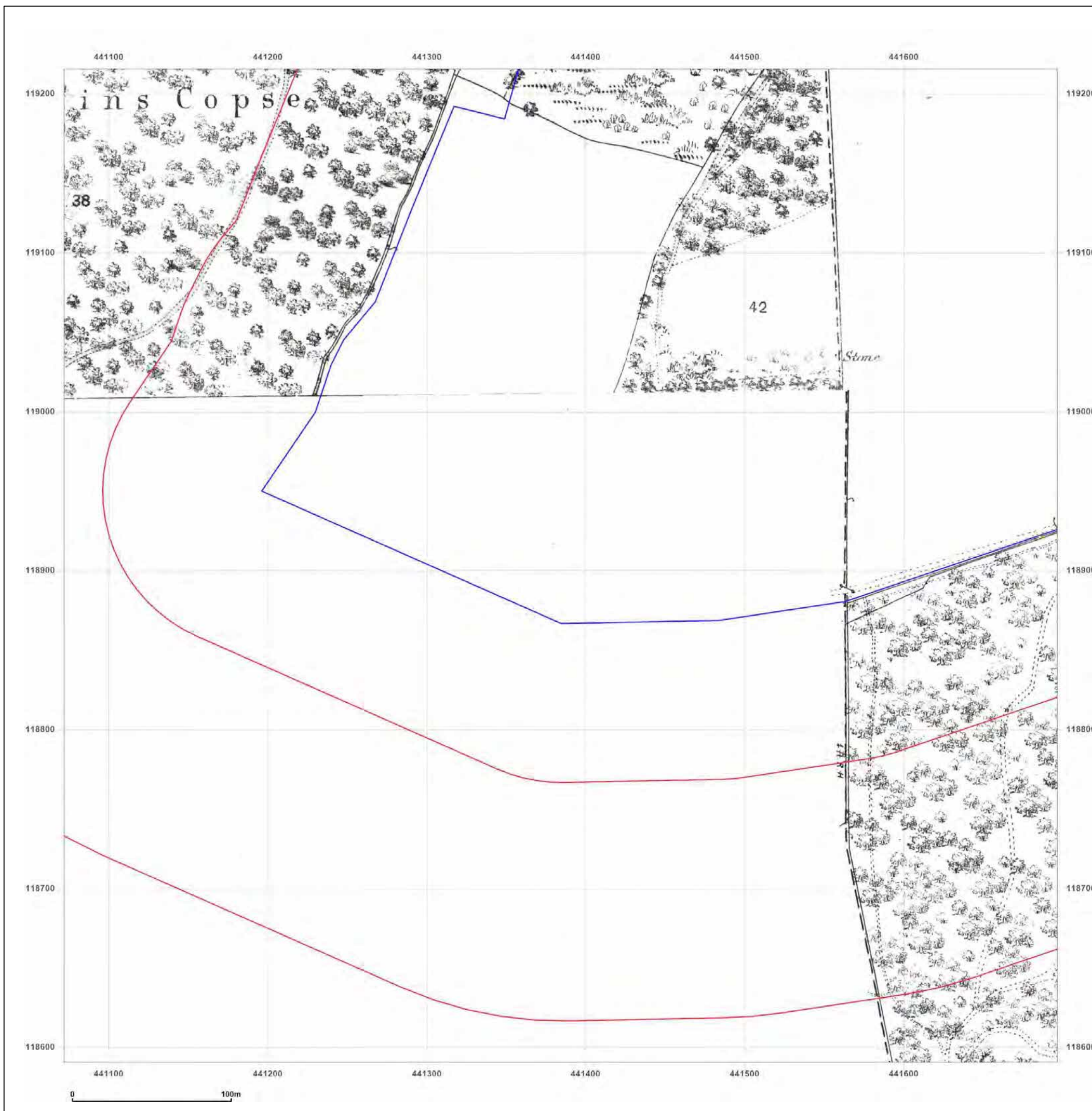


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: County Series

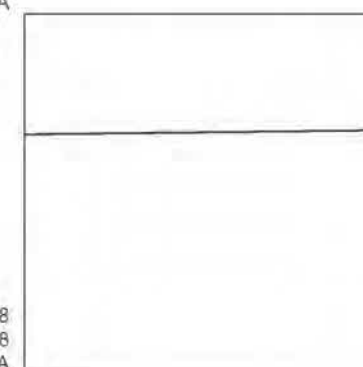
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Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Revised 1868
Edition N/A
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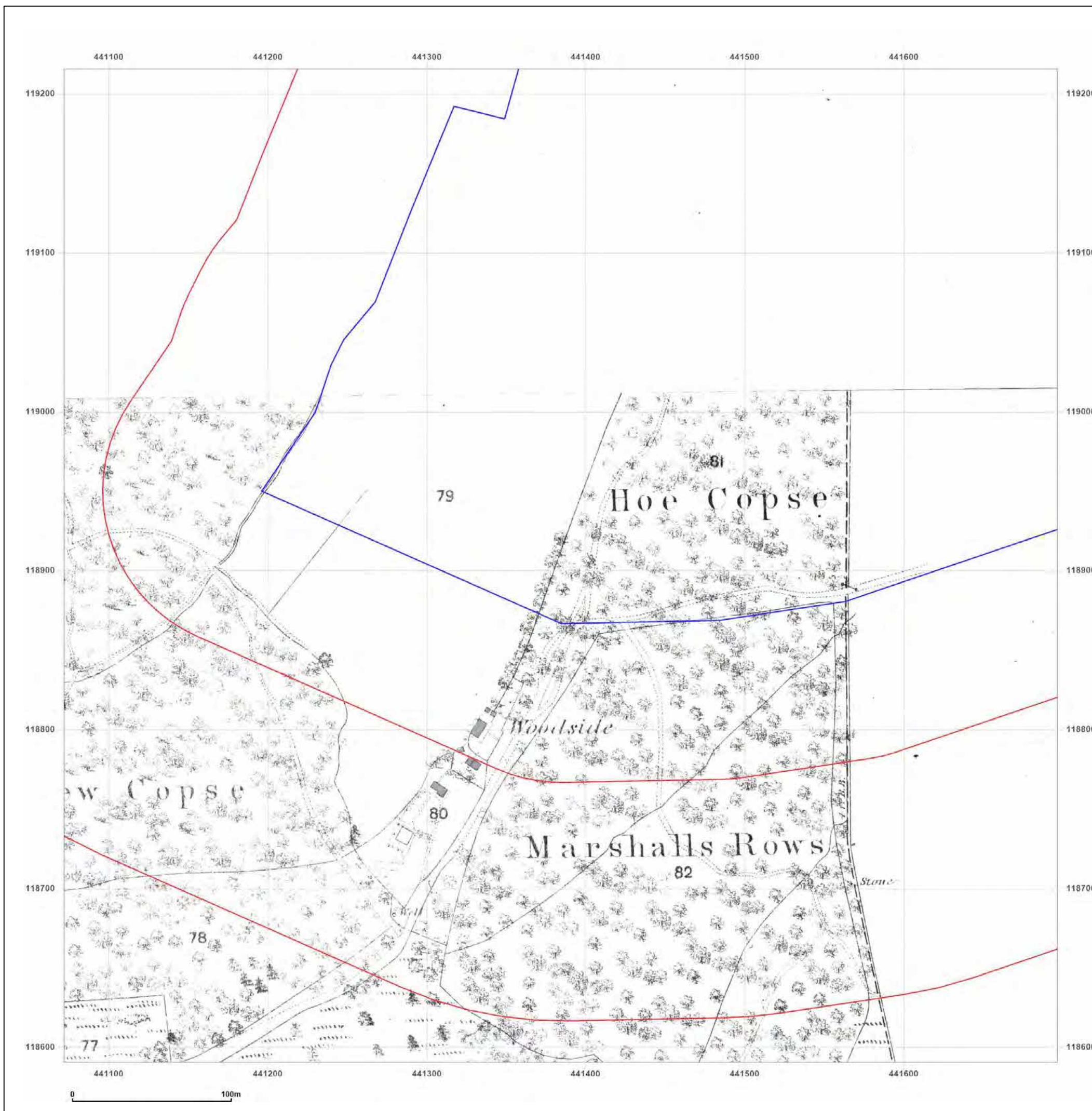


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: County Series

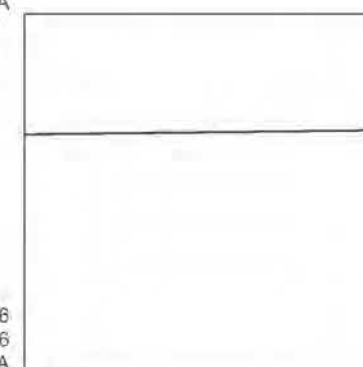
Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1896
Edition N/A
Copyright N/A
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Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

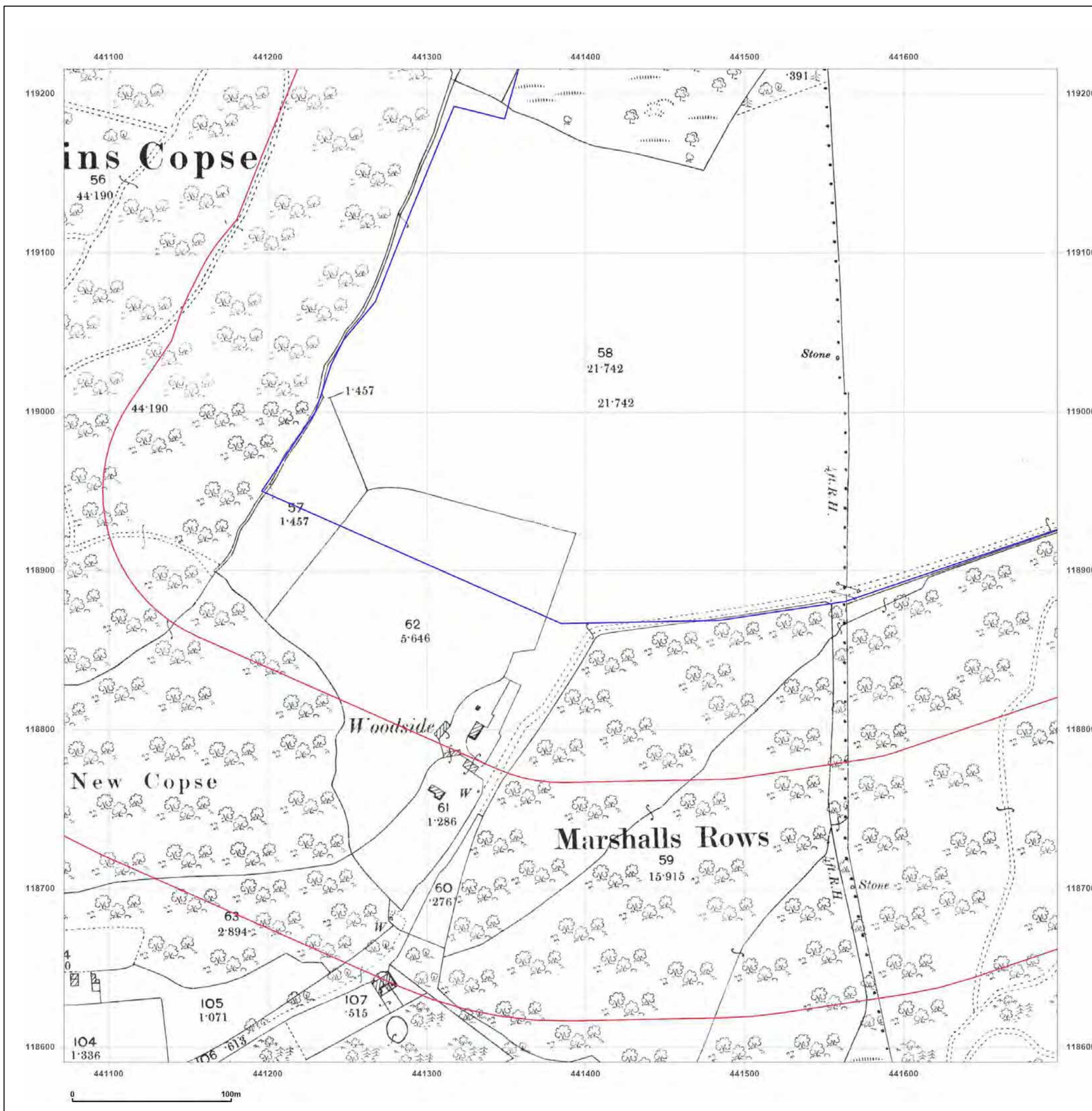


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: County Series

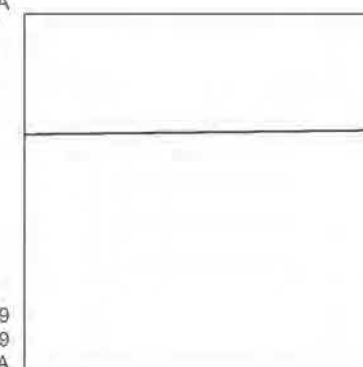
Map date: **1909**

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1909
Edition N/A
Copyright N/A
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Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

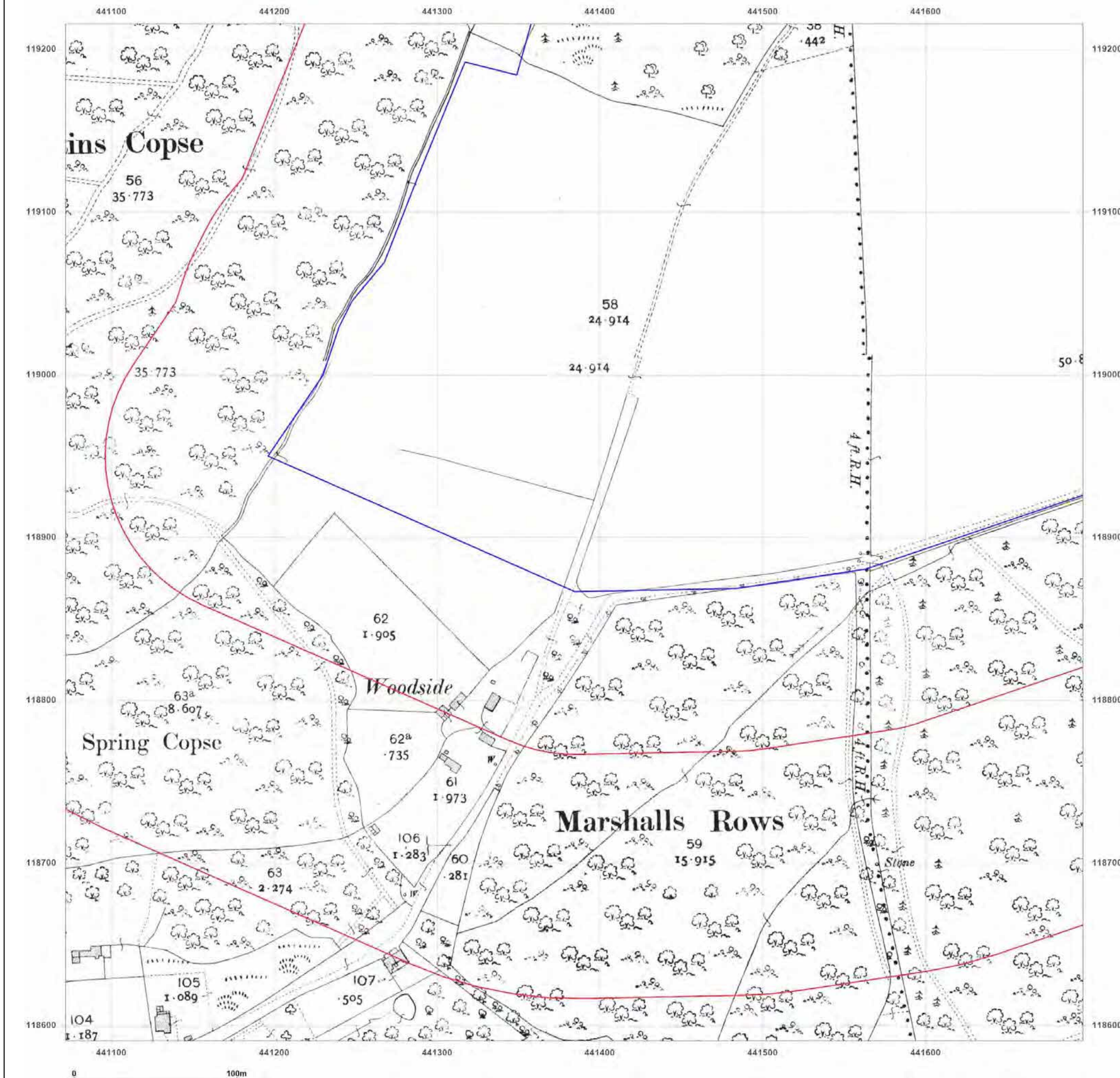


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: County Series

Map date: **1940**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1940
Revised 1940
Edition N/A
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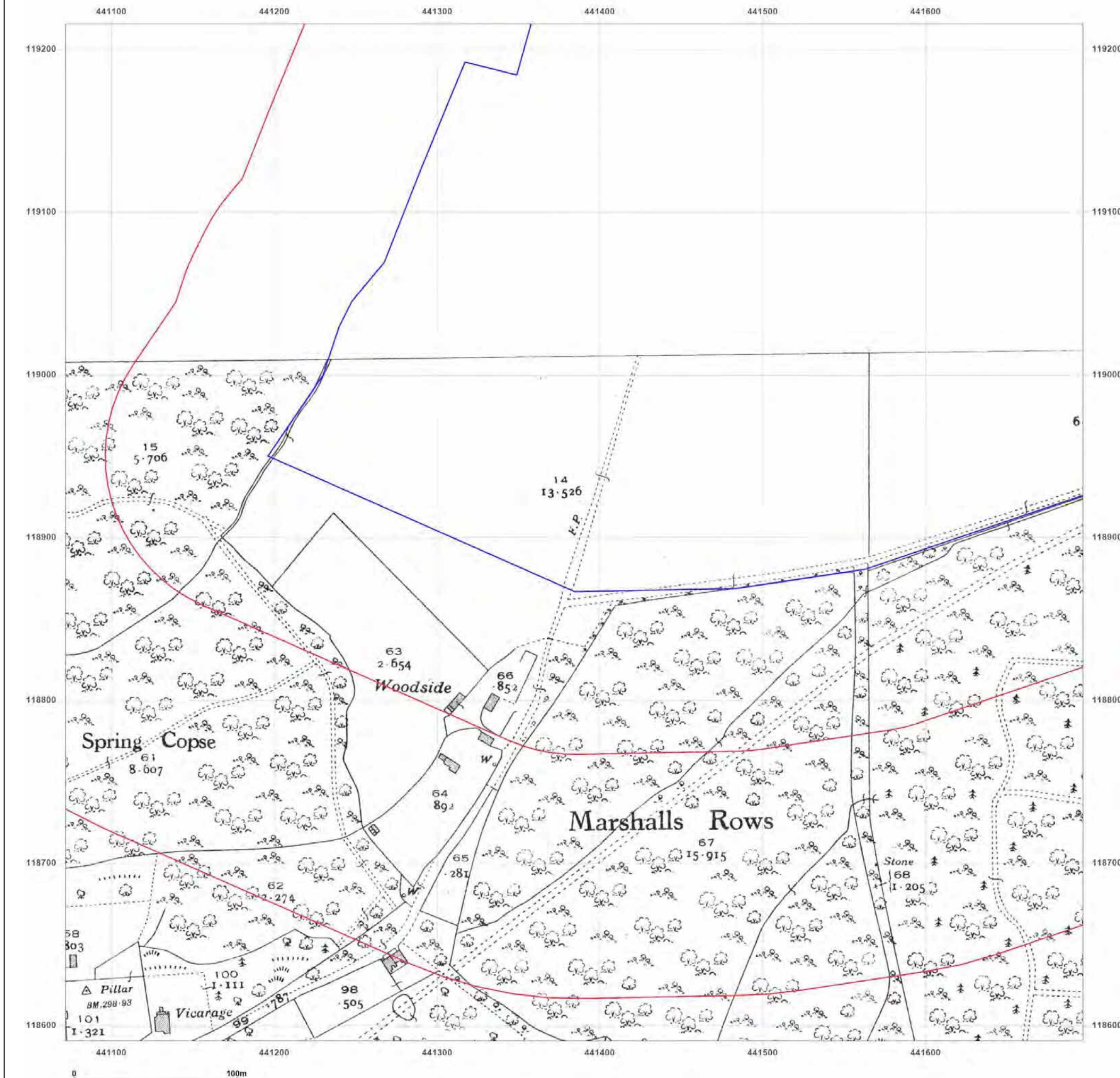


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: National Grid

Map date: **1960-1961**

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1960
Revised 1960
Edition 1963
Copyright 1963
Levelled 1959

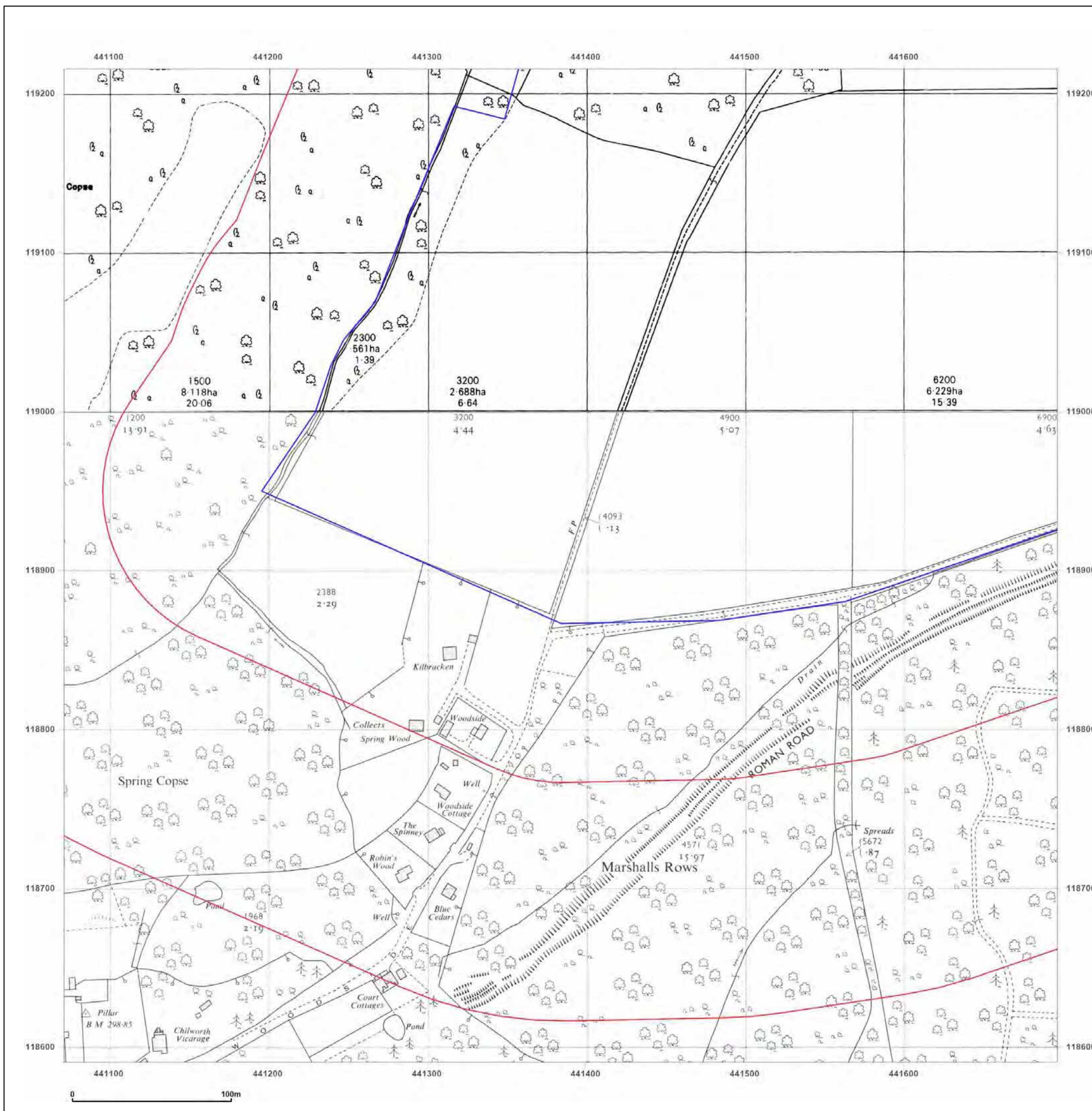


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: National Grid

Map date: **1960-1963**

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
Copyright 1961
Levelled 1947

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

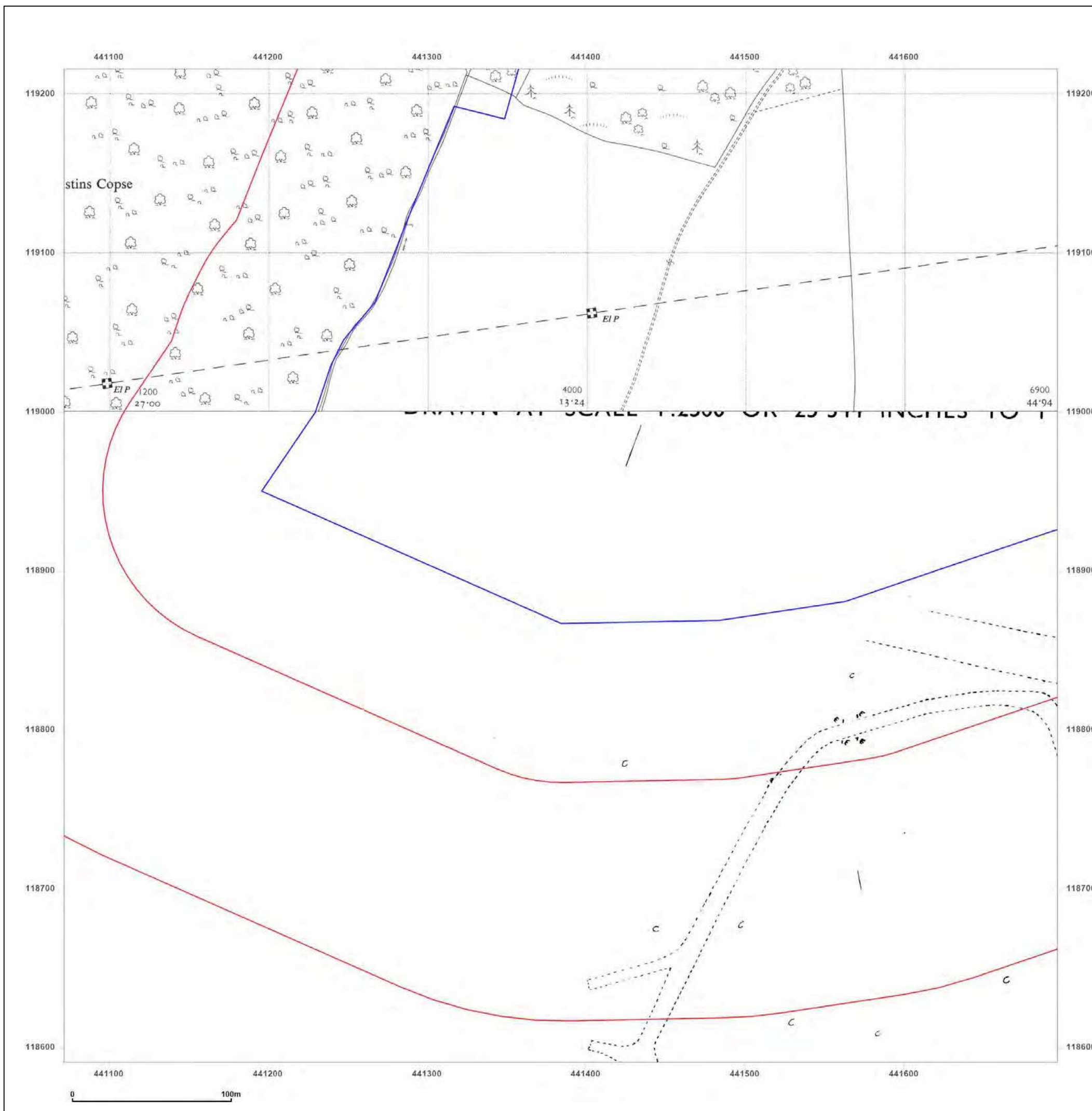


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Site Details

442271 , 118934

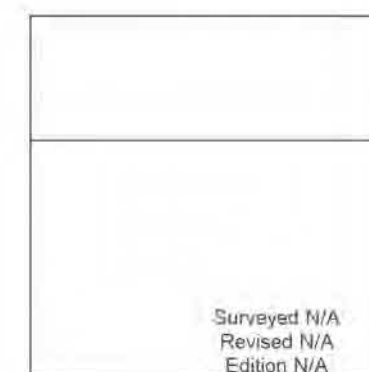
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Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: National Grid

Map date: **1976**

Scale: 1:2,500

Printed at: 1:2,500



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

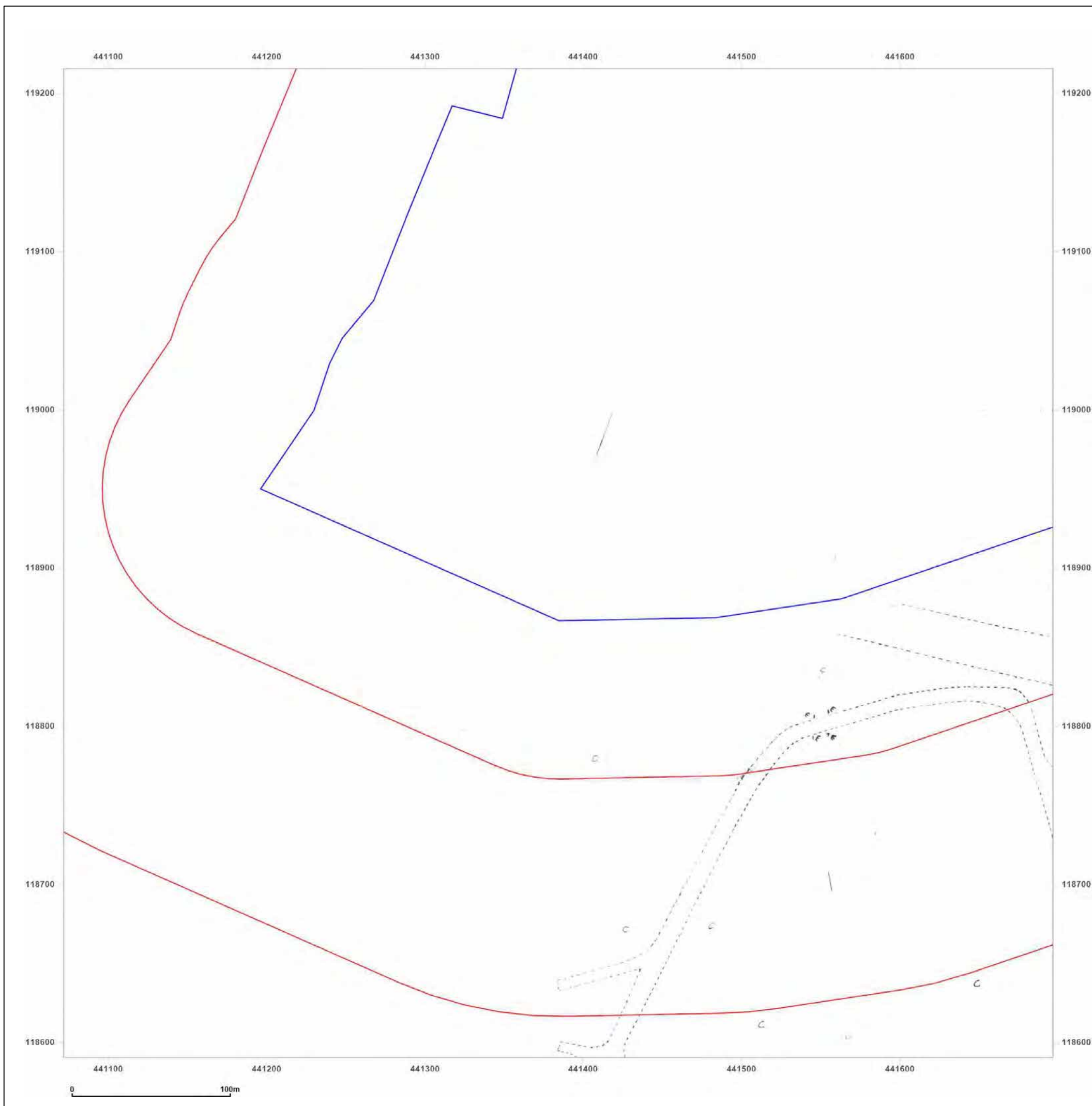


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: National Grid

Map date: **1983-1984**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
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Edition N/A
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Surveyed 1960
Revised 1983
Edition N/A
Copyright 1985
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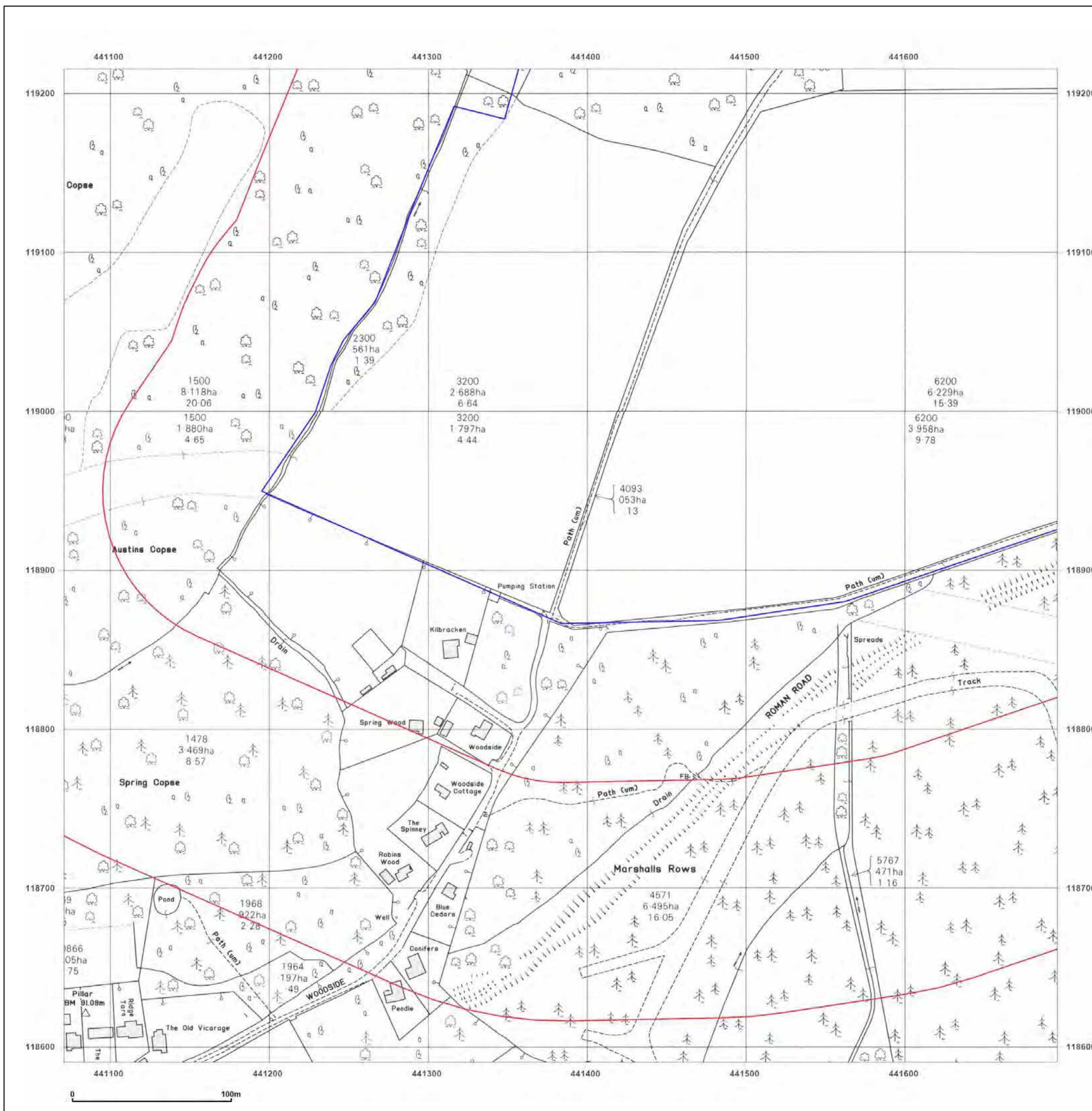


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: National Grid

Map date: 1985-1986

Scale: 1:2,500

Printed at: 1:2,500



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

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

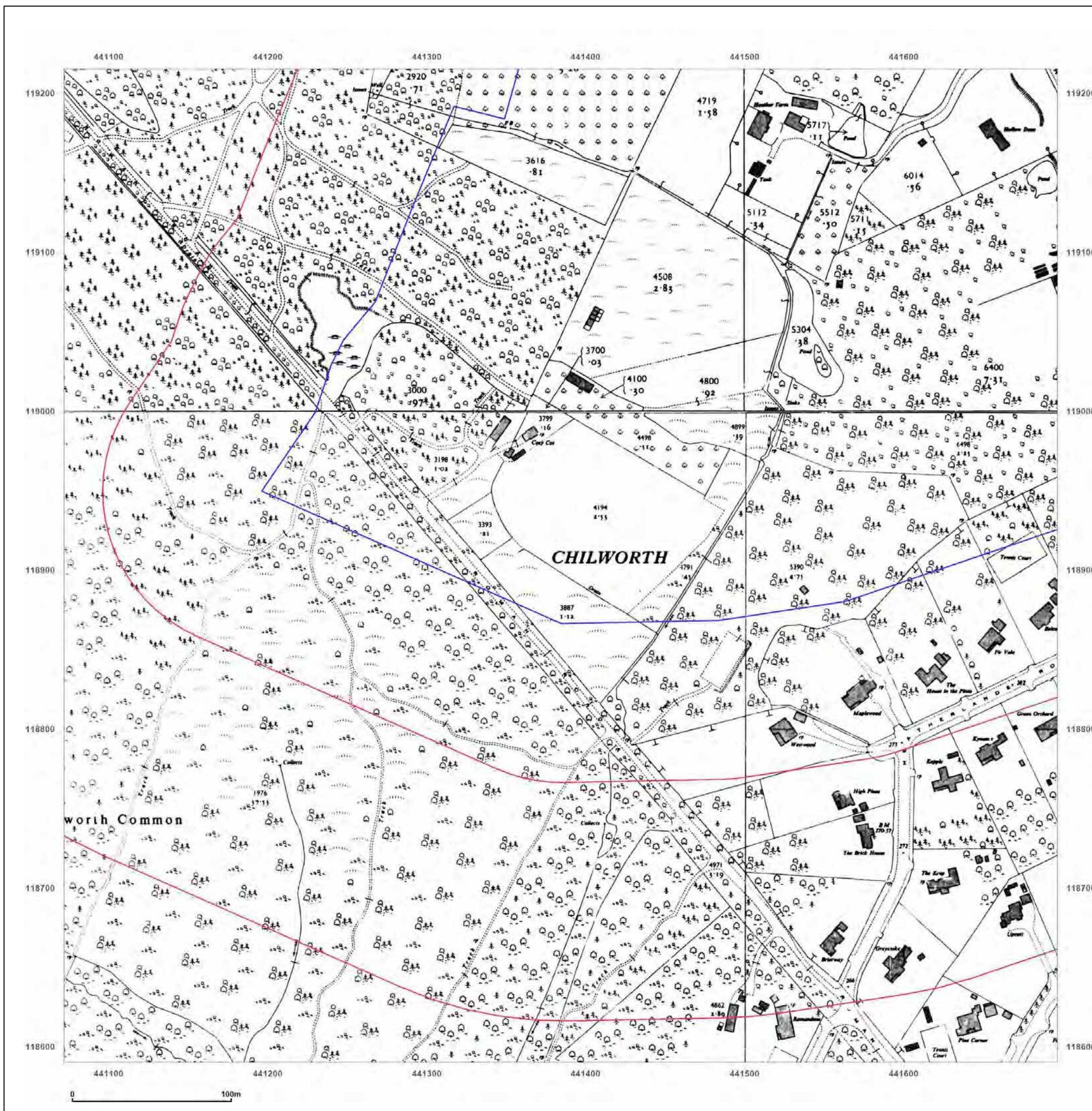


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_1
Grid Ref: 441384, 118903

Map Name: National Grid

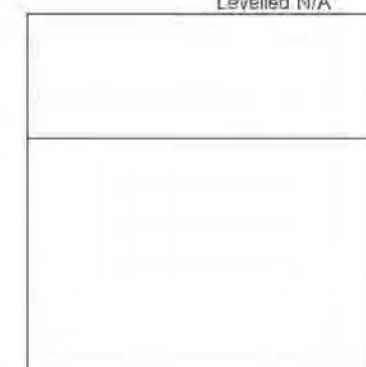
Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500



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

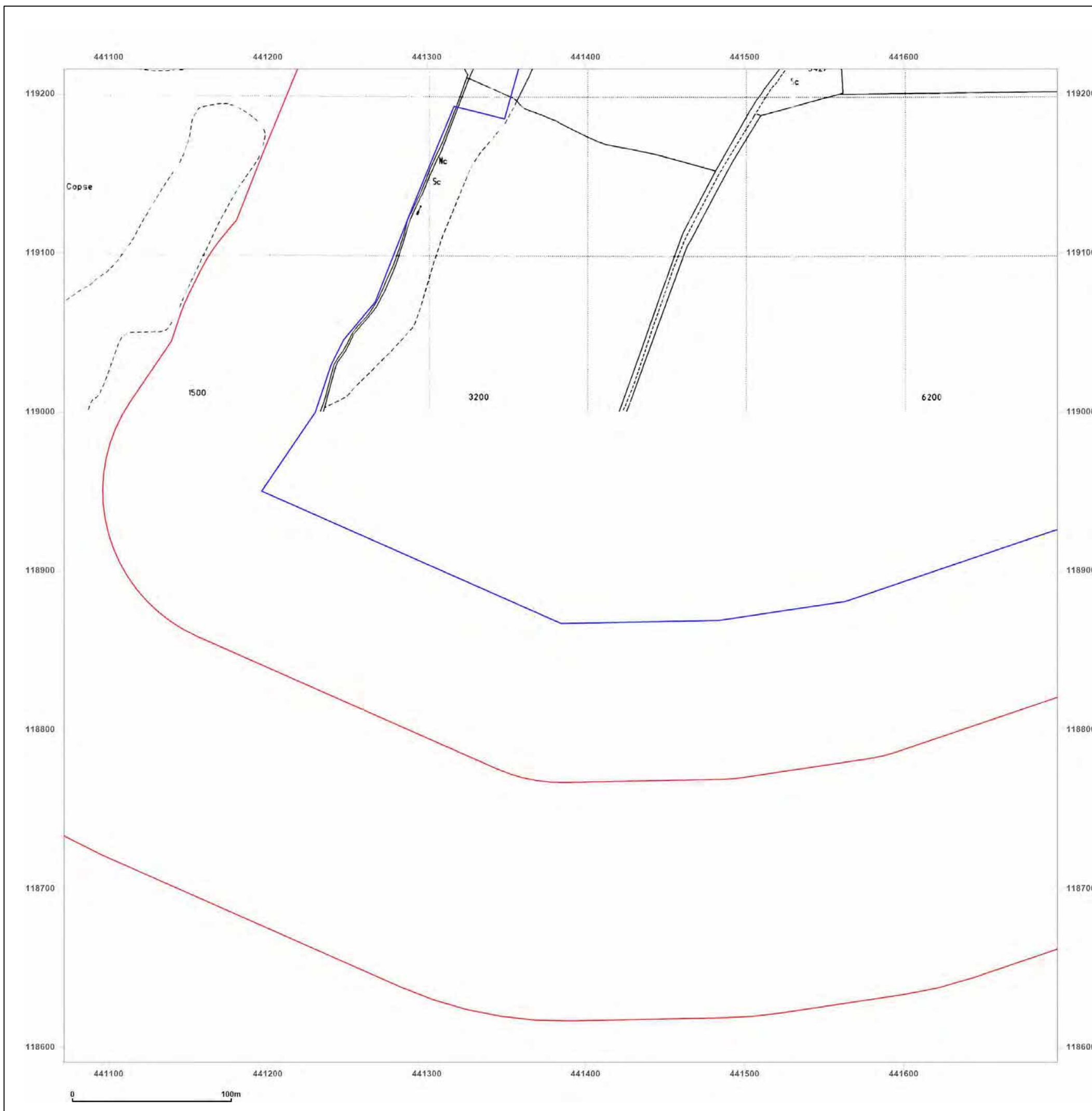


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: County Series

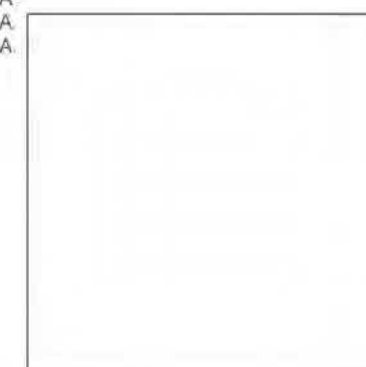
Map date: **1868**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

