



Preliminary Investigation Report

at

Kings Copse Avenue, Hedge End, Hampshire SO30 2SZ

for

Eastleigh Borough Council

Reference: 21876/PIR Rev1.01
November 2025

Control Document

Project

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.



Commission

This document comprises the Preliminary Investigation Report (PIR) and incorporates the results, discussion, and conclusions to this non-intrusive works. General site data is recorded below:

Commission Record	
Client	Eastleigh Borough Council
Site Name	Kings Copse Avenue, Hedge End, Hampshire SO30 2SZ
Grid Reference	SU 49828 12021
Soils Limited Quotation Ref	Q29697rev1, dated 13 th March 2025
Clients Purchase Order	000070556, dated 20 th March 2025

The record of revision is presented below:

Record Of Revisions		
Revision	Date	Reason
21876/PIR Rev 1.0	June 2025	First Issue to Client
21876/PIR Rev 1.01	November 2025	Revision following comments

Note: The latest revised document supersedes all previous revisions of the PIR produced by Soils Limited.

Documents associated with this development that must be referred to are given below.

Record Of Associated Documents			
Reference	Type	Date	Creator
22-148 KCA MHA ZZ XX DR A 0003 C01	Proposed Site Plan	June 2025	MH Architects

Caveats

Whilst reasonable skill and care has been taken to determine the site history and the environmental setting within the time constraints applied by the project, it should be appreciated that uncertainties may occur owing to the natural variability of soil material within a defined area or as a result of unknowns that are associated with contaminated land assessment in general. The site conditions may be different from that indicated by this Preliminary Investigation, particularly on a site with a history of past development. No responsibility can be accepted should such conditions alter the recommendations made in this report.

Without a drainage survey it is not possible to establish if the surface water drainage is to the main drainage system or soakaways. If there are soakaways on-site, they could act as a

potential source. The geology on-site to an extent may determine if soakaways were likely to have been adopted.

Ordinary watercourses (OWs) are defined as rivers (which are not designated as main rivers), streams, ditches, drains, culverts, cuts and sewers (other than public sewers). This includes all OWs that are not mapped. Ordinary watercourse consent (OWC) is required from the Lead Local Flood Authority (LLFA) when changing/adapting/adding to the cross sections of OWs. Installations of any structure or obstruction into an OW that impedes the flow without consent is prohibited by the Land Drainage Act 1991 Section 23.

Failure to remove obstructions may result in legal action by the LLFA with powers under Section 25 of the Land Drainage Act 1991.

Soils Limited suggest surveying the site for OW usually seen in rural areas as boundary ditches in order to avoid potential impacts to residents downstream and prosecution. OWC can be applied for from your LLFA.

This Preliminary Investigation does not include a detailed UXO risk assessment, it does however contain a basic assessment in accordance with CIRIA C681 and C785. In preparing a Preliminary Investigation reference is made to historical maps and web based sources to assess the risk of the site potentially having been impacted by bombing during the World Wars. The data readily available is not necessarily definitive. Certain areas were bombed heavily such as centres of industrial manufacture, airfields, shipyards, docklands, railways sidings and junctions. The assessment is based on the likely area risk, bomb patterns (i.e. lines of recorded bomb impacts with gaps where an impact would be anticipated) and the age of structures on and in close proximity to the site.

Explanations

The Preliminary Investigation Report was undertaken to advise the client on the risk pertaining to the site, with special reference to historic and current potential contaminative activities and processes. This also included the assessment of their impact on current and future sensitive receptors such as human health, controlled waters, ecological features, building structures and services.

During the site walkover observations were made in relation to current activities, evidence of historical activities, sources of potential contamination such as fuel storage tanks, oil drums

and chemical storage and evidence of contamination. The walkover also looked for evidence of soil contamination in the form of staining odours and stressed or discoloured vegetation.

To assess the vulnerability of groundwater to contamination, consideration must be given to the leaching characteristics of the overlying soils and the characteristics of the strata in the unsaturated zone. Information on the geological strata such as lithological type and permeability characteristics has been combined with the physical properties of the soil to produce varying degrees of vulnerability.

The object of the historic map study was to report on the evidence of site history and redevelopment of the site and its environs from available County Series and Ordnance Survey Maps dating from the mid to late 19th Century to the present day as downloaded from Landmark Environmental.

The published maps only represent a “snap shot” of the site and its environs at the date of the survey. The detail of the information recorded can vary between epochs, map scale and county areas. It should be noted that changes in land uses, processes or activities may have occurred outside of published epochs and these may not have been recorded on subsequent epochs. Also note that as methods of projection, production and recording have changed over time, this can result in geo-reference errors that may indicate the established site boundary is off-centre from its true location on older historical maps. Where this is potentially significant it will be noted.

Any distances quoted for features remote from the site have been scaled from the maps and are only approximate. Where dates have been noted in brackets, these are the actual dates applicable to the map editions and may not reflect the date of the original survey it is based on. The information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and/or other data commented on in this report is subjective.

