JOB NO. AE0503

LCRM STAGE 1, TIER 1: DESK STUDY REPORT & WALKOVER SURVEY

Geotechnical & Geoenvironmental Preliminary Risk Assessment

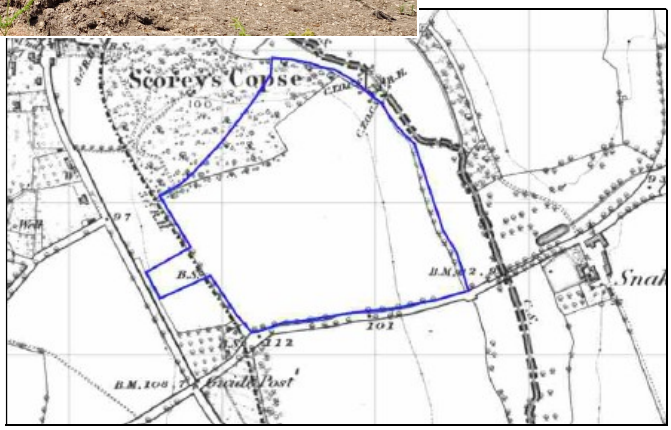
Land at Denham's Corner, North of Snakemoor Lane

Horton Heath, Hampshire, SO32 2BW

MAY 2025







On behalf of:
Southern Strategic Land LLP

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Site: Land at Denhams Corner, North of Snakemoor Lane, Horton Heath, Hampshire SO32 2BW

Job No. AE0503

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LCRM STAGE 1, TEIR 1
Geoenvironmental & Geotechnical Desk Study

Project Title	Land at Denhams Corner, North of Snakemoor Road,	Job Number	AE0503
Location	Horton Heath, Hampshire, SO32 2BW	Date	20 May 2025
Client	Southern Strategic Land LLP	Engineer	A.I.S. Ltd

1. INTRODUCTION

	Comments	References
1.1 Preamble	Following an instruction from the Client, a Phase 1 Geoenvironmental and Geotechnical Desk Study & Walkover Survey incorporating a Land Contamination Risk Management (LCRM), Stage 1, Tier 1 Qualitative Preliminary Risk Assessment (PRA) was undertaken by Advanced Investigation Systems Ltd during May 2025, within a 9.2 hectare, arable field to the north of Snakemoor Lane, Horton Heath. With respect to the potential for present and historical contamination of the Site, the study forms a preliminary risk assessment (PRA) relevant to future site users, construction workers and other sensitive receptors. This report may be submitted to the Local Authority Planning, Building Control Department, Warranty Providers and other relevant agencies, in support of the planning application, structure and associated infrastructure of the proposed development. A further purpose of the Desk Study Report is to provide background information regarding ground conditions and potential geohazards, for the purposes of foundation design. These findings are presented in Section 5 of this report. This study follows and makes reference to a ground investigation carried out by this Office that specifically looked at and characterised ground drainage potential with respect to sustainable (surface water) drainage systems (SuDS)	Instruction date: 02 May 2025 AIS Report AD804 (October 2024)
1.2 Proposed Scheme / Development	Together with the construction of new access ways, associated parking and landscaping, it is proposed to develop the land by erection of the following dwellings: • 2 Bed Bungalow: 1 no. • 3 Bed Bungalow: 2 no. • 2 Bed Semi Detached: 46 no. • 3 Bed Semi Detached: 34 no. • 2 Bed Terraced: 5 no. • 3 Bed Terraced: 8 no. • 3 Bed Detached: 20 no. • 4 Bed Detached: 34 no. • 15 no. additional dwellings (detached, semidetached and terraced). .	

	Comments	References
1.2 Proposed Scheme / Development (Continued)	A plan with the outline development is shown in Figure 01 below:	



Figure 1: Outline Plan of Proposed Development

At the time of the study the Site was under the early stages of maize crop cultivation. However, for the Walkover Survey, good access was available to all parts of the Site. Appendix 5

	Comments	References
1.3 Background	<u>Geoenvironmental</u> The scope of works comprises of a desk-based review of information from available documentary sources, to cover potential contamination risks with respect to soil, groundwater and ground-borne gas on and in the vicinity of the Site and to establish the environmental setting of the site with respect to contaminated land. When completed by a site walkover survey, a Conceptual Site Model (CSM) has been compiled and preliminary qualitative risk assessment made of potential pollutant sources, pathways, and receptors. In terms of contamination, this Study follows Land Contamination Risk Management (LCRM) guidelines. Based on the findings and CSM, a qualitative preliminary risk assessment (PRA) with respect to potential ground contamination has been made. Initially a 250m buffer has been applied around the study area, and any source, pathway or receptor that falls within this radius is subsequently examined and its relative significance quantified. The presumed expected risk associated with any identified linkages is subsequently assessed using the risk categories & algorithm shown in Section 1.4 below (after CIRIA 552). <u>Geotechnical</u> The Desk Study also aims to aid identification of the likely ground and groundwater conditions, together with geological features, that may impact on the study Site, prior to its development. Depending on the findings of the Desk Study, additional investigation work and risk assessment may be required to further characterise the Site.	Appendix 7 Environment Agency, 2020 CIRIA 552, 2001

	Comments	References
1.4 Risk Assessment Procedure	Risk Severity Classification The risk posed by a given pollutant linkage is classified based upon the severity of the consequence should that linkage be realised, compared with the likelihood of the linkage being realised. The definition of terms and classification of severity is shown in Figure 2 below:	CIRIA 552, 2001

Classification	Category	Definition	Examples
Severe Rating 5 Short-term (acute) risks only	Human	Short term (acute) risks likely resulting in significant possibility of significant harm as defined by Part 2A of the EP Act (1990).	High concentration of cyanide on the surface of an informal recreation area.
	Controlled Waters	Short-term risk of pollution of a sensitive water resource.	Major spill/migration of contaminants into controlled waters
	Property	Catastrophic damage /destruction of property.	Explosion causing building collapse (can equate to short-term health risk if buildings collapse.
	Ecological System	A short-term risk to a particular ecosystem, or organism forming part of such ecosystem	
Medium Rating 4 Chronic (long-term) risks; "significant harm"	Humans	Long term (chronic) risks likely to result in significant possibility of significant harm as defined by Part 2A of the Environmental Protection Act (1990)	Concentrations of contaminants within soil exceed GAC (generic assessment criteria) or SSAC (site specific assessment criteria).
	Controlled Waters	Pollution of sensitive water resource.	Leaching of contaminants from a site into a Principal or Secondary Aquifer
	Ecological System	A significant change in a particular ecosystem.	
Mild Rating 3 Chronic (long-term) risks; less sensitive receptors	Controlled Waters	Pollution of non-sensitive water resources	Pollution of non-classified groundwater
	Property	Significant damage to buildings structures and serves. Damage to sensitive buildings/structures/services	Damage to a building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
Minor Rating 2 Chronic (long-term) risks; mild	Financial/ project	Harm, not necessarily significant harm which may result in financial loss, or expenditure to resolve	
	Humans	Non-permanent health effects to human health (easily prevented by means such as PPE etc.)	The presence of contaminants at such concentration that protective equipment is required during site works.
	Property	Easily reparable effects of damage to buildings, structures and services	The loss of plants in a landscaping scheme. Concrete discolouration
Negligable Rating 1 No significant harm.	All receptors	No significant effects	

Figure 2: Risk Classification of Consequence of Hazard (after CIRIA 552, 2001)

	Comments	References
1.4 Risk Assessment Procedure (continued)	Risk Probability Classification & Rating The classification and definition of probability of risk is shown in Figure 3 below:	

Classification & Rating	Definition
High Likelihood or Certainty **Rating 5**	There is a pollution linkage and an event that 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 or Probable **Rating 4**	There is a pollution linkage, and all the elements are present and in the right place which means it is probably that the 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 or Possible **Rating 3**	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 an event would take place and is less likely in the shorter term.
Unlikely or Remote Possibility **Rating 2**	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term.
No possibility **Rating 1**	Zero possibility of eventuality.

CIRIA 552, 2001

Figure 3: Risk Probability and Definition (after CIRIA 552, 2001)

Once the risk severity and probability have been assessed, the presumed risk rating associated with any identified linkages is subsequently assigned using the risk algorithm and traffic light system shown in Figure 4 below.

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Potential severity	Risk rating						Severity of hazard	Probability of hazard	Overall risk
	5	5	10	15	20	25	5 = Fatality	1 = Improbable	1 - 6 Low
	4	4	8	12	16	20	4 = Major	2 = Remote	8 - 12 Medium
	3	3	6	9	12	15	3 = Minor	3 = Possible	15 - 25 High
	2	2	4	6	8	10	2 = Negligible	4 = Probable	
	1	1	2	3	4	5	1 = None	5 = Certainty	
		1	2	3	4	5			
	Probability						Severity of hazard x probability = risk rating		

Figure 4: Risk Algorithm

Reality Checking

Once the risk rating has been assigned, it is reality checked to ensure it is an accurate assessment, i.e. a concluding assessment is made of the the degree to which the produced numbers are accurate compared to the perceived underlying true risk.

2. SITE DESCRIPTION

		Comments	References
2.1	Site Size & Extent	The Site lies just beyond the south-eastern margins of Horton Heath, 9km north-east of Southampton City Centre and is centered on Grid Coordinates: Easting 449897, Northing 116374. The nearest Post Code is SO32 2BW. The investigation was carried out within an approximate pentagonal area with maximum dimensions of 320m by 300m. The aerial image (dated 2020) in Figure 5 below, shows the location of the field that comprises the study area.  Figure 5: Location of Site (Image Date 2020)	Google Earth, 2025
2.2	Topography	Regionally, the Site is slightly elevated within a gently undulating landscape. The study area was raised centrally with a maximum elevation of 35.0m AOD, reducing to the north and east to approximately 27.0m AOD.	Google Earth, 2025
2.3	Geological Summary	The BGS on-line viewer indicates Sand, Silt and Clay and sandy Clay of the Wittering Formation immediately underlying the Site. The Wittering Formation is described as greyish brown laminated clay; wavy- to lenticular-bedded sand interbedded with clay in equal proportions; and fine- to medium-grained sparsely glauconitic sand. The strata encountered by the previous investigation were consistent with this designation.	BGS Online Viewer (2025) GeoInsight Report, Appendix 2 (2025) BGS Lexicon (2025) AIS Report AD804 (October 2024)

3. POTENTIAL SOURCES

		Comments	Source Risk Potential	References
3.1	Historical Industrial Land Use & Historical Mapping	Consistent with the mapping review The EnviroInsight Report lists no on-site historical industrial land uses. The following are listed within a 250m radius of the study area: • 101m E – Refuse Heap – Date 1868 Based on the type, size, age, and distance from the study area, this is not considered to be contaminative land usage that could significantly impact upon the Site.	Low	Enviro & Geo Insight Report (Appendix 2) Appendix 4
3.2	Waste and Landfill	There are no EA, BGS or Local Authority planning records of active or historical landfill with 250m of the Site. Storage, using, and disposal of waste exemptions at Snakemoor Farm (88m E, 171m E and 194m E) are listed in the EnviroInsight Report . However, these are 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 and are consequently have a low risk of impacting the study area.	Low Low	Enviro & Geo Insight Report (2024) - Appendix 2
3.3	Current Industrial Land Usage	There are no records of recent industrial land uses within a 250m radius of the Site, that could cause significant impact upon the study area. The study area is currently (and has historically) been used as both arable land and pastureland and the use of pesticides & herbicides cannot be ruled out and some may have contained chemicals that are now known to be harmful. However, this is not considered to represent an on-going risk as the compounds typically used in pesticides and herbicides were not designed to be persistent in the environment, as detailed in DEFRA publication CLAN4/04.	Low Low	Enviro & Geo Insight Report (2024) - Appendix 2 DEFRA, 2004
3.4	Environmental Permits, Incidents & Part IIA EPA Contaminated Land Register	No significant on-site permits & consents of significance, pertaining to the Site, are listed within the records. The Site is not situated on or within 250m of any area determined as contaminated land in Part 2A of the EPA, 1990:	Low Low	Enviro & Geo Insight Report (2024) - Appendix 2
3.5	Artificial and Made Ground	No on-site areas of previously quarried, worked and subsequently infilled (artificial) ground or Made Ground of significance are recorded. No area of previously quarried, worked and subsequently infilled (artificial) ground or Made Ground of significance are recorded within a radius of 250m from the Site.	Low Low	Enviro & Geo Insight Report (2024) - Appendix 2

3. POTENTIAL SOURCES

		Comments	Source Risk Potential	References
3.6	Ground Workings, Ponds, Pits or Infilled Land	No significant areas of surface ground workings, pits or infilled land, are recorded within a 250m radius of the study area.	Low	Enviro & Geo Insight Report (2024) - Appendix 2
		A small pond is shown adjacent to the eastern boundary and is documented in the historical map review and Walkover Survey but has not been infilled and is therefore not considered a contamination risk.	Low	Appendices 4 & 5
3.7	Walkover Survey	From the Walkover Survey, no potentially significant pollutant sources (on-site or off-site) were identified	Low	Appendix 5
		Whilst not an exhaustive survey, no evidence of Japanese Knotweed or Himalayan Balsam was observed during the Walkover Survey.	Low	
		No evidence of asbestos containing materials (ACM's) were identified within exposed surface areas.	Low	
		An inspection cover and partially infilled, presumably redundant drain was noted adjacent to the southern boundary and may have been a soakaway servicing former farm outbuilding(s). Buried structures may remain in this area and be potential obstacles for future groundworks.	Moderate	
		No other visual or olfactory indications of contamination were observed during the Walkover Survey.	Low	
3.8	Organic Soils (Naturally Occurring)	Geological mapping would indicate that no organic soils of significance are present under or near to the study area.	Low	Enviro & Geo Insight Report (2024) - Appendix 2
3.9	Radon (Naturally Occurring)	The Site is not within a Radon Affected Area as defined by the Health Protection Agency (HPA) as less than 1% of properties exceed the Action Level.		Enviro & Geo Insight Report (2024) - Appendix 2
		Therefore for new build and extensions, no Radon Protection Measures are required.	Low	BRE Publication BR211

4. PATHWAYS & RECEPTORS

		Comments	Significance	References
4.1	Hydrogeology and Hydrology.	<u>Aquifer (Bedrock)</u> The underlying geology of the Wittering Formation is designated as a Secondary A Aquifer with a medium to high vulnerability (a high risk of transmitting pollution (where present) to groundwater via well connected fractures). A Secondary A Aquifer is defined as permeable layers capable of supporting water supplies at a local rather than strategic level, and in some cases forming an important source of base flow to rivers. <u>Abstraction Licenses.</u> There are no groundwater or potable or surface water abstraction licenses within 250m of the Site. <u>Source Protection Zones (SPZ)</u> Records show the Site is not within a Source Protection Zone. <u>Surface Water Features</u> The nearest surface water feature is documented as an inland river (stream) not influenced by normal tidal action at 10m to the north-east of the study area.	Low Low Low Low	Enviro & Geo Insight Report (2024) - Appendix 2
4.2	Designated Environmentally Sensitive Sites	The Site lies within a SSSI Impact Risk Zone and as a planning application extending outside an existing settlement, consultation with Natural England is required. Within a 250m radius of the Site the following environmental designations are also recorded: • Ancient and Semi-Natural Woodland (Scorey's Copse) is adjacent to the north-western boundary of the study area.	Moderate Moderate	Enviro & Geo Insight Report (2024) - Appendix 2
4.3	Historical Mapping	Woodland comprising Scorey's Copse as above.	Low	Appendix 4
4.4	Walk Over Survey	Stream and pond adjacent to the eastern boundary. Woodland comprising Scorey's Copse as above.	Moderate Moderate	Appendix 5

5. GEOTECHNICAL & FLOOD RISK

		Comments	References
5.1	Geology	<u>Made Ground / Worked Ground</u> No Artificial Ground is shown on-site or adjacent to the Site. <u>Superficial Deposits and Landslips Map (Geologically Recent)</u> No superficial Deposits are shown to underlie the Site.	Enviro & Geo Insight Report (2024) - Appendix 2
		However, the previous investigation encountered firm to stiff, brown mottled light grey-brown, sandy, slightly gravelly CLAY where the gravel is disseminated sub angular, fine medium coarse flint & chert. This horizon was interpreted as Head* Deposits and was proved to depths of between 0.9m and 1.1m BGL. The gravel content was recorded as fine medium coarse, sub angular, flint & chert. **Head is defined as poorly sorted and poorly stratified angular soil/rock debris and/or clayey hill-wash and soil creep, mantling a hillslope and deposited by solifluction and gelifluction and is dependent on the upslope source and distance from the source.*	AIS Report AD804 (October 2024)
		<u>Bedrock</u> The study area is shown to be underlain by sandy Clay and Sand, Silt & Clay of the Wittering Formation. This was confirmed by the previous investigation which encountered, firm to stiff, brown mottled light grey brown & gleyed, locally sandy & silty, CLAY with a localised horizon of loose, light brown yellow, silty, fine SAND.	AIS Report AD804 (October 2024)
		<u>Faults</u> There are no records of faults within 250m of the study area.	
		<u>Drainage</u> On-site permeability of the underlying bedrock deposits is documented as follows: • Intergranular flow type with a permeability range of between low & high. Consistent with the above, testing from the previous investigation recorded no measurable soakage in two locations and a rate of 5.91×10^{-6} m/s in one location.	AIS Report AD804 (October 2024)
		<u>Historical Boreholes</u> No borehole information relevant to the Site is available from the BGS.	

		Comments	References
5.2	Geohazards	An assessment of geo-hazard risk from the GeoInsight Report is summarised below:	Enviro & Geo Insight Report (2024) - Appendix 2

Hazard	Risk Assessment	Comment
Ground Workings	None	
Mining, Extraction & Natural Cavities	None	
Shrink Swell Clays	Moderate	Ground conditions predominantly high plasticity.
Landslides	Very low	
Ground Dissolution	Negligible	
Compressible Deposits	Negligible	
Collapsible Deposits	Very low	
Running Sand	Very low	

Figure 6: Geo-hazard Risk Summary

5.3	Flood Risk	A full Flood Risk Assessment (FRA) is beyond the scope of this report. However, the Groundsure EnviroInsight Report indicates that the Site is outside any significant surface water Flood Risk Zones with a negligible surface water flooding risk assigned. The EnviroInsight Report documents an on-site *moderate* risk of flooding from groundwater with the exception of the margins of the eastern boundary (an lowest topography) which is recorded as *high;* however, in actuality this is outside of the development area.	Enviro & Geo Insight Report (2024) - Appendix 2

6. CONCEPTUAL SITE MODEL & DISCOVERY STRATEGY.

		Comments	References
6.1	Pollutant Linkage Summary.	**Pollutant or Source (Solid / Liquid / Vapour Phase)** The statutory guidance for Part 2A of the Environmental Protection Act (1990) defines a contaminant as: *"A substance which is in, on or under the land which has the potential to cause harm or cause pollution of controlled waters".* Based on the visual inspection (Walkover Survey) and review of available information, no significant, potential sources of contamination have been identified. However, additional investigation of the nature of possible fill material used in the landscaping of the playing field areas is recommended (Pollutant Linkage 01) **Pathway** The statutory guidance for Part 2A of the Environmental Protection Act (1990) defines a Pathway as: *"A route by which a receptor might be affected by contamination".* Following preliminary risk assessment (PRA) it is considered that several potential pathways are present that could cause receptors to become exposed to contaminants (if present) and include: *Human Health* • Direct soil ingestion in areas of exposed soil; • Ingestion of soil attached to homegrown produce; • Ingestion of homegrown produce with contamination uptake; • Inhalation of indoor and outdoor vapours and dust; • Vertical and lateral migration of pollutants via unsaturated zone; • Migration of ground gas via intergranular permeability, drains or service runs; • Dermal contact with contaminated soil; • Lateral migration of impacted groundwater (groundwater flow). *Controlled Waters and Environment* • Migration/leaching of contaminants through the unsaturated zone; • Migration of contaminants through the groundwater; • Movement of contaminants through drains or services runs; *Infrastructure* • Leachable or corrosive contaminants within the soil; • Corrosive contaminants within the groundwater.	

		Comments	References
6.1	Pollutant Linkage Summary (Continued)	**Receptors** The statutory guidance for Part 2A of the Environmental Protection Act (1990) defines a receptor as: *"Something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property or controlled waters".* The following most sensitive receptors may be considered relevant to this study: *Human Health – Long Term Exposure* • End users of the site - the future residents (future site users); • Nearby residents. *Human Health – Short Term Exposure* • Construction workers (during development) • General public (during development). *Controlled Waters and Environment* • Bedrock - Secondary A Aquifer underlying the site. • Stream & pond adjacent to north-eastern boundary. • Woodland adjacent to north-western boundary. • SSSI Impact Zone. *Infrastructure - Substructures* • Water supply pipes; • Below ground concrete (foundations / underground service structures. Based on the findings of this study, the conceptual site model complete with risk assessed pollutant linkages is presented in Appendix 7. In conclusion, no significant pollutant-source-pathway-receptor linkages have been identified by this study.	Appendix 7

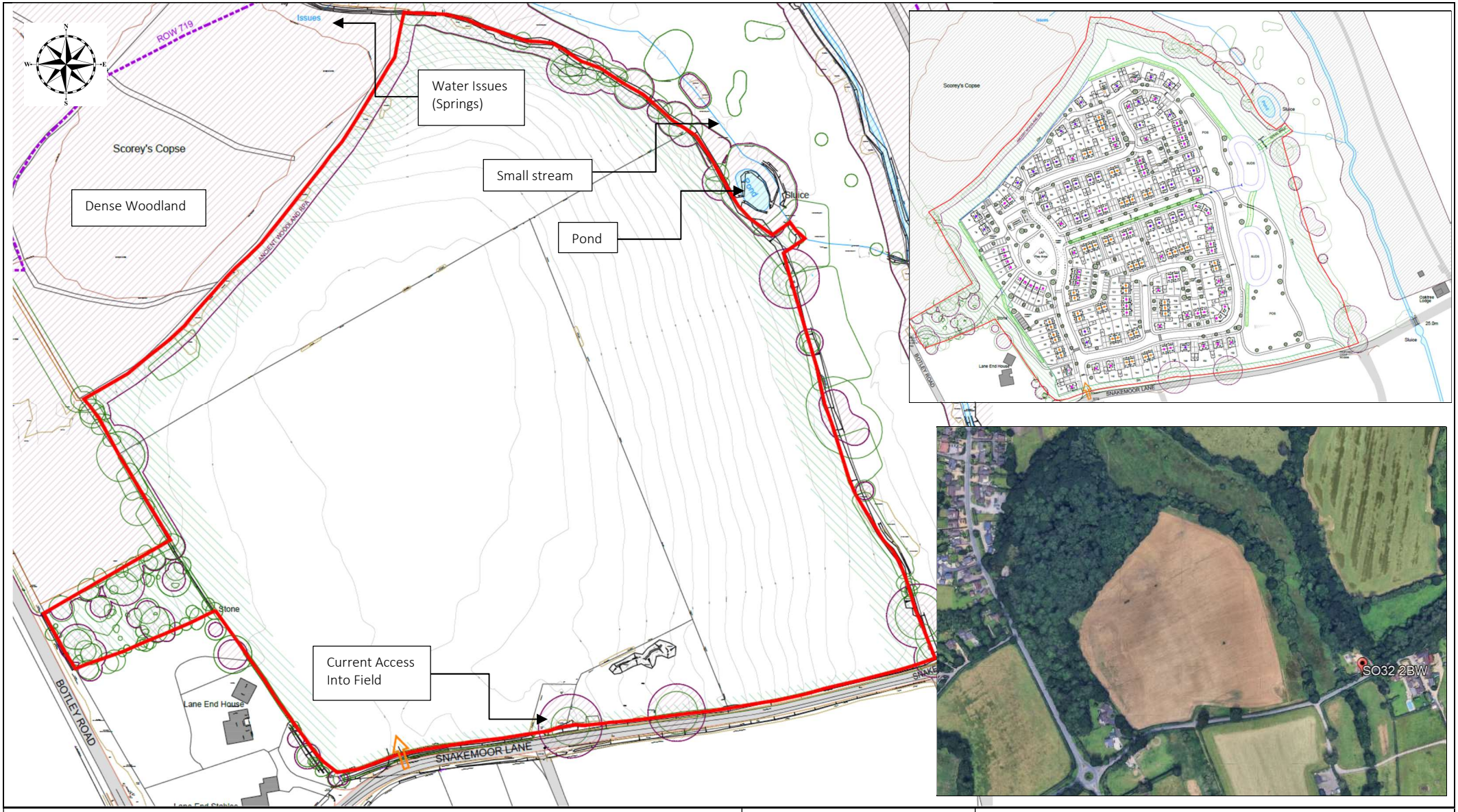
		Comments	References
6.2	Discovery Strategy	It remains possible that unexpected soil conditions may be encountered during the process of further investigation, site clearance, leveling and groundworks. Therefore, throughout the design and construction phases of the scheme a Discovery Strategy should be implemented, and appropriate records kept. Examples of potential hazards that may be encountered, include the following: • Oily pockets and dark patches within the soil; • Pockets of cement boarding or fibrous materials (e.g., asbestos); • Black ashy materials; • Soils exhibiting strong odours; • Brightly coloured staining or materials; • Buried structures & brickwork; • Buried tanks, containers, drums. Should previously undiscovered contamination be encountered, this should be reported to the Site Manager and appropriate expertise sought (e.g., Environmental Consultant). Records should be kept and if necessary additional investigation, testing and risk assessment carried out. The results of any additional work should be sent to the appropriate authorities and regulators for review and comment. Provisions should be made to ensure that all workers are made aware of their responsibility to observe, report and act on any potentially suspicious or contaminated materials they encounter.	

7. CONCLUSIONS & RECOMMENDATIONS

		Comments		References
7.1	Conclusions & Recommendations (Geoenvironmental)	7.1.1	Based on the information from the Desk Study and Walk Over Survey, no significant pollutant linkages have been identified, with respect to the proposed end-usage (*residential with home-grown produce*).	
		7.1.2	A Conceptual Site Model (CSM) presenting potential pollutant to receptor linkages and assigned risks, has been developed and is appended.	
		7.1.3	No evidence of asbestos containing materials (ACM's) were identified in exposed surface areas.	
		7.1.4	The Phase 1 Desk Study has confirmed a low risk from naturally occurring radon gas with the Site falling within an area where less than 1% of properties are above the action limit. Therefore, no radon protection measures are necessary.	
		7.1.5	It is recommended that the discovery strategy outlined in Section 6.2 (above) is implemented for all further investigation works, groundworks and construction phases of the development.	
7.2	Conclusions & Recommendations (Geotechnical)	7.2.1	Geological Mapping shows the Site to be immediately underlain by sandy Clay & Sand Silt Clay of the Wittering Formation. This was consistent with the findings of a previous intrusive investigation, although a mantle of superficial Head Deposits comprising firm to stiff, gravelly Clay was initially encountered.	
		7.2.2	It is likely that the presumed underlying superficial and bedrock strata of the Stair Hole Member is sufficiently competent to enable the design and construction of shallow spread foundations for low rise development. However, it is recommended that a comprehensive intrusive ground investigation is carried out to confirm soil strength, consistency and settlement characteristics of the underlying strata.	
		7.2.3	With exception of a moderate shrink/swell risk, The ground stability and geo-hazard risk level has been determined as low with respect to the nature of the proposed development. The Clay of the Wittering Formation is potentially of high plasticity and whilst no current or historical desiccating vegetation has been identified, any future tree and shrub planting within the development area, should be in accordance with current NHBC Guidelines.	NHBC Standards (2025)

APPENDIX 1

Site Plan



Scale:	NTS	Drawn:	PK	Date:	13 May 2025
Drawing No:	After Corstorphine & Wright Dwgs No 23063-0201 (2024) & 0100 (2025) Google Earth 2025	Rev:	1	Job No:	AE0503

Title:

Topographical Survey Site Plan, Development Plan & Aerial Image (Date 2022) with Walkover Survey Observations
Land at Denhams Corner, North of Snakemoor Road, Horton Heath, Hampshire, SO32 2BW

Advanced Investigation Systems Ltd
Web: www.windowsampling.com

APPENDIX 2

Groundsure Enviro & Geo Insight

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Denhams Corner, Snakemoor Lane, Botley, Horton Heath, Eastleigh, Hants, SO32 2BW

Order Details

Date: 10/05/2025

Your ref: EMS_1021882_1275585

Our Ref: EMS-1021882_1291371

Site Details

Location: 449915 116391

Area: 9.23 ha

Authority: Eastleigh Borough Council ↗



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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

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	0	1	0	-
16	1.2	Historical tanks	0	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
16 >	1.5 >	Historical garages >	0	0	0	3	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	1	0	-
19	2.2	Historical tanks	0	0	0	0	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19 >	2.5 >	Historical garages >	0	0	0	4	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22 >	3.5 >	Historical waste sites >	0	0	0	6	-
23	3.6	Licensed waste sites	0	0	0	0	-
23 >	3.7 >	Waste exemptions >	0	0	67	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30	4.1	Recent industrial land uses	0	0	0	-	-
30	4.2	Current or recent petrol stations	0	0	0	0	-
31	4.3	Electricity cables	0	0	0	0	-
31	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	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
32	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	0	-
32	4.12	Radioactive Substance Authorisations	0	0	0	0	-
33 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	1	7	-
34	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.15	Pollutant release to public sewer	0	0	0	0	-
34	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
35	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
35	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)				
40 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42	5.6	Groundwater abstractions	0	0	0	0	0
43 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	8
44	5.8	Potable abstractions	0	0	0	0	0
45	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
46 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	2	14	-	-

48 >	6.2 >	Surface water features >	0	2	4	-	-
48 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
49 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
51	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
53 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
59 >	10.7 >	Designated Ancient Woodland >	1	0	1	0	7
59	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60	10.11	Green Belt	0	0	0	0	0
60	10.12	Proposed Ramsar sites	0	0	0	0	0

60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	0
62 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
64 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	Listed Buildings	0	0	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69 >	12.4 >	Environmental Stewardship Schemes >	0	1	0	-	-
69	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	3	5	11	-	-
71 >	13.2 >	Habitat Networks >	1	1	2	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	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
73 >	14.1 >	10k Availability >	Identified (within 500m)				
74	14.2	Artificial and made ground (10k)	0	0	0	0	-
75 >	14.3 >	Superficial geology (10k) >	2	0	0	2	-

76	14.4	Landslip (10k)	0	0	0	0	-
77 >	14.5 >	Bedrock geology (10k) >	2	0	0	1	-
78	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
79 >	15.1 >	50k Availability >	Identified (within 500m)				
80	15.2	Artificial and made ground (50k)	0	0	0	0	-
80	15.3	Artificial ground permeability (50k)	0	0	-	-	-
81 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
82 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
84 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
84	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
85	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
86 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
87 >	17.2 >	Running sands >	Low (within 50m)				
89 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
91 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
93 >	17.5 >	Landslides >	Very low (within 50m)				
94 >	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
96	18.1	BritPits	0	0	0	0	-
97 >	18.2 >	Surface ground workings >	0	0	8	-	-
97	18.3	Underground workings	0	0	0	0	0
97	18.4	Underground mining extents	0	0	0	0	-
98	18.5	Historical Mineral Planning Areas	0	0	0	0	-

98	18.6	Non-coal mining	0	0	0	0	0
98	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
99	18.9	Researched mining	0	0	0	0	-
99	18.10	Mining record office plans	0	0	0	0	-
99	18.11	BGS mine plans	0	0	0	0	-
99	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
100	18.14	Gypsum areas	None (within 0m)				
100	18.15	Tin mining	None (within 0m)				
100	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
101	19.1	Natural cavities	0	0	0	0	-
101	19.2	Mining cavities	0	0	0	0	0
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
103 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	5	2	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
106	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
107	22.1	Underground railways (London)	0	0	0	-	-
107	22.2	Underground railways (Non-London)	0	0	0	-	-
107	22.3	Railway tunnels	0	0	0	-	-
107	22.4	Historical railway and tunnel features	0	0	0	-	-
107	22.5	Royal Mail tunnels	0	0	0	-	-
108	22.6	Historical railways	0	0	0	-	-

108	22.7	Railways	0	0	0	-	-
108	22.8	Crossrail 2	0	0	0	0	-
108	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 03/05/2023