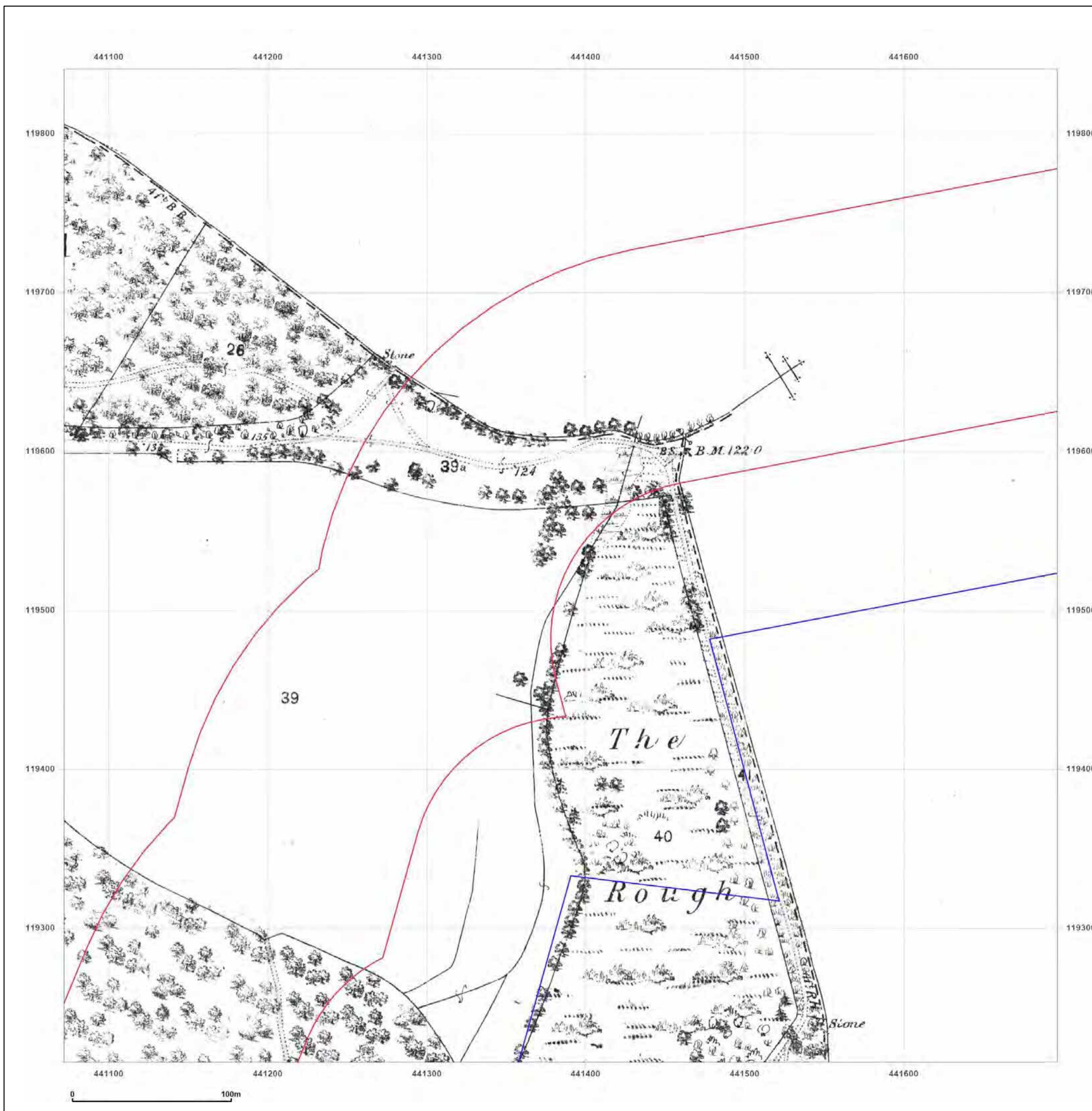


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: County Series

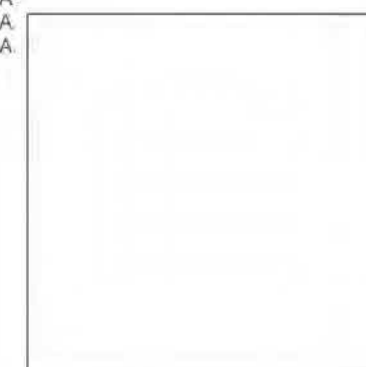
Map date: **1868**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

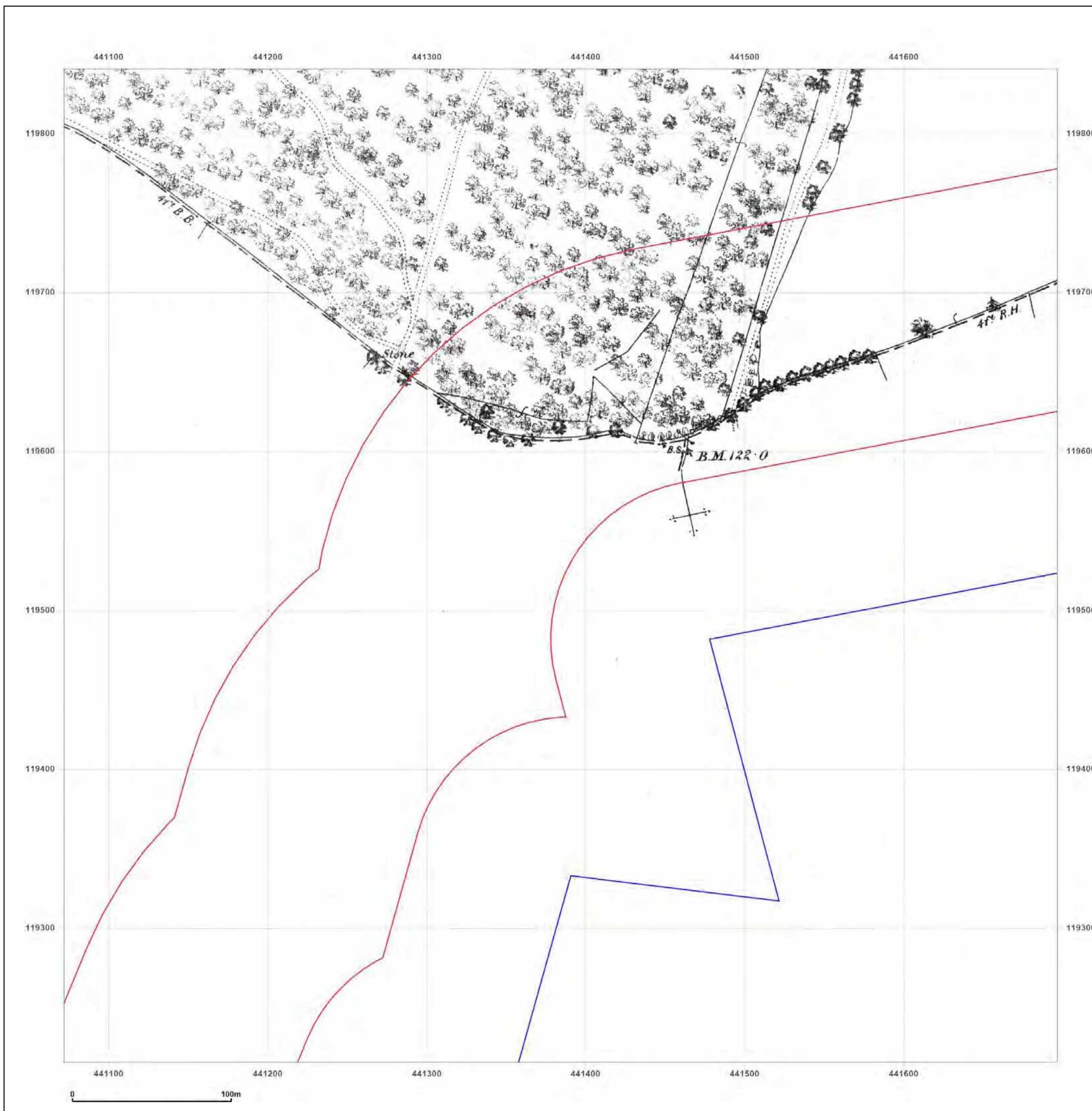


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: County Series

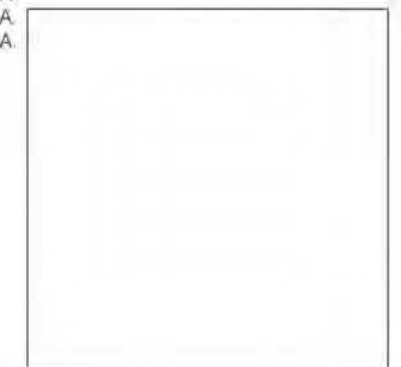
Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

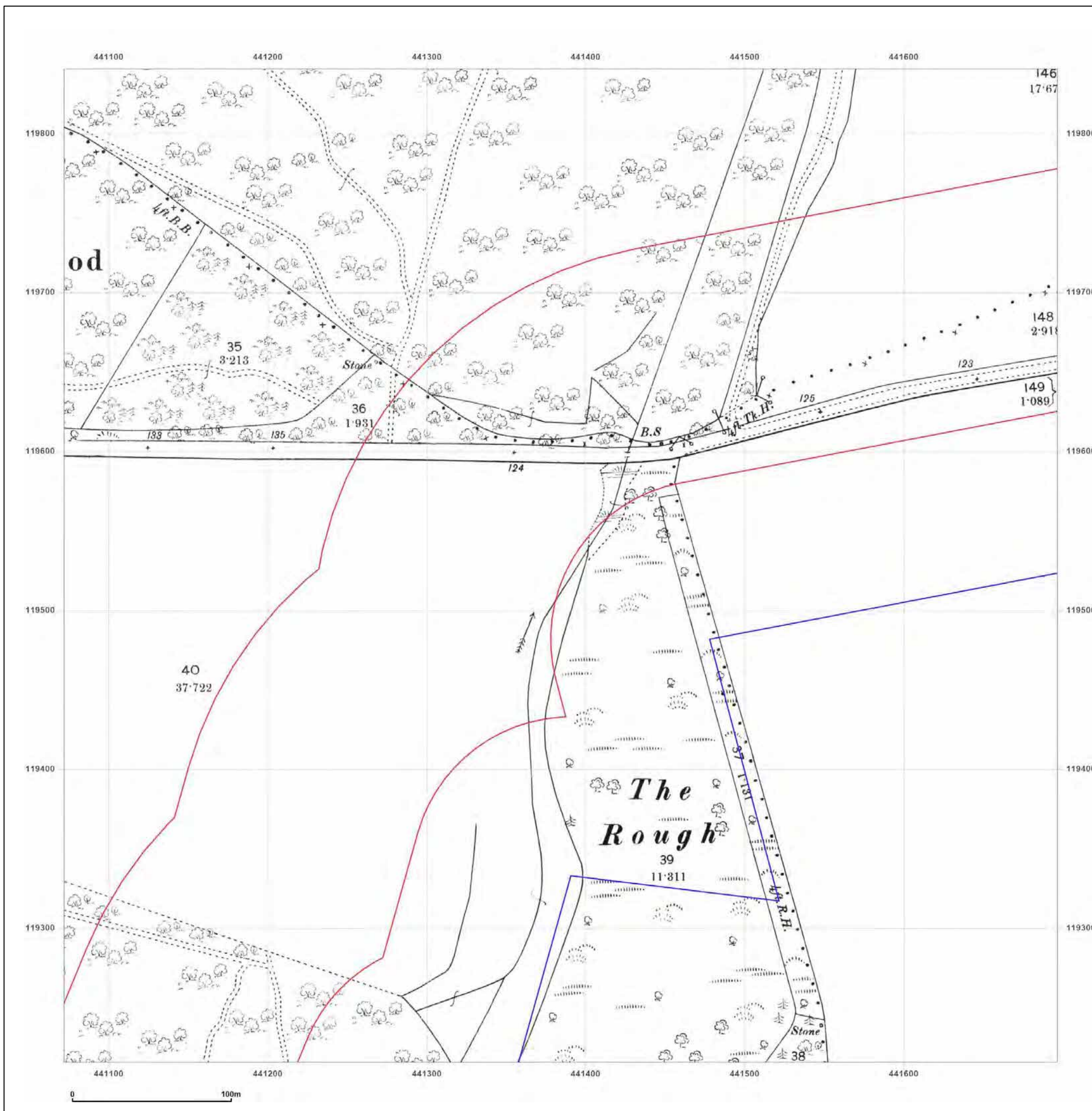


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: County Series

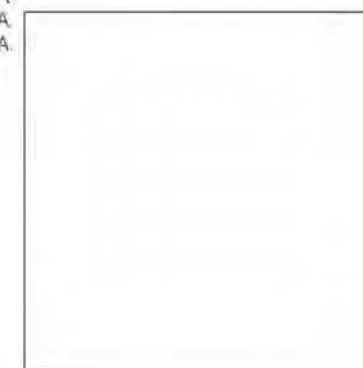
Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

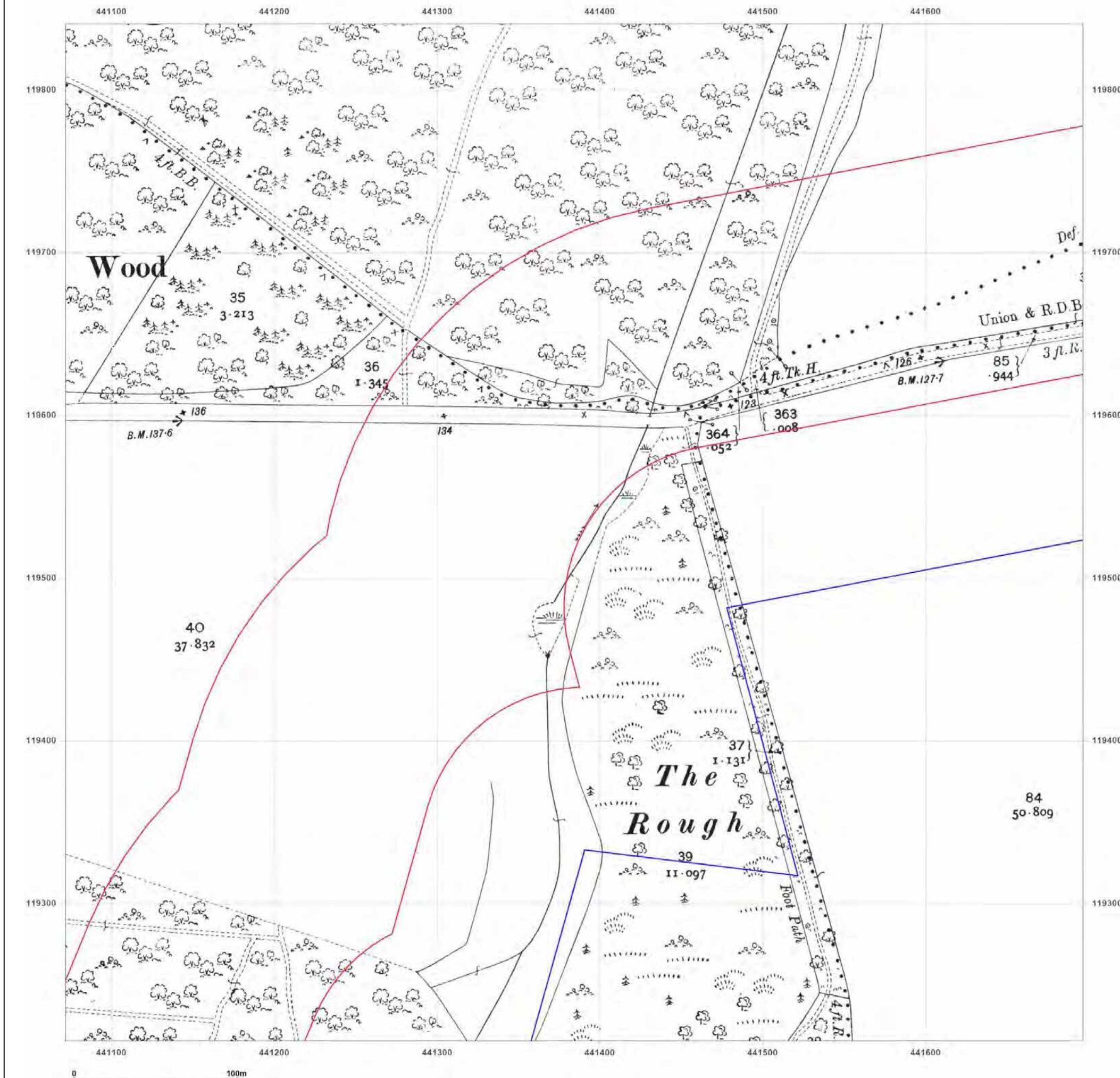


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1947

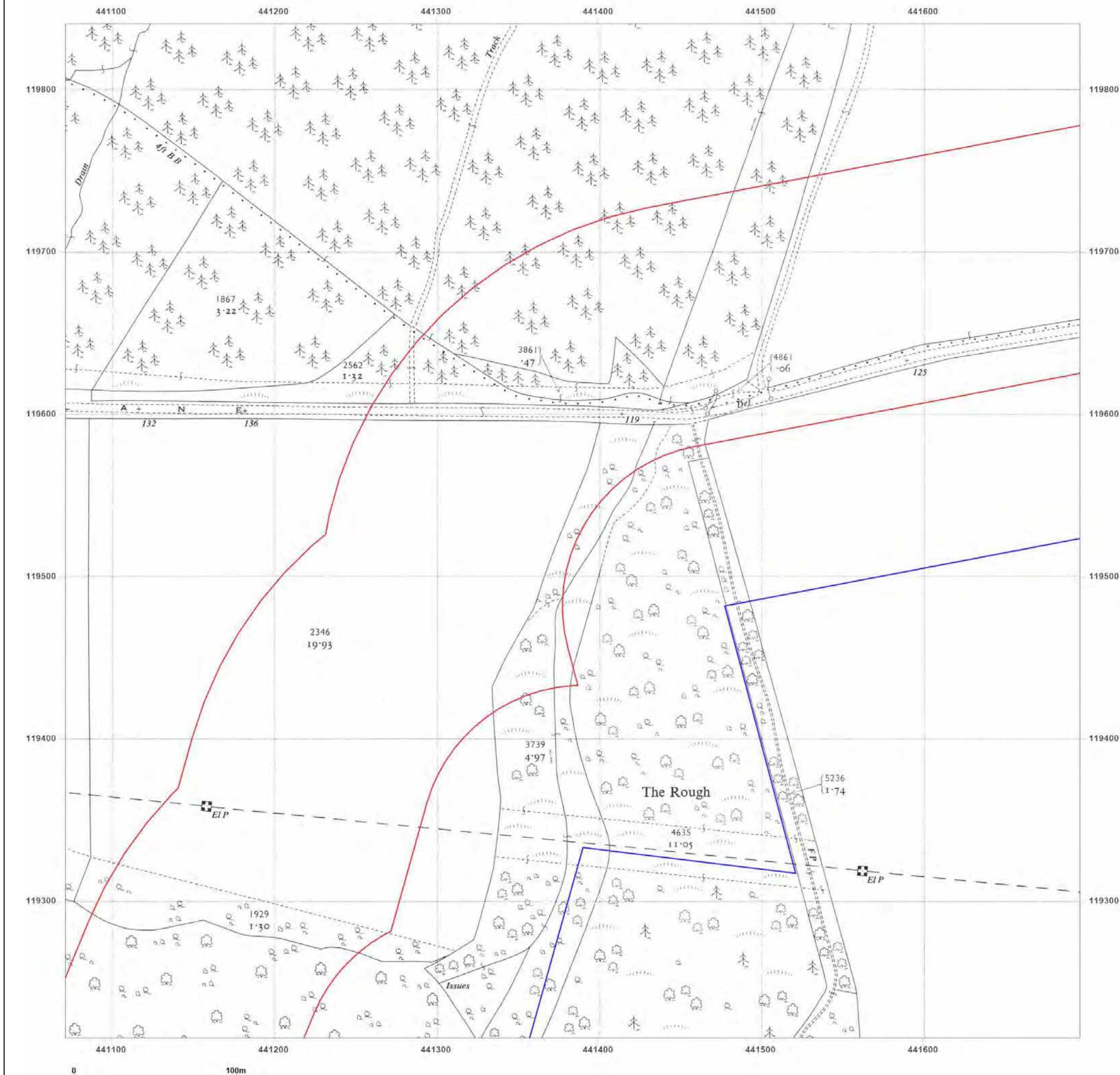


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: National Grid

Map date: **1961**

Scale: 1:2,500

Printed at: 1:2,500



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

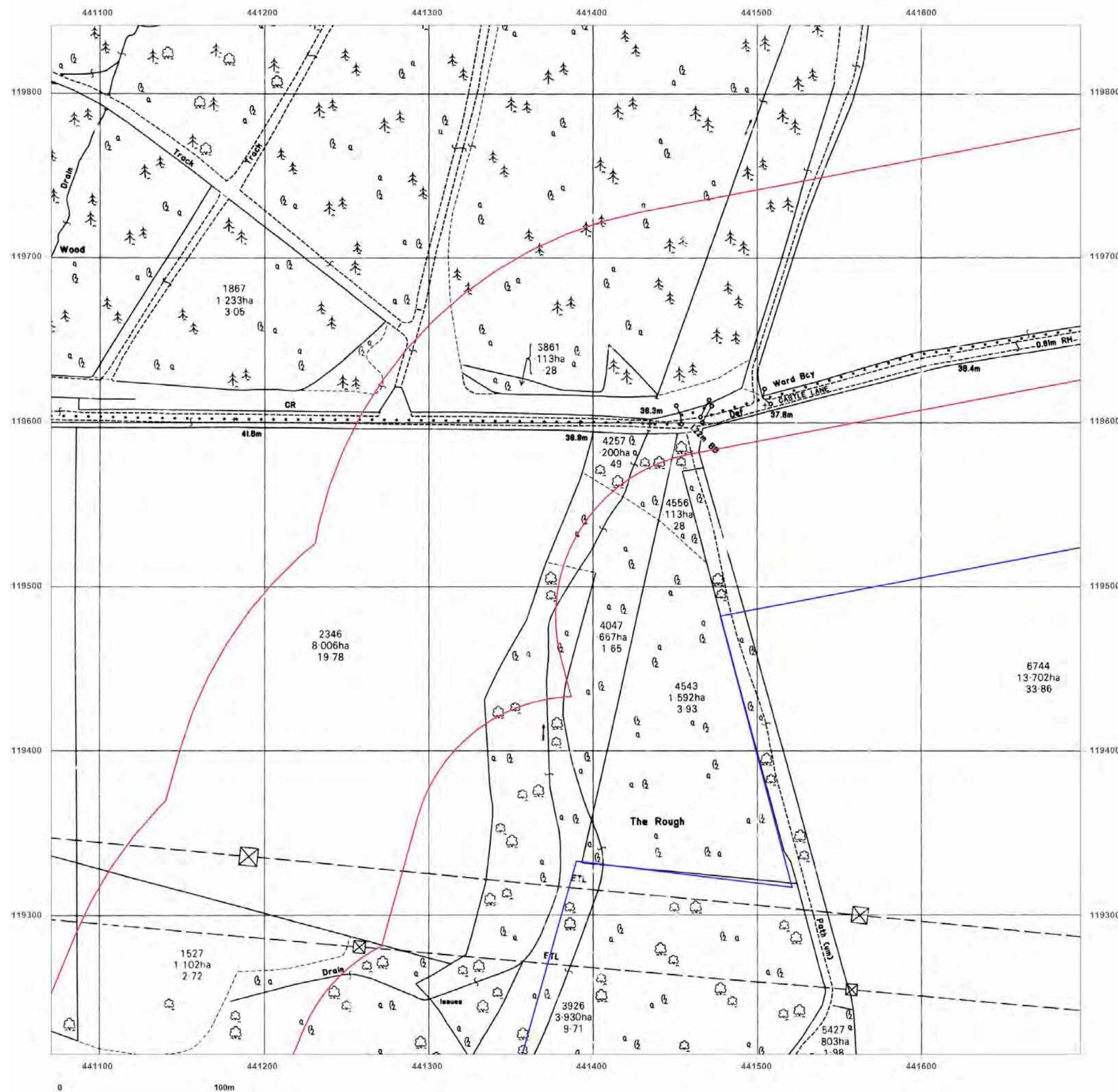


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: National Grid

Map date: **1984**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1984
Edition N/A
Copyright 1986
Levelled 1959

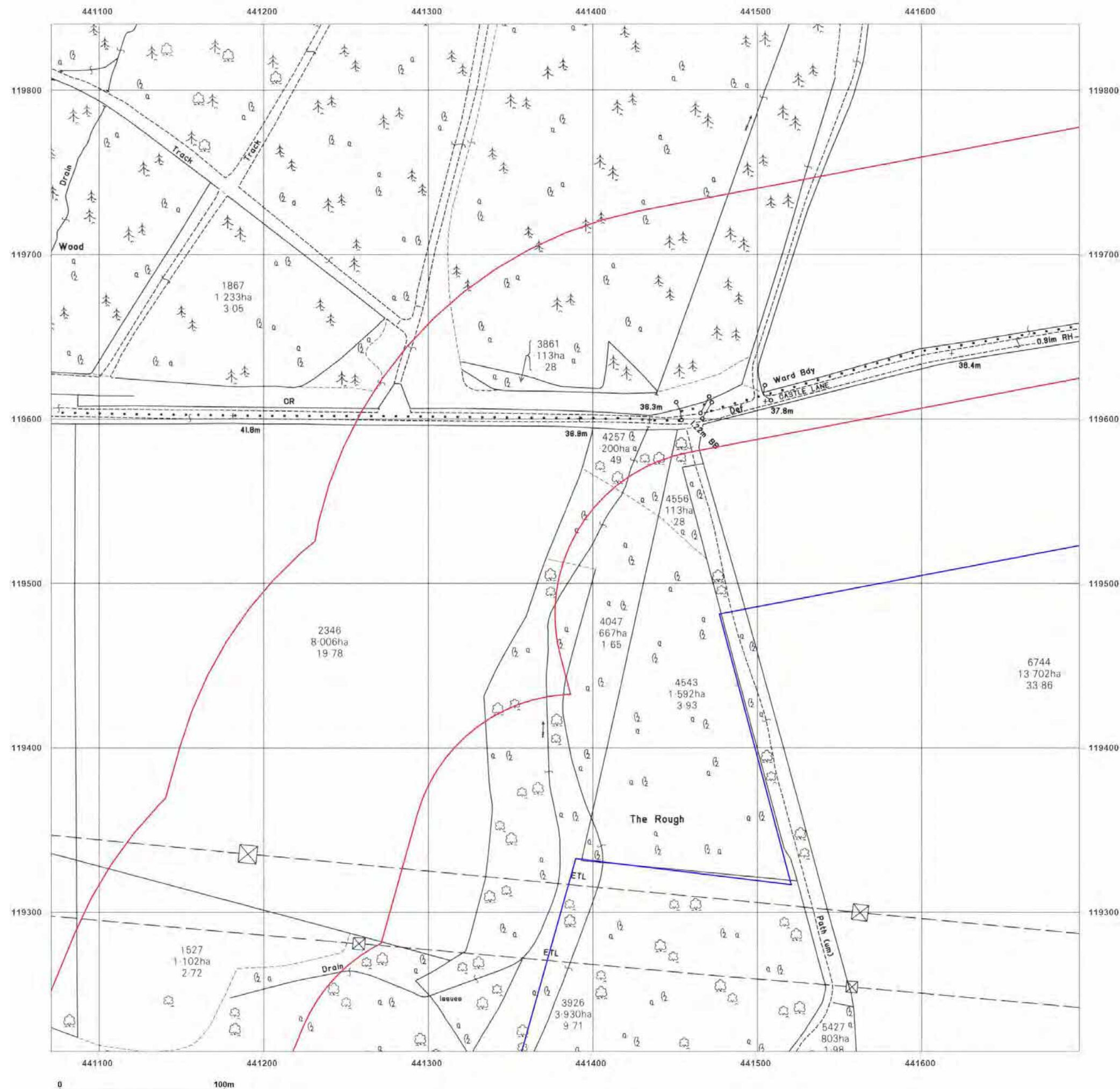


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



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

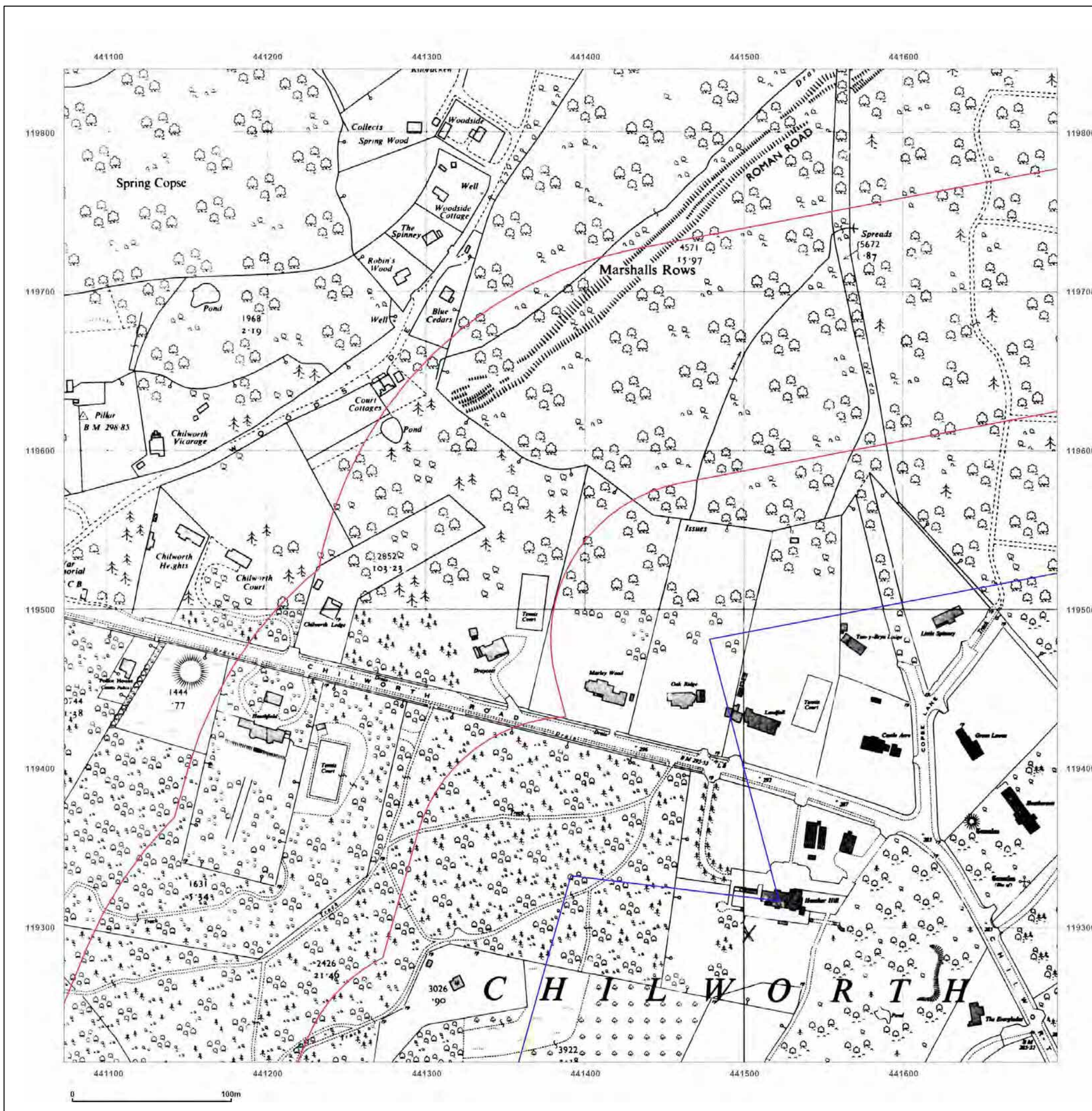


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_1_2
Grid Ref: 441384, 119528

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500



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

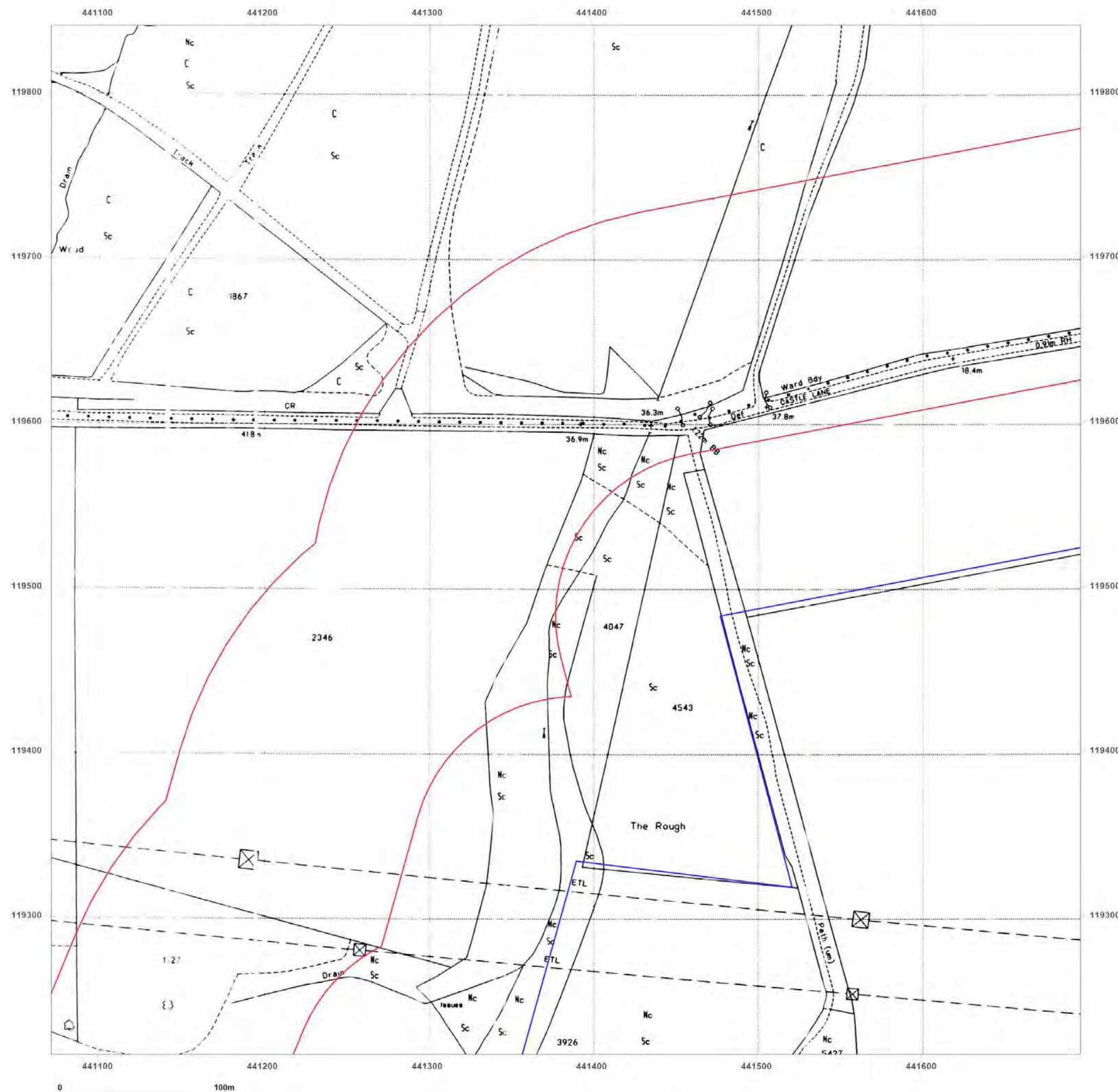


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: County Series

Map date: **1868**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1868
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Copyright N/A
Levelled N/A

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Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

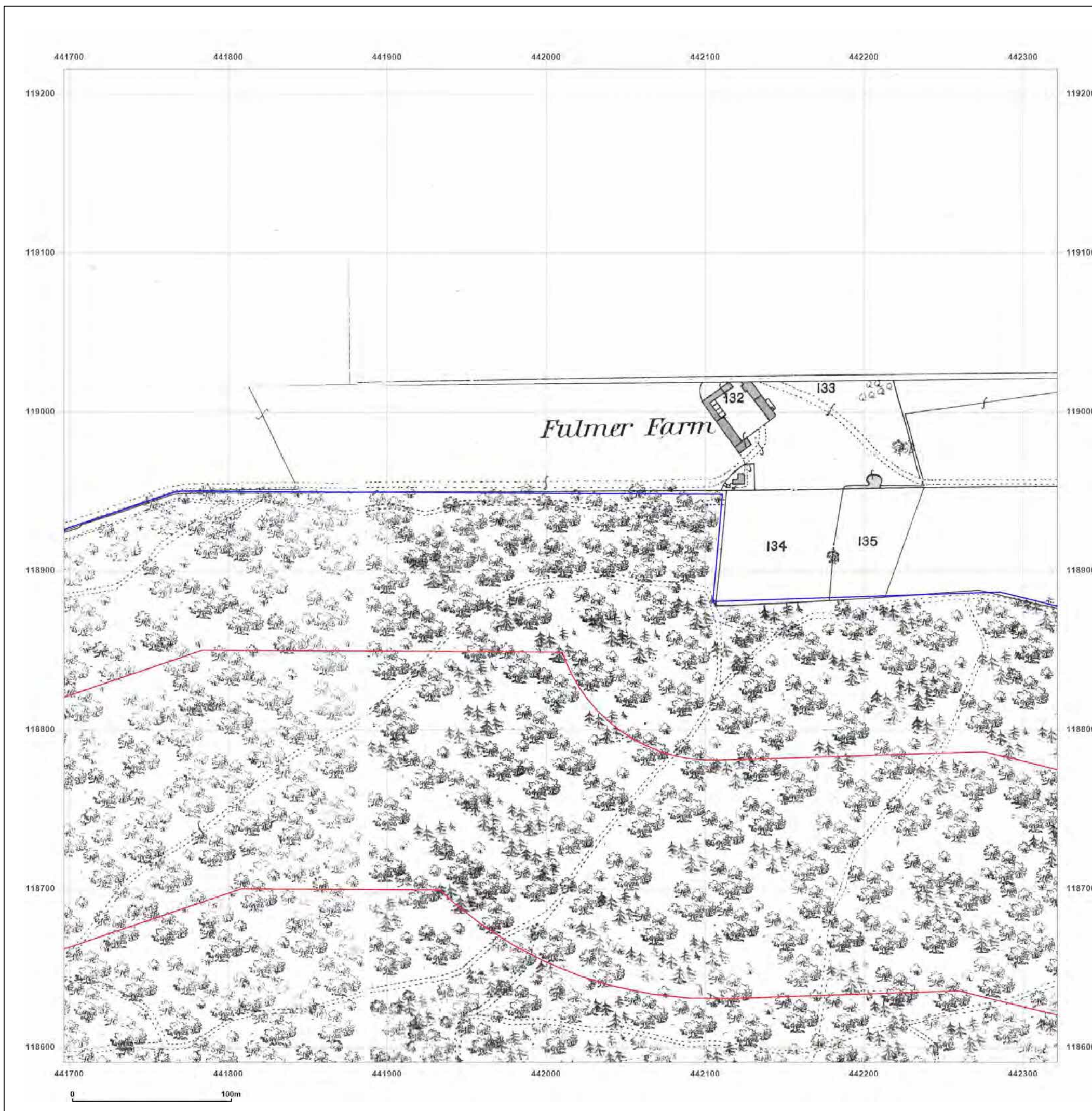


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: County Series

Map date: **1868**

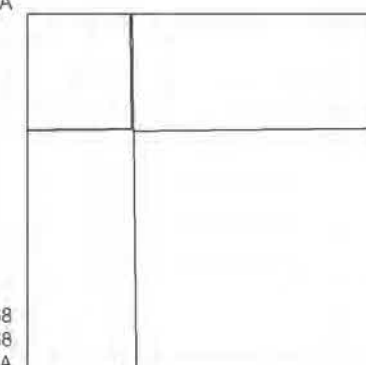
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

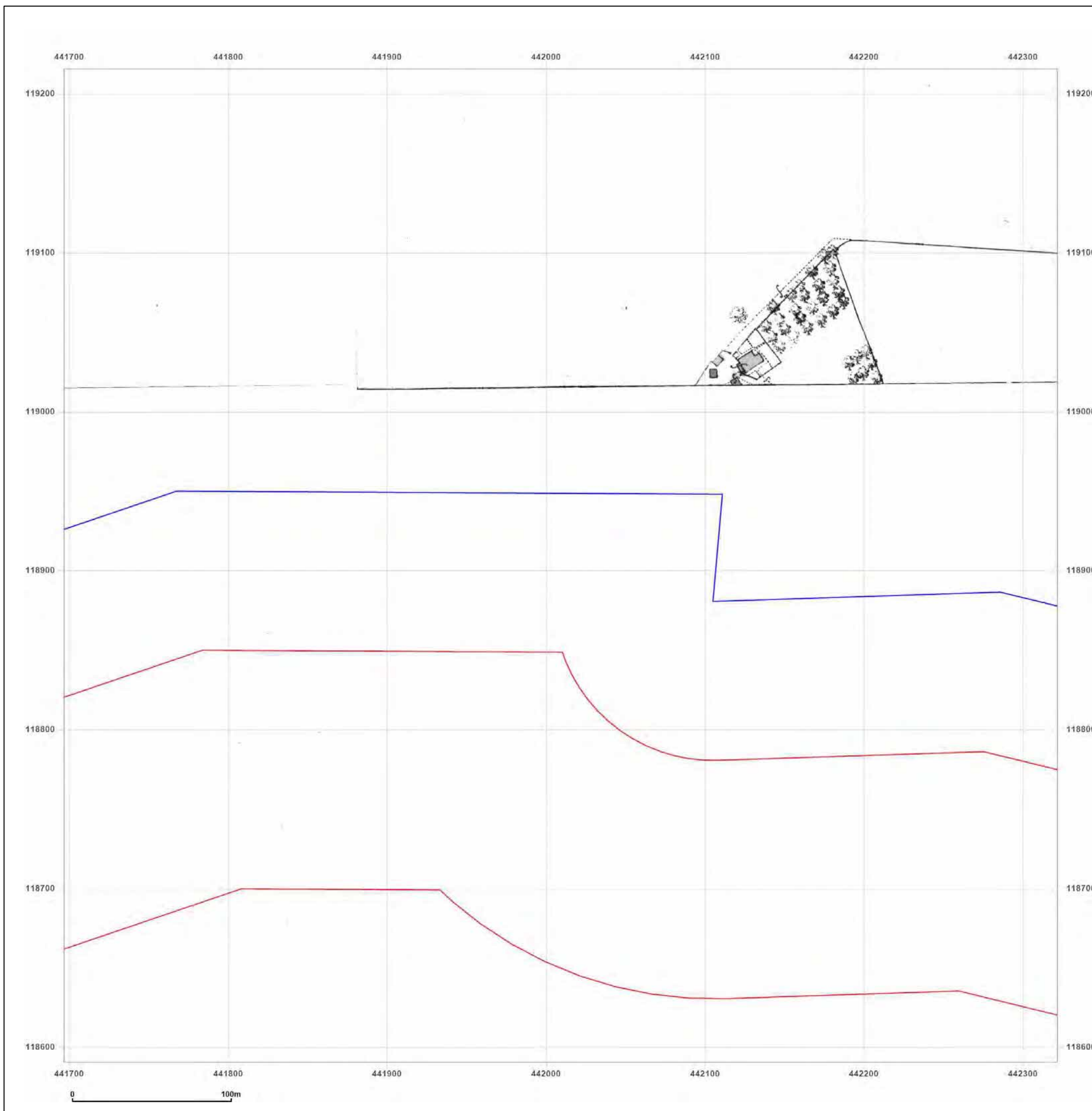


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: County Series

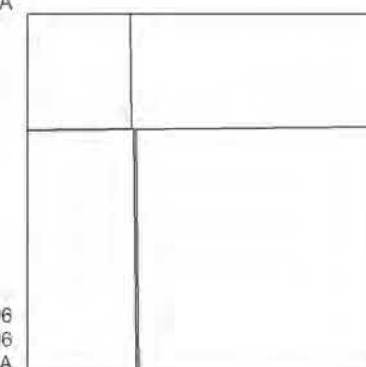
Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
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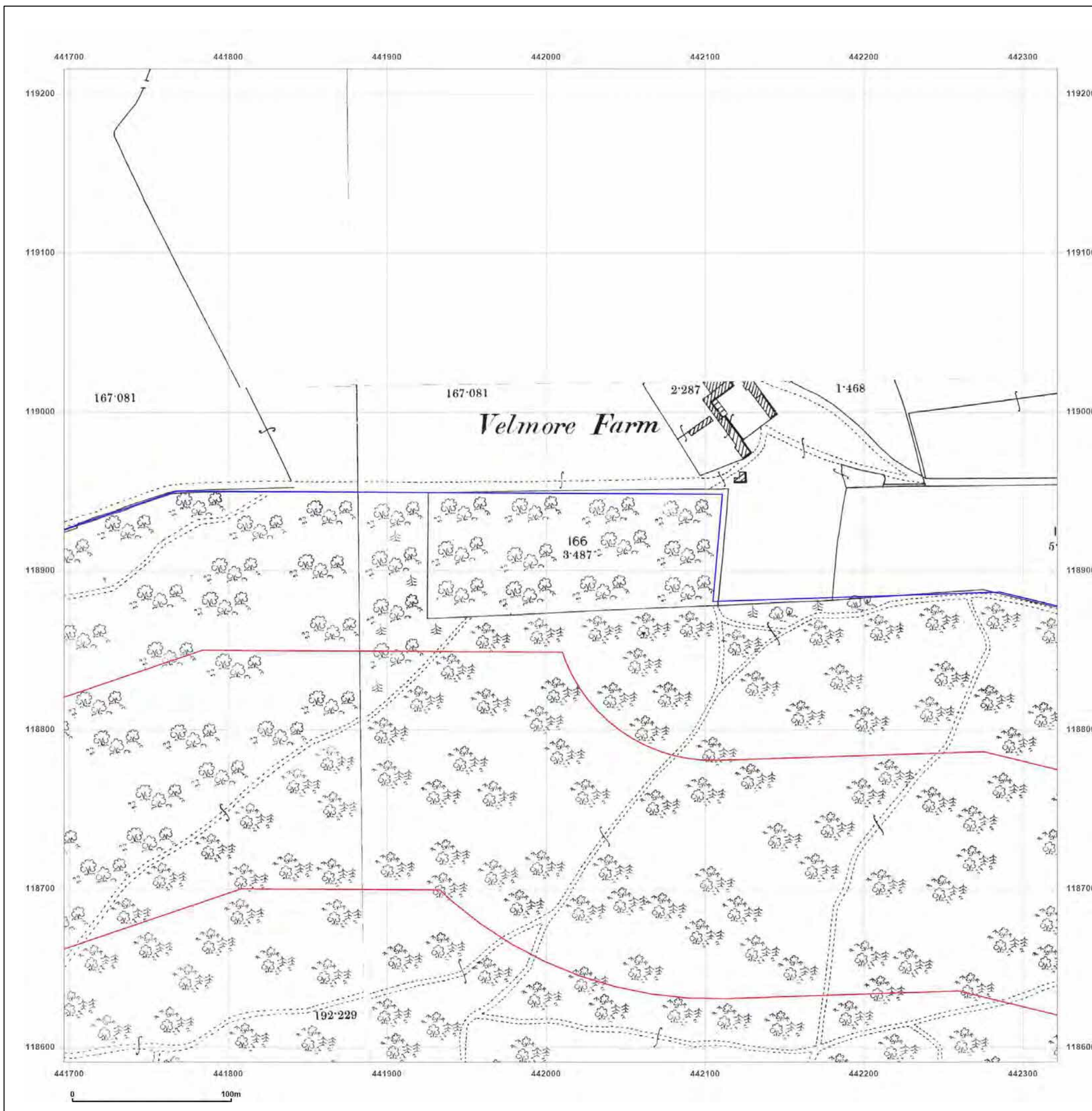