As part of the review of the historical plans, only features considered to have or to have had a potential contaminative impact on the site and usually within a notional 250m radius are discussed. The north point and approximate extent of the site are indicated on each figure.

Dataset survey is undertaken, and the extent of the search has initially been limited to a radius of 250m as it is considered that sources of contamination beyond 250m are unlikely to impact on the site.

The BGS soil chemistry for environmental assessments dataset coverage, was developed from BGS G-BASE and Imperial College Wolfson Atlas data. It contains estimated ambient As, Cd, Cr, Ni and Pb background concentrations for rural topsoils across Great Britain. It also contains the locations and measured concentrations (mg kg⁻¹) of As, Cd, Cr, Cu, Ni, Pb, Sn and Zn in urban topsoil samples, collected from geochemical surveys in 23 major urban centres.

In accordance with CIRIA C681 and C785 a review has been undertaken of the historic maps and the Zetica UXO risk website.

Legislation and Liability

The primary legislative mechanism for contaminated land management in the UK is Part 2A of the Environmental Protection Act, 2021 (EPA). Part 2A was introduced into the EPA under Section 57 of the Environment Act 1995 to help deal with the substantial legacy of land contamination. The legislation provides powers in relation to the identification, remediation and apportionment of liability for contaminated land. Part 2A applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission.

Under Part IIA of the Environment Act 2021, Local Authorities are required to identify contaminated land and serve on every person who is an appropriate person a remediation notice setting out what is to be done by way of remediation and the period within which it must be done.

If the person who caused, or knowingly permitted, the contaminating substance cannot be found, the owner and/or, occupier for the time being, of the property can be the appropriate person.

Under the legislation, Contaminated Land is defined as: -

“Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused.”

Where the Act defines harm as:

“harm to the health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property.”

and pollution of controlled waters is defined as: -

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter.”

In addition, The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006 introduced the supplementary definition of harm to include: lasting exposure to any person resulting from the after-effects of a radiological emergency, past practice or past work activity.

With regard to contaminated waters, the Environment Act 1995 amends the Water Resources Act 1991 and provides the Environment Agency with the power to force clean-up of historical contamination by issuing a Works Notice, with remediation paid for by the responsible parties.

The Groundwater Regulations (1998) stated that entry of List 1 substances into groundwater must be prevented, and List II substances must be controlled.

This PIR was made to comply with planning requirements and only covers contaminative land issues unless otherwise specifically noted.

Limitations and Disclaimers

This Preliminary Investigation Report relates to the site located at Project_name and was prepared for the sole benefit of the Client for the brief described in the Commission of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in the Soils Limited Quotation and the subsequent Clients Purchase Order.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the contract with the Client, incorporation of our General Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain

valid in light of changes in regulation and practice, or additional information obtained regarding the site.

There may be other sources of information not included in those listed that hold data relevant to the Preliminary Investigation Report undertaken at the site that could materially affect the conclusions made in this report.

It should be noted that a detailed survey of the possible presence or absence of invasive species, such as Japanese Knotweed, is outside of the scope of investigation.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. “Contaminated Land” is defined in Section 57 of the Environment Act 2021.

Where a contaminative use is identified in the Preliminary Investigation Report this does not determine whether contamination has actually occurred, or if it has the degree to which it may have taken place. An intrusive investigation(s) and analysis is required to establish the nature and degree of any contamination present.

All works are undertaken in the context of, and in compliance with, BS10175+A2 2017 and LCRM (EA 2021) and all other pertinent planning, standards, documentation and guidance appropriate to the site at the time of production which may include, but are not necessarily limited to, documents provided by BS/CEN/ISO, NHBC, AGS, CIEH, CIRIA, SoBRA and CLAIRE.

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- Appendix A Proposed Development Plans**
- Appendix B Country Series and Ordnance Survey Maps**
- Appendix C Groundsure Report**
- Appendix D Site Photographs**
- Appendix E Risk Assessment Criteria**

Section I Site Conditions and Proposed Development

1.1 Site Walkover

A site walkover was undertaken in April 2025, by Soils Limited. The notes of the site walkover are presented in Table 1.1 and Table 1.2.

Table 1.1 Site Walkover Record (On-site)

Use of Site	Undeveloped field
Structures	None noted
Site Topography	Sloping downward towards the north/northeast <2 °
Site Covering	Tallgrass Issue stream located on the northern boundary of the site
Vegetation	Mature trees and shrubs along all sides of the site boundary
Potential Contamination Sources	Farming/agricultural
Odour	None noted
Drainage	Anticipated to be free draining to underlying soils

Table 1.2 Site Walkover Record (Off-site)

Use of Land	North: residential East: Agricultural fields and woodland South: Woodland West: Agricultural field and residential beyond
Area Topography	Sloping downwards towards the east <2 °
Vegetation	Fields and woodland
Potential Contamination Sources	Farming/agriculture

1.2 Site Drainage

Anticipated to be free draining to underlying soils.

