



Preliminary Investigation Report

at
**Primary School, Sports Facilities, & Allotments, Burnetts Lane,
Hampshire SO50 7QB**

for
Eastleigh Borough Council

**Reference: 22177/PIR RevI.0I
June 2026**

Control Document

Project

Primary School, Sports Facilities, & Allotments, Burnetts Lane, Hampshire SO50 7QB

Document Type

Preliminary Investigation Report

Document Reference

22177/PIR Rev1.01

Document Status

Final

Date

June 2026

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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	Eastleigh Borough Council
Site Name	Primary School, Sports Facilities, & Allotments, Burnetts Lane, Hampshire SO50 7QB
Grid Reference	449089 116899
Soils Limited Quotation Ref	Q30468rev3, dated 7 th October 2025
Clients Purchase Order	Q30468rev3, dated 8 th October 2025

The record of revision is presented below:

Record Of Revisions		
Revision	Date	Reason
1.0	November 2025	Original
1.01	June 2026	Alterations to report titles

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
P25044-RFT-ZZ-ZZ-DR-A-0110_SI_01	Red Line Boundary (WIP)		Re-Format
OHHPS-RFT-00-ZZ-DR-A-0101_S0_P01	Site Plan – Constraints		LLP:
22177 –	Full Project Scope Area		

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, 2021 (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 Environment Act 2021, 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: -

“Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be 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, 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 (1998) stated that entry of List 1 substances into groundwater must be prevented, and List II substances must be controlled.

This PIR 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 Primary School, Sports Facilities, & Allotments, Burnetts Lane, Hampshire, SO50 7QB 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 Section 57 of the Environment Act 2021.

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.

Ownership of copyright of all printed material including reports, survey data, drawings, laboratory test results, trial pit and borehole log sheets, including drillers log sheets remains with Soils Limited. License is for the sole use of the client and may not be assigned, transferred or given to a third party. This license is only valid once we have been paid in full for this engagement. In the event of non-payment for our services, we reserve the right to retract the license for all project data, preventing their use and any reliance upon such data by the client or any other third party. We may also contact parties other than the client to notify them of this retraction.

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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	Open grassland currently vacant; historically used as agricultural/pasture land.
Structures	None within the main field. Overhead electricity poles and cables traverse the site. A timber enclosure protects an inspection chamber in the centre of the site.
Site Topography	Gently undulating; surface water ponding observed locally indicating poor drainage.
Site Covering	Predominantly grass with occasional bare or muddy patches along informal footpaths.
Vegetation	Grassed field with hedgerows and scattered mature trees along boundaries.
Potential Contamination Sources	None identified on-site. No evidence of fuel storage, waste deposits or staining. Minor infrastructure (inspection chamber, utility markers) noted.
Odour	Not noted during site visit.
Drainage	Not observed. Localised surface water ponding and saturated ground noted, suggesting poor infiltration.

Note(s): Site accessed via metal gate at Burnetts Lane. Site in generally tidy condition.

Table 1.2 Site Walkover Record (Off-site)

Use of Land	Residential housing to the east along Burnetts Lane. Agricultural fields and solar farm to the west.
Area Topography	Generally flat to slightly undulating terrain, typical of semi-rural surroundings.
Vegetation	Hedgerows and mature trees common along boundaries and adjacent land.
Potential Contamination Sources	No significant off-site sources identified. A small utility compound with above-ground plant is located outside site boundary.

Note(s): Noticeboard observed at entrance referencing the One Horton Heath Link Road Scheme.

I.2 Site Drainage

Surface drainage occurs naturally across the site, with runoff collecting in localised low-lying areas where ponding was observed. No formal surface water drainage infrastructure was identified during the walkover. It is anticipated that any surface water ultimately infiltrates to ground or drains via shallow overland flow toward the surrounding field boundaries. A drainage survey would be required to confirm any existing connections to the mains system.

I.3 Site Photographs

The site photographs have been included within Appendix F.

1.4 Proposed Development

The proposal comprised the development of a new Primary School, Sports Facilities, & Allotments, within the wider *One Horton Heath* masterplan area, located off Burnetts Lane, Eastleigh, Hampshire. The proposed scheme includes the construction of a part single-, part two-storey Primary School, with Sports Facilities, & Allotments, with associated external play areas, sports facilities (including a MUGA pitch and pavilion), car parking, landscaped areas, and new vehicular and pedestrian access from Burnetts Lane.

The development layout includes a 50m acoustic buffer along the eastern and southern boundary, allotments to the south, and a public right of way crossing the northern section of the site.

Relevant plans are included in the Commission section. Recommendations within this report apply only to this scheme and are based on the information available at the time of writing. Any significant design or layout changes should be reviewed by Soils Limited to confirm the continued validity of the conclusions presented.

The proposed development plans are 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 Wittering Formation bedrock. No superficial deposits, artificial ground, or made ground are recorded to be present on or immediately beneath the site.

2.1.1 Wittering Formation bedrock

The site is underlain by the Wittering Formation, which typically comprises greyish brown laminated clay; wavy to lenticular-bedded sand interbedded with clay in equal proportions; and fine to medium-grained sparsely glauconitic sand of Eocene age.

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.
Aquifers	Bedrock	Wittering Formation – classified as a Secondary A Aquifer. ¹
Groundwater Vulnerability		Reported as Medium to High vulnerability
Source Protection Zones (SPZ)		The site does not lie within a designated Source Protection Zone.
Abstraction	Potable	None recorded within 2 km of the site.
	Non-potable	Six groundwater abstraction within 2 km, associated with agricultural use.
Sensitive Land Uses		Site lies within the Hamble Estuary Nitrate Vulnerable Zone (NVZ) designated for eutrophic surface waters.
Surface Water Features		On-site inland watercourse (culverted/part-open) draining south-east within the River Itchen catchment; surface water present year-round.
Flood Risk from Rivers or Seas		Very low risk from fluvial or tidal flooding on site
Flood Risk from Surface Water		Medium to high risk from surface water flooding on site (depths 0.3–1.0m during a 1 in 30-year event), consistent with surface ponding observed during the site walkover.
Flood Risk from Groundwater		The site is identified as having a high susceptibility to groundwater flooding

Note(s): ¹Secondary A are 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. ²Soils of High Leaching Potential indicate potential for contaminants to migrate vertically to groundwater

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 lies within a low-lying topographic area with limited surface gradients, consistent with the generally

flat to gently undulating terrain observed during the site walkover. Surface water ponding was noted in several areas, indicating poor natural drainage and a high water table. 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	Anticipated to follow local topography toward the River Itchen system.
Groundwater	SE	Anticipated to follow the regional gradient toward the River Itchen; locally influenced by shallow strata and drainage lines (often SE/SW).

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 hedgerows, no built structures.	1868	1910
No significant changes; land remains undeveloped, likely grassland or farmland.	1910	1938
Site remains undeveloped; surrounding road network (Burnetts Lane) visible.	1938	1968
Continued undeveloped use; no buildings shown on mapping	1968	1989
Installation of utility infrastructure: an electricity substation and pumping station are recorded on or immediately adjacent to the site (1992–1997).	1989	2010
Site remains open field or grassland; boundary hedgerows evident.	2010	2025

Table 3.2 Historic Off-site Development

Off-site Development	Date Range	
	From	To
Surrounding area primarily farmland and scattered dwellings.	1868	1910
Minor residential development along Burnetts Lane and Allington Lane.	1910	1938
Gradual rural expansion and additional dwellings east and southeast of site.	1938	1968
Increasing residential development north and east of Burnetts Lane.	1968	1989
Continued residential infill; One Horton Heath area identified for development; nearby electric substations (83m E, 349m NE) and pumping stations (1–6 m N) constructed.	1985	2025

Table 3.3 Potential Sources of Pollution Indicated from Historic Maps

Source	Direction	Distance (m)	Date Range	
			From	To
Residential dwellings (fuel storage, domestic waste).	E / SE	50-100	1938	2025
Agricultural land (pesticide / fertiliser use)	On-site / Adjacent	0-50	1868	2025
Drainage ditch / small inland river (potential pathway).	SE	60-90	1938	2025
Electricity Substation (infrastructure)	On-site / NE	0–10	1992	2025
Pumping Station (water/sewage infrastructure)	On-site / N	0–6	1965	2025
Historic discharge consents (surface water and sewage)	On-site	0	1965	2025

Note(s): No industrial or commercial uses or known contaminative land uses were identified within the site boundary on any historical mapping. Potential minor diffuse contamination from agriculture and nearby residential land use cannot be discounted but is expected to be low.

3.2 Bomb damage and the potential for Unexploded Ordnance

Based on the assessment of the historical maps, a specialist UXO risk assessment is not required to determine the risk to the proposed development, see Appendix E.

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, Error! Reference source not found. and Table 4.2.

Table 4.1 Environmental Significance of Data

Source	Direction	Distance (m)
Contaminated Land Register Entries and Notices	None	None
Discharge Consents (historic surface water and sewage discharge)	On-site	0
Integrated Pollution Prevention and Control	None	within 500 m
Local Authority Pollution Prevention and Controls	None	
Local Authority Pollution Prevention and Control Enforcements	None	—
Nearest Surface Water Feature (on-site/near-site inland ditch; River Itchen catchment)	South-east	60
Pollution Incidents to Controlled Waters (Significant Incidents only)	None	within 500 m
Prosecutions Relating to Authorized Processes	None	within 1 km
Registered Radioactive Substances	None	—
Substantiated Pollution Incident Register	None	within 500m
Nearest Potable Abstraction Point (down-gradient from site)	South-east	> 1 km
Nearest Non-Potable Abstraction Point (agricultural use)	South	~1.3 km
Water Industry Act Referrals	None	—
Source Protection Zones	None	—
Extreme Flooding from Rivers or Sea Without Defences (site in “Very Low” risk area)	None	—
Flooding from Rivers or Sea Without Defences (Very Low risk)	None –	—
Areas Benefiting from Flood Defences	None	within 250 m
Flood Water Storage Areas	None	
Flood Defences	None	
BGS Recorded Landfill Sites	None	within 500 m
Historical Landfill Sites	None	
Licensed Waste Management Facilities	None	
Local Authority Recorded Landfill Sites	None	
Potentially Infilled Land (Non-Water) (unnamed historic pit – no current activity)	North-west	≈ 120
Potentially Infilled Land (Water)	None	—
Registered Landfill Sites	None	within 500 m
Registered Waste Transfer Sites	None	
Registered Waste Treatment or Disposal Sites	None	
Control of Major Accident Hazards Sites (COMAH)	None	within 1 km
Notification of Installations Handling Hazardous Substances	None	
Planning Hazardous Substance Consents	None	

Note(s): The Groundsure dataset indicates no recorded industrial, waste, or polluting activities within or adjacent to the site. Minor mapped features include a historic pit ~120 m NW and drainage ditches to the south-east forming part of the River Itchen catchment.

The contemporary trades listed in **Error! Reference source not found.** are only those considered to be viable potential sources of contamination that could impact the site.

Contemporary Trade Directory

Contemporary Trade Directory within 250m	Direction	Distance (m)	Status
Electricity Substation	South-west	On-site and 275m SW	Active
Pumping Station	East /South-east	1 m N/ 200–250m E	Active
JET Petrol Filling Station	East	324m E	Active

Note(s): No other industrial or commercial operations recorded within 250 m of the site. These are small, modern service-infrastructure uses; given their nature and distance from the site, they are not considered to pose a significant contamination risk or to have any material impact on the proposed development.

Table 4.2 Geological Hazards

Source	Nearest Distance from Site/Type
Coal Mining Affected Areas	The site is not located within a Coal Authority reporting area; no coal mining risk identified.
Mining Instability	No recorded mining activity or evidence of instability within or adjacent to the site.
Natural and Mining Cavities	No natural cavities, solution features, or mining-related voids recorded within 500 m of the site.
Potential for Collapsible Ground Stability Hazards	Very low potential – cohesive sandy clay soils of the Wittering Formation not typically susceptible.
Potential for Compressible Ground Stability Hazards	Low potential – no recorded compressible deposits; cohesive strata may experience minor settlement under load.
Potential for Ground Dissolution Stability Hazards	Very low potential – no soluble rocks (e.g., gypsum, chalk, or limestone) present beneath the site.
Potential for Landslide Ground Stability Hazards	Very low potential – site is generally level to gently undulating with no evidence of slope instability.
Potential for Running Sand Ground Stability Hazards	Low potential – limited fine sand horizons within the Wittering Formation; not expected to cause instability.
Potential for Shrinking or Swelling Ground Stability Hazards	Moderate potential – cohesive clay strata of the Wittering Formation may exhibit volume change due to seasonal moisture variation.

Note(s): The moderate shrink–swell potential should be considered in foundation design and surface-water management.

4.2 Site Sensitivity Maps

No other significant potential sources of contamination were shown on the Groundsure Maps, which have not been listed in Table 4.1, Error! Reference source not found. and Table 4.2, 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 risks relating to the site. At the time of report writing, a response had not been received.

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 4.3.

Table 4.3 Soil Geochemistry

Determinant	Indicated Soil Geochemistry (mg kg⁻¹)
Arsenic	<15
Cadmium	<1.8
Chromium	40-60
Lead	50-100
Nickel	15-30

Indicated values were not noted above the '*Residential with Homegrown Produce*' 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 Wittering Formation (Sandy Clay). No superficial deposits are recorded. The strata comprise interbedded sands and clays with generally low to moderate permeability.
Hydrogeology	The Wittering Formation is designated a Secondary A Aquifer. Groundwater vulnerability is classed as medium to high, though there are no abstractions within 1km.
Source Protection Zone (SPZ)	The site lies outside any designated SPZ.
Surface Water Flow	Local topography and drainage indicate south-eastward surface-water flow towards minor watercourses associated with the River Itchen catchment.
Groundwater Flow	Expected to follow regional gradients south-eastwards, consistent with surface drainage.
Radon	No radon protective measures are required.
Flooding	The site is within an area of very low flood risk from rivers, surface water, or groundwater. No flood defences or storage areas are present within 250 m.
Geological Hazard	No to low hazard potential for collapse, compression, dissolution, or running sand. Moderate shrink-swell potential associated with cohesive clay.
Local Authority Enquiry	Response awaited
Soil Chemistry	No exceedances noted.
Ecological	No statutory ecological designations or sensitive habitats recorded within the site boundary. The nearest designated area lies >500m away.

Note(s): Overall, the environmental setting indicates low sensitivity with respect to contamination and flooding, though foundation design should account for the moderate shrink-swell potential of the Wittering Formation.

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
On-Site			From	To	
Agricultural use (potential for agrochemical residues)	On site	0	1868	2025	HM/SW
Former small sheds / inspection chambers	Localised	<10	2011	2025	SW
Electricity substation (minor hydrocarbon / PCB risk)	On-site / North-east	0-10	1992	2025	DS/HM
Pumping station (potential sewage / surface-water discharge)	On-site / North	0-6	1965	2025	DS/SW

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
Off-Site					
Residential dwellings (domestic fuel / waste)	East / South-east	50–100	1938	2025	HM/DS
Minor historic pit (potential infilled ground)	North-west	120	1938	1960	DS/HM
Agricultural land (fertiliser / pesticide use)	Surrounding	0–100	1868	2025	HM/DS
Note(s): SW – Site walkover, HM – Historic Maps, DS – Datasheet, GC – Geochemistry, LA – Local Authority, GE Google Earth					

Section 6 Preliminary Conceptual Site Model

6.1 Sources and Pathways of Contamination

The Groundsure 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 construction due to minor disturbance of topsoil or imported materials.
Inhalation of vapour/gases	X	No made ground, landfill, or volatile contaminants identified. Low likelihood.
Ingestion and absorption via direct contact	✓	Possible short-term exposure for construction workers to natural soils. Risk considered low
Migration via surface runoff	✓	Possible but limited; flat terrain and no surface contamination sources.
Migration in solution via groundwater	✓	Possible slow migration through Secondary A aquifer, though no contaminant sources identified.
Migration of gases via permeable soils	X	No recorded made ground or organic deposits; gas generation potential negligible.
Direct contact with construction material	✓	Possible for workers handling soils during foundation and service installation.
Services and utilities	✓	Buried infrastructure may form preferential pathways, but no significant contamination sources present.

Note(s): Given the undeveloped, rural nature of the site, identified pathways are largely construction-related and of low environmental significance.

6.3 Potential Sources of On-site Contamination.

These sources are presented in Table 6.2.

Table 6.2 On-site Potential Contamination Sources

Source	Likely	Reasoning
Agricultural use (historic fertiliser/pesticide applications)	✓	Long-term rural use may have resulted in diffuse background enrichment of metals or nitrates in soils.

Source	Likely	Reasoning
Localised made ground (from access tracks or small structures)	✓	Small access gates and chambers noted; limited potential for imported fill.
Electricity substation (minor hydrocarbon / PCB risk)	✓	Localised risk of transformer oil leakage; no visual staining observed during site walkover.
Pumping station (potential sewage/surface-water discharge)	✓	Potential for minor localised contamination from historic operations; unlikely to affect wider site soils or groundwater.
Natural soil composition (Wittering Formation)	✓	Slightly elevated background levels of metals possible, typical of local geology.

Note(s): No industrial or commercial contaminative uses have occurred on-site. Any potential contamination is likely to be diffuse and low-level.