Site Area: 9.23ha

Recent site history - 2020 aerial photograph



Capture Date: 05/04/2020

Site Area: 9.23ha

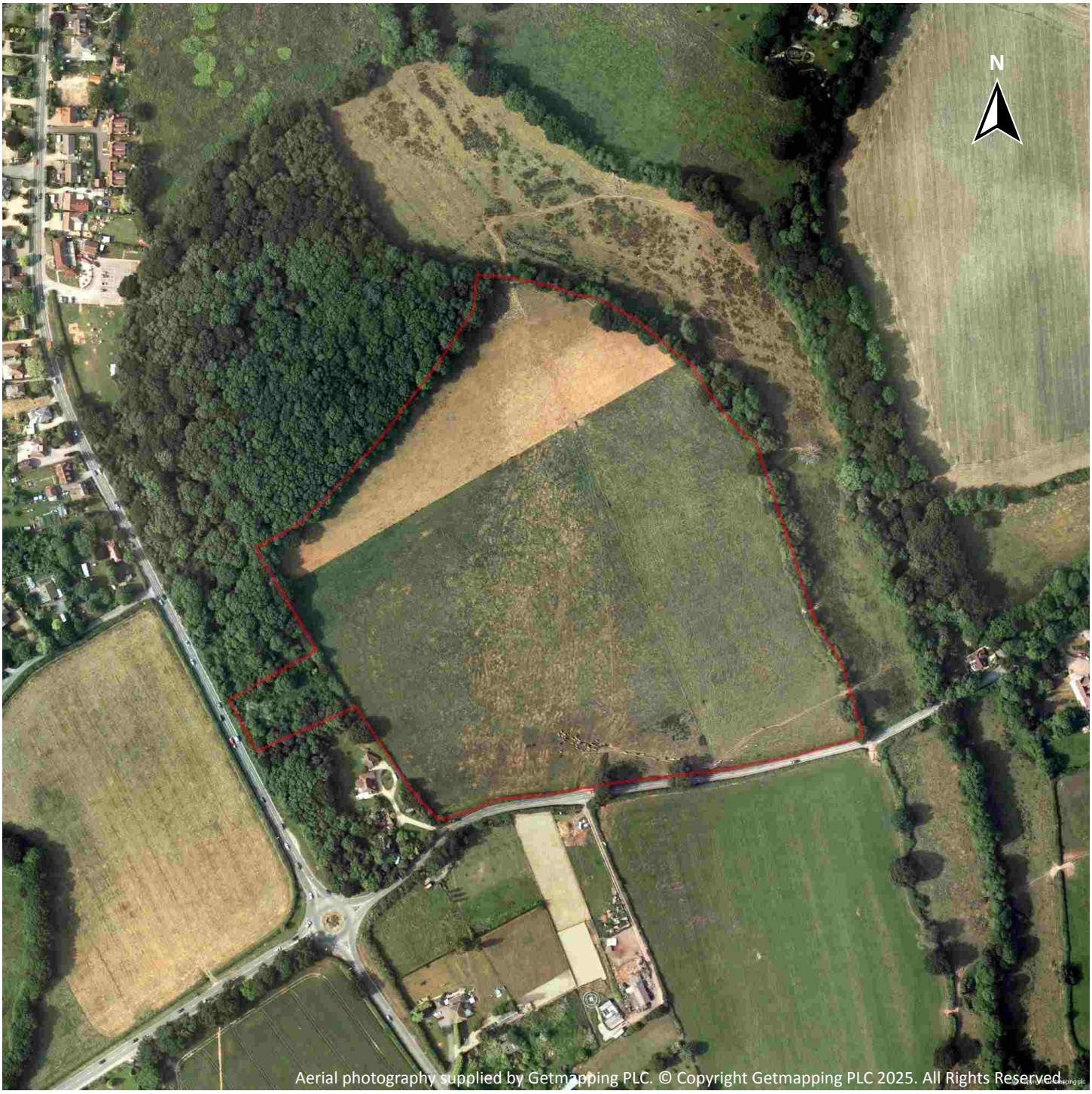
Recent site history - 2013 aerial photograph



Capture Date: 04/06/2013

Site Area: 9.23ha

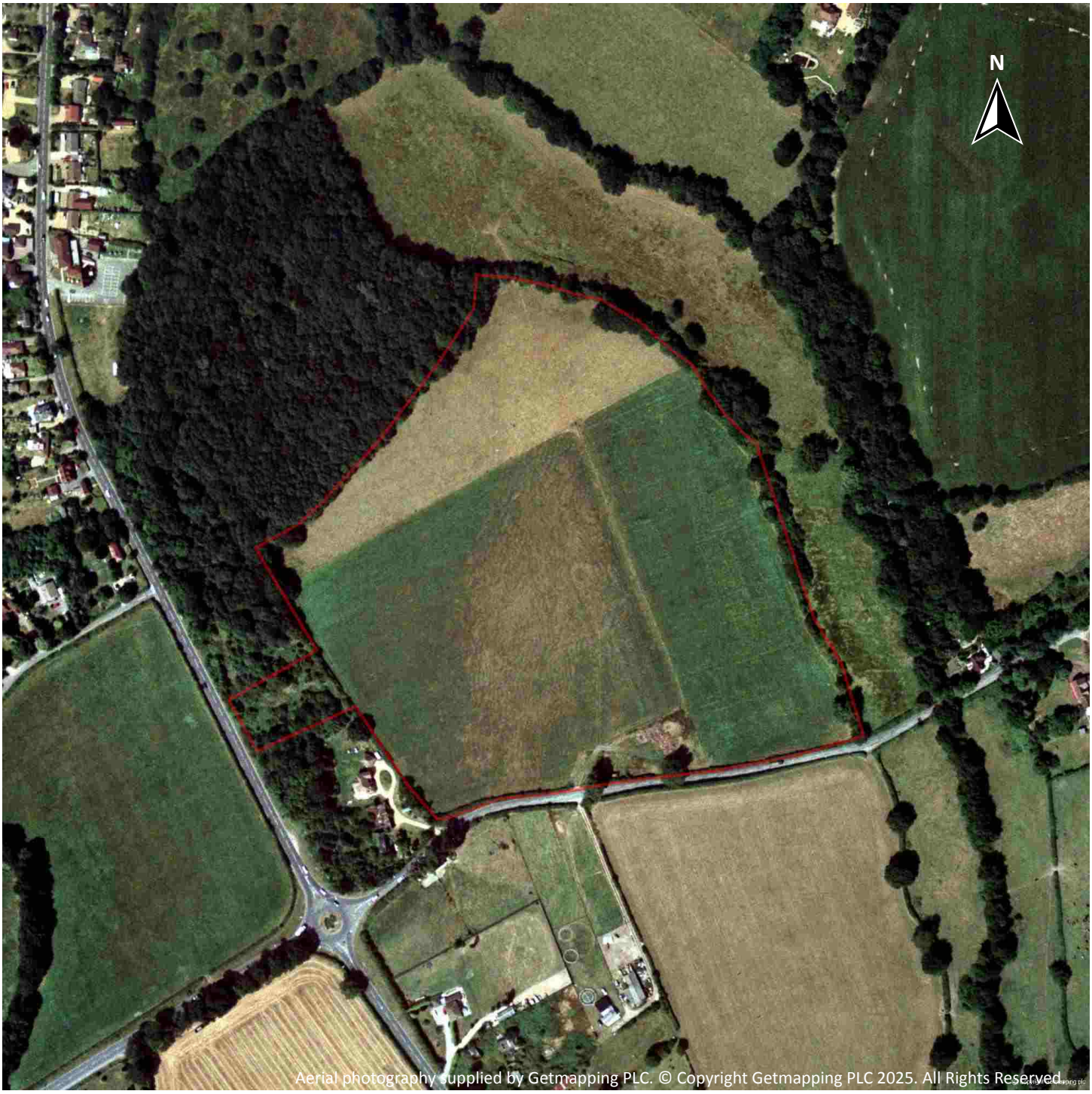
Recent site history - 2005 aerial photograph



Capture Date: 23/06/2005

Site Area: 9.23ha

Recent site history - 1999 aerial photograph



Capture Date: 27/07/1999

Site Area: 9.23ha

OS MasterMap site plan



Site Area: 9.23ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	1

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	101m E	Refuse Heap	1868	1888445

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	0

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'.

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	3

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
A	458m E	Garage	1985	71612
A	461m E	Garage	1993 - 1996	71006
A	499m E	Garage	1963	67514

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



2.1 Historical industrial land uses

Records within 500m	1

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

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
1	101m E	Refuse Heap	1868	1888445

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	0

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'.

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	4

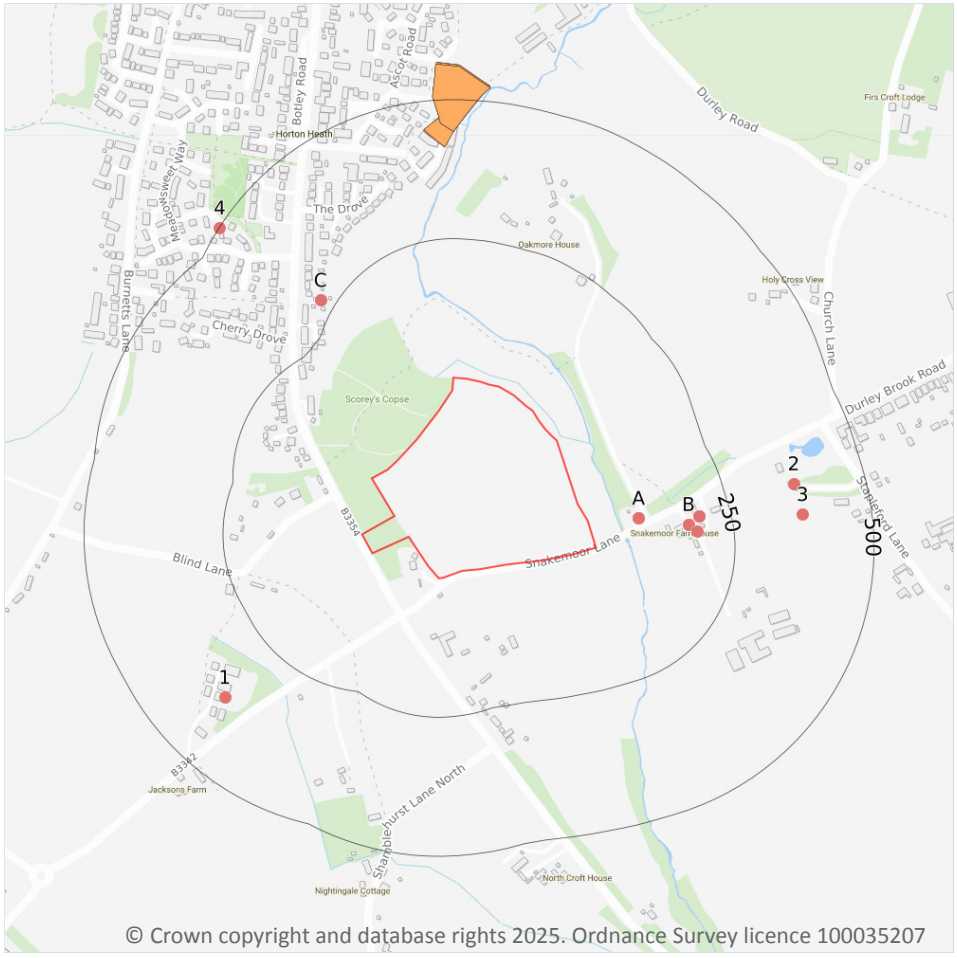
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
A	458m E	Garage	1985	71612
A	461m E	Garage	1996	71006
A	461m E	Garage	1993	71006
A	499m E	Garage	1963	67514

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	6

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

Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Address	Further Details	Date
D	415m N	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
D	415m N	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
D	416m N	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1992

ID	Location	Address	Further Details	Date
D	443m N	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
D	443m N	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
D	443m N	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996

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	73

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 21 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Storing waste exemption	On a farm	Storage of waste in secure containers
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice

ID	Location	Site	Reference	Category	Sub-Category	Description
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Using waste exemption	On a farm	Use of waste for a specified purpose
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	88m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX384431	Using waste exemption	On a farm	Use of waste in construction
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Storing waste exemption	On a farm	Storage of waste in secure containers
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience

ID	Location	Site	Reference	Category	Sub-Category	Description
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Using waste exemption	On a farm	Use of waste for a specified purpose
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX315587	Using waste exemption	On a farm	Use of waste in construction
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Using waste exemption	On a farm	Use of waste in construction
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Using waste exemption	On a farm	Use of waste for a specified purpose
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Storing waste exemption	On a farm	Storage of waste in secure containers
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance

ID	Location	Site	Reference	Category	Sub-Category	Description
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Storing waste exemption	On a farm	Storage of waste in secure containers
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Using waste exemption	On a farm	Use of waste in construction
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Using waste exemption	On a farm	Use of waste for a specified purpose
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice

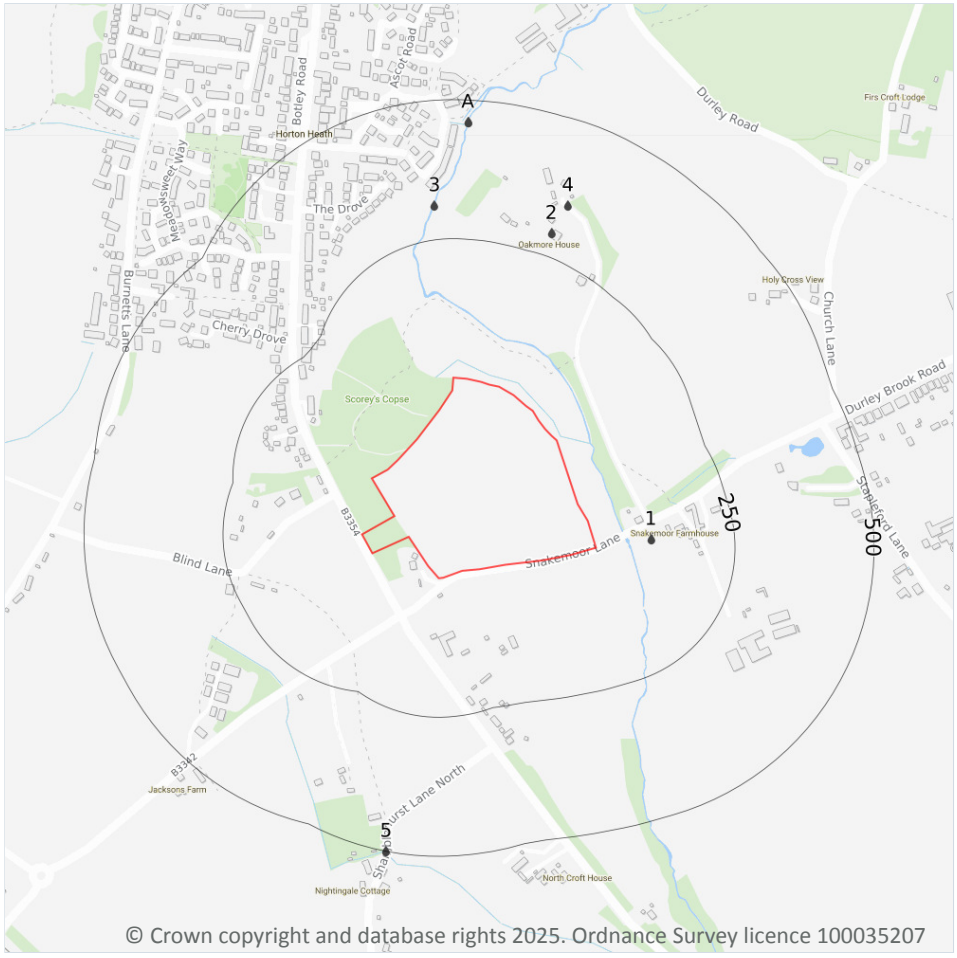
ID	Location	Site	Reference	Category	Sub-Category	Description
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX017372	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX178017	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Using waste exemption	On a farm	Use of waste in construction
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Using waste exemption	On a farm	Use of waste for a specified purpose
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Storing waste exemption	On a farm	Storage of waste in secure containers
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
B	171m E	Snakemoor Farm, Snakemoor Lane, Durley, Southampton, So32 2bw	WEX256707	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	185m E	Snakemoor Farm Snakemoor Lane Southampton So32 2bw	EPR/PE5880WJ/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Treating waste exemption	Agricultural waste only	Aerobic composting and associated prior treatment
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from a portable sanitary convenience
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Storing waste exemption	Agricultural waste only	Storage of waste in secure containers
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Treating waste exemption	Agricultural waste only	Cleaning, washing, spraying or coating relevant waste
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Using waste exemption	Agricultural waste only	Burning of waste as a fuel in a small appliance
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Using waste exemption	Agricultural waste only	Use of waste in construction
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	194m E	Snakemoor Farm	EPR/NH0570KS/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
C	276m NW	Heathfield Cottage, Botley Road, Horton Heath, Eastleigh, So50 7dq	WEX245024	Using waste exemption	Not on a farm	Use of waste in construction
C	276m NW	Heathfield Cottage Botley Road Eastleigh Hampshire So50 7dq	EPR/GE5040VV/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
1	372m SW	Bubb Lane, West End, Southampton, So30 2hl	WEX412365	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	373m E	Three Gables, Stapleford Lane, Durley, Southampton, So32 2bu	WEX381155	Using waste exemption	On a farm	Use of waste in construction
3	376m E	-	WEX396394	Disposing of waste exemption	On a farm	Burning waste in the open
4	498m NW	9, Avens Close, Horton Heath, Eastleigh, So50 7pw	WEX023434	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

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	0

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.

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 **8**

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 30 >**

ID	Location	Address	Details	
1	100m E	SNAKEMOORFARM,SNAKEMOORLANE,DURLEY,SOUTHAMPTON,HAMPSHIRE,SO322BW	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPREP3628GY Permit Version: 1 Receiving Water: GW VIA A SOAKAWAY	Status: NEW ISSUED UNDER EPR 2010 Issue date: 11/10/2010 Effective Date: 11/10/2010 Revocation Date: -
2	292m N	PLOT4,OAKMOOR,PLOT4,OAKMOOR,SNAKEMOORLANE,DURLEY,HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P05293 Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 22/03/1994 Effective Date: 22/03/1994 Revocation Date: 31/03/1997
3	312m N	COUNTRYMEADOWS,COUNTRYMEADOWS,THEDROVE,HORTONHEATH,EASTLEIGHHAMPSHIRE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01294 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 11/11/1987 Effective Date: 11/11/1987 Revocation Date: 13/02/1998
4	349m N	PLOT3,OAKMOOR,PLOT3,OAKMOOR,SNAKEMOORLANE,DURLEY,HAMPSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P05292 Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 22/03/1994 Effective Date: 22/03/1994 Revocation Date: 31/03/1997
A	461m N	ASCOTROADPS,ASCOTROADPS,KNOWLELANE,HORTONHEATH,EASTLEIGH,HAMPSHIRE,SO507JP	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: P03951 Permit Version: 1 Receiving Water: HORTON HEATH STREAM	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 02/06/1992 Effective Date: 02/06/1992 Revocation Date: 02/05/2005
A	461m N	ASCOTROADPS,ASCOTROADPS,KNOWLELANE,HORTONHEATH,EASTLEIGH,HAMPSHIRE,SO507JP	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: P03951 Permit Version: 2 Receiving Water: HORTON HEATH STREAM	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 03/05/2005 Effective Date: 03/05/2005 Revocation Date: 15/06/2005

ID	Location	Address	Details	
A	461m N	ASCOTROADPS,ASCOTROADPS, KNOWLELANE,HORTONHEATH, EASTLEIGH,HAMPSHIRE,SO507J P	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: P03951 Permit Version: 3 Receiving Water: HORTON HEATH STREAM	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 16/06/2005 Effective Date: 16/06/2005 Revocation Date: -
5	500m S	BROOKSIDELODGESTP,SHAMBL EHURSTLANENORTH,HEDGEEN D,SOUTHAMPTON,SO322BY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRZB3498EE Permit Version: 1 Receiving Water: TRIBUTARY OF FORD LAKE	Status: NEW ISSUED UNDER EPR 2010 Issue date: 15/12/2022 Effective Date: 15/12/2022 Revocation Date: -

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	0

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

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.

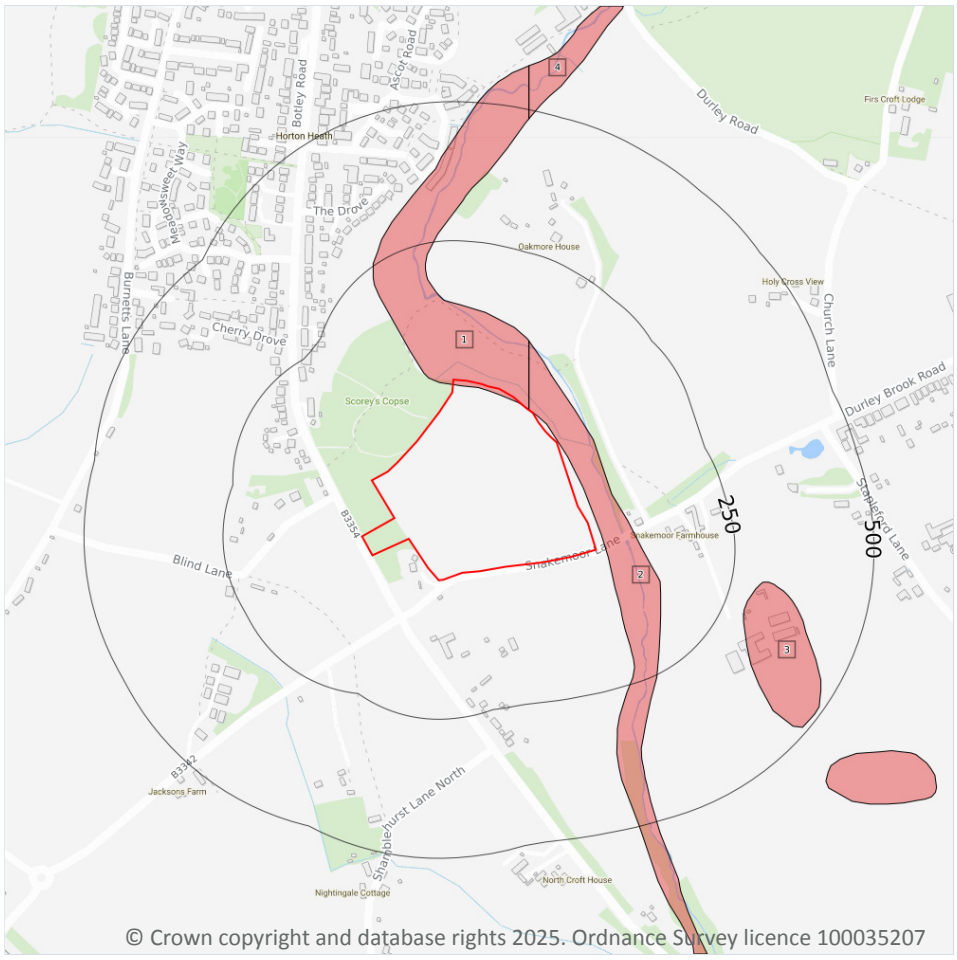
4.21 Pollution inventory radioactive waste

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



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5.1 Superficial aquifer

Records within 500m **4**

Aquifer status of groundwater held within superficial geology.

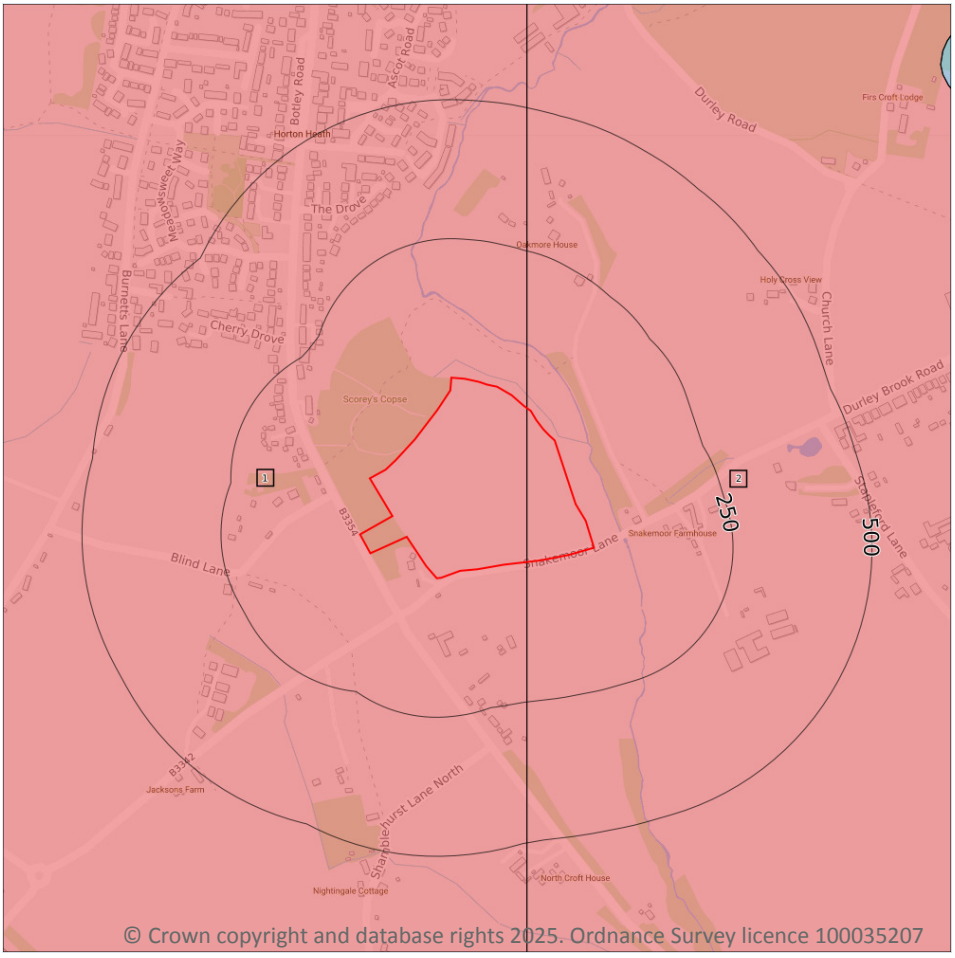
Features are displayed on the Hydrogeology map on **page 36 >**

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

ID	Location	Designation	Description
3	288m SE	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	484m 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

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	2

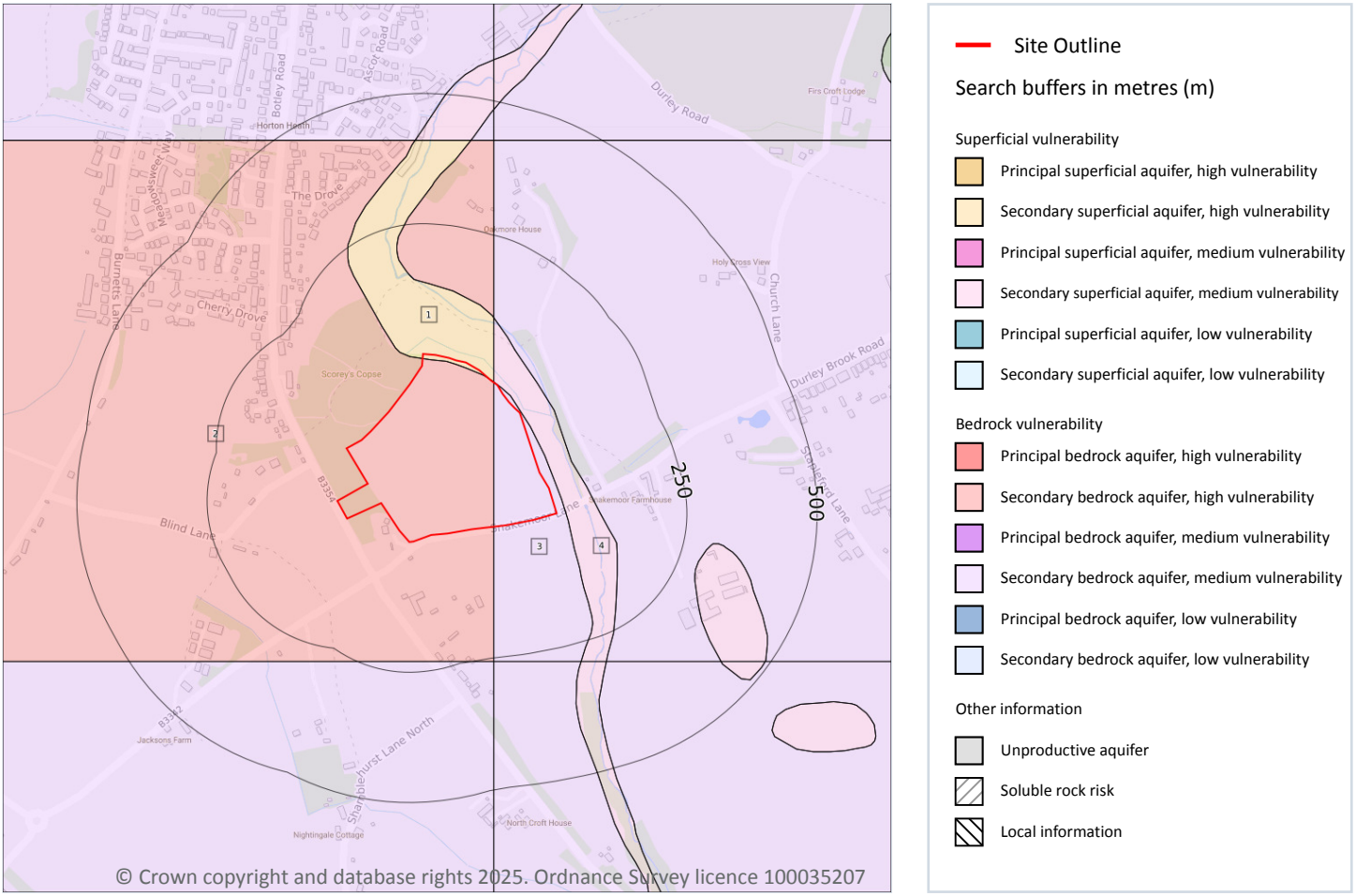
Aquifer status of groundwater held within bedrock geology.

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	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

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	4

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

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

Features are displayed on the Groundwater vulnerability map on **page 40 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Intergranular**
2	**On site**	**Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: High Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Intergranular**
3	**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**
4	1m NE	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.

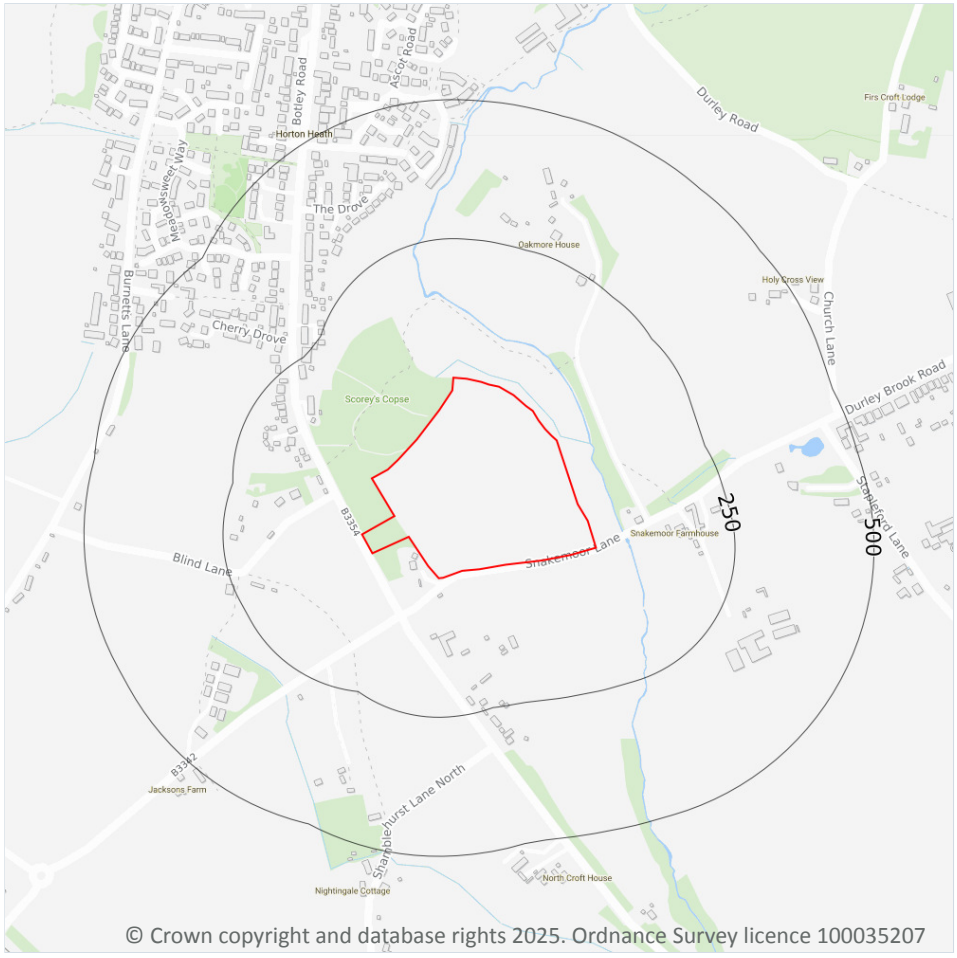
5.5 Groundwater vulnerability- local information

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	0

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.

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

5.7 Surface water abstractions

Records within 2000m	8

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 42 >**

ID	Location	Details	
-	1614m SE	Status: Historical Licence No: 11/42/25.1/65CA Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: BOTLEY HOTEL & COUNTRY CLUB AT MADDOXFORD (POINT A) Data Type: Point Name: Macdonald Hotels Ltd Easting: 450800 Northing: 114820	Annual Volume (m^3): 8500 Max Daily Volume (m^3): 85 Original Application No: - Original Start Date: 31/10/1989 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2016 Version End Date: -
-	1659m SE	Status: Historical Licence No: 11/42/25.1/65CA Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: BOTLEY HOTEL & COUNTRY CLUB AT MADDOXFORD (POINT B) Data Type: Point Name: Macdonald Hotels Ltd Easting: 451120 Northing: 114960	Annual Volume (m^3): 8500 Max Daily Volume (m^3): 85 Original Application No: - Original Start Date: 31/10/1989 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2016 Version End Date: -
-	1749m NE	Status: Historical Licence No: 31/088CA Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: EAST HORTON FARM, FAIR OAK Data Type: Point Name: East Horton Golf Centre Ltd Easting: 450800 Northing: 118100	Annual Volume (m^3): 9000 Max Daily Volume (m^3): 88 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 06/09/1999 Version End Date: -
-	1749m NE	Status: Historical Licence No: 30/054 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: EAST HORTON FARM, FAIR OAK Data Type: Point Name: East Horton Golf Centre Ltd Easting: 450800 Northing: 118100	Annual Volume (m^3): 9000 Max Daily Volume (m^3): 88 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 1 Version Start Date: 12/06/2009 Version End Date: -

ID	Location	Details	
-	1766m NE	Status: Active Licence No: 30/054 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: EAST HORTON FARM, FAIR OAK Data Type: Point Name: East Horton Golf Centre Ltd Easting: 450949 Northing: 118030	Annual Volume (m^3): 9000 Max Daily Volume (m^3): 37.03 Original Application No: NPS/WR/015184 Original Start Date: 02/11/1992 Expiry Date: - Issue No: 2 Version Start Date: 19/12/2014 Version End Date: -
-	1788m NE	Status: Active Licence No: 30/050/R01 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: POINT A AT EAST HORTON FARM Data Type: Point Name: East Horton Golf Centre Ltd Easting: 450803 Northing: 118143	Annual Volume (m^3): 8182 Max Daily Volume (m^3): 126 Original Application No: NPS/WR/012658 Original Start Date: 16/03/2014 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2021 Version End Date: -
-	1793m NE	Status: Historical Licence No: 30/050 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: POINT A AT EAST HORTON FARM Data Type: Point Name: East Horton Golf Centre Ltd Easting: 450800 Northing: 118150	Annual Volume (m^3): 9091 Max Daily Volume (m^3): 126 Original Application No: - Original Start Date: - Expiry Date: 15/03/2014 Issue No: 101 Version Start Date: 12/06/2009 Version End Date: -
-	1997m NW	Status: Historical Licence No: 11/42/22.10/120 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIBUTARY OF RIVER ITCHEN AT ALLINGTON MANOR FARM, FAIR OAK Data Type: Line Name: Arturi Easting: 447870 Northing: 117610	Annual Volume (m^3): 2275 Max Daily Volume (m^3): 100 Original Application No: - Original Start Date: 23/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 23/10/2018 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.

