

HAMPSHIRE CARNIVOROUS PLANTS LTD, STROUDWOOD NURSERY, STROUDWOOD LANE, LOWER UPHAM, SO32 1HG

Professional opinion



Contaminated Land

Low:
Acceptable Risk [page 10 >](#)



Flooding

Low-Moderate [page 19 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Not identified



Radon

Passed



Energy

Identified [page 24 >](#)



Planning Constraints

Not identified



Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**. Please see [page 6 >](#) for details and guidance.

5 years

C

Low to moderate risk

30 years

C

Low to moderate risk

A

B

C

D

E

F

Negligible risk

High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 8 >](#) for details.

Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

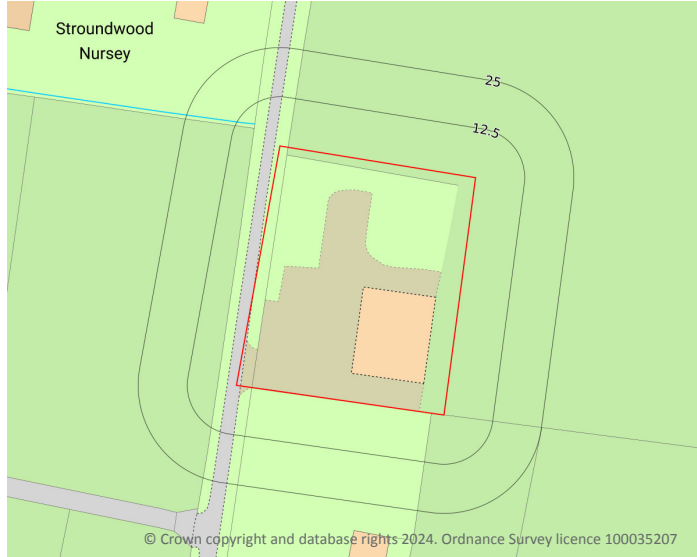
Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Site Plan



Useful contacts

Eastleigh Borough Council:

<http://www.eastleigh.gov.uk/> ↗

CustomerServiceCentre@eastleigh.gov.uk ↗

023 8068 8000

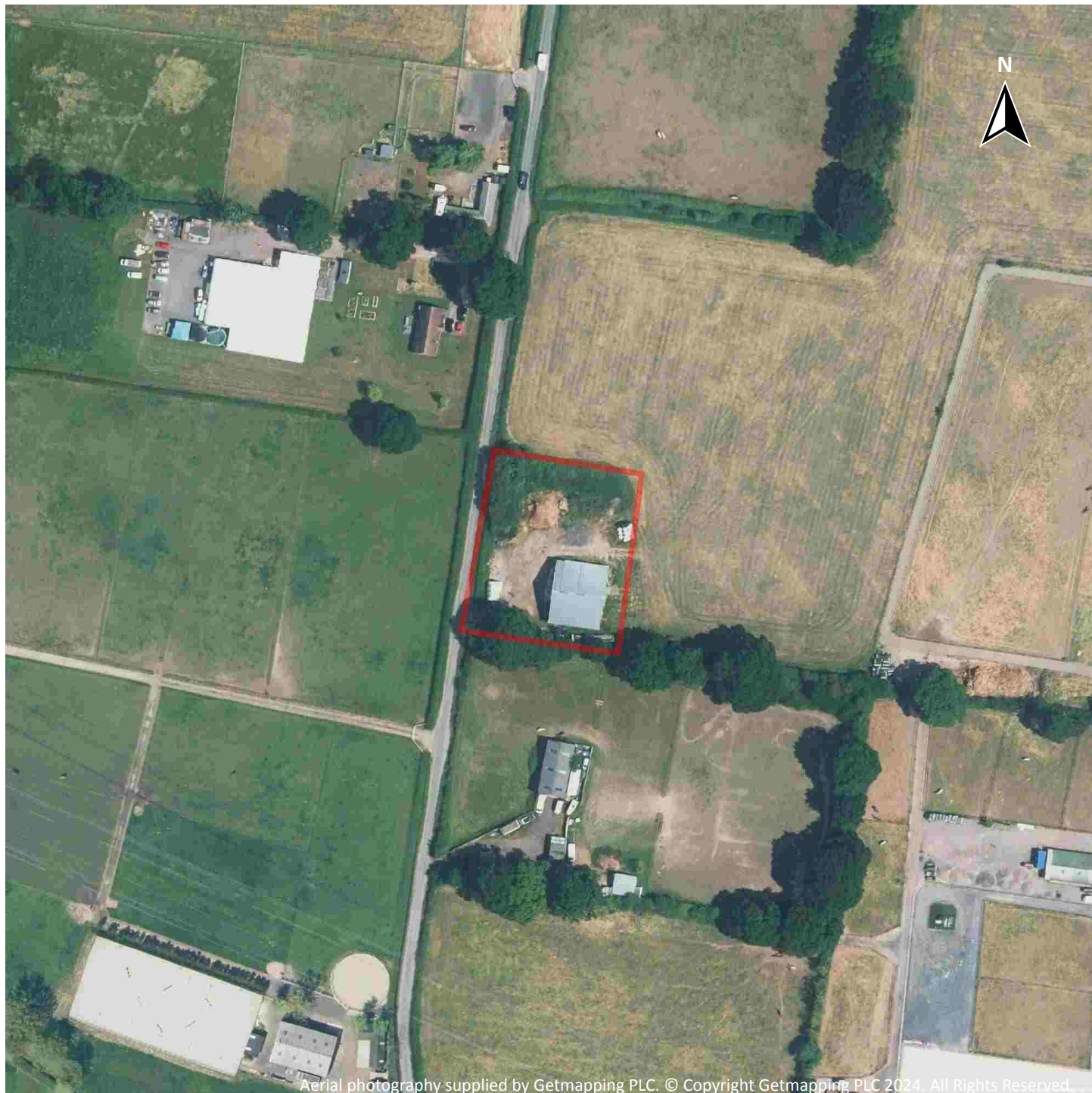
Environment Agency National Customer
Contact Centre (NCCC):

enquiries@environment-agency.gov.uk ↗

03708 506 506



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 05/04/2020

Site Area: 0.32ha



[Back to Summary](#)

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

Ref: GS-Q4O-RAI-JHQ-NQO
Your ref: Stroudwood_Lane
Grid ref: 451439 119619

Overview of findings and recommendations

Contaminated Land

Low risk

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

More information on [page 10](#) >

Flooding

Low-Moderate risk

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on [page 19](#) >

Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.