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
Residential dwellings (domestic fuel and waste)	East / South-east	50–100	X	Small-scale domestic uses; unlikely to impact site given separation and topography.
Agricultural land (pesticides and fertilisers)	Adjacent (N, S, W)	0–50	✓	Could contribute to low-level diffuse contamination but not considered significant.
Historic pit (potential infill)	North-west	120	X	Old pit mapped; no evidence of industrial backfill. Risk to site minimal due to distance and hydraulic separation.

Note(s): Off-site potential contamination sources are minor and isolated. None are expected to pose a material risk to the proposed development or future occupants.

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 (As, Pb, Cu, Zn), nitrates, phosphates, and pesticide residues.
Minor made ground from small structures or access tracks	Possible trace metals and hydrocarbons (TPH, PAHs) associated with imported fill or vehicle use.
Residential properties (domestic fuel storage and waste)	Localised TPH, PAHs, and metals from fuel storage or ash; limited potential impact due to distance.

Potential Contaminative Sources	Contaminants / Chemical Properties
Electricity substation (on-site)	Transformer oils (TPH, PAHs, PCBs), minor heavy metals; risk localised to small area.
Pumping station / historic sewage discharges (on-site)	Nutrients (nitrates, phosphates), organic matter, possible trace metals.
Natural geological background (Wittering Formation)	Naturally occurring metals (As, Ni, Cr) within clayey strata; within normal background ranges.

Note(s): No commercial or industrial sources such as dry cleaners or workshops were identified within 250 m of the site. The potential contaminants are primarily diffuse and low-level in nature, typical of long-term agricultural and residential land use.

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	✓

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)	Metals, semi-metals, nitrates, phosphates, pesticide residues	Inhalation of dust	Site Workers/Site Maintenance	Mild	Unlikely	Low	Diffuse residues possible in topsoil from historic agricultural use. Not expected to exceed guideline values.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment.
		Ingestion / dermal contact	Site Workers / End Users	Mild	Unlikely	Low	Low likelihood of direct exposure due to proposed landscaped cover.	None required beyond validation sampling if soils reused on-site.
Minor made ground (small access track, chambers)	Metals, hydrocarbons (TPH / PAH)	Inhalation of dust	Site Workers/Site Maintenance	Mild	Unlikely	Low	Minimal made ground observed; limited extent and low risk.	Visual inspection during groundworks; sample if fill encountered.
Residential dwellings (domestic fuel / waste)	TPH, PAH, metals	Migration via groundwater	Surface Water / Shallow / Deep Aquifer	Mild	Unlikely	Low	Localised, small-scale domestic sources at distance (>50 m). No pathway connectivity.	None required.
Historic pit (possible infilled ground)	Metals, inert material	Migration in groundwater	Shallow / Deep Aquifer	Mild	Unlikely	Low	Old feature ≈120 m NW; likely inert fill. No hydraulic connection expected.	None required.
Natural soil composition (Wittering Formation)	Naturally occurring metals (As, Ni, Cr)	Direct contact	End Users	Mild	Likely	Low	Concentrations typical of natural background levels in local geology.	None required.
Pumping station (on-site)	Nutrients (nitrates, phosphates), organic matter, metals	Migration via surface runoff / groundwater	Surface Water / Shallow / Deep Aquifer	Mild	Likely	Low	Potential minor discharge to drainage ditch.	None required.
Petrol Filling Station (off-site, 324 m E)	TPH, BTEX, PAHs	Migration in groundwater / vapour	Site Workers / End Users / Surface Water	Mild	Likely	Low	Modern containment; intervening low-permeability clay reduces migration potential.	None required.
Electric substation (on-site)	TPH, PAHs, PCBs, metals	Inhalation of dust / vapours	Site Workers / Site Maintenance	Mild	Likely	Low	Area fenced off; risk confined to substation footprint	Targeted soil sampling adjacent to substation if disturbed.
		Direct contact	Site Workers / Site Maintenance	Mild	Likely	Low	Contamination, if present, expected to be shallow and localised.	None required unless ground disturbance planned.

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 confirmation of natural background conditions and ensure suitability of soils for reuse.	✓
Laboratory Testing	To quantify potential risks associated with shallow soils (agricultural residues or imported fill) through basic chemical analysis (metals, TPH, PAH, pH).	✓
Risk Assessment	To assess pollutant linkages based on current contaminated land guidance and generic screening criteria.	✓
Borehole well installation	Not required – groundwater and ground gas risks are considered very low; no evidence of volatile or organic contamination.	X
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 following completion of the Phase II intrusive investigation.

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.

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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 1 – Site Location Map

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22177

Client
Eastleigh Borough Council

Project
Primary School, Sports Facilities, & Allotments,
Burnetts Lane, Hampshire SO50 7QB

Date
June 2026

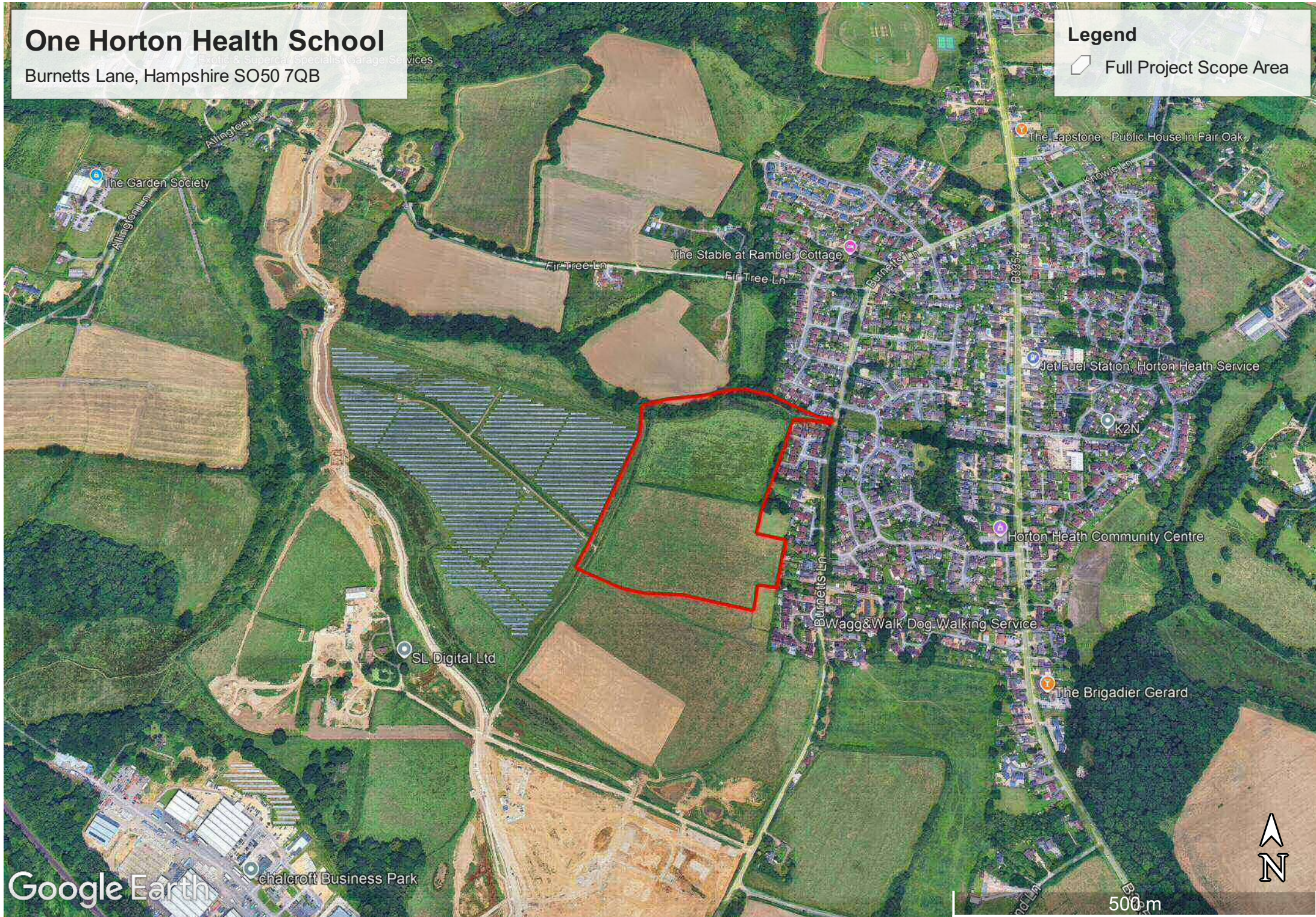
Appendix A Proposed Development Plans

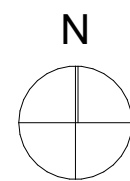
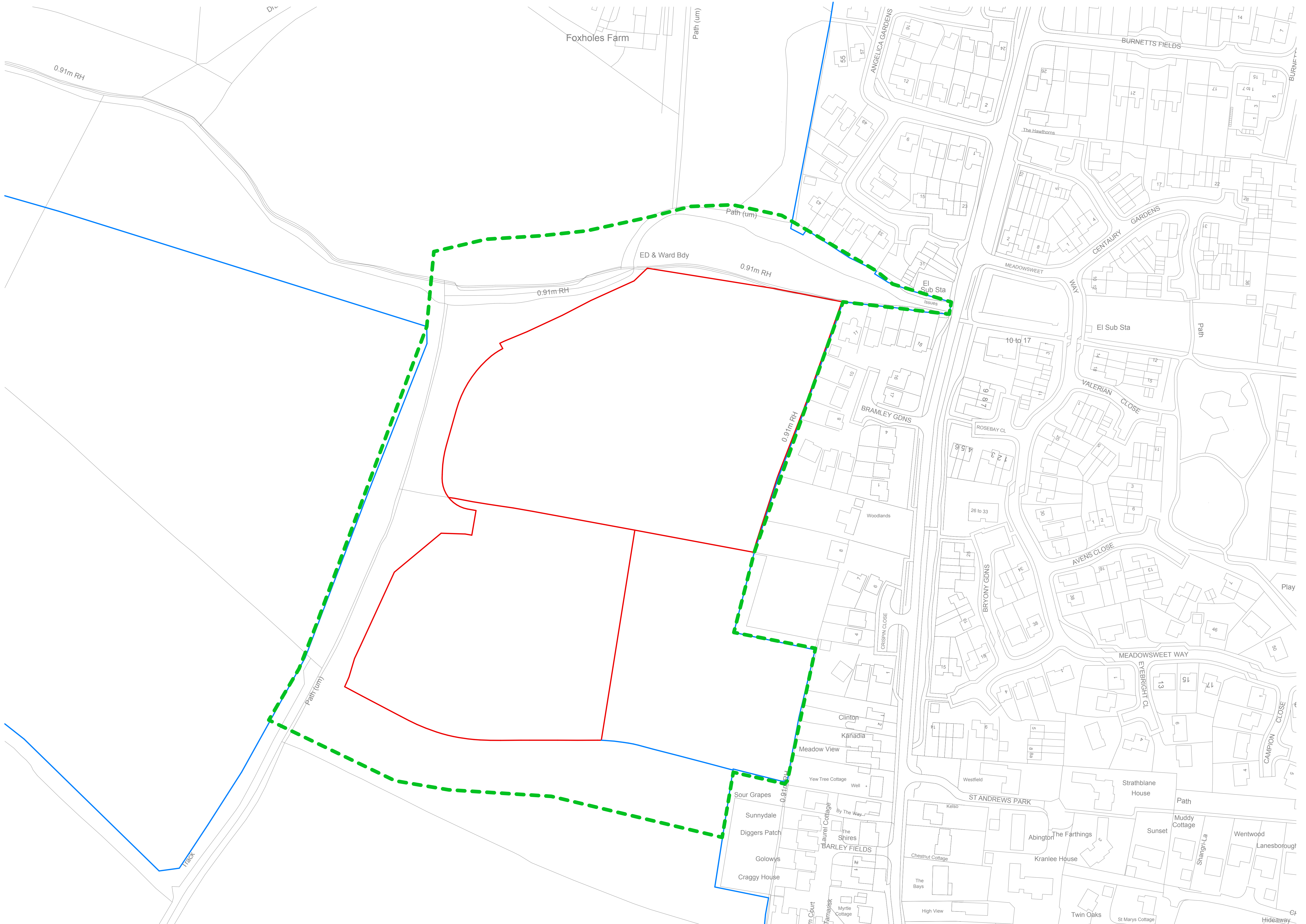
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Legend

 Full Project Scope Area



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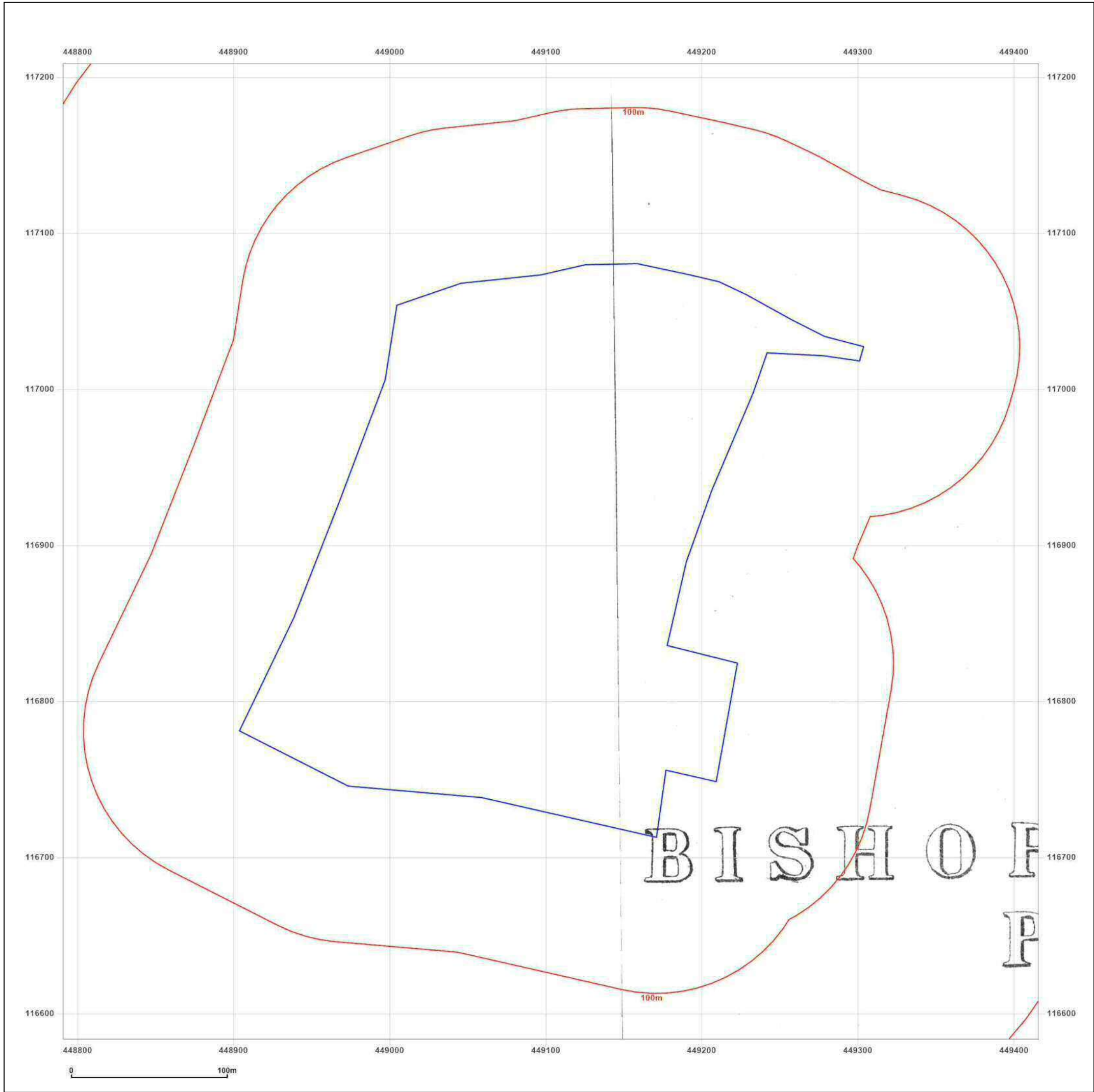
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Appendix B Country Series and Ordnance Survey Maps

