



Preliminary Investigation Report

at

**Land North of In-Excess Garden Centre, Winchester Road,
Fair Oak, Hampshire SO50 7HD**

for

Eclipse Car Sales Ltd

**Reference: 22172/PIR Rev1.0
November 2025**

Control Document

Project

Land North of In-Excess Garden Centre, Winchester Road, Fair Oak, Hampshire
SO50 7HD

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.



Commission

This document comprises the Preliminary Investigation Report (PIR) and incorporates the results, discussion, and conclusions to this desk study. General site data is recorded below:

Commission Record	
Client	Eclipse Car Sales Ltd
Site Name	Land North of In-Excess Garden Centre, Winchester Road, Fair Oak, Hampshire SO50 7HD
Grid Reference	448853 120286
Soils Limited Quotation Ref	Q30525, dated 1 st October 2025
Clients Purchase Order	Order form, dated 8 th October 2025

The record of revision is presented below:

Record Of Revisions		
Revision	Date	Reason
1.0	November 2025	Original

Note: The latest revised document supersedes all previous revisions of the PIR produced by Soils Limited.

Documents associated with this development that must be referred to are given below.

Record Of Associated Documents			
Reference	Type	Date	Creator
25.06 – 01	Location Plan	June 2025	Eclipse Car Sales Ltd / THT Plumbing & Heating
25.06 – 02 Rev A	Existing Site Plan	June 2025	Eclipse Car Sales Ltd / THT Plumbing & Heating
25.06 – 03 Rev A	Proposed Site Plan	June 2025	Eclipse Car Sales Ltd / THT Plumbing & Heating

Caveats

Whilst reasonable skill and care has been taken to determine the site history and the environmental setting within the time constraints applied by the project, it should be appreciated that uncertainties may occur owing to the natural variability of soil material within a defined area or as a result of unknowns that are associated with contaminated land assessment in general. The site conditions may be different from that indicated by this Preliminary Investigation, particularly on a site with a history of past development. No responsibility can be accepted should such conditions alter the recommendations made in this report.

Without a drainage survey it is not possible to establish if the surface water drainage is to the main drainage system or soakaways. If there are soakaways on-site, they could act as a potential source. The geology on-site to an extent may determine if soakaways were likely to have been adopted.

Ordinary watercourses (OWs) are defined as rivers (which are not designated as main rivers), streams, ditches, drains, culverts, cuts and sewers (other than public sewers). This includes all OWs that are not mapped. Ordinary watercourse consent (OWC) is required from the Lead Local Flood Authority (LLFA) when changing/adapting/adding to the cross sections of OWs. Installations of any structure or obstruction into an OW that

impedes the flow without consent is prohibited by the Land Drainage Act 1991 Section 23.

Failure to remove obstructions may result in legal action by the LLFA with powers under Section 25 of the Land Drainage Act 1991.

Soils Limited suggest surveying the site for OW usually seen in rural areas as boundary ditches in order to avoid potential impacts to residents downstream and prosecution. OWC can be applied for from your LLFA.

This Preliminary Investigation does not include a detailed UXO risk assessment, it does however contain a basic assessment in accordance with CIRIA C681 and C785. In preparing a Preliminary Investigation reference is made to historical maps and web based sources to assess the risk of the site potentially having been impacted by bombing during the World Wars. The data readily available is not necessarily definitive. Certain areas were bombed heavily such as centres of industrial manufacture, airfields, shipyards, docklands, railways sidings and junctions. The assessment is based on the likely area risk, bomb patterns (i.e. lines of recorded bomb impacts with gaps where an impact would be anticipated) and the age of structures on and in close proximity to the site.

Explanations

The Preliminary Investigation Report was undertaken to advise the client on the risk pertaining to the site, with special reference to historic and current potential contaminative activities and processes. This also included the assessment of their impact on current and future sensitive receptors such as human health, controlled waters, ecological features, building structures and services.

During the site walkover observations were made in relation to current activities, evidence of historical activities, sources of potential contamination such as fuel storage tanks, oil drums and chemical storage and evidence of contamination. The walkover also looked for evidence of soil contamination in the form of staining odours and stressed or discoloured vegetation.

To assess the vulnerability of groundwater to contamination, consideration must be given to the leaching characteristics of the overlying soils and the characteristics of the strata in the unsaturated zone. Information on the geological strata such as lithological type and permeability characteristics has been combined with the physical properties of the soil to produce varying degrees of vulnerability.

The object of the historic map study was to report on the evidence of site history and redevelopment of the site and its environs from available County Series and Ordnance Survey Maps dating from the mid to late 19th Century to the present day as downloaded from Landmark Environmental.

The published maps only represent a “snap shot” of the site and its environs at the date of the survey. The detail of the information recorded can vary between epochs, map scale and county areas. It should be noted that changes in land uses, processes or

activities may have occurred outside of published epochs and these may not have been recorded on subsequent epochs. Also note that as methods of projection, production and recording have changed over time, this can result in geo-reference errors that may indicate the established site boundary is off-centre from its true location on older historical maps. Where this is potentially significant it will be noted.

Any distances quoted for features remote from the site have been scaled from the maps and are only approximate. Where dates have been noted in brackets, these are the actual dates applicable to the map editions and may not reflect the date of the original survey it is based on. The information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and/or other data commented on in this report is subjective.

As part of the review of the historical plans, only features considered to have or to have had a potential contaminative impact on the site and usually within a notional 250m radius are discussed. The north point and approximate extent of the site are indicated on each figure.

Dataset survey is undertaken, and the extent of the search has initially been limited to a radius of 250m as it is considered that sources of contamination beyond 250m are unlikely to impact on the site.

The BGS soil chemistry for environmental assessments dataset coverage, was developed from BGS G-BASE and Imperial College Wolfson Atlas data. It contains estimated ambient As, Cd, Cr, Ni and Pb background concentrations for rural topsoils across Great Britain. It also contains the locations and measured concentrations (mg kg⁻¹) of As, Cd, Cr, Cu, Ni, Pb, Sn and Zn in urban topsoil samples, collected from geochemical surveys in 23 major urban centres.

In accordance with CIRIA C681 and C785 a review has been undertaken of the historic maps and the Zetica UXO risk website.

Legislation and Liability

The primary legislative mechanism for contaminated land management in the UK is Part 2A of the Environmental Protection Act 1990 (EPA). Part 2A was introduced into the EPA under Section 57 of the Environment Act 1995 to help deal with the substantial legacy of land contamination. The legislation provides powers in relation to the identification, remediation and apportionment of liability for contaminated land. Part 2A applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission.

Under Part IIA of the Environmental Protection Act 1990, Local Authorities are required to identify contaminated land and serve on every person who is an appropriate person a remediation notice setting out what is to be done by way of remediation and the period within which it must be done.

If the person who caused, or knowingly permitted, the contaminating substance cannot be found, the owner and/or, occupier for the time being, of the property can be the appropriate person.

Under the legislation, Contaminated Land is defined 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:

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

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

Where the Act defines harm as:

“harm to the health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property.”

and pollution of controlled waters is defined as: -

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter.”

In addition to the above definition, The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006 introduced the supplementary definition of harm to include: lasting exposure to any person resulting from the after-effects of a radiological emergency, past practice or past work activity.

With regard to contaminated waters, the Environment Act 1995 amends the Water Resources Act 1991 and provides the Environment Agency with the power to force clean-up of historical contamination by issuing a Works Notice, with remediation paid for by the responsible parties.

The Groundwater Regulations (2009) state that entry of hazardous substances into groundwater must be prevented, and non-hazardous pollutants must be controlled.

This report was made to comply with planning requirements and only covers contaminative land issues unless otherwise specifically noted.

Limitations and Disclaimers

This Preliminary Investigation Report relates to the site located at Project_name and was prepared for the sole benefit of the Client for the brief described in the Commission of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in the Soils Limited Quotation and the subsequent Clients Purchase Order.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the contract with the Client, incorporation of our General Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

There may be other sources of information not included in those listed that hold data relevant to the Preliminary Investigation Report undertaken at the site that could materially affect the conclusions made in this report.

It should be noted that a detailed survey of the possible presence or absence of invasive species, such as Japanese Knotweed, is outside of the scope of investigation.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. "Contaminated Land" is defined in Environmental Protection Act 1990.

Where a contaminative use is identified in the Preliminary Investigation Report this does not determine whether contamination has actually occurred, or if it has the degree to which it may have taken place. An intrusive investigation(s) and analysis is required to establish the nature and degree of any contamination present.

All works are undertaken in the context of, and in compliance with, BS10175+A2 2017 and LCRM (EA 2021) and all other pertinent planning, standards, documentation and

guidance appropriate to the site at the time of production which may include, but are not necessarily limited to, documents provided by BS/CEN/ISO, NHBC, AGS, CIEH, CIRIA, SoBRA and CLAIRE.

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Contents

Commission	i
Caveats	i
Explanations.....	ii
Legislation and Liability	iii
Limitations and Disclaimers.....	iv
Section 1 Site Conditions and Proposed Development.....	1
1.1 Site Walkover.....	1
1.2 Site Drainage	2
1.3 Site Photographs	2
1.4 Proposed Development	2
Section 2 Geology, Hydrogeology, Hydrology and Radon.....	3
2.1 Anticipated Geology.....	3
2.1.1 London Clay Formation	3
2.2 Hydrogeology.....	3
2.3 Hydrology.....	4
2.4 Radon Gas.....	4
Section 3 Site History	5
3.1 Historic Map Study.....	5
3.2 Bomb damage and the potential for Unexploded Ordnance.....	6
Section 4 Environmental Records and Consultation.....	7
4.1 Dataset Information.....	7
4.2 Site Sensitivity Maps.....	8
4.3 Regulatory Enquires	8
4.4 Soil Geochemistry	8
Section 5 Data Collection Summary.....	10
5.1 General	10
Section 6 Preliminary Conceptual Site Model	12
6.1 Sources and Pathways of Contamination	12
6.2 Potential Pathways	12
6.3 Potential Sources of On-site Contamination.	12
6.4 Potential Off-site Sources of Contamination	13
6.5 Potential Contaminants	14
6.6 Potential Exposure Receptors.....	15

6.7	Preliminary Conceptual Site Model and Risk Assessment	15
Section 7	Recommendations	17
7.1	General	17
7.2	UXO	17
7.3	Radon	17
7.4	Proposed Further Site Works	17
7.5	Discovery Strategy	17

List of Figures

Figure 1 – Site Location Map	19
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List of Tables

Table 1.1 Site Walkover Record (On-site)	1
Table 1.2 Site Walkover Record (Off-site)	1
Table 2.1 Hydrogeological Assessment	3
Table 2.2 Hydrological Assessment	4
Table 3.1 Historic Development of the Site	5
Table 3.2 Historic Off-site Development	5
Table 3.3 Potential Sources of Pollution Indicated from Historic Maps	5
Table 4.1 Environmental Significance of Data	7
Table 4.2 Contemporary Trade Directory	8
Table 4.3 Geological Hazards	8
Table 4.4 Soil Geochemistry	9
Table 5.1 Site Environs	10
Table 5.2 Summary of Potential Contamination Sources	10
Table 6.1 Applicable Pathways	12
Table 6.2 On-site Potential Contamination Sources	13
Table 6.3 Off-site Potential Contamination Sources	13
Table 6.4 Potential Contaminants	14
Table 6.5 Potential Receptors	15
Table 6.6 Preliminary Conceptual Site Model and Risk Assessment Methodology	16
Table 7.1 Proposed Further Environmental Investigation	17

Table G.1. Classification of Consequence	
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Table G.2. Classification of Probability

Table G.3. Comparison of Consequence Against Probability

Table G.4. Risk Classifications

List of Appendices

Appendix A Proposed Development Plans

Appendix B Country Series and Ordnance Survey Maps

Appendix C Groundsure Report

Appendix D Site Sensitivity Maps

Appendix E Local Authority Search Data

Appendix F Site Photographs

Appendix G Risk Assessment Criteria

Section I Site Conditions and Proposed Development

I.1 Site Walkover

A site walkover was undertaken in October 2025, by Soils Limited. The notes of the site walkover are presented in Table 1.1 and Table 1.2.

Table 1.1 Site Walkover Record (On-site)

Use of Site	Commercial – occupied by <i>THT Plumbing, Heating & Home</i> with hardstanding areas used for vehicle parking and storage.
Structures	The site comprises several single-storey, brick-built commercial units currently occupied by <i>THT Plumbing, Heating & Home</i> . These include a main brick office/workshop building, small model conservatories displayed externally, and several wooden storage sheds. The remainder of the site is predominantly covered with hardstanding (asphalt and gravel) used for vehicle parking, external storage, and circulation.
Site Topography	Generally flat with a gentle fall towards the east and south, with an estimated slope angle of less than 1°; no evidence of instability or significant elevation change noted.
Site Covering	Mixed surfaces – concrete and block paving to the central and eastern sections, gravel hardstanding to the north, and limited grassed areas to the boundaries.
Vegetation	Variable; mainly boundary shrubs and small trees along the southern and eastern edges. Some self-seeded grass and weeds in unmaintained corners.
Potential Contamination Sources	Minor potential from small areas of made ground, vehicle parking, storage of building materials, and localised oil or chemical use associated with current light commercial use. No significant evidence of fuel storage or waste disposal.
Odour	None detected during site visit.
Drainage	Surface water drainage appears to discharge via gullies and inspection chambers within the paved areas. Likely connected to the main drainage system along Winchester Road. No surface water ponding observed.

Note(s): The site is securely fenced, with access via a single gated entrance off Winchester Road. No evidence of significant contamination or environmental concern was identified.

Table 1.2 Site Walkover Record (Off-site)

Use of Land	Surrounding area is a mix of commercial and light industrial premises (including In-Excess Garden Centre to the south) and residential dwellings to the west and east.
Area Topography	Generally, level with minor undulations following the local topography, with an estimated slope angle of <1°. No evidence of slope instability or significant elevation variation noted across the surrounding area.
Vegetation	Managed vegetation associated with commercial premises; hedgerows and trees bordering Winchester Road.
Potential Contamination Sources	No significant sources observed nearby. Minor potential from adjacent commercial properties (vehicle use, small-scale fuel or oil storage). No visible evidence of contamination or current activity.

Note(s): The surrounding area is well maintained and predominantly hardstanding. No apparent off-site activities posing an immediate risk to the site.

1.2 Site Drainage

Surface water appears to drain via gullies and inspection chambers located across the paved and gravel-surfaced areas. Drainage is anticipated to be connected to the main surface water system along Winchester Road.

A detailed drainage survey would be required to confirm the exact outfalls and capacity prior to any redevelopment works.

1.3 Site Photographs

The site photographs have been included within Appendix F.

1.4 Proposed Development

The proposed development comprises the conversion and redevelopment of the existing commercial yard to provide a car sales facility for Eclipse Car Sales Ltd.

The existing buildings will be retained and repurposed for use as offices, storage, and sales areas, with the surrounding hardstanding resurfaced to accommodate vehicle display and customer parking areas. The proposed layout also includes a carwash/ valeting area and limited soft landscaping confined to boundary margins, with the majority of the site comprising hardstanding.

In compiling this report, reliance was placed on the drawings detailed in the Commission Section. Recommendations within this report apply only to the proposed development scheme described above. Any amendments to the development layout should be referred to Soils Limited for review.

The proposed development plans have been provided in Appendix A.

Section 2 Geology, Hydrogeology, Hydrology and Radon

2.1 Anticipated Geology

The 1:50,000 BGS Geology map showed the site to be situated on the London Clay Formation bedrock. No natural superficial deposits are mapped on-site, but artificial/made ground may be present locally.

2.1.1 London Clay Formation

The London Clay Formation in the Hampshire region comprises silty and sandy clay, clayey and sandy silt, silty sand; sporadic claystones and thin beds of flint pebbles. The formation includes the Bognor Sand, Whitecliff Sand, Durley Sand, Portsmouth Sand and Nursling Sand Members. Crystals of gypsum (Selenite) are often found within the weathered part of the London Clay, and precautions against sulphate attack to concrete are sometimes required.

The lowest part of the London Clay Formation rests on the Reading Formation (Lambeth Group).

2.2 Hydrogeology

Table 2.1 presents the hydrological data that is relevant to the site.

Table 2.1 Hydrogeological Assessment

Hydrogeological Data		Comment
On-site	Superficial	None recorded on-site.
Aquifers	Bedrock	London Clay Formation – Unproductive aquifer.
Groundwater Vulnerability		Unproductive bedrock; no superficial aquifer on-site. Leaching class: Low. Infiltration value: 40–70 %. Dilution value: ~300–550 mm/yr.
Source Protection Zones (SPZ)		None on-site or within 500 m.
Abstraction	Potable	None within 2 km.
	Non-potable	Multiple within 2 km, dominated by fish farm/cress pond throughflow and agricultural use (e.g., Fishers Pond Ltd; Bow Lake / Fishers Pond points 400–1,600 m).
Sensitive Land Uses		None recorded on-site.
Surface Water Features		Nearest mapped features at ~177 m SE (open watercourse); ~191 m E (lake/pond); ~193 m E (culverted section). Site lies within WFD River Bow Lake catchment.
Flood Risk from Rivers or Seas		No records within 50 m; effective Very Low risk.
Flood Risk from Surface Water		Negligible – maximum modelled depth negligible for 1:30, 1:100, 1:250, and 1:1,000 events.
Flood Risk from Groundwater		Moderate on-site (highest within 50 m: Moderate–High). Longer duration ponding possible after sustained rainfall.

Note(s): Unproductive strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Any works or development which has the potential to have an impact on surface water, aquifer or groundwater quality must be approved by the Environment Agency prior to implementation.

2.3 Hydrology

The elevation of the site was ~29–30m Above Ordnance Datum (AOD). The site drains locally toward the south-east into minor drains/ponds connected with the Bow Lake / River Itchen system. No mapped surface water features cross the site; nearest open channel is ~177 m SE and a lake/pond ~191 m E. The anticipated surface water and groundwater flow direction is given in Table 2.2.

Table 2.2 Hydrological Assessment

Type	Direction	Notes
Surface water	SE	Local fall toward minor drains and Bow Lake system (open/culvert sections at ~177–193 m).
Groundwater	SE (locally variable)	Regional gradient toward Bow Lake/River Itchen; behaviour dominated by low-permeability London Clay with potential perched water in made ground.

Note(s): WFD status: The nearest surface water body, River Bow Lake (GB107042016650), is rated Bad overall, Fail (chemical) and Bad (ecological) (2019 cycle). This is a receptor of regional sensitivity but no direct on-site discharge is identified.

2.4 Radon Gas

The site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. Therefore, radon protective measures are not necessary in the construction of new dwellings or extensions.

Section 3 Site History

3.1 Historic Map Study

The historic maps referred to are appended to this report (Appendix B).

Table 3.1 Historic Development of the Site

Site History	Date Range	
	From	To
Site shown as open agricultural land divided by field boundaries and hedgerows.	1868	1896
Land remains undeveloped farmland; no structures or industrial use visible.	1896	1909
No significant change; agricultural use continues; surrounding area rural.	1909	1939
Site remains open field; Winchester Road established to the west.	1939	1963
Land continues to be undeveloped; small-scale field boundary adjustments visible.	1963	1983
No development on site; adjacent garden centre activity becomes evident to the south.	1983	1989
Site remains open ground; boundary vegetation and tracks visible.	1989	2003
Site largely unchanged, open grassland adjacent to commercial uses (garden centre).	2003	2010
Site appears as open vegetated land/rough grass, no new buildings recorded.	2010	2025

Note(s): The site has remained predominantly open and undeveloped from the earliest available mapping. There is no evidence of historic industrial or residential structures within the site boundary.

Table 3.2 Historic Off-site Development

Off-site Development	Date Range	
	From	To
Surrounding area comprises agricultural fields and sparse rural dwellings.	1868	1896
Small brick works and extraction pits mapped north and north-east of the site.	1896	1909
Additional farm buildings and tracks established west of Winchester Road.	1909	1939
Residential ribbon development begins along Winchester Road and towards Fair Oak.	1939	1963
Expansion of residential and light commercial uses nearby; garden centre established to the south.	1963	1983
Continued infill and road improvements; minor infrastructure (substations, utilities) in vicinity.	1983	1989
No significant changes.	1989	2025

Note(s): Historic mapping identified brick works and small pits to the north and north-east (late 19th–early 20th century) and a historic landfill east of the site (mid-20th century). Surrounding land gradually urbanised post-1960s with residential and garden-centre development along Winchester Road.

Table 3.3 Potential Sources of Pollution Indicated from Historic Maps

Source	Direction	Distance (m)	Date Range	
			From	To
Brick works and associated clay pits	North / North-east	50-140	1896	1920
Unspecified small pits / ground disturbances	North-east	90-150	1900	1950
Historic landfill ("Crowd Hill")	East	~7	1962	1972
Garden centre and commercial yard (fertilisers, oils, fuels)	South	~25	1980s	Present

Source	Direction	Distance (m)	Date Range	
			From	To
Residential dwellings and private fuel storage	West / South-west	30-80	1960s	Present
Minor road network (Winchester Road) – potential vehicle emissions / hydrocarbon runoff	West	Adjacent	1930s	Present

Note(s): Potential contamination sources are all off-site and historic, with none mapped within the site boundary.

The nearest significant feature is the Crowd Hill historic landfill (~7 m east); although sealed, it represents a potential gas and leachate risk that should be screened in the conceptual site model.

The brickworks and extraction pits to the north/north-east are historical (ceased > 100 years ago) and unlikely to present an active contaminant source but may indicate variable ground conditions locally.

3.2 Bomb damage and the potential for Unexploded Ordnance

Based on the assessment of the historical maps and readily available Zetica mapping, a specialist UXO risk assessment is not required to determine the risk to the proposed development.

Section 4 Environmental Records and Consultation

4.1 Dataset Information

A copy of the report is appended to this report in Appendix C and summarised in Table 4.1, Table 4.2 and Table 4.3.

Table 4.1 Environmental Significance of Data

Source	Direction	Distance (m)
Contaminated Land Register Entries and Notices	None	None
Discharge Consents	None	None
Integrated Pollution Prevention and Control	None	None
Local Authority Pollution Prevention and Controls	None	None
Local Authority Pollution Prevention and Control Enforcements	None	None
Nearest Surface Water Feature	South-East	177
Pollution Incidents to Controlled Waters (Significant Incidents only)	None	None
Prosecutions Relating to Authorized Processes	None	None
Registered Radioactive Substances	None	None
Substantiated Pollution Incident Register	None	None
Nearest Potable Abstraction Point	None	None
Nearest Non-Potable Abstraction Point	North	407
Water Industry Act Referrals	None	None
Source Protection Zones	None	None
Extreme Flooding from Rivers or Sea Without Defences	None	None
Flooding from Rivers or Sea Without Defences	None	None
Areas Benefiting from Flood Defences	None	None
Flood Water Storage Areas	None	None
Flood Defences	None	None
BGS Recorded Landfill Sites	None	None
Historical Landfill Sites	East	~70
Licensed Waste Management Facilities	None	None
Local Authority Recorded Landfill Sites	None	None
Potentially Infilled Land (Non-Water)	None	None
Potentially Infilled Land (Water)	None	None
Registered Landfill Sites	None	None
Registered Waste Transfer Sites	None	None
Registered Waste Treatment or Disposal Sites	None	None
Control of Major Accident Hazards Sites (COMAH)	None	None
Notification of Installations Handling Hazardous Substances	None	None
Planning Hazardous Substance Consents	None	None

Note(s): The only notable off-site potential source of concern identified from the dataset is a historic landfill (Crowd Hill, ~7 m east), recorded as infilled between 1962–1972. The nearest recorded abstraction is the Fishers Pond Borehole (~407 m north), licensed for non-potable use (fish farm and cress pond throughflow). No other significant contaminative features or sensitive receptors were identified on or adjacent to the site.

The contemporary trades listed in Table 4.2 are only those considered to be viable potential sources of contamination that could impact the site.

Table 4.2 Contemporary Trade Directory

Contemporary Trade Directory within 250m	Direction	Distance (m)	Status
Garden Centre (In-Excess Garden Centre)	South	25	Active
Electrical Substation	North-east	83	Active
Vehicle Garage (small-scale)	South-west	110	Active

Note(s): All identified trades are small-scale, modern service and infrastructure uses, none of which are expected to pose a significant contamination risk to the proposed development considering their distance and operational nature.

Table 4.3 Geological Hazards

Source	Nearest Distance from Site/Type
Coal Mining Affected Areas	None recorded
Mining Instability	None recorded
Natural and Mining Cavities	None recorded
Potential for Collapsible Ground Stability Hazards	Very low
Potential for Compressible Ground Stability Hazards	Low
Potential for Ground Dissolution Stability Hazards	Negligible
Potential for Landslide Ground Stability Hazards	Very low
Potential for Running Sand Ground Stability Hazards	Low
Potential for Shrinking or Swelling Ground Stability Hazards	Low

Note(s): The site is underlain by London Clay Formation, which can exhibit moderate shrink–swell behaviour, though the risk is classed as low based on regional data.

4.2 Site Sensitivity Maps

No other significant potential sources of contamination were shown on the Groundsure Site Sensitivity Maps, which have not been listed in Table 4.1, Table 4.2 and Table 4.3, and copies of which are appended to this report (Appendix D).

4.3 Regulatory Enquires

As part of the Preliminary Investigation Report the local authority was contacted and asked to provide any information on potential contamination risks relating to the site. A response was received, which is included in Appendix E, and summarised below.

Generally, there was nothing identified that has not already been considered in the preparation of this report, with the following sources referenced:

- On site: Wyevale Garden Centre, Winchester Road, Fair Oak, Eastleigh SO50 7HD
- 70m east: Crowd Hill Landfill
- 110m northeast: Hill View Caravan Park (former Brickworks)

4.4 Soil Geochemistry

The results of this survey are contoured on the Groundsure report (Appendix C). The results of the local soil chemistry are presented in Table 4.4.

Table 4.4 Soil Geochemistry

Determinant	Indicated Soil Geochemistry (mg kg⁻¹)
Arsenic	<15
Cadmium	<1.8
Chromium	40-60
Lead	300-600
Nickel	15-30

Indicated values were not noted above the '*Commercial*' Generic Assessment Criteria.

Section 5 Data Collection Summary

5.1 General

Table 5.1 summarises the site Environs, which include geology, hydrogeology, the risk from radon and potential risk from flooding.

Table 5.1 Site Environs

Environs	Summary
Geology	The site is underlain by the London Clay Formation (Eocene age), comprising clay, silt, and fine sand. No superficial deposits are recorded on-site, although localised made ground may be present associated with historical infrastructure.
Hydrogeology	The bedrock is classified as an Unproductive Aquifer, with negligible groundwater potential. Local superficial deposits to the north and east (Alluvium) are classified as Secondary A Aquifers, capable of supporting localised flow.
Source Protection Zone (SPZ)	The site does not lie within a designated SPZ. The nearest confined SPZ (Zone 2c – Outer Catchment) is located approximately 485 m north-east.
Surface Water Flow	Surface water drains locally towards the River Bow Lake catchment, approximately 177 m south-east of the site. Flow direction is anticipated to follow the natural topographic gradient to the south-east.
Groundwater Flow	Anticipated to follow the general south-east regional gradient toward the River Itchen system.
Radon	Radon protection measures are not required for new development.
Flooding	The site is at negligible risk of fluvial or tidal flooding, negligible risk of surface water flooding, and moderate risk of groundwater flooding, consistent with low-lying terrain.
Geological Hazard	Low overall hazard. Minor shrink–swell potential may occur due to clay-dominated strata.
Local Authority Enquiry	No additional concerns raised
Soil Chemistry	No exceedances noted
Ecological	The site lies outside any statutory or non-statutory ecological designations; no sensitive habitats or protected species were recorded during the walkover.

Note(s): The local setting is characteristic of lowland clay geology with limited hydrogeological sensitivity. Flood and contamination risks are considered low, typical of semi-rural land with modern infrastructure

Table 5.2 provides a summary of potential on-site and off-site contamination sources identified during the study of the historic maps, the Landmark Envirocheck Dataset Report and the site walkover.

Table 5.2 Summary of Potential Contamination Sources

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
On-Site					
Agricultural use (potential for agrochemical residues)	On-site	0	1868	2025	HM/SW
Made ground associated with site infrastructure (tracks, access, or services)	Localised	<10	1989	2025	SW/DS

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
Off-Site					
Historic brickworks, associated pits and kiln – potential for infilled ground and residual gas generation	North	10-50	1868	1939	HM/DS
Historic landfill (Crowd Hill, possible inert infill)	East	~70	1962	1972	DS/HM
Residential dwellings (domestic fuel, waste)	South-east	50-100	1938	2025	HM/DS
Electric substation (potential for trace hydrocarbons/PCBs)	North-east	83	1990	2025	DS/SW
Pumping station (limited risk from modern infrastructure)	North	1-6	1990	2025	DS/SW
Note(s): SW – Site walkover, HM – Historic Maps, DS – Datasheet.					

Section 6 Preliminary Conceptual Site Model

6.1 Sources and Pathways of Contamination

The Landmark Site Specific Envirocheck Report and Site Walkover have been used to identify potential contaminative sources. These sources have been presented in Table 5.2. An assessment of the likely pathways and the likelihood of each contaminative source that was considered a risk has been presented in Sections 6.2 to 6.4.

6.2 Potential Pathways

A review of the potential pathways on and off the site has been undertaken based on the site, ground conditions, hydrology and scientific knowledge of the behaviour of the contaminants in the ground. The pathways applicable to the site and the proposed development have been marked in Table 6.1.

Table 6.1 Applicable Pathways

Pathway	Present	Comment
Inhalation of dust	✓	Possible during site works where shallow soils are disturbed, though exposure expected to be limited and temporary.
Inhalation of vapour/gases		Low potential for gas migration from the nearby historic landfill (~70 m E). Given the landfill's age (1960s–1970s) and classification as inert, significant gas generation is unlikely.
Ingestion and absorption via direct contact	✓	Minor potential during construction/landscaping works.
Migration via surface runoff	✓	Possible localised movement during rainfall; unlikely to affect off-site receptors.
Migration in solution via groundwater		Limited by very low permeability of London Clay Formation.
Migration of gases via permeable soils		Clay soils will significantly restrict gas flow
Direct contact with construction material	✓	Relevant during excavation; managed through standard site controls.
Services and utilities	✓	Service trenches may act as preferential pathways for gas movement — low likelihood but should be reviewed in design stage.

Note(s): Although the site is underlain by low-permeability London Clay, the adjacent historic landfill introduces a low but plausible ground-gas risk. Verification through gas monitoring or flow-rate testing during the Phase II investigation is recommended.

6.3 Potential Sources of On-site Contamination.

The sources are presented in Table 6.2.

Table 6.2 On-site Potential Contamination Sources

Source	Likely	Reasoning
Historic agricultural use (fertilisers/pesticides)	✓	The site has remained as open farmland or grassland from 1868 to present, with potential for diffuse accumulation of agricultural chemicals (metals, nitrates, phosphates, pesticides).
Localised made ground (trackways, minor infill, service corridors)	✓	Minor reworked soils or imported topsoil may exist from past agricultural improvement or utility installation; potential for limited metals, TPH or ash.
Natural soil composition (London Clay Formation)	✓	The site is underlain by stiff, overconsolidated London Clay containing minor pyrite (FeS_2) and siderite. Natural background metals (As, Ni, Cr) may be slightly elevated due to geogenic origins. Pyrite oxidation could generate sulphates affecting concrete durability. No anthropogenic contamination expected.
Ground-gas migration from adjacent landfill (indirect)		While no infilled material is present on-site, the Crowd Hill historic landfill (approximately 70 m east) is recorded as inert infill dating from the 1960s–1970s. Given the landfill's age (over 50 years) and inert nature, active gas generation is considered highly unlikely. The cohesive nature of the London Clay Formation further limits gas migration potential. On this basis, the overall risk from ground gases is assessed as very low, and no formal gas monitoring is required unless further evidence of organic material or fill is identified during the intrusive investigation.

Note(s): No industrial or commercial uses have occurred on-site. Any potential contamination is expected to be diffuse and low-level, arising from long-term agricultural practices or minor anthropogenic inputs.

Given the landfill's age (over 50 years) and inert nature, ground-gas generation is considered highly unlikely. The site's cohesive London Clay strata will further restrict gas migration. No formal gas monitoring is proposed, unless evidence of organic infill or unexpected ground conditions is encountered during the Phase II investigation.

6.4 Potential Off-site Sources of Contamination

These sources are presented in Table 6.3.

Table 6.3 Off-site Potential Contamination Sources

Source	Direction	Distance (m)	Likely	Reasoning
Historic Brick Work	North	11	✓	Possible residual made ground, kiln ash, or fuel-related contaminants; likely infilled or regraded, limited lateral migration expected.
Historic landfill (Crowd Hill)	East	~70		Former inert landfill (1962–1972). Given the age of the infill (over 50 years) and its inert classification, active gas generation is considered highly unlikely. The cohesive London Clay deposits provide an effective barrier to gas migration. No further ground-gas monitoring is considered necessary, unless unexpected made ground or organic material is identified during intrusive investigation
Unspecified Ground Workings / Pits	North–North-East	21–138		Shallow historical excavations shown on early maps. Likely infilled with inert or natural material, with no indication of organic waste.

Source	Direction	Distance (m)	Likely	Reasoning
				These features are not hydraulically or topographically connected to the site, and the gassing risk is considered minimal.
Historic Ponds	South-East / South-West	59/107		May indicate poor drainage or infilled soft ground; potential minor organic material but not significant contaminant source.
Fish Pond	North-East	220		Natural or landscaped feature, not a contamination source.
Licensed Waste Management Facility (Simba Business Park)	North-East	491		Active waste treatment facility (issued 2023); potential for fugitive dusts or runoff, but distance and regulation minimise risk.
Waste Exemption Sites (Old Oak Farm, Hillview Manor Park)	North–South-East	18-277	✓	Agricultural and construction waste exemptions; potential for minor hydrocarbon, metals or inert leachate migration via shallow groundwater or drainage.

Note(s): Potential off-site contamination sources are primarily historical and agricultural in nature. The nearest active facility (Simba Business Park) is regulated and located >490 m away, presenting a low risk. Historical brick and pit workings may contain infilled materials capable of generating minor ground gas; however, lateral migration onto the site is unlikely given the cohesive London Clay strata and distance.

6.5 Potential Contaminants

Table 6.4 presents the range of possible contaminants associated with the onsite and off-site activities and sources identified following a review of historical maps and datasets.

Table 6.4 Potential Contaminants

Potential Contaminative Sources	Contaminants / Chemical Properties
Historic agricultural use (fertilisers, pesticides, herbicides)	Potential for metals, nitrates, phosphates, and pesticide residues.
Minor made ground (access tracks or small structures)	Possible trace metals and hydrocarbons (TPH, PAHs) associated with imported fill or fuel residues.
Historic brick works and pits (infilled ground)	Metals, sulphates, PAHs, TPHs, and potential ground gases (CH ₄ , CO ₂) from organic or burnt material in backfill. Given the historic nature of the features (mid-to-late 19th century), any infill material is expected to be predominantly inert and long-stabilised, with very limited potential for active gas generation or contaminant leaching. Overall risk considered very low.
Historic ponds (potentially infilled)	Localised organic material and inert fill; possible methane and carbon dioxide generation.
Waste exemption sites (Old Oak Farm, Hillview Manor Park)	Possible trace hydrocarbons, metals, or inert leachate from construction and agricultural waste.
Licensed waste management facility (Simba Business Park)	Hydrocarbons, metals, and particulate matter (dust); regulated activity — unlikely to impact site.
Natural soil composition (London Clay Formation)	Naturally elevated background concentrations of metals (As, Ni, Cr) and potential pyritic material (FeS ₂); minor risk of sulphate generation under oxidising conditions.

Potential Contaminative Sources**Contaminants / Chemical Properties**

Note(s): Potential contaminants are primarily diffuse, low-level, and associated with historic rural and small-scale industrial uses. The cohesive nature of the London Clay Formation provides an effective barrier to vertical and lateral contaminant migration, limiting risk to shallow soils and surface pathways.

6.6 Potential Exposure Receptors

The assessment for potential receptors is presented in Table 6.5.

