Colten Care Limited

BROOKFIELD, PROVIDENCE HILL

Preliminary Risk Assessment



70122557-PRA-R04
APRIL 2025

CONFIDENTIAL

Colten Care Limited

BROOKFIELD, PROVIDENCE HILL

Preliminary Risk Assessment

TYPE OF DOCUMENT (VERSION) CONFIDENTIAL

PROJECT NO. 70122557

OUR REF. NO. 70122557-PRA-R04

DATE: APRIL 2025

WSP

Grosvenor House
2 Grosvenor Square
Southampton, Hampshire
SO15 2BE

Phone: +44 238 030 2529

Fax: +44 238 030 2001

WSP.com

QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks	Final		Updated site layout plan Rev N	
Date	March 2024	March 2024	March 2025	April 2025
Prepared by	Arya Sajeena	Arya Sajeena	Arya Sajeena	Arya Sajeena
Signature				
Checked by	Chris Summers	Chris Summers	Chris Summers	Chris Summers
Signature				Digitally signed by Summers, Chris (UKCXS402) DN: cn=Summers, Chris (UKCXS402), ou=Active, email=Chris.Summers@wsp.com Date: 2025.04.04 10:09:58 +01'00'
Authorised by	Rob Hares	Rob Hares	Rob Hares	Ron Hares
Signature				
Project number	70122557	70122557	70122557	70122557
Report number	70122557-PRA-R01	70122557-PRA-R02	70122557-PRA-R03	70122557-PRA-R04
File reference				70122557 - Land adjoining 4 Brookfield, Providence Hill\03 WIP\Ground and Water\04 Reports\Reports Issued\70122557-PRA-R04.pdf"

CONTENTS

1 INTRODUCTION 1

1.1 TERMS OF REFERENCE 1
1.2 DEVELOPMENT PLANS 1
1.3 ASSESSMENT AIMS AND OBJECTIVES 1
1.4 SCOPE OF WORKS 1
1.5 LEGISLATIVE CONTEXT 2
1.6 SOURCES OF INFORMATION 2
1.7 UNDERSTANDING RISK 3
1.8 CONFIDENTIALITY AND LIMITATIONS 3

2 SITE BACKGROUND INFORMATION AND SETTING 4

2.1 SITE DESCRIPTION AND CURRENT USE 4
2.2 SUMMARY OF PREVIOUS REPORT 5

3 HISTORICAL LAND USE 8

3.1 ON-SITE HISTORY 8
3.2 HISTORY OF SURROUNDING LAND USE 9

4 ENVIRONMENTAL SETTING 12

4.1 PUBLISHED GEOLOGY 12
4.2 HYDROGEOLOGY 12
4.3 HYDROLOGY 13
4.4 FLOODING 13
4.5 PRELIMINARY HYDROGEOLOGICAL MODEL 13
4.6 ECOLOGY & ARCHAEOLOGY 14

4.7 UNEXPLODED ORDNANCE (UXO) 14
4.8 RADON 15
4.9 MINING / NATURAL CAVITIES 15
4.10 GROUND STABILITY 15
4.11 MINE GAS 15
5 REGULATORY INFORMATION AND CONSULTATION 16
5.1 REGULATORY DATABASE 16
5.2 PLANNING HISTORY 17
5.3 LOCAL AUTHORITY ENQUIRY 19
6 PRELIMINARY CONCEPTUAL SITE MODEL 20
6.1 INTRODUCTION 20
6.2 POTENTIAL SOURCES OF CONTAMINATION 20
6.3 POTENTIAL PATHWAYS 21
6.4 POTENTIAL RECEPTORS 22
6.5 PRELIMINARY CONCEPTUAL SITE MODEL 22
7 CONCLUSIONS AND RECOMMENDATIONS 28
7.1 CONCLUSIONS 28
7.2 RECOMMENDATIONS 28

TABLES

Table 1-1 – Sources of Information 2
Table 2-1 – Summary of Site Details 4
Table 3-1 - Summary of Historical Site Use 9
Table 4-1 – Designated Sites and Sensitive Land uses 14
Table 4-2 – Ground stability 15
Table 5-1 - Summary of Database Searches 16
Table 5-2 – Summary of Planning applications in the vicinity of the Site. 17

Table 6-1 - Potential Sources of Contamination 20
Table 6-2 – SPRLs Based on Proposed End Use 23

APPENDICES

APPENDIX A
DRAWINGS
APPENDIX B
QUALITATIVE RISK ASSESSMENT AND CSM METHODOLOGY
APPENDIX C
GENERAL LIMITATIONS
APPENDIX D
SITE WALKOVER PHOTOS
APPENDIX D.1
2024 SITE WALKOVER PHOTOGRAPHS
APPENDIX D.2
2017 SITE WALKOVER PHOTOGRAPHS
APPENDIX E
HISTORIC BOREHOLE LOGS
APPENDIX F
GROUNDSURE REPORT
APPENDIX G
UNEXPLODED ORDNANCE RISK MAPS
APPENDIX H
STATUTORY CONSULTATION

1 INTRODUCTION

1.1 TERMS OF REFERENCE

WSP UK Limited (WSP) was instructed by Colten Care Limited ('the Client'), to undertake a Preliminary Risk Assessment (PRA) to support redevelopment of the land adjoining 4 Brookfield, Providence Hill, Bursledon, Southampton ('the Site').

The work was undertaken in accordance with our proposal, 70122557-PRA-P01A, dated 7 February 2024.

The Site location and current layout are presented in Figure 1 or Figure 2 in **Appendix A.**

1.2 DEVELOPMENT PLANS

It is understood that the Site is to be redeveloped for a four-storey 68 bed care home and three close care residential cottages. The development will also include new vehicular access road, pedestrian path access route, several retaining wall structures, parking areas and areas of soft landscaping.

A proposed Site plan drawing No: '6185-WLA-ZZ-XX-DR-A-0010/Rev N' drawn by Williams Lester Limited is presented in **Appendix A** of this report.

1.3 ASSESSMENT AIMS AND OBJECTIVES

The aim of this assessment is to support the planning application associated with the redevelopment of the Site.

A PRA was previously undertaken by Opus International Consultants (UK) Ltd (Opus) (which was purchased by WSP UK Limited in July 2018) in June 2017 relating to a proposed residential redevelopment of the Site. The current report is prepared as an update to the former PRA in order to confirm potential risks in line with updated guidance for the new redevelopment proposal.

To address the identified aim, the key objectives include:

- Developing a preliminary Conceptual Site Model (CSM) to identify potential contamination risks associated with the proposed development of the Site; and,
- Evaluate likely contaminated land exposure pathways and their potential significance to identified receptors to support the proposed development.

1.4 SCOPE OF WORKS

To meet the aims and objectives identified in **Section 1.3**, the following scope of works has been undertaken:

- A site walkover;
- Purchasing and review of a Groundsure report;
- Review of publicly available historical maps and plans to understand former land uses and potential contaminative activities on, and surrounding the Site;
- Review of relevant regulatory databases;
- Contact relevant regulators (Local Authority);

- Review of relevant publicly available information relating to hydrological features, hydrogeology, neighbouring land use, ecologically sensitive uses and geology in order to establish the environmental setting of the Site;
- Develop a preliminary conceptual site model via the source-pathway-receptor contaminant linkage approach;
- Describe the environmental risks and or opportunities surrounding ground, groundwater and ground gas conditions, which have the potential to arise associated with the future uses of the Site; and,
- Production of a Preliminary Risk Assessment (PRA) report.

1.5 LEGISLATIVE CONTEXT

The assessment was undertaken in the legislative context of:

- Part 2A of The Environmental Protection Act (1990); and,
- The National Planning Policy Framework (December 2023).

The following good practice and statutory guidance was considered, and the assessment was undertaken in general accordance with:

- Environment Agency 'Land Contamination Risk Management' (LCRM) (July 2023);
- NHBC 'Guidance for the Safe Development of Housing on Land Affected by Contamination', R&D66 (2008); and,
- CIRIA C552 'Contaminated Land Risk Assessment. A guide to good practice' (January 2001).

1.6 SOURCES OF INFORMATION

The following relevant sources of information were used in the production of this report.

Table 1-1 – Sources of Information

Source	Report
WSP Reports	▪ Opus International Consultants (UK) Ltd (Opus), '*Desk Study Report, Brookfield, Providence Hill*', dated June 2017. Reference: E-E1663.00 DS/Rev A. ▪ Opus International Consultants (UK) Ltd (Opus), *'Ground Investigation Report, Brookfield, Providence Hill',* dated June 2017. Reference: E-E1663.00 GI Report/Rev A. *These are considered as WSP reports as Opus was bought out by WSP UK Limited.*
Third Party Reports	▪ Groundsure Enviro and Geo Insight reports and ordnance survey maps, ref. GS-S3M-MJF-Y8Q-IB7 and GS-MQN-8SR-C6V-AMP, dated 26 February 2024 (**Appendix F**); ▪ Zetica 'Regional unexploded bomb risk map' website accessed 07 September 2023 (available via: https://zeticauxo.com/downloads-and-resources/risk-maps/) and Pre-desk Study Assessment (PDSA) dated 04 March 2024. UXO risk map and PDSA are provided in **Appendix G**;
Public Information	▪ Eastleigh Borough Council planning portal website accessed on 28 February 2024 (available via: https://planning.eastleigh.gov.uk/s/public-register);

Source	Report
	▪ DEFRA Magic Map website accessed on 28 February 2024 (available via: https://magic.defra.gov.uk/MagicMap.aspx); ▪ British Geological Survey (BGS) 'Geology of Britain' online viewer accessed on 28 February 2024 (available via: https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html); ▪ BGS 'GeoIndex Onshore' online viewer accessed 28 February 2024 (available via: http://mapapps2.bgs.ac.uk/geoindex/home.html); ▪ CA Interactive Map accessed on 28 February 2024 (available at: http://mapapps2.bgs.ac.uk/coalauthority/home.html); ▪ Environment Agency (EA) Flood Map for Planning accessed on 28 February 2024 (available at: https://flood-map-for-planning.service.gov.uk/); ▪ EA Catchment Data Explorer accessed on 28 February 2024 (available at: https://environment.data.gov.uk/catchment-planning/); and ▪ UKHSA Radon maps accessed 28 February 2024 (available at: https://www.ukradon.org/information/ukmaps)
Notes:	The report contains British Geological Survey materials ©NERC 2023 and Environment Agency information ©Environment Agency and database right.

1.7 UNDERSTANDING RISK

It is important to understand that any risks identified during a preliminary assessment, such as the one presented in this document, are perceived risks based on the information reviewed. A more detailed assessment of the actual risks can only be assessed following further intrusive investigations.

The preliminary assessments presented herein are qualitative based on professional judgements following the review of available data and within the context of the existing/proposed use. Those risk categories presented (very low, low, low to moderate, moderate, high and very high) follow guidance presented in CIRIA Publication C552, Contaminated Land Risk Assessment – A Guide to Good Practice. CIRIA states that the risk levels should be based on an understanding of both the probability (likelihood) of a risk occurring and the magnitude of the potential consequence (severity) of a risk.

CIRIA defines four levels of probability and four levels of severity with relation to contaminated land, as presented in **Appendix B.**

1.8 CONFIDENTIALITY AND LIMITATIONS

This report is addressed to and may be relied upon by Colten Care Limited. The report may not be relied upon or transferred to any other parties without the express written authorisation of WSP. This report should be read in full. No responsibility will be accepted where this report is used, either in its entirety or in part by any other party.

Third party information used in the production of this report has been taken in good faith as being accurate. WSP cannot and will not accept any liability for errors and/or omissions in data provided by others and WSP cannot warrant the work of others.

General limitations of the assessment are included in **Appendix C**.

2 SITE BACKGROUND INFORMATION AND SETTING

2.1 SITE DESCRIPTION AND CURRENT USE

Site location and current layout plans are presented in Figures 1 and 2.

A site walkover was undertaken on 28 February 2024 by a WSP representative. The key observations from the walkover are presented in **Table 2-1**. Site walkover photos are presented in **Appendix D** from the current walkover and the previous walkover undertaken in January 2017.

Table 2-1 – Summary of Site Details

Detail	Comment
Name and Address of Site	Brookfield, Providence Hill, Bursledon, Eastleigh, Hampshire, England, SO31 8A.
National Grid reference	448306, 110628
Site Description and Current Use	The site is currently unused, the east section is generally grassed, with the west section heavily overgrown with bramble, saplings and reeds. At the time of the walkover an excavator was on site, which was assisting with forming access routes around the perimeter of the site so it could be secured with fencing. It also appears to have been used for clearing some of the former outbuildings/sheds.
Area	Approximately 1.0 hectares (Ha)
Site Setting and Surrounding Land Uses	The Site is located within an area with predominantly residential land use. With Providence Hill Road to the South of the Site. The centre of the east boundary backs onto a large telephone exchange building.
Topography and Ground Cover	From the topographical survey undertaken in 2017, the site generally slopes downwards in gradient towards the north east. The highest point on the site is in the north west corner at 52.7 m AOD, dropping to 44.0 m AOD along the south boundary at the east Site entrance from Providence Hill Road. The lowest point is the north east corner adjacent to the stream at approximately 35.4 m AOD. The site is generally soft landscaped with occasional concrete bases remaining from former out buildings on the Site.
Boundaries	North – Formed from a small stream/drainage ditch. East – The south section is formed from an unkempt hedgerow with mature trees. The north section is wooden fence panel, approximately 2 m high. South – Wire fence.
Drainage & Flooding	The north boundary is formed from a drainage ditch stream, which goes along the base of a valley. There appears to be dry ditch adjacent to the south boundary of the site. There is surface water forming puddles in the north west of the Site.
Embankments & Slopes	The Site slopes to the north east with the gradient decreasing towards the north east corner of the Site

Detail	Comment
Trees & Vegetation (including invasive species)	The eastern section of the Site is generally grassed with the western section heavily vegetated with saplings/ bramble/reeds. No invasive species were observed on Site.
Foundations, Retaining Walls & Basements Evident on site	A blockwork retaining wall is parallel to retains the eastern entrance to the Site and is approximately 1.2 m in height. A further blockwork retaining wall is to the north of the western site entrance from Providence Hill Road and is approximately 1.0 m in height.
Visual Observations of Contamination or Ground Subsidence	Two areas used for burning activities were observed in the 2017 walkover only one of those was observed in the recent walkover with the other area being overgrown with vegetation. In the north east corner of the Site there is a waste stockpile which contained, ceramic tiles, plywood sheets, metal chicken wire, steel pipes and buried wheel barrow.
Asbestos Containing Materials	Although the was no evidence of asbestos containing materials observed on Site, several of the former outbuildings/sheds were noted to contain asbestos profiled sheets on the previous walkover.

During the previous site walkover, one of the former site owners of the Site informed us that some of the land had been used for growing strawberries and soft fruit bushes previously, and that pesticides were used during this operation.

2.2 SUMMARY OF PREVIOUS REPORT

2.2.1. Opus International Consultants (UK) Ltd, 'Ground Investigation Report', dated June 2017 (Reference: E-E1663.00 GI Report/Rev A.)

The ground investigation works were undertaken on the Site by Opus to understand the ground conditions and to confirm the pollutant linkages associated with a proposed residential development of the Site. The investigation was undertaken in January 2017, with pertinent details summarised below:

- The investigation comprised drilling of seven window sample boreholes (WS1 to WS7) to a maximum depth of 4.45 m bgl and six trial pits (TP1 -TP6) to a maximum depth of 2.20 m bgl. In addition, four shallow excavations (SP1-SP4) were carried out through stockpile materials to a depth of 0.1 m bgl for targeting areas of former bonfires. All the window sample locations were installed with dual monitoring wells for ground gas and groundwater monitoring.
- The ground investigation encountered topsoil or Made Ground generally described as gravelly sandy clayey silts across Site to depths ranging 0.10 m to 0.80 m bgl. Anthropogenic Made Ground materials were noted at TP05, located to the east of the Site, which included frequent ash, burnt paper, cloth and wood fragments to 0.40 m bgl depth. Burnt products and a fragment of asbestos sheet were also encountered in TP5. The locations which targeted former bonfire areas (SP1 – SP4), located to central to eastern portion of the Site, encountered shallow Made Ground including

remnants from bonfires comprising burnt timber, remains of a burnt mattress, plastic and plasterboard and etc to depths ranging 0.1 m bgl to >0.15 m bgl.

- The underlying natural bedrock deposits comprised sandy silty clays to a maximum drilled depth of 4.45 m bgl. Thick bands of flint gravels were also noted within the sandy silty clays at a several locations within top 3.00 m bgl.
- Groundwater was encountered with bedrock deposits at eight of the 13 exploratory hole locations at depth ranging from 2.10 m bgl to 3.00 m bgl. Shallow groundwater was recorded at 0.5 m bgl at one location (TP01).
- Groundwater level monitoring was undertaken on six occasions from February 2017 to May 2017 and recorded final resting ground water levels ranging between 1.34 m bgl to 3.77 m bgl. No NAPL was recorded during the monitoring period.
- A total of 20 soil samples were collected, including 13 samples from topsoil, four samples from natural subsoils and three samples from Made Ground. Selected samples were analysed for a suite including pH, sulphate, soil organic matter (SOM), heavy metals, total petroleum hydrocarbons with aromatic and aliphatic splits (TPH-CWG) with Benzene, Toluene, Xylene and ethylbenzene (BTEX) and Methyl tert-Butyl Ether (MTBE) screen, speciated poly aromatic hydrocarbons (PAH), phenols, multi-residue pesticide screen and asbestos.
- A Generic Quantitative Risk Assessment (GQRA) was undertaken by screening the soil chemical results against the Generic Assessment Criteria (GAC) adopted for a residential with plant uptake land use and for a soil organic matter (SOM) of 2.5%.
- The GQRA identified elevated concentration of arsenic and lead in the Made Ground sample collected from SP2, in the former bonfire area, likely indicating a hotspot contamination from bonfire residues. No exceedances of analytes above GAC were reported in the samples collected from natural subsoil and topsoil. Pesticide concentrations were reported above the limit of detection in several topsoil samples; however, only a GAC was available for 'Dieldrin', the concentrations of which were reported to be below the screening value in all the samples.
- Asbestos was not recorded in any of the 13 samples (12 topsoil and 1 bulk sample) analysed.
- No leachate testing or groundwater testing was undertaken.
- Ground gas monitoring was undertaken on six occasions from the 3 February 2017 to the 10 May 2017 from wells installed in WS01 to WS07. The methane concentrations were recorded at 0.0% - 0.1% volume (% vol) in all wells, carbon dioxide concentrations were recorded between 4.2 – 11.3% vol. Hydrogen sulphide and carbons monoxide were recorded at 0.0 ppm in all wells. Flow rate was recorded at 0.0 litres/hour (l/h) during all occasions.
- A ground gas risk assessment undertaken in accordance with CIRIA C665 and BS8485:2015 calculated a worst-case Gas Screening Value (GSV) for the Site as 0.01 l/h, for the carbon dioxide concentration of 11.3% and a conservative flow rate of 0.1 l/h. The GSV of 0.1 l/h categories gas risk for the Site as 'Green', however an upgrade to 'Amber 1' was considered due to carbon dioxide exceeding 5% l/h in several monitoring wells. Therefore, gas protection measures were considered necessary.
- The revised CSM identified a Low to Moderate risk to human health from ground gas and low risk from human health from contaminants in soil.

- The report recommended remedial measures for the Site including localised Site scrapes to remove Made Ground from former bonfire areas and use of clean, imported topsoil/subsoil and inclusion of gas preclusion measures.

WSP Comments

The previous ground investigation undertaken on the site had characterised the risk to human health from contaminants within soil and ground gas. However, given the absence of leachate and groundwater sampling and laboratory analysis the risk to controlled waters within the area requires further characterisation. Although a significant contamination is not identified within the soil, localised Made Ground contamination were reported which could likely migrate to the underlying groundwater and subsequently to the surface water bodies.

The previous soil laboratory analysis including the pesticide concentration above laboratory detection limits will need to be screened against current GAC's.

The ground gas monitoring is approximately seven years old, further monitoring is required to characterises the current ground gas conditions.

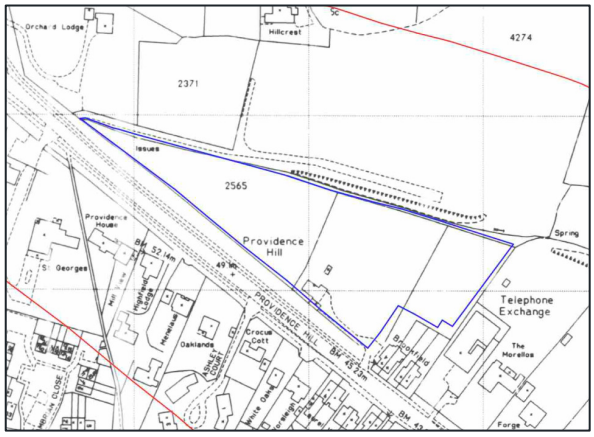
3 HISTORICAL LAND USE

3.1 ON-SITE HISTORY

In the earliest available map dating from 1867, the Site is shown as an undeveloped land consisting of fields, except with a small "L" shaped building extending across the northwestern corner of the Site. A stream is noted to run along the northern boundary of the Site. The building to the northwest is then no longer shown on the 1868 edition. No changes were observed until 1960's when a fence is developed to the east of the site in a north-east to southeast orientation.

In the map of 1964-1965, the Site appear to be redeveloped with two small structures adjacent to the southern/southwestern boundary of the Site with an access road to the structures in the southeast connecting the Providence Hill Road located to the immediate south of the Site.

Figure 3-1 - Extract from Ordinance Survey Map dated 1964-1965.



In the map of 1985, another fence line is present in the center of the Site, oriented in north to south direction, and an additional building is present to the north of the former buildings in the southwest of the Site.

By early 2000s, a few more buildings were shown to be constructed to the center and eastern portion, with a large building present adjacent to the eastern boundary. No changes were noted to the western portion of the Site which appeared to continue as a grassed land.

The western portion of the Site appeared to be covered in trees/shrubs and a square in the center of the site used for cultivation in the aerial image of 1995. In the subsequent ariel images of 2010, 2013 and 2017, the extent of the area of cultivation was observed to be reduced to be limited in the south of the western portion.

Figure 3-2 - Extract from Ordinance Survey Map dated 2003.



The aerial map from 2013 (**Figure 3-3**) indicate the building adjacent to the eastern boundary has been demolished. The site walkover undertaken in February 2024 indicated that the outbuildings/sheds have been recently cleared from the eastern portion of the Site.

Figure 3-3 - Extract from aerial photograph dated 2013.



The western portion of the Site was observed to be heavily overgrown with saplings/shrubs/reeds in the recent aerial photograph and also during the 2024 site walkover.

3.2 HISTORY OF SURROUNDING LAND USE

The summary of the historical Site surroundings is presented in the table below.

Table 3-1 - Summary of Historical Site Use

Mapping Date	Use
1867(1: 2,500) 1868(1: 2,500) 1868(1: 10,560)	The surrounding of the Site appears to be majorly undeveloped in the earliest available maps. Bursledon Windmill is shown approximately 100 m to the north of the Site. The northern site boundary is formed by a stream that comes from the northwest of the Site.

Mapping Date	Use
	After passing the Site the stream heads southeast for 250 m then turns southwest. A spring is located approximately 20 m off the Site's northeastern corner. Providence Hill forms the southern Site boundary and is shown to travel in a roughly northwest to southeast direction. Several farms and cottages are shown within the Bursledon settlement including Freehills Farm, Lowford Bottom, Lower Claypit and Upper Claypit A well is noted 175 m south of Site. A brick field is noted to 250 m south of the Site.
1895-1898 (1:10,560) 1896-1898 (1:10,560) 1897 (1:2500)	A smithy is present to 250 m southeast of the Site. Claypits are marked to 30 0m – 500 m southeast of the Site. Bursledon Towers is labelled approximately 200 m to the west of Site.
1908 (1:10,560) 1909(1:2,500)	Evysley House is shown approximately 125 m northwest of Site. Another smithy is now present to 450 m southeast. Residential developments were noted to the south of the Providence Hill Road.
1942 (1:10,560) 1957(1:10,560)	The surrounding settlements are becoming increasingly developed for residential land use. Smithy to 450 m southeast is no longer marked.
1964-1965 (1:2,500) 1965 (1:2,500) 1967(1:10,560)	The windmill to 100 m north of the Site is labelled as disused. Smithy to 250 m southeast is now marked as works. Nurseries have been constructed 300 m west of Site. The area surrounding the Site continues to be developed with residential buildings.
1974-1975 (1:2,500) 1976-1977 (1:2,500) 1976-1978 (1:10,560) 1979 (1:2,500)	A telephone exchange is shown constructed adjacent to the east of the Site. Tower cottages are shown to be constructed 150 m west of the Site.
1985-1987 (1:2,500) 1987 (1:10,560) 1988-1993(1:2,500)	The windmill to 100 m north of the Site is labelled as restored. The works (former Smithy) to 250 m south east of the Site are no longer shown. An electric substation is shown to be constructed to 100 m southwest of the Site. Bursledon Towers have been demolished and been redeveloped into a carpark.

Mapping Date	Use
	A superstore is shown to be constructed 300 m to the west of the Site. The Windhover round-about is developed to 450 m northwest of the Site. The Nurseries previously discussed in the 1965 edition and Tower cottages are no longer shown to be present. There is significant residential development noted to the south of the Site.
2001 (1:10,000) 2003 (1:2,500) 2010 (1:10,000)1999 1999 Aerial Photograph 2005 Aerial Photograph 2013 Aerial Photograph (within Groundsure report)	No significant changes noted, the Site surroundings continued to develop into its current layout.
2017 Aerial photograph Recent ariel photograph (within Groundsure report) 2024 (1:10,000)	Residential developments, along with the 'Goslings Turning' Lane, were developed to the immediate north of the Site.

4 ENVIRONMENTAL SETTING

4.1 PUBLISHED GEOLOGY

The British Geological Survey (BGS) Geological Map Sheet 315 Southampton (1:50,000 Solid and Drift edition) and BGS online mapping indicate that the geology underlying the Site comprises bedrock deposits of Wittering Formation, generally comprising sand, silt and clay.

No superficial geology is recorded as being present on Site. Superficial River Terrace Deposits, generally comprising sand and gravels, were recorded to 28 m northwest of the Site.

Artificial ground is also not mapped on the Site by BGS; however, localised Made Ground deposits are expected to be present based on the historical developments on the Site.

Reference has also been made to the BGS GeoIndex online information and the following has been noted:

- No borehole logs were present within the Site, however, two BGS boreholes logs were identified within 100 m;
- The borehole record SU41SE254, located 87 m northwest, recorded topsoil to 0.2 metres below ground level (m bgl) depth, underlain by firm to stiff sandy silty clays to 3.5 m bgl depth, underlain by very stiff silty clay to 8.5 m bgl up to which the borehole was drilled;
- The borehole record SU41SE256, located 94 m west, recorded topsoil to 0.5 m bgl depth, underlain by clayey sand and gravels to approximately 2.5 m bgl, underlain by silty clays to approximately 8.3 m bgl depth up to which the borehole was drilled;
- Groundwater was not reported to be encountered in these boreholes; and,
- It should be noted that the depths mentioned here are approximate as rough borehole logs were available for these location in the BGS website.

The BGS borehole records are presented as **Appendix E.**

4.2 HYDROGEOLOGY

4.2.1. Aquifer Status

The Environment Agency classifies the bedrock of Wittering Formation as Secondary A aquifers, which as described as *"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."*

The Site is not located within a source protection zone (SPZ) and there are no SPZ recorded within 500 m of the Site.

The groundwater beneath the Site is anticipated to have a medium vulnerability due to bedrock being a productive aquifer. The groundwater body beneath the Site belongs to the South East Hants Bracklesham Group water body (Ref: GB40702G503000) which was classified under the Water Framework Directive (WFD) as having 'Poor' overall status in 2019.

4.2.2. Groundwater Abstractions

No records of ground water abstractions were identified within 1 km of the Site by Groundsure. The nearest record is of a historical abstraction licence located to 1.05 km east of the Site, related to general farming and domestic purposes.

No potable water abstractions are identified within 2 km of the Site.

4.3 HYDROLOGY

4.3.1. Surface Water Features

The nearest surface water feature is a tertiary river that runs along the northern Site boundary.

The nearest named surface water feature is River Hamble located approximately 1.2 km southeast of the Site at its closest.

4.3.2. Surface Water Abstractions and Discharges

No records of surface water abstractions are identified to 1 km of the Site.

The nearest active record (Licence No: 11/42/24/5CA) is located 1.26 km southwest and related to spray irrigation and trickle irrigation. The licenses permit to abstract an annual volume of 13,638 m^3 of water from southern region surface waters.

4.4 FLOODING

River and Coastal Flooding

According to the Environment Agencies (EA) UK Flood map for planning, the Site is located within flood zone 1, which indicates these areas have a low probability of flooding from rivers and sea.

Surface water flooding

According to Groundsure report, the Site and the immediate surroundings are at a negligible risk of surface water flooding.

The highest risk within 50m surrounding of the Site is reported to have a return period of 1 in 100 years and maximum modelled depth of 0.1-0.3 m.

Groundwater flooding

Groundsure report indicate that that the Site has a moderate risk of flooding from groundwater, majorly in the eastern portion.

A moderate to high risk of flooding is noted within the surrounding (within 50 m) of the Site.

4.5 PRELIMINARY HYDROGEOLOGICAL MODEL

Groundwater is present within the bedrock deposits (Wittering Formation) and is considered likely to be in hydraulic continuity with, and flow towards River Hamble in a south-southeasterly direction.

The Wittering Formation is classified as productive strata, therefore is considered likely to support a laterally continuous groundwater unit.

Based on the historical land uses on Site, it is considered likely that Made Ground deposits are present. There is the potential for perched groundwater to be present within permeable lenses within the Made Ground deposits, however, is considered unlikely to constitute a laterally continuous groundwater unit.

4.6 ECOLOGY & ARCHAEOLOGY

The National Planning Policy Framework (NPPF) indicates that consideration should be given to ecology and archaeology as part of planning policies and decisions.

The following designated Sites and sensitive land uses are located within 500 m of the Site:

Table 4-1 – Designated Sites and Sensitive Land uses

Sensitive Land use	Location	Details
Nitrate Vulnerable Zone (NVZ)	Onsite	One record is present onsite; 'Hamble Estuary Eutrophic NVZ (TraC)' (NVZ ID: 3) relating to eutrophic water.
Site of Special Scientific Interest (SSSI) Impact Risk Zones	Onsite	The Site is located within two SSSIs Impact Risk Zones. However, no SSSIs are present within 500 m.
Listed buildings	Two records within 500m	The records are related to 'Granary Adjacent to Bursledon Windmill' (located 143 m north) and 'Bursledon Windmill' (located 154 m north). Both are Grade II buildings, listed in 1983.
Conservation Areas	One records within 500m	The Bursledon Windmill Conservation Area is located to 64m northwest.
Priority Habitat Inventory	Onsite	Two onsite records related to 'deciduous woodland'.
Agricultural Land Classification	One record within 250m	The Site is classified as a 'Grade 4' agricultural land described as '*poor quality agricultural land*'.

4.7 UNEXPLODED ORDNANCE (UXO)

According to the Zetica mapping the Site lies within an area with a low risk of unexploded ordnance (UXO). A pre-desk study assessment (PDSA) was obtained from Zetica on 04 March 2024 indicated that during WWII the Site was located in the Rural District (RD) of Winchester, which officially recorded 840 No. High Explosive (HE) bombs with a bombing density of 7.6 bombs per 405 hectares (ha). However, no readily available records were found to indicate that the site was bombed. A detailed desk study is not considered to be essential for the site by Zetica.

The risk map and the PDSA for the site is included in **Appendix G**.

4.8 RADON

The UK Health Security Agency (UKHSA) website and the Groundsure report indicated that the Site is located within an area having a low probability of risk radon gas, where less than 1% of properties are above the action level. Therefore, no radon protection measures are considered to be required for the proposed redevelopment of the Site.

4.9 MINING / NATURAL CAVITIES

According to the Coal Authority interactive viewer, the Site is not located within a coal mining reporting area. No ground cavities or incidents relating to cavities or sinkholes are reported to be presented within 1km of the Site.

The Groundsure report indicates the presence of seven records of surface ground workings within 250 m of the Site, with the closest being 20 m east related to unspecified workings. Other records are related to unspecified pit, ponds, and cuttings.

4.10 GROUND STABILITY

An assessment of potential geohazards affecting the Site is presented within the Groundsure Report, a summary of which is provided in the **Table 4-2** below.

Table 4-2 – Ground stability

Geohazard	Maximum Risk within Site
Collapsible ground	Very Low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslides	Very Low
Running sands	Very Low
Shrinking / swelling clay	Moderate

4.11 MINE GAS

The Site is not located within a coal mining area, as such, no risk from mine gas is anticipated in the Site.

5 REGULATORY INFORMATION AND CONSULTATION

5.1 REGULATORY DATABASE

The Groundsure Report (**Appendix F**) includes information and data collected from several organisations including the Environment Agency, the Local Authority, the British Geological Survey, Department for Environment, Food and Rural Affairs (DEFRA) and Health and Safety Executives (HSE). **Table 5-1** summarises this information.

Table 5-1 - Summary of Database Searches

Descriptor	Onsite	0-50 m	50-250 m	250-500 m	Details
Historical industrial land uses	0	2	22	11	The closest record is located to immediate southeast boundary, related to the telephone exchange.
Historical energy features	0	0	6	13	The closest record is related to electric substation located 100 m west. The other records are related to electric substations and gas governors.
Historical garages	0	0	0	8	The closest record is located 337 m south.
Historical landfill (EA/NRW records)	0	1	0	1	The nearest record is related to 'Providence Hill' bordering the northern boundary Site. The landfill was of inert waste type. No further details on the license or operator are available. The other record is located 378 m west and registered to Car Boot Sale Site and related to household waste type.
Waste exemptions	0	1	0	5	The closest record is located 39 m west and related to use of waste in construction. The remaining records are related to use of waste in construction and sorting and de-naturing of controlled drugs for disposal.
Recent industrial land uses	0	2	6	-	The closest record is located to 11 m northwest and related to electricity substation. The other records are related to telephone exchange, vehicle parts and accessories, electricity substation and a windmill.

Descriptor	Onsite	0-50 m	50-250 m	250-500 m	Details
Current or recent petrol stations	0	0	0	1	The record is located 355 m west at Hamble Lane and associated with Tesco Extra.
Licensed pollutant release (Part A(2)/B)	0	0	0	1	The Part B record is registered to Tesco, Hamble Lane at 306 m west and related to unloading of petrol into storage at service stations
Licensed Discharges to controlled waters	0	0	0	4	The closest record is located 280-m southeast, registered to Dodwell & Oakwell Estate related to sewage effluent discharge to freshwater river. The other records are related to miscellaneous discharge to Saline Estuary and sewage effluent discharges to freshwater river. All the records are revoked.
Pollution Incidents (EA/NRW)	1	0	0	1	The onsite record is related to sewage materials. The incident had a minor impact (Category 3) on water and no impact on land and air. The offsite record is located 349 m southeast related to crude sewage. It had no impact to water, land and air.

5.2 PLANNING HISTORY

A review of the Eastleigh Borough Council's planning portal identified no planning applications relating to the Site. A summary of the environmentally pertinent applications in the vicinity of the Site is presented below:

Table 5-2 – Summary of Planning applications in the vicinity of the Site.

Planning Reference	Date	Adress	Proposal	Status	Distance/ Directions from Site
CS/23/95551	30/06/2023	Land Off Providence Hill, Bursledon, Southampton, SO31 8AU	Ofwat Consultation request. Proposal to grant a variation of appointment to Independent Water Networks Limited to allow it to supply Water and Sewerage services to a site called Land off Providence Hill, Lowford.	Decided Raise No Objection To	Likely to be located to the immediate east of the Site. Exact location is unknown due to the absence of any further

Planning Reference	Date	Adress	Proposal	Status	Distance/ Directions from Site
					documents in the portal.
F/17/81163	28/07/2017	Land to the rear of Meadow Vale, Cloverhayes and Southcroft, Providence Hill, Bursledon	Erection of 1 no. three bed detached bungalow, with associated landscaping, car parking and means of access from Providence Hill.	Decided Permit	200 m southeast
C/16/77959	02/02/2016	Land to the rear of Orchard Lodge, Windmill Lane, Burseldon, Southampton SO31 8BG	Reserved matters application: Residential development of 29 no. dwellings with associated parking and public open space (landscape to be considered).	Decided to approve reserved matters	Adjacent to the North boundary of the Site
C/14/74932	11/07/2014	Land to the rear of Orchard Lodge, Windmill Lane, Bursledon, Southampton SO31 8BG	Outline application: Residential development of up to 29 houses with associated parking, public open space and enhancement of existing vehicular access off Windmill Lane (access, appearance, layout & scale to be considered).	Decided to Grant Outline Permission	Adjacent to the North boundary of the Site
T/29630/002/00	09/03/1992	Land to the rear of Crocus Cottage, Providence Hill Bursledon Hants	Lopping of oak trees overhanging 13 Kingsfield Gardens	Decided Refuse Tree Consent For	Exact location is unknown due to the absence of any further documents in the portal.

In the planning file for C/16/77959 a phase 2 ground investigation report had been undertaken on the former landfill site to the north of the Site, which at the time of the report was to be redeveloped for residential use. Made ground was encountered to depths ranging from 0.3 to 5.00 m bgl.

One of the laboratory analysed soil samples was found to have chrysotile loose fibres (asbestos). Where encountered, the report recommended that "*care must be taken to ensure any such material is separated and disposed of in an appropriate manner to a licensed waste facility. It was anticipated that most of the impacted soils would be exported off-site as a result of the site strip and changes in site levels. Formation level and Topsoil validation testing is required to prove that the Asbestos has been removed in the private and public soft landscaped areas to a depth of at least 600 mm.*"

The soil gas risk assessment confirmed that there was a risk to the human health receptor from ground gas and that the protection measures in line with characterisation 2/amber were proposed to be incorporated in the residential dwellings.

5.3 LOCAL AUTHORITY ENQUIRY

The Contaminated Land Officer of Eastleigh Borough Council was contacted and a request was made for information on potential contaminative land uses on and surrounding the Site.

The response received on 11 March 2024 indicated the following:

- The Site or the surrounding land within 250 m has not been determined to meet the statutory definition of 'Contaminated Land' as defined in Part IIA of the Environmental Protection Act 1990;
- A fly-tipping nuisance complaint was reported within the Site in April 2021, which was referred to Environmental agency. The material was confirmed to have been removed by August 2021;
- There are no records of current/ historic petroleum storage at the site or on any land within 250 m from the Site boundary; and,
- One historic landfill is identified within 250 m of the Site within the Environmental Agency records, located immediately adjacent to the north boundary of the subject Site (Providence Hill landfill).

6 PRELIMINARY CONCEPTUAL SITE MODEL

6.1 INTRODUCTION

The Conceptual Site Model (CSM) is based upon the environmental conditions of the Site as described in the previous sections of the report. The methods used in this assessment followed a risk-based approach with the potential environmental risk assessed qualitatively using the 'source-pathway-receptor' contaminant linkages concept introduced in the guidance document (principally the Environment Agencies LCRM Guidance) on the practical implementation of the Environmental Protection Act 1990.

Environmental risk can be defined as the combination of the consequence of a harmful effect and the probability of its occurrence. The existing of a contaminant linkage is primarily dependant on Site usage and environmental conditions.

The environmental risk assessment has been carried out identifying and evaluating the significance of the following:

- Potential Sources of Contamination: these include any actual or activities of concern, located either on or in the vicinity of the Site;
- Potential Pathways: these are the routes or mechanisms by which CoC may migrate from the source to the receptor; and,
- Potential Receptors: these include current or future land users, activities or persons at the Site that could be harmed by CoCs.