Wind

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Projects

- visit the National Infrastructure Planning website at infrastructure.planninginspectorate.gov.uk/projects/ ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

More information on [page 24](#) >



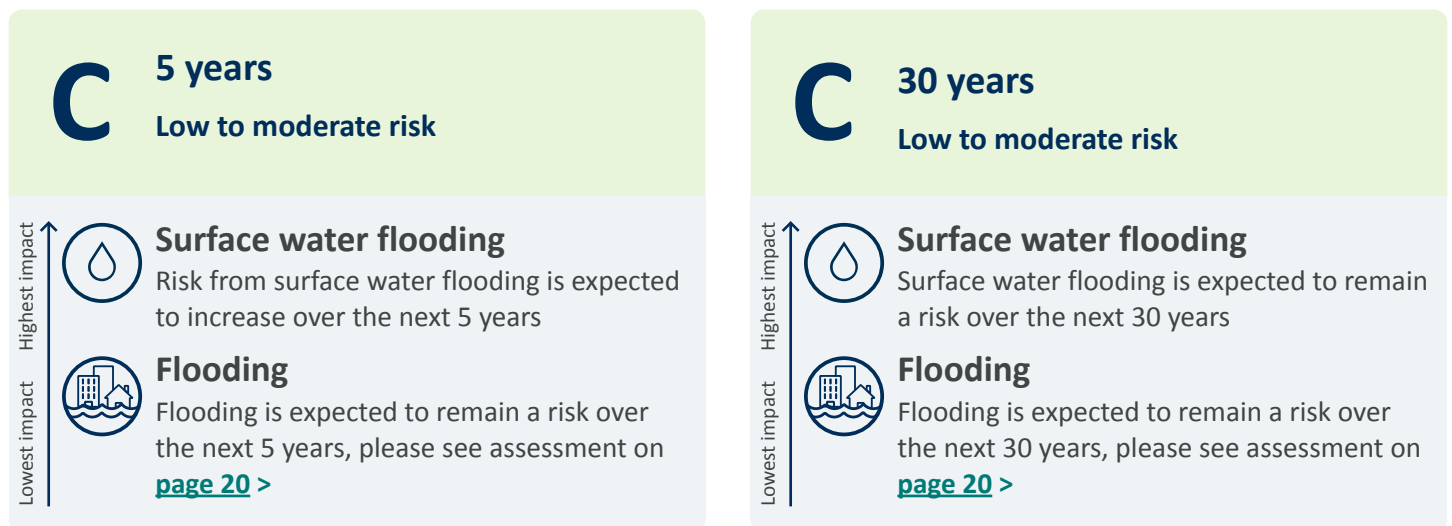
ClimateIndex™ physical risks



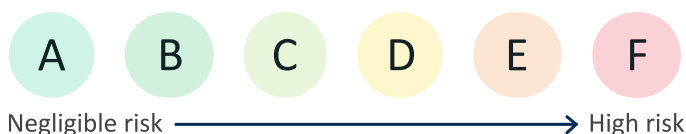
Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™** are positioned **first** in the list(s) below. Any risks that have not been identified at the site have been omitted.



Rating key



The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.



ClimateIndex™ guidance and next steps



Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change
- Investigate the possibility of obtaining parametric insurance or business interruption insurance
- Sign up for [flood warnings](#) ↗ provided by the government
- Look into the various forms of flood [resistance](#) ↗ and [resilience](#) ↗ measures that will help protect your property in the event of a flood

For further details on flood risk see [page 21](#) > and for further details on natural ground instability and coastal erosion see [page 22](#) >.



Let's talk about climate

For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our [ClimateIndex™ clauses](#) ↗ here for actionable guidance on risks associated with climate change



ClimateIndex™ transition risks

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#) ↗;
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#) ↗ service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

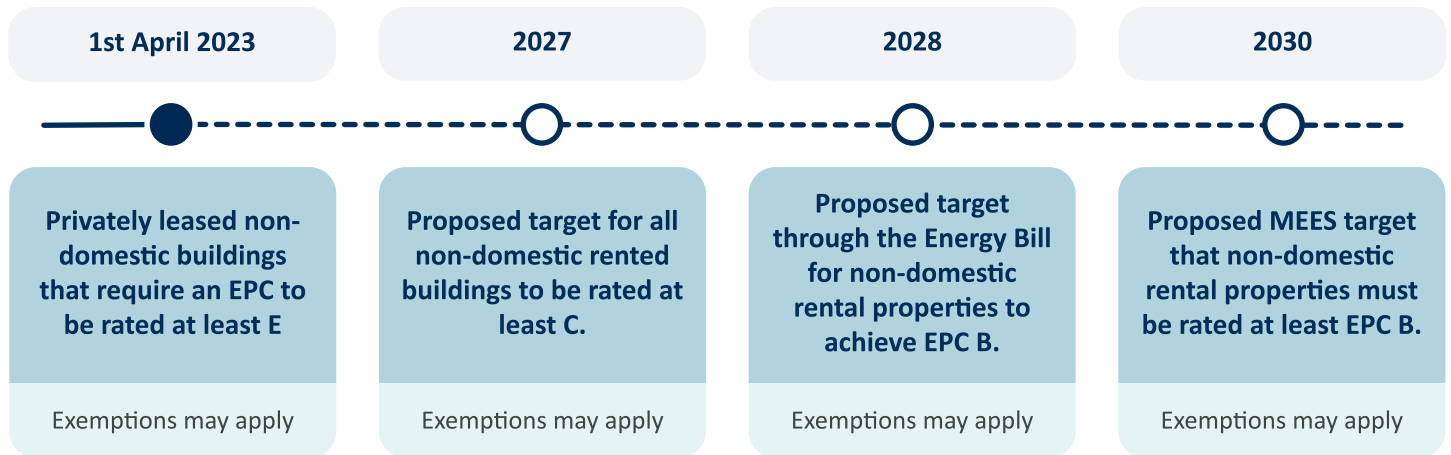
If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) ↗ for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green