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Site Details

442271 , 118934

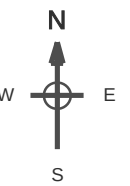
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Grid Ref: 442009, 118903

Map Name: County Series

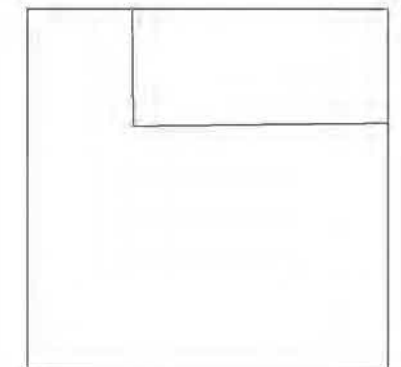
Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

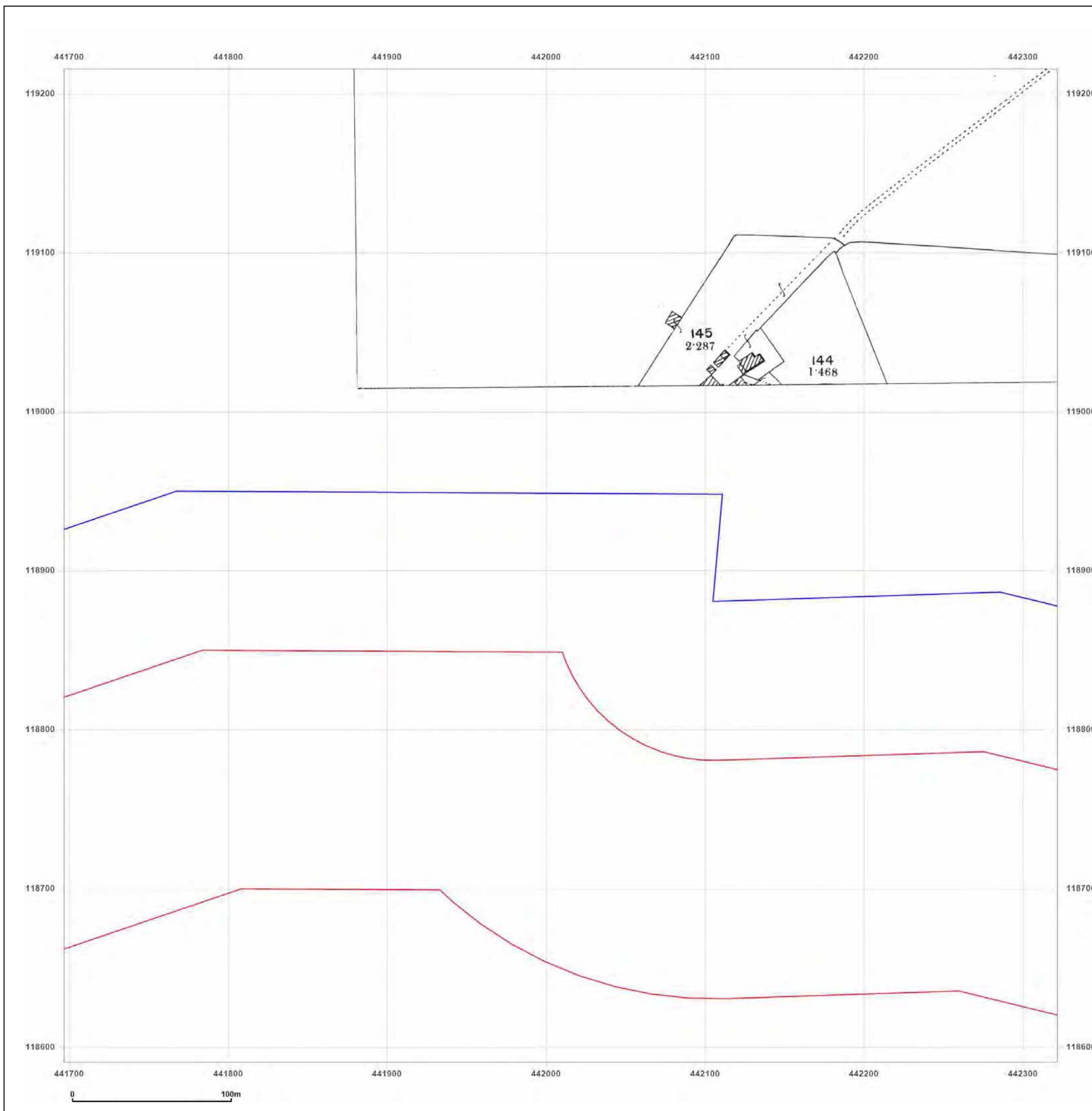


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: County Series

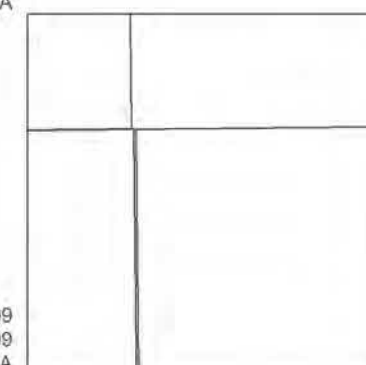
Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



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Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

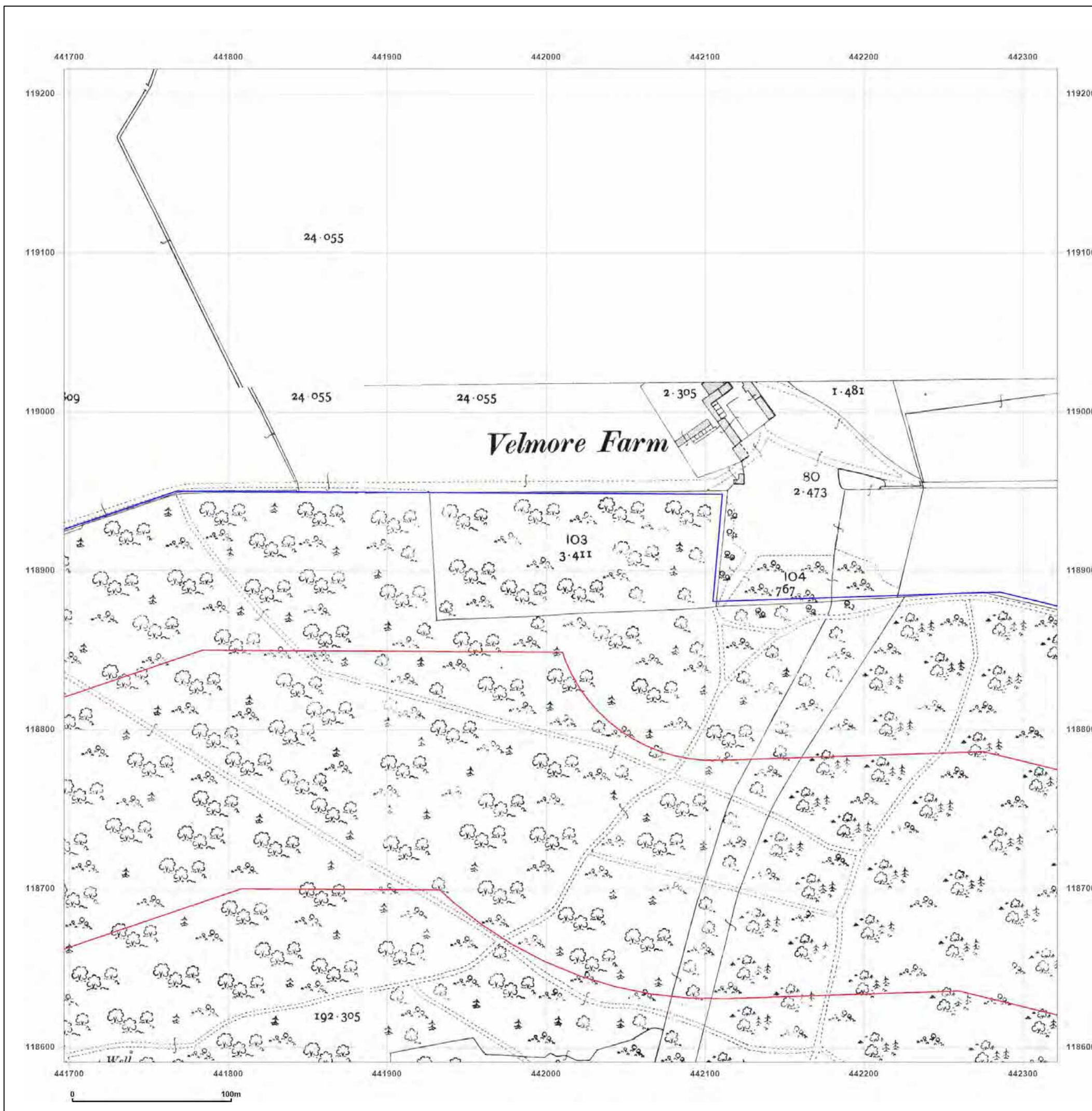


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: County Series

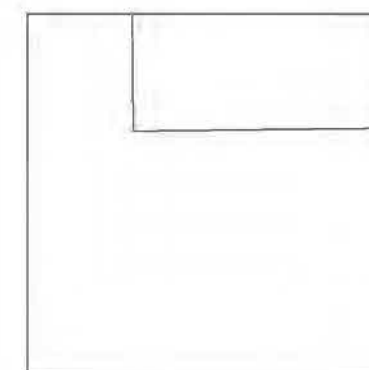
Map date: **1909**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

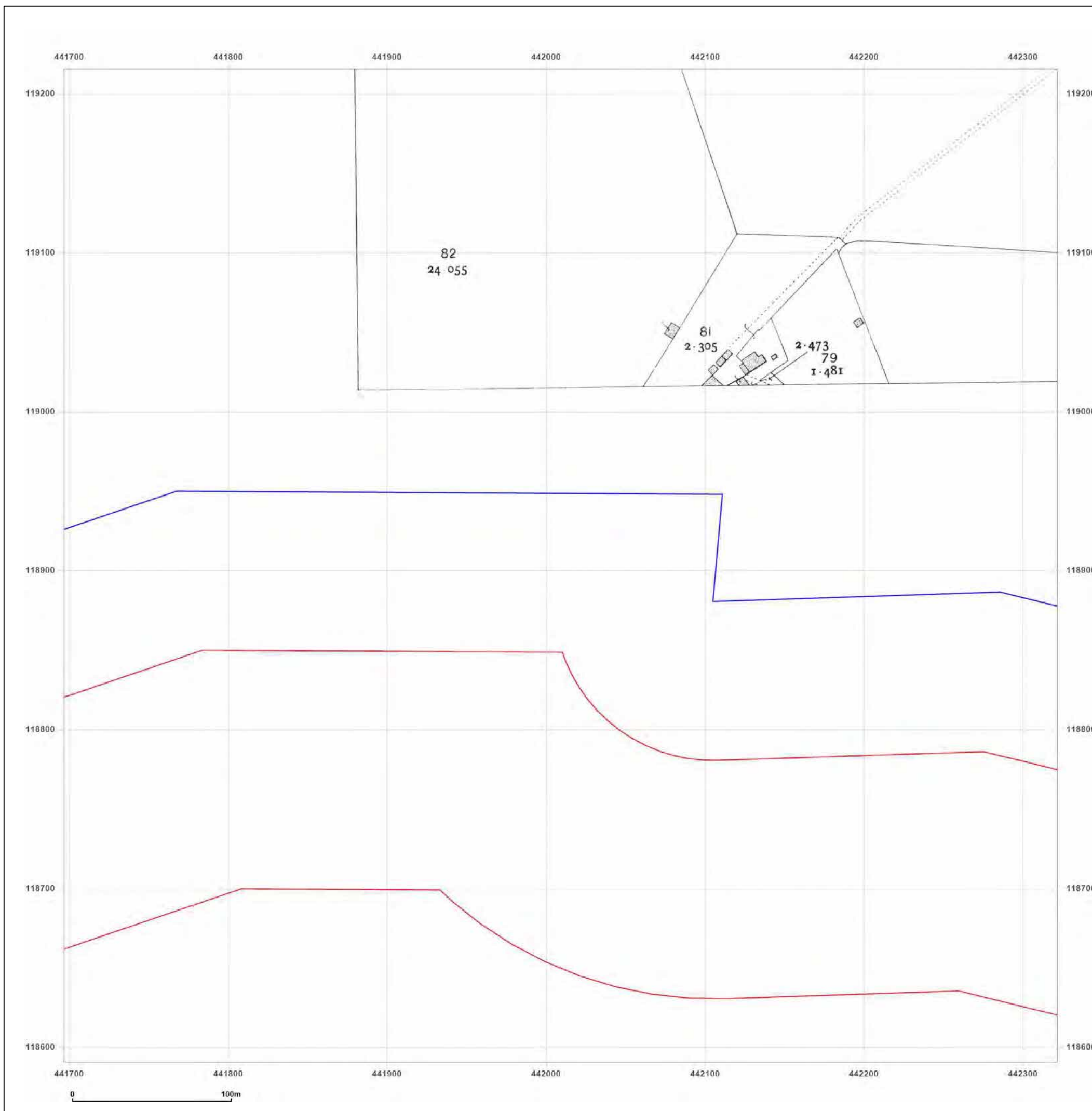


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: County Series

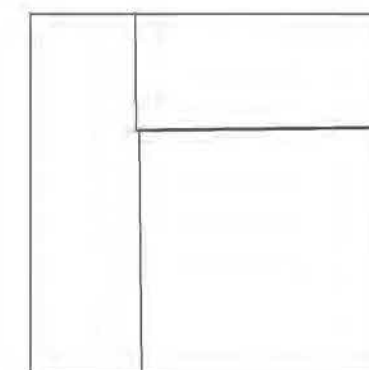
Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

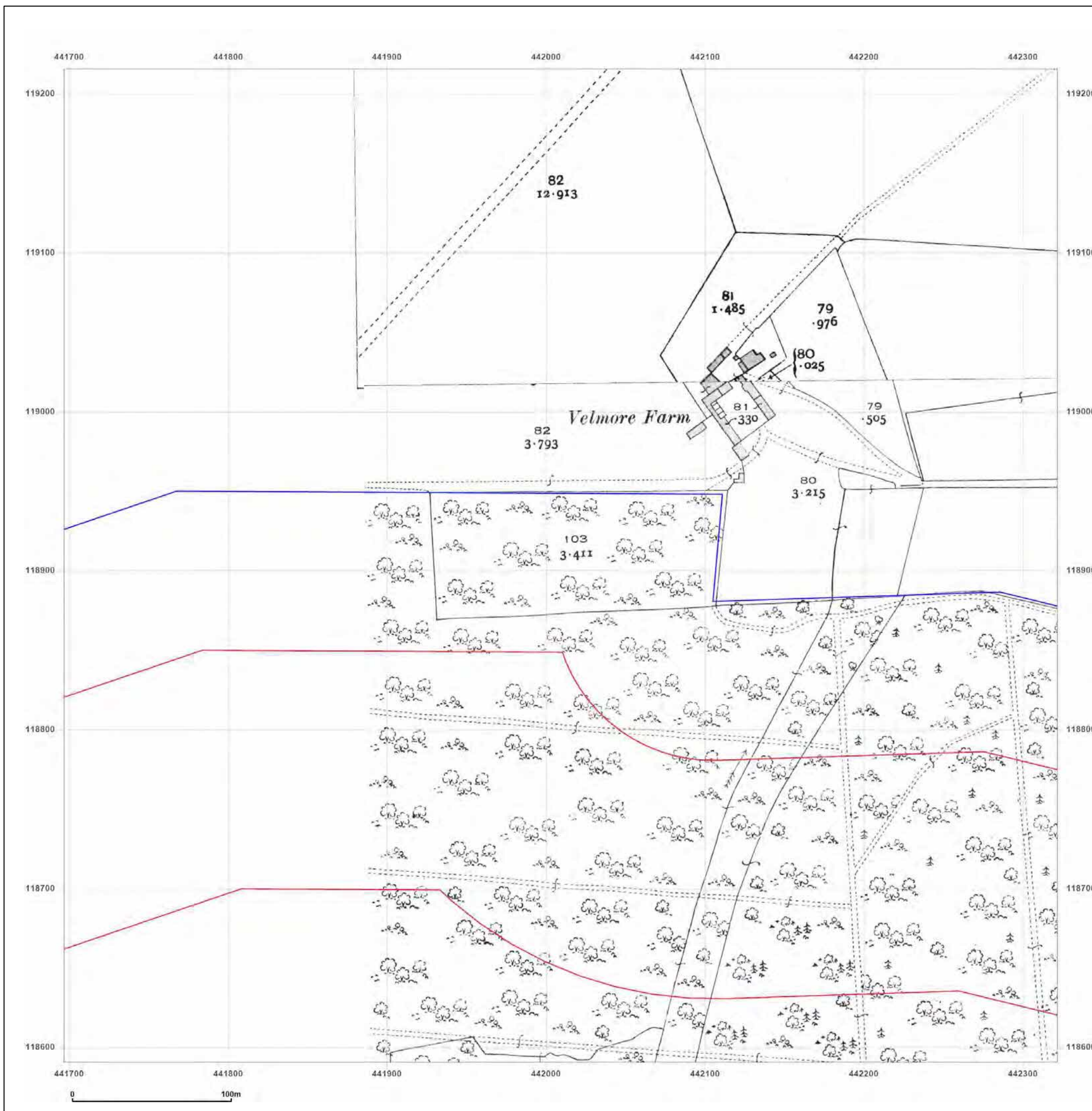


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: County Series

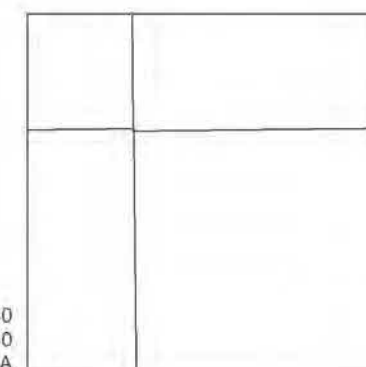
Map date: **1939-1940**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1939
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1940
Revised 1940
Edition N/A
Copyright N/A
Levelled N/A

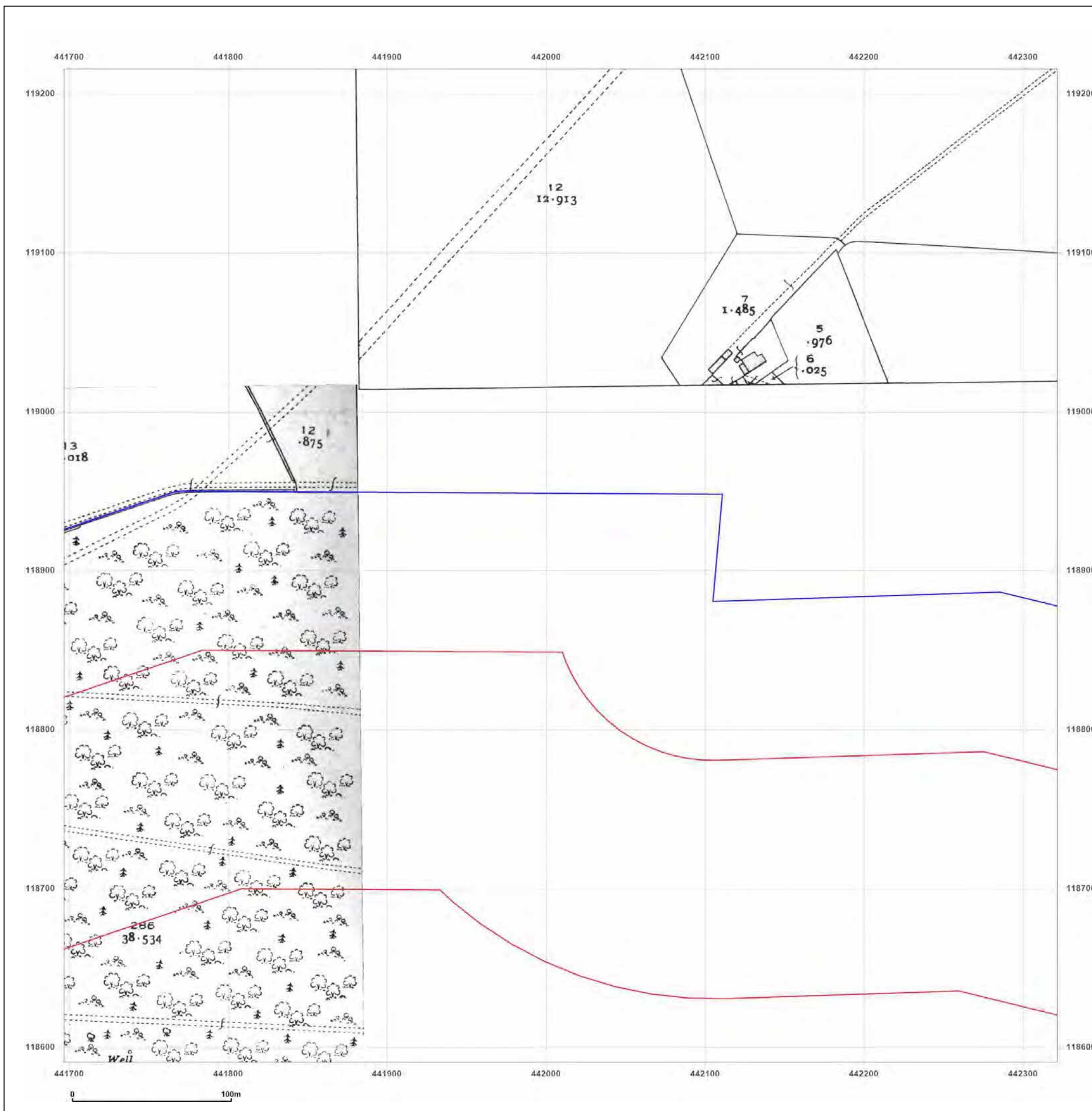


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

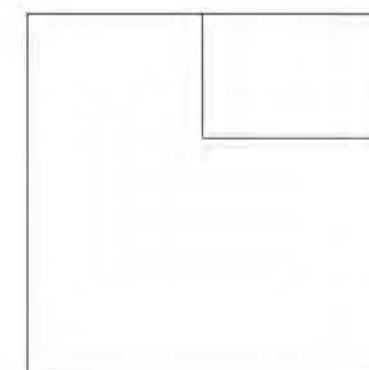
Map date: **1962**

Scale: 1:2,500

Printed at: 1:2,500



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

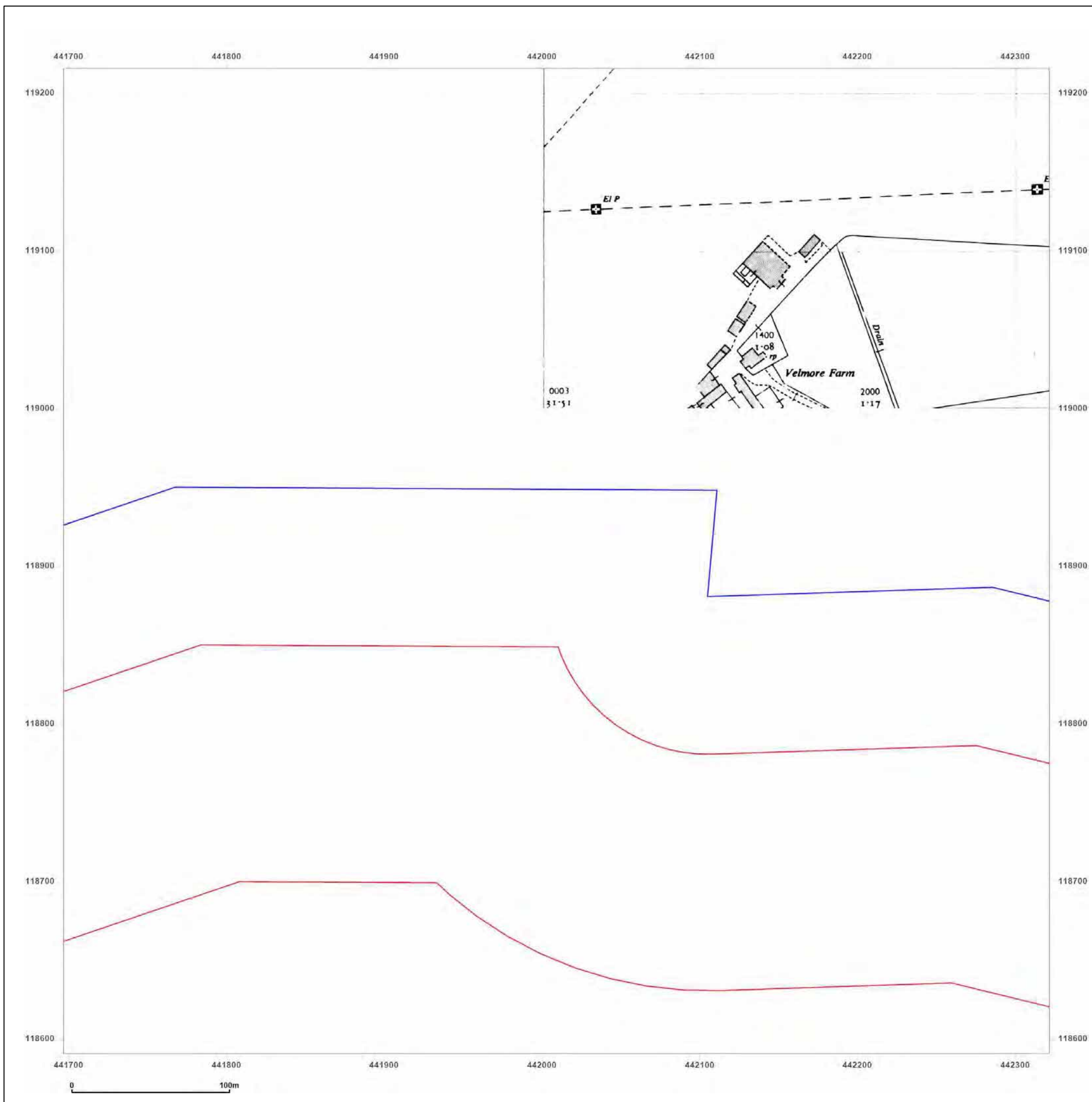


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

Map date: **1958-1962**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1947

Surveyed 1957
Revised 1957
Edition 1958
Copyright N/A
Levelled 1947

Surveyed 1960
Revised 1960
Edition 1963
Copyright 1963
Levelled 1959

Surveyed 1962
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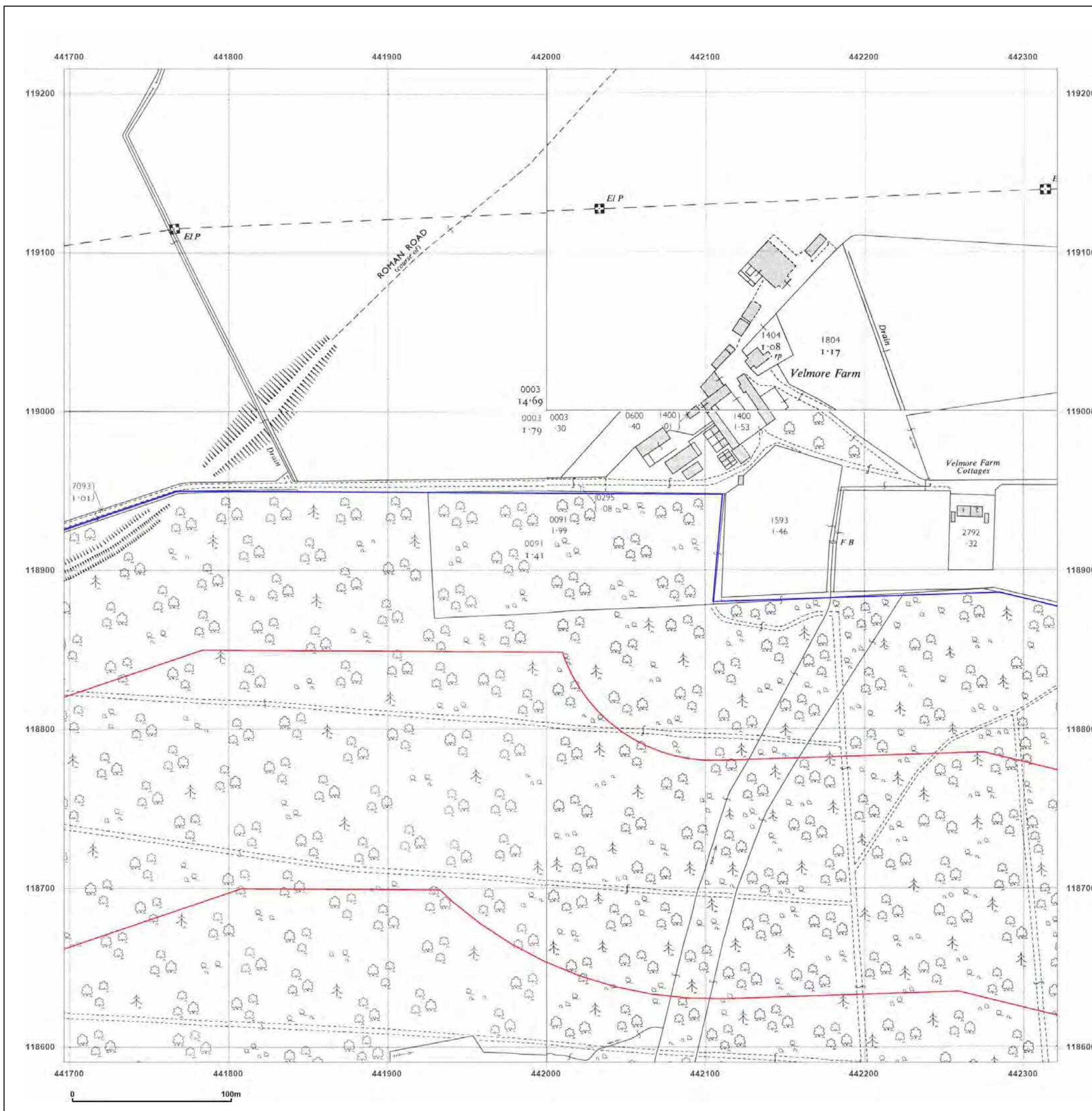


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

Map date: **1960-1963**

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1960
Revised 1960
Edition 1962
Copyright 1962
Levelled 1959

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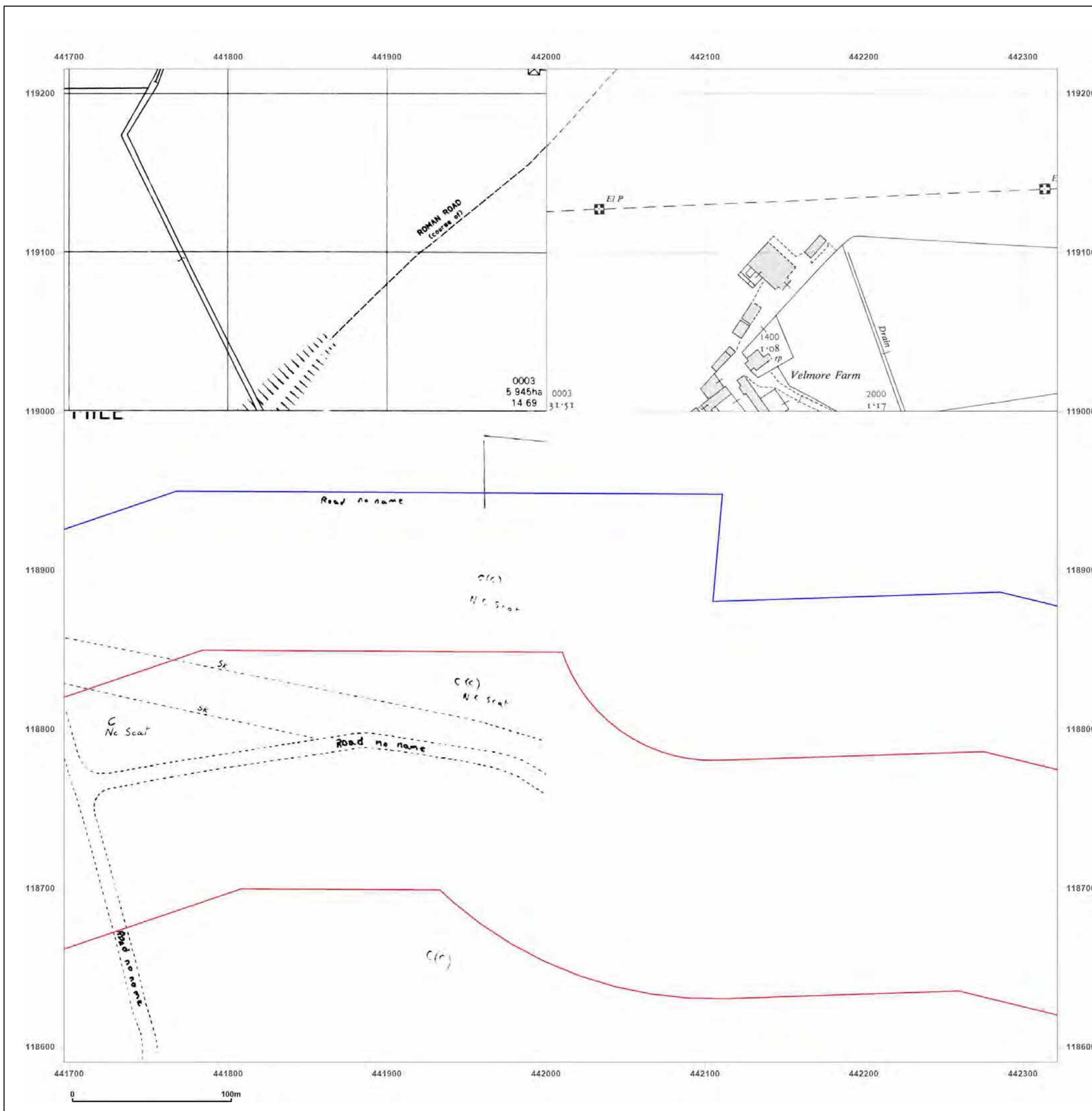


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Site Details

442271 , 118934

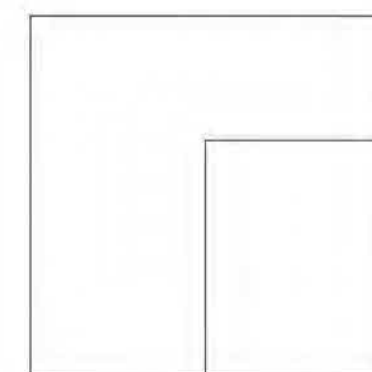
Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500



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

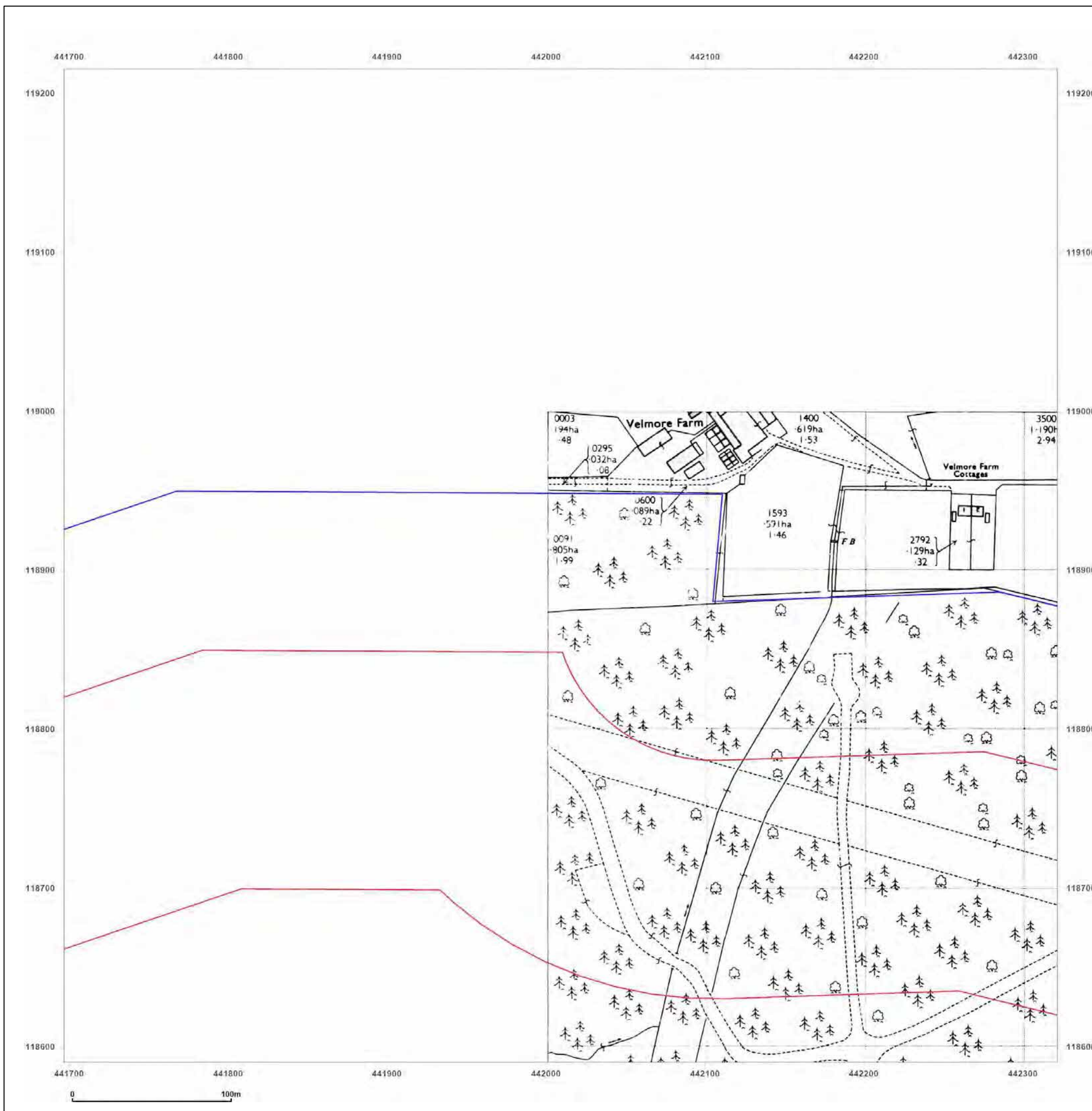


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

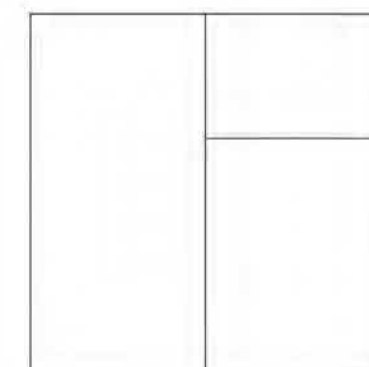
Map date: **1968-1972**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1954
Edition N/A
Copyright 1972
Levelled 1959