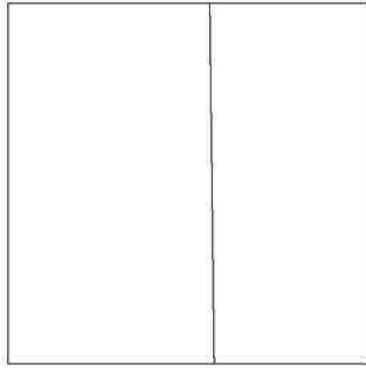


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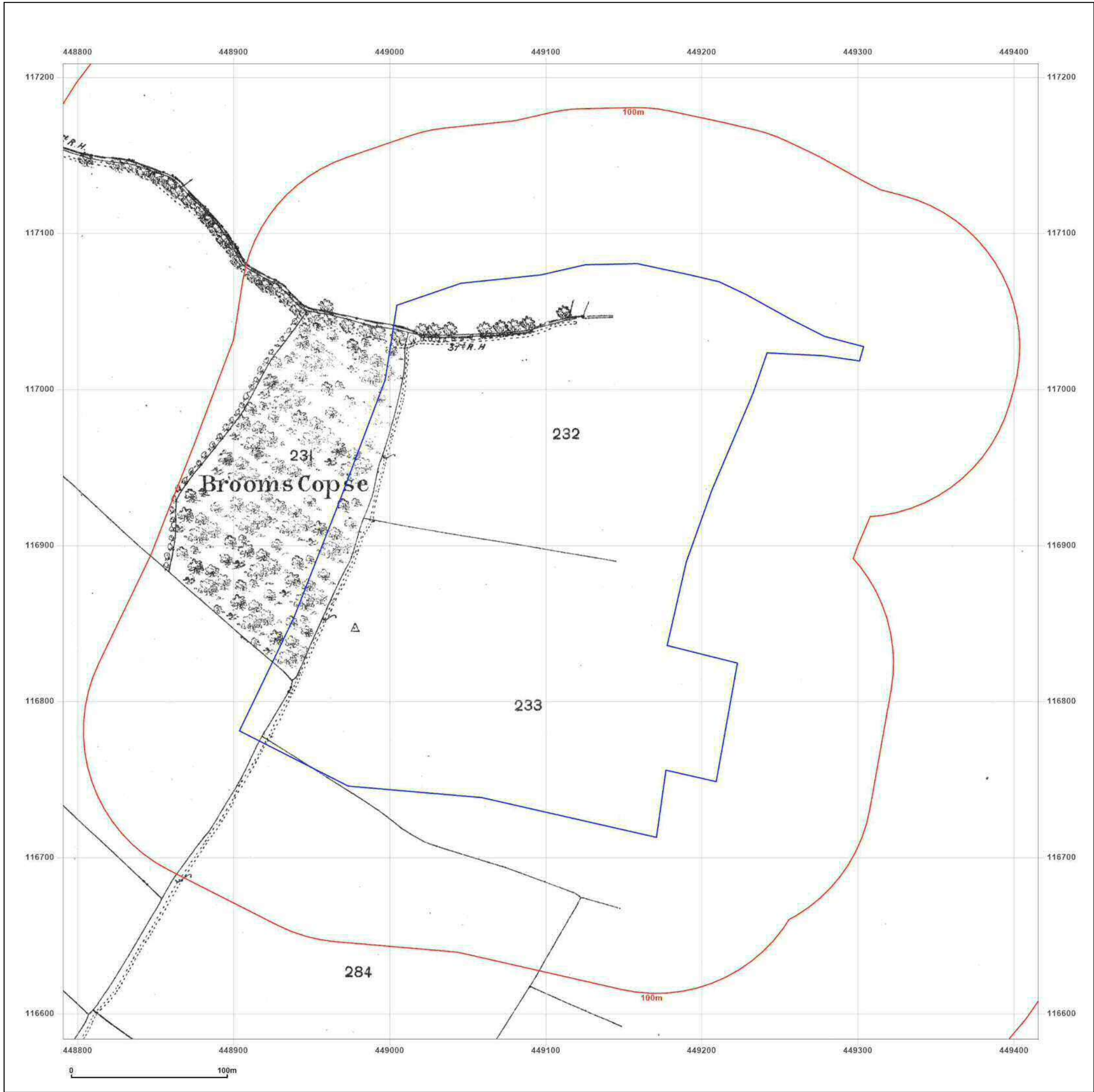


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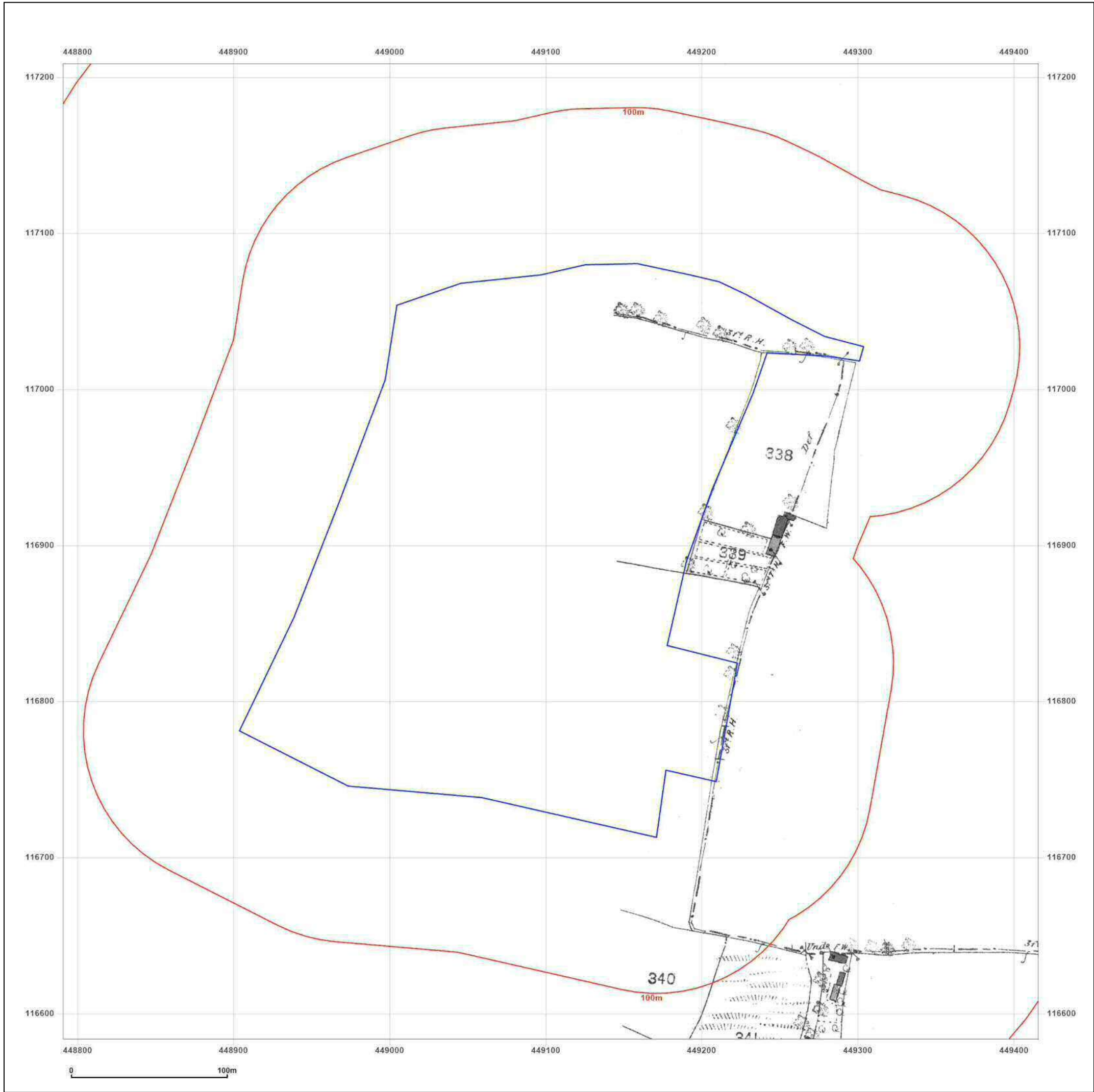
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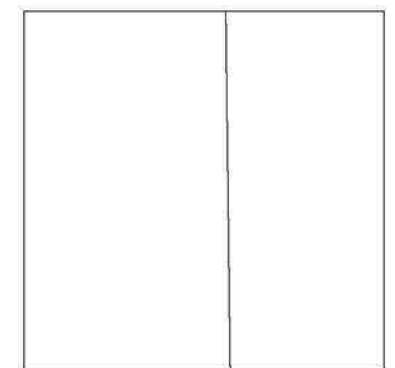
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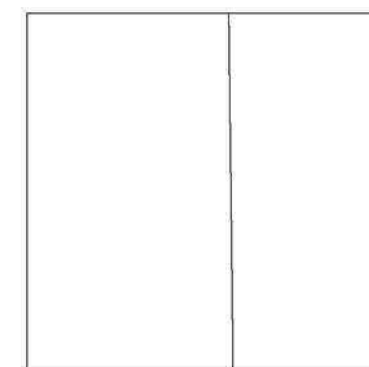
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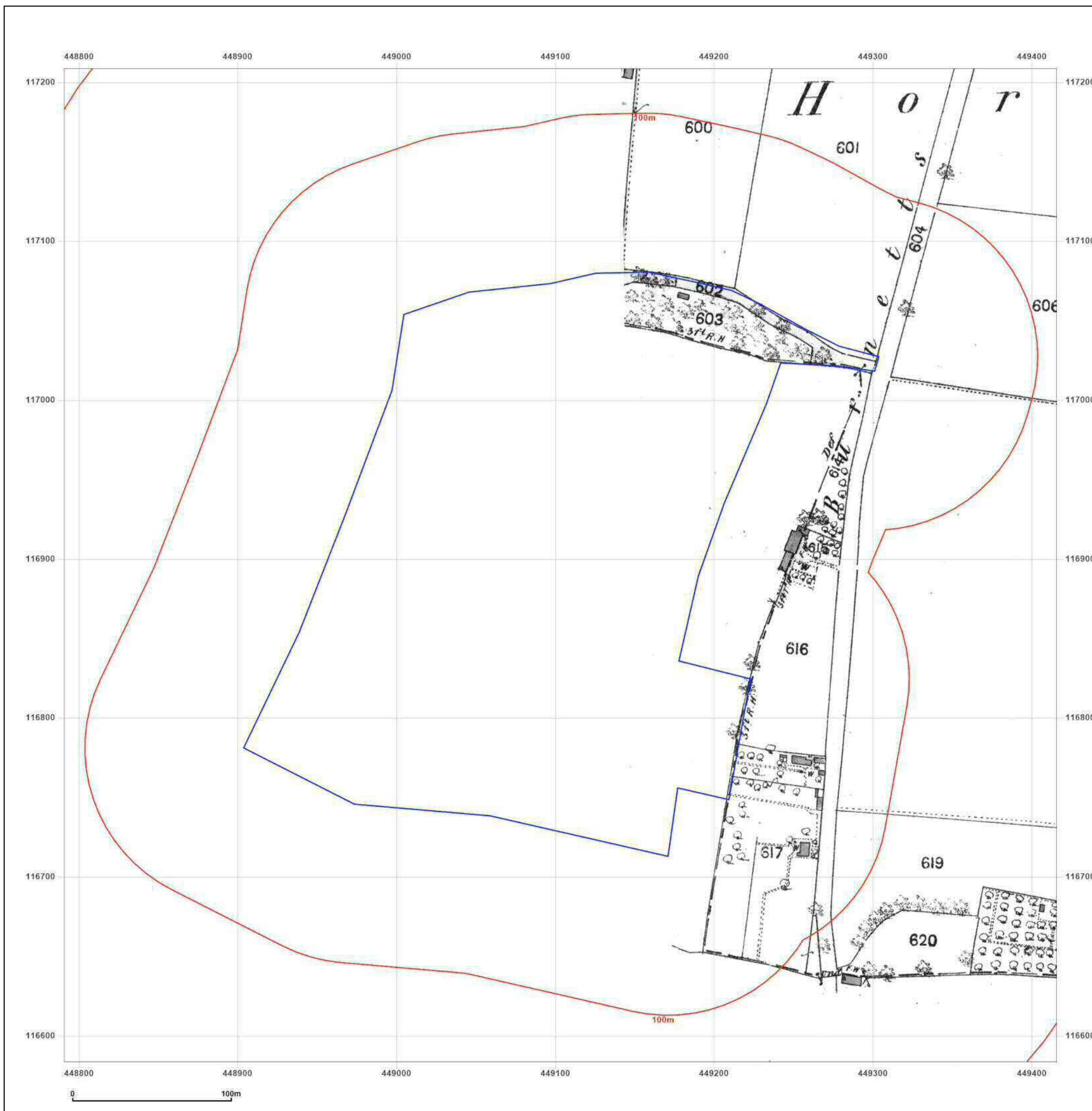


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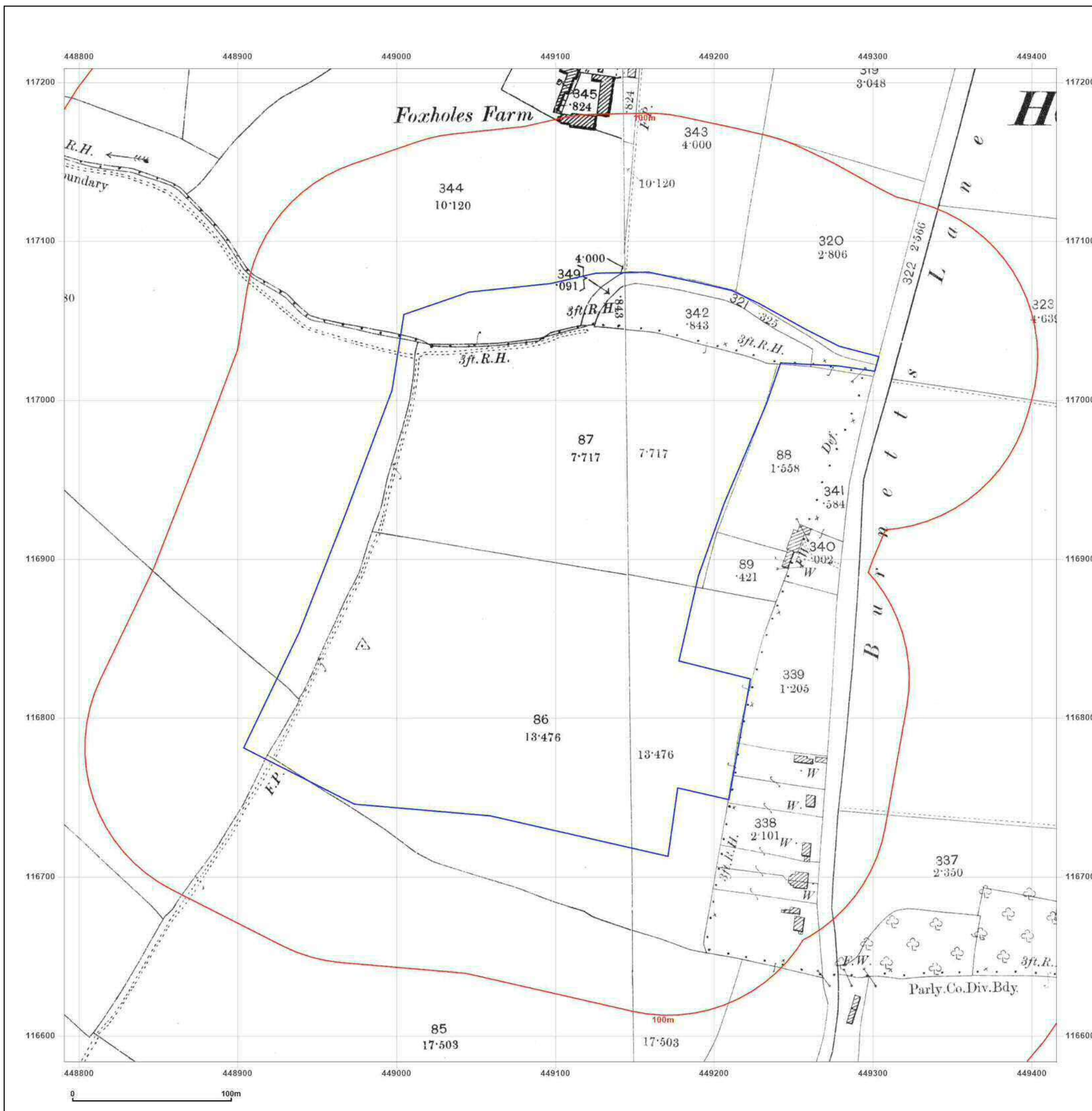


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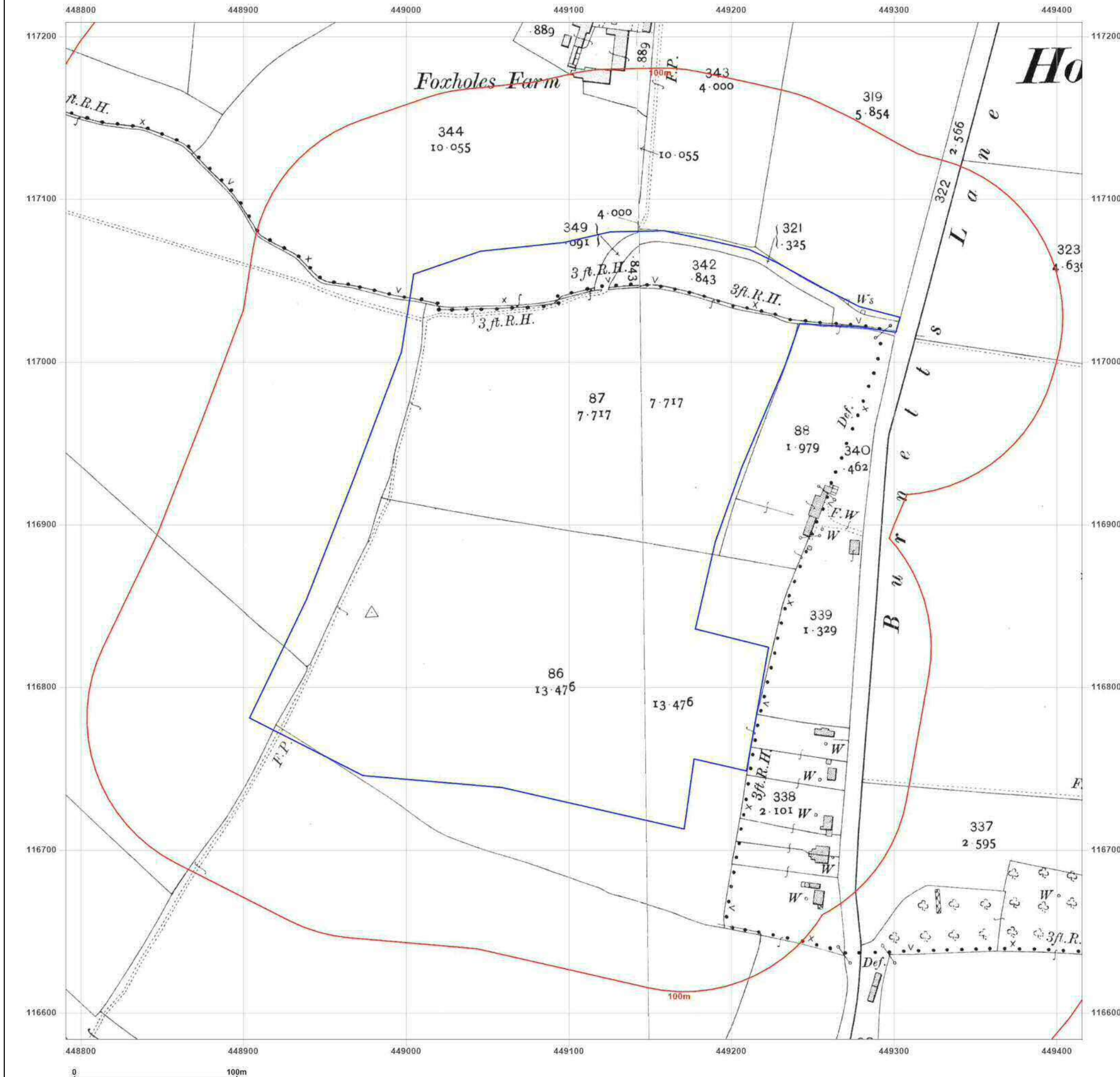