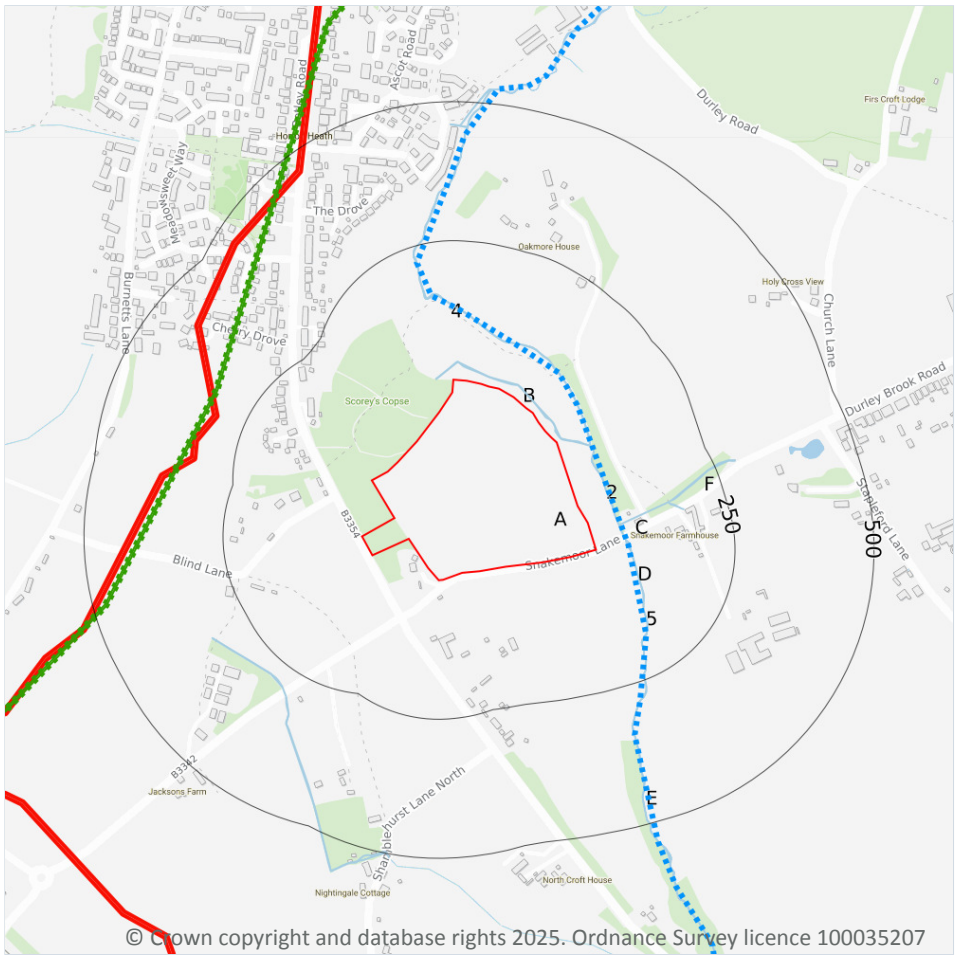
5.10 Source Protection Zones (confined aquifer)

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	16

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 46 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	10m NE	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
2	50m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	53m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	53m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	55m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	108m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	136m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	141m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	150m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	150m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	151m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	152m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	153m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	157m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
C	163m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	171m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**6**

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 46 >**

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 46 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Horton Heath Stream**	**GB107042016270**	**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	1

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

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	55m E	River	Horton Heath Stream	GB107042016270 ↗	Moderate	Fail	Good	2019

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

6.5 WFD Groundwater bodies

Records on site	1

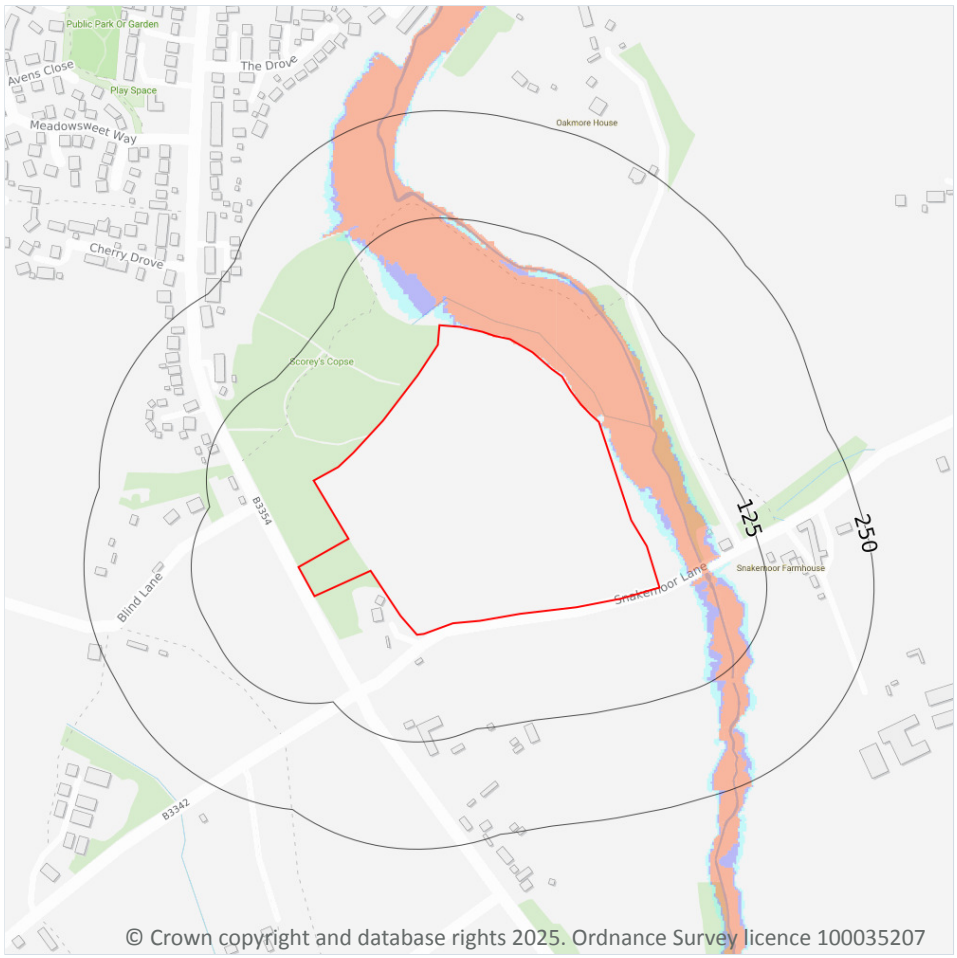
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**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



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	7

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

Features are displayed on the River and coastal flooding map on **page 50 >**

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

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

7.2 Historical Flood Events

Records within 250m	**0**

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

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

7.3 Flood Defences

Records within 250m	**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

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

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

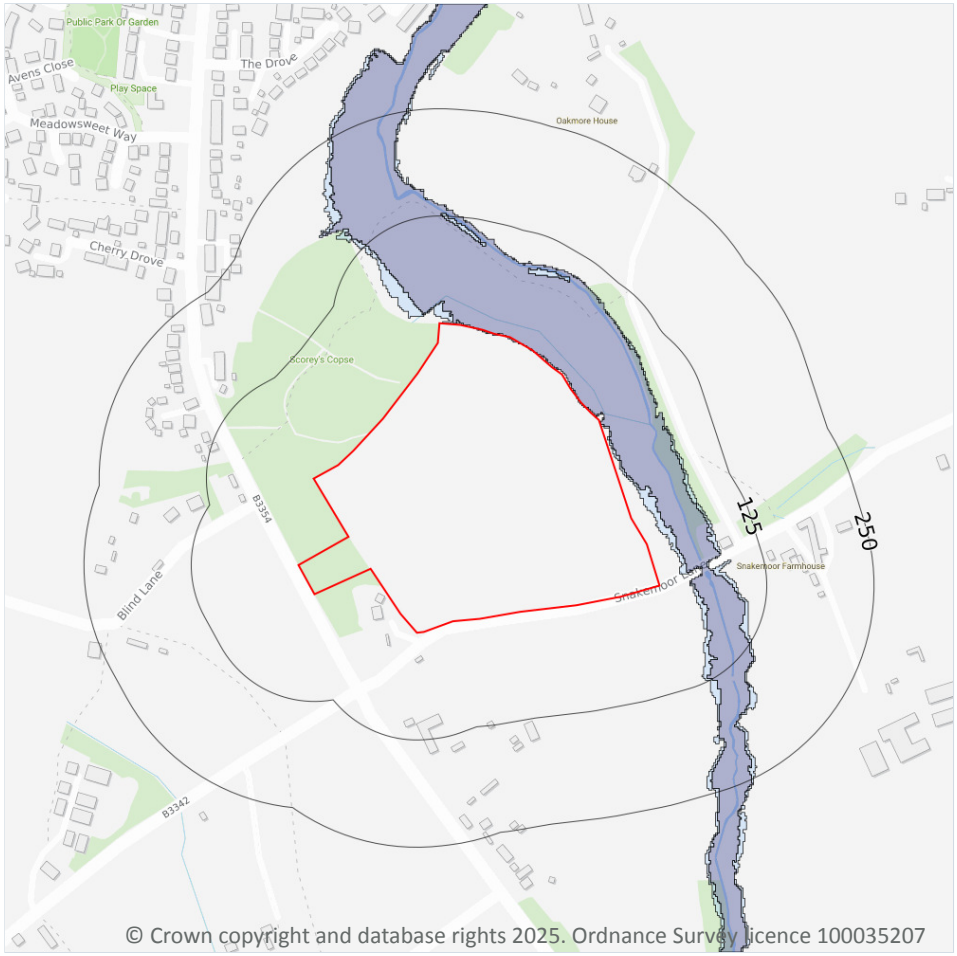
7.5 Flood Storage Areas

Records within 250m	**0**

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

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

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 50 >**

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

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

7.7 Flood Zone 3

Records within 50m	1

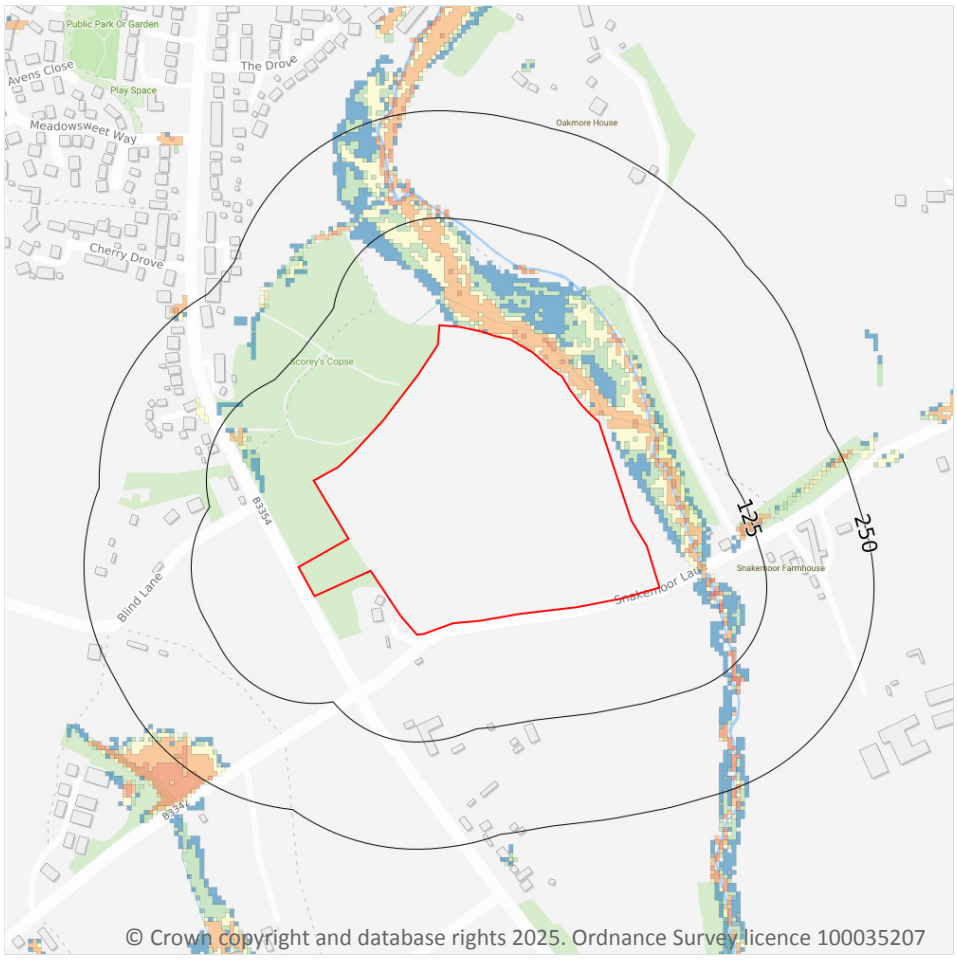
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 50 >**

Location	Type
On site	**Zone 3 - (Fluvial /Tidal Models)**

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 54 >**

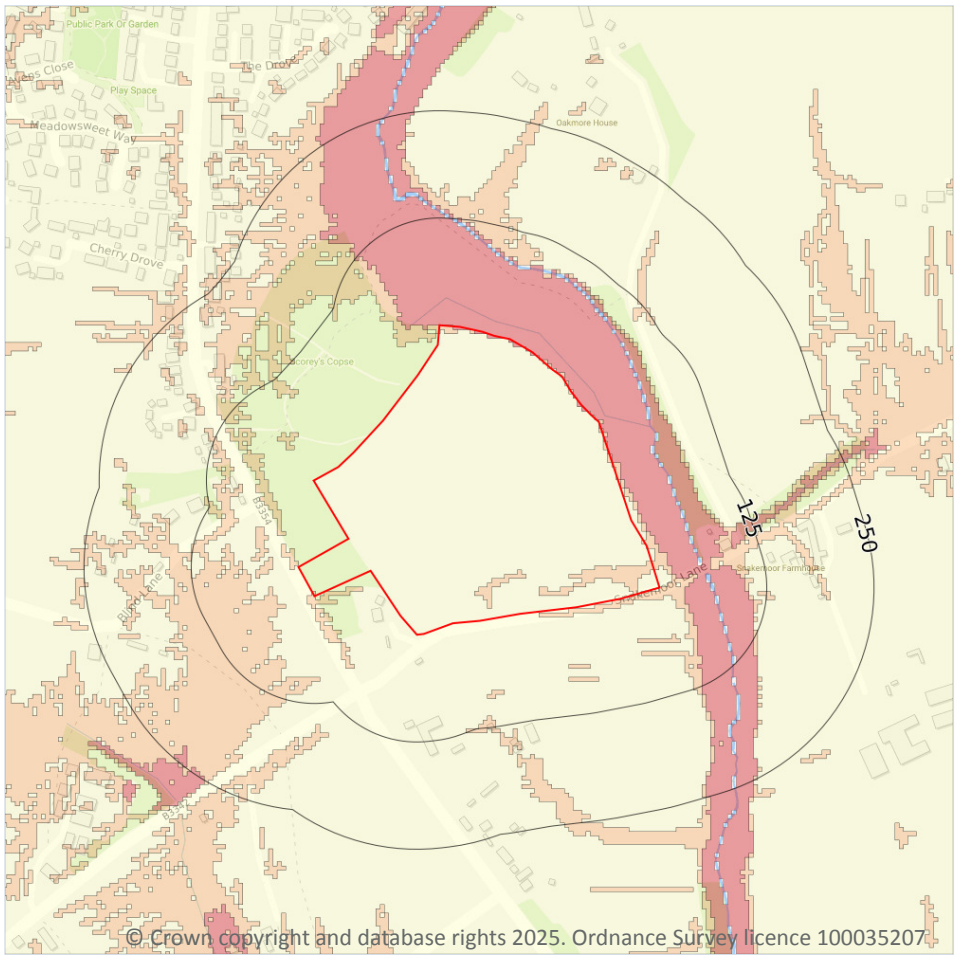
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

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

9.1 Groundwater flooding

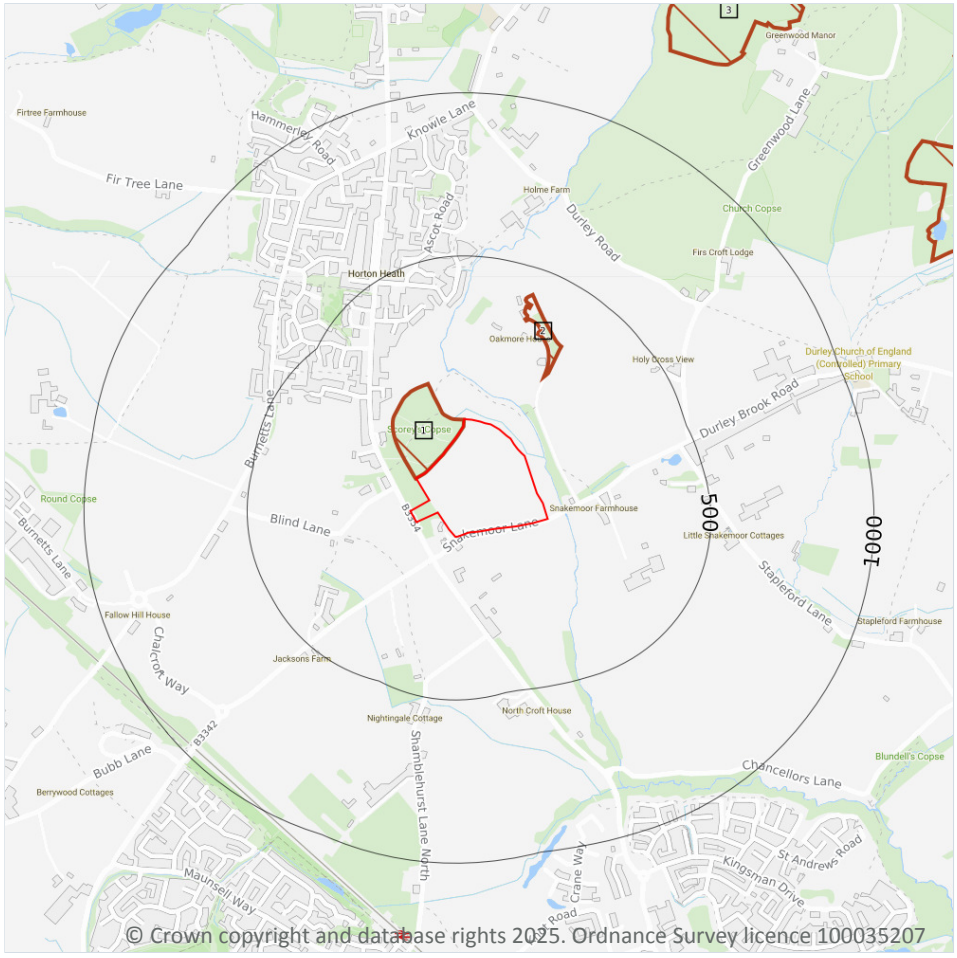
Highest risk on site	**High**
Highest risk within 50m	**High**

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

Features are displayed on the Groundwater flooding map on **page 56 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 57 >**

ID	Location	Name	Data source
-	1863m SW	Moorgreen Meadows SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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.

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	9

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 57 >**

ID	Location	Name	Woodland Type
1	**On site**	**Scoreys Copse**	**Ancient & Semi-Natural Woodland**
2	211m NE	Unknown	Ancient & Semi-Natural Woodland
3	1271m NE	Durley Copse	Ancient Replanted Woodland
-	1384m W	Unknown	Ancient & Semi-Natural Woodland
5	1385m NE	Greenwood	Ancient Replanted Woodland
-	1451m W	Unknown	Ancient & Semi-Natural Woodland
-	1633m N	Unknown	Ancient & Semi-Natural Woodland
-	1839m NE	Greenwood	Ancient & Semi-Natural Woodland
-	1921m S	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

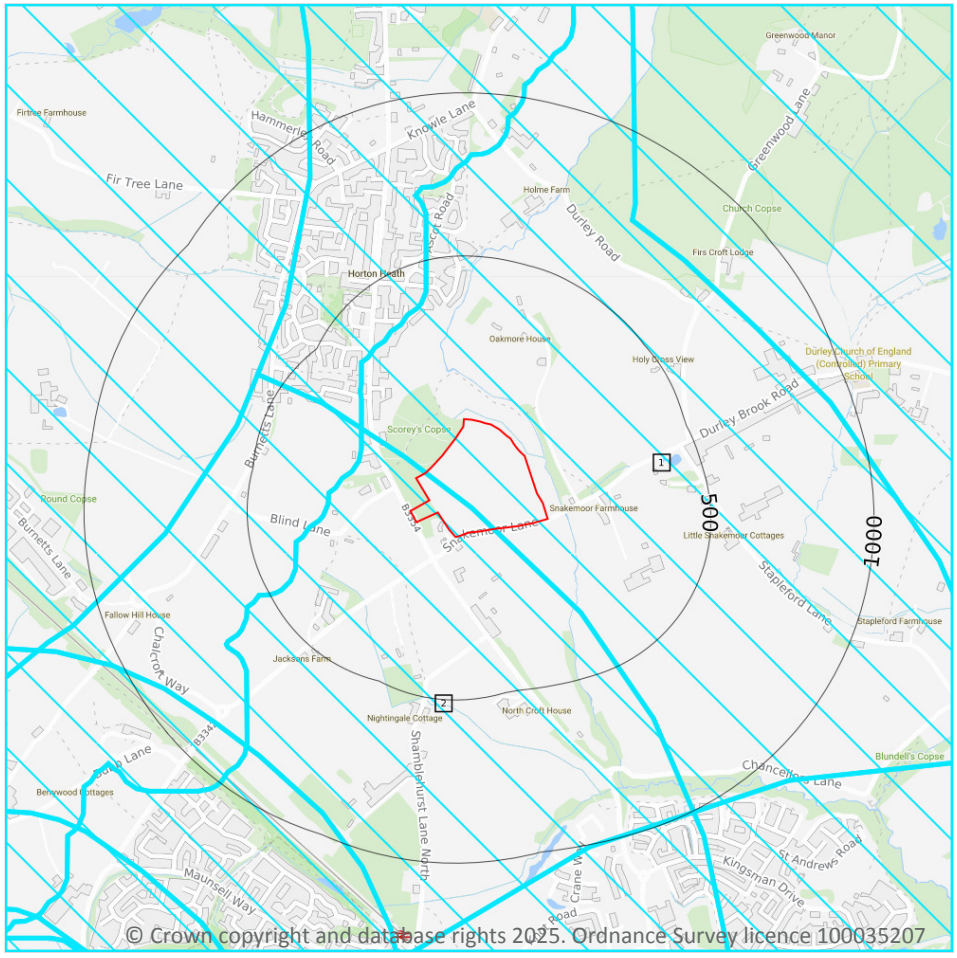
Records within 2000m	2

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

Location	Name	Type	NVZ ID	Status
On site	**Hamble Estuary Eutrophic NVZ (TraC)**	**Eutrophic Water**	**3**	**Existing**
247m S	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 62 >**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - 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. 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 > 750m², manure stores > 3500t). Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. 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.**
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. 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 20m³/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	2

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 62 >**

ID: -
Location: 1863m SW
SSSI name: Moorgreen Meadows
Unit name: Northern Acid Grassland
Broad habitat: Acid Grassland - Lowland
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mire grassland and rush pasture	Unfavourable - Declining	07/08/2023
Lowland neutral grassland (MG5)	Unfavourable - Declining	07/08/2023
Population of declining plant species and species at the edge of their range - Dactylorhiza purpurella, Northern marsh orchid (and hybrids)	Unfavourable - No change	07/08/2023

ID: -
Location: 1872m SW
SSSI name: Moorgreen Meadows
Unit name: Eastleigh B C
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mire grassland and rush pasture	Unfavourable - Recovering	07/08/2023
Wet woodland	Unfavourable - Recovering	07/08/2023

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	0

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

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

11.5 Conservation Areas

Records within 250m	0

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.

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.

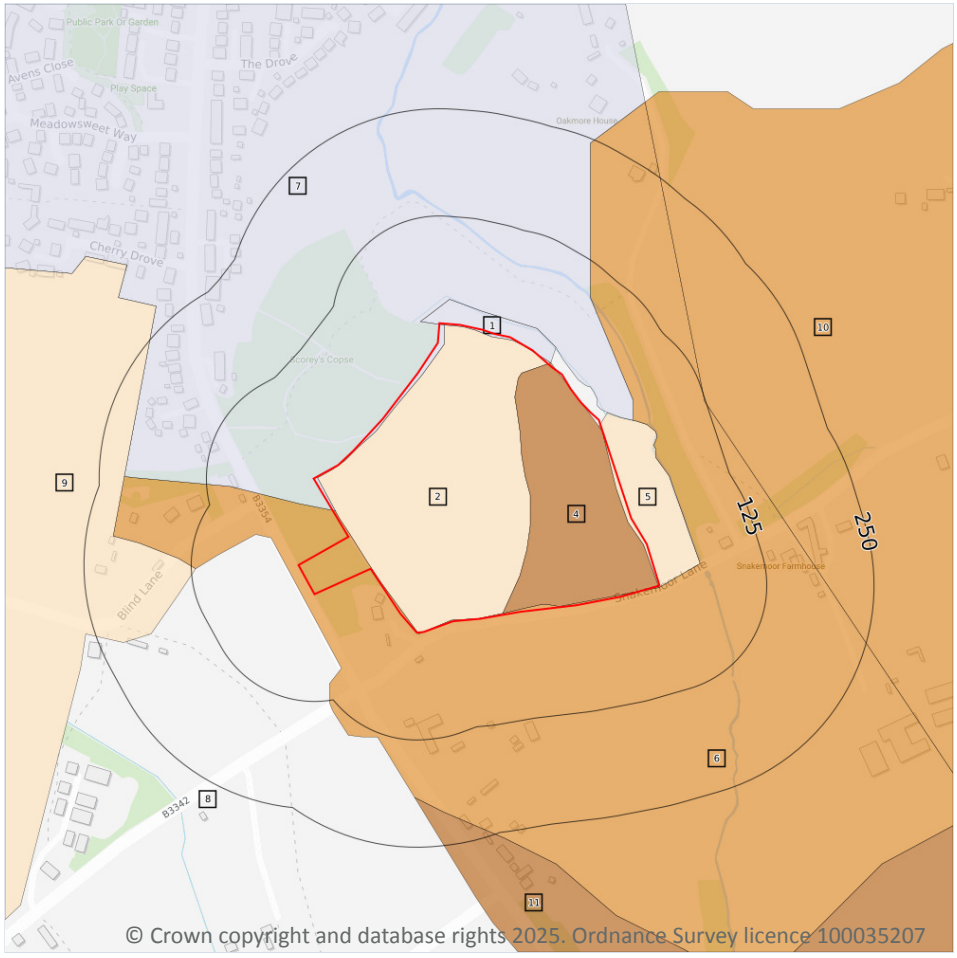
11.7 Registered Parks and Gardens

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



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	10

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 67 >**

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

ID	Location	Classification	Description
2	**On site**	**Grade 3b**	**Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.**
4	**On site**	**Grade 2**	**Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.**
5	**On site**	**Grade 3b**	**Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.**
6	**On site**	**Grade 3**	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**
7	**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.**
8	13m W	Not Surveyed	Non-agricultural/no quality assigned
9	120m W	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
10	124m NE	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
11	192m S	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

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	0

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.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	1

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.

Location	Reference	Scheme	Start Date	End date
6m S	AG00341178	Entry Level plus Higher Level Stewardship	01/06/2011	31/05/2023

This data is sourced from Natural England.

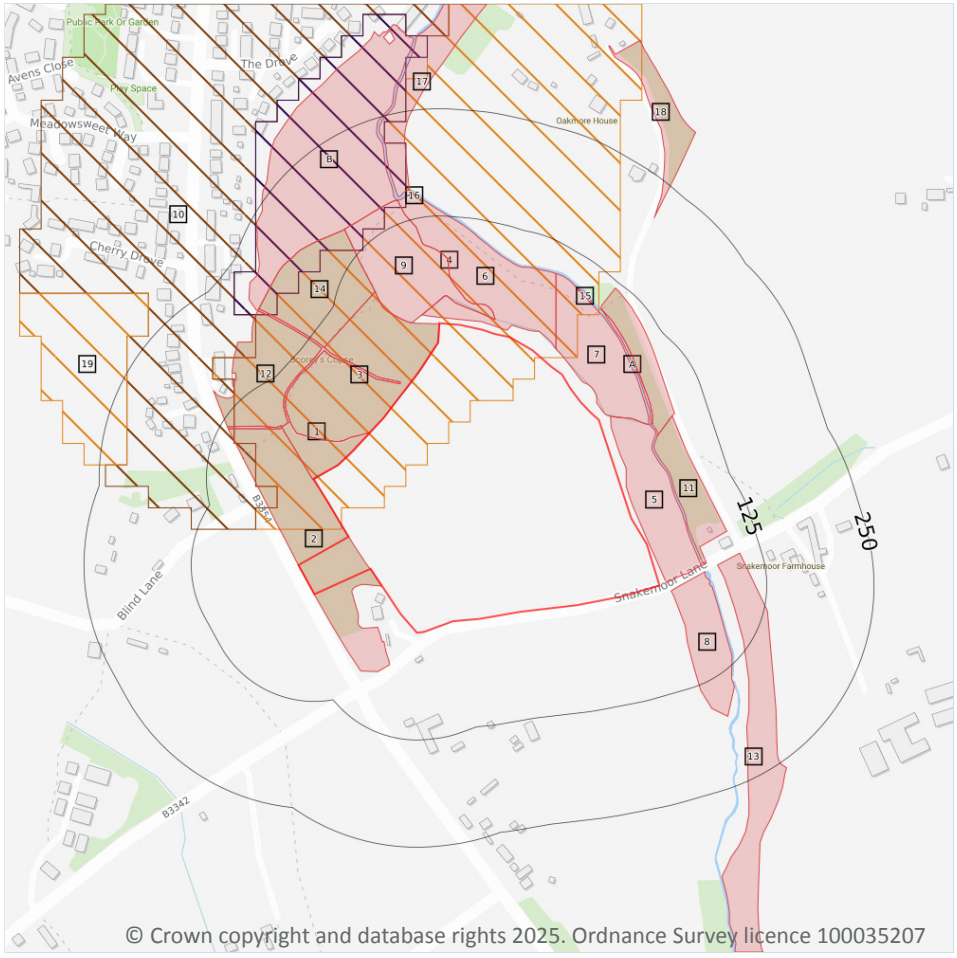
12.5 Countryside Stewardship Schemes

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	19

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 70 >**

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	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
5	3m E	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)

ID	Location	Main Habitat	Other habitats
6	6m N	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
7	10m NE	Good quality semi-improved grassland	Main habitat: CFPGM (INV > 50%); LMEAD (INV > 50%)
8	15m SE	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
9	16m N	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
11	51m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	56m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	57m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	71m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	72m E	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
14	84m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	86m NE	Good quality semi-improved grassland	Main habitat: CFPGM (INV > 50%); LMEAD (INV > 50%)
16	147m N	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
B	151m N	Purple moor grass and rush pastures	Main habitat: CFPGM (INV > 50%); PMGRP (INV > 50%)
17	155m N	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
18	211m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	**4**

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

Features are displayed on the Habitat designations map on **page 70 >**

ID	Location	Type	Habitat
4	**On site**	**Network Enhancement Zone 1**	**Not specified**
10	44m W	Network Enhancement Zone 2	Not specified
B	123m NW	Primary Habitat	Purple moor grass and rush pasture
19	218m W	Network Enhancement Zone 1	Not specified

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.

