

Wessex Tyres

Portsmouth Road

Lowford

Southampton

SO31 8EP

Revision: A

Date: September 2024

PLANNING SUBMISSION

Contents

1. Introduction	1
1.1 The Application	1
1.2 The Applicant	1
1.3 Background	1
1.4 Applicants Agent	1
2. Context	1
2.1 The Requirement	1
2.2 Site Location	1
2.3 Site Description	2
2.4 Site Character	2
2.5 Relevant Planning Policy	2
3. Survey / Investigation	3
3.1 Flood Risk	3
3.2 Ecology	3
3.3 Arboriculture	3
3.4 Transport	3
3.5 Noise Impact	3
3.6 Utilities	3
4. Proposals	4
4.1 Amount	4
4.2 Layout	4
4.3 Scale	4
4.4 Appearance	5
4.5 Landscaping	5
4.6 Access and Inclusion	5
4.7 Sustainability	5
4.8 Foul and Surface Water Drainage	5
Annexe A: Land Contamination Study	6



Figure 1 – Location Plan (Site boundary highlighted in red)



Figure 2 – Main Workshop Building (viewed from Providence Hill)

1. Introduction

1.1 The Application

This planning application is for a replacement roof to the main building at Wessex Tyres, retrospective approval for a wheel tracking unit and reception pod.

1.2 The Applicant

The applicant is Mr Shamim Miah, the owner of the site

1.3 Background

The site, Wessex Tyres, is currently operating as a tyreshop. In mid 2019 the premises were flooded and severely damaged, and rendered unusable for some weeks, by a burst water main.

This application seeks to gain approval for the following two elements:

- 1) Main Building Roof: The current roof to the main building is in a poor state of repair and requires replacement. The previous consent permitted a new roof, and this application seeks to vary the form to a mono-pitched arrangement.
- 2) Larger Additional Unit: The wheel tracking unit is complete. Planning Enforcement have advised a Section 73 route is not acceptable to regularise some changes from the consented scheme (please refer to covering letter).

1.4 Applicants Agent

This application has been produced by RS Studio on behalf of the applicant

2. Context

2.1 The Requirement

The proposal is proposed as part of a wider refurbishment, and renewal of the site, following the damage sustained by a burst water main in mid 2019. As part of this, a single new roof covering encompassing the main building is proposed along with a larger consistent footprint. In addition to the wheel tracking unit was proposed to safeguard tyres which are stored overnight and at weekends

2.2 Site Location

The application site is located at the junction of Portsmouth Road and Providence Hill (A27) within the Lowford area of Southampton, Hampshire (see figure 1). The site falls within the boundaries of Eastleigh Borough Council. The site postcode is SO31 8EP



Figure 3 – Earthen bank to Eastern Boundary of Application Site



Figure 4 – Boundary with No.7 Forge Close indicating ground level change (photo taken prior to the erection of the Wheel Tracking Unit)

2.3 Site Description

The site consists of a relatively flat segment of land located to the junction of Providence Hill and Portsmouth Road, measuring approximately 490m². It is dominated by a large workshop, utilised for tyre replacement and storage, which is orientated in a north-west south-east direction (see figure 2), and the newly completed wheel tracking unit. The site is a mixture of hard standing the road frontage and exposed gravel to the rear environs.

The site sits approximately 1-2m lower than the adjacent road to Providence Hill which is buttressed by an earthen bank immediately to the eastern boundary of the site (see figure 3). High panel fencing surrounds the existing storage area on top of a low retaining wall to the boundary with No.7 Forge Close.

The existing workshop comprises a portal frame structure mounted to a low brick wall, with corrugated cladding and roof. This structure is in a poor state of repair and flooding has caused further internal damage

2.4 Area Character

The site is an established centre for the fitting and repairing of vehicle tyres. Neighbouring properties are residential in character and are located at an elevation of approximately 0.7-0.9m above the application site (see figure 4). The nearest residential property, No.7 Forge Close, is located approximately 11m distant from the site boundary.

2.5 Planning Policy

Key policies/documents that were considered in the preparation of this application are:

POLICY 35.ES

Contaminated Land: Planning permission will only be granted on land which is known or suspected to be contaminated if the applicant can provide sufficient information to demonstrate that the land can be remediated to a suitable standard for the proposed end use.

An Environmental Desktop Study to Discharge Condition 07 of Planning Application F/18/83146 undertaken in August 2018 identified that 'no potentially significant potential pollutant linkages (PSPPLs) were identified', and it is considered that the contents of this report (submitted to Annex A) be considered as part of this application

POLICY 59.BE

Promoting Good Design: Development should take account of the context, be of good quality design and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

A series of studies were commissioned to discharge Conditions 05 (Noise/Vibration) and 06 (Plant/Machinery) as part of Planning Application F/18/83146. These advised on the anticipated noise levels during the works, and the noise levels of machinery to be used within the new building, and are now in-situ as part of the previous consent.



Figure 5 – Flood Risk Map (extract)

3. Survey / Investigation

3.1 Flood Risk

The Environment Agency flood risk maps were reviewed (see figure 5) and it was identified that the site does not lie within any Flood Zones and therefore no further flood risk assessment work has been undertaken

3.2 Ecology

As the site is light industrial, and comprises mainly hard standing and gravel, it is not anticipated that there are any protected species on site. As such no further assessment work has been undertaken

3.3 Arboriculture

There are no trees within the site extents. There is a screen of unmanaged scrub, bushes and saplings to the eastern boundary with Providence Hill, at a raised elevation. It is not anticipated that the proposals will have an adverse impact on these

3.4 Transport

The proposed transport arrangement for the site remains unchanged in principle from the approved Planning Application F/18/83146 and F/20/87321. This application is for the betterment of the existing and proposed facilities, along with more robust security arrangements, rather than specifically to increase trade, or result in greater trip generation.

The site has space for an informal arrangement for 7 vehicles to park. An additional 2 parking spaces are provided within the new wheel tracking building. The reception unit has resulted in the loss of 1no parking space from approved scheme F/20/87321, but it is noted that this portion of the business operates via appointment, thereby reducing the overall possibility of car spill onto the highway.

3.5 Noise Impact

The approved Planning Application F/18/83146 noted the proximity of adjoining residential properties to the proposed scheme, and recommended conditioning any approval with acoustic attenuation measures. The machinery on site remains as highlighted in Condition 05 (noise) and Condition 06 (machinery) as information provided in DC/18/83929 specifically comprising a mid rise scissor lift, two post vehicle lift and a Hunter 3D wheel alignment machine, all of which are now in situ.

3.6 Utilities

Proposed utilities will be as approved Planning Application F/18/83146

Figure 6 – Proposed Site Layout

4. Proposals

4.1 Amount

The completed works involve a smaller wheel tracking unit than approved under F/20/87321 in terms of overall floor area. The small reception unit is located below the existing canopy of the wheel tracking unit.

The rationalisation of the main building, involves a small increase in area along the south-western façade which will incorporate some of the existing tyre stacking area, amounting to an additional 7.3m² than the existing GEA.

4.2 Layout

The wheel tracking unit is now located at a greater distance away from residential units than the consented scheme.

The additional area generated to the main building will be fitted with racking to store higher value tyres that are delivered prior to close of business hours and stored overnight and at weekends. This will facilitate the overall reduction of external storage of tyres thus offering an improved aesthetic across the site extents.

The proposed roof to the main building will allow for internal rationalisation of the workshop space to occur, and any additional working area to stand under vehicles raised on lifts. This will allow for a clearer workshop area, creating a more navigable and useful space. A partition will delineate between the workshop and store.

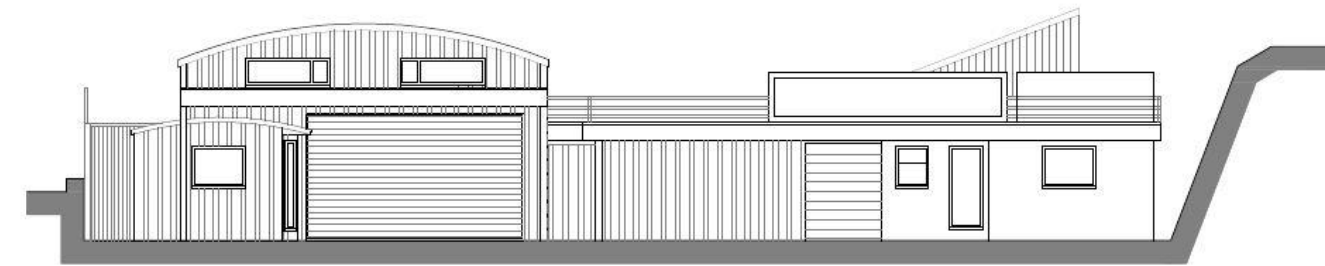
4.3 Scale

The wheel tracking unit has been built 0.18m greater than the approved height (as Planning Application F/20/87321).