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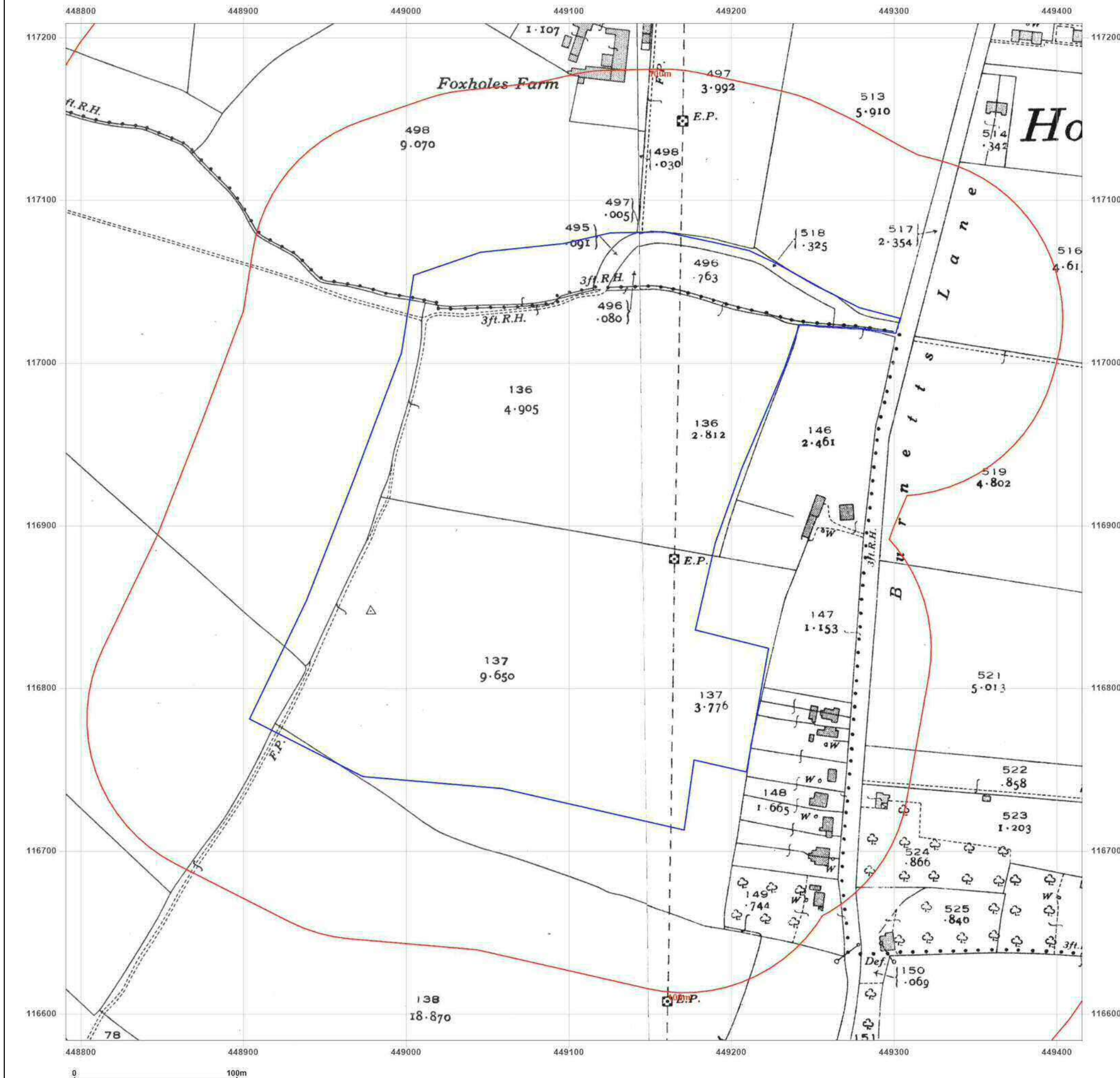


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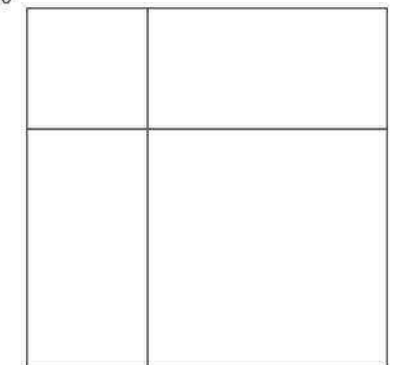
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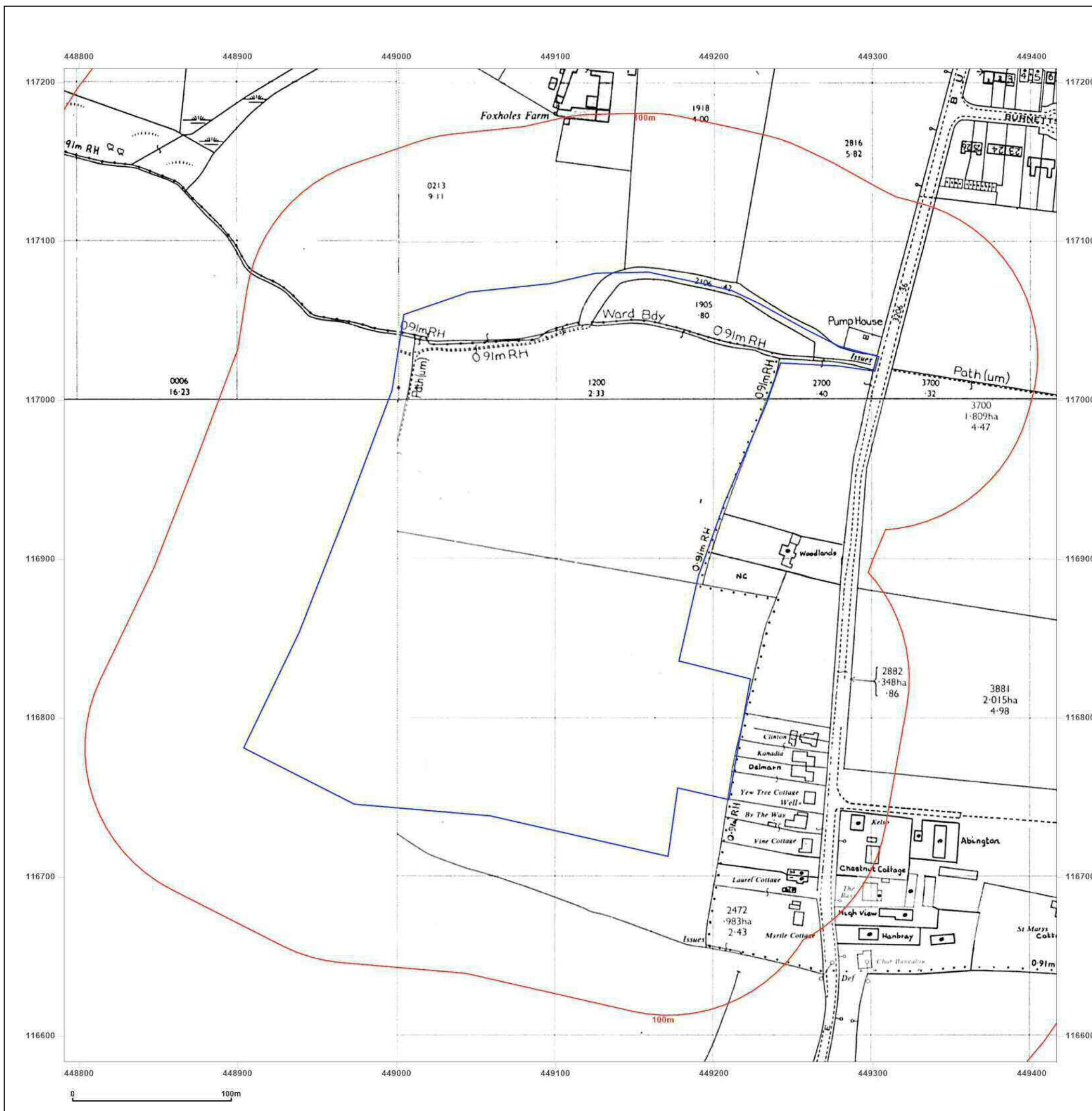


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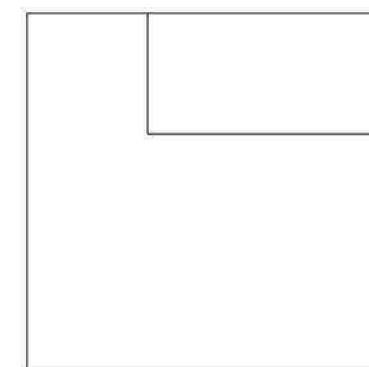
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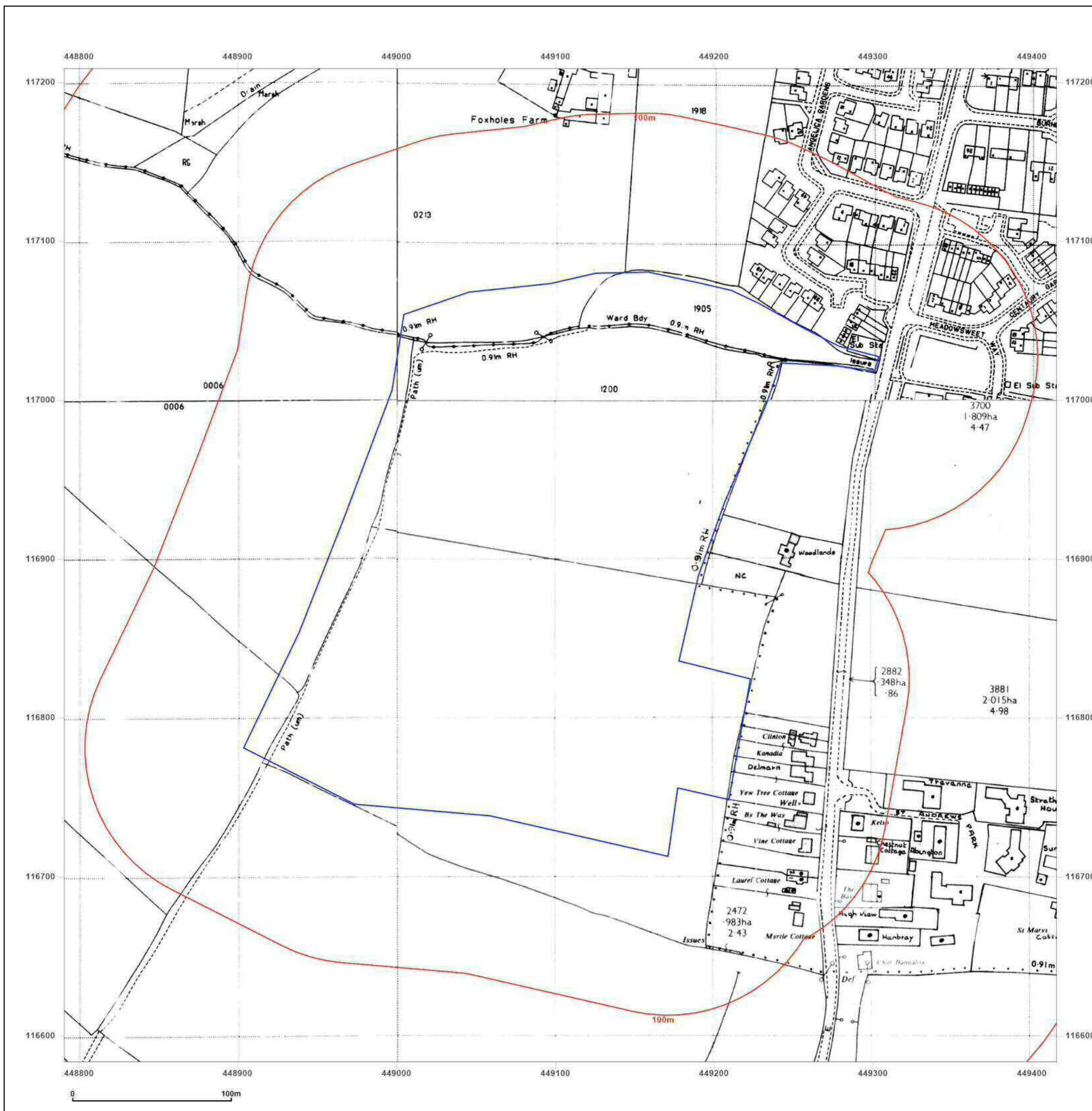


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Site Details:

One Horton Heath School,
Burnetts Lane, Hampshire SO50
7QB

Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4_LS_1_1
Grid Ref: 449103, 116896

Map Name: National Grid

Map date: 1992-1994

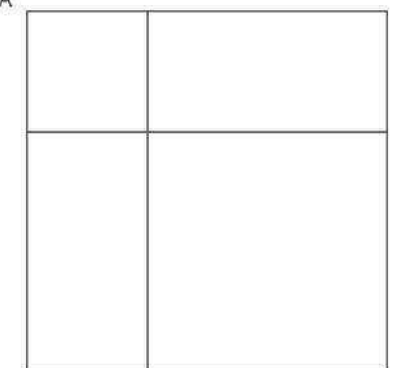
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Revised 1962
Edition N/A
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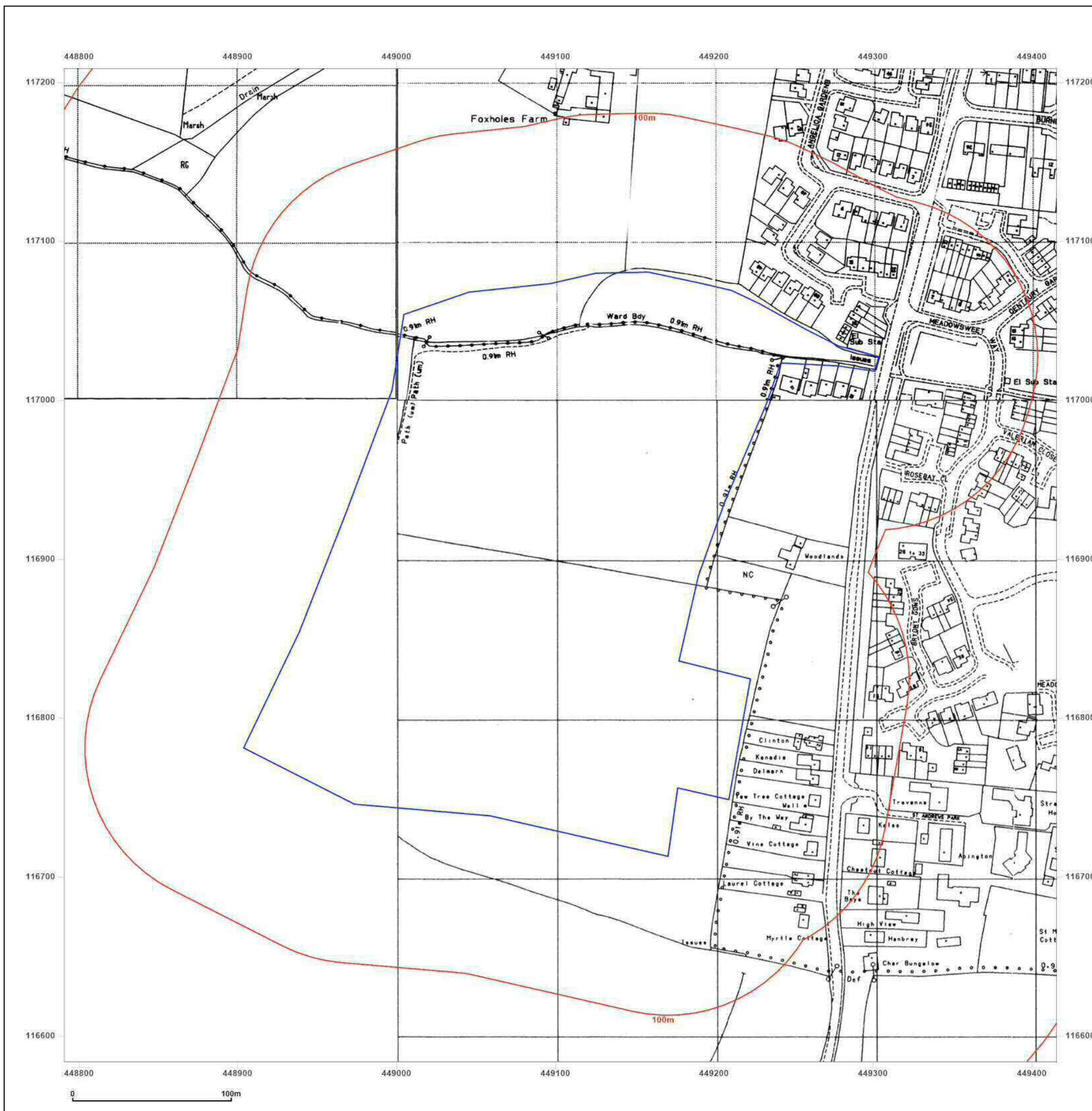