leases can be found [here](#) ↗.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:





Contaminated land liability

Low risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use	Low
Waste and Landfill	Low
Current and Recent Industrial	Low

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com ↗

Jump to

[Consultant's Assessment](#) >

[Past land use](#) >

[Current and recent industrial](#) >

[Bedrock hydrogeology](#) >

[Hydrology](#) >

[Skip to next section: Flooding](#) >

You can find our methodology and list of limitations on [page 38](#) >

Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see [page 4](#) > for further advice.

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used for agricultural purposes.

Proposed land use

Groundsure has been advised that the property will be used for warehousing purposes.



[Back to Summary](#)

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

Ref: GS-Q4O-RAI-JHQ-NQO
Your ref: Stroudwood_Lane
Grid ref: 451439 119619

Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, surface water features in proximity.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



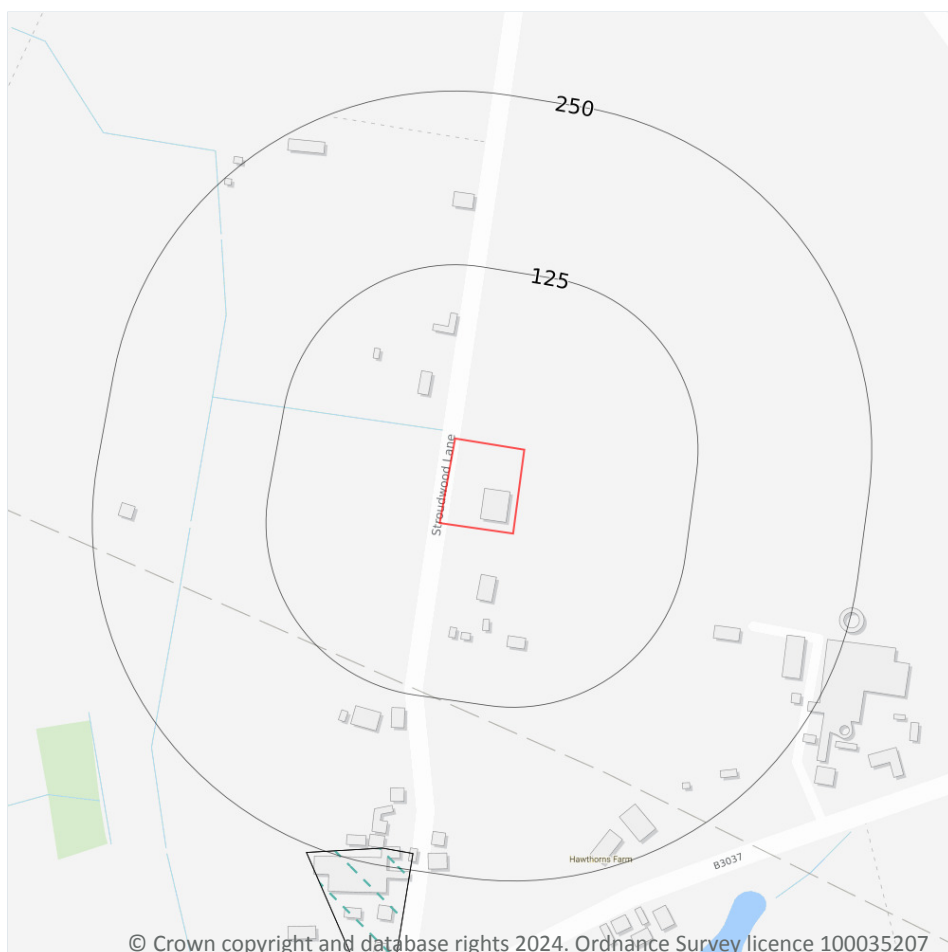
Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	2
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	3
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



Contaminated land / Past land use



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

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
237 m	S	Dairy	1968
237 m	S	Dairy	1985

This data is sourced from Ordnance Survey/Groundsure.