Table 6.5 Potential Receptors

Potential Receptor		Present
Human Health	Future users of the site (End Users)	✓
	Construction workers on-site (Site Workers)	✓
	Service and maintenance workers (Site Maintenance)	✓
	Site neighbours and wider public (Off-site Users)	
Groundwater / Controlled Waters	Surface Water	✓
	Shallow Aquifer	✓
	Deep Aquifer	
Buildings & Materials	Buildings and Confined Spaces	✓
	Buried Structures	✓
	Buried Services	✓
Ecosystems	Flora and fauna	✓

Note(s): The principal receptors are future site users and construction personnel, with minor potential pathways to surface water and buried structures. The cohesive London Clay Formation significantly limits contaminant and gas migration.

6.7 Preliminary Conceptual Site Model and Risk Assessment

A preliminary risk assessment has been undertaken based on the proposed development. The assessment has been based on the likelihood of the presence of a pollutant linkage.

A pollutant linkage is the relationship between a contaminant source, a pathway and a receptor. Unless all three elements of a pollutant linkage are present, a risk is not considered to exist. Each of the three elements has been considered within Table 6.1 to Table 6.5. The preliminary conceptual site model and risk assessment is presented in Table 6.6. The classification tables on which the level of risk has been determined have been modified from 'Contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552' and are presented in Appendix G.

Table 6.6 Preliminary Conceptual Site Model and Risk Assessment Methodology

Source (Table 6.2 & Table 6.3)	Potential Contaminant (Table 6.4)	Exposure Pathway (Table 6.1)	Receptor (Table 6.5)	Initial Assessment from Preliminary Investigation Report Information			Comments	Proposed Investigation
				Severity	Probability	Risk		
Historic agricultural use (fertilisers, pesticides, herbicides)	Metals, semi-metals, nitrates, phosphates, pesticide residues	Inhalation of dust	Site Workers/Site Maintenance	Mild	Unlikely	Low	Expected to be low-level and typical of agricultural land. Diffuse agrochemical residues may occur in shallow soils. Limited direct exposure; landscaped cover will reduce risk.	Topsoil sampling during Phase II to confirm background concentrations.
		Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Mild	Unlikely	Low		
			End Users	Mild	Unlikely	Low		
Minor made ground (access tracks or small structures)	Metals, hydrocarbons (TPH, PAH)	Inhalation of dust	Site Workers/Site Maintenance	Mild	Unlikely	Low	Limited made ground observed; localised contamination possible.	Visual inspection during groundworks; sampling if fill encountered. Validation sampling if soils are reused on-site.
Historic brick works and pits (infilled ground)	Metals, PAHs, TPHs, sulphates, ground gases (CH ₄ , CO ₂)	Migration of gases via permeable soils	Buildings / End Users	Medium	Unlikely	Very Low	Given the age and likely inert nature of the historic infill, active gas generation is considered highly unlikely. The low permeability of the London Clay Formation further restricts gas migration.	No specific ground-gas monitoring is considered necessary unless unexpected fill is encountered during intrusive works.
		Migration via groundwater	Shallow Aquifer / Surface Water	Mild	Unlikely	Low	Possible leaching of minor contaminants; however, bedrock conditions restrict migration.	None beyond standard Phase II assessment.
Historic ponds (potentially infilled)	Organic material, methane, carbon dioxide	Migration of gases via permeable soils	Site Workers / Buildings	Mild	Unlikely	Low	Localised only; limited lateral spread. Possible organic decomposition gases in old pond fills.	Screen for gas if excavation within affected area.
Waste exemption sites (Old Oak Farm, Hillview Manor Park)	Metals, hydrocarbons, inert leachate	Migration via groundwater / surface runoff	Surface Water / Shallow Aquifer	Mild	Unlikely	Low	Distance and clay strata provide attenuation. Construction and agricultural waste use; minor leachate risk.	None required
Licensed waste management facility (Simba Business Park)	Hydrocarbons, metals, dusts	Airborne dust / runoff	Off-site Users / Surface Water	Mild	Very Unlikely	Very Low	EA-regulated, distance prevents pathway. Active, regulated waste facility ~490 m NE.	None required
Natural soil composition (London Clay Formation)	Naturally occurring metals (As, Ni, Cr), pyrite (FeS ₂), sulphates	Direct contact	End Users	Mild	Unlikely	Low	Consider DS/DC classification for buried concrete. Natural background levels typical of regional clay; minor sulphate potential.	None required beyond standard design measures

Section 7 Recommendations

7.1 General

Based on the information obtained during the compilation of this Preliminary Investigation Report and the preliminary conceptual site model, a potential for a very low to low risk of contamination has been identified.

7.2 UXO

A specialist UXO risk assessment is not required for the proposed development.

7.3 Radon

No radon protective measures are required for the proposed development.

7.4 Proposed Further Site Works

The general requirements for further environmental investigation are presented in Table 7.1.

Table 7.1 Proposed Further Environmental Investigation

Proposed Works	General Purpose	Required
Investigatory Holes	To collect sufficient samples for a robust assessment	✓
Laboratory Testing	To quantify the risks identified in the Conceptual Site Model	✓
Risk Assessment	Assess pollutant linkages based on current contaminated land guidance and screening criteria's	✓
Borehole well installation	To allow for continued groundwater and/or gas monitoring	
Remediation	If the site-specific risk assessment reveals that the site was contaminated	TBC
Validation & Verification	To validate and verify the remedial objectives based on the site-specific risk assessment	TBC
Note(s): TBC – To be confirmed		

7.5 Discovery Strategy

There may be areas of contamination not identified during the investigation. Such occurrences may also be discovered during the demolition and construction phases for the redevelopment of the site.

List of Figures

Figure 1 – Site Location Map	19
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List of Appendices

Appendix A	Proposed Development Plans
Appendix B	Country Series and Ordnance Survey Maps
Appendix C	Groundsure Report
Appendix D	Site Sensitivity Maps
Appendix E	Local Authority Search Data
Appendix F	Site Photographs
Appendix G	Risk Assessment Criteria



Figure I – Site Location Map

Job Number

22172

Project

Land North of In-Excess Garden Centre

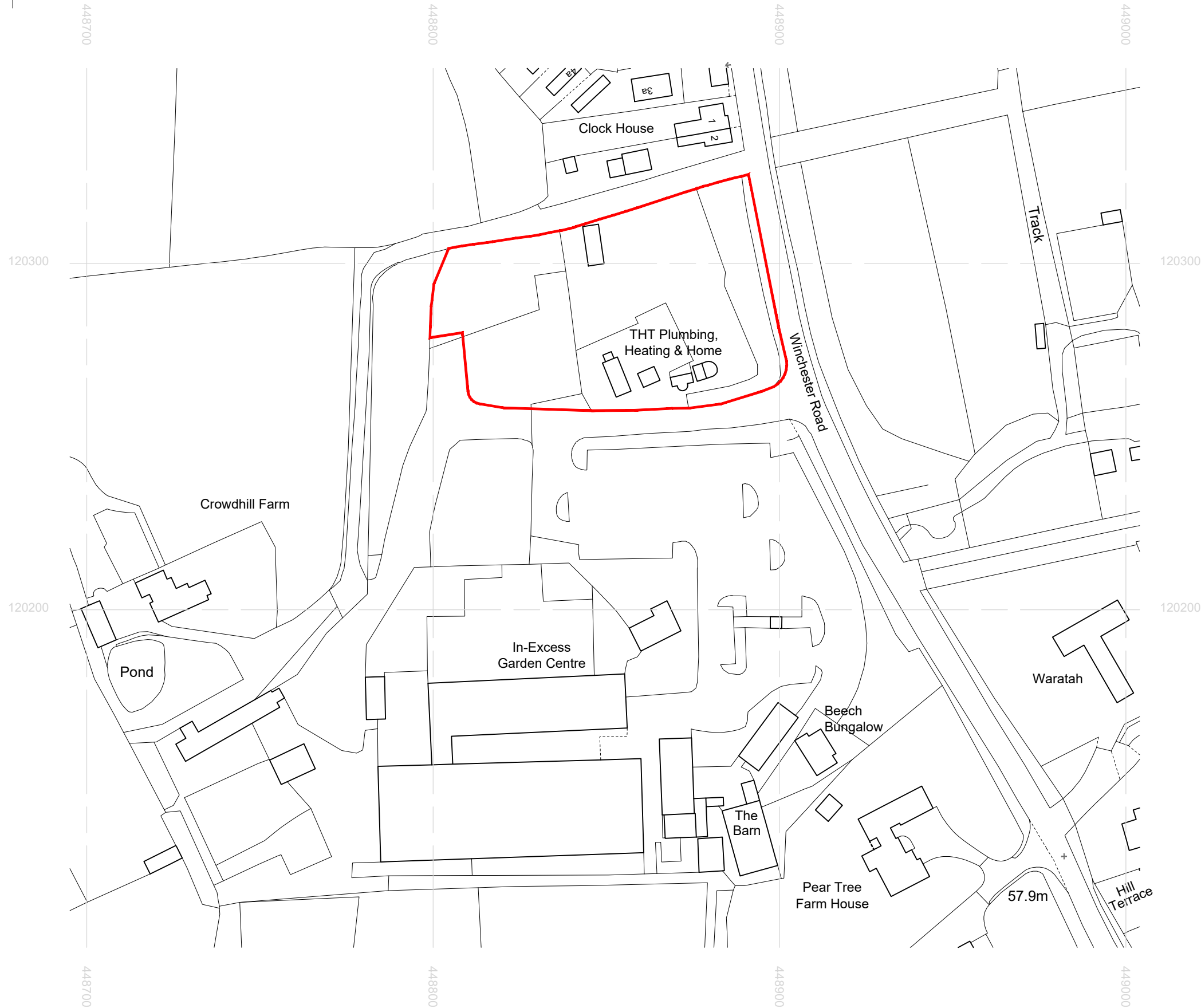
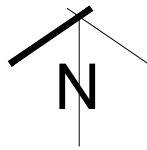
Client

Eclipse Car Sales

Date

November 2025

Appendix A Proposed Development Plans



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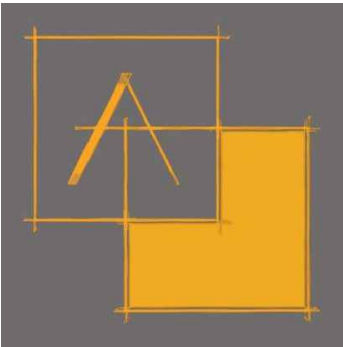
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- Notes
1. This drawing is the copyright of Atram Architecture
 2. Do not scale from this drawing except for Local Authority Planning Purposes
 3. All dimensions must be checked on site by the contractor prior to commencement of the works
 4. Party wall agreements to be arranged by client with neighbours in accordance with the Party Wall Act



Rev. Revision Note By Date

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CIAT Chartered Practice - No F4642

Client **Roy Bendy, Eclipse Car Sales**

Job title **Proposed Car Lot
Land North of In-Excess Garden Centre
Fair Oak**

Drawing title **Location Plan**

Drawn JNG	Date 17.05.25	Checked JNG	Date 17.05.25	Scale at A3 1:1250
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Job N° 25.06	Drawing N° 01	Rev. .
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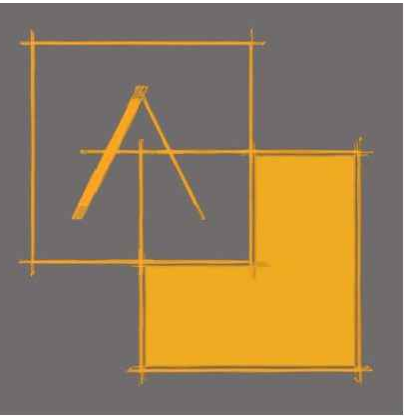
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Rev.	Revision	By	Date
A	Fence lines and extent of car parking amended following a site visit. Boundary line amended to follow line of asphalt to the southwest of the site.	JNG	31.05.25

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Client
Roy Bendy, Eclipse Car Sales

Job title
**Proposed Car Lot
Land North of In-Excess Garden Centre
Fair Oak**

Drawing title
Existing Site Plan

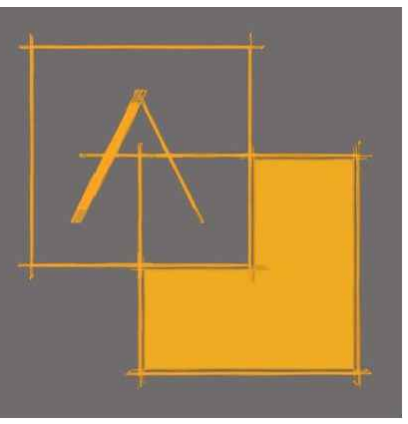
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Job N°	25.06	Drawing N°	02	Rev.
				A

Status
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Rev.	Revision	By	Date
A	Use of buildings noted.	JNG	13.06.25

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Client
Roy Bendy, Eclipse Car Sales

Job title
**Proposed Car Lot
Land North of In-Excess Garden Centre
Fair Oak**

Drawing title
Proposed Site Plan

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Job N° 25.06	Drawing N° 03	Rev. A		

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Appendix B Country Series and Ordnance Survey Maps

Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: County Series

Map date: 1869

Scale: 1:2,500

Printed at: 1:2,500



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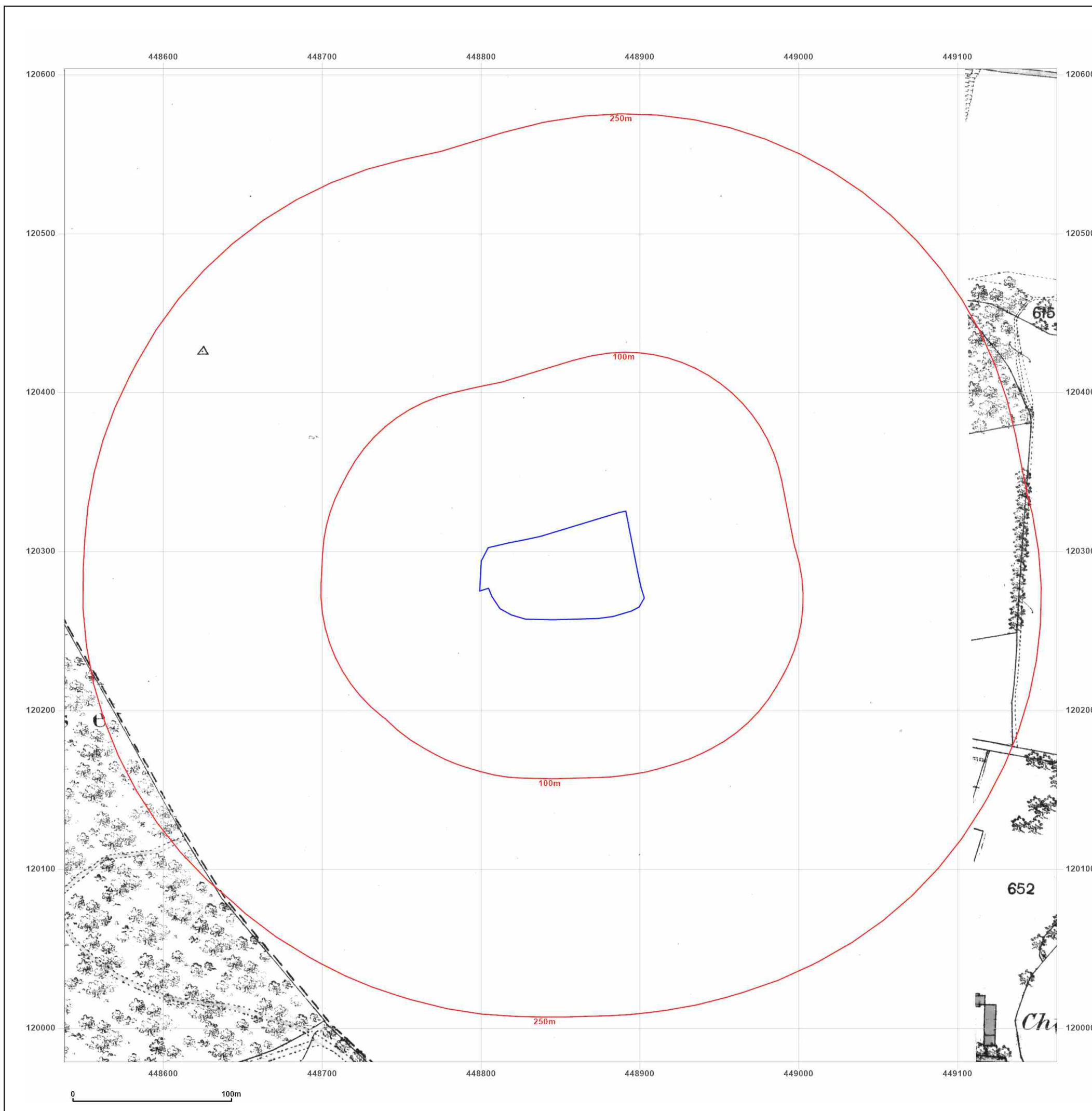


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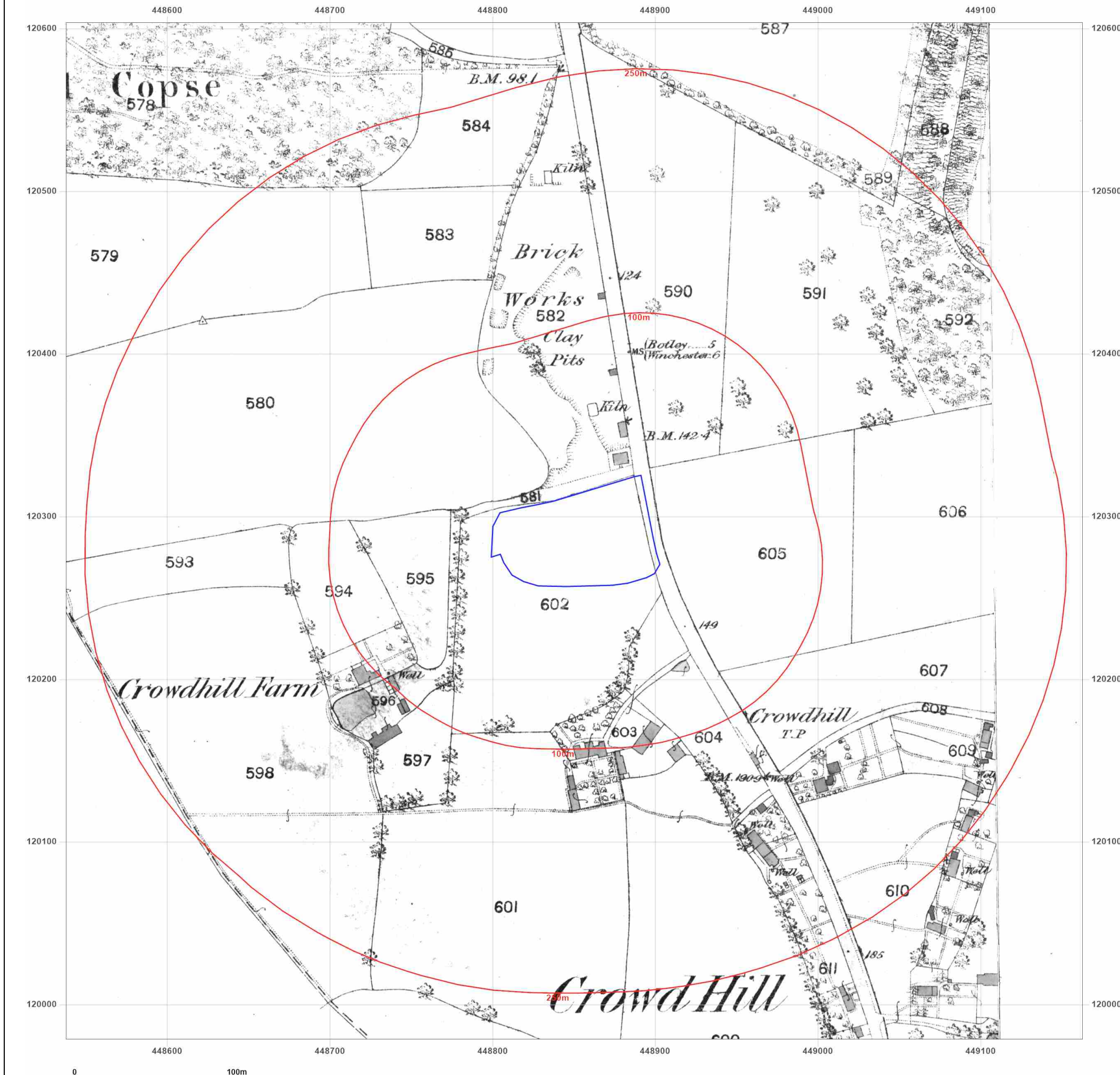


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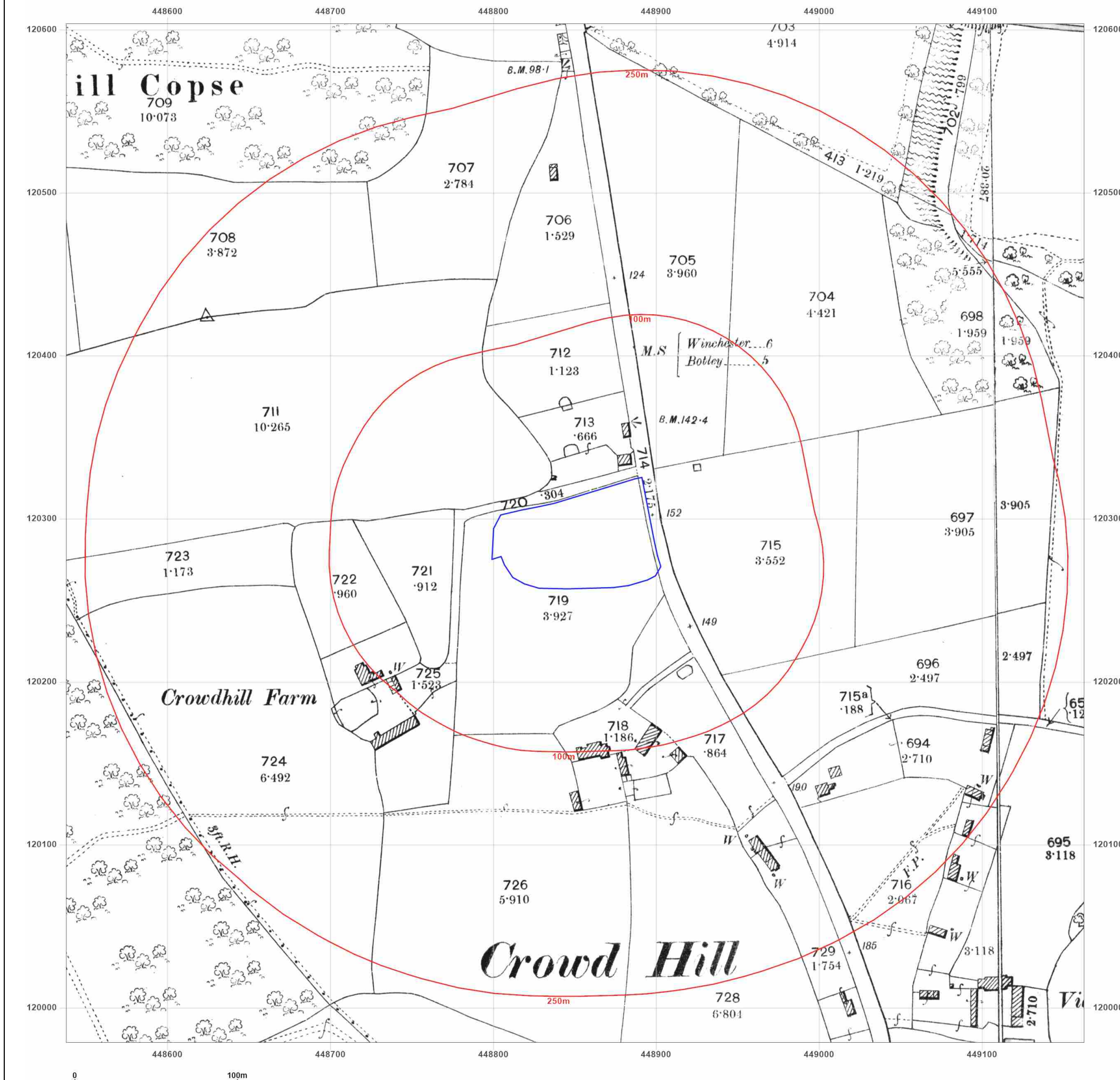


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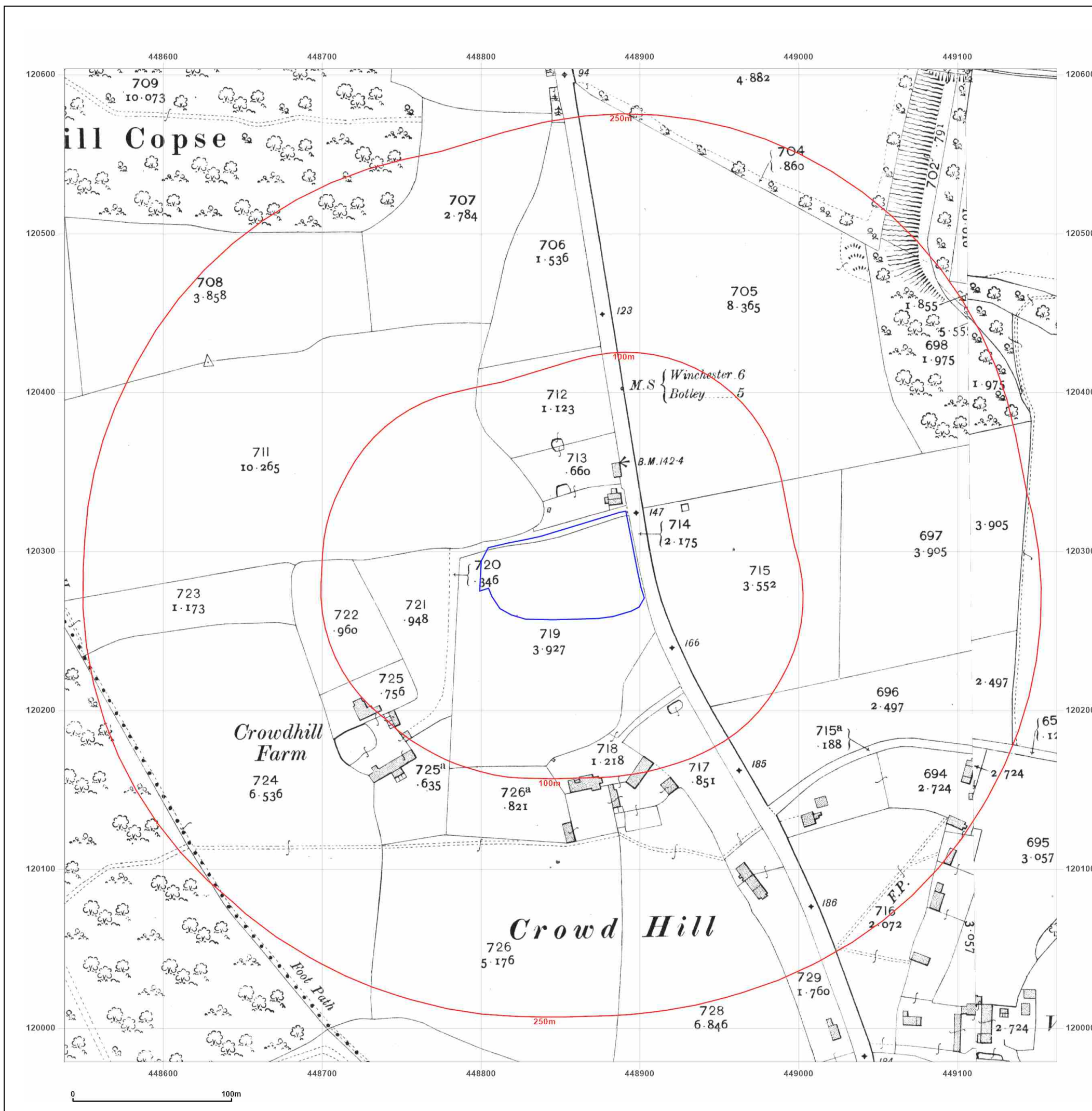


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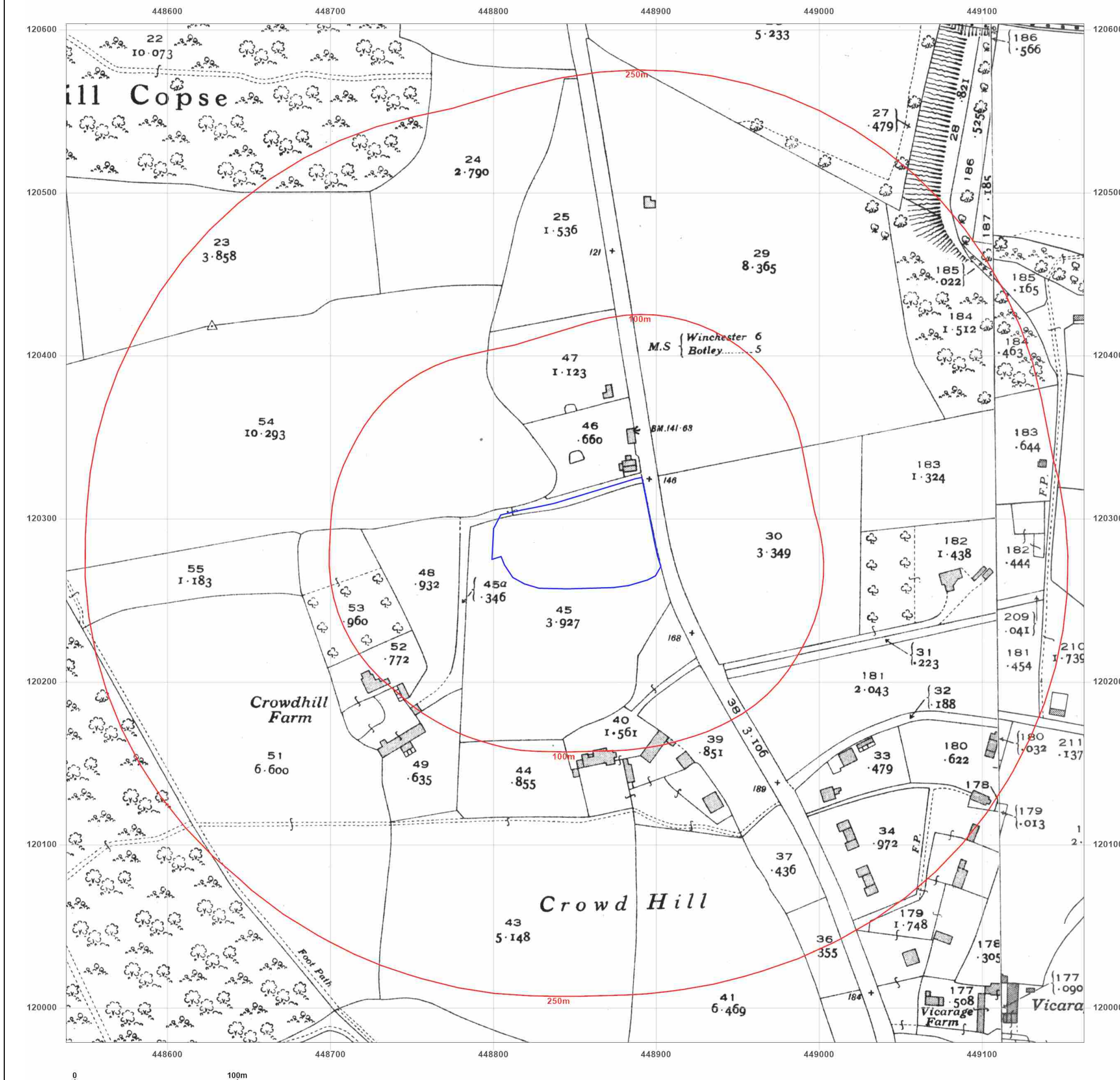


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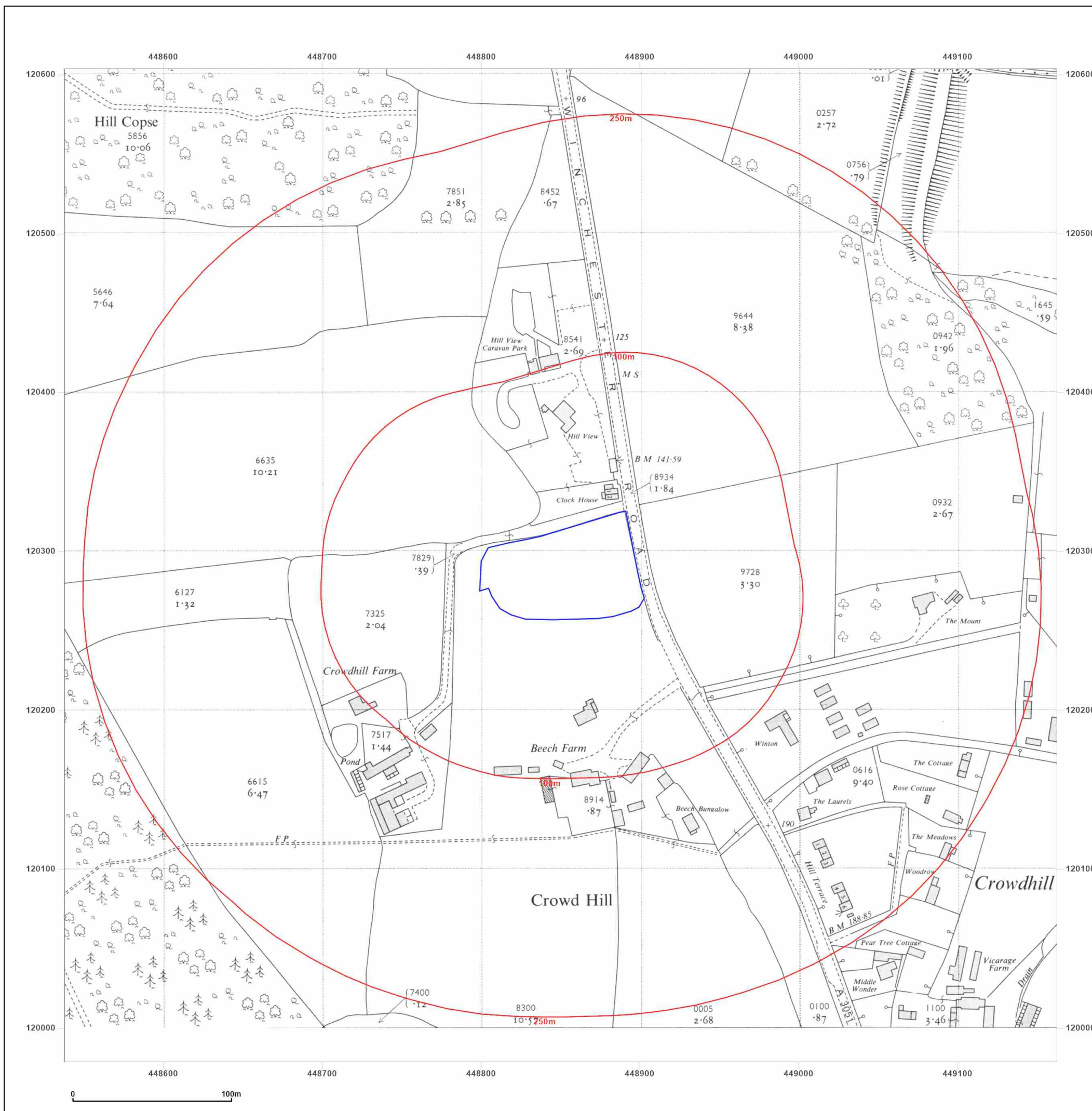