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Grid Ref: 449103, 116896

Map Name: National Grid

Map date: 1994

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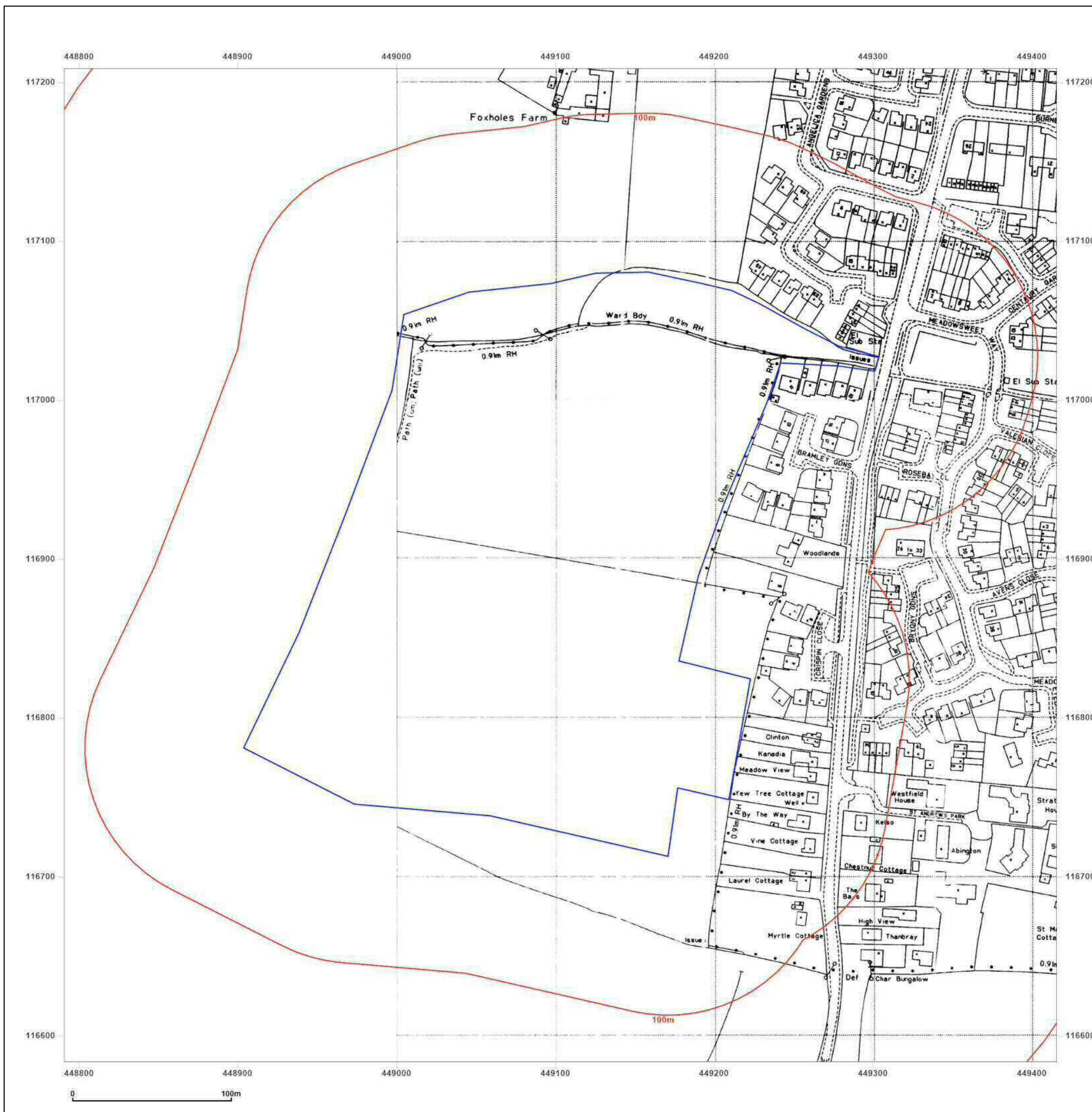


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Grid Ref: 449103, 116896

Map Name: National Grid

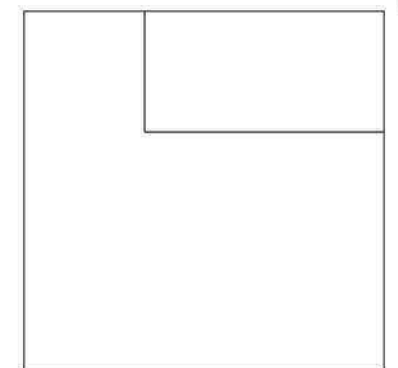
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Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: County Series

Map date: 1868

Scale: 1:10,560

Printed at: 1:10,560



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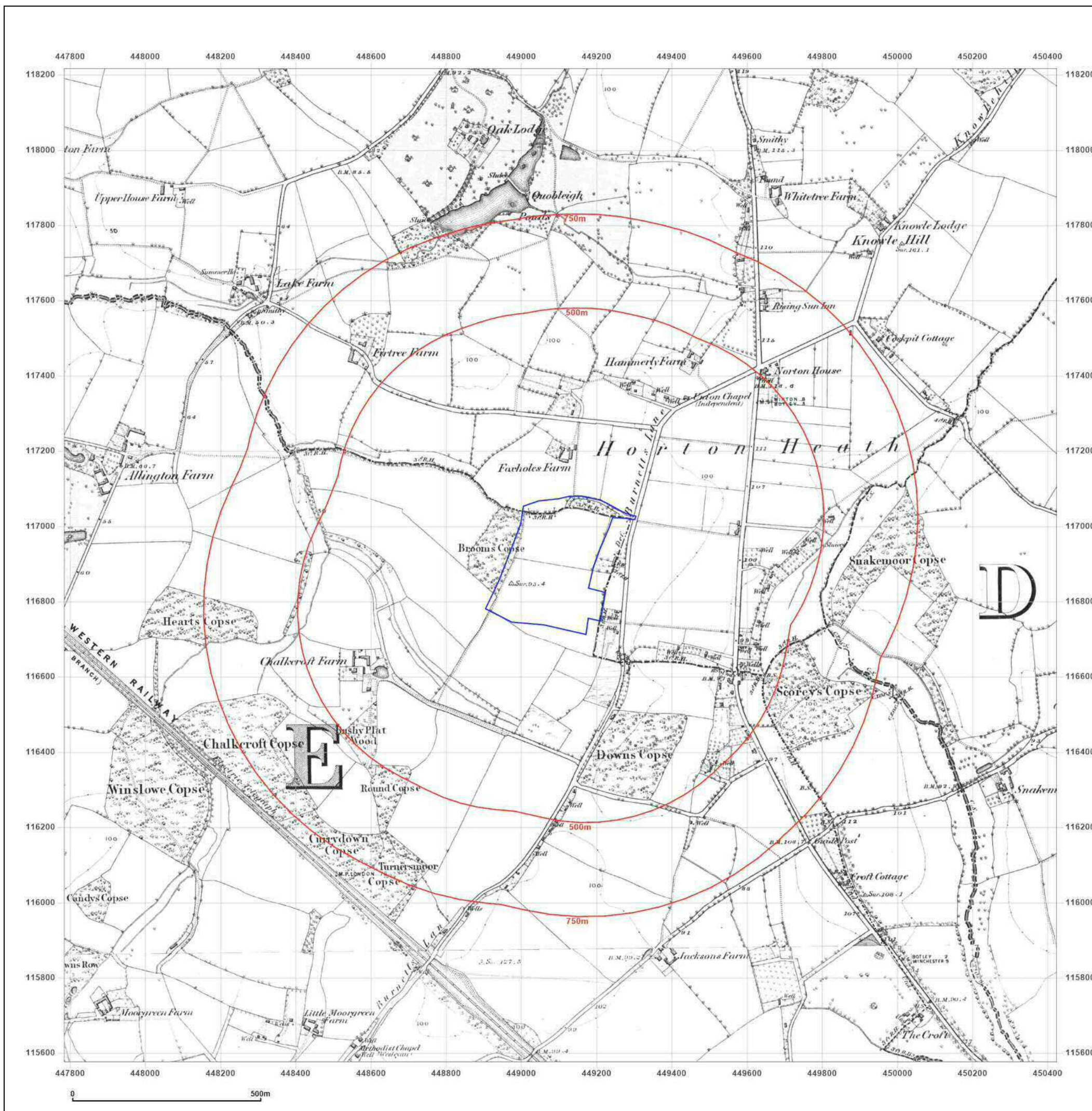


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Site Details:

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Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: County Series

Map date: 1888

Scale: 1:10,560

Printed at: 1:10,560



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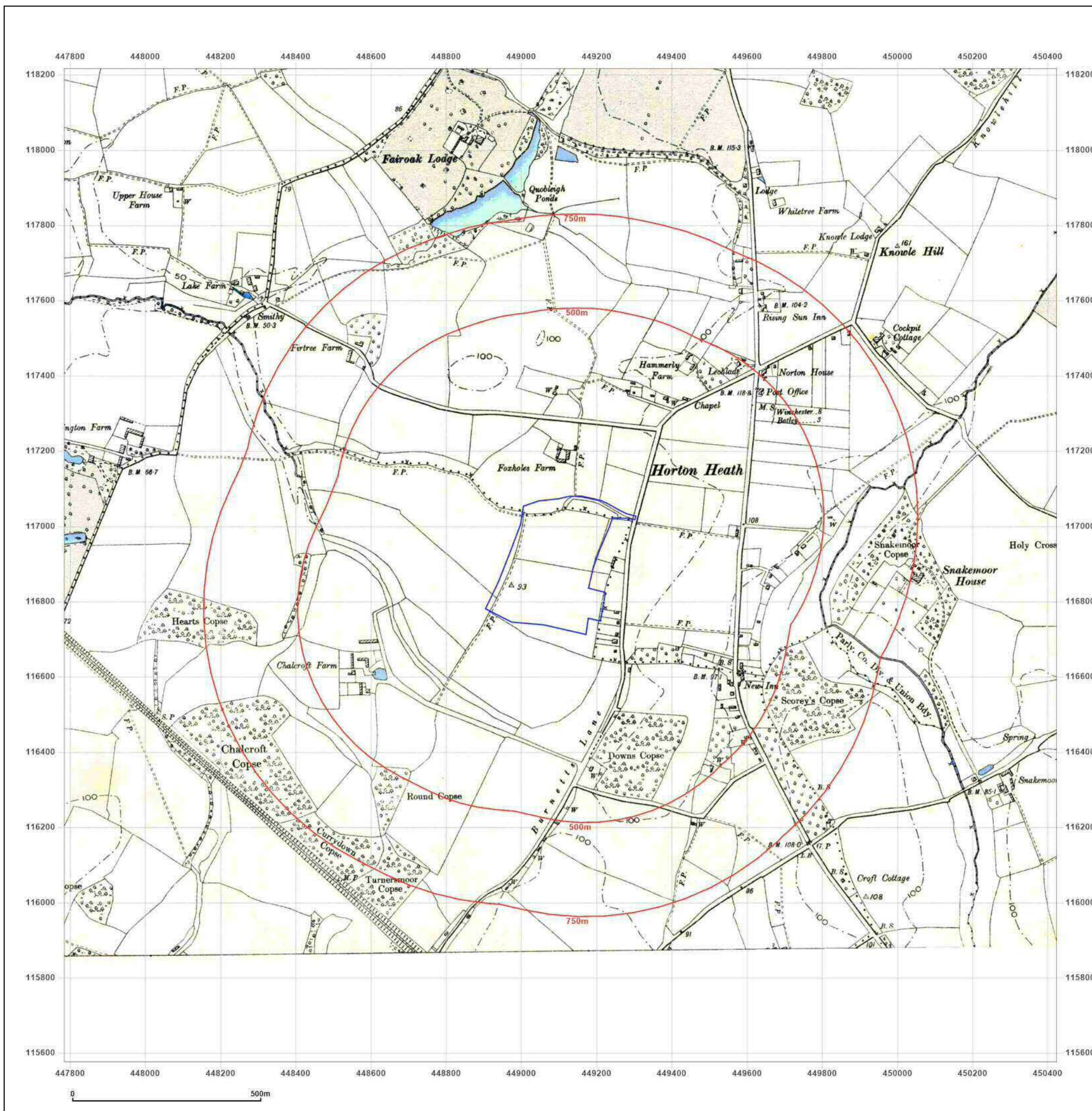


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Site Details:

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7QB

Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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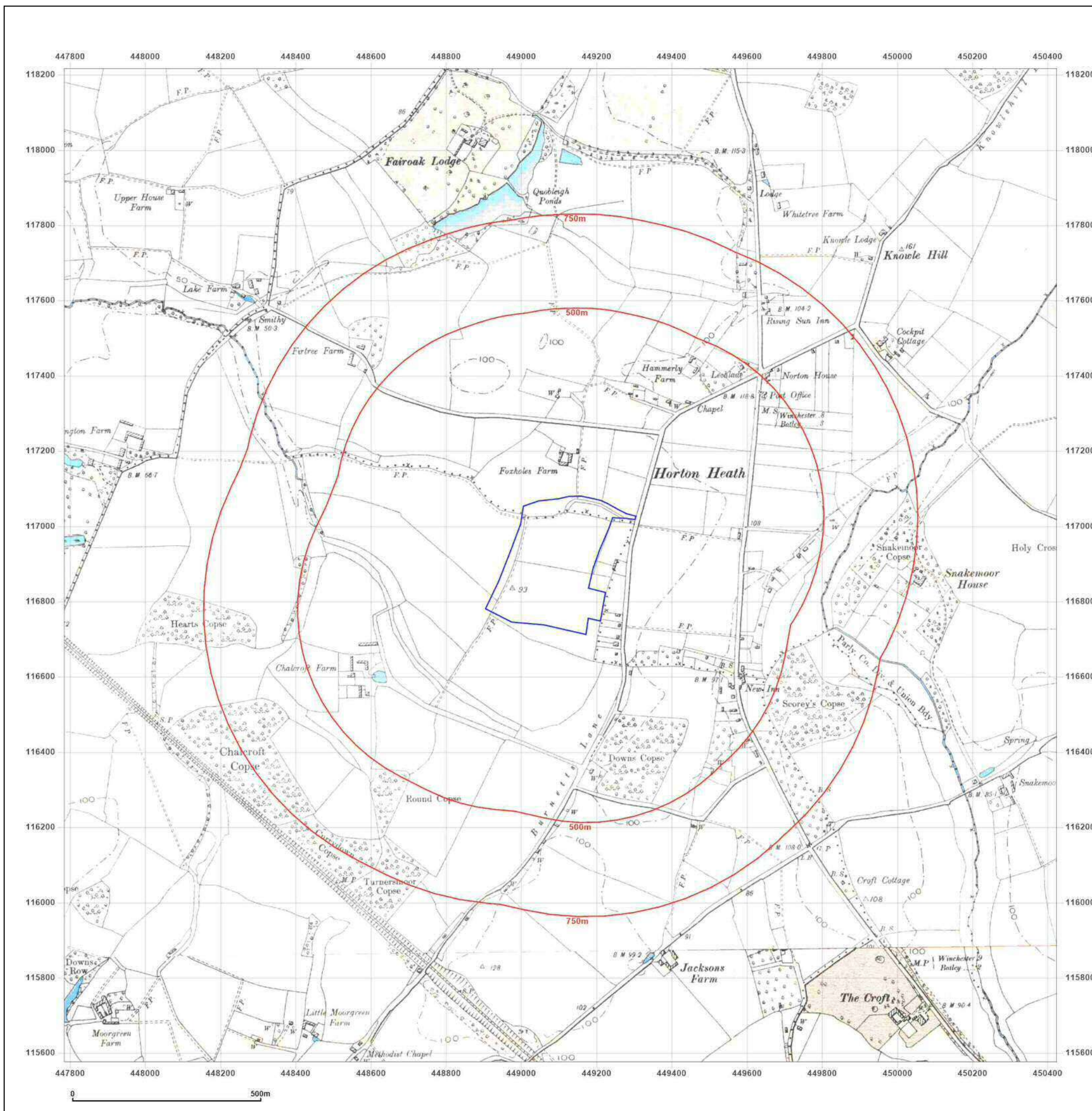