6.2 POTENTIAL SOURCES OF CONTAMINATION

Table 6-1 provides a summary of the potential sources of contamination that may be present at the Site, as well as the likely distribution of such sources.

Table 6-1 - Potential Sources of Contamination

Potential Source	Potential Contaminants of Concern	Likely / Anticipated Distribution
ONSITE		
Made Ground and asbestos sheeting associated with former buildings and outbuildings on the Site.	Asbestos, heavy metals, inorganics, Poly Aromatic Hydrocarbons (PAH), Total Petroleum Hydrocarbons, Benzene Toluene Ethylbenzene Xylene (BTEX), volatile and semi-volatile organic compounds (VOC/SVOCs), ground gases (methane and carbon dioxide).	Localised areas from central to eastern portion of the Site.
Residues from former bonfire activity	Heavy metals and PAH's.	Localised areas from central to eastern portion of the Site.

Potential Source	Potential Contaminants of Concern	Likely / Anticipated Distribution
Historical Agricultural Practices and Operation of the Site (including recent strawberry production)	TPH, PAH, BTEX, oils, fertilisers, herbicides and pesticides.	Site wide
Fly tipping of materials	Asbestos, TPH, PAH and metals	North west corner of the Site.
OFFSITE		
Made Ground from surroundings land uses.	Asbestos fibres, metals, PAH, TPH, BTEX, VOCs, fuel oils, ground gases (methane and carbon dioxide).	Surrounding the Site
Historical landfill	Inorganics, petroleum hydrocarbons, PAH, BTEX and ground gases	Immediate north of the Site
Gasoil tank for the back-up generator housed in the Telephone exchange	Petroleum hydrocarbons, PAH and BTEX	Immediate east

6.3 POTENTIAL PATHWAYS

In the context of the proposed redevelopment of the Site with residential use, the following potential exposure or migration pathways associated with the identified potential source(s) have been identified:

- Pathways to Human Health receptors:
  - Dermal contact with soils and groundwater;
  - Ingestion of dusts/soil particles;
  - Inhalation of dusts and fibres (on and offsite receptors); and,
  - Inhalation of hazardous ground gases/vapours (on and offsite receptors)
- Pathways to Controlled Water receptors:
  - Leaching of contaminants through the unsaturated zone and subsequent impact to groundwater within the underlying aquifers; and,
  - Lateral migration of contaminants within groundwater and subsequent impact of surface water receptors.
- Pathways applicable to Site infrastructure:
  - Direct contact with contaminants (e.g., sulphates and hydrocarbons) in the soil and groundwater with below ground structures (underground potable water pipes and buried concrete); and,
  - Accumulation of hazardous gases within below ground structures in the future development (explosive risk).

- Pathways applicable to Site plant life:
  - Direct contact with contaminants within soils and shallow groundwater.

6.4 POTENTIAL RECEPTORS

In the context of the future proposed residential development, the following potential receptors were identified:

Human Health

- Future Site users;
- Construction workers and future maintenance workers; and,
- Third party neighbours.

Controlled Waters

- Underlying Bedrock Aquifer (Secondary A Aquifer); and,
- Surface water (tertiary river along the northern boundary and pond to 75m north)

The River Hamble is not considered as a surface water receptor due to the distance from the Site.

Services and Building Fabric

- Future below ground services (e.g. potable water supply pipes); and,
- Future building structures.

Flora

- Plant life in landscaped areas.

6.5 PRELIMINARY CONCEPTUAL SITE MODEL

The CSM identifies the potential contamination sources, receptors, and the exposure pathways by which they may be linked. A Source-Pathway-Receptor linkage (SPRL) is present if a viable pathway exists between a potential source and an identified receptor.

The CSM includes potential risks which may exist to the Site during the construction and maintenance. However, it is assumed that mitigation procedures during construction will be implemented in accordance with the Code of Construction Practice (CoCP).

The preliminary CSM and explanation of the risk characterisation process is presented as **Appendix B**. A summary of potential contaminant linkages identified in the preliminary CSM is provided in **Table 6-2**.

Table 6-2 – SPRLs Based on Proposed End Use

SPRL	Potential Source	Pathway	Receptor	Probability	Consequence	Preliminary Risk Rating	Comments
Onsite							
SPRL1	Contaminants within soils underlying the Site arising from: - Made Ground - Agricultural land use and operations - Former bonfire activities - localised fly tipping	Direct contact with soil and inhalation of dusts from Made Ground.	Human Health – Future Site users and third-party neighbours	Low Likelihood	Medium	**Low - Moderate Risk**	Based on the former/current uses of the Site, there is the potential for contaminants to be present within shallow soils. Localised contamination in soils has also been established from the previous ground investigation undertaken on the Site. Though the exposure will be limited due to presence of hardstanding and buildings, there is the potential for a pathway between contaminants in shallow soils in the proposed landscaped areas and human health receptors. The risk is considered to be **Low-Moderate**.
			Human Health – Construction and Maintenance workers	Low Likelihood	Medium	**Low - Moderate Risk**	Risks to construction and maintenance workers should be managed via health and safety protocols during works.
SPRL2		Inhalation of airborne fibres derived from asbestos in Made Ground.	Human Health – Future Sute users and Third Party Neighbours	Low Likelihood	Severe	**Moderate Risk**	Potential asbestos has previously been observed within outbuilding structures on the Site. Though the presence of asbestos containing materials were not established in the previous investigation, the potential presence within the previously investigated areas cannot be discounted. The proposed development comprises residential properties (care homes) and public open space. Based on
			Human Health – Construction and	Low Likelihood	Severe	**Moderate Risk**	

SPRL	Potential Source	Pathway	Receptor	Probability	Consequence	Preliminary Risk Rating	Comments
			Maintenance workers				this, there is considered to be a pathway between human health receptors and potential asbestos fibres within shallow soils in areas of soft landscaping (including gardens and areas of public open space). Based on this, the risk to future Site users and third-party neighbours is considered to be **Moderate**. Risks to construction and maintenance workers should be managed via health and safety protocols during works.
SPRL3		Volatilisation from VOC impacted soils, migration through the unsaturated zone and subsequent vapour inhalation	Human Health – Future Sute users and Third-party neighbours.	Low	Medium	**Low - Moderate Risk**	Based on the uses of the Site as an extended landfill and bonfire activities, there is the potential for volatile contaminants and ground gas to be generated which could subsequently be inhaled by future Site users and third-party neighbours. The risk from ground gases and vapours is considered to be **Low to Moderate.** Risks to construction and maintenance workers should be managed via health and safety protocols during works.
			Human Health – Construction and Maintenance workers	Low	Medium	**Low - Moderate Risk**	
SPRL4		Migration of ground gases through unsaturated ground and into services / underground structures / buildings	Future building structures.	Low	Medium	**Low - Moderate Risk**	There is the potential for the accumulation of potentially hazardous gases within confined spaces (such as below ground services, basements etc). Under extreme weather conditions, such as low and falling atmospheric conditions, the accumulation of ground gases could lead to the increase in the risk of explosion of methane, and asphyxiation by carbon

SPRL	Potential Source	Pathway	Receptor	Probability	Consequence	Preliminary Risk Rating	Comments
		leading to accumulation and potential asphyxiation / risk of explosion.					dioxide. The risk is considered to be **Low to Moderate**.
SRPL5		Direct contact of contaminants in soil	Foundations and underground structures	Low Likelihood	Mild	**Low Risk**	There is the potential for aggressive contaminants and hydrocarbons to be present at the Site which have the potential to impact below ground structures or services (including potable water pipes). The risk is considered to be **Low.**
SRPL5		Direct contact of contaminants in soil	Plant Life	Low Likelihood	Mild	**Low Risk**	There is the potential for contaminants to be present in shallow soils which may impact plant life in gardens and areas of soft landscaping (in areas of public open space). The risk is considered to be **Low**.
SPRL6		Leaching of contaminants in soil to groundwater followed by lateral migration of impacted groundwater.	Groundwater - Secondary A bedrock aquifer Surface water to the northern boundary and pond to the 75m north	Low Likelihood	Medium	**Low - Moderate Risk**	Based on the proposed development comprising areas of public open space and gardens, there is the potential for the infiltration of rainfall within areas of soft landscaping and subsequently leaching of contaminants from shallow soils to the underlying aquifers. However, the sensitivity of the groundwater beneath the Site is considered to be low due to the absence of any abstractions, source protection zones within 1km and the quality being classified as 'Poor' by EA in 2019.

SPRL	Potential Source	Pathway	Receptor	Probability	Consequence	Preliminary Risk Rating	Comments
							The risk to aquifers underlying the Site is considered to be **Low** to **Moderate**. Groundwater underlying the Site is considered likely to flow in the south-southeast direction towards the River Hamble. As such, the surface water receptors to the north are in the upgradient. Therefore, a significant risk is not anticipated. However, due to the close proximity to the Site, a **Low to Moderate** risk is considered conservatively.
Offsite							
SPRL7	Contaminants associated with surrounding land uses including: - Made Ground - Historical and current land uses including smithy, electrical substations, works, telephone exchange.	Dermal contact, ingestion, inhalation of windblown soil and dust Migration of ground gas.	Future Site users and construction and maintenance workers	Low Likelihood	Medium	**Low - Moderate Risk**	A few potential contaminative land uses have been identified with the surroundings of the Site, therefore a Low to Moderate Risk is anticipated with the migration of contaminants and vapours to the Site.
SPRL8		Lateral migration of contaminants within groundwater	Groundwater - Secondary A bedrock aquifer Surface water to the northern boundary and pond to the 75m north	Low Likelihood	Medium	**Low – Moderate Risk**	A few potential contaminative land uses have been identified with the surroundings of the Site. Therefore, the risk of contaminants migrating to the Site within groundwater and significantly impacting controlled waters receptors is considered to be **Low to Moderate**.

SPRL	Potential Source	Pathway	Receptor	Probability	Consequence	Preliminary Risk Rating	Comments
SPRL9	- Gasoline tanks - Historical landfill	Lateral migration of contaminants within groundwater	Foundations and underground structures	Unlikely	Medium	**Low Risk**	The risk of contaminants migrating to the Site and impacting foundations and underground services is considered to be **Low**.
SPRL10		Lateral migration of contaminants within groundwater	Plant Life	Unlikely	Medium	**Low Risk**	The risk to plant life in areas of soft landscaping from offsite sources is considered to be **Low**.

7 CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the desk-based assessment, WSP make the following conclusions and recommendations in the context of a future residential development with areas of public open space.

7.1 CONCLUSIONS

The site comprises an unused piece of land where the eastern section is generally grassed and the western section heavily overgrown with bramble, saplings and reeds.

Based on historical mapping the Site has been majorly undeveloped land until 1960's when developed with small outbuildings to the centre of the Site with an access road to the structures in the southeast connecting the Providence Hill Road located to the immediate south of the Site. The Site then continued to develop with more structures and outbuildings to the eastern portion until early 2000s. The outbuildings appear to have been recently demolished as noted in the 2024 Site walkover. No significant developments had been recorded in the western portion of the Site.

The land uses surrounding the Site have historically included agricultural land with several farms and cottages, residential properties, windmill, telephone exchanges, smithies, tower cottages, works, electric substation and a historical inert landfill.

The geology underlying comprises bedrock deposits of Wittering Formation, generally comprising sand, silt and clay, and is classified as a Secondary A aquifer. Superficial deposits are not present on the Site.

The nearest surfaced water features are a tertiary river running along the northern boundary of the Site and a pond noted to 75 m north.

The groundwater beneath the Site is anticipated to flow in a south-southeasterly direction towards River Hamble located approximately1.2 km southeast of the Site at the closest point.

Based on the preliminary risk assessment undertaken, the following was noted:

- The risk to human health from contaminants in shallow soils is considered to be **Low to Moderate.**
- The risks to human health including construction and maintenance workers from asbestos in shallow soils is considered to be **Moderate**. The risks to construction workers should be managed during the works via health and safety protocols.
- The risk from ground gas and vapours is considered to be **Low to Moderate**.
- The risks to groundwater underlying the Site and the surface water bodies are considered to be **Low to Moderate.**
- The risk to future below ground structures and services and plant life in areas of soft landscaping is considered to be **Low**.

7.2 RECOMMENDATIONS

The following recommendations are made based on this Preliminary Risk Assessment:

- An intrusive investigation to augment the existing site investigation is likely to be required in the future to satisfy planning requirements for the proposed Site layout. The ground investigation should be compliant with current UK guidance e.g., BS10175 and include a Generic Quantitative

Risk Assessment to allow the assessment of identified plausible contaminant linkages and if the remedial measures may be required. Geotechnical testing should also be undertaken to inform foundation design. It is recommended that the ground investigation is designed based on the following technical objectives:

- Characterisation of the ground and groundwater conditions;
- Soil and groundwater sampling for contamination and geotechnical testing;
- Groundwater and ground gas monitoring;
- Provision of a GQRA to assess risks to human health and controlled waters; and,
- An assessment of potential foundation design and geotechnical constraints (if required).

- Depending on the outcome of the GQRA, further assessment and reporting may be required. These may include, but are not limited to Detailed Quantitative Risk Assessments, Remediation Strategy, Materials Management Plan, Asbestos Management Plan and Piling Risk Assessments.

Appendix A

DRAWINGS

Confidential



DO NOT SCALE

Information Classification:

INTERNAL

Information that is only intended for internal distribution among WSP employees, independent consultants, contractors, sub-contractors, clients and authorised third parties.

Legend :

Site Boundary

Title : Figure 1 - Site Location Plan
Author : ArcGIS Web AppBuilder
Scale : 1:15,000
Layout : WSP A4 Landscape
Current Time : 28/02/2024 18:22

© WSP UK Ltd



DO NOT SCALE

Information Classification:

INTERNAL

Information that is only intended for internal distribution among WSP employees, independent consultants, contractors, sub-contractors, clients and authorised third parties.

Legend :

Site Boundary

Title : Figure 2 - Site Layout Plan
Author : ArcGIS Web AppBuilder
Scale : 1:2,500
Layout : WSP A4 Landscape
Current Time : 28/02/2024 18:34

© WSP UK Ltd

REVISION NOTES

Rev	Date	Description	Drw	Chk
A	06/03/2024	Initial Issue for comment	HJ	LS
B	12/03/2024	Parking amended	HJ	LS
C	22/03/2024	For coordination	HJ	LS
D	26/03/2024	For Coordination	LS	LS
E	27/03/2024	For coordination	LS	LS
F	15/04/2024	Red Line amended to include Highways changes	LS	LS
G	16/04/2024	Detail amendments	LS	LS
H	13/05/2024	M4(2 and 3) updates	LC	LS
I	18/06/2024	Path and retaining walls amended	LS	LS
J	03/07/2024	Planning Amendments	LS	LS
K	09/07/2024	Client amendments	LS	LS
L	28/08/2024	Landscape amendments	LS	LS
M	27/01/2025	Response to Refusal	LS	LS
N	14/03/2025	Site Amendments		LS



1 **Proposed Site Plan 500**
1 : 500

A Building moved 1.8m further away from nos 1-4 Brookfield

B Building moved 2m further away from boundary to no. 4 Brookfield

C Projecting wing omitted above ground

D 1 cottages omitted, reducing number to 4

E 6 additional parking spaces added, giving 40 spaces in total

Refused building

Proposed building

Existing Trees to be retained

Line of ecological buffer zone based upon 10m offset from top of stream bank

Site Boundary

Root Protection Zone

SSEN No Build Zone

N

0m 10m 20m 30m 40m 50m
1:500

Project
Providence Hill
Bursledon

Client
COLTEN CARE

WLA.
WLAWilliamsLester.
1 Star Lane, Ringwood, BH24 1AL
www.williamslester.com 01425 485234 mail@williamslester.com

Title
Proposed Site Plan

Scale A1 @ 1 : 500
Revision **N**
Drawing Status **Spatial Coordination**
Suitability **S2**
Suitability Description **For Information**
Drawing No. **6185-WLA-ZZ-XX-DR-A-0010**

This drawing is copyright and the property of Williams Lester ltd. It may not be copied reproduced or altered in any way without their written authority.
Do not scale from this drawing except for local authority planning registration purposes, work to figured dimensions. All dimensions to be checked on site and any discrepancies reported to the Architect immediately.

Autodesk Docs://6185 Providence Hill/6185-WLA-ZZ-XX-M3-A Site Model R2024.rvt Plot date: 14/03/2025 10:44:33

Appendix B

QUALITATIVE RISK ASSESSMENT AND CSM METHODOLOGY

Confidential

CIRIA RISK DEFINITIONS

Table A1 - Classifications of Probability

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

Table A2 - Classifications of Consequence

Classification	Definition
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem.
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such ecosystem.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services (significant harm as defined m the Draft Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures/services or the environment.
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve, Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.). Easily repairable effects of damage to buildings, structures and services

The risk categories presented in this report, taking into account both probability and severity, are based on the matrix presented in **Table A3** below, following CIRIA C552.

Table A3 - Adopted Risk Categories / Comparison of Consequence Against Probability

Probability	Consequence			
	Severe	**Medium**	**Mild**	**Minor**
High Likelihood	Very High Risk	High Risk	Moderate Risk	Low to Moderate Risk
Likely	High Risk	Moderate Risk	Low to Moderate Risk	Low Risk
Low Likelihood	Moderate Risk	Low to Moderate Risk	Low Risk	Very Low Risk
Unlikely	Low to Moderate Risk	Low Risk	Very Low Risk	Very Low Risk

Appendix C

GENERAL LIMITATIONS

Confidential

REPORT LIMITATIONS - GROUND RISK AND REMEDIATION

GENERAL

1. WSP UK Limited has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

2. Unless explicitly agreed otherwise, in writing, this report has been prepared under WSP UK Limited standard Terms and Conditions as included within our proposal to the Client.

3. Project specific appointment documents may be agreed at our discretion and a charge may be levied for both the time to review and finalise appointments documents and also for associated changes to the appointment terms. WSP UK Limited reserves the right to amend the fee should any changes to the appointment terms create an increase risk to WSP UK Limited.

4. The report needs to be considered in the light of the WSP UK Limited proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

PHASE 1 GEO ENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

Coverage: *This section covers reports with the following titles or combination of titles: phase 1; desk top study; geo environmental assessment; development appraisal; preliminary environmental risk assessment; constraints report; due diligence report; geotechnical development review; environmental statement; environmental chapter; project scope summary report (PSSR), program environmental impact report (PEIR), geotechnical development risk register; and, baseline environmental assessment.*

5. The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects responses may not have been received from all parties. WSP UK Limited cannot be held responsible for any disclosures that are provided post production of our report and will not automatically update our report.

6. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only for the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, WSP UK Limited reserves the right to review such information and, if warranted, to modify the opinions accordingly.

7. It should be noted that any risks identified in this report are perceived risks based on the information reviewed. Actual risks can only be assessed following intrusive investigations of the site.

8. WSP UK Limited does not warrant work / data undertaken / provided by others.

REPORT LIMITATIONS - GROUND RISK AND REMEDIATION

INTRUSIVE INVESTIGATION REPORTS

Coverage: *The following report titles (or combination) may cover this category of work: geo environmental site investigation; geotechnical assessment; GIR (Ground Investigation reports); preliminary environmental and geotechnical risk assessment; and, geotechnical risk register.*

9. The investigation has been undertaken to provide information concerning either:

- **i.** The type and degree of contamination present at the site in order to allow a generic quantitative risk assessment to be undertaken; or
- **ii.** Information on the soil properties present at the site to allow for geotechnical development constraints to be considered.

10. The scope of the investigation was selected on the basis of the specific development and land use scenario proposed by the Client and may be inappropriate to another form of development or scheme. If the development layout was not known at the time of the investigation the report findings may need revisiting once the development layout is confirmed.

11. For contamination purposes, the objectives of the investigation are limited to establishing the risks associated with potential contamination sources with the potential to cause harm to human health, building materials, the environment (including adjacent land), or controlled waters.

12. For geotechnical investigations the purpose is to broadly consider potential development constraints associated with the physical property of the soils underlying the site within the context of the proposed future or continued use of the site, as stated within the report.

13. The amount of exploratory work, soil property testing and chemical testing undertaken has necessarily been restricted by various factors which may include accessibility, the presence of services; existing buildings; current site usage or short timescales. The exploratory holes completed assess only a small percentage of the area in relation to the overall size of the Site, and as such can only provide a general indication of conditions.

14. The number of sampling points and the methods of sampling and testing do not preclude the possible existence of contamination where concentrations may be significantly higher than those actually encountered or ground conditions that vary from those identified. In addition, there may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

15. The inspection, testing and monitoring records relate specifically to the investigation points and the timeframe that the works were undertaken. They will also be limited by the techniques employed. As part of this assessment, WSP UK Limited has used reasonable skill and care to extrapolate conditions between these points based upon assumptions to develop our interpretation and conclusions. The assumption made in forming our conclusions is that the ground and groundwater conditions (both chemically and physically) are the same as have been encountered during the works undertaken at the specific points of investigation. Conditions can change between investigation points and these interpretations should be considered indicative.

16. The risk assessment and opinions provided are based on currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values. Specific assumptions associated

with the WSP UK Limited risk assessment process have been outlined within the body or associated appendix of the report.

17. Additional investigations may be required in order to satisfy relevant planning conditions or to resolve any engineering and environmental issues.

18. Where soil contamination concentrations recorded as part of this investigation are used for commentary on potential waste classification of soils for disposal purposes, these should be classed as indicative only. Due consideration should be given to the variability of contaminant concentrations taken from targeted samples versus bulk excavated soils and the potential variability of contaminant concentrations between sampling locations. Where major waste disposal operations are considered, targeted waste classification investigations should be designed.

19. The results of the asbestos testing are factually reported and interpretation given as to how this relates to the previous use of the site, the types of ground encountered and site conceptualisation. This does not however constitute a formal asbestos assessment. These results should be treated cautiously and should not be relied upon to provide detailed and representative information on the delineation, type and extent of bulk ACMs and / or trace loose asbestos fibres within the soil matrix at the site.

20. If costs have been included in relation to additional site works, and / or site remediation works these must be considered as indicative only and must be confirmed by a qualified quantity surveyor.

EUROCODE 7: GEOTECHNICAL DESIGN

21. On 1st April 2010, BS EN 1997-1:2004 (Eurocode 7: Geotechnical Design – Part 1) became the mandatory baseline standard for geotechnical ground investigations.

22. In terms of geotechnical design for foundations, slopes, retaining walls and earthworks, EC7 sets guidance on design procedures including specific guidance on the numbers and spacings of boreholes for geotechnical design, there are limits to methods of ground investigation and the quality of data obtained and there are also prescriptive methods of assessing soil strengths and methods of design. Unless otherwise explicitly stated, the work has not been undertaken in accordance with EC7. A standard geotechnical interpretative report will not meet the requirements of the Geotechnical Design Report (GDR) under Eurocode 7. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. The report is likely to represent a Ground Investigation Report (GIR) under the Eurocode 7 guidance.

DETAILED QUANTITATIVE RISK ASSESSMENTS AND REMEDIAL STRATEGY REPORTS

23. These reports build upon previous report versions and associated notes. The scope of the investigation, further testing and monitoring and associated risk assessments were selected on the basis of the specific development and land use scenario proposed by the Client and may not be appropriate to another form of development or scheme layout. The risk assessment and opinions provided are based on currently available approaches in the generation of Site Specific Assessment Criteria relating to contamination concentrations and are not considered to represent a risk in a specific land use scenario to a specific receptor. No liability can be accepted for the retrospective effects of any future changes or amendments to these values, associated models or associated guidance.

REPORT LIMITATIONS - GROUND RISK AND REMEDIATION

24. The outputs of the Detailed Quantitative Risk Assessments are based upon WSP UK Limited manipulation of standard risk assessment models. These are our interpretation of the risk assessment criteria.

25. Prior to adoption on site they will need discussing and agreeing with the Regulatory Authorities prior to adoption on site. The regulatory discussion and engagement process may result in an alternative interpretation being determined and agreed. The process and timescales associated with the Regulatory Authority engagement are not within the control of WSP UK Limited. All costs and programmes presented as a result of this process should be validated by a quantity surveyor and should be presumed to be indicative.

GEOTECHNICAL DESIGN REPORT (GDR)

26. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. All the relevant information needs to be provided to allow for a GDR to be produced.

MONITORING (INCLUDING REMEDIATION MONITORING REPORTS)

27. These reports are factual in nature and comprise monitoring, normally groundwater and ground gas and data provided by contractors as part of an earthworks or remedial works.

28. The data is presented and will be compared with assessment criteria.

Appendix D

SITE WALKOVER PHOTOGRAPHS

Confidential

Appendix D.1

2024 SITE WALKOVER PHOTOGRAPHS

CONFIDENTIAL



Photograph 1: General view, from the north western corner of the Site.



Photograph 2: General view of the centre of the Site, viewed from the south boundary.



Photograph 3: General view of the east boundary of the Site, viewed from the north east corner of the Site.



Photograph 4: General view of the south boundary to rear gardens of the four properties, fronting Providence Hill Road.



Photograph 5: General view of retaining wall supporting the east Site access adjacent to 4 Brookfield, Providence Hill Road.



Photograph 6: General view of the centre/north section of the Site.



Photograph 7: General view of retaining wall in front of the west Site entrance from Providence Hill Road.



Photograph 8: General view along the west section of the south boundary of the Site.



Photograph 9: General view of concrete base to former shed A.



Photograph 10: General view of area cleared around shed A.



Photograph 11: General view of concrete base to former shed C.



Photograph 12: General view of concrete base to shed C.



Photograph 13: Detailed view former location of timber shed F.



Photograph 14: General view of waste stockpile, located in the north east corner of the Site.



Photograph 15: Detailed view of waste stockpile, showing ceramic tiles, plywood sheets, metal chicken wire, steel pipes and a buried wheel barrow.



Photograph 16: General view of area of former garden shed.



Photograph 17: General view of area used for bonfires.



Photograph 18: General view of the drainage ditch along the north boundary.



Photograph 19: General view of the drainage along the south boundary



Photograph 20: General view of surface water puddles towards the north west section of the Site.



Photograph 21: Detailed view of concrete chamber partly infilled, to the east of shed A.



Photograph 22: General view of residential properties fronting Providence Hill Road, 4 Brookfield is in the foreground.



Photograph 23: General view of the west elevation of the telephone exchange, adjacent to the east boundary of the Site.



Photograph 24: General view of the front elevation of the telephone exchange to the east of the Site.



Photograph 25: General view of the east elevation of the telephone exchange with signage for the storage of gas oil, there appears to be an exhaust protruding from the north elevation of this section of the building, assumed to be for a back-up generator.

Appendix D.2

2017 SITE WALKOVER PHOTOGRAPHS

CONFIDENTIAL



Photograph 1: General view looking north through site entrance



Photograph 2: General view of the current access lane on to site



Photograph 3: General view of site looking west



Photograph 4: General view of site looking west showing retaining wall structure LHS and a timber shed.



Photograph 5: General view of site looking west



Photograph 6: General view of site looking east showing shed A on RHS



Photograph 7: General view of stream to the north of site



Photograph 8: General view of access track to the north of site



Photograph 9: General view of Providence Hill Road south of site



Photograph 10: General view of duck enclosure



Photograph 11: Detailed view of contents of shed A



Photogaph 12: Detailed view of the rear of shed A



Photograph 13: Detailed view of the contents of shed B



Photograph 14: Detailed view of the contents of shed C



Photograph 15: Detailed view of shed D



Photograph 16: Detailed view of contents of shed E



Photograph 17: Detailed view of contents of shed F



Photograph 18: Detailed view of area used for fires



Photograph 19: Detailed view of area used for fires

Appendix E

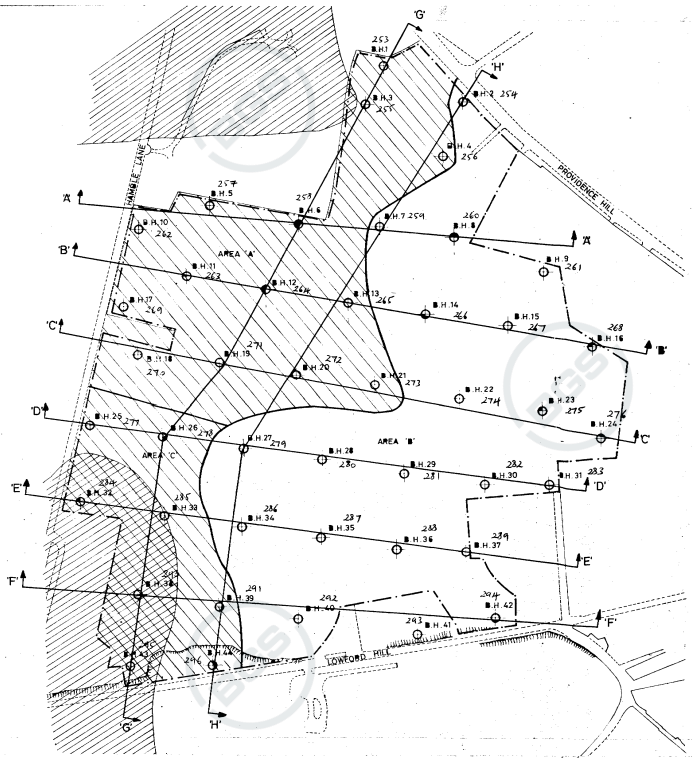
HISTORIC BOREHOLE LOGS

Confidential

British Geological Survey

BGS ID: 410559 : BGS Reference: SU41SE254
British National Grid (27700) : 448090,110730

SU 41 SE/253-296



LEGEND

- PLATEAU GRAVEL (FROM G.S. MAP 315)
- REGIONS 'A' AND 'C'
- SITE BOUNDARY
- BOUNDARY OF AREAS A, B & C

SECTION LOCATION PLAN
SCALE 1:2500
DENOTES BOREHOLE

job no | drawing no: 01

GLC ILEA
Department of Architecture and Civic Design
County Hall SE1 7PB
Architect Sir Roger Walters
KBE FRIBA

site ref | drawn | checked | section ref

telephone 01-633-7529

revisions | date

job: BURSLEDON HAMBLE LANE

title: TRIAL BORINGS 1 – 44
KEY PLAN

scale: 1:2500 | date: 16-6-1975

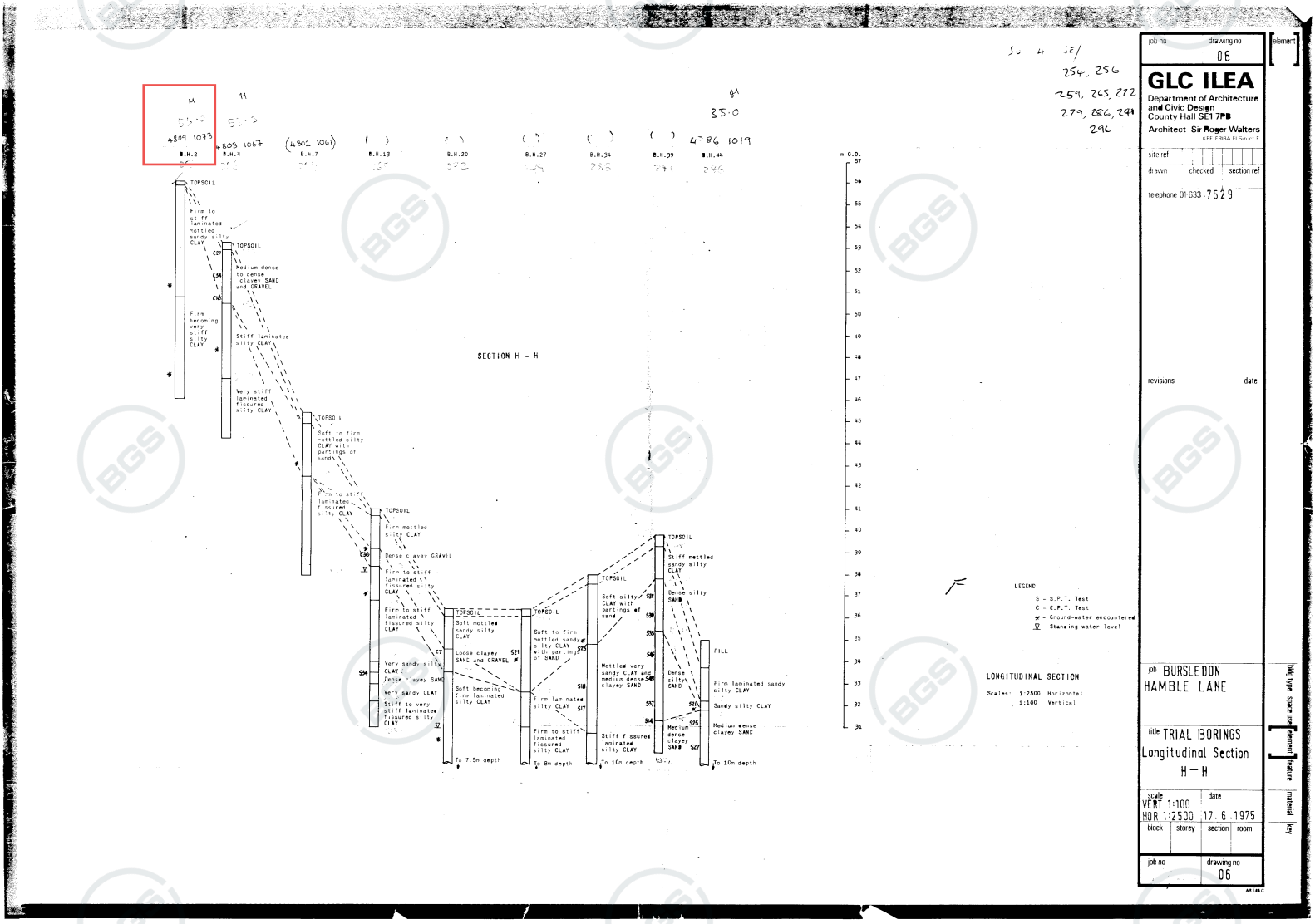
block | storey | section | room

job no | drawing no: 01

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 410559 : BGS Reference: SU41SE254
British National Grid (27700) : 448090,110730

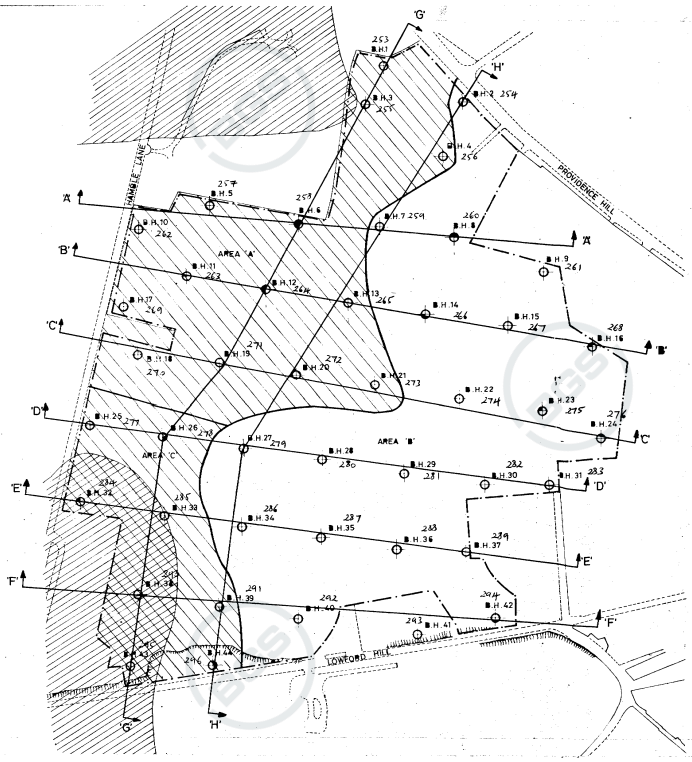


Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 410561 : BGS Reference: SU41SE256
British National Grid (27700) : 448080,110670

SU 41 SE/253-296



LEGEND

- PLATEAU GRAVEL (FROM G.S. MAP 315)
- REGIONS 'A' AND 'C'
- SITE BOUNDARY
- BOUNDARY OF AREAS A, B & C

SECTION LOCATION PLAN
SCALE 1:2500
DENOTES BOREHOLE

GLC ILEA
Department of Architecture and Civic Design
County Hall SE1 7PB
Architect Sir Roger Walters

job no | drawing no: 01

site ref | drawn | checked | section ref

telephone 01-633-7529

revisions | date

job: BURSLEDON HAMBLE LANE

title: TRIAL BORINGS 1 – 44 KEY PLAN

scale: 1:2500 | date: 16-6-1975

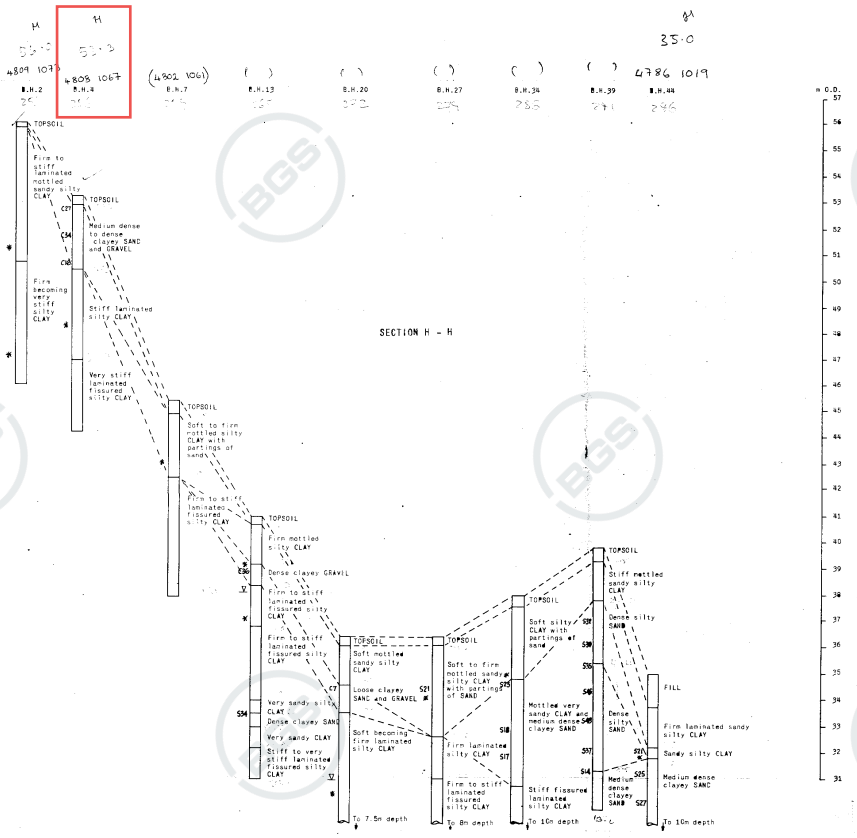
block | storey | section | room

job no | drawing no: 01

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 410561 : BGS Reference: SU41SE256
British National Grid (27700) : 448080,110670



LEGEND

S - S.P.T. Test
C - C.P.T. Test
⊻ - Ground-water encountered
▽ - Standing water level