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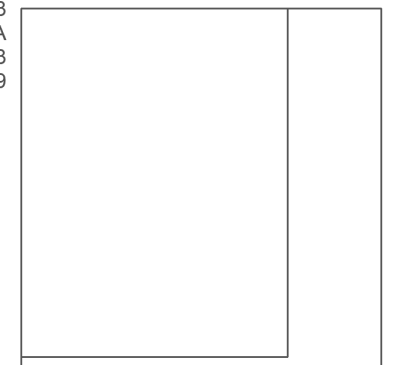
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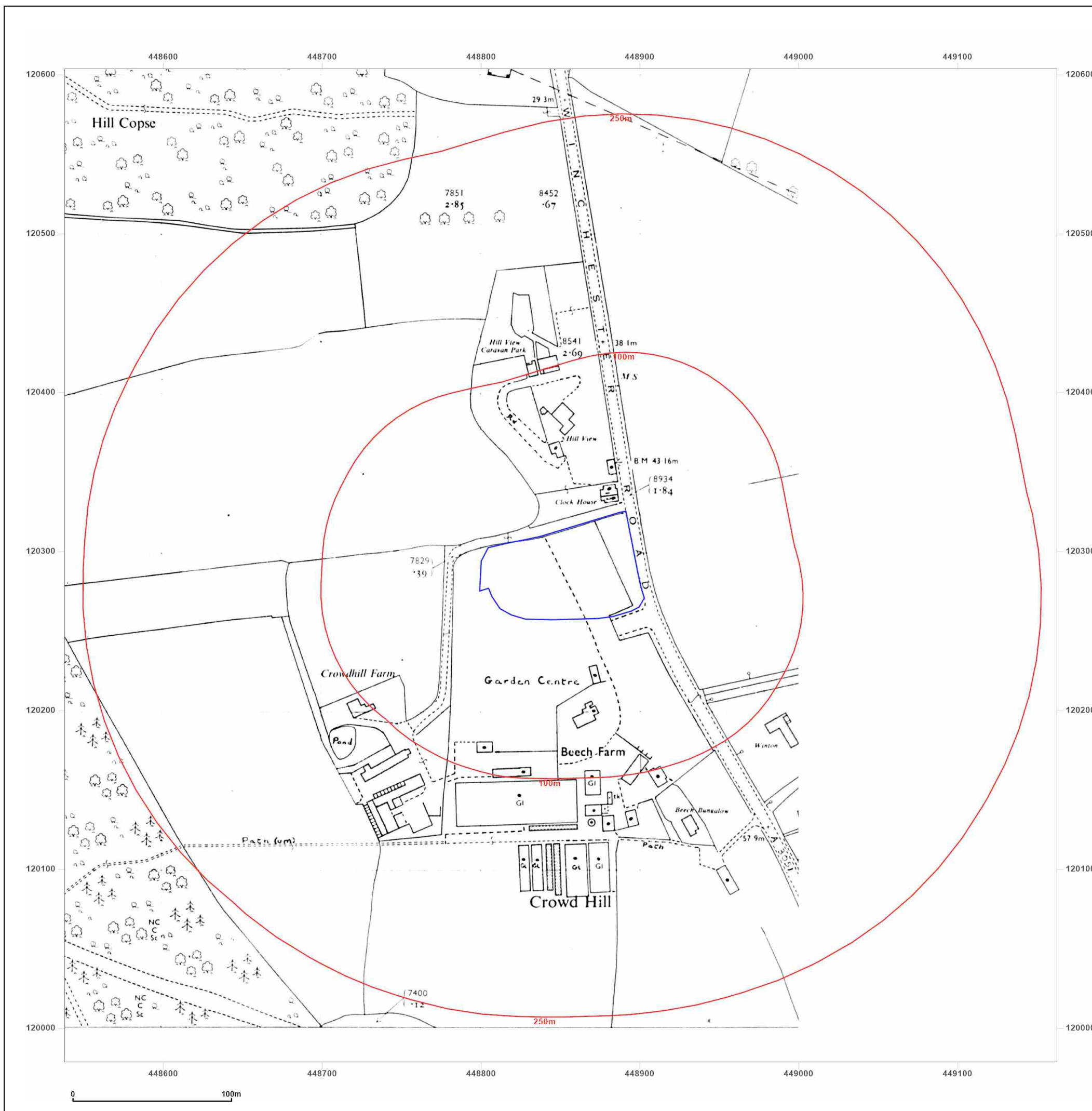


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Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid

Map date: 1986-1989

Scale: 1:2,500

Printed at: 1:2,500



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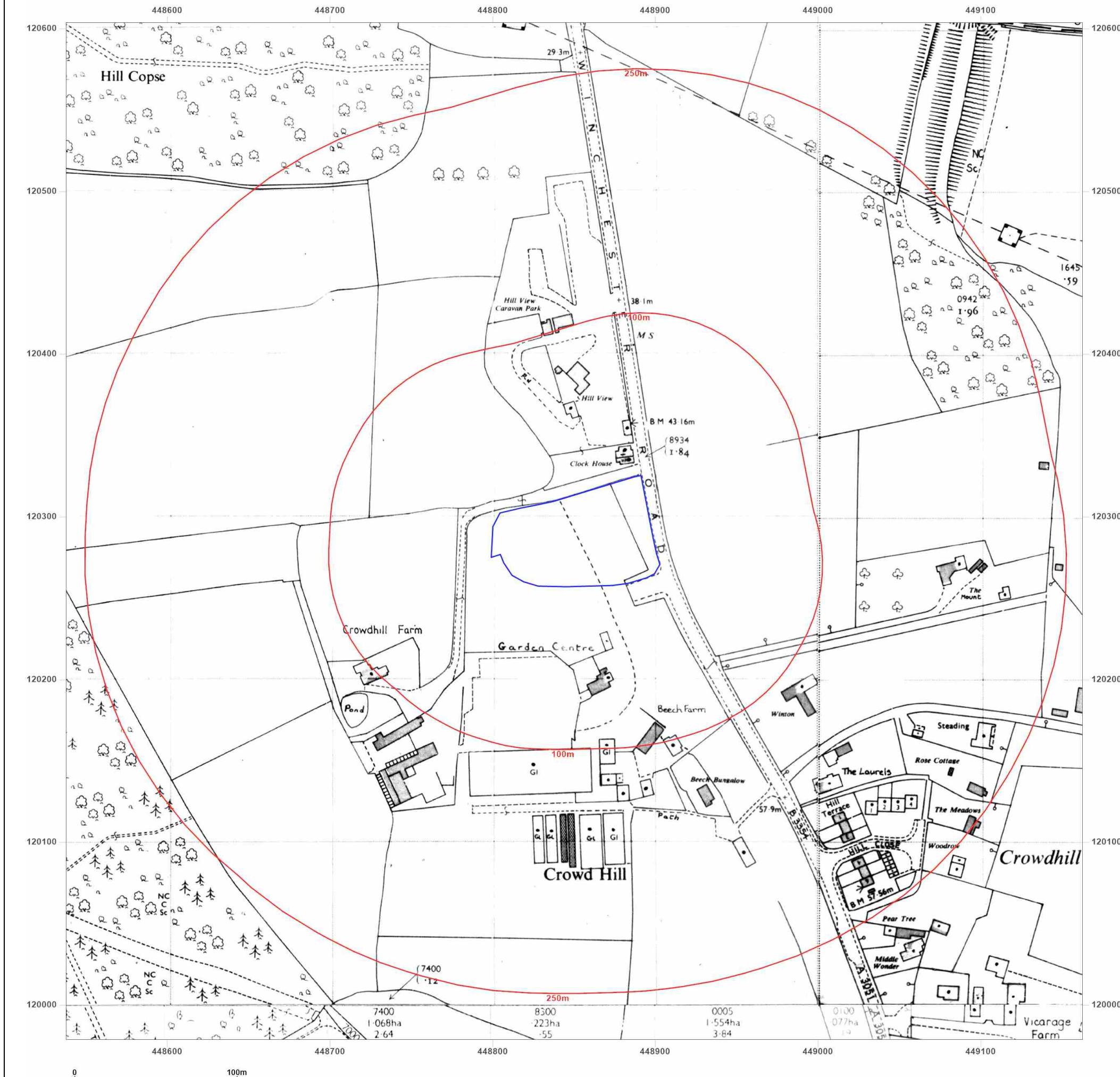


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Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid

Map date: 1990-1993

Scale: 1:2,500

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Site Details:

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Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: LandLine

Map date: 2003

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2003



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Site Details:

Land in Excess of Garden Centre,
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Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: County Series
Map date: 1888
Scale: 1:10,560
Printed at: 1:10,560



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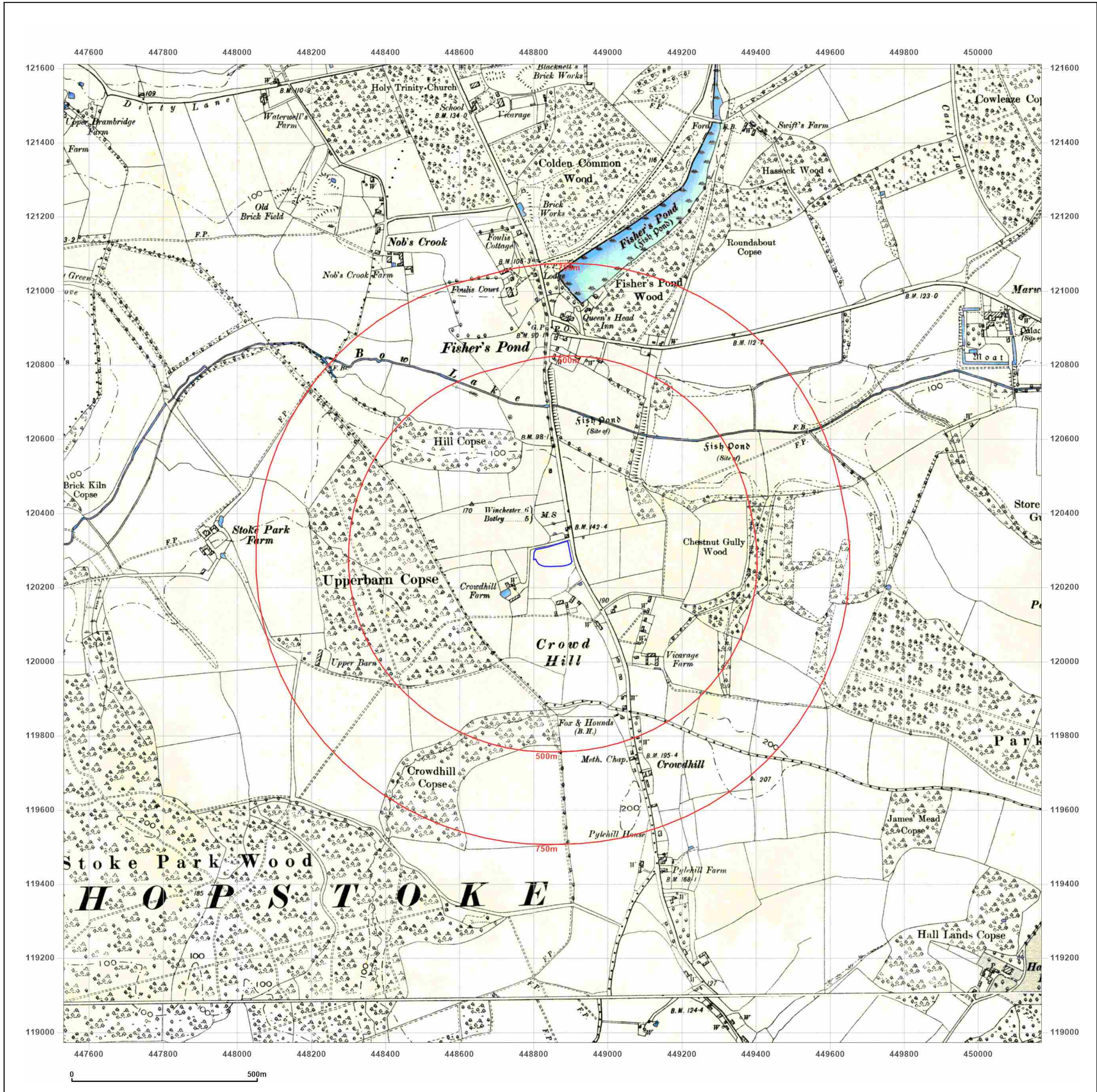


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Site Details:

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Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: County Series

Map date: 1895

Scale: 1:10,560

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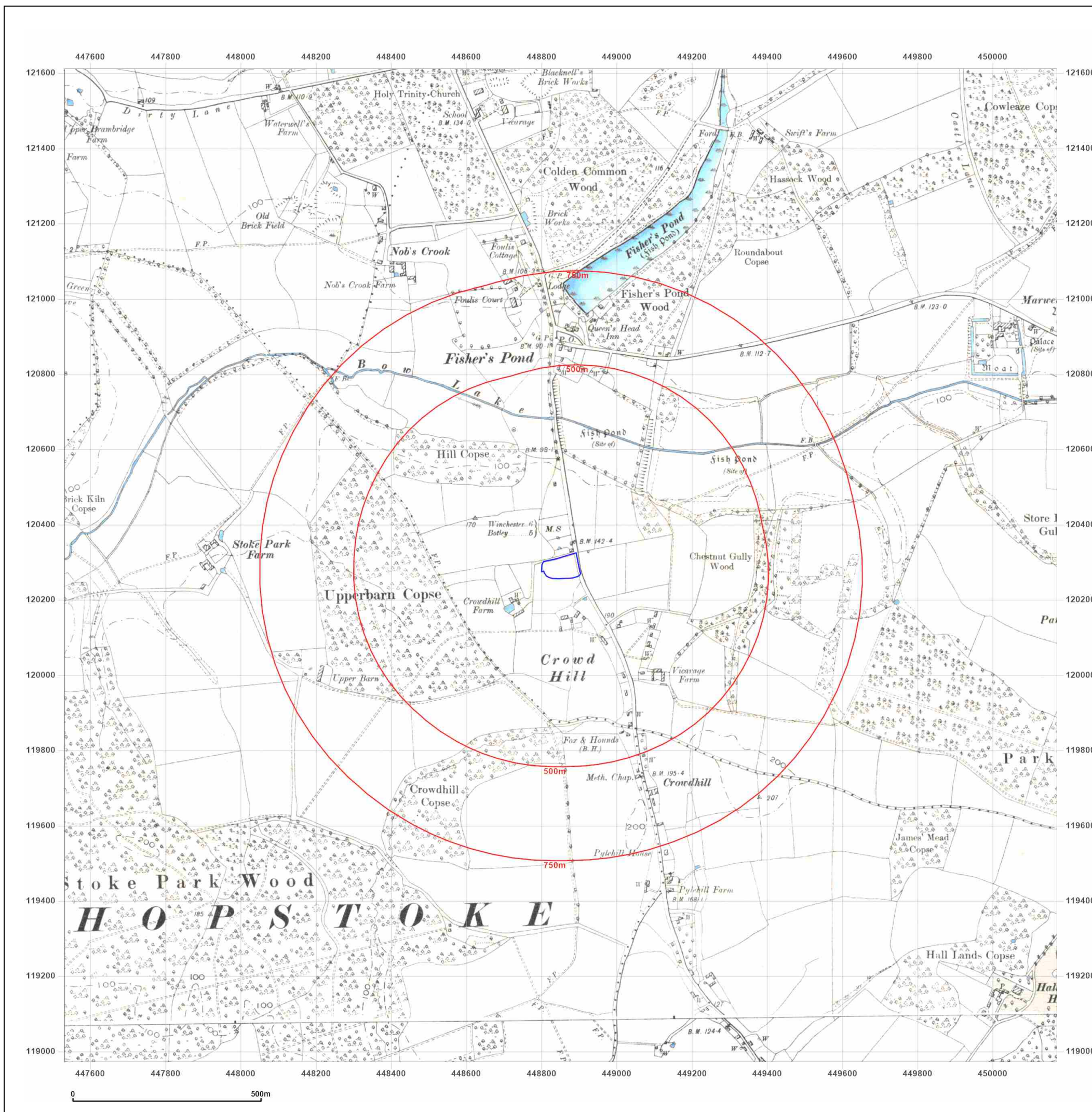


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Site Details:

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Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: County Series

Map date: 1938-1939

Scale: 1:10,560

Printed at: 1:10,560



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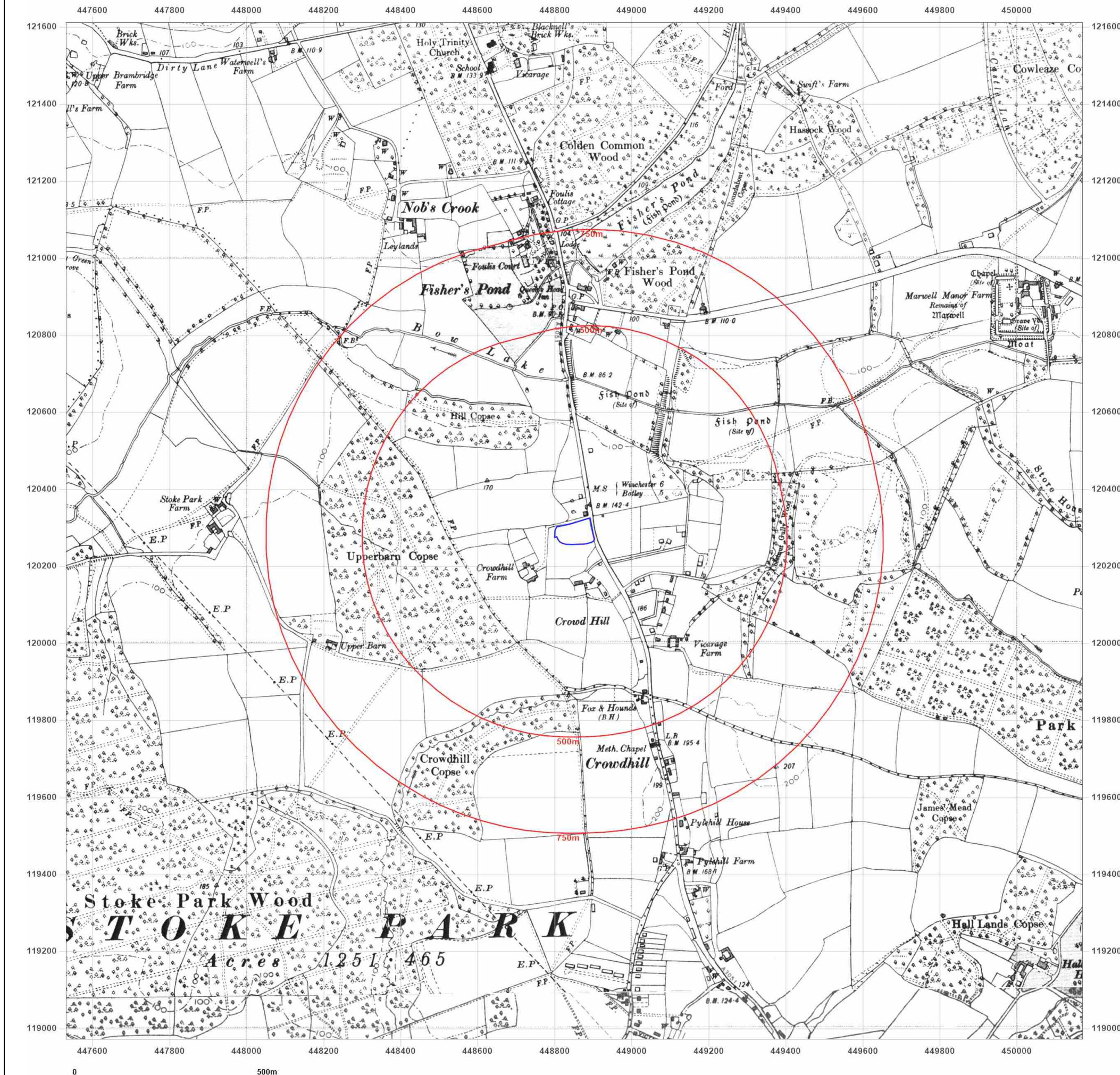


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Site Details:

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Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

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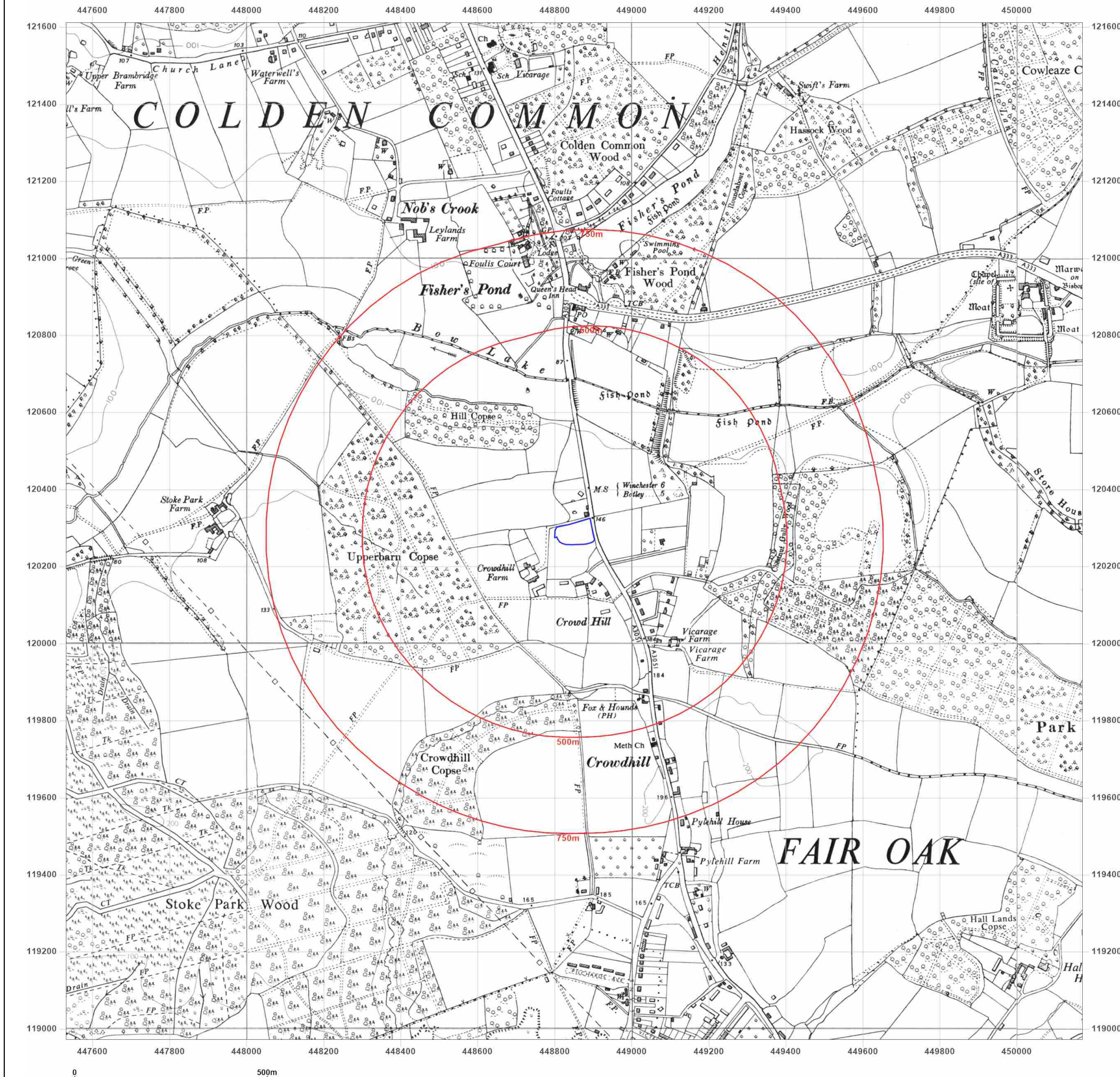


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Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

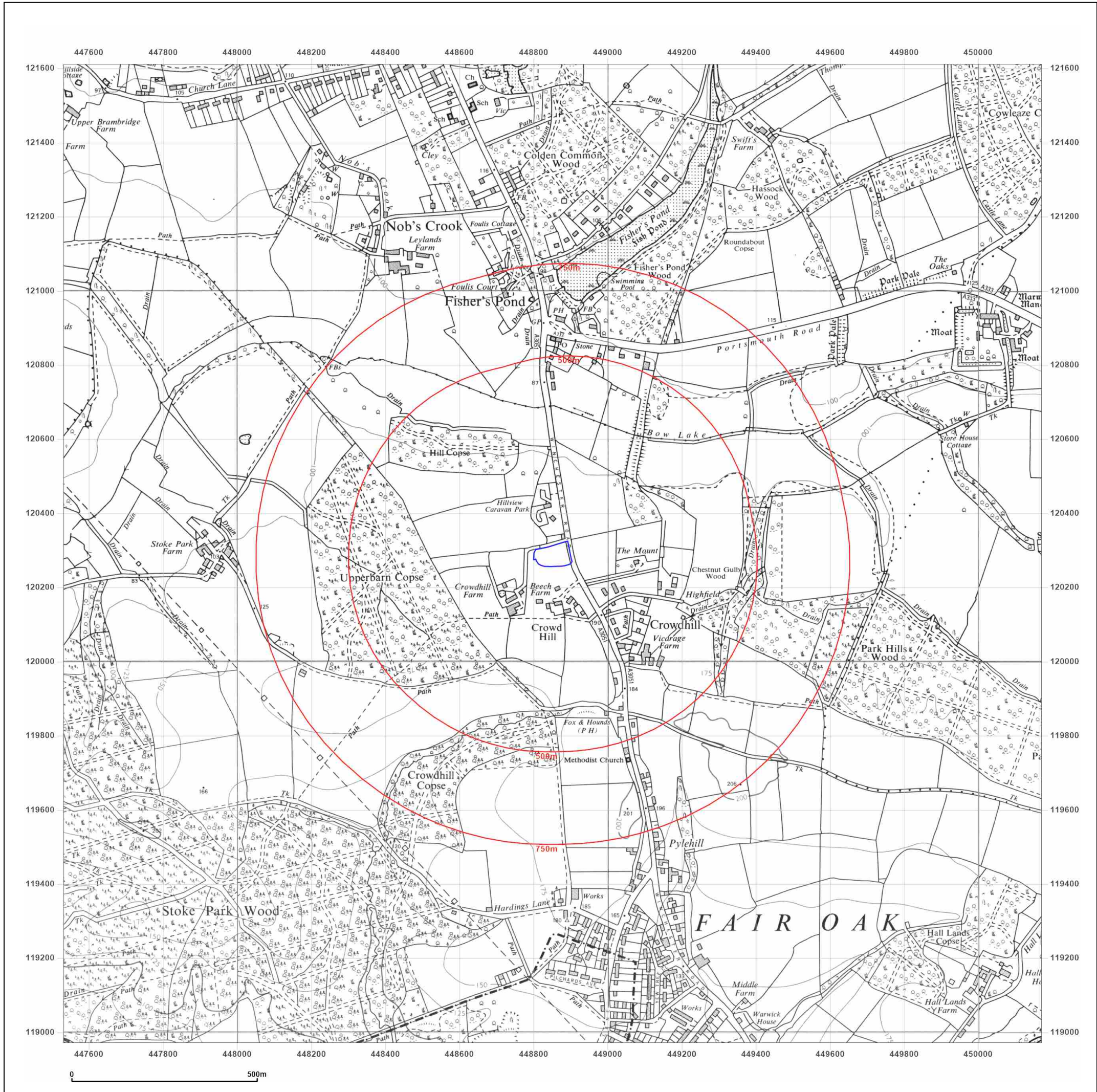
Map Name: Provisional
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Site Details:

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Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid

Map date: 1980-1985

Scale: 1:10,000

Printed at: 1:10,000



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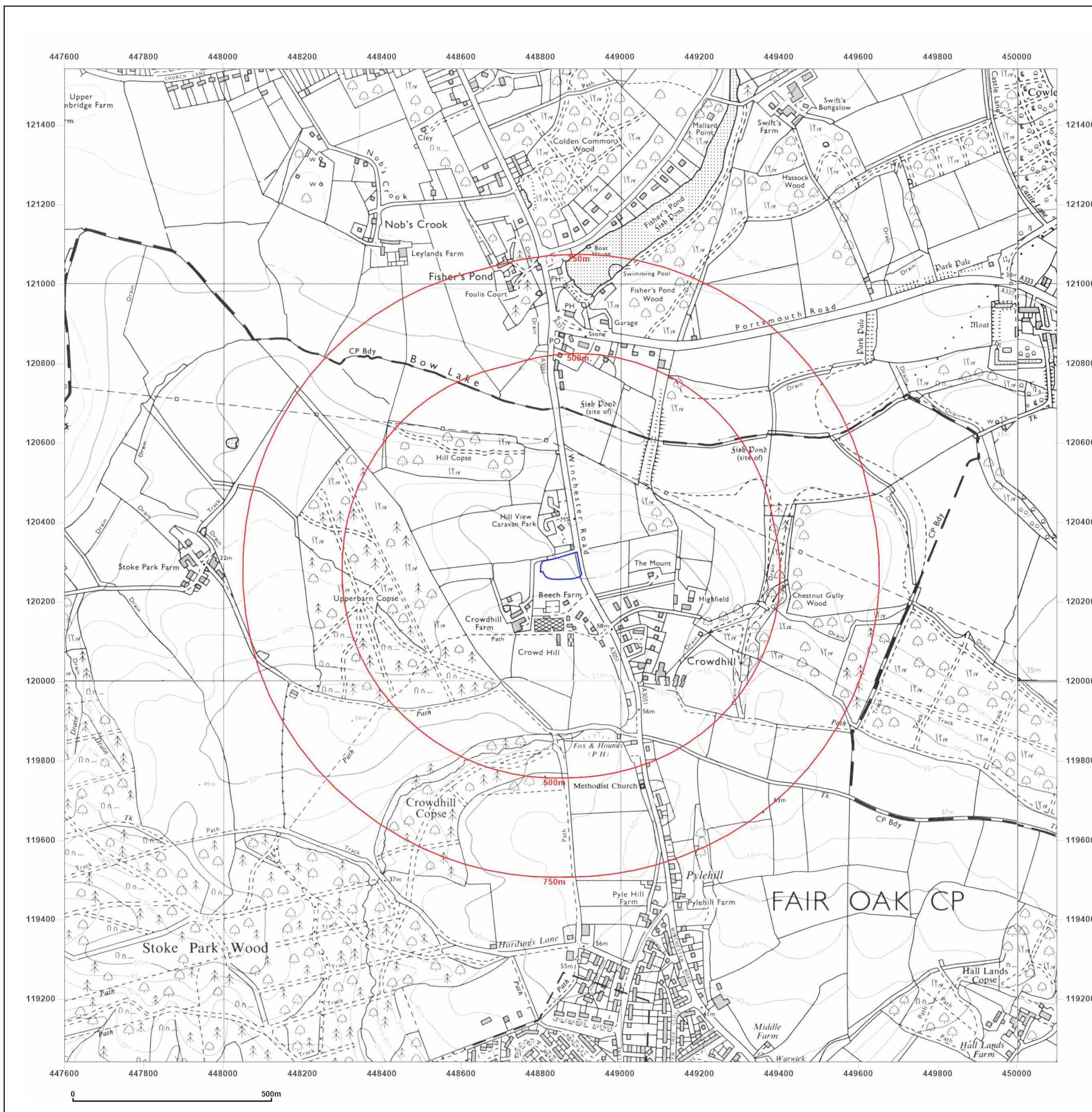


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Site Details:

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Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid

Map date: 1985-1989

Scale: 1:10,000

Printed at: 1:10,000



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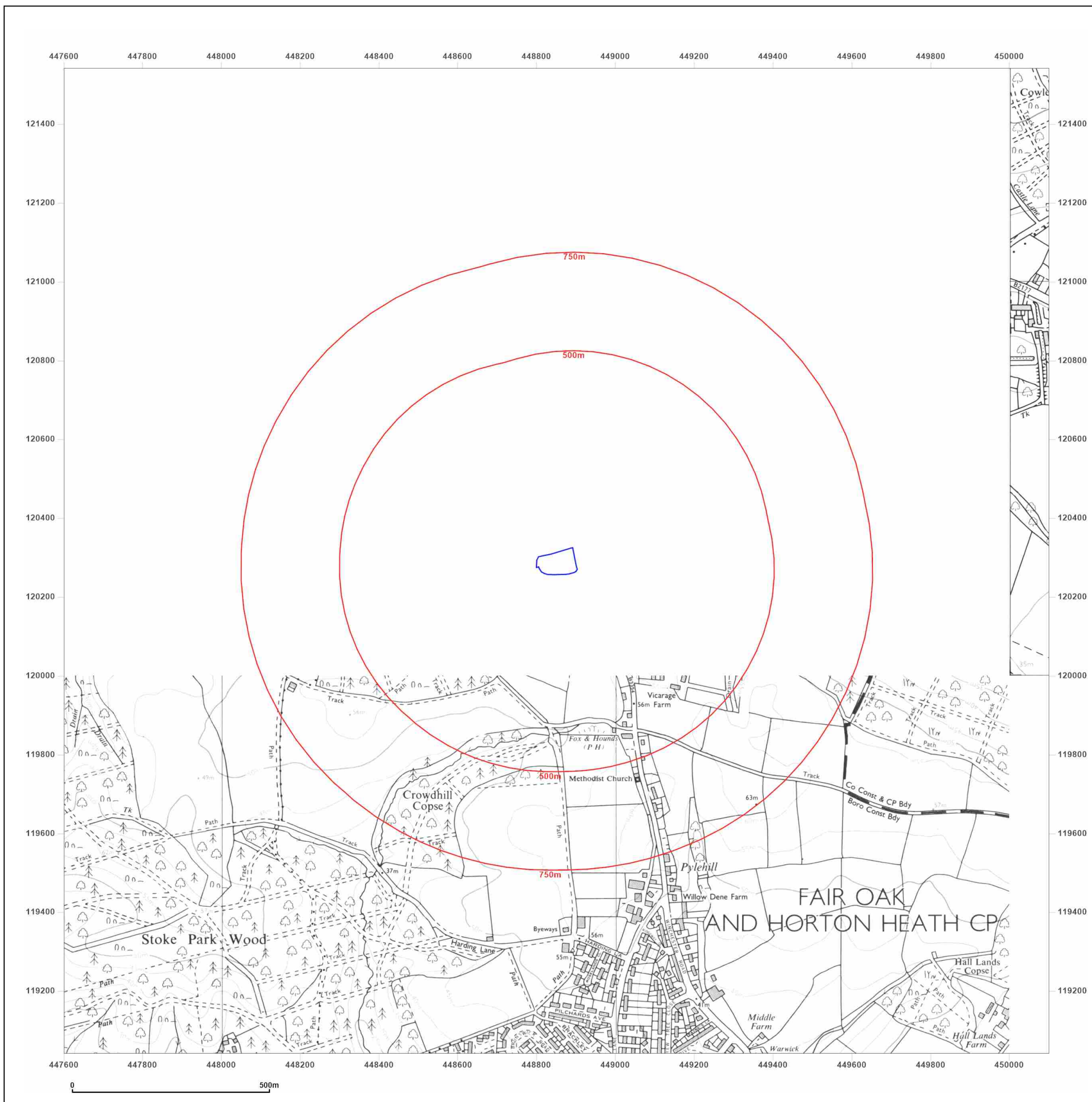


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Site Details:

Land in Excess of Garden Centre,
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Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