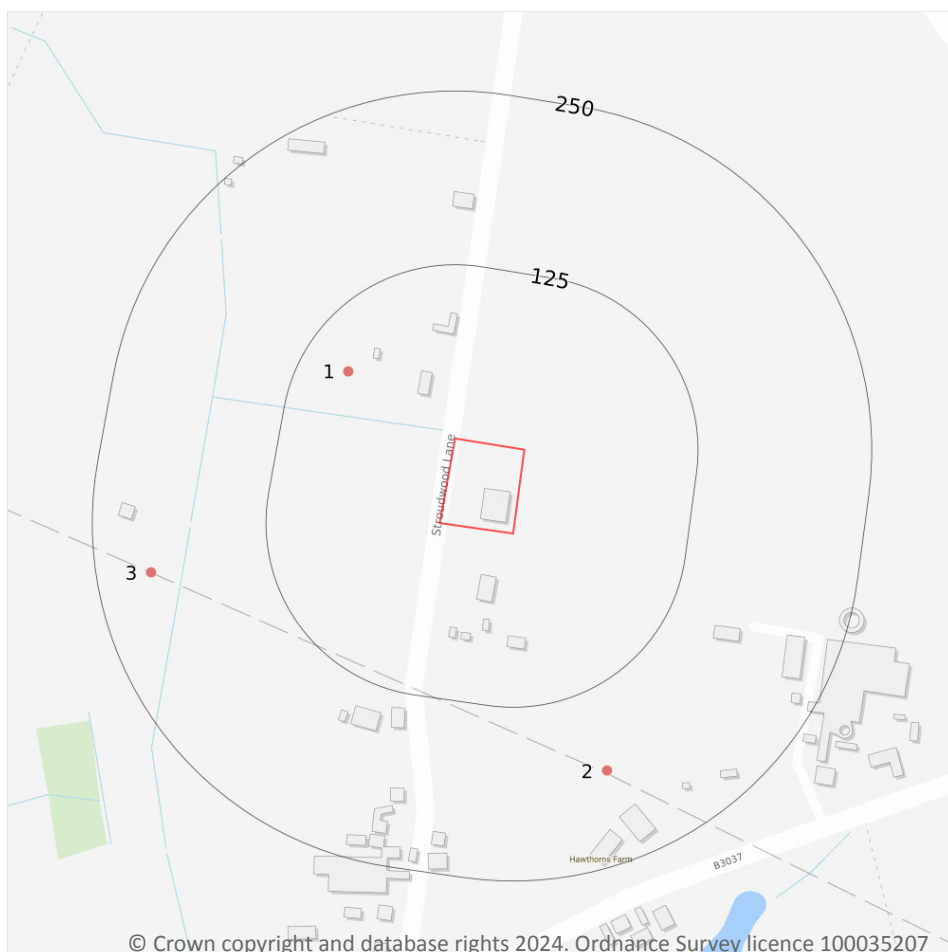


[Back to Summary](#)

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

Ref: GS-Q4O-RAI-JHQ-NQO
 Your ref: Stroudwood_Lane
 Grid ref: 451439 119619

Contaminated land / Current and recent industrial



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

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see [page 4](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	91 m	NW	R J & M Hill - Stroudwood Lane, Lower Upham, Hampshire, SO32 1HG	Livestock Farming	Farming
2	184 m	SE	Pylon - Hampshire, SO32	Electrical Features	Infrastructure and Facilities
3	211 m	W	Pylon - Hampshire, SO32	Electrical Features	Infrastructure and Facilities

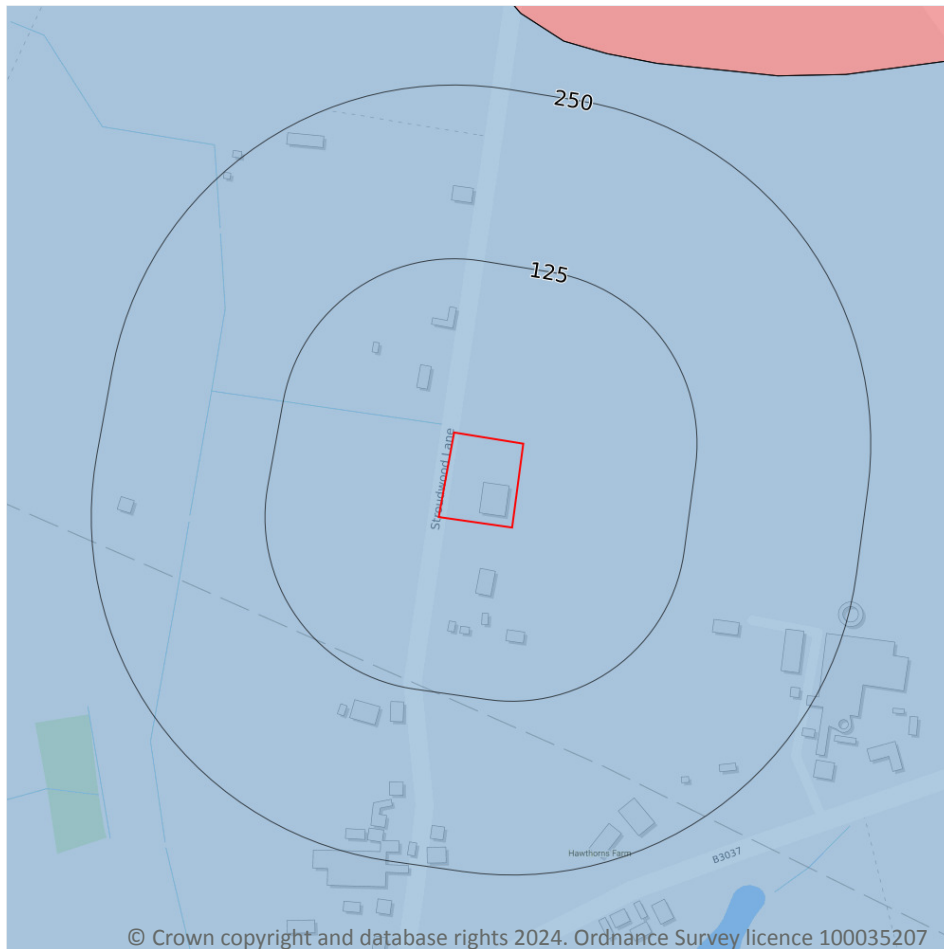
This data is sourced from Ordnance Survey.