1.3 Site Photographs

The site photographs have been included within Appendix DD.

I.4 Proposed Development

The proposed development was for a new housing estate comprising 200No. residential dwellings including a mixture of two-storey houses and four-storey residential flats. The proposed was to include hard landscaping in the form of car park spaces, access roads and pavements and soft landscaping in the form of residential gardens.

In compiling this report reliance was placed on drawing number 22-148 KCA MHA ZZ XX DR A 0003 C01, dated June 2025 and prepared by MH Architects. The recommendations provided within this report are made exclusively in relation to the scheme outlined above and must not be applied to any other scheme without further consultation with Soils Limited. Soils Limited must be notified about any change or deviation from the scheme outlined.

The proposed development plans have been provided in Appendix A.

Section 2 Geology, Hydrogeology, Hydrology and Radon

2.1 Anticipated Geology

The 1:50,000 BGS Geology map showed the site to be situated on the London Clay Formation bedrock, with the Whitelcliff Sand Formation recorded on the far northern portion of the site, and superficial deposits of Alluvium in the far northeast corner.

2.1.1 Alluvium

Alluvium is the most recent river or estuarine deposit and generally comprises silty clays usually with an appreciable organic content. Lenses of sand and gravel are also commonly found, as are pockets of peat.

The BSI Code of Practice for Foundations, BS8004: 1986, Clause 2.2.2.3.4 Peat and organic soils, includes the caveat that 'all these soils are highly compressible, and even lightly loaded foundations will be subject to considerable settlements over a long period if placed on them. For this reason, these soils are not suitable for carrying the loads for important structures'.

2.1.2 London Clay Formation

The London Clay Formation in the Hampshire region comprises silty and sandy clay, clayey and sandy silt, silty sand; sporadic claystones and thin beds of flint pebbles. The formation includes the Bognor Sand, Whitecliff Sand, Durley Sand, Portsmouth Sand and Nursling Sand Members. Crystals of gypsum (Selenite) are often found within the weathered part of the London Clay, and precautions against sulphate attack to concrete are sometimes required.

The lowest part of the London Clay Formation rests on the Reading Formation (Lambeth Group).

2.1.3 Whitecliff Sand Member

The Whitecliff Sand Member of the parent Unit London Clay Formation is variable in composition typically comprising fine to medium grained, well sorted sand, with some thin partings of grey clay and ferruginous concretions.

2.2 Hydrogeology

Table 2.1 presents the hydrological data that is relevant to the site.

Table 2.1 Hydrogeological Assessment

Hydrogeological Data		Comment
On-site Aquifers	Superficial	None noted- Secondary A Aquifer associated with Alluvium 11m north-east.
	Bedrock	Secondary A ¹ - Whitecliff Sand Formation (far northern portion) Unproductive Strata ² - London Clay Formation
Groundwater Vulnerability		Medium Vulnerability ³ Unproductive Strata ⁴
Source Protection Zones (SPZ)		None noted
Abstraction	Potable	None noted
	Non-potable	1185m East
Sensitive Land Uses		SSSI 278m South
Surface Water Features		Inland river onsite
Flooding		Northern portion of the site is within a flood zone 2/3.
Flood Risk from Rivers or Seas		None noted
Flood Risk from Surface Water		1 in 30 year, 0.30-1.00m
Flood Risk from Groundwater		Moderate to High

Note(s): ¹Secondary A are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. ² Unproductive strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow. ³ Relating to Whitecliff Sand Formation. ⁴ Relating to London Clay Formation.

Any works or development which has the potential to have an impact on surface water, aquifer or groundwater quality must be approved by the Environment Agency prior to implementation.

2.3 Hydrology

The approximate elevation of the site was 25m Above Ordnance Datum (AOD). The anticipated surface and groundwater flow direction is given in Table 2.2.

Table 2.2 Hydrological Assessment

Type	Direction	Notes
Surface water	E	Anticipated to be at surface or through granular soils of Whitecliff Sand Member if present. Runoff potential due to the cohesive nature of the London Clay Formation anticipated to be in line with general topography.
Groundwater	E	Anticipated to be in line with general topography. ¹

Note(s): ¹Due to the London Clay Formation being classified as Unproductive Strata, the flow rate will be very slow to negligible.

2.4 Radon Gas

According to the British Geological Survey, in conjunction with the Radiation Protection Division of the Health Protection Agency, the site is in an area where less than 1% of homes are estimated to be at or above the action level.

As such, no radon protective measures are necessary in the construction of new dwellings or extensions.

Section 3 Site History

3.1 Historic Map Study

The historic maps referred to are appended to this report (Appendix B).