LONGITUDINAL SECTION

Scales: 1:2500 Horizontal
1:100 Vertical

GLC ILEA
Department of Architecture and Civic Design
County Hall SE1 7PB
Architect Sir Roger Walters
KBE FRIBA PI Struct E

job BURSLEDON HAMBLE LANE

title TRIAL BORINGS
Longitudinal Section
H – H

scale VERT 1:100
HOR 1:2500
date 17.6.1975

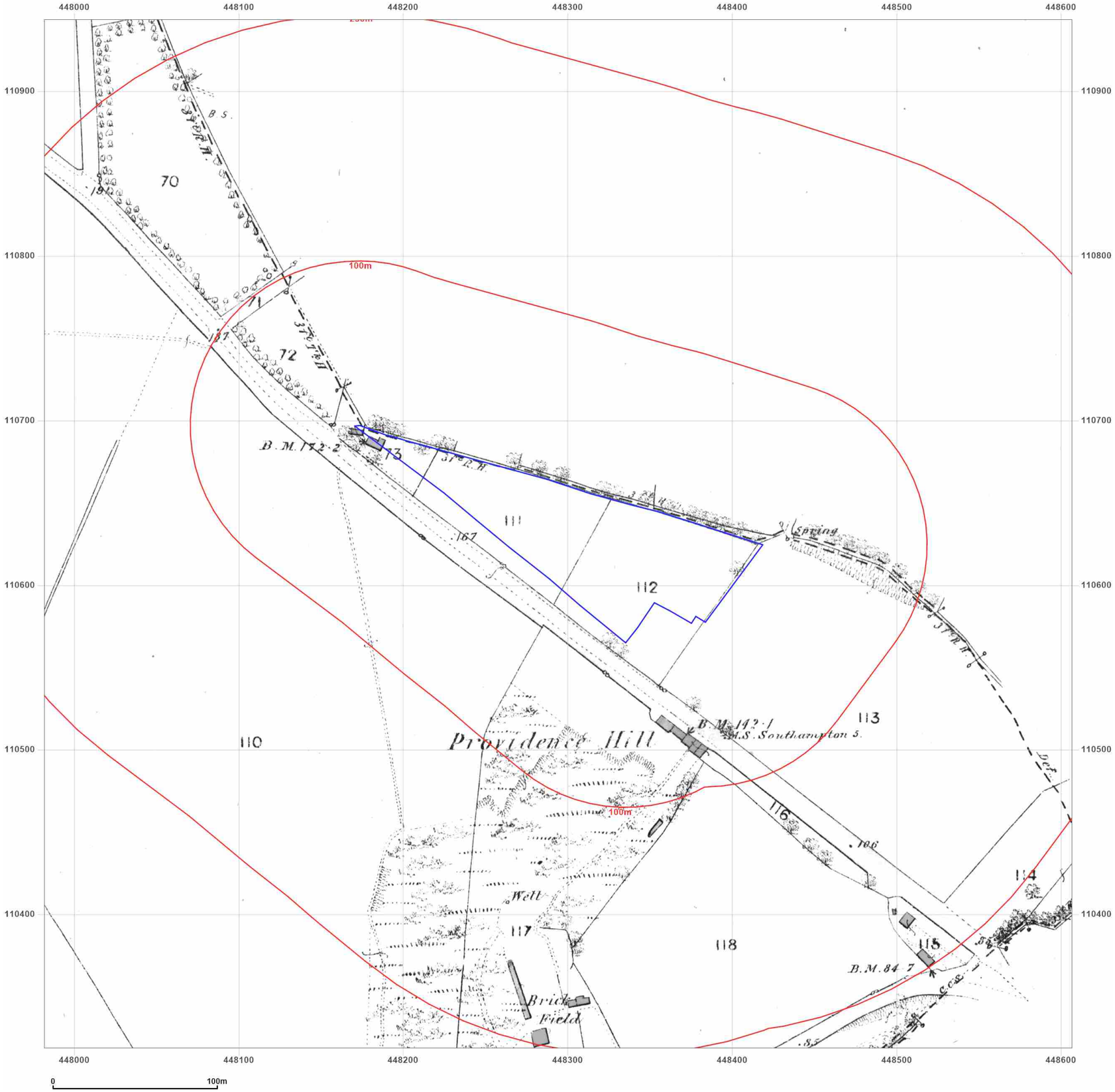
job no
drawing no 06

Contact BGS: ngdc@bgs.ac.uk

Appendix F

GROUNDSURE REPORT

Confidential



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1867**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



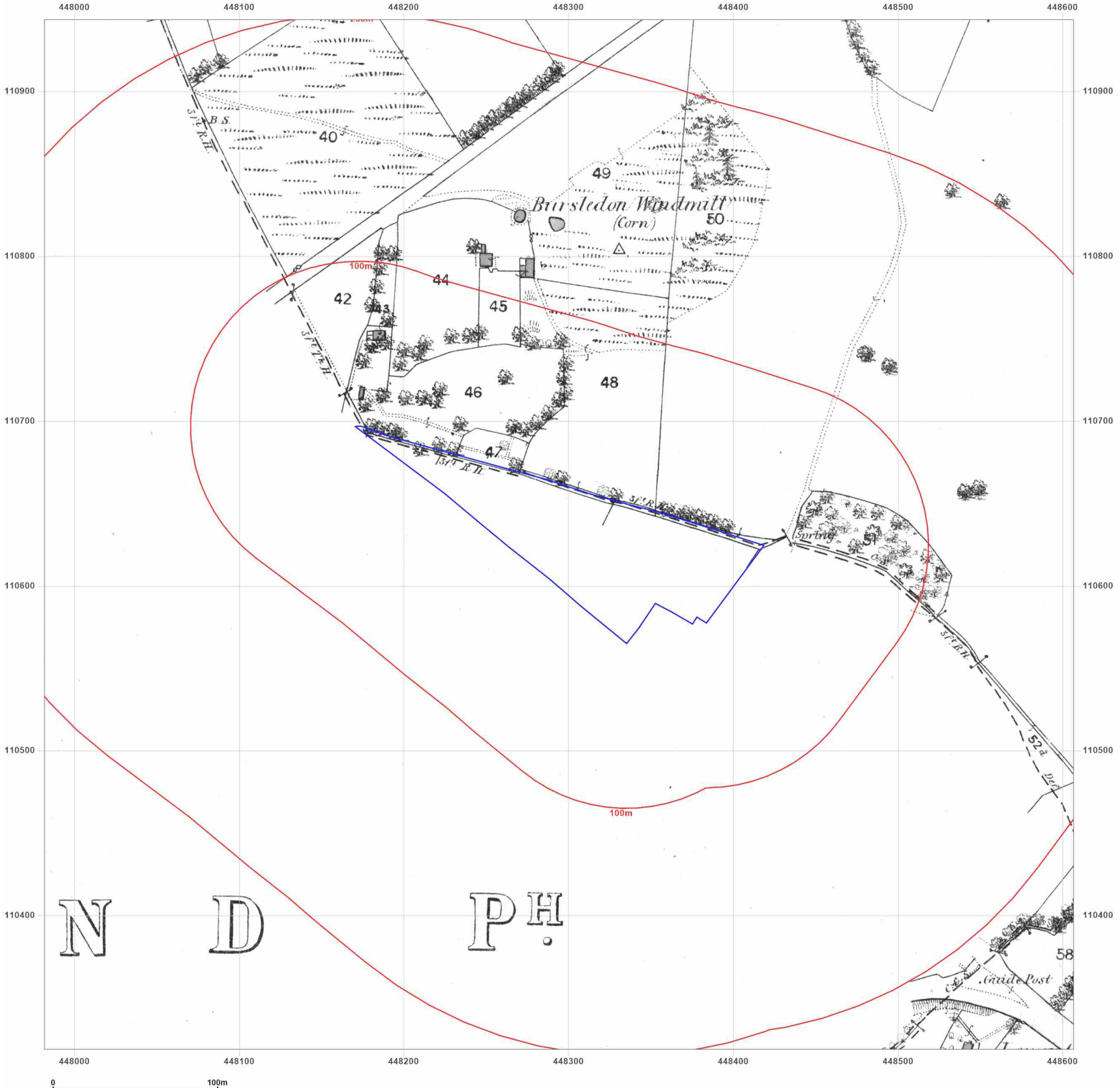
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1868**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

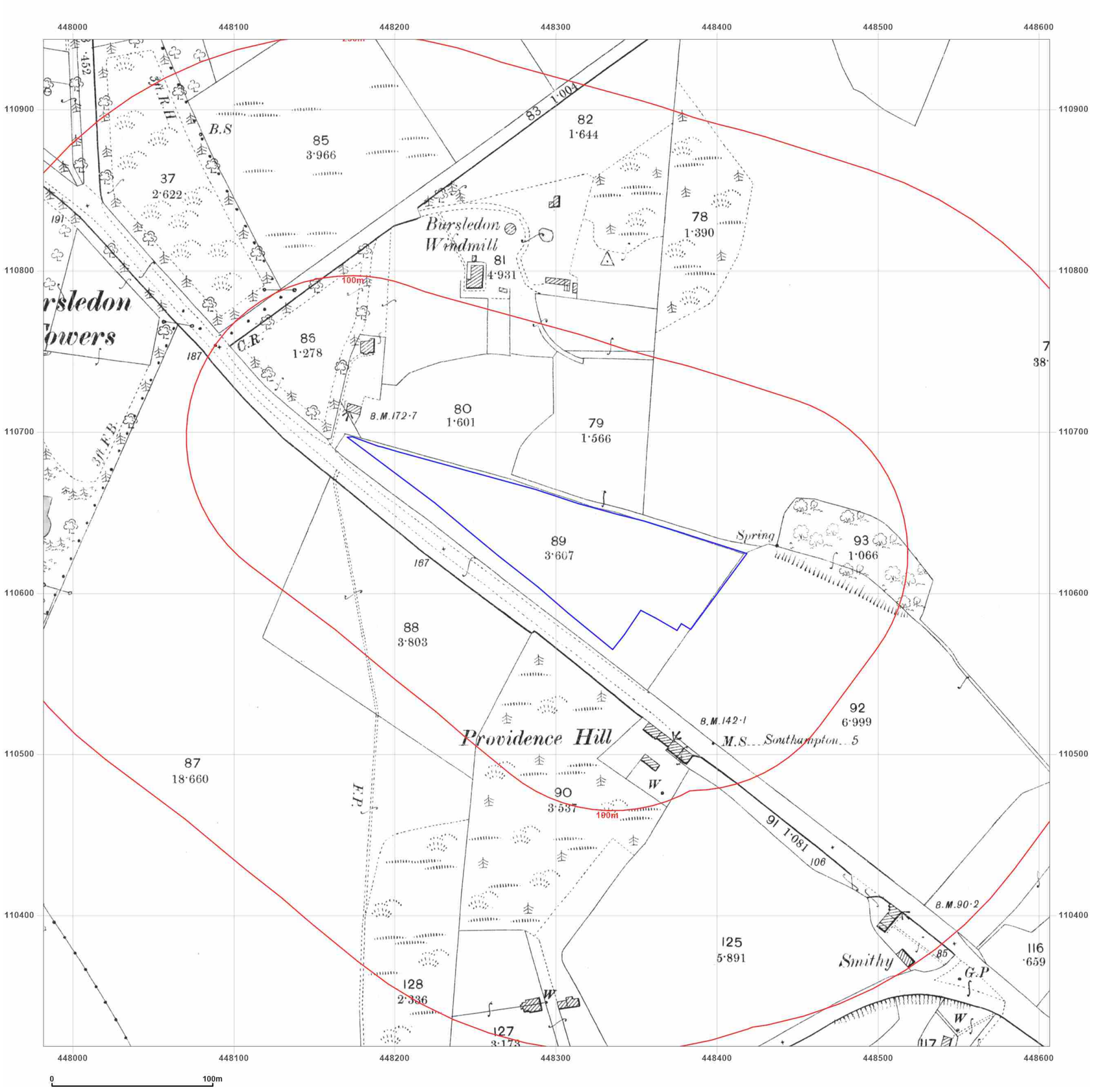
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1897**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

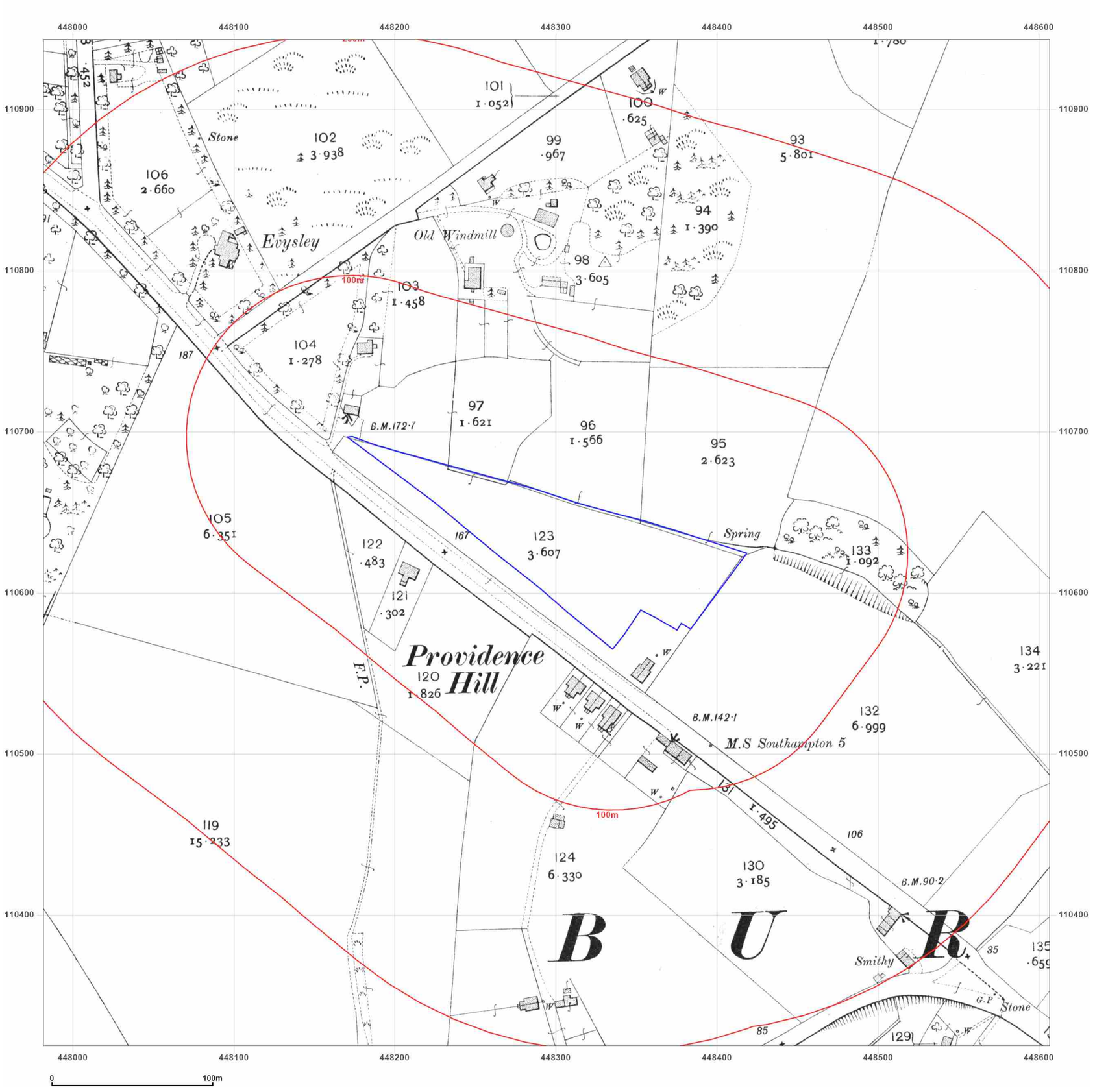
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1909**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

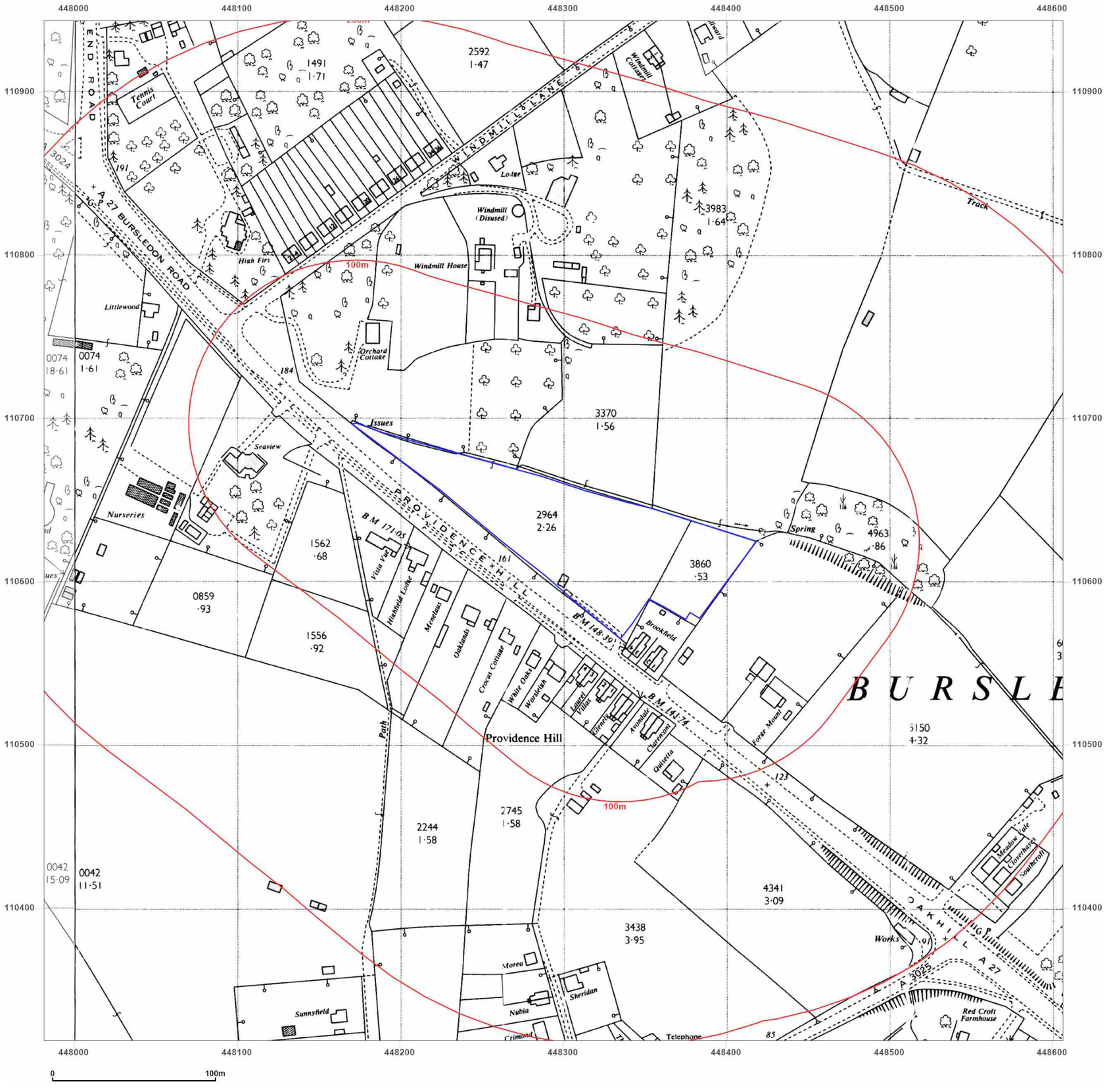
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1964-1965**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1964
Revised 1964
Edition N/A
Copyright 1965
Levelled N/A

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

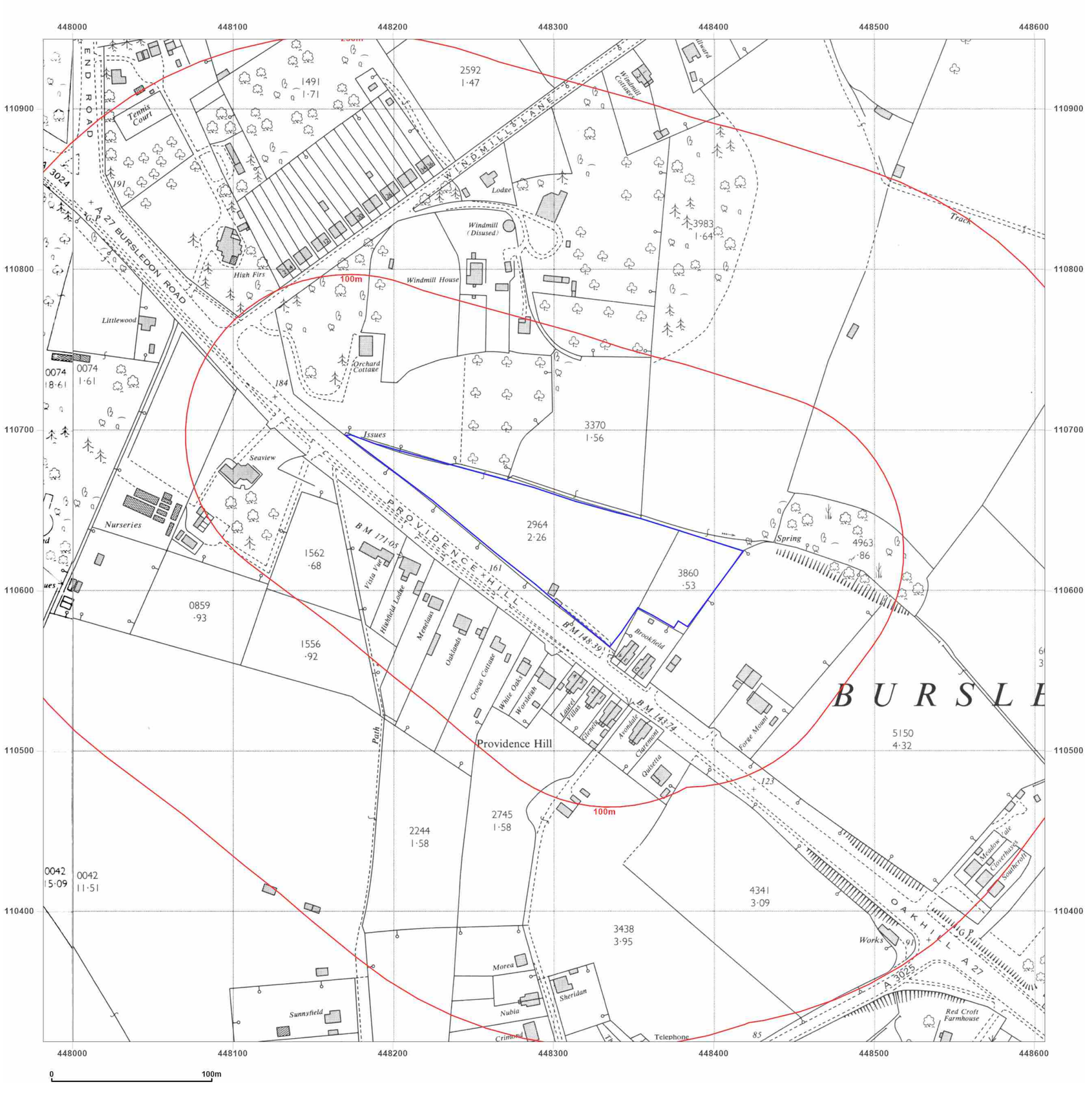
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1965**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

Surveyed 1965
Revised 1965
Edition N/A
Copyright 1965
Levelled 1959

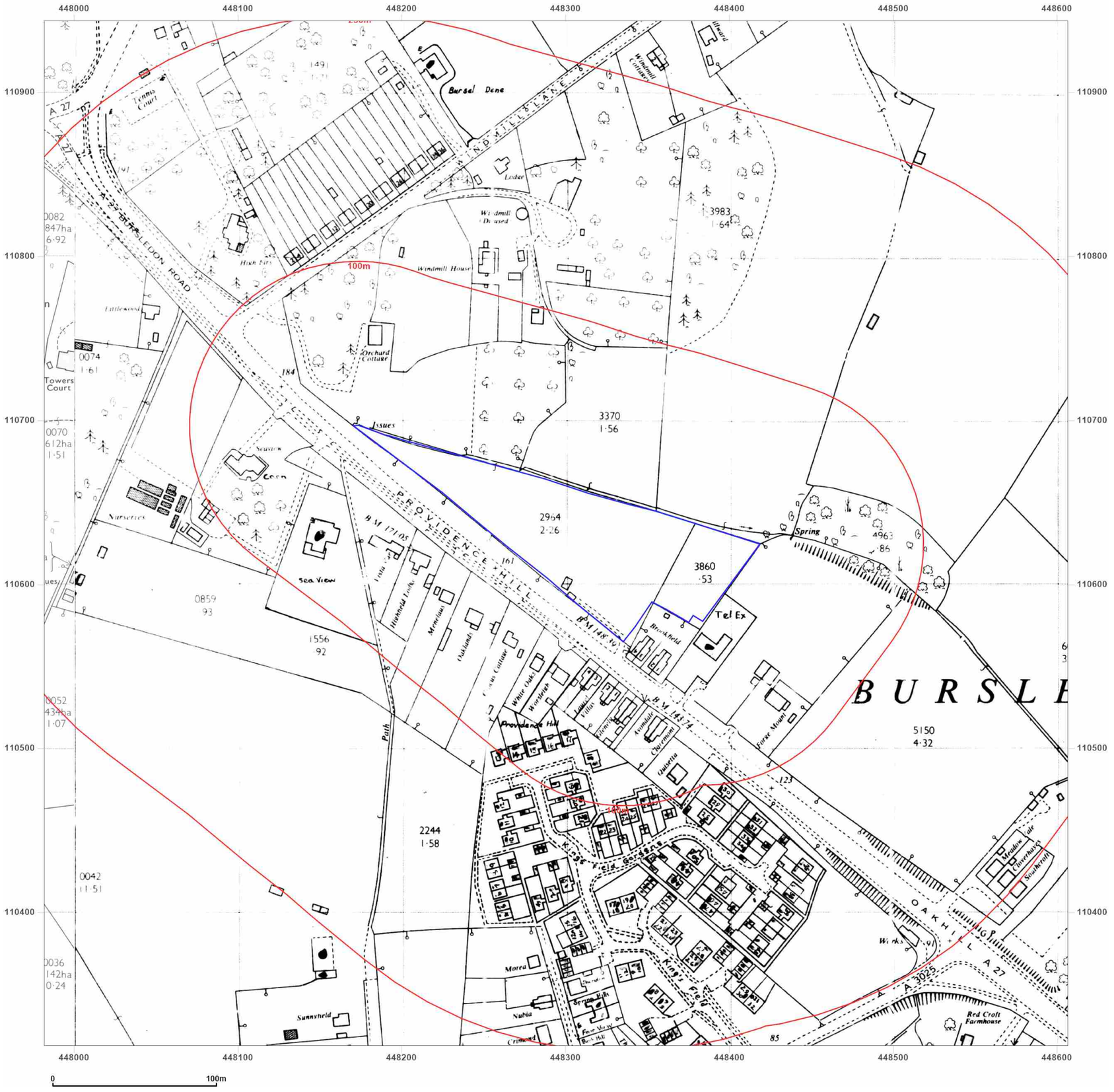
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1974-1975**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1950
Revised 1975
Edition N/A
Copyright 1977
Levelled 1959

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

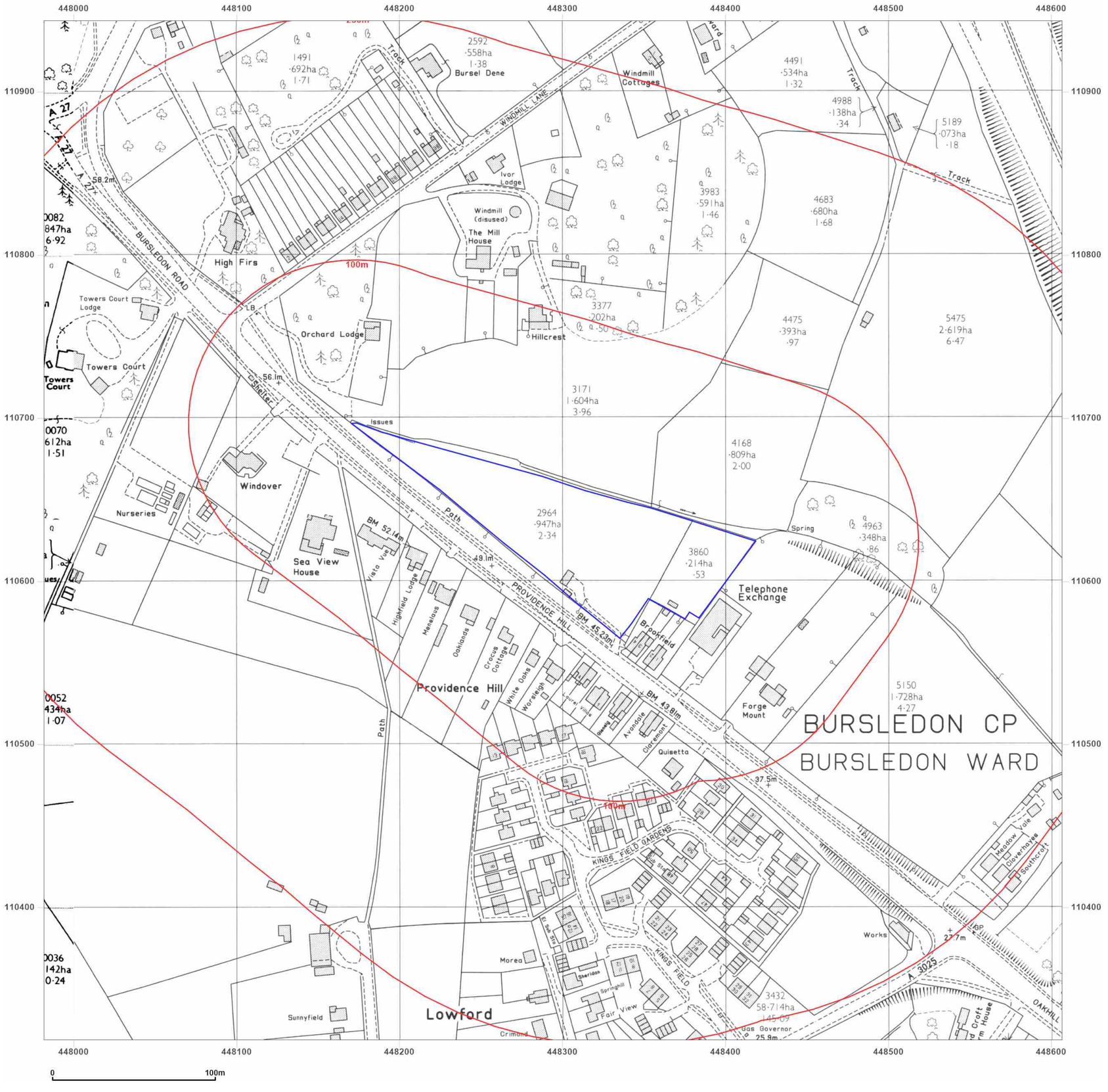
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1976-1977**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

Surveyed 1976
Revised 1976
Edition N/A
Copyright 1979
Levelled 1959

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1979**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

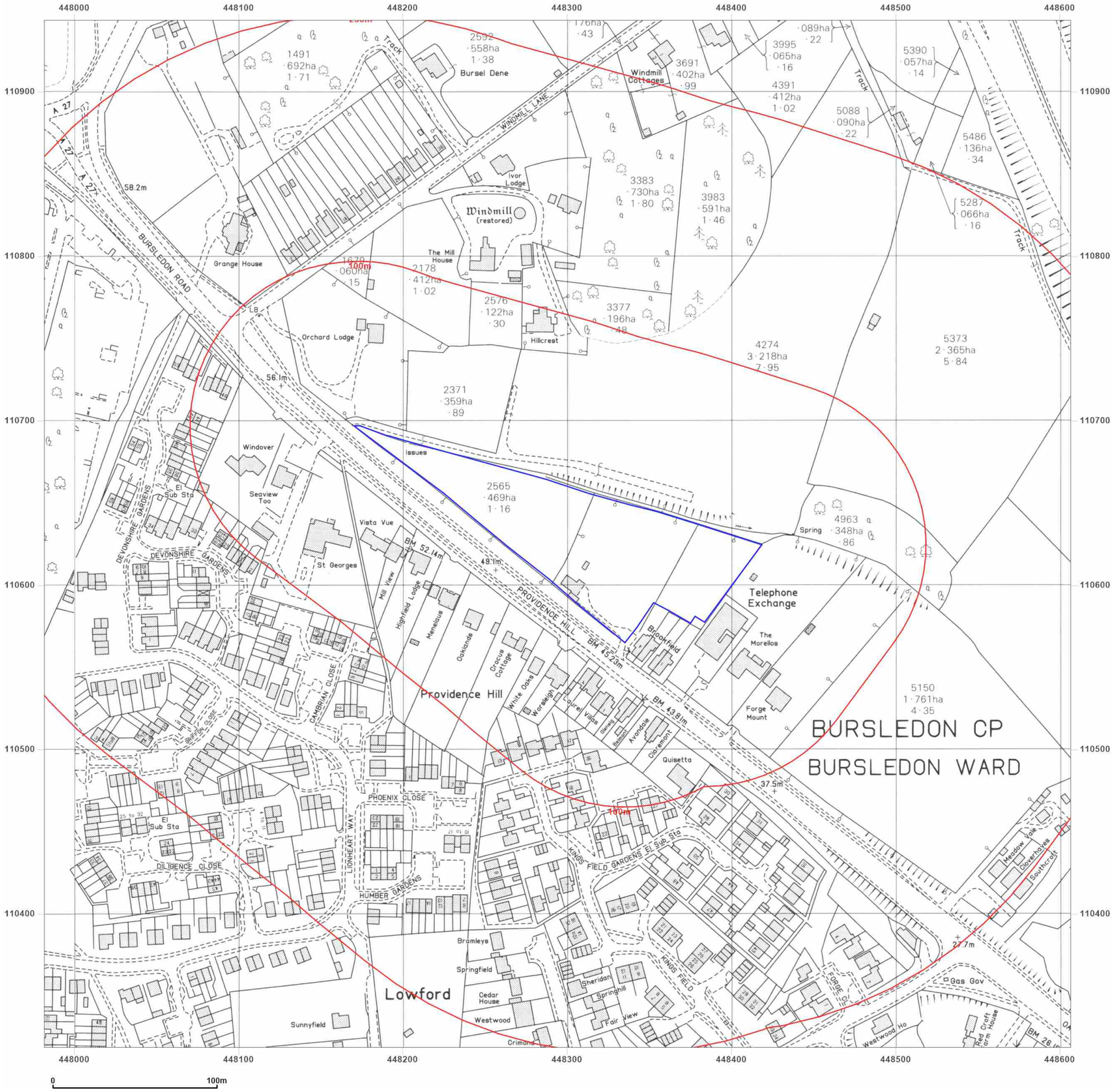
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1985-1987**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1950
Revised 1985
Edition N/A
Copyright 1987
Levelled 1959

Surveyed 1987
Revised 1987
Edition N/A
Copyright 1988
Levelled 1959

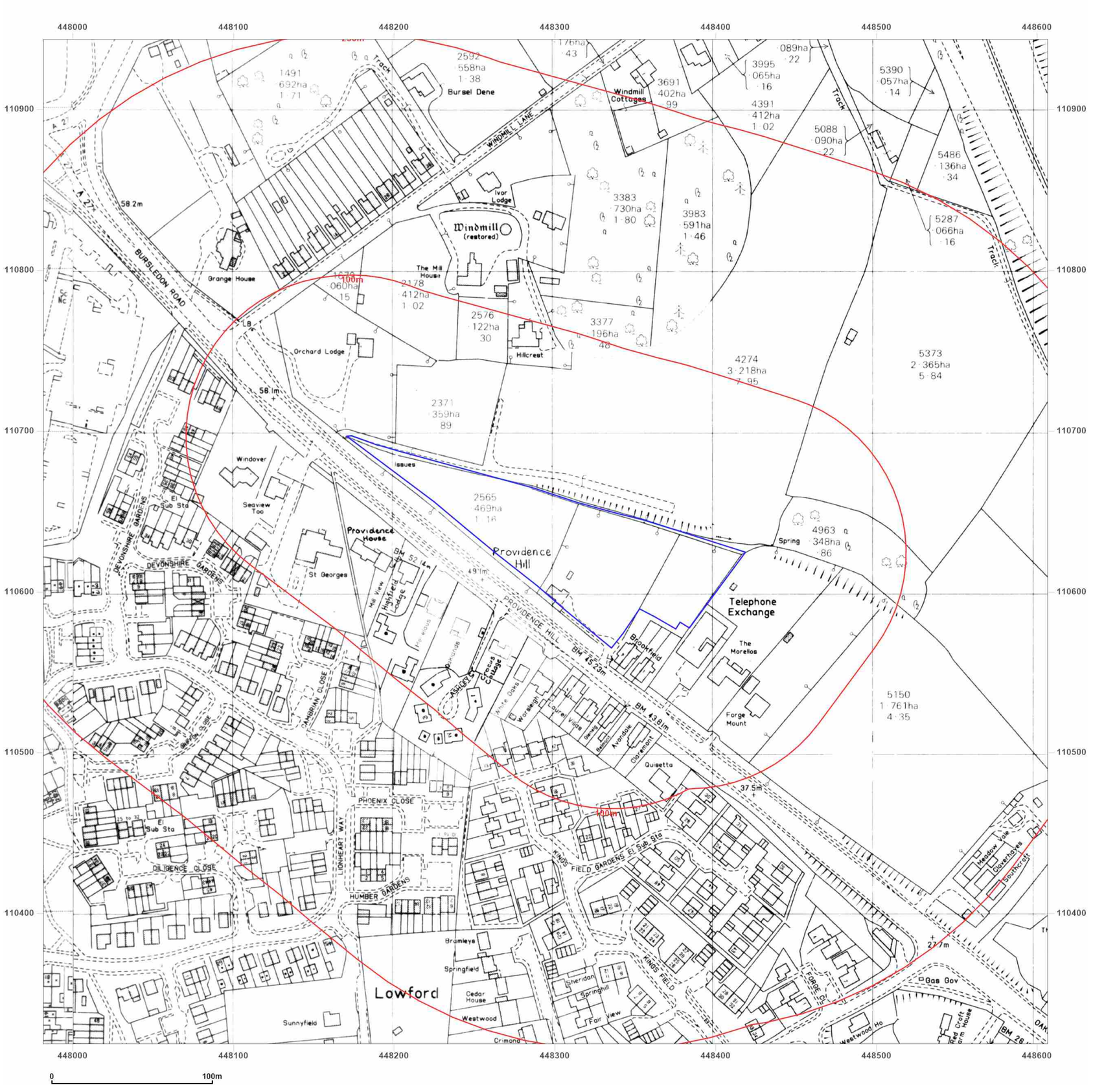
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