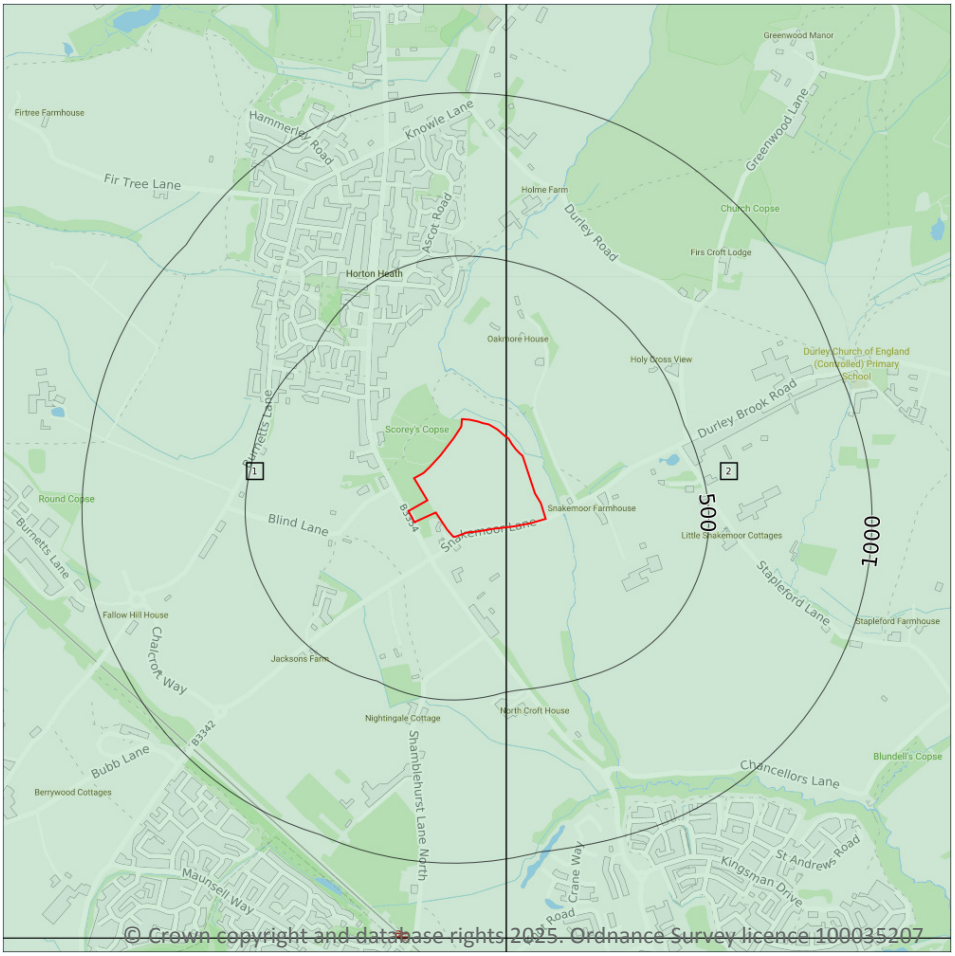
13.4 Limestone Pavement Orders

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	2

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 73 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU41NE
2	On site	Full	Full	Full	No coverage	SU51NW

This data is sourced from the British Geological Survey.

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

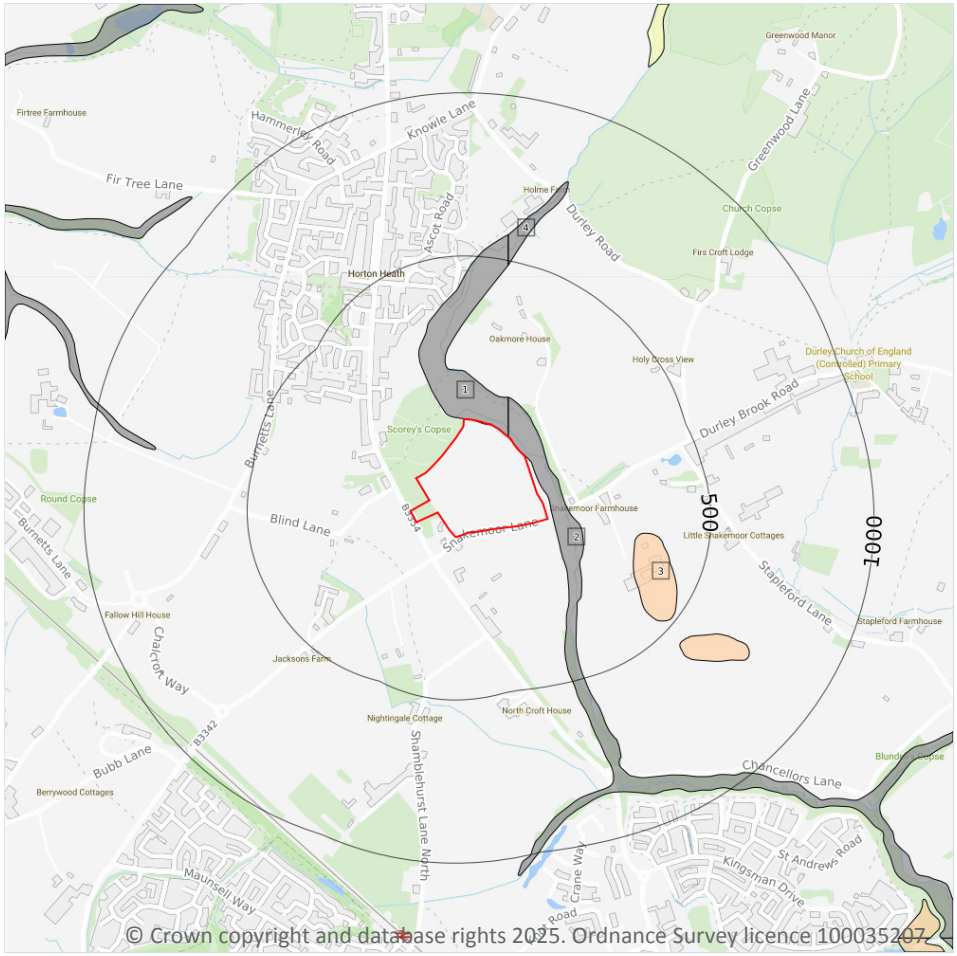
14.2 Artificial and made ground (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **4**

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 75 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-Z**	**Alluvium - Silt (unlithified Deposits Coding Scheme)**	**Silt**
2	**On site**	**ALV-Z**	**Alluvium - Silt (unlithified Deposits Coding Scheme)**	**Silt**
3	276m E	RTDU-XSV	River Terrace Deposits (undifferentiated) - Sand And Gravel	Sand And Gravel
4	487m N	ALV-Z	Alluvium - Silt (unlithified Deposits Coding Scheme)	Silt

This data is sourced from the British Geological Survey.

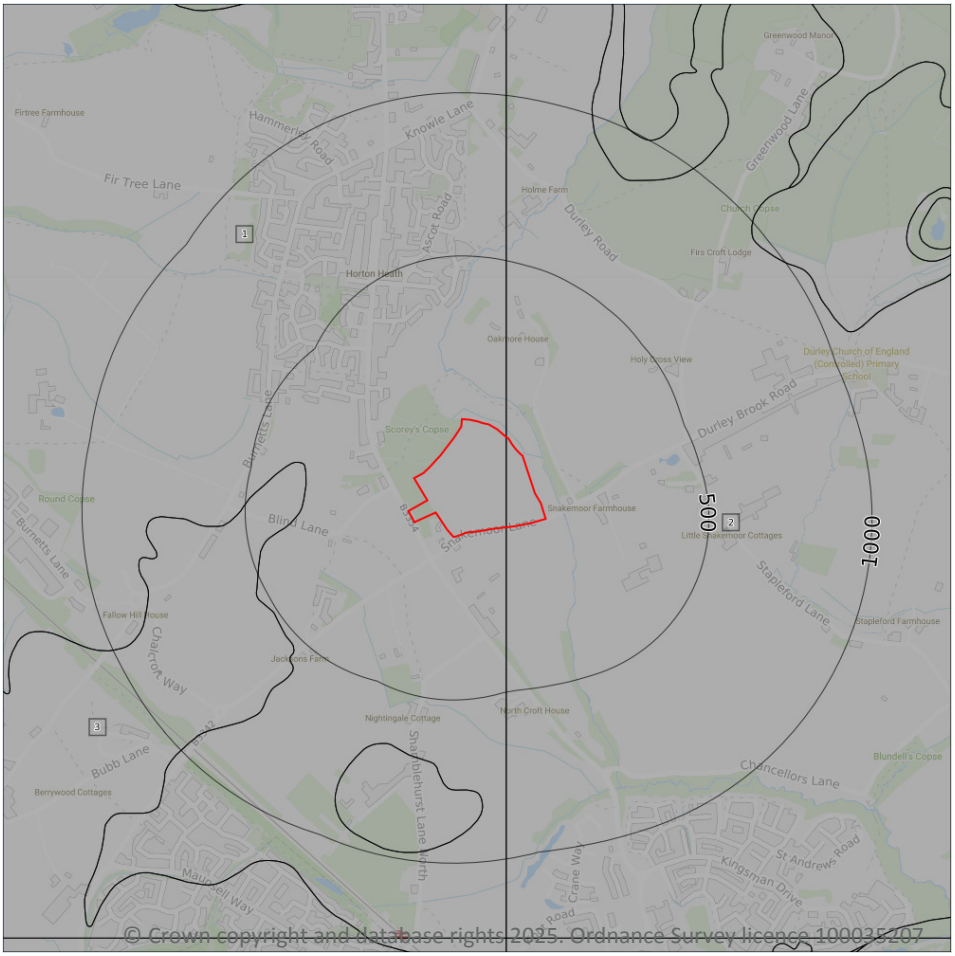
14.4 Landslip (10k)

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	3

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 77 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WTT-SACL**	**Wittering Formation - Sandy Clay**	**Lutetian Age - Ypresian Age**
2	**On site**	**WTT-CLSISA**	**Wittering Formation - Clay, Silt And Sand**	**Lutetian Age - Ypresian Age**
3	322m W	EA-SANDU	Earnley Sand Formation - Sand	Lutetian Age

This data is sourced from the British Geological Survey.

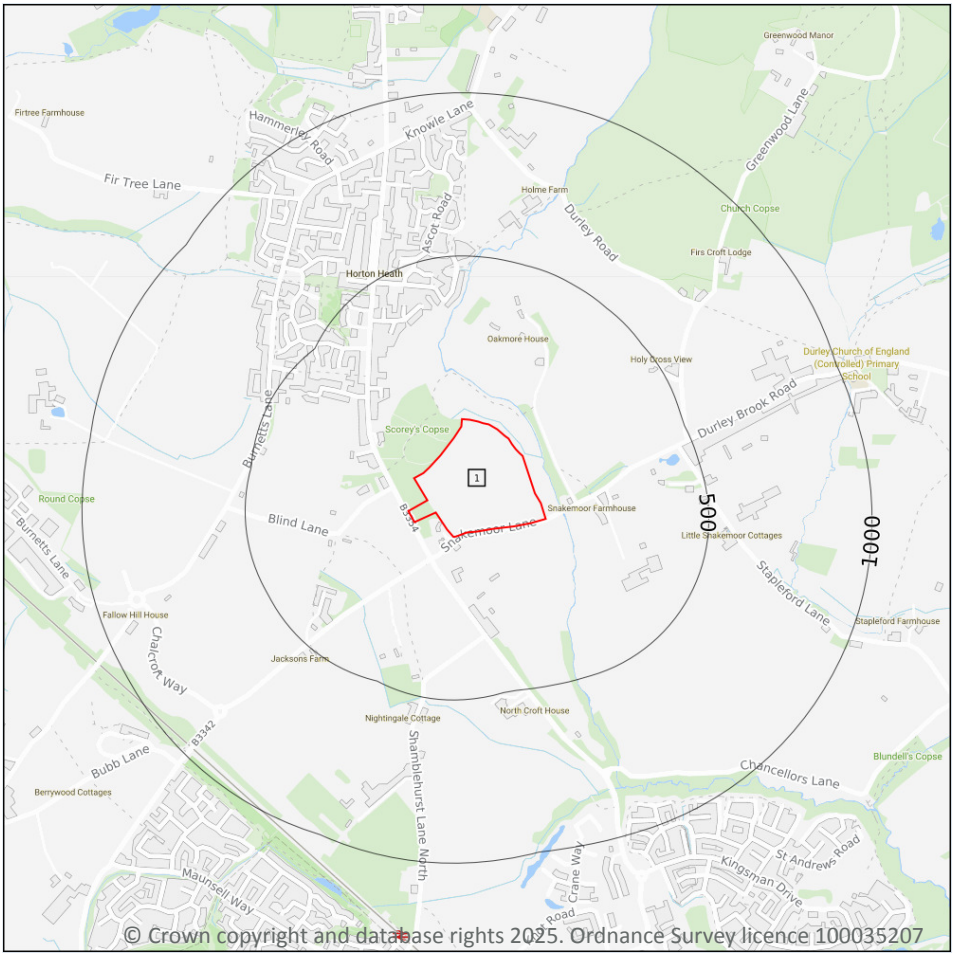
14.6 Bedrock faults and other linear features (10k)

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 79 >**

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	0

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.

This data is sourced from the British Geological Survey.

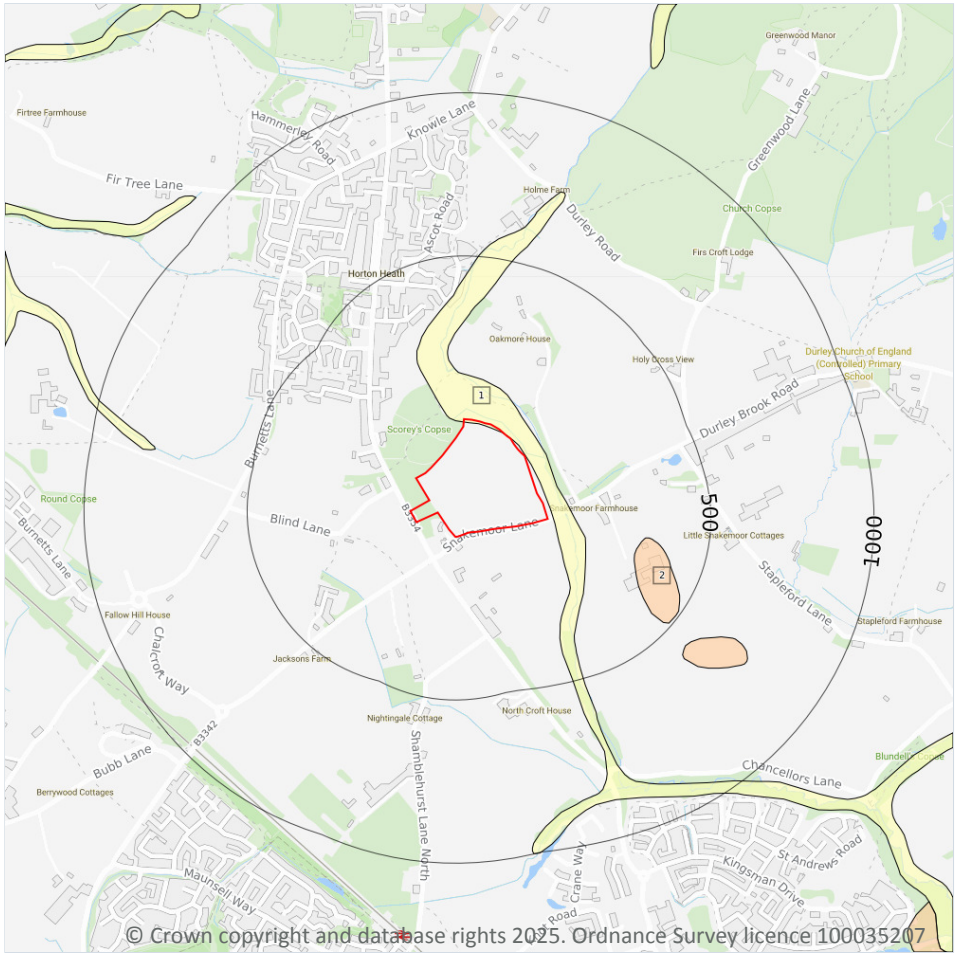
15.3 Artificial ground permeability (50k)

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



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	2

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 81 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**ALV-XCZSV**	**ALLUVIUM**	**CLAY, SILT, SAND AND GRAVEL**
2	288m SE	RTDU-XSV	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**High**	**Very Low**
1m NE	Intergranular	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

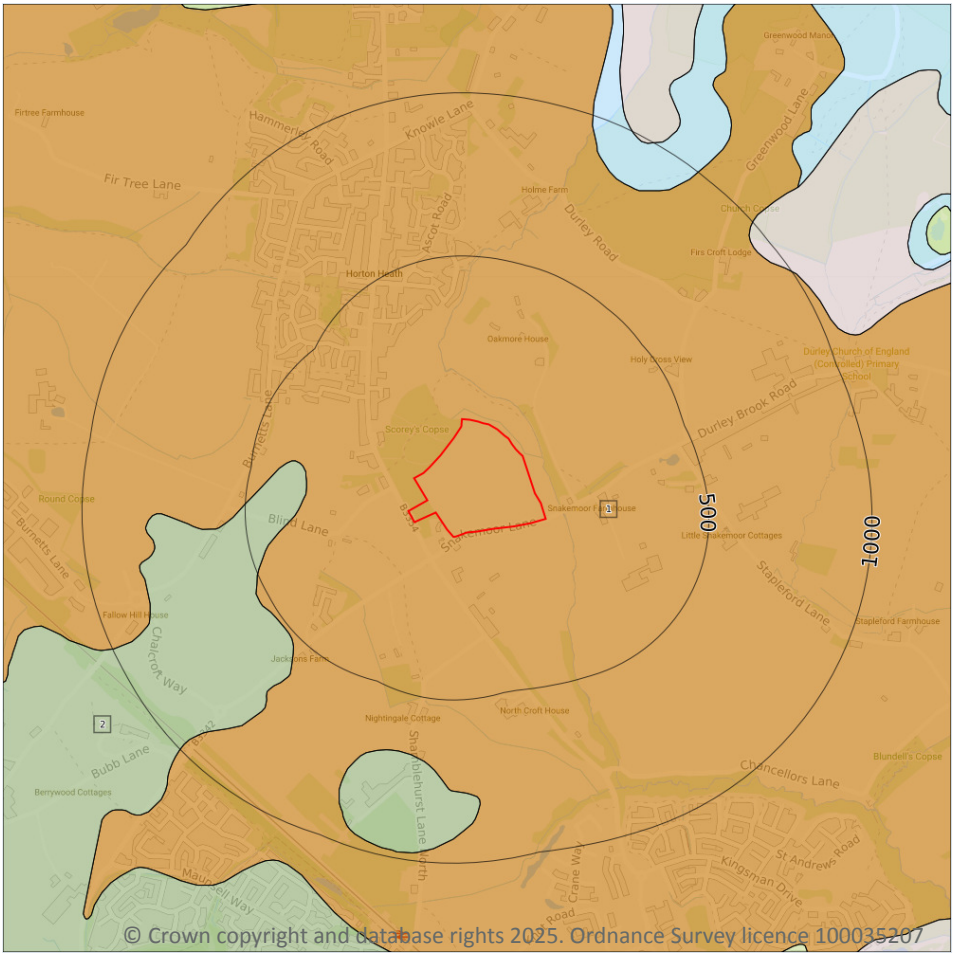
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	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 83 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WTT-XSZC**	**WITTERING FORMATION - SAND, SILT AND CLAY**	**YPRESIAN**
2	318m W	EA-XSZC	EARNLEY SAND FORMATION - SAND, SILT AND CLAY	LUTETIAN

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

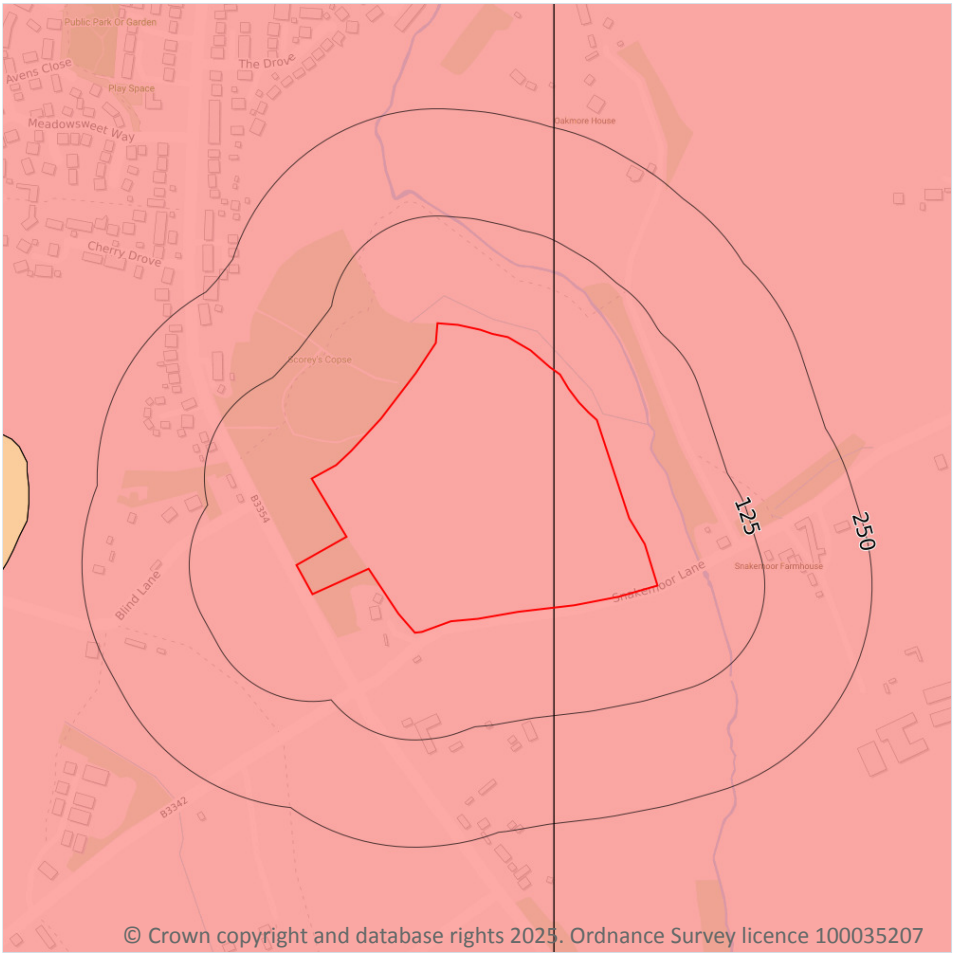
16.1 BGS Boreholes

Records within 250m	0

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.

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

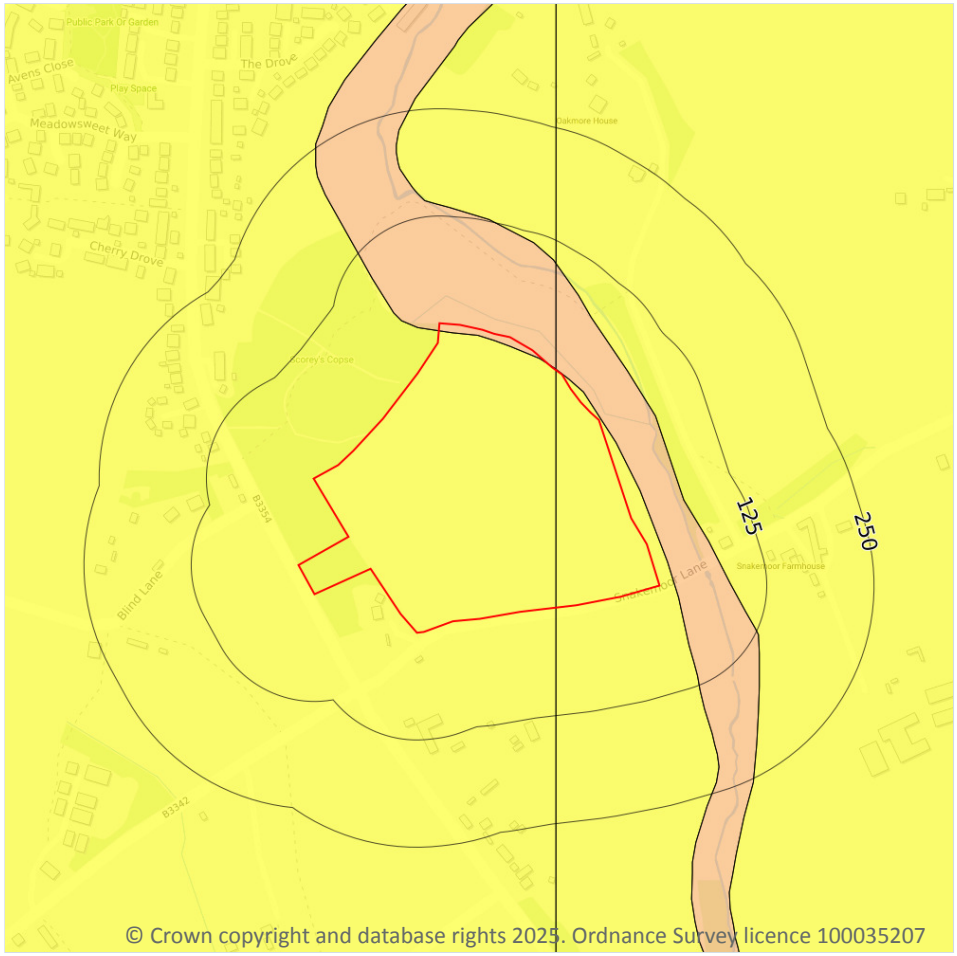
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 86 >**

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	3

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.

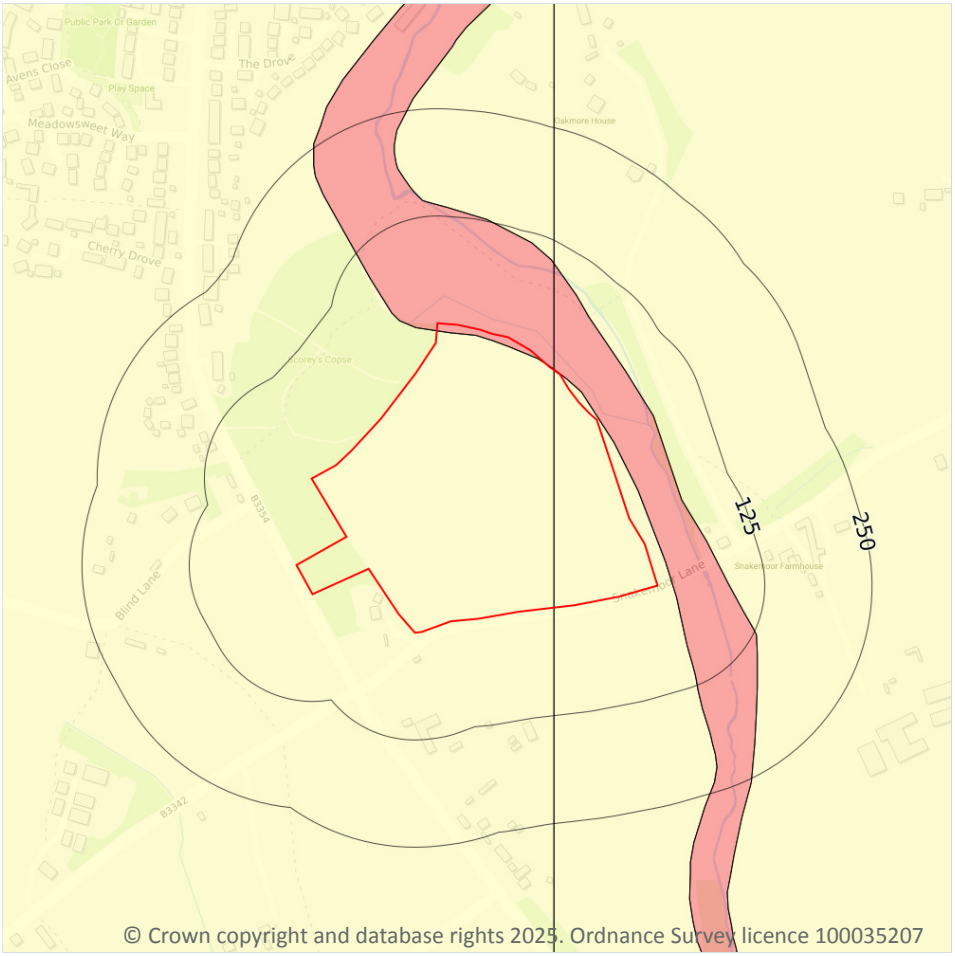
Features are displayed on the Natural ground subsidence - Running sands map on **page 87 >**

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

Location	Hazard rating	Details
On site	**Low**	**Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.**
1m NE	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	3

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

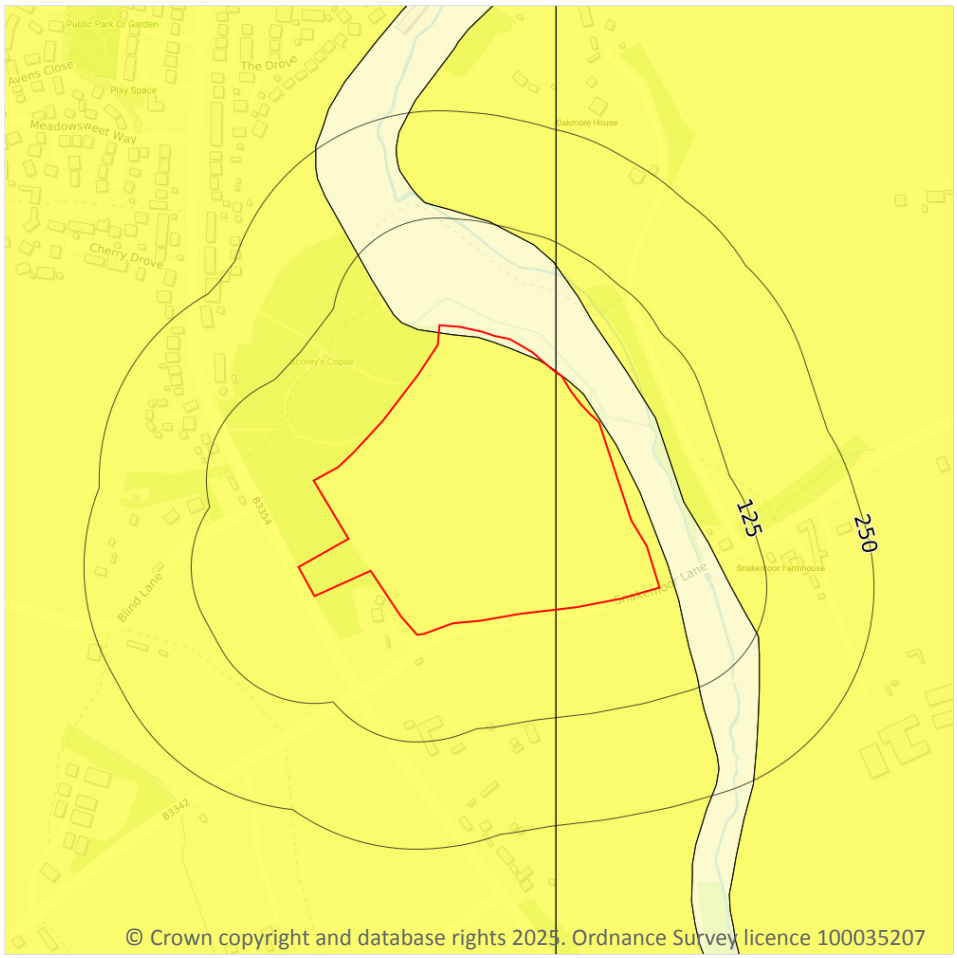
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 89 >**

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

Location	Hazard rating	Details
1m NE	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	3

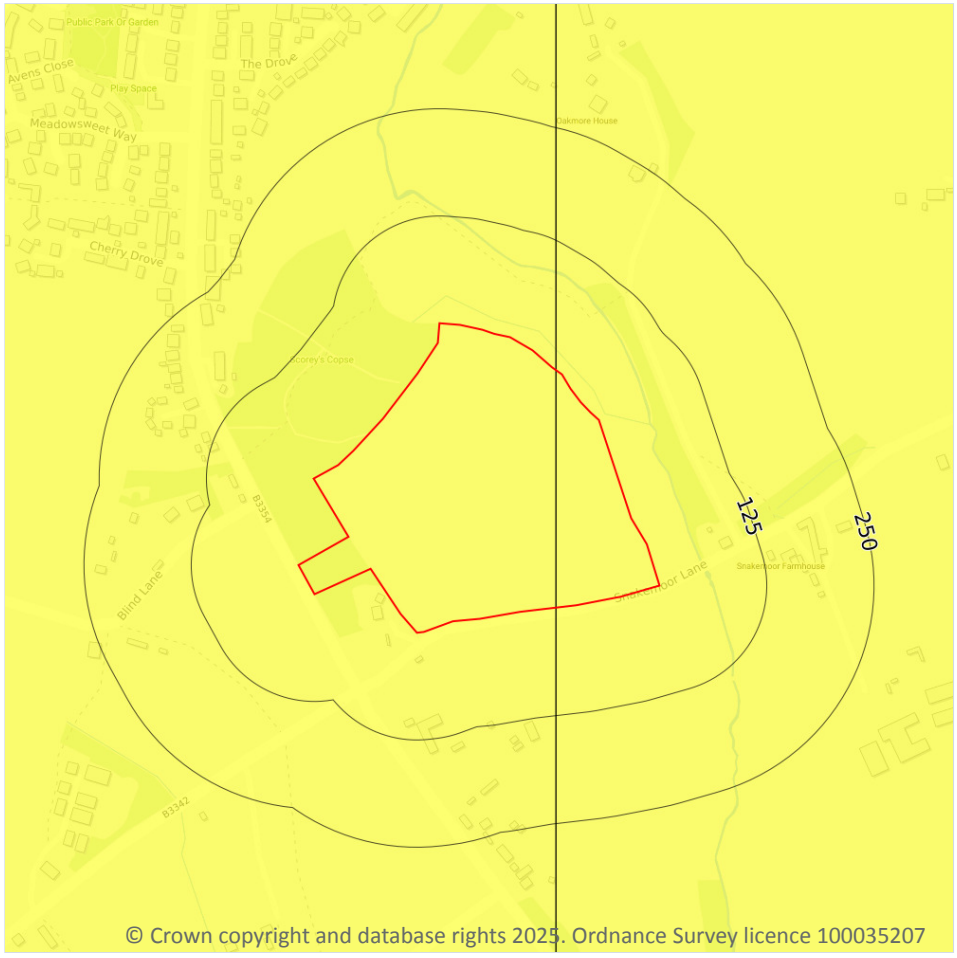
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 91 >**

Location	Hazard rating	Details
On site	**Negligible**	**Deposits with potential to collapse when loaded and saturated are believed not to be present.**
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**
1m NE	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