Surveyed 1951
Revised 1968
Edition N/A
Copyright 1970
Levelled 1959

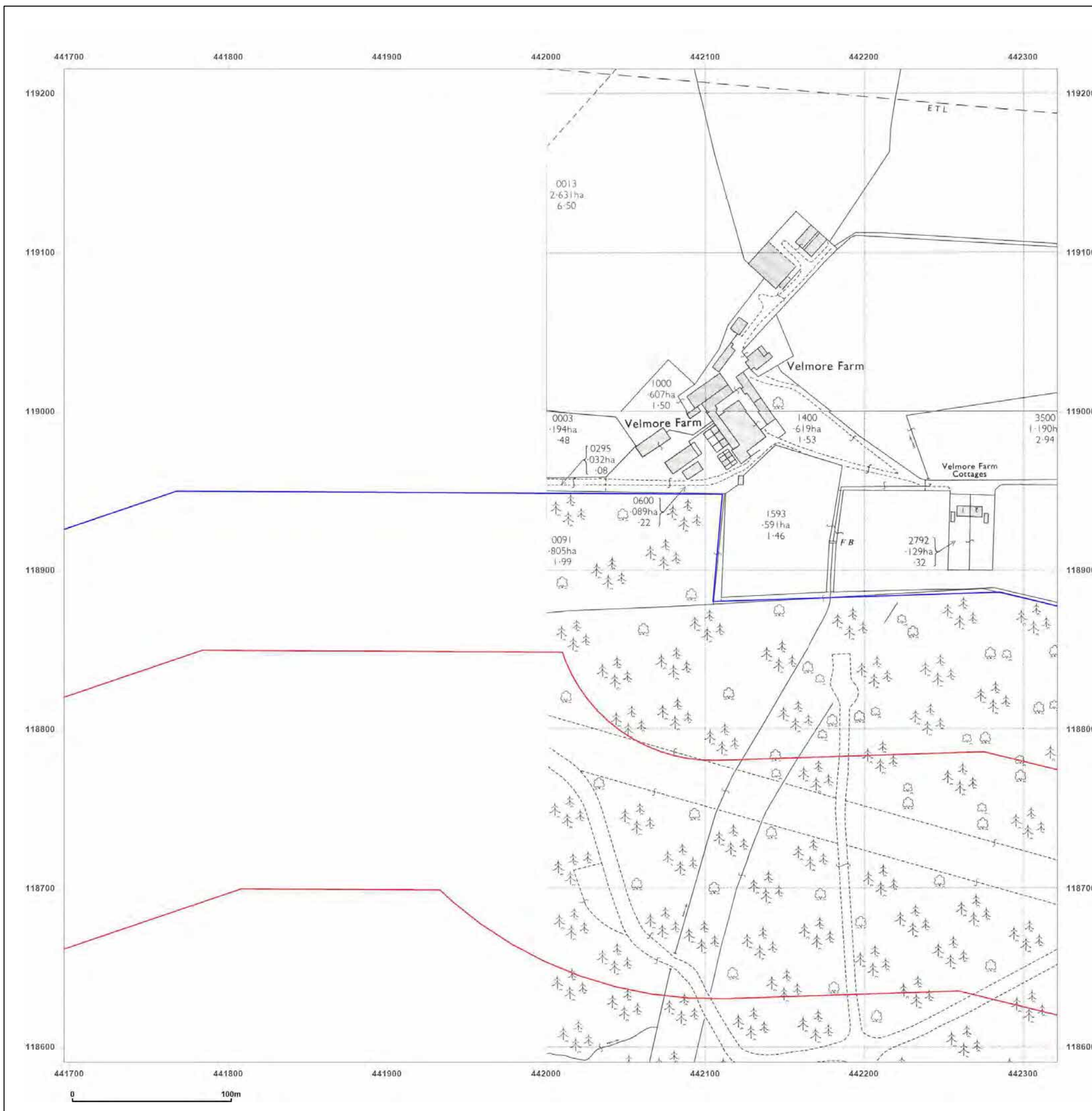


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

Map date: **1976-1977**

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1977
Levelled 1959

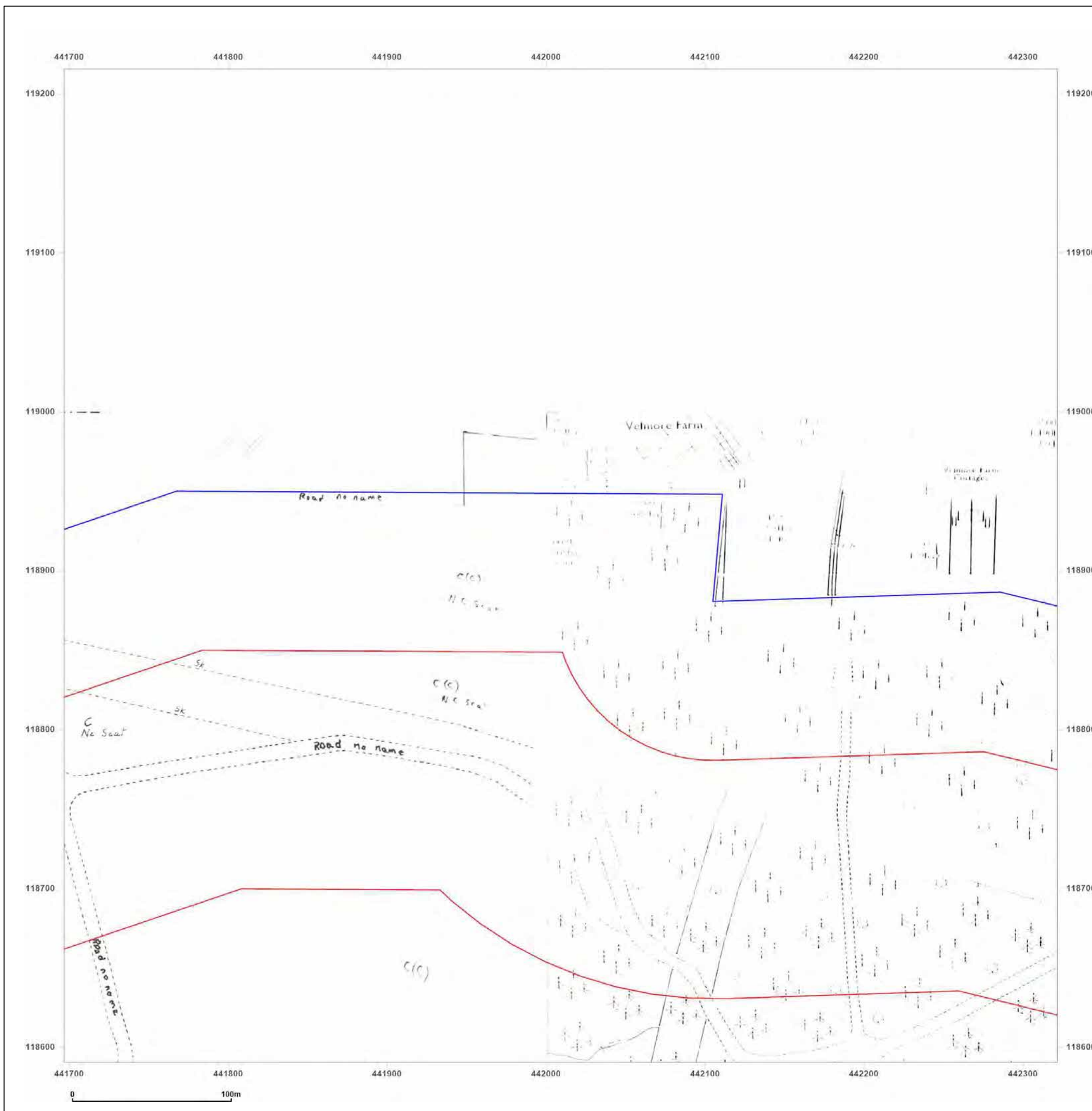


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

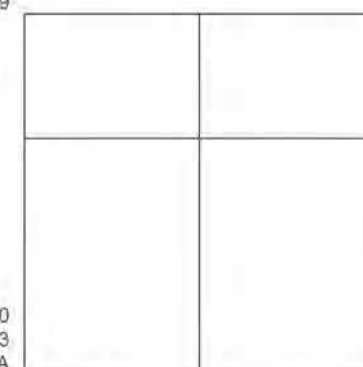
Map date: **1983-1988**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1984
Edition N/A
Copyright 1986
Levelled 1959



Surveyed 1960
Revised 1983
Edition N/A
Copyright 1985
Levelled 1959

Surveyed 1959
Revised 1988
Edition N/A
Copyright 1988
Levelled 1959

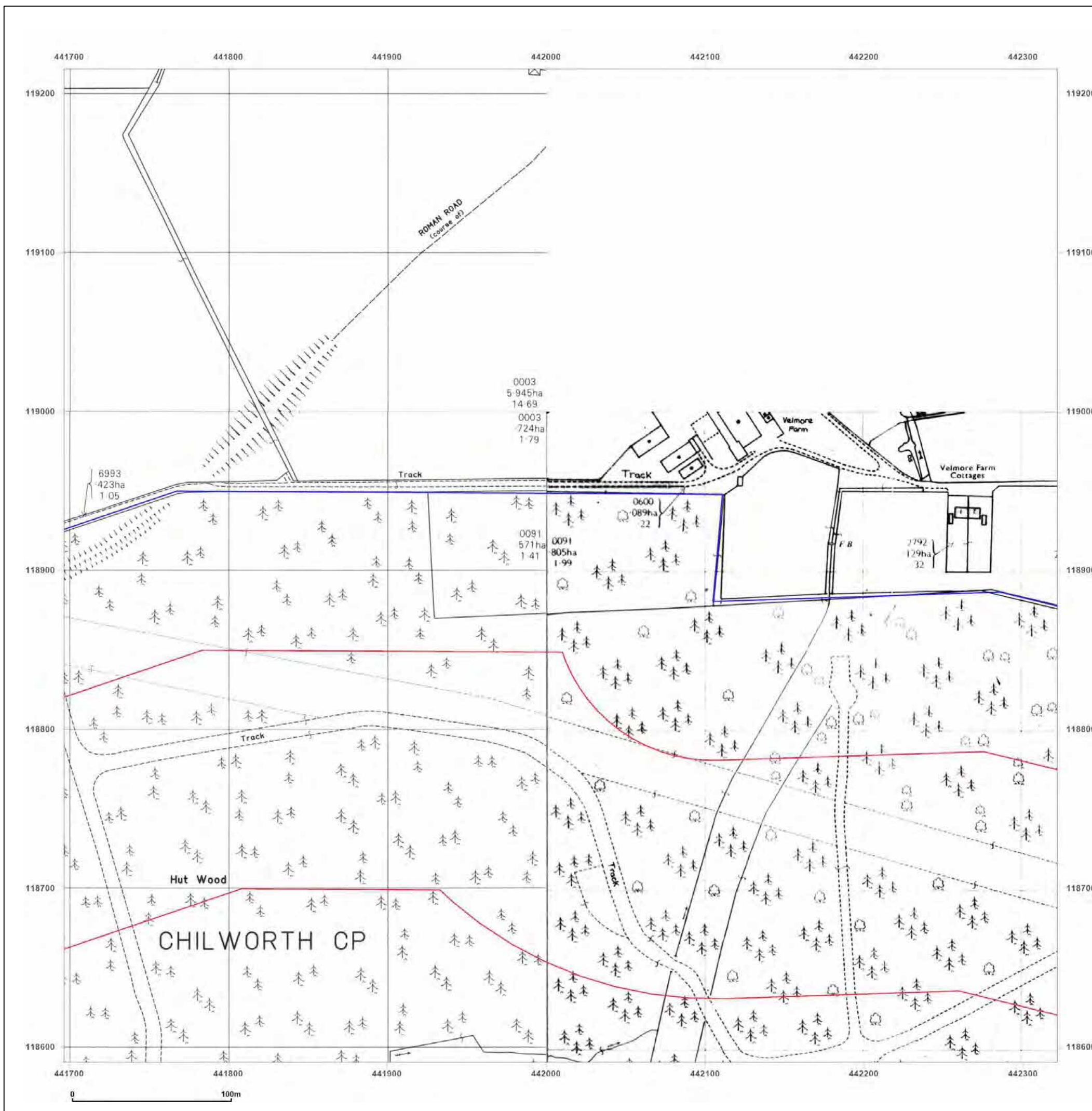


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

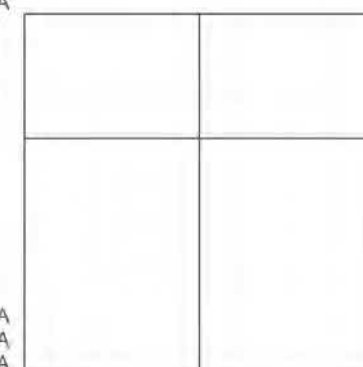
Map date: **1985-1989**

Scale: 1:2,500

Printed at: 1:2,500



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



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

Surveyed 1989
Revised 1989
Edition N/A
Copyright 1990
Levelled N/A

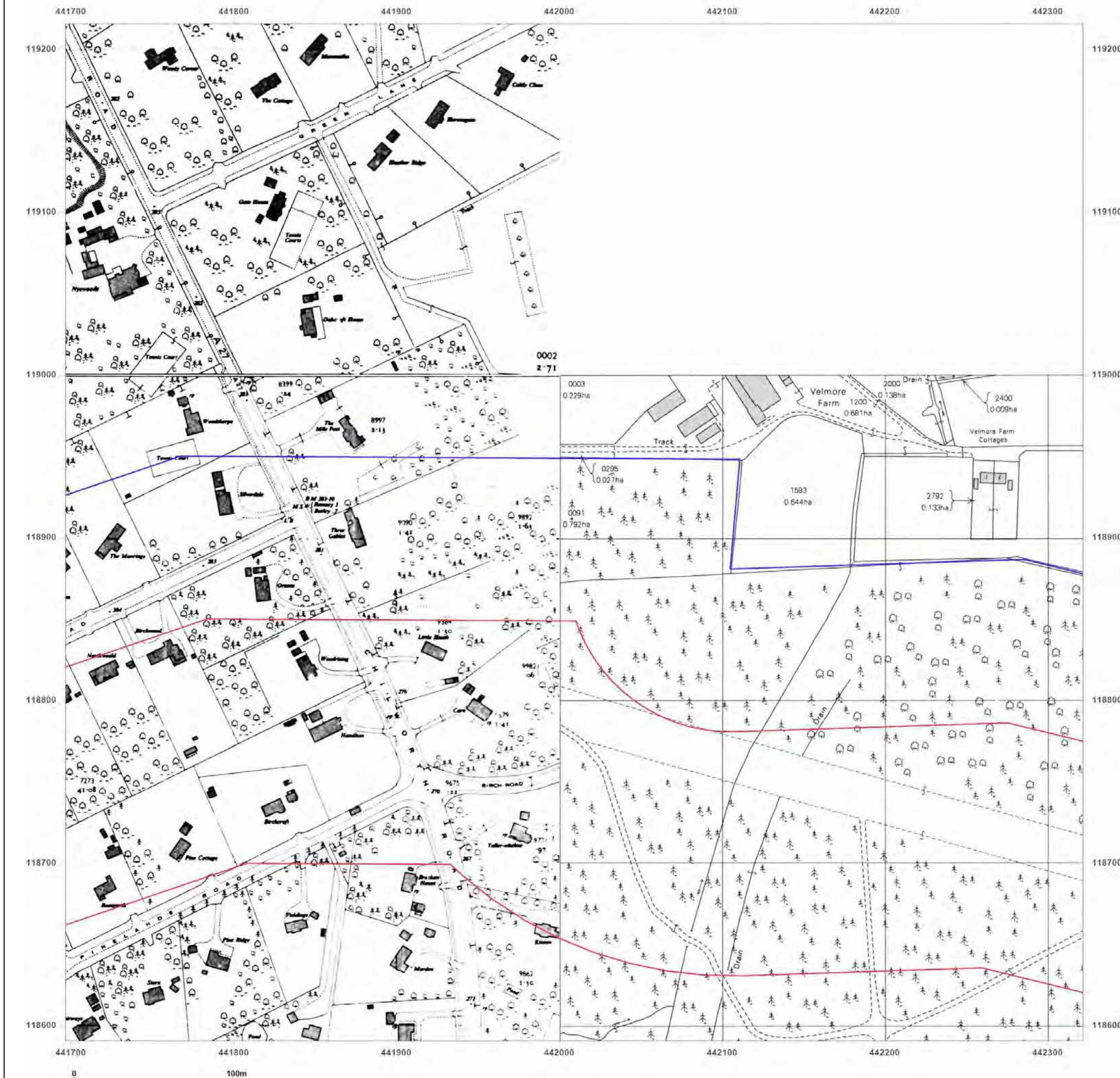


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

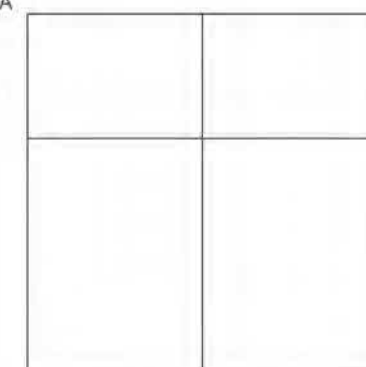
Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500



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



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

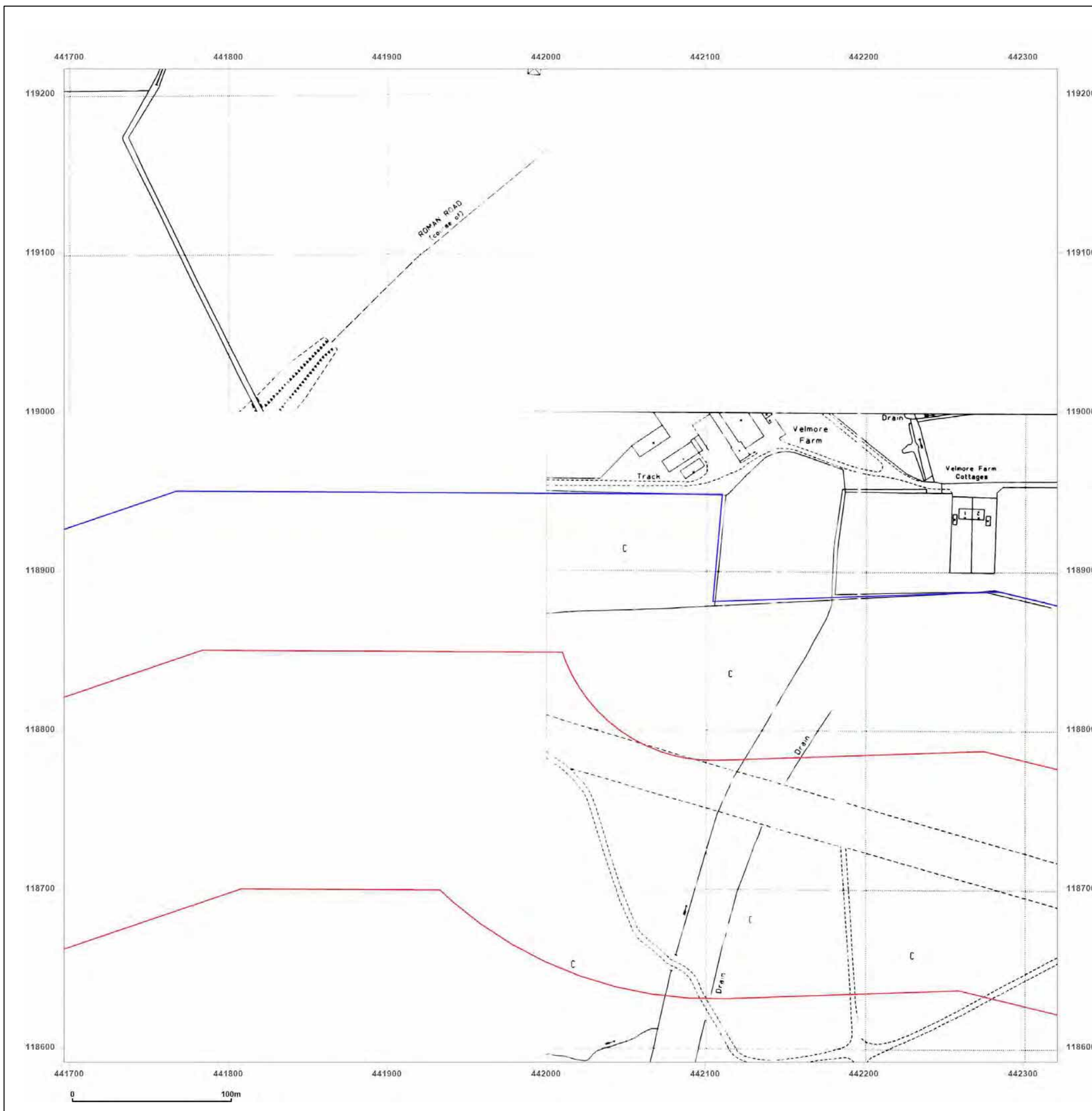


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Site Details

442271 , 118934

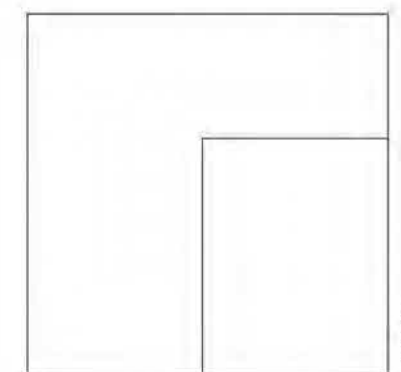
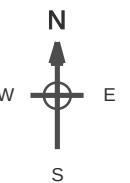
Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_1
Grid Ref: 442009, 118903

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

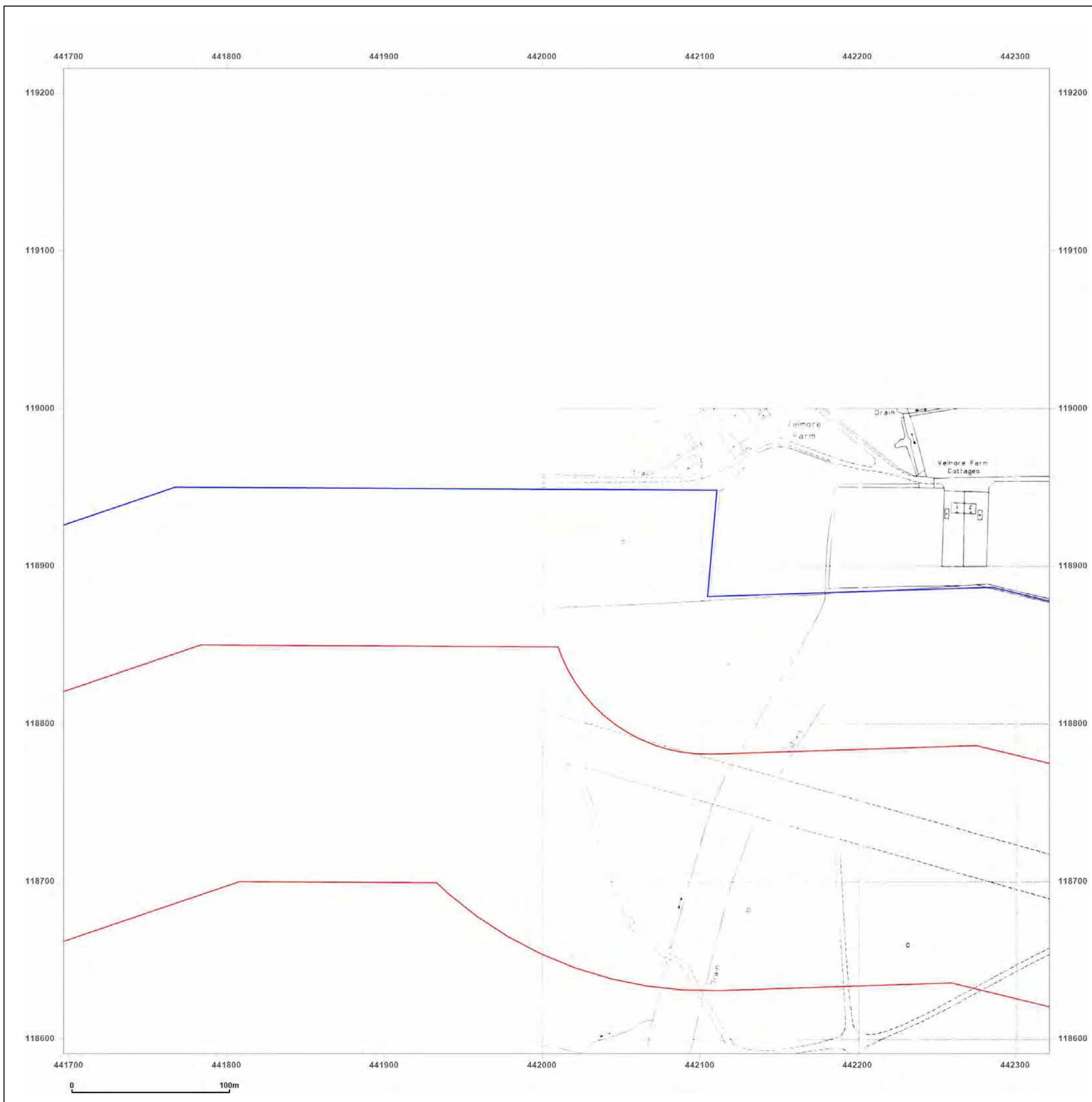


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Site Details

442271 , 118934

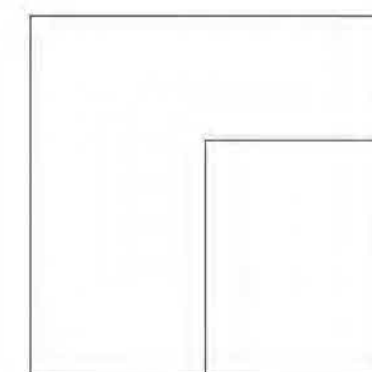
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Grid Ref: 442009, 118903

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

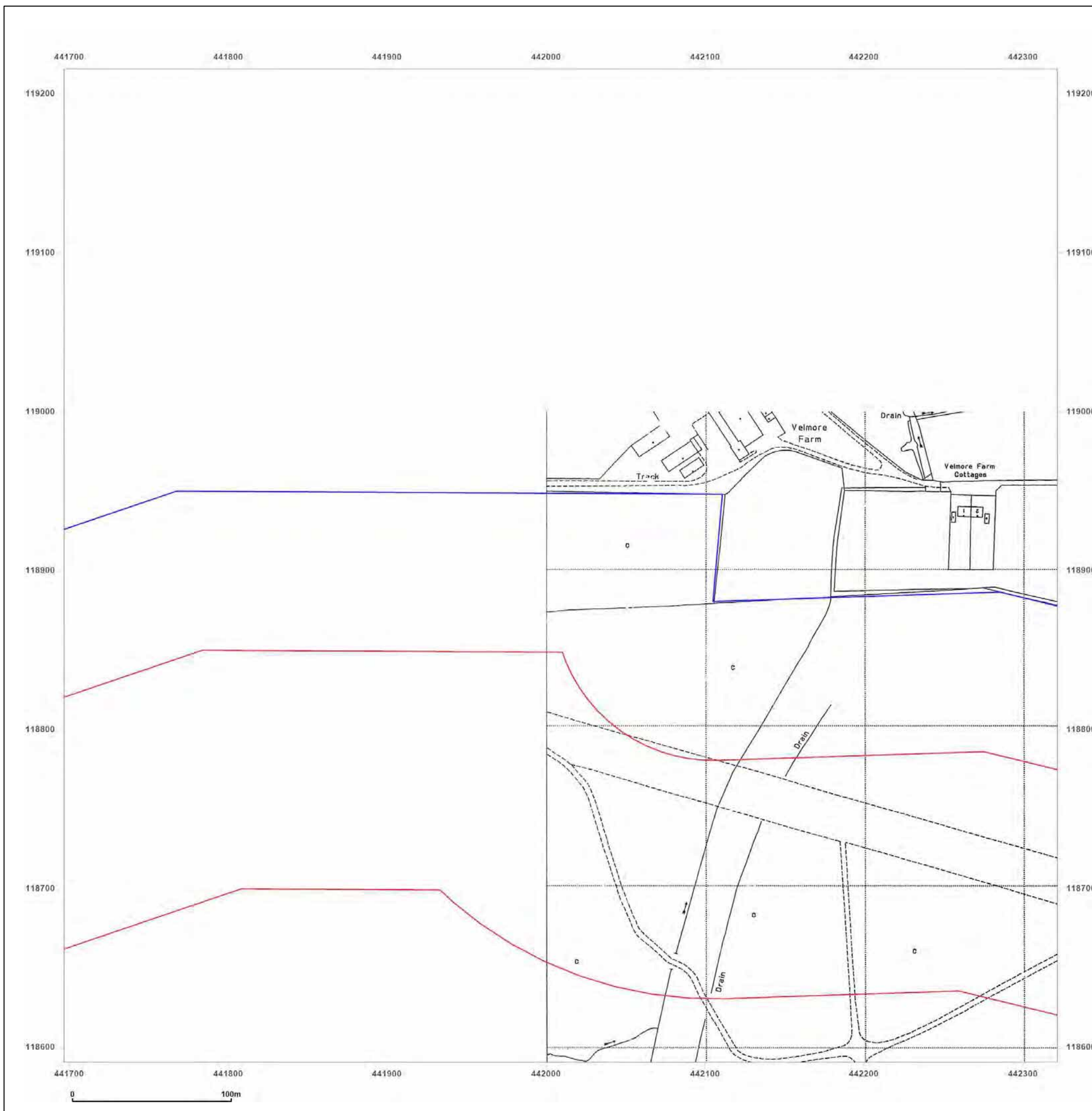


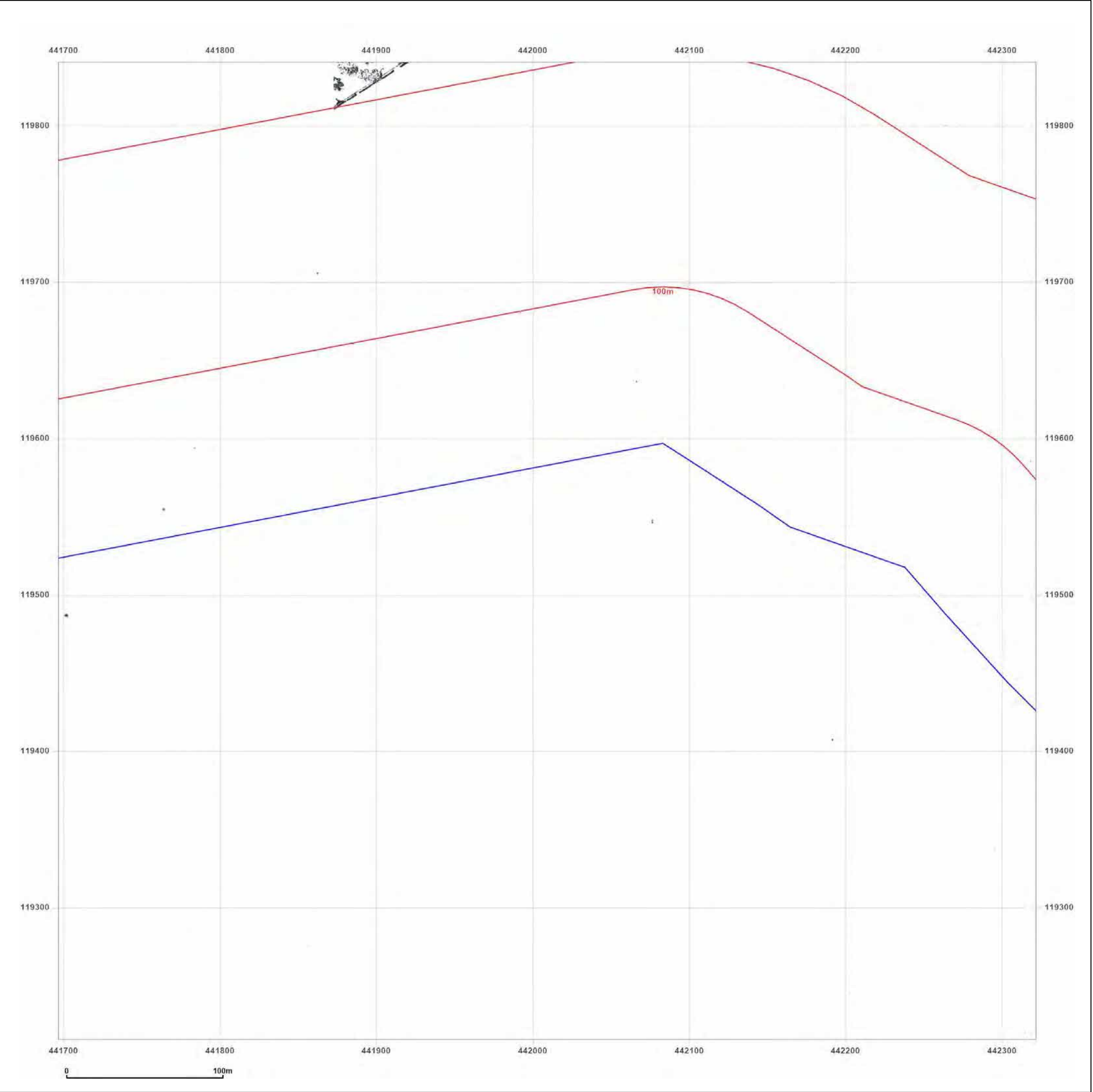
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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: County Series

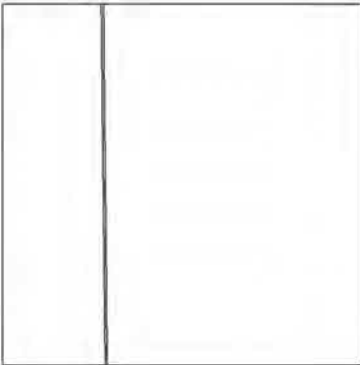
Map date: 1868

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
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Surveyed 1868
Revised 1868
Edition N/A
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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: County Series

Map date: 1868

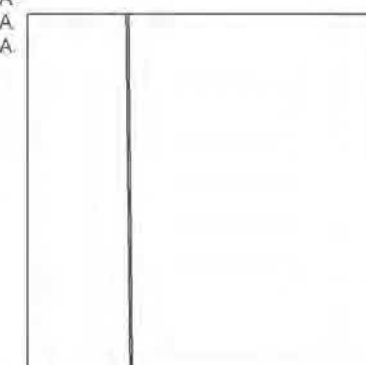
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

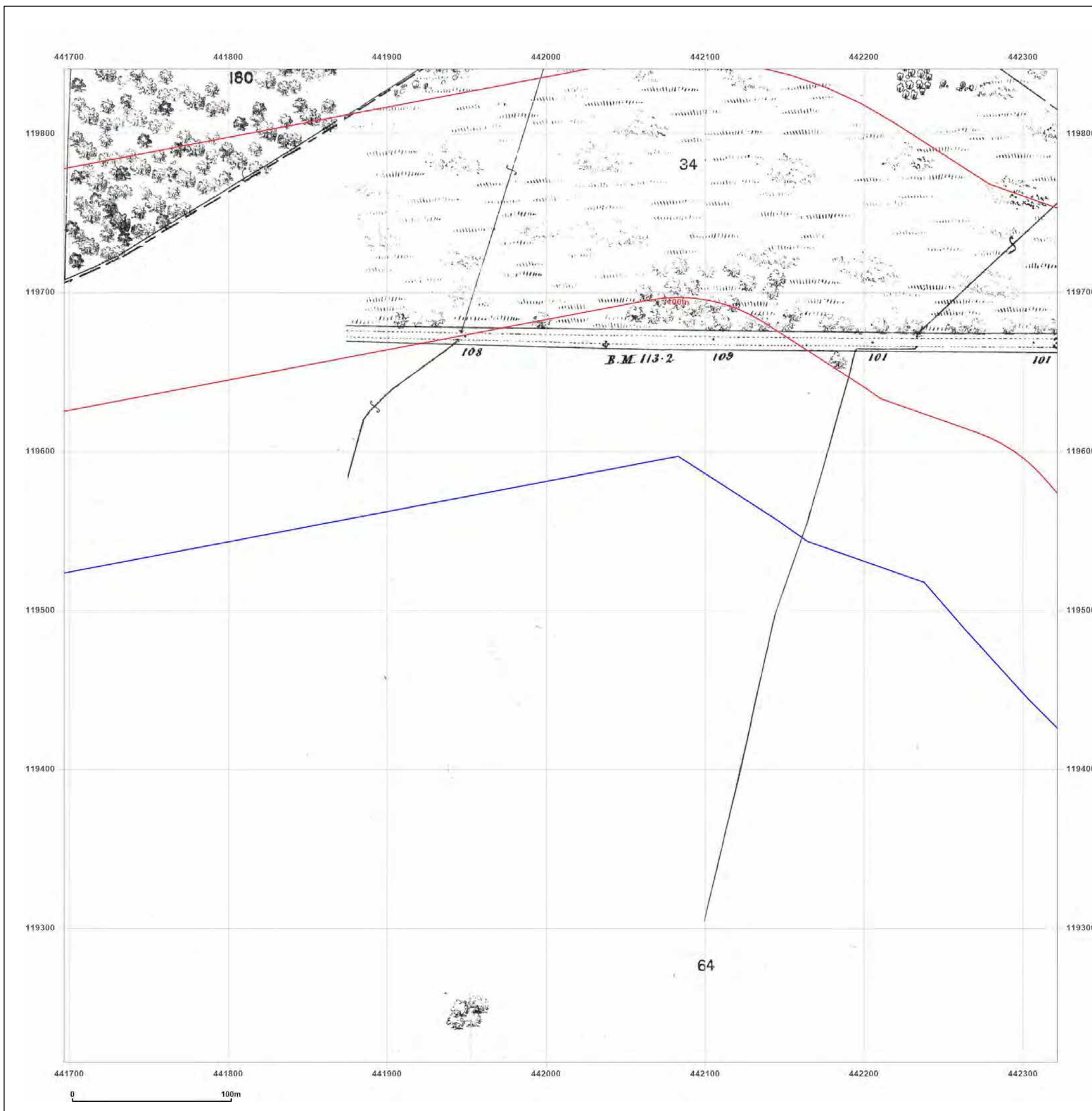


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: County Series

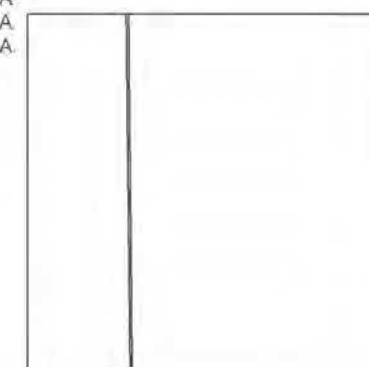
Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

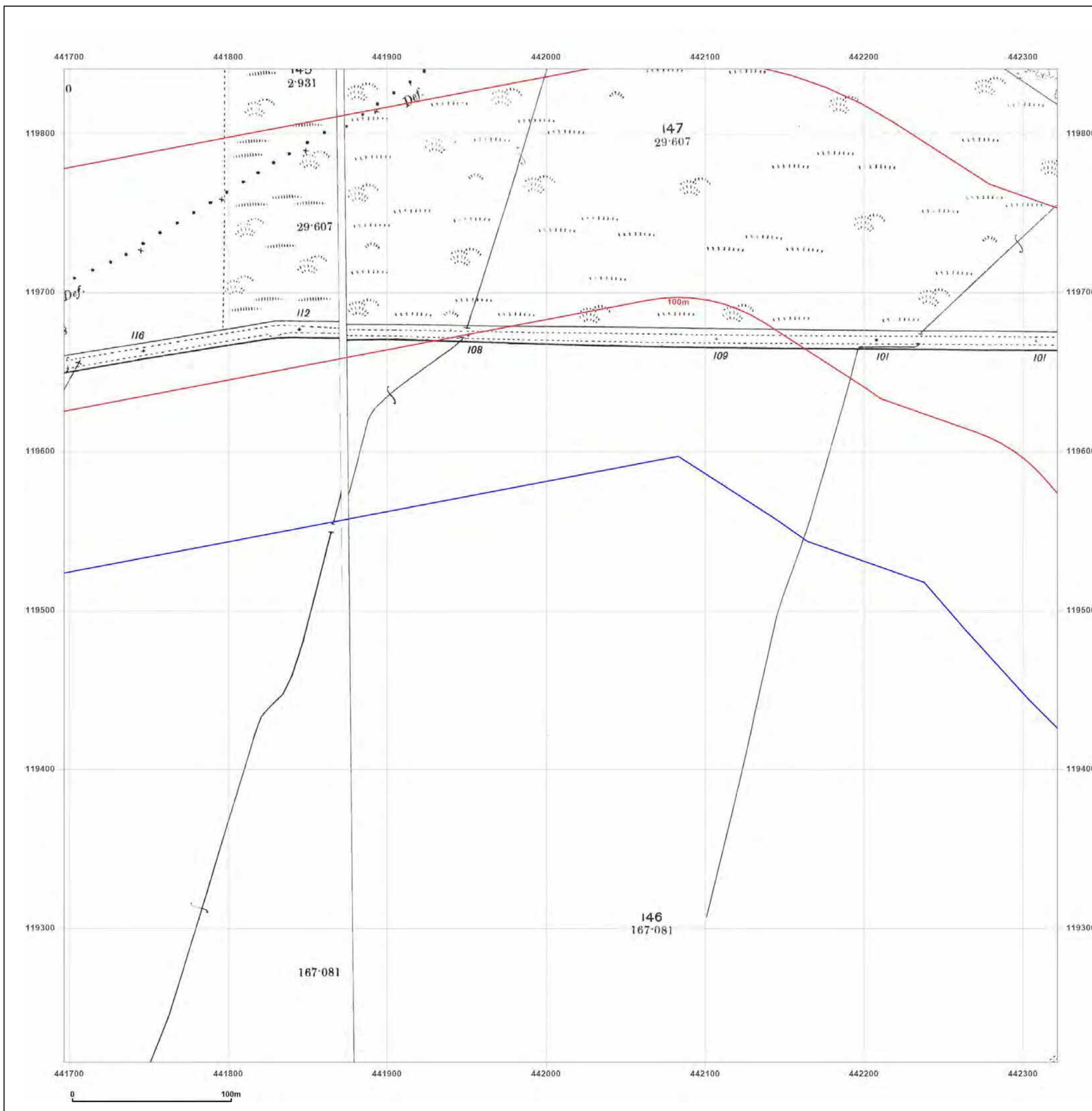


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: County Series

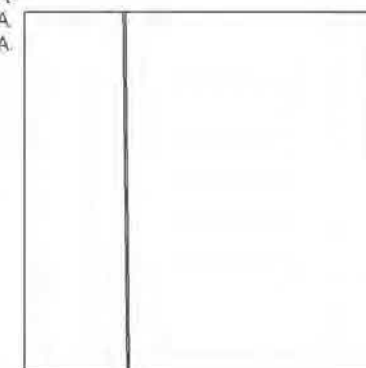
Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

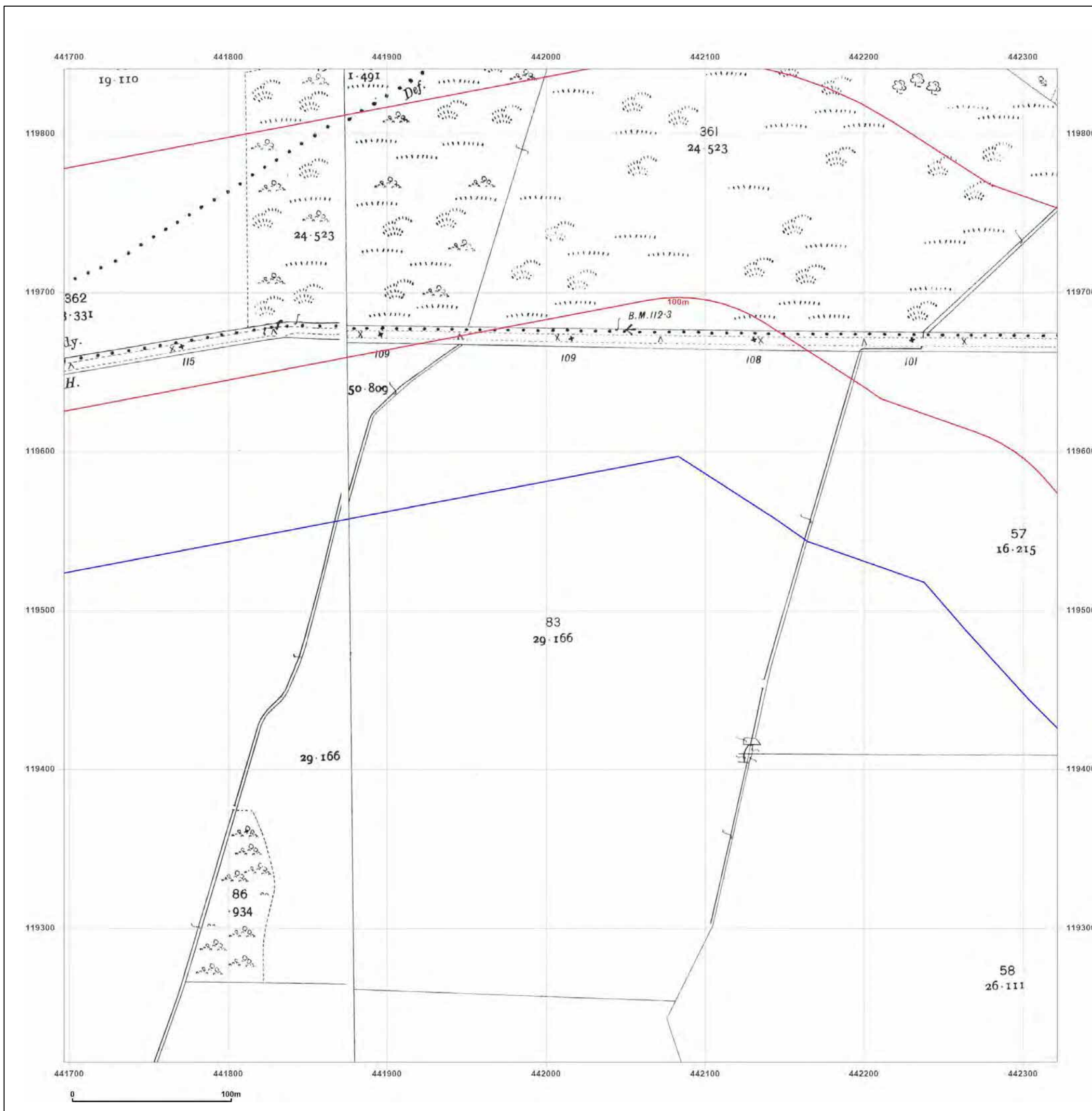


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: County Series

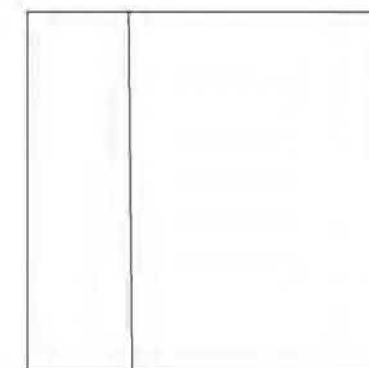
Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