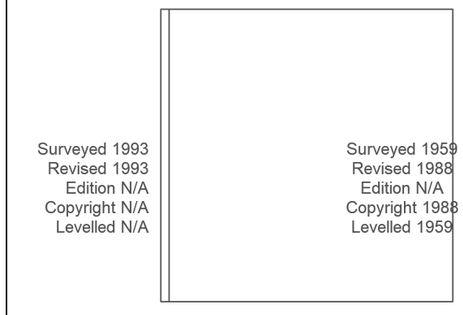
Map Name: National Grid

Map date: **1988-1993**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



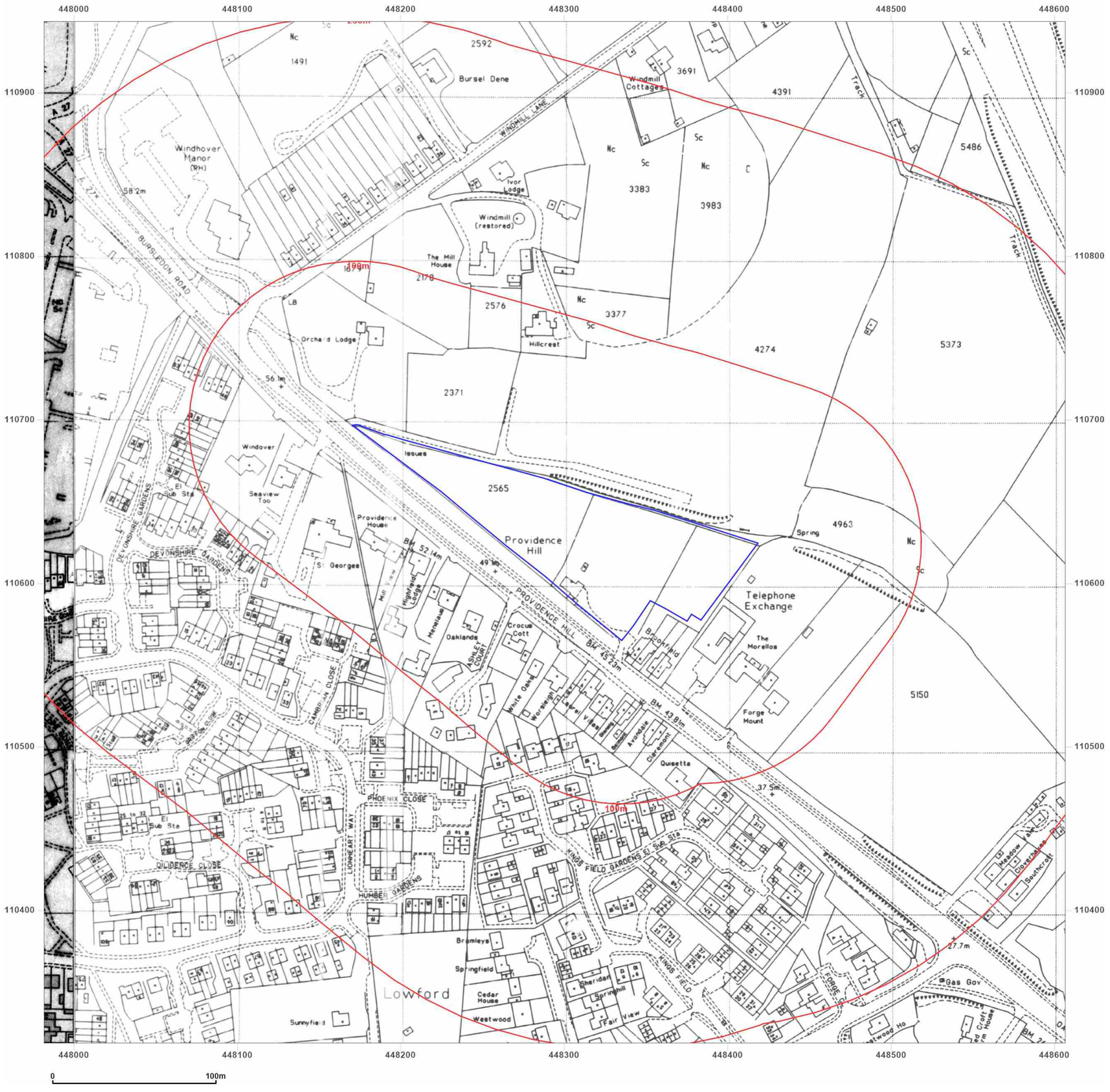
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

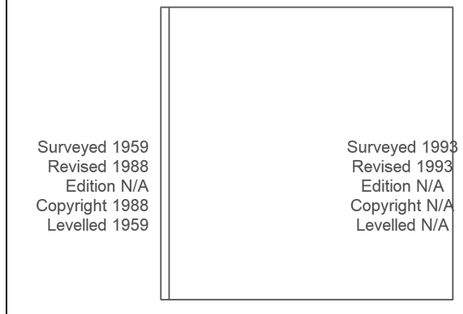
Map Name: National Grid

Map date: **1988-1993**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

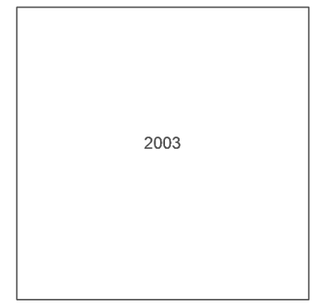
Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
W E
S



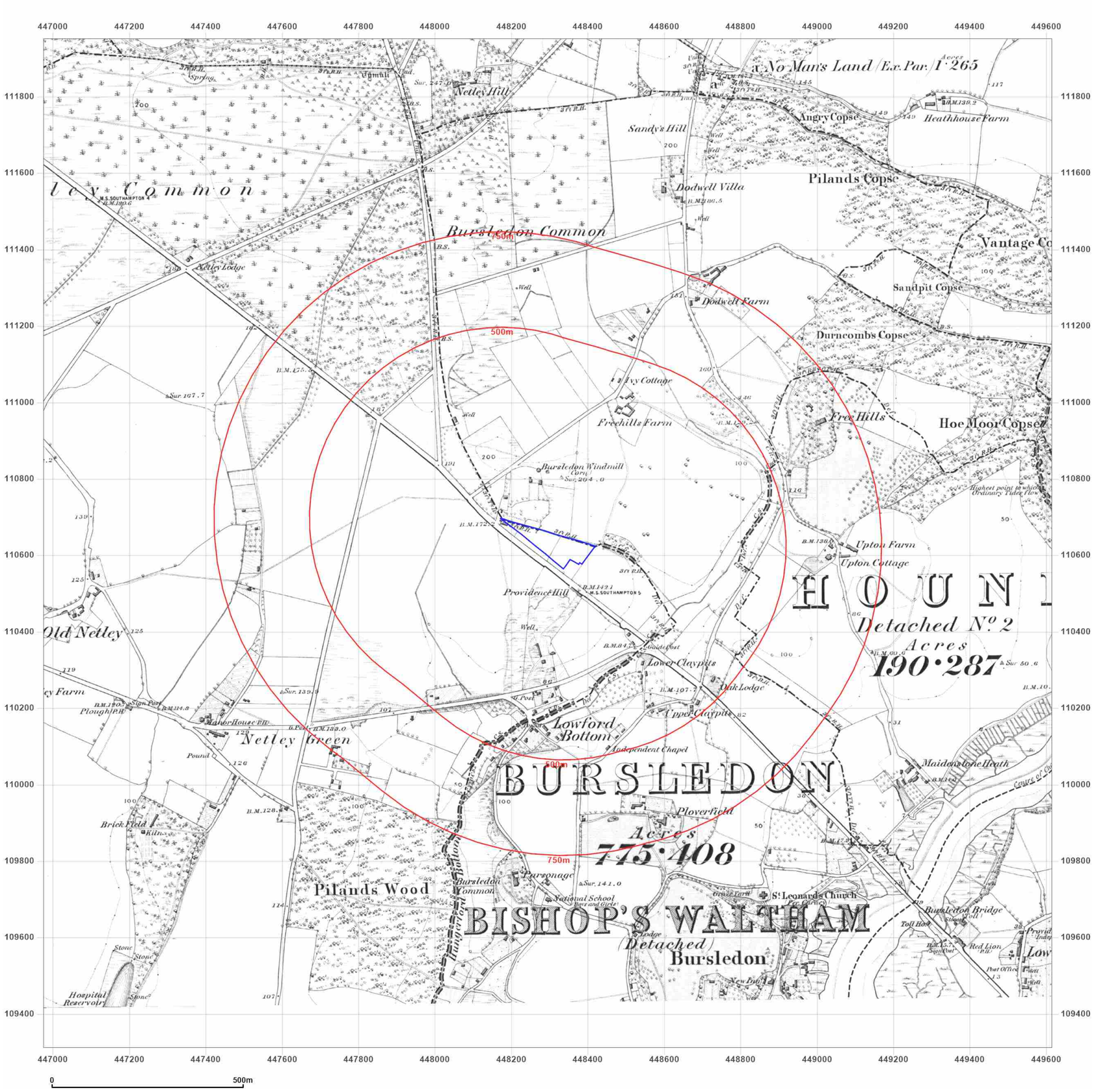
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1868**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

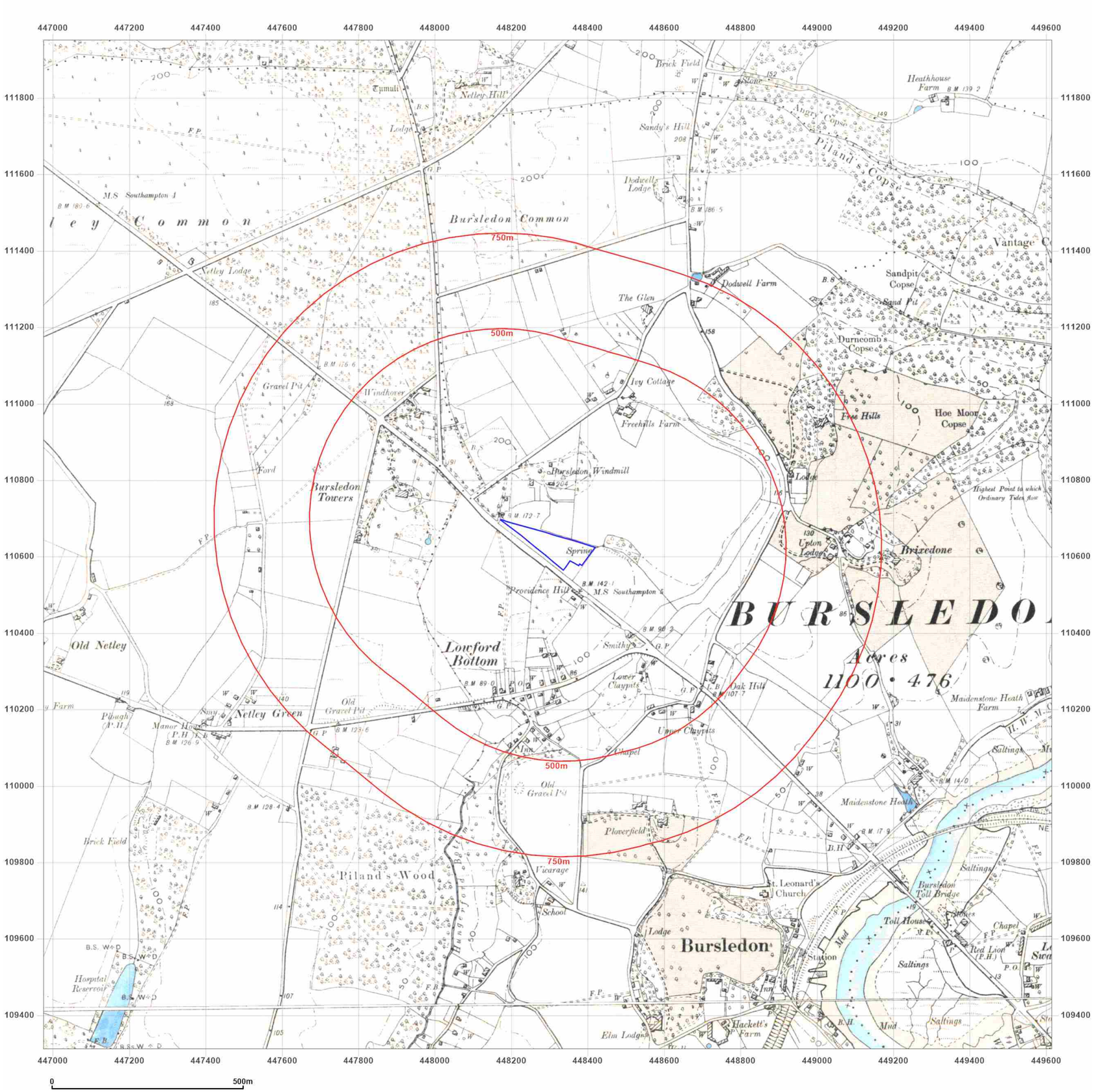
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1896-1898**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

Surveyed 1867
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

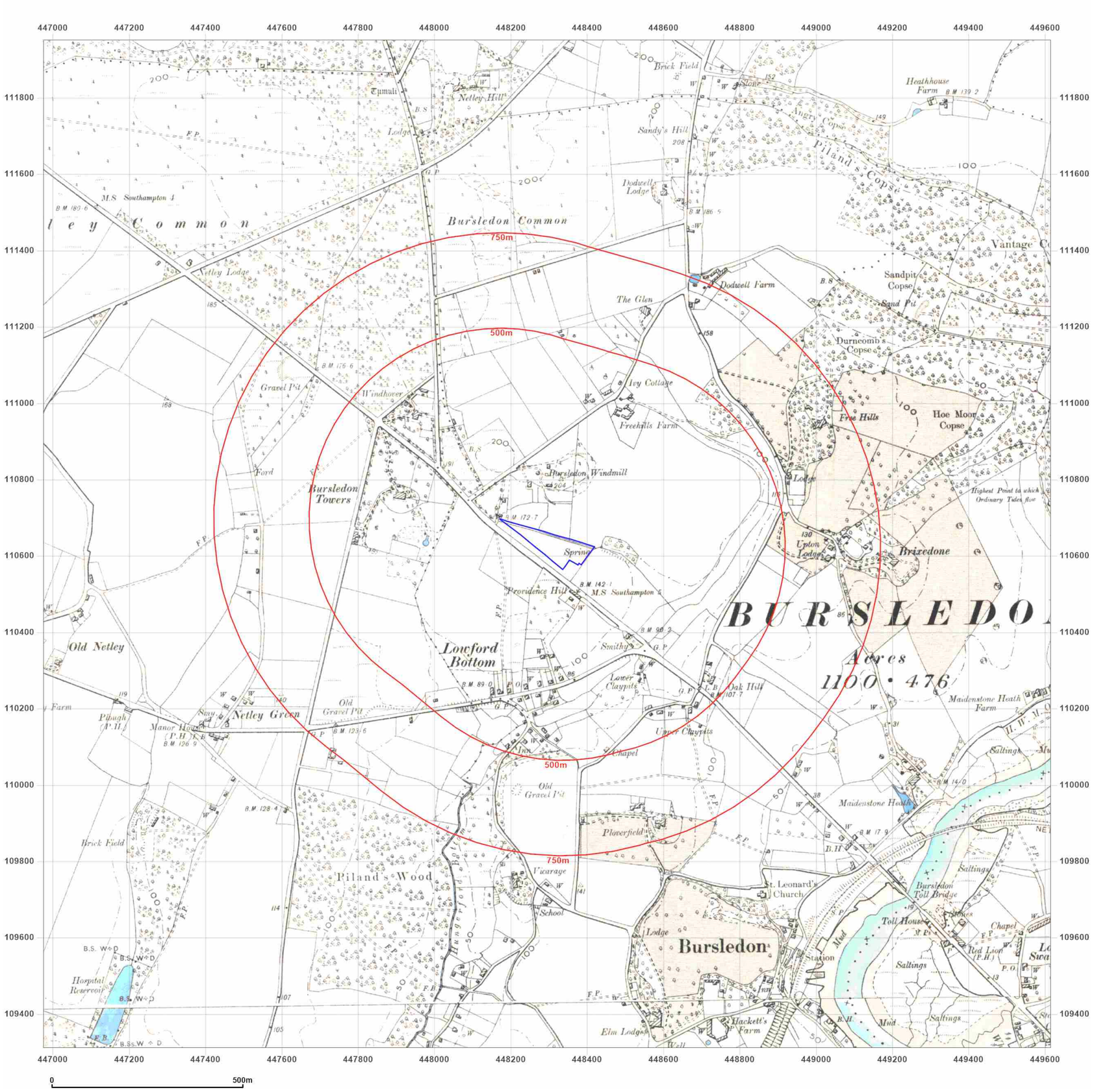
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1895-1898**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1867
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

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

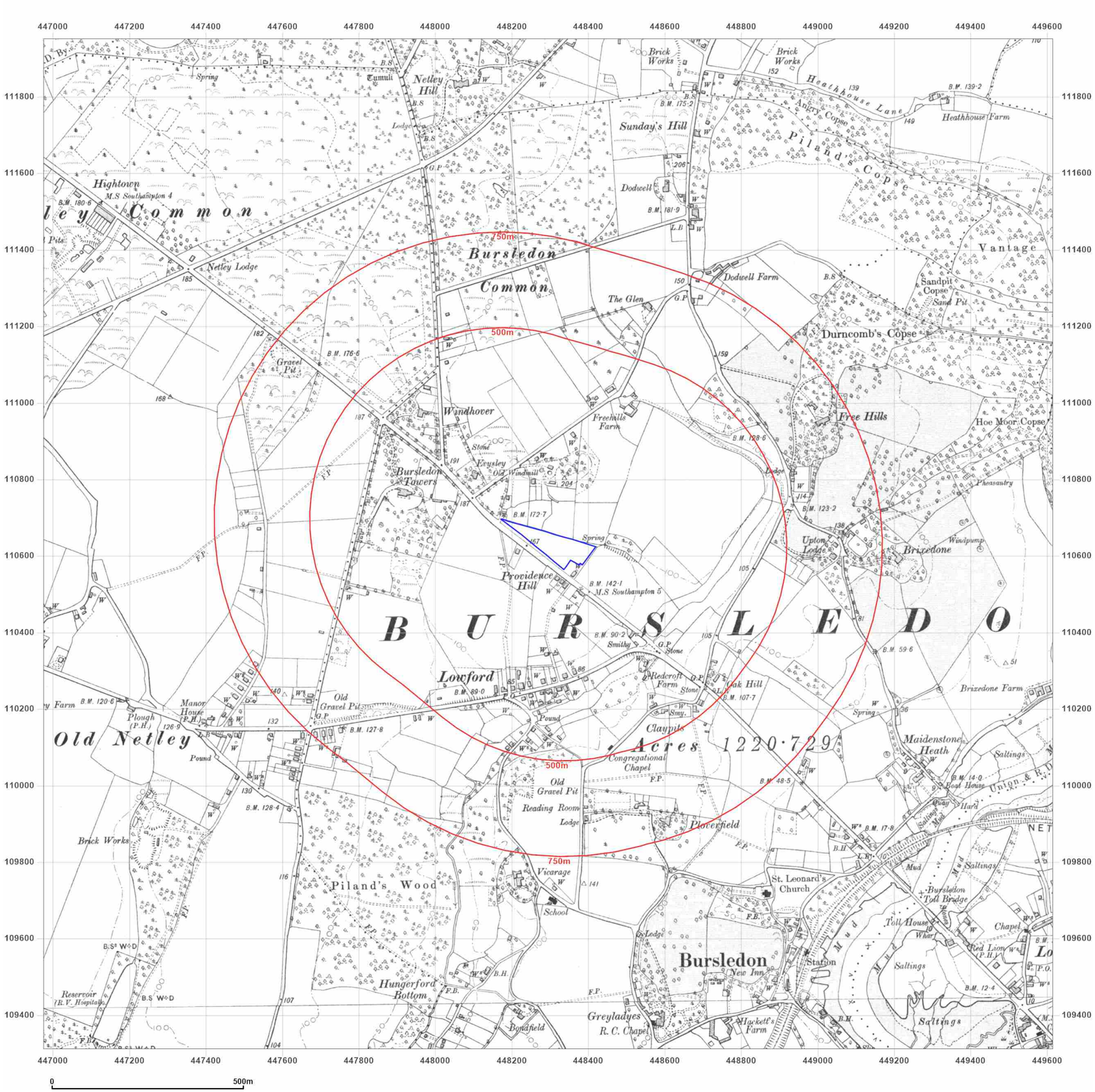
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1908**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1866
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

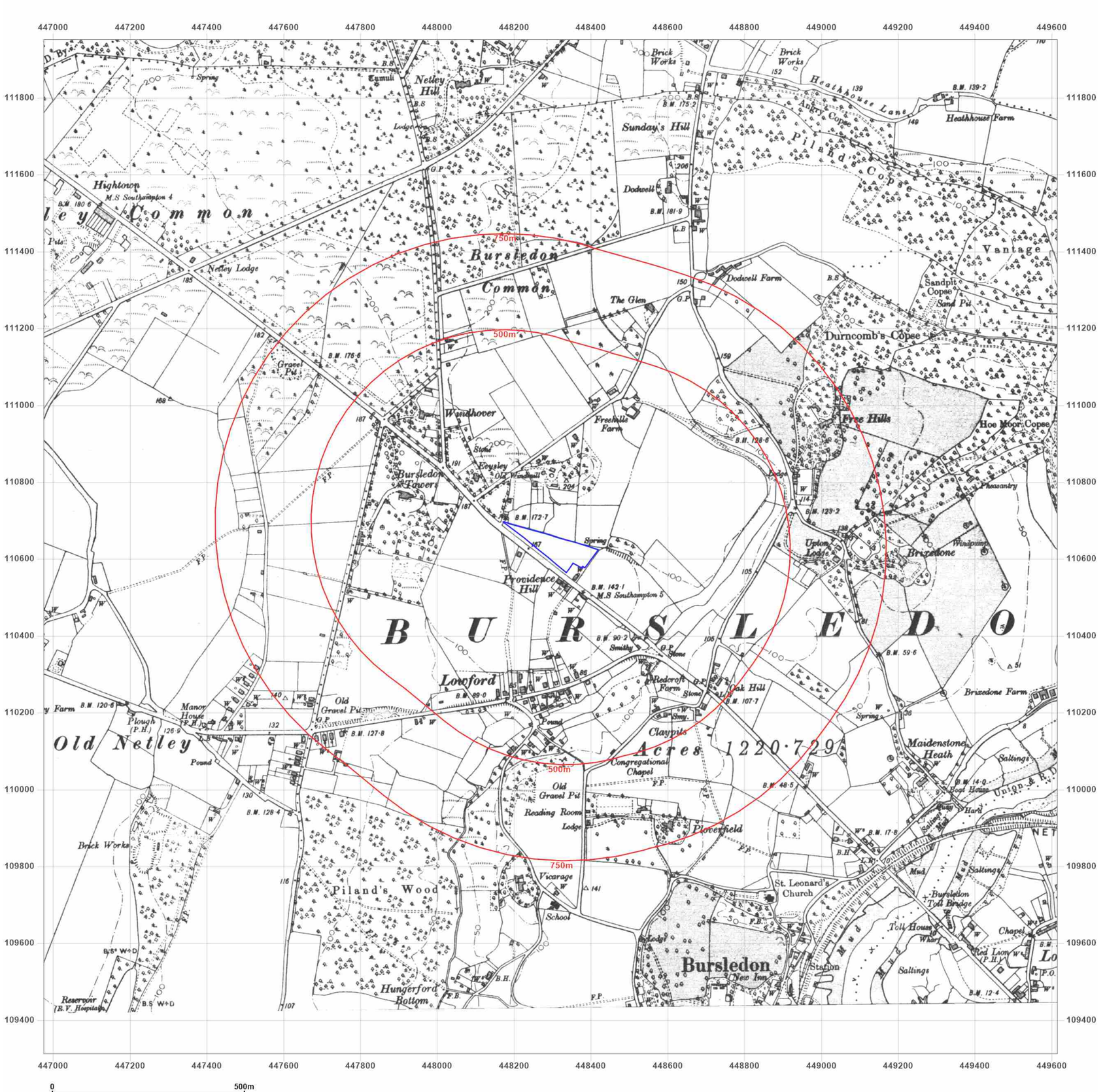
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1908**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1866
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

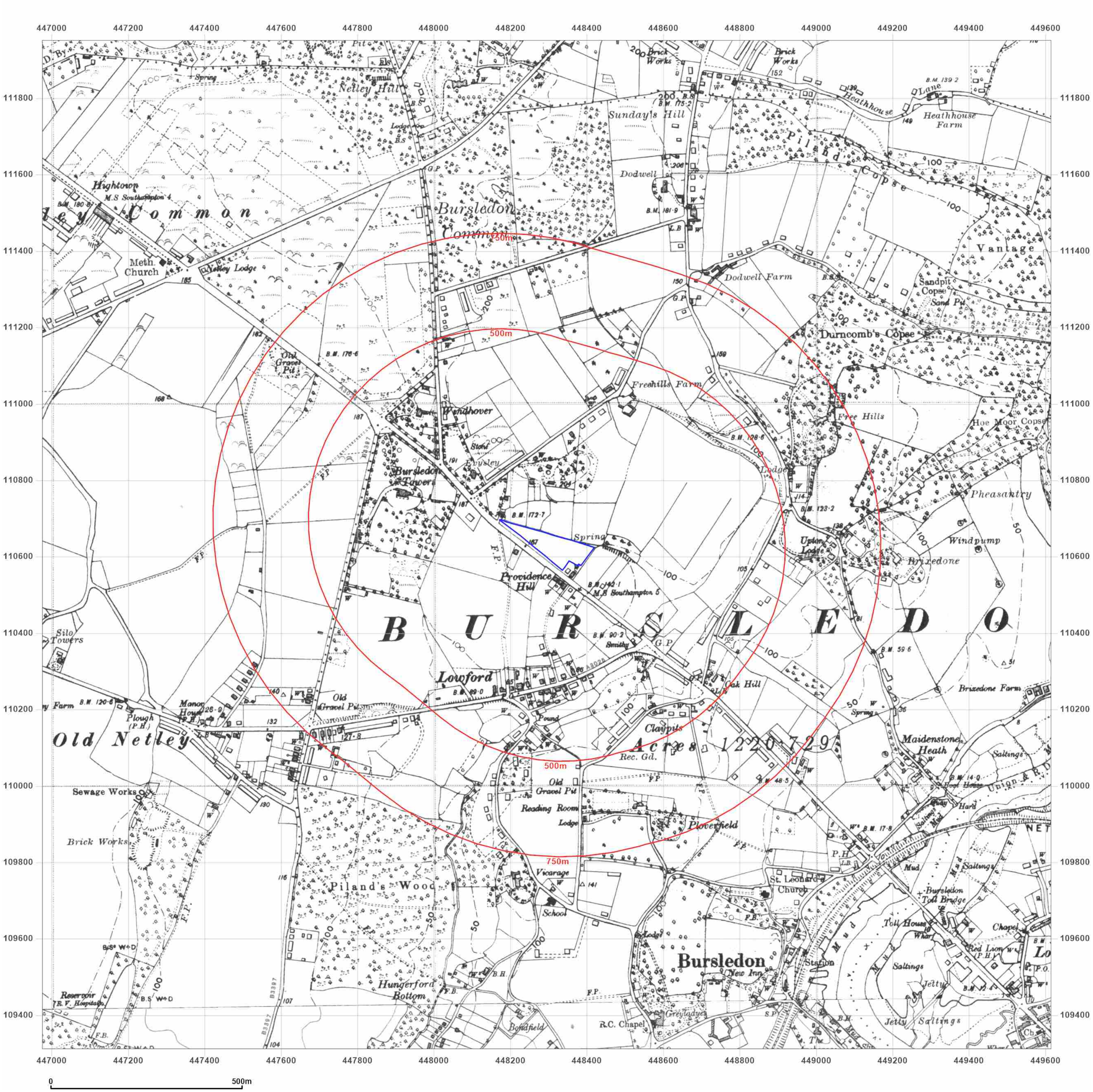
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: County Series

Map date: **1942**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1866
Revised 1942
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1865
Revised 1942
Edition N/A
Copyright N/A
Levelled N/A

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: Provisional

Map date: **1957**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1867
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

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

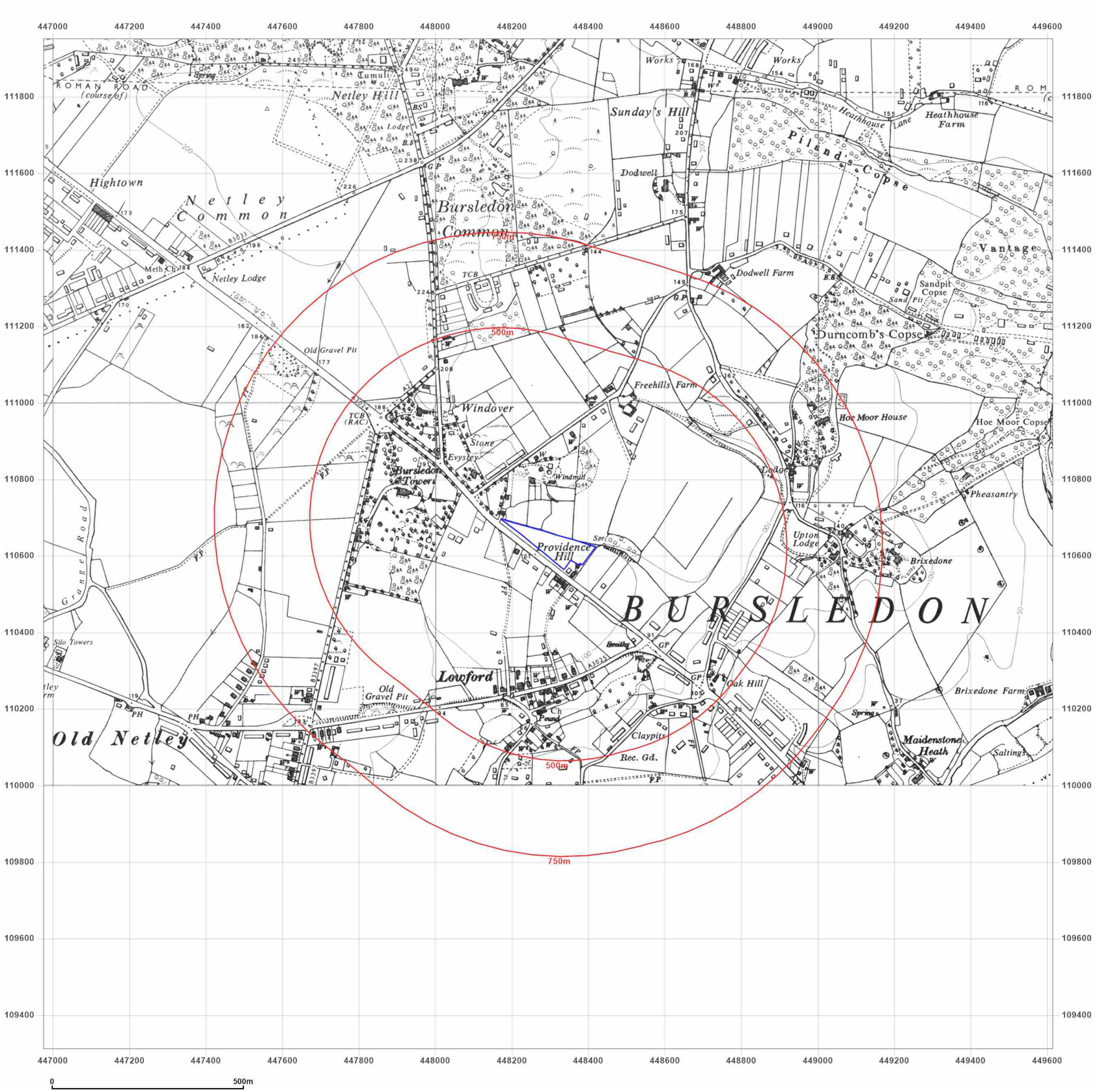
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: Provisional

Map date: **1957**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1867
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: Provisional

Map date: **1967**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

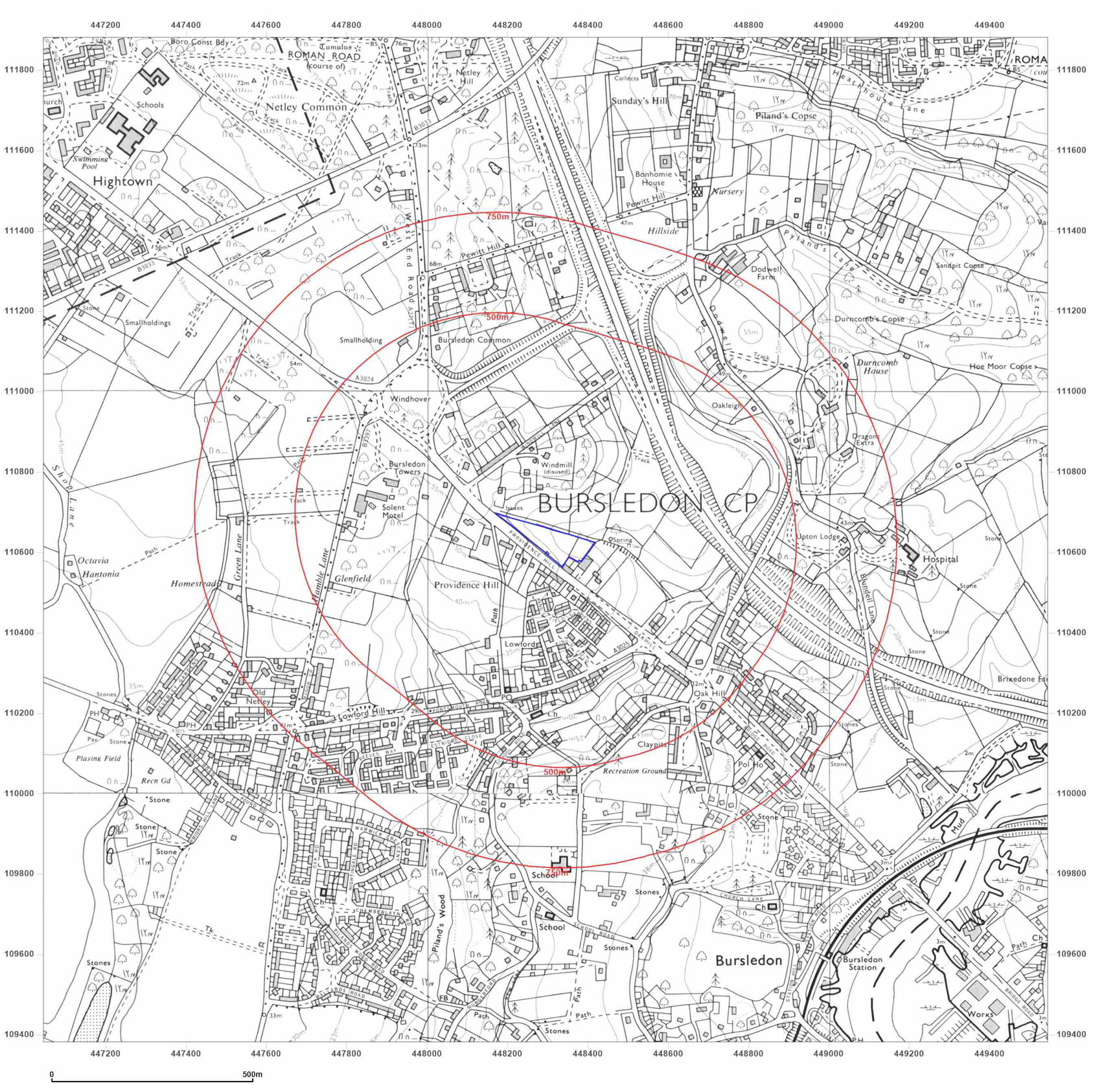
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1976-1978**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1976
Revised 1978
Edition N/A
Copyright 1978
Levelled 1973

Surveyed 1970
Revised 1976
Edition N/A
Copyright 1972
Levelled 1971

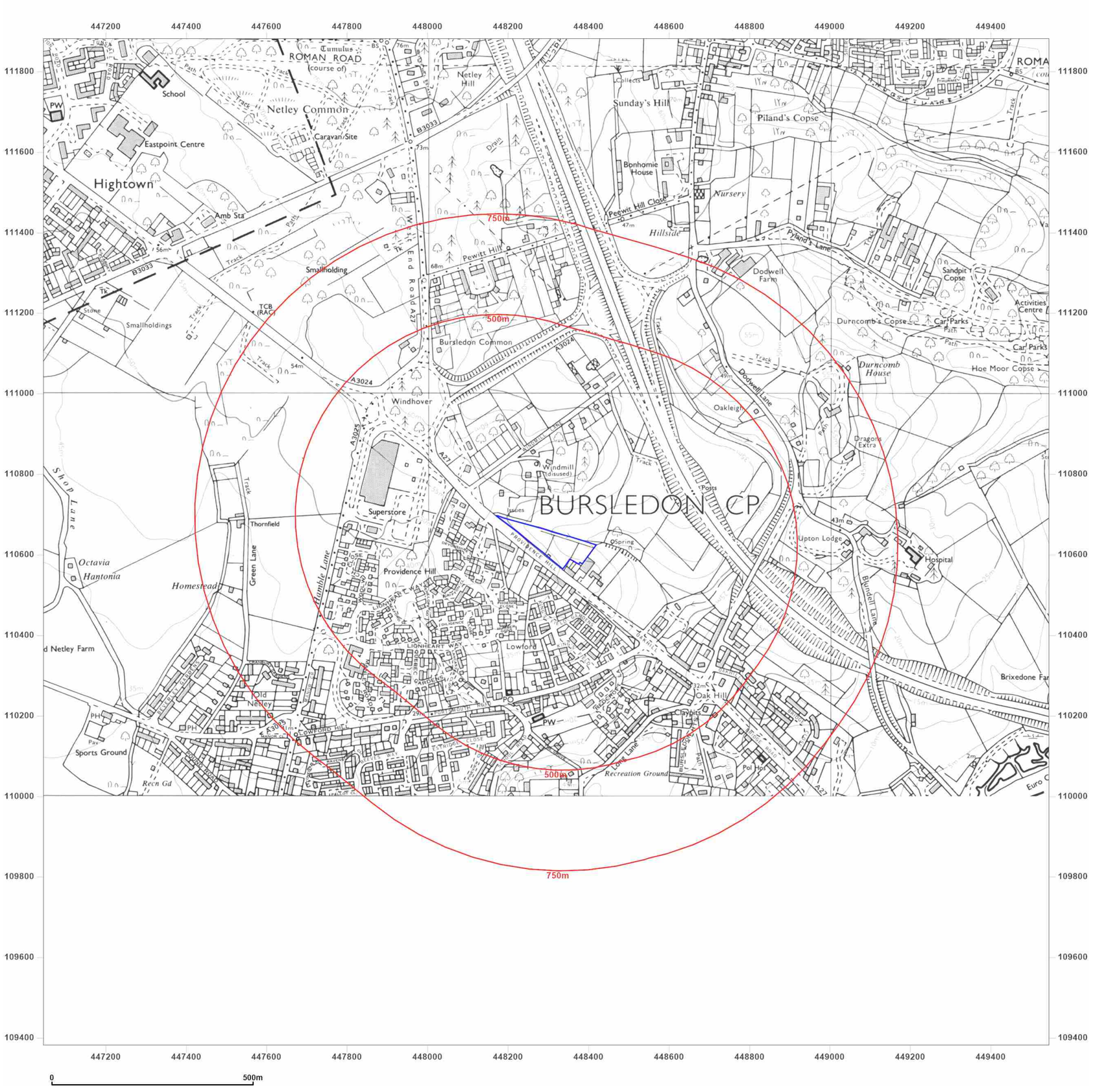
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1987**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1985
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **1989-1993**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1991
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1985
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

