



Ground Condition Consultants

LAND EAST OF CHICKENHALL LANE, EASTLEIGH, SO50 6AF

GROUND CONDITION ASSESSMENT

OCTOBER 2024

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0. EXECUTIVE SUMMARY

Brief	The brief was to undertake a site investigation and assessment to identify any ground contamination issues and geotechnical conditions that may affect the proposed development.
Current Site Status	The site is located off Chickenhall Lane in Eastleigh, SO50 6AF and comprises a predominantly grass covered plot of land, accessed from Chickenhall Lane to the west. Mature trees are located along the eastern site boundary, along a tributary of the River Itchen known as Barton River, forming the eastern site boundary with further mature trees in the northern end of the site. A storage/garage building is located at the entrance into the site with associated hard-standing (hard-core) area. Another small open storage shelter (presently storing pallets) is located at the northern end of the site. The west of the site is underlain by a foul sewer and a pumped foul water main, restricting investigation and development in the west of the site. A stockpile of soil was noted in the northeast of the site and fragments of suspected asbestos cement sheeting were observed on the ground surface on the eastern side of this stockpile (see Figure 2). A brick electrical cupboard was also noted just to the south of the study site with suspected asbestos cement sheet roof.
Site History	Historical map extracts from 1868 to 2024 indicate that the study site has remained mainly undeveloped, with the exception of the small scaled storage/garage buildings now present on-site (not shown on any historical maps). Early maps also indicate that there used to be a crossing point (over the River Itchen) and associated track crossing the site but by 1909 the crossing had already been moved and Bishopstoke Rd and bridge over the River had been developed to the north of the site. A small creek or tributary arm is noted to extend from the east into the southwest corner of the site. Aerial images also show that the northern portion of the site has been used in recent years as storage for materials (unknown) and stockpiled soil. No evidence of stockpiling is noted on the historical aerial imagery in the centre or south of the site.
Geology	Reference to the British Geological Survey (BGS) Map extracts indicates the majority of site to overlie superficial Alluvial Deposits (clay, silt, sand and gravel) over the bedrock geology of the Whitecliff Sand Member. The ground conditions encountered, as part of the works associated with groundwater well installation, generally comprised Made Ground over gravelly Silt, overlying sequences of Peat deposits with deposits of the River Terrace and Whitecliff Sand Member encountered at greater depth (3.7m at shallowest).
Hydrogeology	The Environment Agency Groundwater Vulnerability Map extracts indicate the site to be underlain by a superficial and bedrock Secondary A Aquifer, interpreted as the Alluvial and River Terrace Deposits and Whitecliff Sand Member and Wittering Formation, respectively. Groundwater has been recorded close to surface level.
Hydrology	The nearest surface water feature to the site is the Baton River a tributary to the River Itchen, located (to the east of the site), forming the eastern site boundary. The main channel of the River Itchen is located some 175m to the east of the site.
Investigation Scope	The site investigation works were undertaken by GCC on the 17th September 2024. The scope and rationale of the site investigation are presented below. • 9no. windowless dynamic sampler borehole (WS201-209) to a maximum depth of 5.0mbgl.
Conclusions and Recommendations (Contamination)	The conceptual model, based on information obtained as part of the preliminary risk assessment and intrusive ground investigation, identified the following potential contaminant sources: • Asbestos within the Made Ground across the site, in relation to human health.

- Localised PAH in Made Ground containing tarmacadam fragment, in relation to human health.
- Localised TPH impact in the Made Ground containing tarmacadam fragments, in relation to PE water pipes.
- Ground gas generation from organic rich natural deposits.

It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

The risks of impact to the proposed development from soil contamination have therefore been assessed to be **low/moderate** if the contaminated soil remains at ground surface level in areas of soft landscaping and in relation to ground gas.

Where buildings and hard standing are to be placed over the Made Ground, this is considered sufficient to break the pollutant linkage by breaking the exposure pathway between the impacted Made Ground and the site users.

The risks from contaminants in the near surface soil will therefore need to be mitigated with remediation measures such as source removal and engineered cover system in the soft landscaped areas. In practice, as the layer of contaminated soil is relatively thin (0.3-0.9m) and localised, a cover system (typically 0.6m thick) that would maintain the existing site levels (i.e. dug into the exiting ground) would remove most, if not all, of the contaminated material. Removal of the contaminated Made Ground to natural soil and replacement with uncontaminated certified imported soil is therefore likely to be the most viable remedial solution. Alternatively, a cover system placed on top of the existing contaminated Made Ground (raised beds) or residual Made Ground, following partial removal, could be considered.

CS2 ground gas protection measures are recommended to address the potential for ground gas generation from the underlying organic rich Alluvium and Peat.

It is recommended that upgraded water supply pipes or clean service corridors are used for the proposed development.

This sheet is intended to provide a summary only of the initial indicative assessment study of the site in relation to ground contamination. It does not provide a definitive engineering analysis for the purposes of costing or construction and is subject to the limitation of the agreed brief.

1. INTRODUCTION

1.1 INSTRUCTION

Ground Condition Consultants Ltd. (GCC) was commissioned by Highwood Ventures 7 Limited in September 2024 to undertake a Ground Condition Assessment of a site known as Land East of Chickenhall Lane, Eastleigh, Hants, SO50 6AF.

The brief was to undertake desk top study and a site investigation and assessment to identify any ground contamination issues that may affect the proposed development. This report provides an assessment of the identified and potential ground conditions of the site, with regard to the proposed works in accordance with the Land Contamination Risk Management (LCRM) guidance, published by the Environment Agency.

This report is prepared in line with the agreed brief and is subject to the report conditions shown in Appendix 1.

1.2 LEGAL CONTEXT

Part IIA of the Environmental Protection Act 1990 (inserted by Section 57 of the Environment Act 1995) provides a regime for the control of specific threats to health or the environment from land contamination. In accordance with the Act and the statutory guidance document 'The Contaminated Land (England) Regulations 2000', the definition of contaminated land is intended to embody the concept of risk assessment. Within the meaning of the Act, land is only "contaminated land" where it appears to the Regulatory Authority, by reason of substances within or under the land, that:

- Significant harm is being caused, or there is a significant possibility of such harm being caused; or
- Pollution of controlled waters is being, or is likely to be, caused."

Inherent in this definition is the requirement for contamination risk assessment to be undertaken on a site-specific basis, as the potential for harm is determined by the site's end use and its specific environmental setting.

The guidance defines "risk" as the combination of:

- The probability, or frequency, of occurrence of a defined hazard (for example, exposure of a property to a substance with the potential to cause harm); and
- The magnitude (including the seriousness) of the consequences.

While Part IIA of the Environmental Protection Act provides a risk based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF), rather than directly by Part IIA of the Environmental Protection Act.

The NPPF is based on the principal that the site should be suitable for its new use, taking account of ground conditions, including from natural hazards or former activities and states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner". The NPPF also links the planning and Part IIA regimes by stating that "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". Key components of the Part IIA regime, such as the definition of Contaminated Land and the associated risk-based assessment approach, are therefore considered to also be applicable to the planning regime.

1.3 METHODOLOGY

This report has been prepared in accordance with published Environment Agency guidance ('Land Contamination Risk Management (LCRM)'). LCRM provides the technical framework for structured decision making about land contamination and builds on previous work carried out under the Contaminated Land Research Programme (of the former Department of the Environment) and the Model Procedures for the Management of Land Contamination – Contaminated Land Report (CLR) 11. LCRM has adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

1.3.1. Pollutant linkage concept

In the context of land contamination, there are three essential elements to any risk:

- A **contaminant source** – a substance that is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters.
- A **receptor** – in general terms, something that could be adversely affected by a contaminant, such as people, an ecological system, property, or a water body.
- A **pathway** – a route or means by which a receptor can be exposed to, or affected by, a contaminant.

Each of these elements can exist independently, but they create a risk only where they are linked together, so that a particular contaminant affects a particular receptor through a particular pathway. This kind of linked combination of contaminant–pathway–receptor is described as a pollutant linkage.

1.3.2. Conceptual model

An important thread throughout the overall process of risk assessment is the need to formulate and develop a **conceptual model** for the site, which supports the identification and assessment of pollutant linkages. A conceptual model represents the characteristics of the site in diagrammatic or written form that shows the possible relationships between contaminants, pathways and receptors (pollutant linkages).

1.3.3. Risk assessment

LCRM advocates a phased approach to risk assessment comprising the following in order, as necessary:

Preliminary Risk Assessment – a desk study consisting of a review of documentary, anecdotal and site walk over evidence.

Generic Quantitative Risk Assessment (GQRA) - comparison of contaminant concentrations obtained from site investigation with generic assessment criteria.

Detailed Quantitative Risk Assessment (DQRA) - comparison of contaminant concentrations obtained from site investigation with site-specific assessment criteria.

This document constitutes a Preliminary and Generic Quantitative Risk Assessment.

1.4 PROPOSED USE

It is currently understood that the site is proposed for a 70-bed care home (Use Class C2), associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.

A change in the site use from that currently proposed may result in the need for re-assessment of risk criteria and the conclusions and recommendations resulting from the risk assessment could therefore significantly change.

1.5 REPORT SCOPE AND LIMITATIONS

This report is based upon a review of readily available historical and current information and the recent site investigation data detailed herein. The report presents an interpretation of the borehole and laboratory data provided by the GCC site investigation undertaken on the 17th September 2024. In addition, this report outlines the basic ground conditions encountered in the exploratory holes and the results of any monitoring of ground installations.

This information has been collated, processed and used to provide an interpretation of the ground conditions, with recommendations on potential ground contamination risks for the proposed development.

The recommendations and opinions expressed in this report are based on the strata observed in the exploratory holes, the results of the site and laboratory tests, and information obtained as part of the desk study or provided by others. GCC takes no responsibility for conditions that have not been revealed by the exploratory holes, or which occur between them.

Whilst every effort has been made to interpret the conditions between investigation locations, such information is only indicative and liability cannot be accepted for its accuracy. Information provided from other sources is taken in good faith and GCC cannot guarantee its accuracy.

The information contained in this report is intended for the use of **Highwood Ventures 7 Limited** and GCC can take no responsibility for the use of this information by any other party or for uses other than that described in this report.

1.6 PREVIOUS REPORTS

Groundwater monitoring well installation and associated monitoring have been undertaken on-site and reported in separate reports (ref: J24-018-01 and J24-018-02). The works were undertaken in early 2024. Although these works did not include scope for geo-environmental or geotechnical assessment it was noted that suspected asbestos containing material (corrugated cement sheet fragments) were present at surface in the north of the site and that organic rich peat soils were encountered, which are likely to be compressible.

2. PRELIMINARY RISK ASSESSMENT

2.1 SITE LOCATION AND DESCRIPTION

The site is located to the east of Chickenhall Lane in Eastleigh, SO50 6AF and comprises a predominantly grass covered plot of land, accessed from Chickenhall Lane to the west. Mature trees are located along the eastern site boundary, along a tributary of the River Itchen known as Barton River, forming the eastern site boundary with further mature trees in the northern end of the site. A storage/garage building is located at the entrance into the site with associated hard-standing (hard-core) area. Another small open storage shelter (presently storing pallets) is located at the northern end of the site. The west of the site is underlain by a foul sewer and a pumped foul water main, restricting investigation and development in the west of the site.

A stockpile of soil was noted in the northeast of the site and fragments of suspected asbestos cement sheeting were observed on the ground surface on the eastern side of this stockpile (see Figure 2). A brick electrical cupboard was also noted just to the south of the study site with suspected asbestos cement sheet roof.

The Barton River and associated drainage channels form the eastern boundary with associated wetland areas. A Youth Learning Centre is located to the north-east of the site. Chickenhall Lane forms the western site boundary with an industrial estate located beyond, including an Esso Petrol Filling Station located to the north-west. The land to the south is occupied by grass land including some open storage areas. Bishopstoke Road, A3037, forms the northern site boundary, beyond which lie sport fields associated with the Eastleigh Rugby Football Club (clubhouse located to the north-east), across Bishopstoke Road, A3037. Further commercial units are located to the north-west, across Bishopstoke Road, A3037.

2.2 SITE HISTORY

Historical map extracts from 1868 to 2024 indicate that the study site has remained mainly undeveloped, with the exception of the small scaled storage/garage buildings now present on-site (not shown on any historical maps). Early maps also indicate that there used to be a crossing point (over the River Itchen) and associated track crossing the site but by 1909 the crossing had already been moved and Bishopstoke Rd and bridge over the River had been developed to the north of the site. A small creek or tributary arm is noted to extend from the east into the southwest corner of the site.

The areas to the immediate south and east of the site have also remained largely undeveloped, with the Youth Learning centre, located to the north-east, being a recent development. Barton Farm is shown to be present to the west of the site on early map extracts. The farm is also, most likely, linked to the bridge and crossing point over the site and the Mill located to the north of site, shown on early map extracts.

By 1897, a large area to the west of the site had been developed as large commercial buildings linked by a network of linear features, likely to be rail lines with the area labelled as L&S.W.R Carriage and Wagon Works.

A street of terraced houses was constructed by 1909 between the site and the carriage works. The area remained largely in this format until 1933, by which time a refuse destructor had been constructed 125m to the south of the site. This facility was later indicated to be sewage pumping station by 1950. By this time a small cluster of buildings was recorded 100m south of the site, known as Chicken Hall Camp, assumed to be military in nature.

The playing fields to the north of Bishopstoke Road were first developed by the late 1960s, an engineering works constructed 100m to the north west and Chicken Hall Camp is noted to have been redeveloped as an industrial unit and building labelled as a Pressure Vessel Works. Notably, the tributary that extended into the site, had been infilled by this time.

By the late 1980s and early 1990s Barton Farm, the pressure vessel works and the wider carriage works are noted to have been redeveloped as a series of separate works and warehouse units with rail lines seemingly removed. A garage is noted 50m to the north of the site at this time and structure constructed to the west of the intersection of Chickenhall Lane and Bishopstoke Road, which represents the location of a petrol filling station. To the east of the site, on the opposite bank of the Barton River, a nursery had been set up, which included a number of small structures and two tanks.

The wider area remains broadly in this manner to present day, with the exception of the garage to the north of Bishopstoke Road, which has since been redeveloped as an office building. Reference to aerial imagery records, indicates that the garage was redeveloped as office building in the early 2000s. Aerial images also show that the northern portion of the site has been used in recent years as storage for materials (unknown) and stockpiled soil. No evidence of stockpiling is noted on the historical aerial imagery in the centre or south of the site.

2.3 DOCUMENTATED GROUND CONDITIONS

Ground conditions recorded in readily available sources are summarised below.

2.3.1. Geology

Reference to the British Geological Survey (BGS) Map extracts (see Appendix 2) indicates the majority of site to overlie superficial Alluvial Deposits (clay, silt, sand and gravel) over the bedrock geology of the Whitecliff Sand Member. The most western edge/part (along Chickenhall Lane) of the site is shown to overlie superficial River Terrace Deposits (sand and gravel) over the bedrock geology of the Wittering Formation (sand, silt and clay).

The ground conditions encountered, as part of the works associated with groundwater well installation (drilling of 4no. windowless sample boreholes and installations), generally comprised Made Ground over gravelly Silt, overlying sequences of Peat deposits with deposits of the River Terrace and Whitecliff Sand Member encountered at greater depth (3.7m at shallowest).

2.3.2. Hydrogeology

The Environment Agency Groundwater Vulnerability Map extracts (see Appendix 2) indicate the site to be underlain by a superficial and bedrock Secondary A Aquifer, interpreted as the Alluvial and River Terrace Deposits and Whitecliff Sand Member and Wittering Formation, respectively.

Secondary A Aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

The site is not located within Groundwater Source Protection Zone.

Groundwater monitoring was initially undertaken on 3no occasions (Mar-Apr 2024) with a further 3no rounds undertaken so far (Sep-Nov 2024), as part of a 2024/25 winter monitoring programme. The levels measured in the installations varied attained their shallowest depths to date in November 2024 (0.30-0.77m bgl). The deepest groundwater levels recorded to date were in September 2024 (1.04-1.58m bgl)

2.3.3. Hydrology

The nearest surface water feature to the site is the Baton River a tributary to the River Itchen, located (to the east of the site), forming the eastern site boundary. The main channel of the River Itchen is located some 175m to the east of the site.

2.3.4. Radon

Radon is a naturally occurring radioactive gas which may be harmful to human health. Radon is generally released into the atmosphere in areas underlain by granite and limestone. Harmful concentrations of radon may build up if it becomes trapped in an enclosed space such as a building.

BGS/Public Health England data presented within the Groundsure Report indicates that the percentage of houses exceeding the Action Levels for Radon is less than 1%. Therefore, the property is not in a Radon Affected Area, as defined by the Health Protection Agency (HPA), and radon protection measures are not necessary in new dwellings or extensions.

2.4 ENVIRONMENTAL DATA SEARCH

A search of an environmental database was undertaken together with information from various other organisations as part of the desk study and is summarised in the following sections. The following summary is generally limited to locations within 250m of the site boundaries unless it is considered that installations or activities beyond that range could potentially have an impact on the site or be affected by the redevelopment of the site.

Table 2.1. Data search results

Discharge consents	There are no active recorded discharge consents within 250m of the site.
Pollution incidents	There are 8no. recorded pollution incidents within 250m of the site, with 3no recorded on-site - On-site, dated 19/11/01, Pollutant recorded as Inert Material and Waste with a Minor Impact (Cat 3) to water and No Impact (Cat 4) to land and air. - On-site, dated 23/01/02, Pollutant recorded as Inert Material and Waste with a Minor Impact (Cat 3) to water and land and No Impact (Cat 4) to air. - On-site, dated 24/03/03, Pollutant recorded as Asbestos with a Minor Impact (Cat 3) to land and No Impact (Cat 4) to air and water. (north end of the site) 27m to the north-west, dated 10/11/01, Pollutant recorded as Oils and Fuels (Diesel) with a Minor Impact (Cat 3) to water and air and No Impact (Cat 4) to land. 29m to the north-west, dated 10/11/01, Pollutant recorded as Oils and Fuels (Lube Oil) with a Significant Impact (Cat 2) to water and land and No Impact (Cat 4) to air. (associated with the PFS) 38m to the south, dated 10/11/01, Pollutant recorded as Oils and Fuels (Diesel) with No Impact (Cat 4) to land, air and water. 77m to the north, dated 11/01/02, Pollutant recorded as Composted Material with a Minor Impact (Cat 3) to land and No Impact (Cat 4) to air and water.

	108m to the west, dated 03/12/01, Pollutant recorded as Composted Material with a Minor Impact (Cat 3) to land and No Impact (Cat 4) to air and water.
Water abstractions	There are no recorded groundwater abstractions within 500m of the site. There is 1no. surface water abstraction within 250m of the site Located 175m to the east (River Itchen)
Fuel Stations	There is 1no. recorded fuel station within 250m of the site. Current Esso PFS located approximately 40m to the north-west
Landfill Sites	There are no landfill sites within 250m of the site.

2.5 MINING AND NATURAL GROUND HAZARDS

2.5.1. Mining

The site is not listed as having been subject to surface or underground workings for mineral extraction. However, the Barton River and River Itchen are recorded in their entirety in the vicinity to have been subject to surface workings under 'canal', likely to make these portions of the rivers navigable, serving the early industry in the area.

2.5.2. Natural Ground Hazards

The following ground hazards were identified:

Compressible ground stability hazards – Negligible to moderate hazard

BGS Notes: Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

GCC note that investigations to date confirm the presence of sequences of compressible soils of significant thickness.

Collapsible ground stability hazards – Negligible to Very Low hazard

BGS Notes: Deposits with potential to collapse when loaded and saturated are unlikely to be present.

Ground dissolution stability hazards – Negligible hazard

BGS Notes: Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

Landslide ground stability hazard – Very Low hazard

BGS Notes: Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Shrinking or swelling clay ground stability hazard – Very Low to Moderate

BGS Notes: Ground conditions considered to vary from low to high plasticity

Running sand ground stability hazards – Very Low to Low

BGS Notes: Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

GCC note that investigations to date encountered sands and granular soils beneath groundwater level and running sands are considered likely to affect open excavations.

2.6 DEPARTMENT OF ENVIRONMENT – INDUSTRY PROFILES

The Department of the Environment Industry Profiles do not specifically cover the use of the site.

2.7 UNEXPLODED ORDNANCE

A Zetica UXO Unexploded Bomb (UXB) Risk Map was obtained for the site and is presented in Appendix 2. This map indicates the site to be of moderate risk of potential UXBs to be present following World War Two (WWII) bombing, due to the sites location within an area of low density bombing. Zetica UXO typically recommend that a Detailed UXO risk assessment is undertaken for sites in an area with a moderate bombing density.

2.8 REGULATOR CONSULTATION

A request for environmental data was submitted to the Eastleigh Borough Council. A response was received on the 8th October 2024 and stated:

1. Part 2a designations

At the time of writing, the above site nor any property / land adjoining the enquiry site have not been determined to meet the statutory definition of 'Contaminated Land' as defined in Part IIA of the Environmental Protection Act 1990.

The Pollution Control Service can confirm that we currently have no plans to investigate this land in connection with the above legislation.

2. Records of contaminative land uses or pollution incidents

The enquiry site has not been identified by the Pollution Control Service as area of contaminative land use. We have interpreted 'pollution incidents' to mean ground-related pollution such as fly-tipping. Accordingly, we have no records of such incidents at the enquiry site.

3. Fuel tank or chemical tank records

The Pollution Control Service has no details of any tanks located at the site or land adjacent to the enquiry site, either formerly or currently. Hampshire County Council and the Environment Agency may hold records, which are pertinent to this enquiry.

4. Archive ground investigation records

The Pollution Control Service is aware of a number of applications within 250m from the enquiry site boundary. As any ground investigation reports we hold were submitted as part of the application processes, these can be found on our planning portal website Public Register (eastleigh.gov.uk)

5. Any other development constraints that may be apparent

The Pollution Control Service does not hold any additional records relating to development constraints within the boundaries of the enquiry site.

6. As part of our ongoing study, we have obtained a Groundsure report, which includes records of the former carriageworks and associated rail land and existing PFS to the west of the site, nursery to the east, former garage to the north and pumping station to the south.

The Pollution Control Service has identified the following land uses in the immediate vicinity of the site:

- Immediately East: Nursery (Ashtrim)*
- 15m West: Barton Farm Industrial Estate*
- 23m West: Chickenhall Service Station*
- 80m South West: Eastleigh Carriage and Wagon Works / Barton Park Industrial Estate*
- 15m North East: Bishopstoke Playing Fields*
- 15m North West: Garage*

*This response is based upon the information available to the Planning and Environment
- Pollution Control Service at the time of writing and if new information becomes known,
we may review the status of the land.*

3. PRELIMINARY CONCEPTUAL SITE MODEL

3.1 SOURCES

The following potential sources of contamination were identified in relation to the proposed commercial end use:

- Potential for reduced quality Made Ground, including asbestos, and natural soils present across the site from the storage of materials and stockpiling of soils on the site, including the observed suspected asbestos containing materials in the north of the site.
- Potential for reduced quality Made Ground (including asbestos) to have been placed to form an access track from the gated entrance.
- Potential for reduced quality Made Ground (including asbestos) related to the infilled of the tributary in the south of the site.
- Potential for a variety of mobile contaminants, such as fuel hydrocarbons, to have migrated from the former carriageworks and petrol filling station to the west of the site, traveling via groundwater towards the River.
- Potential for ground gas generation from thick Made Ground deposits and natural peat deposits on site.

It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

3.2 PATHWAYS

The key environmental pathways and exposure routes by which potentially toxic substances can reach the identified potential receptors are considered to be:

- Inhalation of dust and vapours
- Build up of gases in confined spaces
- Direct contact
- Ingestion
- Vertical migration

3.3 RECEPTORS

Receptors that may be affected by the potential contamination are:

- Future site users

- Building materials (including water pipes)
- Adjacent site users
- Secondary Aquifer

Construction workers have been excluded from this assessment on the basis that they are subject to health and safety at work regulations and are expected to use appropriate personal protective equipment (PPE).

4. RISK ASSESSMENT

4.1 RISK ASSESSMENT PROCEDURE

By considering the sources, pathways and receptors (pollutant linkages), an assessment of the human health/ environmental risks is made with reference to the significance and degree of the risk. This assessment is based on consideration of whether the source contamination can reach a receptor and hence whether it is of major or minor significance.

The risk assessment has been undertaken with reference to BS10175 and CIRIA Document C552: Contaminated Land Risk assessment 'A Guide to Good Practice'. The risk assessment has been carried out by assessing the severity of the potential consequence, taking into account both the potential magnitude of the hazard and the sensitivity of the target, based on the categories given overleaf.

Table 4.1. Sensitivity of receptor

Category	Examples
High	Residential with gardens/Groundwater Source Protection Zone
Medium	Residential without gardens/Principal (Major) Aquifer/sensitive watercourse
Low	Commercial and industrial use/Secondary (Minor) Aquifer
Very Low	Construction and maintenance workers/non-sensitive watercourse

Table 4.2. Magnitude of impact

Category	Examples
Gross Impact	Heavily contaminated gasworks or industrial site, hazardous waste landfill
Moderate Impact	Major leaks and spills from fuel infrastructure (e.g. petrol stations), domestic waste landfill
Slight Impact	Minor leaks and spills from fuel infrastructure, 'inert' waste landfills
No Impact	No identified or suspected contamination

Table 4.3. Level of severity for potential hazard

	Sensitivity of receptor			
Magnitude of Impact	High	Medium	Low	Very Low
Gross Impact	Severe	Medium	Mild	Minor
Moderate Impact	Medium	Mild	Minor	Minor
Slight Impact	Mild	Minor	Minor	Minor
No Impact	Minor	Minor	Minor	Minor

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway and has been assessed based on the categories given below.

Table 4.4. Probability of risk definition

Category	Definition
High likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term
Low likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

Table 4.5. Level of risk for potential hazard definition

Probability of risk	Potential severity			
	Severe	Medium	Mild	Minor
High Likelihood	Very high	High	Moderate	Low/ Moderate
Likely	High	Moderate	Low/ Moderate	Low
Low likelihood	Moderate	Low/ Moderate	Low	Very low
Unlikely	Low/ Moderate	Low	Very low	Very low

The assessment is discussed below in terms of plausible pollutant linkages. A complete assessment of the pollutant linkages is presented in Table 4.6 overleaf.

A description of these risk classifications and likely action required are given in CIRIA 552 as:

Very high risk – High probability that severe harm could arise to a designated receptor from an identified hazard OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation and remediation are likely to be required.

High risk – Harm is likely to arise to a designated receptor from an identified hazard. This risk, if realised, is likely to result in substantial liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term.

Moderate risk – It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation is normally required to clarify risks and to determine potential liability. Some remedial works may be required in the long term.

Low risk – It is possible that harm could arise to a designated receptor from an identified hazard but it is likely that this harm, if realised, would at worst normally be mild.

Very low risk – It is a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe.

4.2 POLLUTANT LINKAGE ASSESSMENT

The following assessment is based on the proposed care home end use scenario.

Table 4.6. Pollutant Linkage Assessment

Source	Pathway	Receptor	Severity	Likelihood	Risk Level
Potential for asbestos in Made Ground around the existing buildings, storage areas, and access track in the north and west of the site	Inhalation of dust	Future Users	Medium	Low	Low/ Moderate
		Adjacent Users	Medium	Very Low	Low
Potential for a variety of organic and inorganic contaminants in Made Ground around the	Direct contact Ingestion Inhalation	Future Users	Mild	Unlikely	Very Low
	Direct contact	Water pipes	Minor	Unlikely	Very Low

Source	Pathway	Receptor	Severity	Likelihood	Risk Level
existing buildings, storage areas, and access track (ex asbestos)	Vertical migration leading to direct contact	Secondary A Aquifer	Minor	Unlikely	Very Low
Potential for ground gas associated with organic rich natural soils or Made Ground	Inhalation - asphyxiation	Future users	Medium	Low	Low/ Moderate
	Build up in confined spaces – explosion	Buildings	Medium	Low	Low/ Moderate
		Future Users	Medium	Low	Low/ Moderate
Potential for a variety of organic and inorganic contaminants in Made Ground from infilling for former tributary channel	Direct contact Ingestion Inhalation	Future Users	Mild	Unlikely	Very Low
Potential for off-site hydrocarbon contamination migrating to site from the former carriageworks, garage or fuel station	Direct contact Ingestion Inhalation	Future Users	Mild	Low Likelihood	Low
	Direct contact	Water pipes	Minor	Low Likelihood	Very Low

4.2.1. Potential for Reduced Quantity Made Ground and Natural Soils, infilled tributary and Ground Gas

It is noted that the site has several small largely disused structures, has been used for storage of unknown materials and a tributary arm is likely to have been infilled. The structures on site may presently or in the past have included asbestos within their fabric and if so, it is likely that off cuts from these material will have been dropped on the ground around the buildings during construction and maintenance activities. Asbestos cement sheets have also been used as concrete shuttering when pouring concrete surfacing and may therefore be present beneath the surfacing around the buildings.

Suspected asbestos cement sheets were observed at surface in the north of the site during works conducted in early 2024.

Due to the unknown nature of the materials stored on site and used historically to infill the tributary arm, a wide variety of potential contaminants may be present in the soils or producing ground gas.

An intrusive investigation is therefore recommended to better understand the presence and distribution of potential contaminants on the site.

4.2.2. Potential for migration of hydrocarbon contamination from the neighbouring land uses of carriageways, depots, petrol filling station and garage.

It is noted that neighbouring land uses to the north, west and south of the site include garages, fuel stations and carriage works, later becoming depots and various types of works. It is considered plausible that contaminants are present within the soils at these identified off site sources. Given the location of the river to the east of the site, it is likely that groundwater flow direction is north west to south east. As permeability of soils beneath these offsite sources is likely high, it is considered plausible that significant contamination could migrate through the subject site, towards the river.

As the site has been shown by previous investigations to be underlain by thick peat deposits, it is considered that these organic deposits will help to attenuate contaminants migrating via groundwater, reducing the potential for waterborne contamination to detrimentally impact the proposed development.

Risk has therefore been assessed to be very low to low, however confirmatory ground truthing and testing is recommended during investigations necessitated by other identified risks.

5. FIELDWORK SUMMARY OF SCOPE AND RATIONALE

5.1 RATIONALE AND SUMMARY OF SCOPE

The site investigation works were undertaken by GCC on the 17th September 2024. The scope and rationale of the site investigation are presented below.

- 9no. windowless dynamic sampler borehole (WS201-209) to a maximum depth of 5.00mbgl.

Table 5.1. Exploratory hole location rationale

Location	Rationale	Max depth (mbgl)
WS201-209	Windowless dynamic sampler boreholes positioned across the site within the vicinity of the proposed structures and potential sources of contamination to investigate the nature and stratigraphy of the subsurface materials and allow collection of representative samples for chemical laboratory analysis.	5.45

The layout of the exploratory hole positions is presented in Figure 2.

This investigation did not include any geotechnical testing or assessment on the basis that the thick peat deposits identified during the monitoring well installation investigation would require a piled foundation solution and a separate deep borehole investigation will be required to inform the pile design.

5.2 SAMPLING

Soil sampling of the near surface materials was undertaken to assess the contamination risks to human health and controlled waters.

5.3 SITE INVESTIGATION STANDARDS

Methods employed during the site investigation were generally undertaken in accordance with BS10175, BS EN 1997-2 and BS5930.

6. GROUND CONDITIONS ENCOUNTERED

6.1 SOIL CONDITIONS

Ground conditions encountered during the site investigation were broadly in agreement with those presented in the published literature and comprised Topsoil or Made Ground overlying Poole Formation. Variations in strata thicknesses are summarised in Table 4.1 and engineering logs are presented in Appendix 3.

Table 6.1. Summary of encountered ground conditions

Location	Topsoil/ Made Ground		Alluvium		River Terrace Deposits		Whitecliff Sand Member	
	From (mbgl)	Thickness (m)	From (mbgl)	Thickness (m)	From (mbgl)	Thickness (m)	From (mbgl)	Thickness (m)
WS201	GL	0.50	0.50	3.50	4.00	>1.00	N/E	
WS202	GL	0.20	0.20	3.50	3.70	0.80	4.50	>0.50
WS203	GL	0.40	0.40	2.80	3.20	1.10	4.30	>0.70
WS204	GL	0.60	0.60	3.20	3.80	0.90	4.70	>0.30
WS205	GL	0.90	0.90	3.30	4.20	0.60	4.80	>0.20
WS206	GL	0.80	0.80	3.00	3.80	>0.80	N/E	
WS207	GL	0.90	0.90	3.30	4.20	>0.30	N/E	
WS208	GL	0.20	0.20	4.40	4.60	>0.10	N/E	
WS209	GL	0.50	0.50	4.20	4.70	>0.20	N/E	
MW101	GL	0.30	0.30	4.30	4.60	>0.40	N/E	
MW102	GL	0.20	0.20	4.50	4.70	>0.30		
MW103	GL	0.25	0.25	3.55	3.80	0.40	4.20	>0.80
MW104	GL	0.55	0.55	3.15	3.70	1.10	4.80	>0.20

6.2 TOPSOIL/MADE GROUND

Topsoil or reworked Topsoil/Made Ground was encountered from surface in 8no of the boreholes and comprised soft brown clayey sandy gravelly SILT with frequent rootlets and thicknesses of between 0.1m and 0.6m, where encountered. This material was locally encountered to be reworked with occasional brick fragments.

Made Ground/reworked Topsoil was encountered in 6no of the investigation locations, either from surface or beneath the Topsoil, and predominantly comprised reworked natural silty gravelly Clay with brick fragments and localised tarmacadam fragments and attained thicknesses of between 0.3m and 0.9mbgl.

The only exception to this was a surfacing layer of hardcore, associated with the access track into the site, which comprised 0.1m of crushed concrete, brick, tarmacadam and flint gravel.

The Made Ground is considered likely to be the result of ground improvement efforts over many years, including for the former road and bridge crossing on site and the more recent access and materials storage on the site.

6.3 ALLUVIUM

Alluvium was encountered in all of the investigation locations and comprised a layer of soft brown silty slightly gravelly Clay over Peat and organic Clay. This stratum extended to between 3.2mbgl and 4.7mbgl and attained thicknesses of between 2.8m and 4.4m.

6.4 RIVER TERRACE DEPOSITS

River Terrace Deposits were encountered beneath the Alluvium in all of the investigation locations and attained proven thicknesses of up to 1.1m and formed the basal stratum in 4no of the boreholes. This stratum comprised dark grey slightly sandy slightly cobbly fine to coarse angular to rounded flint Gravel.

6.5 WHITECLIFF SAND MEMBER

The Whitecliff Sand Member was encountered beneath the River Terrace Deposits in 5no of the boreholes and comprised light grey slightly silty fine Sand. The Poole Formation achieved proven thicknesses of greater than 0.8m and formed the basal stratum in all of the boreholes where it was encountered.

6.6 EXCAVATION STABILITY

Open excavations were not undertaken as part of these works.

6.7 OBSTRUCTIONS

No obstructions were encountered within the boreholes.

6.8 GROUNDWATER CONDITIONS

Groundwater was encountered during the investigation at between 2.1m and 3.8mbgl and rapidly rose to approximately 1.0m during drilling, indicating confined water within the permeable strata of the Alluvium.

6.9 VISUAL/OLFACTORY EVIDENCE OF CONTAMINATION

No olfactory or visual observations of contamination were identified, other than the suspected asbestos cement sheet fragments noted in the north of the site and tarmacadam fragments locally within Made Ground.

In particular, no fuel or oil hydrocarbon odours were noted.

7. GENERIC RISK ASSESSMENT

7.1 CONTAMINATION ASSESSMENT METHODOLOGY

In order to assess the human health and environmental risks posed by potential contaminants within the underlying soils and groundwater, GCC undertook an initial screen of the laboratory results from the recent investigation using generic assessment criteria. Generic assessment criteria (GAC) are conservative contaminant concentration values used for comparison purposes to assess the risk associated with contaminant concentrations found on site and are derived using non-site-specific information

7.1.1. Soils

In order to assess the soil analyses results with regard to potential human health risks, GCC has adopted the LQM/CIEH Suitable 4 Use Levels (S4ULs), generic assessment criteria (GACs) derived in accordance with the UK framework set out in the most recent CLR (Contaminated Land Report) documents using the Contaminated Land Exposure Assessment (CLEA) Model.

S4ULs have been published for an extensive suite of contaminants, with assessment criteria derived for each contaminant for four different land use scenarios namely:

- Residential with homegrown produce;
- Residential without homegrown produce
- Allotments; and
- Commercial and industrial.

A full list of the GACs together with an indication of the method used for their derivation is provided in Appendix 4. GACs applicable to residential without homegrown produce end use have been used for the assessment of the site. Contaminant concentrations below the GACs are considered not to warrant further risk assessment. However, concentrations of contaminants above the GACs may require further consideration through statistical analysis, if appropriate, or further detailed assessment using site specific data.