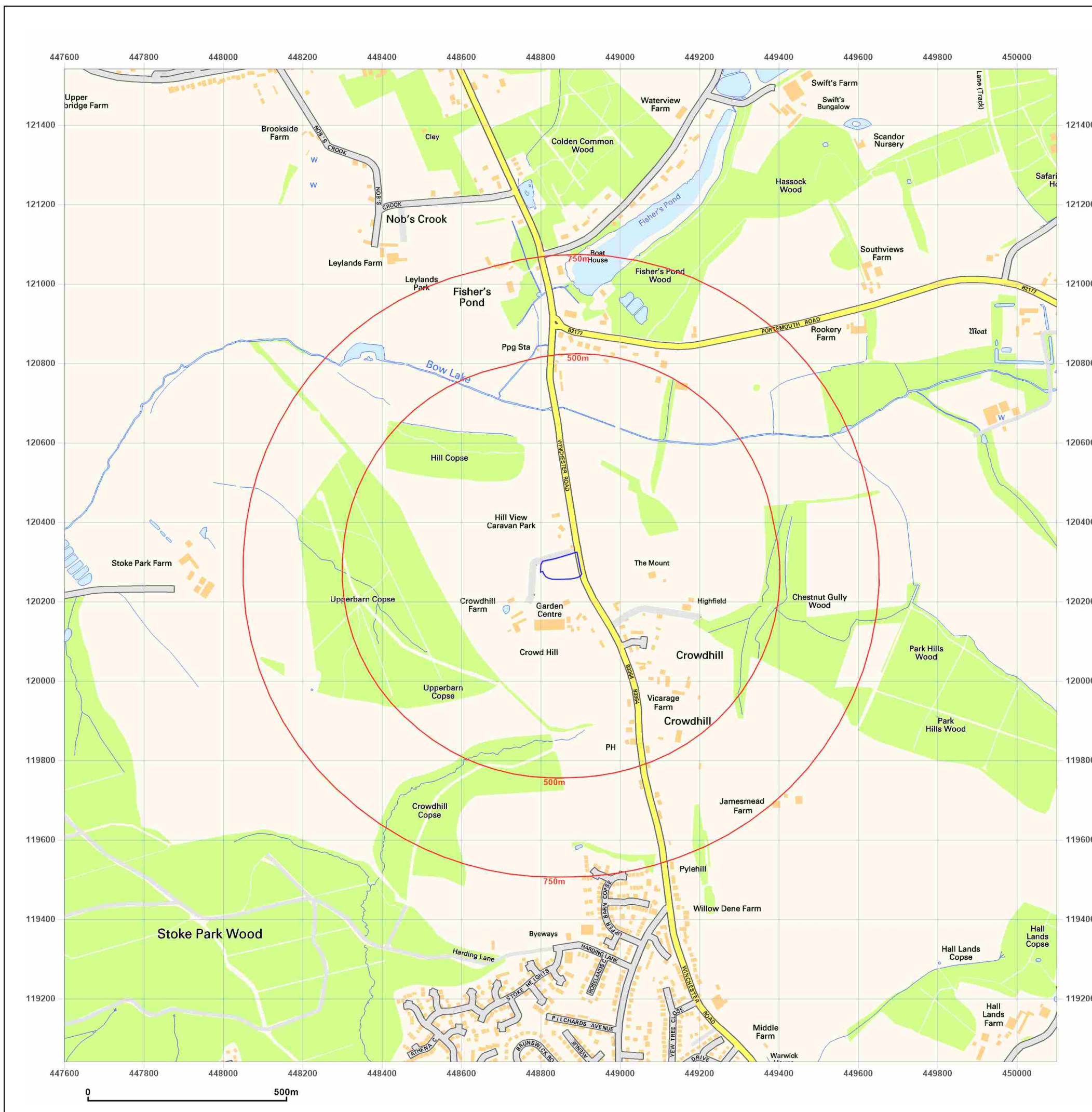


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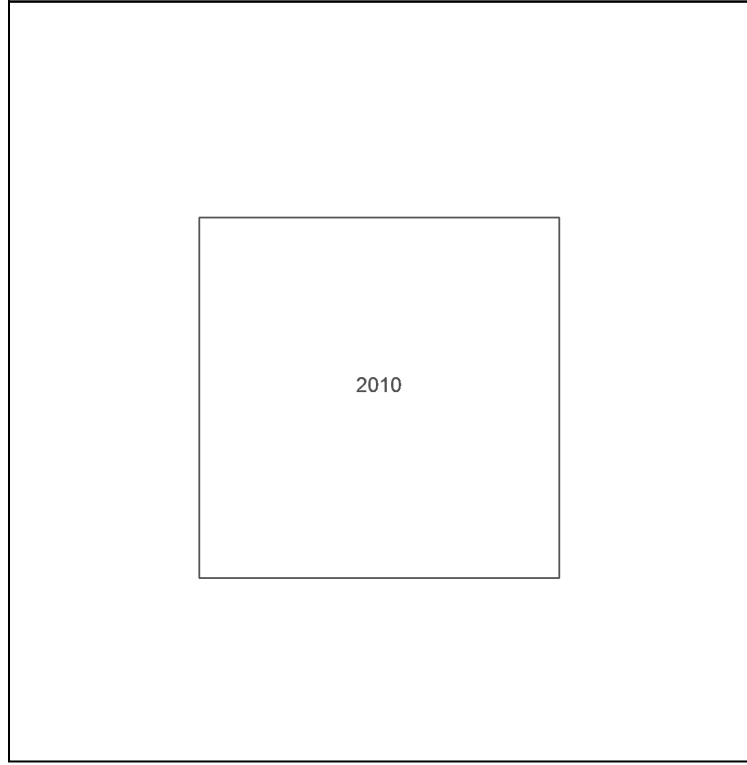
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Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000





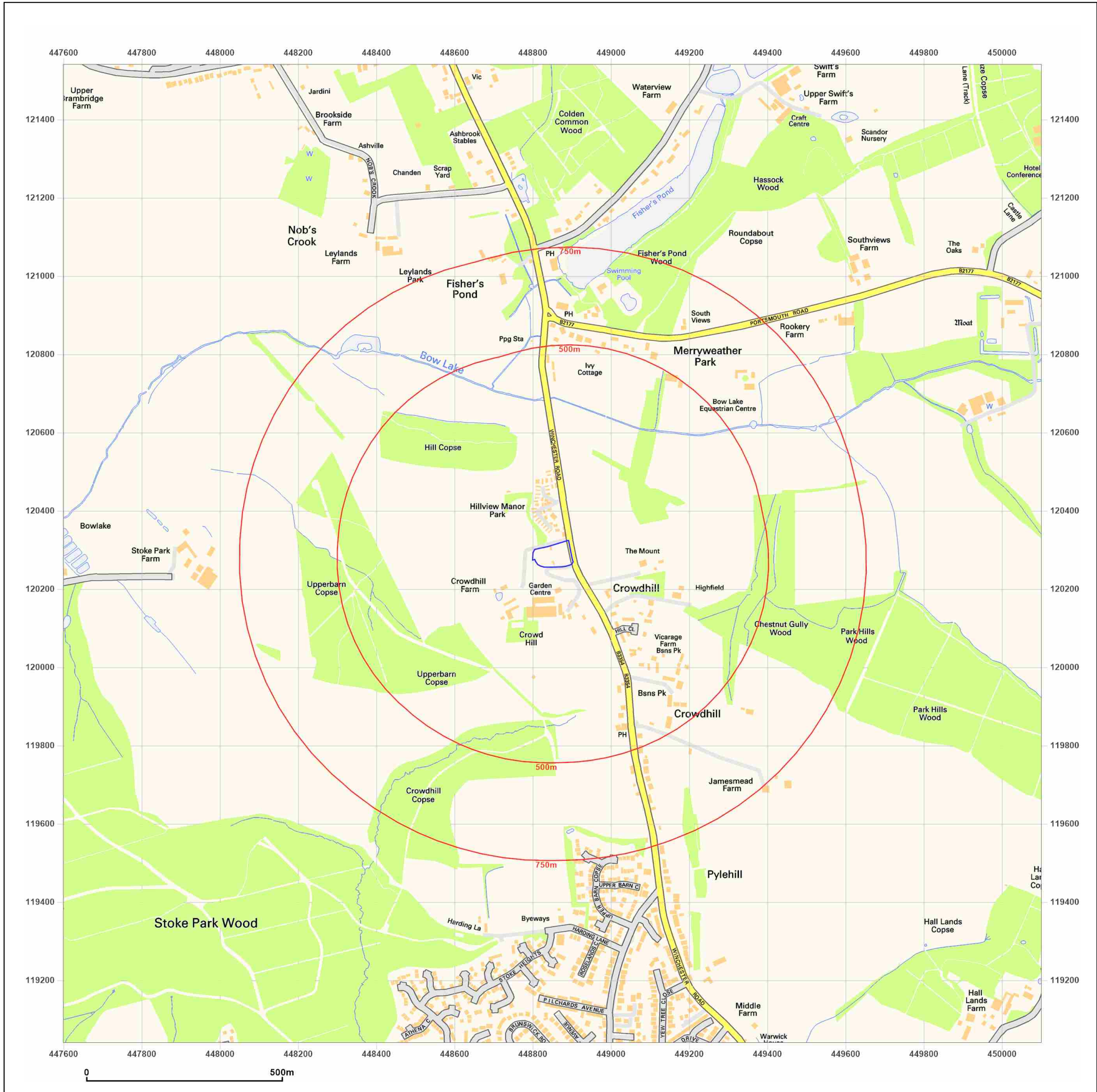


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Site Details:

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Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

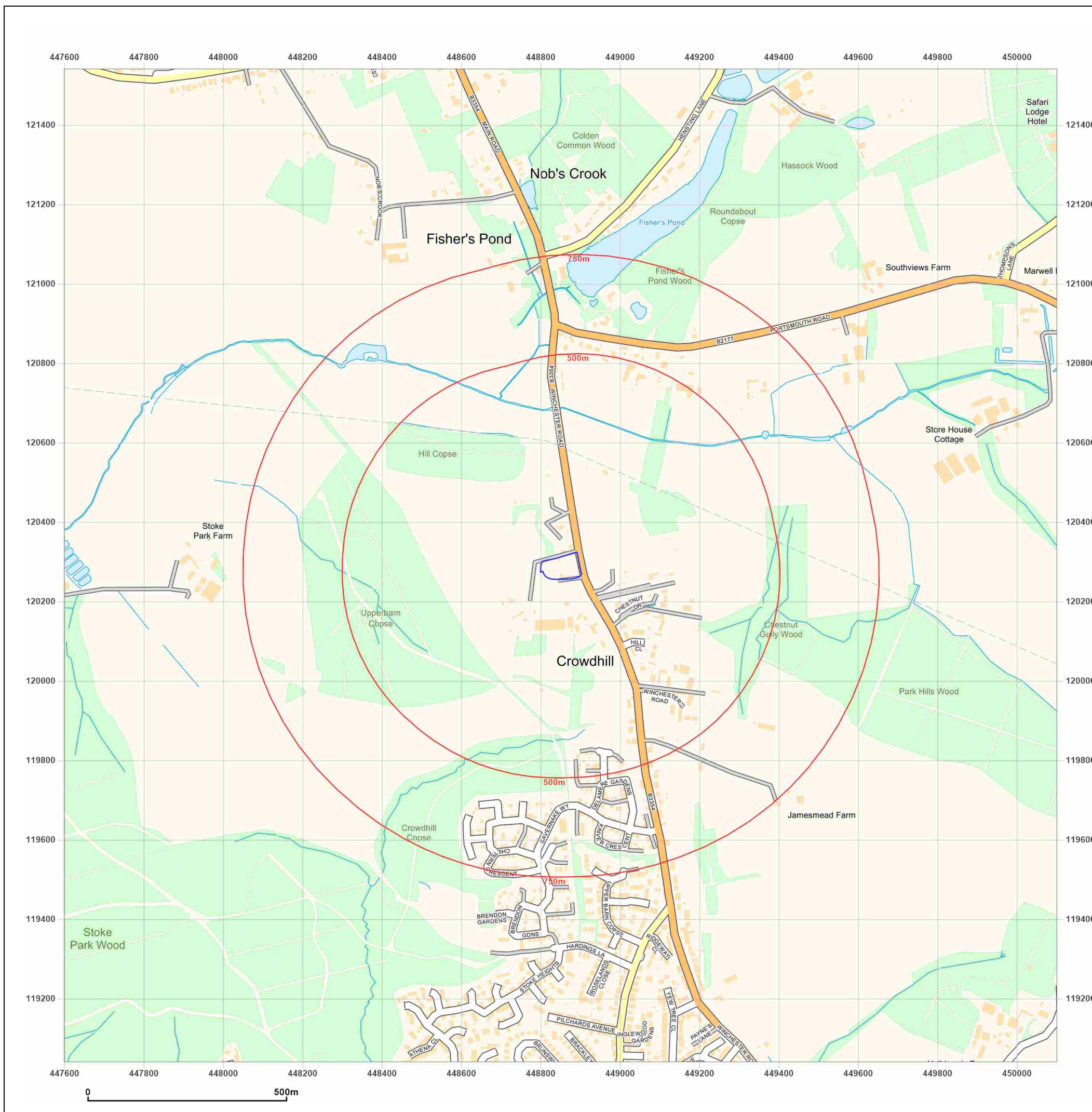


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Appendix C Groundsure Report



Land in Excess of Garden Centre, Winchester Road, Fair Oak, Hampshire SO50 7HD

Order Details

Date: 09/10/2025
Your ref: 22172/JM
Our Ref: GS-R8M-P9W-WCG-1P4

Site Details

Location: 448853 120286
Area: 0.52 ha
Authority: [Eastleigh Borough Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	4	4	2	-
16 >	1.2 >	Historical tanks >	0	0	2	0	-
16	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	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
18 >	2.1 >	Historical industrial land uses >	0	4	4	3	-
19 >	2.2 >	Historical tanks >	0	0	2	0	-
19	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22 >	3.4 >	Historical landfill (EA/NRW records) >	0	1	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22 >	3.6 >	Licensed waste sites >	0	0	0	1	-
23 >	3.7 >	Waste exemptions >	0	4	5	33	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
28	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
28	4.3	Current or recent petrol stations	0	0	0	0	-
28	4.4	Electricity cables	0	0	0	0	-
28	4.5	Gas pipelines	0	0	0	0	-



28	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.8	Regulated explosive sites	0	0	0	0	-
29	4.9	Hazardous substance storage/usage	0	0	0	0	-
29	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.13	Radioactive Substance Authorisations	0	0	0	0	-
30 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	0	0	0	1	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
31	4.17	List 1 Dangerous Substances	0	0	0	0	-
31	4.18	List 2 Dangerous Substances	0	0	0	0	-
31 >	4.19 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	0	3	-
32	4.20	Pollution inventory substances	0	0	0	0	-
32	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
36 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	1	11
41 >	5.7 >	<u>Surface water abstractions</u> >	0	0	0	0	10
44	5.8	Potable abstractions	0	0	0	0	0
44	5.9	Source Protection Zones	0	0	0	0	-
44 >	5.10 >	<u>Source Protection Zones (confined aquifer)</u> >	0	0	0	1	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m

45 >	6.1 >	Water Network (OS MasterMap) >	0	0	3	-	-
46 >	6.2 >	Surface water features >	0	0	1	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
47 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
51	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
52 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
53	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
54	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
54	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
54	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
55	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
55 >	10.7 >	Designated Ancient Woodland >	0	0	3	2	36
57	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
57	10.11	Green Belt	0	0	0	0	0



57	10.12	Proposed Ramsar sites	0	0	0	0	0
58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
58	10.15	Nitrate Sensitive Areas	0	0	0	0	0
58 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	1
60	10.17	SSSI Impact Risk Zones	0	-	-	-	-
60	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
61	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62 >	11.4 >	Listed Buildings >	0	0	1	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63 >	11.6 >	Scheduled Ancient Monuments >	0	0	1	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	13.1 >	Priority Habitat Inventory >	0	0	6	-	-
67	13.2	Habitat Networks	0	0	0	-	-
67	13.3	Open Mosaic Habitat	0	0	0	-	-
67	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
68 >	14.1 >	10k Availability >	Identified (within 500m)				
69 >	14.2 >	Artificial and made ground (10k) >	0	1	1	0	-



70 >	14.3 >	Superficial geology (10k) >	0	0	1	2	-
71	14.4	Landslip (10k)	0	0	0	0	-
72 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
73	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
74 >	15.1 >	50k Availability >	Identified (within 500m)				
75 >	15.2 >	Artificial and made ground (50k) >	1	0	1	0	-
76 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
77 >	15.4 >	Superficial geology (50k) >	0	0	1	2	-
78	15.5	Superficial permeability (50k)	None (within 50m)				
78	15.6	Landslip (50k)	0	0	0	0	-
78	15.7	Landslip permeability (50k)	None (within 50m)				
79 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
80 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
80	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
81	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
82 >	17.1 >	Shrink swell clays >	Low (within 50m)				
83 >	17.2 >	Running sands >	Very low (within 50m)				
84 >	17.3 >	Compressible deposits >	Very low (within 50m)				
86 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
87 >	17.5 >	Landslides >	Very low (within 50m)				
88 >	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
90	18.1	BritPits	0	0	0	0	-
91 >	18.2 >	Surface ground workings >	0	4	6	-	-
91	18.3	Underground workings	0	0	0	0	0
91	18.4	Underground mining extents	0	0	0	0	-



92	18.5	Historical Mineral Planning Areas	0	0	0	0	-
92 >	18.6 >	Non-coal mining >	0	0	0	1	1
92	18.7	JPB mining areas	None (within 0m)				
93	18.8	The Coal Authority non-coal mining	0	0	0	0	-
93	18.9	Researched mining	0	0	0	0	-
93	18.10	Mining record office plans	0	0	0	0	-
93	18.11	BGS mine plans	0	0	0	0	-
94	18.12	Coal mining	None (within 0m)				
94	18.13	Brine areas	None (within 0m)				
94	18.14	Gypsum areas	None (within 0m)				
94	18.15	Tin mining	None (within 0m)				
94	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
95	19.1	Natural cavities	0	0	0	0	-
95	19.2	Mining cavities	0	0	0	0	0
95	19.3	Reported recent incidents	0	0	0	0	-
95	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
97 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
99	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
99	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
100	22.1	Underground railways (London)	0	0	0	-	-
100	22.2	Underground railways (Non-London)	0	0	0	-	-
100	22.3	Railway tunnels	0	0	0	-	-
100	22.4	Historical railway and tunnel features	0	0	0	-	-
100	22.5	Royal Mail tunnels	0	0	0	-	-



101	22.6	Historical railways	0	0	0	-	-
101	22.7	Railways	0	0	0	-	-
101	22.8	Crossrail 2	0	0	0	0	-
101	22.9	HS2	0	0	0	0	-



Recent aerial photograph

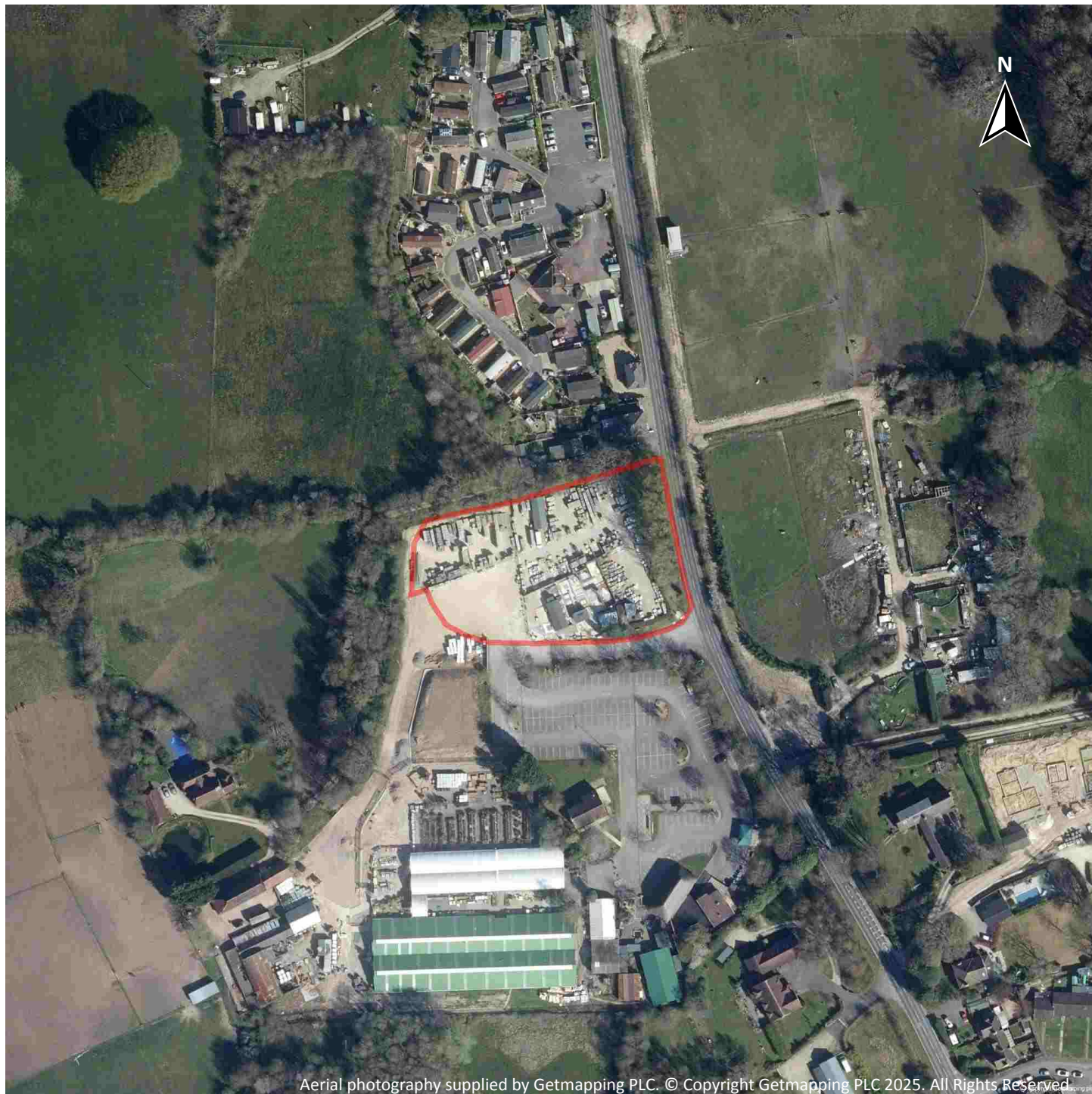


Capture Date: 25/06/2023

Site Area: 0.52ha



Recent site history - 2020 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved

Capture Date: 05/04/2020

Site Area: 0.52ha



Recent site history - 2013 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved

Capture Date: 04/06/2013

Site Area: 0.52ha



Recent site history - 2005 aerial photograph

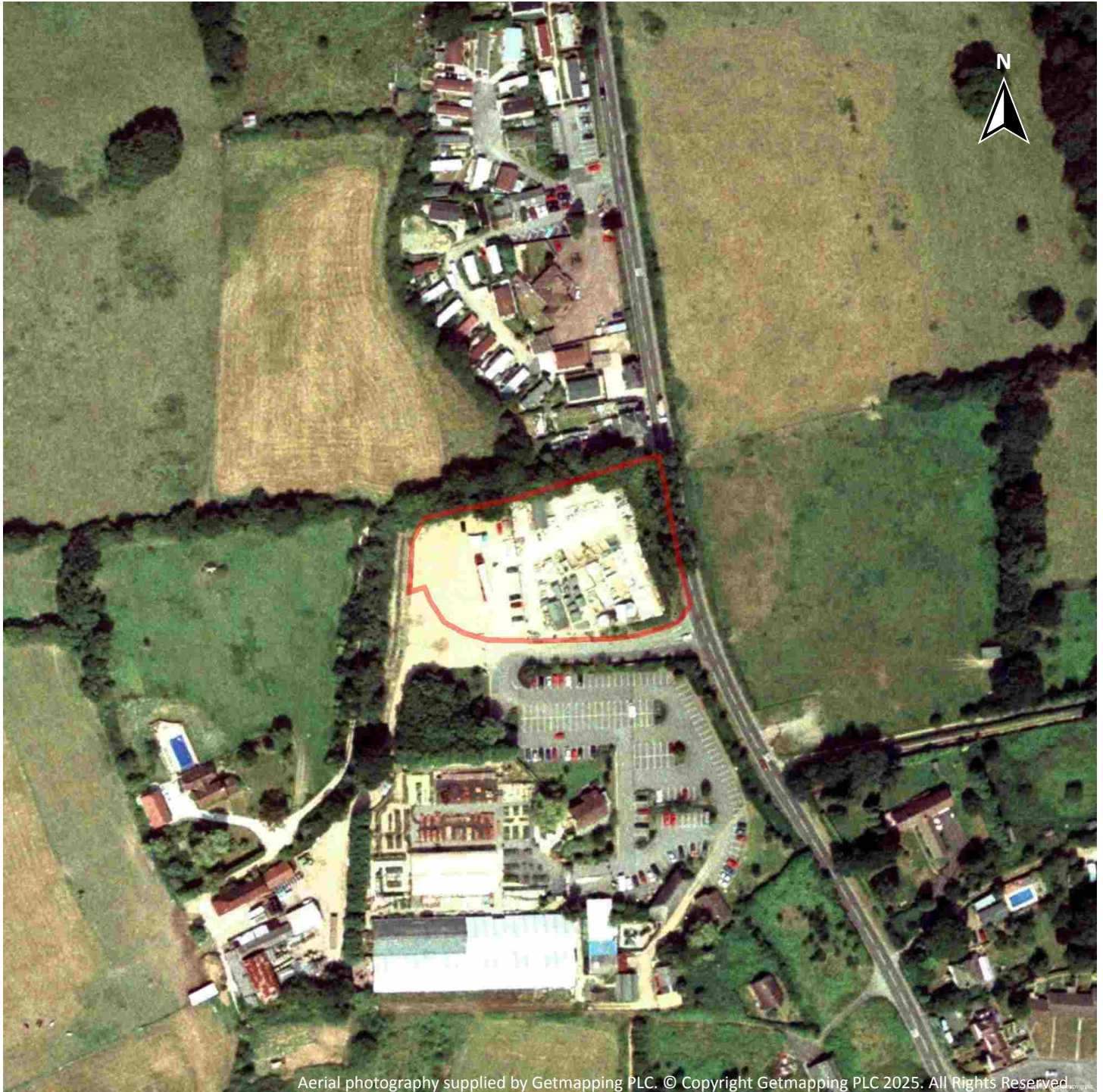


Capture Date: 27/05/2005

Site Area: 0.52ha



Recent site history - 1999 aerial photograph



Capture Date: 27/07/1999

Site Area: 0.52ha



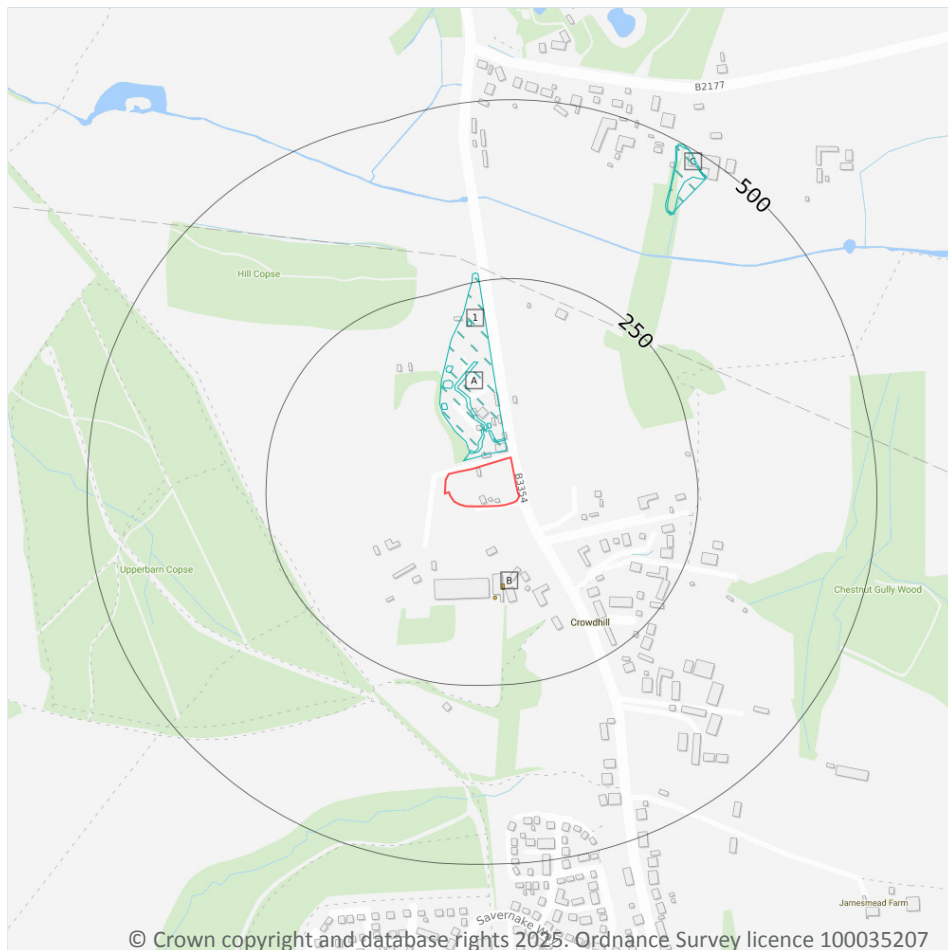
OS MasterMap site plan



Site Area: 0.52ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks

1.1 Historical industrial land uses

Records within 500m

10

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	11m N	Brick Works	1868	1897559



ID	Location	Land use	Dates present	Group ID
A	21m N	Unspecified Ground Workings	1868	1881796
A	25m N	Unspecified Ground Workings	1868	1881797
A	48m N	Unspecified Kiln	1868	1911474
A	89m N	Unspecified Pit	1868	1906856
A	116m N	Unspecified Pit	1868	1906855
A	138m N	Unspecified Pit	1868	1906854
1	191m N	Unspecified Kiln	1868	1911473
C	405m NE	Unspecified Pit	1908 - 1939	1938990
C	406m NE	Unspecified Pit	1957	1967573

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

2

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	109m S	Unspecified Tank	1983	322568
B	126m S	Unspecified Tank	1983	322567

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

0

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'.



This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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'.

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

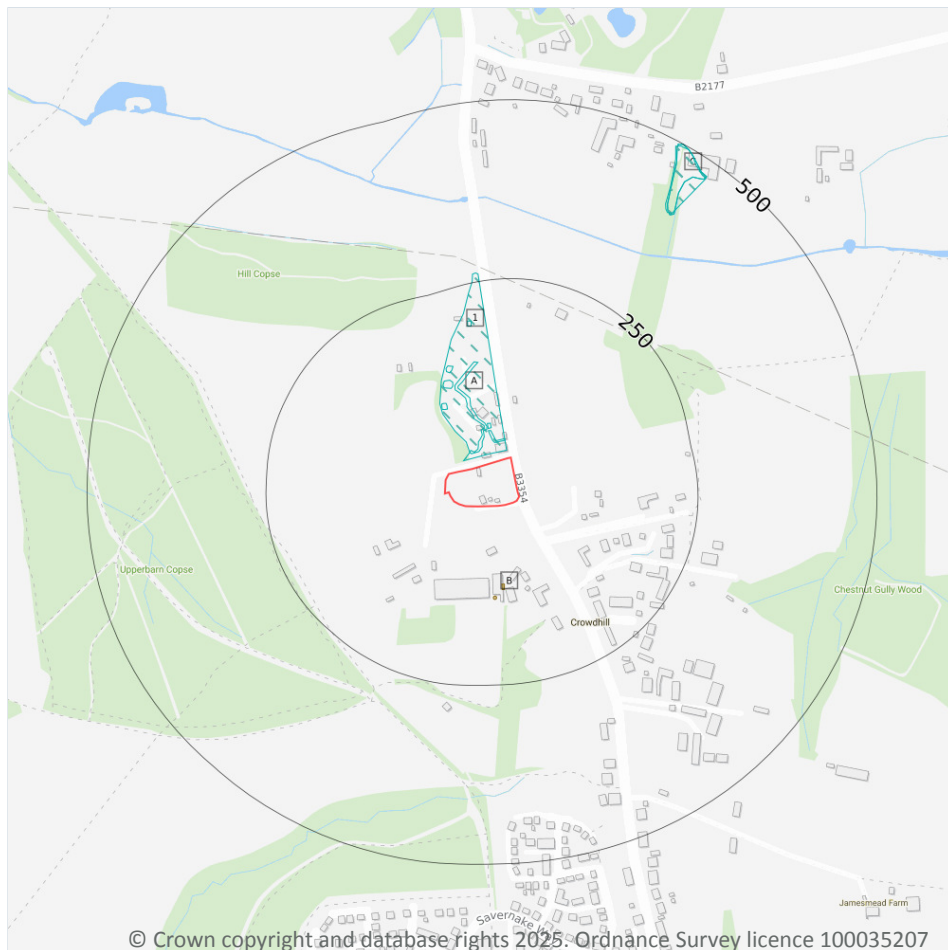
Records within 500m

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)
- A Historical industrial land uses
- B Historical tanks

2.1 Historical industrial land uses

Records within 500m

11

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 18](#) >

ID	Location	Land Use	Date	Group ID
A	11m N	Brick Works	1868	1897559
A	21m N	Unspecified Ground Workings	1868	1881796
A	25m N	Unspecified Ground Workings	1868	1881797



ID	Location	Land Use	Date	Group ID
A	48m N	Unspecified Kiln	1868	1911474
A	89m N	Unspecified Pit	1868	1906856
A	116m N	Unspecified Pit	1868	1906855
A	138m N	Unspecified Pit	1868	1906854
1	191m N	Unspecified Kiln	1868	1911473
C	405m NE	Unspecified Pit	1908	1938990
C	405m NE	Unspecified Pit	1939	1938990
C	406m NE	Unspecified Pit	1957	1967573

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

2

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 18 >](#)

ID	Location	Land Use	Date	Group ID
B	109m S	Unspecified Tank	1983	322568
B	126m S	Unspecified Tank	1983	322567

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

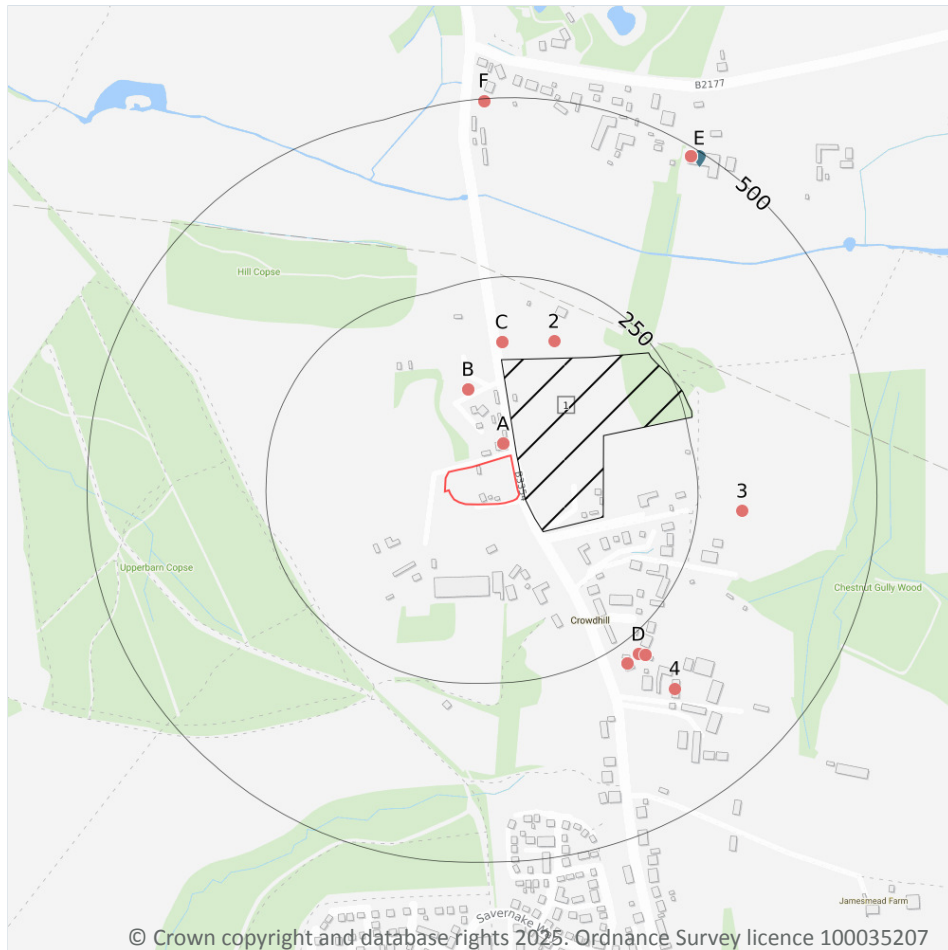
Records within 500m**0**

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 (EA/NRW)
- 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

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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.