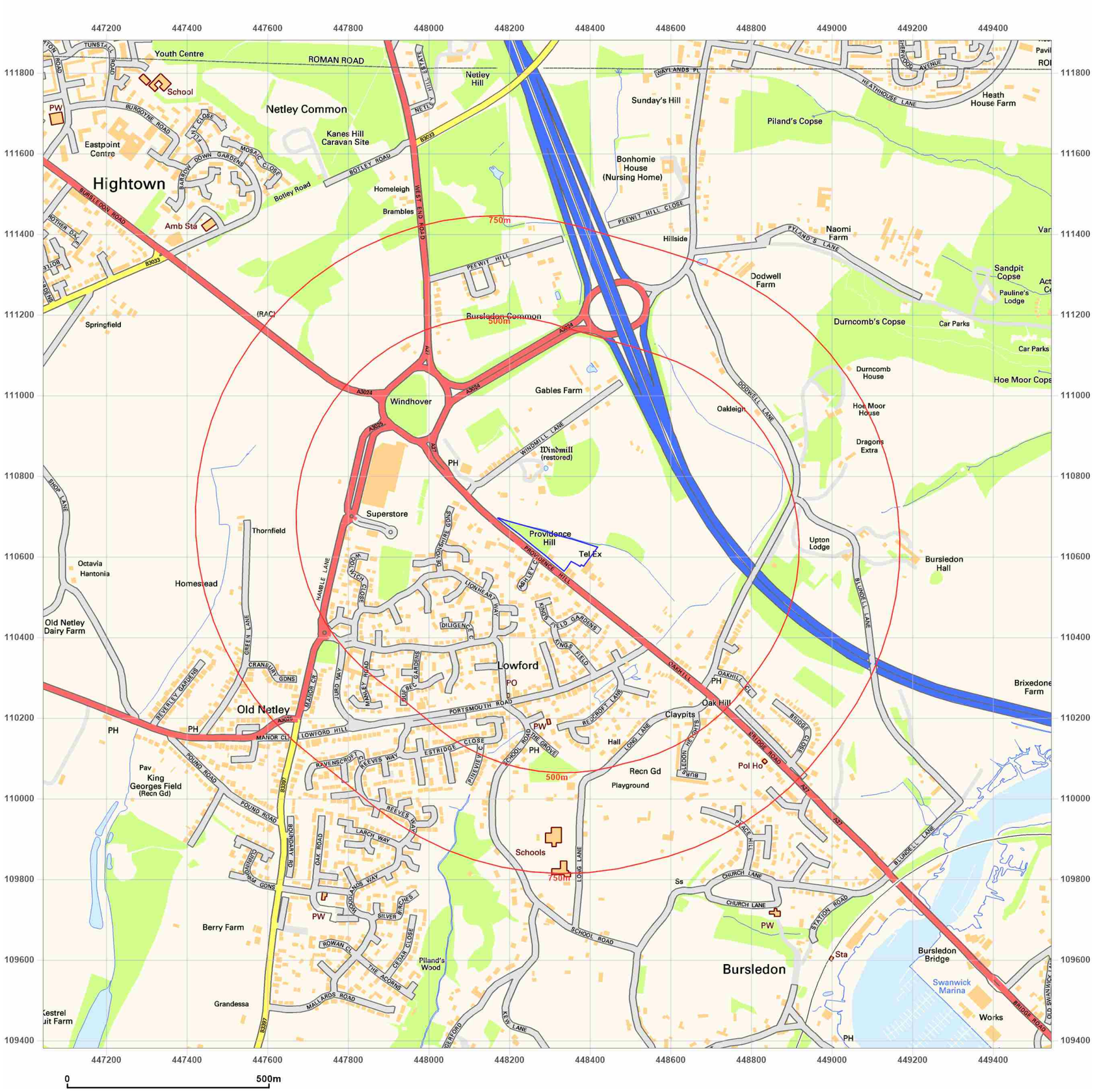
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2001

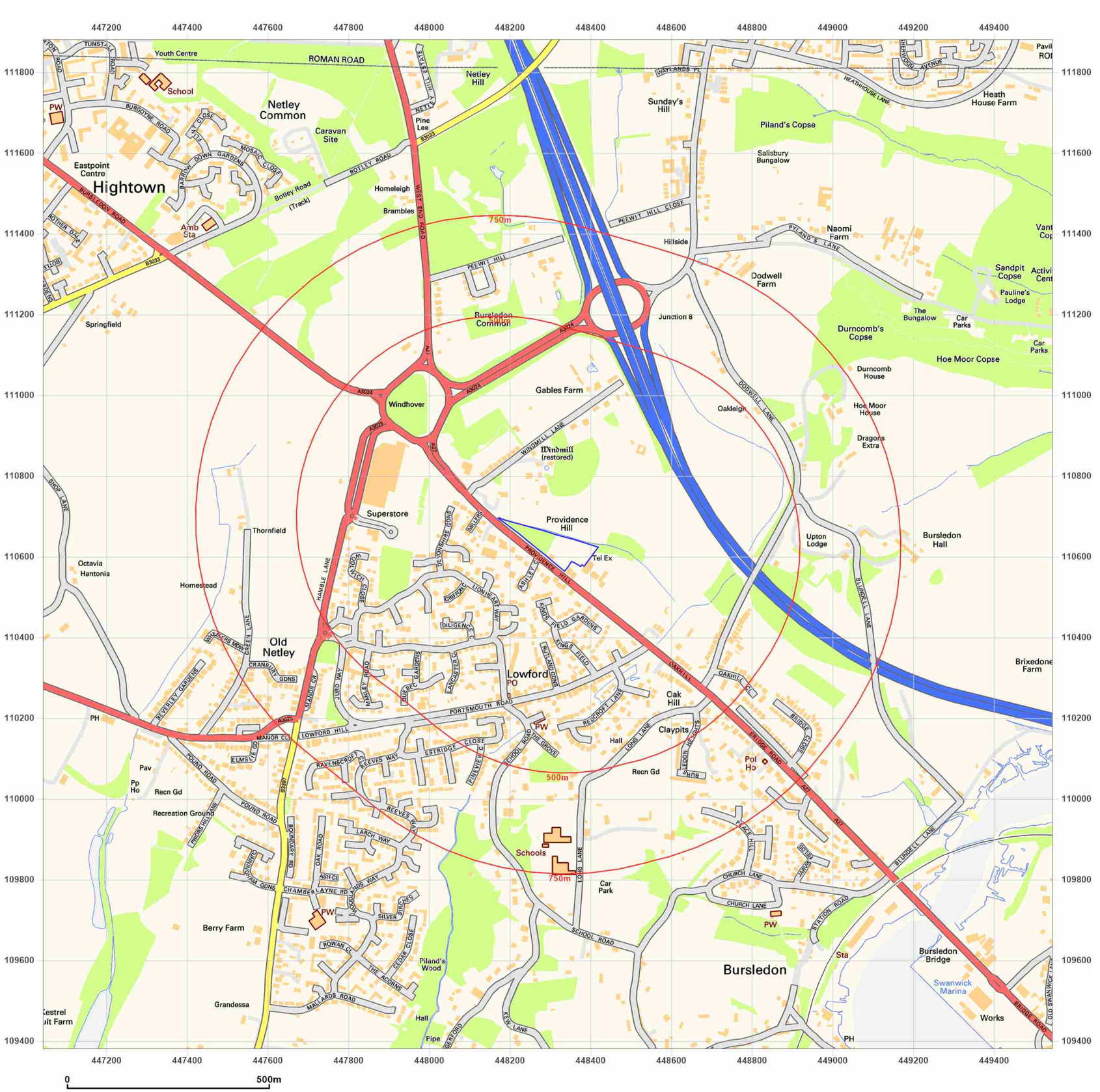
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2010

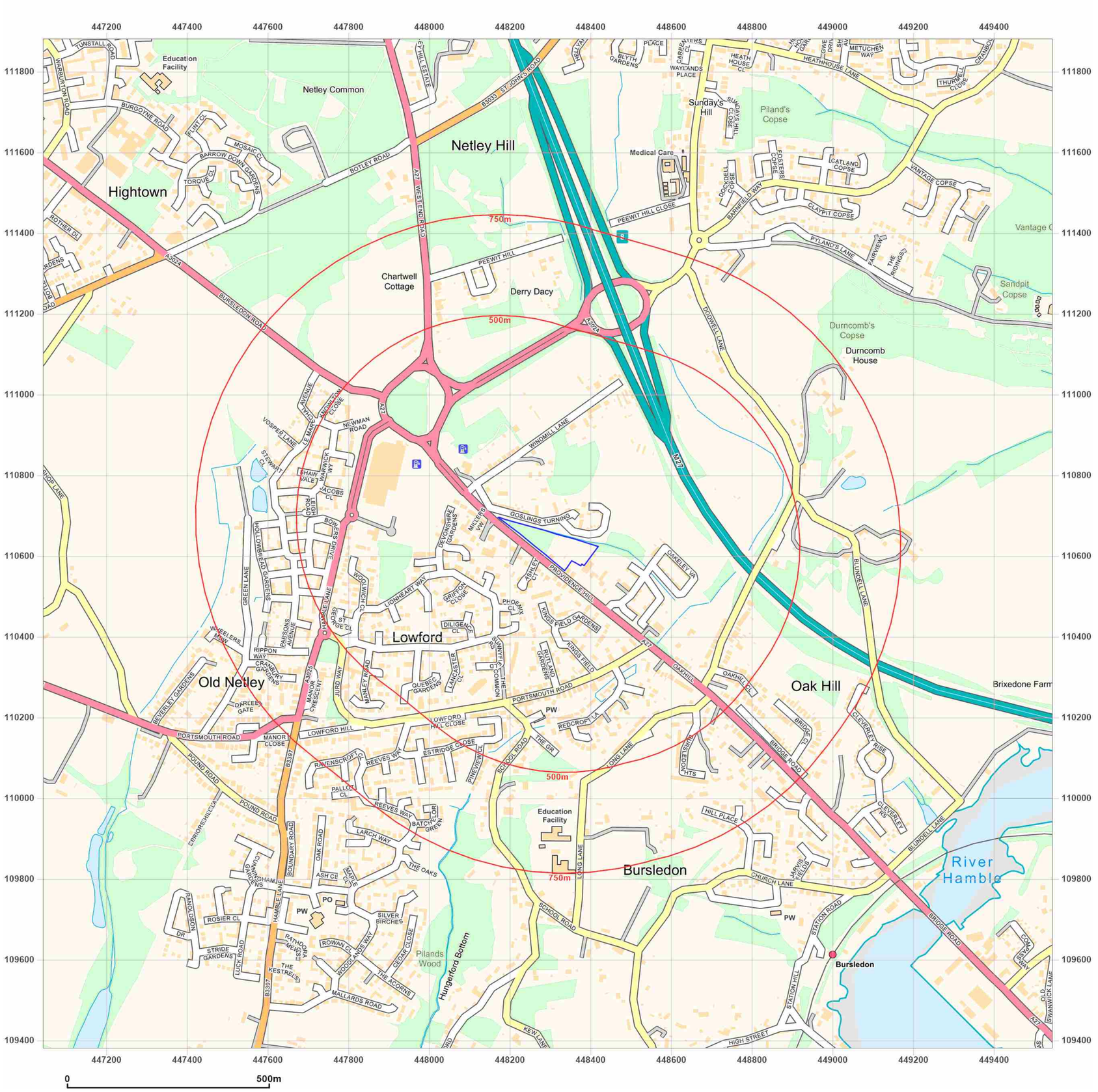
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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



Groundsure INSIGHTS

Site Details:

448287 , 110621

Client Ref: 20176896
Report Ref: GS-MQN-8SR-C6V-AMP
Grid Ref: 448294, 110631

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2024

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 26 February 2024

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

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

448287 , 110621,

Order Details

Date: 26/02/2024

Your ref: 20176896

Our Ref: GS-S3M-MJF-Y8Q-IB7

Site Details

Location: 448306 110628

Area: 1.09 ha

Authority: Eastleigh Borough Council ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

groundsure.com/insightuserguide ↗

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

Certified B Corporation

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	2	22	11	-
17	1.2	Historical tanks	0	0	0	0	-
17 >	1.3 >	Historical energy features >	0	0	6	13	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	0	8	-
19	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
20 >	2.1 >	Historical industrial land uses >	0	2	30	14	-
22	2.2	Historical tanks	0	0	0	0	-
22 >	2.3 >	Historical energy features >	0	0	8	26	-
24	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	0	10	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27 >	3.4 >	Historical landfill (EA/NRW records) >	1	0	0	1	-
27	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
28 >	3.7 >	Waste exemptions >	0	1	0	5	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	2	6	-	-
30 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
30	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-

31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
31	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	1	-
32	4.12	Radioactive Substance Authorisations	0	0	0	0	-
32 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	0	4	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.15	Pollutant release to public sewer	0	0	0	0	-
34	4.16	List 1 Dangerous Substances	0	0	0	0	-
34	4.17	List 2 Dangerous Substances	0	0	0	0	-
34 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	1	0	1	-
34	4.19	Pollution inventory substances	0	0	0	0	-
35	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
36 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
38 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
39 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	1
42 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	3
43	5.8	Potable abstractions	0	0	0	0	0
43	5.9	Source Protection Zones	0	0	0	0	-
43	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
44 >	**6.1 >**	**Water Network (OS MasterMap) >**	1	0	3	-	-

45 >	6.2 >	Surface water features >	1	0	1	-	-
45 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46	6.4	WFD Surface water bodies	0	0	0	-	-
46 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
47	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
47	7.2	Historical Flood Events	0	0	0	-	-
47	7.3	Flood Defences	0	0	0	-	-
48	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
48	7.5	Flood Storage Areas	0	0	0	-	-
49	7.6	Flood Zone 2	None (within 50m)				
49	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
50 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
52 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
54 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	0	2
55 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	1
56 >	10.4 >	Special Protection Areas (SPA) >	0	0	0	0	6
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
58 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	14
58	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0

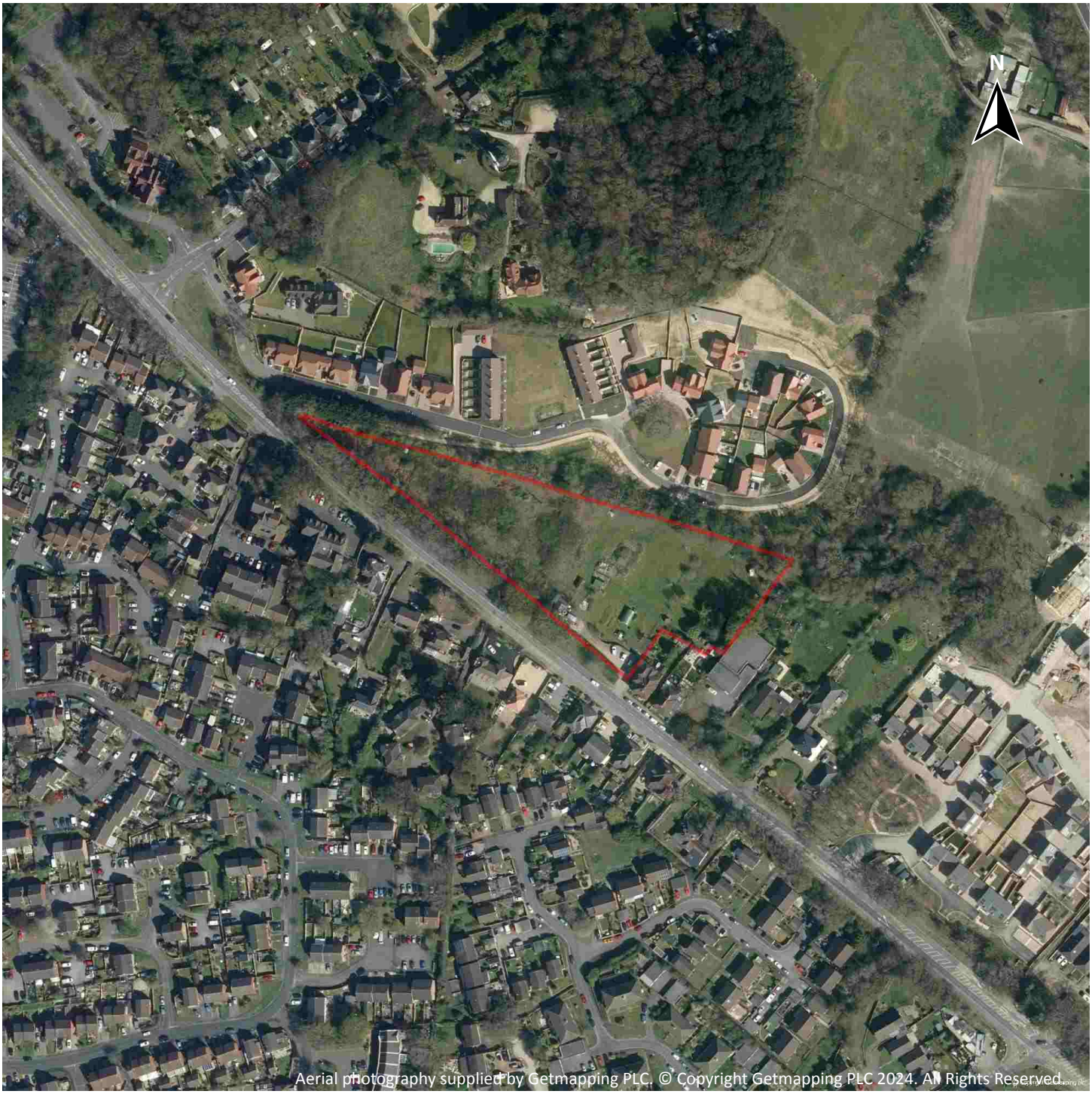
59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
61 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
63 >	10.18 >	SSSI Units >	0	0	0	0	8
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69 >	11.4 >	Listed Buildings >	0	0	2	-	-
70 >	11.5 >	Conservation Areas >	0	0	1	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72 >	12.3 >	Tree Felling Licences >	0	0	2	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	13.1 >	Priority Habitat Inventory >	2	1	10	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
75	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
77 >	14.1 >	10k Availability >	Identified (within 500m)				
78 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-
79 >	14.3 >	Superficial geology (10k) >	0	1	2	3	-

80	14.4	Landslip (10k)	0	0	0	0	-
81 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
82	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
83 >	15.1 >	50k Availability >	Identified (within 500m)				
84 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
85	15.3	Artificial ground permeability (50k)	0	0	-	-	-
86 >	15.4 >	Superficial geology (50k) >	0	1	2	3	-
87 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
87	15.6	Landslip (50k)	0	0	0	0	-
87	15.7	Landslip permeability (50k)	None (within 50m)				
88 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
89 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
89	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
90 >	16.1 >	BGS Boreholes >	0	0	16	-	-
Page	Section	Natural ground subsidence >					
92 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
93 >	17.2 >	Running sands >	Very low (within 50m)				
94 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
95 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
96 >	17.5 >	Landslides >	Very low (within 50m)				
97 >	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
99	18.1	BritPits	0	0	0	0	-
100 >	18.2 >	Surface ground workings >	0	1	6	-	-
100	18.3	Underground workings	0	0	0	0	0
100	18.4	Underground mining extents	0	0	0	0	-
101	18.5	Historical Mineral Planning Areas	0	0	0	0	-

101	18.6	Non-coal mining	0	0	0	0	0
101	18.7	JPB mining areas	None (within 0m)				
101	18.8	The Coal Authority non-coal mining	0	0	0	0	-
102	18.9	Researched mining	0	0	0	0	-
102	18.10	Mining record office plans	0	0	0	0	-
102	18.11	BGS mine plans	0	0	0	0	-
102	18.12	Coal mining	None (within 0m)				
102	18.13	Brine areas	None (within 0m)				
103	18.14	Gypsum areas	None (within 0m)				
103	18.15	Tin mining	None (within 0m)				
103	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
104	19.1	Natural cavities	0	0	0	0	-
104	19.2	Mining cavities	0	0	0	0	0
104	19.3	Reported recent incidents	0	0	0	0	-
104	19.4	Historical incidents	0	0	0	0	-
105	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon** >					
106 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
108 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	1	1	-	-	-
108	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
108	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
109	22.1	Underground railways (London)	0	0	0	-	-
109	22.2	Underground railways (Non-London)	0	0	0	-	-
109	22.3	Railway tunnels	0	0	0	-	-
109	22.4	Historical railway and tunnel features	0	0	0	-	-
109	22.5	Royal Mail tunnels	0	0	0	-	-

110	22.6	Historical railways	0	0	0	-	-
110	22.7	Railways	0	0	0	-	-
110	22.8	Crossrail 1	0	0	0	0	-
110	22.9	Crossrail 2	0	0	0	0	-
110	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 05/04/2020

Site Area: 1.09ha

Recent site history - 2017 aerial photograph



Capture Date: 21/06/2017

Site Area: 1.09ha

Recent site history - 2013 aerial photograph



Capture Date: 04/06/2013

Site Area: 1.09ha

Recent site history - 2005 aerial photograph



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

Capture Date: 18/05/2005

Site Area: 1.09ha

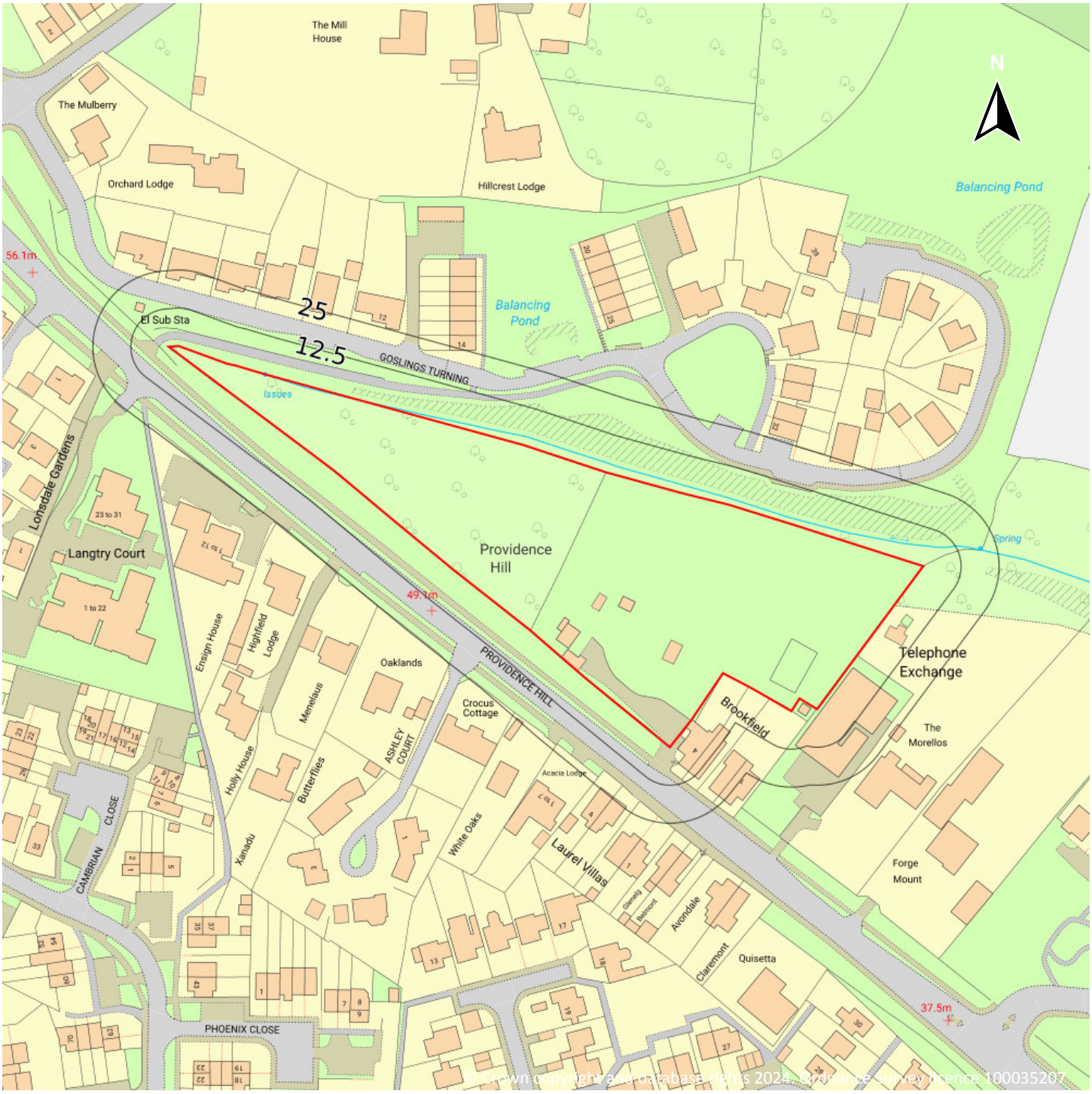
Recent site history - 1999 aerial photograph



Capture Date: 29/07/1999

Site Area: 1.09ha

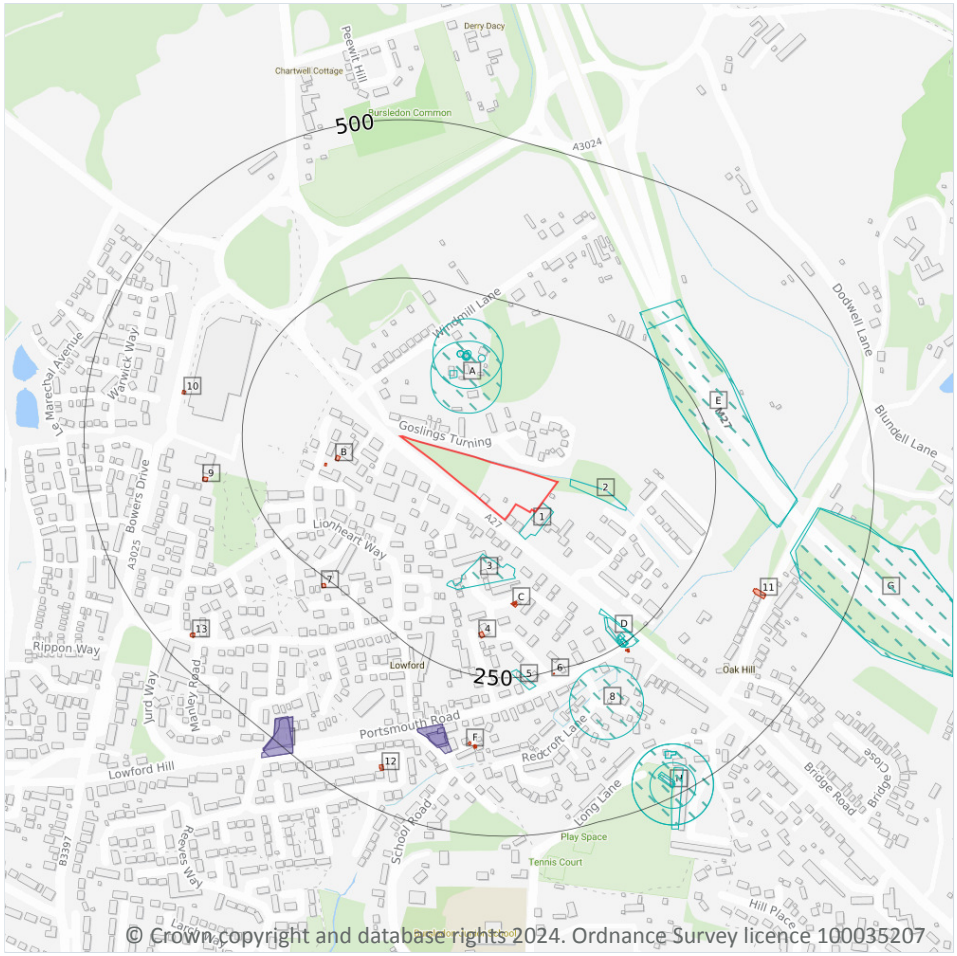
OS MasterMap site plan



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

Site Area: 1.09ha

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m	35

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
1	0m SE	Telephone Exchange	1993	1870349

ID	Location	Land use	Dates present	Group ID
2	20m E	Unspecified Ground Workings	1908	1851462
A	61m NW	Corn Windmill	1868	1864767
3	64m S	Unspecified Pit	1868	1876805
A	99m N	Windmill	1895	1957774
A	109m N	Old Windmill	1908	1875004
A	143m N	Unspecified Windmill	1957	1900720
A	144m N	Unspecified Windmill	1898	1909984
A	145m N	Old Windmill	1908	1921110
A	145m N	Unspecified Tank	1908 - 1942	1904080
A	146m N	Unspecified Tank	1967	1857231
A	146m N	Disused Windmill	1987 - 1993	1893744
A	146m N	Disused Windmill	1977	1940120
A	147m N	Windmill	1957	1917381
A	148m N	Unspecified Tank	1942	1857230
D	185m SE	Smithy	1957	1901151
D	199m SE	Smithy	1895	1933678
E	222m NE	Cuttings	1977	1929801
E	223m E	Cuttings	1987 - 1993	1957969
D	235m SE	Smithy	1942	1947605
D	237m SE	Smithy	1957	1946024
5	238m S	Telephone Exchange	1967	1870350
D	242m SE	Smithy	1898 - 1908	1914644
D	243m SE	Smithy	1908	1949511
8	263m SE	Clay Pits	1895	1874448
G	384m E	Cuttings	1977	1956816
G	391m E	Cuttings	1987 - 1993	1959647
H	418m SE	Clay Pits	1895	1939375
H	418m SE	Clay Pits	1942	1955554

ID	Location	Land use	Dates present	Group ID
H	430m SE	Smithy	1908	1944539
H	431m SE	Smithy	1908	1951895
H	448m SE	Clay Pits	1908	1953671
H	457m SE	Clay Pits	1957	1907278
H	460m SE	Clay Pits	1977	1944064
H	460m SE	Clay Pits	1957	1961793

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	19

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 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
B	100m W	Electricity Substation	1987	187952
B	124m W	Electricity Substation	1988 - 1993	202775
C	130m S	Electricity Substation	1976 - 1987	208088
C	131m S	Electricity Substation	1988	201807
C	134m S	Electricity Substation	1993	204524

ID	Location	Land use	Dates present	Group ID
4	180m S	Electricity Substation	1976	187954
6	254m S	Gas Governor	1976	191799
7	258m SW	Electricity Substation	1987 - 1993	197601
D	260m SE	Gas Governor	1988	191798
D	261m SE	Gas Governor	1987	191801
D	264m SE	Gas Governor	1993	191800
9	311m W	Electricity Substation	1985 - 1993	209438
10	347m W	Electricity Substation	1975	187951
11	354m SE	Electricity Substation	1976 - 1993	206624
F	355m S	Electricity Substation	1993	187953
F	359m S	Electricity Substation	1988	211173
F	359m S	Electricity Substation	1976 - 1987	204356
12	432m S	Electricity Substation	1976 - 1993	208728
13	450m SW	Electricity Substation	1985 - 1993	199664

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 un-grouped 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	8

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 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
F	337m S	Garage	1965	62104
F	337m S	Garage	1976 - 1987	63468
F	342m S	Garage	1993	62899
F	349m S	Garage	1988	61755
I	453m SW	Garage	1964 - 1985	63354
I	454m SW	Garage	1988	61398
I	458m SW	Garage	1993	61391
I	462m SW	Garage	1975	63885

This data is sourced from Ordnance Survey / Groundsure.

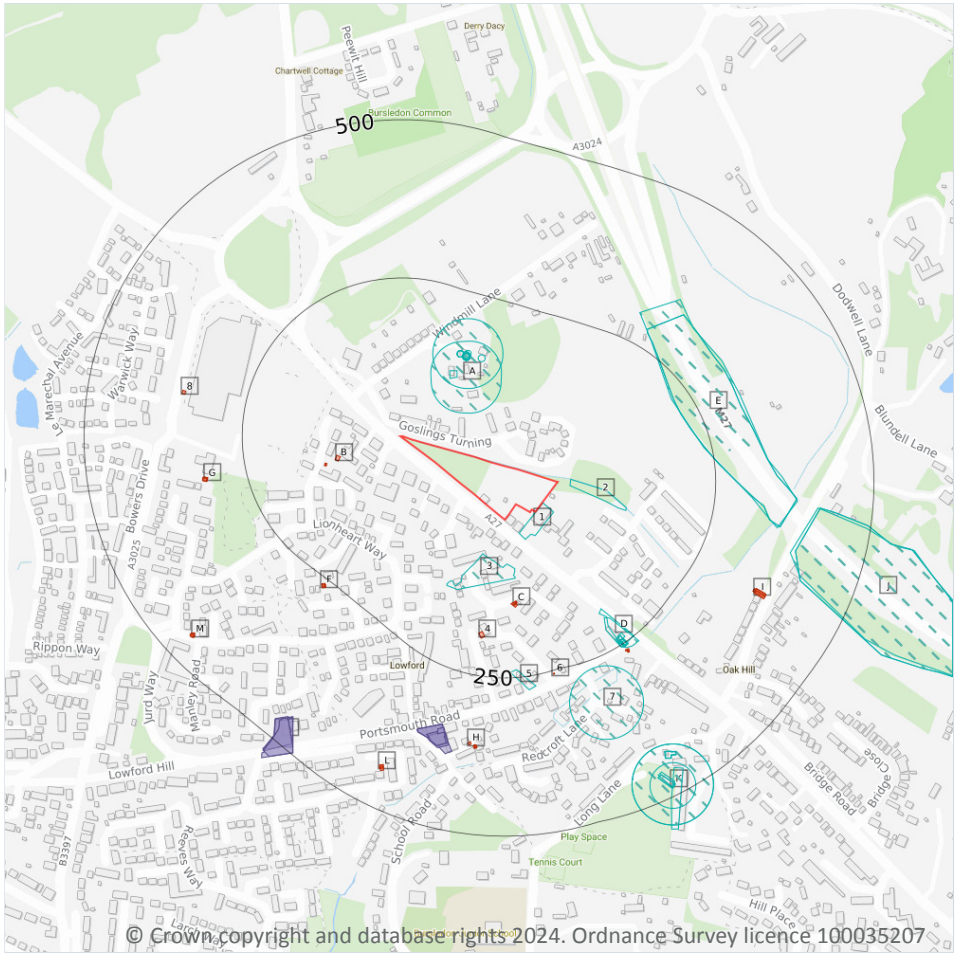
1.6 Historical military land

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



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

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	46

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 20 >**

ID	Location	Land Use	Date	Group ID
1	0m SE	Telephone Exchange	1993	1870349
2	20m E	Unspecified Ground Workings	1908	1851462
A	61m NW	Corn Windmill	1868	1864767

ID	Location	Land Use	Date	Group ID
3	64m S	Unspecified Pit	1868	1876805
A	99m N	Windmill	1895	1957774
A	109m N	Old Windmill	1908	1875004
A	143m N	Unspecified Windmill	1957	1900720
A	143m N	Unspecified Windmill	1957	1900720
A	144m N	Unspecified Windmill	1898	1909984
A	145m N	Old Windmill	1908	1921110
A	145m N	Old Windmill	1908	1921110
A	145m N	Unspecified Tank	1908	1904080
A	146m N	Disused Windmill	1993	1893744
A	146m N	Unspecified Tank	1967	1857231
A	146m N	Disused Windmill	1987	1893744
A	146m N	Disused Windmill	1977	1940120
A	147m N	Windmill	1957	1917381
A	148m N	Unspecified Tank	1942	1857230
A	149m N	Unspecified Tank	1942	1904080
D	185m SE	Smithy	1957	1901151
D	199m SE	Smithy	1895	1933678
E	222m NE	Cuttings	1977	1929801
E	223m E	Cuttings	1993	1957969
E	223m E	Cuttings	1987	1957969
D	235m SE	Smithy	1942	1947605
D	237m SE	Smithy	1957	1946024
D	237m SE	Smithy	1957	1946024
5	238m S	Telephone Exchange	1967	1870350
D	242m SE	Smithy	1898	1914644
D	243m SE	Smithy	1908	1914644
D	243m SE	Smithy	1908	1914644

ID	Location	Land Use	Date	Group ID
D	243m SE	Smithy	1908	1949511
7	263m SE	Clay Pits	1895	1874448
J	384m E	Cuttings	1977	1956816
J	391m E	Cuttings	1993	1959647
J	391m E	Cuttings	1987	1959647
K	418m SE	Clay Pits	1942	1955554
K	418m SE	Clay Pits	1895	1939375
K	430m SE	Smithy	1908	1944539
K	430m SE	Smithy	1908	1944539
K	431m SE	Smithy	1908	1951895
K	448m SE	Clay Pits	1908	1953671
K	457m SE	Clay Pits	1957	1907278
K	460m SE	Clay Pits	1977	1944064
K	460m SE	Clay Pits	1957	1961793
K	460m SE	Clay Pits	1957	1961793

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	34

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 20 >**

ID	Location	Land Use	Date	Group ID
B	100m W	Electricity Substation	1987	187952
B	124m W	Electricity Substation	1993	202775
B	125m W	Electricity Substation	1988	202775
C	130m S	Electricity Substation	1976	208088
C	130m S	Electricity Substation	1987	208088
C	131m S	Electricity Substation	1988	201807
C	134m S	Electricity Substation	1993	204524
4	180m S	Electricity Substation	1976	187954
6	254m S	Gas Governor	1976	191799
F	258m SW	Electricity Substation	1987	197601
F	258m SW	Electricity Substation	1993	197601
F	259m SW	Electricity Substation	1988	197601
D	260m SE	Gas Governor	1988	191798
D	261m SE	Gas Governor	1987	191801
D	264m SE	Gas Governor	1993	191800
G	311m W	Electricity Substation	1985	209438
G	312m W	Electricity Substation	1993	209438
G	313m W	Electricity Substation	1988	209438
8	347m W	Electricity Substation	1975	187951
I	354m SE	Electricity Substation	1988	206624
H	355m S	Electricity Substation	1993	187953
I	356m SE	Electricity Substation	1976	206624
I	356m SE	Electricity Substation	1987	206624
I	357m SE	Electricity Substation	1993	206624
H	359m S	Electricity Substation	1988	211173
H	359m S	Electricity Substation	1976	204356
H	359m S	Electricity Substation	1987	204356
L	432m S	Electricity Substation	1976	208728

ID	Location	Land Use	Date	Group ID
L	432m S	Electricity Substation	1987	208728
L	432m S	Electricity Substation	1988	208728
L	435m S	Electricity Substation	1993	208728
M	450m SW	Electricity Substation	1985	199664
M	450m SW	Electricity Substation	1993	199664
M	452m SW	Electricity Substation	1988	199664

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	**10**

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'.