Table 3.1 Historic Development of the Site

Site History	Date Range	
	From	To
The site was an undeveloped/agricultural field, no significant changes noted.	1867	Present

Table 3.2 Historic Off-site Development

Off-site Development	Date Range	
	From	To
The site was bounded in all directions by undeveloped/agricultural fields. A Tanhouse was present west adjacent to the site boundary.	1867	1965
An orchard appeared north adjacent to the site boundary and extended to 100m. Clochacre Farm noted approx. 220m NW.	1965	1978
Residential development noted NW of the site from 15-250m.	1978	Present
Residential development extended to the north and west of the site to 100m. No further significant changes noted.	1979	Present

Table 3.3 Potential Sources of Pollution Indicated from Historic Maps

Source	Direction	Distance (m)	Date Range	
			From	To
Tanhouse	W	5	1867	1965
Orchard	N	5-100	1965	1974

3.2 Bomb damage and the potential for Unexploded Ordnance

Based on the historical maps and Zetica UXO Risk Maps, the site is located in a low risk area having 15 bombs per 1000acre or less, so a specialist UXO risk assessment is not required to determine the risk to the proposed development.

Section 4 Environmental Records and Consultation

4.1 Dataset Information

A copy of the report is appended to this report in Appendix C and summarised in Table 4.1, Table 4.2 and Table 4.4.

Table 4.1 Environmental Significance of Data

Source	Direction	Distance (m)
Sites determined as Contaminated Land	None	None
Licensed Discharges to Controlled Waters	-	Onsite ¹
Integrated Pollution Control	None	None
Nearest Surface Water Feature	-	Onsite ²
Pollution release to surface waters (Red List only)	None	None
Radioactive Substance Authorisations	None	None
Substantiated Pollution Incident Register	-	Onsite ³
Surface water Abstractions	E	1185 ⁴
Groundwater Abstractions – Nearest Non-Potable Abstraction Point	S	1232 ⁵
Source Protection Zones	None	None
High Risk Flooding from Rivers or Sea Without Defences	None	None
Risk of Flooding from Rivers or Sea Without Defences	None	None
Areas Benefiting from Flood Defences	None	None
Flood Water Storage Areas	None	None
Flood Defences	None	None
Historical landfill (BGS Records)	None	None
Historical landfill (EA/NRW Records)	None	None
Historical Waste Sites	None	None
Licensed Waste Sites	None	None
Historical landfill (LA/mapping Records)	None	None
Artificial and made ground	None	None
Pollution inventory waste transfers	None	None
Pollution inventory substances	None	None
Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS)	None	None
Hazardous substance storage/use	None	None

Note(s): ¹Sewage, final treated effluent ²Inland river not influenced by normal tidal action ³Crude sewage, 2008 ⁴Spray Irrigation

⁵General Farming & Domestic

The historical industrial land uses and energy features listed in Table 4.2 are only those considered to be viable potential sources of contamination that could impact the site.

Table 4.2 Industrial Land Uses

Industrial land uses within 250m	Direction	Distance (m)	Date
None noted			

Table 4.3 Energy Features

Energy features within 250m	Direction	Distance (m)	Date
Electricity Substation	NW	38	1982
Electricity Substation	NW	39	1979
	NW	39	1989
	NW	39	1992
	N	116	1989
	N	116	1982
	NW	171	1979
	NW	171	1989
	NW	171	1992

Table 4.4 Geological Hazards

Source	Nearest Distance from Site/Type
Coal Mining Affected Areas	None noted
Mining Instability	None noted
Natural and Mining Cavities	None noted
Potential for Collapsible Ground Stability Hazards	Very low onsite ¹
Potential for Compressible Ground Stability Hazards	Negligible onsite
Potential for Ground Dissolution Stability Hazards	Negligible onsite
Potential for Landslide Ground Stability Hazards	Very low onsite
Potential for Running Sand Ground Stability Hazards	Low onsite ²
Potential for Shrinking or Swelling Ground Stability Hazards	Low onsite ¹

Note(s): ¹Likely related to the London Clay Formation ²Likely related to the Whitecliff Sand Member

4.2 Site Sensitivity Maps

No other significant potential sources of contamination were shown on the Groundsure Site Sensitivity Maps, which have not been listed in Table 4.1, Table 4.2 and Table 4.4, and copies of which are appended to this report (Appendix C).

4.3 Regulatory Enquires

As part of the Preliminary Investigation Report the local authority was contacted and asked to provide any information on potential risks pertaining the site. No information has been received by Soils Limited at the time of reporting.

4.4 Soil Geochemistry

The results of the local soil chemistry are presented in Table 4.5.

Table 4.5 Soil Geochemistry

Determinant	Indicated Soil Geochemistry (mg kg ⁻¹)
Arsenic	15
Cadmium	1.8
Chromium	60-90
Lead	100
Nickel	15-30

Note(s): No exceedances noted for 'Residential with homegrown produce' end-use

Section 5 Data Collection Summary

5.1 General

Table 5.1 summarises the site Environs, which include geology, hydrogeology, the risk from radon and potential risk from flooding.