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Details		
1	7m E	Site Address: Crowd Hill, Fair Oak, Eastleigh, Hampshire Licence Holder Address: -	Waste Licence: - Site Reference: FEA22, EAST 5 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: W T Sibley Limited Licence Holder: G W Denham First Recorded 01/06/1962 Last Recorded: 01/08/1972

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

3.5 Historical waste sites

Records within 500m

0

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

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 21 >](#)

ID	Location	Details		
E	491m NE	Site Name: Simba Business Park Site Address: Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, Hampshire, SO50 7HF Correspondence Address: -	Type of Site: Physical Treatment Facility Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: 663296 EPR reference: EA/EPR/KB3906GQ Operator: 4 Lad Group Limited Waste Management licence No: 408162 Annual Tonnage: 0	Issue Date: 01/09/2023 Effective Date: 31/08/2023 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	42
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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 21 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	18m N	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX322797	Using waste exemption	On a farm	Use of waste in construction
A	18m N	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX322797	Using waste exemption	On a farm	Use of waste for a specified purpose
A	18m N	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX322797	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
A	18m N	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX322797	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	105m N	Hillview Manor Park Winchester Road Eastleigh Hampshire So50 7hd	EPR/ME5247C Y/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
B	105m N	Hillview Manor Park Winchester Road Eastleigh Hampshire So50 7hd	EPR/ME5247C Y/A001	Using waste exemption	Non-agricultural waste only	Spreading waste on agricultural land to confer benefit
C	158m N	-	WEX446561	Using waste exemption	Not on a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
C	158m N	-	WEX315579	Using waste exemption	Not on a farm	Use of waste in construction
2	170m N	-	WEX418937	Using waste exemption	On a farm	Use of waste in construction
D	276m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX015253	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	276m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX015253	Using waste exemption	On a farm	Use of waste in construction
D	277m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX179851	Using waste exemption	On a farm	Use of waste for a specified purpose
D	277m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX179851	Using waste exemption	On a farm	Use of waste in construction
D	277m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX179851	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
D	277m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX179851	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	283m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX458300	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	283m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX458300	Using waste exemption	On a farm	Use of waste for a specified purpose
D	283m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX458300	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
D	283m SE	Old Oak Farm, Winchester Road, Fair Oak, Hampshire, So50 7hd	WEX458300	Using waste exemption	On a farm	Use of waste in construction
D	283m SE	Fieldfare, Winchester Road, Fair Oak, Eastleigh, So50 7hd	WEX454539	Disposing of waste exemption	Not on a farm	Burning waste in the open
3	312m E	-	WEX379142	Using waste exemption	On a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
4	346m SE	Vicarage Farm Business Park, The New Barn, Winchester Road, Fair Oak, Eastleigh, So50 7hd	WEX146841	Using waste exemption	Not on a farm	Use of waste in construction
E	487m NE	-	WEX371994	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	487m NE	-	WEX371994	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
E	487m NE	-	WEX371994	Using waste exemption	Not on a farm	Use of baled end-of-life tyres in construction
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX222128	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX222128	Using waste exemption	Not on a farm	Use of baled end-of-life tyres in construction
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX222128	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX239524	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX239524	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX239524	Using waste exemption	Not on a farm	Use of baled end-of-life tyres in construction
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX248059	Using waste exemption	Not on a farm	Use of baled end-of-life tyres in construction
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX248059	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX248059	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX081426	Storing waste exemption	Not on a farm	Storage of waste in a secure place

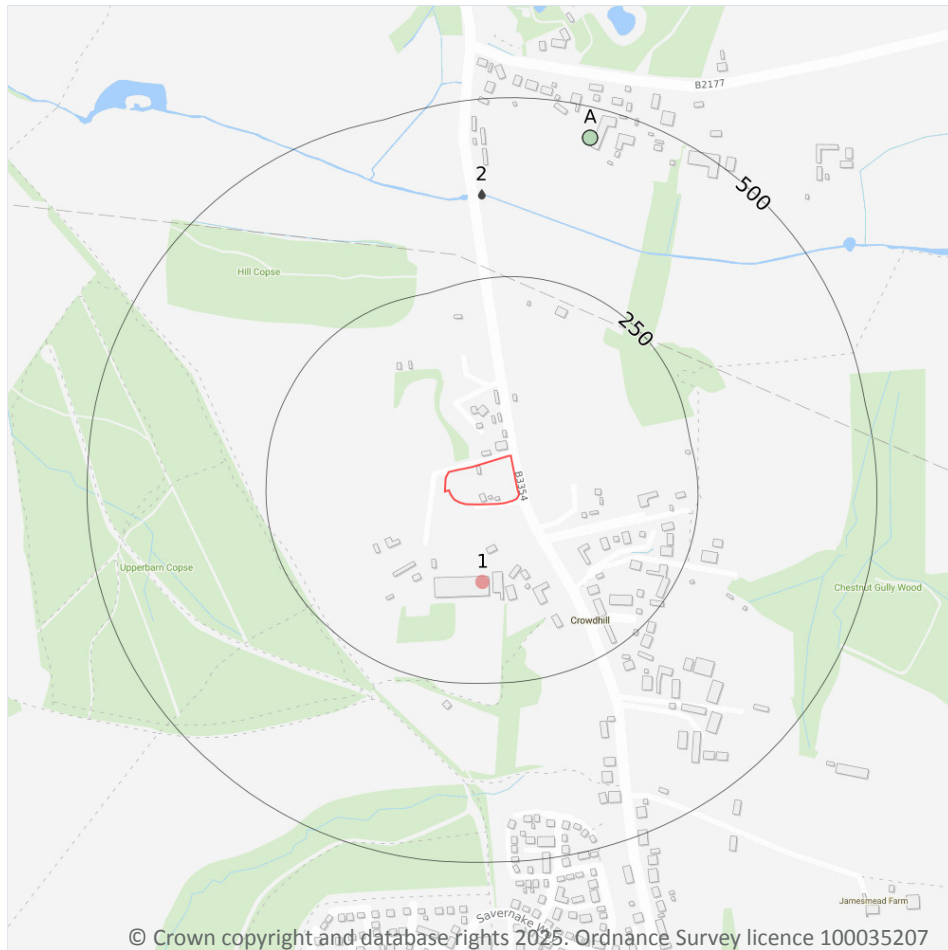


ID	Location	Site	Reference	Category	Sub-Category	Description
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX083474	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX083474	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX081426	Using waste exemption	Not on a farm	Use of baled end-of-life tyres in construction
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX083474	Using waste exemption	Not on a farm	Use of baled end-of-life tyres in construction
E	487m NE	Simba Business Park, Portsmouth Road, Fishers Pond, Eastleigh, So50 7hf	WEX116270	Using waste exemption	Not on a farm	Use of waste in construction
F	496m N	Fishers Pond Fishery, Winchester Road, Fishers Pond, Eastleigh, So50 7he	WEX061495	Using waste exemption	Not on a farm	Use of waste in construction
F	496m N	Fishers, Winchester Road, Fishers Pond, Eastleigh, So50 7he	WEX270668	Using waste exemption	Not on a farm	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
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Company	Address	Activity	Category
1	108m S	The Blind Business	Winchester Road, Fair Oak, Eastleigh, Hampshire, SO50 7HD	Curtains and Blinds	Consumer Products

This data is sourced from Ordnance Survey.



4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m**0**

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

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

Records within 500m

0

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.

This data is sourced from Local Authority records.



4.13 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.

4.14 Licensed Discharges to controlled waters

Records within 500m

1

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 27](#) >

ID	Location	Address	Details	
2	367m N	FIELDERS FARM, WINCHESTER RD, FISHE, FIELDERS FARM, WINCHESTER ROAD, FISHERS POND, EASTLEIGH, HAMPSHIRE, SO50 7HE	Effluent Type: AGRICULTURE - FISH FARMING - NOT WATER COMPANY Permit Number: G00171 Permit Version: 1 Receiving Water: BOW LAKE STREAM VIA 200MM PIPE	Status: SURRENDERED UNDER EPR 2010 Issue date: 16/01/2006 Effective Date: 01/10/2015 Revocation Date: 30/07/2020

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

4.15 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.

4.16 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.



4.17 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.

4.18 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.

4.19 Pollution Incidents (EA/NRW)

Records within 500m

3

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 27 >](#)

ID	Location	Details	
A	458m N	Incident Date: 02/08/2002 Incident Identification: 96687 Pollutant: Inorganic Chemicals/Products Pollutant Description: Cyanides	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	458m N	Incident Date: 02/08/2002 Incident Identification: 96687 Pollutant: Inorganic Chemicals/Products:Other Pollutant Pollutant Description: Cyanides:Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	458m N	Incident Date: 02/08/2002 Incident Identification: 96687 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 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.

4.21 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.

4.22 Pollution inventory radioactive waste

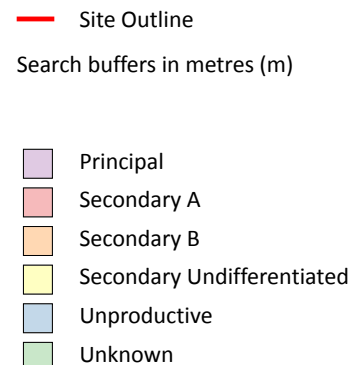
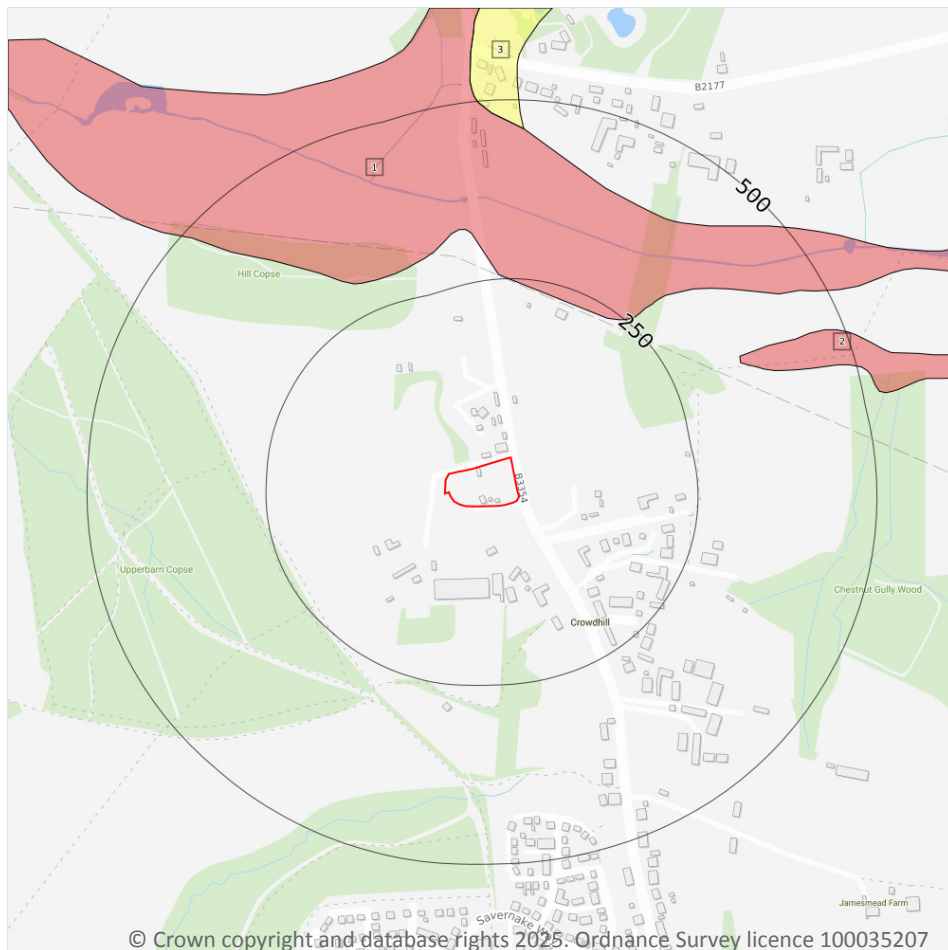
Records within 500m

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



5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 33](#) >

ID	Location	Designation	Description
1	231m 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
2	347m 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

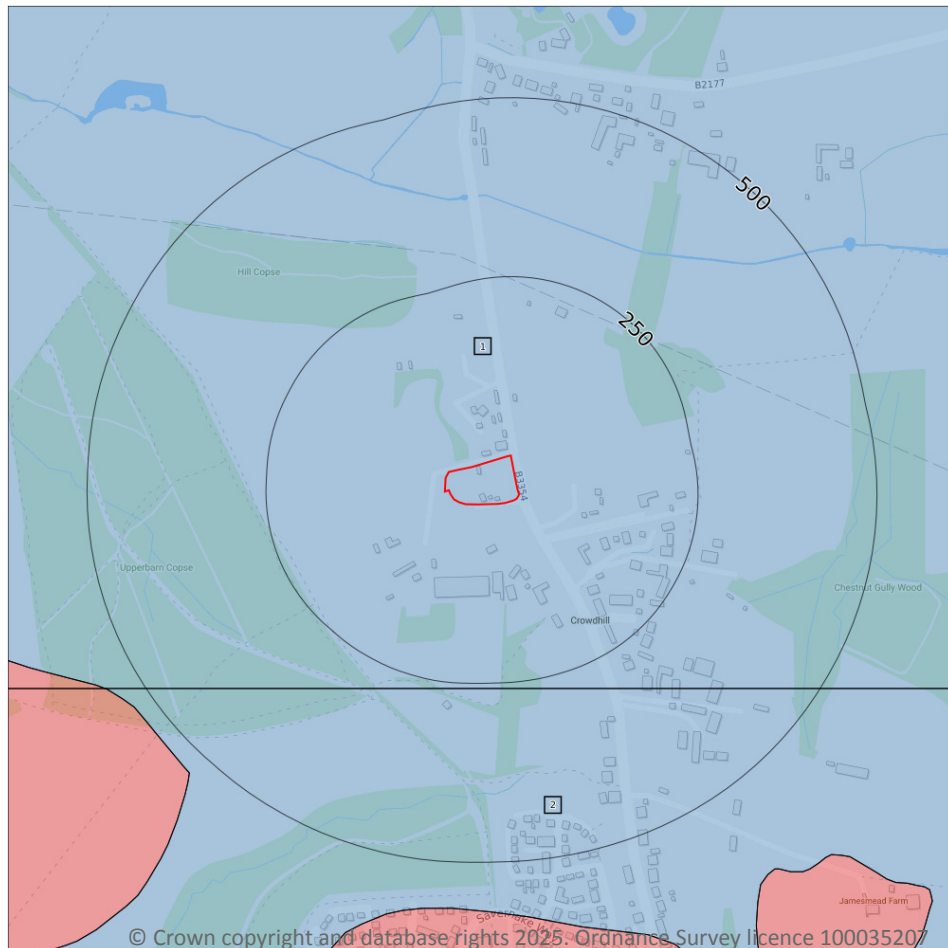


ID	Location	Designation	Description
3	460m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

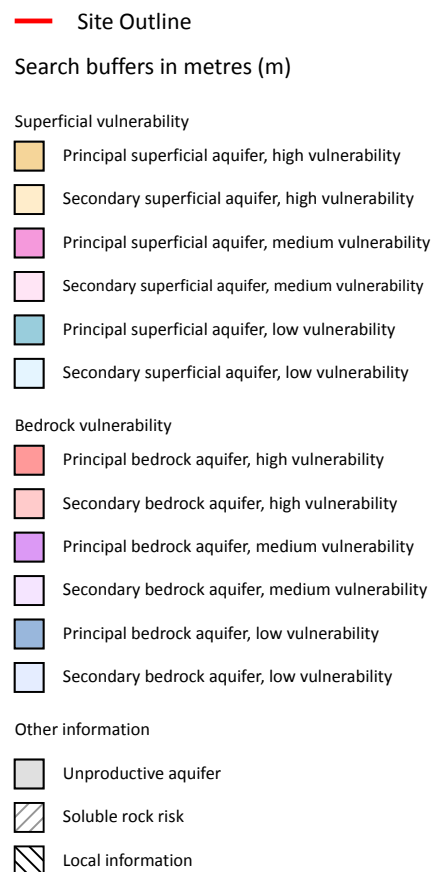
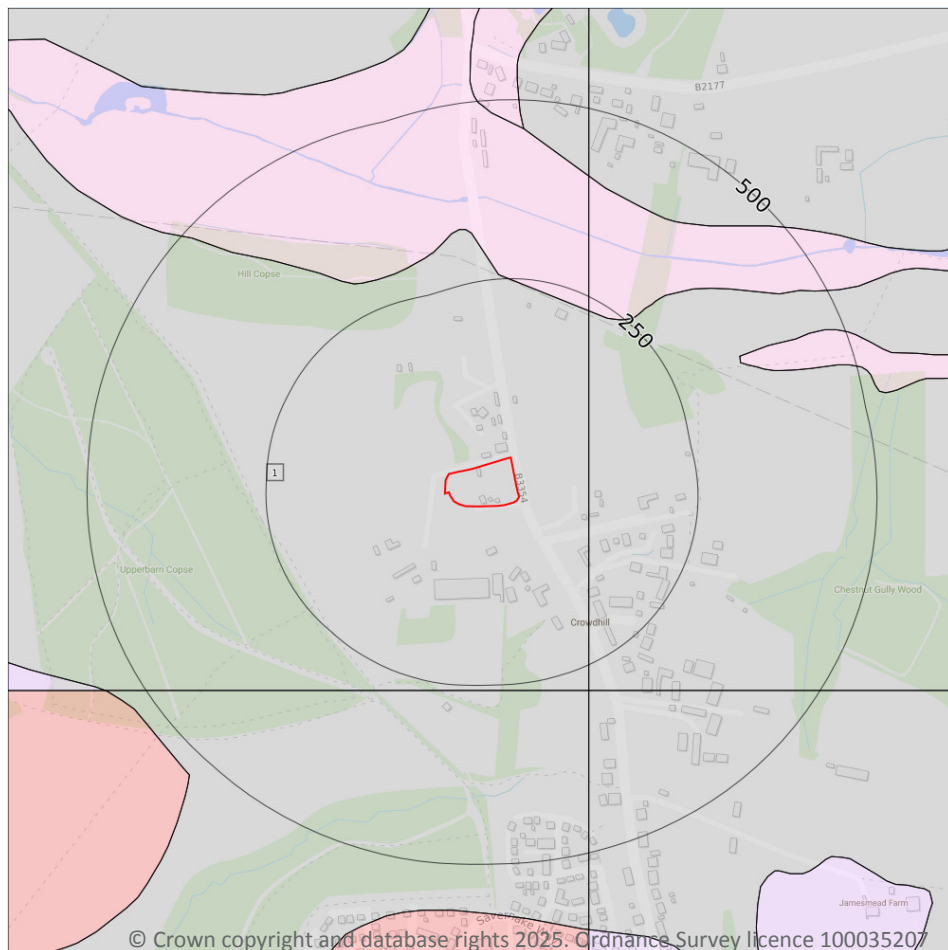
Features are displayed on the Bedrock aquifer map on [page 35](#) >

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	257m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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 36](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive 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: 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.

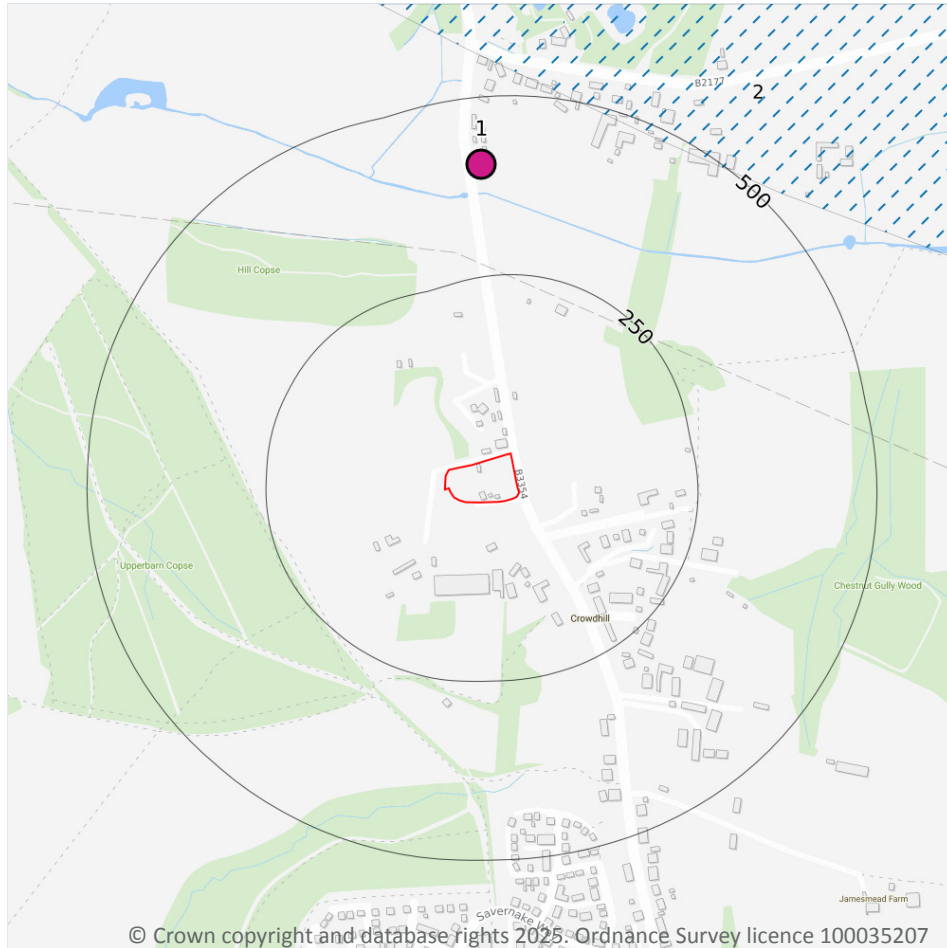
5.5 Groundwater vulnerability- local information

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



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

12

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 38](#) >

ID	Location	Details	
1	407m N	Status: Active Licence No: 11/42/22.9/160 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: FISHERS POND BOREHOLE C Data Type: Point Name: Fishers Pond Ltd Easting: 448850 Northing: 120730	Annual Volume (m ³): 383182 Max Daily Volume (m ³): 1091 Original Application No: NPS/WR/009116 Original Start Date: 15/12/1986 Expiry Date: - Issue No: 102 Version Start Date: 31/03/2025 Version End Date: -
-	889m W	Status: Historical Licence No: 11/42/22.9/108 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: STOKE PARK FARM Data Type: Point Name: Dunford & Son Easting: 447910 Northing: 120280	Annual Volume (m ³): 5910 Max Daily Volume (m ³): 22.7 Original Application No: - Original Start Date: 23/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1118m N	Status: Historical Licence No: 31/089 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: SWIFTS FARM, FISHERS POND Data Type: Point Name: Paton Easting: 449200 Northing: 121400	Annual Volume (m ³): 25000 Max Daily Volume (m ³): 1000 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 12/06/2009 Version End Date: -
-	1179m W	Status: Historical Licence No: SO/042/0031/030 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: BOWLAKE FISH FARM BOREHOLE AT POINT A Data Type: Point Name: Hampshire Carp Hatcheries Easting: 447620 Northing: 120241	Annual Volume (m ³): 40000 Max Daily Volume (m ³): 1080 Original Application No: NPS/WR/031470 Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 01/04/2020 Version End Date: -
-	1179m W	Status: Active Licence No: SO/042/0031/030 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: BOWLAKE FISH FARM BOREHOLE AT POINT A Data Type: Point Name: Hampshire Carp Hatcheries Easting: 447620 Northing: 120241	Annual Volume (m ³): 40000 Max Daily Volume (m ³): 1080 Original Application No: NPS/WR/031470 Original Start Date: 01/04/2013 Expiry Date: - Issue No: 2 Version Start Date: 01/04/2025 Version End Date: -



ID	Location	Details	
-	1180m W	Status: Historical Licence No: 31/102 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: BOWLAKE FISH FARM BOREHOLE AT POINT A Data Type: Point Name: Seagrave Easting: 447620 Northing: 120240	Annual Volume (m ³): 40000 Max Daily Volume (m ³): 1080 Original Application No: - Original Start Date: 12/04/2006 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 12/06/2009 Version End Date: -
-	1206m N	Status: Historical Licence No: 11/42/22.9/160 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: FISHERS POND POINT A Data Type: Point Name: Fishers Pond Ltd Easting: 449240 Northing: 121480	Annual Volume (m ³): 383182 Max Daily Volume (m ³): 1091 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 12/04/2006 Version End Date: -
-	1209m N	Status: Active Licence No: 11/42/22.9/160 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: FISHERS POND POINT A Data Type: Point Name: Fishers Pond Ltd Easting: 449239 Northing: 121483	Annual Volume (m ³): 383182 Max Daily Volume (m ³): 1091 Original Application No: NPS/WR/009116 Original Start Date: 15/12/1986 Expiry Date: - Issue No: 102 Version Start Date: 31/03/2025 Version End Date: -
-	1209m N	Status: Active Licence No: 31/089 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: SWIFTS FARM, FISHERS POND Data Type: Point Name: Fishers Pond Ltd Easting: 449239 Northing: 121483	Annual Volume (m ³): 25000 Max Daily Volume (m ³): 1000 Original Application No: NPS/WR/024707 Original Start Date: 04/11/1992 Expiry Date: - Issue No: 101 Version Start Date: 16/04/2019 Version End Date: -
-	1241m N	Status: Historical Licence No: 11/42/22.9/160 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: FISHERS POND POINT B Data Type: Point Name: Fishers Pond Ltd Easting: 449260 Northing: 121510	Annual Volume (m ³): 383182 Max Daily Volume (m ³): 1091 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 12/04/2006 Version End Date: -



ID	Location	Details	
-	1279m NE	Status: Historical Licence No: 11/42/22.9/106 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: MARWELL MANOR FARM, FISHERS POND Data Type: Point Name: Hurlock Easting: 449990 Northing: 120980	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 02/02/1998 Version End Date: -
-	1433m E	Status: Historical Licence No: 11/42/22.9/107 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: LOWHILL FARM, FISHERS POND Data Type: Point Name: Kelly Easting: 450330 Northing: 120150	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 15/04/1994 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	10
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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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 38 >](#)

ID	Location	Details	
-	643m N	Status: Active Licence No: 11/42/22.9/159 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: TRIB OF BOW LAKE STREAM AT FISHERS POND Data Type: Point Name: Fishers Pond Ltd Easting: 448918 Northing: 120968	Annual Volume (m ³): 29549 Max Daily Volume (m ³): 6819 Original Application No: NPS/WR/024709 Original Start Date: 15/12/1986 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2020 Version End Date: -



ID	Location	Details	
-	646m N	Status: Historical Licence No: 11/42/22.9/159 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: TRIBUTARY TO THE BOW LAKE STREAM AT FISHERS POND Data Type: Line Name: Paton Easting: 448970 Northing: 121010	Annual Volume (m ³): 29549 Max Daily Volume (m ³): 6819 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 11/06/2009 Version End Date: -
-	1244m N	Status: Historical Licence No: 31/090 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: THOMPSON LANE, FISHERS POND (POINT A) Data Type: Point Name: Paton Easting: 449300 Northing: 121500	Annual Volume (m ³): 50000 Max Daily Volume (m ³): 2000 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 12/06/2009 Version End Date: -
-	1272m N	Status: Active Licence No: 31/090 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: THOMPSON LANE, FISHERS POND (POINT A) Data Type: Point Name: Fishers Pond Ltd Easting: 449370 Northing: 121504	Annual Volume (m ³): 35000 Max Daily Volume (m ³): 2000 Original Application No: NPS/WR/024707 Original Start Date: 04/11/1992 Expiry Date: - Issue No: 101 Version Start Date: 29/12/2016 Version End Date: -
-	1290m W	Status: Active Licence No: 11/42/22.9/163 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: BOW LAKE STREAM AT STOKE COMMON Data Type: Point Name: Patrick Haughton Easting: 447510 Northing: 120320	Annual Volume (m ³): 40000 Max Daily Volume (m ³): 250 Original Application No: NPS/WR/029387 Original Start Date: 23/10/1990 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2021 Version End Date: -
-	1413m NE	Status: Historical Licence No: 31/090 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: THOMPSON LANE, FISHERS POND (POINT B) Data Type: Point Name: Paton Easting: 449500 Northing: 121600	Annual Volume (m ³): 50000 Max Daily Volume (m ³): 2000 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 12/06/2009 Version End Date: -



ID	Location	Details	
-	1419m NE	Status: Active Licence No: 31/090 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: THOMPSON LANE, FISHERS POND (POINT B) Data Type: Point Name: Fishers Pond Ltd Easting: 449525 Northing: 121595	Annual Volume (m ³): 35000 Max Daily Volume (m ³): 2000 Original Application No: NPS/WR/024707 Original Start Date: 04/11/1992 Expiry Date: - Issue No: 101 Version Start Date: 29/12/2016 Version End Date: -
-	1575m E	Status: Active Licence No: SO/042/0031/007 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A, MARWELL MANOR FARM, FISHERS POND Data Type: Point Name: Fishers Pond Ltd Easting: 450410 Northing: 120740	Annual Volume (m ³): 127750 Max Daily Volume (m ³): 840 Original Application No: - Original Start Date: 26/11/2009 Expiry Date: - Issue No: 1 Version Start Date: 01/04/2025 Version End Date: -
-	1575m E	Status: Historical Licence No: SO/042/0031/007 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A, MARWELL MANOR FARM, FISHERS POND Data Type: Point Name: Fishers Pond Ltd Easting: 450410 Northing: 120740	Annual Volume (m ³): 127750 Max Daily Volume (m ³): 840 Original Application No: - Original Start Date: 26/11/2009 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 01/04/2021 Version End Date: -
-	1575m E	Status: Historical Licence No: 31/100 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A, MARWELL MANOR FARM, FISHERS POND Data Type: Point Name: Paton Easting: 450410 Northing: 120740	Annual Volume (m ³): 127750 Max Daily Volume (m ³): 840 Original Application No: - Original Start Date: 16/08/1999 Expiry Date: 16/08/2009 Issue No: 2 Version Start Date: 12/06/2009 Version End Date: -

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

1

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.

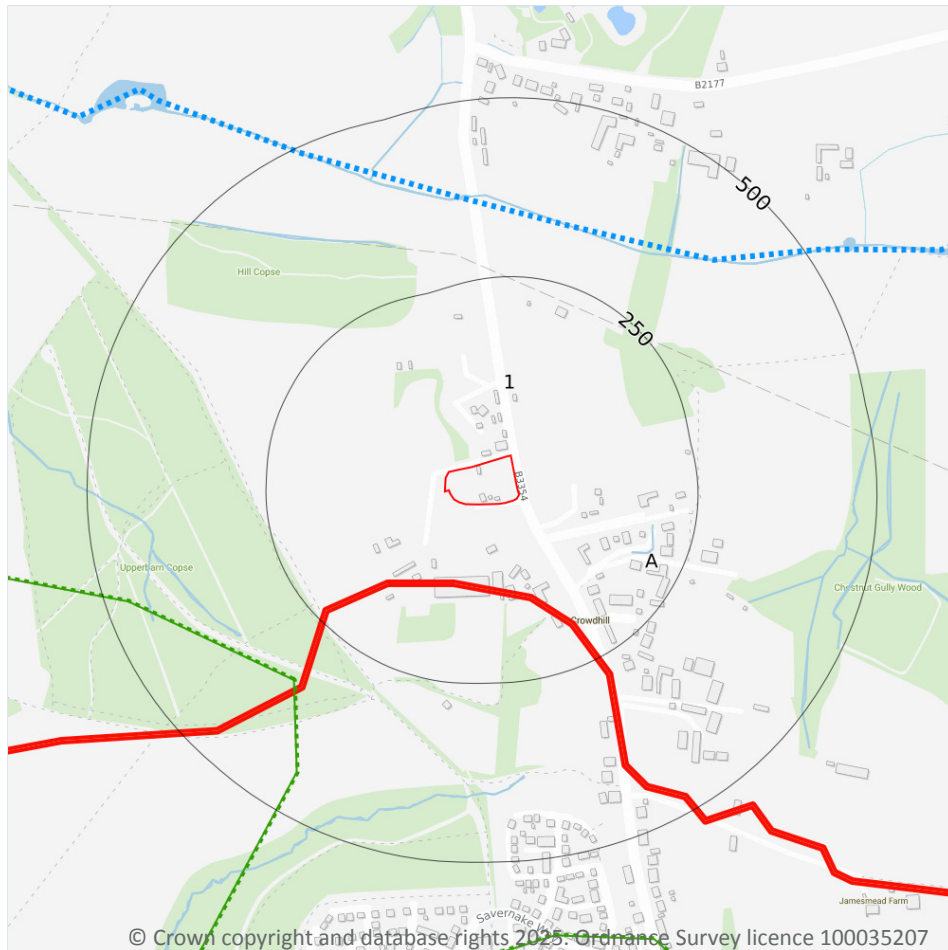
Features are displayed on the Abstractions and Source Protection Zones map on [page 38](#) >

ID	Location	Type	Description
2	485m NE	2c	Outer catchment within confined aquifer

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

3

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 45 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	177m SE	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	191m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	193m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

1

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 45 >](#)

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 45 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Bow Lake	GB107042016650	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 45 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	331m N	River	Bow Lake	GB107042016650 ↗	Bad	Fail	Bad	2019

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

6.5 WFD Groundwater bodies

Records on site

0

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.

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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).

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

7.2 Historical Flood Events

Records within 250m

0

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

7.6 Flood Zone 2

Records within 50m

0

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.

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

7.7 Flood Zone 3

Records within 50m

0

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.

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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.