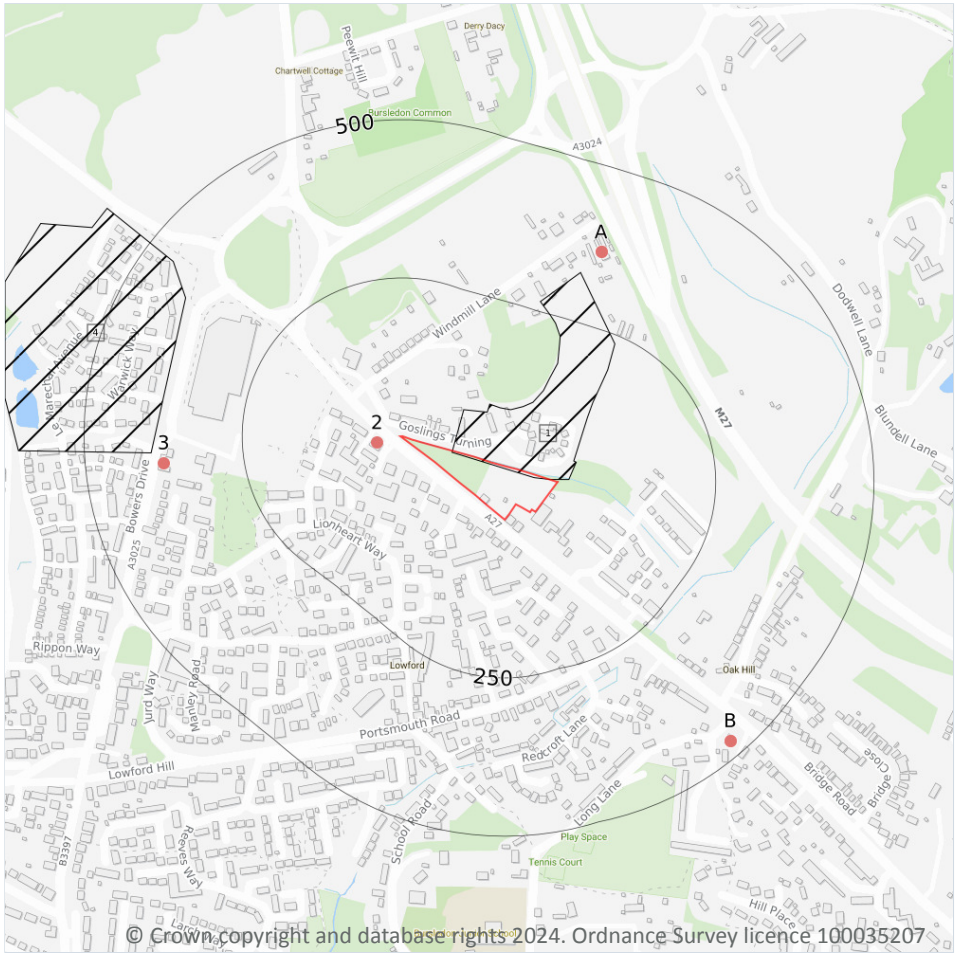
Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
H	337m S	Garage	1965	62104
H	337m S	Garage	1976	63468
H	337m S	Garage	1987	63468
H	342m S	Garage	1993	62899
H	349m S	Garage	1988	61755
N	453m SW	Garage	1985	63354
N	454m SW	Garage	1988	61398

ID	Location	Land Use	Date	Group ID
N	455m SW	Garage	1964	63354
N	458m SW	Garage	1993	61391
N	462m SW	Garage	1975	63885

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

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	2

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Details		
1	**On site**	**Site Address: Providence Hill, Bursledon, Hampshire** **Licence Holder Address: -**	**Waste Licence: -** **Site Reference: FEA31, EAST 7** **Waste Type: Inert** **Environmental Permitting Regulations (Waste) Reference: -** **Licence Issue: -** **Licence Surrender: -**	**Operator: -** **Licence Holder: -** **First Recorded -** **Last Recorded: -**
4	378m W	Site Address: Car Boot Sale Site, Bursledon Road Licence Holder Address: -	Waste Licence: - Site Reference: FEA28 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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	6

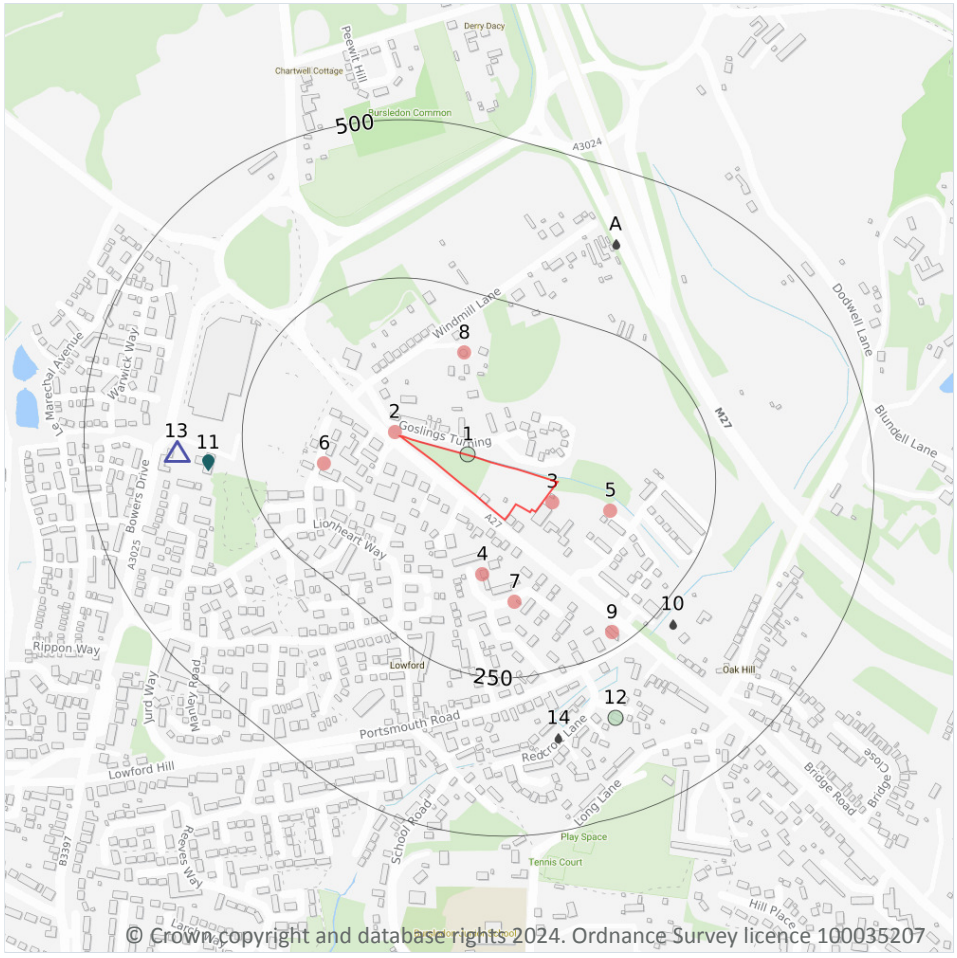
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
2	39m W	C/O FOREMAN HOMES, PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON, SO31 8JZ	WEX213888	Using waste exemption	Not on a farm	Use of waste in construction
A	366m NE	2 OAKDENE, WINDMILL LANE, BURSLEDON, SOUTHAMPTON, SO31 8BE	WEX174047	Using waste exemption	On a farm	Use of waste in construction
A	366m NE	2 OAKDENE, WINDMILL LANE, BURSLEDON, SOUTHAMPTON, SO31 8BE	WEX252469	Using waste exemption	Not on a farm	Use of waste in construction
3	377m W	BEAUFORT HOUSE, HAMBLE LANE, BURSLEDON, SOUTHAMPTON, SO31 8BR	WEX342513	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	475m SE	LONG LANE, BURSLEDON, SOUTHAMPTON, SO31 8DA	WEX227435	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	475m SE	LONG LANE, BURSLEDON, SOUTHAMPTON, SO31 8DA	WEX152272	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use



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

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	8

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Company	Address	Activity	Category
2	11m NW	Electricity Sub Station	Hampshire, SO31	Electrical Features	Infrastructure and Facilities
3	12m E	Telephone Exchange	Hampshire, SO31	Telecommunications Features	Infrastructure and Facilities
4	93m S	Partsland Classic	19, Kingsfield Gardens, Bursledon, Hampshire, SO31 8AY	Vehicle Parts and Accessories	Motoring

ID	Location	Company	Address	Activity	Category
5	95m E	Electricity Sub Station	Hampshire, SO31	Electrical Features	Infrastructure and Facilities
6	128m W	Electricity Sub Station	Hampshire, SO31	Electrical Features	Infrastructure and Facilities
7	131m S	Electricity Sub Station	Hampshire, SO31	Electrical Features	Infrastructure and Facilities
8	154m N	Bursledon Windmill	Bursledon Windmill, Windmill Lane, Bursledon, Hampshire, SO31 8BG	Energy Production	Industrial Features
9	226m SE	Wessex Tyres	Wessex Radiators, Portsmouth Road, Bursledon, Hampshire, SO31 8EP	Vehicle Parts and Accessories	Motoring

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Company	Address	LPG	Status
13	355m W	TESCO EXTRA	Hamble Lane, Bursledon, Southampton, Hampshire, SO31 8GN	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 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	1

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 29 >**

ID	Location	Address	Details	
11	306m W	Tesco, Hamble Lane, Bursledon, Southampton, SO31 8GN	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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	4

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 29 >**

ID	Location	Address	Details	
10	280m SE	DODWELL & OAKWELL ESTATE, DODWELL & OAKWELL ESTATE, BURSLEDON, SOUTHAMPTON, HAMPSHIRE, SO31	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: H01505 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 01/04/1991 Effective Date: 01/04/1991 Revocation Date: 01/07/1991
14	355m S	LAND OFF PORTSMOUTH ROAD, LAND OFF PORTSMOUTH ROAD, LOWFORD, BURSLEDON HAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01211 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 16/02/1981 Effective Date: 16/02/1981 Revocation Date: 01/07/1991
A	385m NE	PEWITT HILL ESTATE, PEWITT HILL ESTATE, BURSLEDON, HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: H01506 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 01/04/1991 Effective Date: 01/04/1991 Revocation Date: 01/07/1991
A	385m NE	WINDMILL ROAD ESTATE, WINDMILL ROAD ESTATE, BURLESDON, HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: H01507 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 01/04/1991 Effective Date: 01/04/1991 Revocation Date: 01/07/1991

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

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

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

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	2

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 29 >**

ID	Location	Details	
1	**On site**	**Incident Date: 23/06/2002** **Incident Identification: 86684** **Pollutant: Sewage Materials** **Pollutant Description: Final Effluent**	**Water Impact: Category 3 (Minor)** **Land Impact: Category 4 (No Impact)** **Air Impact: Category 4 (No Impact)**
12	349m SE	Incident Date: 26/01/2002 Incident Identification: 54615 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)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

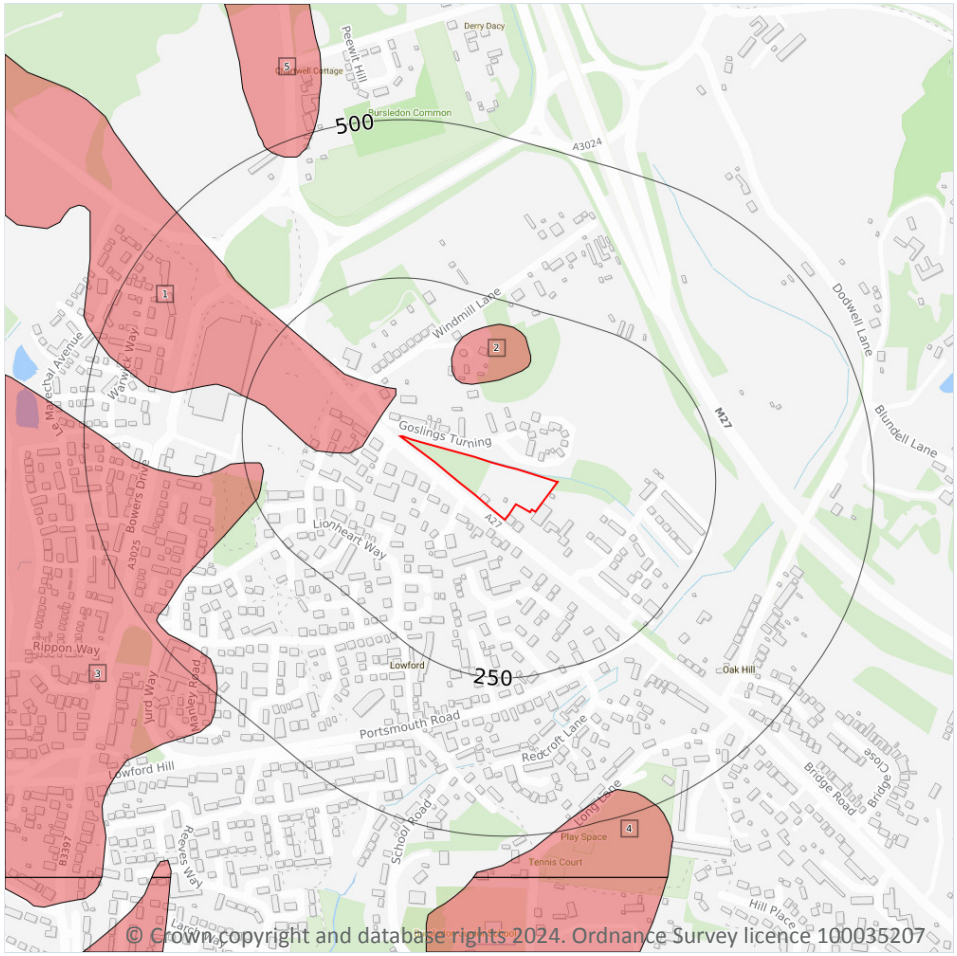
4.21 Pollution inventory radioactive waste

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



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

5.1 Superficial aquifer

Records within 500m	5

Aquifer status of groundwater held within superficial geology.

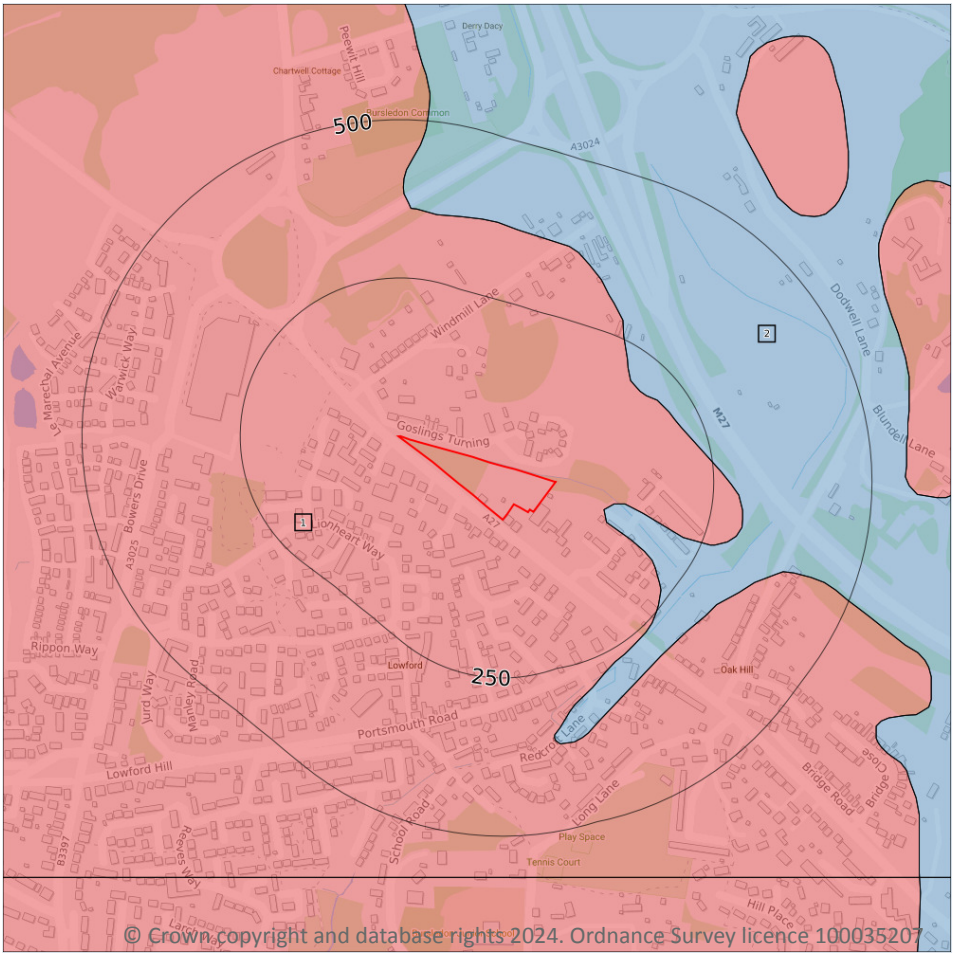
Features are displayed on the Hydrogeology map on **page 36 >**

ID	Location	Designation	Description
1	43m NW	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	107m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	223m W	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	457m S	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
5	471m NW	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

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	2

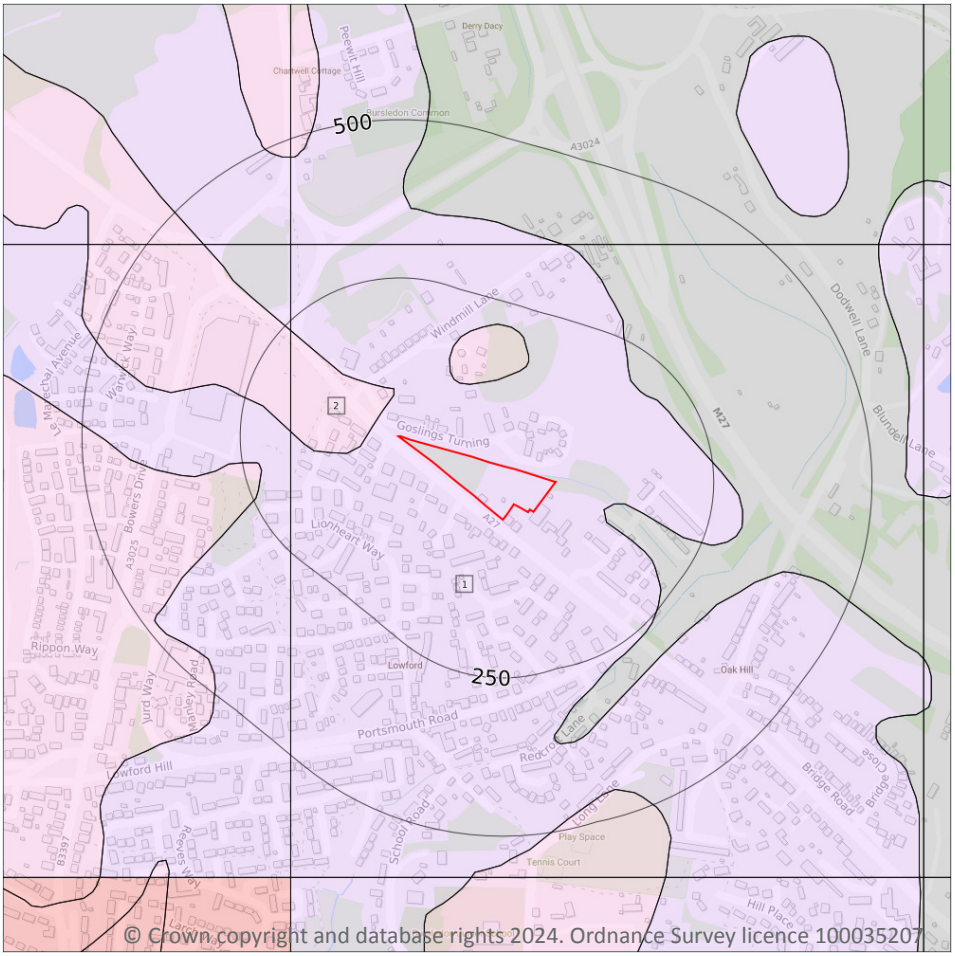
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 38 >**

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	88m E	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



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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 39 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed**
2	42m NW	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium 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.

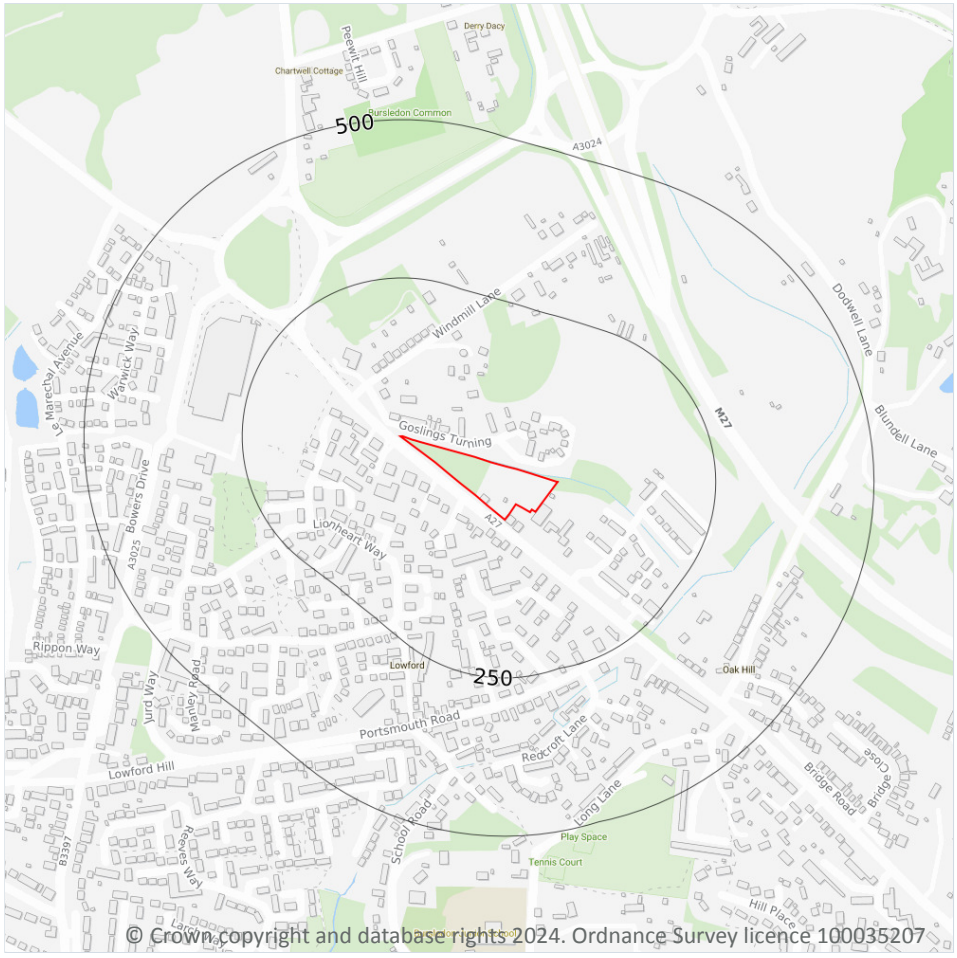
5.5 Groundwater vulnerability- local information

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
- 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	1

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 41 >**

ID	Location	Details	
-	1052m E	Status: Historical Licence No: 11/42/25.10/49 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: BRIXEDONE FARM WISHING WELL Data Type: Point Name: Game Bros Easting: 449470 Northing: 110650	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 23/12/1965 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**3**

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 41 >**

ID	Location	Details	
-	1262m SW	Status: Active Licence No: 11/42/24/5CA Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: PICKWELL FARM RESERVOIR Data Type: Poly4 Name: D & M Draper & Sons Easting: 447168 Northing: 109906	Annual Volume (m^3): 13638 Max Daily Volume (m^3): 545.5 Original Application No: NPS/NA/001896 Original Start Date: 24/03/1986 Expiry Date: - Issue No: 101 Version Start Date: 13/08/2021 Version End Date: -
-	1262m SW	Status: Active Licence No: 11/42/24/5CA Details: Trickle Irrigation - Direct Direct Source: Southern Region Surface Waters Point: PICKWELL FARM RESERVOIR Data Type: Poly4 Name: D & M Draper & Sons Easting: 447168 Northing: 109906	Annual Volume (m^3): 13638 Max Daily Volume (m^3): 545.5 Original Application No: NPS/NA/001896 Original Start Date: 24/03/1986 Expiry Date: - Issue No: 101 Version Start Date: 13/08/2021 Version End Date: -

ID	Location	Details	
-	1343m SW	Status: Historical Licence No: 11/42/24/5CA Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: PICKWELL FARM IMPOUNDMENT, OLD NETLEY Data Type: Point Name: Draper Easting: 447170 Northing: 109800	Annual Volume (m^3): 13638 Max Daily Volume (m^3): 545.50 Original Application No: - Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 11/06/2009 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

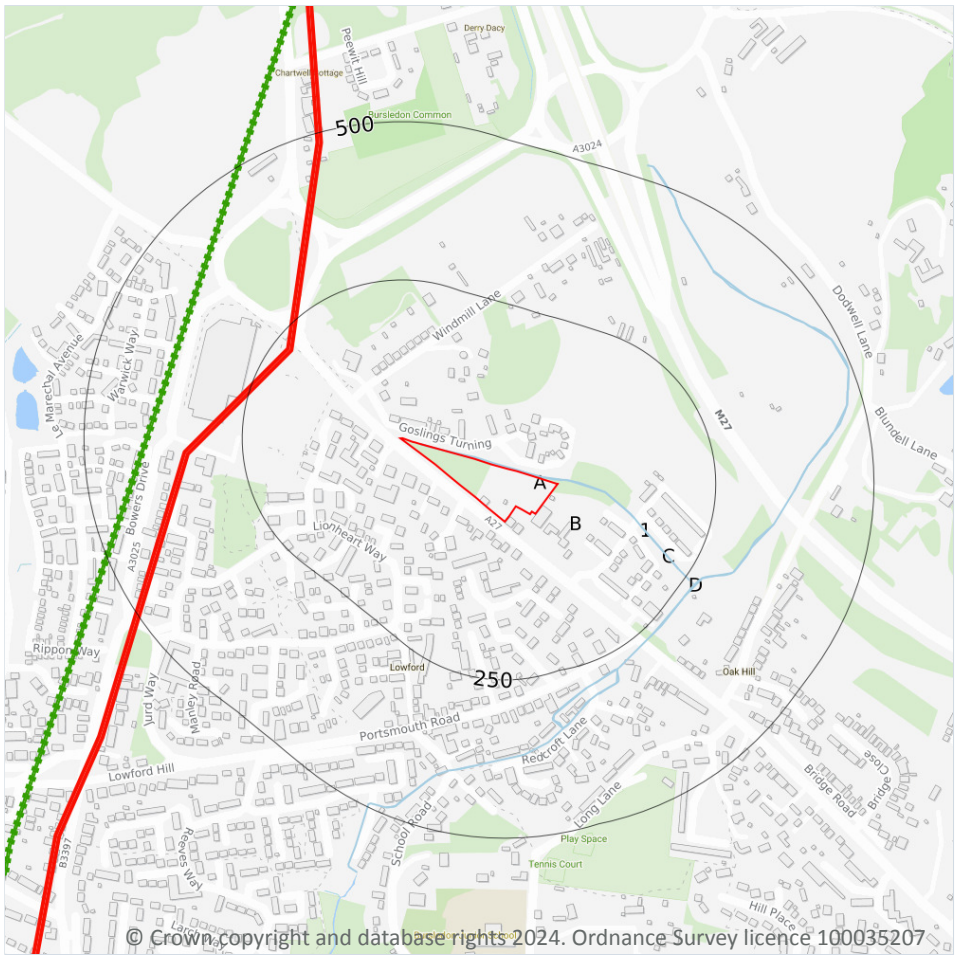
5.10 Source Protection Zones (confined aquifer)

Records within 500m	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	4

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 44 >**

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)**	**-**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	132m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	147m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	233m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**2**

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 44 >**

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 44 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
B	**On site**	**Coastal Catchment**	**Not part of a river WB catchment**	**56**	**East Hampshire Rivers**	**East Hampshire**

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

6.4 WFD Surface water bodies

Records identified	0

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.

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

6.5 WFD Groundwater bodies

Records on site	1

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.

Features are displayed on the Hydrology map on **page 44 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
B	**On site**	**South East Hants Bracklesham Group**	**GB40702G503000** ↗	**Poor**	**Poor**	**Good**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

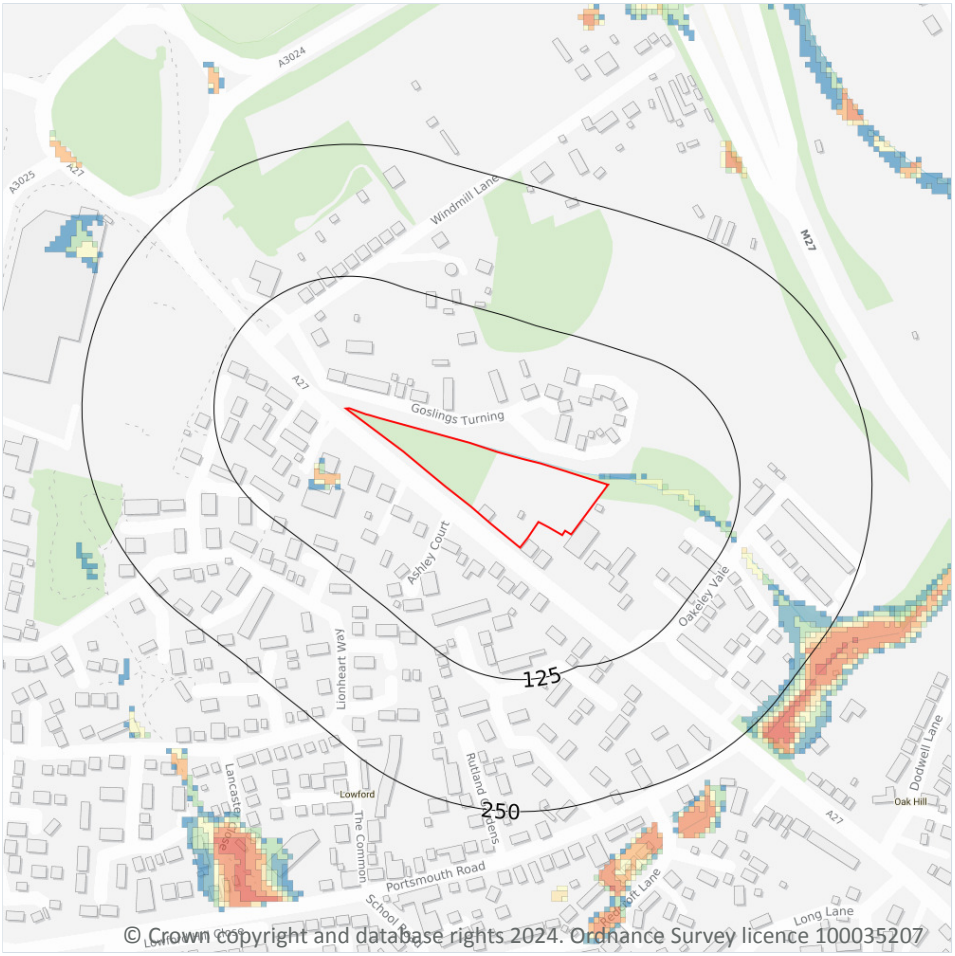
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



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	**Negligible**
Highest risk within 50m	**1 in 100 year, 0.1m - 0.3m**

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 50 >**

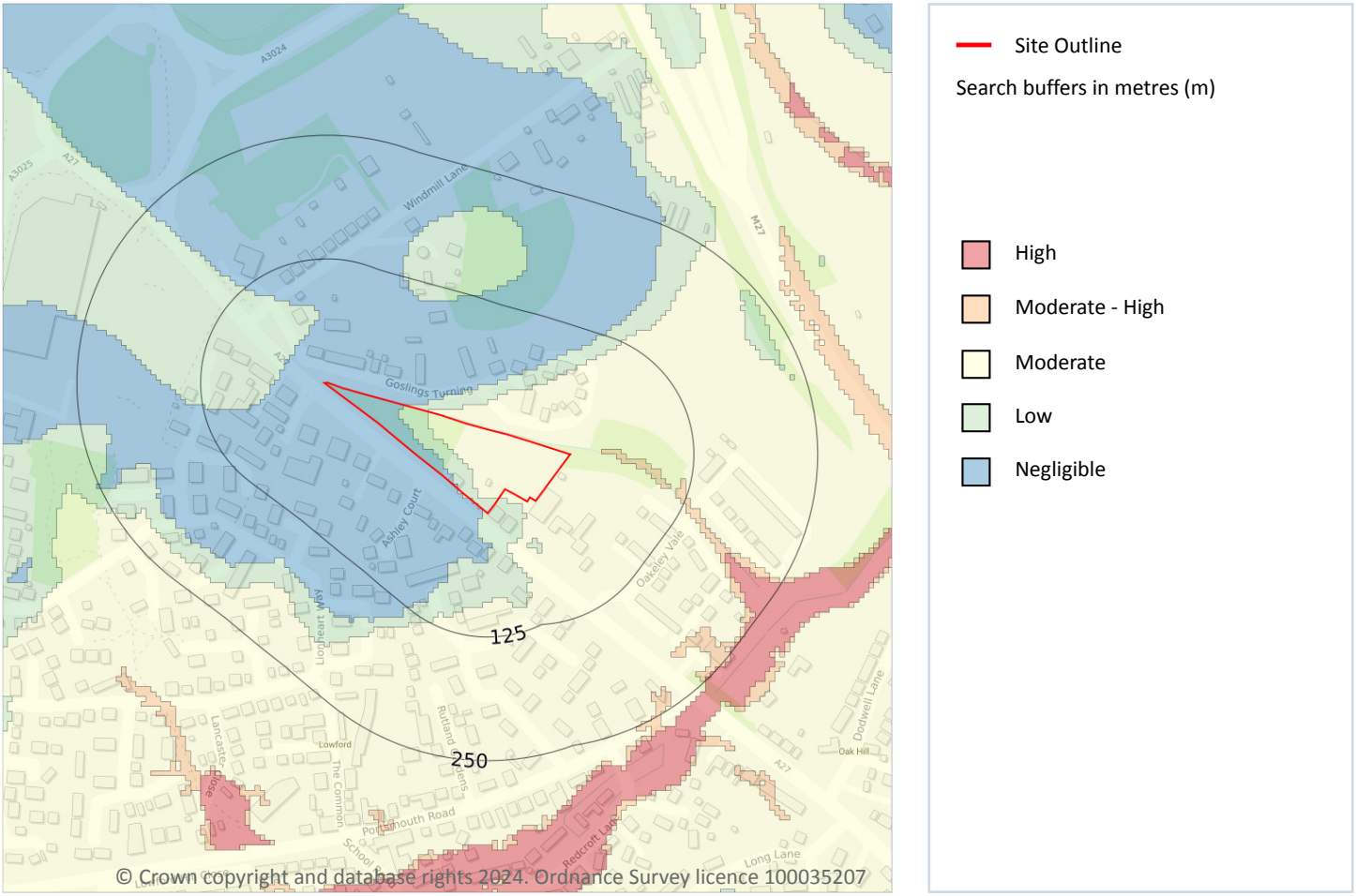
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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

9.1 Groundwater flooding

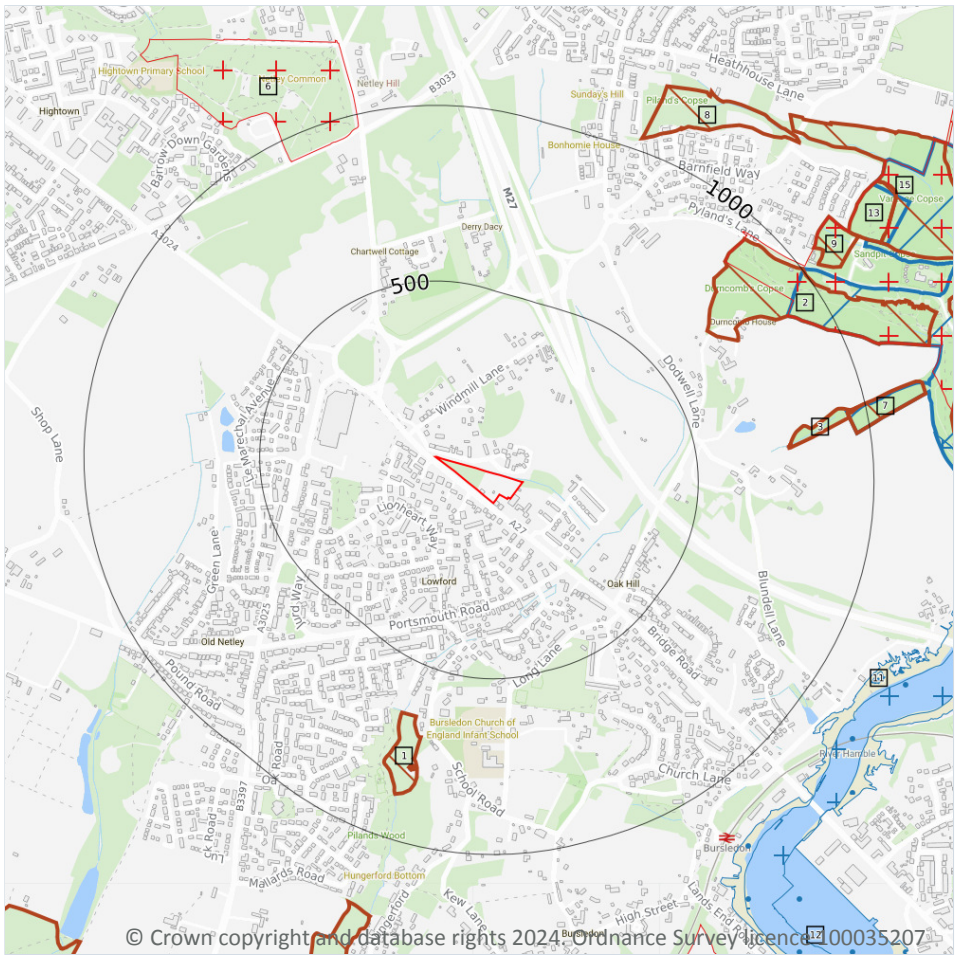
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate-High**

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

Features are displayed on the Groundwater flooding map on **page 52 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

- Sites of Special Scientific Interest (SSSI)
- Conserved wetland sites (Ramsar sites)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- Local Nature Reserves (LNR)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

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 53 >**

ID	Location	Name	Data source
5	890m NE	Upper Hamble Estuary and Woods	Natural England

ID	Location	Name	Data source
-	1514m S	Lincegrove and Hackett's Marshes	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	**2**

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.

Features are displayed on the Environmental designations map on **page 53 >**

ID	Location	Site	Details
A	1183m E	Name: Solent & Southampton Water Site status: Listed Data source: Natural England	Overview: The area covered extends from Hurst Spit to Gilkicker Point along the south coast of Hampshire and along the north coast of the Isle of Wight. The site comprises of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, saltmarsh, reedbeds, damp woodland, and grazing marsh. The diversity of habitats support internationally important numbers of wintering waterfowl, important breeding gull and tern populations and an important assemblage of rare invertebrates and plants. Ramsar criteria: Ramsar criterion 1 The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs. Ramsar criterion 2 The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.

ID	Location	Site	Details
-	1513m S	Name: Solent & Southampton Water Site status: Listed Data source: Natural England	Overview: The area covered extends from Hurst Spit to Gilkicker Point along the south coast of Hampshire and along the north coast of the Isle of Wight. The site comprises of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, saltmarsh, reedbeds, damp woodland, and grazing marsh. The diversity of habitats support internationally important numbers of wintering waterfowl, important breeding gull and tern populations and an important assemblage of rare invertebrates and plants. Ramsar criteria: Ramsar criterion 1 The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs. Ramsar criterion 2 The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.

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 53 >**

ID	Location	Name	Features of interest	Habitat description	Data source
12	1147m SE	Solent Maritime	Subtidal sandbanks; Estuaries; Intertidal mudflats and sandflats; Lagoons; Annual vegetation of drift lines; Coastal shingle vegetation outside the reach of waves; Glasswort and other annuals colonising mud and sand; Cord-grass swards; Atlantic salt meadows; Shifting dunes with marram; Dune grassland; Desmoulin`s whorl snail; Otter; Common seal.	Broad-leaved deciduous woodland; Shingle, Sea cliffs, Islets; Coastal sand dunes, Sand beaches, Machair; Salt marshes, Salt pastures, Salt steppes; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Marine areas, Sea inlets	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	6

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.

Features are displayed on the Environmental designations map on **page 53 >**

ID	Location	Name	Species of interest	Habitat description	Data source
10	1086m SE	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
11	1144m SE	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1184m E	Solent & Southampton Water	Eurasian teal; Ringed plover; Mediterranean gull; Sandwich tern; Roseate tern; Common tern; Little tern; Black-tailed godwit; Dark-bellied brent goose	Salt marshes, Salt pastures, Salt steppes; Coastal sand dunes, Sand beaches, Machair; Shingle, Sea cliffs, Islets; Broad-leaved deciduous woodland; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Humid grassland, Mesophile grassland; Bogs, Marshes, Water fringed vegetation, Fens	Natural England
-	1431m E	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1435m E	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England

ID	Location	Name	Species of interest	Habitat description	Data source
-	1514m S	Solent & Southampton Water	Eurasian teal; Ringed plover; Mediterranean gull; Sandwich tern; Roseate tern; Common tern; Little tern; Black-tailed godwit; Dark-bellied brent goose	Salt marshes, Salt pastures, Salt steppes; Coastal sand dunes, Sand beaches, Machair; Shingle, Sea cliffs, Islets; Broad-leaved deciduous woodland; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Humid grassland, Mesophile grassland; Bogs, Marshes, Water fringed vegetation, Fens	Natural England

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	**3**

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.