In regard to human health risks by direct contact exposure, contamination is generally assumed to be at or within 1m of the surface. It is considered that at depths greater than 1m, the probability of human exposure via the direct contact pathways are significantly reduced, leaving inhalation of volatile compounds as the dominant pathway with regard to human health risks. Typically, volatile compounds only significantly affect the indoor inhalation pathway. Therefore, data from the top 1.0 to 1.5m is used for assessment of risks to human health via direct contact pathways, dependant on proposed future site levels.

This document does not constitute a Site Assessment Report (SAR) as outlined in the UKWIR Guidance for the Selection of Water Supply Pipes to be Used in Brownfield Sites (Ref: 10/WM/03/21, 2010). As such, the full generic suite of testing recommended in the UKWIR guidance may not have been undertaken for this site and may be required by some water companies. However, consideration has been given to the 'threshold' concentrations presented in Table 3.1 of the UKWIR guidance, where they are applicable to the analysis undertaken, to provide an indication of the potential risks to buried water supply pipes.

7.1.2. Ground Gas

The criteria used to assess the ground gas monitoring results, where monitored, have been taken from the following guidance documents:

- Assessing risks posed by ground gases to buildings, CIRIA Report C665, 2007
- Code of practice for the characterisation and remediation from ground gas in affected developments, British Standard BS 8576, 2013
- A Pragmatic Approach to Ground Gas Risk Assessment, CL:AIRE Research Bulletin RB17, 2012

The frequency and period of monitoring is assessed based on the gas generation potential of the source material and the sensitivity of the development, in accordance with Figure 6 of BS8576 and Table 5.5 of CIRIA C665. As BS8576 promotes a risk based approach to ground gas assessment, it recognises that ground gas monitoring might not be necessary if a viable pollutant linkages is not present, e.g. if a 'credible' source with significant ground gas generation potential and/or a 'credible' migration pathway are not present.

The Characteristic Situation for a monitoring location is determined using the worst case gas screening value for methane or carbon dioxide from all of the monitoring rounds at that location. Following the precautionary principal, the most stringent of the Characteristic Situations for the monitoring locations within the Site is generally used to classify the site as a whole.

7.2 SOIL ASSESSMENT

7.2.1. General

A total of 17no. soil samples collected during the site investigation of soil that could potentially be reused on site at or near surface during the proposed development works were submitted to a UKAS accredited laboratory for analysis for a suite of heavy metals, phenols, speciated polycyclic aromatic hydrocarbons (PAHs), fractionated total petroleum hydrocarbons (TPH), BTEX compounds and several inorganic parameters. The results of the laboratory analyses are summarised in Appendix 5, in which they are compared to the relevant generic assessment criteria. A full set of all the laboratory test certificates is presented as Appendix 6.

The range of potentially hazardous contaminants present on the site can be wide and varied and the suite has been chosen to reflect both commonly found contaminants and others indicated by research to have a significant risk of being present. It is, however, possible that others may exist for which analyses have not been carried out or which were outside the scope of completed exploratory holes.

The decision to recommend acceptability or a requirement for remediation is based on the evaluation of a number of factors which when combined present a statutory or non-statutory risk that may require remedial action.

7.2.2. Heavy metals

The heavy metals included in the analysis of the samples from the site were identified at concentrations below the relevant GACs in all of the samples across the site.

Therefore, heavy metals are not considered to present a significant source of contamination with regard to human health.

7.2.3. Petroleum hydrocarbons

Total petroleum hydrocarbon (TPH) concentrations were recorded to be well below GACs in the soil samples across the site and predominantly below the laboratory detection limits. Therefore, TPH is not considered to represent a significant source of contamination with regard to human health or environmental receptors.

Concentrations of TPH C11-C40 fractions in the samples from a variety of depths were recorded to slightly exceed the UKWIR 'threshold' values for mineral oil. The samples with slightly elevated TPH concentrations generally correspond with organic rich Alluvium deposits with no evidence of contamination or man made materials. It is therefore considered likely that these slightly elevated concentrations are the results of naturally occurring substance, such as humic acid, in the organic matter, rather than petroleum hydrocarbons.

The exception is the sample from 0.3-0.4mbgl in WS206, which is associated with Made Ground that was noted to contain fragments of tarmacadam. It is therefore considered likely that these elevated concentrations are the results of coal tar within the tarmacadam fragment in the Made Ground at this location.

TPH is therefore considered to represent a potentially significant source of contamination to proposed water supply pipes with regard to the Made Ground containing tarmacadam fragments but it is not clear if the organic rich soils present a significant risk to PE pipes. However, the designers of the water supply pipes for this site should review the data in this report to inform their decision-making process.

7.2.4. Polycyclic aromatic hydrocarbons (PAHs)

Polycyclic aromatic hydrocarbon (PAH) compound concentrations were generally recorded to be well below the relevant GACs in all the soil samples across the site, except for the sample from 0.3-0.4mbgl in WS206. This sample contained concentrations of benzo(b)fluoranthene, benzo(a)pyrene and dibenzo(ah)anthracene that slightly exceed the residential without homegrown produce GACs and correspond to Made Ground that was noted to contain tarmacadam fragments. Reference to PAH double ratio plots for this sample indicate it is likely to be associated with coal tar, which is consistent with the observed tarmacadam fragments in the Made Ground.

Therefore, PAH compounds in the near surface Made Ground where tarmacadam fragments are present are considered to represent a significant source of contamination with regard to human health.

From the investigation observations, these appear to be primarily present towards the current entrance to the site, in the west, and are likely to have been placed in hard core to improve the surfacing in this area for vehicle movements and storage.

7.2.5. Inorganics

The concentrations of free cyanide fell below laboratory detection limits in all of the soil samples analysed.

The pH of the soil samples analysed was within the 5-9 range, indicating neutral soils.

7.2.6. Asbestos

Asbestos containing materials were not recorded in any of the samples analysed but suspected asbestos cement sheet fragments were observed on the ground surface in the north of the site and are thought to be associated with stockpiled soil brought to site. While the quantity of asbestos identified in the soil is very small, there is currently no allowable concentration of asbestos in soil, with regard to human health risk assessment.

Given the suspected ACM on the ground surface, it should be considered that asbestos containing materials are likely to be present throughout the Made Ground across the site.

7.3 STATISTICAL ANALYSIS

Statistical analysis on the test results from this site was not considered to be appropriate.

7.4 GROUND GAS ASSESSMENT

7.4.1. Conceptual Model

The Desk Top Study element of this assessment identified organic rich natural soils and potentially thick Made Ground deposits as likely sources of significant ground gas generation on the site.

During the investigation, Made Ground was locally found to be present on the proposed development site at thicknesses of 0.3 – 0.9m, but was largely absent. The Made Ground identified was predominantly reworked natural Topsoil and Alluvium with brick fragments with hardcore surfacing in the west of the site.

The thin Made Ground is not considered to form a credible source of ground gas generation and is anticipated to be largely removed as part of the development works.

The site was recorded to be underlain by 2.8-4.4m of organic rich Alluvium and Alluvial Peat, which is considered to be a low generation potential source of ground gas.

7.4.2. Ground Gas Monitoring

Due to the high groundwater levels at the site, ground gas monitoring of the installed borehole monitoring wells was not considered to be viable.

7.4.3. CL:AIRE RB17 Assessment

Made Ground of less than 1.0m thickness is not generally considered to represent a significant source of ground gas generation (Figure 2 Note 4 in RB17). This appears to apply to all of the investigation locations within the study site, where the maximum thickness of Made Ground recorded on site was 0.90m.

RB17 also states:

Alluvial soils and buried peat can quite often give high concentrations of methane and carbon dioxide in monitoring wells, often methane concentrations can reach up to 90%. This is because the gas has been generated historically and is trapped in the pores due to limited transport (at low diffusion rates). The methane accumulates at increasing depth in peat columns, but this does not indicate high rates of production (Clymo and Bryant, 2008; Fritz et al., 2011).

There is no, or very little, current gas generation and the carbon dioxide has dissolved out of the gas trapped in the soil pores which causes a higher percentage of methane to be recorded.

Experience on many dockland and similar sites has shown that sites on Alluvial soils do not generate sufficient hazardous gas flows to exceed Characteristic Situation 2 as defined in BS 8485: 2007 (this has been demonstrated by monitoring under floor venting systems - Wilson and Card, 1999). Therefore if gas monitoring is not undertaken, it is acceptable to simply install Characteristic Situation 2 protection on sites where Alluvial soils are present.

A similar approach is acceptable on sites with soils containing lignite or buried layers of peat (where the peat is well decomposed and the remaining material is predominantly woody material, i.e. lignin). In all these situations experience has shown that provision of passive venting or positive pressurisation below the floor slab combined with a gas resistant membrane (installed correctly and independently verified) is sufficient to mitigate the risk posed by the presence of gas in the ground.

CL:AIRE Research Bulletin RB17, therefore indicates a Characteristic Situation 2 gas regime for the site, on the basis of the natural organic rich deposits beneath the site.

7.5 CONTROLLED WATERS

Groundwater was encountered across the site at shallow depth during the investigation and has been recorded during monitoring round in March and April 2024 to be between 0.58mbgl and 1.22mbgl.

No evidence of suspected mobile contamination (fuels etc) was encountered during the investigation. Groundwater monitoring or sampling has therefore not been undertaken as part of the investigation and assessment and the site is not considered to represent a significant source of contamination with regard to controlled waters

8. CONCEPTUAL SITE MODEL

8.1 SOURCES

The conceptual model, based on information obtained as part of the preliminary risk assessment and intrusive ground investigation, identified the following potential contaminant sources:

- Asbestos within the Made Ground across the site, in relation to human health.
- Localised PAH in Made Ground containing tarmacadam fragment, in relation to human health.
- Localised TPH impact in the Made Ground containing tarmacadam fragments, in relation to PE water pipes.
- Ground gas generation from organic rich natural deposits.

It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

8.2 PATHWAYS

The key environmental pathways and exposure routes by which potentially toxic substances can reach the identified receptors are considered to be:

- Inhalation of dust
- Direct contact
- Ingestion
- Vertical migration leading to accumulation in confined spaces and asphyxiation or creation of explosive environments

8.3 RECEPTORS

Receptors that may be affected by the potential contamination are:

- Future users

Construction workers have been excluded from this assessment on the basis that the assessment procedure in this report is for long term rather than short term exposure. They are also subject to health and safety at work regulations and are expected to use appropriate personal protective equipment (PPE).

9. RISK ASSESSMENT

9.1 RISK ASSESSMENT PROCEDURE

By considering the sources, pathways and receptors (pollutant linkages), an assessment of the human health/ environmental risks is made with reference to the significance and degree of the risk. This assessment is based on consideration of whether the source contamination can reach a receptor and hence whether it is of major or minor significance.

The risk assessment has been undertaken with reference to BS10175 and CIRIA Document C552: Contaminated Land Risk assessment 'A Guide to Good Practice'. The risk assessment has been carried out by assessing the severity of the potential consequence, taking into account both the potential magnitude of the hazard and the sensitivity of the target, based on the categories given overleaf.

Table 7.1. Sensitivity of receptor

Category	Examples
High	Residential with gardens/Groundwater Source Protection Zone
Medium	Residential without gardens/Principal (Major) Aquifer/sensitive watercourse
Low	Commercial and industrial use/Secondary (Minor) Aquifer
Very Low	Construction and maintenance workers/non-sensitive watercourse

Table 7.2. Magnitude of impact

Category	Examples
Gross Impact	Heavily contaminated gasworks or industrial site, hazardous waste landfill
Moderate Impact	Major leaks and spills from fuel infrastructure (e.g. petrol stations), domestic waste landfill
Slight Impact	Minor leaks and spills from fuel infrastructure, 'inert' waste landfills
No Impact	No identified or suspected contamination

Table 7.3. Level of severity for potential hazard

	Sensitivity of receptor			
Magnitude of Impact	High	Medium	Low	Very Low
Gross Impact	Severe	Medium	Mild	Minor
Moderate Impact	Medium	Mild	Minor	Minor
Slight Impact	Mild	Minor	Minor	Minor
No Impact	Minor	Minor	Minor	Minor

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway and has been assessed based on the categories given below.

Table 7.4. Probability of risk definition

Category	Definition
High likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term
Low likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

Table 7.5. Level of risk for potential hazard definition

Probability of risk	Potential severity			
	Severe	Medium	Mild	Minor
High Likelihood	Very high	High	Moderate	Low/ Moderate
Likely	High	Moderate	Low/ Moderate	Low
Low likelihood	Moderate	Low/ Moderate	Low	Very low
Unlikely	Low/ Moderate	Low	Very low	Very low

The assessment is discussed below in terms of plausible pollutant linkages. A complete assessment of the pollutant linkages is presented in Table 7.6 overleaf.

A description of these risk classifications and likely action required are given in CIRIA 552 as:

Very high risk – High probability that severe harm could arise to a designated receptor from an identified hazard OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation and remediation are likely to be required.

High risk – Harm is likely to arise to a designated receptor from an identified hazard. This risk, if realised, is likely to result in substantial liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term.

Moderate risk – It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation is normally required to clarify risks and to determine potential liability. Some remedial works may be required in the long term.

Low risk – It is possible that harm could arise to a designated receptor from an identified hazard but it is likely that this harm, if realised, would at worst normally be mild.

Very low risk – It is a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe.

9.2 POLLUTANT LINKAGE ASSESSMENT

Table 7.6. Pollutant Linkage Assessment

Source	Pathway	Receptor	Severity	Likelihood	Risk Level
Asbestos containing material fragments and debris in Made Ground.	Inhalation of dust	Future users	Medium	Low Likelihood	Low/ Moderate
Localised PAH in Made Ground containing tarmacadam fragment	Direct contact Ingestion Inhalation	Future users	Mild	Low Likelihood	Low
Localised TPH in Made Ground containing tarmacadam fragment	Direct contact	Water pipes	Minor	Low Likelihood	Very Low

Source	Pathway	Receptor	Severity	Likelihood	Risk Level
Ground gas generation from natural organic rich soils/peat	Vertical migration leading to accumulation in confined spaces and asphyxiation or creation of explosive environments	Future users	Medium	Low Likelihood	Low/ Moderate

9.2.1. Asbestos in Soil

Suspected asbestos containing materials were observed on the ground surface in the north of the site and is the type of material that can be found in hard core, such as has been used to improve the ground surface in parts of the site. Therefore, the potential exists for ACM to be present in Made Ground across the site.

Where buildings and hard standing are to be placed over the Made Ground, this is considered sufficient to break the pollutant linkage by breaking the exposure pathway between the impacted Made Ground and the site users.

The primary risk is therefore in areas where the impacted Made Ground is exposed at surface and is allowed to generate dust that can be inhaled. The most likely scenario for this to occur on the site following development will be in the proposed areas of soft landscaping. The risks will therefore need to be mitigated with measures such as source removal and engineered cover system in the soft landscaped areas.

Vigilance by the groundworks contractor for asbestos containing material is recommended throughout the development with a discovery strategy in place should any asbestos containing material be encountered. This is mainly for the protection of development workers. It is good practice for visible suspected asbestos containing materials to be removed from the soil where encountered, even in areas that are to be covered by hard standing, to minimise the overall quantity of asbestos in the ground.

9.2.2. PAH in Soil

The investigation has identified elevated concentration of various PAH compounds, which are considered to be associated with coal tar in tarmacadam fragments locally observed in the Made Ground on the site, particularly towards the site entrance in the west. While not evident in other Made Ground deposits on site, it is possible that such tarmacadam fragments may be more widespread in the Made Ground on site, as a result of ground improvement works.

In the context of the proposed development of the site as a care home, it is not likely that the residents will regularly interact with exposed soil on the site. Gardeners and maintenance workers are therefore for likely to be the primary people exposed to contamination in the soil, which is likely to be over short durations. These PAH concentrations are therefore considered to present a low risk to human health, although it is considered prudent to implement mitigation measures.

As noted with regard to the asbestos risk, where buildings and hard standing are to be placed over the Made Ground, this is considered sufficient to break the pollutant linkage by breaking the exposure pathway between the impacted Made Ground and the site users.

The primary risk is therefore in areas where the impacted Made Ground is exposed at surface and is allowed to generate dust that can be inhaled or could be ingested or directly contacted. The most likely scenario for this to occur on the site following development will be in the proposed areas of soft landscaping. The risks will therefore need to be mitigated with measures such as source removal and engineered cover system in the soft landscaped areas. The mitigation measures required to address the asbestos risk, discussed above, will also address the PAH risk.

9.2.3. TPH in Soil

Slightly elevated TPH concentrations have been encountered across the site. These concentrations are not considered to be significant with regard to human health risk but could present a theoretical risk to PE water supply pipes. The majority of these elevated TPH concentrations have been attributed to the influence of natural compounds in the organic rich soils, such as humic acid, and are not considered to represent a significant risk to the PE pipes. However, the TPH associated with the localised tarmacadam fragments is considered to present a potential risk.

It is therefore recommended that upgraded water supply pipes or clean service corridors are used for the proposed development.

9.2.4. Ground gas generation

Due to the high groundwater levels, ground gas monitoring of the installed borehole monitoring wells is not considered to be viable. The ground gas assessment has therefore been based on the CL:AIRE RB17 approach. RB17 states that it is acceptable to simply install Characteristic Situation 2 protection on sites where Alluvial and Peat soils are present., with no need for ground gas monitoring.

10. CONCLUSIONS AND RECOMMENDATIONS

The conceptual model, based on information obtained as part of the preliminary risk assessment and intrusive ground investigation, identified the following potential contaminant sources:

- Asbestos within the Made Ground across the site, in relation to human health.
- Localised PAH in Made Ground containing tarmacadam fragment, in relation to human health.
- Localised TPH impact in the Made Ground containing tarmacadam fragments, in relation to PE water pipes.
- Ground gas generation from organic rich natural deposits.

It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

The risks of impact to the proposed development from soil contamination have therefore been assessed to be **low/moderate** if the contaminated soil remains at ground surface level in areas of soft landscaping and in relation to ground gas.

Where buildings and hard standing are to be placed over the Made Ground, this is considered sufficient to break the pollutant linkage by breaking the exposure pathway between the impacted Made Ground and the site users.

The risks from contaminants in the near surface soil will therefore need to be mitigated with remediation measures such as source removal and engineered cover system in the soft landscaped areas. In practice, as the layer of contaminated soil is relatively thin (0.3-0.9m) and localised, a cover system (typically 0.6m thick) that would maintain the existing site levels (i.e. dug into the existing ground) would remove most, if not all, of the contaminated material. Removal of the contaminated Made Ground to natural soil and replacement with uncontaminated certified imported soil is therefore likely to be the most viable remedial solution. Alternatively, a cover system placed on top of the existing contaminated Made Ground (raised beds) or residual Made Ground, following partial removal, could be considered.

CS2 ground gas protection measures are recommended to address the potential for ground gas generation from the underlying organic rich Alluvium and Peat.

It is recommended that upgraded water supply pipes or clean service corridors are used for the proposed development.

A discovery strategy and appropriate PPE are recommended during any redevelopment of the site to address any as yet unidentified contamination that may be identified during the works.

FIGURE 1: SITE LOCATION PLAN



Ground Condition Consultants Ltd
10 Waldegrave Close Southampton SO19 9RY
Telephone 07971 450113
ask@groundcc.co.uk www.groundcc.co.uk

client HIGHWOOD HOMES

site CHICKENHALL LANE, EASTLEIGH

title SITE LOCATION PLAN

scale NTS

drawn by DP

checked by RP

date 11 OCT 2024

job no J24-018

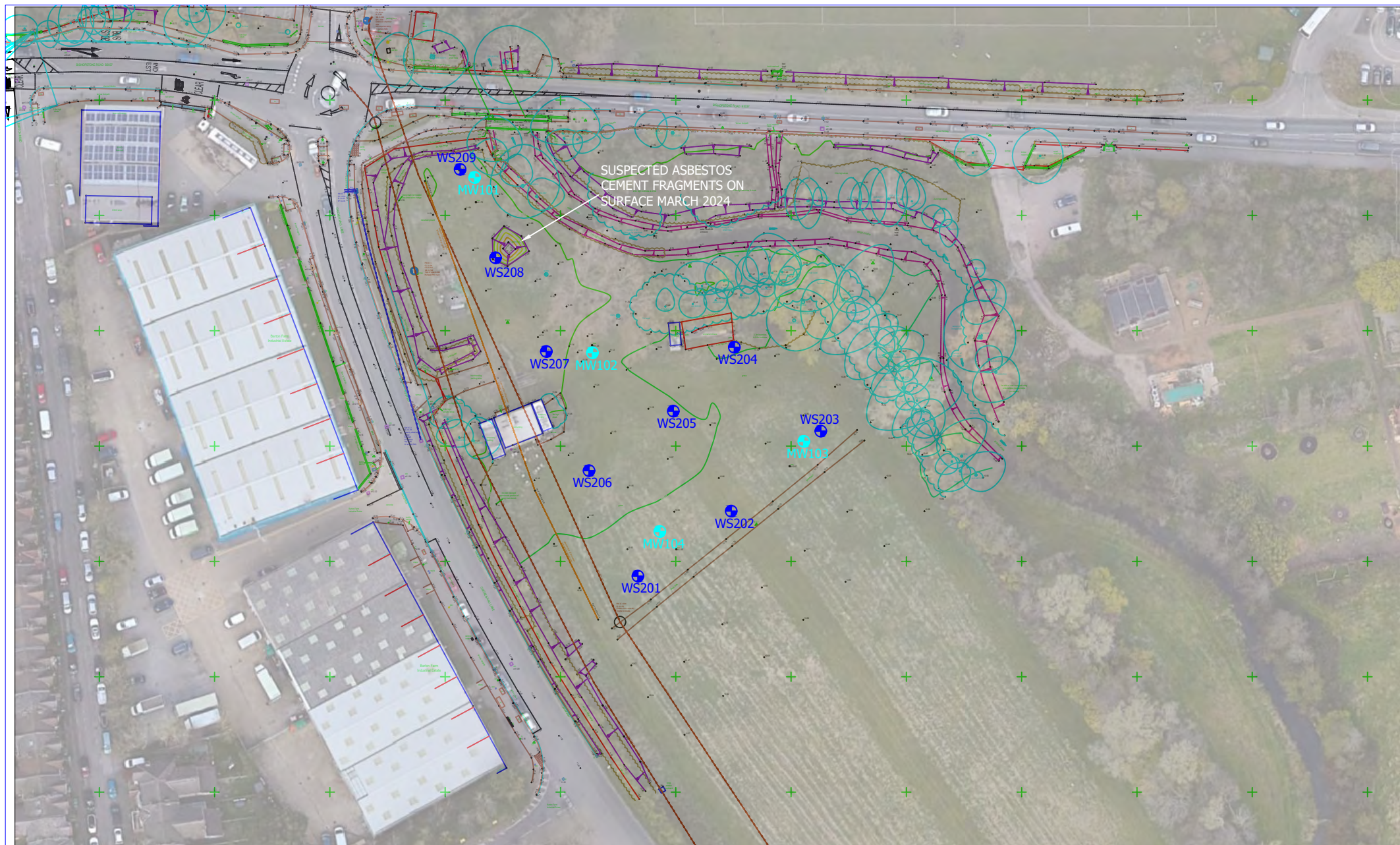
drawing number

FIGURE 1

rev.

-

FIGURE 2: INVESTIGATION LOCATION PLAN



Ground Condition Consultants Ltd
10 Waldegrave Close Southampton SO19 9RY
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client
HIGHWOOD HOMES LTD

project
CHICKENHALL LANE, EASTLEIGH

title
SITE INVESTIGATION PLAN

scale NTS | drawn by DP | checked by RP

date 27 MAR 2024 | cad file J24-018

drawing number
FIGURE 1

rev.
1

APPENDIX 1: REPORT CONDITIONS

This report is produced solely for the benefit of **Highwood Ventures 7 Limited** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the Site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the Site.

This report is based on a visual Site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical Site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the Site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categorical assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ground Condition Consultants Ltd. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the Site and adjacent Sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding Sites. If migrating pollution or contamination (past or present) exists this can only practically be better assessed following extensive on and off Site intrusive investigations and monitoring.

APPENDIX 2: GROUNDSURE REPORT

CHICKENHALL LANE, EASTLEIGH, HAMPSHIRE, SO50 6RP

Order Details

Date: 03/09/2024
Your ref: J24-018 - Eastleigh
Our Ref: GS-ORB-X38-H85-WB6

Site Details

Location: 446196 119113
Area: 0.99 ha
Authority: [Eastleigh Borough Council](#) ↗



[Summary of findings](#)

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

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	17	16	136	-
22 >	1.2 >	Historical tanks >	0	1	9	16	-
23 >	1.3 >	Historical energy features >	0	0	7	14	-
24	1.4	Historical petrol stations	0	0	0	0	-
24 >	1.5 >	Historical garages >	0	1	0	1	-
25	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	2.1 >	Historical industrial land uses >	0	21	30	177	-
35 >	2.2 >	Historical tanks >	0	1	12	28	-
36 >	2.3 >	Historical energy features >	0	0	17	23	-
38	2.4	Historical petrol stations	0	0	0	0	-
38 >	2.5 >	Historical garages >	0	2	0	1	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
40	3.1	Active or recent landfill	0	0	0	0	-
40	3.2	Historical landfill (BGS records)	0	0	0	0	-
41	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
41	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
41 >	3.5 >	Historical waste sites >	0	0	3	0	-
42	3.6	Licensed waste sites	0	0	0	0	-
42 >	3.7 >	Waste exemptions >	0	1	7	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
44 >	4.1 >	Recent industrial land uses >	0	2	26	-	-
46 >	4.2 >	Current or recent petrol stations >	0	1	0	1	-
47	4.3	Electricity cables	0	0	0	0	-
47	4.4	Gas pipelines	0	0	0	0	-
47	4.5	Sites determined as Contaminated Land	0	0	0	0	-



47	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
48	4.7	Regulated explosive sites	0	0	0	0	-
48	4.8	Hazardous substance storage/usage	0	0	0	0	-
48	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
48	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
48 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	1	6	3	-
50	4.12	Radioactive Substance Authorisations	0	0	0	0	-
50 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	5	-
51	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
52	4.15	Pollutant release to public sewer	0	0	0	0	-
52	4.16	List 1 Dangerous Substances	0	0	0	0	-
52	4.17	List 2 Dangerous Substances	0	0	0	0	-
52 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	3	4	2	18	-
55	4.19	Pollution inventory substances	0	0	0	0	-
55	4.20	Pollution inventory waste transfers	0	0	0	0	-
56	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
57 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
59 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
61 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
62	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
62	5.5	Groundwater vulnerability- local information	None (within 0m)				
63 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	2
64 >	5.7 >	<u>Surface water abstractions ></u>	0	0	1	0	3
65	5.8	Potable abstractions	0	0	0	0	0
66	5.9	Source Protection Zones	0	0	0	0	-
66	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
67 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	3	4	29	-	-



70 >	6.2 >	Surface water features >	1	2	6	-	-
71 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
71 >	6.4 >	WFD Surface water bodies >	1	0	0	-	-
71	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
73	7.2	Historical Flood Events	0	0	0	-	-
73	7.3	Flood Defences	0	0	0	-	-
73	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
73	7.5	Flood Storage Areas	0	0	0	-	-
74 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
75 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
76 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
78 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	1	0	0	0	0
80	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
80 >	10.3 >	Special Areas of Conservation (SAC) >	1	0	0	0	0
80	10.4	Special Protection Areas (SPA)	0	0	0	0	0
81	10.5	National Nature Reserves (NNR)	0	0	0	0	0
81	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
81 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	14
82	10.8	Biosphere Reserves	0	0	0	0	0
82	10.9	Forest Parks	0	0	0	0	0
82	10.10	Marine Conservation Zones	0	0	0	0	0
82	10.11	Green Belt	0	0	0	0	0
83	10.12	Proposed Ramsar sites	0	0	0	0	0



83	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
83	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
83	10.15	Nitrate Sensitive Areas	0	0	0	0	0
84 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
85 >	10.17 >	SSSI Impact Risk Zones >	3	-	-	-	-
87 >	10.18 >	SSSI Units >	1	0	2	2	24
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
102	11.1	World Heritage Sites	0	0	0	-	-
103	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
103	11.3	National Parks	0	0	0	-	-
103	11.4	Listed Buildings	0	0	0	-	-
103 >	11.5 >	Conservation Areas >	0	0	1	-	-
104	11.6	Scheduled Ancient Monuments	0	0	0	-	-
104	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
106	12.2	Open Access Land	0	0	0	-	-
106 >	12.3 >	Tree Felling Licences >	1	0	1	-	-
106	12.4	Environmental Stewardship Schemes	0	0	0	-	-
107	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
108 >	13.1 >	Priority Habitat Inventory >	1	5	23	-	-
110 >	13.2 >	Habitat Networks >	2	1	1	-	-
110	13.3	Open Mosaic Habitat	0	0	0	-	-
110	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
111 >	14.1 >	10k Availability >	Identified (within 500m)				
112 >	14.2 >	Artificial and made ground (10k) >	0	1	0	0	-
113 >	14.3 >	Superficial geology (10k) >	2	1	1	2	-



114	14.4	Landslip (10k)	0	0	0	0	-
115 >	14.5 >	Bedrock geology (10k) >	2	0	1	2	-
116	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
117 >	15.1 >	50k Availability >	Identified (within 500m)				
118 >	15.2 >	Artificial and made ground (50k) >	0	1	0	0	-
119 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
120 >	15.4 >	Superficial geology (50k) >	2	1	1	1	-
121 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
121	15.6	Landslip (50k)	0	0	0	0	-
121	15.7	Landslip permeability (50k)	None (within 50m)				
122 >	15.8 >	Bedrock geology (50k) >	2	0	1	2	-
123 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
123	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
124 >	16.1 >	BGS Boreholes >	1	0	4	-	-
Page	Section	Natural ground subsidence >					
126 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
128 >	17.2 >	Running sands >	Low (within 50m)				
130 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
132 >	17.4 >	Collapsible deposits >	Low (within 50m)				
134 >	17.5 >	Landslides >	Very low (within 50m)				
135 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
137	18.1	BritPits	0	0	0	0	-
138 >	18.2 >	Surface ground workings >	1	0	16	-	-
138	18.3	Underground workings	0	0	0	0	0
139	18.4	Underground mining extents	0	0	0	0	-
139	18.5	Historical Mineral Planning Areas	0	0	0	0	-



139	18.6	Non-coal mining	0	0	0	0	0
139	18.7	JPB mining areas	None (within 0m)				
139	18.8	The Coal Authority non-coal mining	0	0	0	0	-
140	18.9	Researched mining	0	0	0	0	-
140	18.10	Mining record office plans	0	0	0	0	-
140	18.11	BGS mine plans	0	0	0	0	-
140	18.12	Coal mining	None (within 0m)				
141	18.13	Brine areas	None (within 0m)				
141	18.14	Gypsum areas	None (within 0m)				
141	18.15	Tin mining	None (within 0m)				
141	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
142	19.1	Natural cavities	0	0	0	0	-
143	19.2	Mining cavities	0	0	0	0	0
143	19.3	Reported recent incidents	0	0	0	0	-
143	19.4	Historical incidents	0	0	0	0	-
143 >	19.5 >	National karst database >	0	0	0	1	-
Page	Section	Radon >					
145 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
147 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	3	-	-	-
147	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
147	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
148	22.1	Underground railways (London)	0	0	0	-	-
148	22.2	Underground railways (Non-London)	0	0	0	-	-
149	22.3	Railway tunnels	0	0	0	-	-
149 >	22.4 >	Historical railway and tunnel features >	0	4	54	-	-
151	22.5	Royal Mail tunnels	0	0	0	-	-



151	22.6	Historical railways	0	0	0	-	-
152	22.7	Railways	0	0	0	-	-
152	22.8	Crossrail 1	0	0	0	0	-
152	22.9	Crossrail 2	0	0	0	0	-
152	22.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 05/04/2020