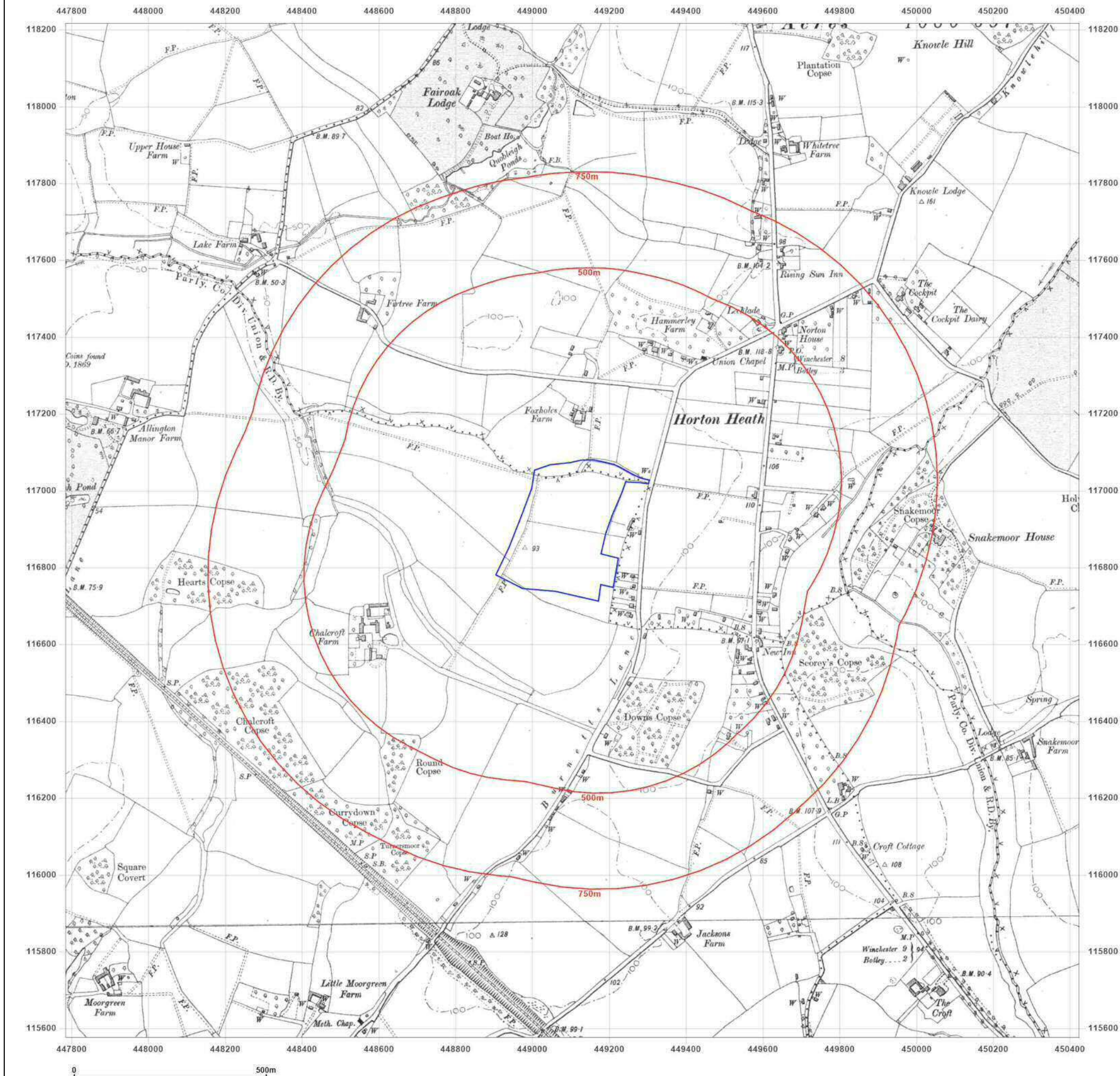
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Site Details:

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7QB

Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: County Series

Map date: 1908-1910

Scale: 1:10,560

Printed at: 1:10,560



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Site Details:

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Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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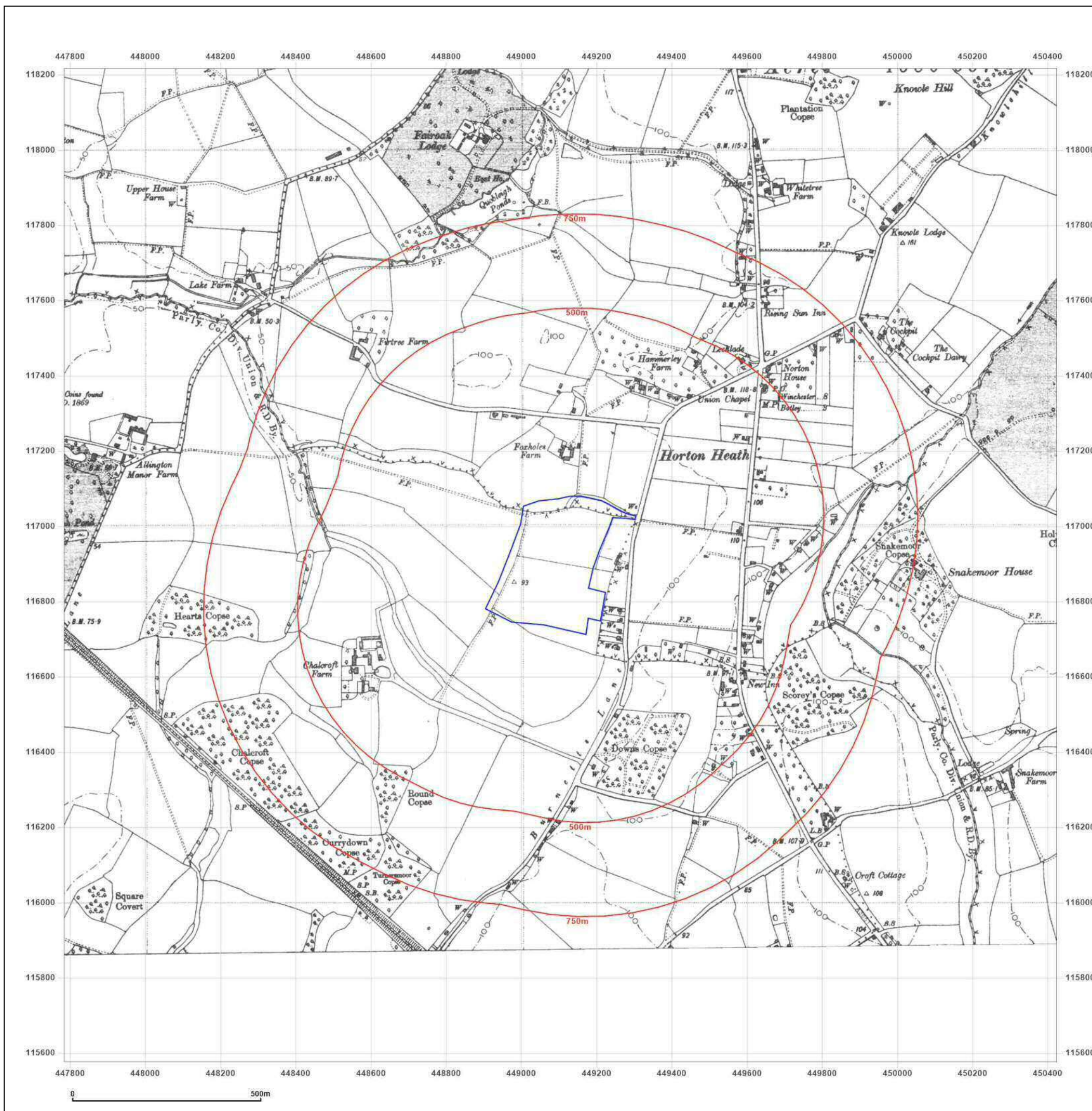


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Site Details:

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7QB

Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1957
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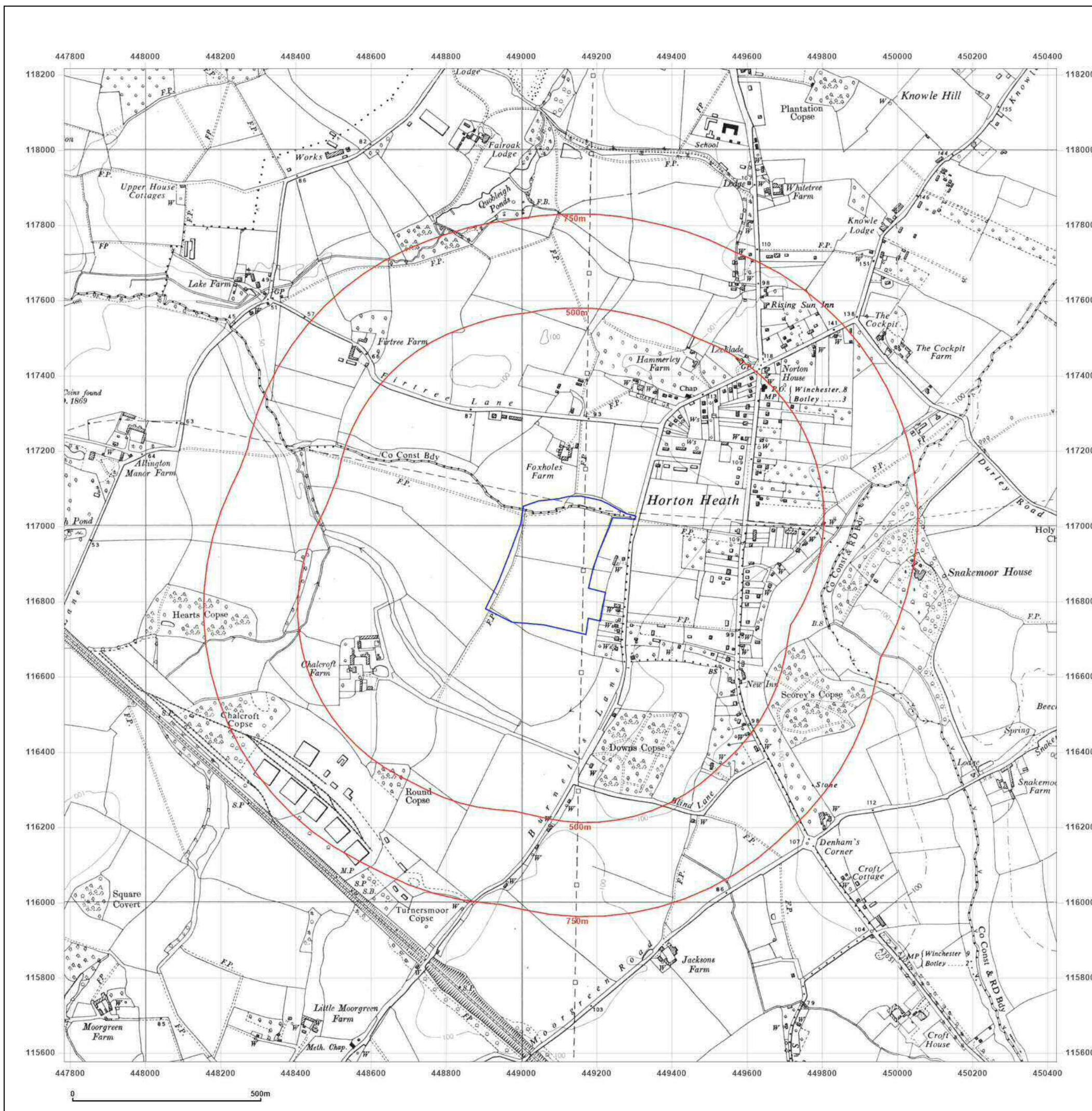


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Site Details:

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7QB

Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



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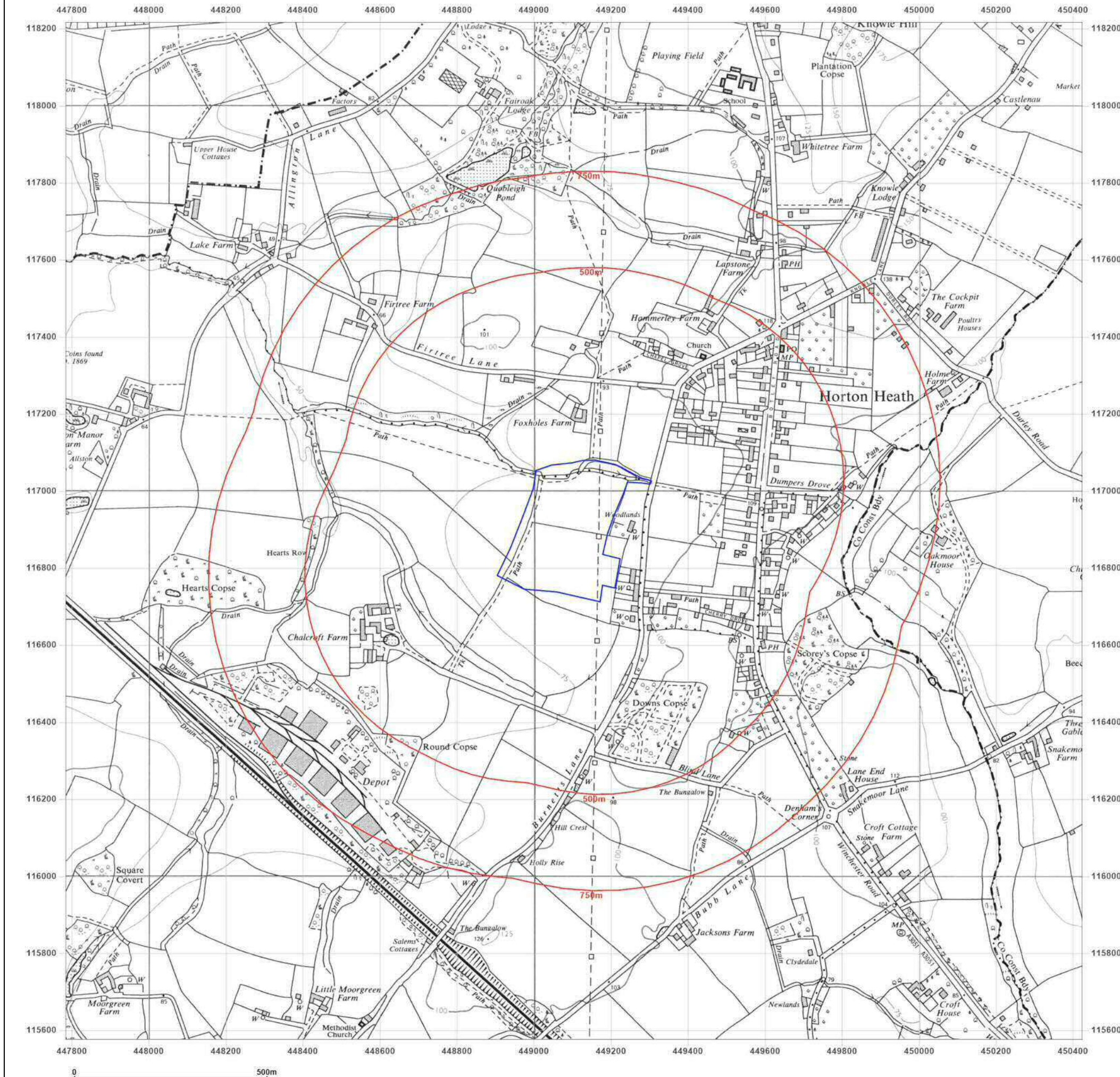


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Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: National Grid