Table 5.1 Site Environs

Environs	Summary
Geology	Superficial deposits of Alluvium overlying the London Clay Formation and Whitecliff Sand Formation (far northern portion of site) bedrock.
Hydrogeology	Whitecliff Sand Formation classed as a Secondary A aquifer and could support shallow groundwater. The London Clay Formation bedrock was unproductive strata and would act as an aquiclude to the deep groundwater regime. Secondary A Aquifer associated with Alluvium 11m north-east.
Source Protection Zone (SPZ)	None noted
Surface Water Flow	Anticipated to be at surface or through granular soils of Whitecliff Sand Member if present. Limited runoff anticipated to be in line with topography
Groundwater Flow	E in line with general topography; however, due to the London Clay Formation being classified as Unproductive Strata, the flow rate will be very slow to negligible.
Radon	No radon risk noted
Flooding	Flood Zone 2/3 along eastern boundary of site and Flood Zone 2/3 along northern boundary of site
Geological Hazard	Very low to low onsite
Local Authority Response	No response received by Soils Limited at the time of reporting
Soil Chemistry	No exceedances noted
Ecological	None noted

Table 5.2 provides a summary of potential on-site and off-site contamination sources identified during the study of the historic maps, the Groundsure Dataset Report and the Site Walkover.

Table 5.2 Summary of Potential Contamination Sources

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
On-Site			From	To	
Farming/agricultural					HM, DS, SW
Off-Site					
Electrical substation	NW	38	1982	Unknown	DS
	NW	39	1979-	1992	

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
	N	117	1989-	1992	
	NW	171	1979-	1992	
Tanhouse	W	5	1867	1965	HM
Orchard	N	5-100	1965	1974	HM

Note(s): SW – Site walkover, HM – Historic Maps, DS – Datasheet, GE Google Earth

Section 6 Preliminary Conceptual Site Model

6.1 Sources and Pathways of Contamination

The Site Specific Groundsure Report and Site Walkover have been used to identify potential contaminative sources. These sources have been presented in Table 5.2. An assessment of the likely pathways and the likelihood of each contaminative source that was considered a risk has been presented in Sections 6.2 to 6.4.

6.2 Potential Pathways

A review of the potential pathways on and off the site has been undertaken based on the site, ground conditions, hydrology and scientific knowledge of the behaviour of the contaminants in the ground. The pathways applicable to the site and the proposed development have been marked in Table 6.1.

Table 6.1 Applicable Pathways

Pathway	Present	Comment
Inhalation of dust	✓	Site workers, maintenance, end users
Inhalation of vapour/gases	✓	Site workers, maintenance, end users
Ingestion and absorption via direct contact	✓	Site workers, maintenance, end users
Migration via surface runoff	✓	Inland river noted onsite. Migration via surface water is possible given proximity
Migration in solution via groundwater	✓	Whitecliff Sand Member classed as Secondary A aquifer, London Clay Formation would act as aquiclude to deep groundwater regime.
Migration of gases via permeable soils	✓	
Direct contact with construction material	✓	Buried structures and material
Services and utilities	✓	Buried services

6.3 Potential Sources of On-site Contamination.

The sources are presented in Table 6.2.

Table 6.2 On-site Potential Contamination Sources

Source	Likely	Reasoning
Electrical substation		Immobile contaminants
Tanhouse	✓	On hydraulic gradient
Orchard		Low level source and off hydraulic gradient

6.4 Potential Off-site Sources of Contamination

These sources have been presented in given in Table 6.3.

Table 6.3 Off-site Potential Contamination Sources

Source	Direction	Distance (m)	Likely	Reasoning
Electrical substation	NW	38		Immobile contaminant
	NW	39		
	NW	39		
	NW	39		
	N	116		
	N	117		
	NW	171		
	NW	171		
	NW	171		
Tanhouse	W	5	✓	Proximity to site and on hydraulic gradient
Orchard	N	5-100		Low level source and off hydraulic gradient

6.5 Potential Contaminants

Table 6.4 presents the range of possible contaminants associated with the onsite and off-site activities and sources identified following a review of historical maps and datasets.

Table 6.4 Potential Contaminants

Potential Contaminative Sources	Contaminants / Chemical Properties
Tanhouse	Metals, Semi-metals and non-metals, PAHs, TPHs, pH

6.6 Potential Exposure Receptors

The assessment for potential receptors is presented in Table 6.5.

Table 6.5 Potential Receptors

Potential Receptor	Present
Human Health	
Future users of the site (End Users)	✓
Construction workers on-site (Site Workers)	✓
Service and maintenance workers (Site Maintenance)	✓
Site neighbours and wider public (Off-site Users)	✓

Potential Receptor		Present
Groundwater / Controlled Waters	Surface Water	✓
	Shallow Aquifer	✓
	Deep Aquifer	
Buildings & Materials	Buildings and Confined Spaces	✓
	Buried Structures	✓
	Buried Services	✓
Ecosystems	Flora and fauna	✓

6.7 Preliminary Conceptual Site Model and Risk Assessment

A preliminary risk assessment has been undertaken based on the proposed development. The assessment has been based on the likelihood of the presence of a pollutant linkage.