Site Area: 0.99ha



Recent site history - 2017 aerial photograph

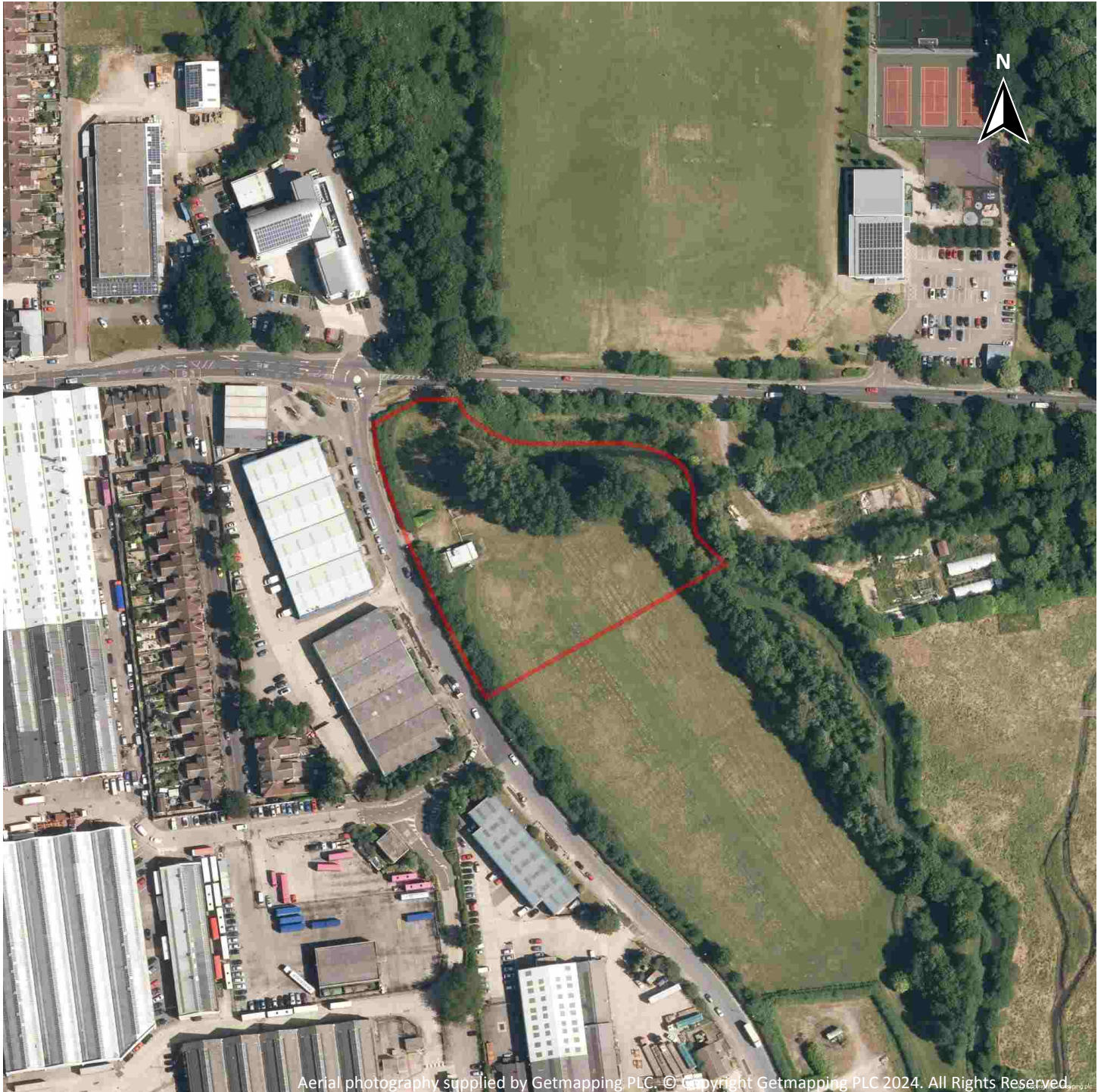


Capture Date: 21/06/2017

Site Area: 0.99ha



Recent site history - 2013 aerial photograph



Capture Date: 04/06/2013

Site Area: 0.99ha



Recent site history - 2005 aerial photograph



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

Capture Date: 27/05/2005

Site Area: 0.99ha



Recent site history - 1999 aerial photograph

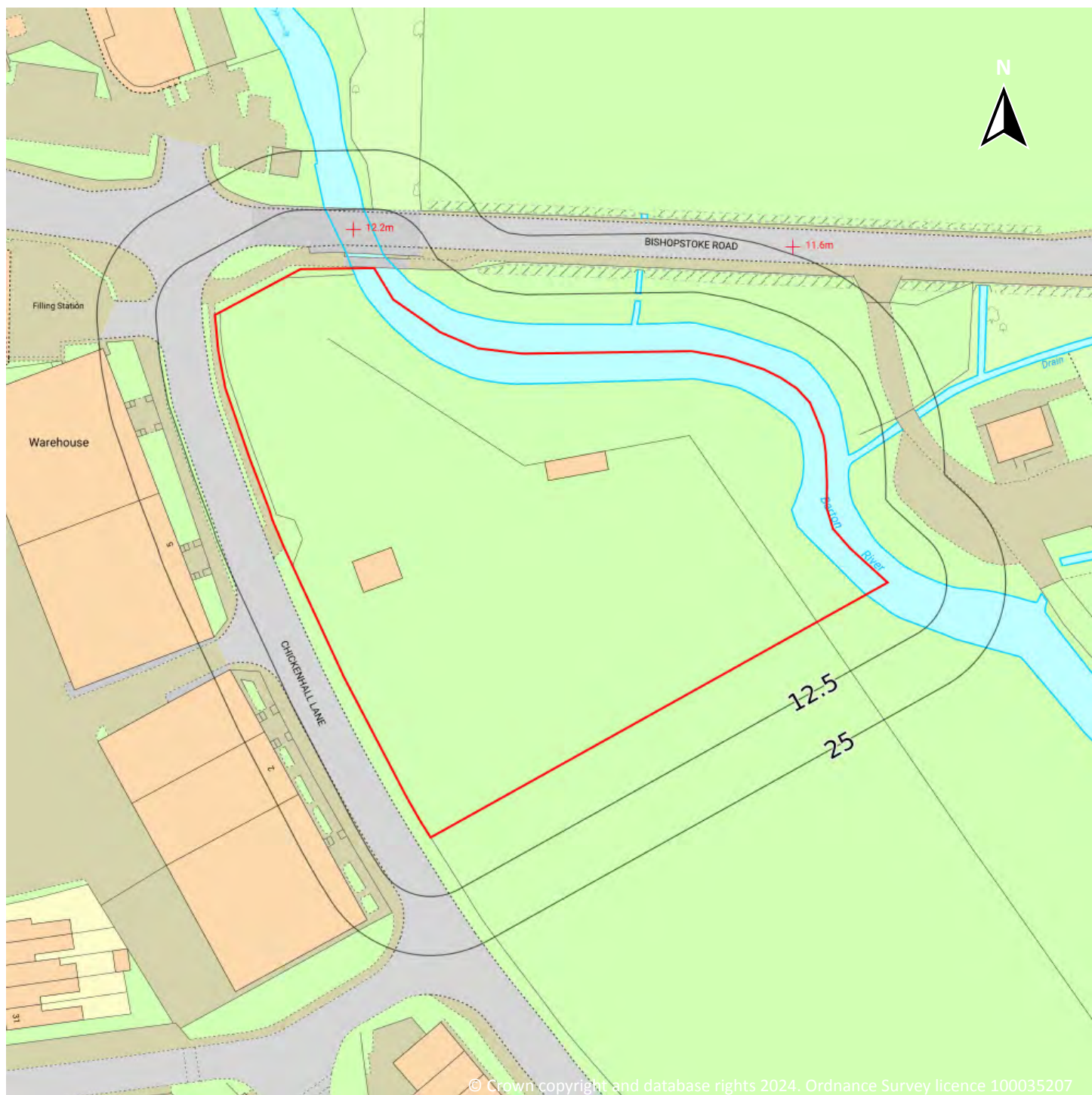


Capture Date: 30/04/1999

Site Area: 0.99ha



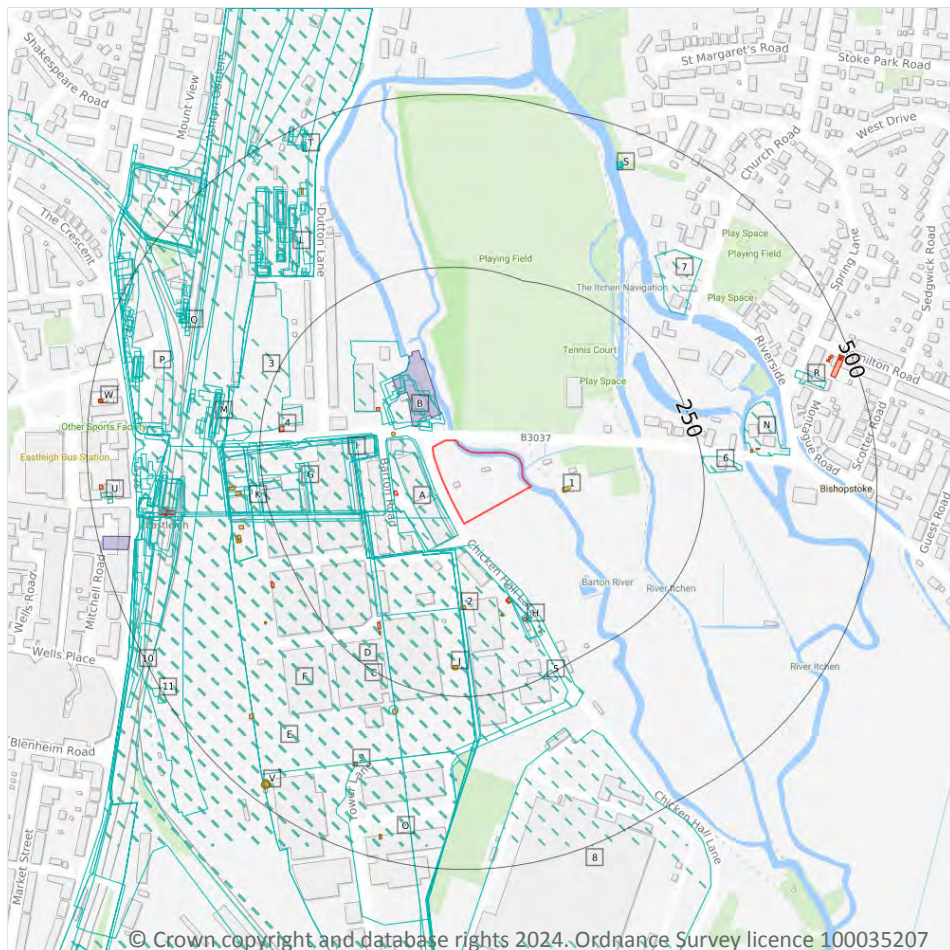
OS MasterMap site plan



Site Area: 0.99ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

169

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

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

ID	Location	Land use	Dates present	Group ID
A	15m SW	Unspecified Works	1981 - 1989	1960728



ID	Location	Land use	Dates present	Group ID
A	15m SW	Unspecified Mill	1931	1884350
B	21m NW	Unspecified Mill	1897	1963156
A	22m W	Unspecified Warehouses	1981 - 1989	1963965
B	26m NW	Unspecified Mill	1908	1978044
B	28m NW	Corn Mill	1868	1884611
B	31m NW	Unspecified Mill	1895	1975095
C	32m S	Industrial Estate	1989	1887542
D	35m S	Unspecified Warehouses	1981	1890119
E	38m S	Locomotive Carriage and Wagon Works	1931 - 1938	1956706
F	41m S	Railway Sidings	1908 - 1938	1981873
E	46m S	Unspecified Works	1957 - 1968	1970238
F	46m S	Railway Sidings	1957	1913267
F	46m S	Railway Sidings	1957	1913268
F	46m S	Railway Sidings	1968	1913277
F	46m S	Railway Sidings	1968	1913278
B	47m NW	Unspecified Mill	1938	1950928
B	66m NW	Unspecified Works	1989	1890884
G	78m W	Unspecified Commercial/Industrial	1908 - 1938	1945042
B	88m NW	Unspecified Mill	1957 - 1968	1944395
H	106m S	Refuse Destructor	1931	1975743
G	108m W	Unspecified Commercial/Industrial	1897	1944156
I	112m W	Railway Sidings	1897	1952141
G	114m W	Unspecified Commercial/Industrial	1895	1913324
I	114m W	Railway Sidings	1895	1950174
E	118m W	Carriage and Wagon Works	1895 - 1897	1959437
F	118m W	Railway Sidings	1895 - 1897	1927420
E	122m S	Locomotive Carriage and Wagon Works	1908	1940893
H	125m S	Pumping Station	1989	1910766



ID	Location	Land use	Dates present	Group ID
H	158m S	Refuse Destructor	1931 - 1938	1993559
G	187m W	Railway Sidings	1895	1935592
3	192m W	Unspecified Depot	1981 - 1989	1958067
5	246m S	Refuse Heap	1868	1889063
6	251m E	Corn Mill	1868	1884652
K	260m W	Railway Sidings	1895	1961332
C	282m S	Unspecified Tank	1989	1894412
K	294m W	Railway Sidings	1980 - 1989	1945595
L	301m NW	Railway Buildings	1957 - 1981	1951606
L	305m NW	Railway Building	1908	1940034
7	306m NE	Grave Yard	1868	1887942
M	309m W	Railway Building	1957 - 1981	1937103
L	309m NW	Railway Building	1931	1947331
L	312m NW	Railway Building	1938	1928811
M	313m W	Railway Building	1938	1970287
M	314m W	Railway Building	1931	1919251
M	314m W	Railway Buildings	1895 - 1897	1989789
N	315m E	Unspecified Mill	1908	1884393
M	316m W	Railway Building	1908	1921060
L	318m NW	Railway Building	1908 - 1931	1931984
M	320m W	Railway Sidings	1897	1988037
L	321m NW	Railway Building	1938	1921998
M	326m W	Railway Sidings	1868	1930318
8	329m S	Unspecified Works	1981 - 1989	1914673
O	330m S	Unspecified Depot	1981	1887074
M	332m W	Railway Building	1908	1909789
L	340m NW	Railway Building	1908	1944636
L	341m NW	Railway Building	1989	1955272



ID	Location	Land use	Dates present	Group ID
L	342m NW	Railway Buildings	1989	1935854
L	343m NW	Railway Building	1931	1963687
L	344m NW	Railway Building	1908	1932073
L	345m NW	Railway Buildings	1957 - 1981	1979062
L	345m NW	Railway Building	1938	1979272
L	346m NW	Railway Buildings	1957 - 1981	1990813
L	347m NW	Railway Building	1931	1939646
L	348m NW	Railway Building	1938	1940897
M	352m W	Railway Building	1931	1960769
M	352m W	Railway Building	1938	1950284
M	356m W	Railway Building	1908	1978687
M	362m W	Railway Station	1931 - 1938	1949175
L	362m NW	Railway Sidings	1897	1952796
M	363m W	Railway Building	1908 - 1931	1932139
L	364m NW	Railway Building	1931	1926351
L	364m NW	Railway Building	1908	1965607
M	365m W	Railway Station	1957 - 1989	1972105
L	366m NW	Railway Building	1938	1921493
L	366m NW	Railway Building	1908	1955466
M	366m W	Railway Station	1895 - 1897	1988164
L	367m NW	Railway Building	1931	1928587
M	368m W	Railway Building	1897	1909788
L	369m NW	Railway Building	1938	1914281
M	371m W	Railway Building	1895	1913289
L	372m NW	Railway Building	1931	1933580
L	375m NW	Railway Building	1938	1987816
L	378m NW	Railway Building	1908	1967055
P	379m W	Railway Sidings	1897	1943674



ID	Location	Land use	Dates present	Group ID
M	379m W	Railway Station	1908	1914667
M	381m W	Railway Building	1868	1966817
L	383m NW	Railway Building	1908	1915702
L	384m NW	Railway Building	1931	1983162
L	385m NW	Railway Building	1931	1965369
Q	387m NW	Railway Buildings	1897	1913482
L	387m NW	Railway Building	1938	1992850
L	388m NW	Railway Building	1938	1954904
L	389m NW	Railway Building	1908	1960209
M	389m W	Railway Building	1957 - 1968	1983242
L	390m NW	Railway Building	1981	1937747
L	390m NW	Railway Building	1957	1964368
L	390m NW	Railway Building	1968	1999121
M	390m W	Railway Building	1897	1909791
M	391m W	Railway Building	1938	1939921
Q	391m NW	Railway Building	1868	1957831
L	392m NW	Railway Building	1931	1996764
M	392m W	Railway Building	1895	1934206
L	393m NW	Railway Building	1908 - 1931	1984332
L	394m NW	Railway Building	1938	1914277
Q	396m NW	Railway Buildings	1957 - 1968	1921637
L	397m NW	Railway Building	1957 - 1981	1917711
Q	398m NW	Railway Building	1931	1980827
L	399m NW	Railway Building	1938	1932082
Q	400m NW	Railway Building	1908	1927064
Q	402m NW	Railway Building	1938	1973360
M	403m W	Railway Building	1938	1987169
Q	406m NW	Railway Building	1908	1966803



ID	Location	Land use	Dates present	Group ID
L	406m NW	Railway Building	1989	1909793
M	407m W	Railway Building	1895	1947943
Q	407m NW	Railway Building	1931	1926466
Q	408m NW	Railway Building	1938	1990720
Q	409m NW	Railway Building	1931	1985979
Q	410m NW	Railway Building	1938	1984078
R	413m E	Smithy	1868	1907264
Q	417m NW	Railway Building	1908	1909790
M	423m W	Railway Building	1938	1909786
P	431m W	Railway Building	1897	1922105
P	433m W	Railway Building	1957 - 1968	1990400
M	433m W	Railway Building	1981	1910543
P	433m W	Railway Building	1908	1952843
P	435m W	Goods Shed	1931	1969337
P	436m W	Goods Shed	1938	1930441
L	438m NW	Sawmill	1895	1929627
L	439m NW	Railway Building	1868	1909787
P	439m W	Railway Building	1895	1998911
L	439m NW	Railway Sidings	1897	1924095
L	440m NW	Sawmill	1897	1947011
S	440m NE	Boat House	1908	1944892
S	442m NE	Boat House	1938	1985123
S	442m NE	Boat House	1931	1949349
L	445m NW	Sawmill	1908	1997871
P	452m W	Railway Building	1908 - 1931	1944154
L	453m NW	Sawmill	1981	1942176
L	453m NW	Unspecified Mill	1957 - 1968	1946476
P	456m W	Railway Buildings	1938	1935785



ID	Location	Land use	Dates present	Group ID
P	459m W	Railway Buildings	1895	1964061
T	463m NW	Railway Building	1908	1925535
P	464m W	Railway Building	1897	1913777
P	466m W	Railway Building	1931	1910560
T	466m NW	Railway Building	1931	1913926
P	467m NW	Railway Building	1908 - 1931	1928847
P	467m NW	Railway Building	1957 - 1968	1941721
U	467m W	Smithy	1868	1907774
T	468m NW	Railway Building	1938	1931358
P	469m NW	Railway Buildings	1938	1921487
T	473m NW	Railway Buildings	1957 - 1968	1941986
P	474m NW	Railway Building	1908	1910542
10	477m SW	Railway Sidings	1897	1996599
T	480m NW	Railway Buildings	1957 - 1968	1968796
T	484m NW	Railway Building	1908 - 1931	1980334
T	484m NW	Railway Buildings	1931	1954811
T	486m NW	Railway Building	1938	1909785
P	487m NW	Refuse Heap	1868	1888412
P	488m NW	Smithy	1908	1907131
T	489m NW	Railway Building	1938	1931129
T	491m NW	Railway Building	1931	1909783
T	492m NW	Railway Building	1981 - 1989	1937850
P	492m NW	Railway Building	1938	1910561
P	494m NW	Railway Building	1897	1909792
11	496m SW	Engine Shed	1868	1901308
T	497m NW	Railway Building	1938	1909784
P	498m NW	Railway Building	1938	1983958
P	499m NW	Railway Building	1895	1931781

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

26

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

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

ID	Location	Land use	Dates present	Group ID
1	45m E	Tanks	1992	318620
B	57m NW	Unspecified Tank	1897	326787
2	118m S	Unspecified Tank	1968 - 1978	327927
H	141m S	Unspecified Tank	1955	335683
H	142m S	Unspecified Tank	1950	343061
H	188m S	Unspecified Tank	1950 - 1955	340736
D	198m SW	Unspecified Tank	1968	330329
D	198m SW	Unspecified Tank	1950	330444
J	205m S	Unspecified Tank	1968	328305
J	205m S	Unspecified Tank	1950 - 1955	339126
K	284m W	Unspecified Tank	1970	326785
C	285m S	Unspecified Tank	1978 - 1992	329533
K	290m W	Tanks	1950	332102
K	293m W	Unspecified Tank	1950	341993
K	302m W	Tanks	1950	335168
K	303m W	Unspecified Tank	1970	326786
K	306m W	Tanks	1933	343377
F	319m SW	Unspecified Tank	1950	329254
F	319m SW	Unspecified Tank	1968	333683
F	320m SW	Unspecified Tank	1950 - 1967	328869
E	411m SW	Unspecified Tank	1950 - 1968	339230



ID	Location	Land use	Dates present	Group ID
L	411m NW	Unspecified Tank	1991	326582
O	465m S	Unspecified Tank	1968	329391
O	465m S	Unspecified Tank	1950 - 1955	340098
V	468m SW	Unspecified Tank	1978 - 1988	334236
V	469m SW	Unspecified Tank	1992	338415

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

21

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

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

ID	Location	Land use	Dates present	Group ID
A	67m W	Electricity Substation	1982 - 1992	223726
B	93m NW	Electricity Substation	1982 - 1992	215653
H	124m S	Electricity Substation	1992	227850
H	125m S	Electricity Substation	1978 - 1988	216083
H	161m S	Electricity Substation	1978 - 1992	214868
D	188m SW	Electricity Substation	1978 - 1992	216977
4	217m W	Electricity Substation	1970 - 1992	213837
F	284m SW	Electricity Substation	1978 - 1992	225103
N	321m E	Electricity Substation	1997	209030
N	330m E	Electricity Substation	1989	233540
9	378m SW	Electricity Substation	1978 - 1992	214995
R	462m E	Electricity Substation	1950	224096
R	464m E	Electricity Substation	1969	209033



ID	Location	Land use	Dates present	Group ID
R	468m E	Electricity Substation	1989	209037
R	471m E	Electricity Substation	1982	209036
U	480m W	Electricity Substation	1987 - 1992	225431
W	481m W	Electricity Substation	1992	226368
R	481m E	Electricity Substation	1950	218806
R	481m E	Electricity Substation	1956	228927
W	482m W	Electricity Substation	1987	222081
R	483m E	Electricity Substation	1967	216165

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

2

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

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

ID	Location	Land use	Dates present	Group ID
B	37m NW	Garage	1982 - 1992	71400
M	454m W	Garage	1970	67617

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

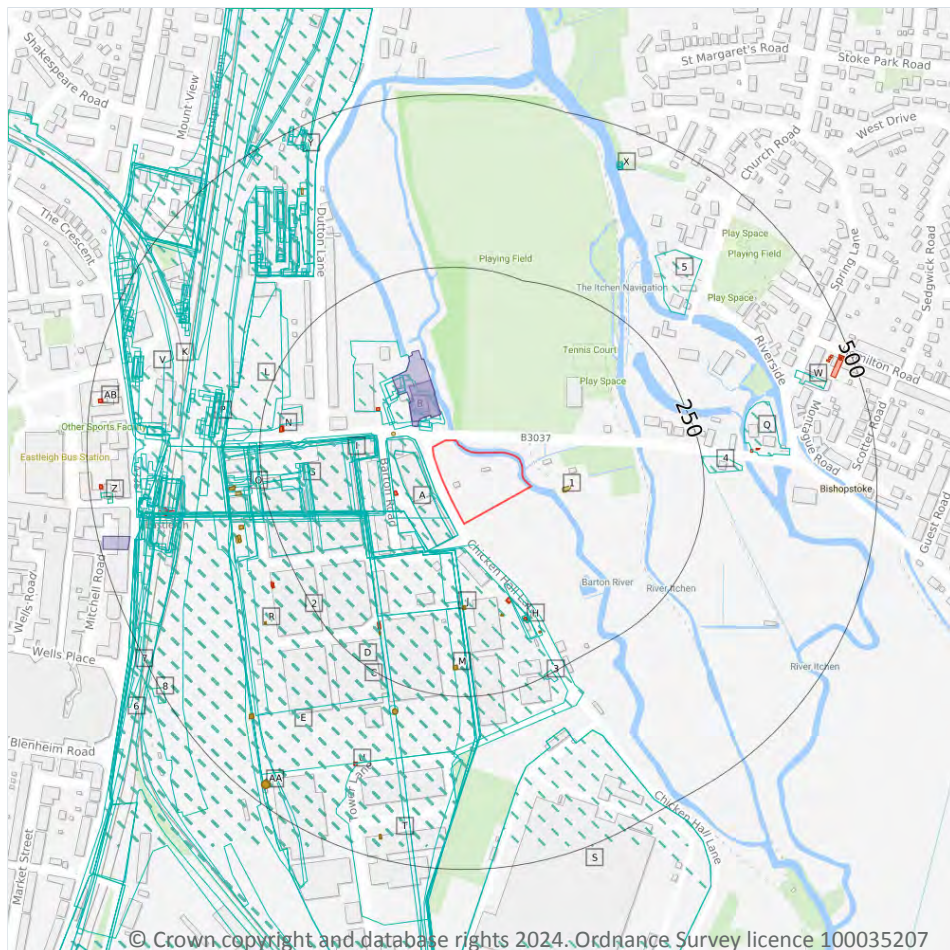
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

228

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

Features are displayed on the Past land use - un-grouped map on [page 26](#) >

ID	Location	Land Use	Date	Group ID
A	15m SW	Unspecified Works	1989	1960728
A	15m SW	Unspecified Works	1981	1960728
A	15m SW	Unspecified Mill	1931	1884350



ID	Location	Land Use	Date	Group ID
B	21m NW	Unspecified Mill	1897	1963156
A	22m W	Unspecified Warehouses	1989	1963965
A	22m W	Unspecified Warehouses	1981	1963965
B	26m NW	Unspecified Mill	1908	1978044
B	28m NW	Corn Mill	1868	1884611
B	31m NW	Unspecified Mill	1895	1975095
C	32m S	Industrial Estate	1989	1887542
D	35m S	Unspecified Warehouses	1981	1890119
E	38m S	Locomotive Carriage and Wagon Works	1931	1956706
E	41m S	Railway Sidings	1938	1981873
E	41m S	Locomotive Carriage and Wagon Works	1938	1956706
E	41m S	Railway Sidings	1931	1981873
E	41m S	Locomotive Carriage and Wagon Works	1931	1956706
E	46m S	Unspecified Works	1968	1970238
E	46m S	Unspecified Works	1957	1970238
F	46m S	Railway Sidings	1968	1913277
F	46m S	Railway Sidings	1957	1913267
B	47m NW	Unspecified Mill	1938	1950928
E	52m SW	Railway Sidings	1931	1981873
B	66m NW	Unspecified Works	1989	1890884
G	78m W	Unspecified Commercial/Industrial	1938	1945042
G	79m W	Unspecified Commercial/Industrial	1908	1945042
G	80m W	Unspecified Commercial/Industrial	1931	1945042
B	88m NW	Unspecified Mill	1968	1944395
B	88m NW	Unspecified Mill	1957	1944395
H	106m S	Refuse Destructor	1931	1975743
G	108m W	Unspecified Commercial/Industrial	1897	1944156
I	112m W	Railway Sidings	1897	1952141



ID	Location	Land Use	Date	Group ID
I	114m W	Railway Sidings	1908	1981873
G	114m W	Unspecified Commercial/Industrial	1895	1913324
I	114m W	Railway Sidings	1895	1950174
E	118m W	Carriage and Wagon Works	1897	1959437
E	118m W	Railway Sidings	1897	1927420
E	122m S	Railway Sidings	1908	1981873
E	122m S	Locomotive Carriage and Wagon Works	1908	1940893
E	123m W	Railway Sidings	1895	1927420
2	123m W	Carriage and Wagon Works	1895	1959437
H	125m S	Pumping Station	1989	1910766
H	158m S	Refuse Destructor	1938	1993559
H	158m S	Refuse Destructor	1931	1993559
G	181m W	Railway Sidings	1908	1981873
K	182m W	Railway Sidings	1938	1981873
G	182m W	Railway Sidings	1897	1927420
K	183m W	Railway Sidings	1931	1981873
G	187m W	Railway Sidings	1895	1935592
L	192m W	Unspecified Depot	1981	1958067
L	219m NW	Unspecified Depot	1989	1958067
3	246m S	Refuse Heap	1868	1889063
4	251m E	Corn Mill	1868	1884652
O	253m W	Railway Sidings	1908	1981873
O	256m W	Railway Sidings	1897	1927420
O	260m W	Railway Sidings	1895	1961332
K	263m W	Railway Sidings	1895	1927420
C	282m S	Unspecified Tank	1989	1894412
O	294m W	Railway Sidings	1989	1945595
O	294m W	Railway Sidings	1981	1945595



ID	Location	Land Use	Date	Group ID
K	298m W	Railway Sidings	1908	1981873
K	301m NW	Railway Buildings	1968	1951606
K	301m NW	Railway Buildings	1957	1951606
K	301m NW	Railway Buildings	1981	1951606
K	305m NW	Railway Building	1908	1940034
5	306m NE	Grave Yard	1868	1887942
P	309m W	Railway Building	1968	1937103
P	309m W	Railway Building	1957	1937103
P	309m W	Railway Building	1981	1937103
K	309m NW	Railway Building	1931	1947331
K	312m NW	Railway Building	1938	1928811
P	313m W	Railway Building	1938	1970287
P	314m W	Railway Building	1931	1919251
P	314m W	Railway Buildings	1897	1989789
Q	315m E	Unspecified Mill	1908	1884393
P	316m W	Railway Building	1908	1921060
K	318m NW	Railway Building	1931	1931984
K	319m NW	Railway Building	1908	1931984
P	320m W	Railway Sidings	1897	1988037
K	321m NW	Railway Building	1938	1921998
P	321m W	Railway Buildings	1895	1989789
P	326m W	Railway Sidings	1868	1930318
S	329m S	Unspecified Works	1989	1914673
S	329m S	Unspecified Works	1981	1914673
T	330m S	Unspecified Depot	1981	1887074
P	332m W	Railway Building	1908	1909789
K	340m NW	Railway Building	1908	1944636
K	341m NW	Railway Building	1989	1955272



ID	Location	Land Use	Date	Group ID
K	342m NW	Railway Buildings	1989	1935854
K	343m NW	Railway Building	1931	1963687
K	344m NW	Railway Building	1908	1932073
K	345m NW	Railway Buildings	1968	1979062
K	345m NW	Railway Buildings	1957	1979062
K	345m NW	Railway Buildings	1981	1979062
K	345m NW	Railway Building	1938	1979272
K	346m NW	Railway Buildings	1968	1990813
K	346m NW	Railway Buildings	1957	1990813
K	346m NW	Railway Buildings	1981	1990813
K	347m NW	Railway Building	1931	1939646
K	348m NW	Railway Building	1938	1940897
P	352m W	Railway Building	1931	1960769
P	352m W	Railway Building	1938	1950284
P	356m W	Railway Building	1908	1978687
P	362m W	Railway Station	1938	1949175
K	362m NW	Railway Sidings	1897	1952796
P	363m W	Railway Building	1931	1932139
K	364m NW	Railway Building	1931	1926351
K	364m NW	Railway Building	1908	1965607
P	365m W	Railway Station	1989	1972105
P	365m W	Railway Station	1968	1972105
P	365m W	Railway Station	1957	1972105
P	365m W	Railway Station	1981	1972105
K	366m NW	Railway Building	1938	1921493
K	366m NW	Railway Building	1908	1955466
P	366m W	Railway Station	1897	1988164
K	367m NW	Railway Building	1931	1928587



ID	Location	Land Use	Date	Group ID
P	367m W	Railway Building	1908	1932139
P	368m W	Railway Building	1897	1909788
K	369m NW	Railway Building	1938	1914281
P	371m W	Railway Building	1895	1913289
K	372m NW	Railway Building	1931	1933580
P	374m W	Railway Station	1897	1988164
K	375m NW	Railway Building	1938	1987816
P	375m W	Railway Station	1931	1949175
P	376m W	Railway Station	1938	1949175
P	376m W	Railway Station	1931	1949175
K	378m NW	Railway Building	1908	1967055
V	379m W	Railway Sidings	1897	1943674
P	379m W	Railway Station	1908	1914667
P	379m W	Railway Station	1895	1988164
P	381m W	Railway Building	1868	1966817
K	383m NW	Railway Building	1908	1915702
K	384m NW	Railway Building	1931	1983162
K	385m NW	Railway Building	1931	1965369
K	387m NW	Railway Buildings	1897	1913482
K	387m NW	Railway Building	1938	1992850
K	388m NW	Railway Building	1938	1954904
K	389m NW	Railway Building	1908	1960209
P	389m W	Railway Building	1968	1983242
P	389m W	Railway Building	1957	1983242
K	390m NW	Railway Building	1968	1999121
K	390m NW	Railway Building	1957	1964368
K	390m NW	Railway Building	1981	1937747
P	390m W	Railway Building	1897	1909791



ID	Location	Land Use	Date	Group ID
P	391m W	Railway Building	1938	1939921
K	391m NW	Railway Building	1868	1957831
K	392m NW	Railway Building	1931	1996764
P	392m W	Railway Building	1895	1934206
K	393m NW	Railway Building	1908	1984332
K	394m NW	Railway Building	1938	1914277
K	396m NW	Railway Buildings	1968	1921637
K	396m NW	Railway Buildings	1957	1921637
K	397m NW	Railway Building	1968	1917711
K	397m NW	Railway Building	1957	1917711
K	397m NW	Railway Building	1981	1917711
K	398m NW	Railway Building	1931	1984332
K	398m NW	Railway Building	1931	1980827
K	399m NW	Railway Building	1938	1932082
K	400m NW	Railway Building	1908	1927064
K	402m NW	Railway Building	1938	1973360
P	403m W	Railway Building	1938	1987169
K	406m NW	Railway Building	1908	1966803
K	406m NW	Railway Building	1989	1909793
K	407m NW	Railway Building	1931	1926466
P	407m W	Railway Building	1895	1947943
K	408m NW	Railway Building	1938	1990720
K	409m NW	Railway Building	1931	1985979
K	410m NW	Railway Building	1938	1984078
W	413m E	Smithy	1868	1907264
6	414m W	Railway Sidings	1931	1981873
K	417m NW	Railway Building	1908	1909790
P	423m W	Railway Building	1938	1909786



ID	Location	Land Use	Date	Group ID
V	431m W	Railway Building	1897	1922105
V	433m W	Railway Building	1968	1990400
V	433m W	Railway Building	1957	1990400
P	433m W	Railway Building	1981	1910543
V	433m W	Railway Building	1908	1952843
V	435m W	Goods Shed	1931	1969337
V	436m W	Goods Shed	1938	1930441
K	438m NW	Sawmill	1895	1929627
K	439m NW	Railway Building	1868	1909787
V	439m W	Railway Building	1895	1998911
K	439m NW	Railway Sidings	1897	1924095
K	440m NW	Sawmill	1897	1947011
X	440m NE	Boat House	1908	1944892
X	442m NE	Boat House	1938	1985123
X	442m NE	Boat House	1931	1949349
K	445m NW	Sawmill	1908	1997871
V	452m W	Railway Building	1908	1944154
K	453m NW	Unspecified Mill	1968	1946476
K	453m NW	Unspecified Mill	1968	1946476
K	453m NW	Unspecified Mill	1957	1946476
K	453m NW	Sawmill	1981	1942176
V	456m W	Railway Building	1931	1944154
V	456m W	Railway Buildings	1938	1935785
V	459m W	Railway Buildings	1895	1964061
Y	463m NW	Railway Building	1908	1925535
V	464m W	Railway Building	1897	1913777
V	466m W	Railway Building	1931	1910560
Y	466m NW	Railway Building	1931	1913926



ID	Location	Land Use	Date	Group ID
V	467m NW	Railway Building	1908	1928847
V	467m NW	Railway Building	1968	1941721
V	467m NW	Railway Building	1957	1941721
Z	467m W	Smithy	1868	1907774
Y	468m NW	Railway Building	1938	1931358
V	469m NW	Railway Building	1931	1928847
V	469m NW	Railway Buildings	1938	1921487
Y	473m NW	Railway Buildings	1968	1941986
Y	473m NW	Railway Buildings	1957	1941986
V	474m NW	Railway Building	1908	1910542
7	477m SW	Railway Sidings	1897	1996599
Y	480m NW	Railway Buildings	1968	1968796
Y	480m NW	Railway Buildings	1957	1968796
Y	484m NW	Railway Building	1908	1980334
Y	484m NW	Railway Buildings	1931	1954811
Y	486m NW	Railway Building	1938	1909785
Y	487m NW	Railway Building	1931	1980334
V	487m NW	Refuse Heap	1868	1888412
V	488m NW	Smithy	1908	1907131
Y	489m NW	Railway Building	1938	1931129
Y	491m NW	Railway Building	1931	1909783
Y	492m NW	Railway Building	1989	1937850
Y	492m NW	Railway Building	1981	1937850
V	492m NW	Railway Building	1938	1910561
V	494m NW	Railway Building	1897	1909792
8	496m SW	Engine Shed	1868	1901308
Y	497m NW	Railway Building	1938	1909784
V	498m NW	Railway Building	1938	1983958



ID	Location	Land Use	Date	Group ID
V	499m NW	Railway Building	1895	1931781

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	41
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

ID	Location	Land Use	Date	Group ID
1	45m E	Tanks	1992	318620
B	57m NW	Unspecified Tank	1897	326787
J	118m S	Unspecified Tank	1968	327927
J	118m S	Unspecified Tank	1978	327927
H	141m S	Unspecified Tank	1955	335683
H	142m S	Unspecified Tank	1950	343061
H	188m S	Unspecified Tank	1950	340736
H	189m S	Unspecified Tank	1955	340736
D	198m SW	Unspecified Tank	1968	330329
D	198m SW	Unspecified Tank	1950	330444
M	205m S	Unspecified Tank	1968	328305
M	205m S	Unspecified Tank	1950	339126
M	205m S	Unspecified Tank	1955	339126
O	284m W	Unspecified Tank	1970	326785
C	285m S	Unspecified Tank	1992	329533
C	286m S	Unspecified Tank	1978	329533
C	286m S	Unspecified Tank	1988	329533
O	290m W	Tanks	1950	332102
O	291m W	Tanks	1950	332102



ID	Location	Land Use	Date	Group ID
O	293m W	Unspecified Tank	1950	341993
O	293m W	Unspecified Tank	1950	341993
O	302m W	Tanks	1950	335168
O	302m W	Tanks	1950	335168
O	303m W	Unspecified Tank	1970	326786
O	306m W	Tanks	1933	343377
R	319m SW	Unspecified Tank	1950	329254
R	319m SW	Unspecified Tank	1968	333683
R	320m SW	Unspecified Tank	1967	328869
R	320m SW	Unspecified Tank	1950	328869
E	411m SW	Unspecified Tank	1950	339230
E	411m SW	Unspecified Tank	1968	339230
K	411m NW	Unspecified Tank	1991	326582
E	411m SW	Unspecified Tank	1967	339230
E	411m SW	Unspecified Tank	1950	339230
T	465m S	Unspecified Tank	1968	329391
T	465m S	Unspecified Tank	1950	340098
T	466m S	Unspecified Tank	1955	340098
AA	468m SW	Unspecified Tank	1978	334236
AA	468m SW	Unspecified Tank	1988	334236
AA	468m SW	Unspecified Tank	1988	334236
AA	469m SW	Unspecified Tank	1992	338415

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

40

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



Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

ID	Location	Land Use	Date	Group ID
A	67m W	Electricity Substation	1982	223726
A	68m W	Electricity Substation	1992	223726
B	93m NW	Electricity Substation	1982	215653
B	94m NW	Electricity Substation	1992	215653
H	124m S	Electricity Substation	1992	227850
H	125m S	Electricity Substation	1978	216083
H	125m S	Electricity Substation	1988	216083
H	161m S	Electricity Substation	1992	214868
H	161m S	Electricity Substation	1978	214868
H	161m S	Electricity Substation	1988	214868
D	188m SW	Electricity Substation	1978	216977
D	188m SW	Electricity Substation	1988	216977
D	188m SW	Electricity Substation	1992	216977
N	217m W	Electricity Substation	1970	213837
N	217m W	Electricity Substation	1992	213837
N	218m W	Electricity Substation	1987	213837
N	218m W	Electricity Substation	1987	213837
F	284m SW	Electricity Substation	1978	225103
F	284m SW	Electricity Substation	1988	225103
F	284m SW	Electricity Substation	1988	225103
F	284m SW	Electricity Substation	1992	225103
Q	321m E	Electricity Substation	1997	209030
Q	330m E	Electricity Substation	1989	233540
Q	330m E	Electricity Substation	1989	233540
U	378m SW	Electricity Substation	1992	214995
U	379m SW	Electricity Substation	1978	214995
U	379m SW	Electricity Substation	1988	214995