Features are displayed on the Environmental designations map on **page 53 >**

ID	Location	Name	Data source
4	852m NE	Manor Farm	Natural England
6	934m NW	Netley Common	Natural England
17	1327m SE	Hackett's Marsh	Natural England

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 53 >**

ID	Location	Name	Woodland Type
1	645m S	Unknown	Ancient & Semi-Natural Woodland
2	679m NE	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
3	765m E	Unknown	Ancient & Semi-Natural Woodland
7	946m E	Unknown	Ancient & Semi-Natural Woodland
8	1036m NE	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
9	1046m NE	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
13	1171m NE	Catland/fosters/bottom Copses	Ancient Replanted Woodland
14	1207m S	Mallards Moor	Ancient & Semi-Natural Woodland
15	1227m NE	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
16	1235m E	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
18	1709m SW	Priors Hill Copse/hound Grove	Ancient & Semi-Natural Woodland
-	1828m E	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
-	1907m E	Swanwick Wood	Ancient & Semi-Natural Woodland
-	1925m S	Mallards Moor	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

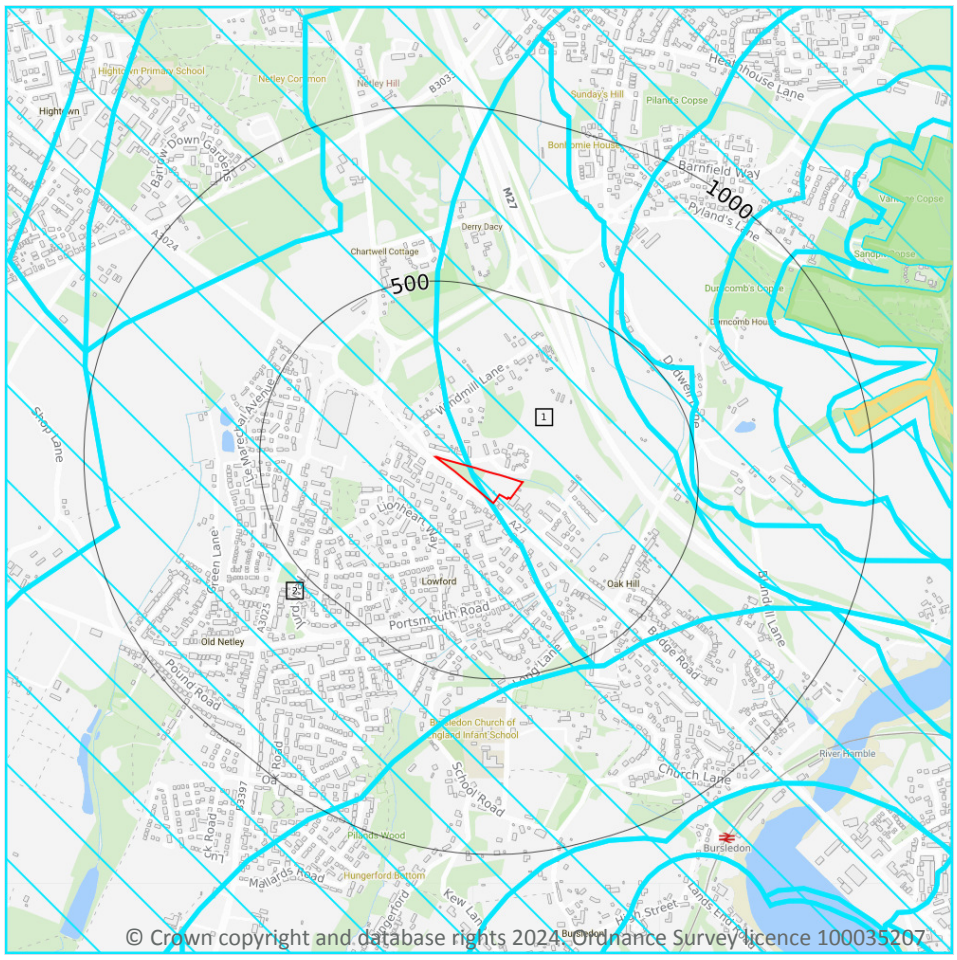
Records within 2000m	1

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**

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

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	2

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 61 >**

ID	Location	Type of developments requiring consultation
1	On site	**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 - 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 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste of more than 5m³/day 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.**

ID	Location	Type of developments requiring consultation
2	**On site**	**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.** **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 footprint exceeds 1ha.** **Residential - Residential development of 100 units or more.** **Rural residential - Any residential development of 100 or more houses outside existing settlements/urban areas.** **Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).** **Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.** **Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.** **Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.** **Discharges - Any discharge of water or liquid waste of more than 5m³/day 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 total net additional gross internal floorspace following development is 1,000m² or more.** **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.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	**8**

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 61 >**

ID:	9
Location:	890m NE
SSSI name:	Upper Hamble Estuary and Woods
Unit name:	Manor Farm Woodland
Broad habitat:	Broadleaved, Mixed And Yew Woodland - Lowland
Condition:	Favourable

Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	08/03/2021

ID: 11
Location: 945m E
SSSI name: Upper Hamble Estuary and Woods
Unit name: Hoe Moor Creek Woodland
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - No change	02/07/2010

ID: 16
Location: 1184m E
SSSI name: Upper Hamble Estuary and Woods
Unit name: Manor Farm Foreshore
Broad habitat: Littoral Sediment
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
H1130 Estuaries	Not Recorded	01/01/1900
H1140 Mudflats and sandflats not covered by seawater at low tide	Not Recorded	01/01/1900
H1310 Salicornia and other annuals colonising mud and sand	Favourable	08/03/2021
H1320 Spartina swards (Spartinion maritimae)	Favourable	08/03/2021
H1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	Favourable	08/03/2021
Littoral sediment	Not Recorded	01/01/1900
SM4-28 - Saltmarsh	Favourable	08/03/2021

ID: -
Location: 1470m E
SSSI name: Upper Hamble Estuary and Woods
Unit name: Burridge Foreshore (Lower)
Broad habitat: Littoral Sediment
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
H1130 Estuaries	Favourable	08/03/2021
H1140 Mudflats and sandflats not covered by seawater at low tide	Favourable	08/03/2021
H1310 Salicornia and other annuals colonising mud and sand	Favourable	08/03/2021
H1320 Spartina swards (Spartinion maritimae)	Favourable	08/03/2021
Littoral sediment	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	08/03/2021
SM4-28 - Saltmarsh	Favourable	08/03/2021

ID: -
Location: 1514m S
SSSI name: Lincegrove and Hackett's Marshes
Unit name: Hackett's Marsh (Hcc)
Broad habitat: Littoral Sediment
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
H1130 Estuaries	Unfavourable - No change	18/09/2018
H1140 Mudflats and sandflats not covered by seawater at low tide	Unfavourable - Recovering	15/08/2013
H1310 Salicornia and other annuals colonising mud and sand	Favourable	15/08/2013
H1320 Spartina swards (Spartinion maritimae)	Favourable	15/08/2013
H1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	Favourable	15/08/2013
SM4-28 - Saltmarsh	Unfavourable - Recovering	15/08/2013

ID: -
Location: 1545m SE
SSSI name: Lincegrove and Hackett's Marshes
Unit name: Hackett's Marsh North
Broad habitat: Littoral Sediment
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
H1130 Estuaries	Unfavourable - No change	18/09/2018
H1140 Mudflats and sandflats not covered by seawater at low tide	Unfavourable - Recovering	24/09/2013
H1310 Salicornia and other annuals colonising mud and sand	Favourable	24/09/2013
H1320 Spartina swards (Spartinion maritimae)	Favourable	24/09/2013
H1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	Favourable	24/09/2013
SM4-28 - Saltmarsh	Unfavourable - Recovering	24/09/2013

ID: -
Location: 1734m S
SSSI name: Lincegrove and Hackett's Marshes
Unit name: Lincegrove Marsh
Broad habitat: Littoral Sediment
Condition: Unfavourable - No change
Reportable features:

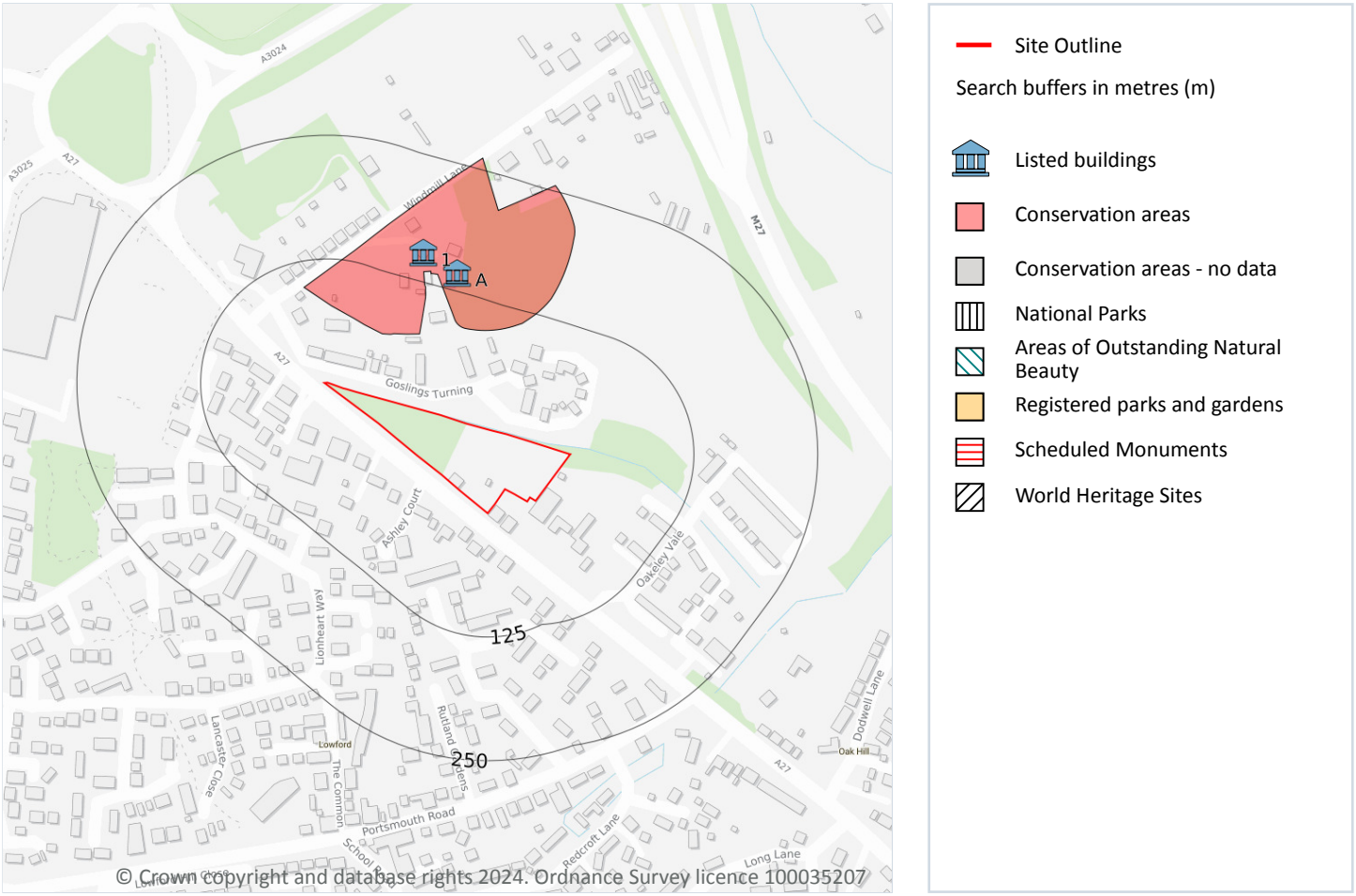
Feature name	Feature condition	Date of assessment
H1130 Estuaries	Unfavourable - No change	18/09/2018
H1140 Mudflats and sandflats not covered by seawater at low tide	Unfavourable - Recovering	24/09/2013
H1310 Salicornia and other annuals colonising mud and sand	Favourable	24/09/2013
H1320 Spartina swards (Spartinion maritimae)	Favourable	24/09/2013
H1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	Favourable	24/09/2013
SM4-28 - Saltmarsh	Unfavourable - Recovering	24/09/2013

ID: -
Location: 1810m E
SSSI name: Upper Hamble Estuary and Woods
Unit name: Oaken Copse
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	08/03/2021

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

11 Visual and cultural designations



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	2

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

Features are displayed on the Visual and cultural designations map on **page 68 >**

ID	Location	Name	Grade	Reference Number	Listed date
A	143m N	Granary Adjacent To Bursledon Windmill	II	1111940	14/02/1983
1	154m N	Bursledon Windmill	II*	1281479	14/02/1983

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 68 >**

ID	Location	Name	District	Date of designation
A	64m NW	Bursledon Windmill	Eastleigh	25/01/1990

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.

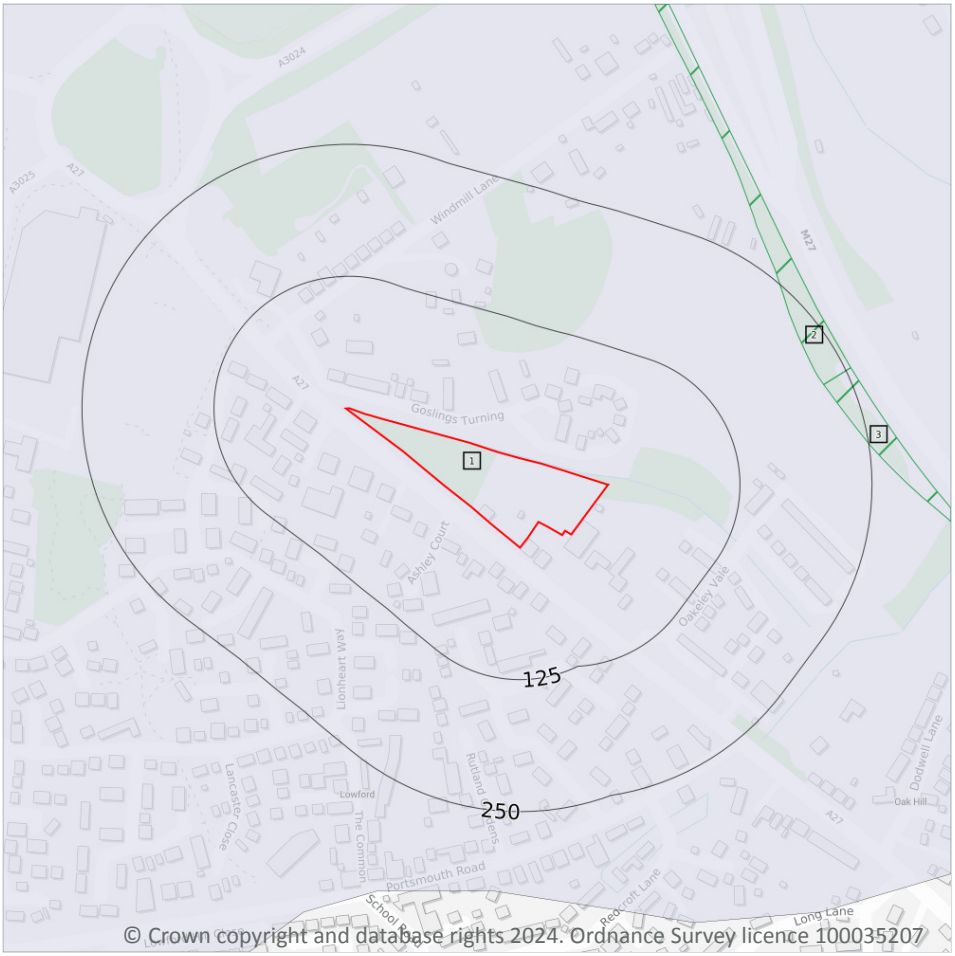
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



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

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	1

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

Features are displayed on the Agricultural designations map on **page 71 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	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 71 >**

ID	Location	Description	Reference	Application date
2	224m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
3	225m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-

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	13

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 74 >**

ID	Location	Main Habitat	Other habitats
1	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
2	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
3	20m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	91m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	108m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	159m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	160m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	177m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	180m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	209m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	224m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	228m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	235m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

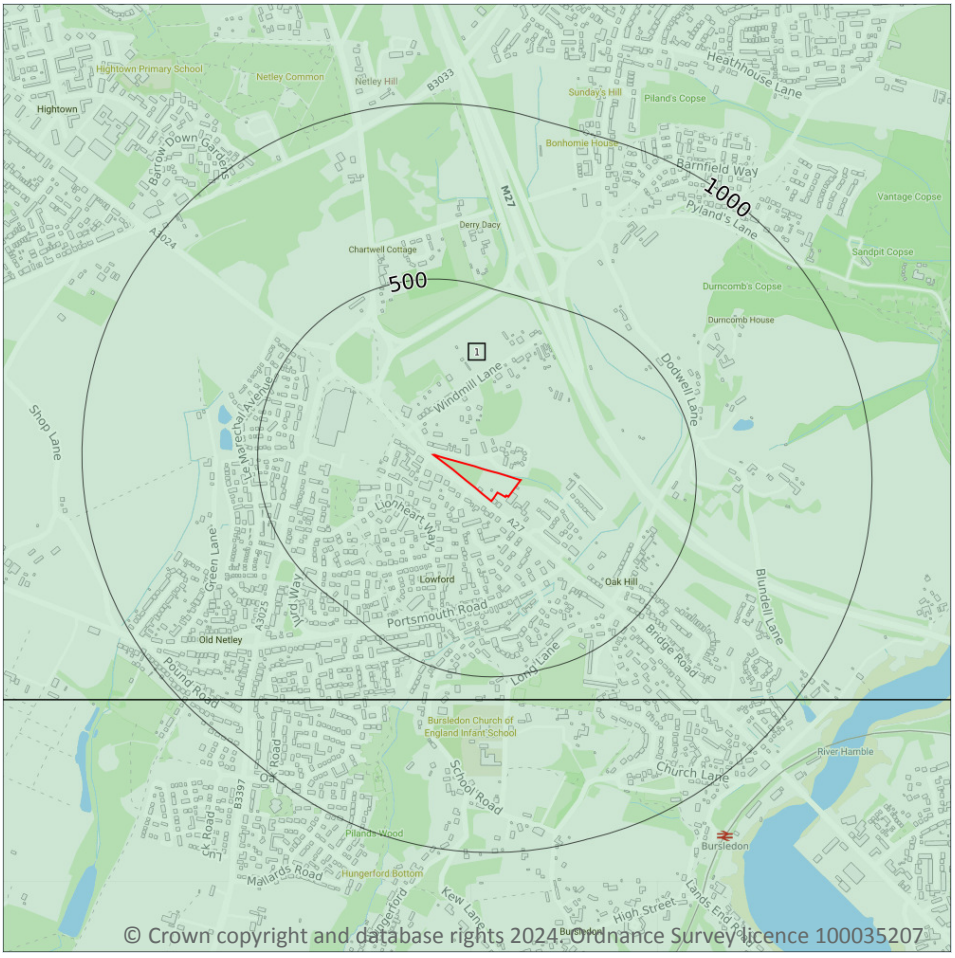
Records within 250m	0

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

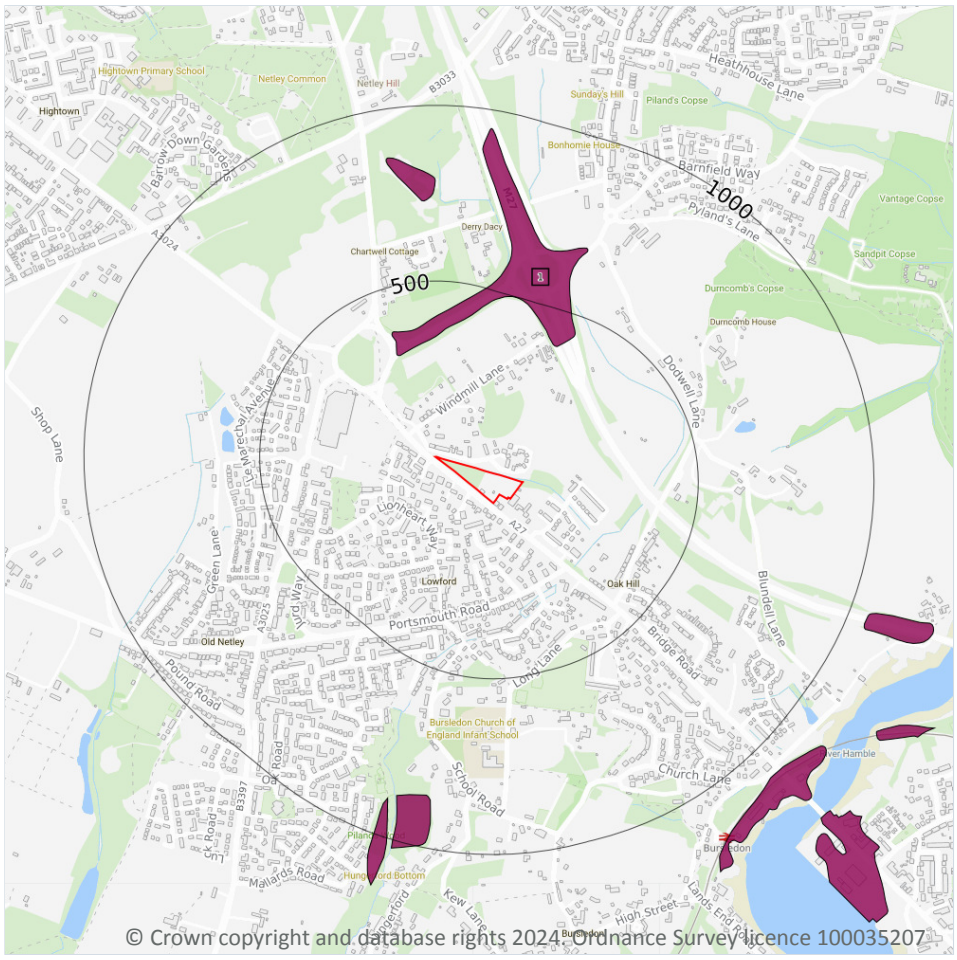
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 77 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SU41SE**

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	1

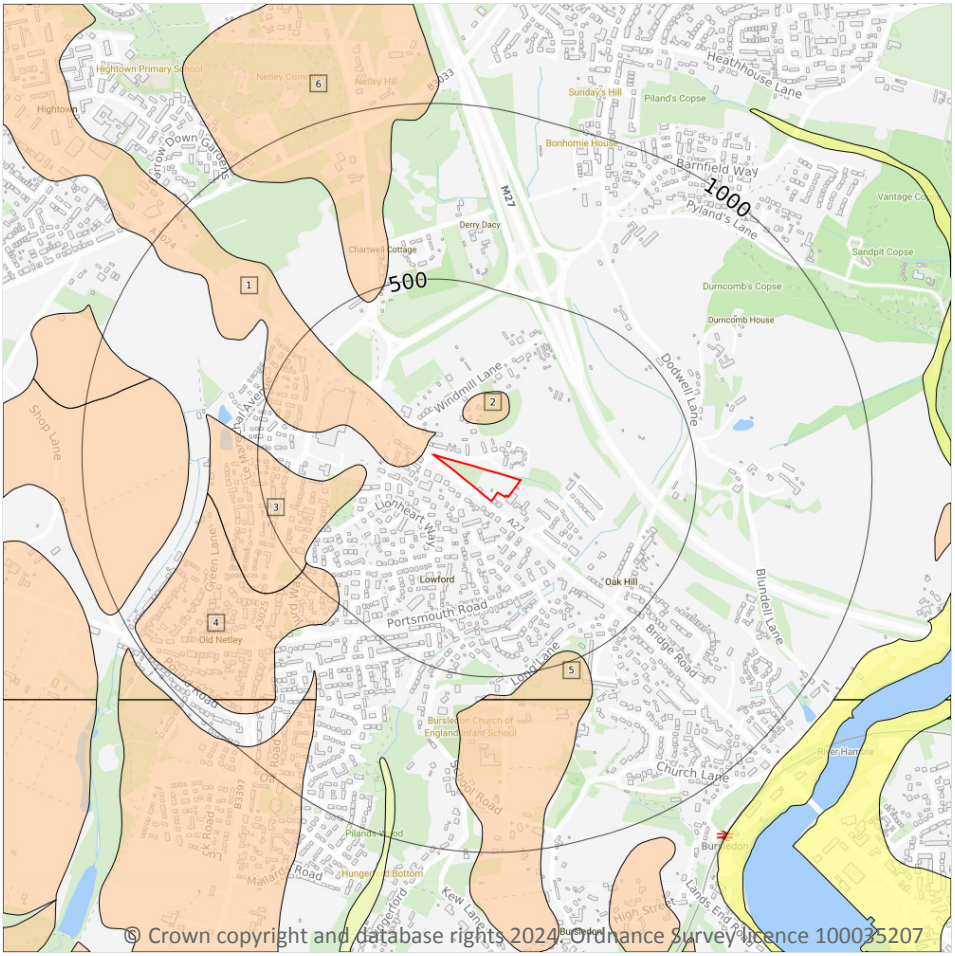
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 78 >**

ID	Location	LEX Code	Description	Rock description
1	306m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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

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 79 >**

ID	Location	LEX Code	Description	Rock description
1	28m NW	RTD8-XSV	River Terrace Deposits, 8 - Sand And Gravel	Sand And Gravel
2	116m N	RTD8-XSV	River Terrace Deposits, 8 - Sand And Gravel	Sand And Gravel
3	197m W	RTD7-XSV	River Terrace Deposits, 7 - Sand And Gravel	Sand And Gravel
4	449m SW	RTD6-XSV	River Terrace Deposits, 6 - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	467m SE	RTD6-XSV	River Terrace Deposits, 6 - Sand And Gravel	Sand And Gravel
6	471m NW	RTD9-XSV	River Terrace Deposits, 9 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

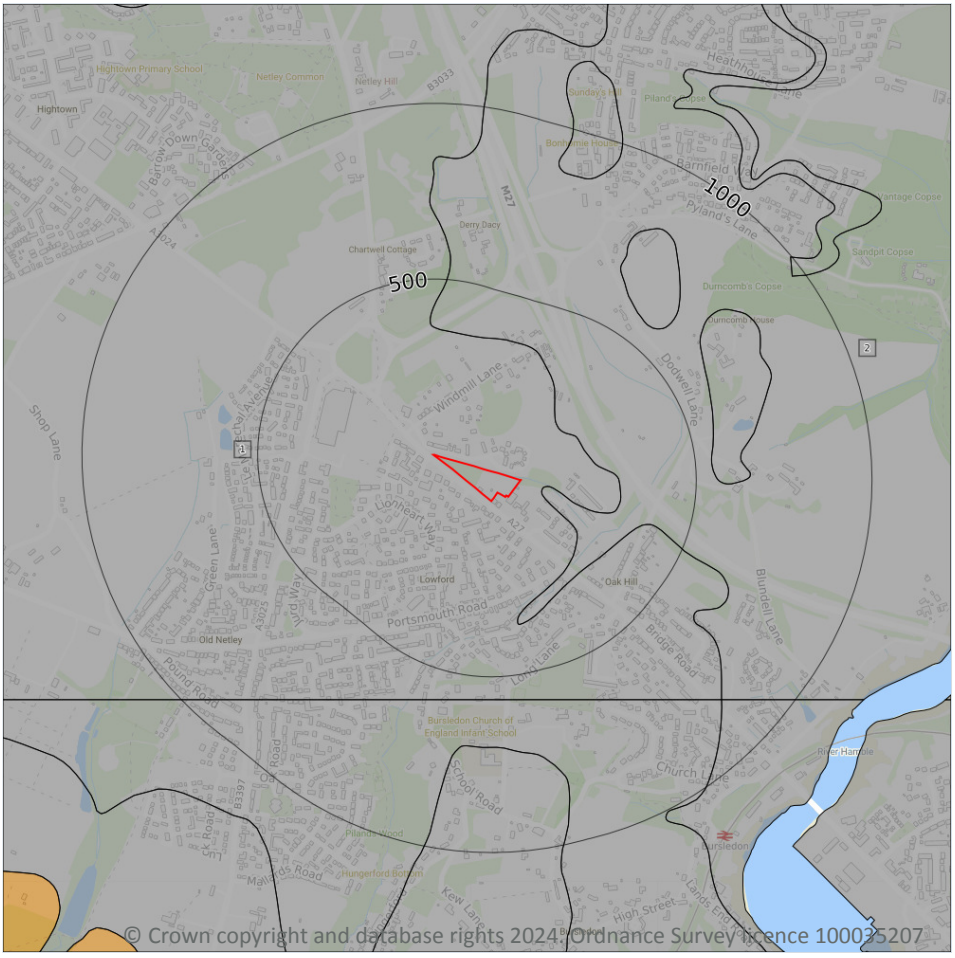
14.4 Landslip (10k)

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 **2**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 81 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WTT-CLSISA**	**Wittering Formation - Clay, Silt And Sand**	**Lutetian Age - Ypresian Age**
2	67m E	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

This data is sourced from the British Geological Survey.

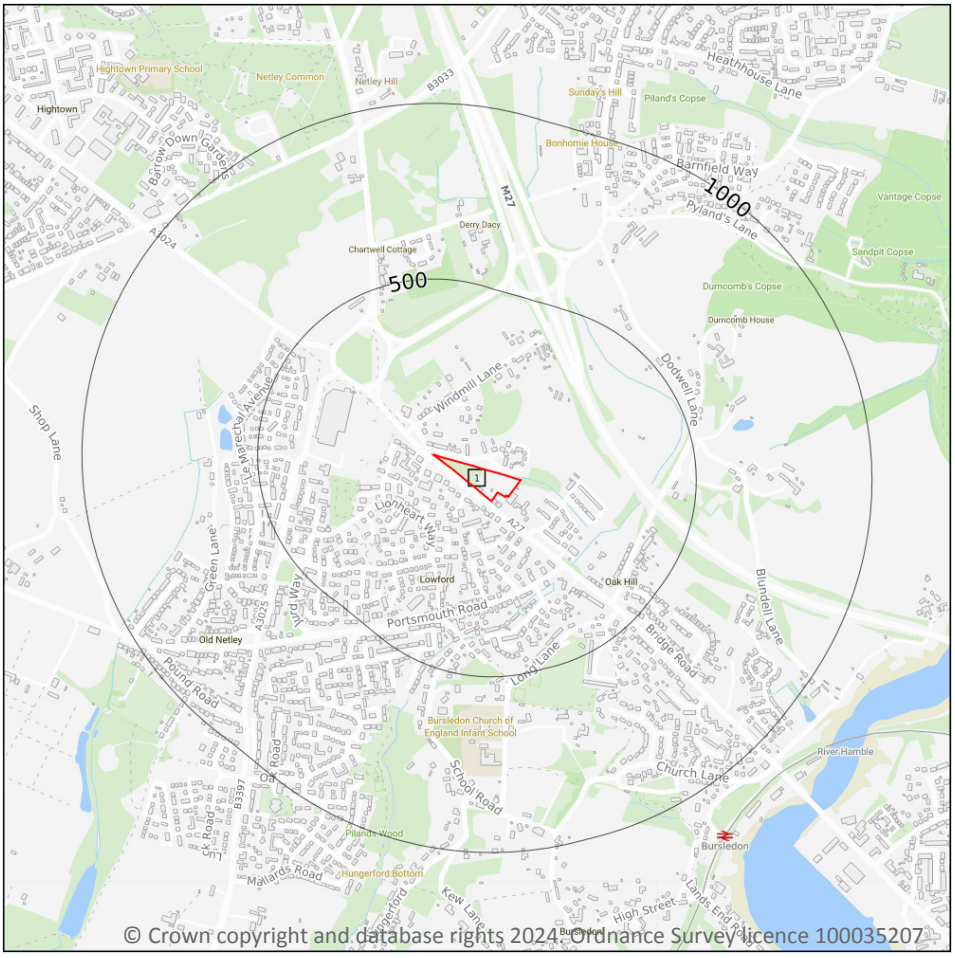
14.6 Bedrock faults and other linear features (10k)

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

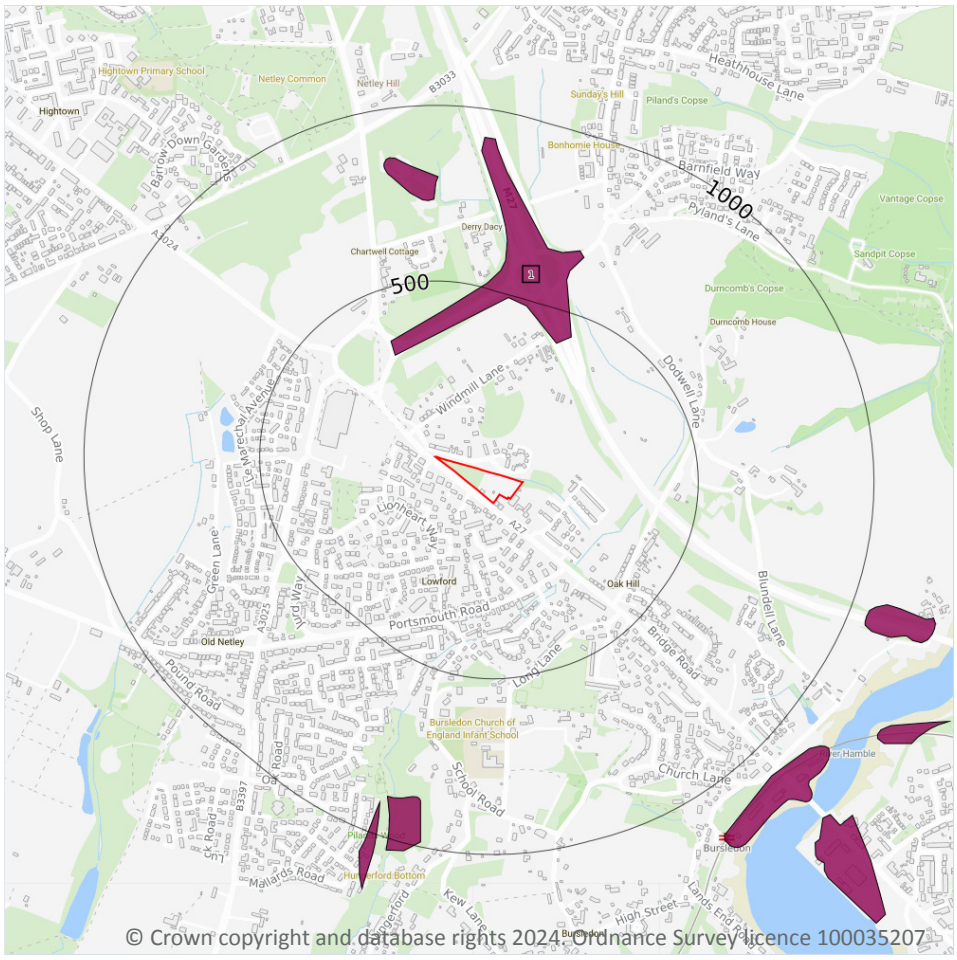
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 83 >**

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



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 84 >**

ID	Location	LEX Code	Description	Rock description
1	311m NW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

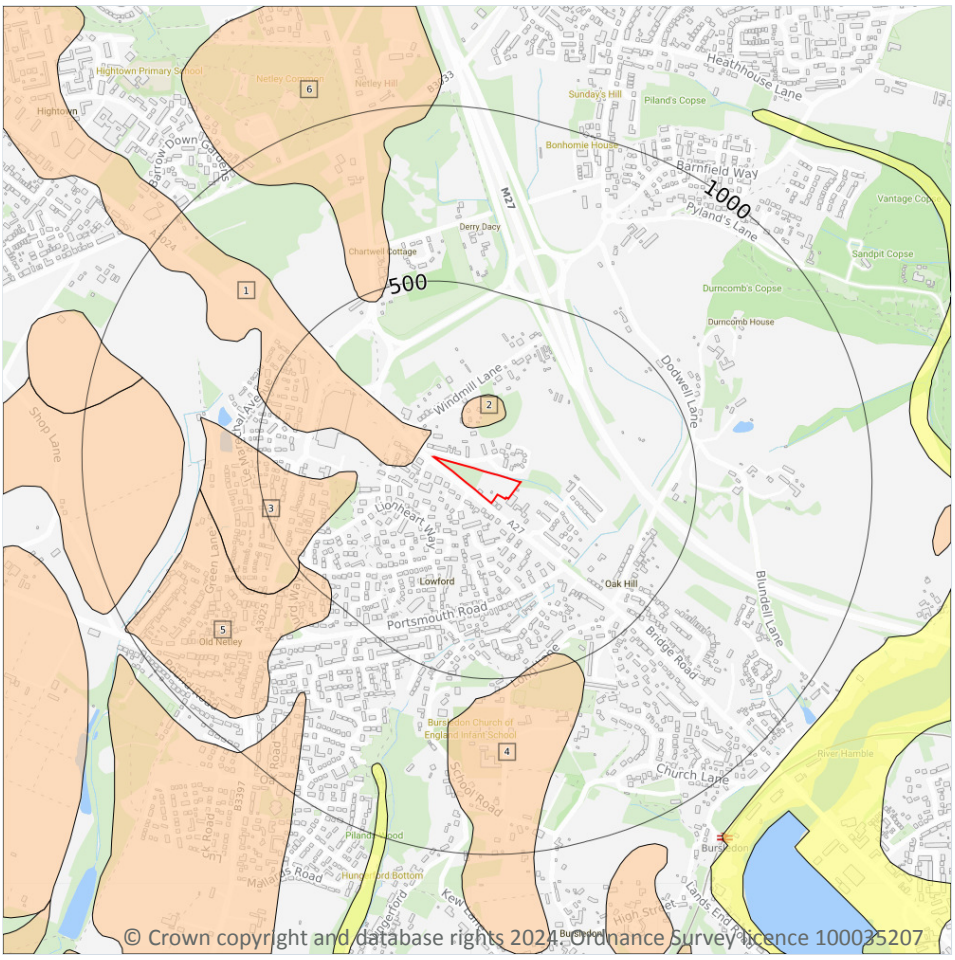
15.3 Artificial ground permeability (50k)

Records within 50m	0

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).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



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

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	6

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 86 >**

ID	Location	LEX Code	Description	Rock description
1	43m NW	RTD8-XSV	RIVER TERRACE DEPOSITS, 8	SAND AND GRAVEL
2	107m N	RTD9-XSV	RIVER TERRACE DEPOSITS, 9	SAND AND GRAVEL
3	223m W	RTD7-XSV	RIVER TERRACE DEPOSITS, 7	SAND AND GRAVEL
4	457m S	RTD6-XSV	RIVER TERRACE DEPOSITS, 6	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
5	463m SW	RTD6-XSV	RIVER TERRACE DEPOSITS, 6	SAND AND GRAVEL
6	471m NW	RTD9-XSV	RIVER TERRACE DEPOSITS, 9	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

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

Location	Flow type	Maximum permeability	Minimum permeability
43m NW	Intergranular	Very High	High

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.