The mono-pitch roof form will remain at broadly the existing eaves level and rise to a height approximately 0.35m higher than the approved ridge. This will not be noticeable from Providence Hill due the landform arrangement, and it will appear that the roof rises to meet the sloped bank. This will provide a rationalised workshop space, with suitable working head heights, which the ante-rooms in their current state are unable to provide

4.4 Appearance

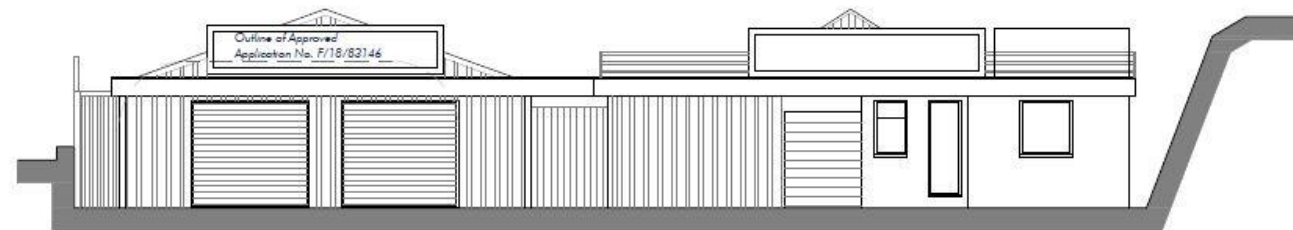
The proposed materials are to match existing building materials in style and colour, but are not intended to consist of loose corrugated sheets as current to the existing building. A powder coated metal insulated



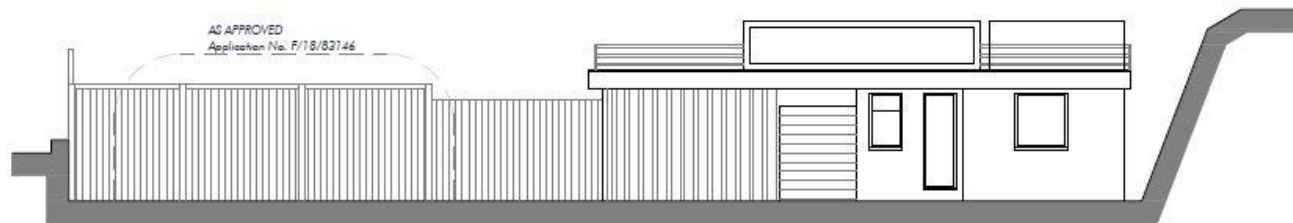
Front (Street) Elevation (Portsmouth Road)



Front (Street) Elevation (Portsmouth Road)



Front (Street) Elevation (Portsmouth Road)



Front Elevation (Portsmouth Road)

Figure 7 - Front Elevational Changes showing Approved Elevations (bottom two images), the as-built/consented scheme, and the new application (top image)

proprietary cladding system is proposed, which in addition to satisfying current Building Regulations, will offer a more visually pleasing and cohesive aesthetic, particularly to the new roof of the main building.

4.5 Landscaping

No landscaping works are proposed to the site, with the exception of timber boundary fencing to fill the gap between the boundary with No.7 Forge Close and existing wheel tracking unit

4.6 Access & Inclusion

The wheel tracking unit will offer a level access WC

4.7 Sustainability

Due to the nature of the proposals no measures over and above those required by Building Regulations are currently anticipated

4.8 Foul and Surface Water Drainage

The foul and surface water drainage arrangements are to remain as Planning Application F/18/83146 and F/20/87321

Annexe A: Land Contamination Study

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

Wessex Tyres
Portsmouth Road
Southampton
Hampshire
SO31 8EP

Client:

Wessex Tyres

Report Reference

PH1-2018-001040

Prepared by

STM Environmental Consultants Ltd

Date:

20/08/2018



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

1	CONTENTS	
1	Contents	2
2	Document Control	5
3	Disclaimer.....	6
4	Executive Summary.....	7
5	Introduction.....	8
6	Context and Objectives for the Risk Assessment.....	8
6.1	Legislative Context	8
6.1.1	Part IIA	8
6.1.2	National Planning Policy Framework.....	8
6.1.3	Environmental Damage Regulations	9
6.2	Objectives.....	9
6.3	Summary of Research Undertaken	9
7	Site Description	10
7.1	Site Location and Size	10
7.2	Site Current Use	11
7.3	Surrounding Land Uses	11
7.4	Proposed Development	11
8	Site History.....	11
8.1	Analysis of Historical Ordnance Survey Mapping.....	11
9	Environmental Characteristics.....	13
9.1	Geology	13
9.2	Hydrogeology	13
9.3	Hydrology	13
9.4	Topography	13
9.5	Designated Ecological Protection Zones.....	13
9.6	Designated Protected Buildings and Monuments.....	13
9.7	IPC Processes.....	13
9.8	Dangerous Substance and Radioactive Substance Registrations	13
9.9	Pollution Incidents	13
9.10	Waste Disposal Activities (Landfills).....	13
9.11	Coal Mining.....	14
9.12	Radon	14
9.13	Flood Risk.....	14
9.14	Asbestos within Buildings	14
10	Relevant Planning History	14
11	Site Walkover	14
11.1	Access.....	14

11.2	Topography	14
11.3	Drainage Features	14
11.4	Building Cover	14
11.5	Ground Cover	14
11.6	Visual & Olfactory Signs of Contamination	14
12	Preliminary Conceptual Risk Model (CRM)	15
12.1	Potential Sources	15
12.2	Potential Receptors	15
12.2.1	Potential Human Health receptors	16
12.2.2	Potential Groundwater Receptors	16
12.2.3	Potential Surface Water Receptors	16
12.2.4	Potential Ecological Receptors	16
12.2.5	Potential Property Receptors	16
12.3	Potential Pathways	16
12.3.1	Potential Pathways for Human Receptors	16
12.3.2	Potential Pathways for Groundwater Receptors	16
12.3.3	Potential Pathways for Surface Water Receptors	16
12.3.4	Potential Pathways for Ecological Receptors	16
12.3.5	Potential Pathways for Property Receptors	16
12.4	Potential Pollutant Linkages	17
13	Qualitative Risk Assessment	17
13.1	Assessment of Potential Significance of Potential Pollutant Linkages	19
13.1.1	Potential Risks to On-Site Human Health	19
13.1.2	Potential Risks to Off-Site Human Health	19
13.1.3	Potential Risks to Groundwater Receptors	19
13.1.4	Potential Risks to Surface Water Receptors	19
13.1.5	Potential Risks to Property Receptors	19
14	Conclusions	19
15	Recommendations	20
15.1	Watching Brief and Discovery Strategy	20
15.2	Health and Safety	20
15.3	Services	21
16	Information Gaps and Uncertainties	21
17	Appendix 1 – Decision Notice	22
18	Appendix 2 – Proposed Development Plans	23
19	Appendix 3 – Environmental Screening Report	25
19.1	Summary Datasheet	25
19.2	Historical Industrial and Waste Uses	27

19.2.1	Search Information for Potential Contaminated Land	28
19.2.2	Search Information for Environment Agency Historic Landfill	28
19.3	Hydrogeology	29
19.3.1	Search Information for Aquifer (Superficial)	29
19.3.2	Search Information for Aquifer (Bedrock)	29
19.4	Geology	30
19.4.1	Search Information for Bedrock Geology	30
19.5	Radon Gas	31
19.5.1	Search Information for Areas Potentially Affected by Radon	31
20	Appendix 4 – Site Walkover Photography	32
21	Appendix 5 - Risk Assessment Methodology	37
22	Abbreviations	39

List of Tables

Table 1:	Summary of surrounding land uses	11
Table 2:	Summary of historical land use identified from historical maps	11
Table 3:	Summary of potential contamination sources, period of operation and distance from site.	15
Table 4:	Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.	18
Table 5:	Summary of qualitative risk assessment.....	20
Table 6:	Contamination Risk Matrix	37
Table 7:	Assessment description for risk scores.....	37
Table 8:	Risk Classification System.....	37

2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address:	Wessex Tyres Portsmouth Road Southampton Hampshire S031 8EP
Site Coordinates:	448515, 110379
STM Reference:	PH1-2018-001040
Version No:	1.0
Prepared for:	Wessex Tyres
Date:	20/08/2018
Report Author:	Lara Griffin (BSc) Graduate Environmental Consultant
Draft Report Authorised by:	Simon Makoni (BSc, MSc) Director
Final Report Authorised by:	

3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd and is solely for use by Wessex Tyres (Client). Any other party using or placing reliance upon any information contained in this report does so at their own risk.