Map date: 1981-1985

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1963
Revised 1985
Edition N/A
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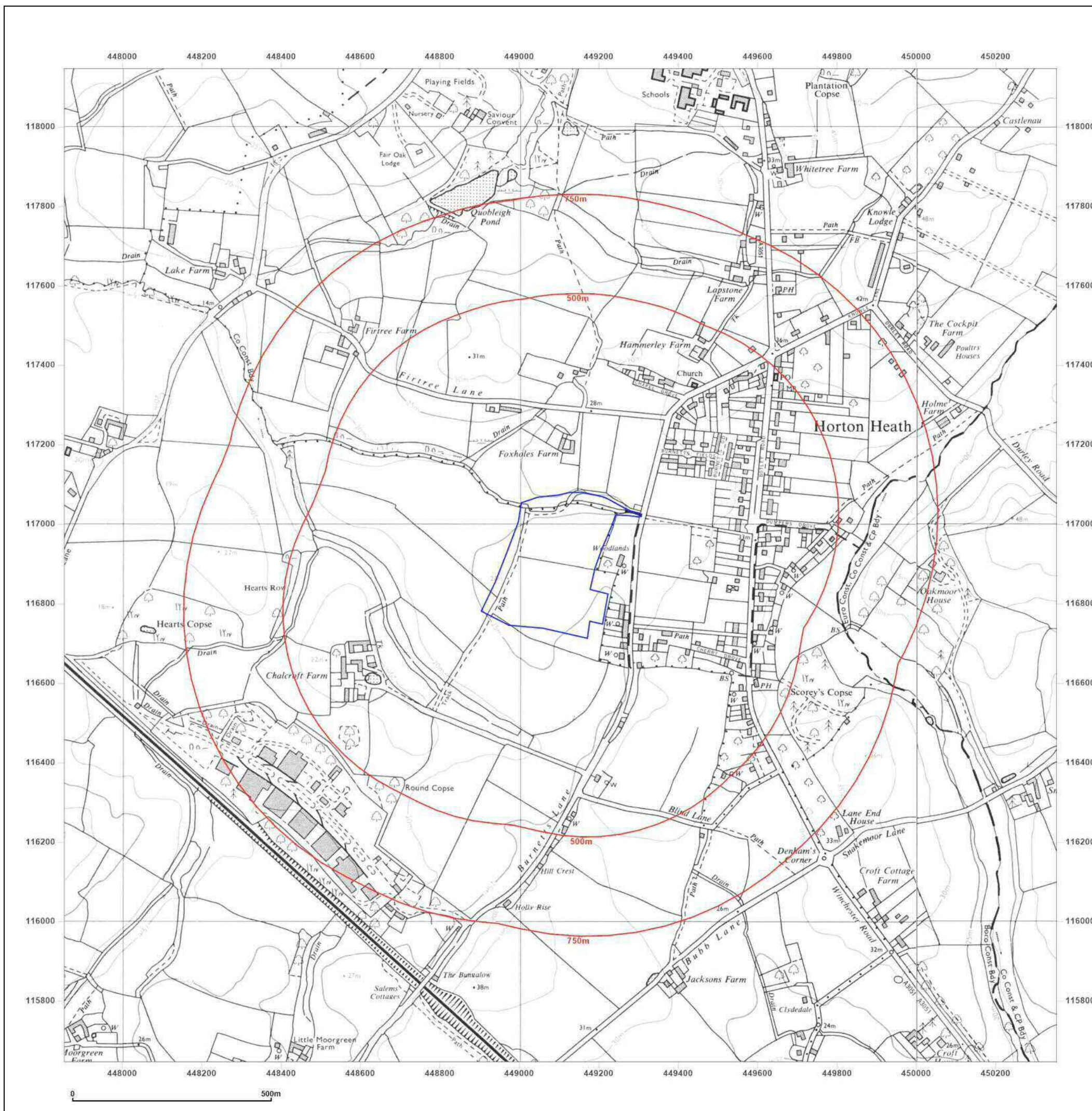


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Site Details:

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7QB

Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: National Grid

Map date: 1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
Revised 1989
Edition N/A
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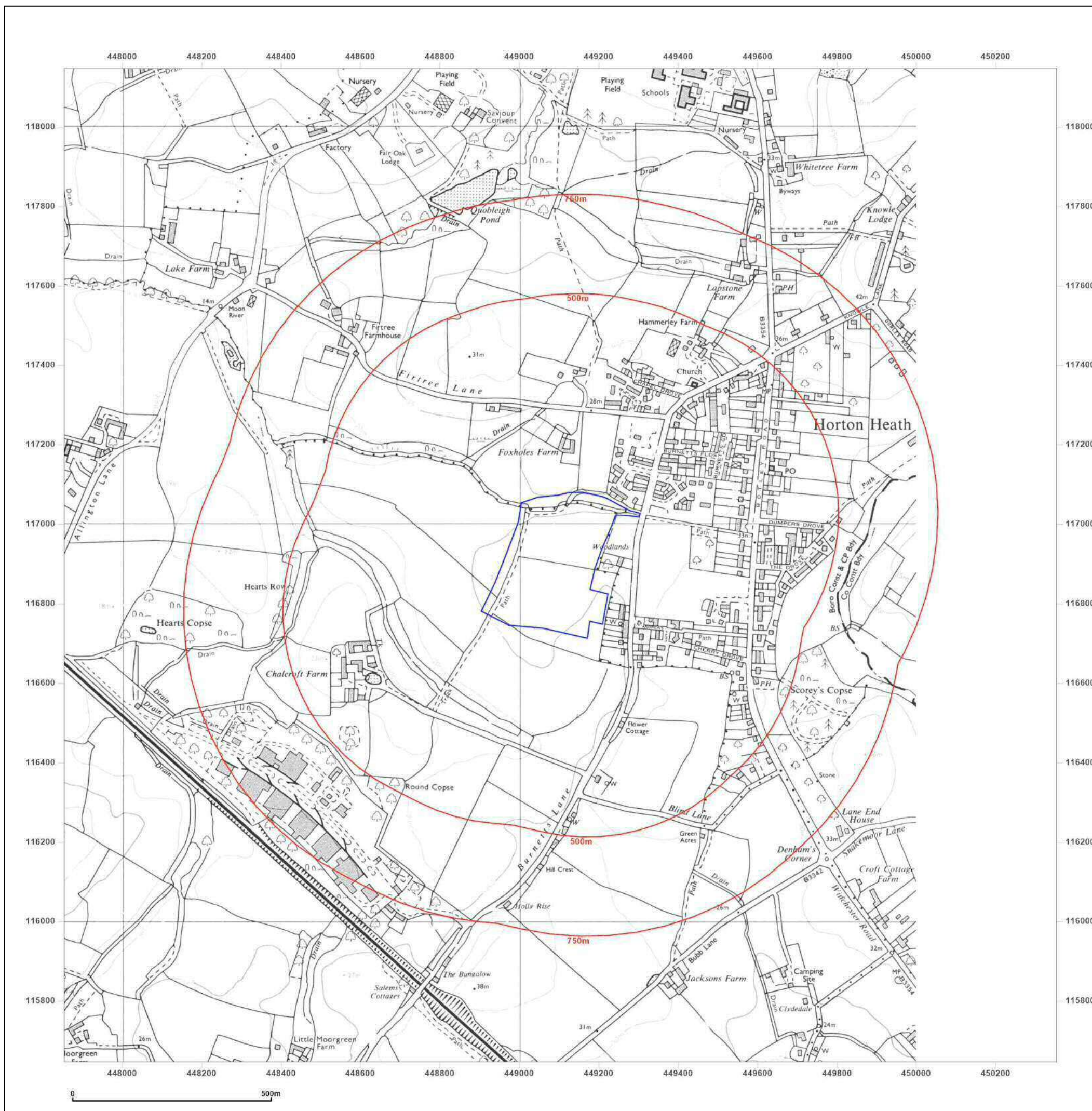


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Site Details:

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7QB

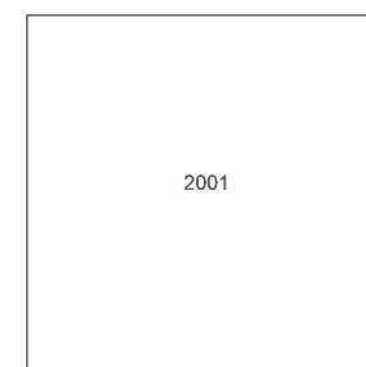
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Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

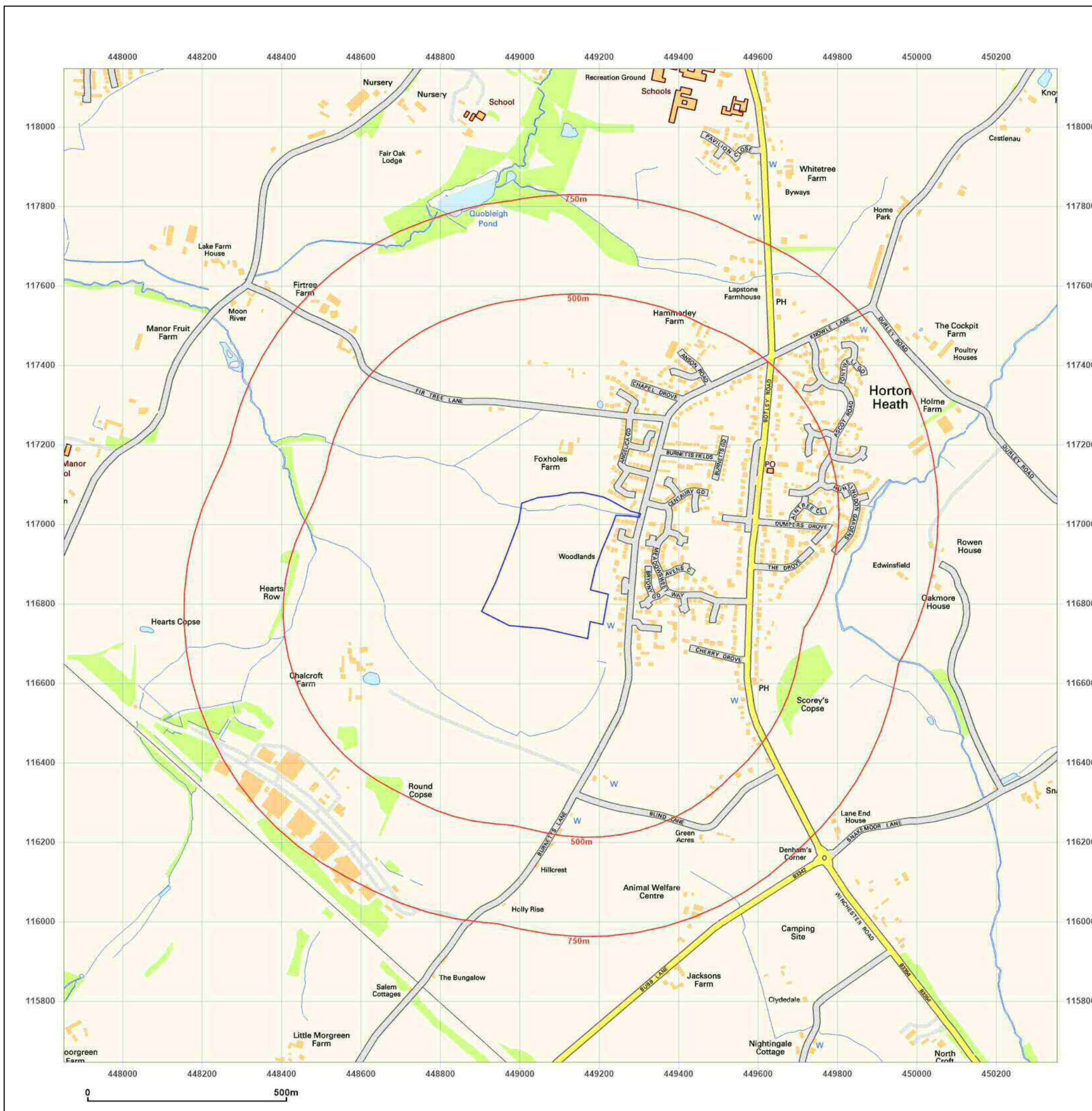


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Site Details:

One Horton Heath School,
Burnetts Lane, Hampshire SO50
7QB

Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

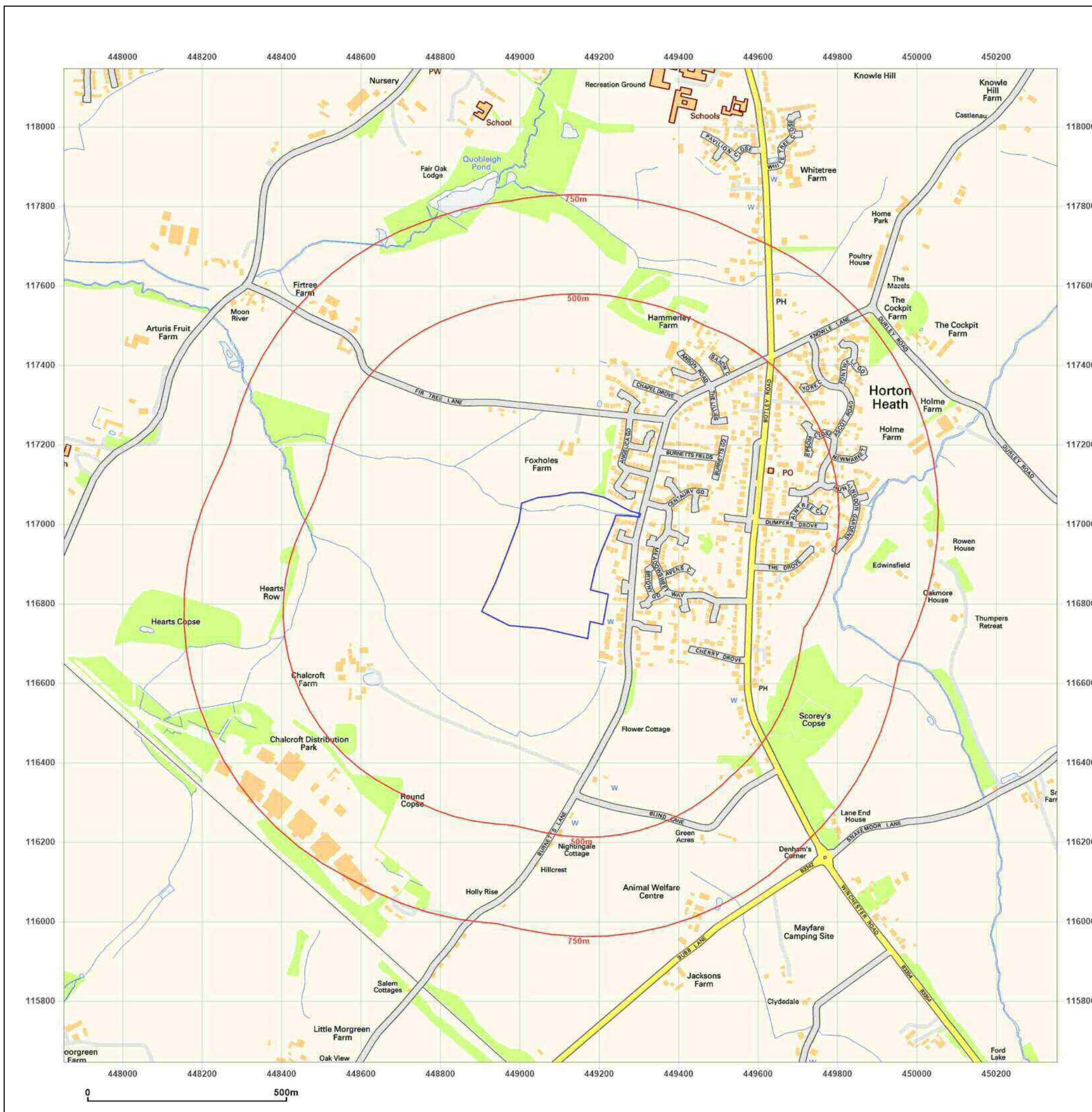


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Site Details:

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7QB

Client Ref: 22177/JM
Report Ref: GS-KYG-IDU-YCR-7J4
Grid Ref: 449103, 116896

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

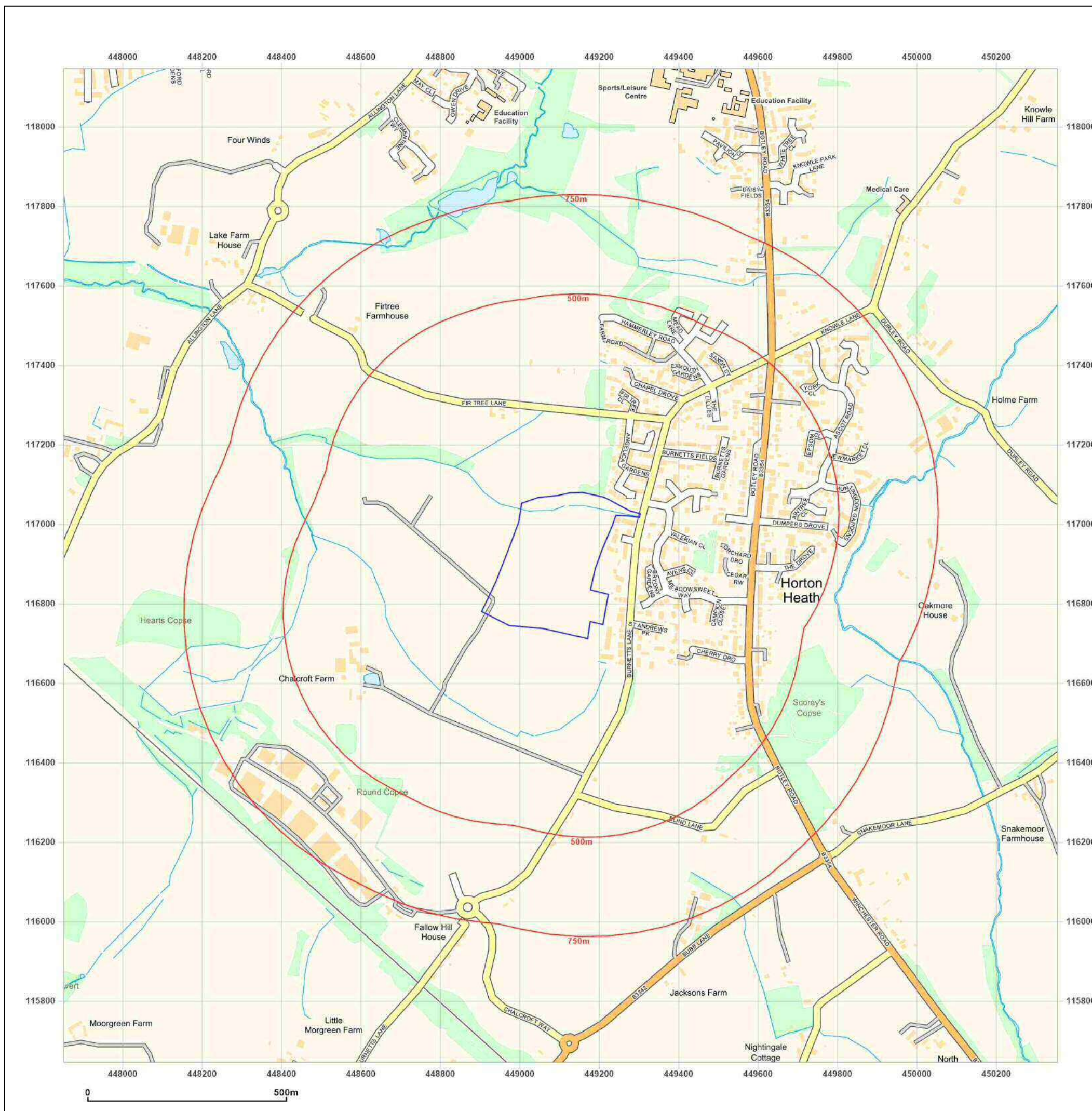


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Appendix C Groundsure Report