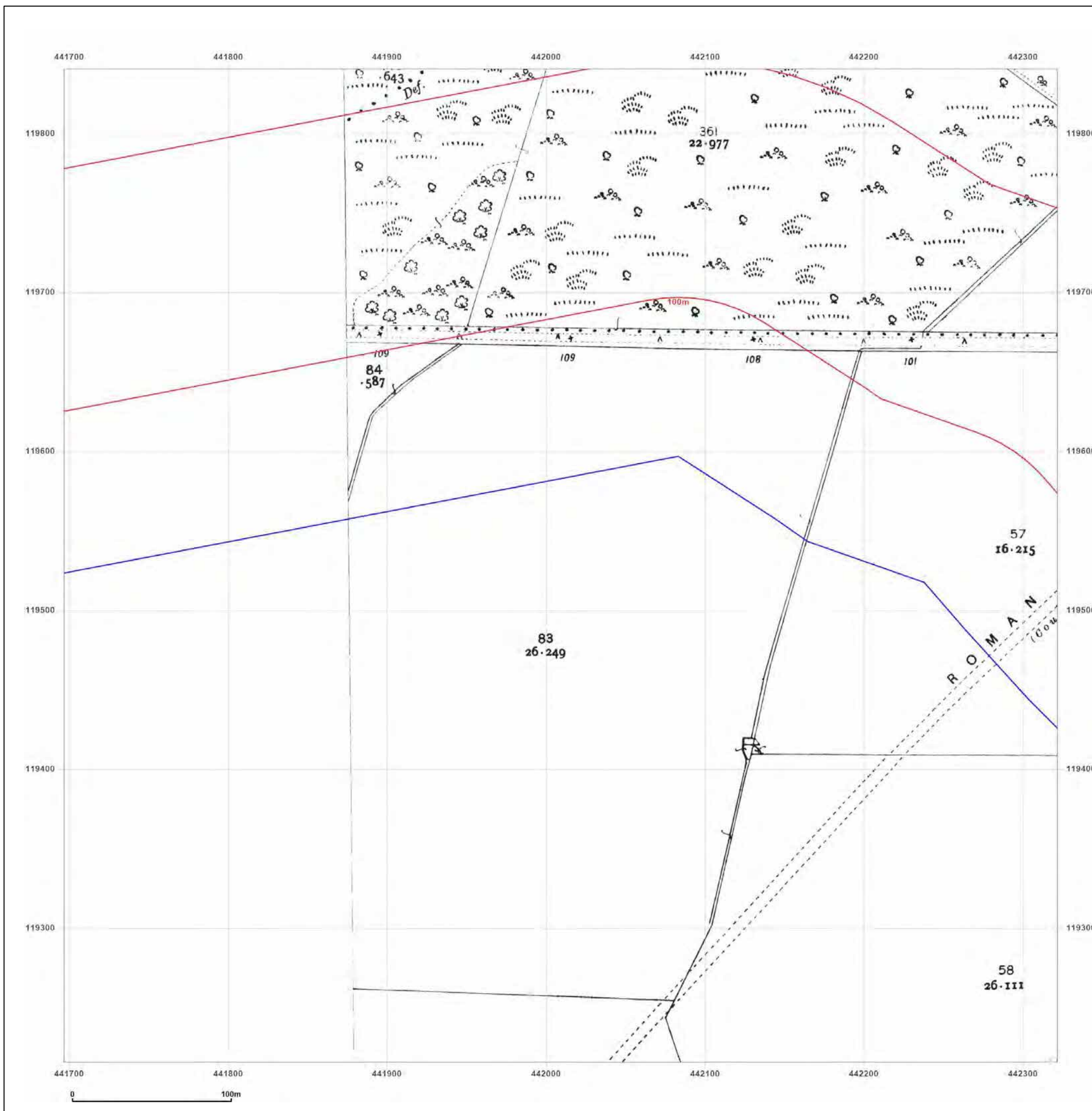


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: County Series

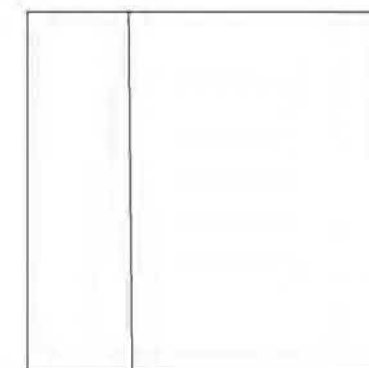
Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1938
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

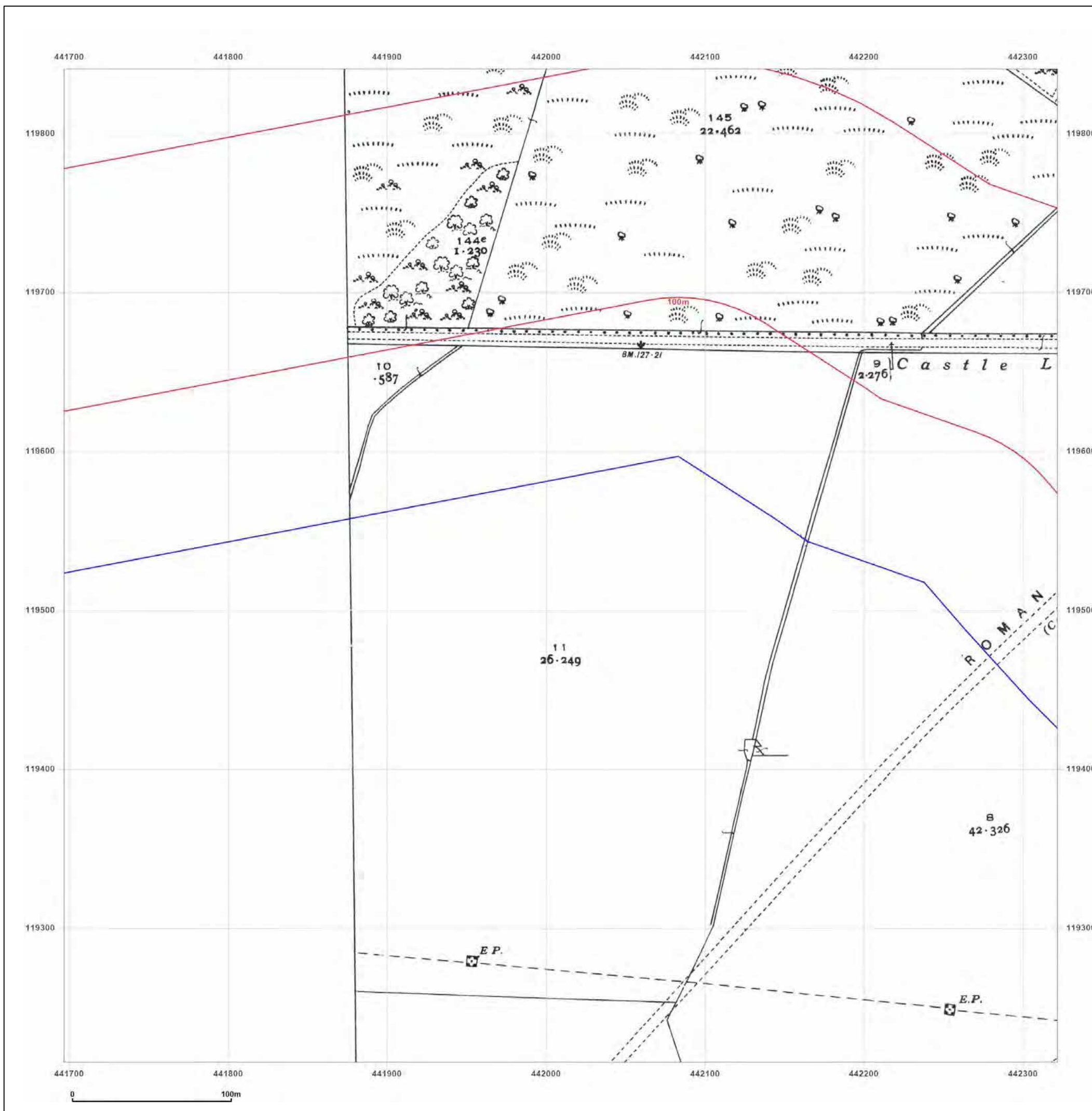


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Site Details

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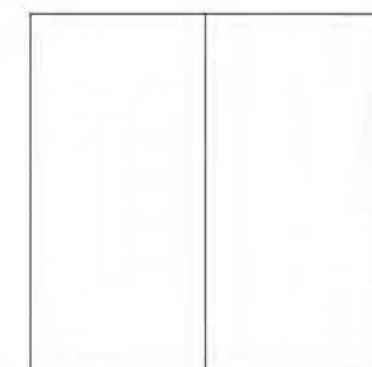
Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: National Grid

Map date: **1960**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1980
Edition 1962
Copyright 1962
Levelled 1959

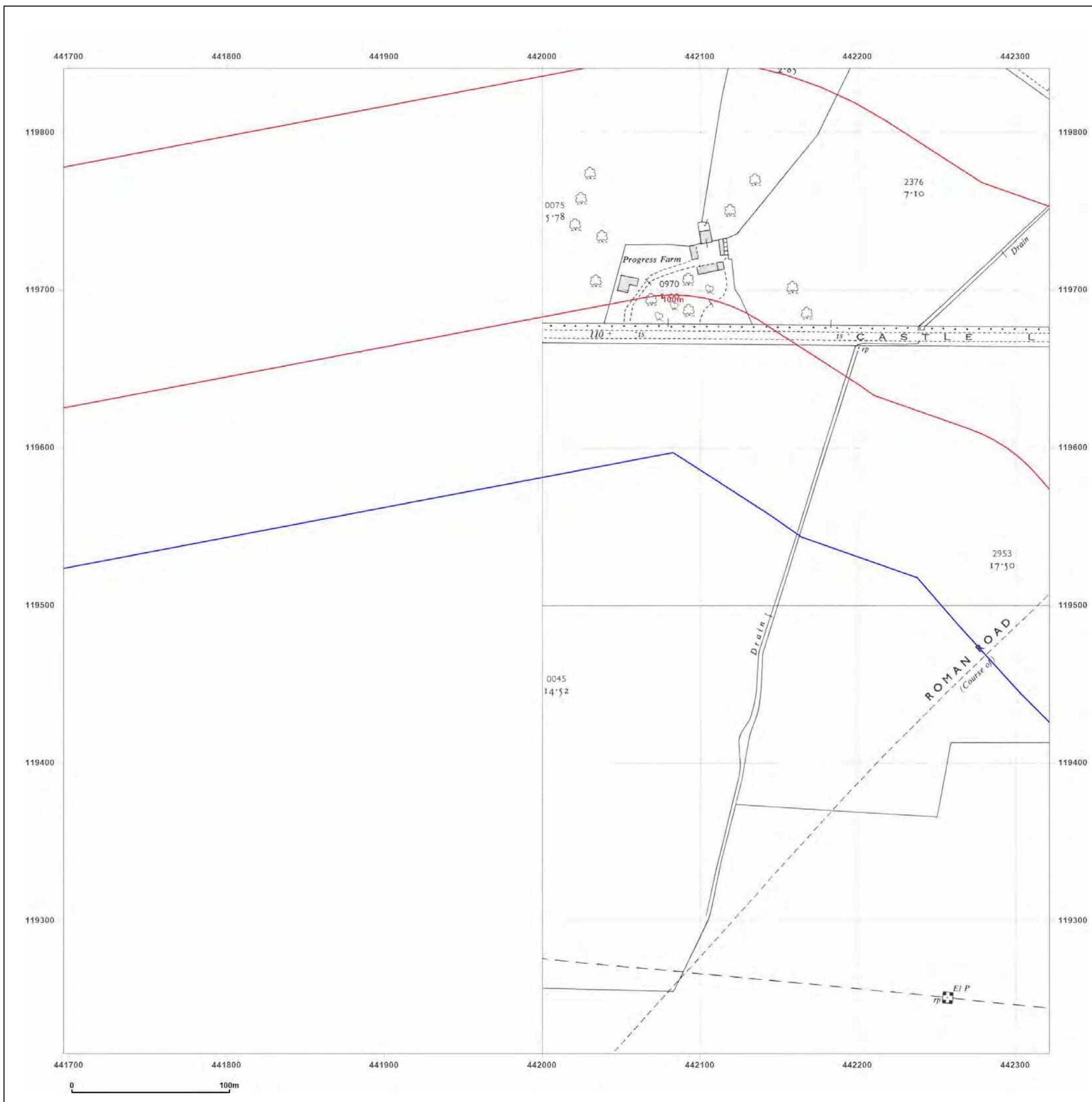


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: National Grid

Map date: **1958-1960**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1947

Surveyed 1957
Revised 1957
Edition 1958
Copyright N/A
Levelled 1947

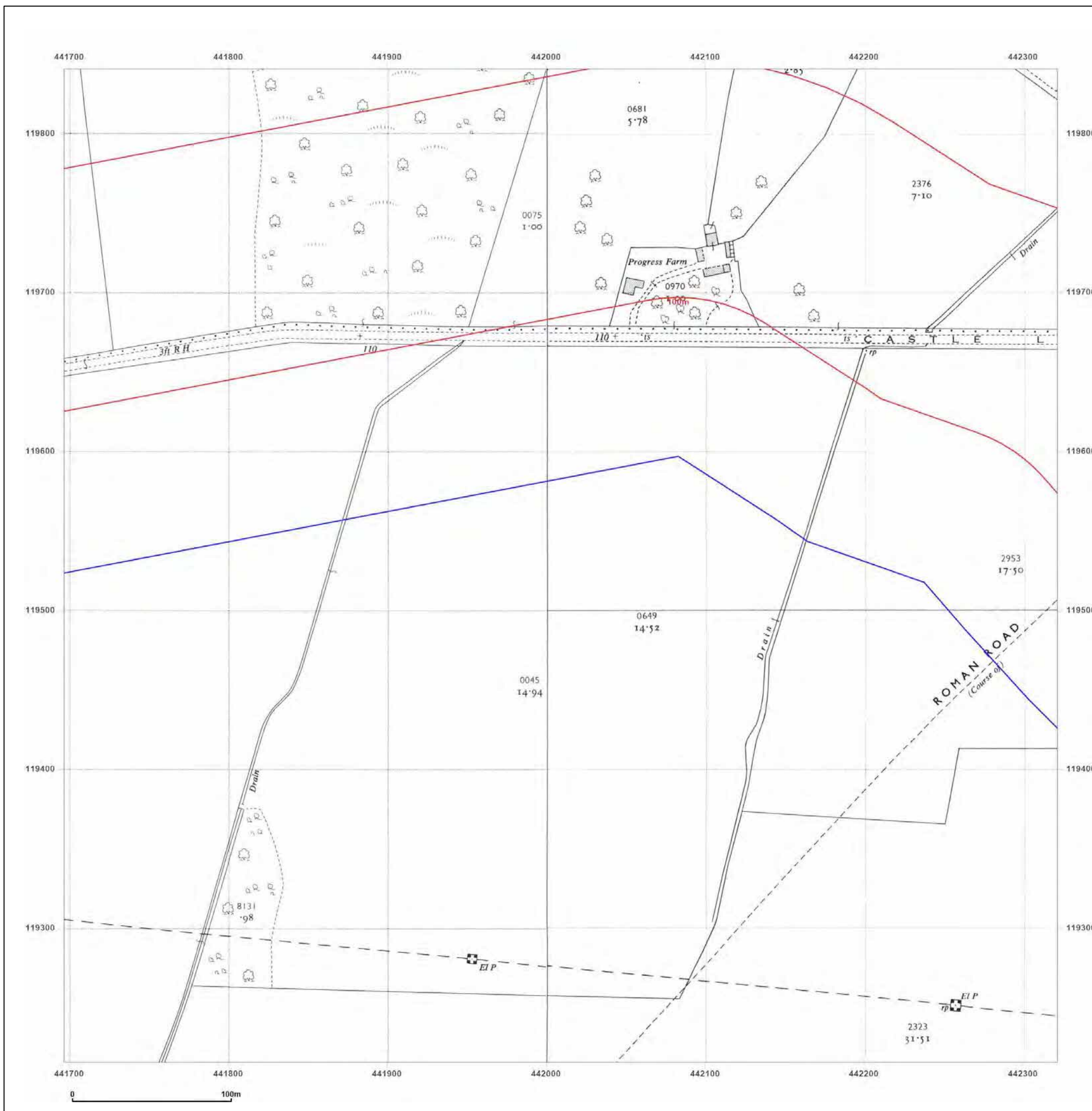


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: National Grid

Map date: **1961-1962**

Scale: 1:2,500

Printed at: 1:2,500



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

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

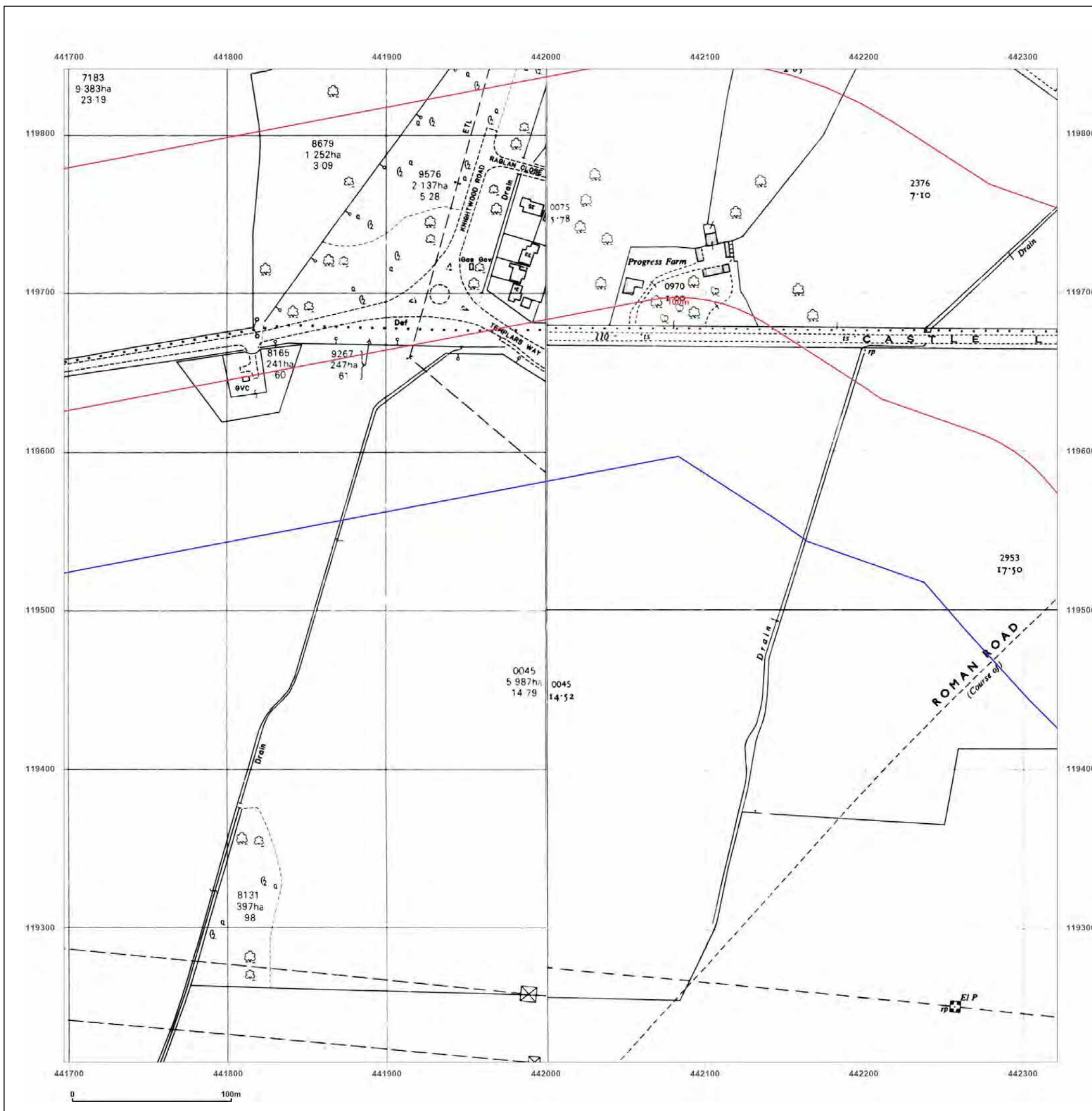


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Site Details

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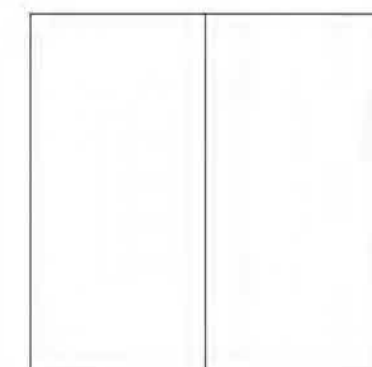
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Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: National Grid

Map date: **1972**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1954
Edition N/A
Copyright 1972
Levelled 1959

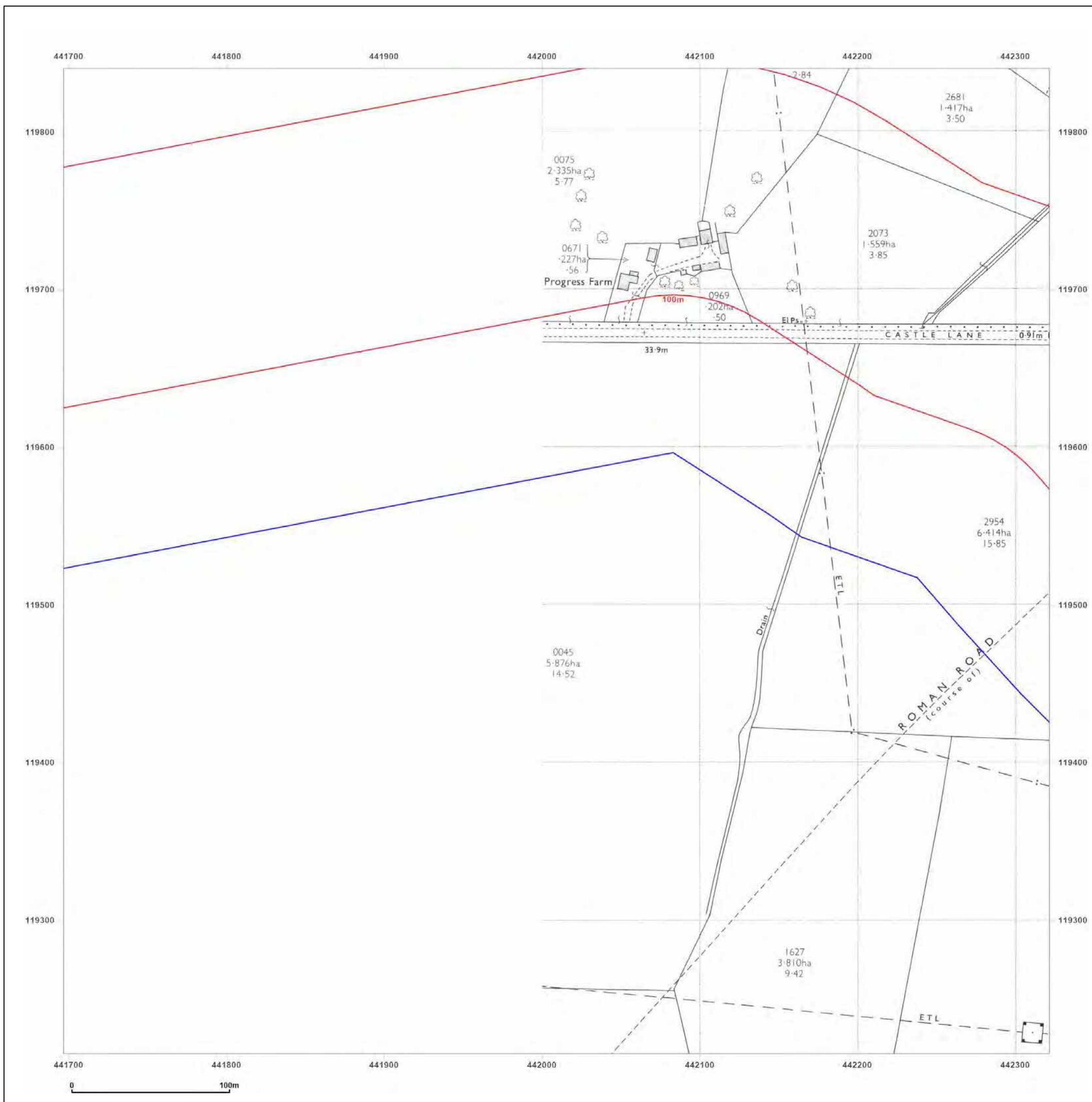


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: National Grid

Map date: **1984**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1984
Edition N/A
Copyright 1986
Levelled 1959

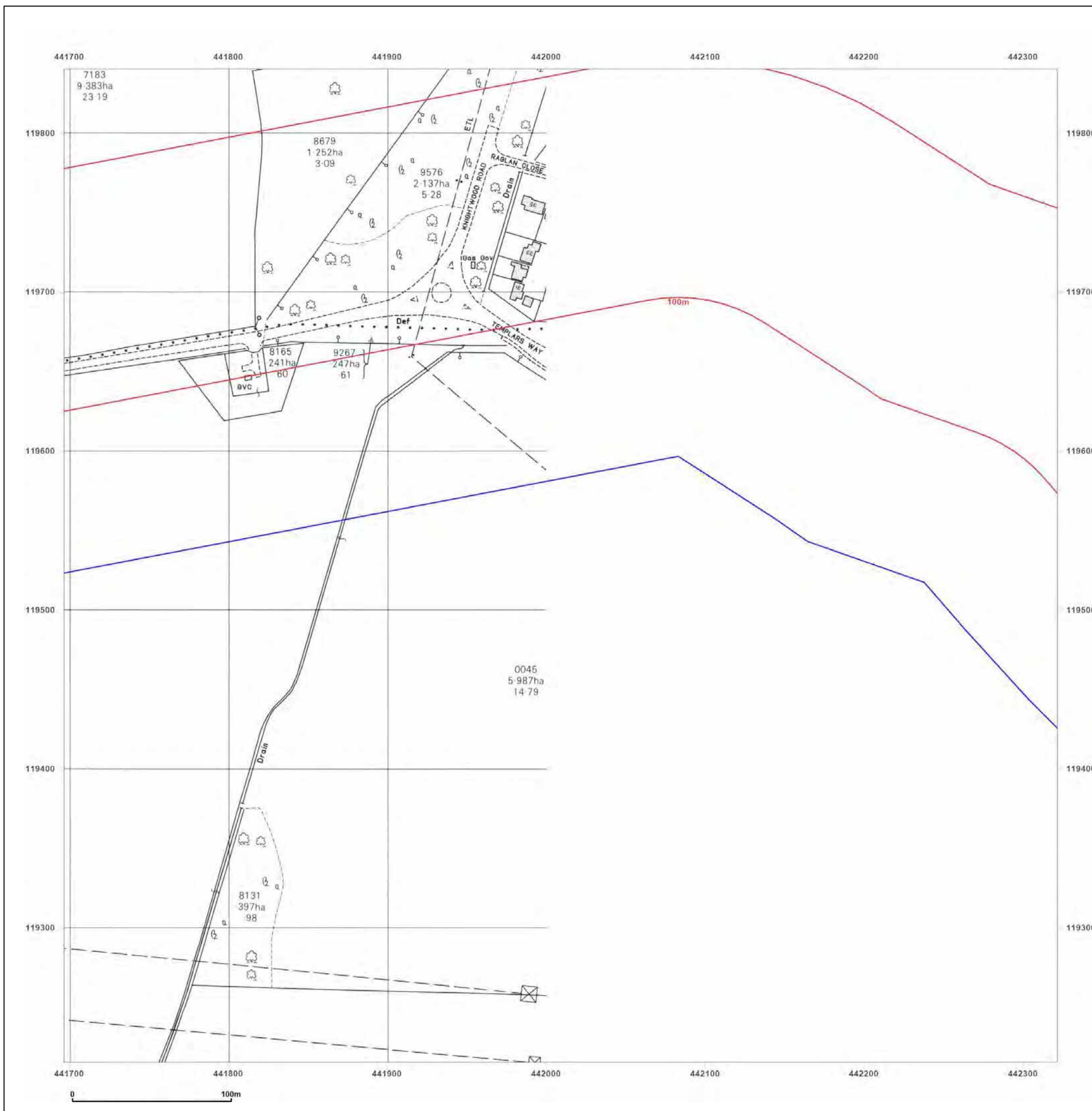


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_2_2
Grid Ref: 442009, 119528

Map Name: National Grid

Map date: **1986**

Scale: 1:2,500

Printed at: 1:2,500



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

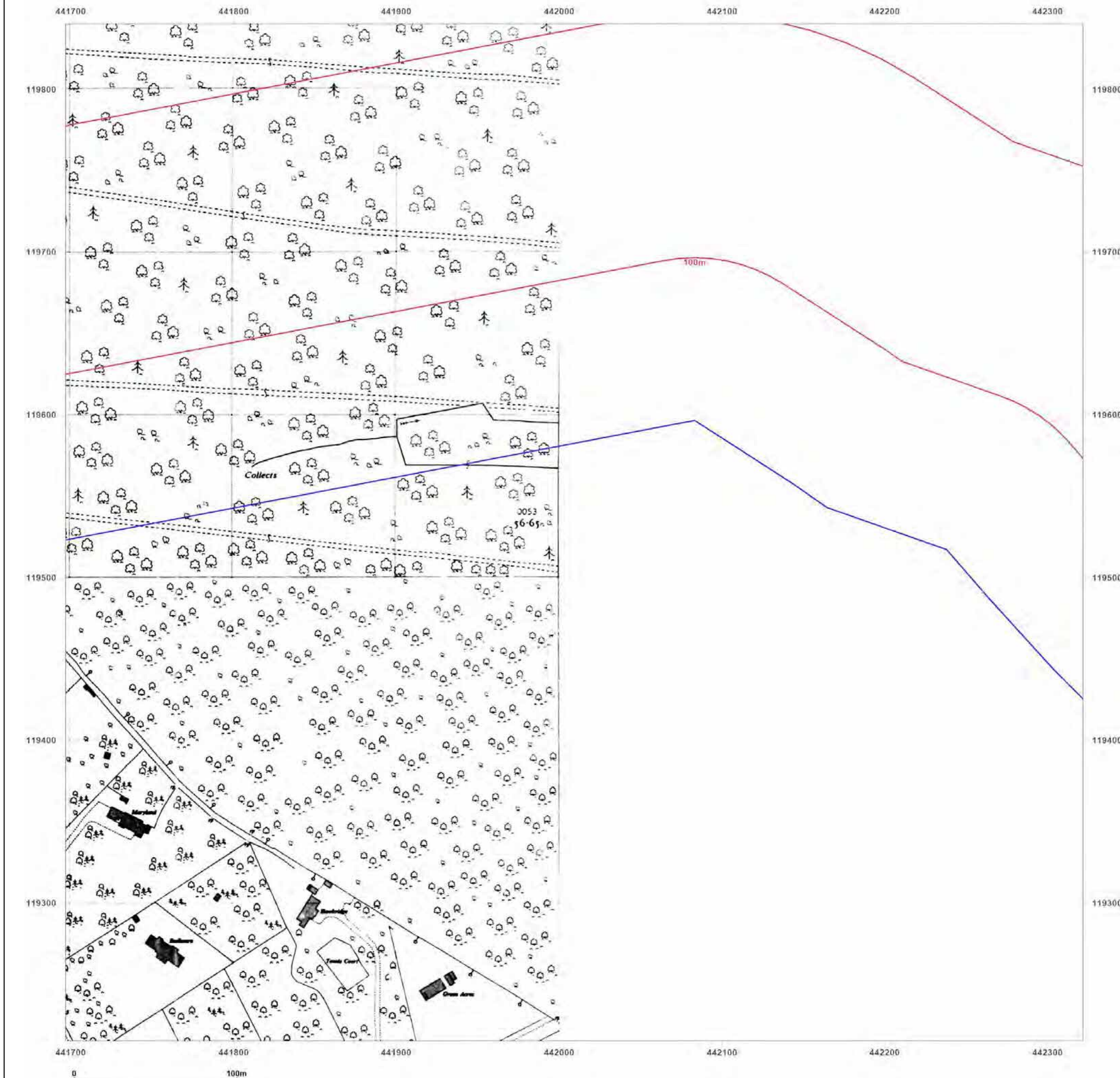


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: County Series

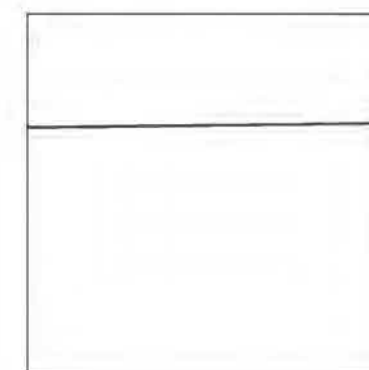
Map date: **1868**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

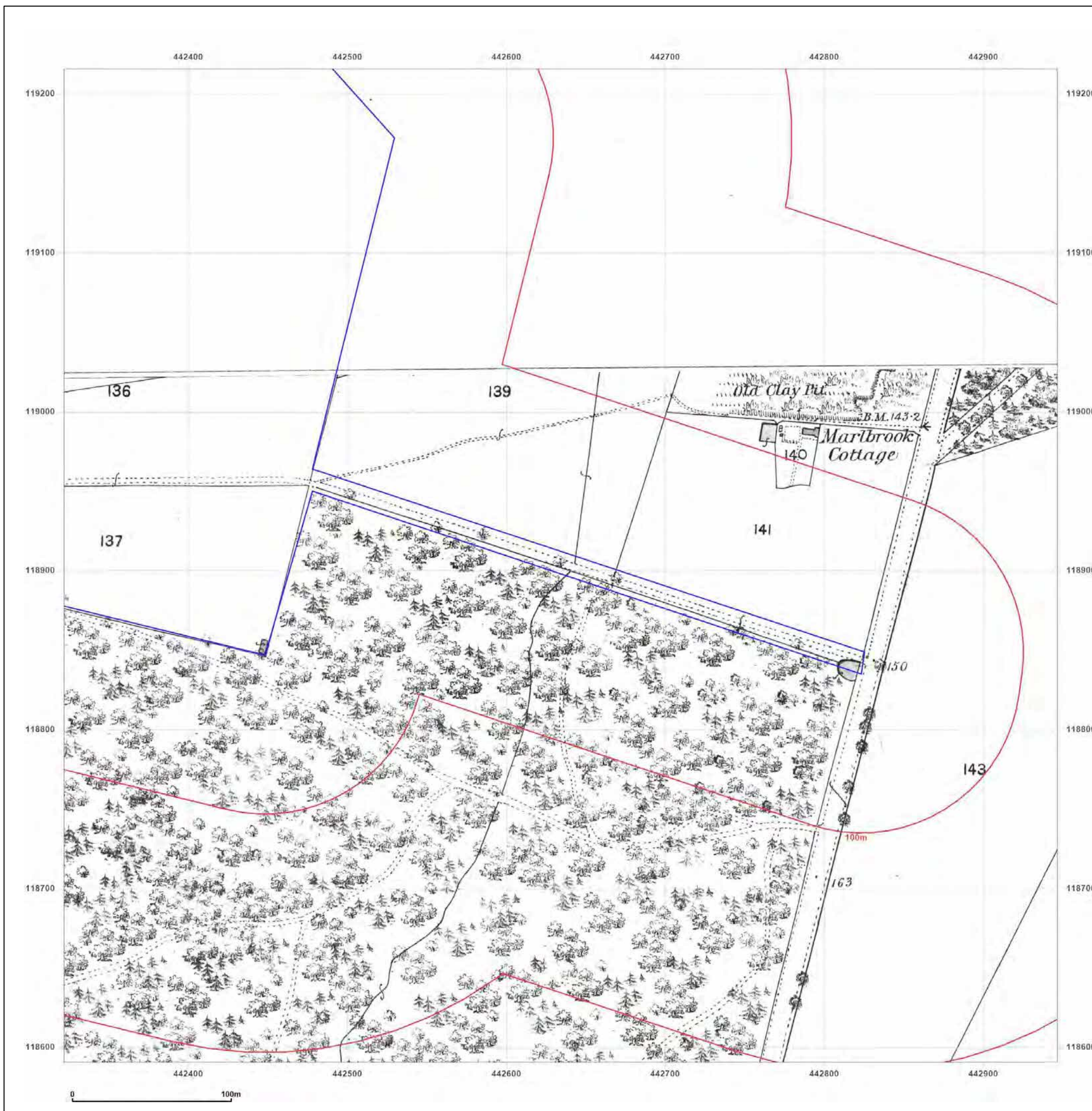


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: County Series

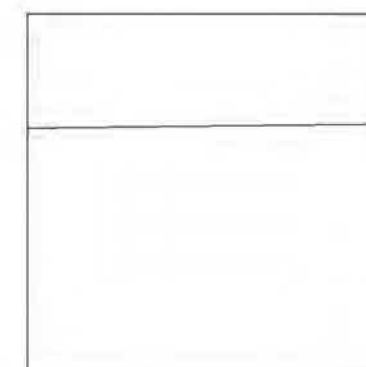
Map date: **1868**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

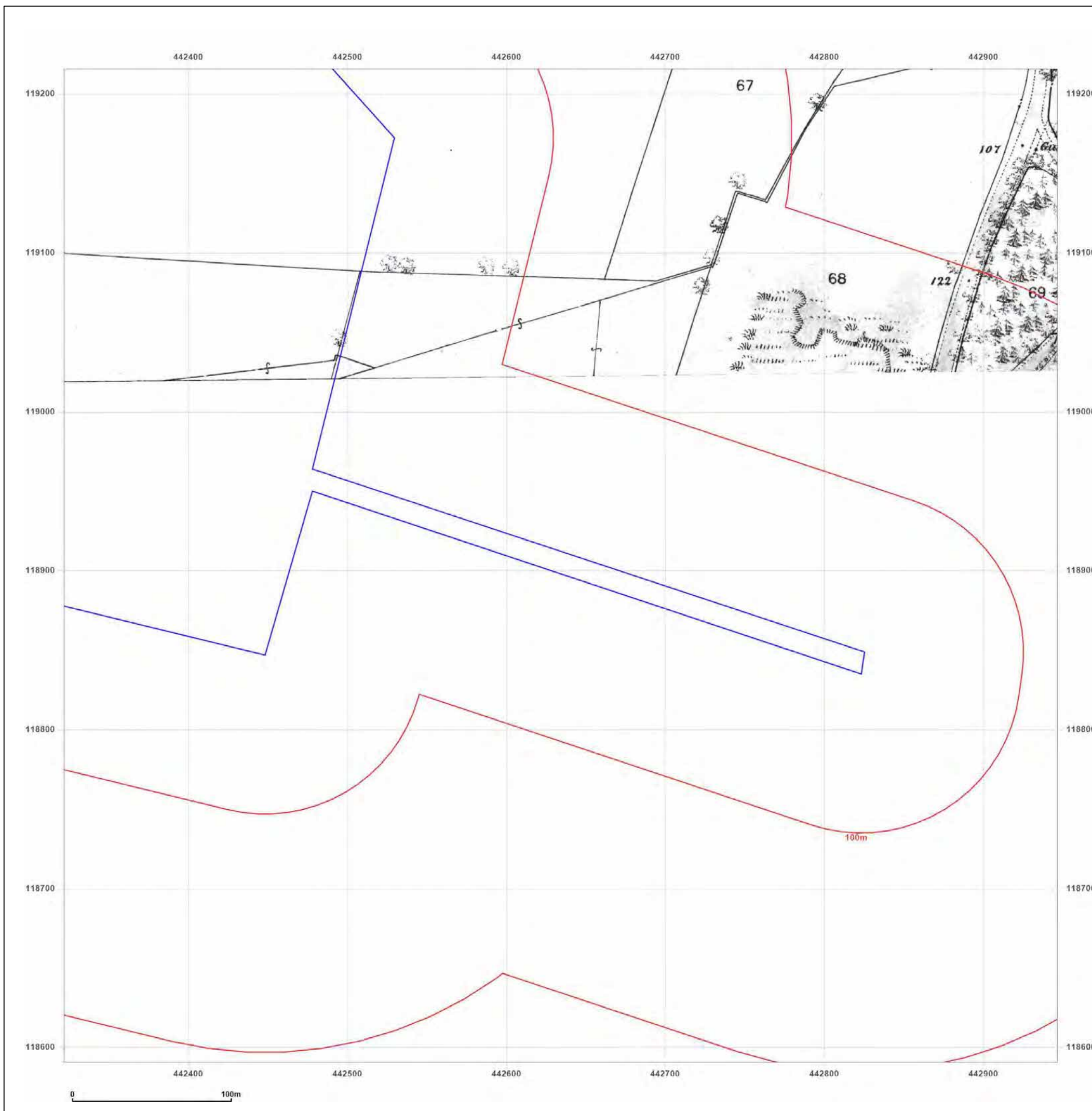


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: County Series

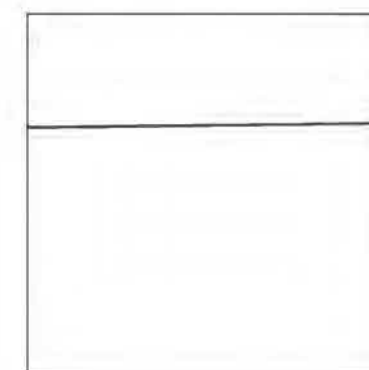
Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