STM Environmental Consultants Ltd has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM Environmental Consultants Ltd gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. Furthermore, STM Environmental accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at Wessex Tyres, Portsmouth Road, Southampton, Hampshire, S031 8EP and is centred at national grid reference 448515, 110379. The site has an area of approximately 0.030 ha.
Current Use	The site is currently owned by Wessex Tyres who provide a wheel repair and replacement service.
Proposed Development	The development proposal is for the construction of single storey building in conjunction with the existing tyre repair and replacement business.
Site History	Examination of Ordnance Survey historic maps revealed that the site has been developed since c. 1870. The site was labelled as a Smithy in c. 1897 and remained the same until c. 1965 when it was redeveloped as a Works. The site was owned by Wessex Radiators for over 20 years until c. 2013 when it was taken over by Wessex Tyres who provides a wheel repair and replacement service. The surrounding area was agricultural land until c. 1965 when residential development occurred.
Geology	The geology beneath the site consists of bedrock of Wittering Formation consisting of clay, silt and sand.
Topography	The site is at an elevation of approximately 27.0 mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by a Secondary A Aquifer.
Hydrology	There are no surface water bodies located within 250m of the site
Contamination Assessment	On site PCLUs have included a Smithy, a Works and Garages. A conceptual site risk model was developed and a qualitative risk assessment carried out. No potentially significant potential pollutant linkages were identified.
Recommendations	Given that no potentially significant potential pollutant linkages were identified, no further action is considered necessary in respect of potential soil contamination at the proposed development. Nonetheless it is recommended that a "watching brief" is kept during the development. Any unexpected contamination encountered should be reported immediately to the Local Planning Authority.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Wessex Tyres (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at Wessex Tyres, Portsmouth Road, Southampton, Hampshire, S031 8EP.

The study is required to support Condition 7(a) of planning permission F/18/83146 for the *"construction of single storey building in conjunction with the existing tyre repair and replacement business."* (Refer to [Appendix 1](#) for the Decision Notice).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. 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 significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to make a determination that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including

- land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, CLR11 Model Procedures for the Management of Land Contamination.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

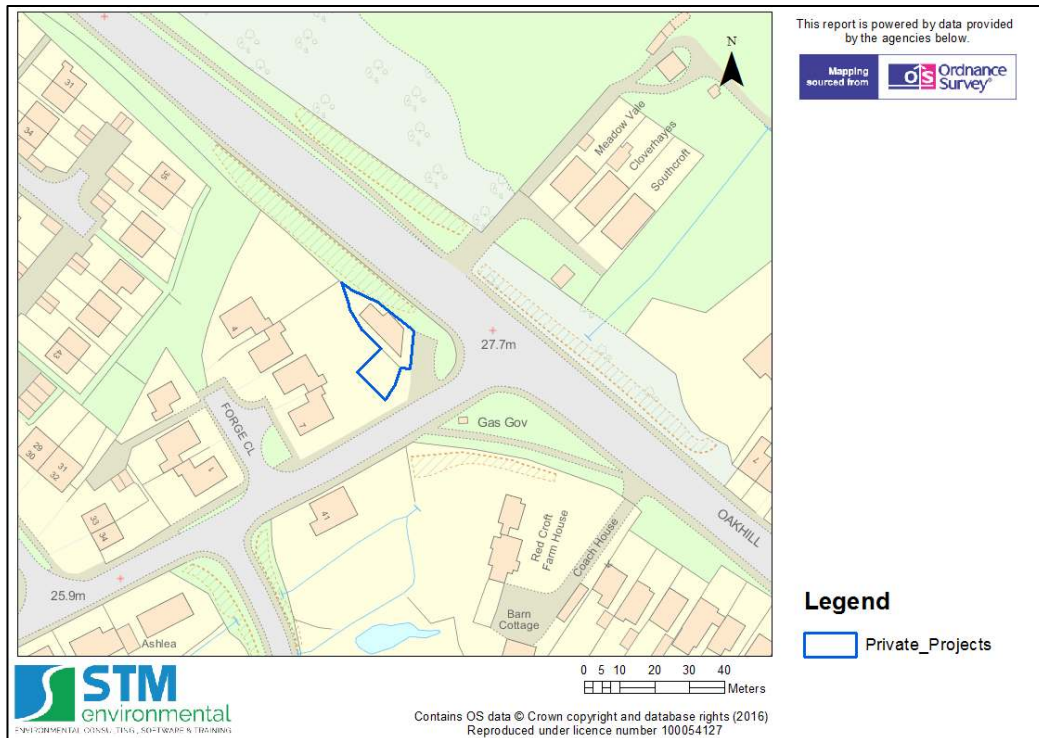
- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps
- Local Authority Planning Application Portal

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at Wessex Tyres, Portsmouth Road, Southampton, Hampshire, S031 8EP at grid reference is 448515, 110379. The site has an area of approximately 0.030 ha.

The site lies within the jurisdiction of Eastleigh Borough Council in terms of the planning process.



7.2 Site Current Use

The site is currently owned by Wessex Tyres who provide a wheel repair and replacement service.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1 below.

Table 1: Summary of surrounding land uses

Boundary	Land Use Description
Northern	A27 - Providence Hill
Eastern	Portsmouth Road
Southern	Residential dwellings
Western	Residential dwellings

7.4 Proposed Development

The development proposal is for the construction of single storey building in conjunction with the existing tyre repair and replacement business. It is understood that there are no proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 2](#).

8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1870-71 1:10,560	The site appears to have been developed with 2 buildings onsite.	The surrounding area is partially developed and partially open land, potentially agricultural.
1889 1:2,500	No significant changes.	No significant changes.
1897 1:2,500	The larger building is labelled as a Smithy.	No significant changes.
1898 1:10,560	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1909-11 1:2,500 1:10,560	No significant changes.	No significant changes.
1938-45 1:10,560	No significant changes.	No significant changes.
1962-63 1:10,560	No significant changes.	Further development S.
1965 1:2,500	Site has been redeveloped with a Works now labelled onsite.	Further development, potentially residential, SE. Bakery 114m SW.
1968 1:10,560	No significant changes.	No significant changes.
1972-78 1:10,000	No significant changes.	Further residential development NW.
1979 1:2,500	No significant changes.	No significant changes.
1986 1:10,000	Map unclear.	Map unclear.
1988 1:2,500 1:10,000	No significant changes.	No significant changes.
1989 1:10,000	No significant changes.	No significant changes.
1989-93 1:10,000	No significant changes.	No significant changes.
Current Use	The site was owned by Wessex Radiators for over 20 years until c. 2013 when it was taken over by Wessex Tyres who provides a wheel repair and replacement service.	The surrounding area is largely residential.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The LandCheck Environmental Screen report is presented in [Appendix 3](#). The results are summarised below.

9.1 Geology

The site is located on bedrock of Wittering Formation consisting of clay, silt and sand. There are no superficial deposits.

9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as a Secondary A aquifer. The bedrock is classified as a Secondary A aquifer. There are no groundwater Source Protection Zones within 250 m of the site.

9.3 Hydrology

No surface water bodies were identified within 250m of the site.

9.4 Topography

According to [Elevation Finder](#), the general site level is at 27.0 mAOD.

9.5 Designated Ecological Protection Zones

No ecological protection zones (e.g. SSSI, Ramsar, SPA or SAC) were identified onsite or within 250m of the proposed development.

9.6 Designated Protected Buildings and Monuments

No listed buildings or scheduled ancient monuments were identified onsite or within 50m of the proposed development.

9.7 IPC Processes

No IPC processes were identified onsite or within 50m of the site.

9.8 Dangerous Substance and Radioactive Substance Registrations

No List 1 or List 2 Dangerous Substance Registrations were identified onsite or within 50m of the site. No Radioactive Substance Registrations were identified onsite or within 50m of the site.

9.9 Pollution Incidents

No pollution incidents were identified onsite or within 50m of the site.

9.10 Waste Disposal Activities (Landfills)

A search of Environment Agency Historic and Authorised landfill datasets identified the following Historic Landfill within 250m of the site:

 Providence Hill – 240m NW

9.11 Coal Mining

A search of the BGS Areas potentially affected by coal mining dataset indicates that the site is not located in an area potentially affected by coal mining.

9.12 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with <1% chance of being affected by naturally occurring radon gas. Therefore, it is unlikely to be affected by radon.

9.13 Flood Risk

The site is not located within a flood zone.

9.14 Asbestos within Buildings

It is possible that Asbestos may exist within the buildings on the site and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment.