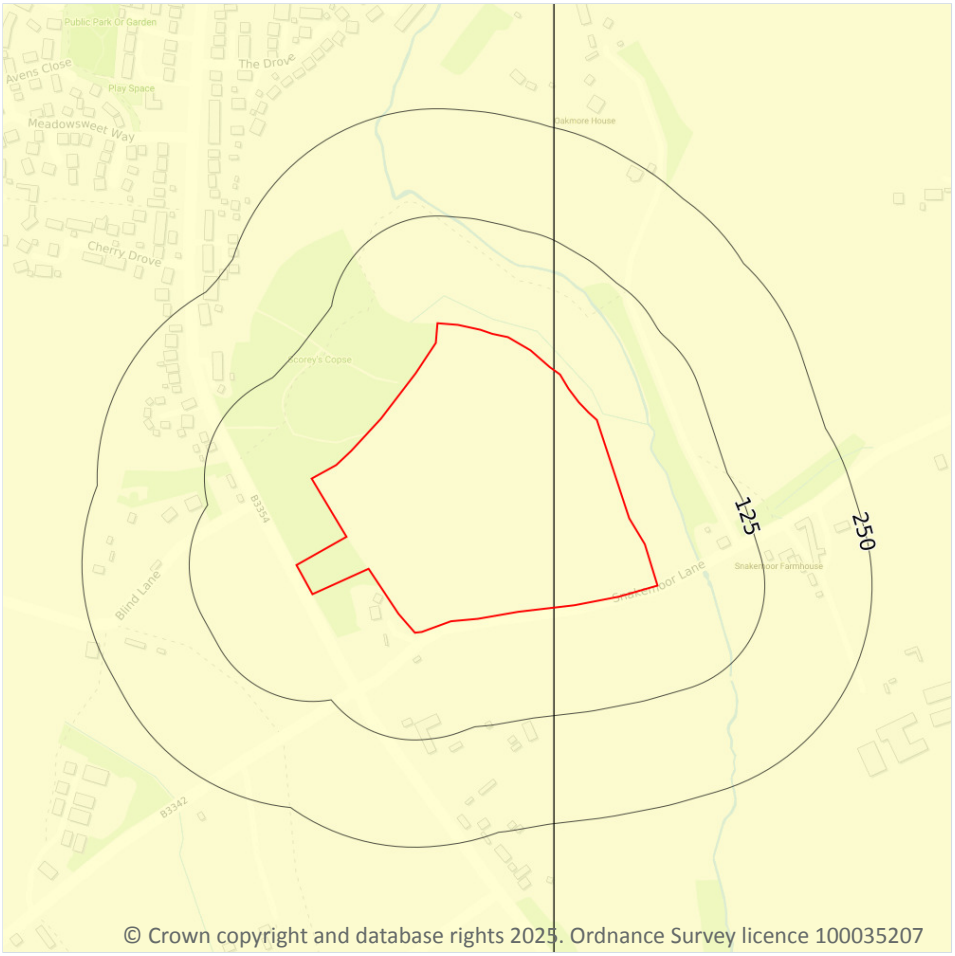
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

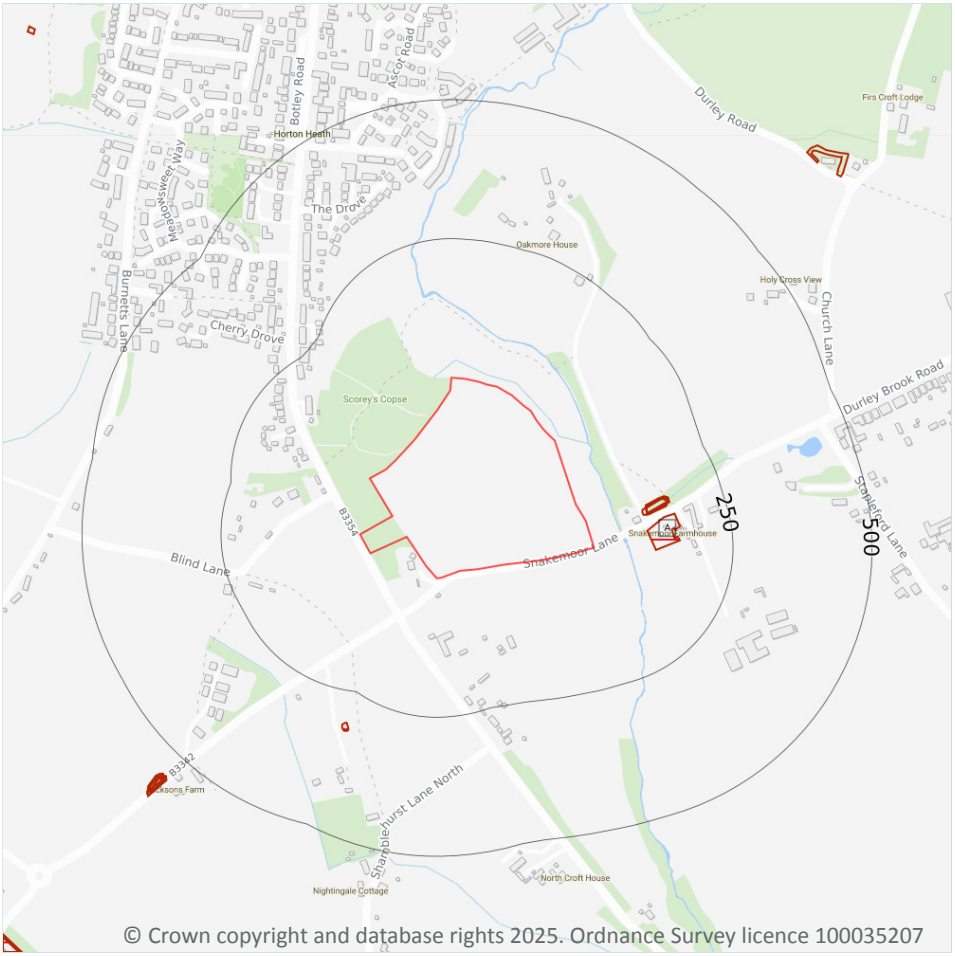
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 94 >**

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	8

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 96 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	101m E	Refuse Heap	1868	1:10560
A	102m E	Pond	1868	1:10560
A	109m E	Pond	1938	1:10560
A	109m E	Pond	1895	1:10560
A	109m E	Pond	1968	1:10560
A	109m E	Pond	1985	1:10000
A	109m E	Pond	1957	1:10560
A	110m E	Pond	1908	1:10560

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.

20 Radon



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 103 >**

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	7

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**
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**
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**
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**
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**
1m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
3m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 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 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.

22.9 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

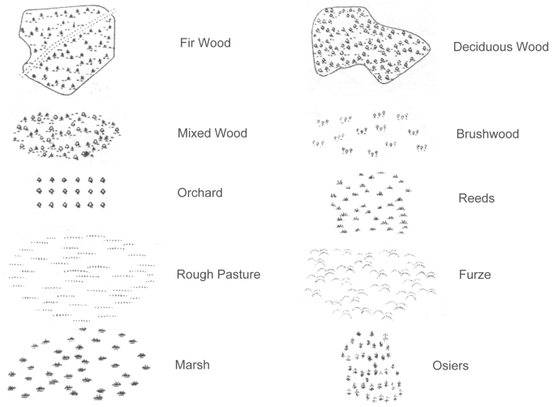
Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

APPENDIX 3

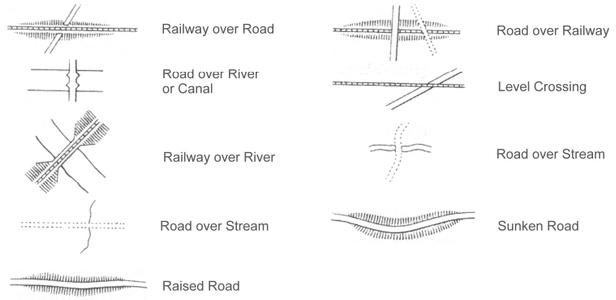
Historical Mapping

County Series 1:10,560 scale

VEGETATION



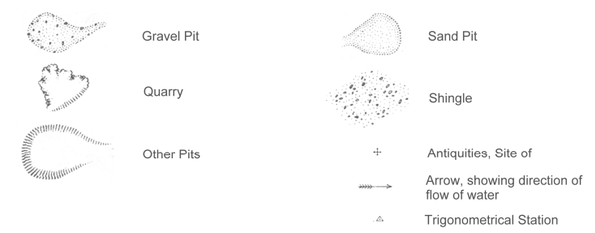
ROADS



RAILWAYS



GENERAL FEATURES



BOUNDARIES



National Grid 1:10,000 scale

HEIGHTS (METRES)

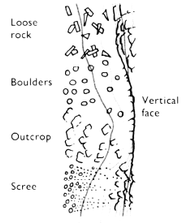
Values are given in metres above mean sea level at Newlyn.

Surface heights determined by: ground survey • 163m; air survey

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

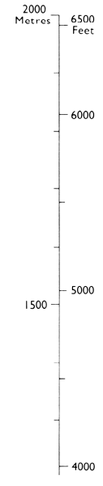
Contours are at 5 metres vertical interval.

ROCK FEATURES



CONVERSION SCALE

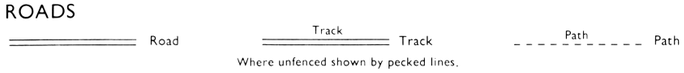
Metres - Feet



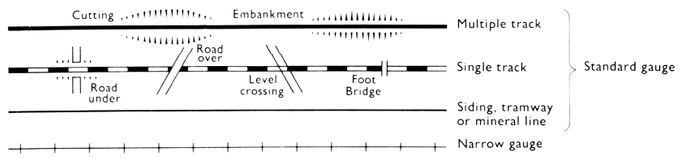
ABBREVIATIONS

BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

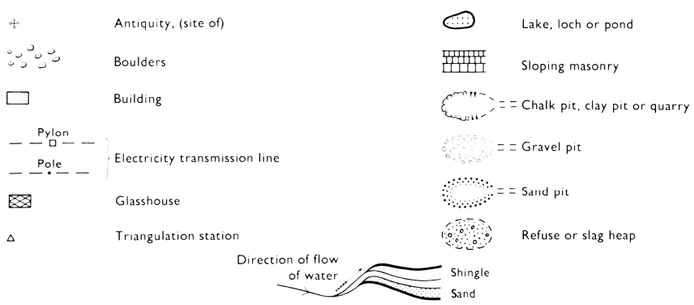
ROADS



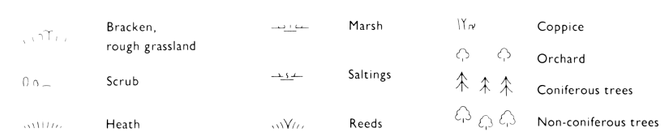
RAILWAYS



GENERAL FEATURES



VEGETATION



In some areas bracken ( ) and rough grassland ( ) are shown separately.

GroundSure

Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

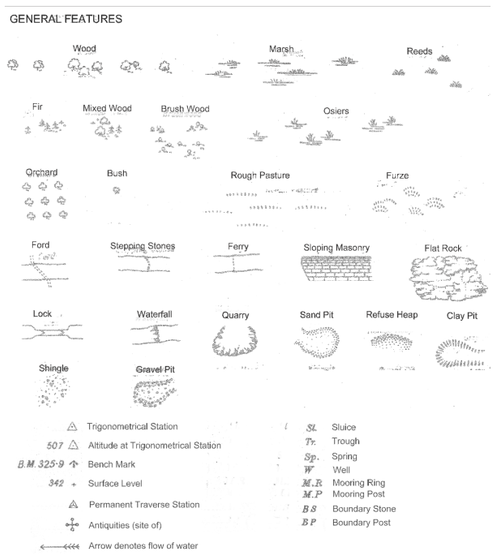
If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

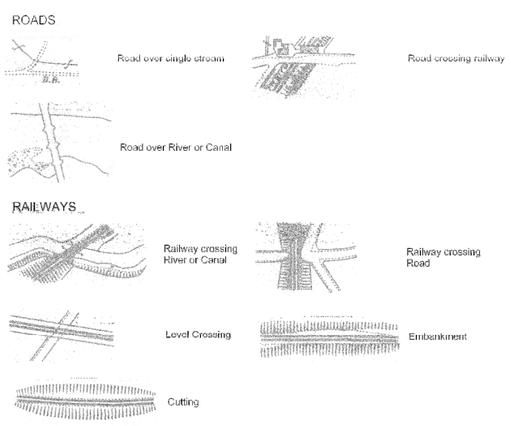
Technical Helpline

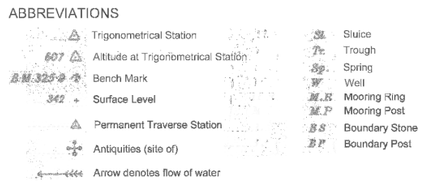
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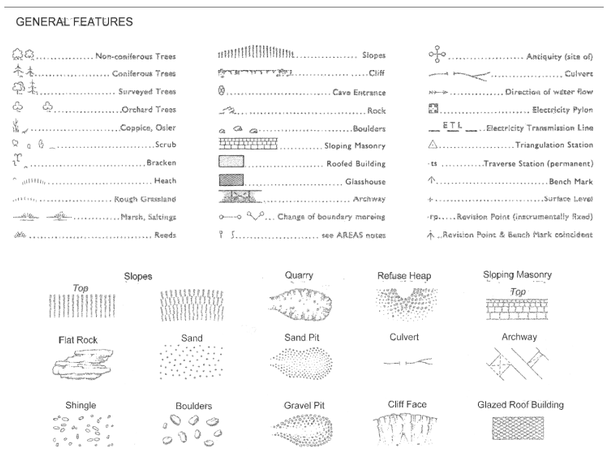
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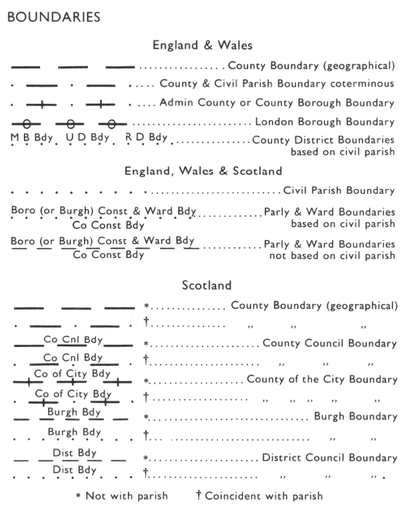


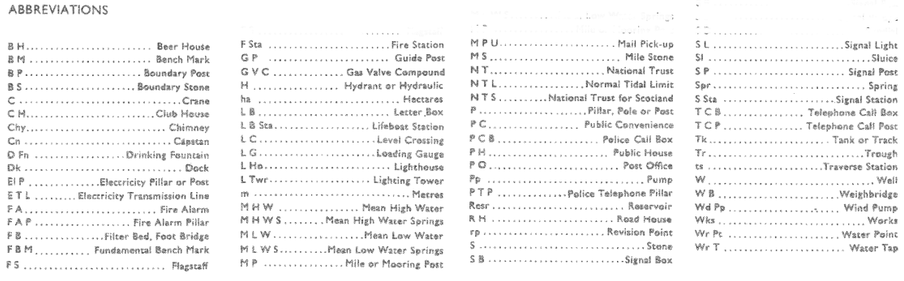




National Grid 1:2,500 / 1:1,250 scale







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Historical Map Pack Legend

County Series

1:1,250 scale

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County Series & National Grid

1:2,500 scale

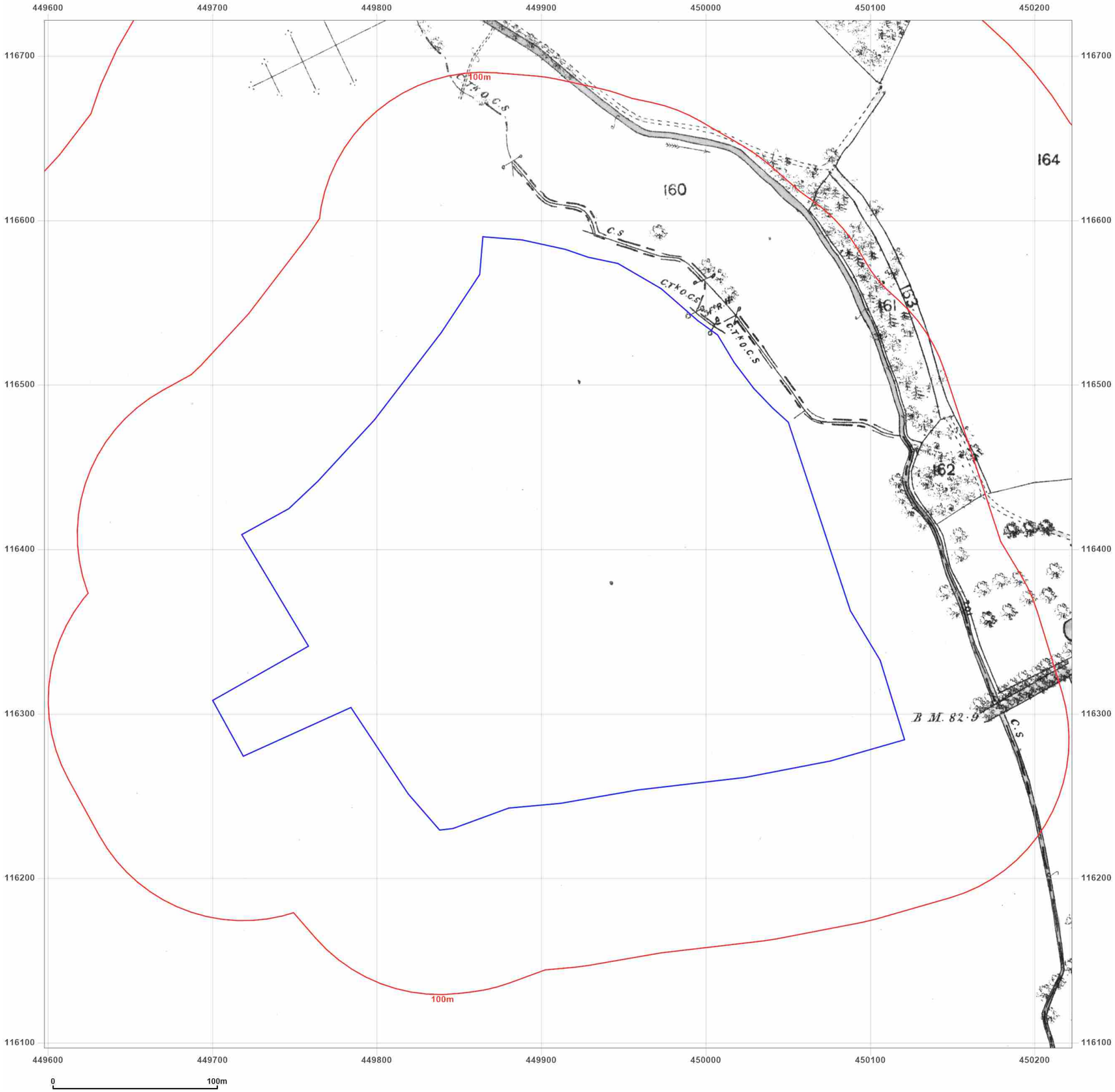
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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370_LS_1_1
Grid Ref: 449910, 116409

Map Name: County Series
Map date: **1868**
Scale: 1:2,500
Printed at: 1:2,500

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Revised 1868
Edition N/A
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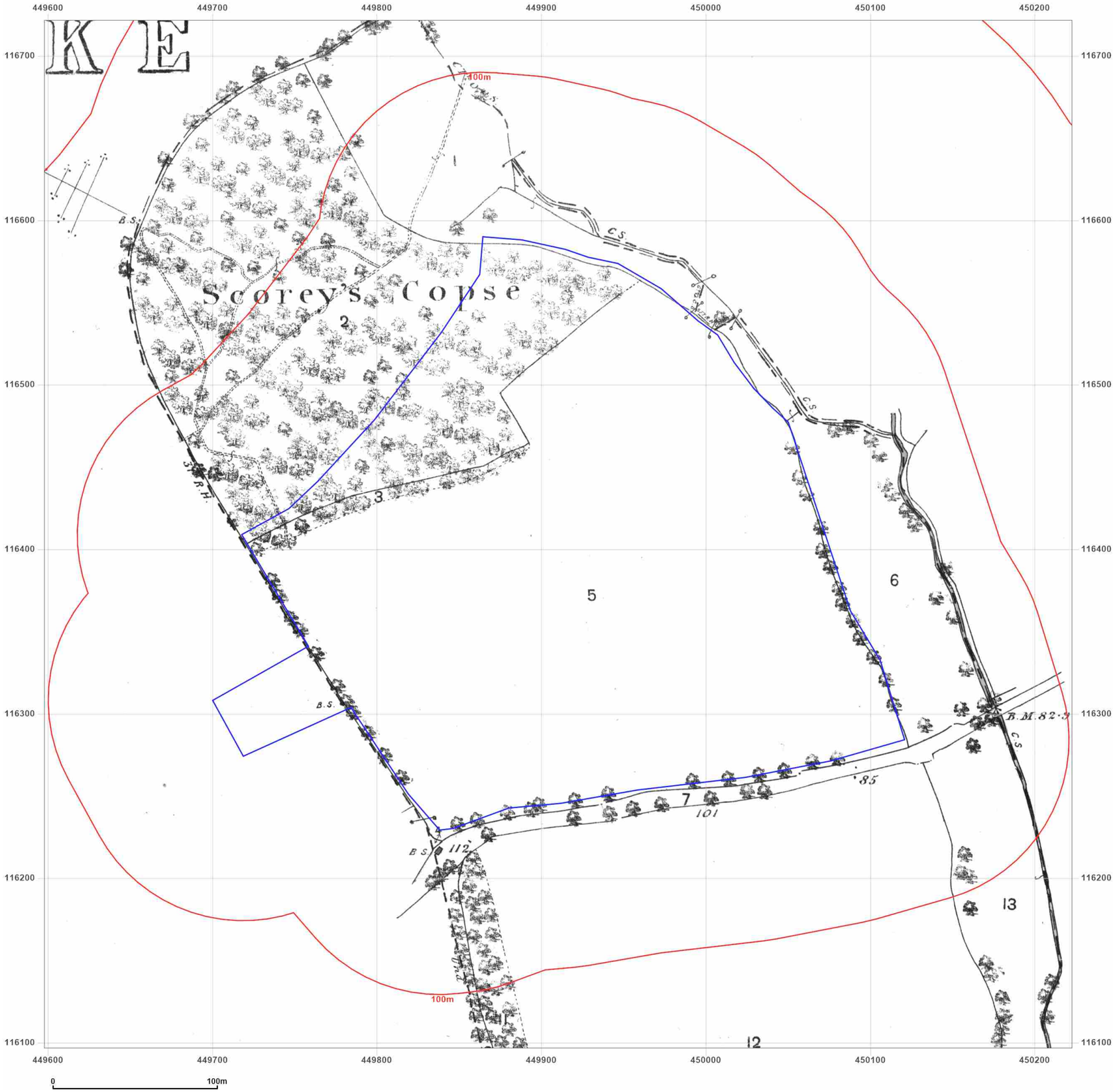
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Grid Ref: 449910, 116409

Map Name: County Series

Map date: **1868**

Scale: 1:2,500

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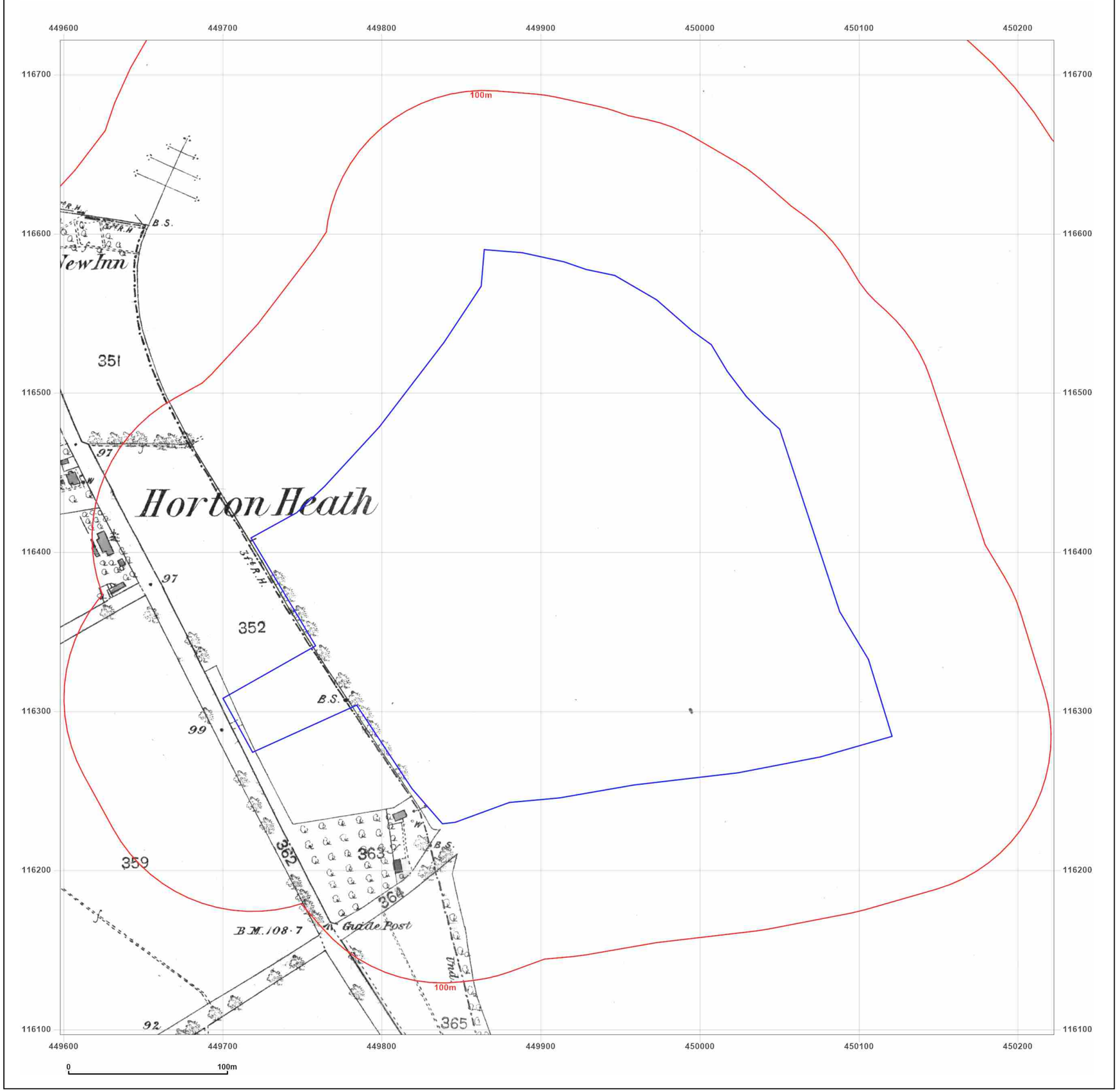
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Grid Ref: 449910, 116409

Map Name: County Series
Map date: **1869**
Scale: 1:2,500
Printed at: 1:2,500

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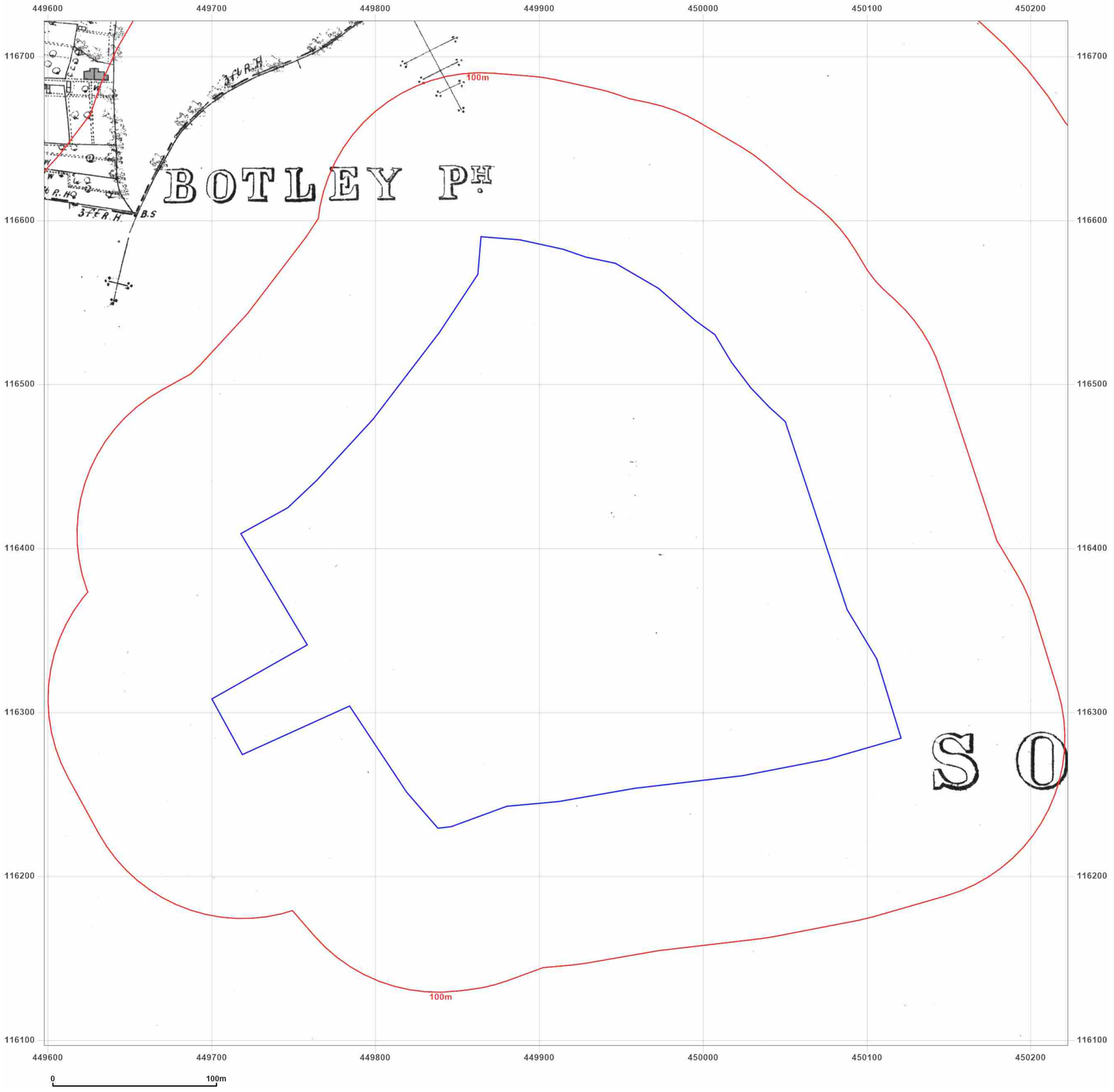
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Grid Ref: 449910, 116409

Map Name: County Series
Map date: **1869**
Scale: 1:2,500
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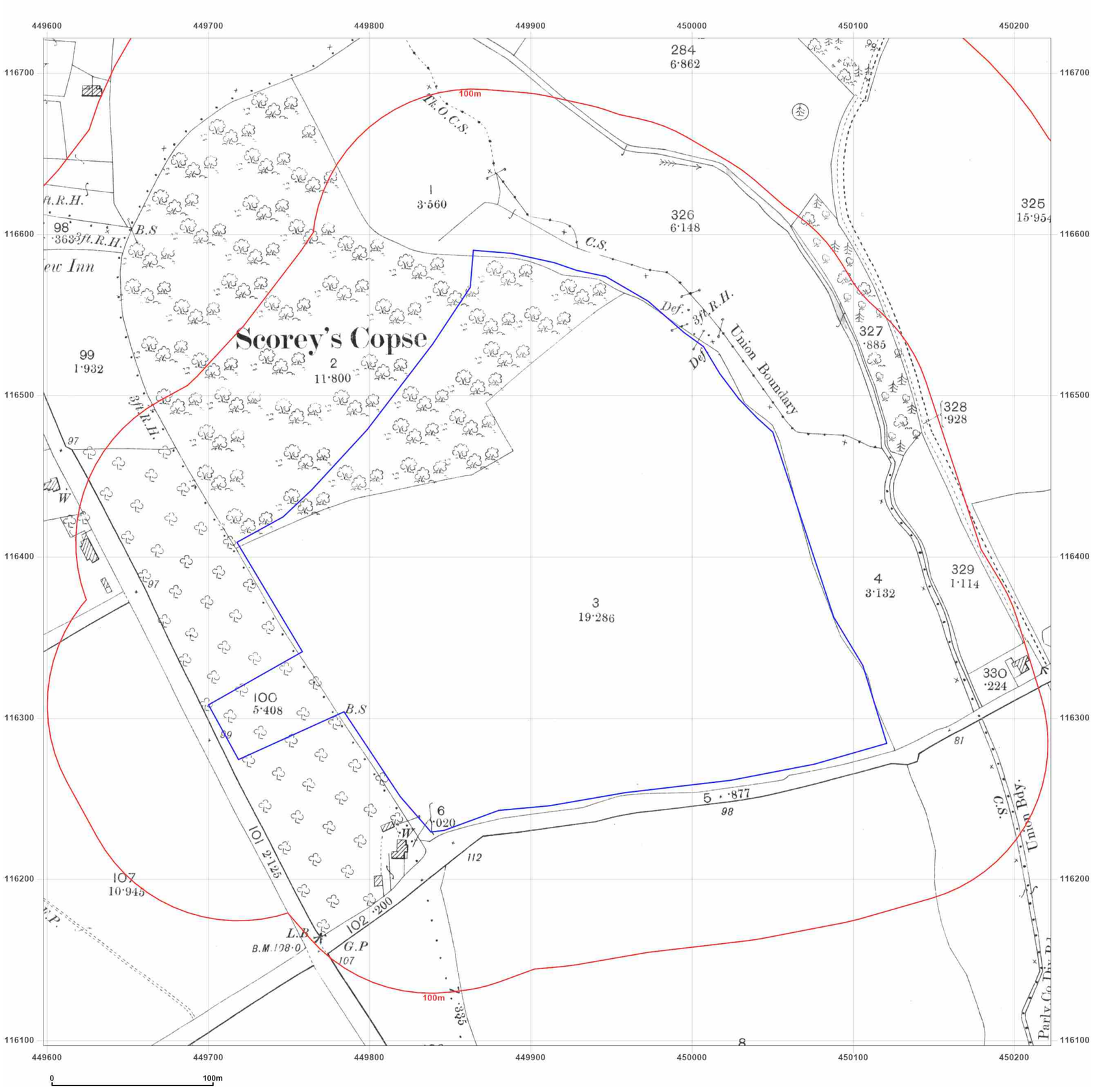
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Map Name: County Series