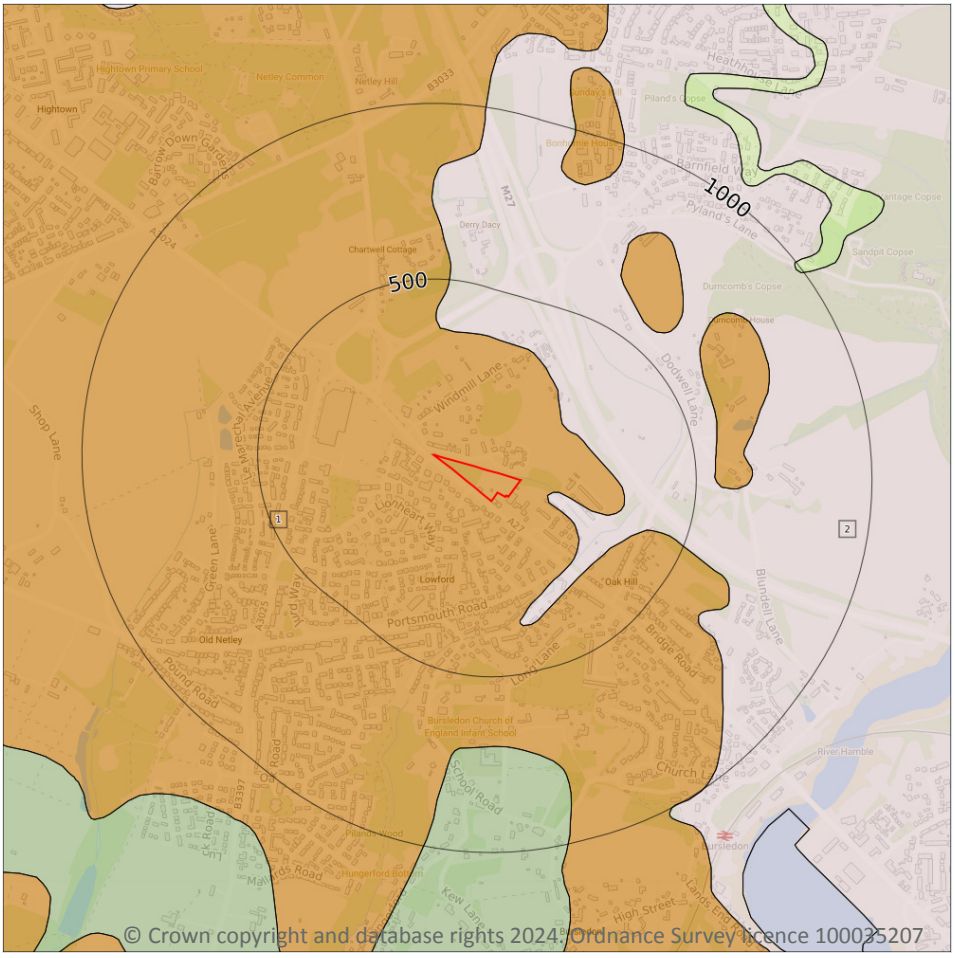
15.7 Landslip permeability (50k)

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	2

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 88 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WTT-XSZC**	**WITTERING FORMATION - SAND, SILT AND CLAY**	**YPRESIAN**
2	88m E	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

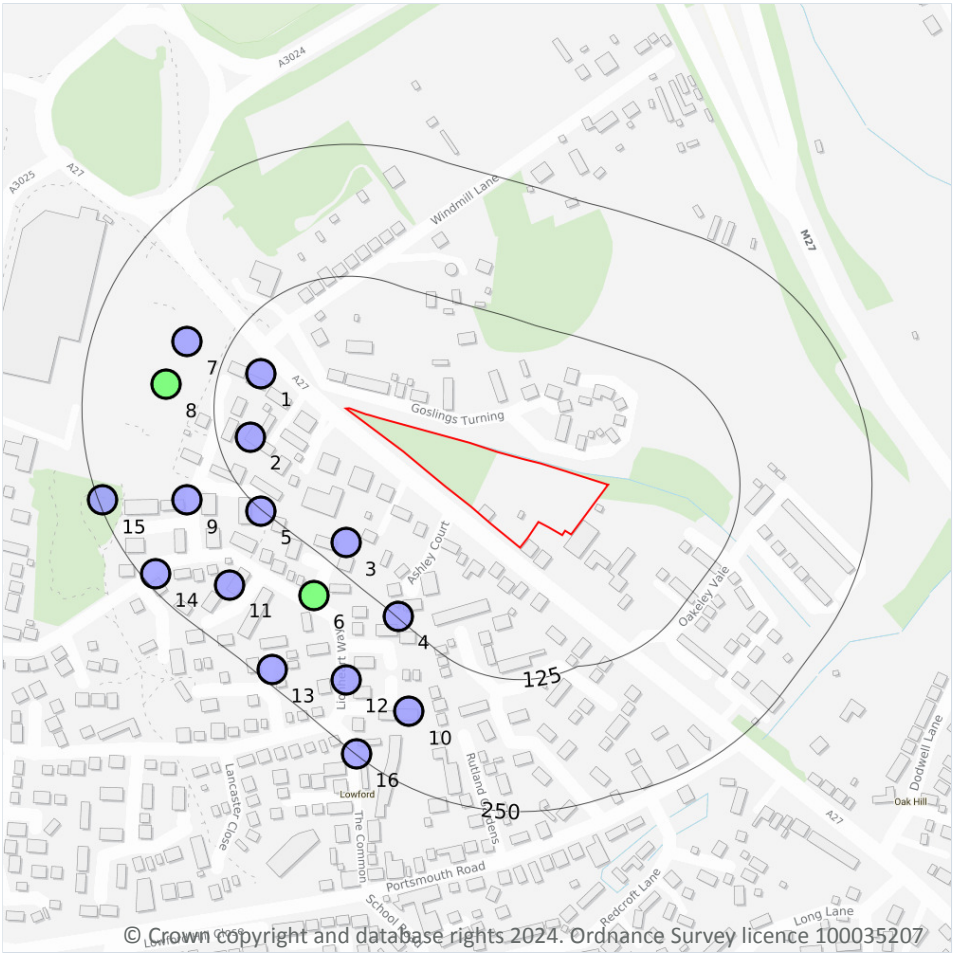
15.10 Bedrock faults and other linear features (50k)

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



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

Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	16

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.

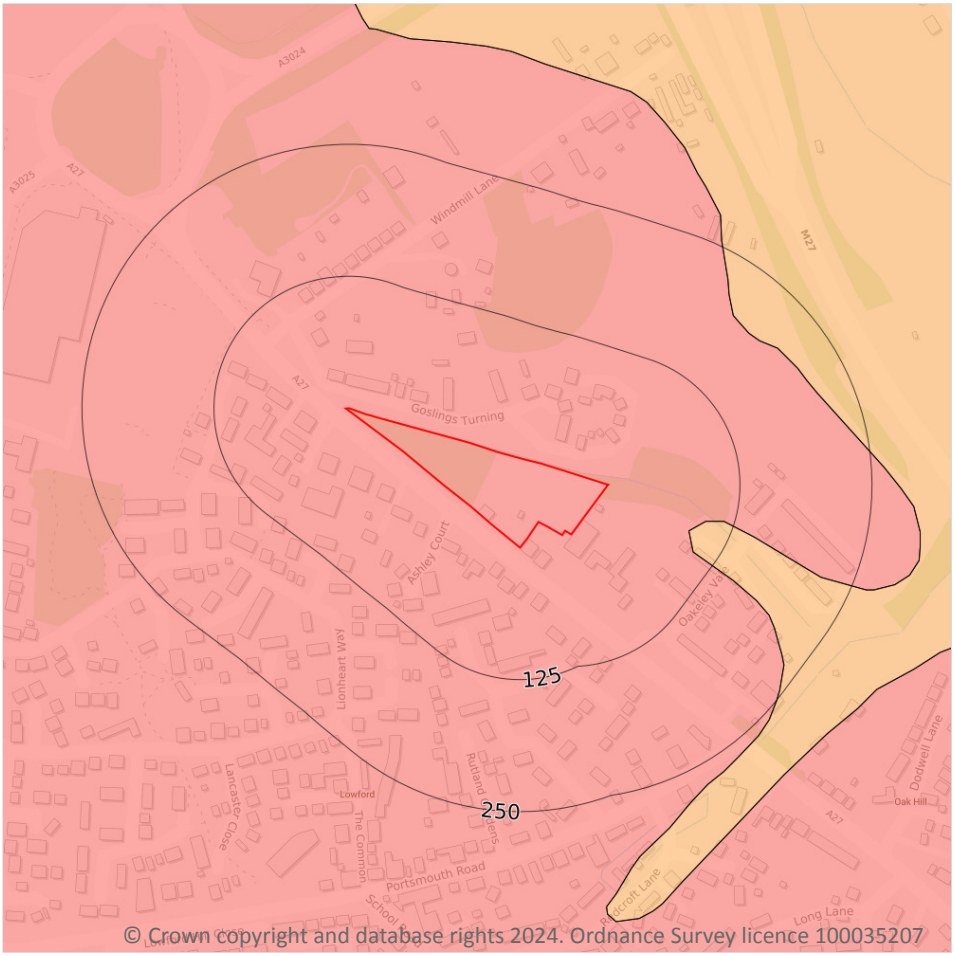
Features are displayed on the Boreholes map on **page 90 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	87m NW	448090 110730	BURSLEDON HAMBLE LANE BH2	10.0	N	410559 ↗
2	94m W	448080 110670	BURSLEDON HAMBLE LANE BH4	9.0	N	410561 ↗
3	101m W	448170 110570	BURSLEDON HAMBLE LANE BH9	8.0	N	410566 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	124m SW	448220 110500	BURSLEDON HAMBLE LANE BH16	8.0	N	410573 ↗
5	126m W	448090 110600	BURSLEDON HAMBLE LANE BH8	10.0	N	410565 ↗
6	159m SW	448140 110520	BURSLEDON HAMBLE LANE BH15	15.0	N	410572 ↗
7	163m NW	448020 110760	BURSLEDON HAMBLE LANE BH1	9.0	N	410558 ↗
8	172m W	448000 110720	BURSLEDON HAMBLE LANE BH3	15.0	N	410560 ↗
9	174m W	448020 110610	BURSLEDON HAMBLE LANE BH7	8.0	N	410564 ↗
10	187m S	448230 110410	BURSLEDON HAMBLE LANE BH24	7.0	N	410581 ↗
11	200m W	448060 110530	BURSLEDON HAMBLE LANE BH14	10.0	N	410571 ↗
12	202m SW	448170 110440	BURSLEDON HAMBLE LANE BH23	10.0	N	410580 ↗
13	238m SW	448100 110450	BURSLEDON HAMBLE LANE BH22	10.0	N	410579 ↗
14	239m W	447990 110540	BURSLEDON HAMBLE LANE BH13	10.0	N	410570 ↗
15	246m W	447940 110610	BURSLEDON HAMBLE LANE BH6	8.5	N	410563 ↗
16	249m SW	448180 110370	BURSLEDON HAMBLE LANE BH31	8.0	N	410588 ↗

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	1

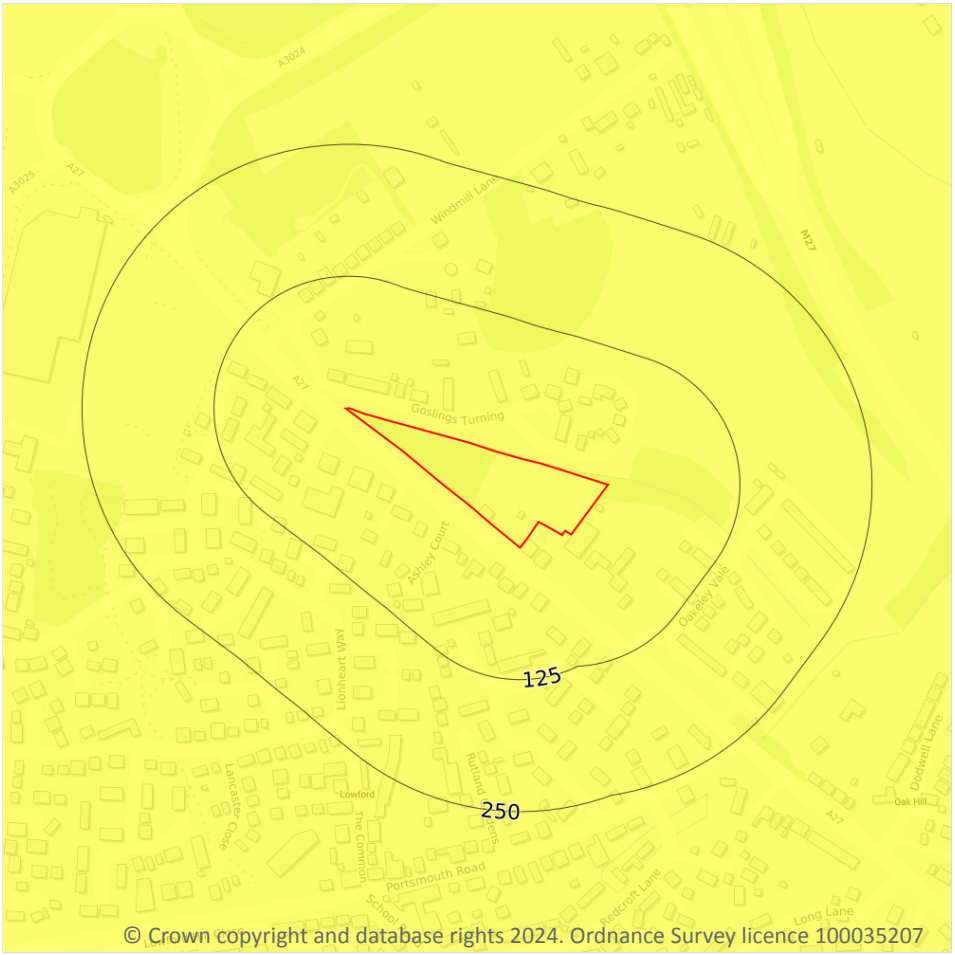
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 92 >**

Location	Hazard rating	Details
On site	**Moderate**	**Ground conditions predominantly high plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

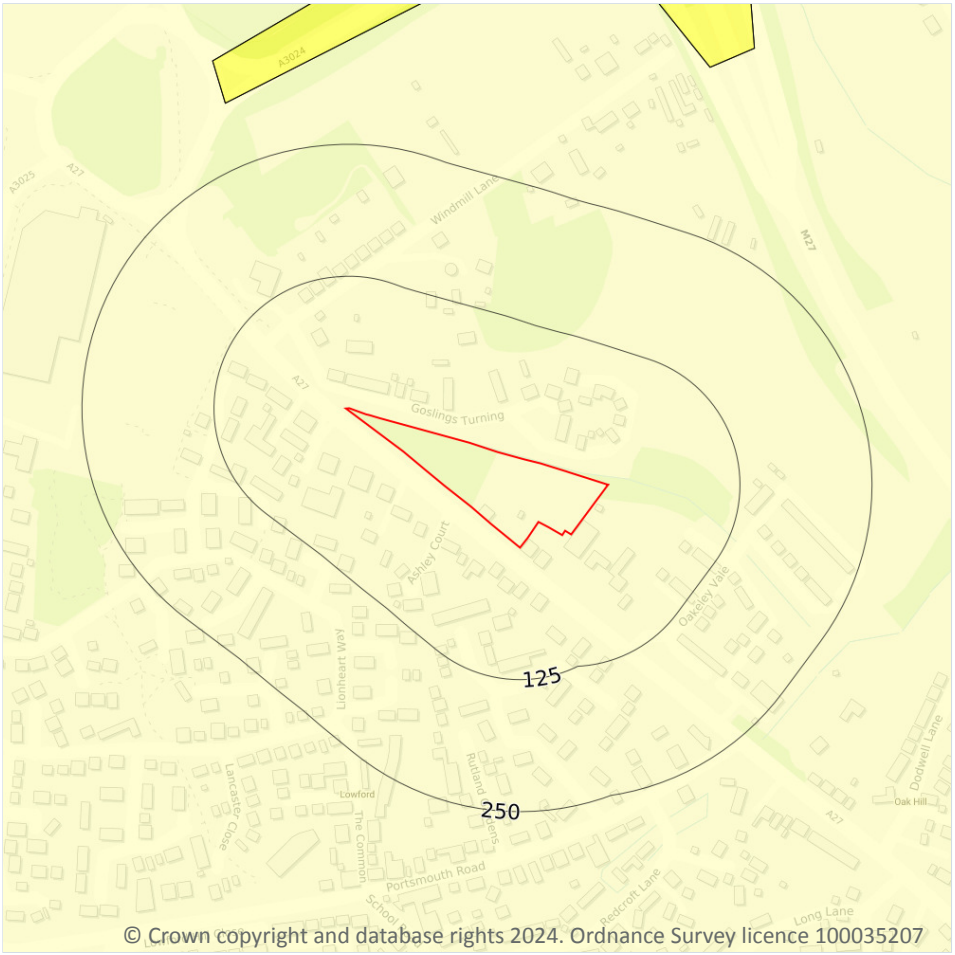
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 93 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

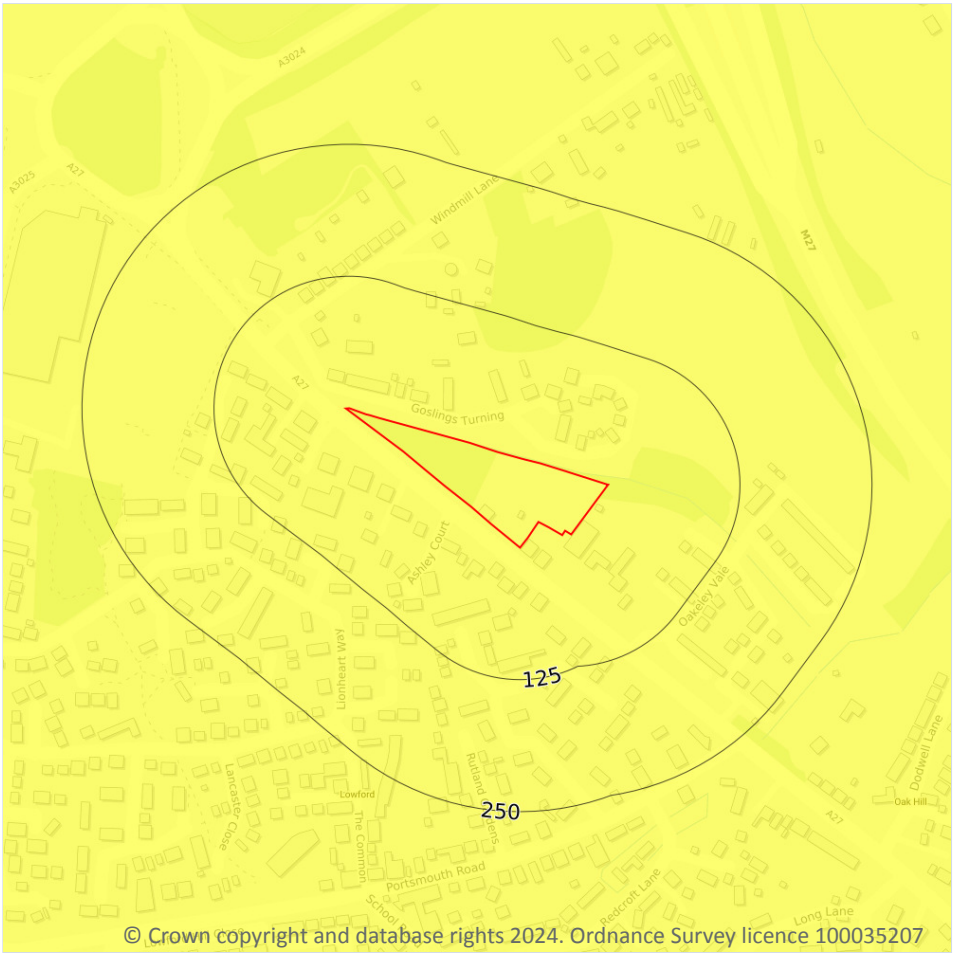
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 94 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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

Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

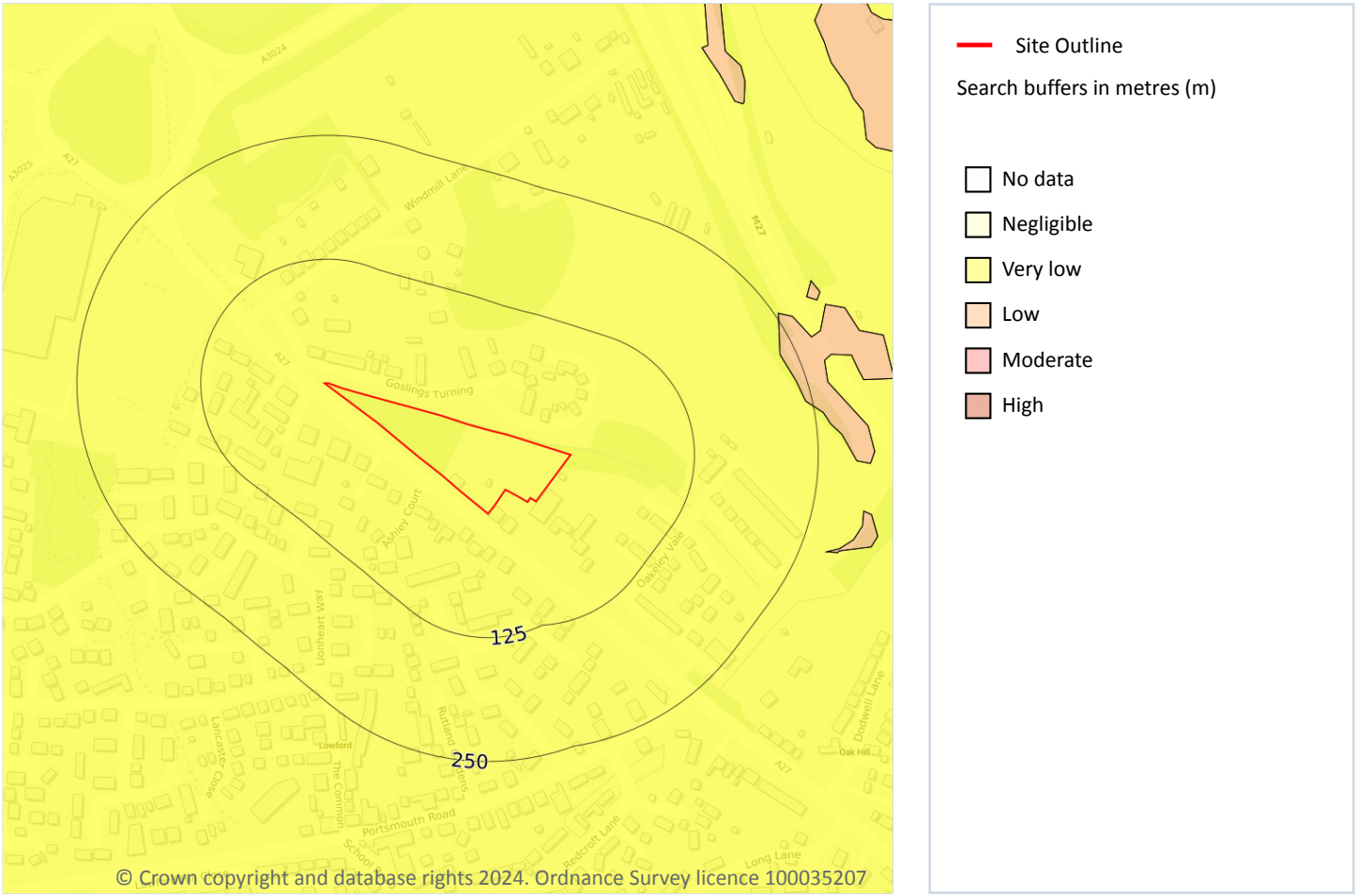
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 95 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m	1

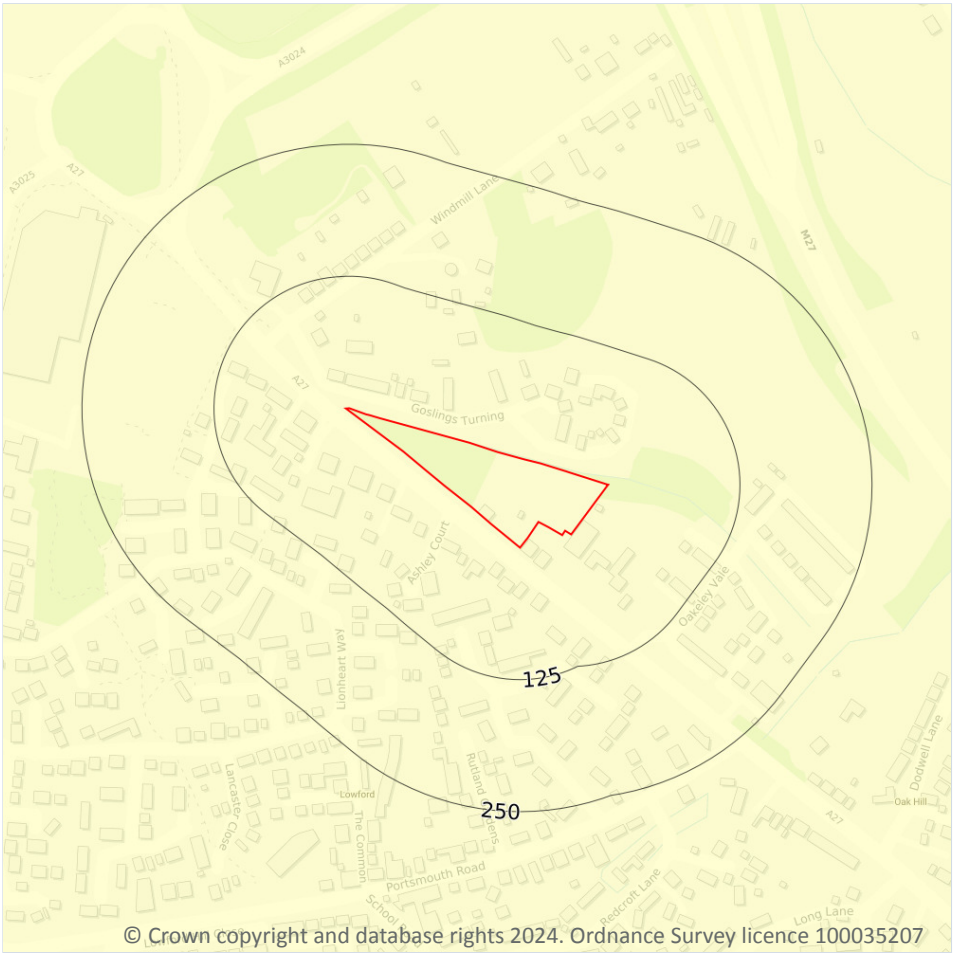
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 96 >**

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



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

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

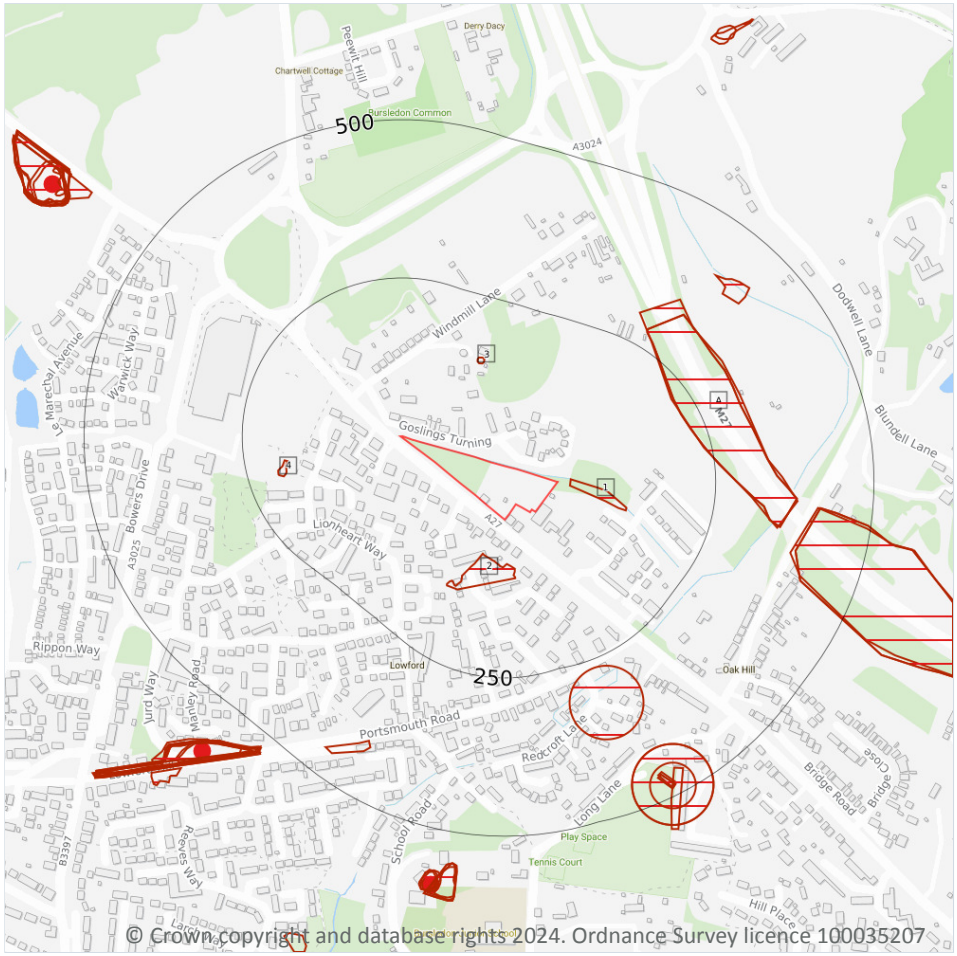
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 97 >**

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	7

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 99 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	20m E	Unspecified Ground Workings	1908	1:10560
2	64m S	Unspecified Pit	1868	1:10560
3	145m N	Pond	1908	1:10560
4	183m W	Pond	1908	1:10560
A	222m NE	Cuttings	1977	1:10000
A	223m E	Cuttings	1993	1:10000
A	223m E	Cuttings	1987	1:10000

This is 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 is 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

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	0

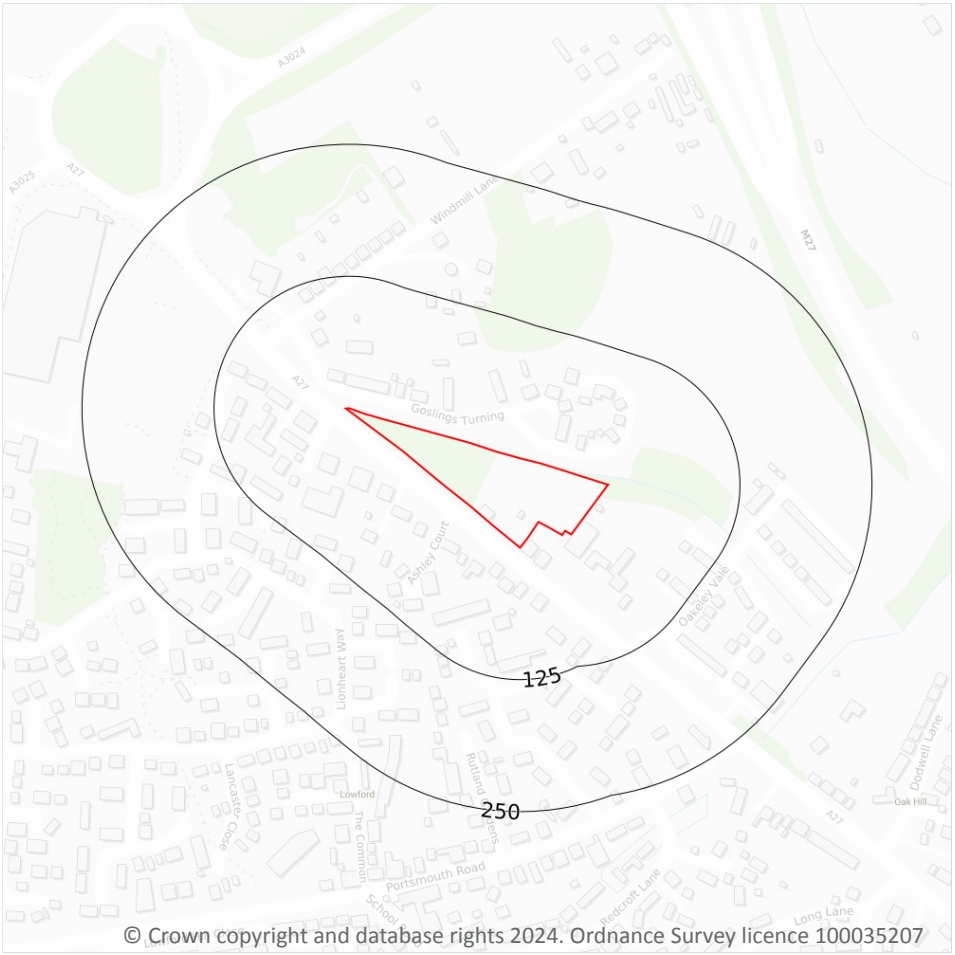
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

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.

This data is sourced from the British Geological Survey.

20 Radon



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

Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 106 >**

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	2

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 km^2. 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 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
43m NW	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 km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 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 ↗.

Terms and conditions

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

Appendix G

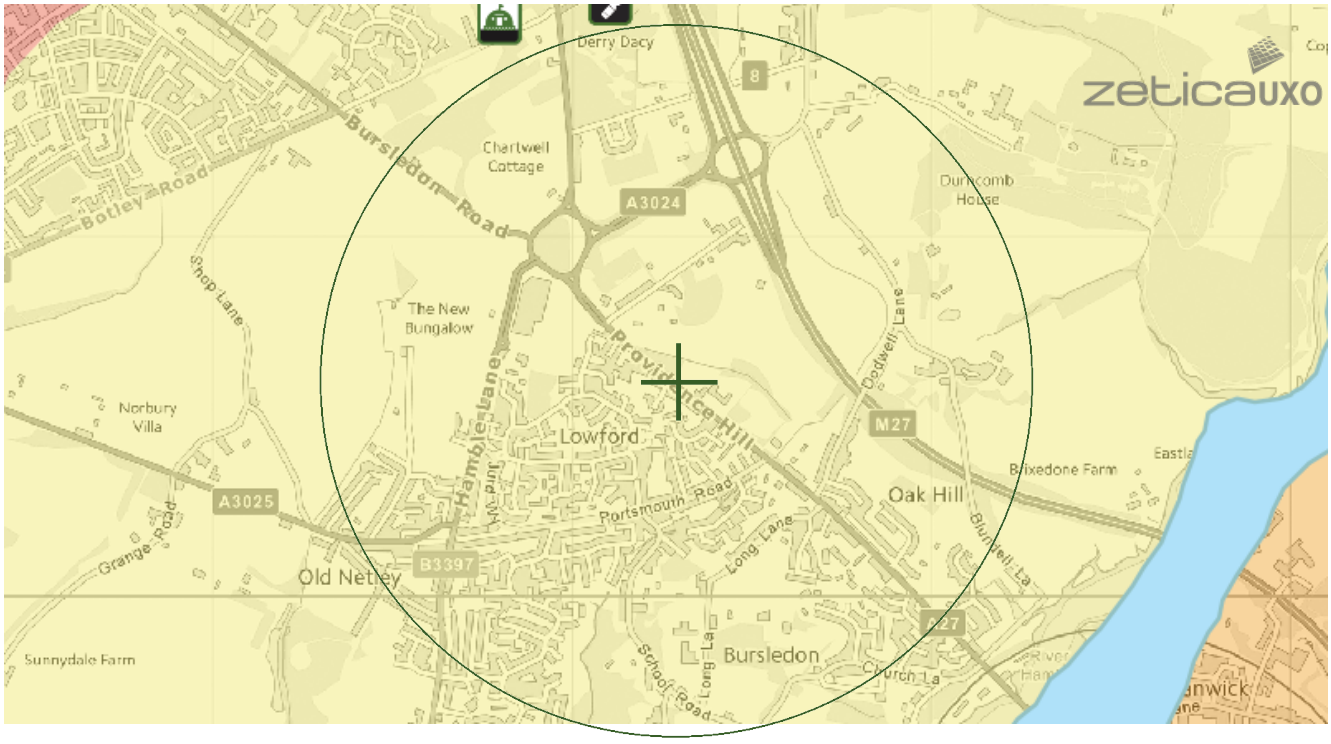
UNEXPLODED ORDNANCE RISK MAPS

Confidential

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Map Centre: 448261,110646



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**

Transport | **Docks** | **Luftwaffe targets**

Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to uxo@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Pre-Desk Study Assessment

Site:	Brookfield, Providence Hill, Hampshire
Client:	WSP
Contact:	Arya Sajeena
Date:	4th March 2024
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Southampton Docks. ■ Transport infrastructure and public utilities. ■ Industries important to the war effort, including engineering works. ■ Military camps and training areas. ■ Anti-Aircraft (AA) defences.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Southampton Docks. ■ Transport infrastructure and public utilities. ■ Industry important to the war effort, including engineering works. ■ Royal Air Force (RAF) Hamble. ■ Military camps and training areas. ■ AA and anti-invasion defences.
WWII Bombing Decoys (within 5km of Site)	1No. located approximately 3.4km northeast of the Site.
WWII Bombing	During WWII the Site was located in the Rural District (RD) of Winchester, which officially recorded 840No. High Explosive (HE) bombs with a bombing density of 7.6 bombs per 405 hectares (ha). No readily available records have been found to indicate that the Site was bombed.
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	A detailed desk study, whilst always prudent, is not considered essential in this instance.
Further information	For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: www.zeticauxo.com. Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found **here**.

	If you have any further queries, please don't hesitate to get in contact with us at uxo@zetica.com or 01993 886 682.

This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary.

It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.

Appendix H

STATUTORY CONSULTATION

Confidential



Dear Chris,

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

Thank you for your request for information made under the Environmental Information Regulations 2004. I can confirm that Eastleigh Borough Council ("Council") does hold the information requested.

Request

Good morning,

We have been instructed to undertake a desk study/ geo-environmental preliminary risk assessment for a site at Brookfield, Providence Hill, Bursledon, Southampton, SO31 8 AU . We can forward a plan showing the Site Boundary to assist by email.
We would be grateful if you would advise whether you could provide details on the following in relation to the site/ land surrounding:
* Contaminated Land/Remediation Register;
* Historical details of environmental issues which could affect the soil;
* Records of any current/historic petroleum storage on or near to the site; and,
* Details of any historic landfill or waste sites on or near to site. E.g. records relating to waste materials they could accept etc. what remediation works have been incorporated if they have been redeveloped
If you require any further details or if you would like to discuss any points please let me know.

Many thanks,
Chris Summers

Response

Our pollution team have provided the below response to your request for the site known as Brookfield, Providence Hill, Bursledon, Southampton, SO31 8AU, which is defined by the boundary line shown on the plan provided and attached to this response.

1. Contaminated Land/Remediation Register;
At the time of writing, the enquiry site nor any land within 250m from the enquiry site boundary have not been determined to meet the statutory definition of 'Contaminated Land' as defined in Part IIA of the Environmental Protection Act 1990. This Service can confirm that we currently have no plans to investigate this land in connection with the above legislation.

2. Historical details of environmental issues which could affect the soil;
The Council can only provide factual responses to questions, which can not be

ambiguous. We have therefore interpreted 'environmental issues
as those which could affect the soil' as fly tipping incidents within the enquiry site. On this basis, we hold records of a fly-tipping nuisance complaint,
reported in April 2021, which was referred to Environment Agency. The material was confirmed to have been removed by August 2021.

3. Records of any current/historic petroleum storage on or near to the site;
As per clarification, we have interpreted 'near the site' as area up to 250m from boundary line of the plan provided. This Service does not hold any records of current/ historic petroleum storage at the enquiry site or on any land within 250m from the site boundary. We would advise that you contact Hampshire County Council regarding any information they may hold.

4. Details of any historic landfill or waste sites on or near to site. E.g.
As per clarification, we have interpreted 'near the site' as area up to 250m from boundary line of the plan provided. The Environment Agency records we hold indicate there is a historic landfill immediately adjacent to the north boundary of the subject site (Providence Hill landfill).

4a. records relating to waste materials they could accept etc.
Please refer to Environment Agency for further details.

4b. what remediation works have been incorporated if they have been redeveloped
This Service is aware of a number of planning applications either located on the area of the enquiry site or 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)*.

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

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

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

Right to Review

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

If you wish to raise an internal review please send a new email to dp@eastleigh.gov.uk and reference case number 00862286.

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

Yours sincerely,

Freedom of Information Officer

Details

Case Number: 00862286

Subject Freedom of Information Request - PR202402-103481 - BROOKFIELD, PROVIDENCE HILL, BURSLEDON



Grosvenor House
2 Grosvenor Square
Southampton, Hampshire
SO15 2BE

wsp.com

CONFIDENTIAL