[Back to Summary](#)

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

Ref: GS-Q40-RAI-JHQ-NQO
 Your ref: Stroudwood_Lane
 Grid ref: 451439 119619

Bedrock hydrogeology



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.



[Back to Summary](#)

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

Ref: GS-Q40-RAI-JHQ-NQO
Your ref: Stroudwood_Lane
Grid ref: 451439 119619

Distance	Direction	Designation
0	on site	Unproductive

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

Bedrock geology

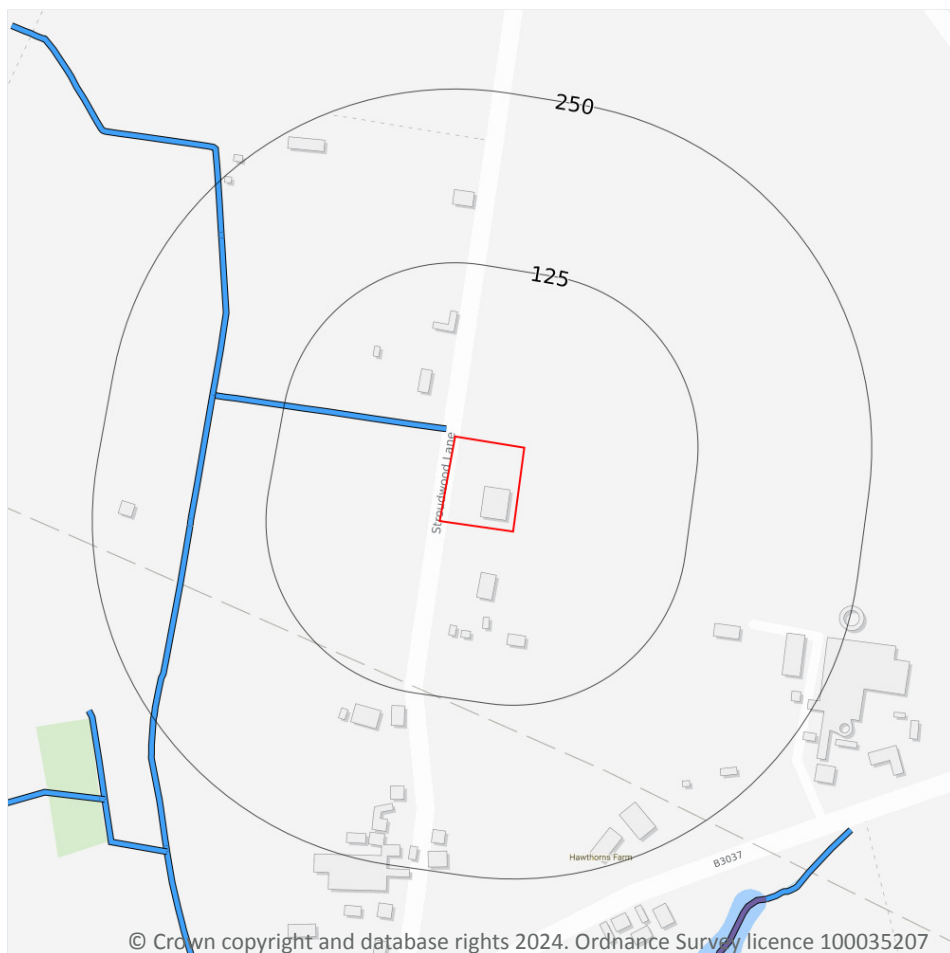
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
LONDON CLAY FORMATION	LC-XCZS	CLAY, SILT AND SAND

This data is sourced from British Geological Survey.



Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
 - At ground level
 - - - Underground
 - ||||| Elevated
 - Unspecified

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
9 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
176 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
177 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
179 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
180 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
221 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
224 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.





Flooding

Low-Moderate risk

Summary

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low-moderate.

Further explanation of flood risk assessment can be seen in the Flood information on [page 38](#) >.

River and Coastal Flooding	Very Low
Groundwater Flooding	Moderate-High
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview

Next steps

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Jump to

[Groundwater flooding](#) >[Flood risk \(5 and 30 years\)](#) >[Skip to next section: Environmental](#) >

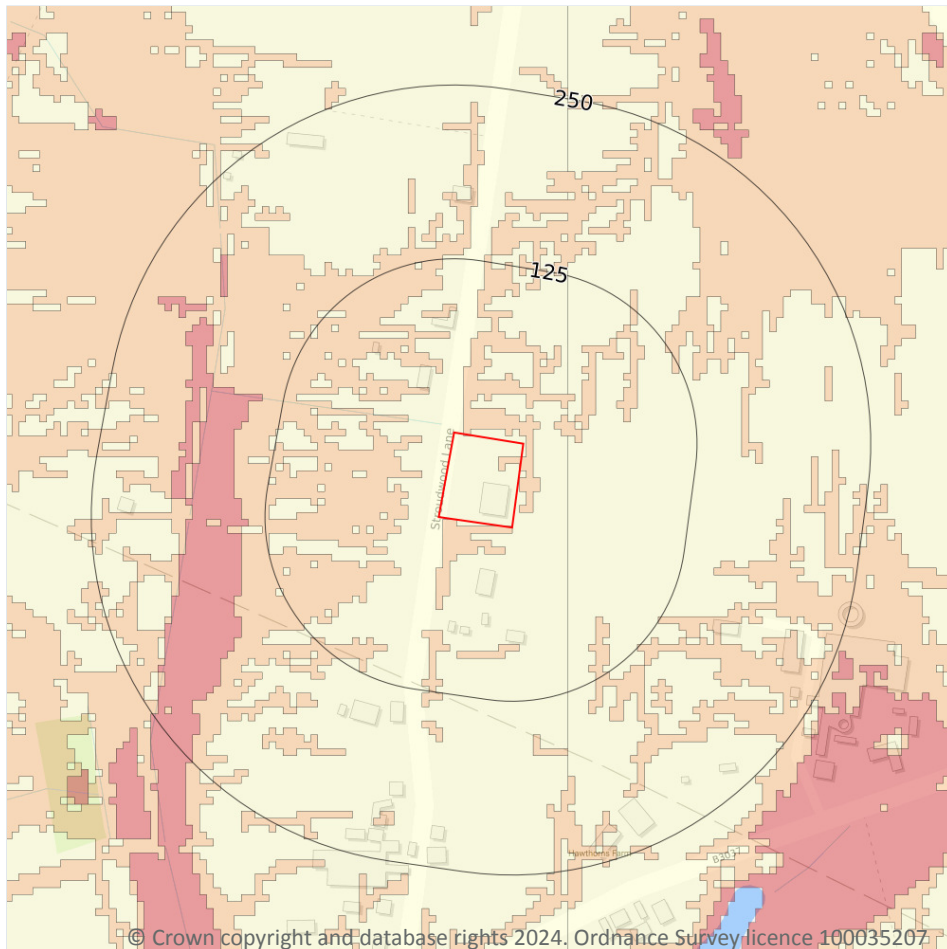
You can find our methodology and list of limitations on [page 38](#) >