Map date: **1897**

Scale: 1:2,500

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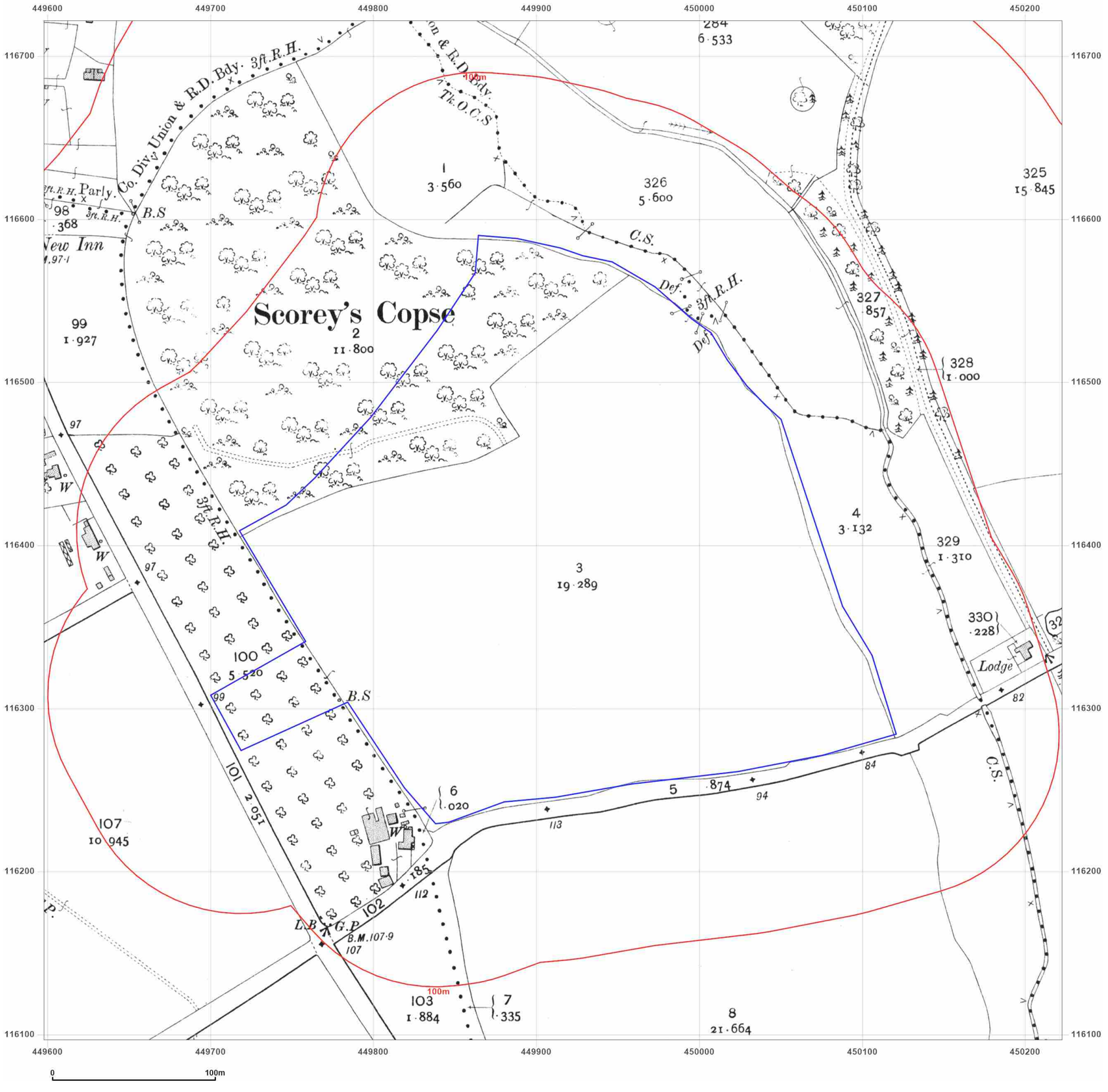
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Grid Ref: 449910, 116409

Map Name: County Series
Map date: **1909**
Scale: 1:2,500
Printed at: 1:2,500

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Revised 1909
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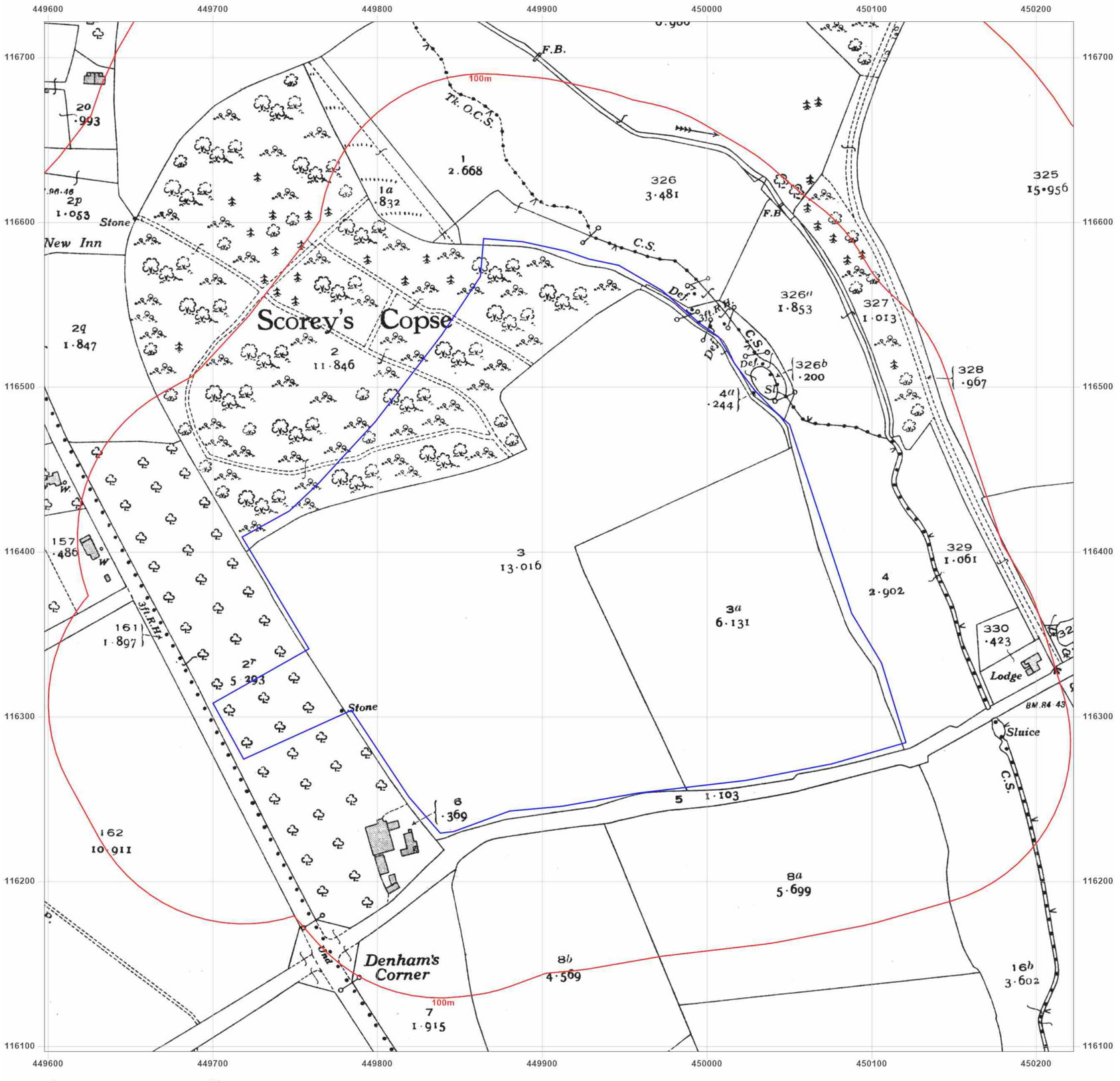
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Grid Ref: 449910, 116409

Map Name: County Series
Map date: **1939**
Scale: 1:2,500
Printed at: 1:2,500

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Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1963**

Scale: 1:2,500

Printed at: 1:2,500

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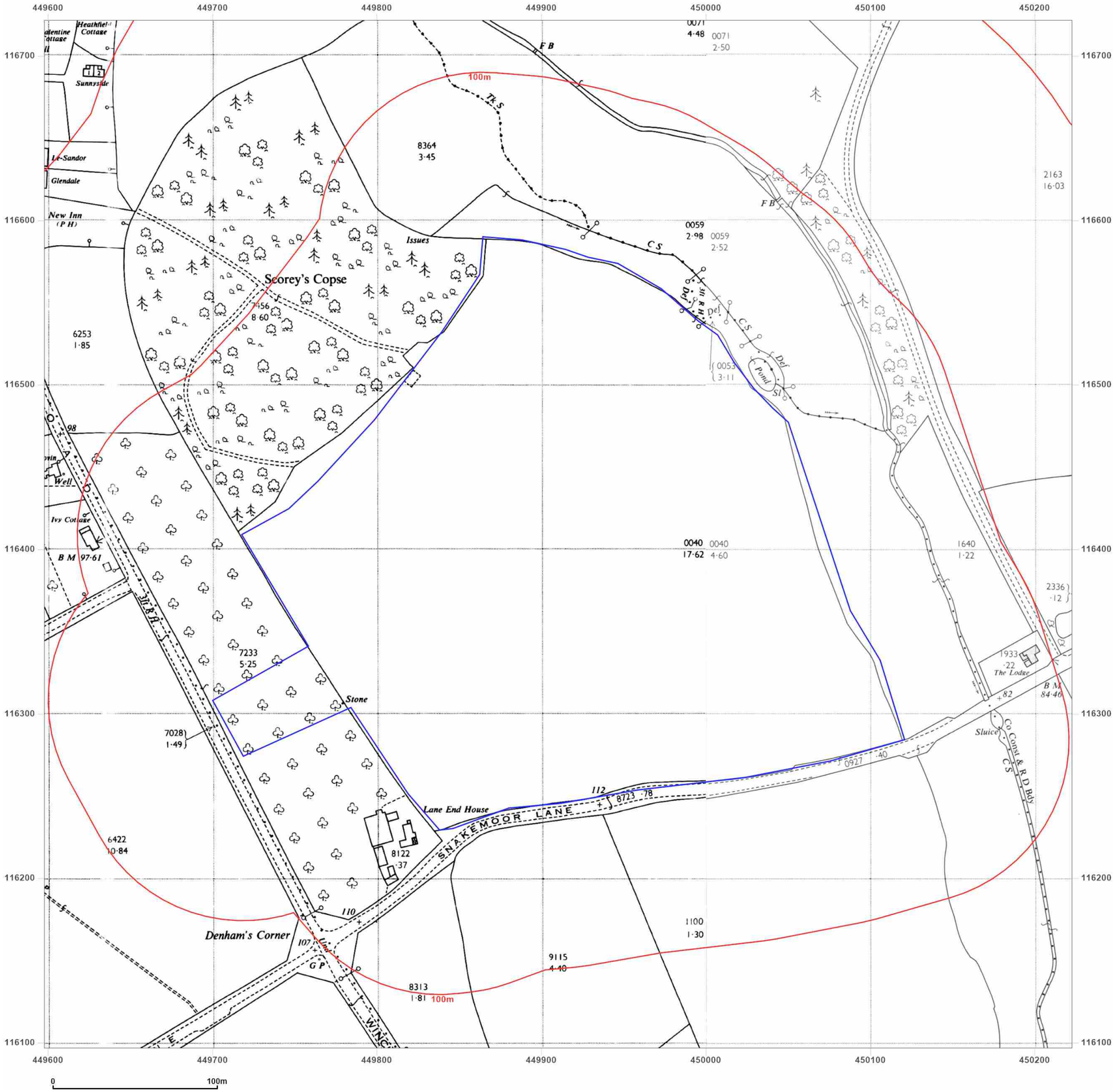
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Report Ref: EMS-1021882_1291370_LS_1_1
Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1963**

Scale: 1:2,500

Printed at: 1:2,500

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Revised N/A	Revised 1962
Edition N/A	Edition N/A
Copyright N/A	Copyright 1963
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Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1963**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
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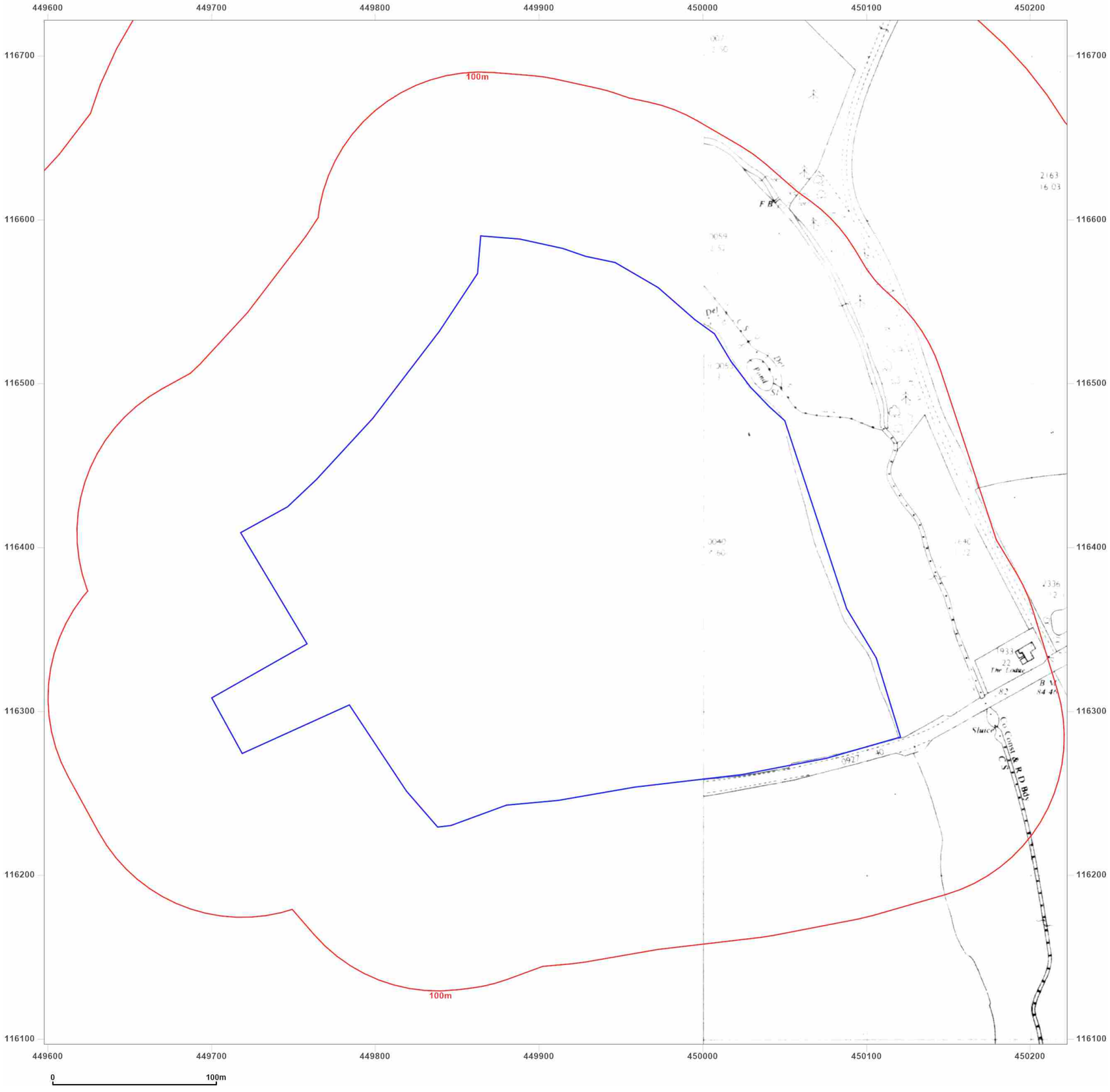
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Grid Ref: 449910, 116409

Map Name: National Grid
Map date: **1974**
Scale: 1:2,500
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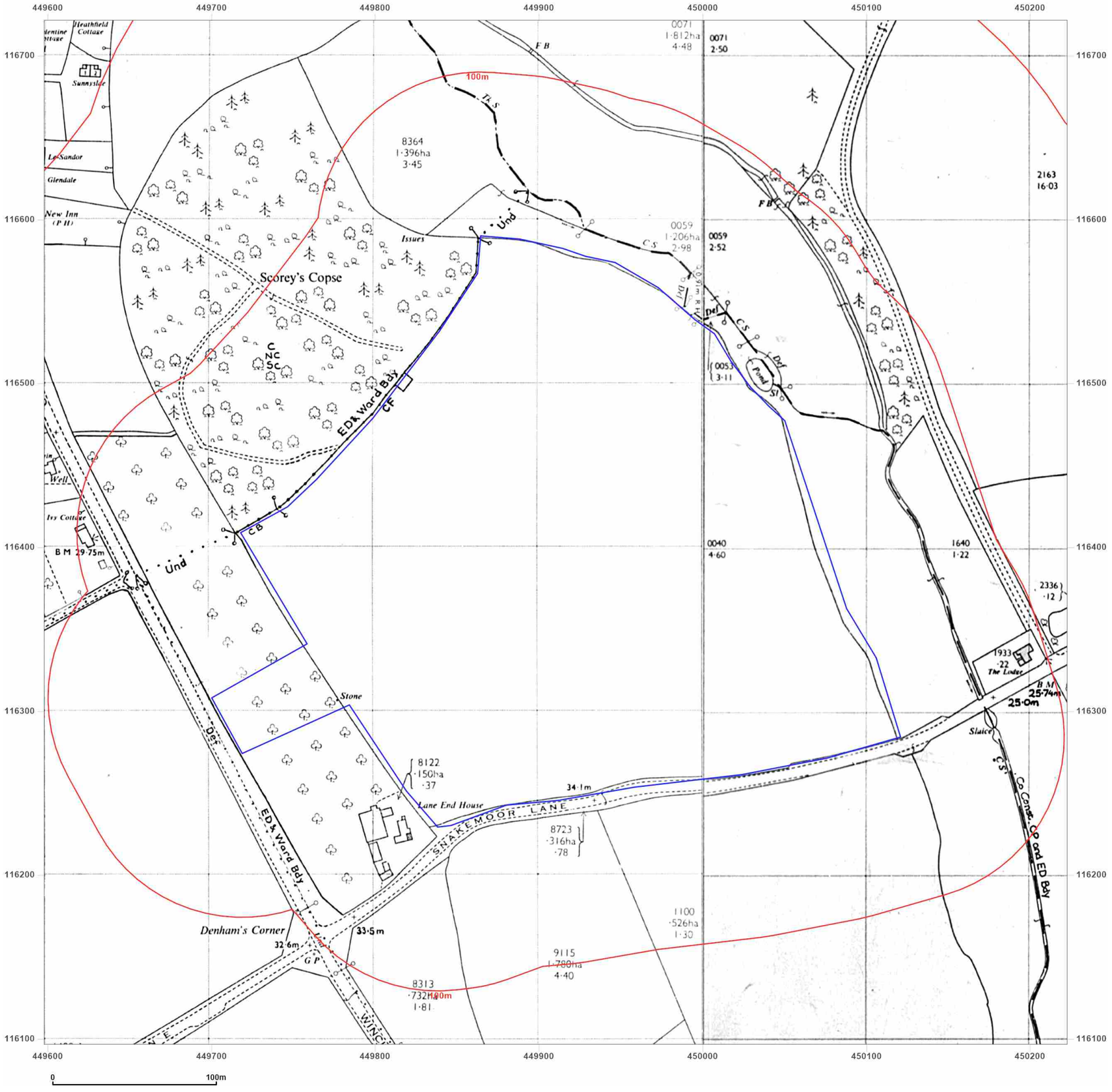
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Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1983-1985**

Scale: 1:2,500

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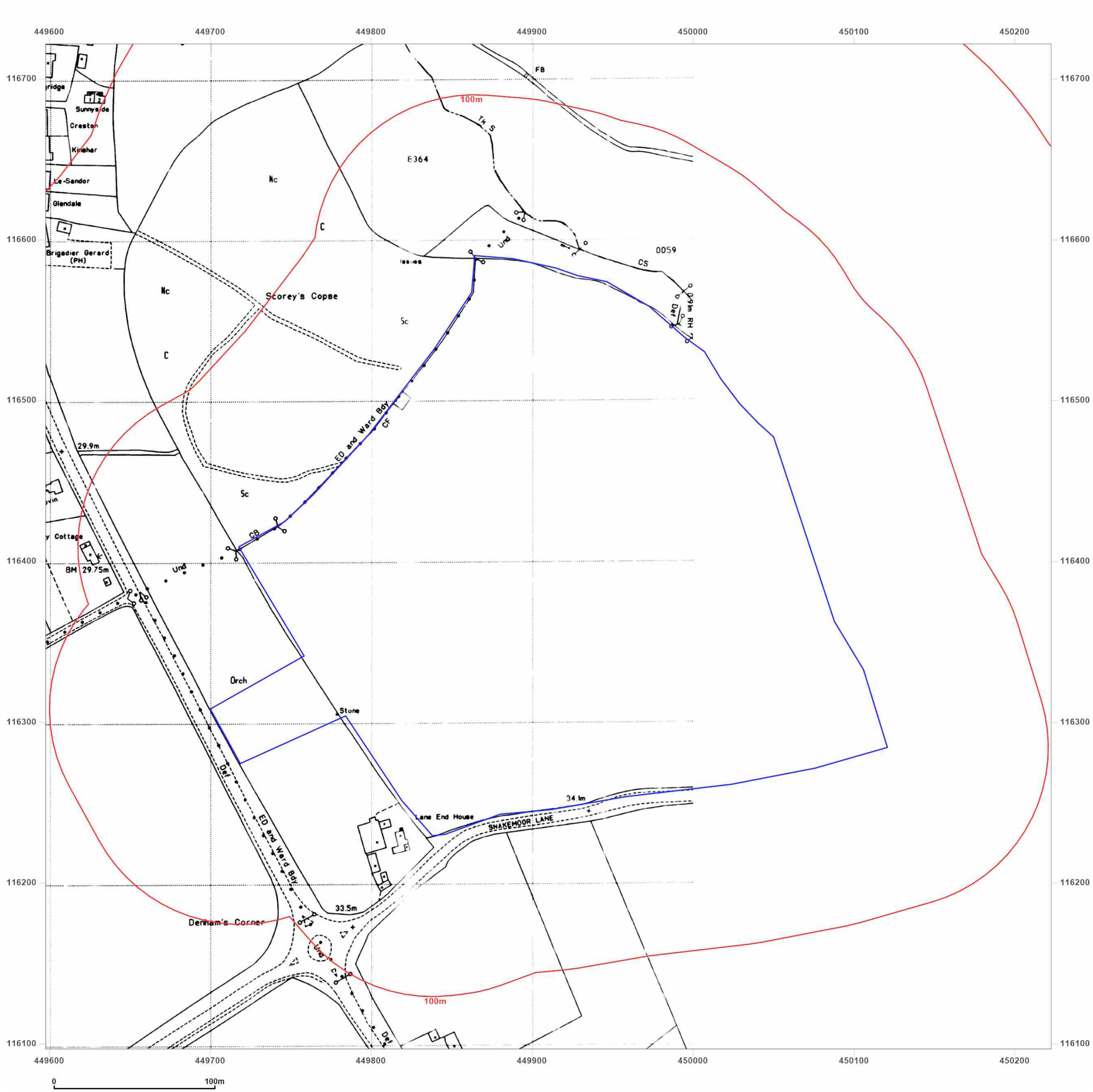
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Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1992**

Scale: 1:2,500

Printed at: 1:2,500

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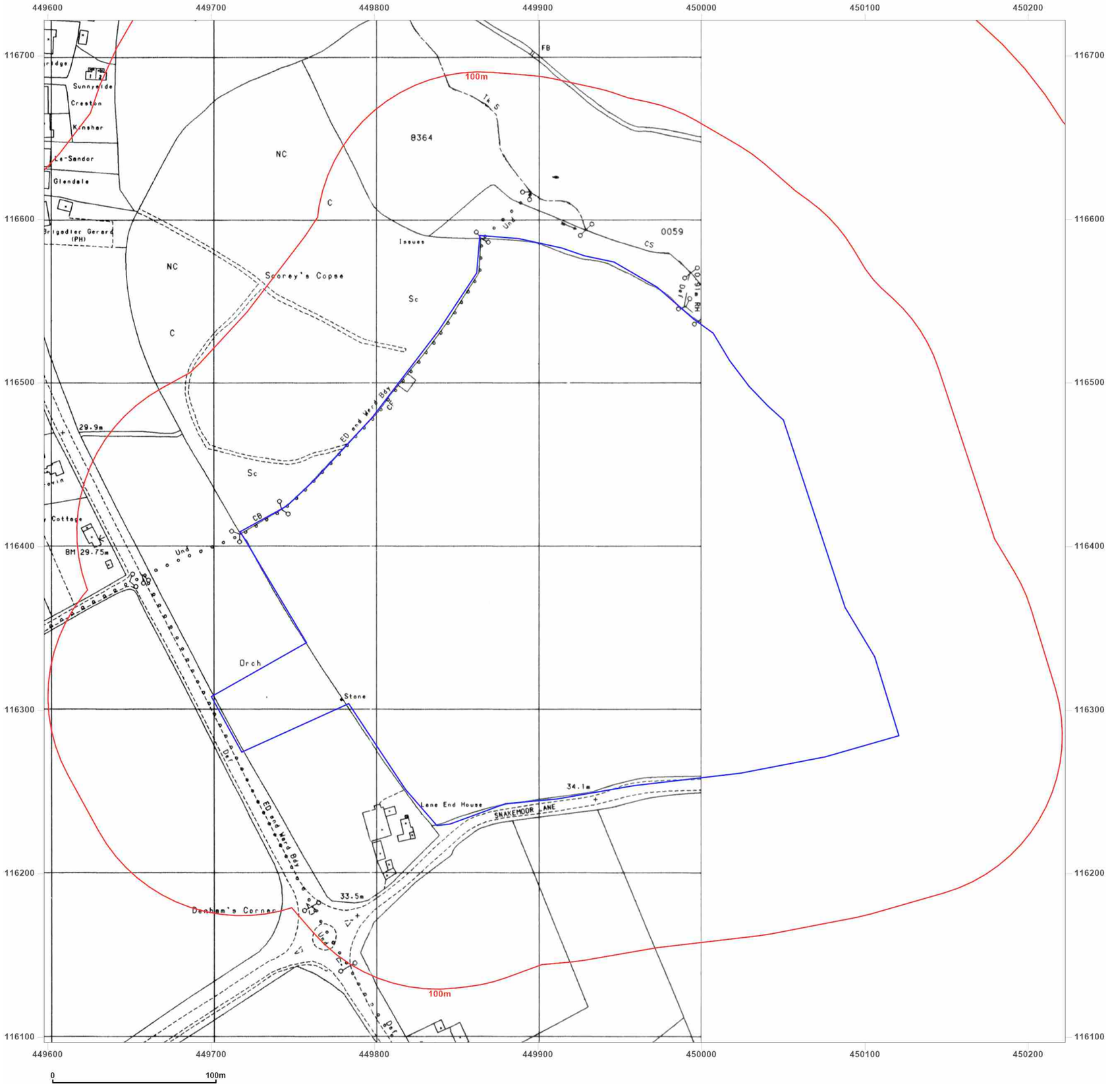
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Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1992**

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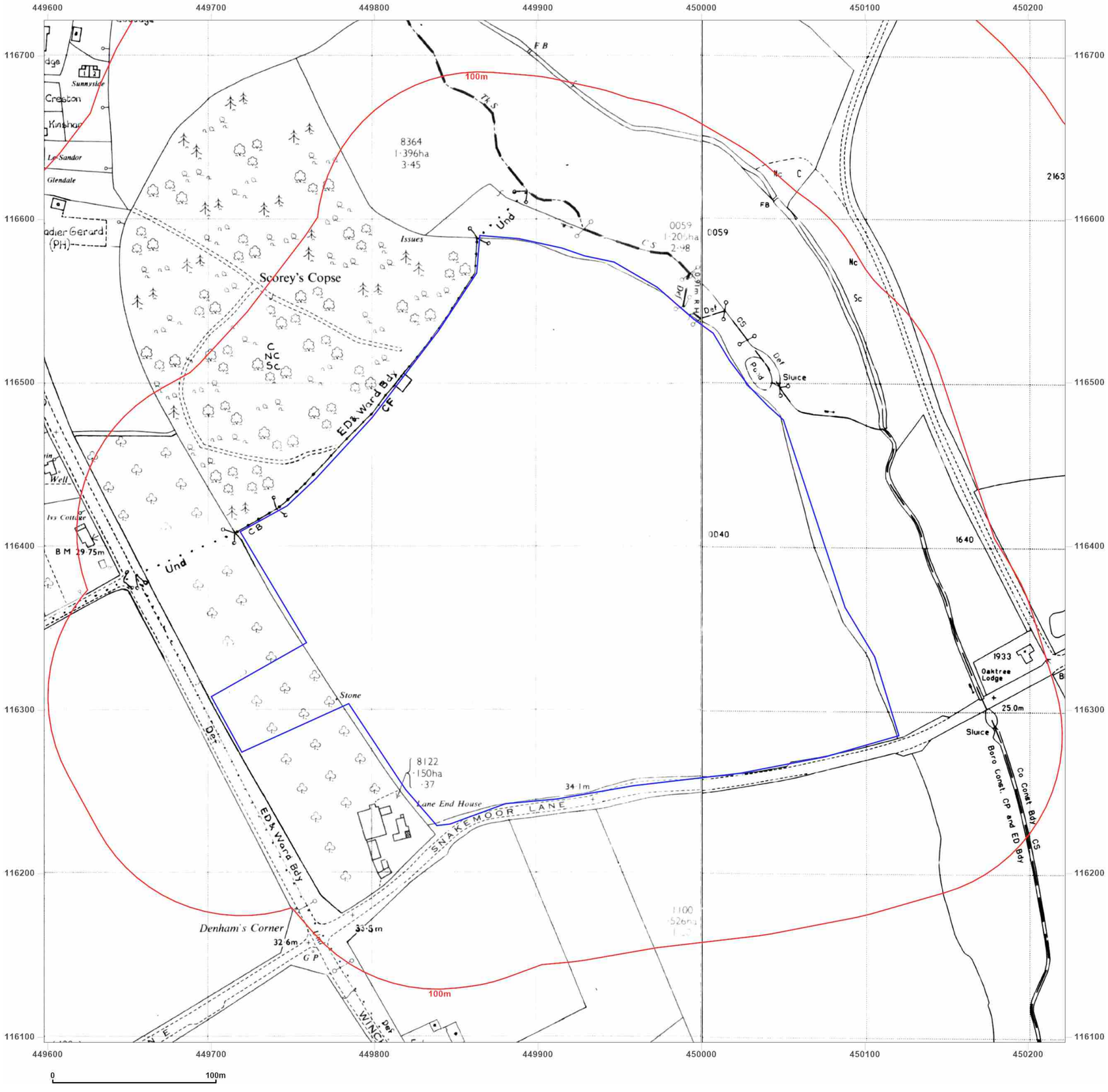
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Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1989-1993**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1989	Revised N/A
Edition N/A	Edition N/A
Copyright 1989	Copyright 1993
Levelled 1959	Levelled N/A

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Report Ref: EMS-1021882_1291370_LS_1_1
Grid Ref: 449910, 116409