A pollutant linkage is the relationship between a contaminant source, a pathway and a receptor. Unless all three elements of a pollutant linkage are present, a risk is not considered to exist. Each of the three elements has been considered within Table 6.1 to Table 6.5. The preliminary conceptual site model and risk assessment is presented in Table 6.6. The classification tables on which the level of risk has been determined have been modified from 'Contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552' and are presented in Appendix E.

Table 6.6 Preliminary Conceptual Site Model and Risk Assessment Methodology

Source (Table 6.2 & Table 6.3)	Potential Contaminant (Table 6.4)	Exposure Pathway (Table 6.1)	Receptor (Table 6.5)	Initial Assessment from Preliminary Investigation Report Information			Comments	Proposed Investigation
				Severity	Probability	Risk		
Agricultural Land/ On-site source	Metals, Semi-metals and non-metals, PAHs	Inhalation of dust	Site Workers/Site Maintenance End Users	Medium Medium	Low Unlikely	Low Low	Site located on bedrock of the Whitecliff Sand Member and London Clay Formation. Whitecliff Sand Member classified as a Secondary A aquifer which could support groundwater at a local scale. London Clay Formation classed as Unproductive Strata which and would act as an aquiclude to the deep groundwater receptors.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment. However the risk is considered to be Low, precautionary Site Investigation works and testing should be undertaken.
	PAHs, TPHs	Inhalation of vapour/gases	Site Workers/Site Maintenance End Users	Mild	Low			
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance End Users	Medium	Unlikely			
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Migration via surface runoff	Surface Water	Medium	Low	Low		
		Migration in solution via groundwater	Surface Water	-				
			Shallow Aquifer					
			Deep Aquifer					
		Direct contact with construction material	Buried Structures Buried Services	Mild	Low	Low		
	PAHs, TPHs	Migration of gases via permeable soils	Site Workers/Site Maintenance End Users	Medium	Unlikely			
			Building and Confined Spaces					
Ground Gas On site	PAHs, TPHs, Carbon Dioxide, Methane, Hydrogen sulphide, Carbon Monoxide	Migration of gases via permeable soils	Site Workers/Site Maintenance End Users	Low	Unlikely	Very Low	No Sources of Ground Gas on site or off site. No Monitoring or further assessment required.	
			Building and Confined Spaces					
Tanhouse Off-site sources from which potential contamination would have migrated onto the site.	Metals, Semi-metals and non-metals, PAHs	Inhalation of dust	Site Workers/Site Maintenance End Users	Medium Medium	Low Unlikely	Low Low	Site located on bedrock of the Whitecliff Sand Member and London Clay Formation. Whitecliff Sand Member classified as a Secondary A aquifer which could support groundwater at a local scale. London Clay Formation classed as Unproductive Strata which and would act as an aquiclude to the deep groundwater receptors.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment. However the risk is considered to be Low, precautionary Site Investigation works and testing should be undertaken.
	PAHs, TPHs	Inhalation of vapour/gases	Site Workers/Site Maintenance End Users	Mild	Low			
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance End Users	Medium	Unlikely			
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Migration via surface runoff	Surface Water	Medium	Low	Low		
		Migration in solution via groundwater	Surface Water	-				
			Shallow Aquifer					
			Deep Aquifer					
		Direct contact with construction material	Buried Structures Buried Services	Mild	Low	Low		
	PAHs, TPHs	Migration of gases via permeable soils	Site Workers/Site Maintenance End Users	Medium	Unlikely			
			Building and Confined Spaces					
Orchard Off-site source	Metals, Semi-metals and non-metals, PAHs	Inhalation of dust	Site Workers/Site Maintenance End Users	Medium Medium	Low Unlikely	Low Low	Site located on bedrock of the Whitecliff Sand Member and London Clay Formation. Whitecliff Sand Member classified as a Secondary A aquifer which could support groundwater at a local scale. London Clay Formation classed as Unproductive Strata which and would act as an aquiclude to the deep groundwater receptors.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment. However the risk is considered to be Low, precautionary Site Investigation works and testing should be undertaken.
	PAHs, TPHs	Inhalation of vapour/gases	Site Workers/Site Maintenance End Users	Mild	Low			
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance End Users	Medium	Unlikely			
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Migration via surface runoff	Surface Water	Medium	Low	Low		
		Migration in solution via groundwater	Surface Water	-				
			Shallow Aquifer					
			Deep Aquifer					
		Direct contact with construction material	Buried Structures Buried Services	Mild	Low	Low		
	PAHs, TPHs	Migration of gases via permeable soils	Site Workers/Site Maintenance End Users	Medium	Unlikely			
			Building and Confined Spaces					
Tanhouse Off-site sources from which potential contamination would have migrated onto the site.	Metals, Semi-metals and non-metals, PAHs	Inhalation of dust	Site Workers/Site Maintenance End Users	Medium Medium	Low Unlikely	Low Low	Site located on bedrock of the Whitecliff Sand Member and London Clay Formation. Whitecliff Sand Member classified as a Secondary A aquifer which could support groundwater at a local scale. London Clay Formation classed as Unproductive Strata which and would act as an aquiclude to the deep groundwater receptors.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment. However the risk is considered to be Low, precautionary Site Investigation works and testing should be undertaken.
	PAHs, TPHs	Inhalation of vapour/gases	Site Workers/Site Maintenance End Users	Mild	Low			
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely			
			End Users					