ID	Location	Land Use	Date	Group ID
W	462m E	Electricity Substation	1950	224096
W	464m E	Electricity Substation	1969	209033
W	468m E	Electricity Substation	1989	209037
W	471m E	Electricity Substation	1982	209036
Z	480m W	Electricity Substation	1992	225431
Z	481m W	Electricity Substation	1987	225431
Z	481m W	Electricity Substation	1987	225431
AB	481m W	Electricity Substation	1992	226368
W	481m E	Electricity Substation	1950	218806
W	481m E	Electricity Substation	1956	228927
AB	482m W	Electricity Substation	1987	222081
AB	482m W	Electricity Substation	1987	222081
W	483m E	Electricity Substation	1967	216165

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

3

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

Features are displayed on the Past land use - un-grouped map on [page 26 >](#)

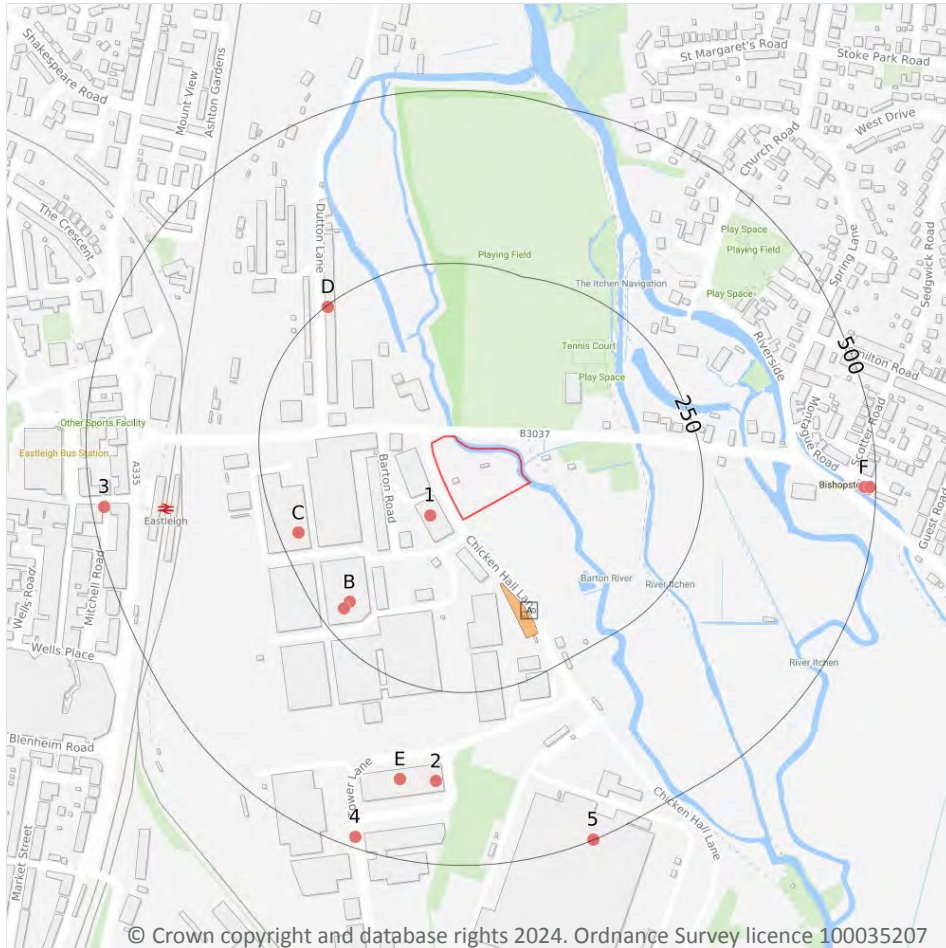


ID	Location	Land Use	Date	Group ID
B	37m NW	Garage	1992	71400
B	38m NW	Garage	1982	71400
P	454m W	Garage	1970	67617

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**3**

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

Features are displayed on the Waste and landfill map on [page 40 >](#)

ID	Location	Address	Further Details	Date
A	107m S	Site Address: N/A	Type of Site: U.D. Council Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1933
A	158m S	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1938
A	158m S	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1931

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



3.6 Licensed waste sites

Records within 500m	0
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m	18
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 40](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	40m SW	Unit 1 Barton Park Industrial Estate Eastleigh Hampshire So50 6rp	EPR/UF0908XF /A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
B	204m SW	Unit 5a, Barton Park, Chickenhall Lane, Eastleigh, So50 6rr	WEX224802	Using waste exemption	Not on a farm	Use of waste in construction
B	216m SW	Unit 5, Barton Park, Chickenhall Lane, Eastleigh, So50 6rr	WEX128993	Using waste exemption	Not on a farm	Use of waste in construction
C	223m W	Unit 6a, Barton Park Ind Estate, Chickenhall Lane, Eastleigh, So50 6rr	WEX070143	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	223m W	-	WEX354149	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	223m W	-	WEX354149	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	247m NW	Unit 1, Withy Park, Dutton Lane, Eastleigh, Eastleigh, So50 6ab	WEX151003	Using waste exemption	Not on a farm	Use of waste in construction
D	247m NW	Unit 1, Withy Park, Dutton Lane, Eastleigh, Eastleigh, So50 6ab	WEX151003	Treating waste exemption	Not on a farm	Screening and blending of waste
2	381m S	Unit 6, Tower Industrial Estate, Tower Lane, Eastleigh, So50 6nz	WEX086037	Storing waste exemption	Not on a farm	Storage of waste in a secure place

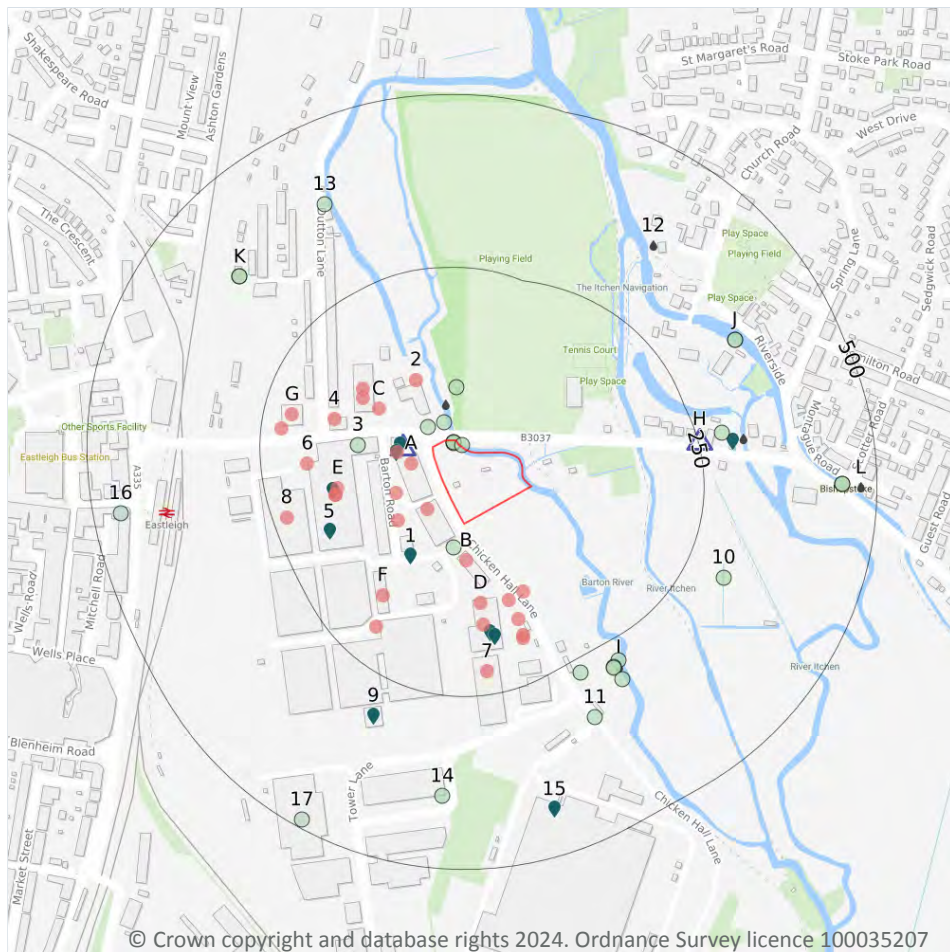


ID	Location	Site	Reference	Category	Sub-Category	Description
E	387m S	Tower Industrial Estate Unit 6 Tower Lane Eastleigh Hampshire So50 6nz	EPR/BE5857AY /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
E	387m S	Tower Industrial Estate Unit 6 Tower Lane Eastleigh Hampshire So50 6nz	EPR/BE5857AY /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
F	482m E	2, Scotter Road, Bishopstoke, Eastleigh, So50 6aj	WEX392718	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	482m E	-	WEX265034	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	482m E	2, Scotter Road, Bishopstoke, Eastleigh, So50 6aj	WEX122996	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
3	483m W	5 Leigh Road Eastleigh Hampshire So50 9fg	EPR/GF0506XT /A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
4	485m S	Tower Industrial Estate, Tower Lane, Eastleigh, So50 6nz	WEX216010	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	491m E	2 Scotter Road Eastleigh Hampshire So50 6aj	EPR/XE5348FE /A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
5	499m S	Chickenhall Lane Eastleigh Hampshire So50 6yu	EPR/TF0307TV /A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

28

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 44](#) >

ID	Location	Company	Address	Activity	Category
A	35m W	Best Autocentres Ltd	Unit 6 Barton Farm Industrial Estate, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RP	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	37m SW	Saw Tec Ltd	Unit 3 Barton Farm Industrial Estate, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RP	Tool Repairs	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	52m W	Esso	Chickenhall Service Station, Bishopstoke Road, Eastleigh, Hampshire, SO50 6AF	Petrol and Fuel Stations	Road and Rail
B	54m S	Turbocharger Technical Services Ltd	Unit 7 Phoenix Park, Chickenhall Lane, Eastleigh, Hampshire, SO50 6PQ	Marine Engineers and Services	Engineering Services
A	69m W	Electricity Sub Station	Hampshire, SO50	Electrical Features	Infrastructure and Facilities
A	82m SW	Barton Farm Ind Estate	Hampshire, SO50	Business Parks and Industrial Estates	Industrial Features
C	96m NW	Electricity Sub Station	Hampshire, SO50	Electrical Features	Infrastructure and Facilities
2	98m NW	Electricity Sub Station	Hampshire, SO50	Electrical Features	Infrastructure and Facilities
D	117m S	Eastleigh Contract Flooring Ltd	Phoenix Park, Chickenhall Lane, Eastleigh, Hampshire, SO50 6PQ	Construction Completion Services	Construction Services
C	124m NW	G W Martin	7, Bishopstoke Road, Eastleigh, Hampshire, SO50 6AD	Precision Engineers	Engineering Services
D	127m S	Mast (Telecommunication)	Hampshire, SO50	Telecommunications Features	Infrastructure and Facilities
D	128m S	Electricity Sub Station	Hampshire, SO50	Electrical Features	Infrastructure and Facilities
C	132m NW	Works	Hampshire, SO50	Unspecified Works Or Factories	Industrial Features
E	146m W	Hants & Dorset Trim	Unit 4e Barton Park, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RR	Vehicle Bodybuilders	Industrial Products
4	148m W	Steam Town Brew Co Ltd	1, Bishopstoke Road, Eastleigh, Hampshire, SO50 6AD	Alcoholic Drinks	Foodstuffs
D	149m S	The Fascia Division	Factory 2 Phoenix Industrial Park, Chickenhall Lane, Eastleigh, Hampshire, SO50 6PQ	Construction Completion Services	Construction Services
E	153m W	Brenhaul Commercial Services	Unit 4f Barton Park, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RR	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	153m W	Bluestar	Unit 4b Barton Park, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RR	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure



ID	Location	Company	Address	Activity	Category
F	157m SW	Xelabus	Unit 10 Barton Park, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RR	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
D	158m S	Electricity Sub Station	Hampshire, SO50	Electrical Features	Infrastructure and Facilities
6	183m W	Electricity Sub Station	Hampshire, SO50	Electrical Features	Infrastructure and Facilities
D	183m S	Sewage Pumping Station	Hampshire, SO50	Waste Storage, Processing and Disposal	Infrastructure and Facilities
D	186m S	Pumping Station	Hampshire, SO50	Water Pumping Stations	Industrial Features
F	196m SW	Electricity Sub Station	Hampshire, SO50	Electrical Features	Infrastructure and Facilities
G	209m W	ATS Euromaster Ltd	Unit 2, Dutton Lane, Eastleigh, Hampshire, SO50 6AA	Vehicle Parts and Accessories	Motoring
7	216m S	K C C Ltd	Unit C4 Deacon Trading Estate, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RS	Luggage, Bags, Umbrellas and Travel Accessories	Consumer Products
G	220m W	Electricity Sub Station	Hampshire, SO50	Electrical Features	Infrastructure and Facilities
8	230m W	Eastleigh Community Enterprise Centre	Unit 3c Barton Park, Chickenhall Lane, Eastleigh, Hampshire, SO50 6RR	Business Parks and Industrial Estates	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 44](#) >

ID	Location	Company	Address	LPG	Status
A	44m NW	ESSO	Bishopstoke Road, Chickenhall Lane, Eastleigh, Southampton, Hampshire, SO50 6AF	No	Open



ID	Location	Company	Address	LPG	Status
H	253m E	TOTAL	69, Bishopstoke Road, Eastleigh, Southampton, Hampshire, SO50 6LA	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**10**

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

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Address	Details	
A	48m NW	Chickenhall Service Station, Bishopstoke Road, Eastleigh, SO50 6AF	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
A	54m W	Snax 24 Ltd, Bishopstoke Rd, Eastleigh, SO50 6AF	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
1	91m SW	Robin Hood Vehicles, YO22 4RE	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	155m W	Hampshire Body & Paint, Barton Pk Ind Est, Eastleigh, Hampshire, SO50 6RR	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	162m S	Hi-Tech Surface Treatments Ltd, Unit B Deacon Trading Estate, Chickenhall Lane, Eastleigh, SO50 6RP	Process: Coating Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	169m S	Advanced Surface Coatings, Deacon Trad Est, SO50 6RP	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
5	180m W	Hants and Dorset Paint, Unit 4J Barton Park Industrial Estate, Chickenhall Lane, Eastleigh, SO50 6RR	Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified



ID	Location	Address	Details	
H	298m E	Jet Service Station, 69-73 Bishopstoke Road, Eastleigh, Hants, SO50 6LA	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	307m SW	Graham Pearch T/A Classic Restore, Unit 8, Barton Park Industrial Estate, Eastleigh, Southampton, SO50 5PR	Process: Coating Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
15	433m S	Pirelli Cables, Leigh Rd, Eastleigh, SO50 5XA	Process: Rubber Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m	6
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Address	Details	
A	52m NW	THE OLD SWIMMING POOL SITE, THE OLD SWIMMING POOL SITE, BISHOPSTOKE ROAD, EASTLEIGH, HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01261 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 09/08/1978 Effective Date: 09/08/1978 Revocation Date: 31/03/1997



ID	Location	Address	Details	
I	290m SE	CHICKENHALL LANE, CHICKENHALL LANE, EASTLEIGH, HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01306 Permit Version: 1 Receiving Water: RIVER ITCHEN	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 04/04/1977 Effective Date: 04/04/1977 Revocation Date: -
H	314m E	BISHOPSTOKE ROAD, BISHOPSTOKE ROAD, EASTLEIGH, HAMPSHIRE	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: H01081 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 05/02/1965 Effective Date: 05/02/1965 Revocation Date: 31/03/1997
H	314m E	BRIDGEWAY SERVICE STATION, BRIDGEWAY SERVICE STATION, BISHOPSTOKE ROAD, EASTLEIGH, HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01198 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 27/08/1981 Effective Date: 27/08/1981 Revocation Date: 16/12/2013
12	364m NE	OAKBANK, OAKBANK, BISHOPSTOKE HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: H01787 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 17/01/1964 Effective Date: 17/01/1964 Revocation Date: 31/03/1997
L	476m E	SCOTTER ROAD, SCOTTER ROAD, BISHOPSTOKE, EASTLEIGH, HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: W00304 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: SURRENDERED UNDER EPR 2010 Issue date: 09/08/1977 Effective Date: 09/08/1977 Revocation Date: 31/03/2018

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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



4.15 Pollutant release to public sewer

Records within 500m	0
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Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0
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Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m	0
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Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	27
---------------------	----

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

Features are displayed on the Current industrial land use map on [page 44](#) >

ID	Location	Details	
A	On site	Incident Date: 19/11/2001 Incident Identification: 43861 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	On site	Incident Date: 29/01/2002 Incident Identification: 55107 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
A	On site	Incident Date: 19/11/2001 Incident Identification: 43861 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	2m NW	Incident Date: 24/03/2003 Incident Identification: 145530 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	27m NW	Incident Date: 10/11/2001 Incident Identification: 42147 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
A	29m NW	Incident Date: 08/10/2004 Incident Identification: 270843 Pollutant: Oils and Fuel Pollutant Description: Lubricating Oils	Water Impact: Category 2 (Significant) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
B	38m S	Incident Date: 22/10/2002 Incident Identification: 116064 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	77m N	Incident Date: 11/01/2002 Incident Identification: 51949 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Composted Material	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	108m W	Incident Date: 03/12/2001 Incident Identification: 46220 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Composted Material	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	270m SE	Incident Date: 29/04/2003 Incident Identification: 154849 Pollutant: Sewage Materials Pollutant Description: Storm Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	281m SE	Incident Date: 03/12/2001 Incident Identification: 46346 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
I	286m SE	Incident Date: 19/02/2018 Incident Identification: 1589633 Pollutant: Oils and Fuel Pollutant Description: Hydraulic Oils	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)



ID	Location	Details	
I	287m SE	Incident Date: 20/12/2001 Incident Identification: 49126 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
H	287m E	Incident Date: 30/10/2002 Incident Identification: 117658 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
I	308m SE	Incident Date: 01/02/2004 Incident Identification: 214029 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 1 (Major) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
10	308m E	Incident Date: 31/08/2015 Incident Identification: 1369414 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
11	337m SE	Incident Date: 08/04/2002 Incident Identification: 69632 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
J	356m NE	Incident Date: 10/06/2001 Incident Identification: 8365 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
J	356m NE	Incident Date: 10/06/2001 Incident Identification: 8365 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
K	373m NW	Incident Date: 16/09/2002 Incident Identification: 108140 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
K	373m NW	Incident Date: 16/09/2002 Incident Identification: 108140 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
13	384m NW	Incident Date: 01/01/2003 Incident Identification: 128542 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)



ID	Location	Details	
14	395m S	Incident Date: 05/02/2002 Incident Identification: 56537 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
L	450m E	Incident Date: 09/06/2001 Incident Identification: 8264 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
L	450m E	Incident Date: 09/06/2001 Incident Identification: 8264 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
16	461m W	Incident Date: 25/10/2001 Incident Identification: 38991 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
17	488m SW	Incident Date: 29/10/2003 Incident Identification: 198856 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 1 (Major) Land Impact: Category 1 (Major) Air Impact: Category 1 (Major)

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

4.19 Pollution inventory substances

Records within 500m	0
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The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

4.20 Pollution inventory waste transfers

Records within 500m	0
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The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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



4.21 Pollution inventory radioactive waste

Records within 500m

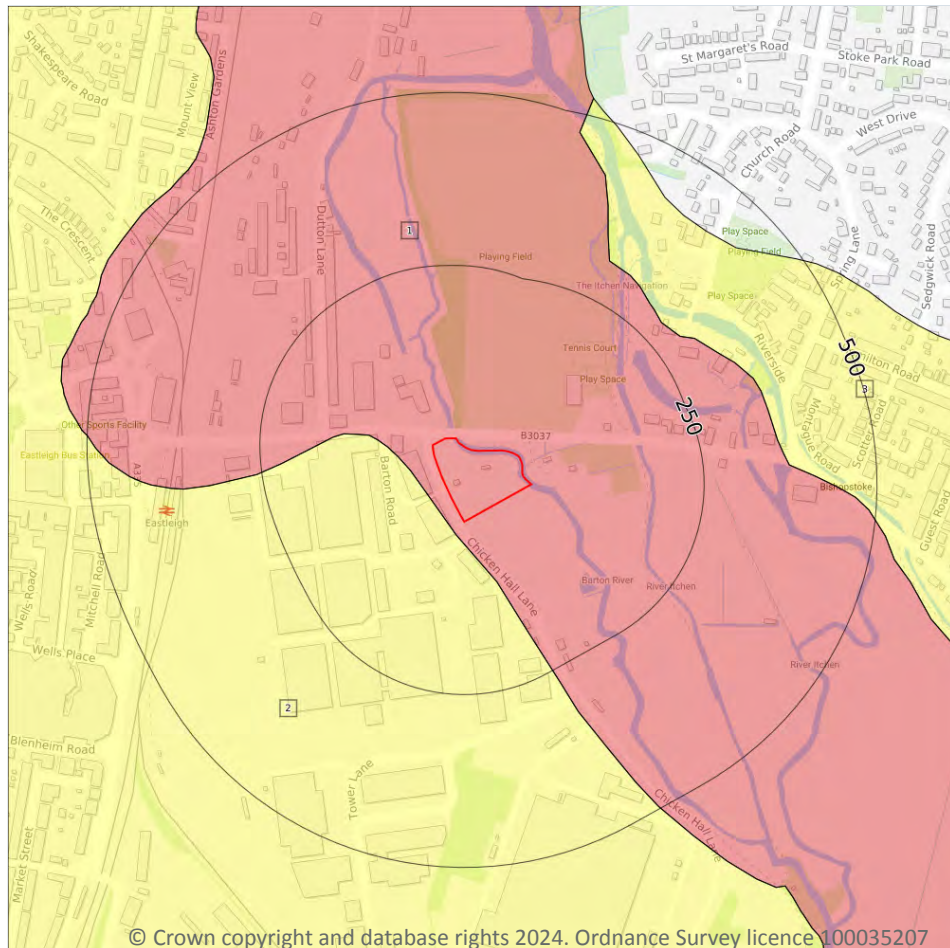
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 57 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	21m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

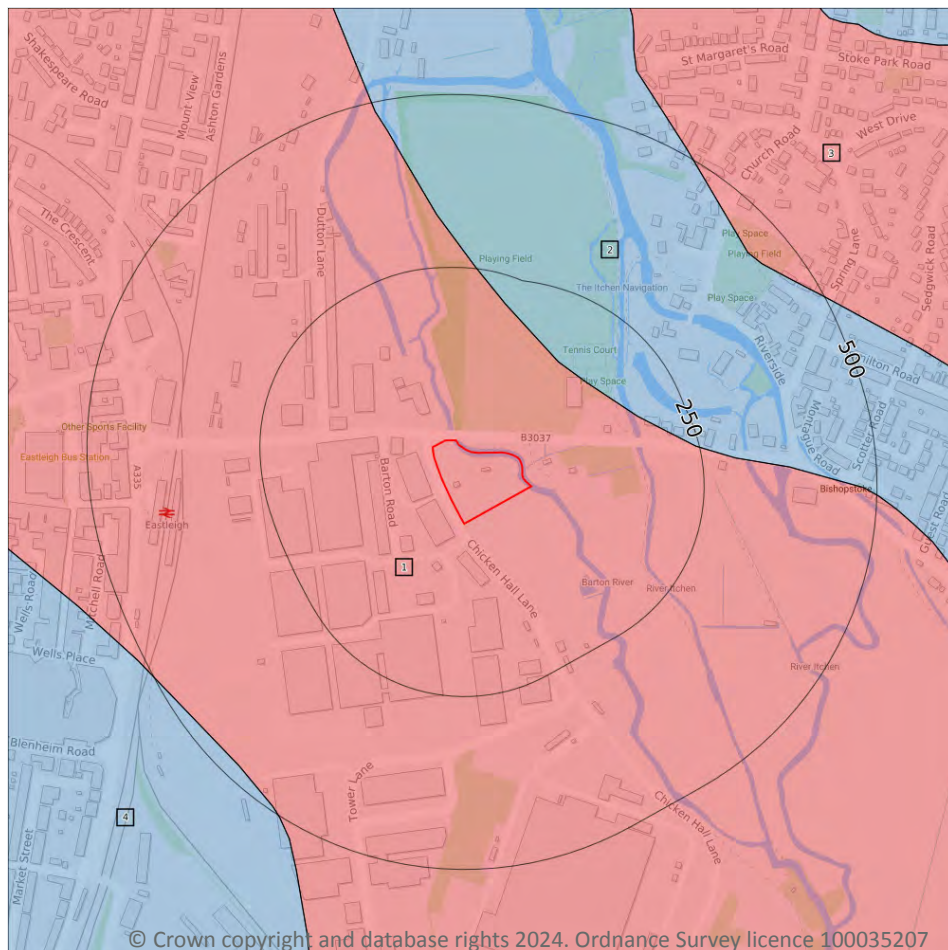


ID	Location	Designation	Description
3	283m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 59 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	147m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

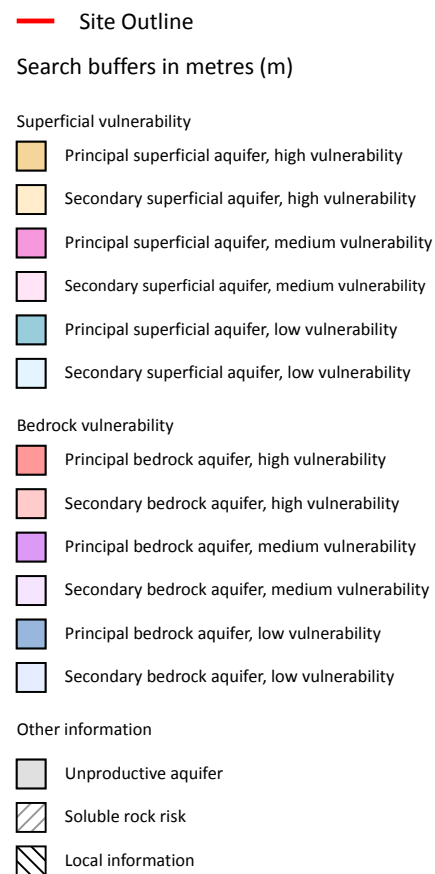
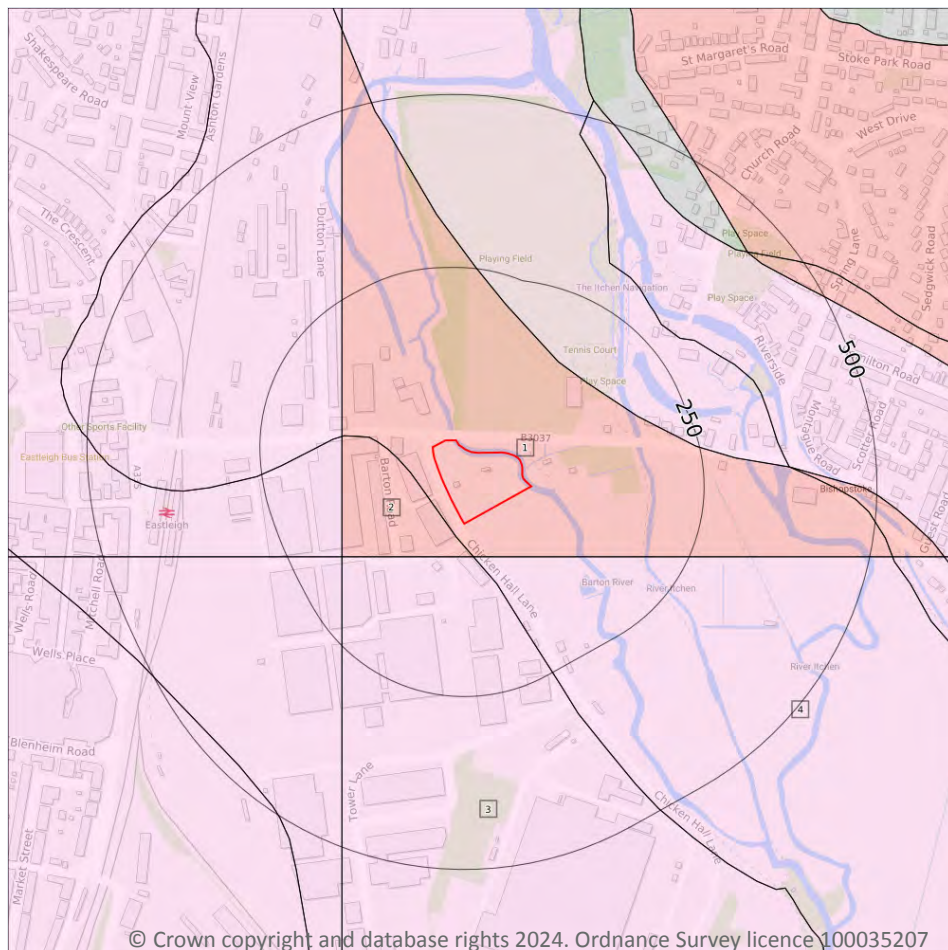


ID	Location	Designation	Description
3	446m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	478m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

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

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

Features are displayed on the Groundwater vulnerability map on [page 61](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Mixed
2	21m SW	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Mixed
3	48m S	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
4	50m S	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 63](#) >



ID	Location	Details	
-	1751m NE	Status: Historical Licence No: 31/102 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: BOWLAKE FISH FARM BOREHOLE AT POINT A Data Type: Point Name: Seagrave Easting: 447620 Northing: 120240	Annual Volume (m ³): 40000 Max Daily Volume (m ³): 1080 Original Application No: - Original Start Date: 12/04/2006 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 12/06/2009 Version End Date: -
-	1752m NE	Status: Active Licence No: SO/042/0031/030 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: BOWLAKE FISH FARM BOREHOLE AT POINT A Data Type: Point Name: Hampshire Carp Hatcheries Easting: 447620 Northing: 120241	Annual Volume (m ³): 40000 Max Daily Volume (m ³): 1080 Original Application No: NPS/WR/031470 Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 2 Version Start Date: 01/04/2020 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 63](#) >

ID	Location	Details	
1	175m E	Status: Historical Licence No: SO/042/0031/005 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Southern Region Surface Waters Point: ITCHEN NAVIGATION IN EASTLEIGH Data Type: Point Name: Eastleigh Borough Council Easting: 446447 Northing: 119074	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 06/10/2009 Expiry Date: 31/03/2019 Issue No: 1 Version Start Date: 06/10/2009 Version End Date: -



ID	Location	Details	
-	1388m S	Status: Historical Licence No: 11/42/22.10/119 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Surface Waters Point: ITCHEN CARRIER AT RAIL WORKSHOP, EASTLEIGH Data Type: Point Name: The Plant Director Easting: 446580 Northing: 117720	Annual Volume (m ³): 105000 Max Daily Volume (m ³): 4091 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 01/03/2005 Version End Date: -
-	1721m NE	Status: Active Licence No: 11/42/22.9/163 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: BOW LAKE STREAM AT STOKE COMMON Data Type: Point Name: Patrick Haughton Easting: 447510 Northing: 120320	Annual Volume (m ³): 40000 Max Daily Volume (m ³): 250 Original Application No: NPS/WR/029387 Original Start Date: 23/10/1990 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2021 Version End Date: -
-	1858m N	Status: Active Licence No: 31/110 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Southern Region Surface Waters Point: BLACK DYKE, POINT A ON LICENCE MAP Data Type: Point Name: Russell Easting: 446000 Northing: 121020	Annual Volume (m ³): 365000 Max Daily Volume (m ³): 1000 Original Application No: 169/0038H Original Start Date: 20/02/2009 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: 16/04/2019 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

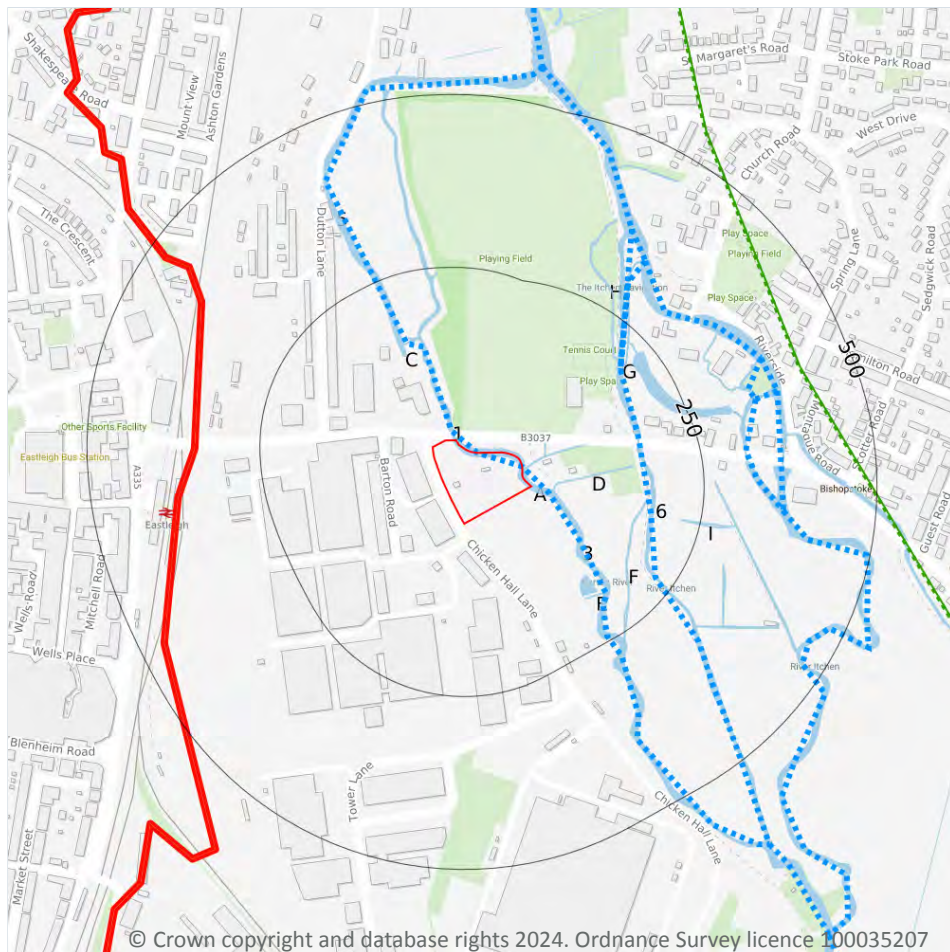
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

36

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

Features are displayed on the Hydrology map on [page 67](#) >

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



ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	31m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River
D	31m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	36m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	36m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	134m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	151m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Barton River
C	151m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River
C	151m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River
5	151m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River
C	153m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River
C	153m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
C	154m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River
F	156m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	165m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Itchen
E	180m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	186m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	191m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River
G	198m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Itchen
G	198m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	202m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	206m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Itchen
G	215m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	220m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	220m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
I	222m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	224m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	224m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Itchen
G	225m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	229m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	230m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	230m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	235m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	235m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barton River

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

9

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

Features are displayed on the Hydrology map on [page 67 >](#)

This data is sourced from the Ordnance Survey.