10 RELEVANT PLANNING HISTORY

Eastleigh Borough Council's online planning portal was searched in an effort to identify any relevant planning applications. No relevant documents were identified.

11 SITE WALKOVER

A site walkover was undertaken on the 17th August 2018 at 11:00. Photographs of the site are presented in [Appendix 4](#).

11.1 Access

Access is gained via the road into an open car parking area.

11.2 Topography

The site entrance slopes down from the road in a northerly direction; the site itself is flat.

11.3 Drainage Features

The following drainage features were identified onsite:

 Drains

11.4 Building Cover

The site consists of a steel structure building (25%).

11.5 Ground Cover

The ground cover onsite predominantly consists of concrete (75%).

11.6 Visual & Olfactory Signs of Contamination

No visual or olfactory signs of contamination were identified onsite.

12 PRELIMINARY CONCEPTUAL RISK MODEL (CRM)

A conceptual site risk model (CRM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLs within a 50m radius of the site as well as any PCLs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in Table 3 below.

Table 3: Summary of potential contamination sources, period of operation and distance from site.

Site Name	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Smithy	Metal Works	c. 1897	c. 1965	Onsite	0
Works	Factory or Works: use not specified	c. 1965	c. 1990	Onsite	0
Wessex Radiators	Road Vehicles: Garages and filling stations	c.1990	c. 2013	Onsite	0
Wessex Tyres	Road Vehicles: Garages and filling stations	c. 2013	Current (2018)	Onsite	0
Providence Hill	Historic Landfill Site	Unknown	Unknown	NW	240

Typical contaminants associated with the above PCLUs are:

-  Heavy Metals
-  Fuels & Fuel Oils
-  Petrol Hydrocarbons
-  Brake Fluids
-  Solvents
-  Paints
-  Landfill Gases

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers and future occupants or users of the site and the proposed development.

12.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Secondary A.

12.2.3 Potential Surface Water Receptors

There are no potential surface water receptors in the vicinity of the site.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

-  Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
-  Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
-  Inhalation of contaminated soil, fugitive dust and vapours.

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CRM. These were concerned with the following:

- Risk of direct contact with and inhalation of contaminants to on-site human health receptors (PPL1a)
- Risk of injury/death of on-site human health receptors as a result of explosion due to accumulation of ground gas from off-site sources in confined spaces within on-site dwellings. (PPL1b)
- Risk of direct contact with and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of derogation of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of derogation of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of damage to buildings and services from on-site contaminants (PPL5a)
- Risk of damage to property as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings (PPL5b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered 'contaminated land' under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers "Likelihood" and "Severity" to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 5](#).

Table 4 below summarises the conceptual site risk model (CRM) including the identified PPLs and the results of the qualitative risk assessment.

Table 4: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source	Potential Contaminants Associated Site Use as a Smithy, a Works and Garages i.e. Heavy Metals, Fuels & Fuel Oils, Petrol Hydrocarbons, Brake Fluids, Solvents, Paints and Landfill Gases							
Potential Contaminants	On and Off-Site Contaminants		On Site Contaminants		On Site Contaminants		On and Off-Site Contaminants	
Potential Pathways	- Ingestion of soils, garden vegetables and dust - Ingestion of contaminated drinking water - Dermal Absorption - Inhalation of dusts and vapours indoors and outdoors - Migration of ground gases and vapours into properties			Leaching in the unsaturated zone and diffusion in the saturated zone		- Overland run-off - Drainage channels - Base flow	- Migration of ground gases and vapours through the unsaturated zone - Attack on water supply service pipes	
Potential Receptors	ON SITE HUMANS Future occupiers, visitors, construction workers		OFF SITE HUMANS Residents, visitors		GROUND WATER Secondary A	SURFACE WATER None	ON SITE PROPERTY Buildings and services	
Potential Hazards	- Adverse health effects - Injury/Death	Explosion/ Methane build up in confined spaces	- Adverse health effects - Injury/Death	Explosion/ Methane build up in confined spaces	Derogation of groundwater quality	- Derogation of surface water quality - Ecological impacts	Damage to property and services	Explosion Methane build up in confined spaces
Potential Pollutant Linkage ID	PPL1a	PPL1b	PPL2a	PPL2b	PPL3	PPL4	PPL5a	PPL5b
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Major (4)	Major (4)
LIKELIHOOD	Improbable (1)	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)
RISK	Low (4)	Low to Moderate (8)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Low (4)	Low to Moderate (8)
POTENTIALLY SIGNIFICANT?	NO	NO	NO	NO	NO	NO	NO	NO

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health

PPL1a was considered unlikely to have the potential to be significant. The site is to remain under light industrial use and it is understood that the development will not include any ground break as the proposed building will be erected on the existing concrete foundations and will be a lightweight structure; similar to the existing building. Therefore, it is considered unlikely that human health receptors (i.e. construction workers and future occupiers of the dwellings) could be exposed to any potential contamination during development and after completion.

PPL1b was considered unlikely to have the potential to be significant. Although a historic landfill site was identified approximately 240m from the site, given the distance and the fact the area is an established residential area with no evidence of landfill gas impacts; this risk is considered to be low.

13.1.2 Potential Risks to Off-Site Human Health

PPL2a was considered unlikely to have the potential to be significant. It is understood that the development will not include any ground break, therefore, offsite human health receptors are considered unlikely to be exposed to any mobile contaminants present in the sub-surface.

PPL2b was considered unlikely to have the potential to be significant as no potential sources of explosive ground gases (i.e. landfills) were identified onsite.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 was considered unlikely to have the potential to be significant. Although the site is underlain by a Secondary A Aquifer, it is understood that the development will not include any ground break, therefore, groundwater receptors are unlikely to be exposed to any potential contamination.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 was considered unlikely to have the potential to be significant as no surface water bodies were identified within 250m of the site.

13.1.5 Potential Risks to Property Receptors

PPL5a is considered unlikely to have the potential to be significant. It is understood that the development will not include any ground break, therefore, property receptors are considered unlikely to be affected by any potential contamination.

PPL5b was considered unlikely to have the potential to be significant. Although a historic landfill site was identified approximately 240m from the site, given the distance and the fact the area is an established residential area with no evidence of landfill gas impacts; this risk is considered to be low.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support the discharge of Condition 7(a) of planning permission F/18/83146 for the *“construction of single storey building in conjunction with the existing tyre repair and replacement business.”*

A review of historical maps and planning records suggests that the site and immediate adjacent land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included a Smithy, a Works and Garages.

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 5 below.

Table 5: Summary of qualitative risk assessment

Potential Receptor	PSPPLs	Risk
On-Site Human Health (i.e. future occupiers and construction workers)	No	Low
Off-Site Human Health (i.e. occupiers of neighbouring properties)	No	Low
Groundwater	No	Low
Surface Water	No	Low
Property (i.e. buildings and services)	No	Low

15 RECOMMENDATIONS

Given that no potentially significant potential pollutant linkages (PSPPLs) were identified, no further action is considered necessary in respect of potential soil contamination at the proposed development.

15.1 Watching Brief and Discovery Strategy

Although no PSPPLs were identified at the site, it does not mean that they do not exist.

It is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.2 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

-  Provision of appropriate Personal Protective Equipment (PPE);
-  Availability of site welfare;
-  Good personal hygiene, washing and changing procedures;
-  Daily safety briefings.

15.3 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

It is recommended that all services, and in particular potable water, should be supplied using materials that are resistant to attack and degradation to chemical attack.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

17 APPENDIX 1 – DECISION NOTICE

MR NICHOLAS JENKINS
COAST ARCHITECTURE LTD
MIDDLE HOUSE,
3 SAMPAN CLOSE,
WARSASH,
PARK GATE
SOUTHAMPTON
SO31 9BU

Application	F/18/83146
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Friday 27 July 2018

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/18/83146

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 24 May 2018 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of single storey building in conjunction with the existing tyre repair and replacement business
Site: WESSEX RADIATORS, PORTSMOUTH ROAD, BURSLEDON, SOUTHAMPTON, SO31 8EP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, 101 rev A & 102.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 9 of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 No demolition or construction work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
- a) location of temporary construction material and plant storage areas used during demolition and construction;
 - b) the arrangements for deliveries associated with all construction works, loading and the unloading of plant
 - c) the parking of vehicles of site operatives and visitors;

Reason: To limit the impact the development has on the highways network.