[Back to Summary](#)

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

Ref: GS-Q4O-RAI-JHQ-NQO
Your ref: Stroudwood_Lane
Grid ref: 451439 119619

Flooding / Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

Ambiental data indicates that the property is in an area with a moderate to high risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels could rise above ground level to depth of up to 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:

knowledge.groundsure.com/methodologies-and-limitations ↗.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	20-40	20-40
Medium emissions	< 20	< 20	20-40	20-40
High emissions	< 20	< 20	20-40	20-40

This data is sourced from Ambiental Risk Analytics.





Environmental



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability

Low

Non-Natural Ground Stability

Not identified



Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area

Jump to

[Natural ground instability \(5 and 30 Years\) >](#)

[Skip to next section: Energy >](#)

You can find our methodology and list of limitations on [page 38 >](#)

Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:

knowledge.groundsure.com/methodologies-and-limitations ↗.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely



[Back to Summary](#)

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

Ref: GS-Q4O-RAI-JHQ-NQO
 Your ref: Stroudwood_Lane
 Grid ref: 451439 119619

This data is sourced from the British Geological Survey





Energy

Identified



Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see [page 4 >](#) for further advice. Additionally, see [page 26 >](#) for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Not identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see [page 4 >](#) for further advice. Additionally, see [page 31 >](#) for details of the identified issues.

Power stations

Not identified

Energy Infrastructure

Identified

Projects

Identified

Next steps

Wind

Existing or proposed wind installations have been identified within 10km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.



[Back to Summary](#)

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

Ref: GS-Q4O-RAI-JHQ-NQO
 Your ref: Stroudwood_Lane
 Grid ref: 451439 119619

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property.

- visit the National Infrastructure Planning website at infrastructure.planninginspectorate.gov.uk/projects/ ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