6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 67 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Itchen	GB107042022580	Itchen	Test and Itchen

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

6.4 WFD Surface water bodies

Records identified	1
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Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 67 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	On site	River	Itchen	GB107042022580 ↗	Moderate	Fail	Good	2019

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

6.5 WFD Groundwater bodies

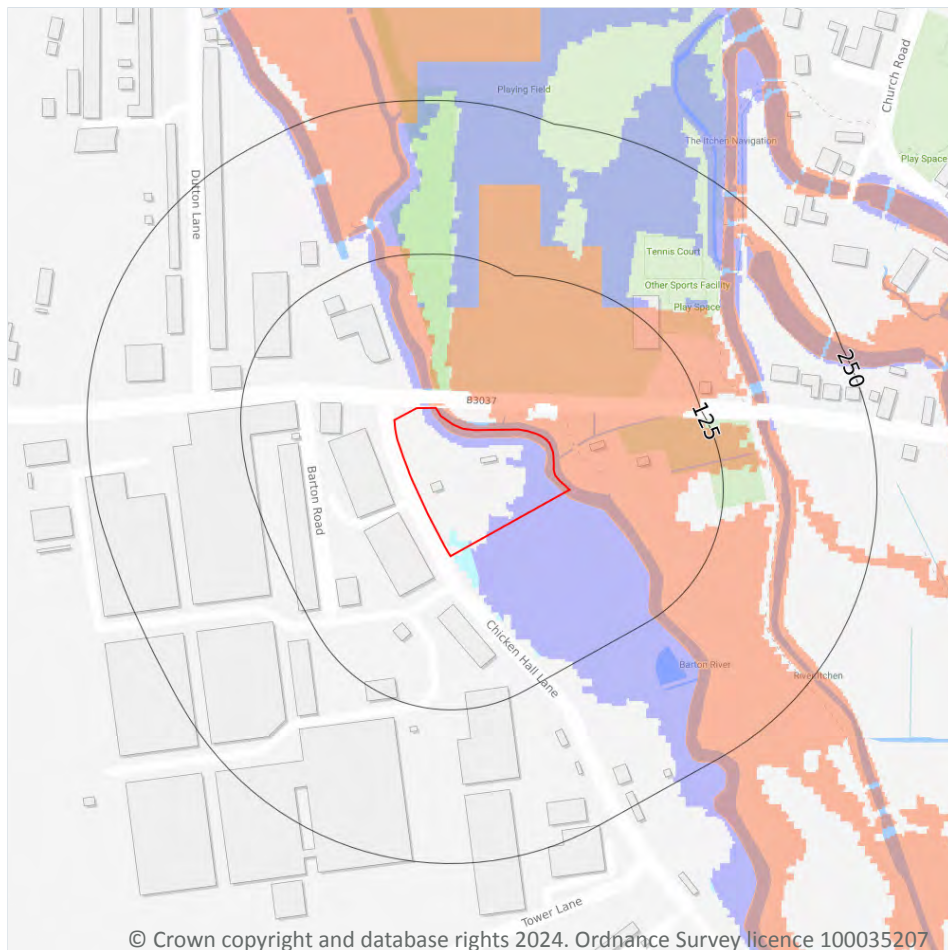
Records on site	0
------------------------	----------

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

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

14

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

Features are displayed on the River and coastal flooding map on [page 72 >](#)



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

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

7.2 Historical Flood Events

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

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

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

7.3 Flood Defences

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

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

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

7.4 Areas Benefiting from Flood Defences

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

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

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

7.5 Flood Storage Areas

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

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 72 >](#)

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

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



7.7 Flood Zone 3

Records within 50m

1

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

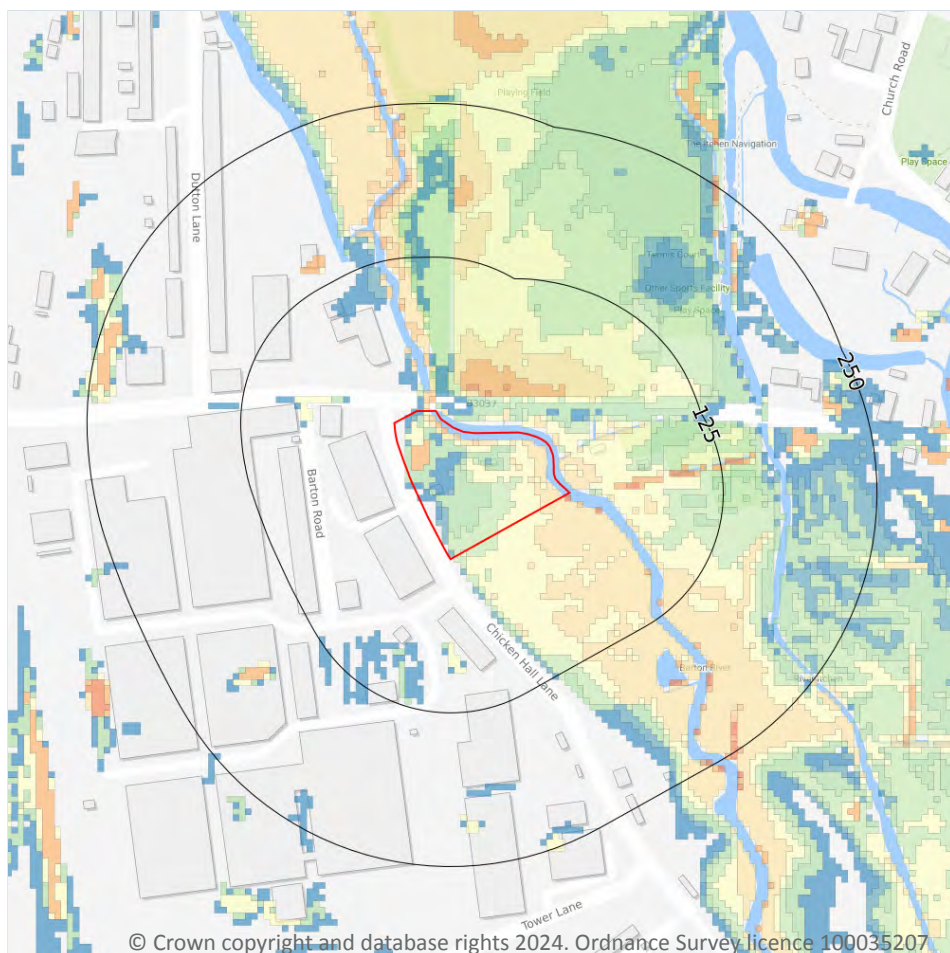
Features are displayed on the River and coastal flooding map on [page 72 >](#)

Location	Type
On site	Zone 3 - (Fluvial Models)

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 76 >](#)

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



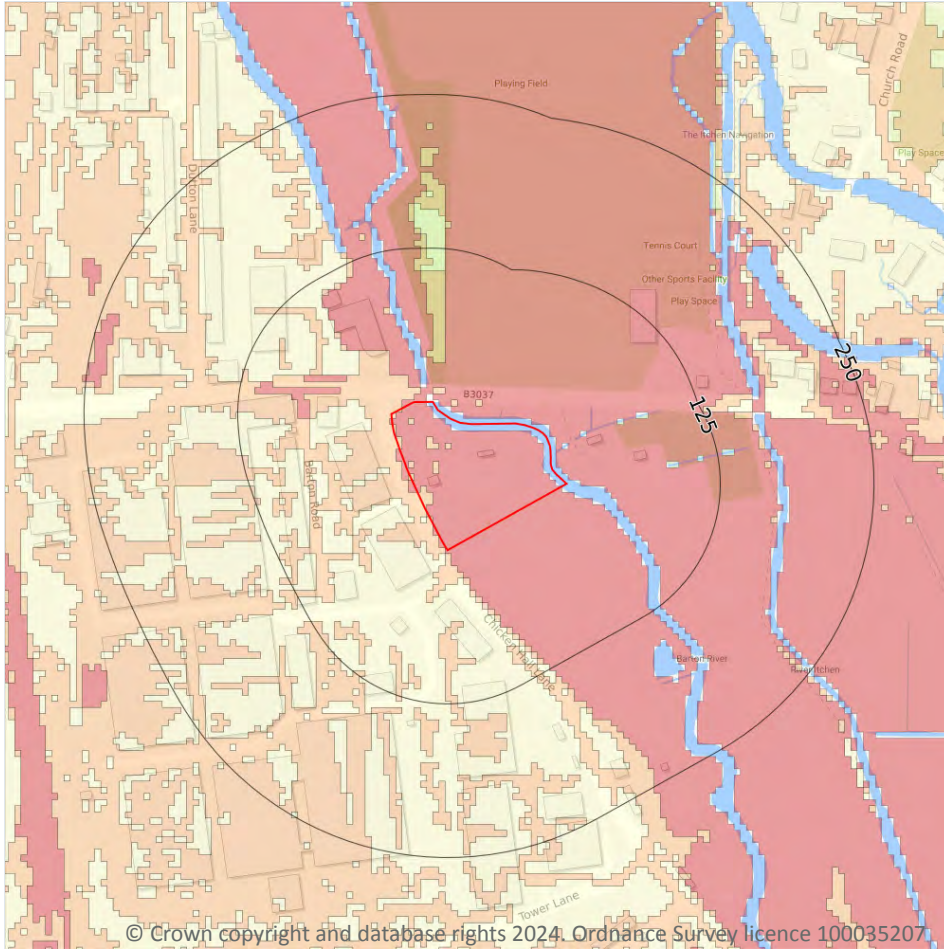
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

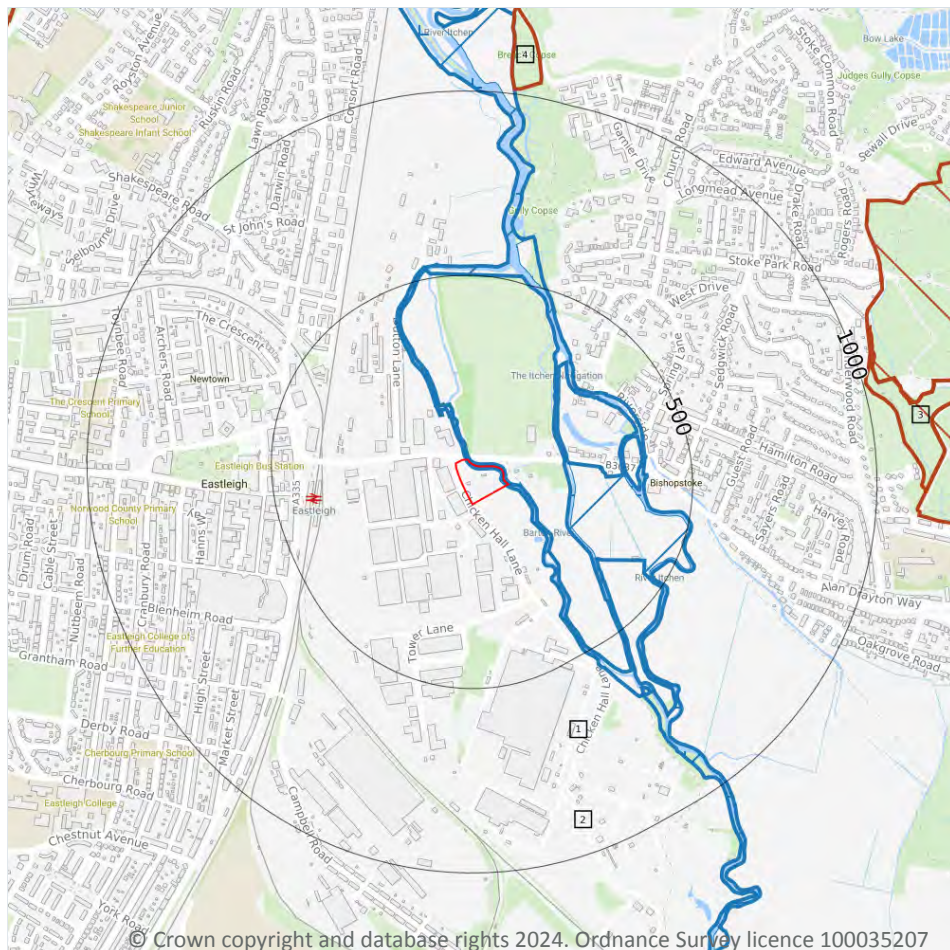
High

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

Features are displayed on the Groundwater flooding map on [page 78 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Special Areas of Conservation (SAC)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 79](#) >

ID	Location	Name	Data source
1	On site	River Itchen	Natural England



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 79 >](#)

ID	Location	Name	Features of interest	Habitat description	Data source
2	On site	River Itchen	Rivers with floating vegetation often dominated by water-crowfoot; Sea lamprey; Brook lamprey; River lamprey; Atlantic salmon; Bullhead; Desmoulin's whorl snail; Southern damselfly; White-clawed (or Atlantic stream) crayfish; Otter.	Mixed woodland; Humid grassland, Mesophile grassland; Broad-leaved deciduous woodland; Improved grassland; Bogs, Marshes, Water fringed vegetation, Fens; Inland water bodies (Standing water, Running water); Non-forest areas cultivated with woody plants (including Orchards, groves, Vineyards, Dehesas)	Natural England

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

14

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

Features are displayed on the Environmental designations map on [page 79 >](#)

ID	Location	Name	Woodland Type
3	1007m E	Stoke Park Wood	Ancient & Semi-Natural Woodland
4	1013m N	Breach Copse	Ancient & Semi-Natural Woodland
5	1037m E	Stoke Park Wood	Ancient Replanted Woodland
-	1471m E	Stoke Park Wood	Ancient & Semi-Natural Woodland
-	1504m N	Breach Sling Copse	Ancient & Semi-Natural Woodland
-	1510m NE	Stoke Park Wood	Ancient & Semi-Natural Woodland
9	1668m NW	Unknown	Ancient & Semi-Natural Woodland
-	1714m E	Stoke Park Wood	Ancient & Semi-Natural Woodland
-	1765m NW	Unknown	Ancient & Semi-Natural Woodland
-	1904m NW	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1923m NW	Unknown	Ancient & Semi-Natural Woodland
-	1948m NW	Unknown	Ancient & Semi-Natural Woodland
-	1967m NW	Unknown	Ancient & Semi-Natural Woodland
-	1968m NE	Lord's Wood	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m 0

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

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

10.9 Forest Parks

Records within 2000m 0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m 0

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

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

10.11 Green Belt

Records within 2000m 0

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

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



10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

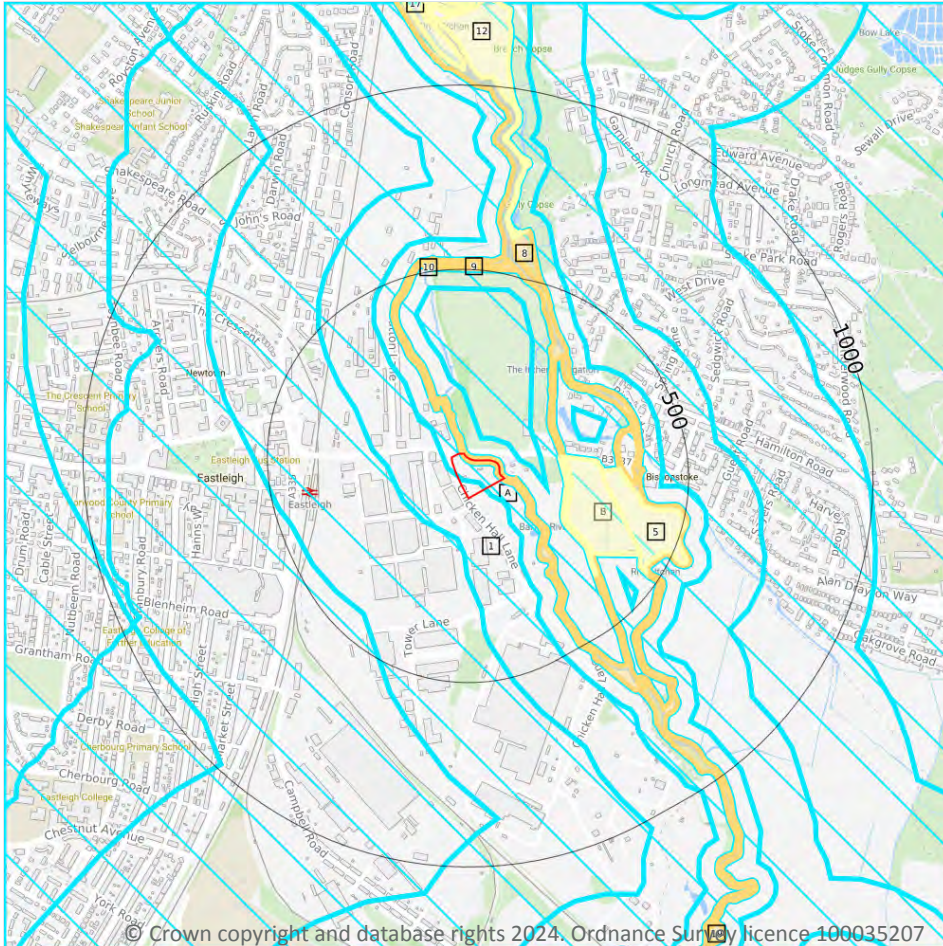
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Hamble Estuary Eutrophic NVZ (TraC)	Eutrophic Water	3	Existing
1112m NE	Bow Lake NVZ	Surface Water	811	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

3

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

Features are displayed on the SSSI Impact Zones and Units map on [page 85 >](#)



ID	Location	Type of developments requiring consultation
1	On site	All applications - All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 10 units or more. Rural residential - Any residential developments outside of existing settlements/urban areas with a total net gain in residential units. Air pollution - Any development that could cause AIR POLLUTION or DUST either in its construction or operation (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores). Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management. Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply . Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.
A	On site	All applications - ALL PLANNING APPLICATIONS - EXCEPT HOUSEHOLDER APPLICATIONS. Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.
B	On site	All applications - ALL PLANNING APPLICATIONS.

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

29

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

Features are displayed on the SSSI Impact Zones and Units map on [page 85 >](#)

ID: B
 Location: On site
 SSSI name: River Itchen
 Unit name: Lower Itchen (Highbridge To Wood Mill)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	07/05/2015
Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
Bullhead, <i>Cottus gobio</i>	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with <i>R. fluitantis</i>	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, <i>Lutra lutra</i>	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	15/01/2007
S1096 Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	15/01/2007
S1163 Bullhead, <i>Cottus gobio</i>	Favourable	15/01/2007
S1355 Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	30/03/2010

ID: A
 Location: 160m E
 SSSI name: River Itchen
 Unit name: Former Unit 5
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:



Feature name	Feature condition	Date of assessment
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - Recovering	14/06/2011
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	14/06/2011
S1355 Otter, Lutra lutra	Favourable	14/06/2011

ID: A
 Location: 174m E
 SSSI name: River Itchen
 Unit name: Former Unit 5
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - Recovering	14/06/2011
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	14/06/2011
S1355 Otter, Lutra lutra	Favourable	14/06/2011

ID: 5
 Location: 266m E
 SSSI name: River Itchen
 Unit name: Former Unit 5
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - Recovering	14/06/2011

ID: 8
 Location: 498m N
 SSSI name: River Itchen
 Unit name: 91
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Wet woodland	Unfavourable - No change	01/10/2010

ID: 9
 Location: 502m N
 SSSI name: River Itchen
 Unit name: 91
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Wet woodland	Unfavourable - No change	01/10/2010

ID: 10
 Location: 511m N
 SSSI name: River Itchen
 Unit name: Lower Itchen (Highbridge To Wood Mill)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	07/05/2015
Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
Bullhead, <i>Cottus gobio</i>	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with <i>R. fluitantis</i>	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, <i>Lutra lutra</i>	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900

Feature name	Feature condition	Date of assessment
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	15/01/2007
S1096 Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	15/01/2007
S1163 Bullhead, <i>Cottus gobio</i>	Favourable	15/01/2007
S1355 Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	30/03/2010

ID: 12
 Location: 599m N
 SSSI name: River Itchen
 Unit name: Breach Farm
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Unfavourable - Recovering	14/06/2011
Invert. assemblage W314 reed-fen & pools	-	-
Lowland mire grassland and rush pasture	Unfavourable - Recovering	14/06/2011
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	14/06/2011
S1355 Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	14/06/2011
Wet woodland	Favourable	14/06/2011

ID: 17
 Location: 1041m N
 SSSI name: River Itchen
 Unit name: 90
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - Recovering	19/06/2012
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	19/06/2012



Feature name	Feature condition	Date of assessment
S1355 Otter, Lutra lutra	Unfavourable - Recovering	19/06/2012

ID: 18
 Location: 1216m N
 SSSI name: River Itchen
 Unit name: 87
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Unfavourable - Recovering	14/06/2011
Floodplain fen (lowland)	Unfavourable - Recovering	14/06/2011
Invert. assemblage W314 reed-fen & pools	-	-
Nationally rare and scarce dragonfly species - Coenagrion mercuriale, Southern Damselfly	Unfavourable - Recovering	14/06/2011
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	14/06/2011
S1355 Otter, Lutra lutra	Favourable	14/06/2011

ID: 19
 Location: 1327m SE
 SSSI name: River Itchen
 Unit name: Former Unit 4
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - No change	04/10/2012

ID: -
 Location: 1333m S
 SSSI name: River Itchen
 Unit name: Former Unit 4
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - No change



Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Unfavourable - No change	05/08/2013
Invert. assemblage W314 reed-fen & pools	-	-

ID: -
 Location: 1401m SE
 SSSI name: River Itchen
 Unit name: 95
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Unfavourable - Recovering	21/06/2011
Invert. assemblage W314 reed-fen & pools	-	-
Lowland mire grassland and rush pasture	Unfavourable - Recovering	21/06/2011
Nationally rare and scarce dragonfly species - Coenagrion mercuriale, Southern Damselfly	Unfavourable - Recovering	21/06/2011
Otter, Lutra lutra	Favourable	21/06/2011
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	21/06/2011
S1355 Otter, Lutra lutra	Favourable	21/06/2011

ID: -
 Location: 1492m S
 SSSI name: River Itchen
 Unit name: Former Unit 1
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland open waters and their margins	Unfavourable - Recovering	21/06/2011
Floodplain fen (lowland)	Unfavourable - Recovering	21/06/2011
Invert. assemblage W314 reed-fen & pools	-	-



Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG8)	Unfavourable - Recovering	21/06/2011
Nationally rare and scarce dragonfly species - Coenagrion mercuriale, Southern Damselfly	Unfavourable - Recovering	21/06/2011
Otter, Lutra lutra	Favourable	21/06/2011
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	21/06/2011
S1355 Otter, Lutra lutra	Favourable	21/06/2011

ID: -
 Location: 1504m N
 SSSI name: River Itchen
 Unit name: Woodland Formerly Part Of Unit 88
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W314 reed-fen & pools	-	-
Lowland mixed deciduous woodland	Favourable	20/05/2013

ID: -
 Location: 1530m S
 SSSI name: River Itchen
 Unit name: Former Unit 4
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Unfavourable - Recovering	05/05/2011
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - Recovering	05/05/2011
Nationally rare and scarce dragonfly species - Coenagrion mercuriale, Southern Damselfly	Unfavourable - Recovering	05/05/2011
Otter, Lutra lutra	Unfavourable - Recovering	05/05/2011
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	05/05/2011



Feature name	Feature condition	Date of assessment
S1355 Otter, Lutra lutra	Favourable	05/05/2011

ID: -
 Location: 1542m N
 SSSI name: River Itchen
 Unit name: Unit 134 (Fen Formerly Part Of Unit 88)
 Broad habitat: Fen, Marsh And Swamp - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Unfavourable - Recovering	27/06/2011
Invert. assemblage W314 reed-fen & pools	-	-

ID: -
 Location: 1544m S
 SSSI name: River Itchen
 Unit name: Lower Itchen (Highbridge To Wood Mill)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, Salmo salar	Unfavourable - No change	07/05/2015
Brook lamprey, Lampetra planeri	Unfavourable - No change	13/02/2019
Bullhead, Cottus gobio	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with R. fluitantis	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, Lutra lutra	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	15/01/2007
S1096 Brook lamprey, Lampetra planeri	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, Salmo salar	Unfavourable - No change	15/01/2007
S1163 Bullhead, Cottus gobio	Favourable	15/01/2007



Feature name	Feature condition	Date of assessment
S1355 Otter, Lutra lutra	Unfavourable - Recovering	30/03/2010

ID: -
 Location: 1630m S
 SSSI name: River Itchen
 Unit name: Former Unit 4
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Unfavourable - Recovering	19/09/2012
Invert. assemblage W314 reed-fen & pools	-	-
Nationally rare and scarce dragonfly species - Coenagrion mercuriale, Southern Damselfly	Unfavourable - Recovering	19/09/2012
Otter, Lutra lutra	Unfavourable - Recovering	19/09/2012
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	19/09/2012
S1355 Otter, Lutra lutra	Unfavourable - Recovering	19/09/2012

ID: -
 Location: 1699m S
 SSSI name: River Itchen
 Unit name: Lower Itchen (Highbridge To Wood Mill)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, Salmo salar	Unfavourable - No change	07/05/2015
Brook lamprey, Lampetra planeri	Unfavourable - No change	13/02/2019
Bullhead, Cottus gobio	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with R. fluitantis	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, Lutra lutra	Not Recorded	01/01/1900

Feature name	Feature condition	Date of assessment
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	15/01/2007
S1096 Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	15/01/2007
S1163 Bullhead, <i>Cottus gobio</i>	Favourable	15/01/2007
S1355 Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	30/03/2010

ID: -
 Location: 1734m S
 SSSI name: River Itchen
 Unit name: Lower Itchen (Highbridge To Wood Mill)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	07/05/2015
Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
Bullhead, <i>Cottus gobio</i>	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with <i>R. fluitantis</i>	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, <i>Lutra lutra</i>	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	15/01/2007
S1096 Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	15/01/2007
S1163 Bullhead, <i>Cottus gobio</i>	Favourable	15/01/2007
S1355 Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	30/03/2010



ID: -
Location: 1784m SE
SSSI name: River Itchen
Unit name: Lower Itchen (Highbridge To Wood Mill)
Broad habitat: Rivers And Streams
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	07/05/2015
Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
Bullhead, <i>Cottus gobio</i>	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with <i>R. fluitantis</i>	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, <i>Lutra lutra</i>	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	15/01/2007
S1096 Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	15/01/2007
S1163 Bullhead, <i>Cottus gobio</i>	Favourable	15/01/2007
S1355 Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	30/03/2010

ID: -
Location: 1789m N
SSSI name: River Itchen
Unit name: Former Unit 8
Broad habitat: Neutral Grassland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - Recovering	19/06/2012



ID: -
 Location: 1789m SE
 SSSI name: River Itchen
 Unit name: Former Unit 4
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Unfavourable - Recovering	05/05/2011
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - Recovering	05/05/2011
Nationally rare and scarce dragonfly species - Coenagrion mercuriale, Southern Damselfly	Unfavourable - Recovering	05/05/2011
Otter, Lutra lutra	Unfavourable - Recovering	05/05/2011
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	05/05/2011
S1355 Otter, Lutra lutra	Favourable	05/05/2011

ID: -
 Location: 1802m S
 SSSI name: River Itchen
 Unit name: Lower Itchen (Highbridge To Wood Mill)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, Salmo salar	Unfavourable - No change	07/05/2015
Brook lamprey, Lampetra planeri	Unfavourable - No change	13/02/2019
Bullhead, Cottus gobio	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with R. fluitantis	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, Lutra lutra	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	15/01/2007



Feature name	Feature condition	Date of assessment
S1096 Brook lamprey, Lampetra planeri	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, Salmo salar	Unfavourable - No change	15/01/2007
S1163 Bullhead, Cottus gobio	Favourable	15/01/2007
S1355 Otter, Lutra lutra	Unfavourable - Recovering	30/03/2010

ID: -
 Location: 1833m S
 SSSI name: River Itchen
 Unit name: Lower Itchen (Highbridge To Wood Mill)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, Salmo salar	Unfavourable - No change	07/05/2015
Brook lamprey, Lampetra planeri	Unfavourable - No change	13/02/2019
Bullhead, Cottus gobio	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with R. fluitantis	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, Lutra lutra	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, Coenagrion mercuriale	Unfavourable - Recovering	15/01/2007
S1096 Brook lamprey, Lampetra planeri	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, Salmo salar	Unfavourable - No change	15/01/2007
S1163 Bullhead, Cottus gobio	Favourable	15/01/2007
S1355 Otter, Lutra lutra	Unfavourable - Recovering	30/03/2010

ID: -
 Location: 1867m N
 SSSI name: River Itchen
 Unit name: Lower Itchen (Highbridge To Wood Mill)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:



Feature name	Feature condition	Date of assessment
Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	07/05/2015
Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
Bullhead, <i>Cottus gobio</i>	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with <i>R. fluitantis</i>	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, <i>Lutra lutra</i>	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	15/01/2007
S1096 Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
S1106 Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	15/01/2007
S1163 Bullhead, <i>Cottus gobio</i>	Favourable	15/01/2007
S1355 Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	30/03/2010

ID: -
 Location: 1915m N
 SSSI name: River Itchen
 Unit name: Middle Itchen (Easton To Highbridge)
 Broad habitat: Rivers And Streams
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	07/05/2015
Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019
Bullhead, <i>Cottus gobio</i>	Favourable	07/05/2015
H3260 Water courses of plain to montane levels with <i>R. fluitantis</i>	Unfavourable - No change	30/03/2010
Invert. assemblage W314 reed-fen & pools	-	-
Otter, <i>Lutra lutra</i>	Not Recorded	01/01/1900
Rivers and Streams	Not Recorded	01/01/1900
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - No change	15/01/2007
S1096 Brook lamprey, <i>Lampetra planeri</i>	Unfavourable - No change	13/02/2019



Feature name	Feature condition	Date of assessment
S1106 Atlantic salmon, <i>Salmo salar</i>	Unfavourable - No change	15/01/2007
S1163 Bullhead, <i>Cottus gobio</i>	Favourable	15/01/2007
S1355 Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	30/03/2010

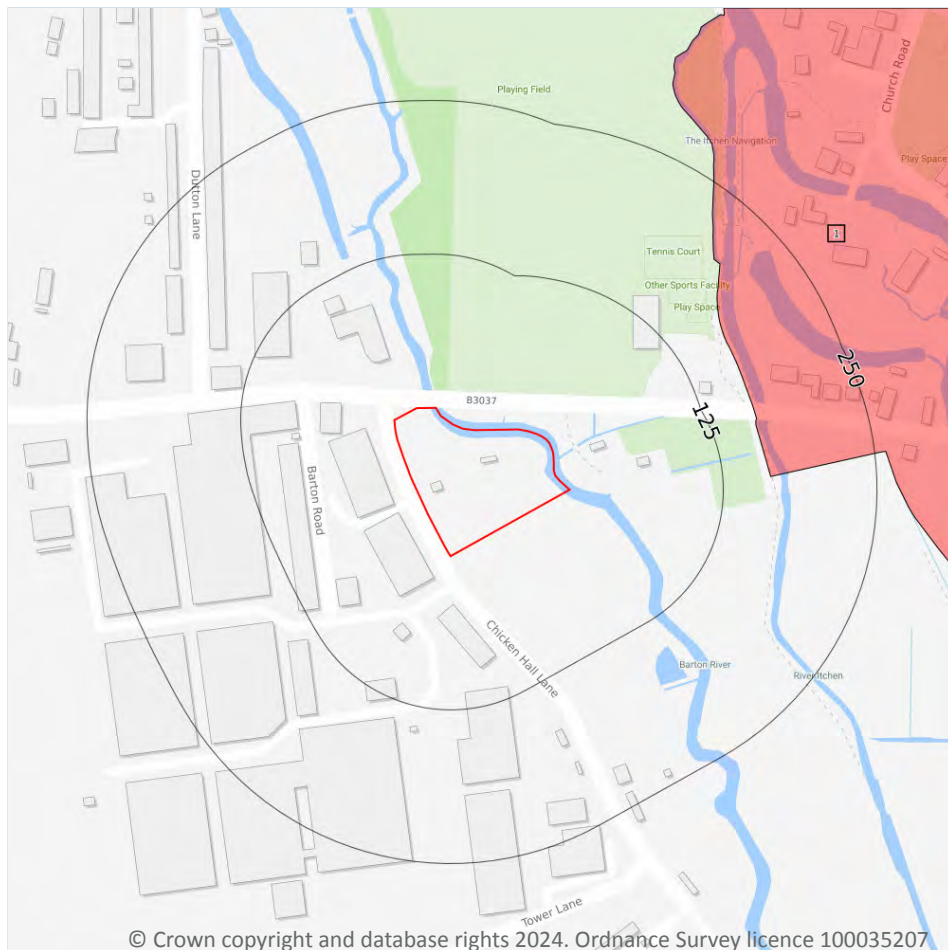
ID: -
 Location: 1964m S
 SSSI name: River Itchen
 Unit name: Former Unit 4
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Floodplain fen (lowland)	Unfavourable - Recovering	05/05/2011
Invert. assemblage W314 reed-fen & pools	-	-
Lowland neutral grassland (MG8)	Unfavourable - Recovering	05/05/2011
Nationally rare and scarce dragonfly species - <i>Coenagrion mercuriale</i> , Southern Damselfly	Unfavourable - Recovering	05/05/2011
Otter, <i>Lutra lutra</i>	Unfavourable - Recovering	05/05/2011
S1044 Southern damselfly, <i>Coenagrion mercuriale</i>	Unfavourable - Recovering	05/05/2011
S1355 Otter, <i>Lutra lutra</i>	Favourable	05/05/2011

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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



11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**0**

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

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

11.5 Conservation Areas

Records within 250m**1**

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



Features are displayed on the Visual and cultural designations map on [page 102 >](#)

ID	Location	Name	District	Date of designation
1	160m E	Bishopstoke	Eastleigh	1977

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

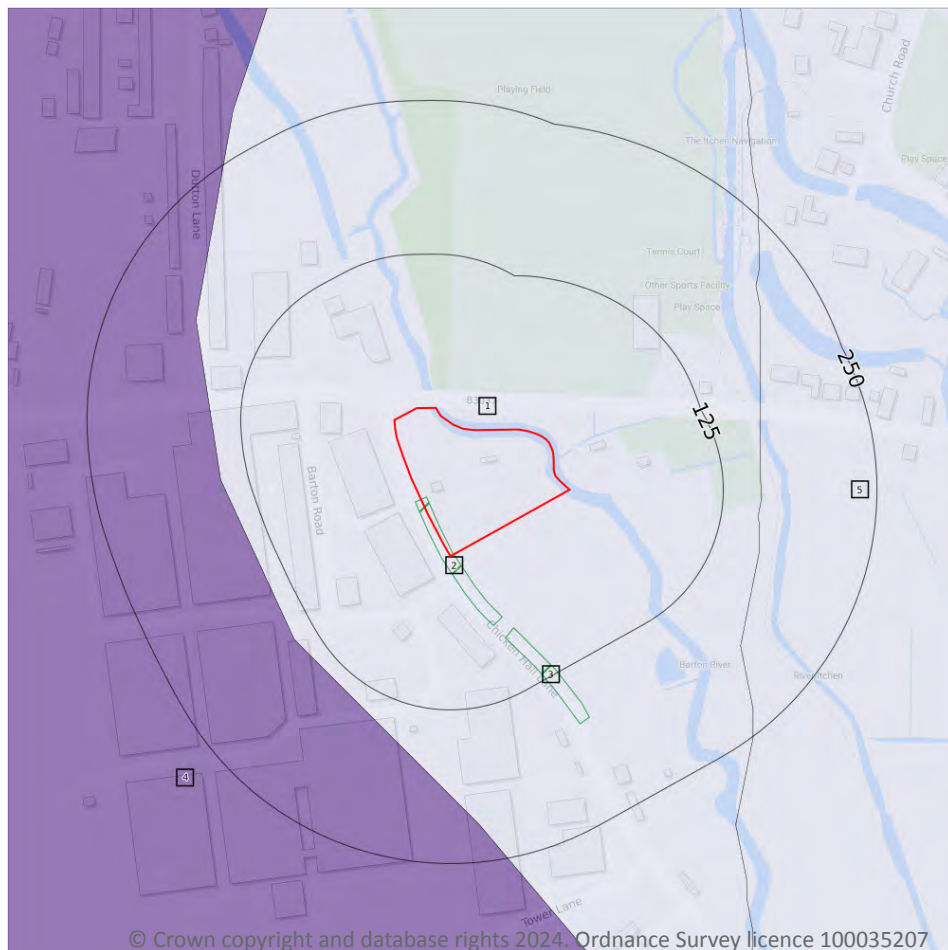
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

3

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

Features are displayed on the Agricultural designations map on [page 105](#) >

ID	Location	Classification	Description
1	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.