- 5 No demolition or construction works shall start until a noise and vibration report that assesses the impact of site preparation and construction works on existing and neighbouring residential properties and where necessary mitigation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The assessment should have due regard to the advice and guidance contained in British Standard BS5228:2009 (A1 2014) "Noise And Vibration Control On Construction And Open Sites". The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of occupiers of any nearby premises and minimise the risk of vibration damage to neighbouring buildings

- 6 No development shall commence until details of fixed plant and machinery to be used in the approved development has been submitted to and approved in writing by the Local Planning Authority. The details shall include suitable acoustic attenuation, or equipment sited at agreed locations, in order to mitigate the effects of noise on nearby residential properties.

Reason: In the interest of residential amenity.

- 7 No demolition or construction works shall start on site until the following has been submitted to, and approved in writing by the Local Planning Authority (LPA):
- a) A Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance and as set out in Contaminated Land Report Nos. 11, CLR11, and BS 10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
 - b) A Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS 10175:2011+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA
 - c) A detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring Such a

scheme shall include nomination of a competent person to oversee the implementation of the works.”

Reason: To minimise the risk from land contamination for public safety.

- 8 The development hereby permitted shall not be brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 7(c) that any remediation scheme required and approved under the provisions of condition 7(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with the guidance contained in CLR11 and EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:
- a) A description of the site and its background, and summary of relevant site information,
 - b) A description of the remediation objectives and remedial works carried out
 - c) Verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme ,photographs of the remediation works in progress, etc.
 - d) Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly
- Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 7(c)”.

Reason: To minimise the risk from land contamination for public safety.

- 9 The development hereby permitted shall not be brought into use until the area shown on the approved site plan for the parking and manoeuvring of vehicles shall have been made available and thereafter permanently retained and reserved for the purpose of parking in connection with the business. No external storage shall take place within the car parking area.

Reason: To make provision for off street parking for the purpose of highway safety.

- 10 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

- 11 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 12 Any items stored or stacked on the site shall not exceed 2m in height as measured from ground level and external storage shall only be for the approved business on the site.

Reason: In the interest of visual amenity and to protect the amenity of adjoining residential properties.

- 13 The approved single storey building shall only be used in conjunction with the approved business on the site.

Reason: In the interest of amenity

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield".

Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes

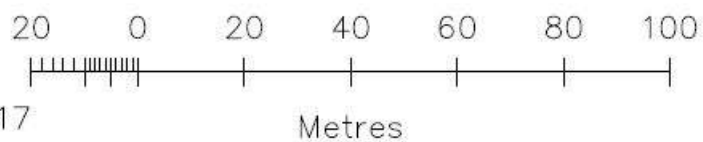
18 APPENDIX 2 – PROPOSED DEVELOPMENT PLANS

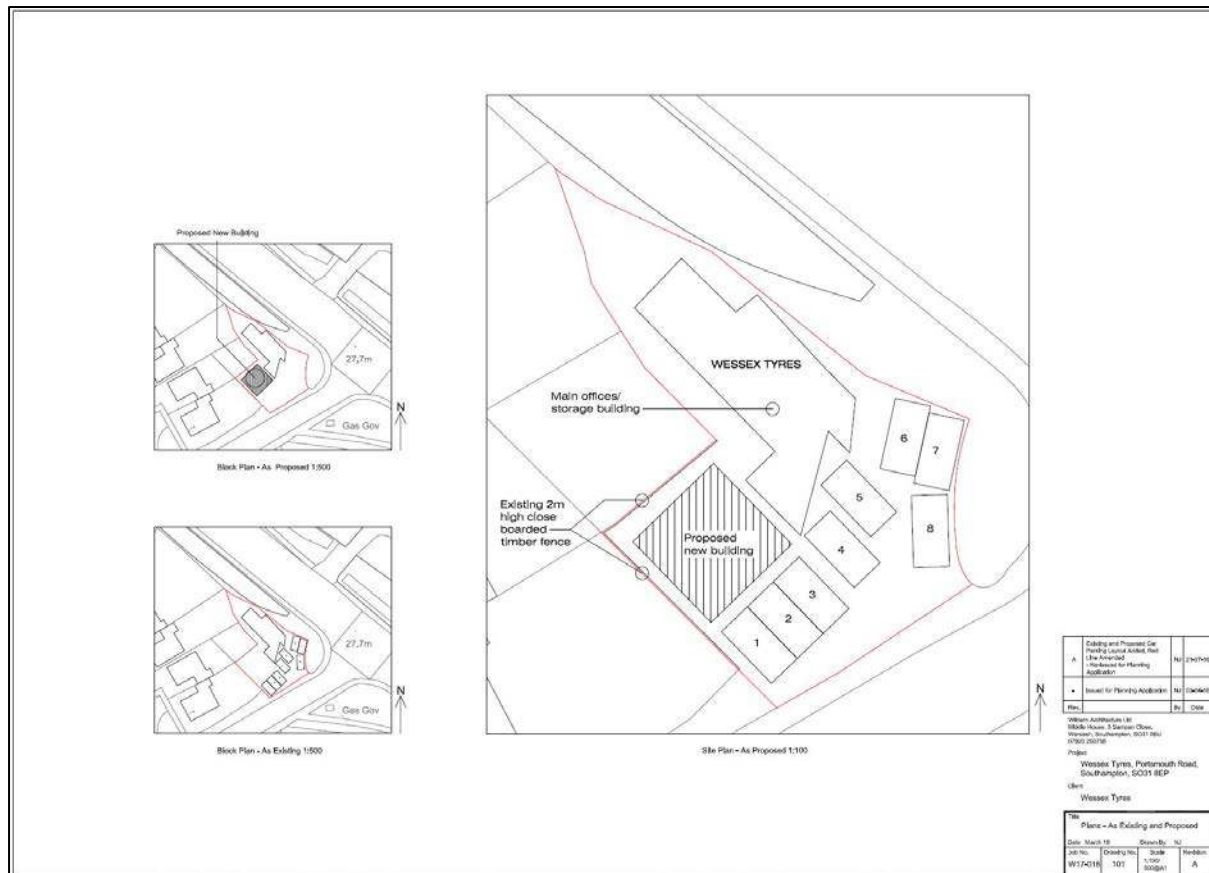
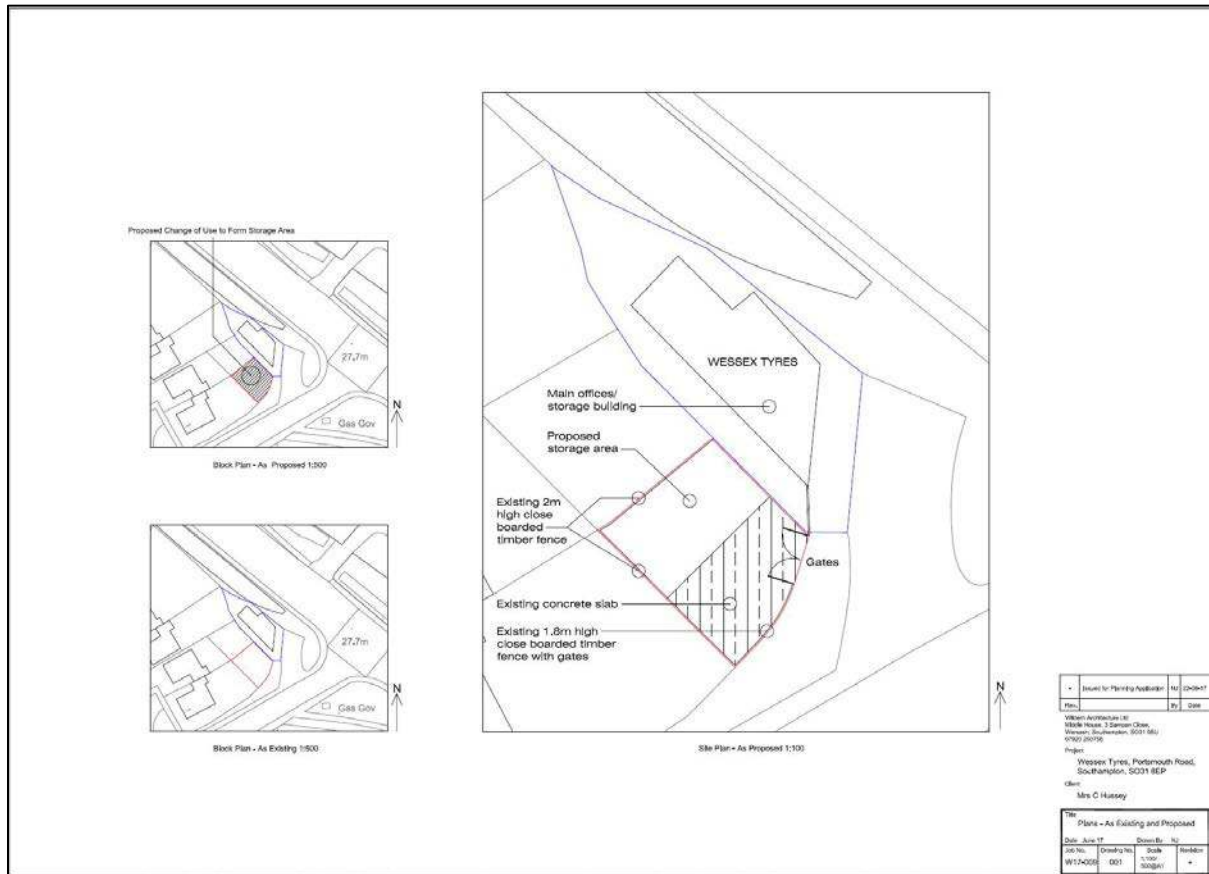
Ordnance Survey®