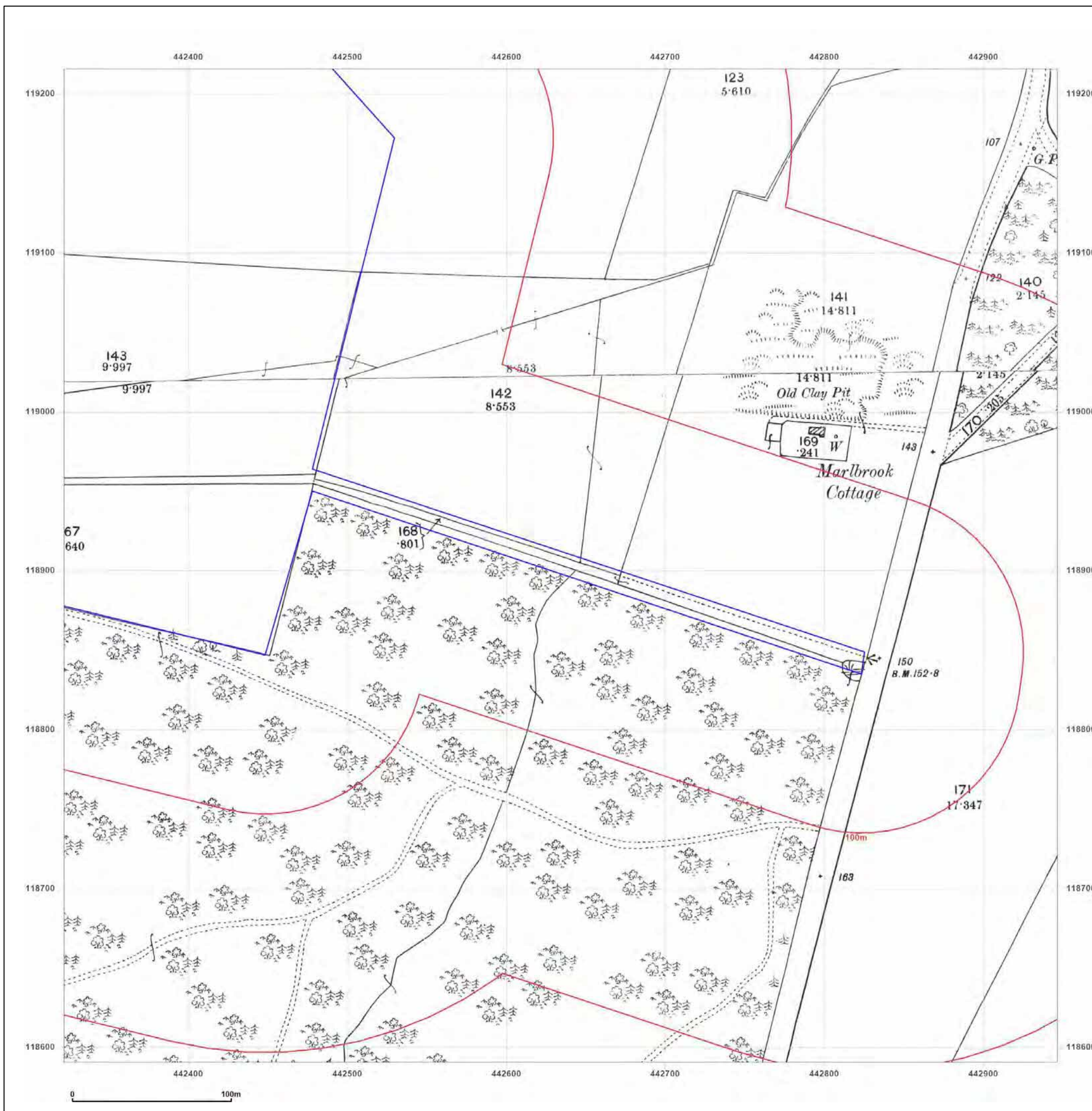


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: County Series

Map date: **1909**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

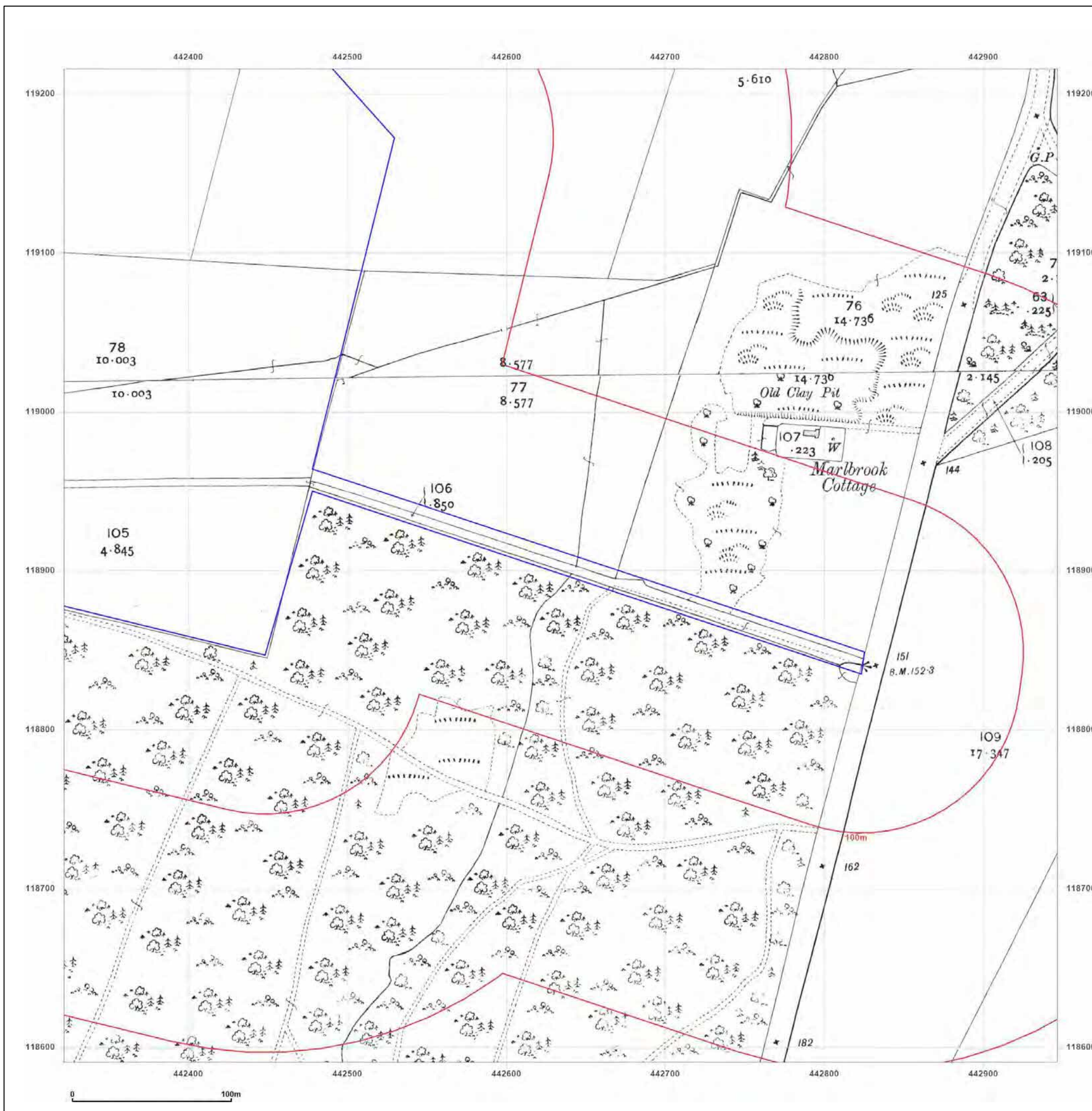


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Site Details

442271 , 118934

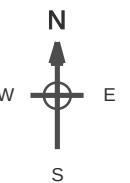
Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

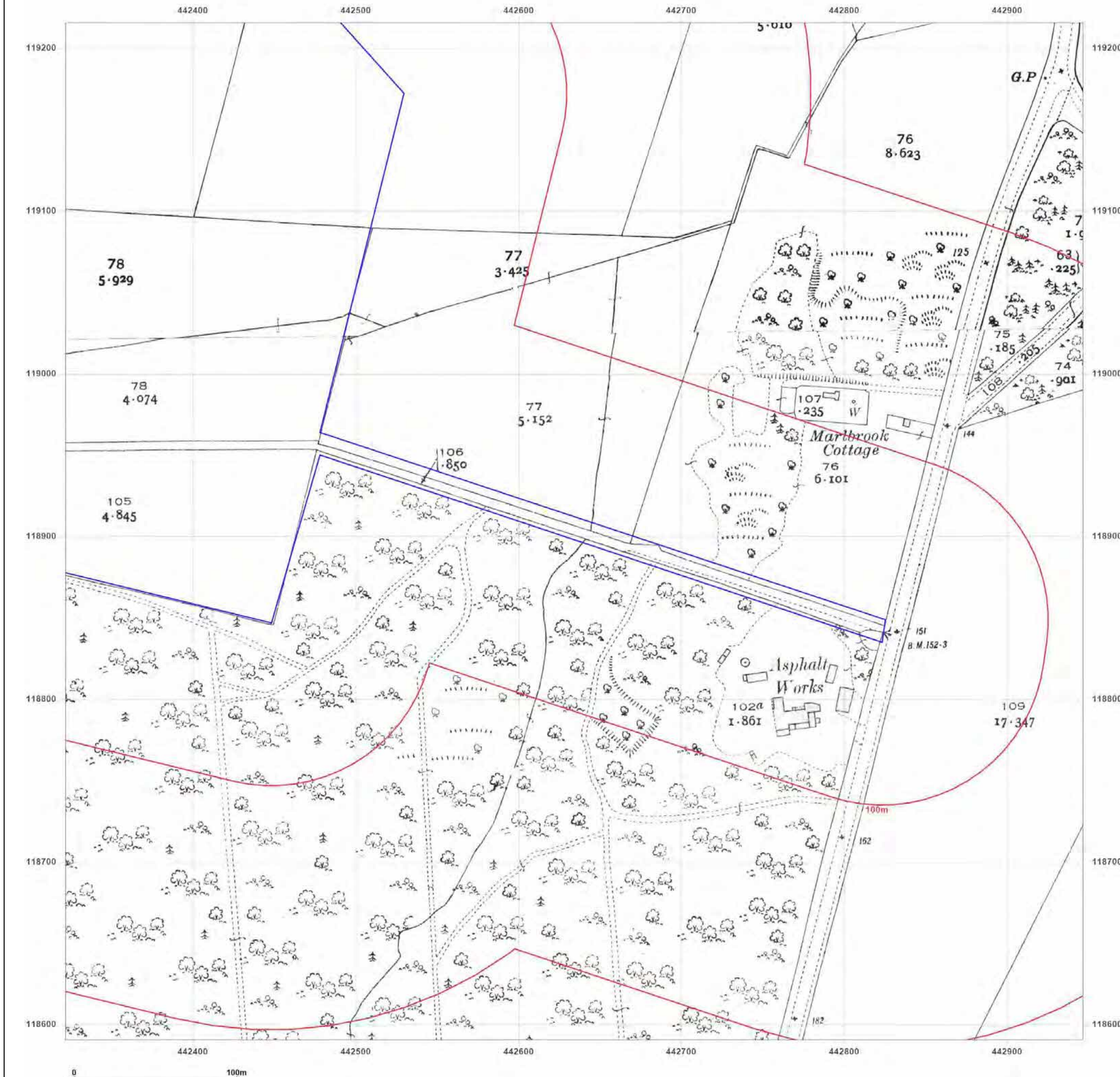


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: County Series

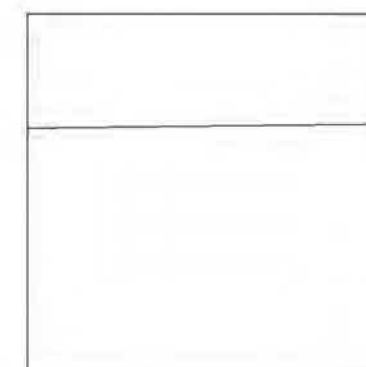
Map date: **1939**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1939
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

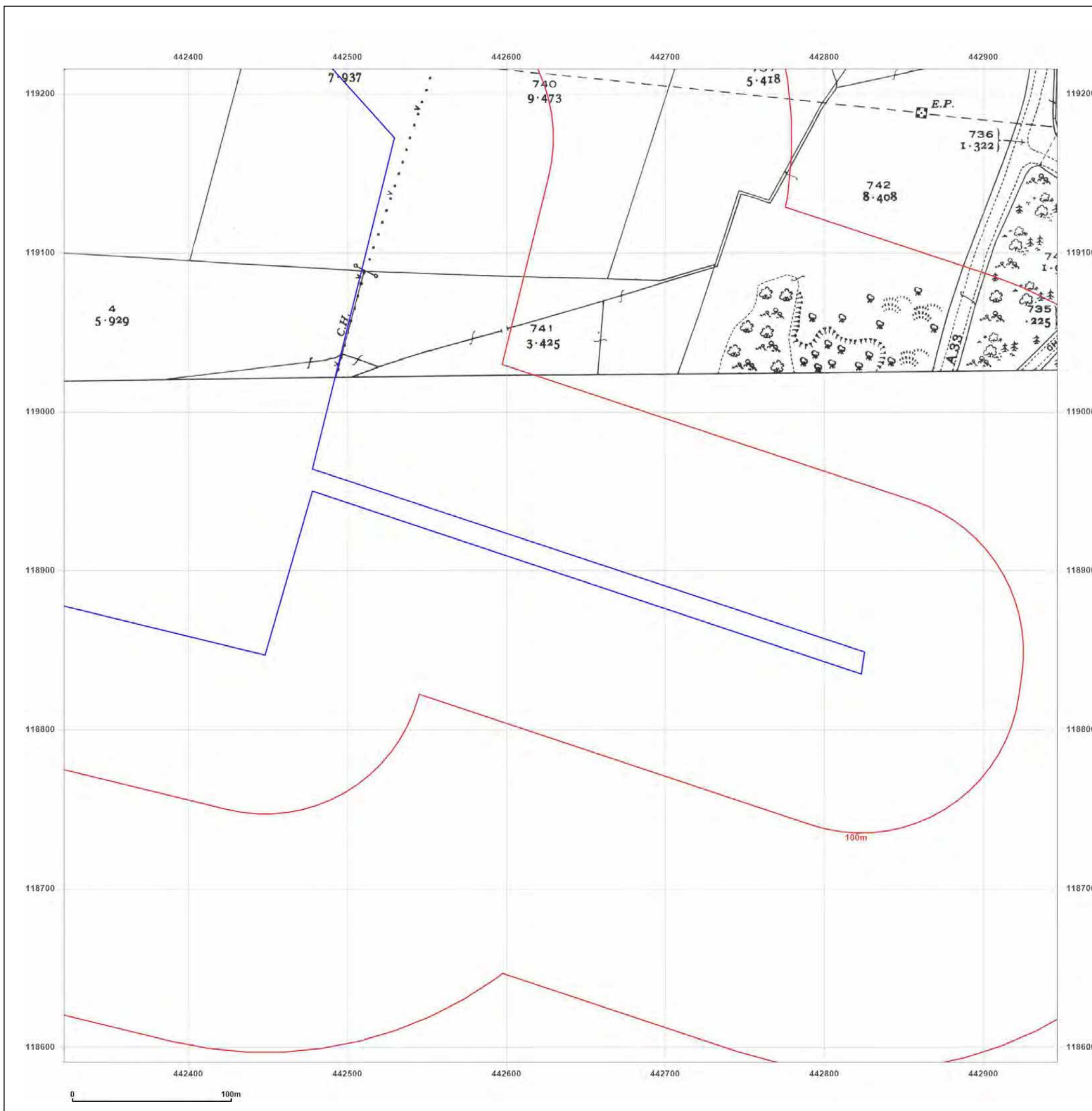


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

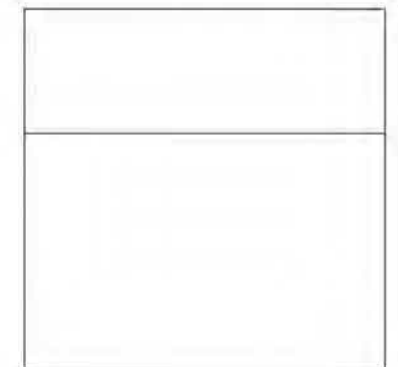
Map date: **1960**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition 1962
Copyright 1962
Levelled 1959

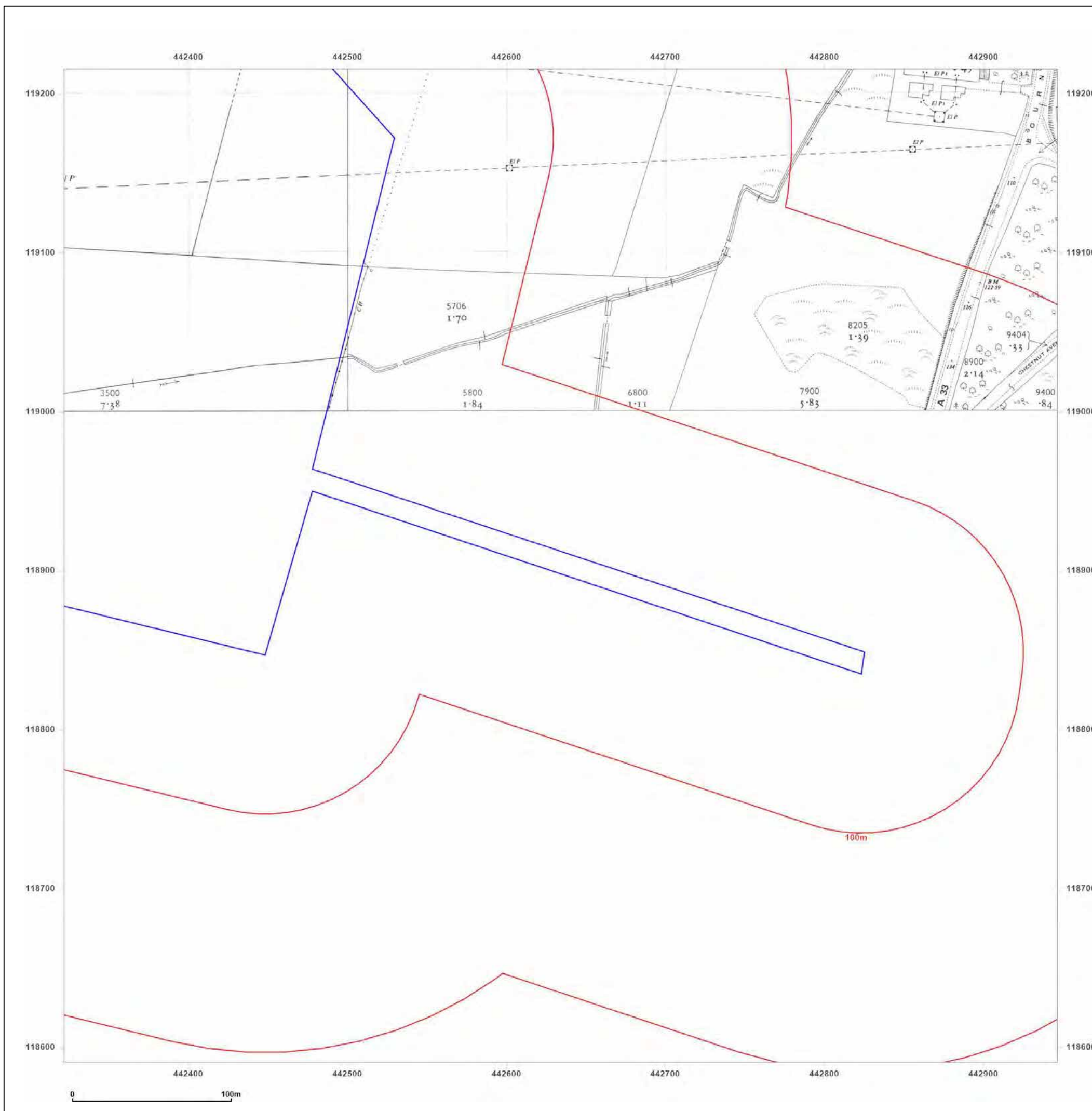


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: **1958-1962**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1957
Revised 1957
Edition 1958
Copyright N/A
Levelled 1947

Surveyed 1962
Revised 1962
Edition 1963
Copyright 1963
Levelled 1959

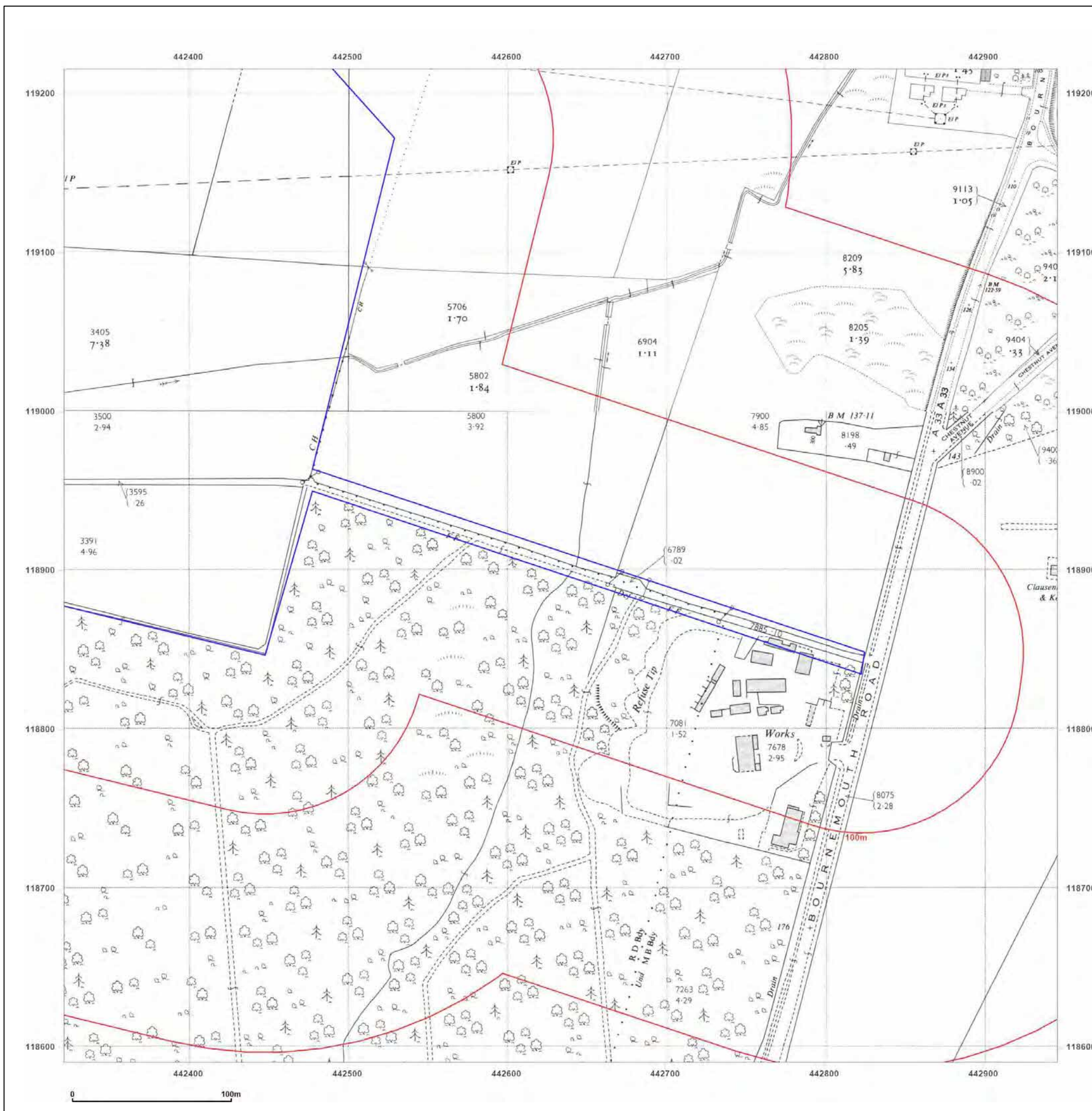


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

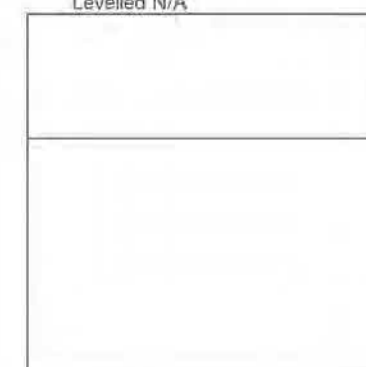
Map date: **1962**

Scale: 1:2,500

Printed at: 1:2,500



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

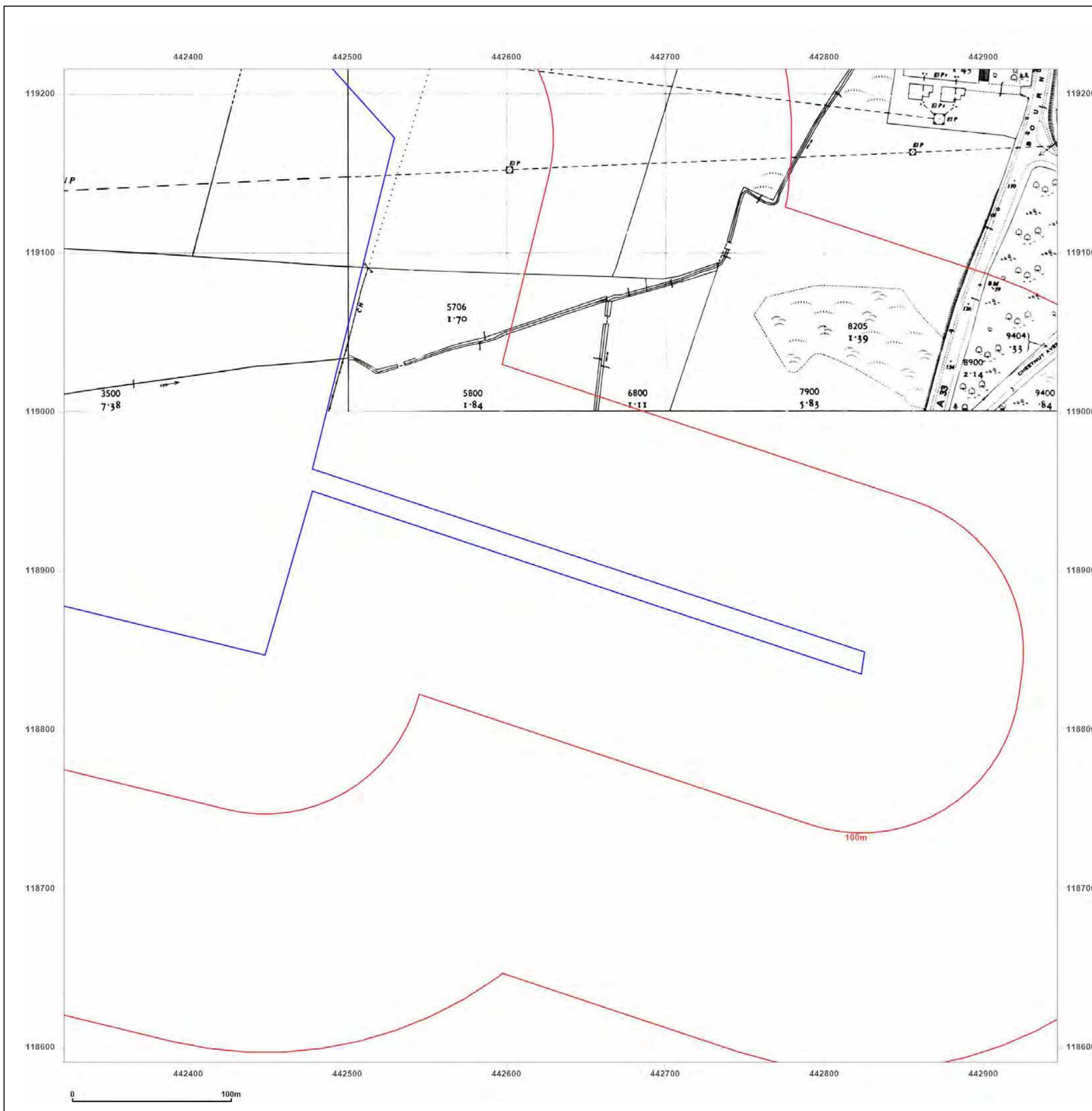


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500



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

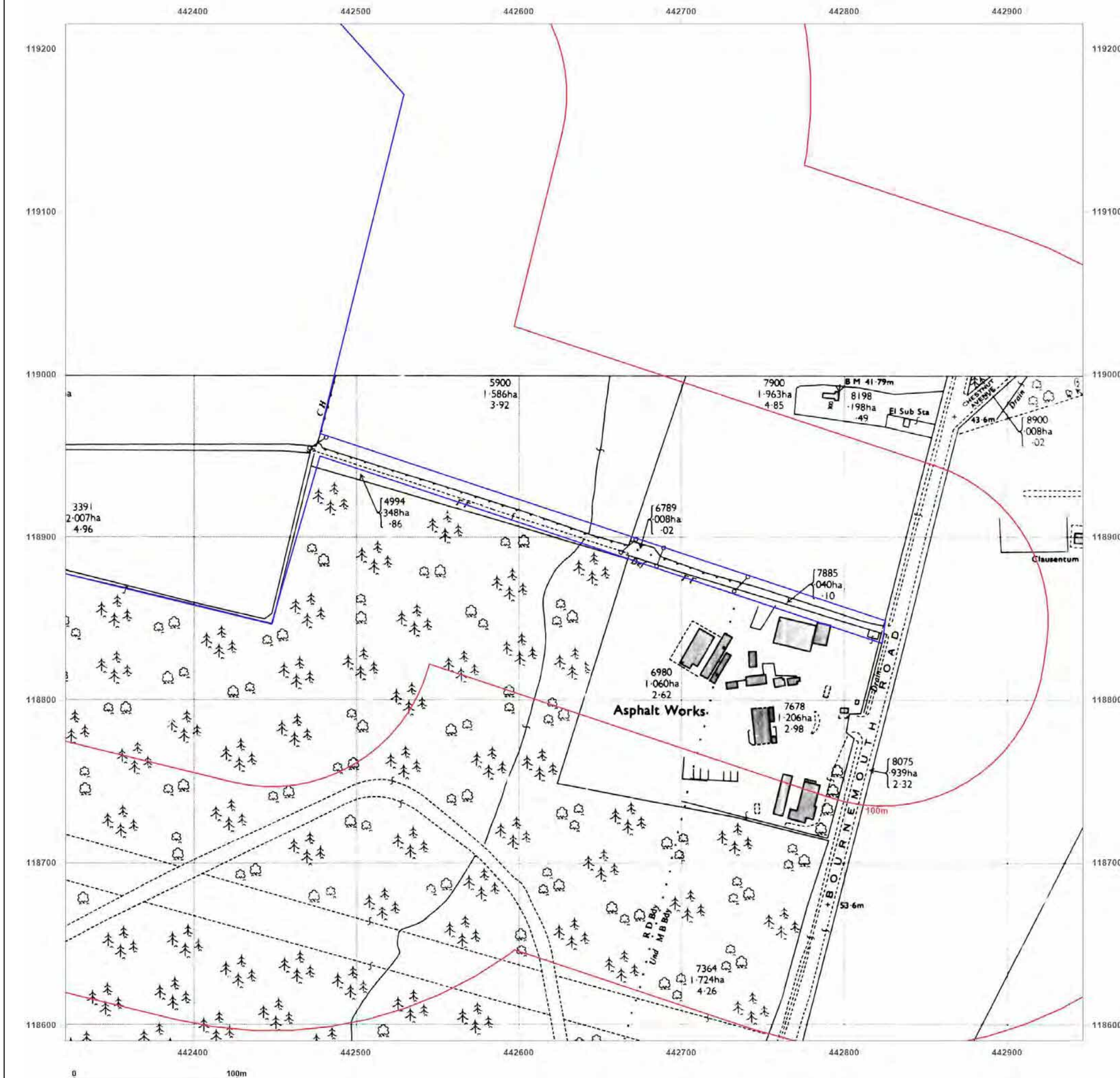


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1977
Levelled 1959

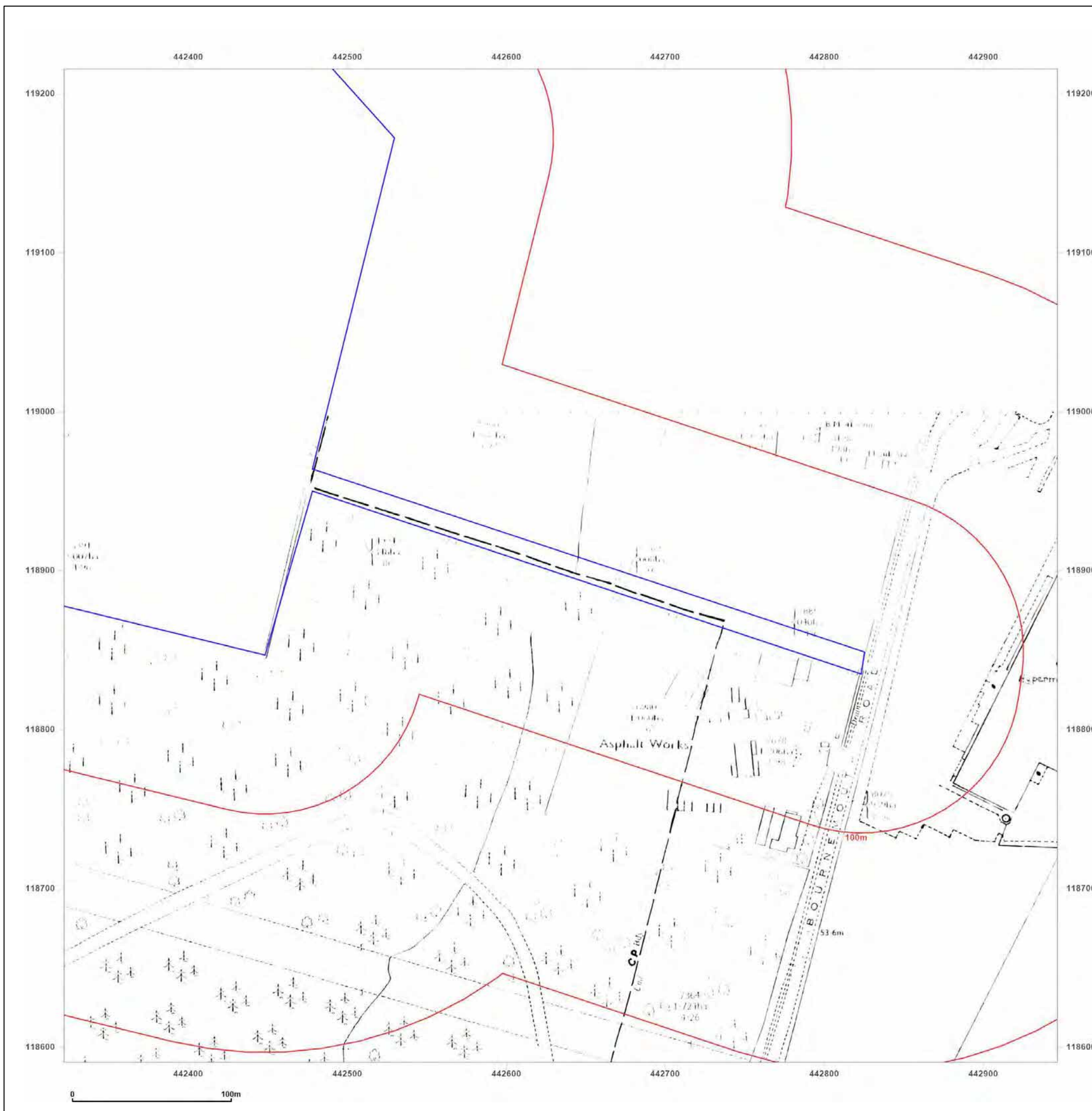


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: **1988**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
Revised 1988
Edition N/A
Copyright 1988
Levelled 1959



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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: **1988**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1959
Revised 1988
Edition N/A
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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: **1989**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1989
Revised 1989
Edition N/A
Copyright 1990
Levelled N/A



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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1992
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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

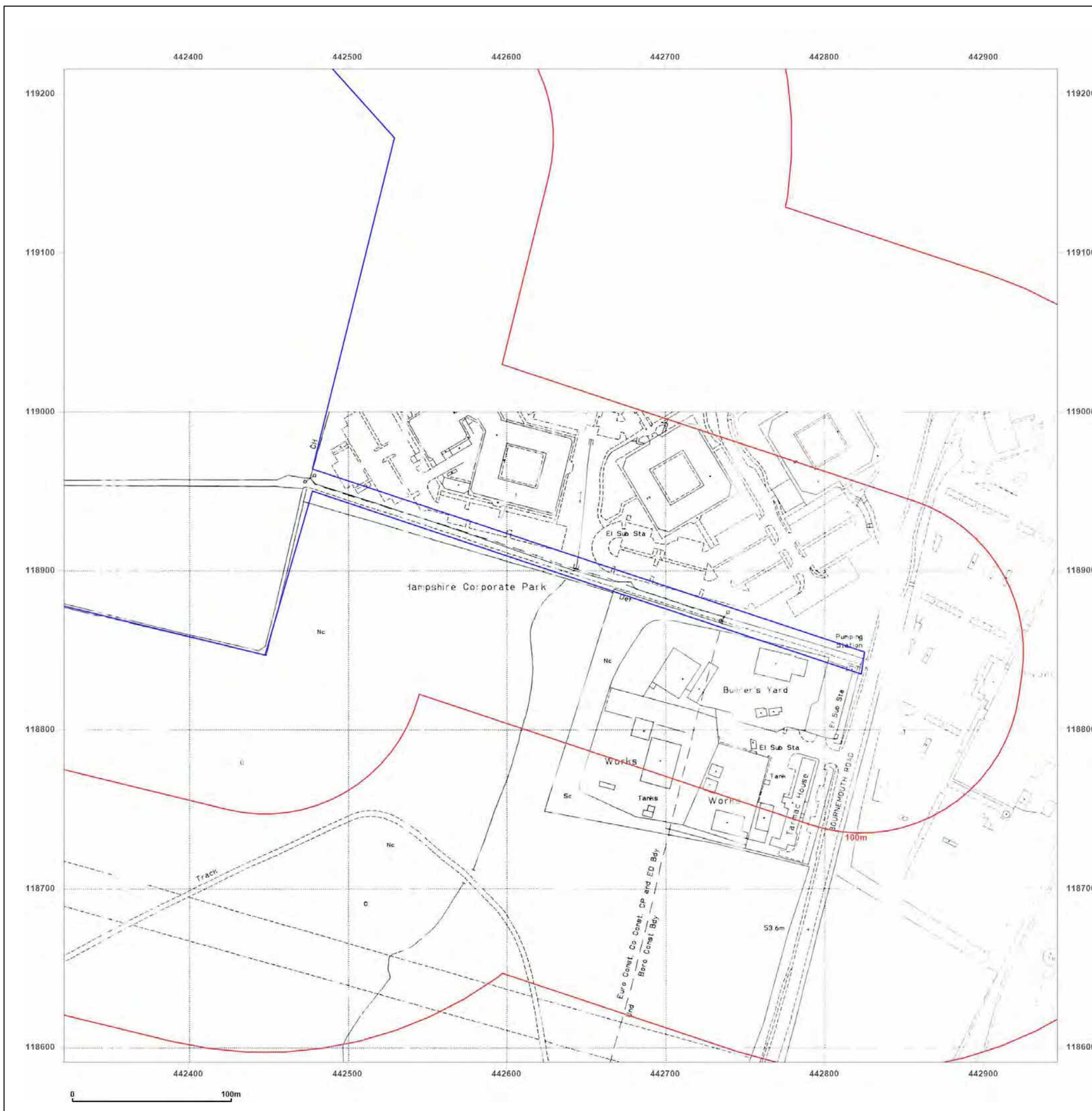


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_1
Grid Ref: 442634, 118903

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: County Series

Map date: **1868**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

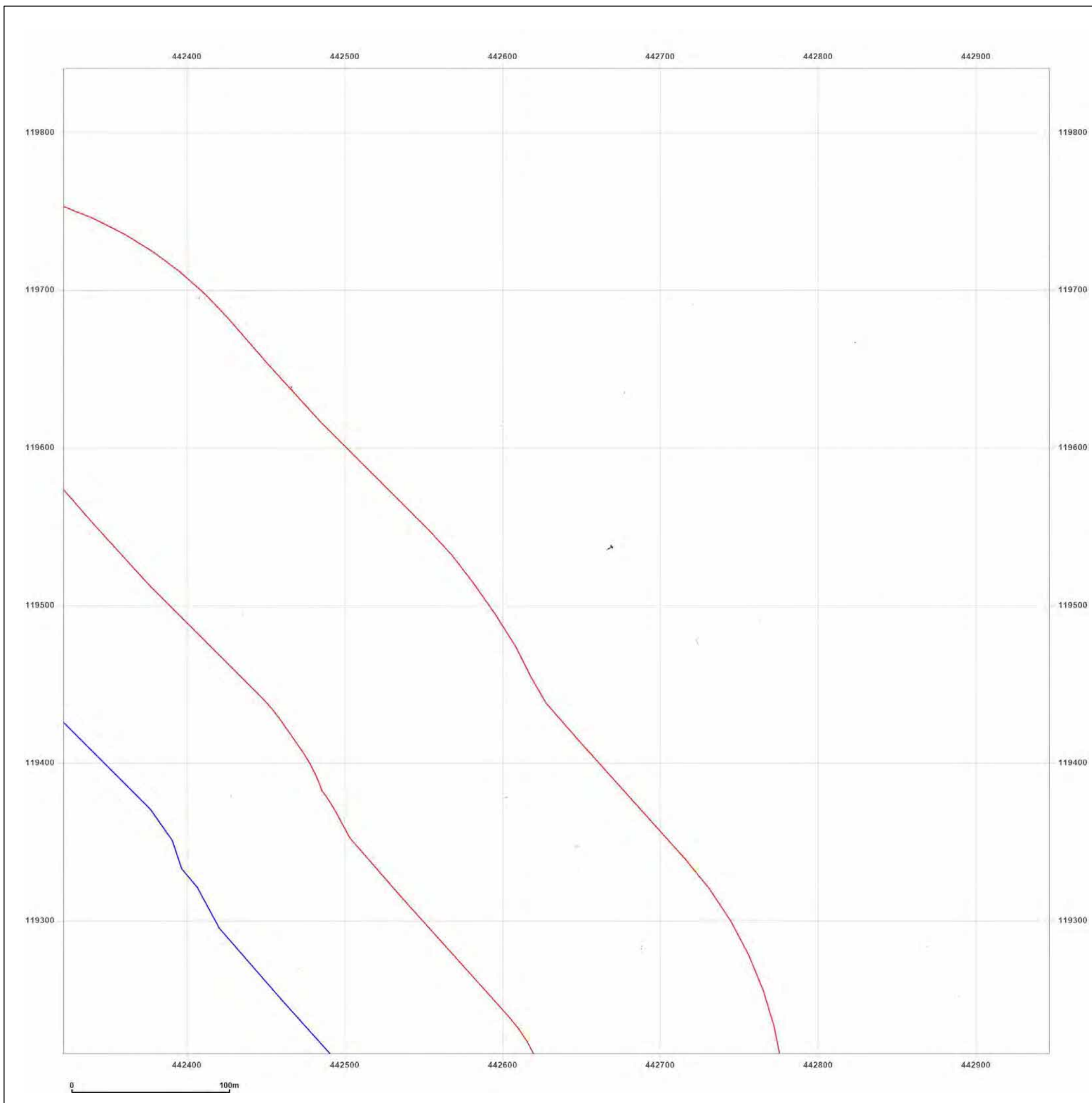


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: County Series

Map date: 1868

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1868
Revised 1868
Edition N/A
Copyright N/A
Levelled N/A