ID	Location	Classification	Description
4	138m SW	Urban	-
5	155m E	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 105 >](#)

ID	Location	Description	Reference	Application date
2	On site	Clear Fell (Conditional)	019/327/99-00	26/08/1999
3	76m S	Selective Fell/Thin (Conditional)	019/392/97-98	26/11/1997

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

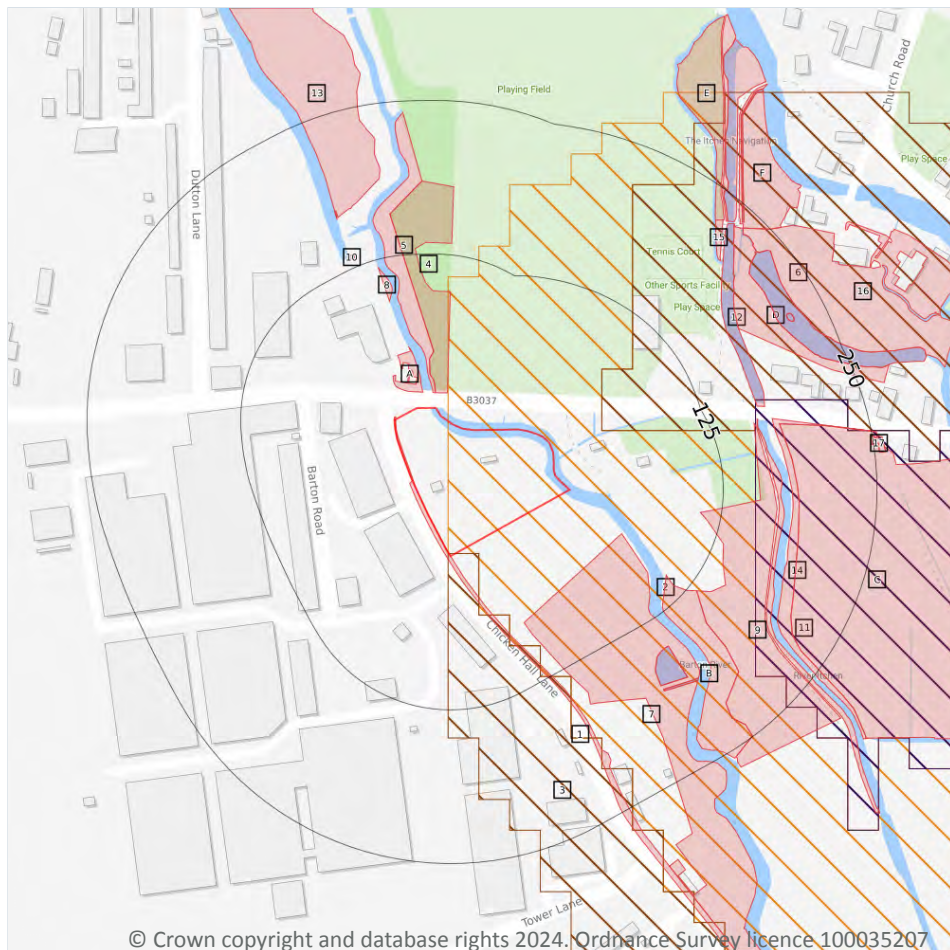
0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

29

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

Features are displayed on the Habitat designations map on [page 108](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
4	12m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	12m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	13m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
A	47m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	48m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	55m SE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
8	90m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	105m SE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
9	108m E	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
10	132m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	150m SE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
11	161m E	Lowland meadows	Main habitat: CFPGM (INV > 50%); LMEAD (ENSIS L1)
12	167m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	168m NW	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
14	174m E	Lowland meadows	Main habitat: LMEAD (ENSIS L1)
C	179m E	Lowland meadows	Main habitat: CFPGM (INV > 50%); LMEAD (ENSIS L1)
B	179m SE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
D	180m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	203m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
D	211m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
D	219m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
E	225m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	228m NE	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
E	230m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
E	231m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
F	235m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
F	238m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	249m E	Lowland meadows	Main habitat: CFPGM (INV > 50%); LMEAD (ENSIS L1)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

4

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

Features are displayed on the Habitat designations map on [page 108](#) >

ID	Location	Type	Habitat
2	On site	Network Enhancement Zone 1	Not specified
3	On site	Network Enhancement Zone 2	Not specified
6	43m E	Network Enhancement Zone 2	Not specified
C	151m E	Primary Habitat	Lowland meadows

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

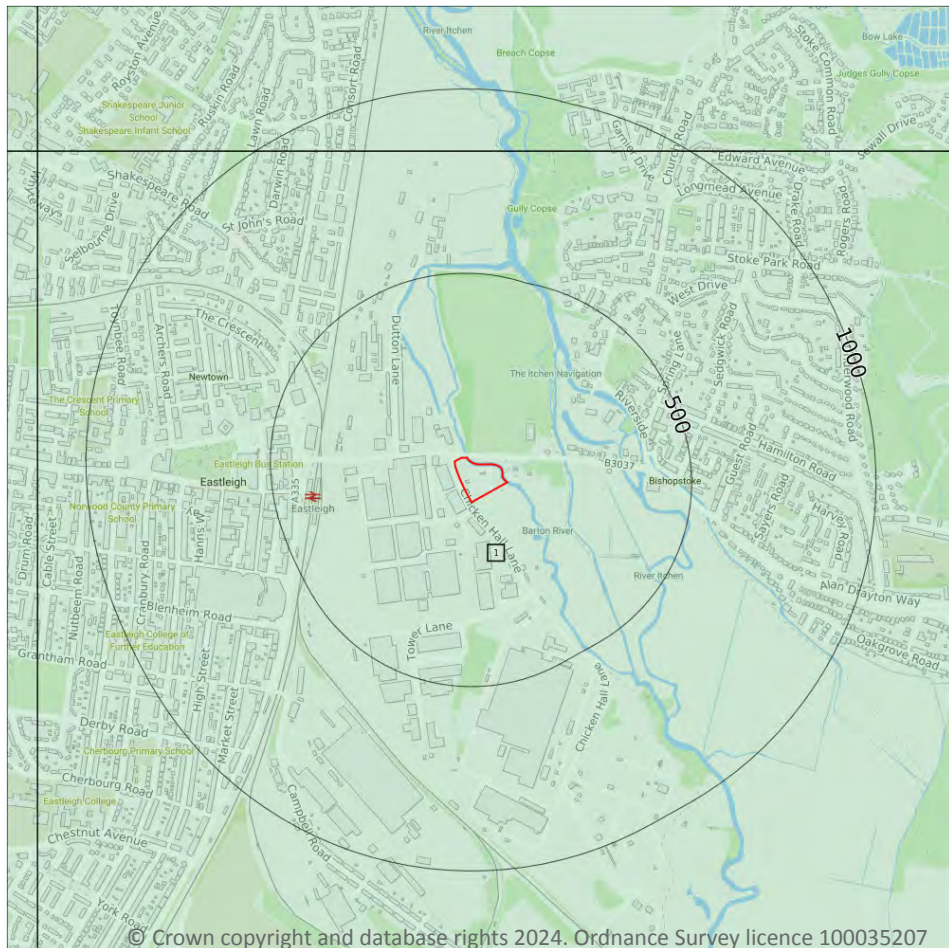
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

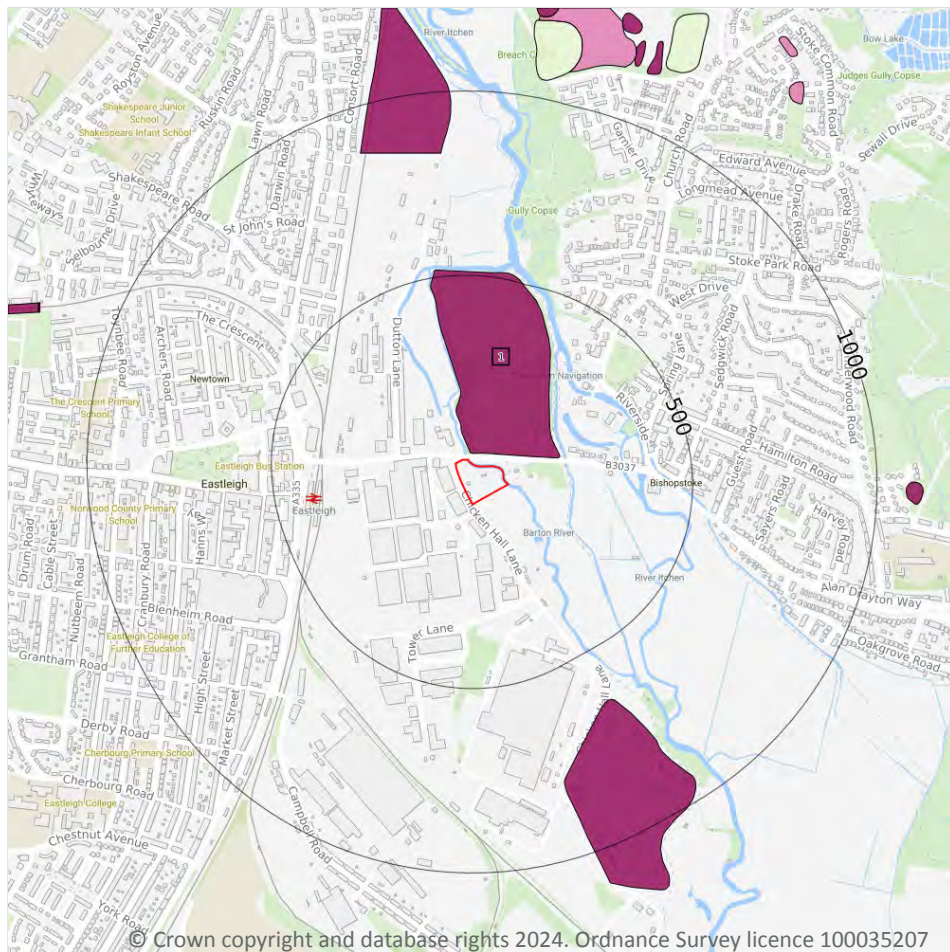
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 111](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU41NE

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m

1

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

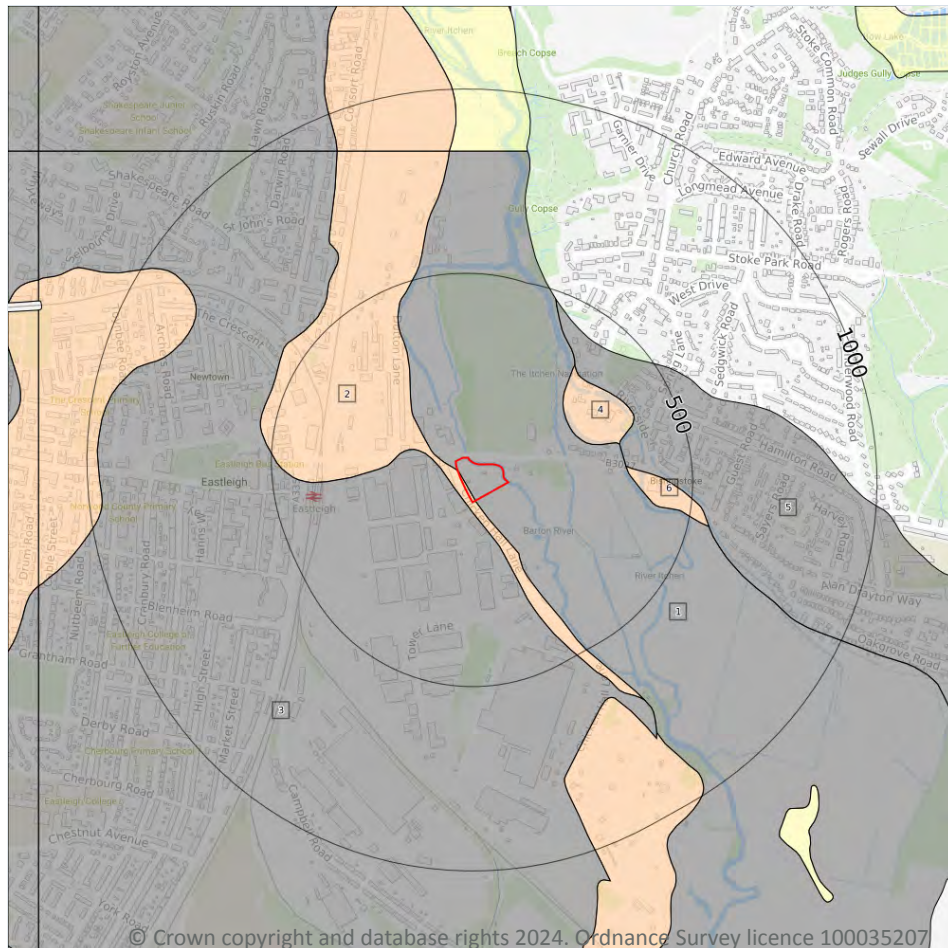
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 112](#) >

ID	Location	LEX Code	Description	Rock description
1	20m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

6

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 113](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt
2	On site	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
3	17m SW	RTDU-Z	River Terrace Deposits (undifferentiated) - Silt (unlithified Deposits Coding Scheme)	Silt



ID	Location	LEX Code	Description	Rock description
4	215m NE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
5	319m E	RTDU-Z	River Terrace Deposits (undifferentiated) - Silt (unlithified Deposits Coding Scheme)	Silt
6	322m E	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

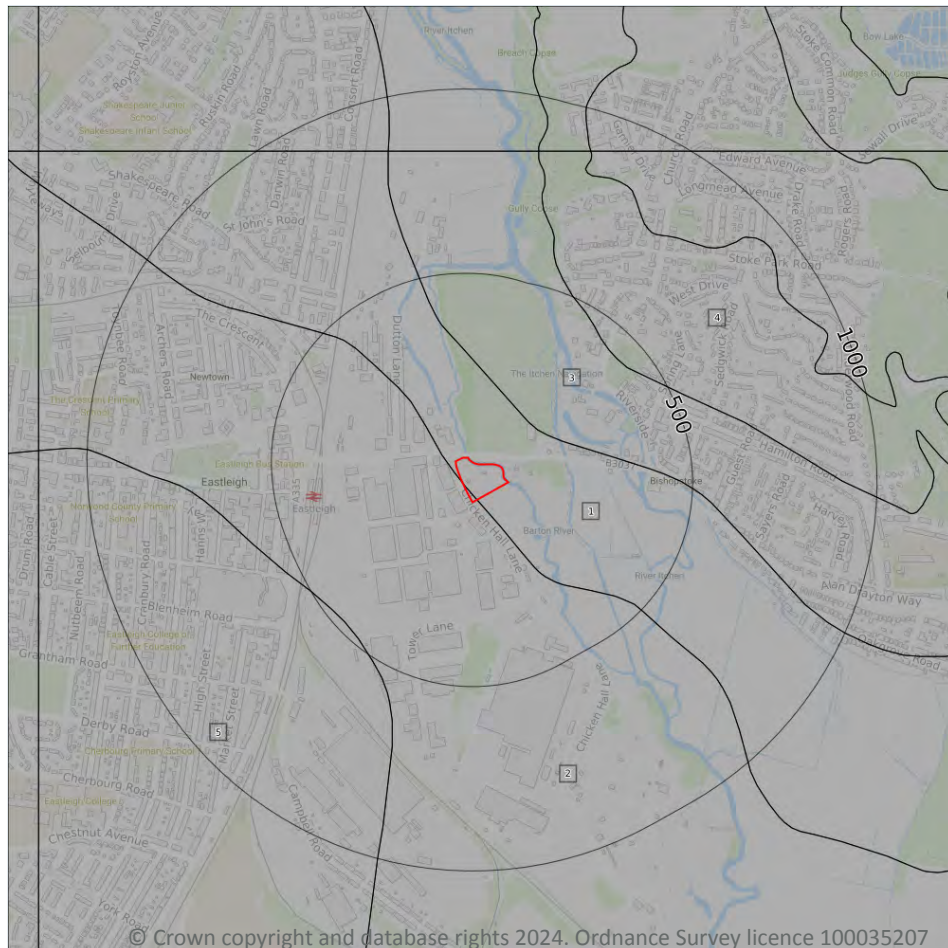
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

5

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 115](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WHI-SV	Whitecliff Sand Member - Gravelly Sand	Palaeogene Period
2	On site	WTT-SACL	Wittering Formation - Sandy Clay	Lutetian Age - Ypresian Age
3	141m NE	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
4	430m NE	WHI-SV	Whitecliff Sand Member - Gravelly Sand	Palaeogene Period



ID	Location	LEX Code	Description	Rock age
5	475m SW	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

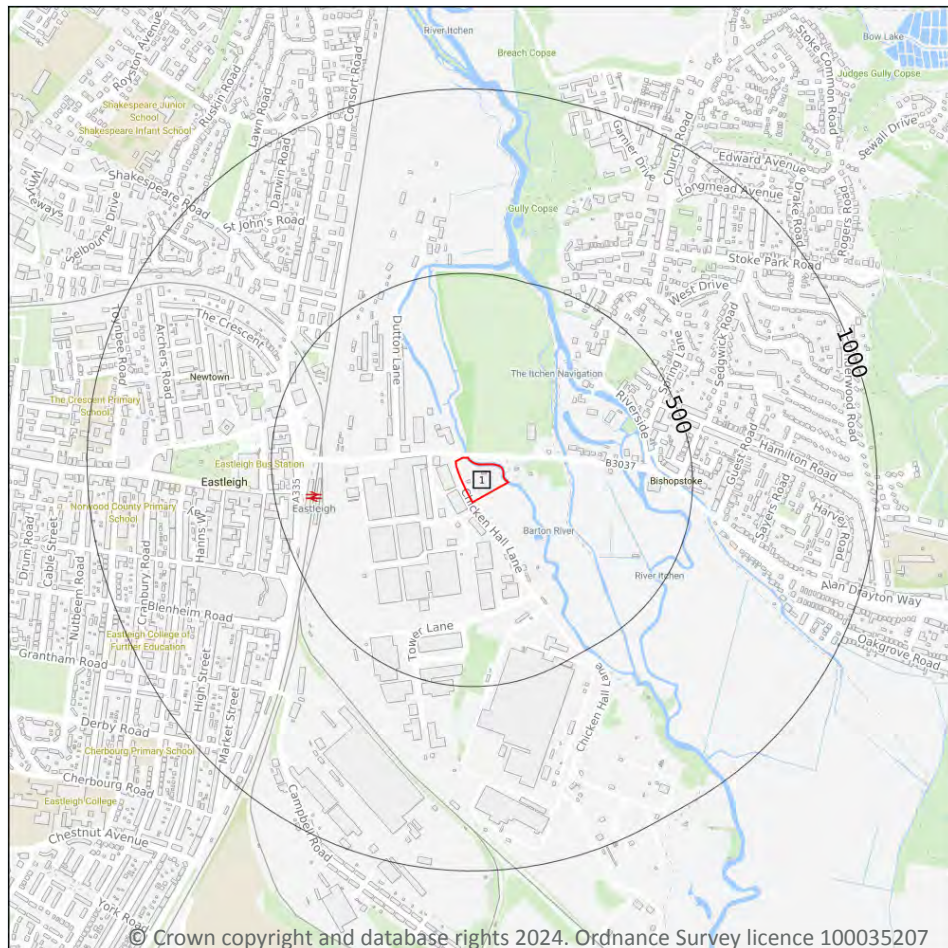
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

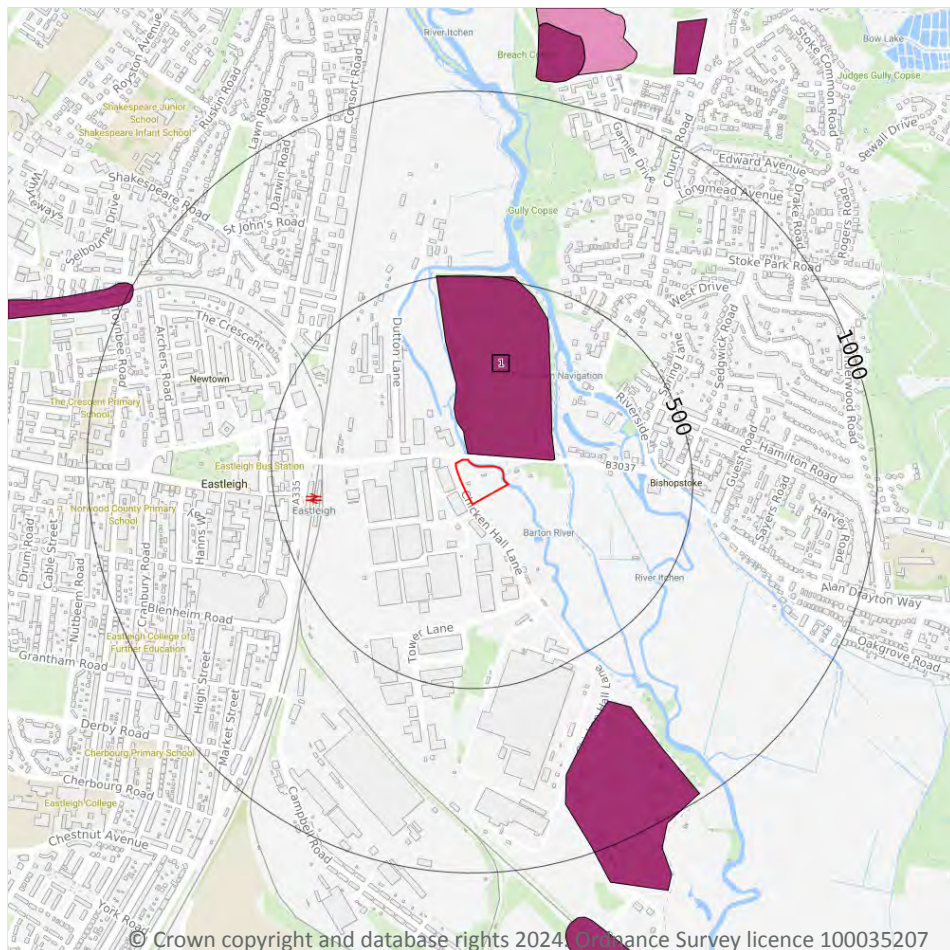
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 117](#) >

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

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 118](#) >

ID	Location	LEX Code	Description	Rock description
1	16m NW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

1

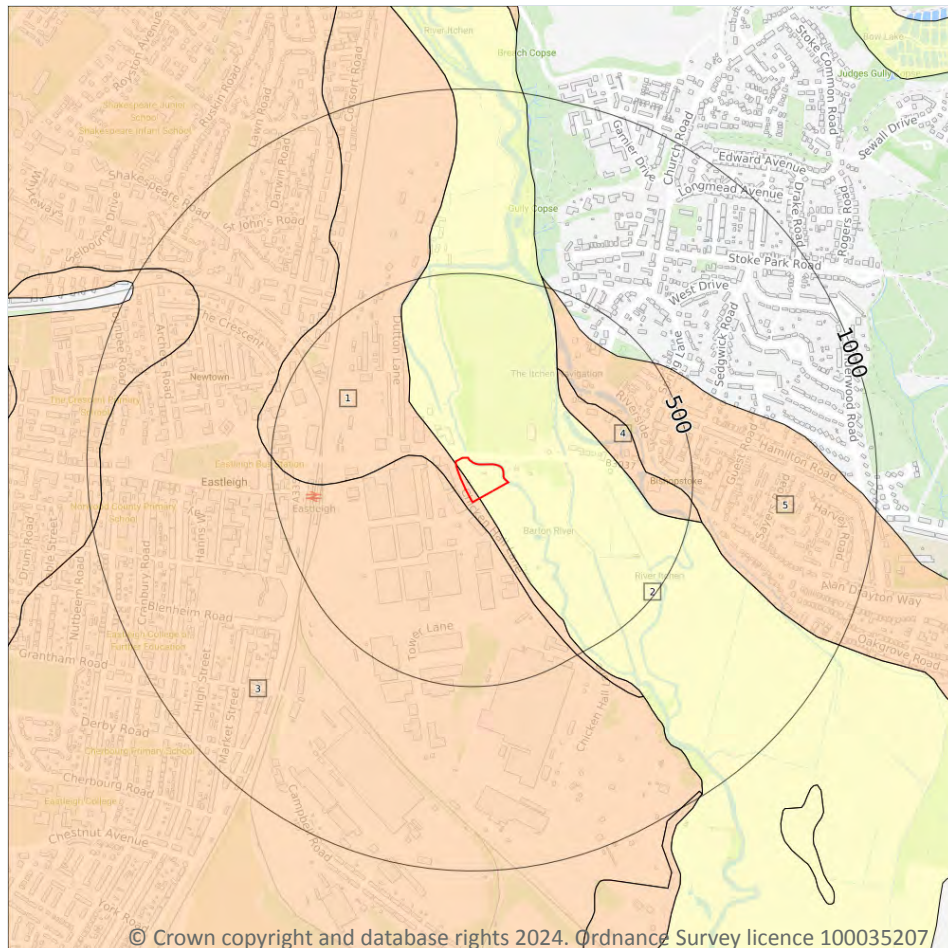
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
16m NW	Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

5

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 120](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL
2	On site	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	21m SW	RTD1-XCZ	RIVER TERRACE DEPOSITS, 1	CLAY AND SILT
4	238m NE	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	283m NE	RTD1-XCZ	RIVER TERRACE DEPOSITS, 1	CLAY AND SILT

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	3
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	High	Very Low
On site	Intergranular	Very High	High
21m SW	Mixed	Low	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

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

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

This data is sourced from the British Geological Survey.

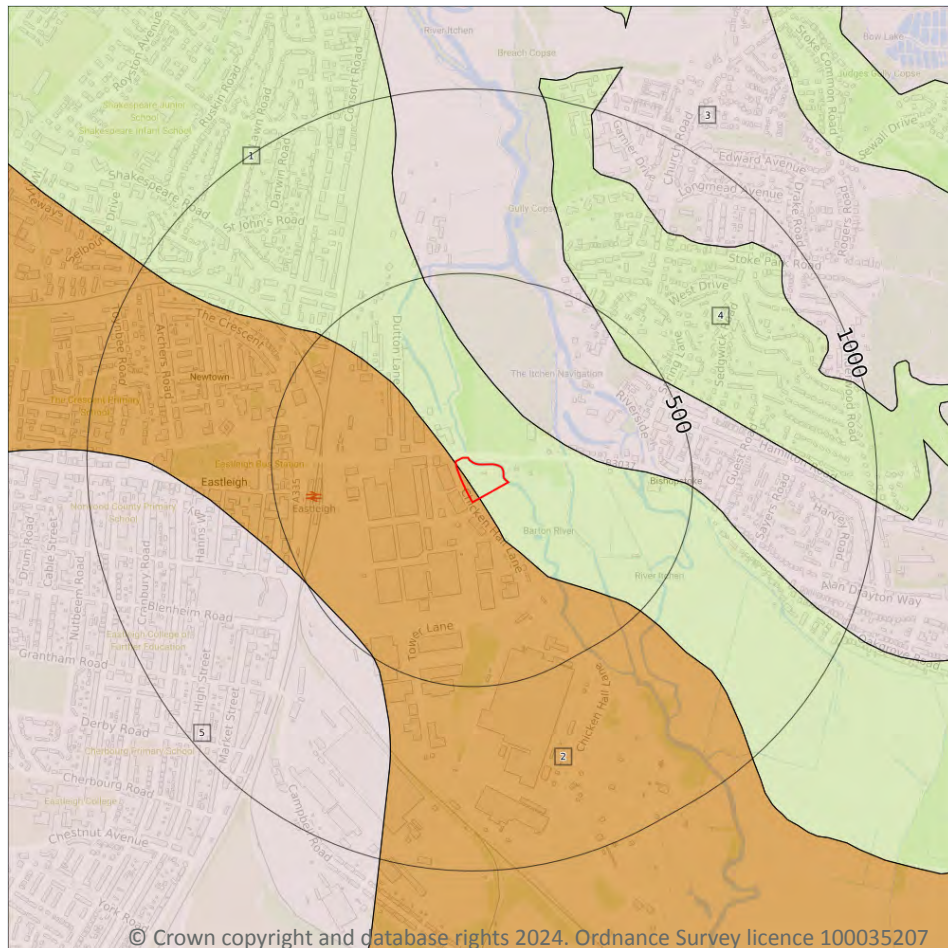
15.7 Landslip permeability (50k)

Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

5

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 122](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WHI-S	WHITECLIFF SAND MEMBER - SAND	-
2	On site	WTT-XSZC	WITTERING FORMATION - SAND, SILT AND CLAY	YPRESIAN
3	147m NE	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
4	446m NE	WHI-S	WHITECLIFF SAND MEMBER - SAND	-



ID	Location	LEX Code	Description	Rock age
5	478m SW	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2
--------------------	---

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

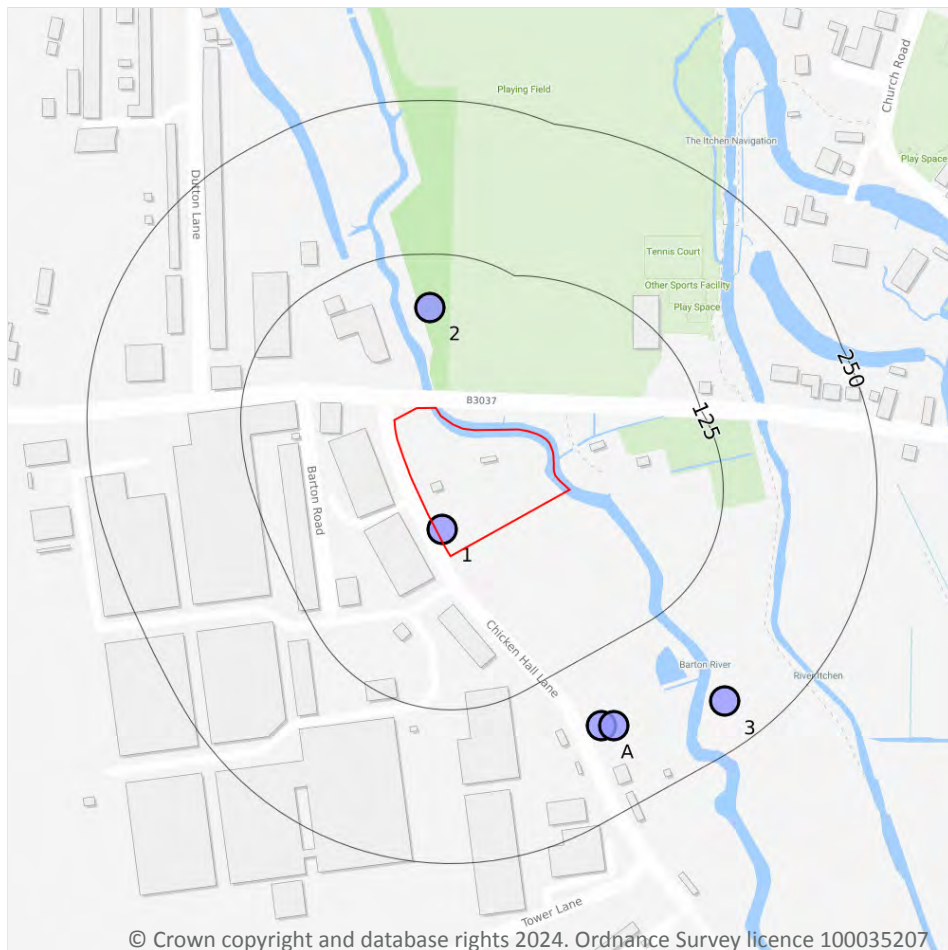
Records within 500m	0
---------------------	---

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

5

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

Features are displayed on the Boreholes map on [page 124](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	446170 119070	EASTLEIGH SEWAGE LINE BH11	4.72	N	409310 ↗
2	82m N	446160 119250	EASTLEIGH SEWAGE LINE BH10	4.72	N	409309 ↗

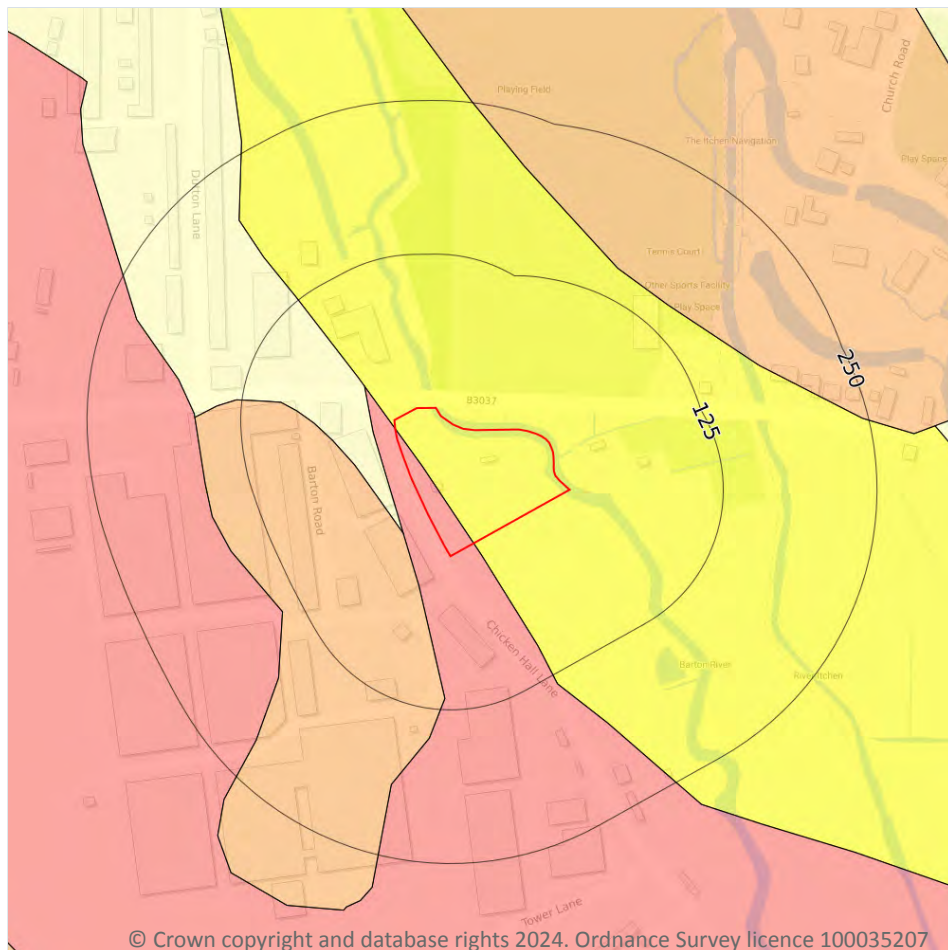


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	180m SE	446300 118910	BISHOPSTOKE RELIEF SEWER EASTLEIGH 1	10.0	N	17285475 ↗
A	185m SE	446310 118910	EASTLEIGH SEWAGE LINE BH12	7.92	N	409311 ↗
3	213m SE	446400 118930	BISHOPSTOKE RELIEF SEWER EASTLEIGH 2	10.0	N	17285512 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

4

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 126](#) >

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.
On site	Moderate	Ground conditions predominantly high plasticity.
17m W	Negligible	Ground conditions predominantly non-plastic.