Scale 1:1250

© Crown Copyright 2017



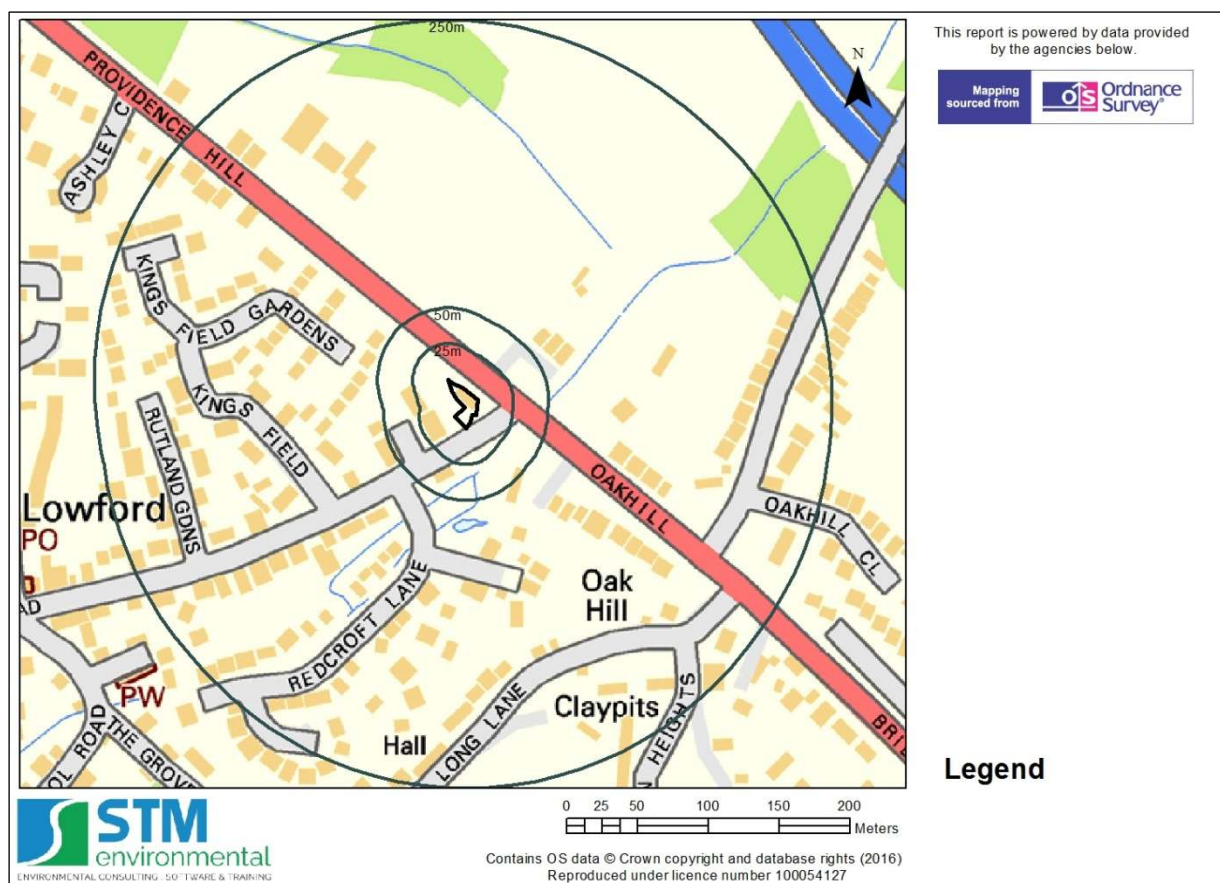


19 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT

19.1 Summary Datasheet

Search Layer Name	Search Distance	Data Available	No. of features identified
Potential Infilled Land	250 m	No	0
Potential Contaminated Land	250 m	Yes	5
Environment Agency Historic Landfill	250 m	Yes	1
Environment Agency Authorised Landfill	250 m	No	0
Industrial sites	250 m	No	0
Red List Discharge Consents	250 m	No	0
Pollution Incidents	250 m	No	0
List 1 Dangerous Substances	250 m	No	0
List 2 Dangerous Substances	250 m	No	0
Radioactive Substance Registrations	25 m	No	0
Aquifer (Superficial)	250 m	Yes	1
Source Protection Zones	250 m	No	0
Aquifer (Bedrock)	0 m	Yes	1
Superficial Geology	0 m	No	0
Bedrock Geology	0 m	Yes	1
Areas of Outstanding Natural Beauty	500 m	No	0
Listed Building	50 m	No	0
Special Sites of Scientific Interest	500 m	No	0
Special Protection Areas	500 m	No	0
Special Areas of Conservation	500 m	No	0
Ramsar	500 m	No	0
National Nature Reserves	500 m	No	0
Local Nature Reserves	500 m	No	0
World Heritage Sites	50 m	No	0

Search Layer Name	Search Distance	Data Available	No. of features identified
Historic Park and Gardens	50 m	No	0
Scheduled Ancient Monuments	50 m	No	0
BGS Coalfields	50 m	No	0
BGS Brine Areas	50 m	No	0
BGS Methane/CO2 Superficial	250 m	No	0
BGS Methane/CO2 Bedrock	50 m	No	0
Areas Potentially Affected by Radon	50 m	Yes	1
Flood Zone 3	0 m	No	0
Flood Zone 2	0 m	No	0

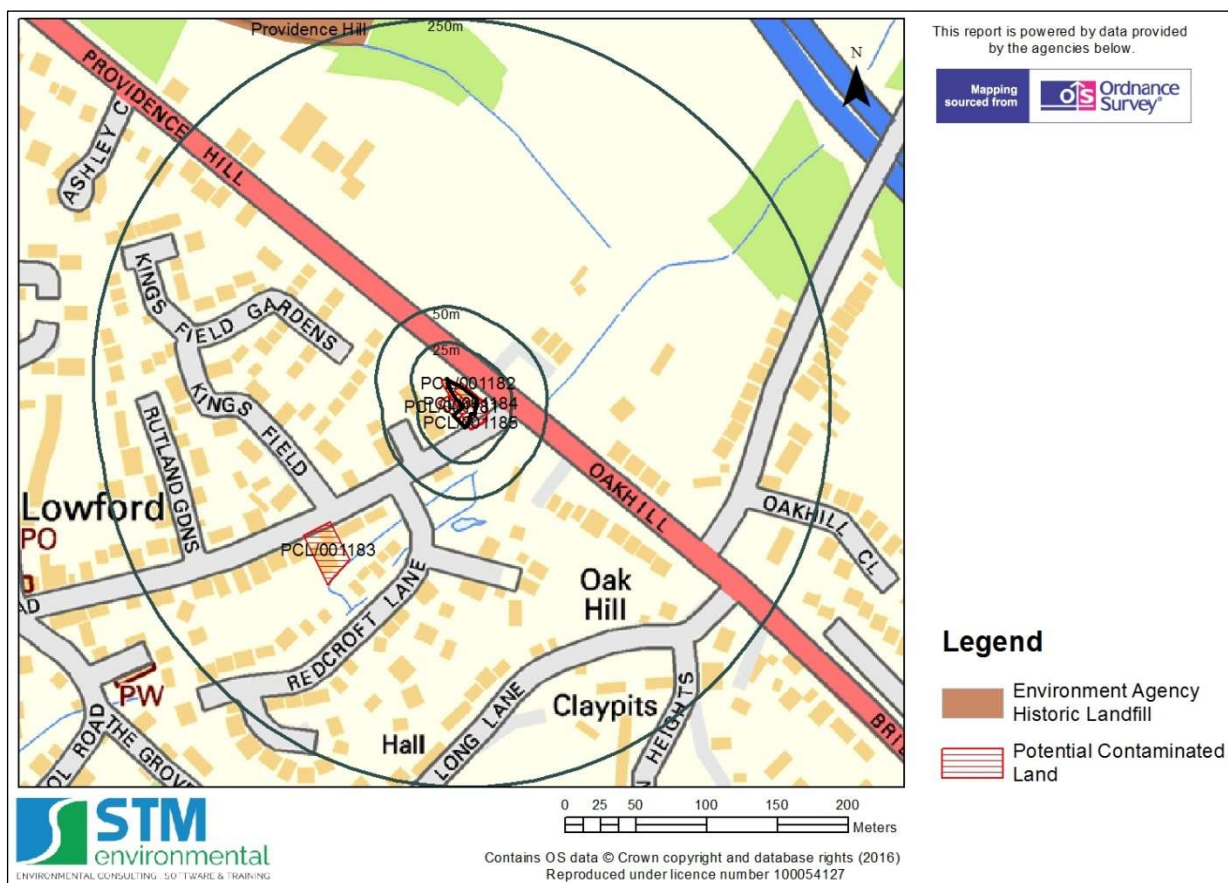


19.2 Historical Industrial and Waste Uses

This layer provides data on potential contaminated land sites, operational landfills and waste sites.