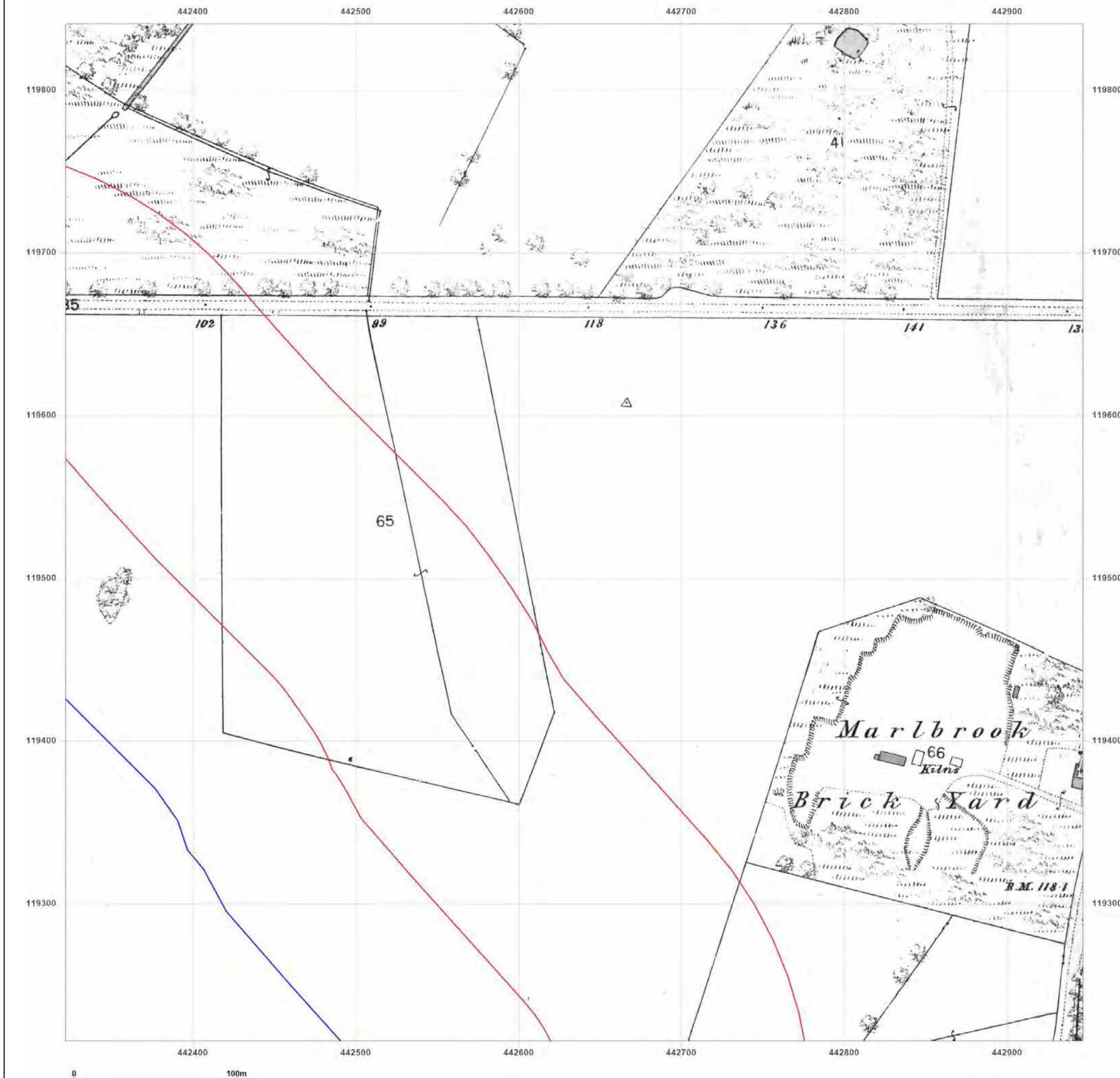


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: County Series

Map date: **1896**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

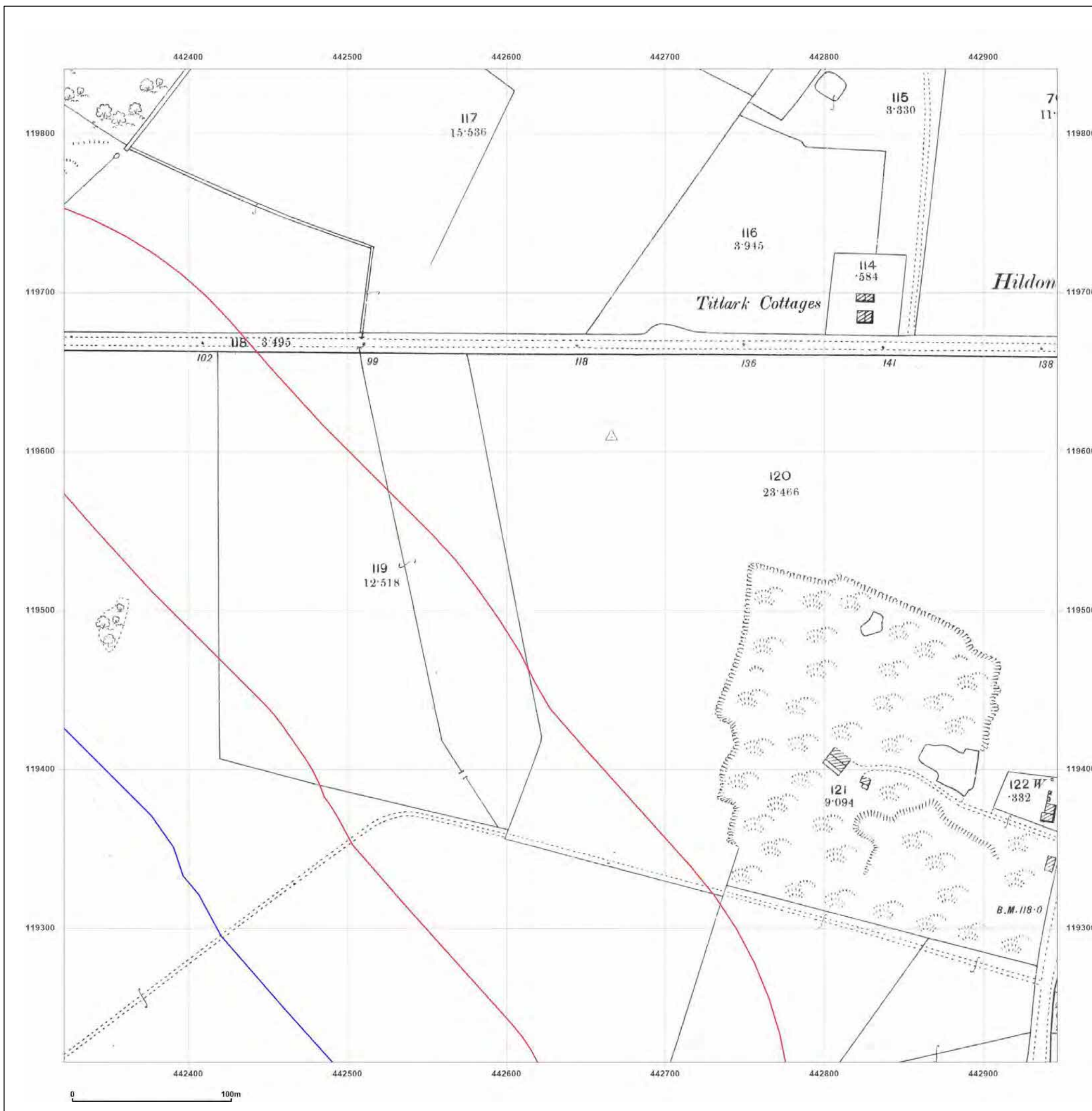


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: County Series

Map date: **1909**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

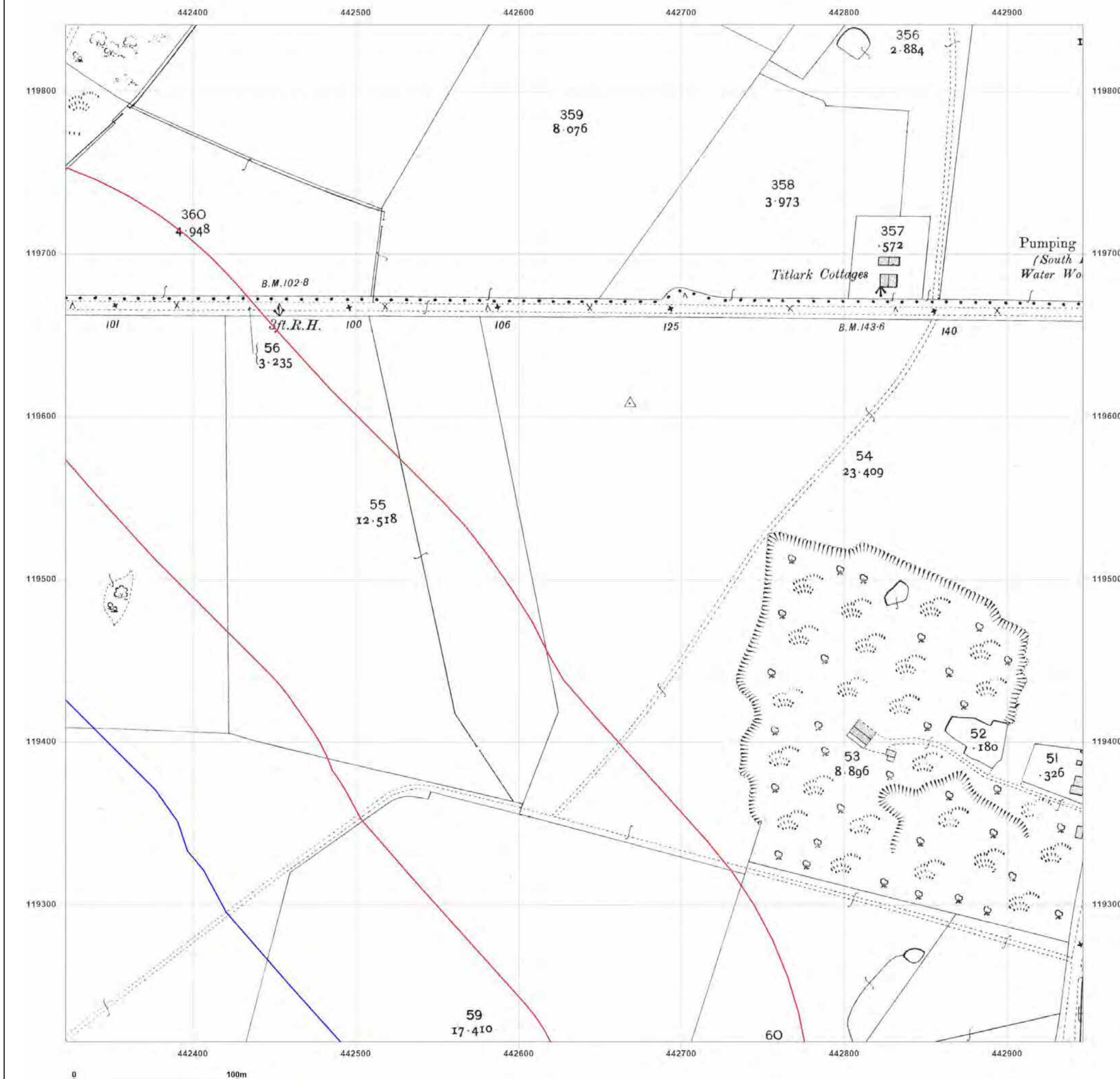


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: County Series

Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

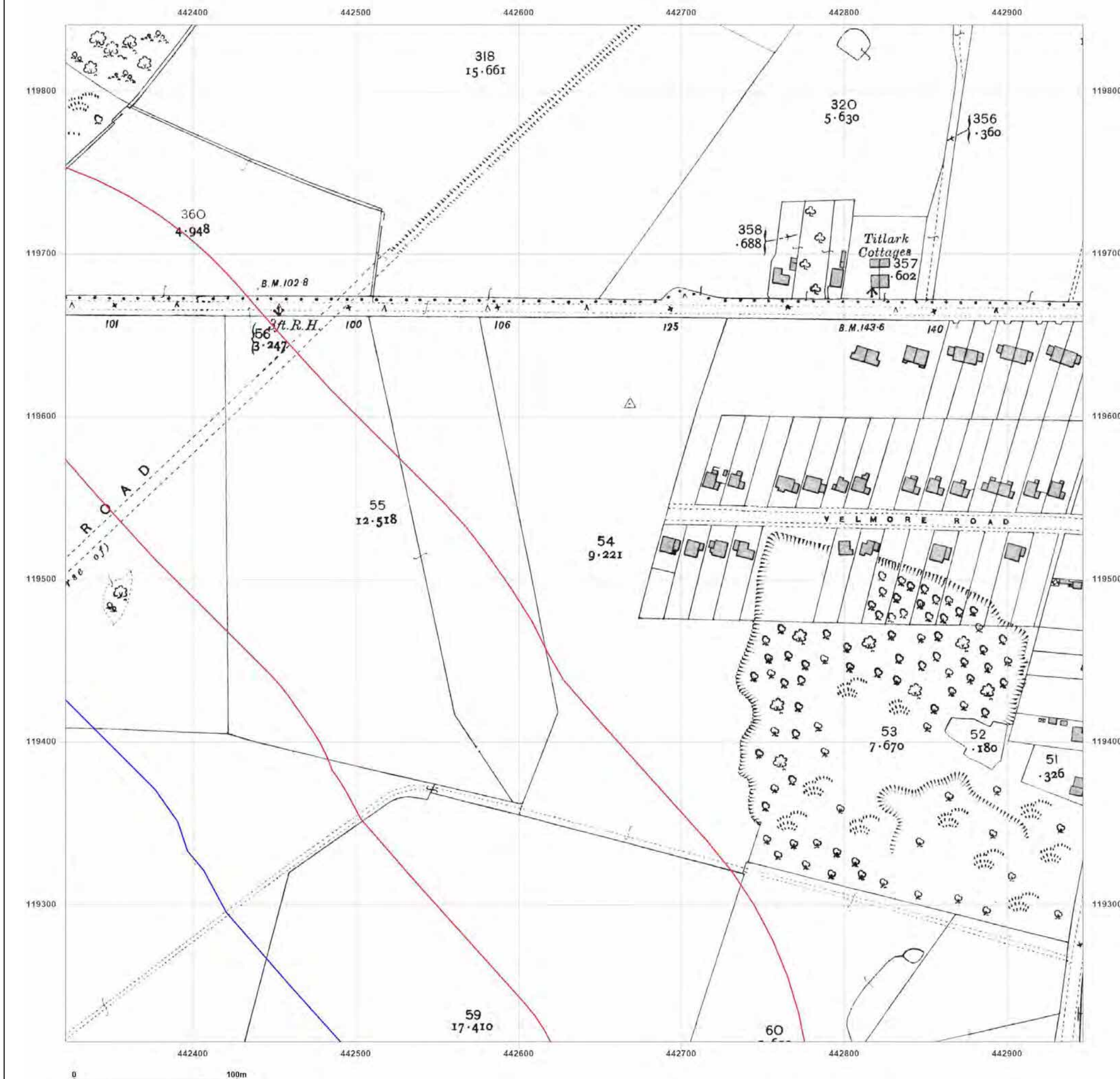


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: County Series

Map date: **1939**

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1938
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

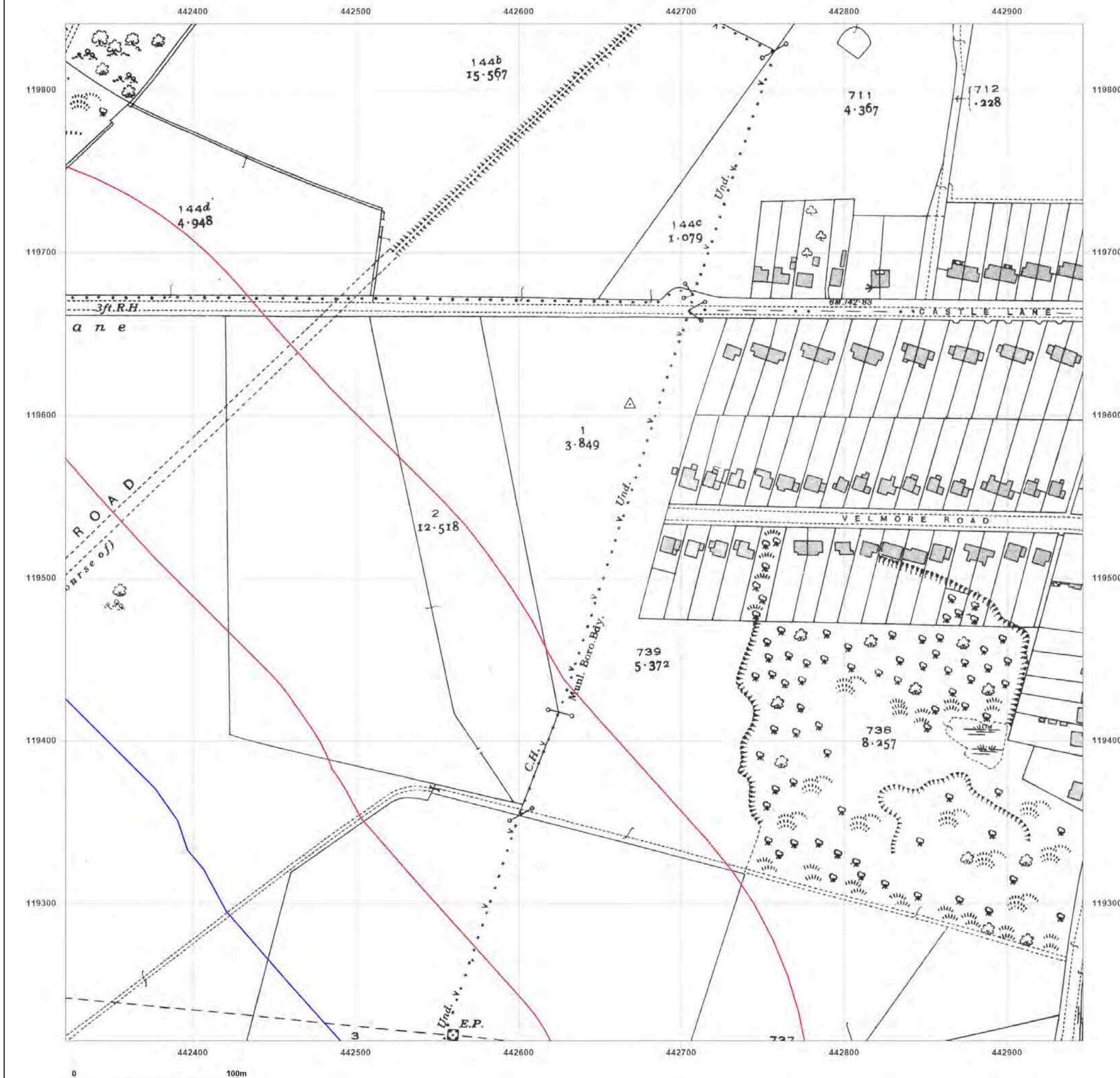


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: National Grid

Map date: 1958

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1957
Revised 1957
Edition 1958
Copyright N/A
Levelled 1947

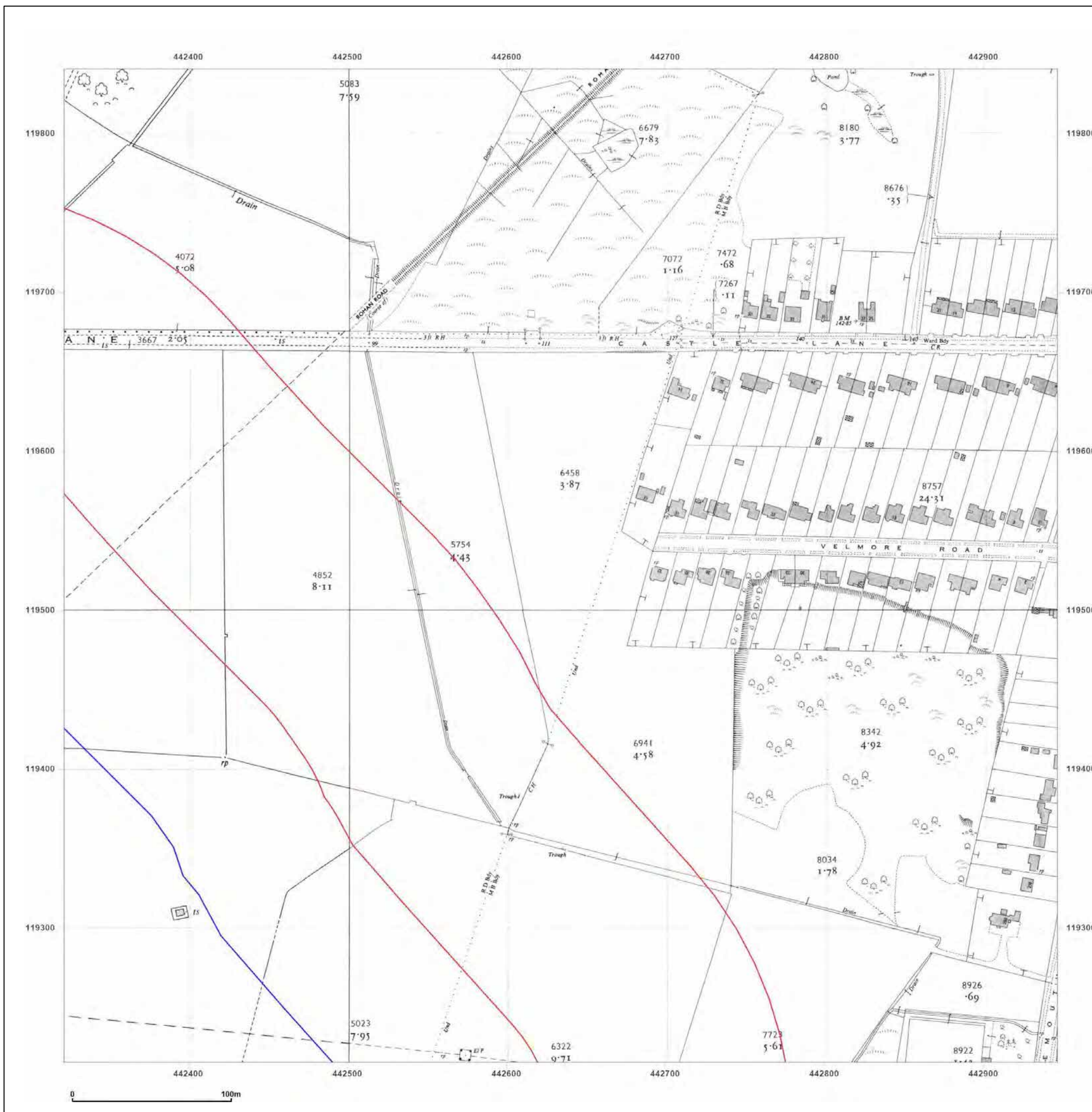


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1980
Edition 1962
Copyright 1962
Levelled 1959

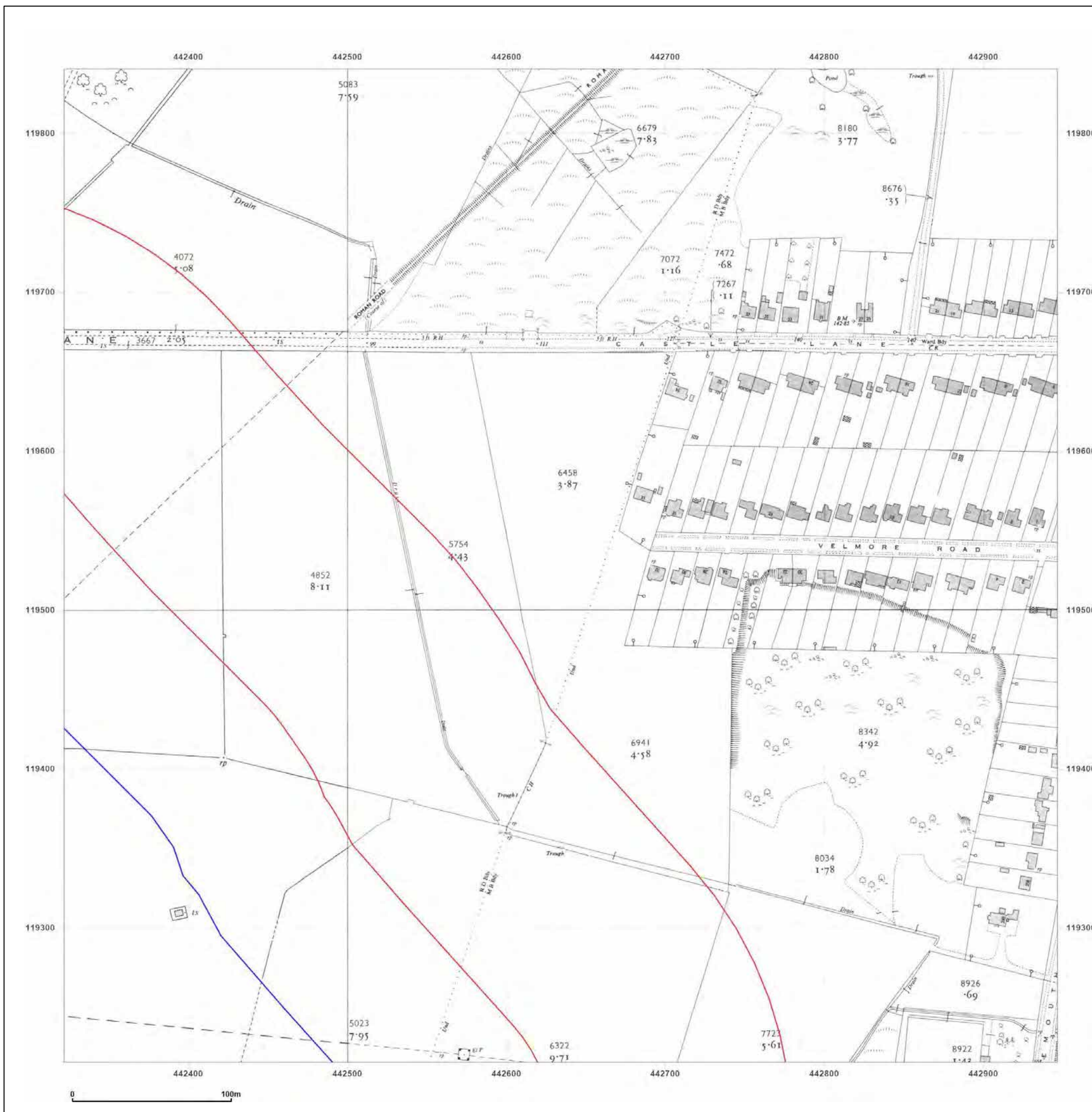


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: National Grid

Map date: 1962

Scale: 1:2,500

Printed at: 1:2,500



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

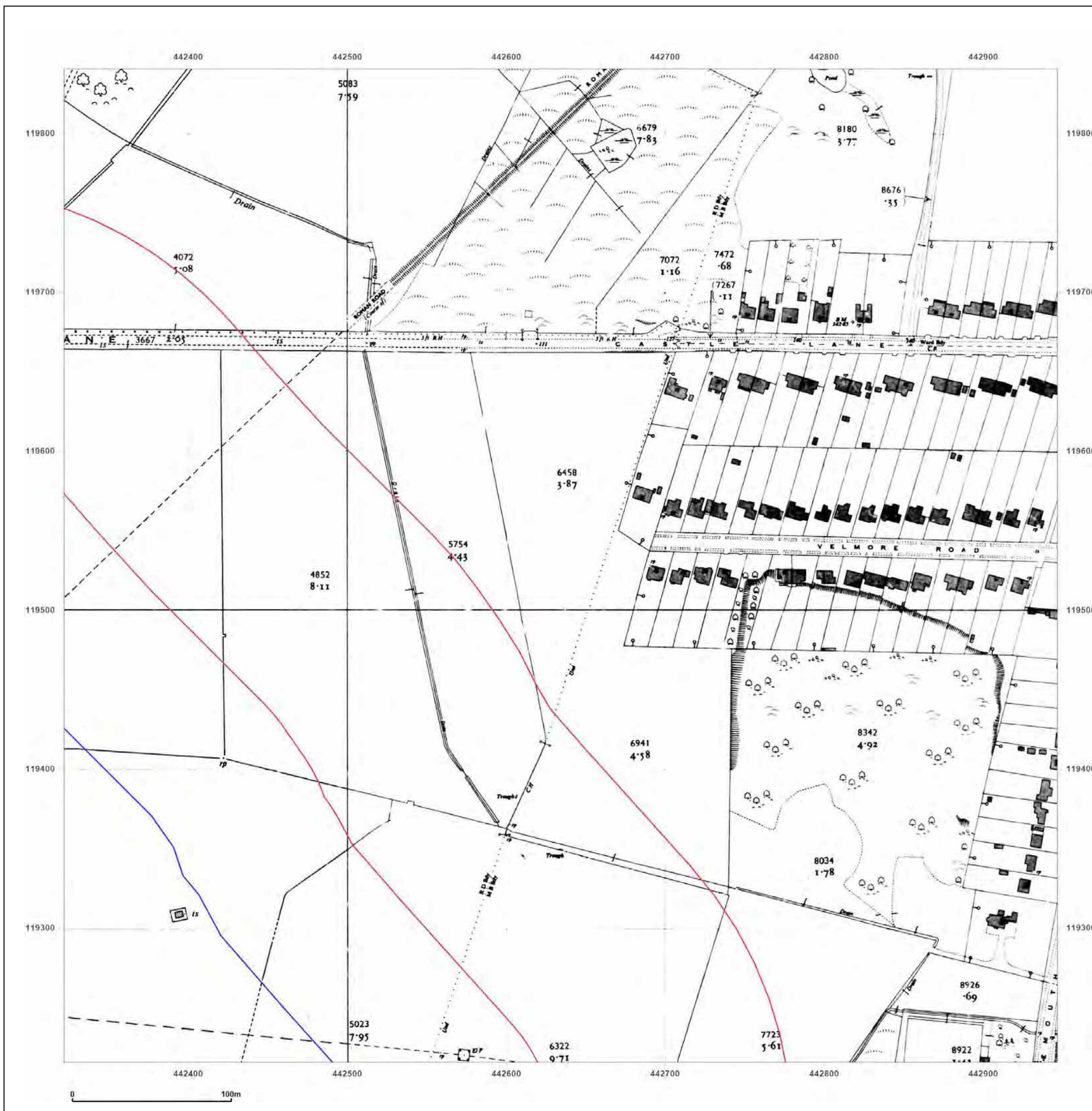


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_LS_3_2
Grid Ref: 442634, 119528

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1954
Edition N/A
Copyright 1972
Levelled 1959

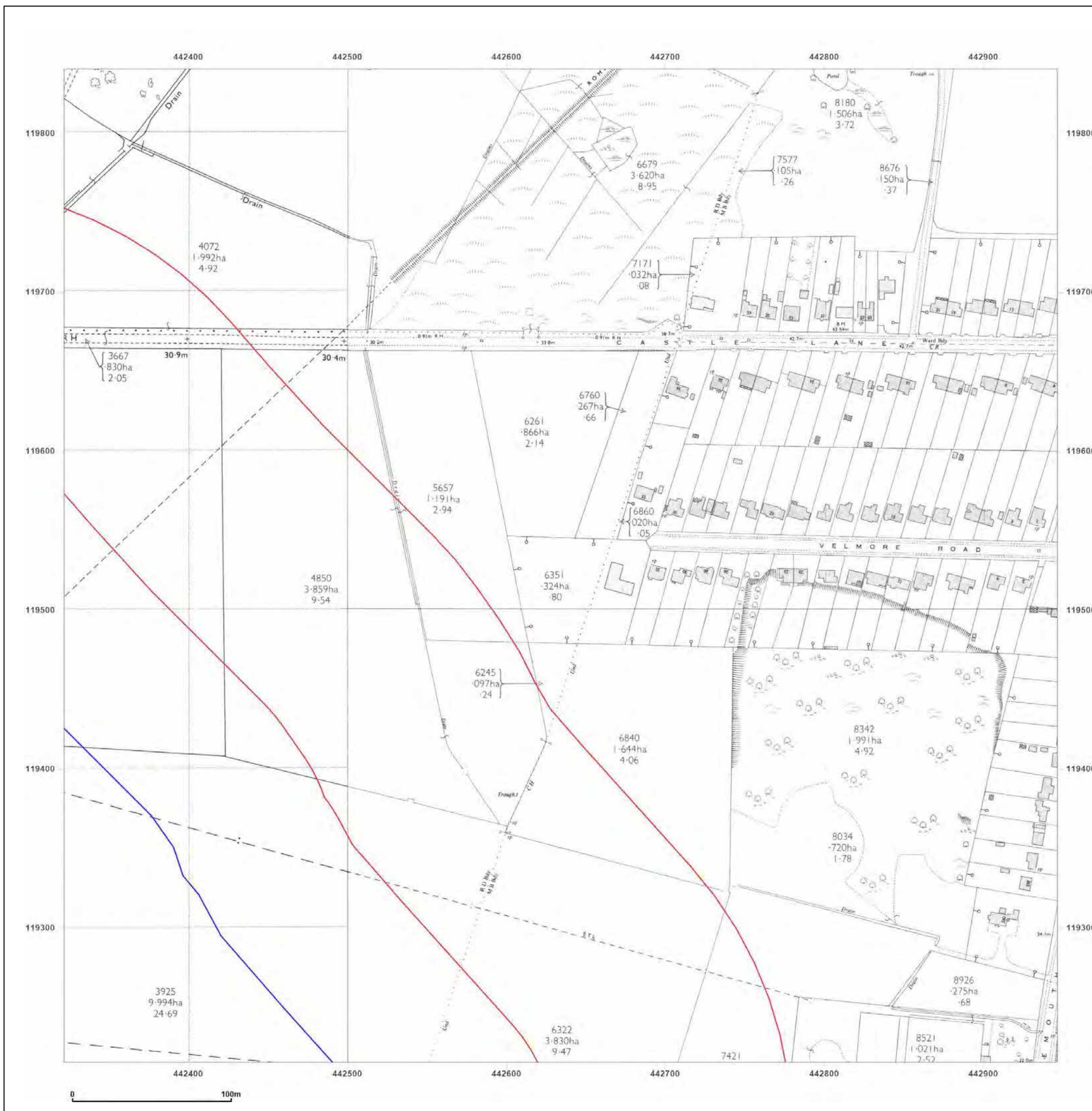


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_1_2
Grid Ref: 441260, 119216

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

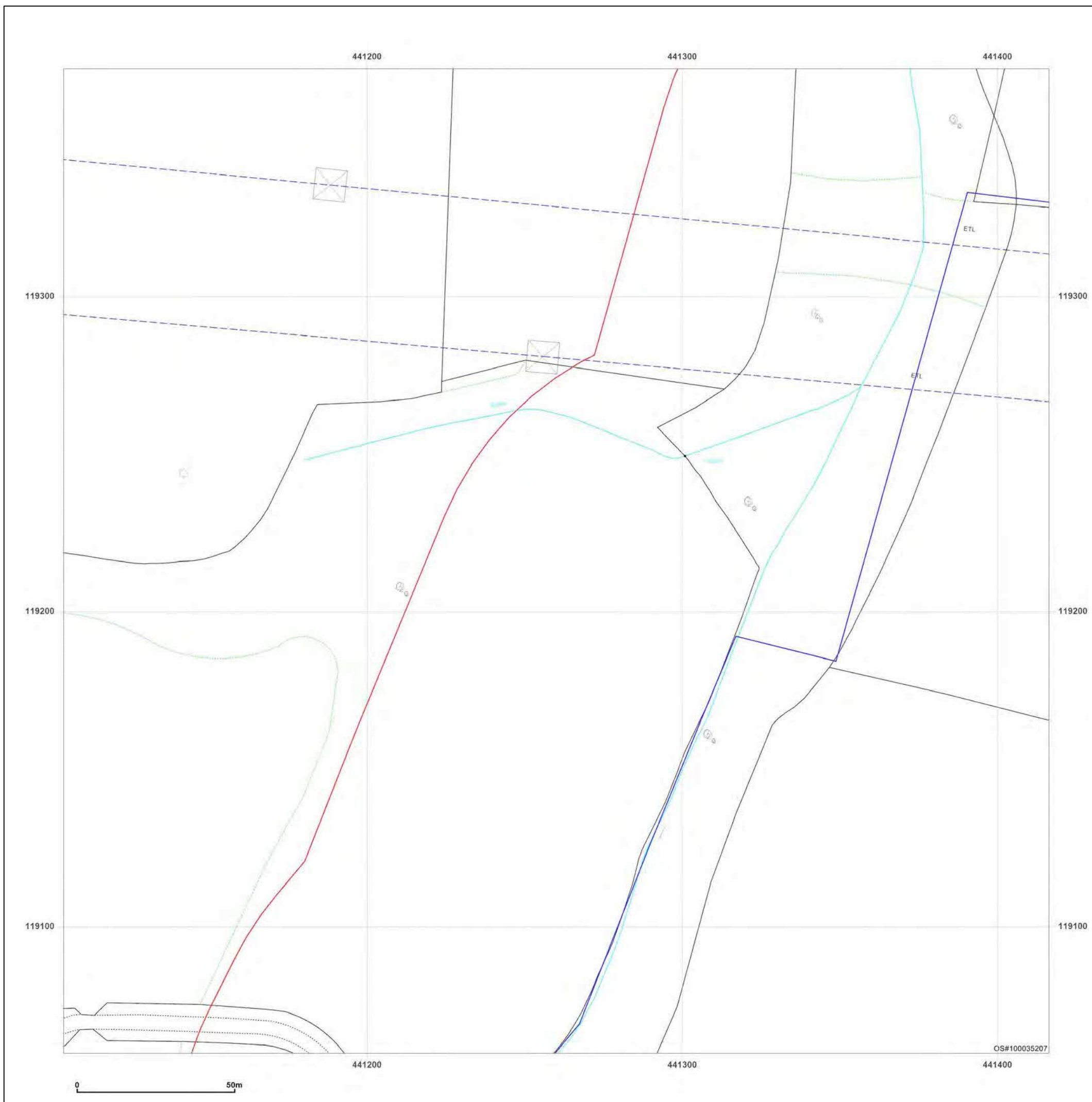


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Site Details

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Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_2_1
Grid Ref: 441560, 118916

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

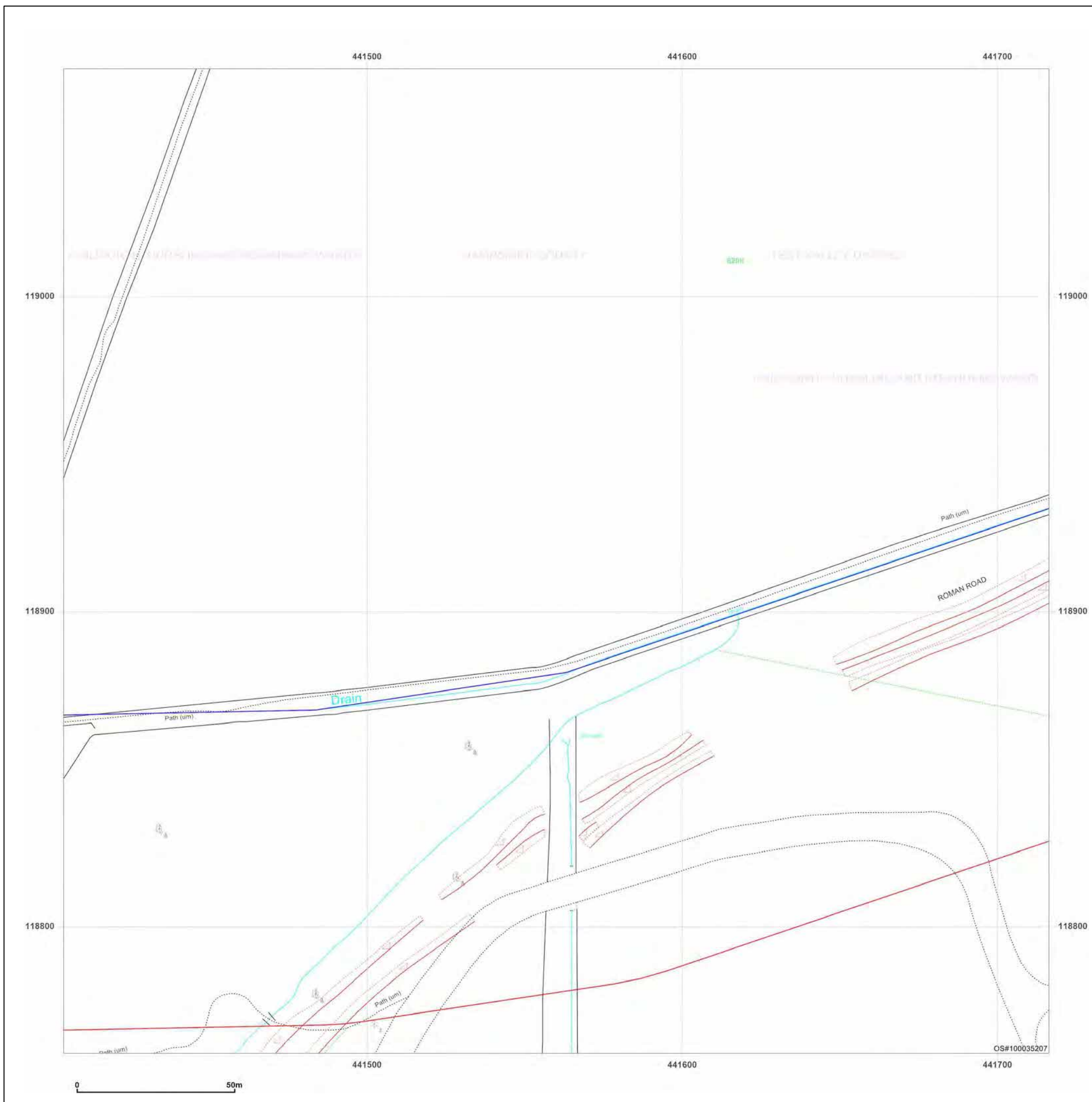


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_2_2
Grid Ref: 441560, 119216

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

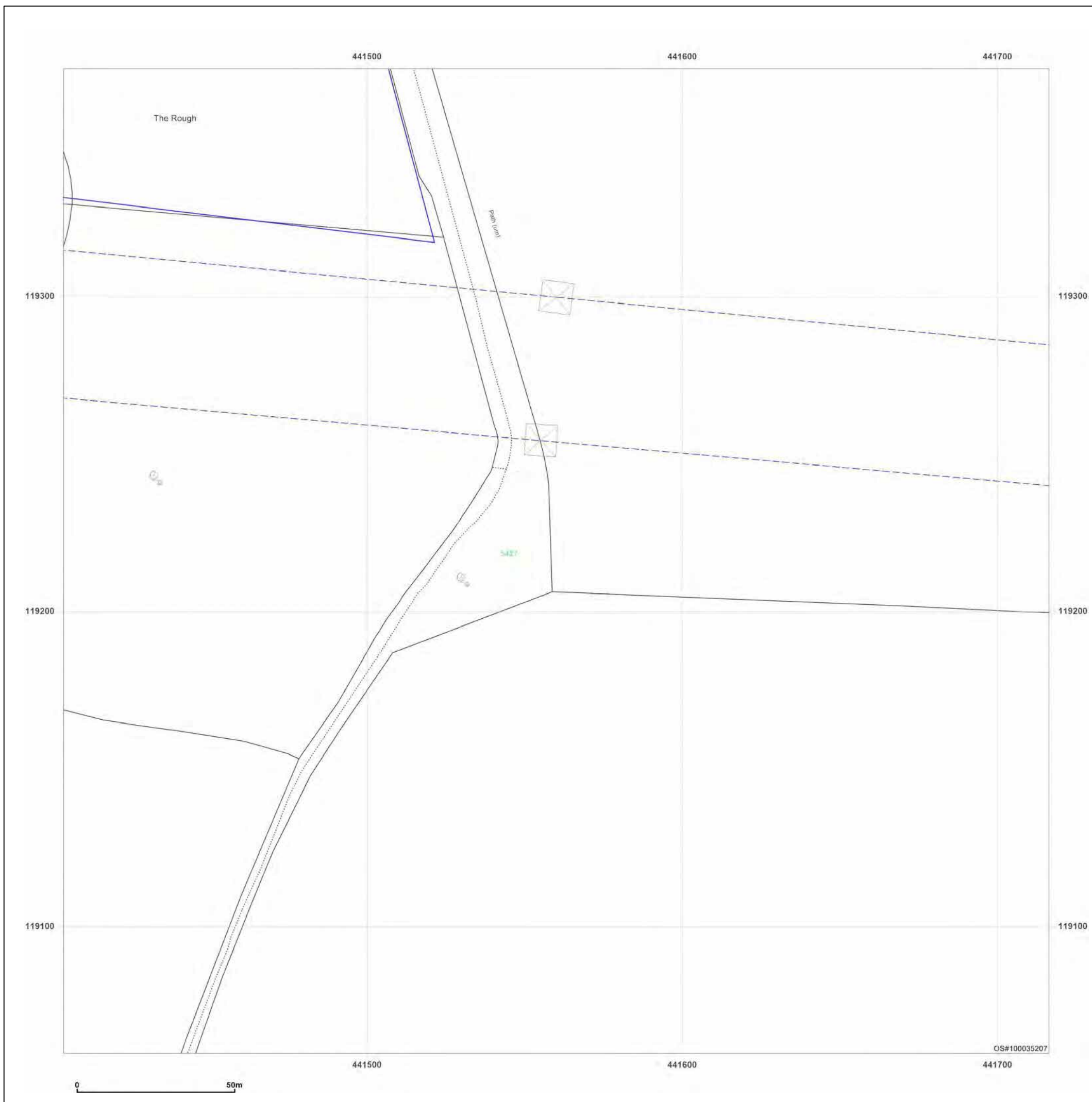


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_2_3
Grid Ref: 441560, 119516