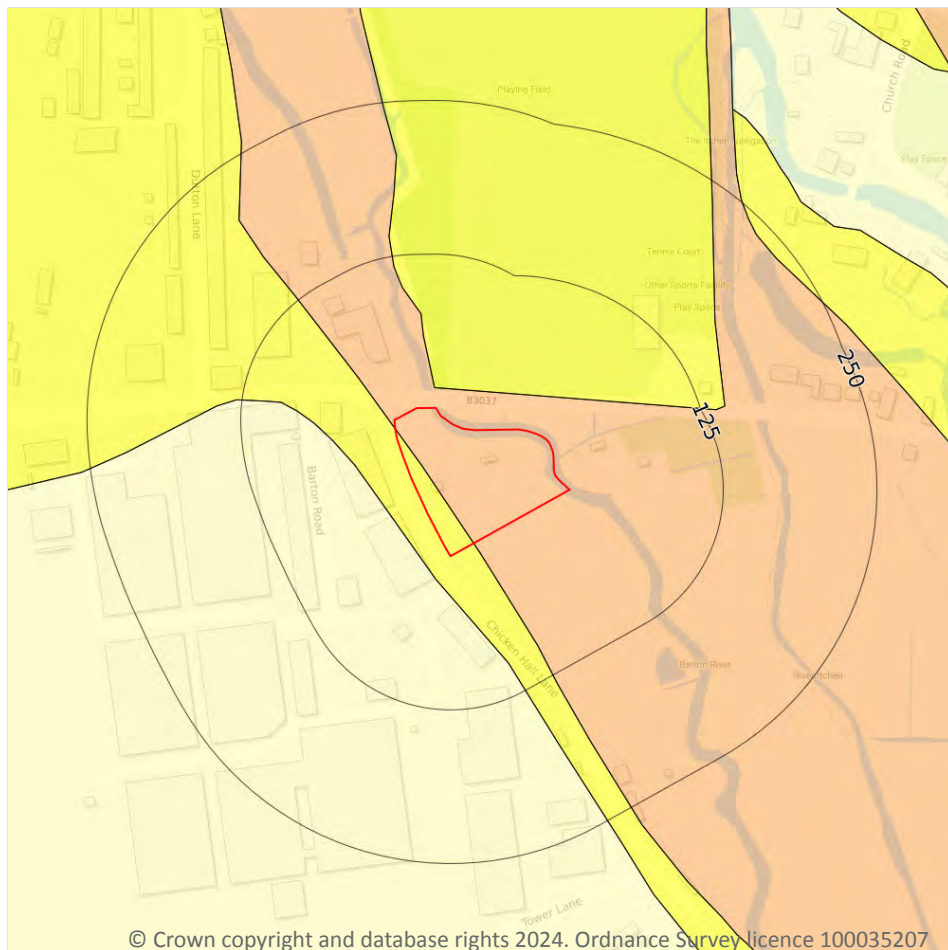


Location	Hazard rating	Details
25m SW	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

4

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 128 >](#)

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

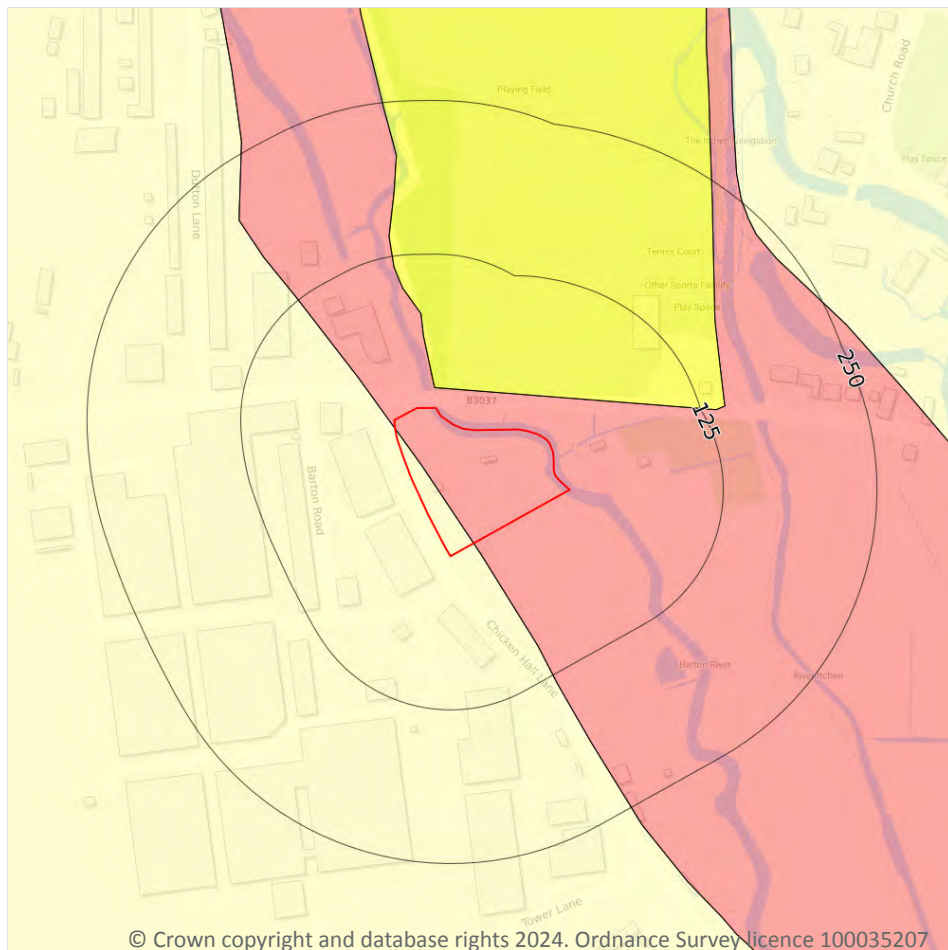


Location	Hazard rating	Details
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.
16m NW	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
21m SW	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 130](#) >

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

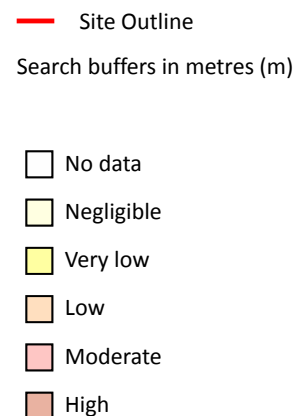
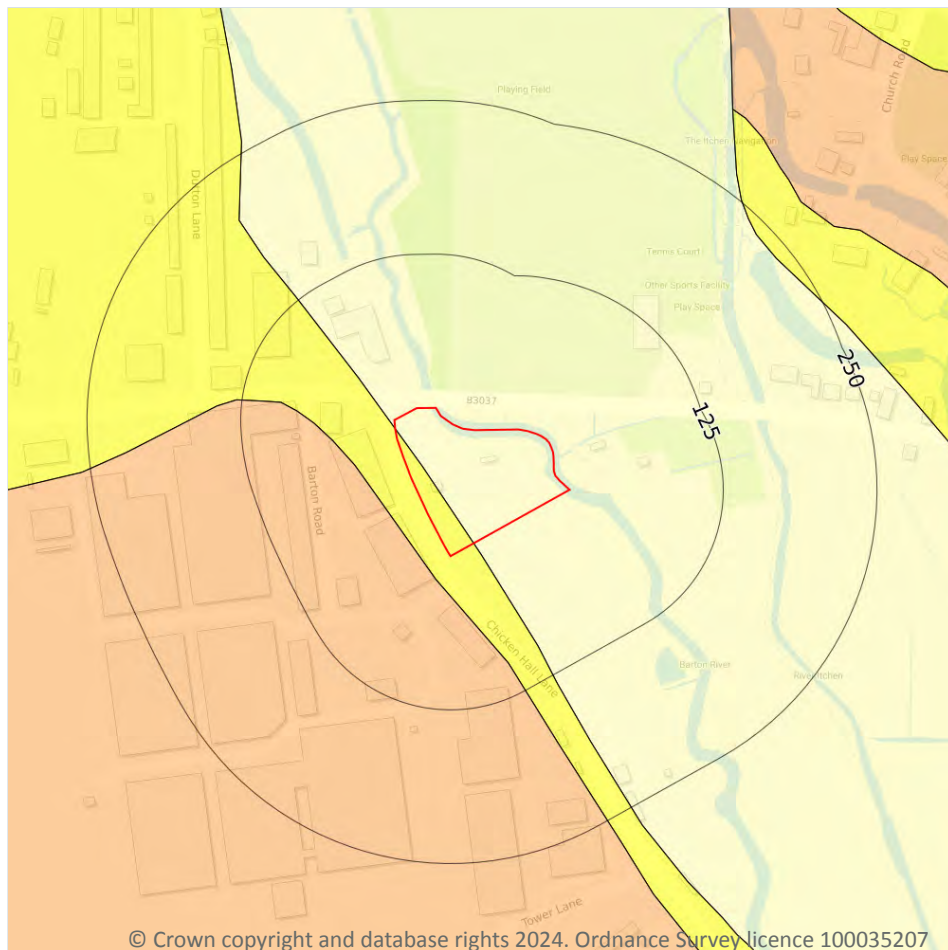


Location	Hazard rating	Details
16m NW	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 132](#) >

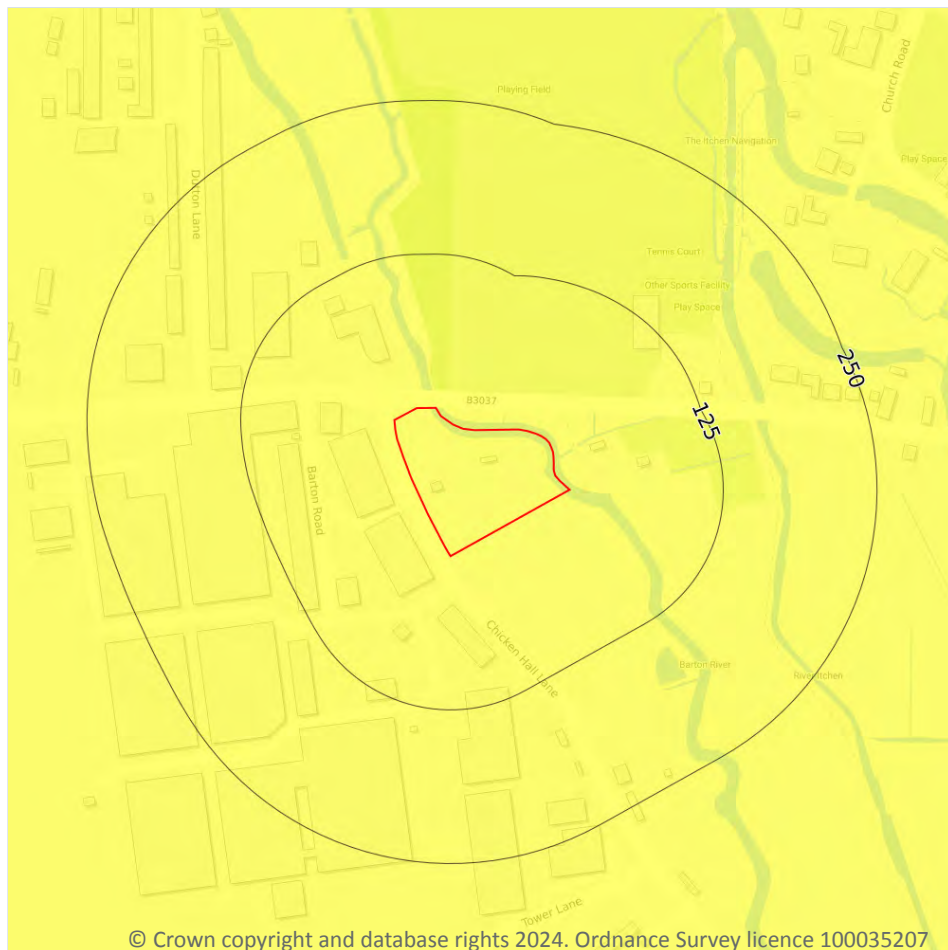
Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
21m SW	Low	Deposits with potential to collapse when loaded and saturated are possibly present in places.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

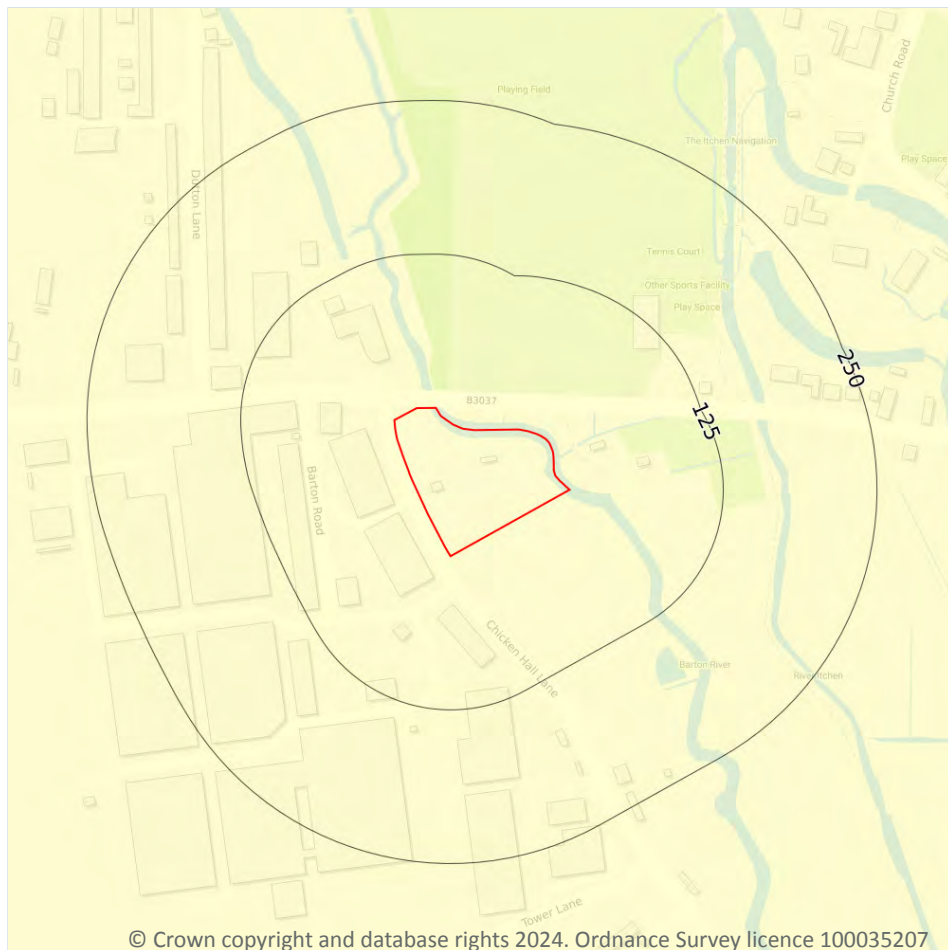
Features are displayed on the Natural ground subsidence - Landslides map on [page 134](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 135 >](#)

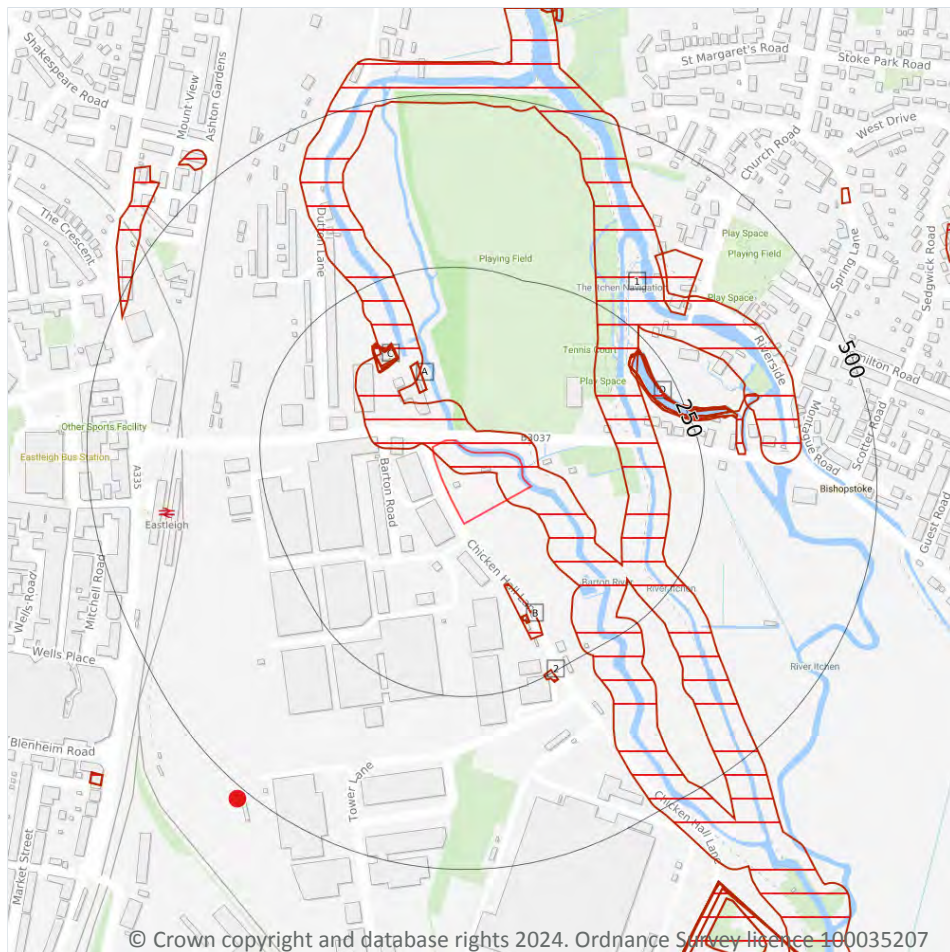
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

17

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

Features are displayed on the Mining and ground workings map on [page 137 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Canal	1868	1:10560
A	78m NW	Pool	1968	1:10560
A	78m NW	Pool	1957	1:10560
B	106m S	Refuse Destructor	1931	1:10560
C	132m NW	Pond	1931	1:10560
C	133m NW	Pond	1908	1:10560
C	136m NW	Pond	1868	1:10560
C	138m NW	Pond	1968	1:10560
B	158m S	Refuse Destructor	1938	1:10560
B	158m S	Refuse Destructor	1931	1:10560
D	205m NE	Fish Pond	1868	1:10560
D	209m NE	Pond	1989	1:10000
D	209m NE	Pond	1968	1:10560
D	209m NE	Pond	1957	1:10560
D	209m NE	Pond	1981	1:10000
D	209m NE	Fish Pond	1908	1:10560
2	246m S	Refuse Heap	1868	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**0**

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site**0**

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m**0**

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



Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.



18.13 Brine areas

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

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.



19.2 Mining cavities

Records within 1000m**0**

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m**0**

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m**0**

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m**1**

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

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



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

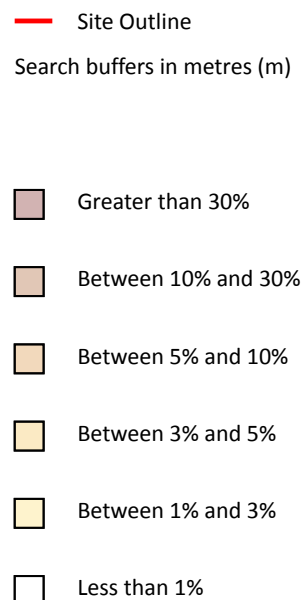
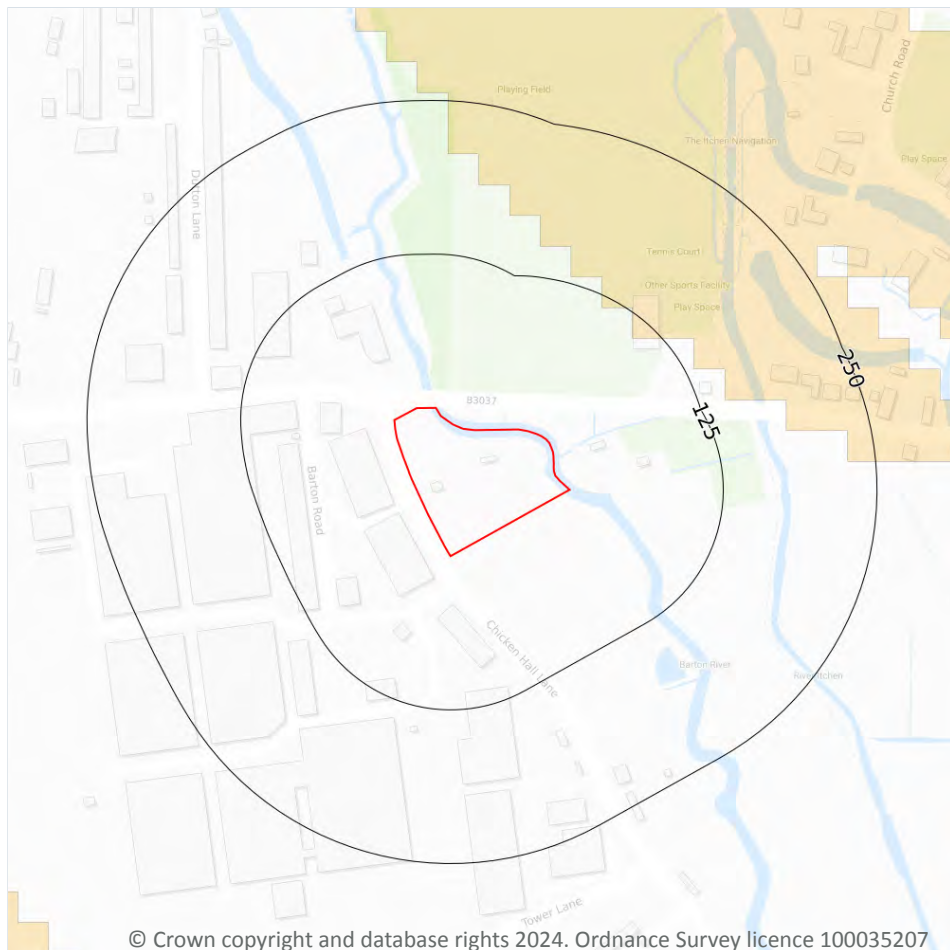
Features are displayed on the Ground cavities and sinkholes map on [page 142](#) >

ID	Location	Name	Reliability
1	445m NE	-	Good

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 145 >](#)

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

5

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
21m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
48m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
50m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

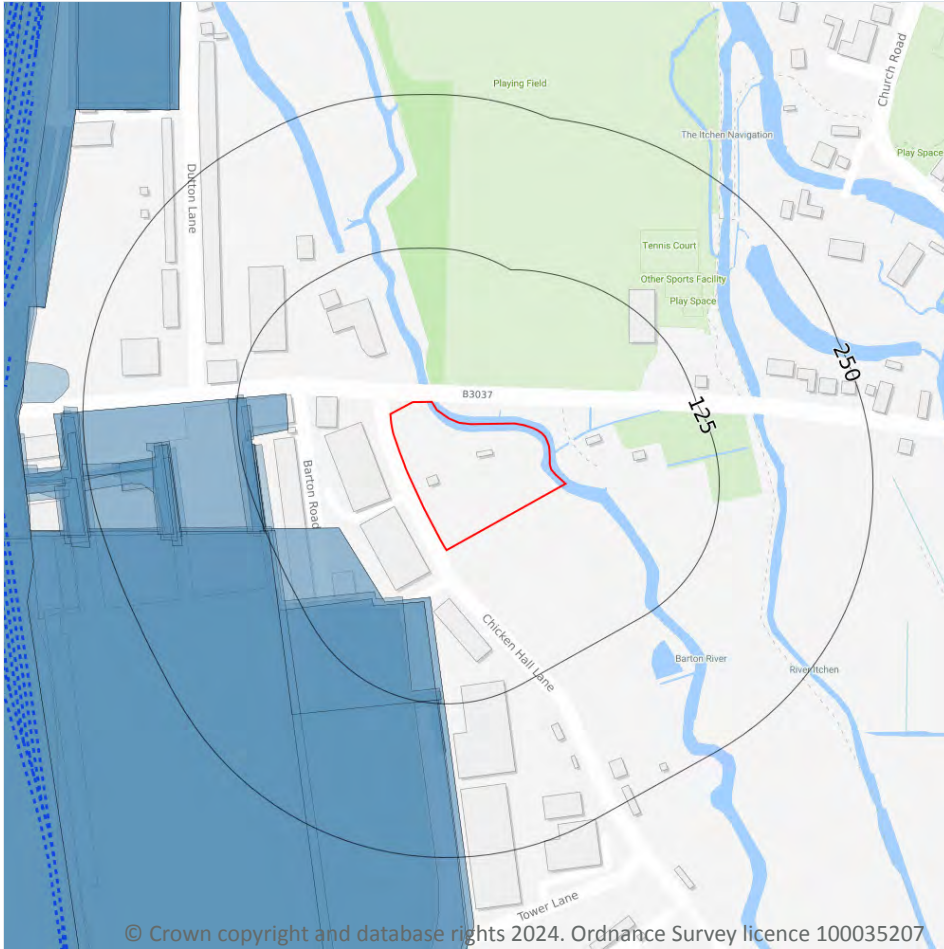
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)**
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

58

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

Features are displayed on the Railway infrastructure and projects map on [page 148 >](#)

Location	Land Use	Year of mapping	Mapping scale
41m S	Railway Sidings	1938	10560
41m S	Railway Sidings	1931	10560
46m S	Railway Sidings	1968	10560
46m S	Railway Sidings	1957	10560
52m SW	Railway Sidings	1931	10560
60m SW	Railway Sidings	1933	2500
61m SW	Railway Sidings	1960	2500
62m SW	Railway Sidings	1964	2500
62m SW	Railway Sidings	1955	2500
62m SW	Railway Sidings	1950	1250
62m SW	Railway Sidings	1988	2500
68m SW	Railway Sidings	1968	1250
73m SW	Railway Sidings	1960	2500
87m SW	Railway	1933	-
107m W	Railway Sidings	1933	2500
112m W	Railway Sidings	1960	2500
112m W	Railway Sidings	1897	10560



Location	Land Use	Year of mapping	Mapping scale
113m W	Railway Sidings	1950	2500
113m W	Railway Sidings	1950	1250
114m W	Railway Sidings	1969	2500
114m W	Railway Sidings	1967	1250
114m W	Railway Sidings	1908	10560
114m W	Railway Sidings	1895	10560
116m W	Railway Sidings	1909	2500
116m W	Railway Sidings	1897	2500
116m W	Railway Sidings	1939	2500
118m W	Railway Sidings	1897	10560
122m S	Railway Sidings	1908	10560
123m W	Railway Sidings	1895	10560
124m S	Railway Sidings	1968	1250
125m W	Railway Sidings	1897	2500
126m W	Railway	1909	-
130m W	Railway Sidings	1909	2500
133m W	Railway	1897	-
137m SW	Railway Sidings	1982	1250
173m SW	Railway Sidings	1950	1250
173m SW	Railway Sidings	1987	1250
173m SW	Railway Sidings	1970	1250
174m SW	Railway Sidings	1950	2500
177m W	Railway Sidings	1933	2500
178m SW	Railway Sidings	1950	2500
178m SW	Railway Sidings	1968	2500
178m SW	Railway Sidings	1967	1250
178m SW	Railway Sidings	1950	1250
181m W	Railway Sidings	1908	10560



Location	Land Use	Year of mapping	Mapping scale
182m W	Railway Sidings	1938	10560
182m W	Railway Sidings	1897	10560
183m W	Railway Sidings	1931	10560
185m W	Railway Sidings	1939	2500
185m W	Railway Sidings	1933	2500
186m W	Railway Sidings	1897	2500
186m W	Railway Sidings	1909	2500
187m W	Railway Sidings	1895	10560
192m W	Railway Sidings	1950	1250
196m W	Railway Sidings	1939	2500
211m W	Railway Sidings	1970	1250
215m SW	Railway Sidings	1970	1250
250m W	Railway Sidings	1933	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m**0**

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m**0**

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m**0**

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m**0**

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

This data is sourced from HS2 Ltd.



Data providers

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

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Grid Ref: 446202, 119108

Map Name: County Series

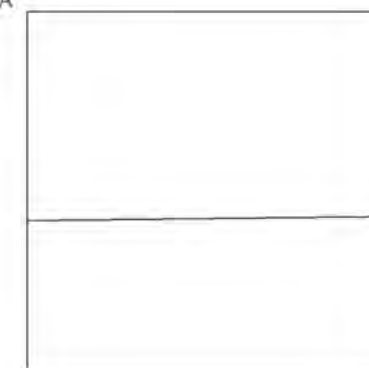
Map date: 1869

Scale: 1:2,500

Printed at: 1:2,500



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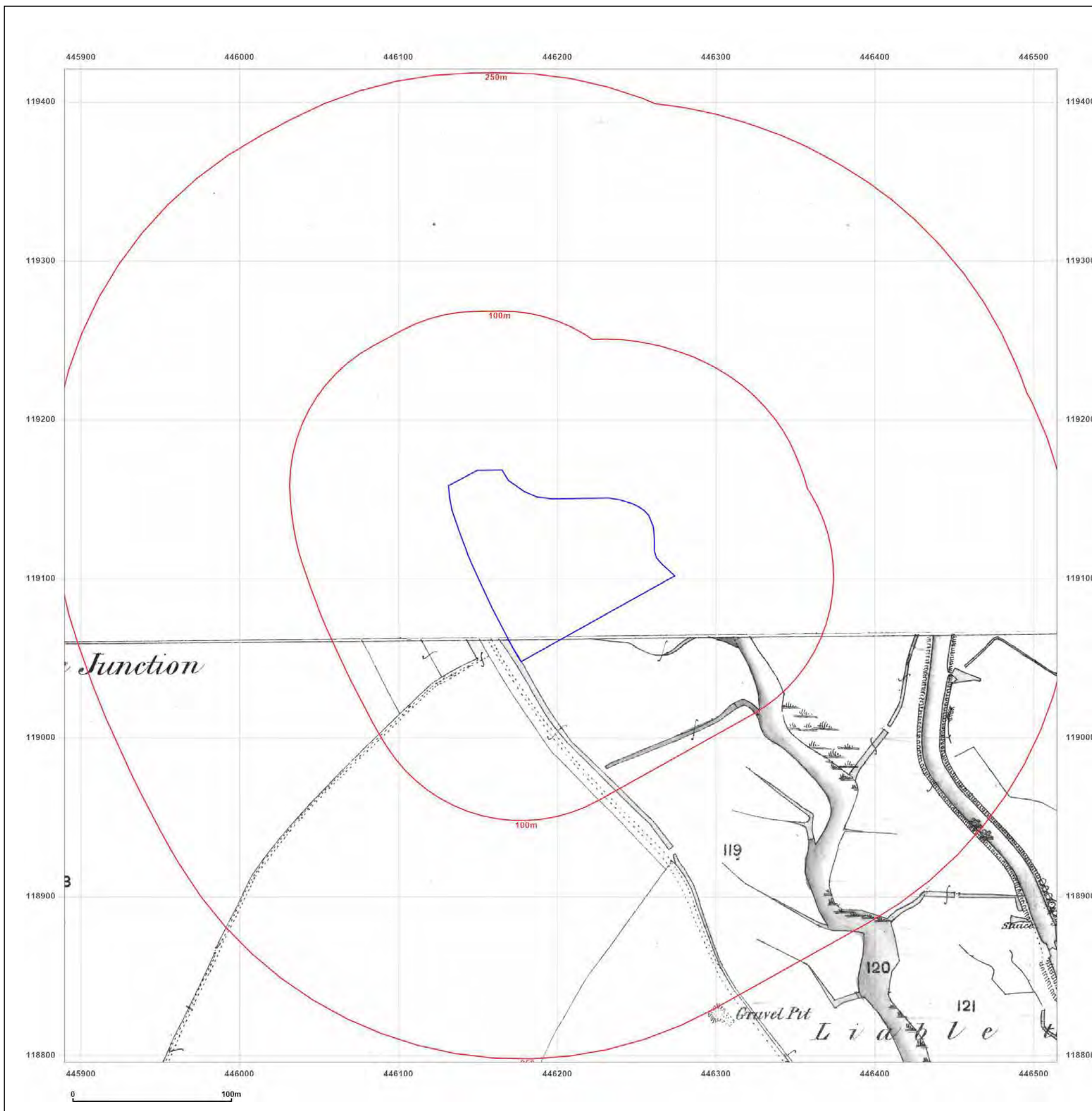


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Map Name: County Series

Map date: 1897

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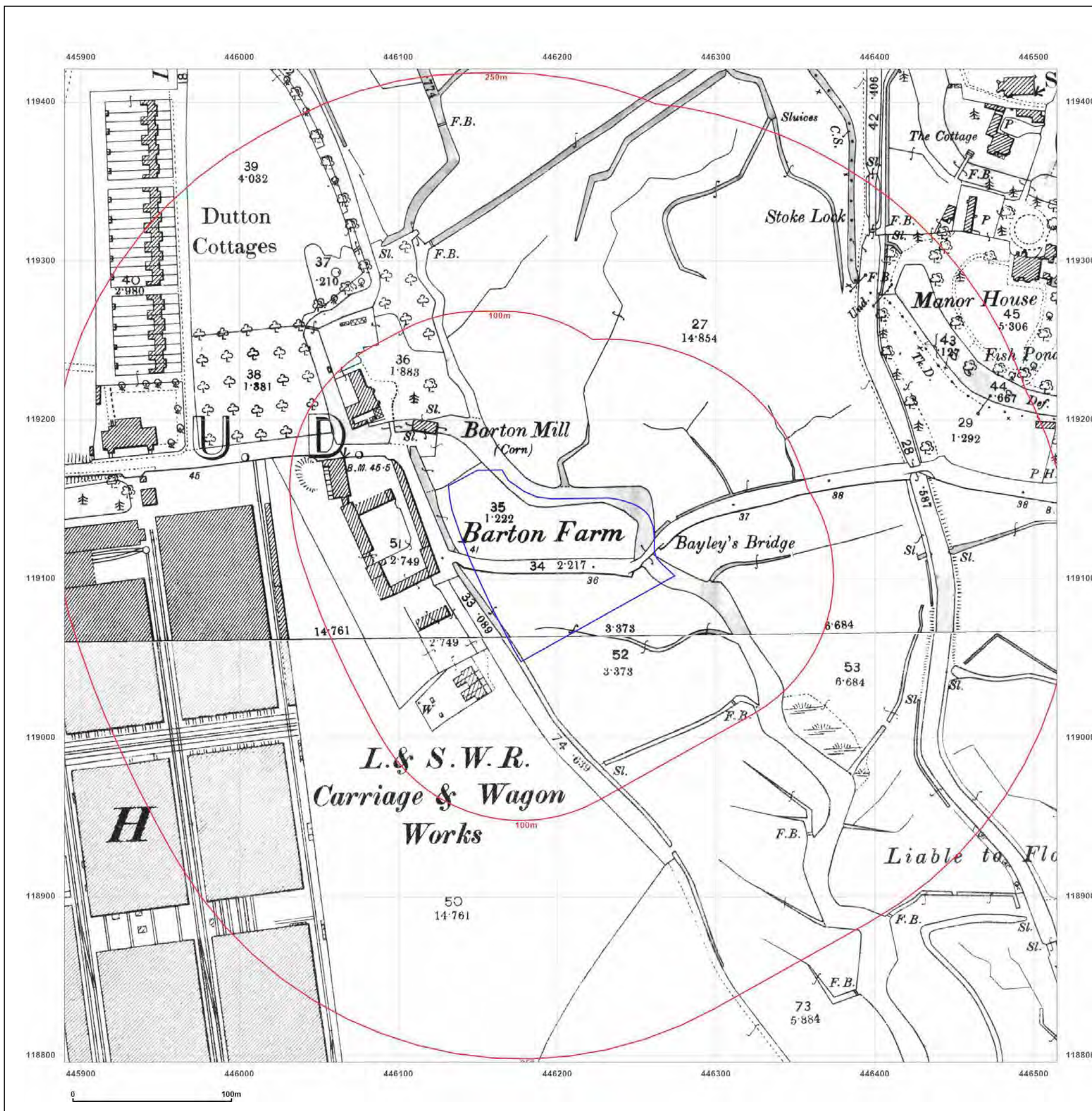


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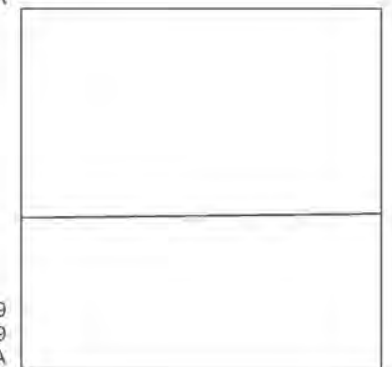
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Scale: 1:2,500

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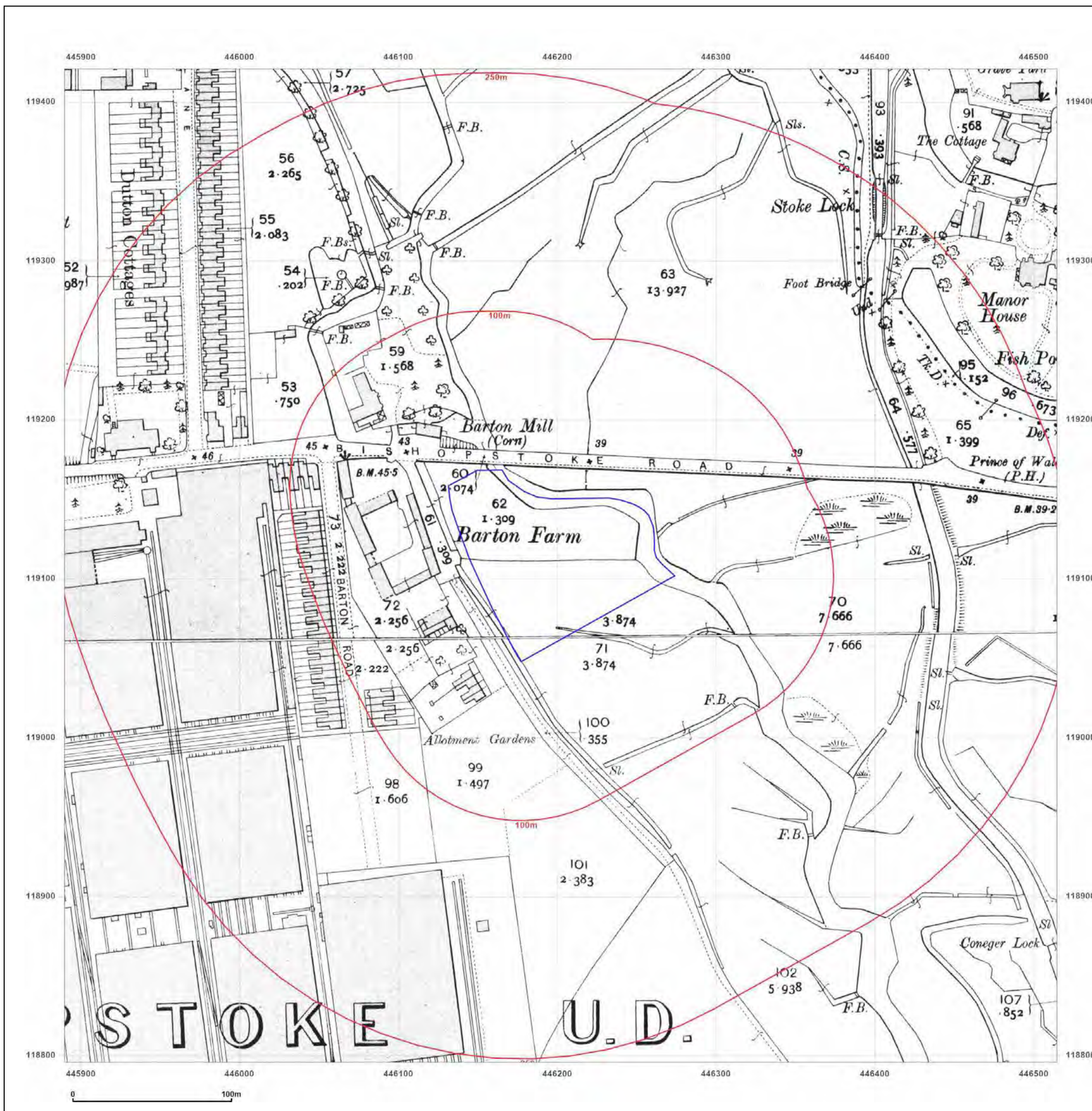