Part 2A of the Environmental Protection Act 1990 defines contaminated land as “land where substances could cause either significant harm to people or protected species or significant pollution of surface waters or groundwater”. Part 2A is enforced by Local Authorities, who have a duty to inspect their areas for the purposes of identifying such land. Where an Authority designates land to be “contaminated land”, it has a duty to serve notice on the person who caused the pollution (the polluter) requiring them to remediate the land. If the polluter cannot be found, then the duty to remediate falls upon the current owner or occupier of the land.

Land that has been subject to previous industrial use (i.e. former workshops/factories, landfills, mining, petrol stations etc) will typically have become contaminated to some extent and is therefore referred to as “potentially contaminated land” (PCL). We have searched databases compiled from a variety of sources (i.e. Environment Agency, BGS, Coal Authority, Ordnance Survey) in order to make an assessment as to whether the land on which the property of interest lies and its immediate surrounding area has been subject to previous industrial uses and as such if the property could be at risk of being declared as “Contaminated Land”. With respect to search distances for PCLs, we have searched within 50m of the site for non-landfills and 250m for known landfills/unknown filled ground as the latter has the potential to generate hazardous ground gases which can migrate over substantial distances.



19.2.1 Search Information for Potential Contaminated Land

Selection Summary for layer

4 feature(s) identified on site.

0 feature(s) identified off site within 50 metres

1 feature(s) identified off site within 50 - 250 metres

ID	name	Approx. distance (m)	Approx. Area (m2)	Grid Ref.
On Site				
PCL/001181	Smithy	0.00	133.67	448498, 110379
PCL/001182	Works	0.00	147.2	448509, 110388
PCL/001184	Wessex Tyres	0.00	546.04	448508, 110382
PCL/001185	Wessex Radiators	0.00	487.81	448508, 110381
Identified Off-site - Within 0-50m				
None				
Identified Off-site - Within 50-250m				
PCL/001183	Bakery	114.15	721.19	448410, 110280

19.2.2 Search Information for Environment Agency Historic Landfill

Selection Summary for layer

0 feature(s) identified on site.

0 feature(s) identified off site within 50 metres

1 feature(s) identified off site within 50 - 250 metres

Identified Off-site - Within 250 metre buffer

Record 1 of 1

Ref Number: EAHLD20516

Site Name: Providence Hill

EA_WMLR: 0

SITE_REF: FEA31, EAST 7

Licence Holder:

Issue Date:

Surrender Date:

INERT: Yes

INDUSTRIAL:

COMMERCIAL:

HOUSEHOLD:

SPECIAL:

LIQSLUDGE:

WASTEUNK:

GASCONTROL:

LEACHATCNT:

EXEMPT:

LICENCED:

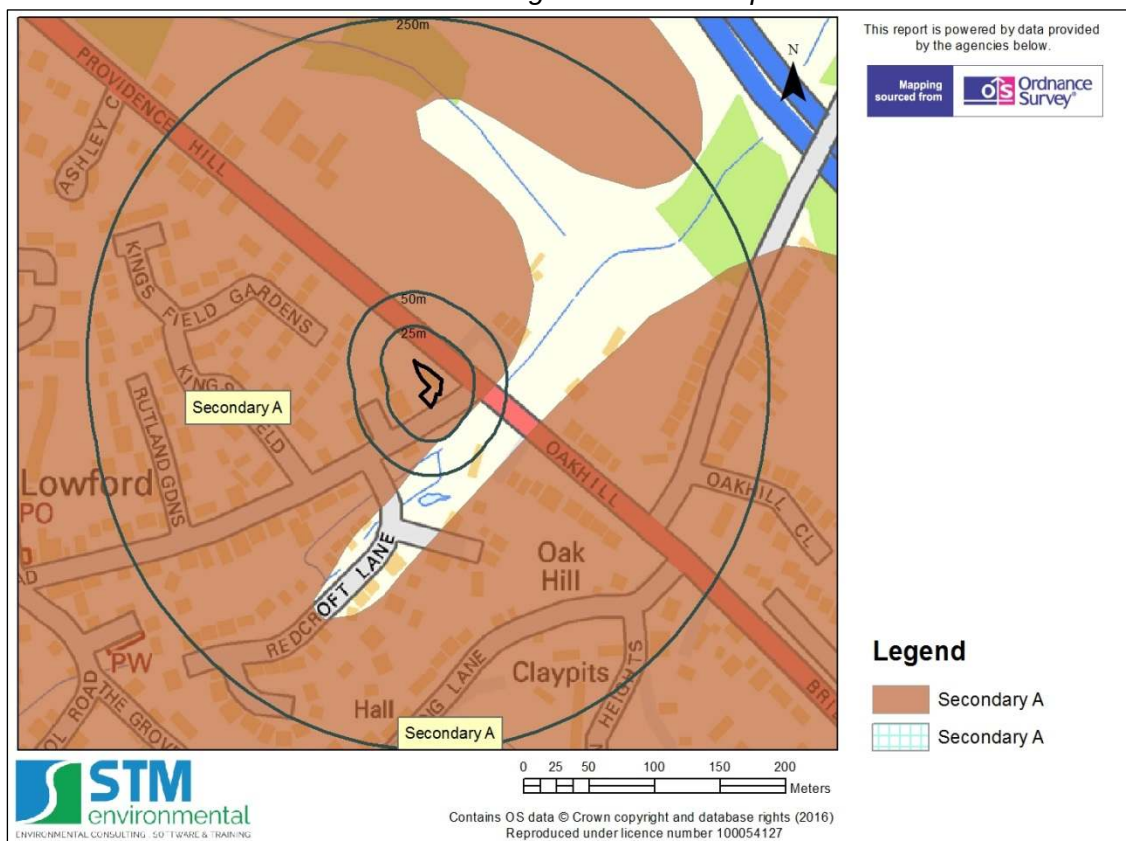
NOLICREQ:

Approximate distance from site: 238.91m

Feature Area: 35218.74m²

19.3 Hydrogeology

The hydrogeology classification is provided by British Geological Society Mapping describing the nature of the bedrock and superficial aquifer that might be located at the site. The ground source protection zones provide an indication of protected ground water areas and the travel time associated with a contaminant reaching the sensitive aquifer.



19.3.1 Search Information for Aquifer (Superficial)

Selection Summary for layer

0 feature(s) identified on site.

0 feature(s) identified off site within 50 metres

1 feature(s) identified off site within 50 - 250 metres

Designation	Grid Ref.
On Site	
None	
Identified Off-site - Within 0-50m	
None	
Identified Off-site - Within 50-250m	
Secondary A	448487, 110053