Source (Table 6.2 & Table 6.3)	Potential Contaminant (Table 6.4)	Exposure Pathway (Table 6.1)	Receptor (Table 6.5)	Initial Assessment from Preliminary Investigation Report Information			Comments	Proposed Investigation	
				Severity	Probability	Risk			
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Migration via surface runoff	Surface Water	Medium	Low	Low	Contamination from electric sub-stations such as transformer oils are likely to be heavy-end hydrocarbons and PCBs, which are very immobile. Any contamination associated with the electric sub-station would be localised. As the electricity sub-stations are all off site the risk to the site was considered to be very low to low.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment.	
		Migration in solution via groundwater	Surface Water	-					
			Shallow Aquifer						
			Deep Aquifer						
	Direct contact with construction material	Buried Structures	Mild	Low	Low				
		Buried Services							
	PAHs, TPHs	Migration of gases via permeable soils	Site Workers/Site Maintenance	Medium	Unlikely				
			End Users						
			Building and Confined Spaces						
Electric Sub-Station On-site contaminative processes.	Metals, Semi-metals and non-metals, PAHs, TPHs, PCBs	Inhalation of dust	Site Workers/Site Maintenance	Medium	Unlikely	Low	Contamination from electric sub-stations such as transformer oils are likely to be heavy-end hydrocarbons and PCBs, which are very immobile. Any contamination associated with the electric sub-station would be localised. As the electricity sub-stations are all off site the risk to the site was considered to be very low to low.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment.	
			End Users	Mild	Unlikely	Very Low			
			Off-site Users						
	PAHs, TPHs PAHs, TPHs, PCBs	Inhalation of vapour/gases	Site Workers/Site Maintenance	Mild	Unlikely	Very Low			
			End Users						
			Off-site Users						Low
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely				
		Direct contact with construction material	End Users	Mild	Unlikely	Very Low			
			Off-site Users						

Section 7 Recommendations

7.1 General

Based on the information obtained during the compilation of this Preliminary Investigation and the preliminary conceptual site model, a potential for a **low** risk of contamination has been identified.

7.2 UXO

Based on the information reviewed during compilation of this Preliminary Investigation, further UXO assessment is not considered necessary.

7.3 Radon

Based on the information obtained during compilation of this Preliminary Investigation, radon protective measures are not required for the proposed development.

7.4 Ground Gas

The site has recorded no ground gas generating sources on site or in close proximity to the site. In addition, given the site history and the fact that the site is not developed the risk from Ground Gas was considered to be very low and no ground gas monitoring is proposed.

7.5 Proposed Further Site Works

The general requirements for further environmental investigation are presented in Table 7.1.

Table 7.1 Proposed Further Environmental Investigation

Proposed Works	General Purpose	Required
Investigatory Holes	To collect sufficient samples for a robust assessment	✓
Laboratory Testing	To quantify the risks identified in the Conceptual Site Model	✓
Risk Assessment	Assess pollutant linkages based on current contaminated land guidance and screening criteria's	✓
Borehole well installation	To allow for continued groundwater and/or gas monitoring	TBC ¹
Remediation	If the site-specific risk assessment reveals that the site was contaminated	TBC
Validation & Verification	To validate and verify the remedial objectives based on the site-specific risk assessment	TBC

Note(s): TBC – To be confirmed. ¹ Only if source(s) of ground gas are identified during further investigation.

7.6 Discovery Strategy

There may be areas of contamination not identified during the investigation. Such occurrences may also be discovered during the demolition and construction phases for the redevelopment of the site.

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Appendix B	Country Series and Ordnance Survey Maps
Appendix C	Groundsure Report
Appendix D	Site Photographs
Appendix E	Risk Assessment Criteria