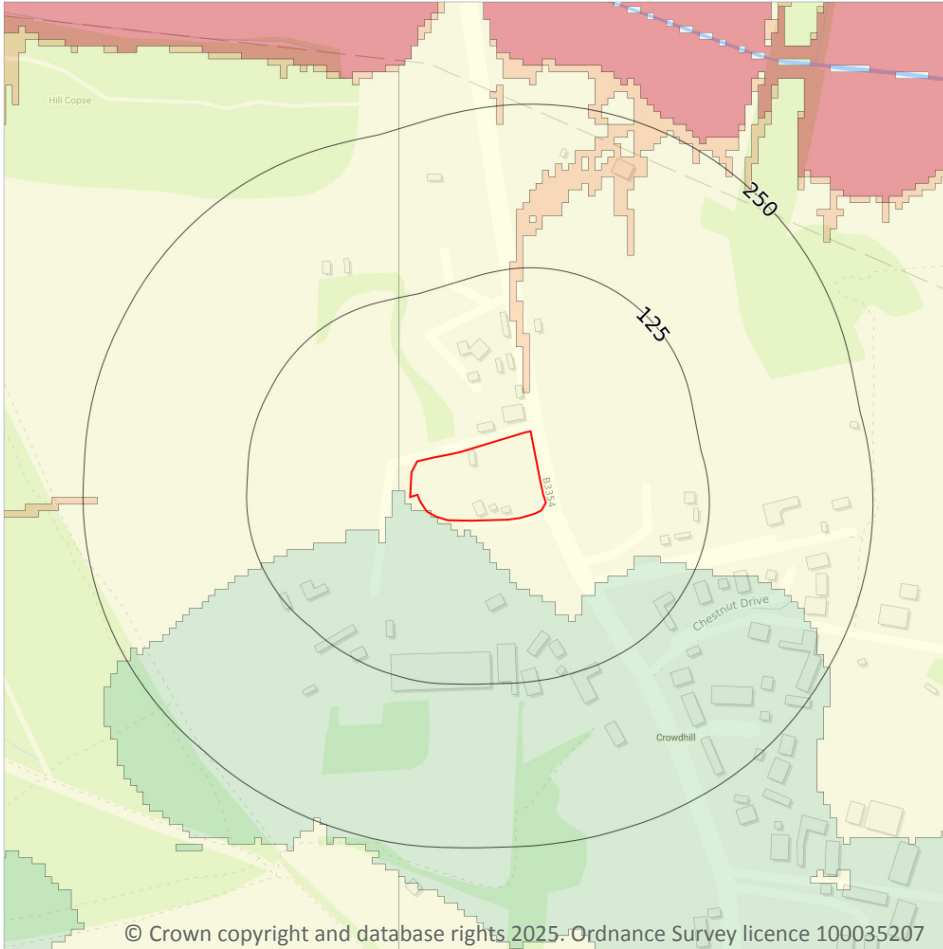
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

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9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

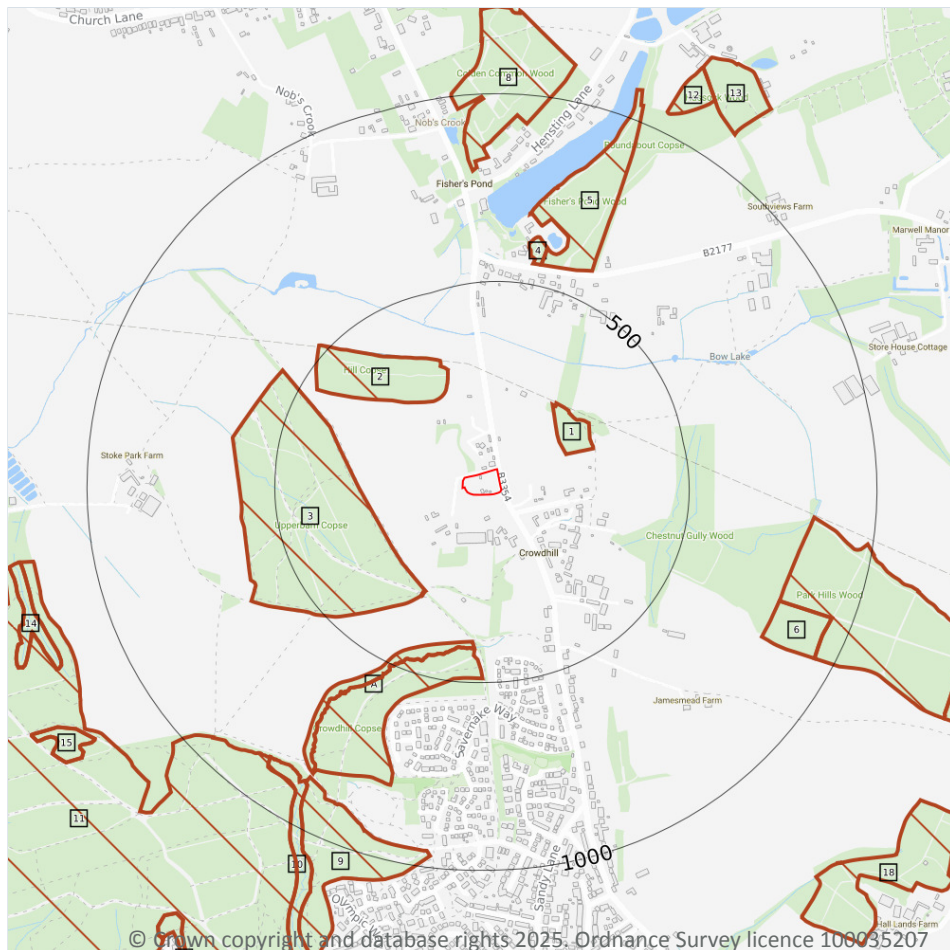
Moderate-High

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 52 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- 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

0

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.

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

10.7 Designated Ancient Woodland

Records within 2000m

41

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 53 >](#)

ID	Location	Name	Woodland Type
1	181m NE	Unknown	Ancient & Semi-Natural Woodland
2	220m N	Hill Copse	Ancient & Semi-Natural Woodland
3	240m SW	Hill Copse	Ancient Replanted Woodland
A	391m S	Stoke Park Wood	Ancient & Semi-Natural Woodland
A	408m S	Stoke Park Wood	Ancient Replanted Woodland
4	556m N	Fisher's Pond Wood	Ancient & Semi-Natural Woodland
5	557m N	Fisher's Pond Wood	Ancient & Semi-Natural Woodland
6	796m SE	Park Hill's Wood	Ancient Replanted Woodland
7	797m E	Park Hill's Wood	Ancient & Semi-Natural Woodland
8	797m N	Colden Common Wood	Ancient & Semi-Natural Woodland
9	866m SW	Stoke Park Wood	Ancient Replanted Woodland
10	867m SW	Stoke Park Wood	Ancient & Semi-Natural Woodland
11	878m SW	Stoke Park Wood	Ancient Replanted Woodland
12	1052m NE	Hassock Wood	Ancient & Semi-Natural Woodland
13	1093m NE	Hassock Wood	Ancient & Semi-Natural Woodland
14	1162m W	Stoke Park Wood	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
15	1185m SW	Stoke Park Wood	Ancient & Semi-Natural Woodland
-	1295m N	Blacknell's Copse	Ancient & Semi-Natural Woodland
17	1309m E	Park Hill's Wood	Ancient Replanted Woodland
18	1326m SE	Hall Lands Copse	Ancient & Semi-Natural Woodland
19	1362m SW	Stoke Park Wood	Ancient & Semi-Natural Woodland
-	1411m N	Unknown	Ancient & Semi-Natural Woodland
-	1427m NE	Moreland's Copse	Ancient & Semi-Natural Woodland
-	1538m SW	Stoke Park Wood	Ancient & Semi-Natural Woodland
-	1563m N	Unknown	Ancient & Semi-Natural Woodland
-	1624m N	Stratton's Copse	Ancient & Semi-Natural Woodland
-	1629m NW	Lord's Wood	Ancient & Semi-Natural Woodland
-	1642m NW	Lord's Wood	Ancient & Semi-Natural Woodland
-	1683m W	Lord's Wood	Ancient & Semi-Natural Woodland
-	1696m N	Unknown	Ancient Replanted Woodland
-	1698m NE	Cowleaze Copse	Ancient & Semi-Natural Woodland
-	1734m SE	Tippers Copse	Ancient & Semi-Natural Woodland
-	1778m NE	Vineyard Copse	Ancient & Semi-Natural Woodland
-	1804m NW	Lord's Wood	Ancient & Semi-Natural Woodland
-	1839m N	Unknown	Ancient & Semi-Natural Woodland
-	1856m NW	Lord's Wood	Ancient & Semi-Natural Woodland
-	1867m NE	Unknown	Ancient & Semi-Natural Woodland
-	1867m NW	Lord's Wood	Ancient & Semi-Natural Woodland
-	1887m NE	Unknown	Ancient & Semi-Natural Woodland
-	1937m W	Breach Sling Copse	Ancient & Semi-Natural Woodland
-	1997m NE	Horsham Copse, West 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

3

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	Bow Lake NVZ	Surface Water	811	Existing



Location	Name	Type	NVZ ID	Status
On site	Hamble Estuary Eutrophic NVZ (TraC)	Eutrophic Water	3	Existing
797m N	Hampshire Chalk	Groundwater	143	Existing

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



SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site

0

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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

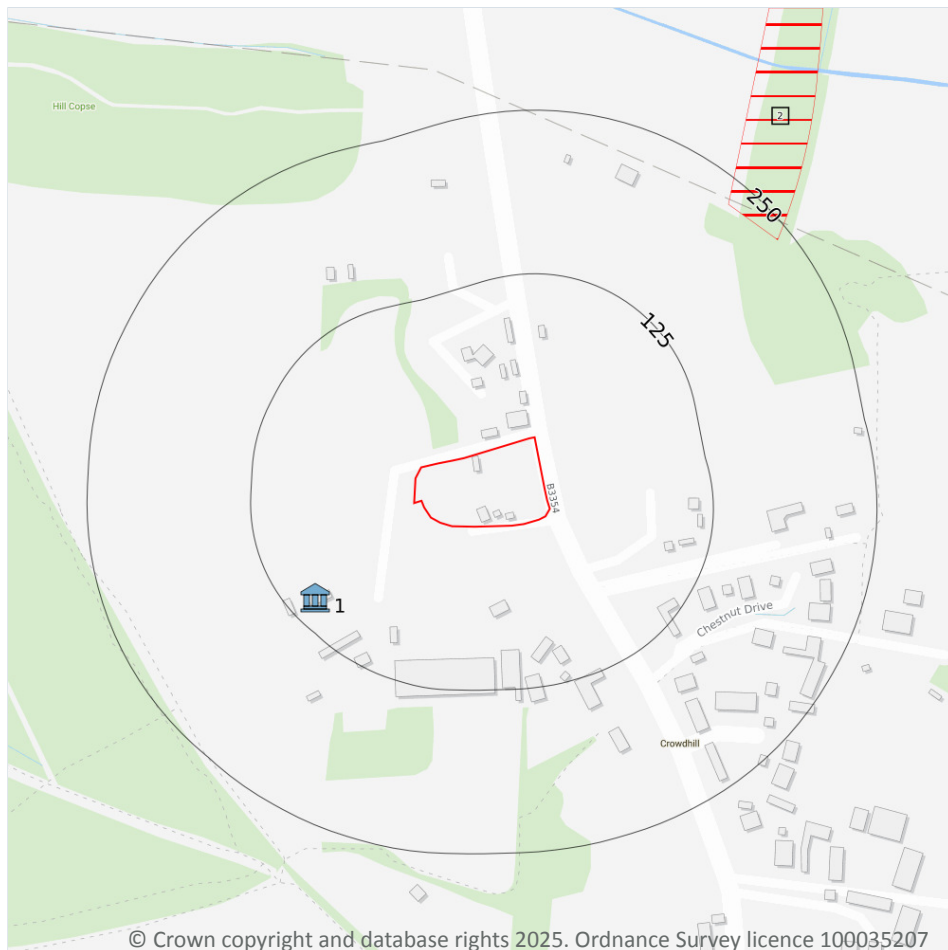
0

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



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

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

1

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.

Features are displayed on the Visual and cultural designations map on [page 61 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	105m SW	Crowdhill Farmhouse	II	1322703	26/07/1982

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

1

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.

Features are displayed on the Visual and cultural designations map on [page 61 >](#)

ID	Location	Ancient monument name	Reference number
2	232m NE	Park pale at Marwell, south of Fisher's Pond	1012309

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

11.7 Registered Parks and Gardens

Records within 250m

0

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

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12.1 Agricultural Land Classification

Records within 250m

1

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 64](#) >

ID	Location	Classification	Description
1	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.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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.

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

12.3 Tree Felling Licences

Records within 250m

0

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.

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

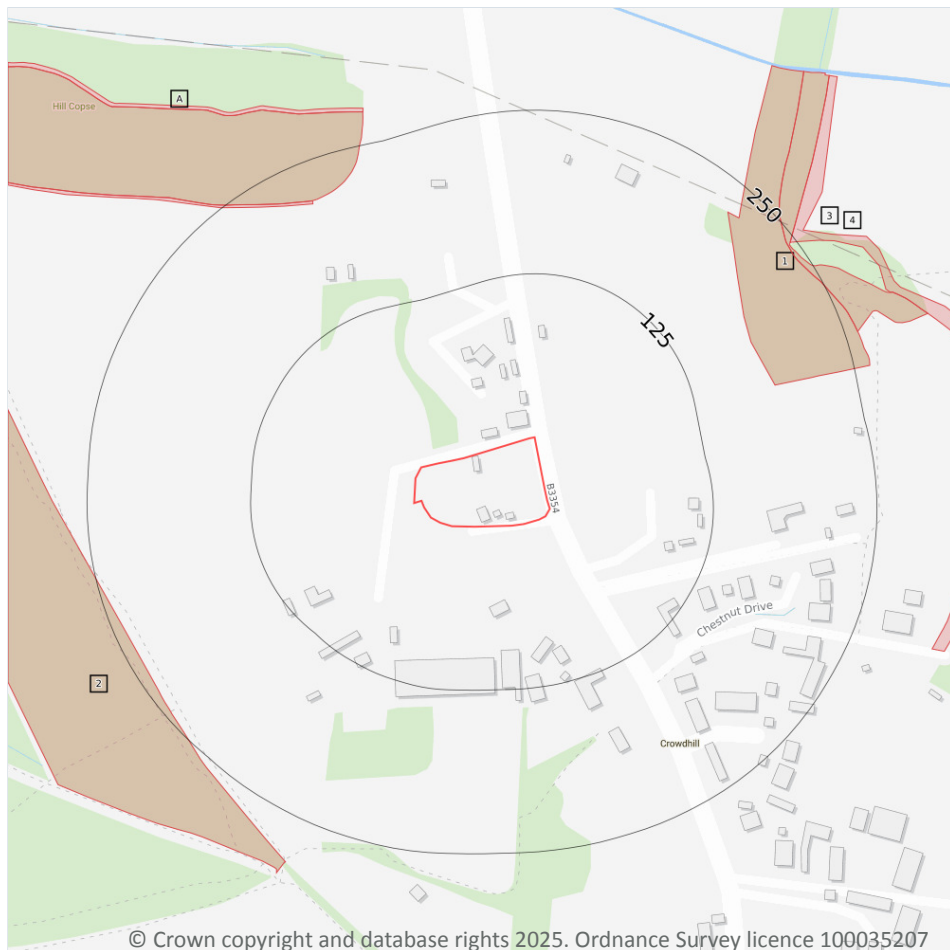
0

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



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

6

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 66](#) >

ID	Location	Main Habitat	Other habitats
1	181m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	218m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	220m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	240m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
3	242m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	246m NE	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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.

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

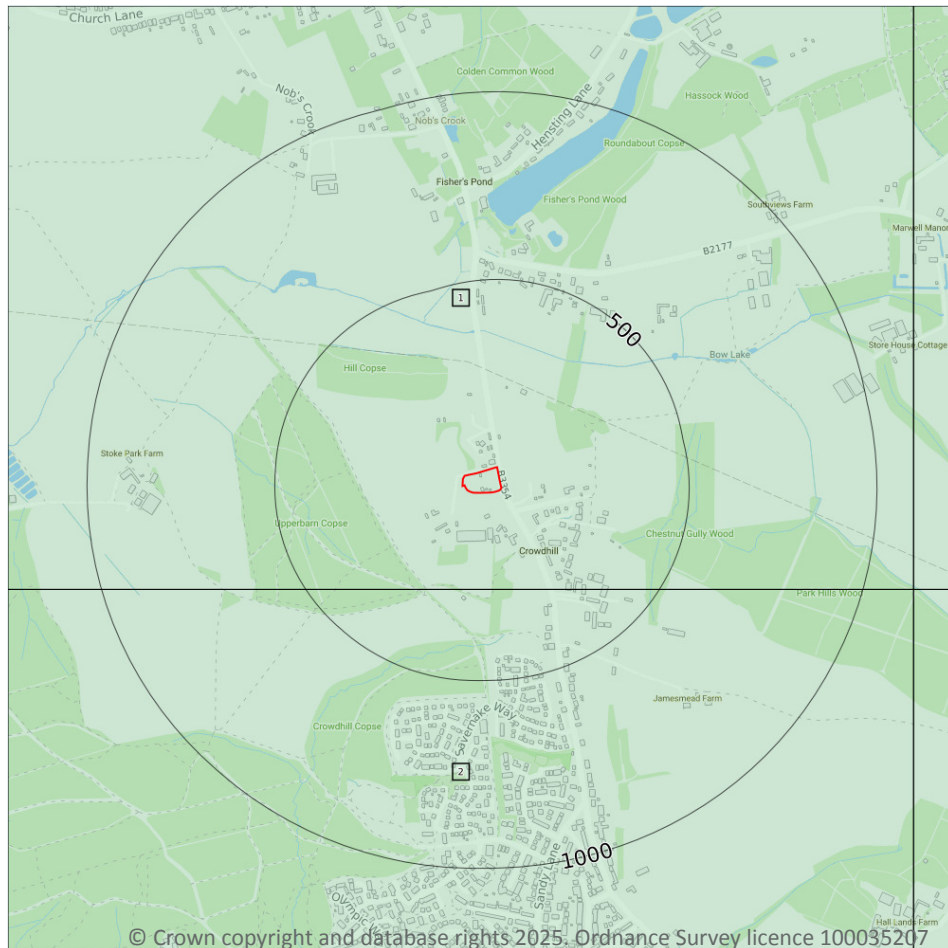
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable 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.

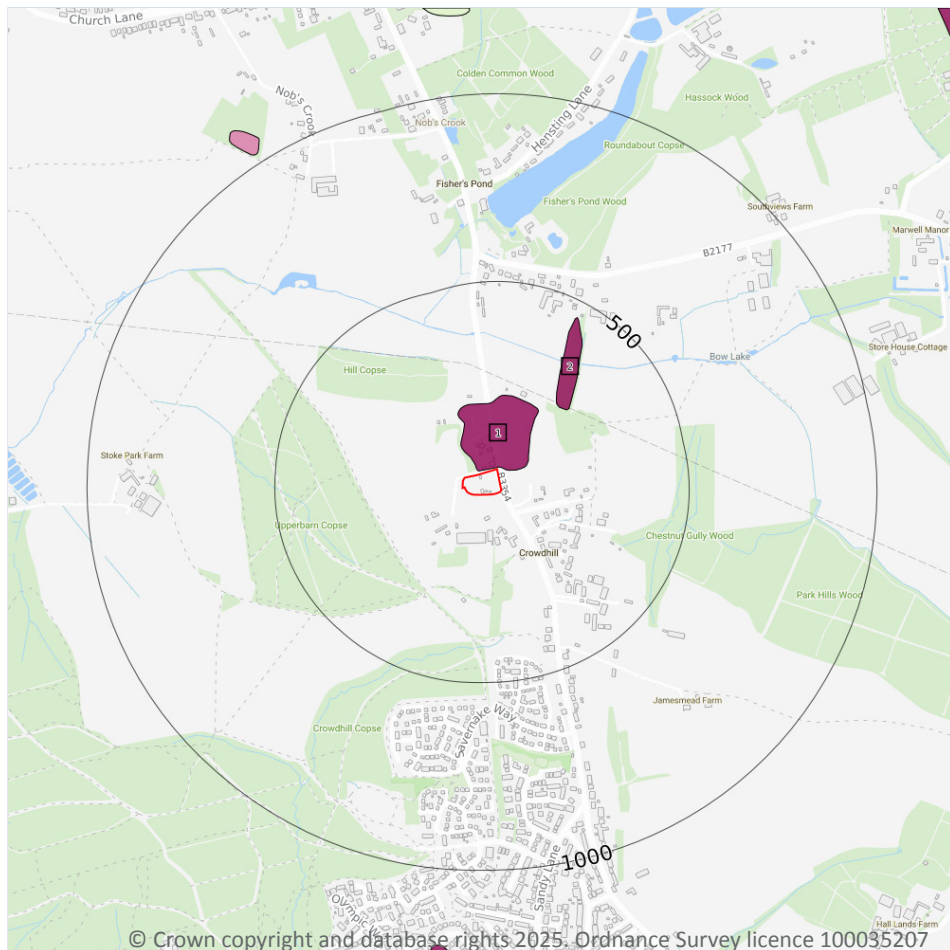
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 68](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU42SE
2	257m S	Full	Full	Full	No coverage	SU41NE

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

2

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.

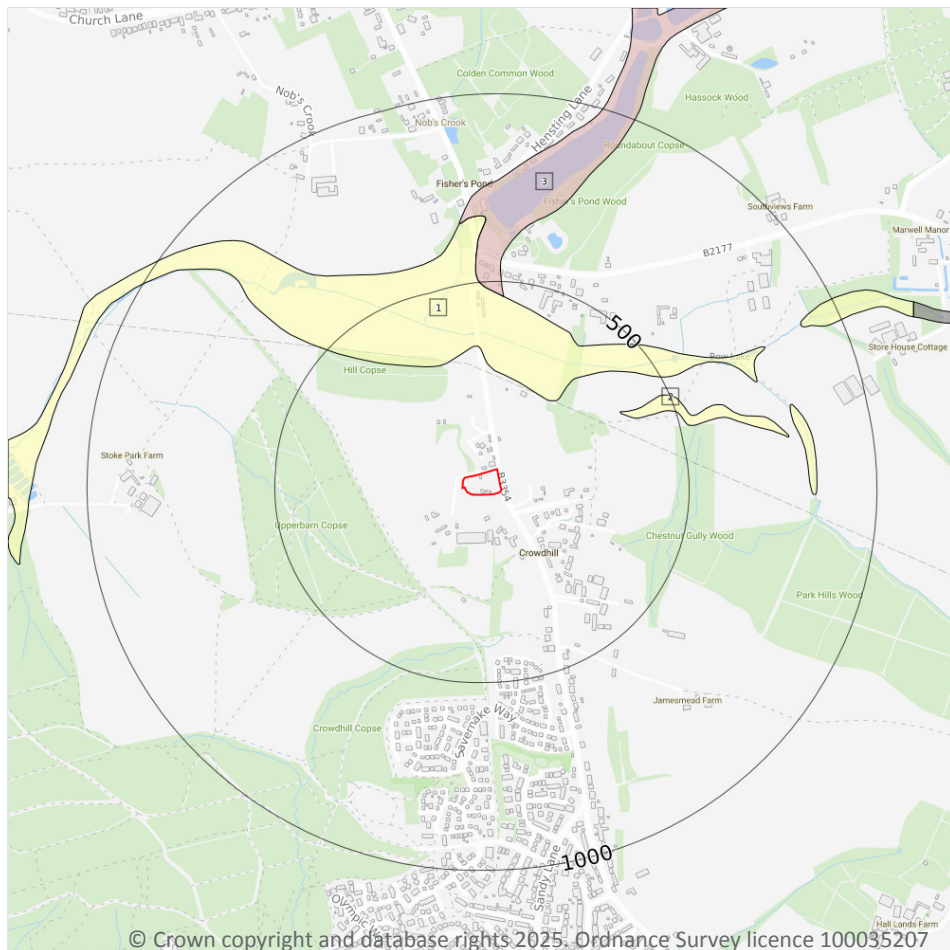
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 69](#) >

ID	Location	LEX Code	Description	Rock description
1	5m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	234m NE	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

3

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 70 >](#)

ID	Location	LEX Code	Description	Rock description
1	227m NE	ALV-XSZC	Alluvium - Sand, Silt And Clay	Sand, Silt And Clay
2	361m NE	ALV-XSZC	Alluvium - Sand, Silt And Clay	Sand, Silt And Clay
3	460m N	HEAD-DMTN	Head - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

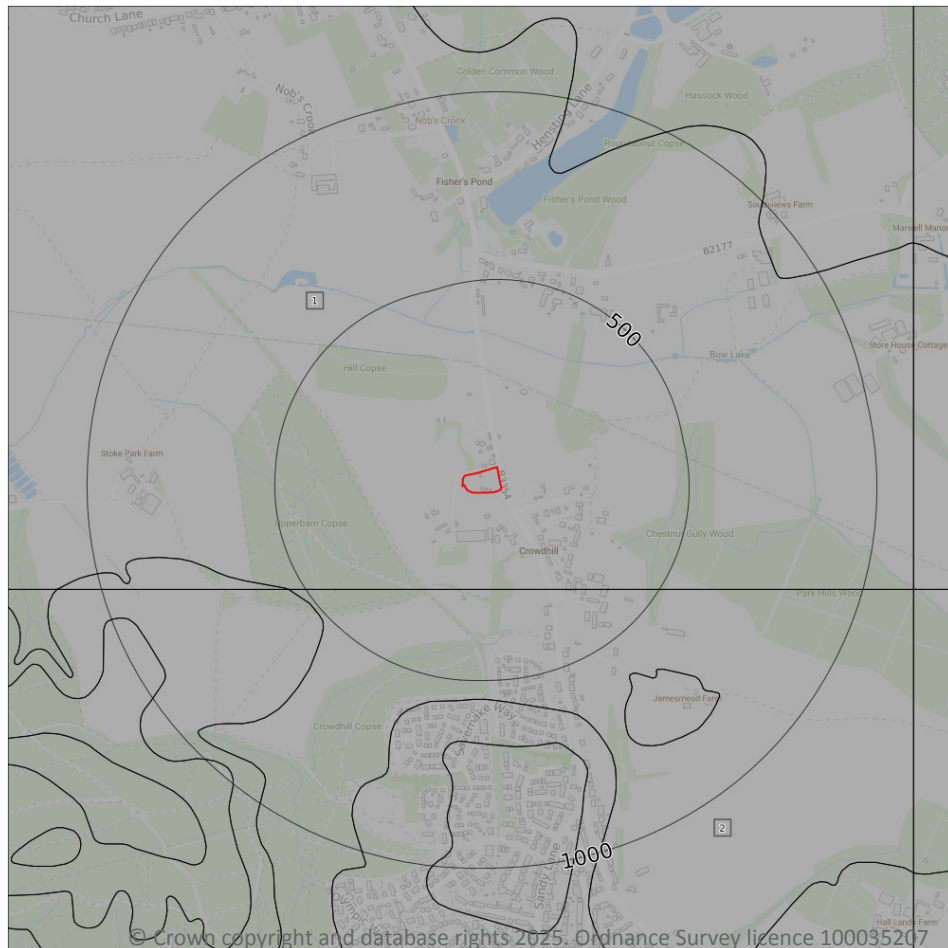
0

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

2

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 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
2	257m S	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

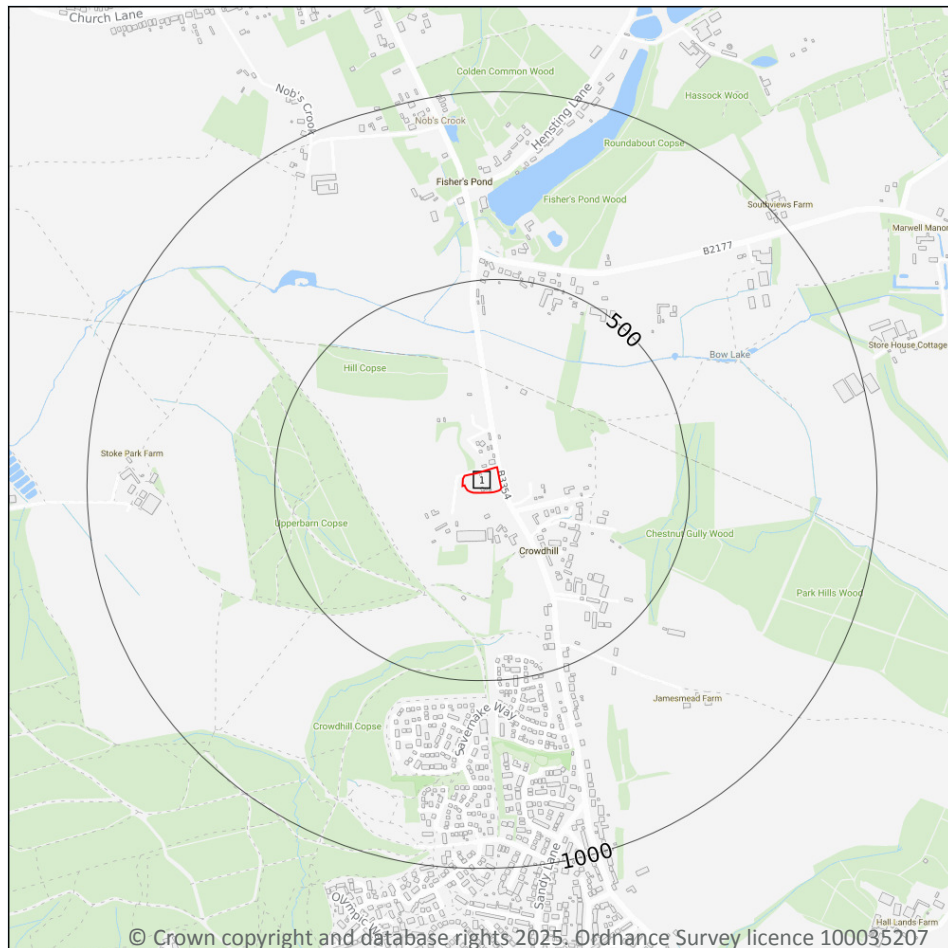
0

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.

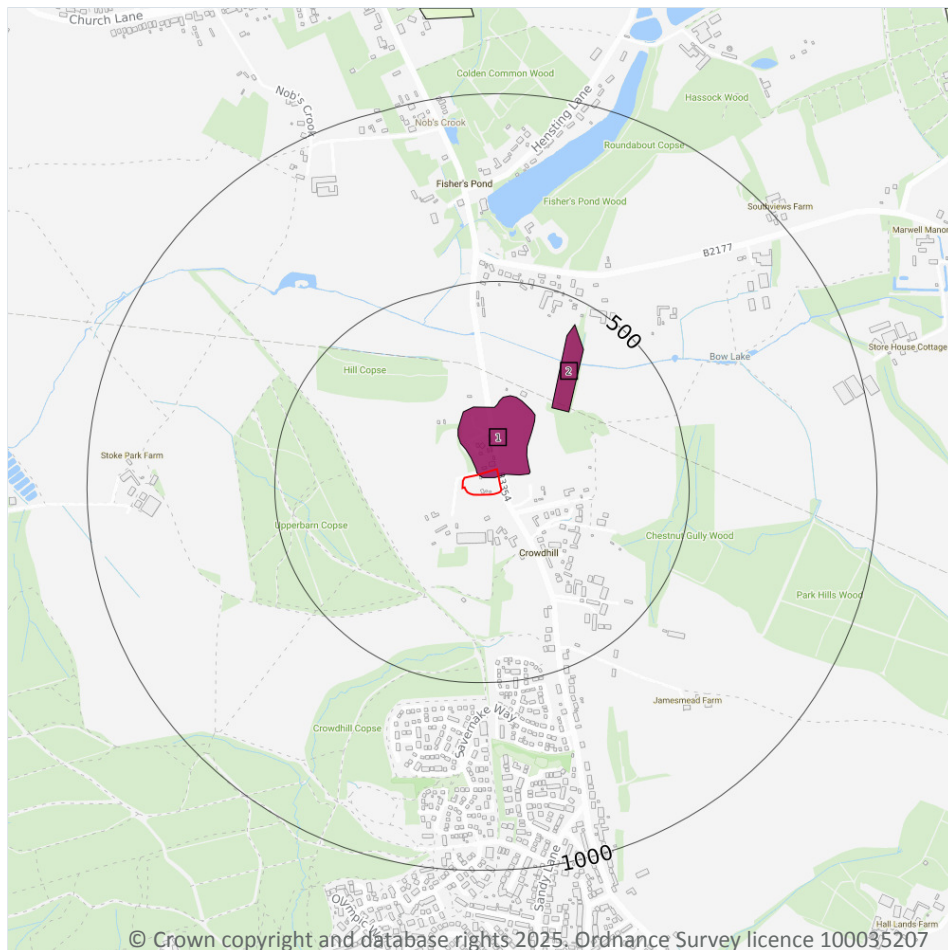
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 74](#) >

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

2

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 75 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	219m NE	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**1**

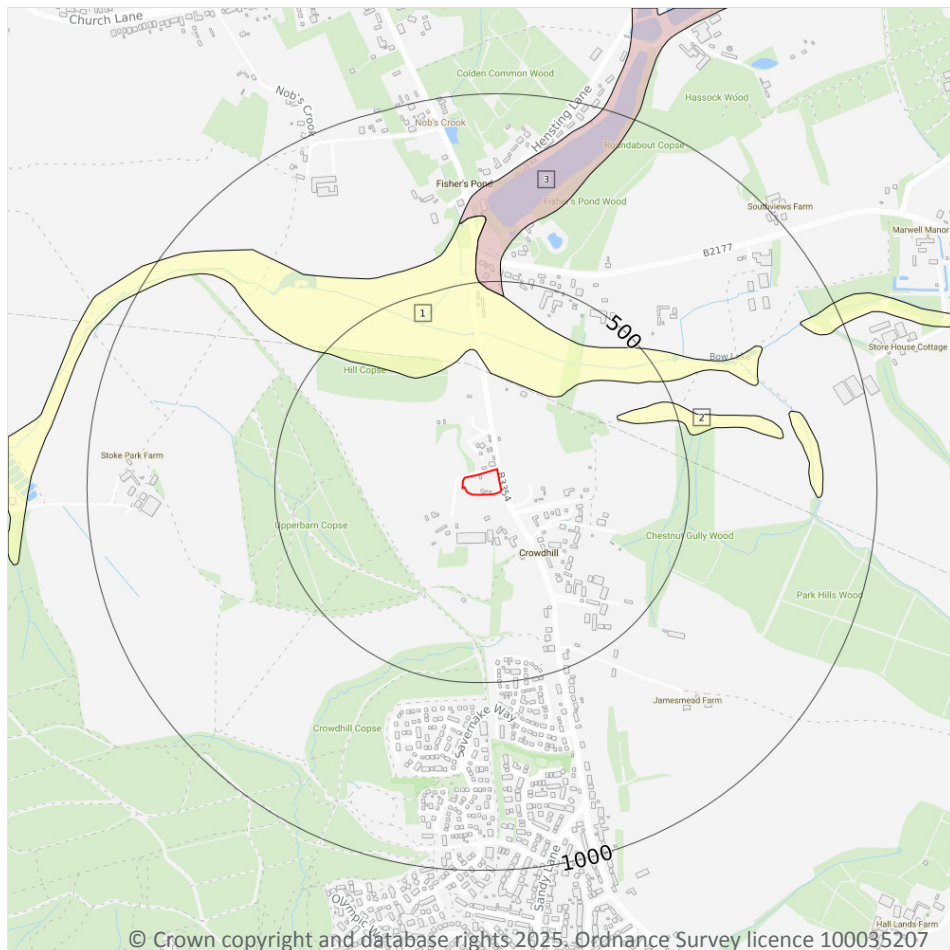
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

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

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

3

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 77](#) >

ID	Location	LEX Code	Description	Rock description
1	231m N	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	347m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	460m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL



This data is sourced from the British Geological Survey.

15.5 Superficial 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 superficial deposits (the zone between the land surface and the water table).