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Map Name: County Series

Map date: 1933

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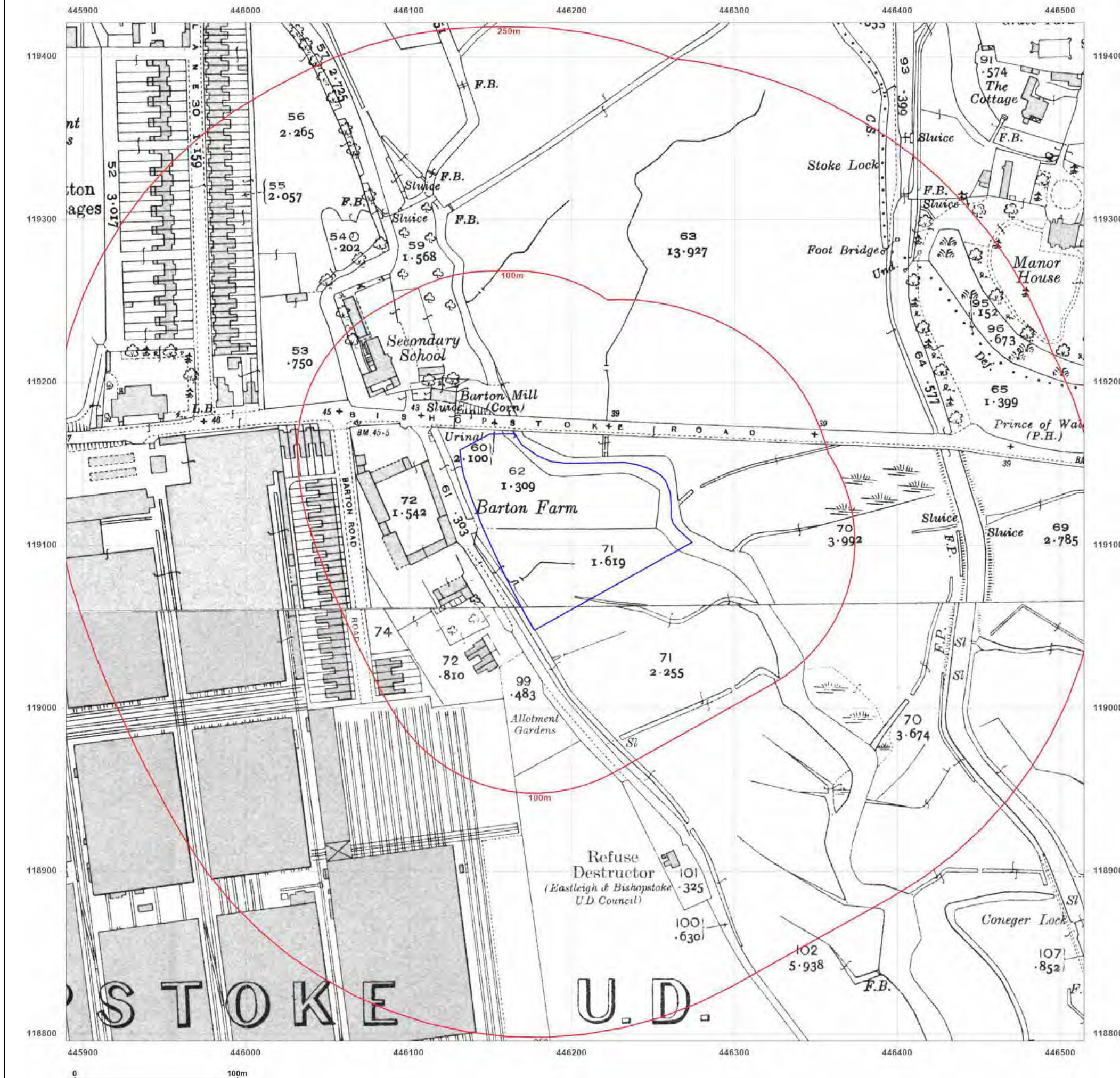


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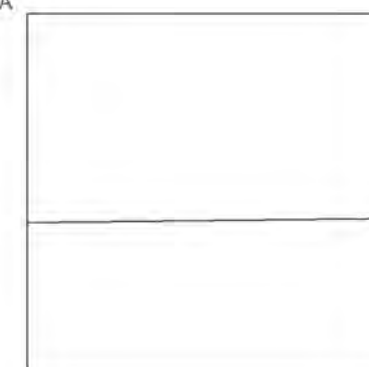
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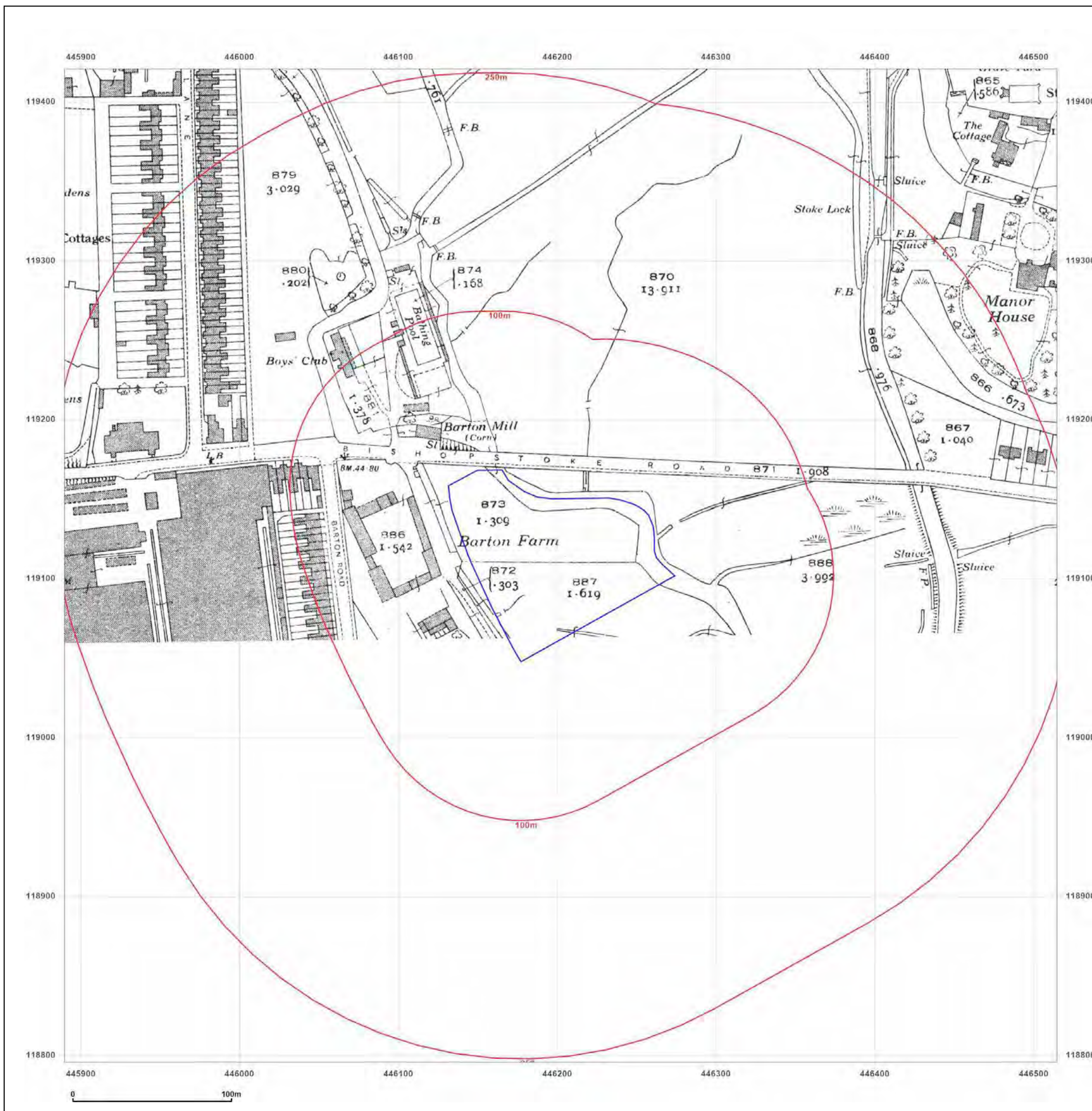


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Map Name: National Grid

Map date: 1950

Scale: 1:1,250

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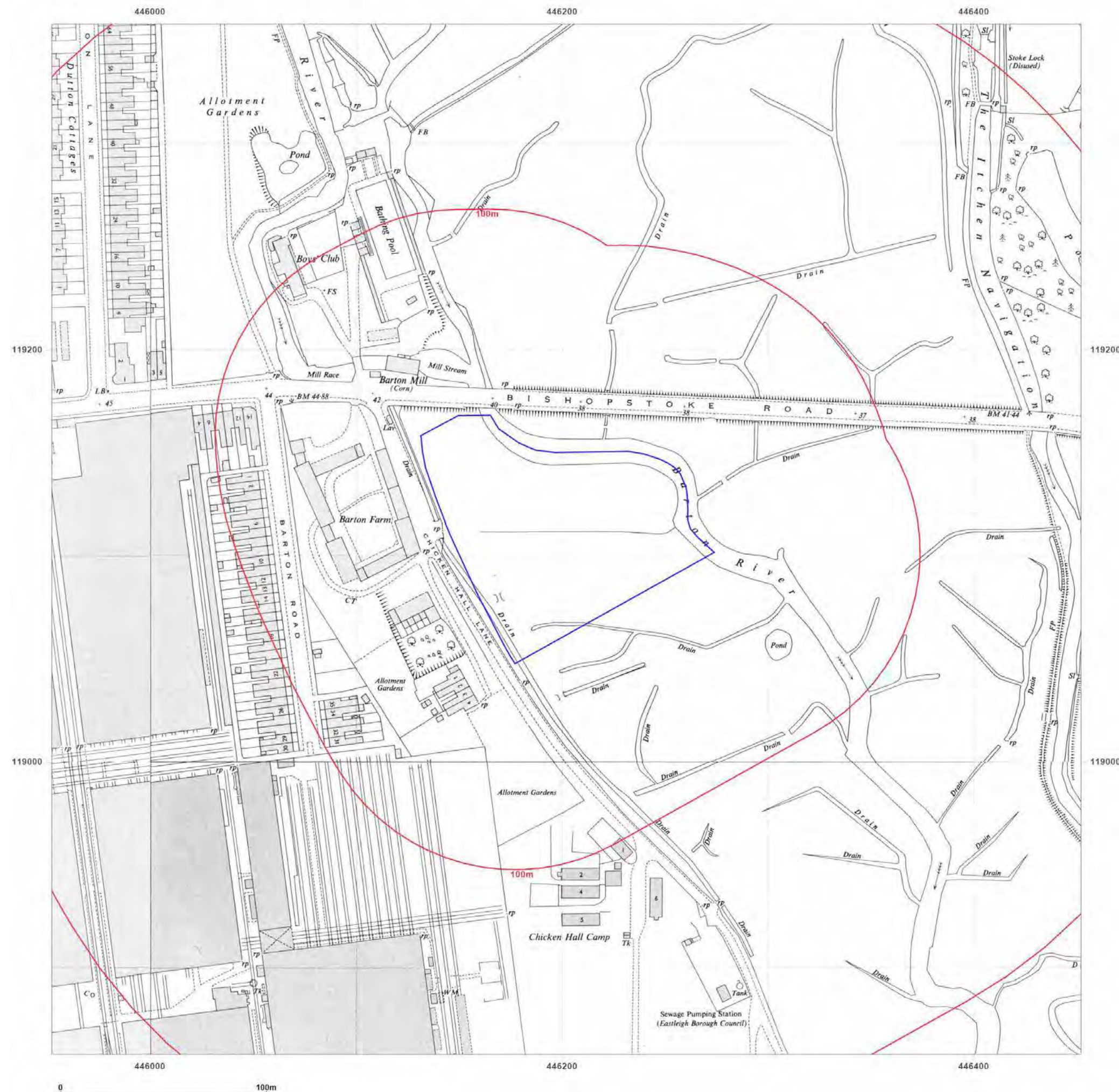


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Grid Ref: 446202, 119108

Map Name: National Grid

Map date: 1951

Scale: 1:1,250

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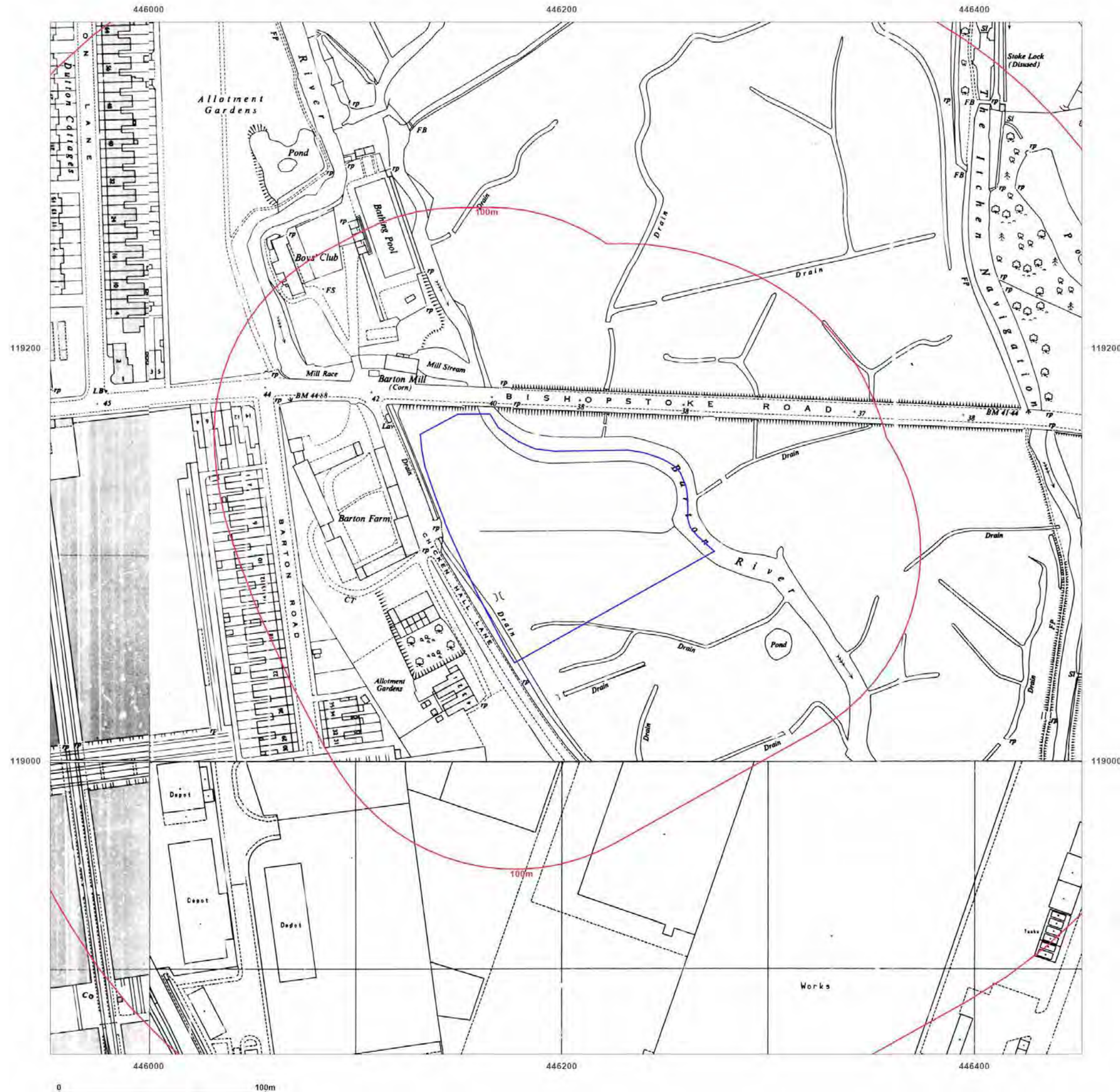


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Grid Ref: 446202, 119108

Map Name: National Grid

Map date: 1960-1964

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1962
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Edition 1964
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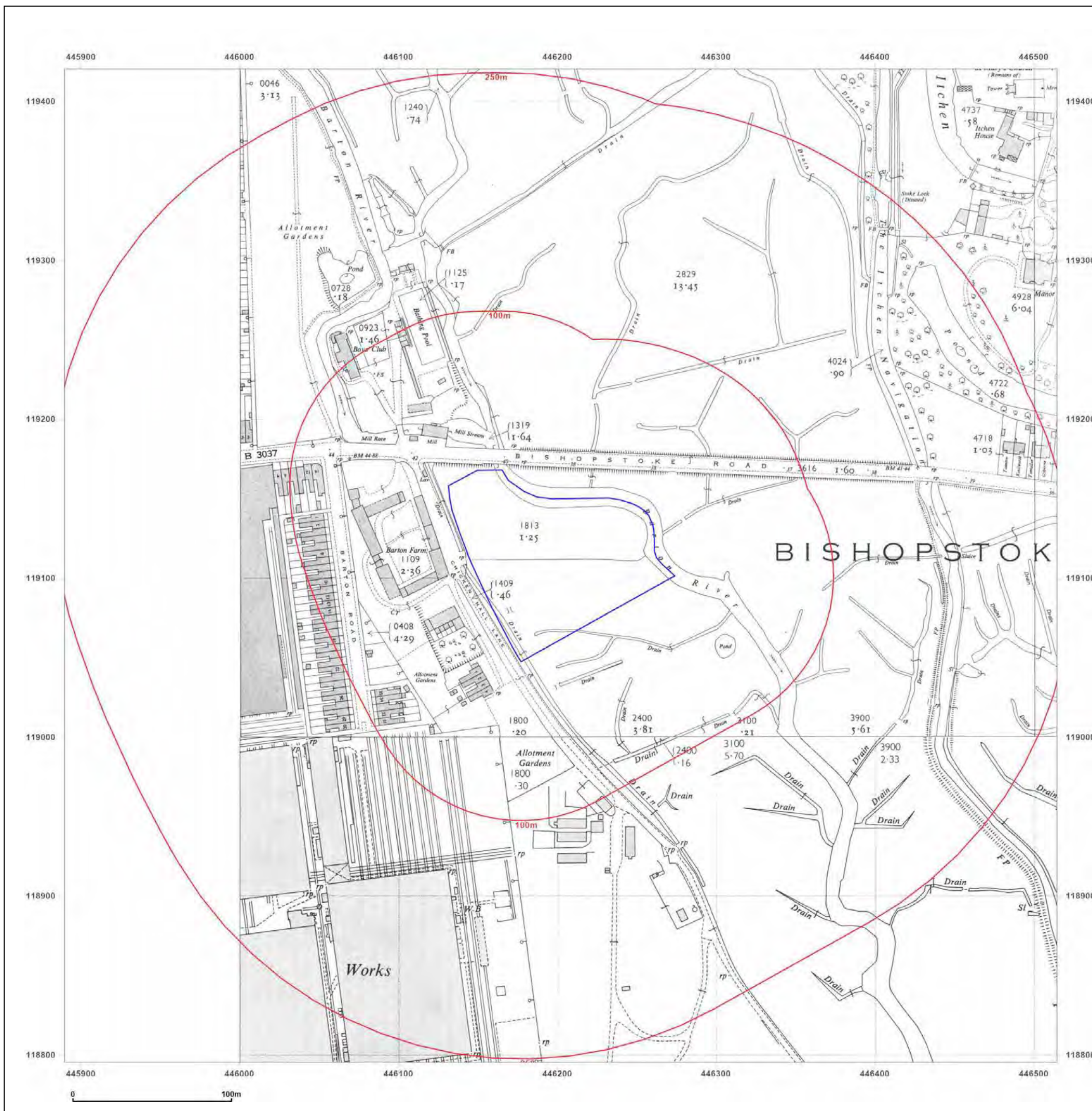


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Grid Ref: 446202, 119108

Map Name: National Grid

Map date: 1960-1964

Scale: 1:2,500

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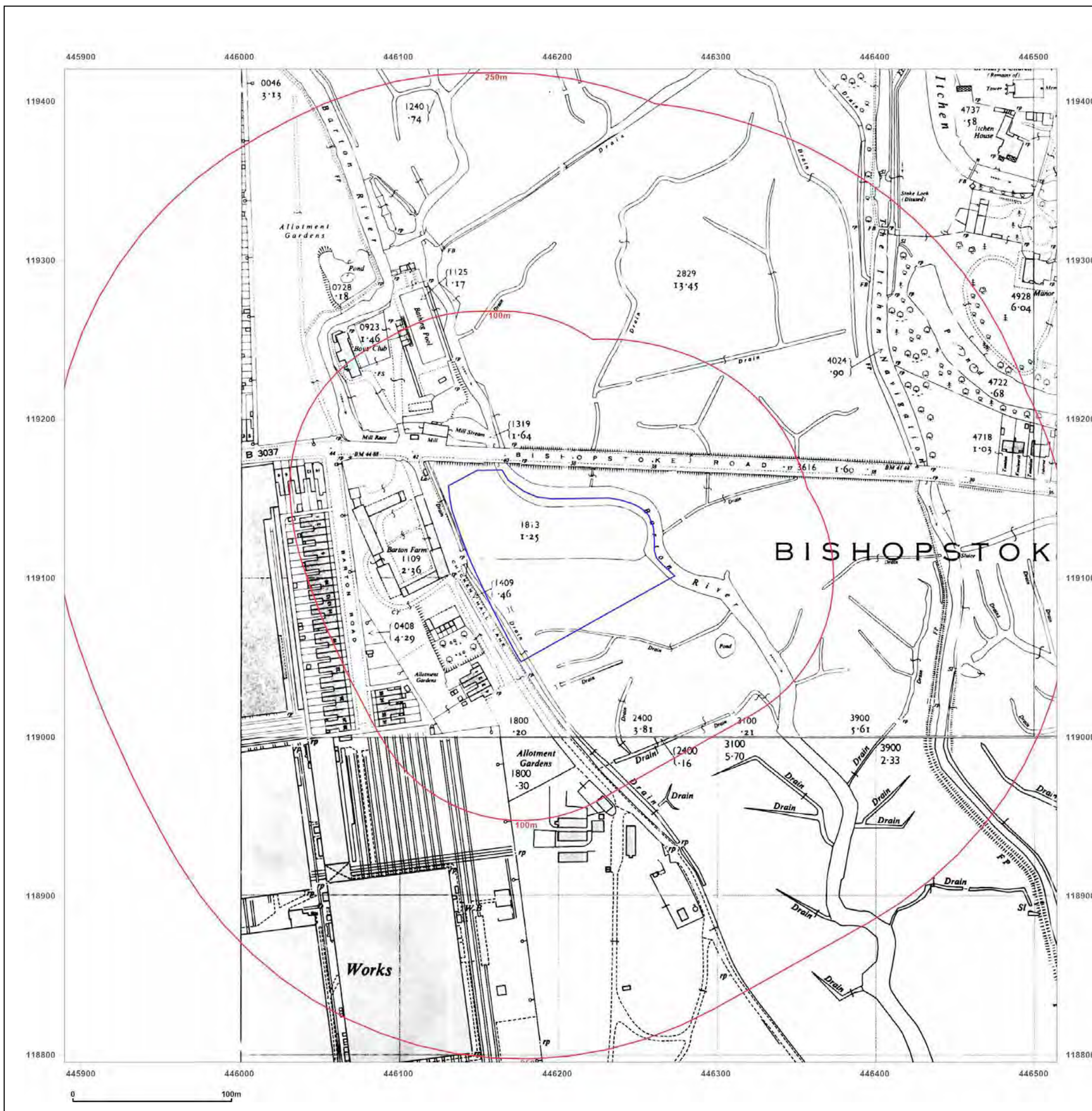


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Site Details:

CHICKENHALL LANE,
EASTLEIGH, HAMPSHIRE, SO50
6RP

Client Ref: J24-018 - Eastleigh
Report Ref: GS-YLD-JVG-P87-OKZ
Grid Ref: 446202, 119108

Map Name: National Grid

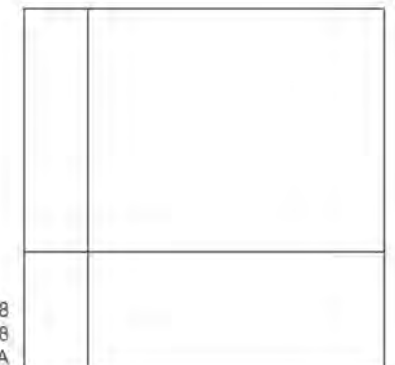
Map date: 1968-1969

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1968
Edition N/A
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Levelled 1959



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

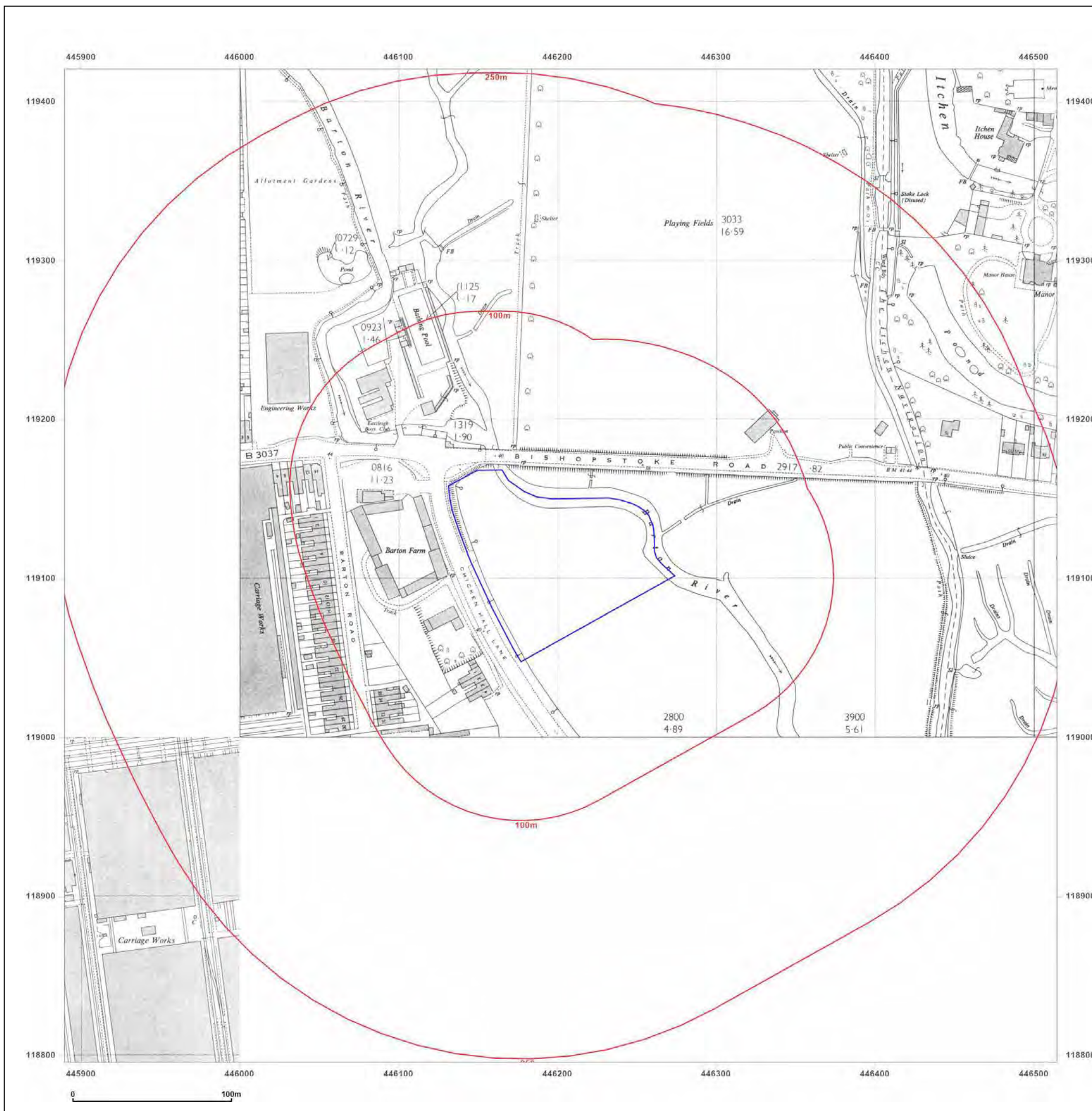


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Site Details:

CHICKENHALL LANE,
EASTLEIGH, HAMPSHIRE, SO50
6RP

Client Ref: J24-018 - Eastleigh
Report Ref: GS-YLD-JVG-P87-OKZ
Grid Ref: 446202, 119108

Map Name: National Grid

Map date: 1967-1970

Scale: 1:1,250

Printed at: 1:2,000



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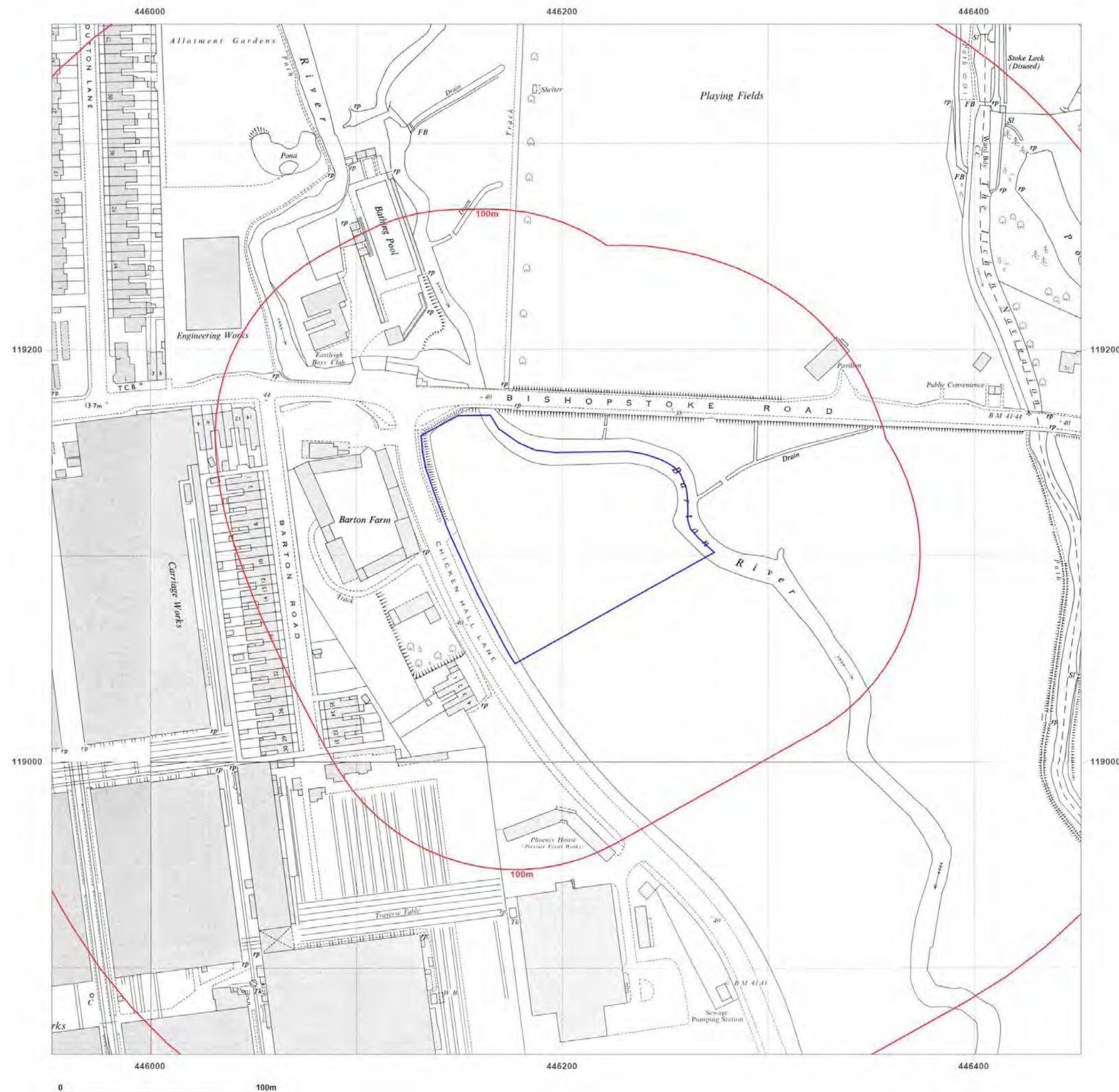


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Site Details:

CHICKENHALL LANE,
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6RP

Client Ref: J24-018 - Eastleigh
Report Ref: GS-YLD-JVG-P87-OKZ
Grid Ref: 446202, 119108

Map Name: National Grid

Map date: 1978-1982

Scale: 1:1,250

Printed at: 1:2,000



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

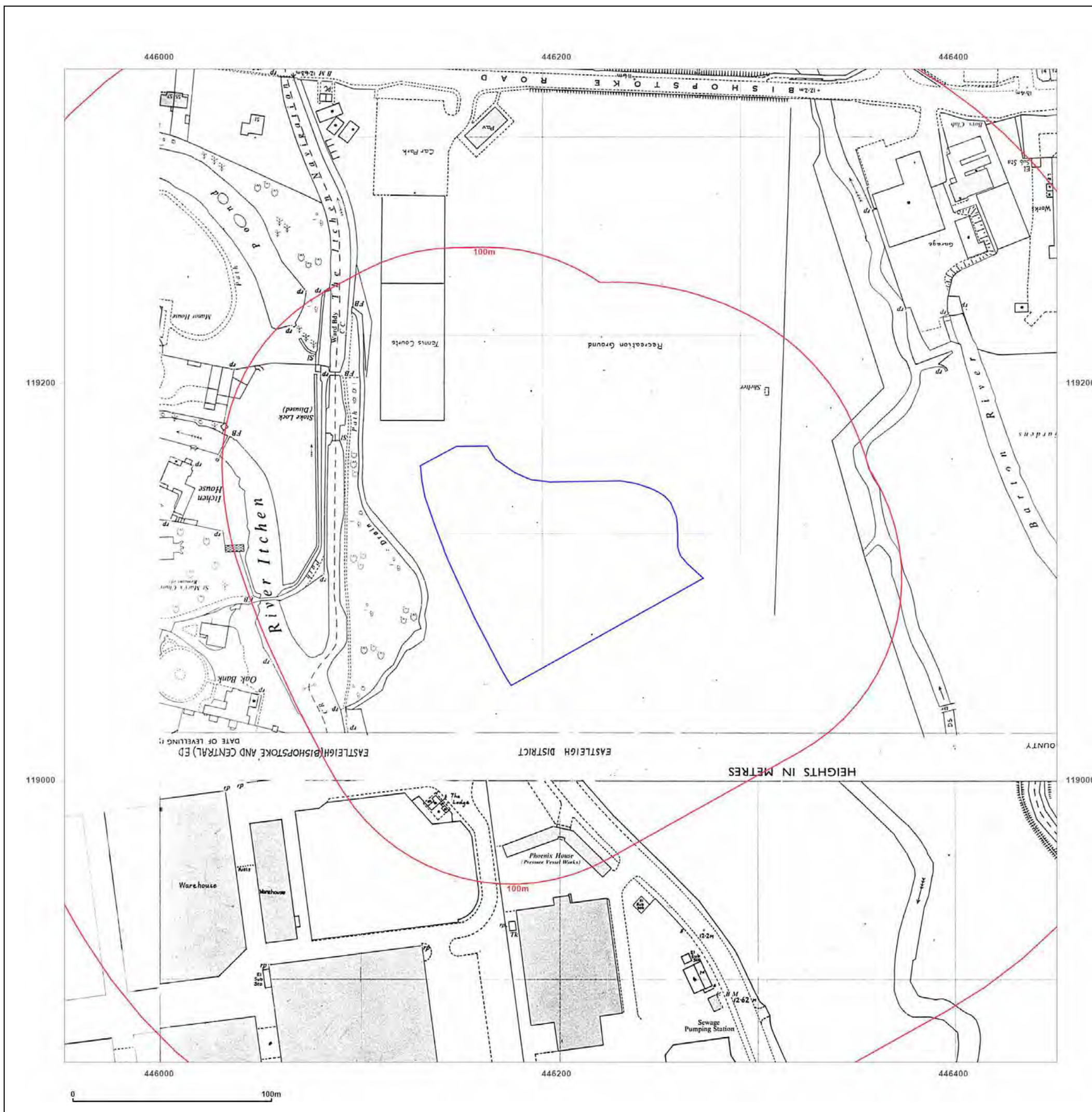


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Site Details:

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6RP

Client Ref: J24-018 - Eastleigh
Report Ref: GS-YLD-JVG-P87-OKZ
Grid Ref: 446202, 119108

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



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