Jump to

[Wind and solar](#) >

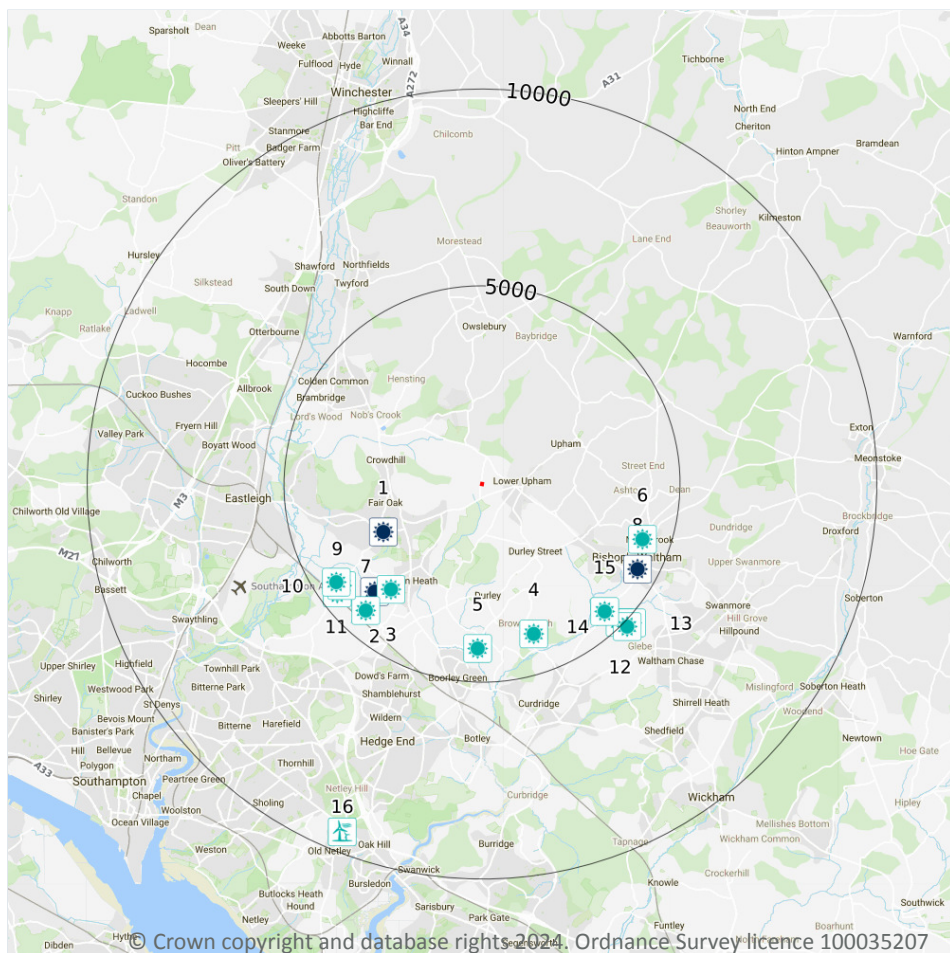
[Energy Infrastructure](#) >

[Skip to next section: Transport](#) >

You can find our methodology and list of limitations on [page 38](#) >



Energy / Wind and solar



- Site Outline
- Search buffers in metres (m)
-  Wind farms
-  Proposed wind farms
-  Proposed wind turbines
-  Existing and agreed solar installations
-  Proposed solar installations

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.


[Back to Summary](#)

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

Ref: GS-Q40-RAI-JHQ-NQO
 Your ref: Stroudwood_Lane
 Grid ref: 451439 119619

ID	Distance	Direction	Details	
16	9-10 km	S	Site Name: Tesco Supermarket Hamble Lane, Southampton, Bursledon, Hampshire, SO31 8GN Planning Application Reference: F/08/64066 Type of Project: 3 Wind Turbines	Application Date: 2008-11-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of three 10.6M high micro wind turbines and associated works. Approximate Grid Reference: 447892, 110788

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
1	2-3 km	SW	Allington Lane - Solar & Battery Farm, We/O Allington Lane, Eastleigh, SO50 7DA	Contractor: Eastleigh Borough Council LPA Name: Eastleigh Borough Council Capacity (MW): 27	Application Date: 21/12/2023 Pre Consent Status: Planning Application Submitted Post Consent Status: Application Submitted Date Commenced: -
2	3-4 km	SW	Chalcroft Solar Park, Land at Chalcroft Farm, Burnetts Lane, West End, Southampton, SO30 2HU	Contractor: Chalcroft Solar Park LPA Name: Eastleigh Borough Council Capacity (MW): 6.300000190734863	Application Date: 28/09/2012 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 24/03/2013
8	4-5 km	SE	Locks Farm - Solar Farm, Locks Farm, Botley Road, Bishops Waltham, Southampton, SO32	Contractor: Nextpower Spv 12 Limited LPA Name: Winchester City Council Capacity (MW): 18	Application Date: 08/06/2021 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.



Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
3	3-4 km	SW	Chalcroft Farm, Photovoltaic Installation, Land west of Burnetts Lane, Eastleigh, SO30 2HU	Applicant name: One Horton Heath Team Application Status: Valid Application Date: 10/08/2021 Application Number: F/21/91266	Relocation of solar panels from western side of solar farm to southern side with associated infrastructure (no net change in number of panels).
4	3-4 km	S	Deorlye, Mincingfield Lane, Durley, Southampton, SO32 2BQ	Applicant name: - Application Status: Full Application Application Date: 05/02/2013 Application Number: 13/00069/FUL	To install and commission a 4kWp Solar Photovoltaic System, consisting of 16 modules (1650mm x 995mm) 2 row portrait on ground mount
5	4-5 km	S	Land On Hill Farm Adjacent Blundells Copse, Chancellors Lane, Botley, Hampshire	Applicant name: No Details Application Status: EIA Screening Opinion Application Date: 30/04/2014 Application Number: 14/01033/SCREEN	Request for a screening opinion under the EIA Regulations for a proposed solar farm
6	4-5 km	E	Northbrook Farmhouse, Beeches Hill, Bishops Waltham, Southampton, Hampshire, SO32 1FB	Applicant name: Mr J Tuttiett Application Status: Full Application Application Date: 17/02/2014 Application Number: SDNP/14/00904/FUL	Installation of 2 no. solar photovoltaic system, 32 no. panels using consoles
7	4-5 km	SW	Chalcroft Distribution Park, Burnetts Lane, West End, Southampton, SO30 2PA	Applicant name: - Application Status: - Application Date: 18/12/2012 Application Number: F/13/71880	Installation of two ground mounted solar arrays within existing grounds of distribution park (site area 1.05ha)
9	4-5 km	SW	Land West and East of Allington Lane, West End, Southampton	Applicant name: No Details Application Status: All other Developments Application Date: 31/07/2023 Application Number: V/23/95757	EIA Screening Request for Development of a Solar Photovoltaic Farm and battery storage c34MWp DC on unused agricultural land off Allington Lane for a period of 30 – 35 years.



ID	Distance	Direction	Address	Details	
10	4-5 km	SW	Land Between Allington Manor Farm, Roddington Forge & Chalcroft Farm, Allington Lane, West End, SO30 2HU	Applicant name: Eastleigh (joanna Azavedo) Application Status: Adjoining Authority Consultation Application Date: 21/12/2023 Application Number: SDNP/23/05411/ADJAUT	Adjoining Authority Consultation - Eastleigh (F/23/96527) - Development of Solar Farm and Battery Storage with combined maximum grid export capacity of 27 MW, including solar panels, containerised battery storage, security fencing, CCTV cameras, internal access tracks, underground cabling, inverters, substations, grid connection, environmental enhancement measures and other ancillary development.
11	4-5 km	SW	Land between Allington Manor Farm, Roddington Forge & Chalcroft Farm, Allington Lane, West End, SO30 2HU	Applicant name: Dominic Mackrill Application Status: All other Developments Application Date: 21/12/2023 Application Number: F/23/96527	Development of Solar Farm and Battery Storage with combined maximum grid export capacity of 27 MW, including solar panels, containerised battery storage, security fencing, CCTV cameras, internal access tracks, underground cabling, inverters, substations, grid connection, environmental enhancement measures and other ancillary development.
12	4-5 km	SE	Land At Locks Farm, Botley Road, Bishops Waltham, Hampshire, near SO32 1DR	Applicant name: No Details Application Status: Current Application Date: 08/06/2021 Application Number: 21/01391/FUL	Solar farm and associated development (MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
13	4-5 km	SE	Land at Locks Farm, Botley Road, Bishops, Waltham, Hampshire, near SO32 1DR	Applicant name: Winchester City Council Application Status: Application in Progress Application Date: 09/06/2021 Application Number: SDNP/21/03242/ADJAUT	Adjacent Authority Consultation - 21/01391/FUL - Solar farm and associated development (MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