One Horton Heath School, Burnetts Lane, Hampshire SO50 7QB

Order Details

Date: 09/10/2025
Your ref: 22177/JM
Our Ref: GS-IBB-UXD-NWN-UR4

Site Details

Location: 449089 116899
Area: 8.56 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	0	1	0	-
16	1.2	Historical tanks	0	0	0	0	-
16 >	1.3 >	Historical energy features >	1	0	2	1	-
16	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	0	6	-
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	0	1	0	-
19	2.2	Historical tanks	0	0	0	0	-
19 >	2.3 >	Historical energy features >	5	1	6	8	-
20	2.4	Historical petrol stations	0	0	0	0	-
20 >	2.5 >	Historical garages >	0	0	0	17	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
23	3.5	Historical waste sites	0	0	0	0	-
23 >	3.6 >	Licensed waste sites >	0	0	0	3	-
24 >	3.7 >	Waste exemptions >	0	0	2	11	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	3	1	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
27	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	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	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 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
30 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	2	4	4	1	-
32	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.16	Pollutant release to public sewer	0	0	0	0	-
32	4.17	List 1 Dangerous Substances	0	0	0	0	-
32	4.18	List 2 Dangerous Substances	0	0	0	0	-
32	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
33	4.20	Pollution inventory substances	0	0	0	0	-
33	4.21	Pollution inventory waste transfers	0	0	0	0	-
33	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
34 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
36 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39	5.6	Groundwater abstractions	0	0	0	0	0
40 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	6
41	5.8	Potable abstractions	0	0	0	0	0
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



42 >	6.1 >	Water Network (OS MasterMap) >	3	0	17	-	-
44 >	6.2 >	Surface water features >	1	0	9	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
45 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
45 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
49 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
51 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	1
54	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
54 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	9
55	10.8	Biosphere Reserves	0	0	0	0	0
55	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0

56	10.12	Proposed Ramsar sites	0	0	0	0	0
56	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57 >	10.16 >	<u>Nitrate Vulnerable Zones ></u>	1	0	0	0	1
58	10.17	SSSI Impact Risk Zones	0	-	-	-	-
59 >	10.18 >	<u>SSSI Units ></u>	0	0	0	0	3
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	-	-
61	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	11.3	National Parks	0	0	0	-	-
61	11.4	Listed Buildings	0	0	0	-	-
62	11.5	Conservation Areas	0	0	0	-	-
62	11.6	Scheduled Ancient Monuments	0	0	0	-	-
62	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
63 >	12.1 >	<u>Agricultural Land Classification ></u>	Grade 4 (within 250m)				
64	12.2	Open Access Land	0	0	0	-	-
64	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	<u>Habitat designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
66 >	13.1 >	<u>Priority Habitat Inventory ></u>	0	0	9	-	-
67 >	13.2 >	<u>Habitat Networks ></u>	0	0	2	-	-
67	13.3	Open Mosaic Habitat	0	0	0	-	-
67	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
69 >	14.1 >	<u>10k Availability ></u>	Identified (within 500m)				
70	14.2	Artificial and made ground (10k)	0	0	0	0	-



71 >	14.3 >	Superficial geology (10k) >	0	0	1	2	-
72	14.4	Landslip (10k)	0	0	0	0	-
73 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
74	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
75 >	15.1 >	50k Availability >	Identified (within 500m)				
76	15.2	Artificial and made ground (50k)	0	0	0	0	-
76	15.3	Artificial ground permeability (50k)	0	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	1	-
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 >	Moderate (within 50m)				
83 >	17.2 >	Running sands >	Very low (within 50m)				
84 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
85 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
86 >	17.5 >	Landslides >	Very low (within 50m)				
87 >	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
89	18.1	BritPits	0	0	0	0	-
90 >	18.2 >	Surface ground workings >	0	0	2	-	-
90	18.3	Underground workings	0	0	0	0	0
90	18.4	Underground mining extents	0	0	0	0	-



90	18.5	Historical Mineral Planning Areas	0	0	0	0	-
91	18.6	Non-coal mining	0	0	0	0	0
91	18.7	JPB mining areas	None (within 0m)				
91	18.8	The Coal Authority non-coal mining	0	0	0	0	-
91	18.9	Researched mining	0	0	0	0	-
92	18.10	Mining record office plans	0	0	0	0	-
92	18.11	BGS mine plans	0	0	0	0	-
92	18.12	Coal mining	None (within 0m)				
92	18.13	Brine areas	None (within 0m)				
92	18.14	Gypsum areas	None (within 0m)				
93	18.15	Tin mining	None (within 0m)				
93	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
94	19.1	Natural cavities	0	0	0	0	-
94	19.2	Mining cavities	0	0	0	0	0
94	19.3	Reported recent incidents	0	0	0	0	-
94	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
96 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	21.1 >	BGS Estimated Background Soil Chemistry >	9	0	-	-	-
98	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



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Capture Date: 03/05/2023

Site Area: 8.56ha



Recent site history - 2020 aerial photograph



Capture Date: 05/04/2020

Site Area: 8.56ha



Recent site history - 2013 aerial photograph



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Capture Date: 04/06/2013

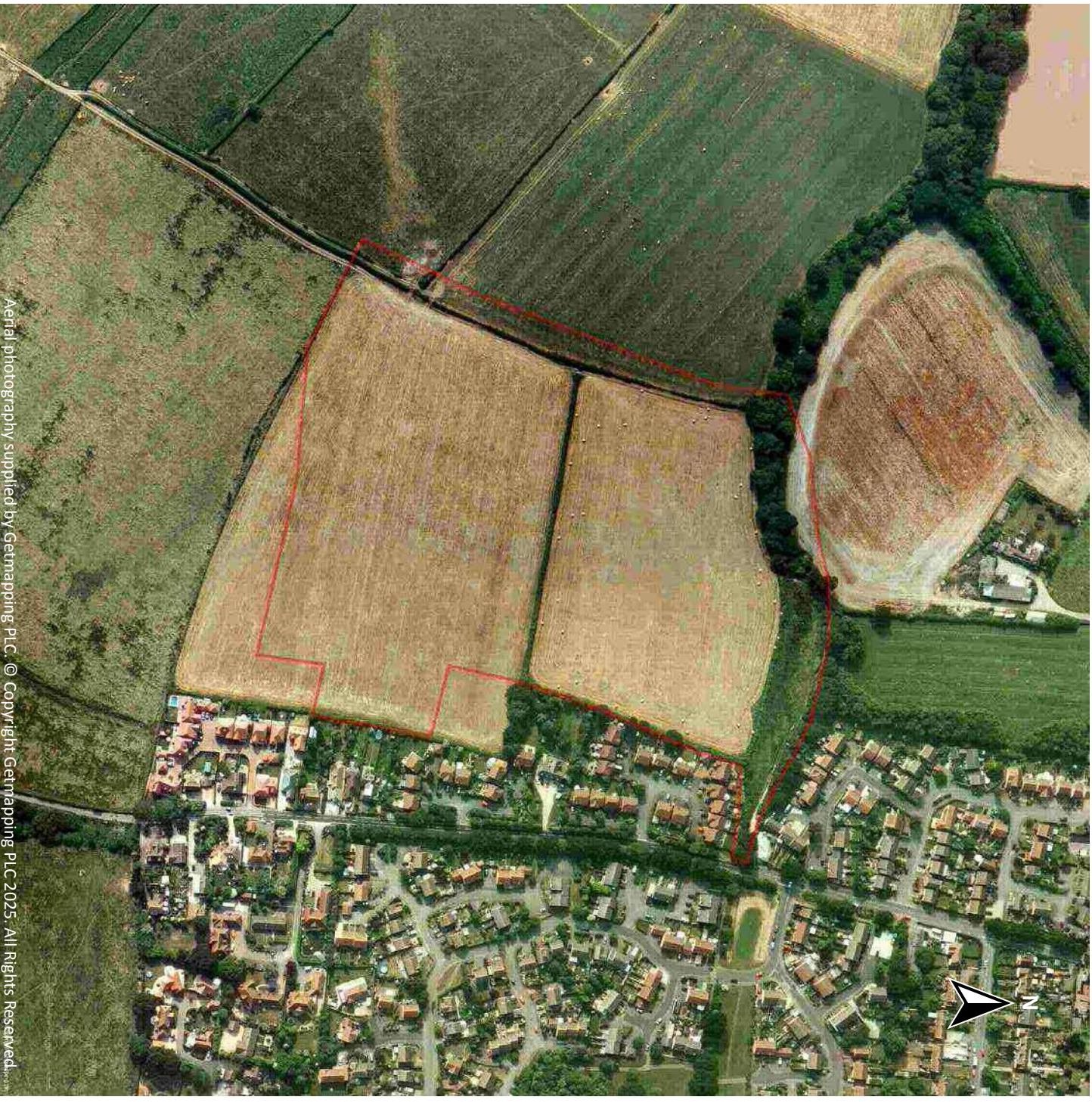
Site Area: 8.56ha



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 9 October 2025

Recent site history - 2005 aerial photograph



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Capture Date: 27/05/2005

Site Area: 8.56ha



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info@groundsure.com ↗
01273 257 755

Date: 9 October 2025

Recent site history - 1999 aerial photograph



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Capture Date: 27/07/1999

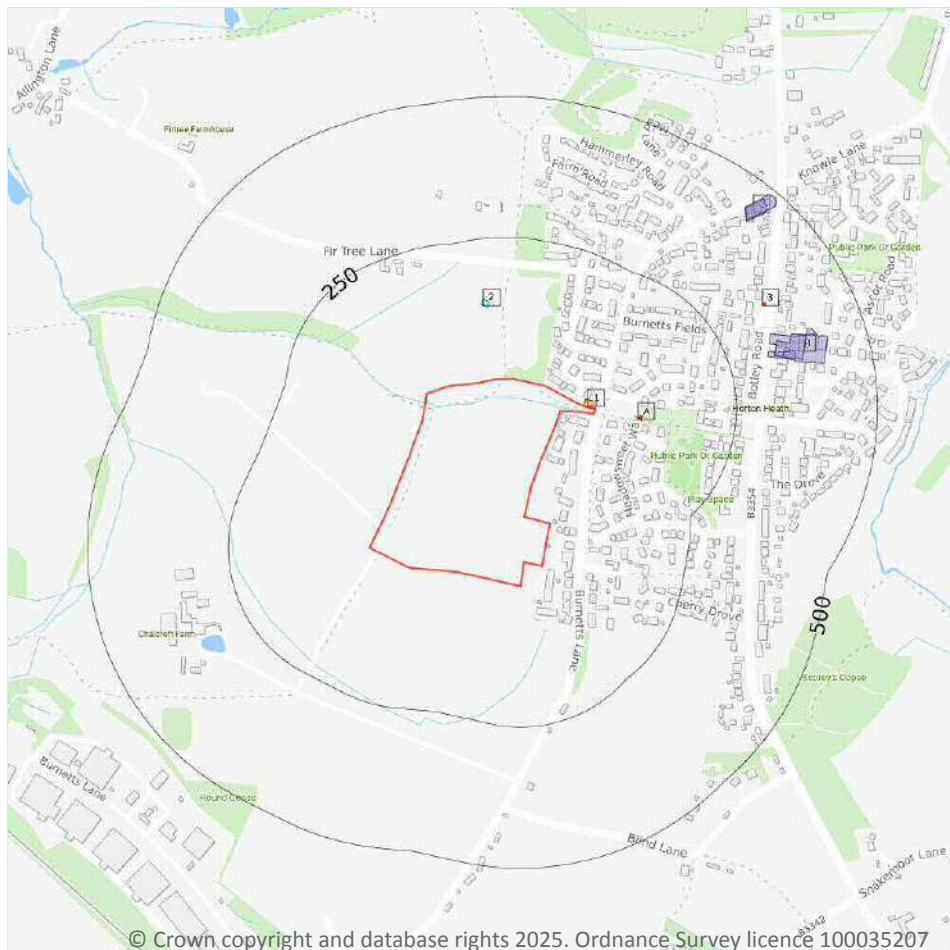
Site Area: 8.56ha



Contact us with any questions at:
info@groundsure.com 
01273 257 755

Date: 9 October 2025

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

1

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
2	129m N	Unspecified Pit	1868	1902146



This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

4

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	On site	Electricity Substation	1992 - 1997	233728
A	79m E	Electricity Substation	1994 - 1997	229633
A	82m E	Electricity Substation	1992	214806
3	349m NE	Electricity Substation	1985 - 1997	234005

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

6

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'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	320m E	Garage	1994 - 1997	71456
B	332m E	Garage	1964	69863
B	345m E	Garage	1985 - 1992	68059
C	427m NE	Garage	1997	70953
C	428m NE	Garage	1994 - 1997	70073
C	428m NE	Garage	1985 - 1992	70444

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

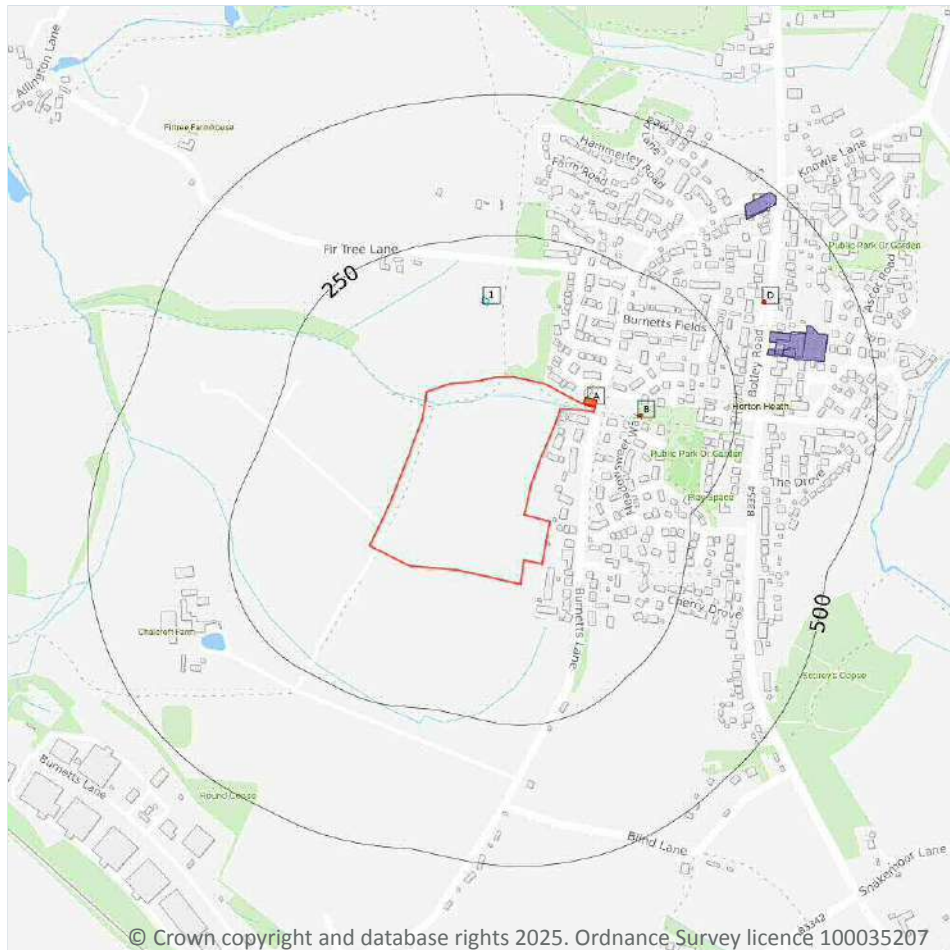
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

1

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
1	129m N	Unspecified Pit	1868	1902146

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

20

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

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Electricity Substation	1997	233728
A	On site	Electricity Substation	1997	233728
A	On site	Electricity Substation	1994	233728
A	On site	Electricity Substation	1994	233728
A	On site	Electricity Substation	1996	233728
A	On site	Electricity Substation	1992	233728
B	79m E	Electricity Substation	1997	229633
B	79m E	Electricity Substation	1997	229633
B	79m E	Electricity Substation	1994	229633
B	79m E	Electricity Substation	1994	229633
B	79m E	Electricity Substation	1996	229633
B	82m E	Electricity Substation	1992	214806
D	349m NE	Electricity Substation	1985	234005
D	349m NE	Electricity Substation	1989	234005
D	349m NE	Electricity Substation	1992	234005
D	350m NE	Electricity Substation	1997	234005