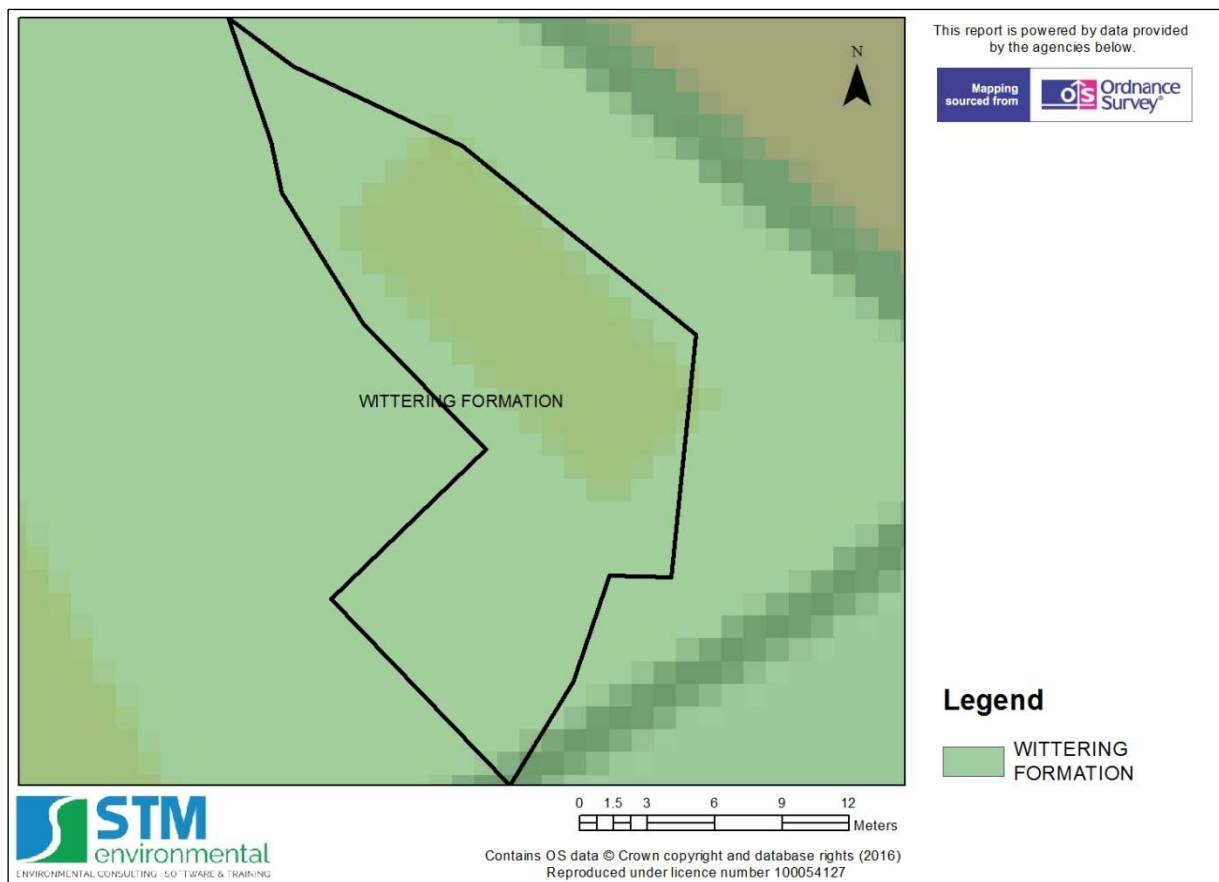
19.3.2 Search Information for Aquifer (Bedrock)

Selection Summary for layer

1 feature(s) identified on site.

Designation	Grid Ref.
On Site	
Secondary A	446665, 111293

19.4 Geology



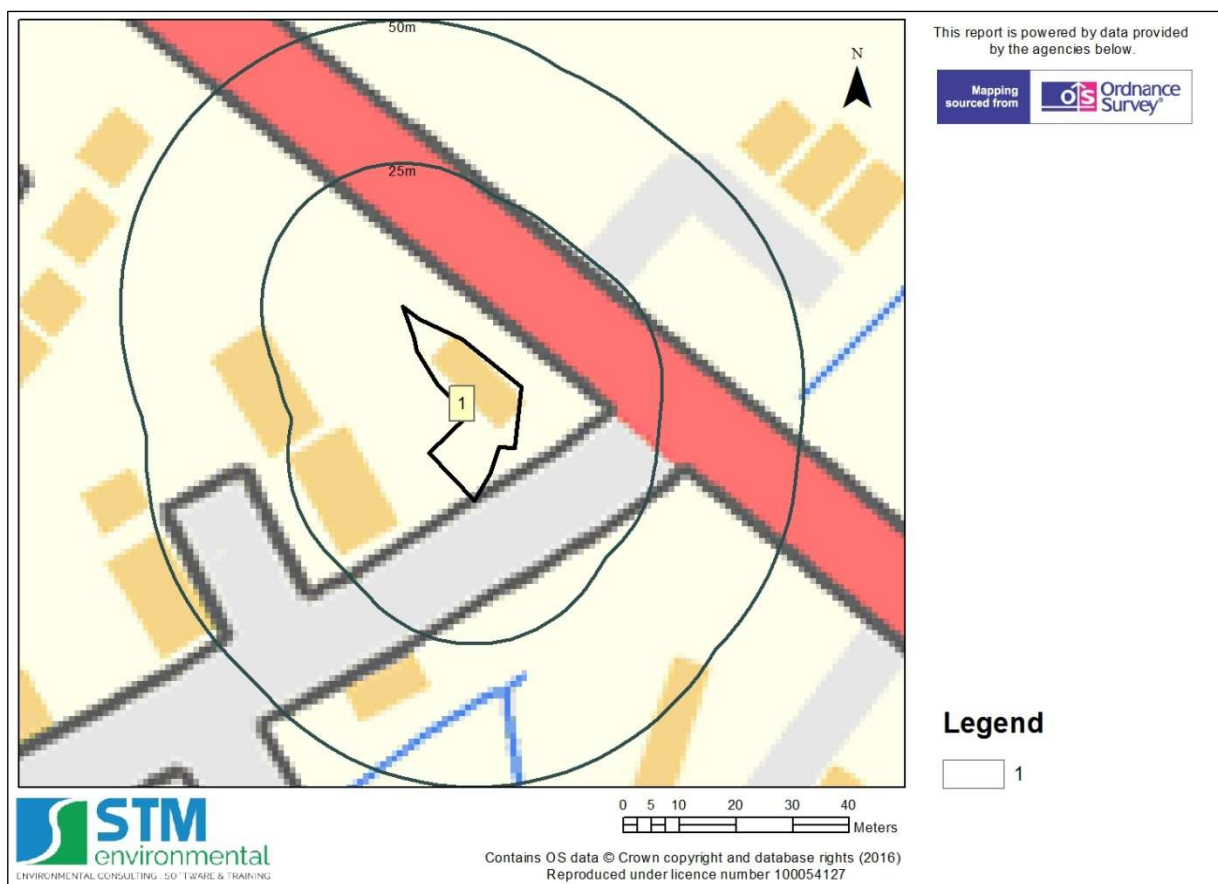
19.4.1 Search Information for Bedrock Geology

Selection Summary for layer

1 feature(s) identified on site.

Classification	Type	Grid Ref.
On Site		
WITTERING FORMATION	CLAY, SILT AND SAND	446834, 111469

19.5 Radon Gas



19.5.1 Search Information for Areas Potentially Affected by Radon

Selection Summary for layer

1 feature(s) identified on site.

0 feature(s) identified off site within 50 metres

Class	Grid Ref.
On Site	
1	447450, 112538
Identified Off-site - Within 0-50m	
None	

Radon Classes

- 1 = <1%
- 2 = 1-3%
- 3 = 3-5%
- 4 = 5-10%
- 5 = 10-30%
- 6 = 30-100%

The class in which the property lies defines the percentage of properties which are above the action level of 200 Bqm-3 for radon gas within the UK according to Public Health England. Properties with a greater than 1% chance of a house having radon levels above the Action Level are designated as Affected Areas. Public Health England recommends that people in Affected Areas should test their homes for radon.

20 APPENDIX 4 – SITE WALKOVER PHOTOGRAPHY











21 APPENDIX 5 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

$$\text{RISK} = \text{LIKELIHOOD} \times \text{SEVERITY}$$

The matrix given in Table 6 provides a means of calculating the overall risk; while Table 7 provides the qualitative assessment based on the risk score.

Table 6: Contamination Risk Matrix

		Potential Severity				
		Fatal = 5	Major = 4	Moderate = 3	Minor = 2	Slight = 1
Probable Likelihood	Frequent = 5	Very High	High	Moderate	Low	Very Low
	Probable = 4	High	High	Moderate	Low	Very Low
	Possible = 3	Moderate	Moderate	Moderate	Low	Very Low
	Remote = 2	Low	Low	Low	Low	Very Low
	Improbable = 1	Very Low	Very Low	Very Low	Very Low	Very Low

Table 7: Assessment description for risk scores

Risk Score	Risk Assessment
1-5	Very Low to Low
6-10	Low to Moderate
11-15	Moderate
16-20	High
21-25	Very High

Table 8: Risk Classification System

Risk Term	Description
Very Low to Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to a designated receptor. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if

	realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

22 ABBREVIATIONS

Abbreviation	Description
c.	circa
CLRA	Contaminated Land Risk Assessment
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
LAPC	Local Authority Pollution Control
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic aromatic hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCB	Polychlorinated Biphenyl
PCL	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SI	Site Investigation
SPOSH	Significant Possibility of Significant Harm
UXO	Unexploded Ordnance