Map Name: National Grid
Map date: **1994**
Scale: 1:2,500
Printed at: 1:2,500

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Map Name: National Grid

Map date: **1994**

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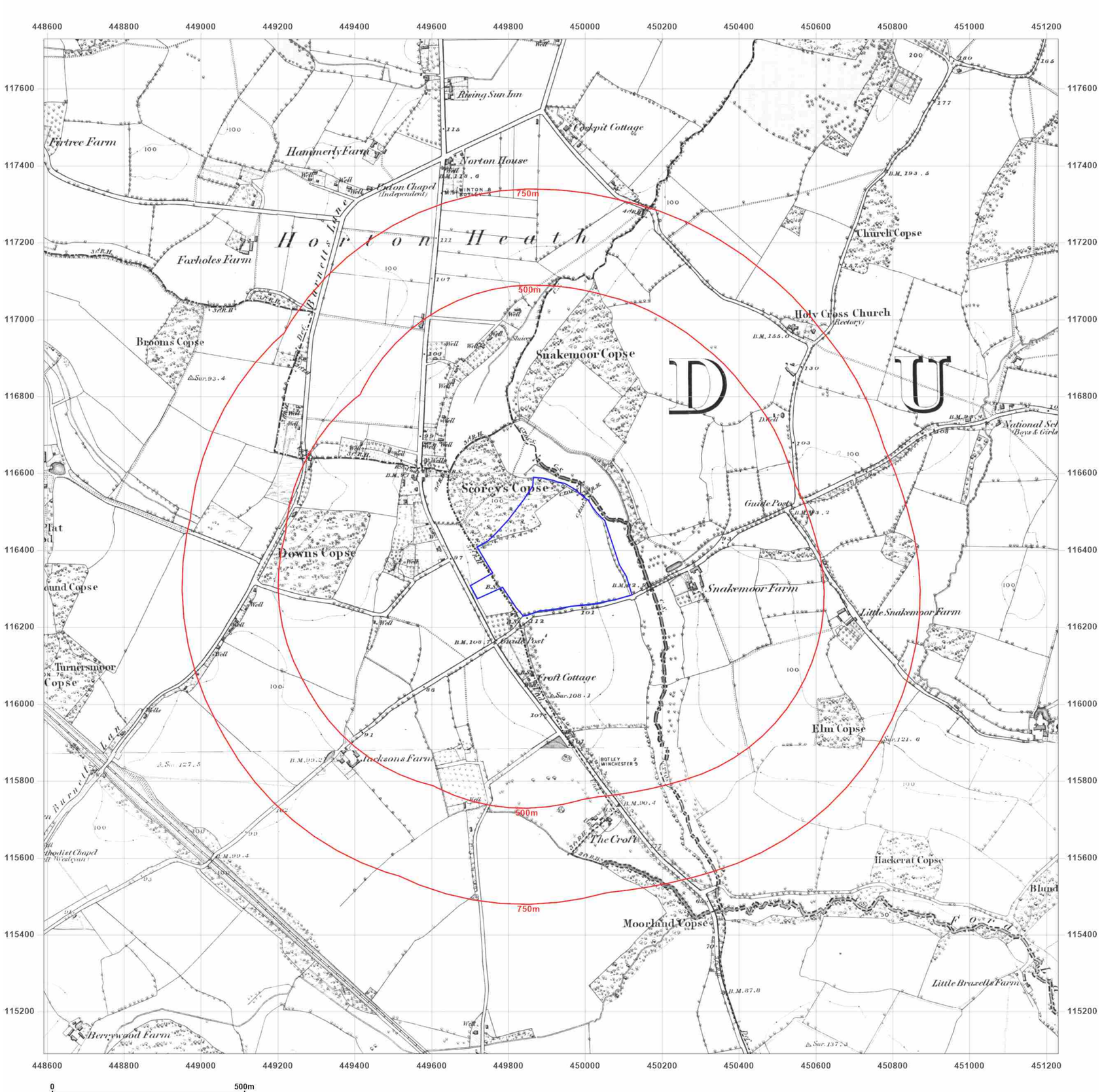
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Grid Ref: 449910, 116409

Map Name: County Series

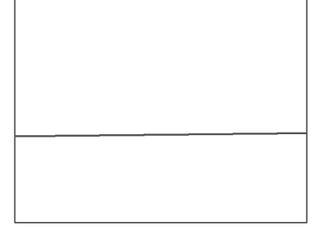
Map date: **1868**

Scale: 1:10,560

Printed at: 1:10,560

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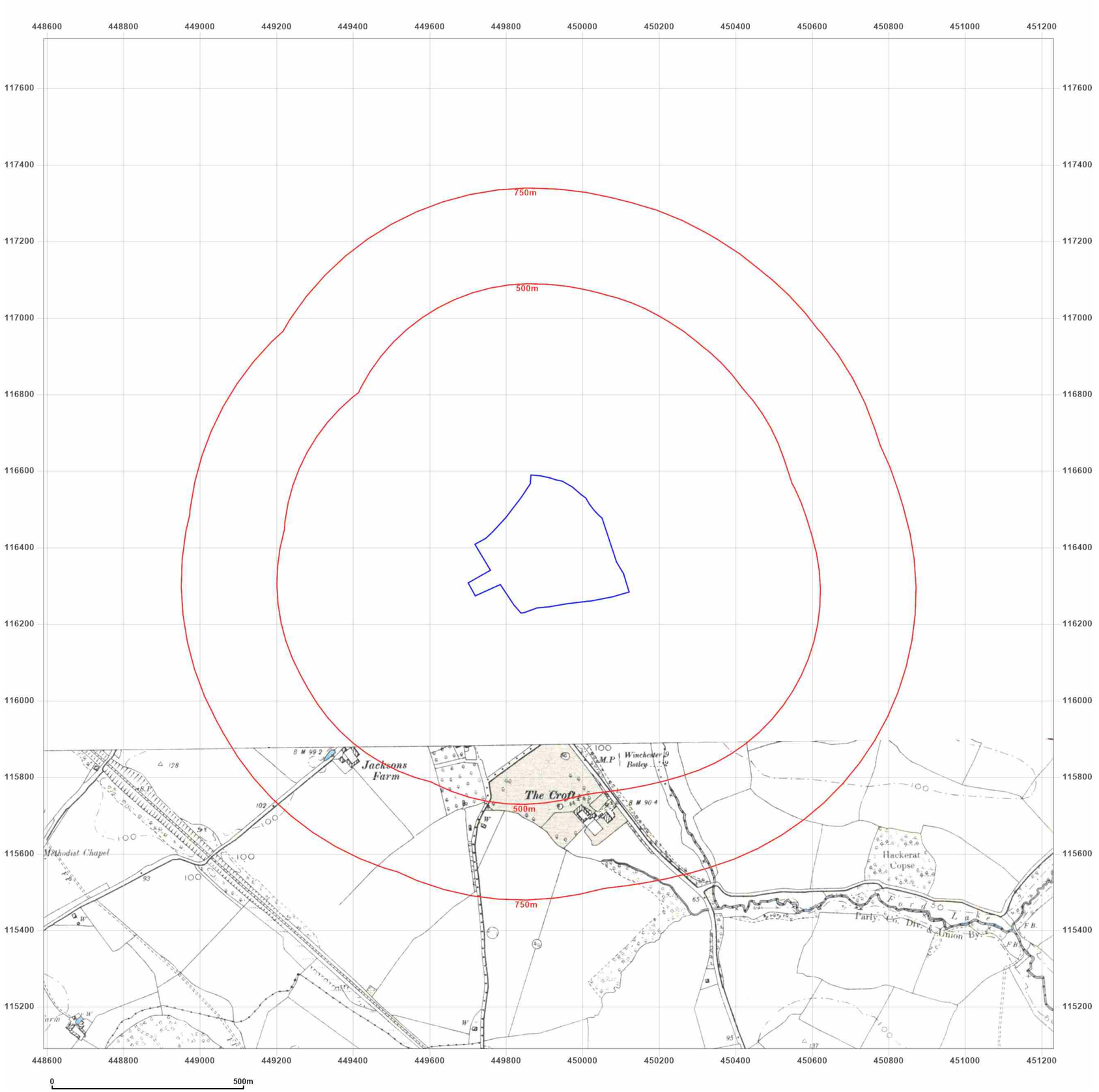
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Grid Ref: 449910, 116409

Map Name: County Series
Map date: **1868**
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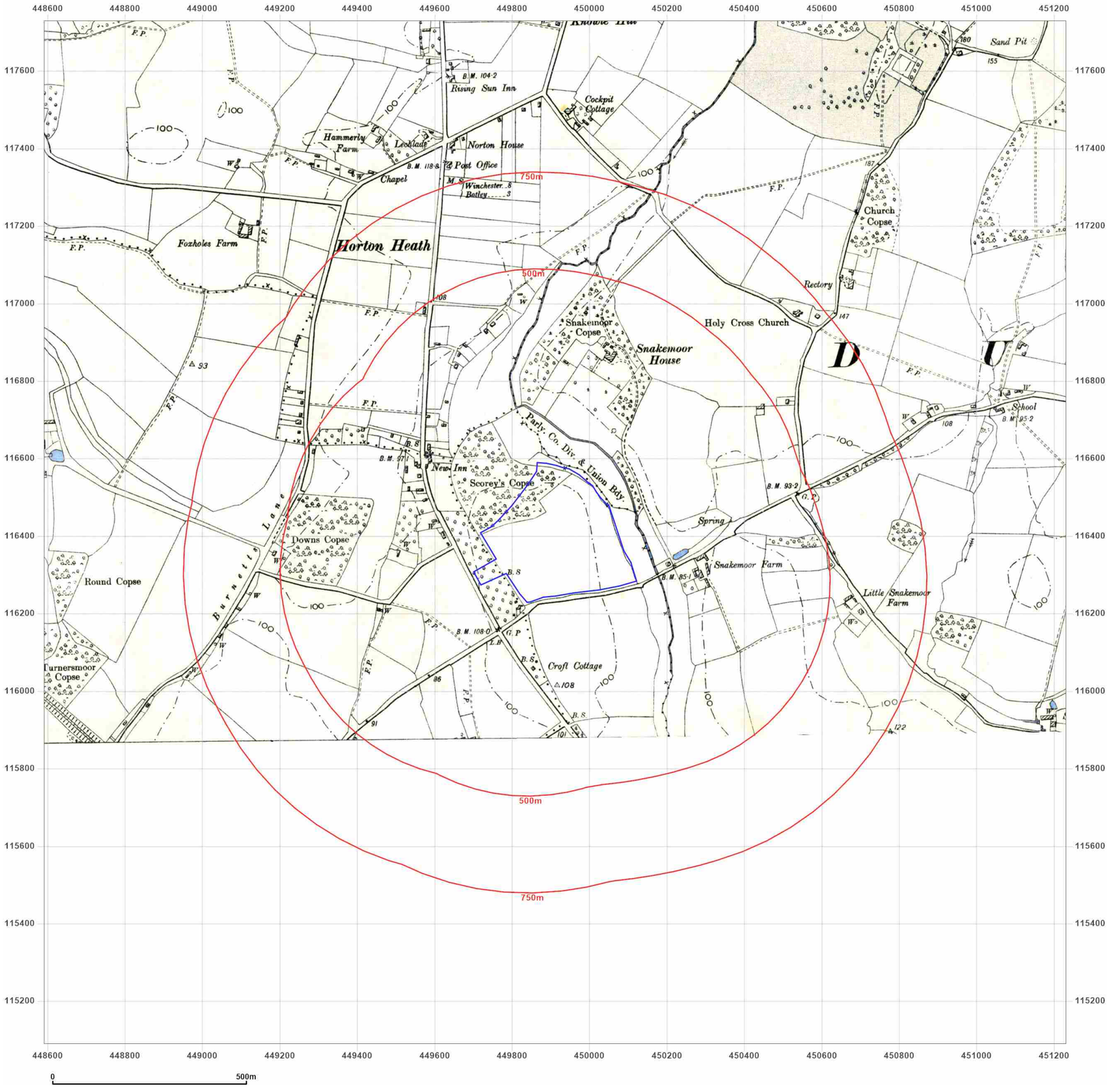
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Site Details:

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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: County Series

Map date: **1888**

Scale: 1:10,560

Printed at: 1:10,560

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

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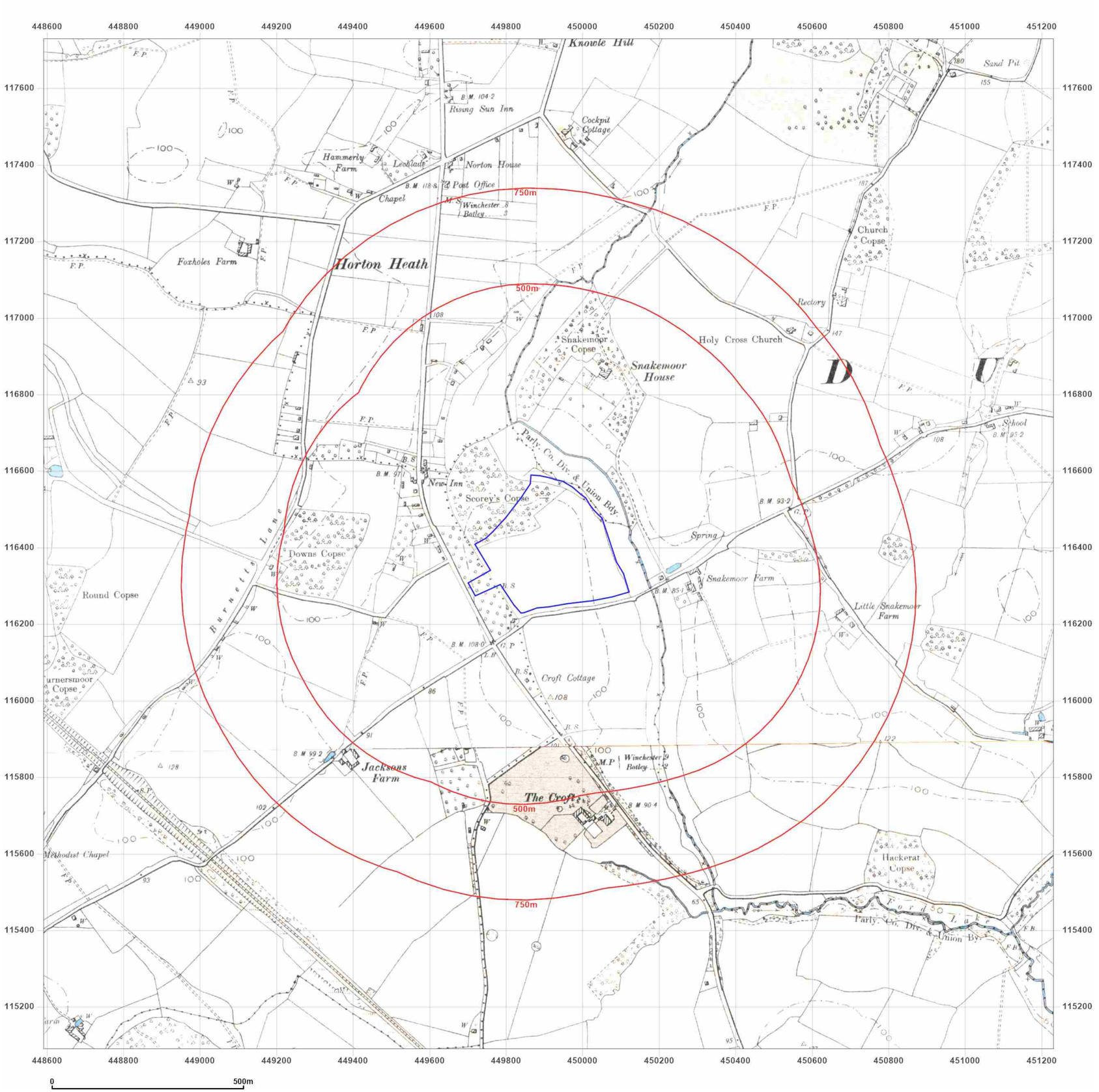
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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: County Series

Map date: **1895**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1868
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1868
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

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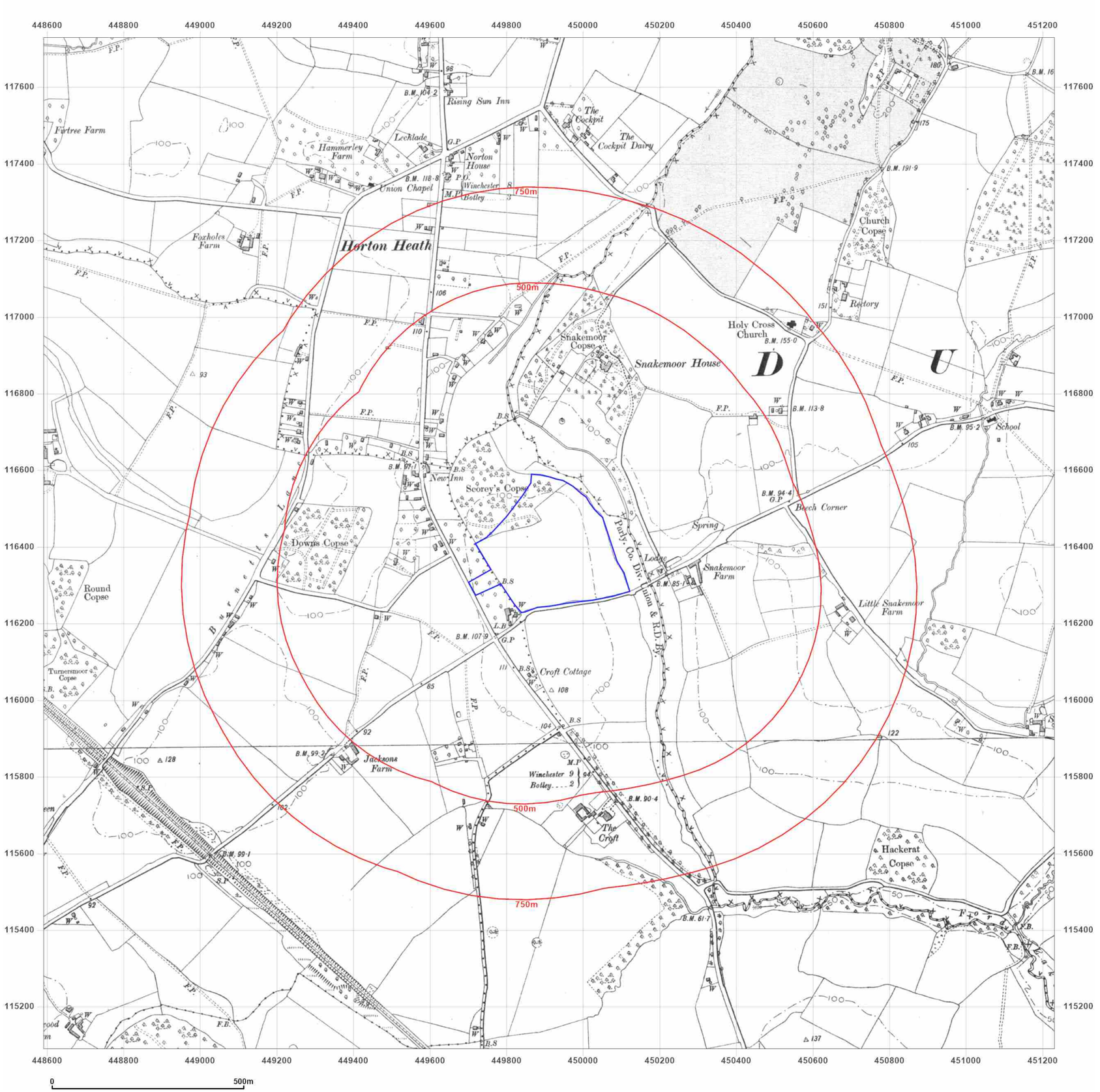
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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: County Series

Map date: **1908-1910**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1867
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

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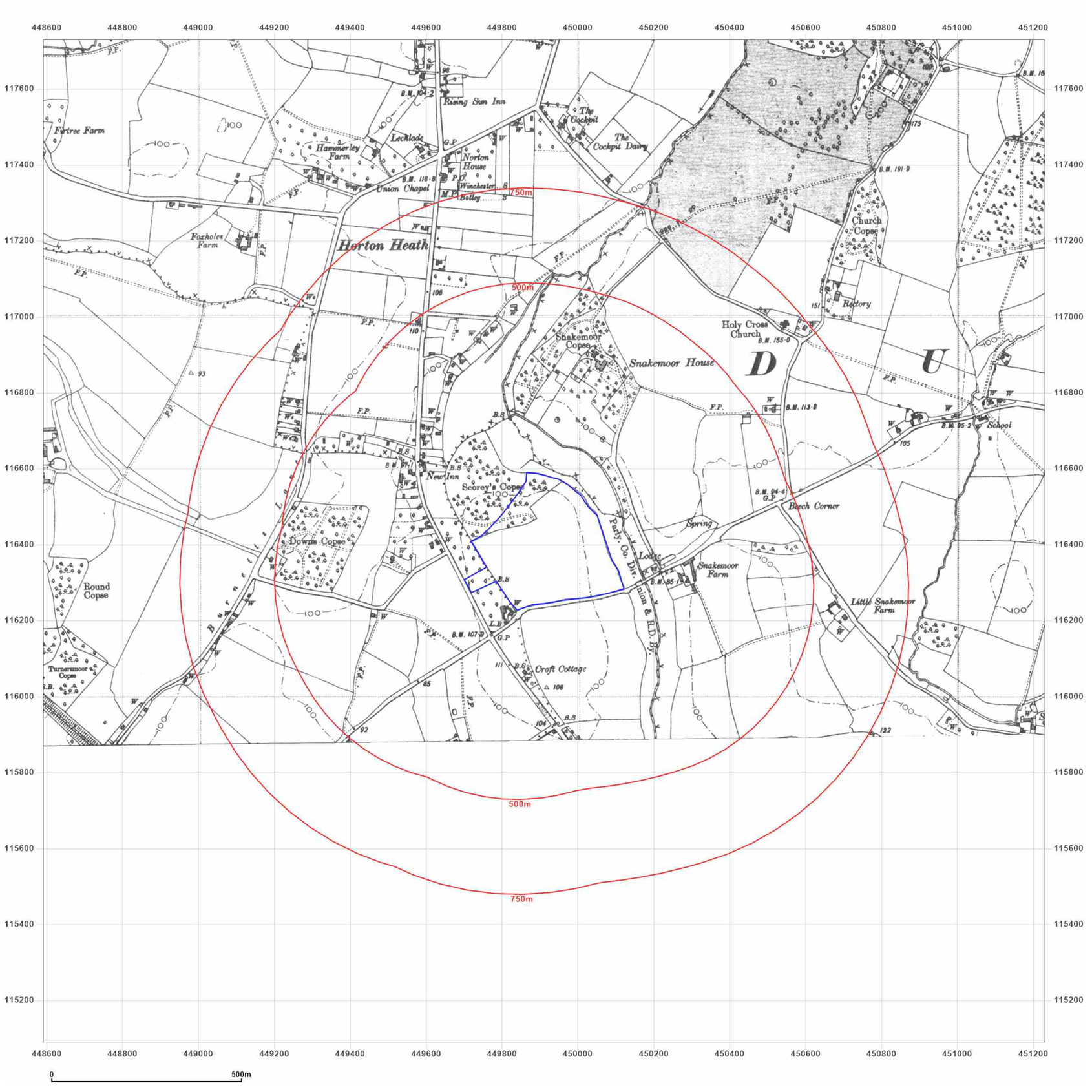
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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1867
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

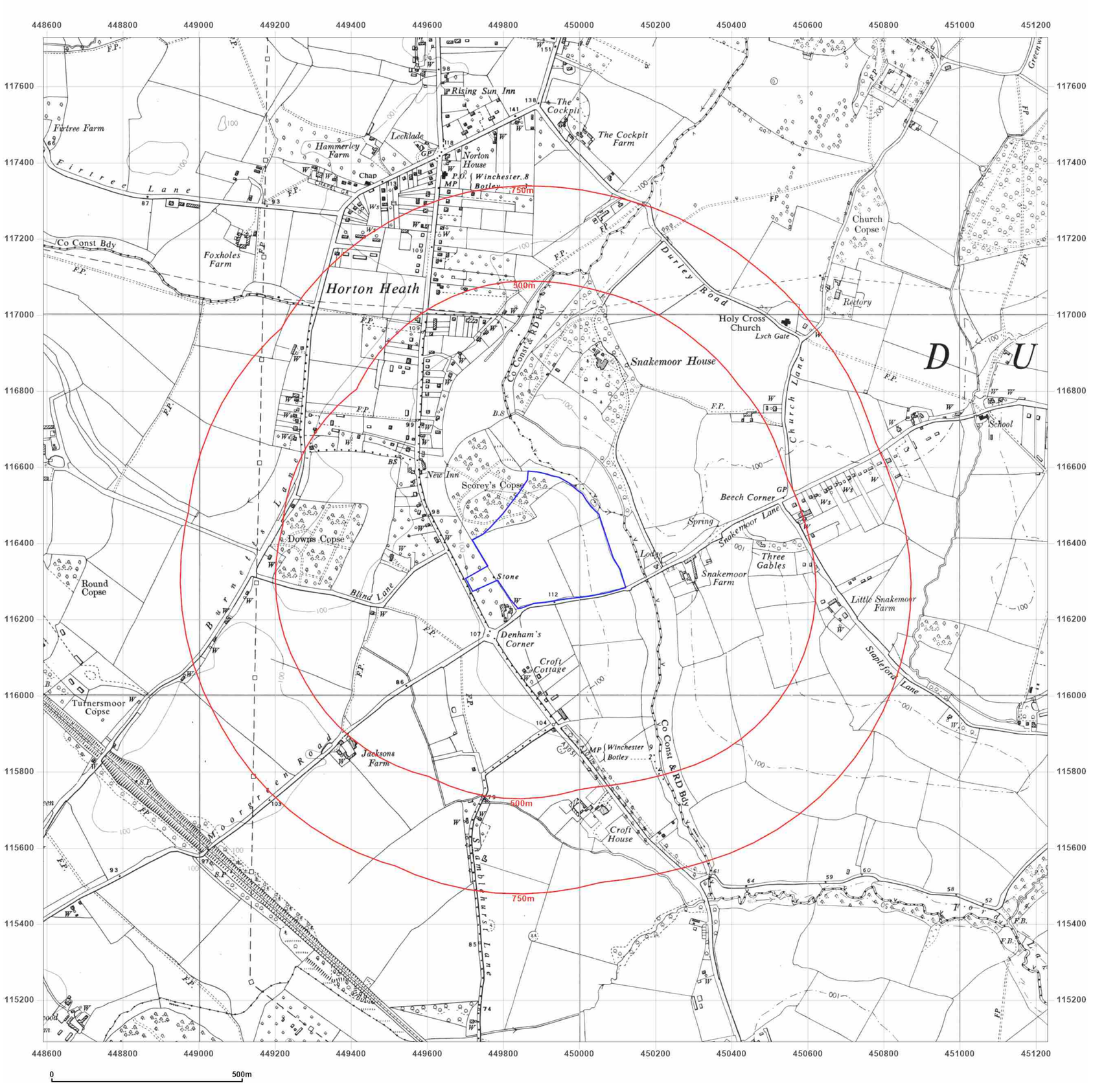
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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: Provisional

Map date: **1957**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1868
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

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

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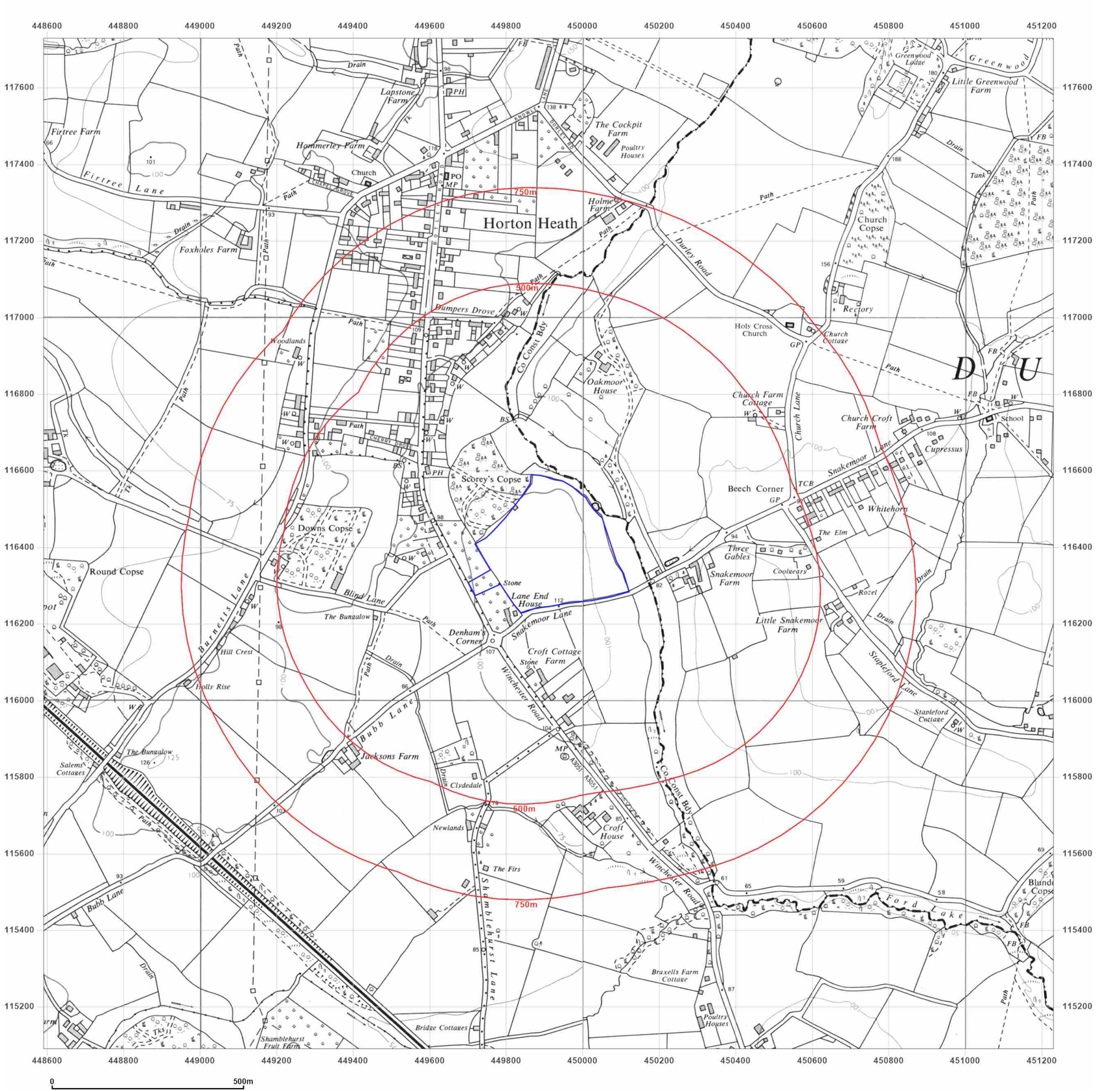
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Site Details:

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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: Provisional

Map date: **1968**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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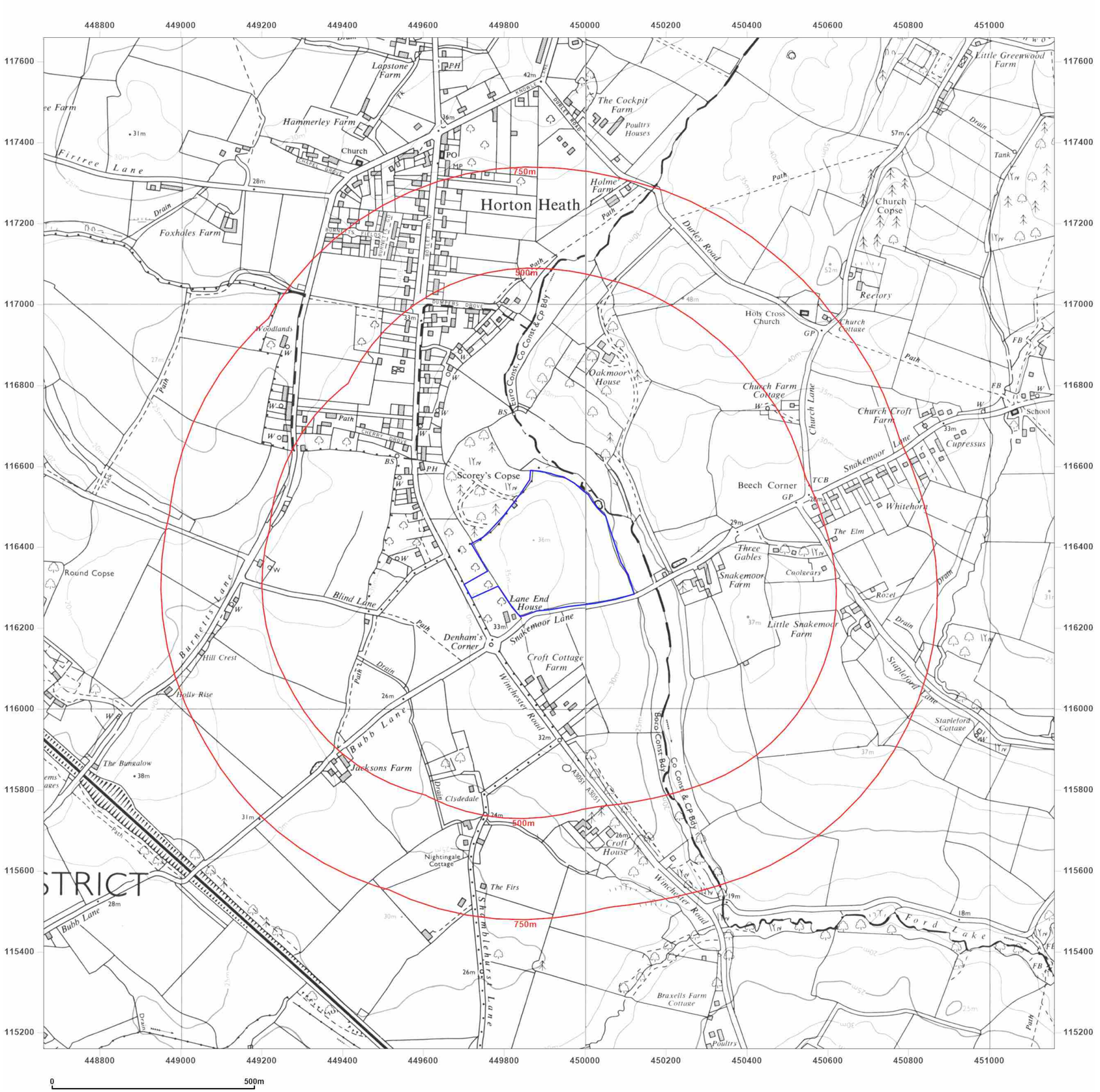
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Production date: 10 May 2025

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Site Details:

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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1981-1985**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1980
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1963
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