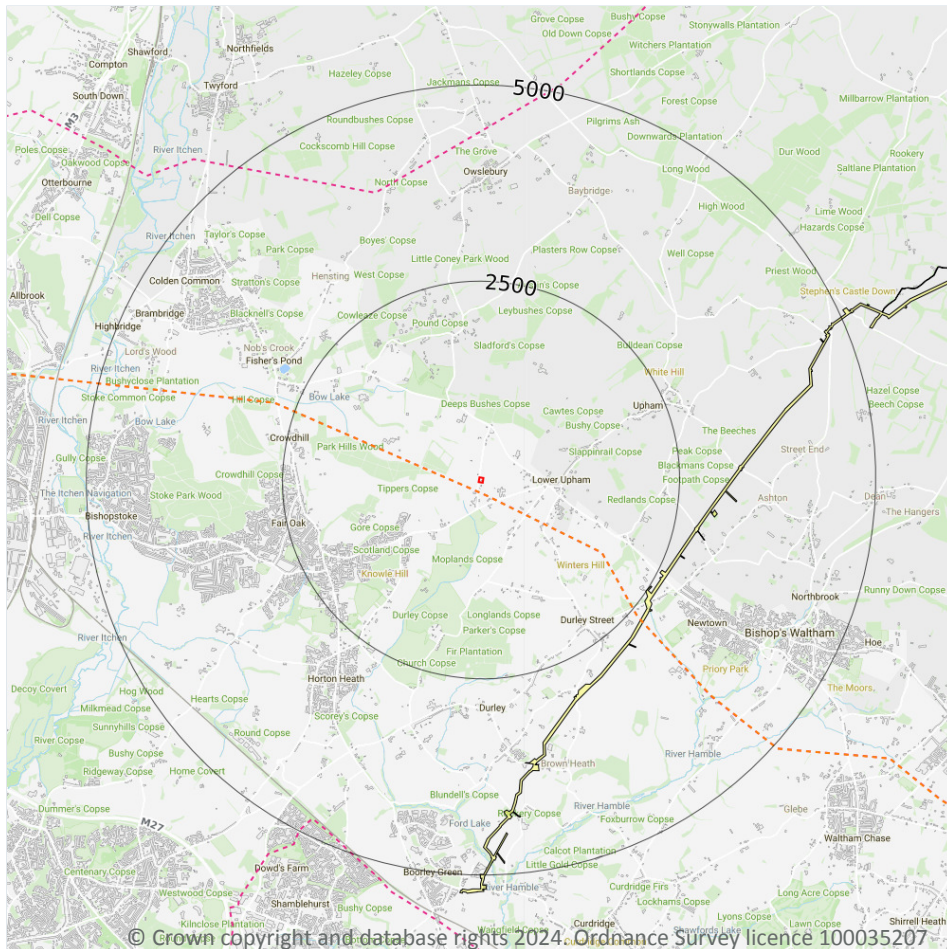


ID	Distance	Direction	Address	Details	
14	4-5 km	SE	New Farm House Locks Farm, Botley Road, Bishops Waltham, Southampton, Hampshire, SO32 1DR	Applicant name: Robert Green Application Status: Application in Progress Application Date: 20/05/2020 Application Number: SDNP/20/02094/ADJAUT	Adjoining Authority Consultation from Winchester CC - Case Ref: 20/00931/SCREEN - Request for an EIA Screening Opinion in relation to the proposed development of "solar farm and associated development"
15	4-5 km	SE	New Farm House Locks Farm, Botley Road, Bishops Waltham, Southampton, Hampshire, SO32 1DR	Applicant name: Stephen C. macleod Application Status: Current Application Date: 07/05/2020 Application Number: 20/00931/SCREEN	Request for an EIA Screening Opinion in relation to the proposed development of solar farm and associated development

The data is sourced from public registers of planning information and is updated every two weeks.



Energy / Energy infrastructure



- Site Outline
- Search buffers in metres (m)
- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 116m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info . Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.



Large Energy Projects

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
2-3 km	SE	Operator: Esso Petroleum Company Limited Site Name: Southampton to London Pipeline Project Stage: Granted	The Southampton to London Pipeline Project aims to replace 90km of Esso Petroleum Company Limited's 105km aviation fuel pipeline that runs from Fawley Refinery near Southampton to Esso's West London Terminal Storage Facility in Hounslow.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - infrastructure.planninginspectorate.gov.uk/projects/ ↗.





Transport

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified





Planning

Summary

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Not identified

You can find our methodology and list of limitations on [page 38 >](#)

[Back to Summary](#)

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

Ref: GS-Q4O-RAI-JHQ-NQO
Your ref: Stroudwood_Lane
Grid ref: 451439 119619

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

Superficial hydrogeology	
Aquifers within superficial geology	Not identified
Superficial geology	Not identified

Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified



Flooding	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Identified
Climate change	
Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified
Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Radon	
Radon	Not identified
Coastal Erosion	
Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Not identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Identified
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified



Planning constraints

Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/ ↗

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