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

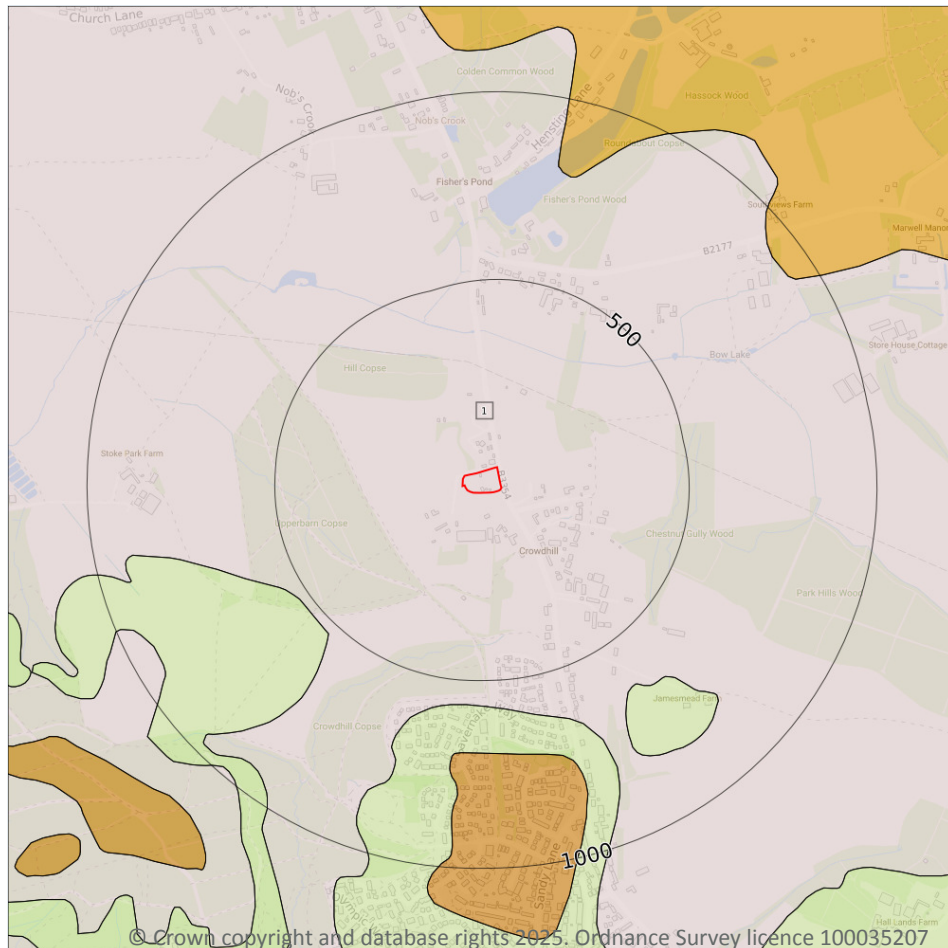
0

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

1

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 79](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock 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 bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	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

16.1 BGS Boreholes

Records within 250m

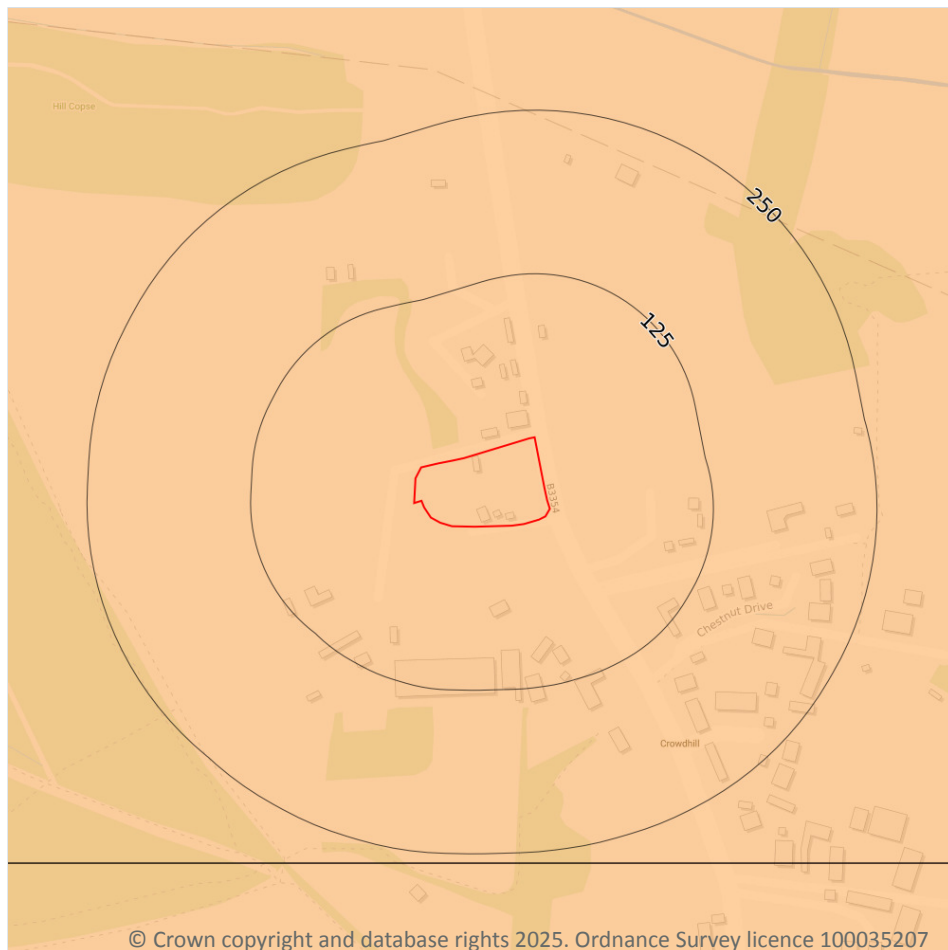
0

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.

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

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17.1 Shrink swell clays

Records within 50m

1

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).

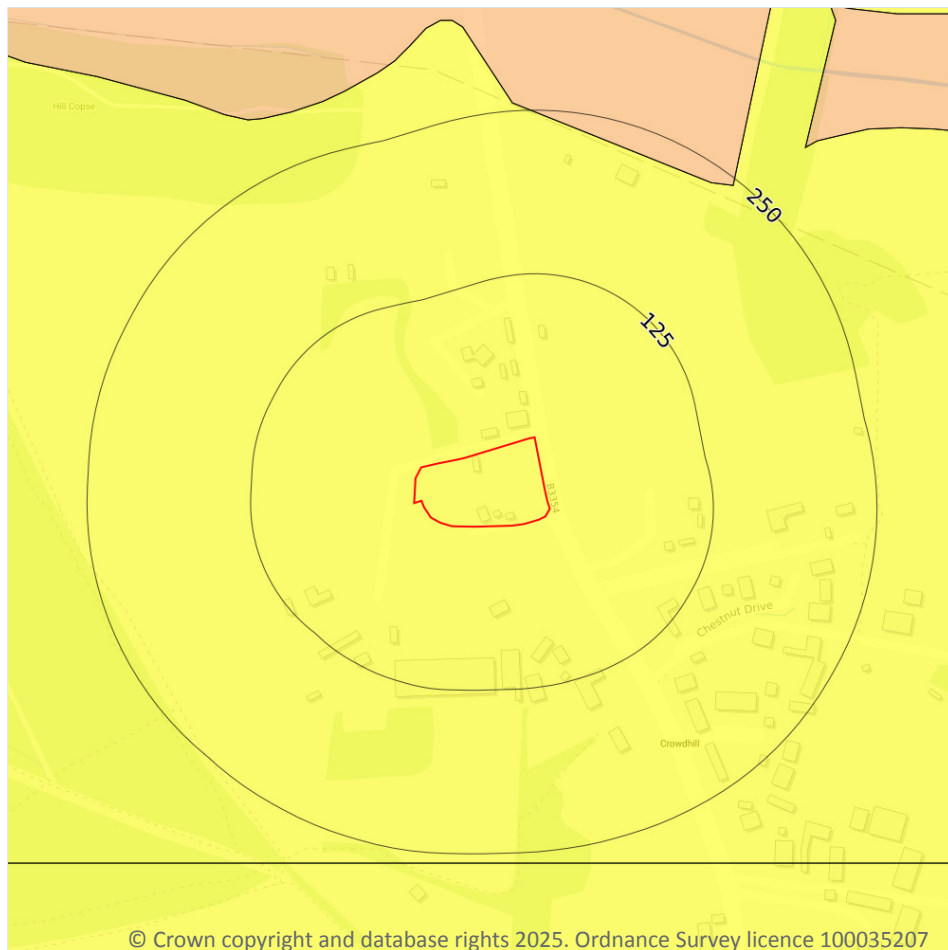
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 82 >](#)

Location	Hazard rating	Details
On site	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

1

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.

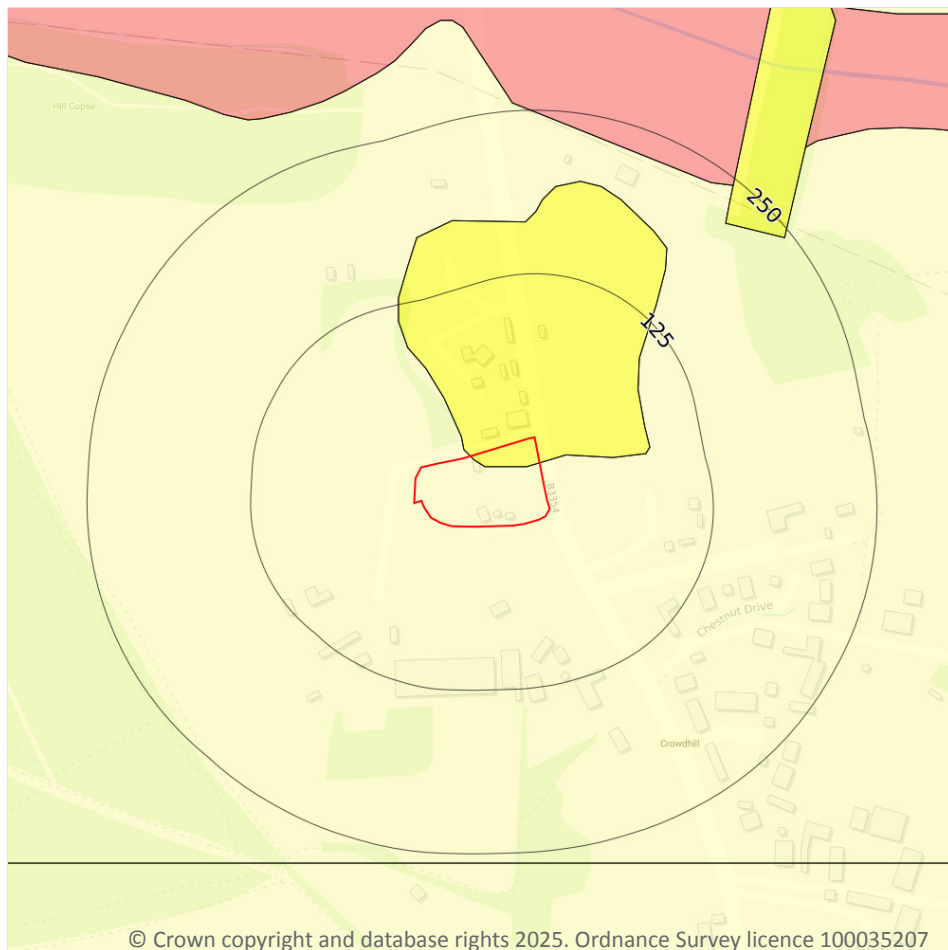
Features are displayed on the Natural ground subsidence - Running sands map on [page 83](#) >

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.

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 84](#) >

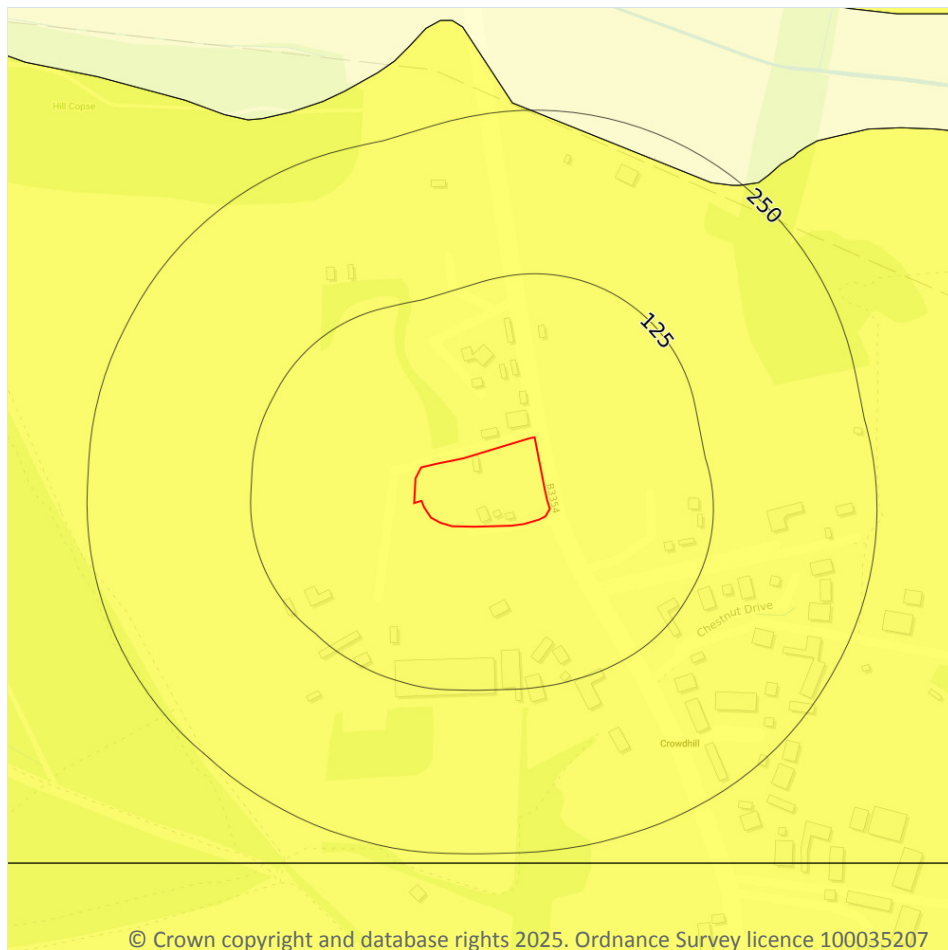
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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.

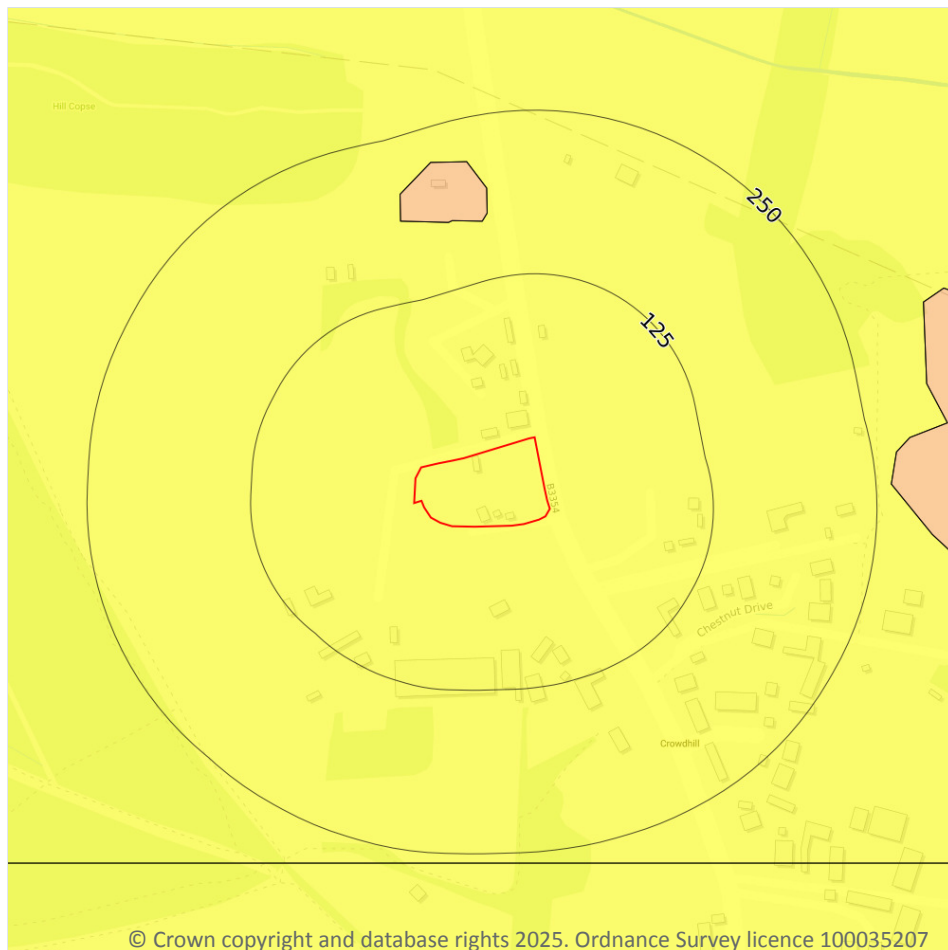
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 86 >](#)

Location	Hazard rating	Details
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.

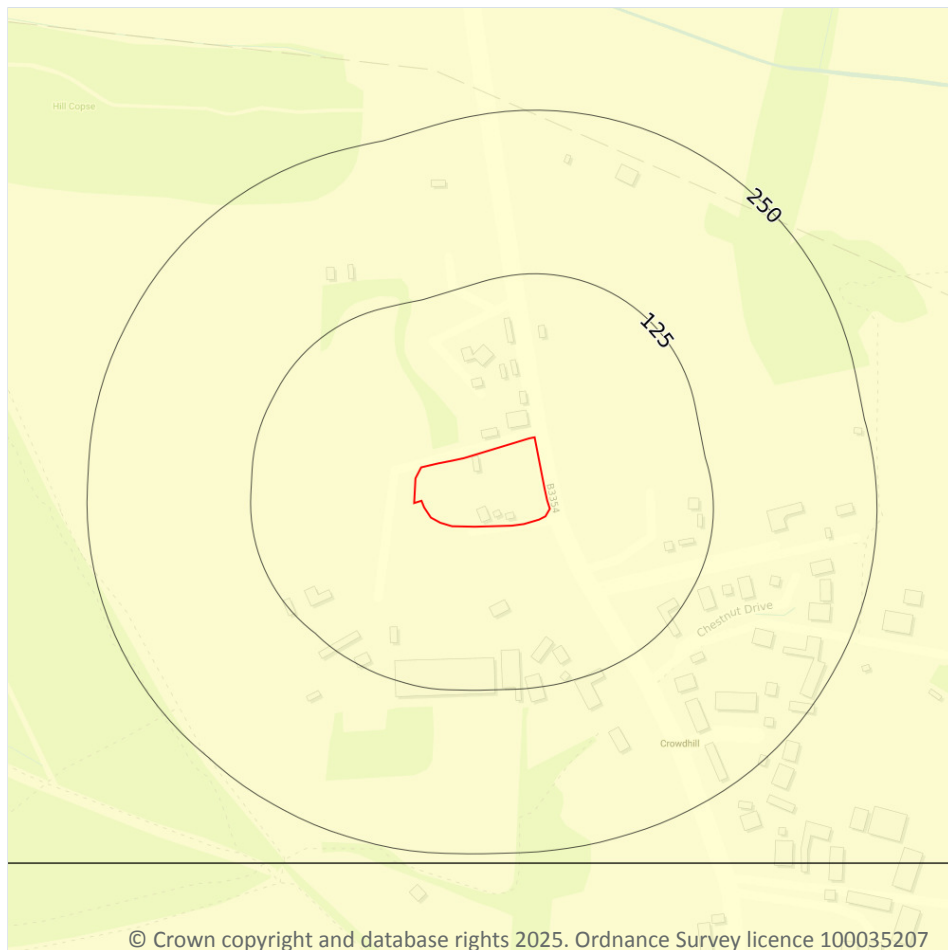
Features are displayed on the Natural ground subsidence - Landslides map on [page 87](#) >

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 88](#) >

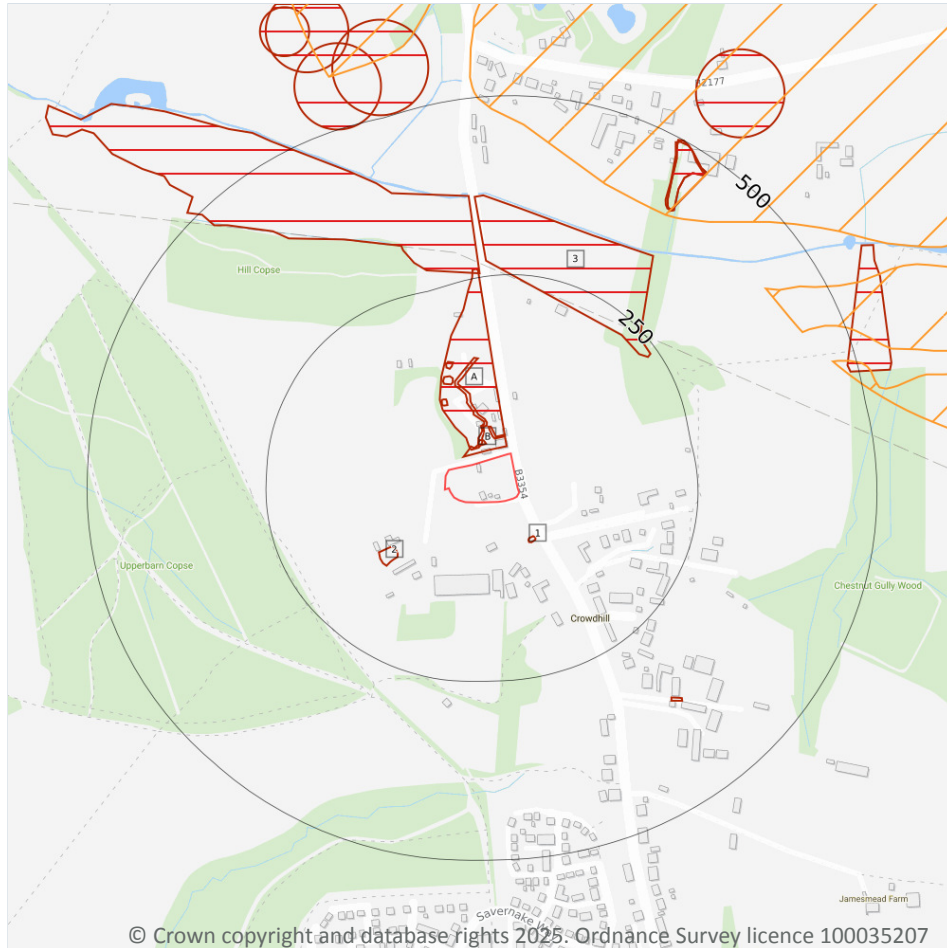
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

10

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 90](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	11m N	Brick Works	1868	1:10560
A	21m N	Unspecified Ground Workings	1868	1:10560
B	23m N	Pond	1908	1:10560
B	25m N	Unspecified Ground Workings	1868	1:10560
1	59m SE	Pond	1908	1:10560
A	89m N	Unspecified Pit	1868	1:10560
2	107m SW	Pond	1908	1:10560
A	116m N	Unspecified Pit	1868	1:10560
A	138m N	Unspecified Pit	1868	1:10560
3	220m NE	Fish Pond	1957	1:10560

This 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 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

2

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).

Features are displayed on the Mining and ground workings map on [page 90 >](#)

ID	Location	Name	Commodity	Class	Likelihood
6	395m NE	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	797m N	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

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

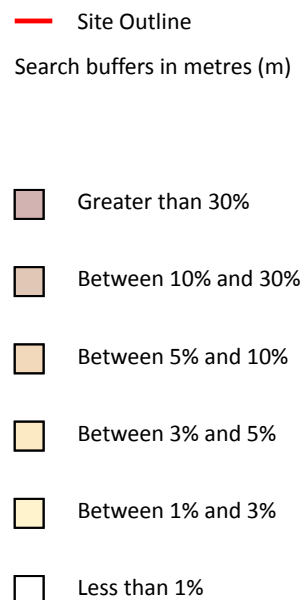
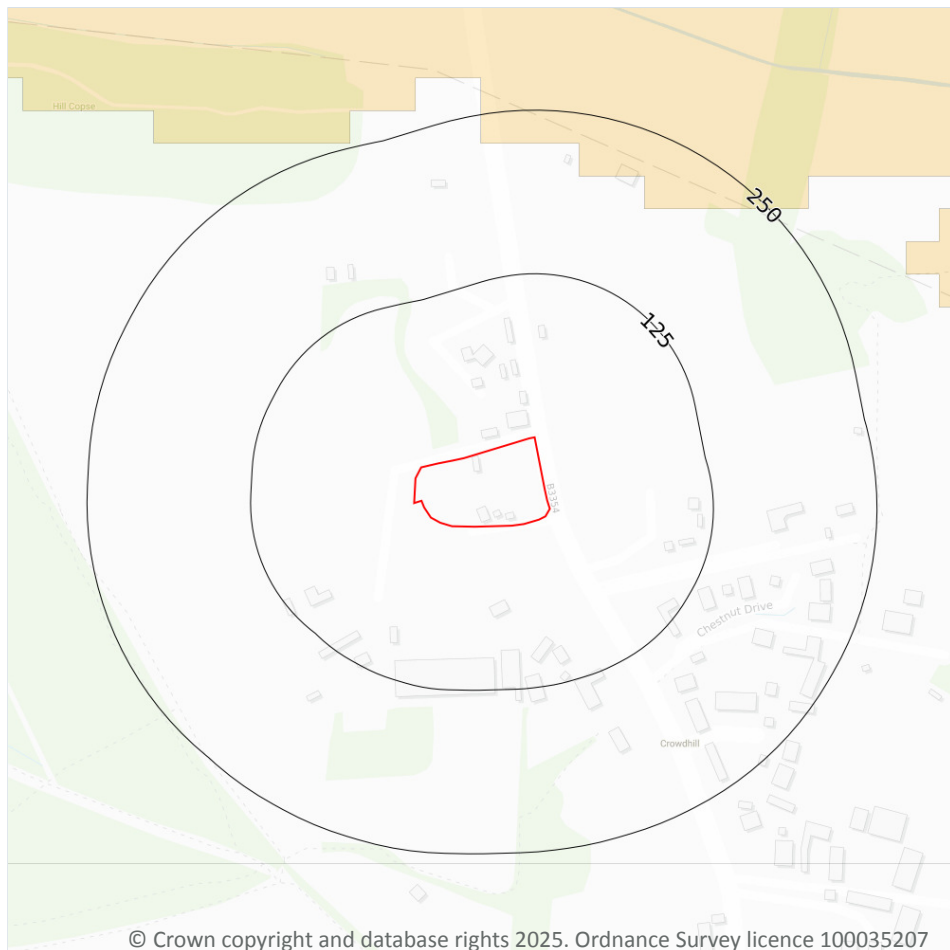
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a 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.



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 97](#) >

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

1

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

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 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.

22.9 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

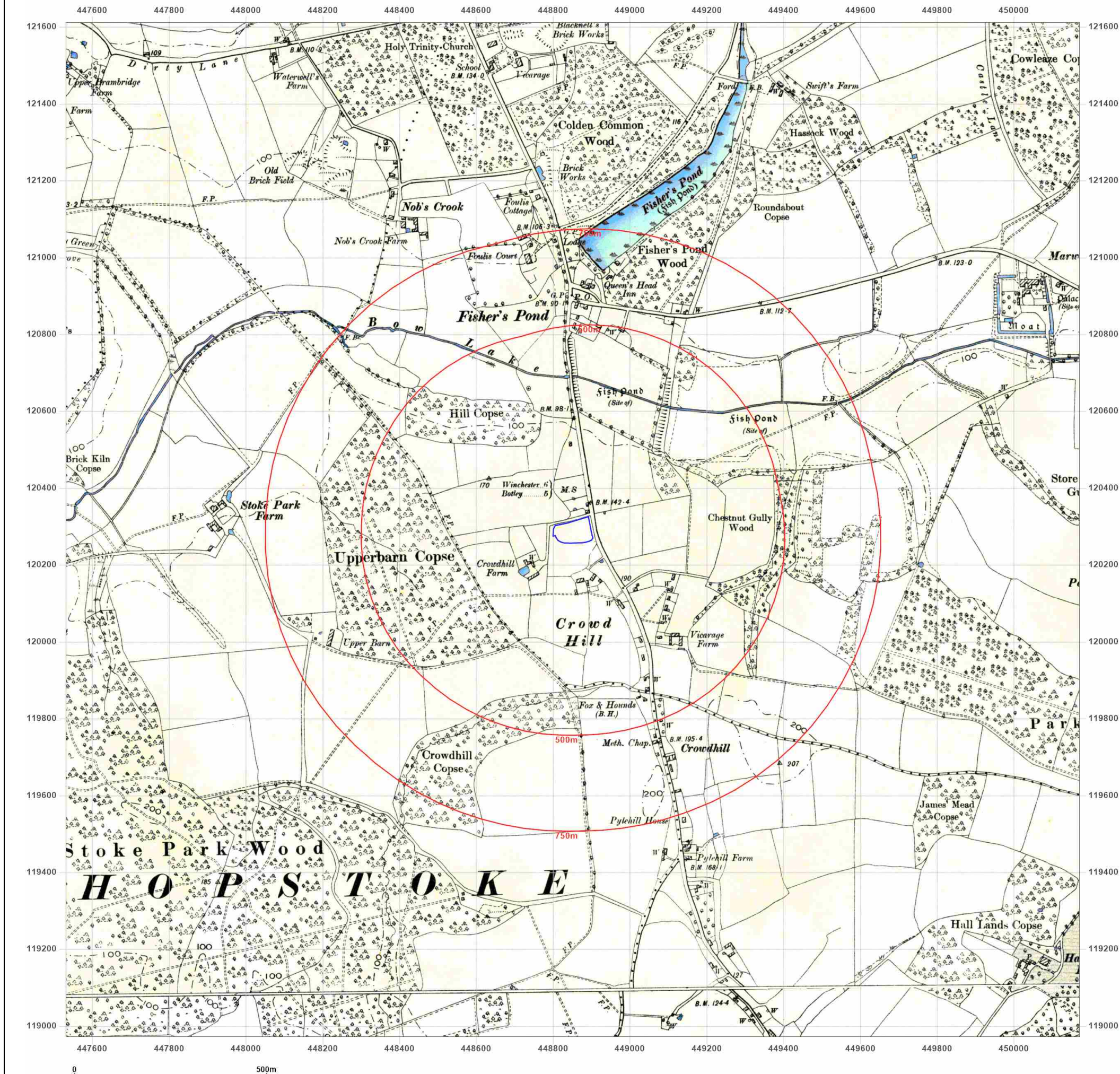
Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Appendix D Site Sensitivity Maps



Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

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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Production date: 09 October 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



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

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

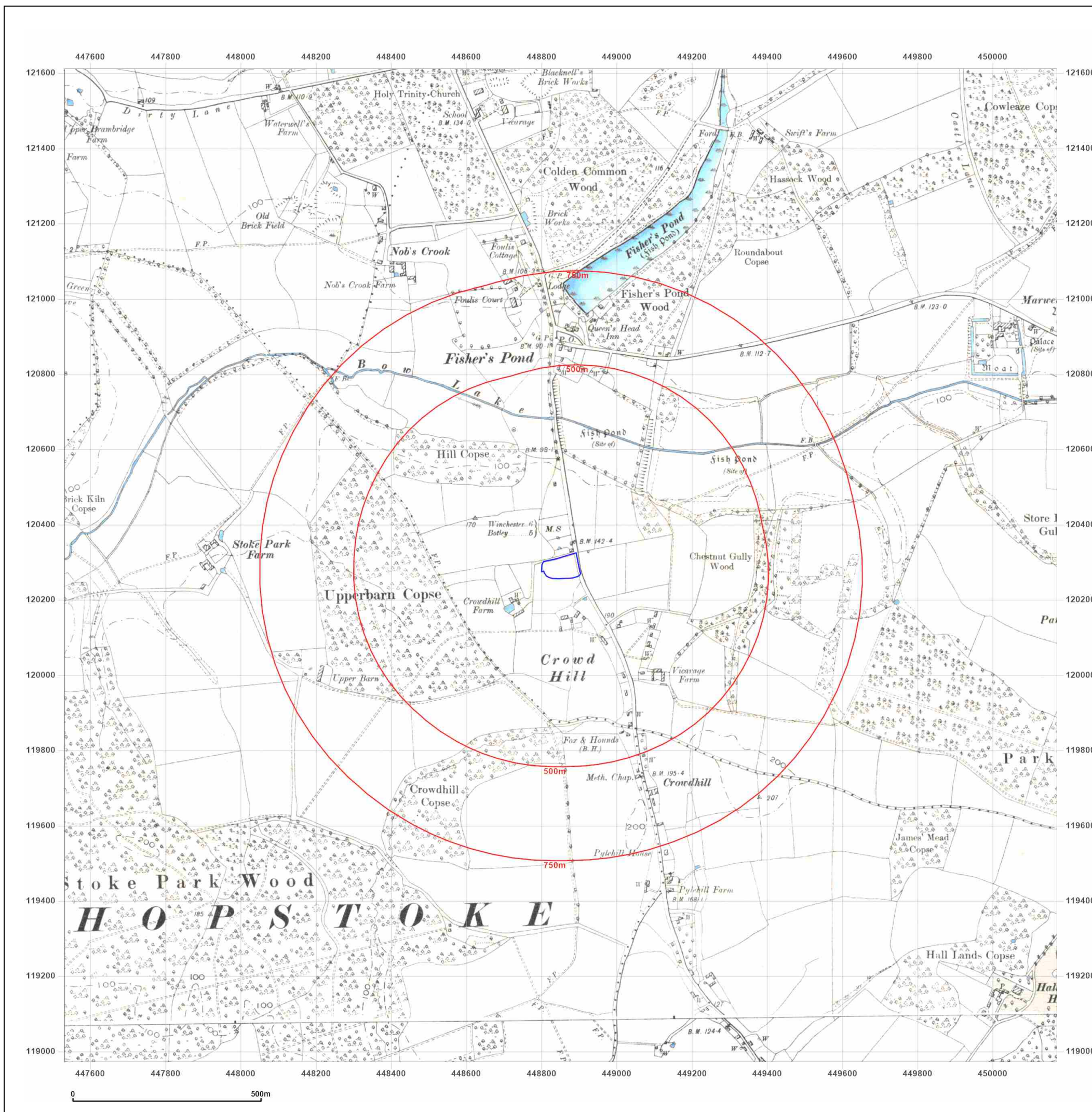


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Production date: 09 October 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: County Series

Map date: 1938-1939

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

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

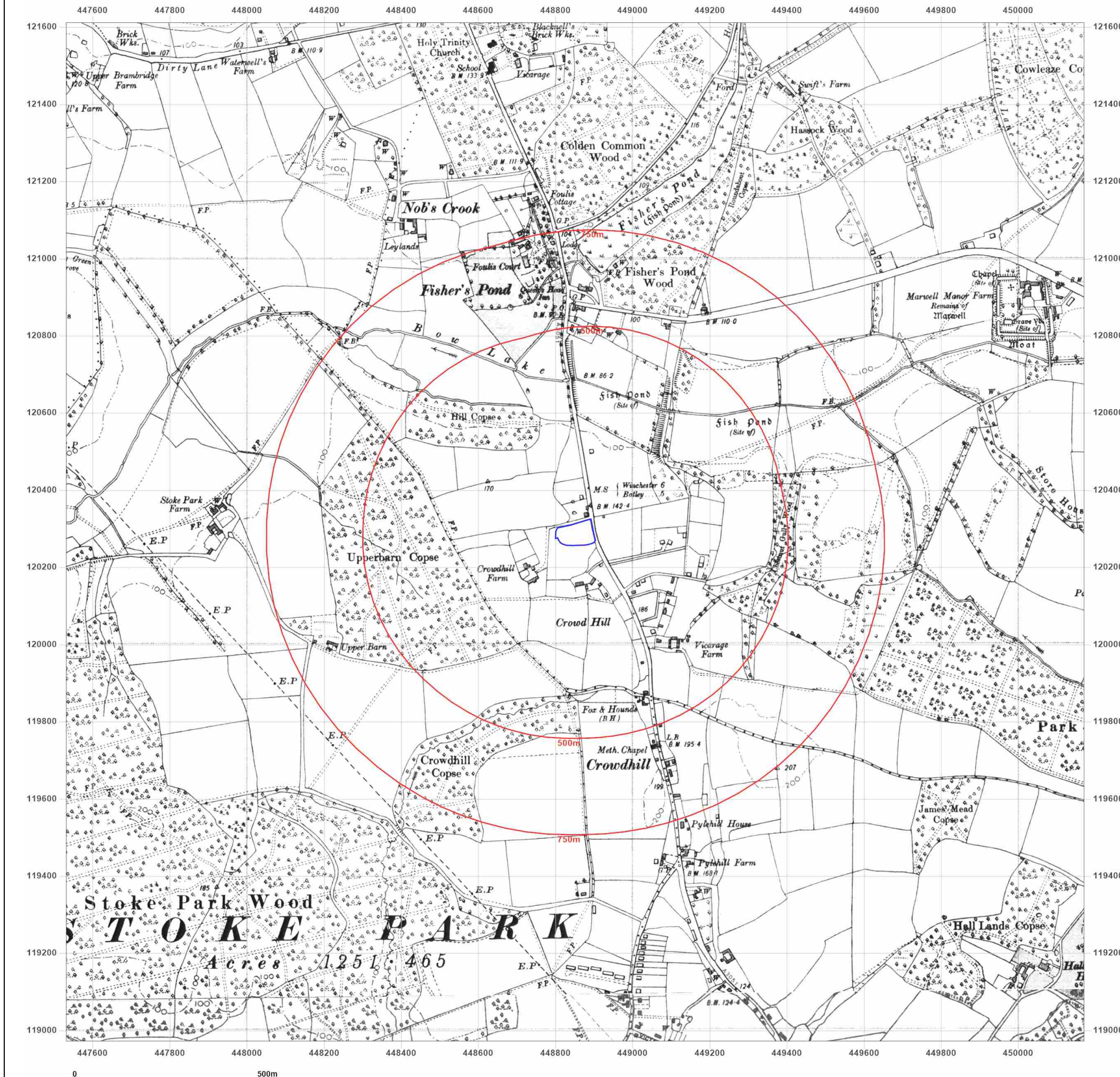


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Production date: 09 October 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