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

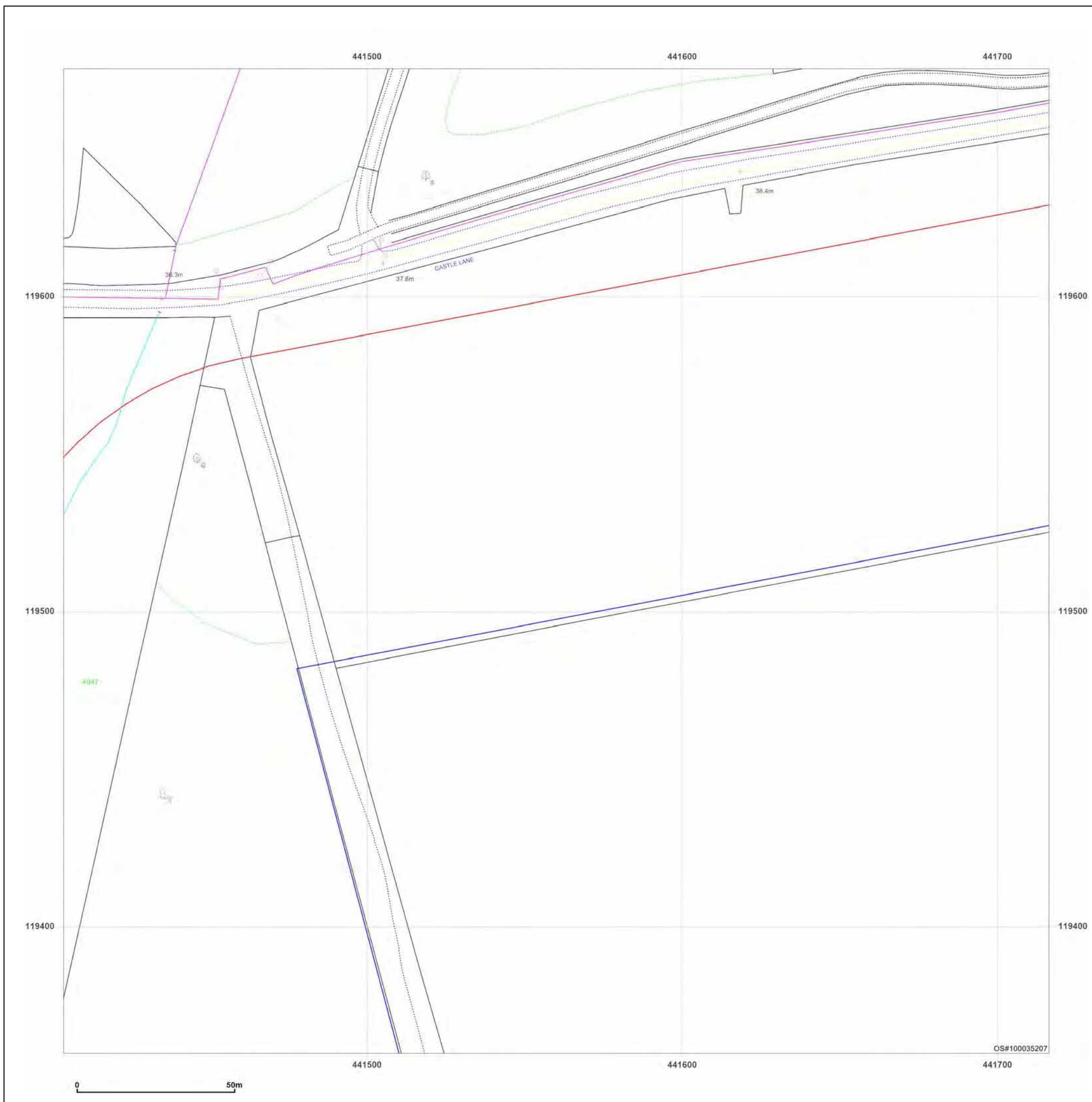


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_3_1
Grid Ref: 441860, 118916

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

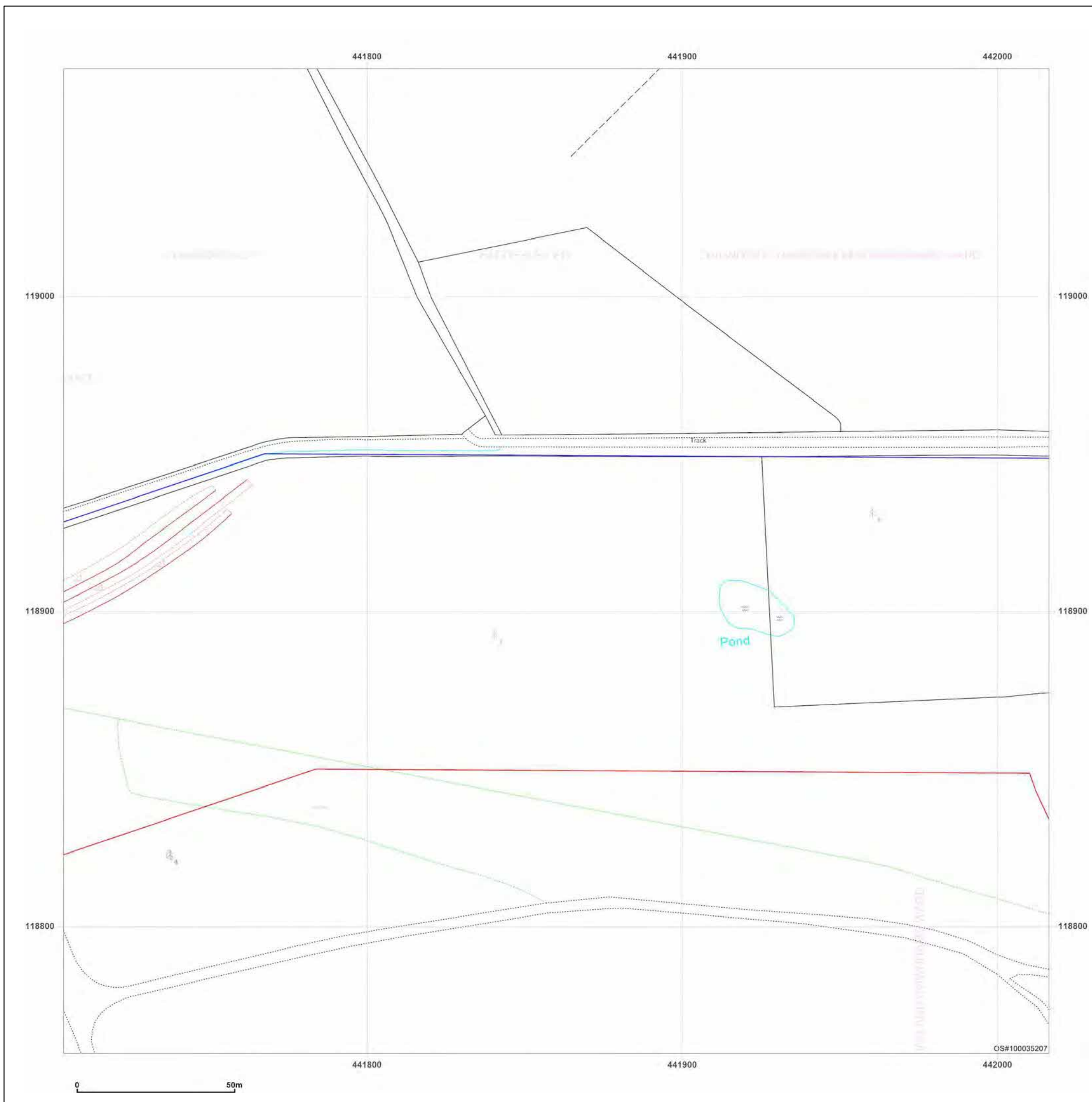


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_3_2
Grid Ref: 441860, 119216

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

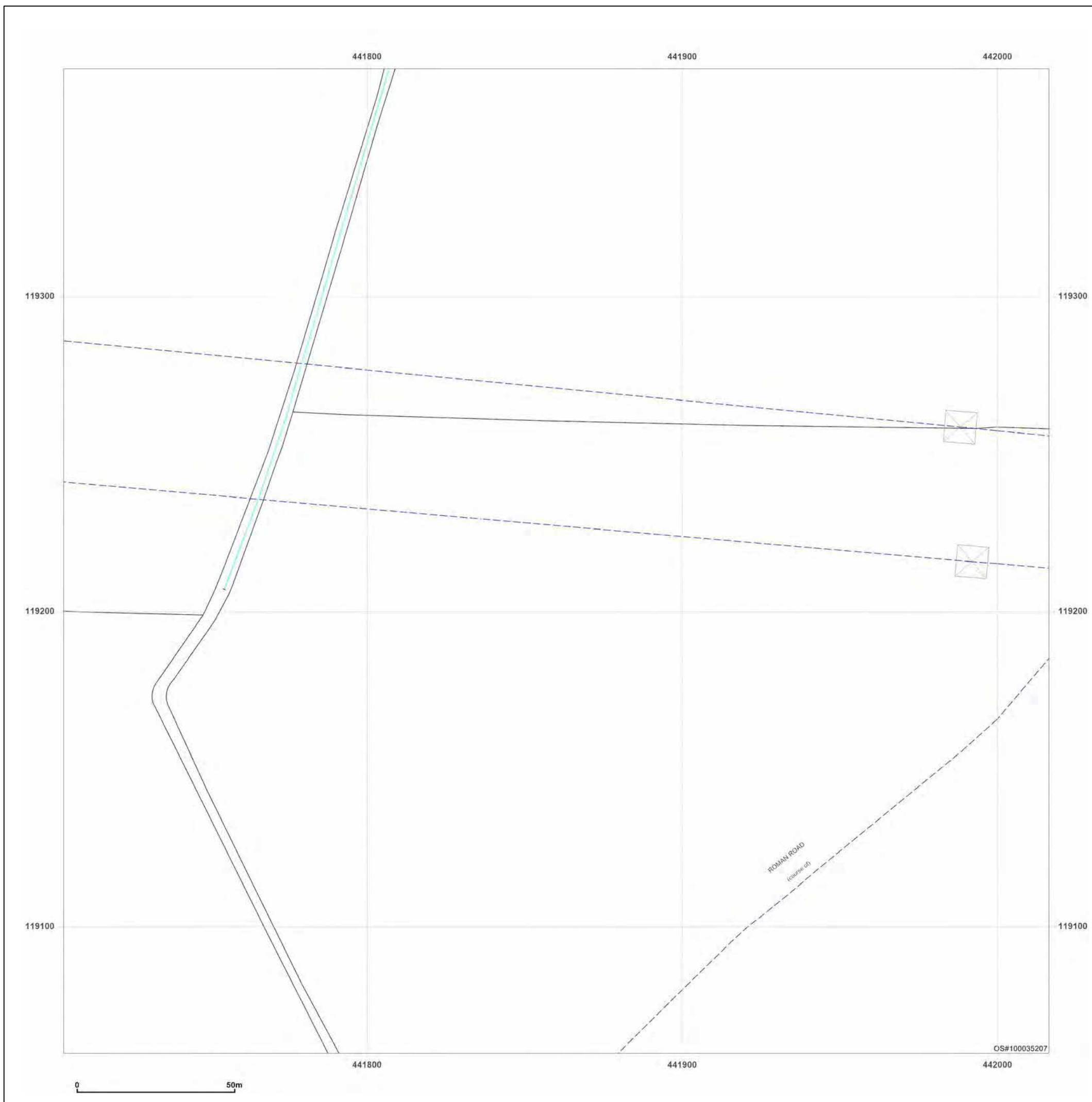


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_3_3
Grid Ref: 441860, 119516

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

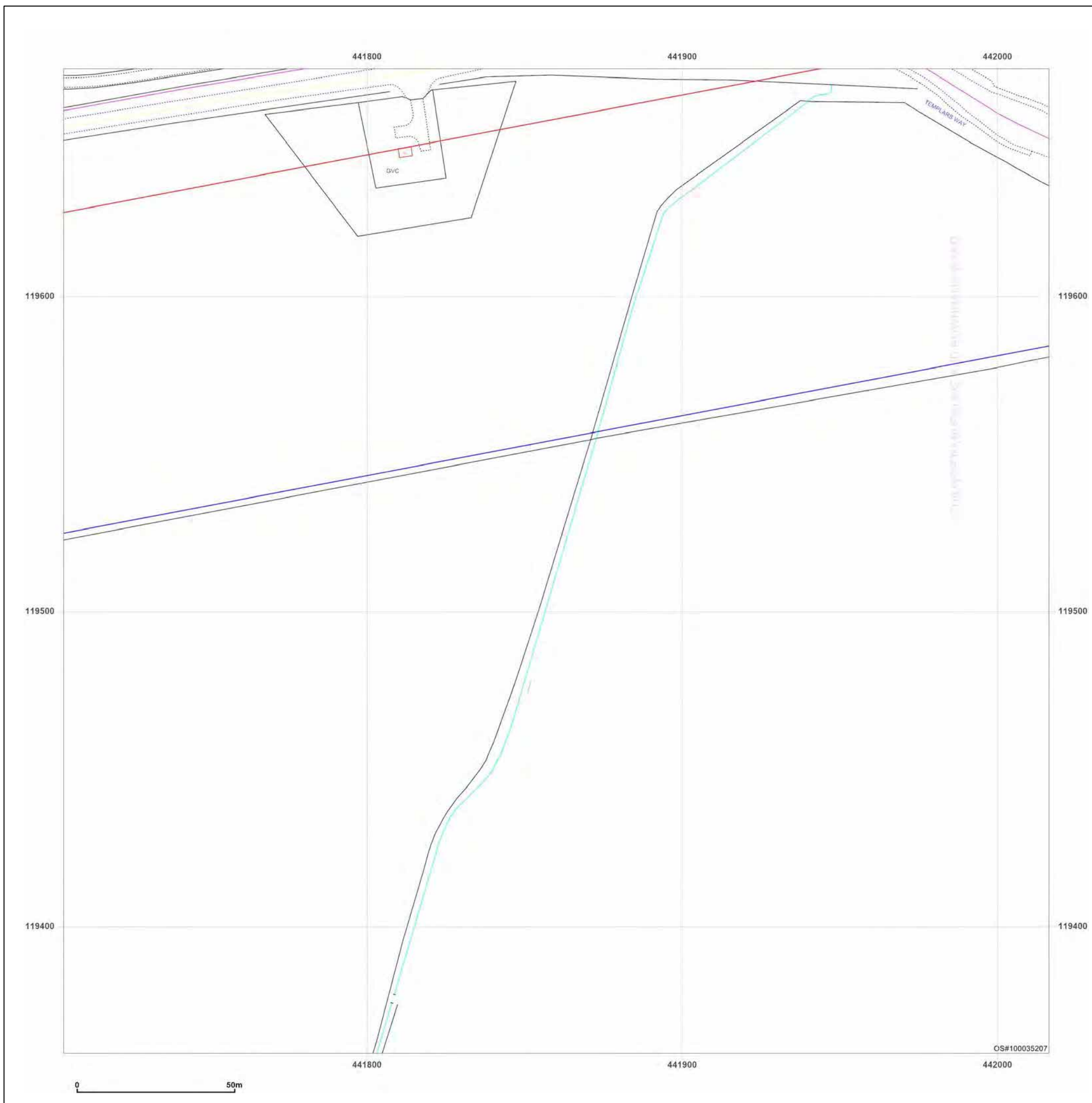


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Production date: 10 January 2024

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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_4_1
Grid Ref: 442160, 118916

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

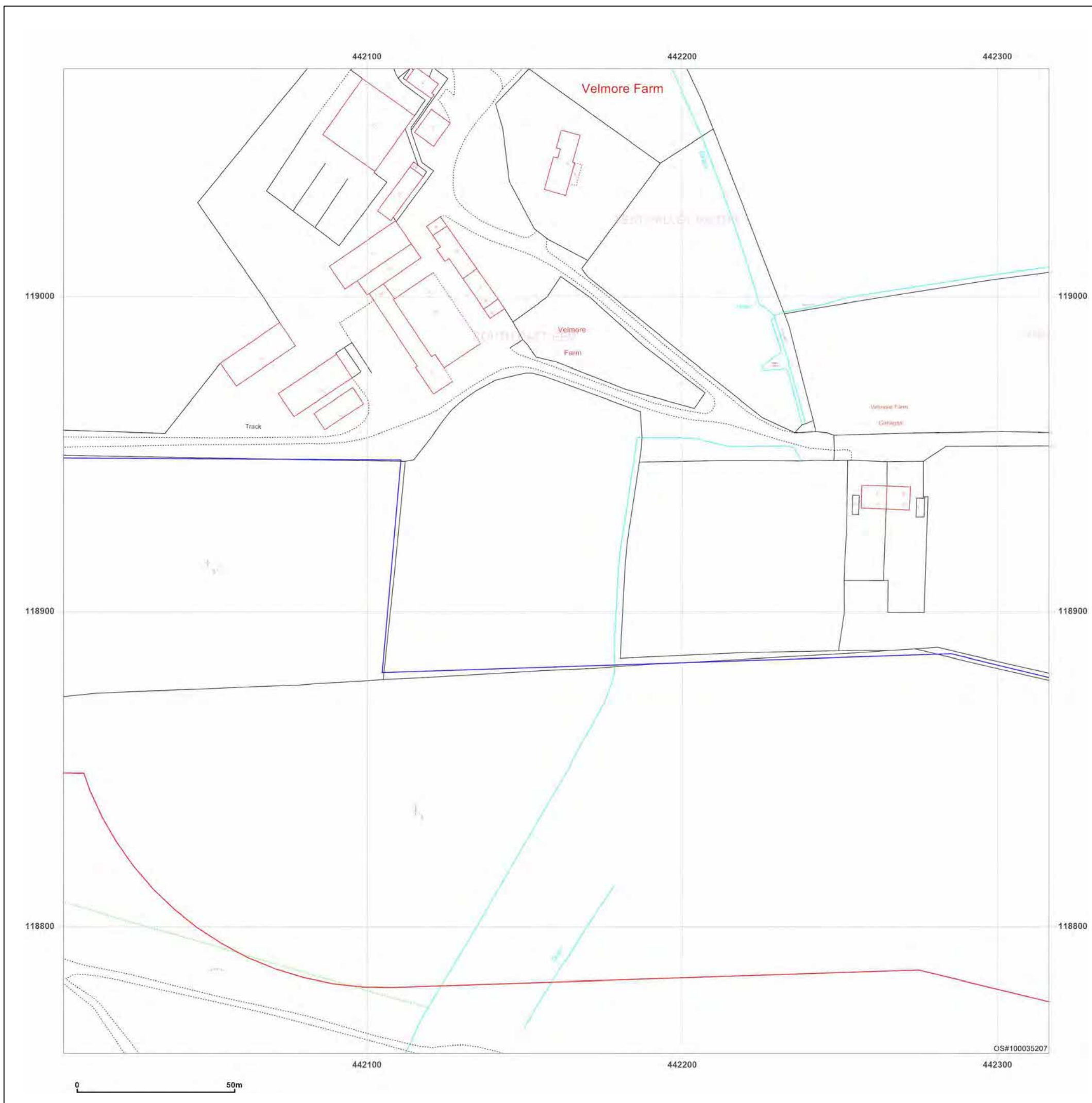


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_4_2
Grid Ref: 442160, 119216

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

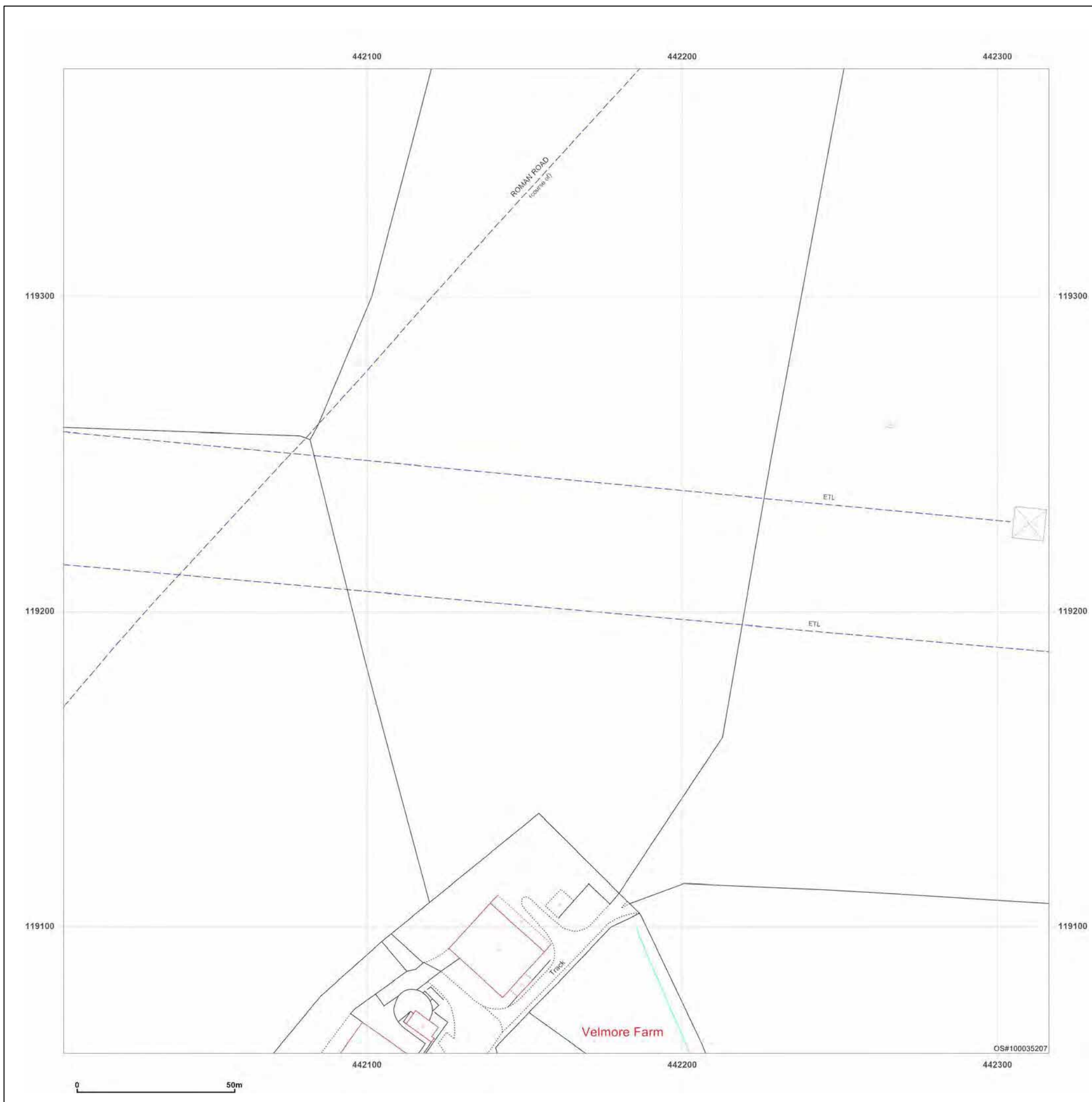


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Map legend available at:
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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_4_3
Grid Ref: 442160, 119516

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

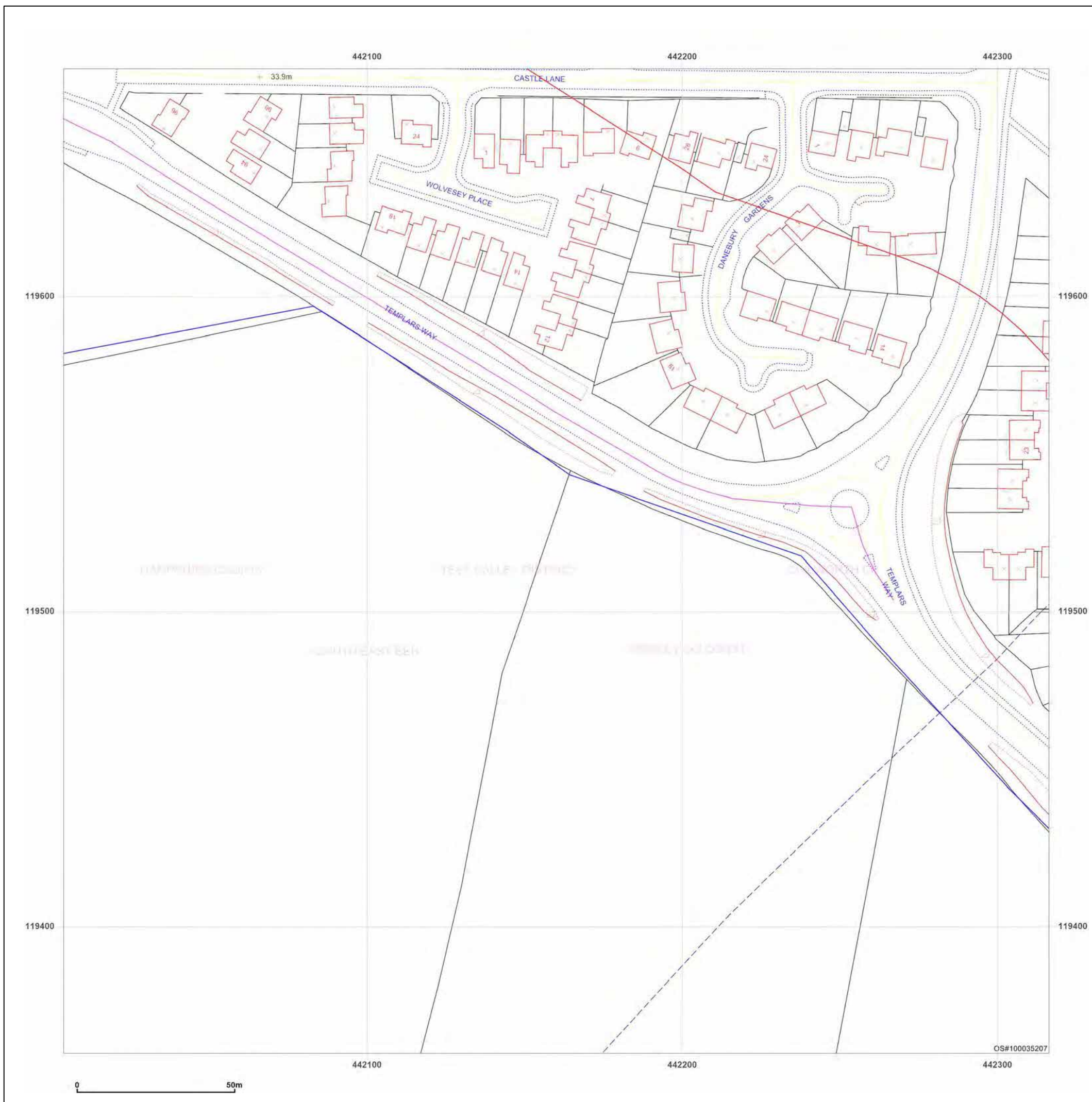


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_5_1
Grid Ref: 442460, 118916

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

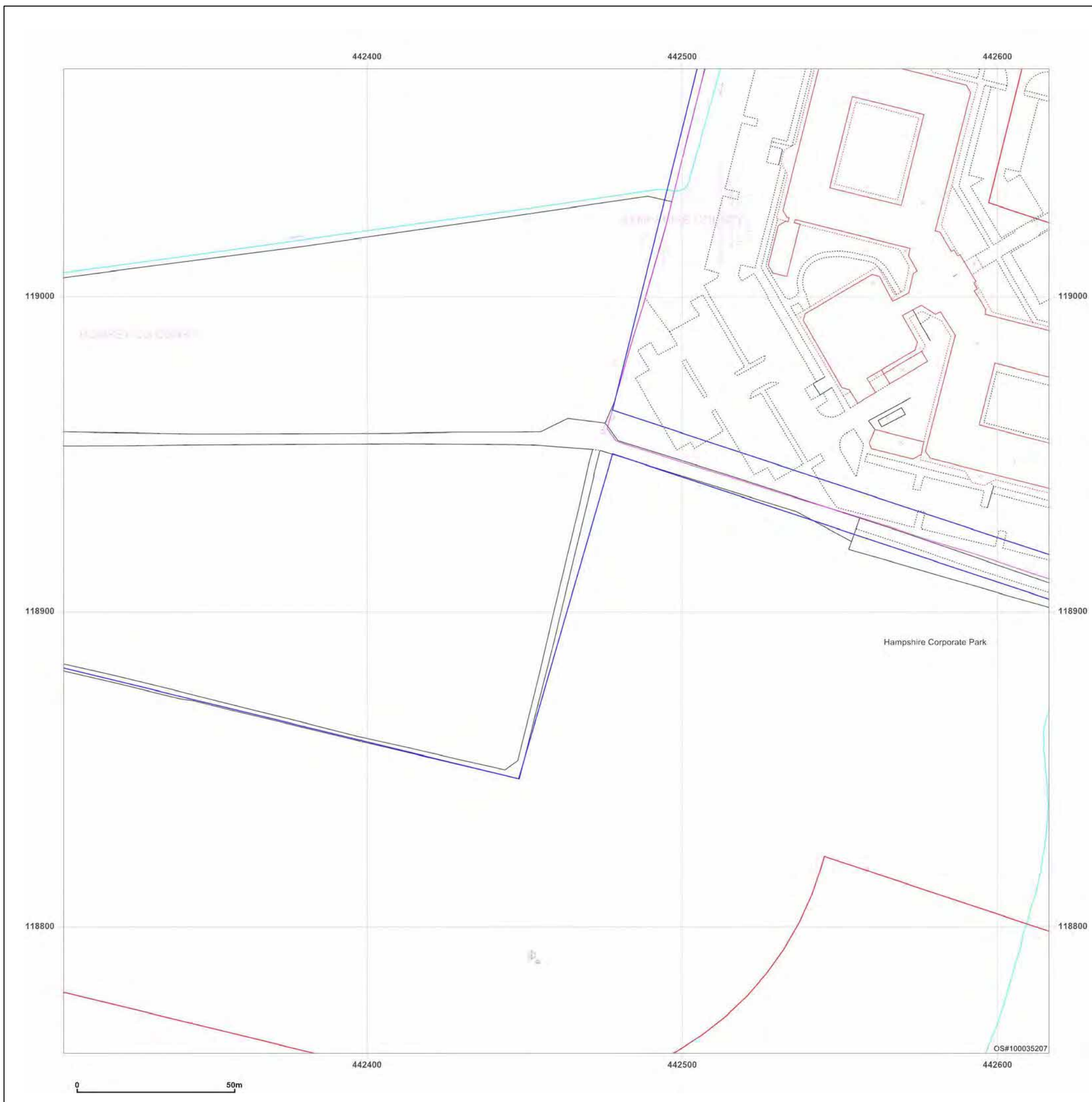


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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_5_2
Grid Ref: 442460, 119216

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Map legend available at:
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Site Details

442271 , 118934

Client Ref: 305395
Report Ref: GS-DQ7-3PQ-8MN-GYV_Landline_5_3
Grid Ref: 442460, 119516

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Production date: 10 January 2024

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Appendix D

SUPPORTING DESK STUDY INFORMATION

Ref: 305395
Date: 24th January 2024

Chancery House,
Premier Way, Abbey
Park Industrial
Estate, Romsey,
S051 9DQ, UK

Dear Sir/Madam,

RSK has been commissioned to prepare a preliminary risk assessment desk study report related to proposed development Velmore Farm, Chandlers Ford SO53 3PX located at grid reference SU424189 (a site location/layout drawing is attached for information).

We are trying to establish whether there are any potential contamination issues in connection with the site and we would therefore be grateful for the following information:

1. Is the Council aware of any contamination issues or specific incidents in connection with the site?
2. Has the site been identified under the Council's Contaminated Land Strategy for further investigation under the provisions of Part IIA of the EPA 1990? If so, please provide further details, including your predicted timescales for further action. If not, what is the likelihood of the site being identified in the future?
3. Are there any closed, licensed or unlicensed landfill sites within a 250 m radius of the site? If yes, what is their location (NGR) and what types of waste were deposited in them? Are there any known gassing issues? If any gas spiking/monitoring has been carried out, could you please supply the results?
4. Is the Council aware of any environmental assessments or remedial activities having been undertaken at the site?
5. Is the Council aware of any fuel/chemical storage infrastructure at the site?
6. Is there any private drinking water supplies on your Local Authority Water Supply Register, within a 2 km radius of the site? If yes, what is the location (i.e. NGR) and the source of the abstraction and its purpose.
7. Is there any other relevant information that may need to be considered if redeveloping the site?

I understand there may a fee for this service, please advise and we shall be happy to arrange payment when required. If you have any questions relating to our request, please do not hesitate to contact us.

Kind regards,

Olivia Nnodiogu





Olivia Nnodiogu

By email:
ONnodiogu@rsk.co.uk

*Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD*

Telephone 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to

US Information Governance Team

My reference

EIR2024/00503

Direct Line

Your reference

Date

30 January 2024

E-mail

us.foi@hants.gov.uk

Dear Olivia Nnodiogu,

Information Request

Thank you for your email of 24 January 2024.

Within your email you made a request for information. This has been handled by Hampshire County Council, under the provisions of the Environmental Information Regulations 2004 (EIR). This legislation entitles a requester to recorded information held by a public authority, unless an appropriate exemption applies.

In your email you requested the following information:

I am contacting you regards to a site Velmore Farm, Chandlers Ford. I have been commissioned by my client to establish whether there are any potential contamination issues in connection with the site. Please find attached a letter detailing the requested information and a site location plan.

Please let me know if there are any charges that apply to requesting information, I am happy to arrange this with my client.

Below is the response to the points that you have raised.

Upper tier authorities such Hampshire County Council do not have a statutory role in identifying and recording contaminated land, as set out in Part IIA of the Environmental Protection Act 1990, this is the responsibility of lower tier authorities (districts and boroughs), who hold contaminated land registers and associated information.

We are therefore unable to provide you with the information requested and recommend that you contact the lower tier authority directly, Velmore Farm is covered by Eastleigh Borough Council.

Director of Hampshire 2050
Gary Westbrook

You may also wish to contact the Environment Agency as they hold data relating to the location of historic landfill sites.

We hope you find the information useful.

Yours sincerely



Chloe-Mae Shawyer
Hampshire 2050

If you are dissatisfied and wish to request a review of our decision or make a complaint about how your request has been handled you should write to the Head of Information Governance, Corporate Services, The Castle, Winchester, SO23 8UJ or by email to foi@hants.gov.uk.

Your request for internal review should be submitted to us within 40 working days of receipt by you of this response.

If having exhausted the review process you are not content that your request or review has been dealt with correctly, you have a further right of appeal to the Information Commissioner at the following address. Information Commissioners Office, Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF.



British
Geological
Survey

Version 2.0.6.7

BGS ID: 18474927 : BGS Reference: SU41NW932

British National Grid (27700) : 442770,118870

[Report an issue with this borehole](#)

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Page 1 of 3 ▼

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Client
LESSER DESIGN AND BUILD
Ground level 45.845mODType of boring
LIGHT CABLE PERCUSSION
Diameter / 200mmBritish Geological Survey
Job No. 11310627British Geological Survey
Casing /200mm

Daily Progress	Ground water levels	Depth of casing	Samples			Scale	Strata		Description of strata	Lithology	Geo-Code
			Depth	No.	Type		Depth	Reduced level			
18 2 85			0.40	1	D		0.40	45.45	TOPSOIL		
			1.00 - 1.45	2	U(40)				Stiff brown and grey mottled sandy CLAY and gravel		
			1.45	3	D						
			1.90	4	D						
			2.20 - 2.65	5	U(95)						
			2.65	6	D		2.35	43.50	Very stiff light grey fissured silty CLAY	X	
			2.80	42	W		2.80	43.05			
			2.80	7	D						
		1.90	3.40 - 3.85	8	D,S(32)				Dense brown silty fine SAND with layers of brown silty clay.	X	
			3.40 - 3.85	9	B						
		2.70	4.60 - 5.05	10	D,S(34)						
			4.60 - 5.05	11	B						
			5.70	12	D		5.70	40.15			
		6.00 Sealed	6.00 - 6.45	13	U(50)				Stiff dark grey silty CLAY with laminations of fine sand	X	
			6.45	14	D						
			6.90	15	D		6.90	38.95			
		6.80	7.20 - 7.65	16	U(100)				Dense grey silty fine SAND with occasional layers of grey silty clay	X	
			7.65	17	D						
		8.00 Sealed	8.00	18	D						
			8.40 - 8.70	19	U(100)						
			8.70	20	D						
			9.20	21	D						
		8.30	9.60 - 10.05	22	U(60)						
							10.00				
Key			Remarks								
U... undisturbed 102mm diameter sample			Groundwater struck at 2.80m rose to 1.20 in 20 minutes and was sealed at 6.00m								
D... disturbed jar sample			A groundwater seepage occurred at 6.90m and was sealed at 8.00m.								
B... disturbed bulk sample											
W... water sample											
S()... standard penetration test											
C()... cone penetration test											
(33)... number of blows ('N' value)											
X... groundwater encountered											

LAING

Design and Development Centre



British
Geological
Survey

Version 2.0.6.7

BGS ID: 18474929 : BGS Reference: SU41NW934

British National Grid (27700) : 442790,118850

[Report an issue with this borehole](#)

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Page 1 of 2 ▼

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GROUND ENGINEERING

LOCATION VALLEY PARK, CHANDLERS FORD

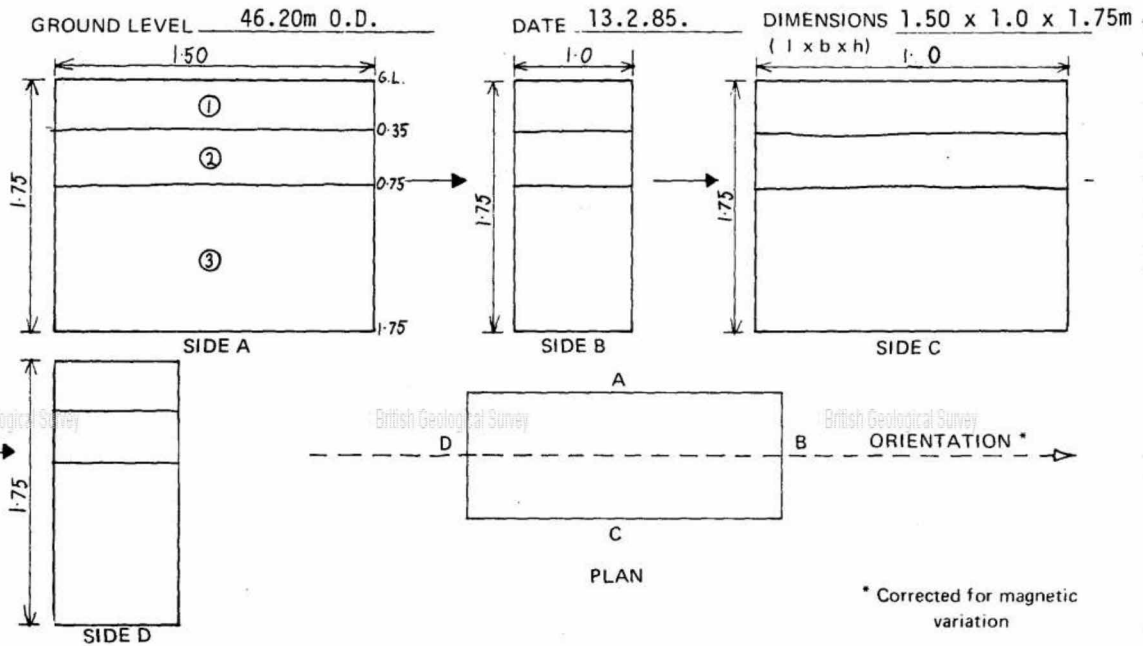
JOB No. 11310627

Trial Pit No.1

British Geological Survey

British Geological Survey

British Geological Survey



STRATA

- ① 0.00 - 0.35m TOPSOIL.
- ② 0.35 - 0.75m Subangular to rounded fine to medium flint GRAVEL with a soft light brown sandy silty clay matrix.
- ③ 0.75 - 1.75m+ Firm reddish brown light brown and grey variegated silty CLAY with gravel.

SAMPLES

No.	Type	Depth

REMARKS

Water standing in pit 1.75m.

RECORD OF TRIAL PIT

LAING

Design and Development Centre



British
Geological
Survey

Version 2.0.6.7

BGS ID: 18474933 : BGS Reference: SU41NW938

British National Grid (27700) : 442730,118870

[Report an issue with this borehole](#)

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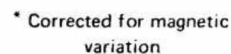
< Prev

Page 1 of 2 ▼

Next >

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JOB No. 11310627

[illegible]

Sides unstable due to water pressure.

DC2991

UNEXPLODED BOMB RISK MAP



SITE LOCATION

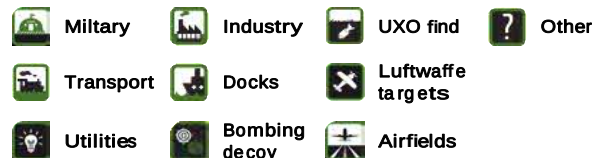
Map Centre: 442295,119147



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.

Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to uxo@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix E

SITE RECONNAISSANCE PHOTOGRAPHS

PHOTOGRAPHIC LOG		
Photo no.	Date:	
1	17/01/24	
Description:		
Land to the south-east used for horses		

Photo No. 2	Date: 17/01/24	
Description: Overhead power lines observed crossing the site east to west		

Photo No.	Date:
3	17/01/24
Description: Smaller overhead powerlines observed running east to west across the site	


--

Photo No. 4	Date: 17/01/24	
Description: Drainage ditch / stream running south to north across the central fields		

Photo No. 5	Date: 17/01/24	
Description: Farmyard with hay bale storage and farming equipment		

Photo No. 6	Date: 17/01/24	
Description: Green open space for pasture and animal grazing. Cottages located to the west		

Photo No. 7	Date: 17/01/24	
Description: Livestock cow barn occupies the building to the west / centre of the site		

Photo No. 8	Date: 17/01/24	
Description: Potential ACM – corrugated asbestos cement roofing		

Photo No. 9	Date: 17/01/24	
Description: Derelict building to the south of the main farmyard with abundance of general and building waste.		

Photo No. 10	Date: 17/01/24	
Description: Waste storage and fly tipped material adjacent to southern site boundary		

Photo No. 11	Date: 17/01/24	
Description: Possible ACM corrugated asbestos cement fly tipped adjacent to southern boundary path.		

Photo No. 12	Date: 17/01/24	
Description: Waterlogged western field down slope on the southern site boundary		

Photo No. 13	Date: 17/01/24	
Description: Gas pipeline marker observed to the south west on the path running north to south between the fields		

Photo No. 14	Date: 17/01/24	
Description: Views to the north		

Appendix F

TECHNICAL BACKGROUND

H1 Desk Study

Aquifer designation and Source protection zones

Principal aquifer: layers of rock or drift deposit that have high intergranular and/or fracture permeability (usually providing a high level of water storage). They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer: 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.

Secondary B aquifer: predominantly lower permeability layers that may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated aquifer: it has not been possible to attribute either a category A or B to a rock type. In most cases this means that it was previously designated as both a minor and non-aquifer in different locations owing to the variable characteristics.

Unproductive' strata: low permeability with negligible significance for water supply or river base flow.

The EA generally adopts a three-fold classification of source protection zones (SPZ) surround abstractions for public water supply. The Site is situated in an area defined as follows:

Zone 1 or the 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time from any point below the water table to the source. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source

Zone 2 or the 'outer protection zone' is defined by a 400-day travel time from a point below the water table to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants

Zone 3 or the 'total catchment' is the area around the source within which all groundwater recharge is presumed to be discharged at the source.

Preliminary risk assessment methodology

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

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the

likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

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

highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution

likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term

low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term

unlikely: circumstances are such that it is improbable the event would occur even in the long term.

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

severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)

medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem

mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment

minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

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

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

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

very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required

high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term

moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term

low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild

very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.

H2 Site Investigation Methodology

Ground gas monitoring

An infrared gas meter was used to measure gas flow, concentrations of carbon dioxide (CO₂), methane (CH₄) and oxygen (O₂) in percentage by volume, while hydrogen sulphide (H₂S) and carbon monoxide (CO) were recorded in parts per million. Initial and steady state concentrations were recorded. In addition, during the first monitoring round, all wells were screened with a PID to establish if there are any interferences and cross-sensitivity of other hydrocarbons with the infrared gas meter.

Low flow groundwater sampling

Groundwater samples were retrieved using a low-flow purging and sampling methodology

The low-flow method relies on moving groundwater through the well screen at approximately the same rate as it flows through the geological formation. This results in a significant reduction in the volume of water extracted before sampling and significantly reduces the amount of disturbance of the water in the monitoring well during purging and sampling. Drawdown levels in the monitoring well and water quality indicator parameters (pH, temperature, electrical conductivity, redox potential and dissolved oxygen) are monitored during low-flow purging and sampling, with stabilisation indicating that purging is complete and sampling can begin. As the flow rate used for purging, in most cases, is the same or only slightly higher than the flow rate used for sampling, and because purging and sampling are conducted as one continuous operation in the field, the process is referred to as low-flow purging and sampling.

Reuse of suitable materials

The Definition of Waste: Development Industry Code of Practice (CL:AIRE, 2011) (CoP) was developed in consultation with the Environment Agency and development industry to enable the

re-use of materials under certain scenarios and subject to demonstrating that specific criteria are met. The current reuse scenarios covered by the CoP comprise:

- reuse on the site of origin (with or without treatment)
- direct transfer of clean and natural soils between sites
- use in the development of land other than the site of origin following treatment at an authorised Hub site (including a fixed soil treatment facility).

The importation of made ground soils (irrespective of contamination status) or crushed demolition materials is not permitted currently under the CoP and requires either a standard rules environmental permit or a U1 waste exemption (see below).

In the context of excavated materials used on-sites undergoing development, four factors are considered to be of particular relevance in determining if the material is a waste or when it ceases to be waste:

- the aim of the Waste Framework Directive is not undermined, i.e. if the use of the material will create an unacceptable risk of pollution of the environment or harm to human health it is likely to be waste
- the material is certain to be used
- the material is suitable for use both chemically and geotechnically
- only the required quantity of material will be used.

The CoP requires the preparation of a materials management plan (MMP) that confirms the above factors will be met. This plan needs to be reviewed by a 'Qualified Person' (QP) who will then issue a declaration form to the EA. As the project progresses, data must be collated and on completion a verification report produced that shows the MMP was followed and describes any changes.

The MMP establishes whether specific materials are classified as waste and how excavated materials will be treated and/or reused in line with the CoP. The MMP is likely to form part of the site waste management plan.