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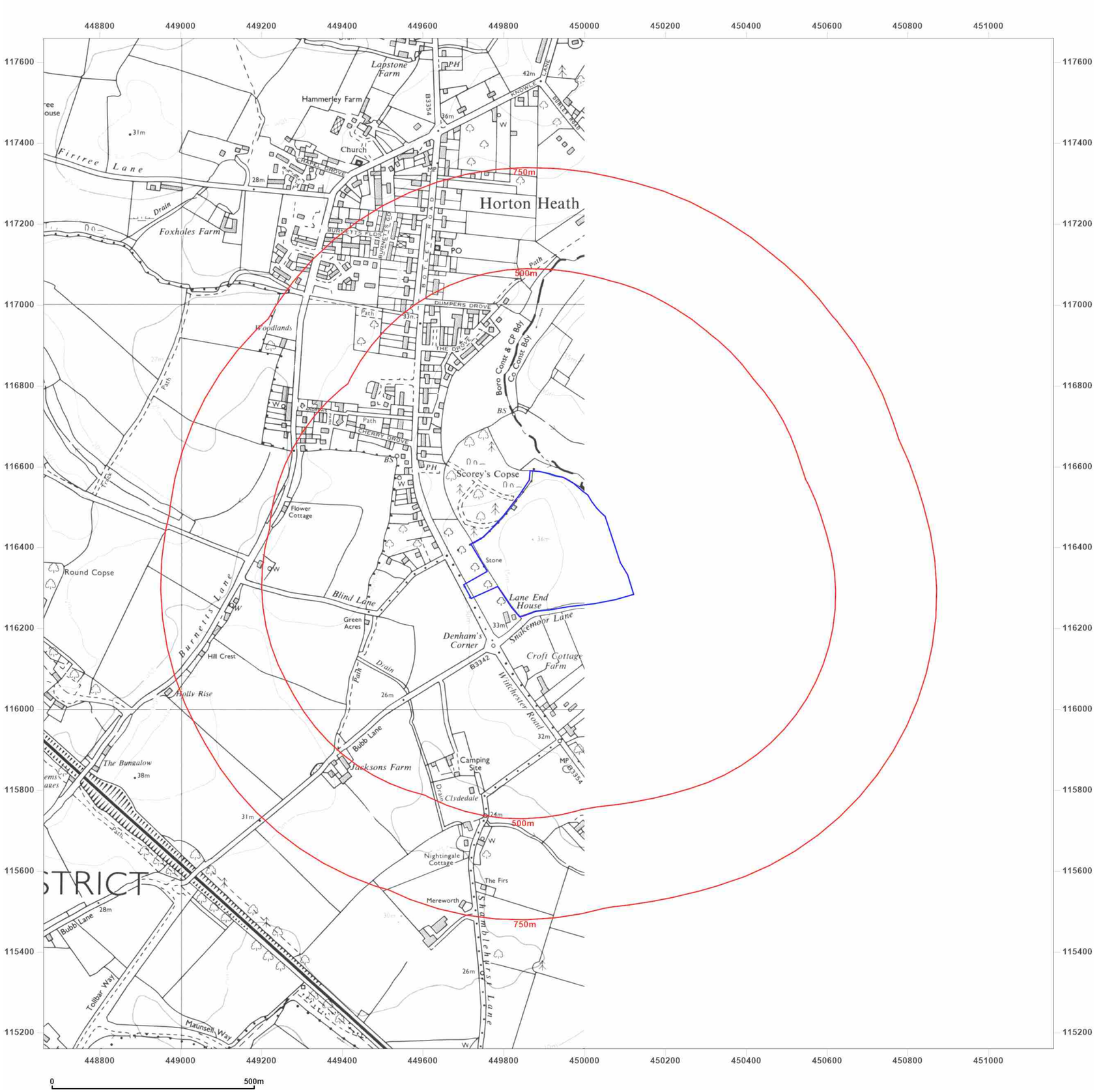
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Production date: 10 May 2025

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Site Details:

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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **1989**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1988
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

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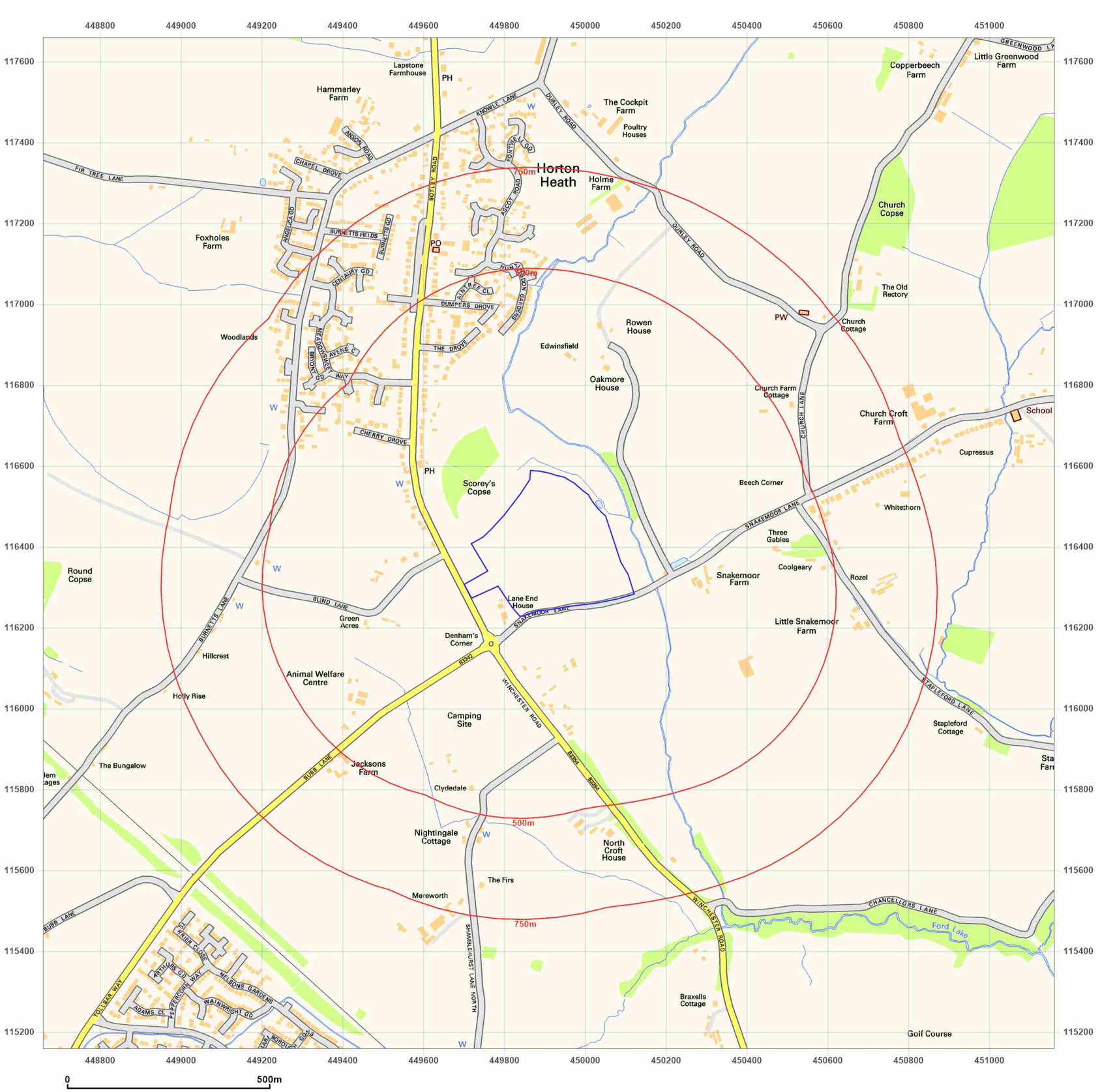
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Site Details:

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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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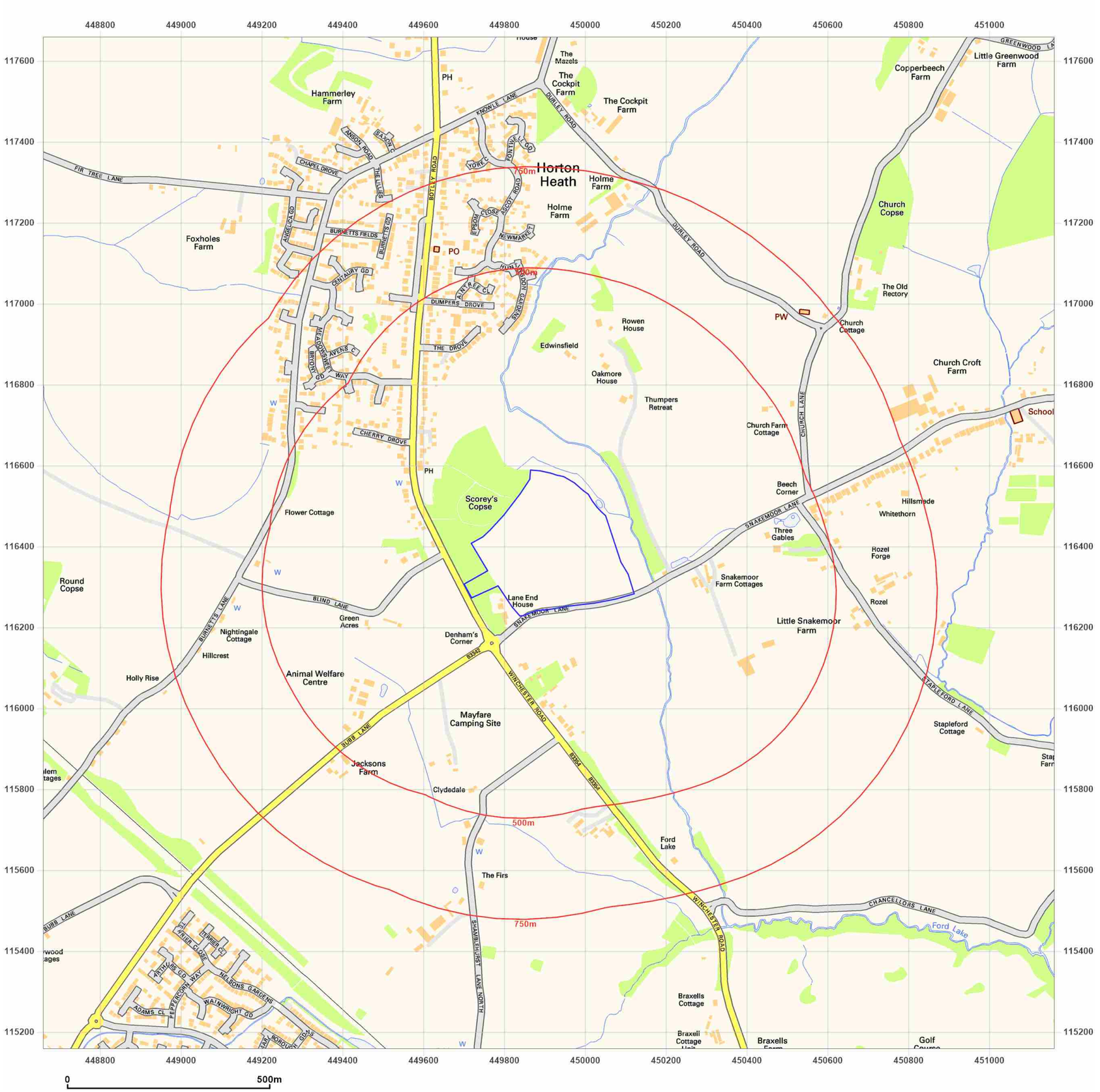
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Site Details:

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Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

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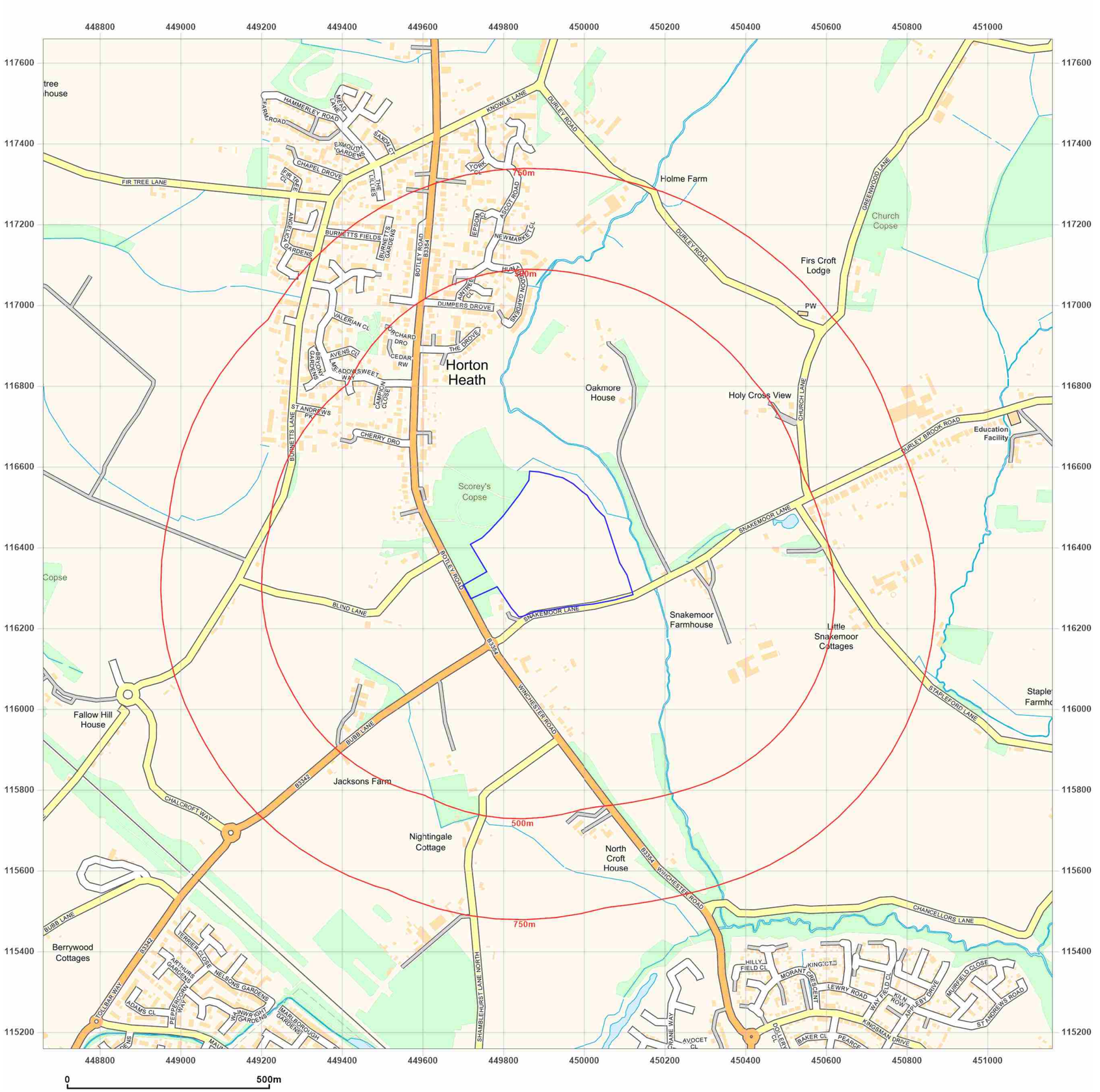
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EMAPSITE™

Site Details:

Denhams Corner, Snakemoor Lane, Botley, Horton Heath, Eastleigh, Hants, SO32 2BW

Client Ref: EMS_1021882_1275585
Report Ref: EMS-1021882_1291370
Grid Ref: 449910, 116409

Map Name: National Grid
Map date: **2025**
Scale: 1:10,000
Printed at: 1:10,000

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2025

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APPENDIX 4

Review of Historical Mapping

HISTORICAL MAPPING REVIEW
Job No. AE0503

Date	Scale	On-Site Land Usage	Off-Site Land Usage	Potentially Significant Pollutant Source / Linkage (SPL) or Geohazard
1868 1869 1868	1:2500 1:2500 1:10560	Most of the study area is shown as undeveloped farmland (pastureland) crossed by footpaths. *Scorey's Copse,* a deciduous woodland, is shown to encroach into the top north-western quarter of the study area. The Site boundary is shown a defined by a hedge with deciduous trees. *Snakemoor Lane* bounds the Site to the south.	Site surrounded by fields (pastureland) which bounds the Site to the west, north and north-east. A stream runs north-north-west to south-south-east parallel to the north-eastern boundary, and approximately 60m distant. *Snakemoor Farm* buildings are shown 150m to the east of the Site	
1897 1909 1888 1895 1910	1:2500 1:2500 1:10560 1:10560 1:10560	Study area remains completely undeveloped and shown as pastureland with deciduous woodland (*Scorey's Copse*) in the north-western quarter. From 1909 mapping, a small track is shown cutting through the wood into the northern part of the Site.	As above but an orchard is shown to have been planted adjacent to the south-western Site boundary. *The New Inn* is shown approximately 250m to the north-west of the Site.	
1939 1938 1957	1:2500 1:10560 1:10560	Land usage within the Site boundary remains as before, although several trackways run through *Scorey's Copse,* three of which encroach into northern quarter of the Site. Up to 1963 mapping, a rectangular field area has been created in the south-eastern quarter of the Site.	Detached dwellings (*Lodge & Lane End House*) shown to have been constructed adjacent to south-western and south-eastern corners of the study area. A small *Pond* is shown adjacent to the north-eastern boundary.	
1963 1974 1983-85 1992 1989-93 1968 1985 1989	1:2500 1:2500 1:2500 1:2500 1:2500 1:10560 1:10560 1:10000	*Scorey's Copse* woodland encroachment into the study area has been shown to have been removed and the Site is shown as one large field.	As above. Orchard remains.	Low risk of desiccation remaining following tree removal – soil very likely to have returned to equilibrium moisture content (62 years).
1994 2001 2010 2025 1999	1:2500 1:10000 1:10000 1:10000 Aerial	The field comprising the study area has been divided into three smaller fields. The 1999 aerial image appears to show a small building / outbuilding within a small enclosure on the southern boundary, adjacent to the field access.	As above.	Potential for buried foundations / slabs or associated structures

APPENDIX 5

Walkover Survey

WALK OVER SURVEY REPORT
Job No. AE0503

Site:	Land at Denhams Corner, North of Snakemoor Lane, Horton Heath, Hampshire, SO32 2BW	**Date:**	13 May 2025
Job No:	AE0503	**Undertaken by:**	Paul Kings

Proposed End Usage: It is proposed to develop the land by erection of 2B Bungalow: 1 no. (1%), 3B Bungalow: 2 no. (1%), 2B Semi: 46 no. (31%), 2B Terraced: 5 no. (3%), 3B Detached: 20 no. (13%), 3B Semi: 34 no. (23%), 3B Terraced: 8 no. (5%) 4B Detached: 34 no. (23%) 15 no. dwellings (detached, semidetached and terraced), construct new access ways and associated parking and landscaping.

Proposed land usage in terms of human health risk assessment: *residential with home grown produce.*

Purpose of Site Walkover:

1) Provide further information for the Desk Study Report;
2) Identify potential contamination sources, pathways, and receptors;
3) Identify geotechnical features and potential geohazards.
4) If relevant, determine locations for exploratory boreholes.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Setting	Description required for: Town/Country/Suburb Setting Industrial/Residential/Retail Usage Current Site use (if undertaking security and access to the site)		The immediate surrounding area is predominantly agricultural / rural situated The Site lies just beyond the south-eastern margins of Horton Heath, 9km north-east of Southampton City Centre The Site is currently exclusively arable agricultural (maize was growing at the time of the WoS) with no industrial usage observed. The Site is centered on Grid Reference: centered on Grid Coordinates: Easting 449897, Northing 116374. The nearest Post Code is SO32 2BW.
Evidence of Past Activities	Are there: Any relevant street names in area? Features or relics which indicate past history?	~~Yes,~~/No ~~Yes~~/No	
Geographic Setting	Description required for: Low lying flood plain/dry valley/rolling hills etc.		Regionally the Site is elevated within an area of gently undulating topography.
Topography	Description required for: Are there apparent differences between site and surrounding area? (If yes describe the presence of retaining walls, and slopes). Is there evidence of Made Ground / Fill on site?	~~Yes~~/No ~~Yes~~/No	The study area was raised centrally with a maximum elevation of 35.0m AOD, reducing to the north and east to approximately 27.0m AOD.

Desk Study checked during site visit.	Feature and Information required	Present	Description / Comments
Geology	Areas of landfill identified from EA / BGS on-line records. Underlying Geology (artificial/superficial / bedrock) from on-line viewer app and geological mapping (BGS 1:50,000)		Made Ground: No areas of Made Ground or Artificial Ground are shown underlying the extent of the development area or within 500m of the Site boundary. Superficial: No superficial deposits are shown underlying the Site, although Alluvial Silt is indicated adjacent to the north-eastern site boundary. Bedrock: The underlying solid or bedrock geology is shown to be sandy Clay or Clay, Silt & Sand of the Wittering Formation. Boreholes: No nearby relevant borehole logs are indicated within BGS records.
Site Boundaries and Neighbours	Description required for: Type of boundary demarcation (if any) on each side of site, usage of adjacent land and name of industrial/commercial occupiers. Note any adjacent features such as water courses and other potentially environmentally sensitive uses (residential, school, infirmary, SSI etc.)		Site boundaries include: • North-east, east – low lying marshy ground with marsh grass, scrub, mature trees with agricultural, farm land / pastureland beyond. • South – Snakemoor Lane with agricultural, farm land / pastureland beyond.. • North & north west – dense deciduous woodland (Scorey's Copse); • West – woodland with scattered detached dwellings and Botley Road beyond. Stream, pond and marshy land to the east and woodland to the north and west may be considered as environmentally sensitive.
Vegetation	Are there any vegetation/trees on or close to the Site (if yes describe locations, type, maturity, etc.) Potential for vegetation induced desiccation. Japanese Knotweed / Himalayan Balsam present? Is there any evidence of poor health / distress?	Yes/~~No~~ Yes/~~No~~ ~~Yes~~/No ~~Yes~~/No	Mature trees surround the Site and despite the likelihood of fine-grained soils with volume change potential being present, vegetation induced desiccation is considered as unlikely as they are sufficiently distant, so as to be unlikely to impact upon the Site. No Japanese Knotweed or Himalayan Balsam observed.
Ground Surface	Are there areas of hardstanding? and estimate the split between hard and soft cover. (If yes describe locations, types and conditions). Is the any evidence of any spillages or staining?	Yes/~~No~~ ~~Yes~~/No	The entire study area is currently in use as an arable farm field. An unmetalled access way, currently servicing the field is located on the southern boundary off Snakemoor Lane. Split 100% soft, 0% hard.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Drainage	Are there any drain covers / soakaways (if yes describe locations). Are there any outfalls/water courses on site (note the condition of water courses in open water courses (e.g. discolouration, odour, eutrophication, oily sheen, gas bubbling water, clear or cloudy). Where a watercourse runs alongside or crosses a site are there any differences in visible water quality upstream and downstream of the site?	Yes/~~No~~ ~~Yes~~/No ~~Yes~~/No	A single drain cover was noted adjacent to the southern boundary (see below) and seen to be partially infilled / chocked and apparently redundant (possible soakaway for previous farm out-building?). 
Ground Conditions	Is there any evidence of: Mining, Mine entries Subsidence Landslip/slope erosion Former investigation works	 ~~Yes~~/No ~~Yes~~/No Yes/~~No~~	This Office carried out a ground investigation (trial pits) & infiltration in October 2024 (Report AD0804).
Electrical Equipment	Are there any electricity sub stations on or adjacent to the site? Are there any electrical transformers, capacitors, pylons etc on site?	~~Yes/~~No	
Buildings	Description of buildings, including age, state of repair, materials used in construction. Is there any evidence of asbestos construction materials e.g. roofing, insulation materials. Do any buildings have basements? Do any buildings have a boiler room (if yes, describe fuel type and storage arrangements)?	N/a ~~Yes~~/No ~~Yes/~~No ~~Yes~~/No	No asbestos noted across the study area (plough soil) during WoS.
Landfilling	Is there any evidence of gas protection measures (gas membrane, gravel-filled trenches, venting pipes, etc)?	~~Yes/~~No	
Process Air Emissions	Point Source: are there any stacks / vents / cooling towers / abatement equipment? Fugitive Source: is there any stockpiled material / windblown dust / vapour process?	~~Yes~~/No ~~Yes~~/No	

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Storage of fuels & Chemicals	Are there any drums / containers (if yes, describe quantity, full /empty, stored on hard standing / soft landscaping, bunding)? Are there any above ground fuel tanks (if yes, describe locations, volumes, how many, bunding, used / disused, condition?) Is there any evidence of underground fuel tanks (fuel pumps, covers, vent pipes, interceptor drains - how many and how large, fill point, used / disused, and condition)?	~~Yes~~/No ~~Yes~~/No ~~Yes,~~No	
Accidents	In the event of a large spillage would runoff affect any vulnerable watercourse/culverts? Are emergency procedures / equipment in place.	~~Yes/No~~/NA ~~Yes/No~~/NA	
Waste	Are there any waste skips present on site? Are waste storage facilities adequate? Is there any litter/fly tipped material?	~~Yes,~~No N/A ~~Yes~~/No	
Atmospheric	Are there any fumes, odours originating from site or affecting site from neighbouring sites?	~~Yes~~/No	
Access / Further Investigations	If a Phase 2 Investigation is likely to be required, describe any access problems including headroom where relevant, services, overhead cables, restricted access areas, confined spaces, trafficked areas, etc that are likely to affect investigation scope/techniques. Identify possible site office and storage locations. Identify possible water supply.	~~Yes~~/No N/a	Good access to all areas for ground investigation plant.if required.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Environs	Are there any local features that could have a harmful influence e.g. landfill, industrial processes, railway land? Are there any sensitive water features/courses near to the site?	~~Yes~~/No Yes/~~No~~	Stream, pond and marshy land to the east may be considered as environmentally sensitive
Local Knowledge / Anecdotal Evidence			Nearby ground investigations carried out by this Office: • Geotechnical Factual Report AD0804: Infiltration testing – on site (October 2024).
Site Dimensions	Describe shape of Site in plan and measure dimensions.		The ground investigation study area is approximate pentagonal area with maximum dimensions of 320m by 300m and an area of 9.23 ha.

Key to potentially significant pollutant sources, pathways, receptors or geotechnical hazard

	Low risk / significance
	Moderate risk / significance
	High risk / significance

APPENDIX 6

Site Photgraphs

Advanced Investigation Systems Ltd

SITE PHOTOGRAPHS
(Walkover Survey)

Job No. AE0503

Site: Land at Denhams Corner, North of Snakemoor Road, Horton Heath, Hampshire, SO32 2BW

Ref: 13 May 2025

Description: View east across Site and southern boundary towards Lane End House.



Ref.: 13 May 2025

Description: View north across centre of Site towards Scorey's Copse



Advanced Investigation Systems Ltd	SITE PHOTOGRAPHS (Walkover Survey)

Job No. AE0503	Site: Land at Denhams Corner, North of Snakemoor Road, Horton Heath, Hampshire, SO32 2BW

Ref: 13 May 2025	Description: View north-west from southern field access across Site and northern corner of Site.



Ref.: 13 May 2025	Description: View east along southern boundary, adjacent to Snakemoor Lane.



Advanced Investigation Systems Ltd

SITE PHOTOGRAPHS
(Walkover Survey)

Job No. AE0503

Site: Land at Denhams Corner, North of Snakemoor Road, Horton Heath, Hampshire, SO32 2BW

Ref: 13 May 2025

Description: Pond adjacent to eastern boundary..



Ref.: 13 May 2025

Description: View west at northern corner of Site looking towards woodland of Scorey's Copse.



Advanced Investigation Systems Ltd

SITE PHOTOGRAPHS
(Walkover Survey)

Job No. AE0503

Site: Land at Denhams Corner, North of Snakemoor Road, Horton Heath, Hampshire, SO32 2BW

Ref: 13 May 2025

Description: View south along eastern boundary.



Ref.: 13 May 2025

Description: View west along southern boundary.



APPENDIX 7

Conceptual Site Model

Source (Distance / Location / Direction)	Potential Contaminant	Pathway	Receptor (Distance / Location / Direction)	Significant Pollutant Linkage	Hazard Assessment	Comments & Interpretation
Underlying Soil Made Ground; redeposited material.	• Metals; • Inorganic contaminants; • Hydrocarbon contaminants; • PAHs • Asbestos; • Other non-specific contaminants	• Dermal contact • Indirect / direct inhalation • Indirect / direct ingestion • Plant Uptake • Wind entrainment; • Migration – leached contaminants migrate through soil	• Future site users; • Persons / property adjacent to Site; • Water supply pipes.	X	Hazard potential severity 3 Likelihood of Occurrence 1 Risk Rating **Low (3)**	No Made Ground identified in study or WoS.
Historic Contaminative Processes:	• Metals; • Inorganic contaminants; • Hydrocarbon contaminants; • PAHs • Asbestos; • Other non-specific contaminants • Pesticides & Herbicides	• Dermal contact • Indirect / direct inhalation • Indirect / direct ingestion	• Future site users; • Persons / property adjacent to Site; • Water supply pipes.	X	Hazard potential severity 2 Likelihood of Occurrence 2 Risk Rating **Low (4)**	No historical contaminative land usages identified. Agricultural (arable) land usage - potential for historical application of pesticides & herbicides designed not to be persistent in the environment.
Asbestos in building materials and adjacent ground	• Asbestos	• Indirect / direct inhalation; • Indirect / direct ingestion; • Wind entrainment.	• Future site users; • Persons / property adjacent to Site.	X	Hazard potential severity 4 Likelihood of Occurrence 1 Risk Classification **Low (4)**	No ACM's identified within exposed ground during Walkover Survey.
Naturally occurring ground conditions Made Ground	• Sulphate content and acidic ground conditions	Direct contact	Proposed below ground concrete structures (foundations etc.)	X	Hazard potential severity 2 Likelihood of Occurrence 1 Risk Classification **Low (2)**	Underlying geology (Wittering Formation) not listed or known to produce aggressive ground conditions with respect to below ground concrete,

Source (Distance / Location / Direction)	**Potential Contaminant**	**Pathway**	**Receptor** (Distance / Location / Direction)	**Significant Pollutant Linkage**	**Hazard Assessment**	**Comments & Interpretation**
Impacted Groundwater	Contaminants detailed above leached from impacted soil. If contamination is present surface water may be impacted.	Surface water run-off	Surface water receptors.	X	Hazard potential severity 2 Likelihood of Occurrence 2 Risk Classification **Low (2)**	No significant on-site historical or current contaminative land usages. No evidence of on-site impacted soils.
	Various contaminants as detailed above leached from impacted soil. If contamination is present groundwater may be impacted.	Vertical & lateral migration through unsaturated and saturated zones.	• Groundwater (Secondary Aquifer); • Persons / gardens adjacent to site; • Future site users; • Water supply pipes.	X	Hazard potential severity 2 Likelihood of Occurrence 2 Risk Classification **Low (4)**	No significant on-site historical or current contaminative land usages. No evidence of on-site impacted soils.
	Migration of contaminants to Site from adjacent off-site sources:	Surface water run-off Groundwater at depth.	• Groundwater; • Future site users; • Water supply pipes.	X	Hazard potential severity 3 Likelihood of Occurrence 1 Risk Classification **Low (3)**	No significant off-site sources identified.

Source (Distance / Location / Direction)	**Potential Contaminant**	**Pathway**	**Receptor** (Distance / Location / Direction)	**Significant Pollutant Linkage**	**Hazard Assessment**	**Comments & Interpretation**
Ground Borne Gas On-site and adjacent areas of infilled ground, landfill (pit / quarry etc).	• Landfill gases (methane, carbon dioxide, carbon monoxide, hydrogen sulphide) • Volatile organic compounds (VOC's)	• Lateral & vertical migration through unsaturated zone; • Underground service runs.	Humans within future buildings Future buildings Adjacent properties.	X	Hazard potential severity 4 Likelihood of Occurrence 1 Risk Classification **Low (4)**	No areas of landfill or infilled ground identified that could significantly impact upon development areas.
Hydrocarbon impacted soils.	Volatile organic compounds (VOC's)	• Lateral & vertical migration through unsaturated zone; • Underground service runs.	Humans within future buildings Future buildings Adjacent properties.	X	Hazard potential severity 2 Likelihood of Occurrence 1 Risk Classification **Low (2)**	No hydrocarbon sources identified.
Significant thicknesses of organic soils.	Methane, carbon dioxide, carbon monoxide, hydrogen sulphide.	• Lateral & vertical migration through unsaturated zone; • Underground service runs.	Future buildings Humans within future buildings	X	Hazard potential severity 4 Likelihood of Occurrence 1 Risk Classification **Low (4)**	Organic soils not anticipated.
Naturally produced radon gas	Less than 1% of homes are above the action level.	Vertical migration	Humans within future buildings	X	Hazard potential severity 4 Likelihood of Occurrence 1 Risk Classification **Low (4)**	Based on detailed assessment by the British Geological Survey (BGS) **no** radon protection measures are necessary in the construction of new buildings or extensions.

APPENDIX 8

Important Notice

IMPORTANT NOTICE

1. This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Advanced Investigation Systems Ltd being obtained. Advanced Investigation Systems Ltd accepts no responsibility or liability for the consequences of this document in part or in whole being used for any other purpose than that for which it was commissioned. Any persons so using or relying upon this document such other purpose does so at their own risk. Advanced Investigation Systems Ltd accepts no responsibility or liability for this document other than to the person or organisation by whom it was commissioned.

2. The findings and opinions given in this document are subject to the limitations imposed by employing normal site assessment methods and techniques. They are relevant to the dates when the assessment was undertaken, but should not necessarily be relied upon to represent conditions at a substantially later date. The opinions, where included herein, are based primarily upon information obtained during the assessment and from our experience; if additional information becomes available which might impact upon our stated opinions we request the opportunity to review such information and modify our opinions if necessary.

3. The findings and opinions conveyed via this report are based on information obtained from a variety of sources as detailed in this report, and which Advanced Investigation Systems Ltd believes are reliable. Nevertheless, Advanced Investigation Systems Ltd cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

4. Unless otherwise stated in this document, the assessment has been carried out to current accepted national and international standards, guide lines and legislation. No liability can be accepted by Advanced Investigation Systems Ltd for the effects of any future changes to such guidelines and legislation.

5. The Institute of Civil Engineers (ICE) Conditions of Contract for Ground Investigations (2003), together with the Specification for Ground Investigation Steering Group, published by Thomas Telford (1993) applies to this study and subsequent works carried out by Advanced Investigation Systems Ltd and, where applicable, their Sub-contractors.