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

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

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

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

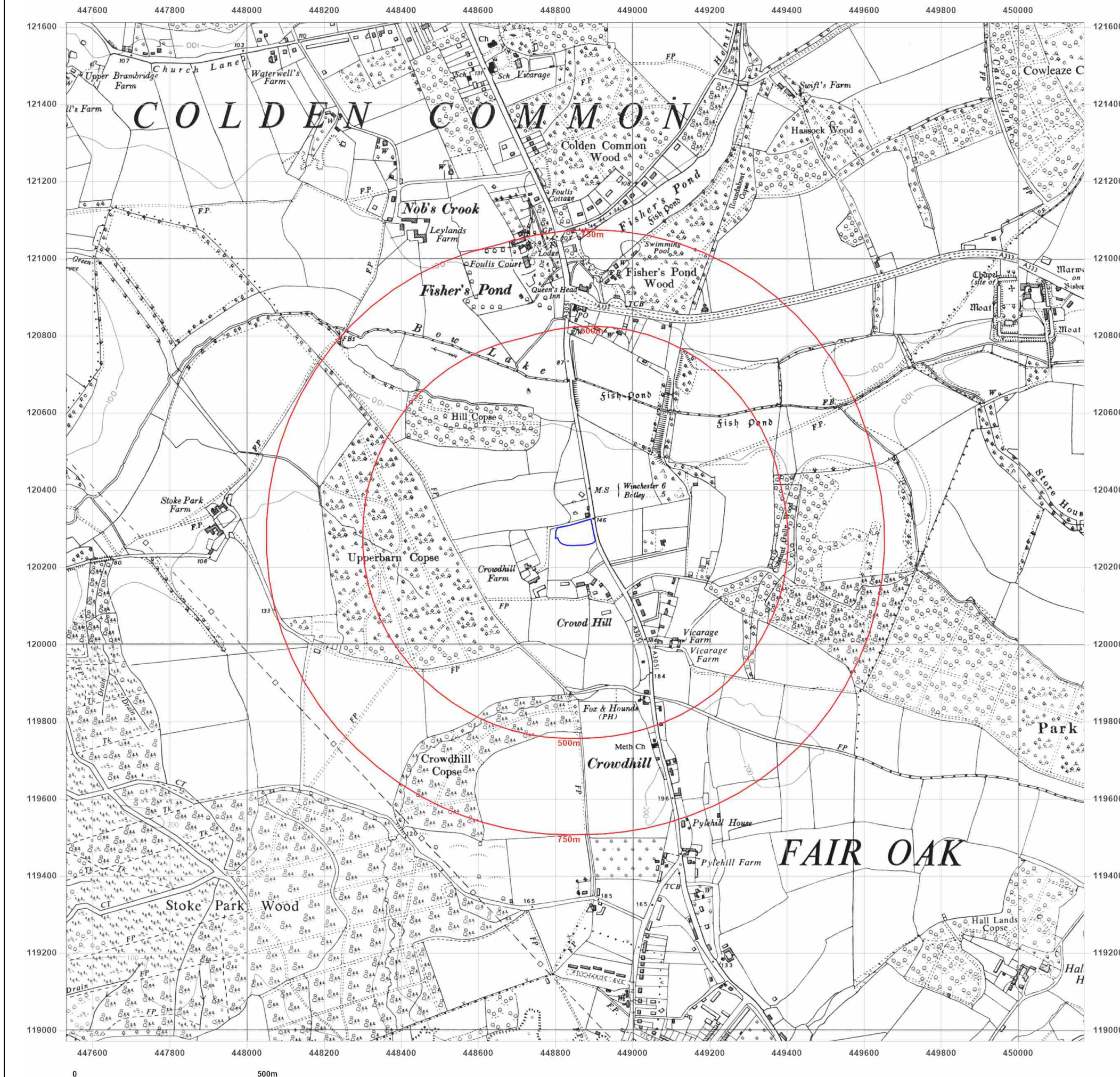


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Map legend available at:
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Site Details:

Land in Excess of Garden Centre,
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Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

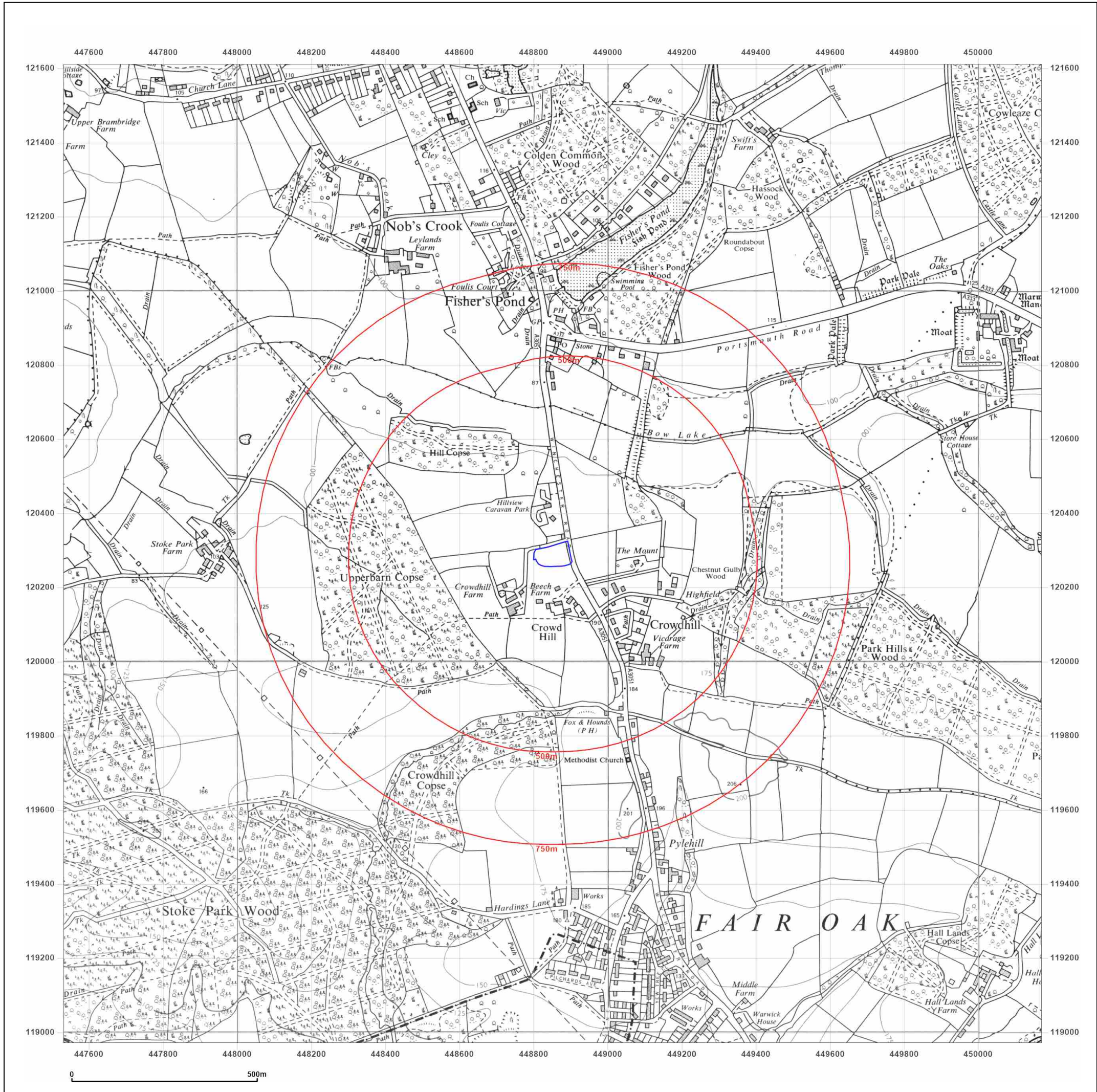
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Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid

Map date: 1980-1985

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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Revised 1983
Edition N/A
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Surveyed 1980
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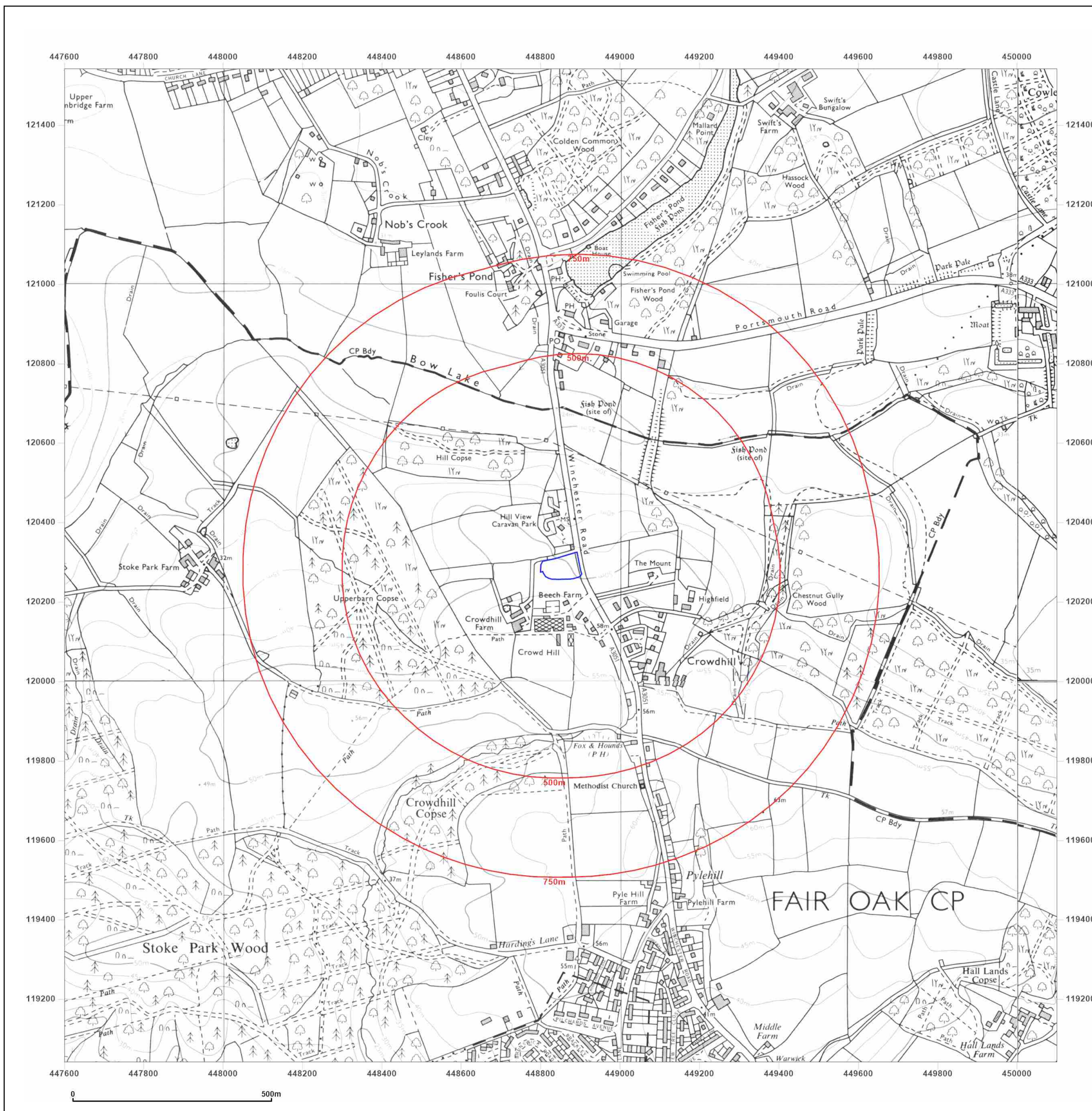


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Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
Report Ref: GS-KMS-L7V-F3E-RCG
Grid Ref: 448850, 120291

Map Name: National Grid

Map date: 1985-1989

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1988
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

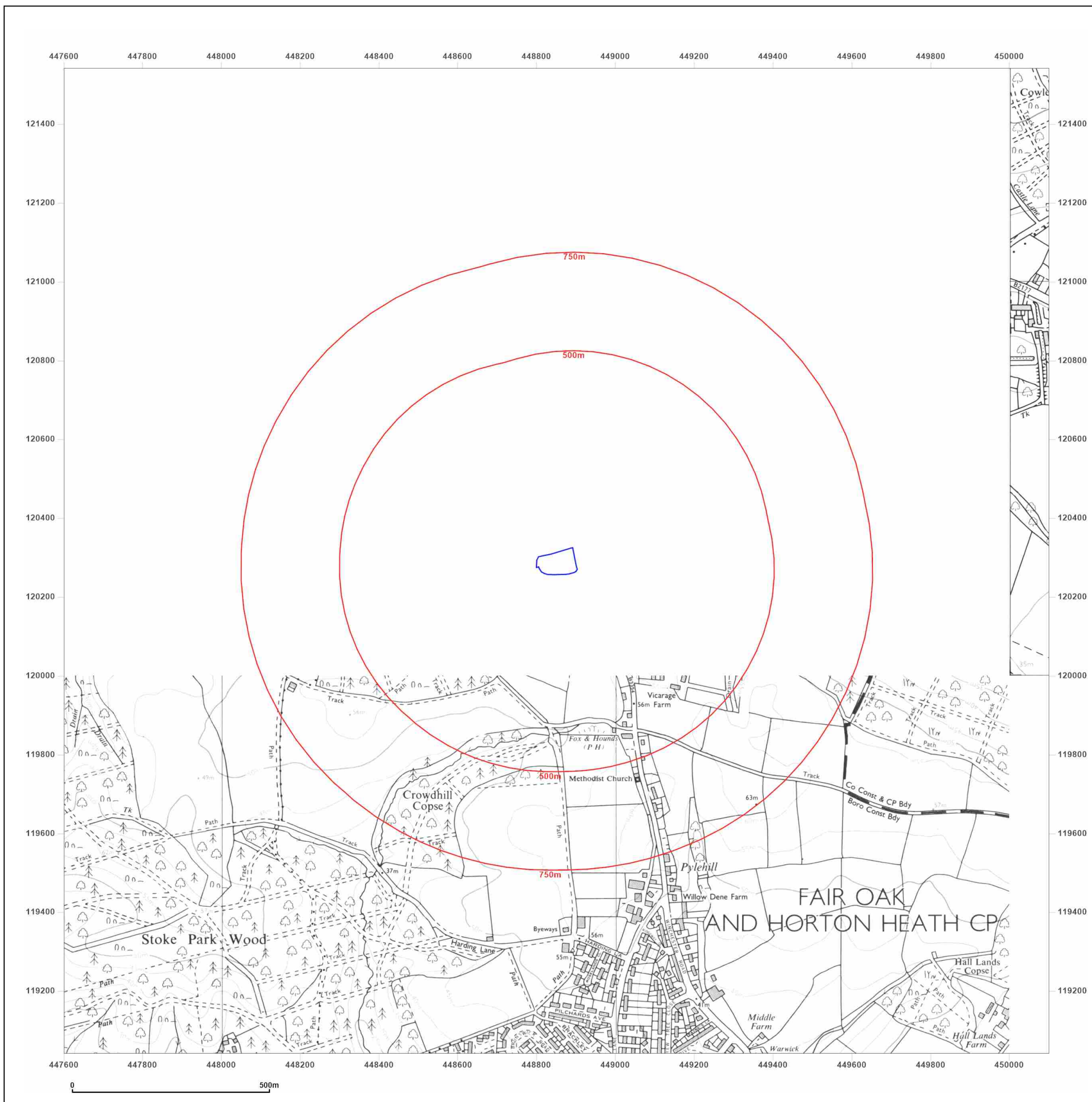


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Site Details:

Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

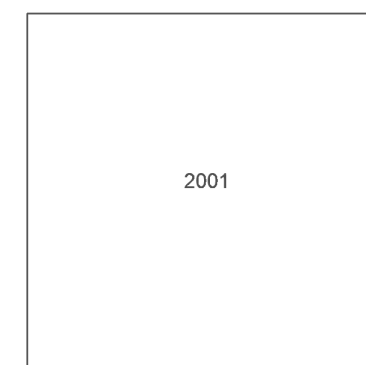
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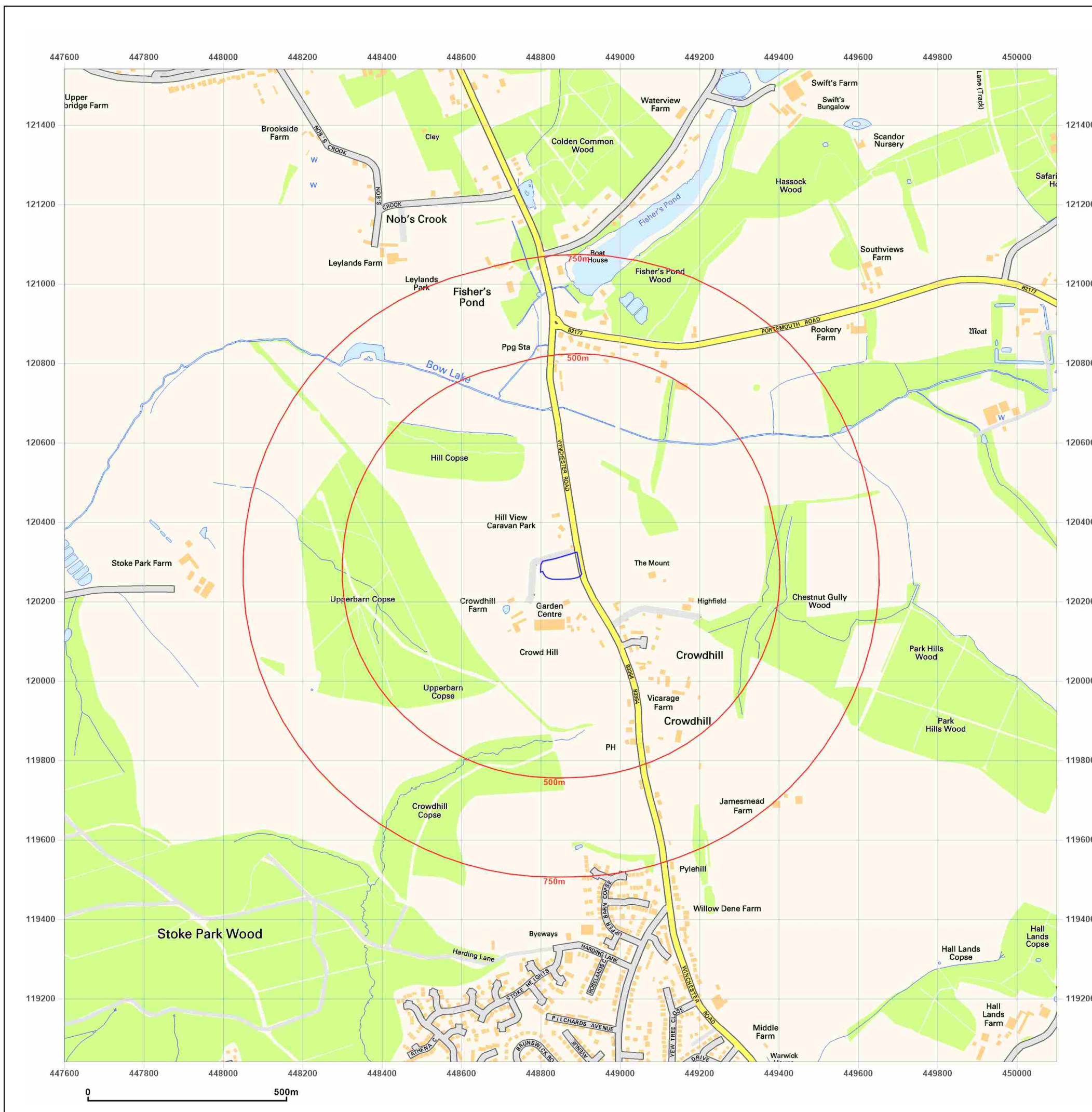


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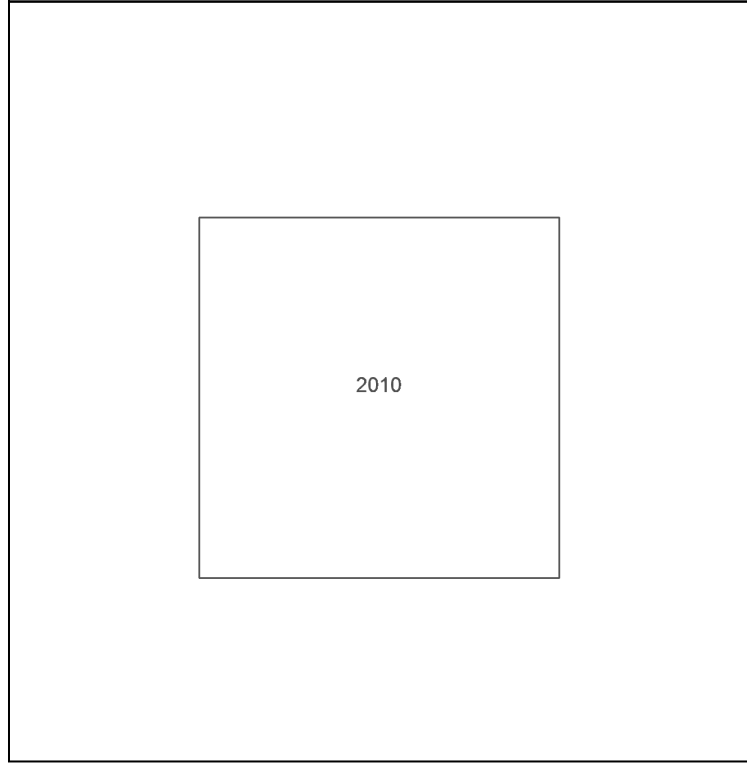
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Land in Excess of Garden Centre,
Winchester Road, Fair Oak,
Hampshire SO50 7HD

Client Ref: 22172/JM
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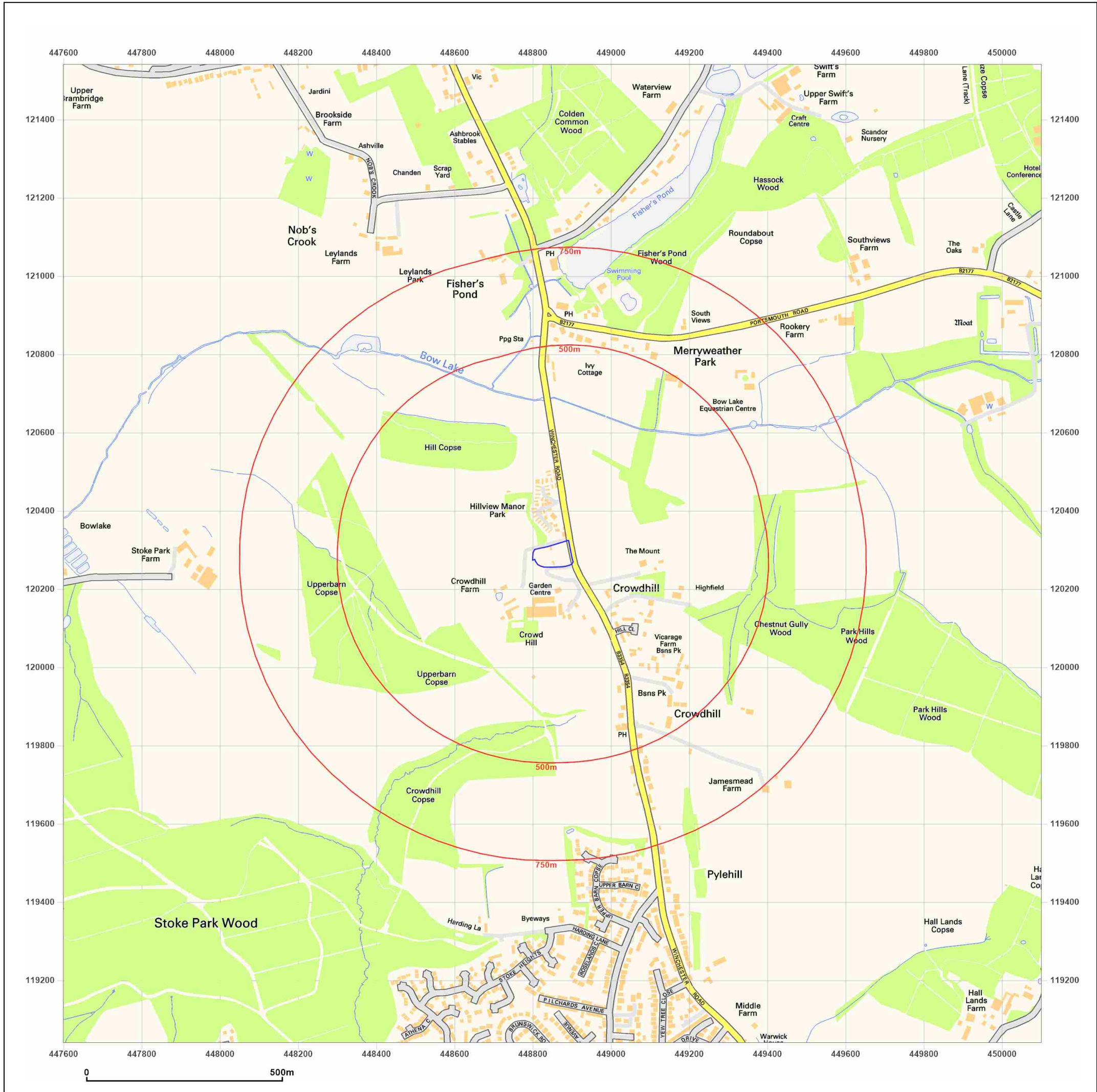
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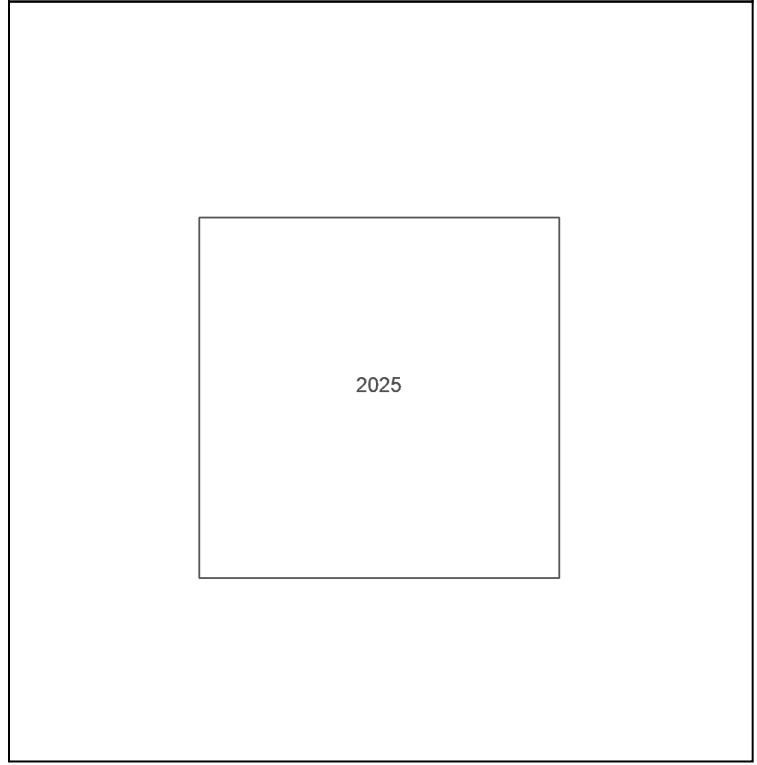
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Hampshire SO50 7HD

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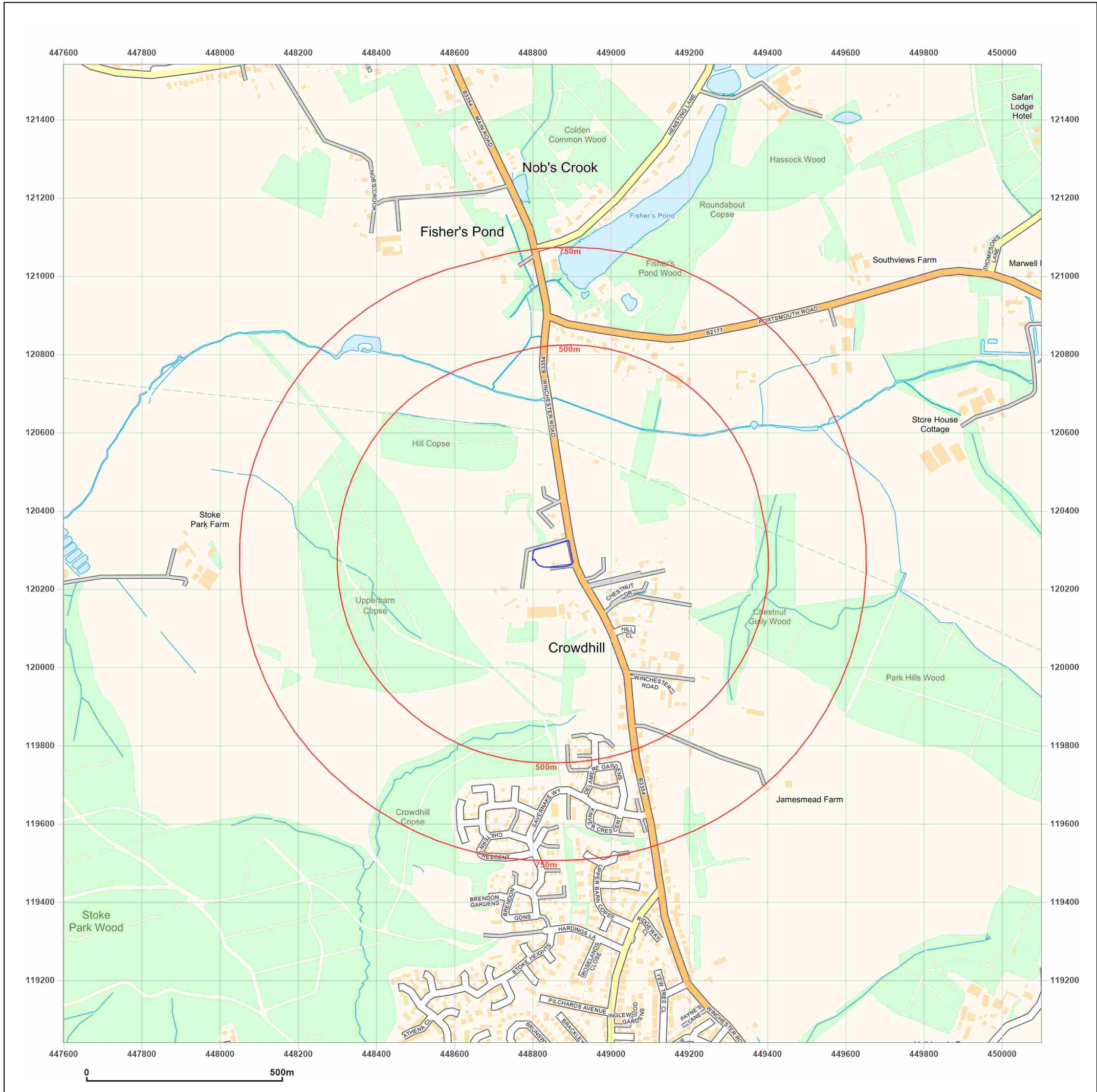


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Production date: 09 October 2025

Map legend available at:
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Appendix E Local Authority Search Data

Jade Mountain

From: Eastleigh Borough Council (no reply) <noreply@eastleigh.gov.uk>
Sent: 10 October 2025 13:40
To: Jade Mountain
Subject: 01300430 - FOI request : Case Closed [ref:!00D0Y0ZLnM.!500Tv0UYRcT:ref]

CAUTION: This email came from an external source. Do not open attachments or click on links unless you recognise the sender and know the content is safe



Dear Jade,

Please do not reply to this email chain as it will reopen a closed case and we will not be notified.

Thank you for your request for information made under the Freedom of Information Act 2000. I can confirm that Eastleigh Borough Council ("Council") does hold the information requested.

Request

As part of a Phase I Desk Study I am writing to you to enquire if the council hold any records which may assist in modelling the contamination risks associated with this site within a 250m radius, including:

The history of the site and any adjoining areas;

Review of any previous desk study or site investigation information held for the site;

The proximity of waste disposal sites;

Petroleum licenses;

The potential for the site to have been affected by UXO etc.?

Our response:

1. The history of the site and any adjoining areas:

This Service has reviewed available historical and environmental information for the enquiry site and surrounding area. The following locations have been identified as areas of potentially contaminative land use, both within the site and within approximately 250 metres of its boundary. Please note that distances are approximate, measured from the enquiry site boundary to the centre of each identified area:

- On site: Wyevale Garden Centre, Winchester Road, Fair Oak, Eastleigh SO50 7HD;
- 70m east: Crowd Hill Landfill;
- 110m northeast: Hill View Caravan Park (former Brickworks)

2. Review of any previous desk study or site investigation information held for the site:

This Service is aware of a number of applications either located on the area of the enquiry site or within 250m from the enquiry site boundary. Any ground investigation reports held by the Council were submitted as part of the application processes and are publicly available via planning portal website [Public Register](#)

3. The proximity of waste disposal sites:

This Service has no records of any current/ former waste disposal facility records within the defined site boundary. However, the Environment Agency records we hold indicate there is a former landfill site located within 250m of the provided site boundary (east), namely Crowd Hill, Fair Oak, Eastleigh, Hampshire.

4. Petroleum licenses:

This Council does not issue petroleum licences as this falls under Hampshire County Council as responsibility as the Petroleum Enforcement Authority. We advise to contact them directly for further information on this regard.

5. The potential for the site to have been affected by UXO

This Service does not hold any records of Unexploded Ordnance sites within or near the enquiry site.

This response is based upon the information available to the Planning and Environment – Pollution Control Service at the time of writing and if new information becomes known, we may review the status of the land. Hampshire County Council and the Environment Agency may hold records, which are pertinent to the enquiries that you have made.

?

This Service cannot guarantee the accuracy or completeness of this information and any potential developers are advised to make their own investigations into issues such as 'Land Contamination'.

If you would like further details on information requests please visit the Council's website at: <https://www.eastleigh.gov.uk/council/general-public-information>

Right to Review

If you are unhappy with the way in which your request has been handled you may request an internal review to be conducted. This internal review should be made within 40 working days from the date of this email.

If you wish to raise an internal review please send a new email to dp@eastleigh.gov.uk and reference case number 01300430.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF.

Yours sincerely,

Freedom of Information Officer

Details

Case Number: 01300430

Subject FOI request



ref:!00D0Y0ZLnm.!500Tv0UYRcT:ref

Appendix F Site Photographs



Photo 1:

Entrance to the site



Photo 2:

There was mainly hardstanding ground with paving slabs, bricks and concrete with weeds occasionally noted along cracks and semi/mature trees



Photo 3:

There was mainly hardstanding ground with paving slabs, bricks and concrete with weeds occasionally noted along cracks and semi/mature trees



Photo 4:	Drainage cover noted onsite
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Photo 5:	Car parking areas were noted onsite
-----------------	-------------------------------------



Photo 6: Gravel covered ground was noted and skip onsite



Photo 7: One storey building with pitched roof

Appendix G Risk Assessment Criteria

The classification presented in Table G.1 to Table G.4 below are modified from, 'contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552'.

Table G.1. Classification of Consequence

Classification	Definition
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environmental Protection Act 1990, Part IIA. Short term risk of pollution (note: Water Recourses Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000.)
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water recourse (note: Water Recourses Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000.)
Mild	Pollution of non-sensitive water recourses. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular on Contaminated Land, DETR, 2000.)
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.)

Table G.2. Classification of Probability

Classification	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptors of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the short term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the long term.

Table G.3. Comparison of Consequence Against Probability

Probability	Consequence			
	Severe	Medium	Mild	Minor
High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
Likely	High risk	Moderate risk	Moderate/low risk	Low risk
Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
Unlikely	Moderate risk	Low risk	Very low risk	Very low risk

Table G.4. Risk Classifications

Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.
Very low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
None	No potential risk if no pollution linkage has been established.

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