Figure 1 – Site Location Map

Job Number
21876

Project

Kings Copse Avenue, Hedge End, Hampshire SO30 2SZ

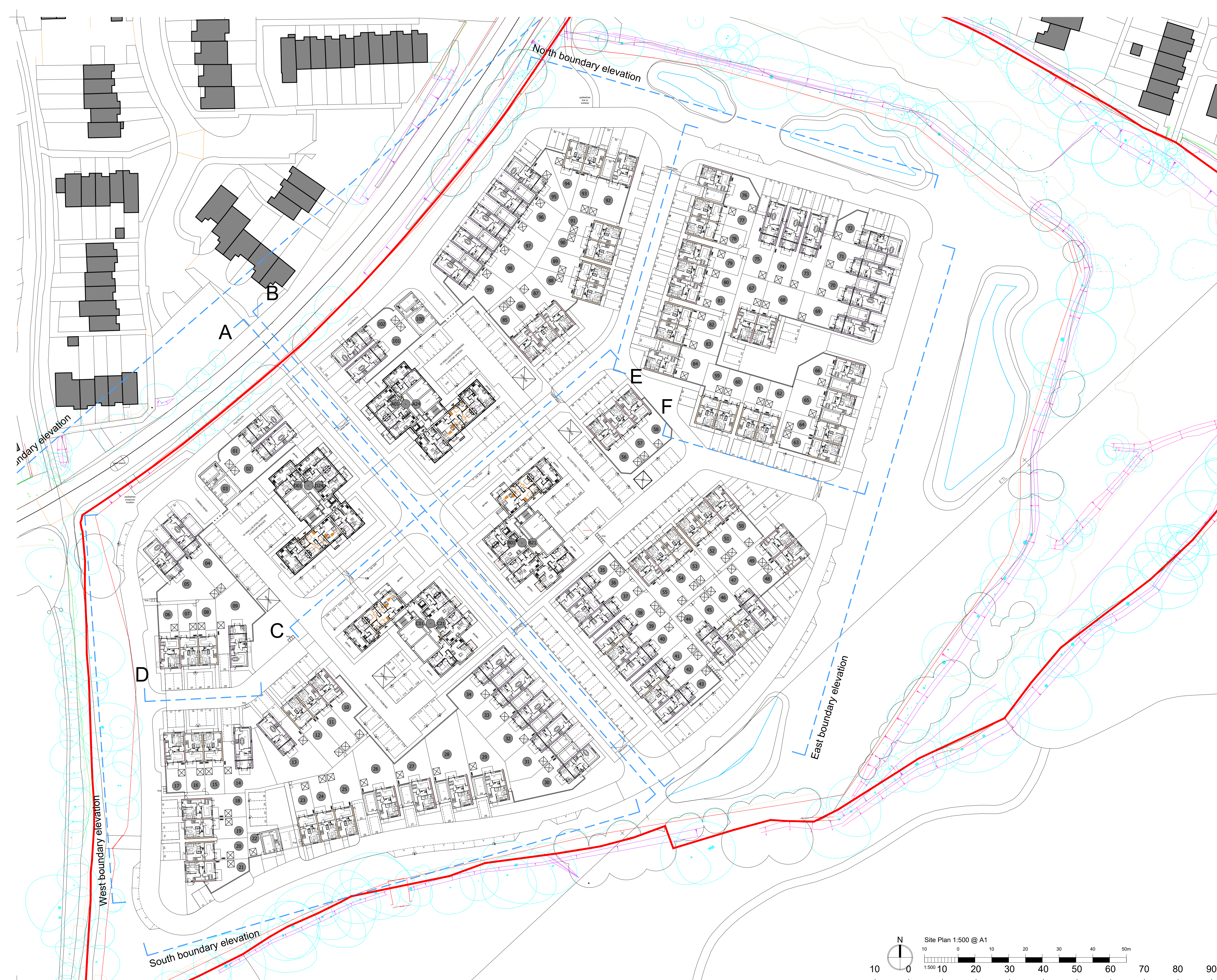
Client

Eastleigh Borough Council

Date

November 2025

Appendix A Proposed Development Plans



Notes

- This drawing is the copyright of MH Architects Ltd
- Do not scale this drawing except for Local Authority planning purposes
- All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval

X A - Approved

X B - Approved with comments

X C - Do not use

Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Chk By	Date
A	Issued for Information (First Issue)	MW	16.11.23	HUG	16.11.23

Schedule of accommodation

Unit	Type	Size (sqm)	Bedrooms	Bathrooms	Kitchens	Living Areas	Other
1	4BHP	137.7	5	1	1	1	1
2	4BHP	137.7	5	1	1	1	1
3	4BHP	137.7	5	1	1	1	1
4	4BHP	137.7	5	1	1	1	1
5	4BHP	137.7	5	1	1	1	1
6	4BHP	137.7	5	1	1	1	1
7	4BHP	137.7	5	1	1	1	1
8	4BHP	137.7	5	1	1	1	1
9	4BHP	137.7	5	1	1	1	1
10	4BHP	137.7	5	1	1	1	1
11	4BHP	137.7	5	1	1	1	1
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Schedule of accommodation

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Client

Eastleigh Borough Council

Job title

Kings Copse Avenue

Drawing title

Proposed Site Plan

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Purpose of issue

PLANNING

Ground Floor
Building
Southern Gate
West Sussex

Bicentennial
Chichester
PO19 8EZ

01243 774748
e. admin@mharchitects.co.uk
www.mharchitects.co.uk

Limited Company
Registered in England No.1994233

mh
ARCHITECTS

Appendix B Country Series and Ordnance Survey Maps

Site Details:

KINGS COPSE AVENUE, HEDGE
END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

Map Name: County Series

Map date: 1868

Scale: 1:10,560

Printed at: 1:10,560



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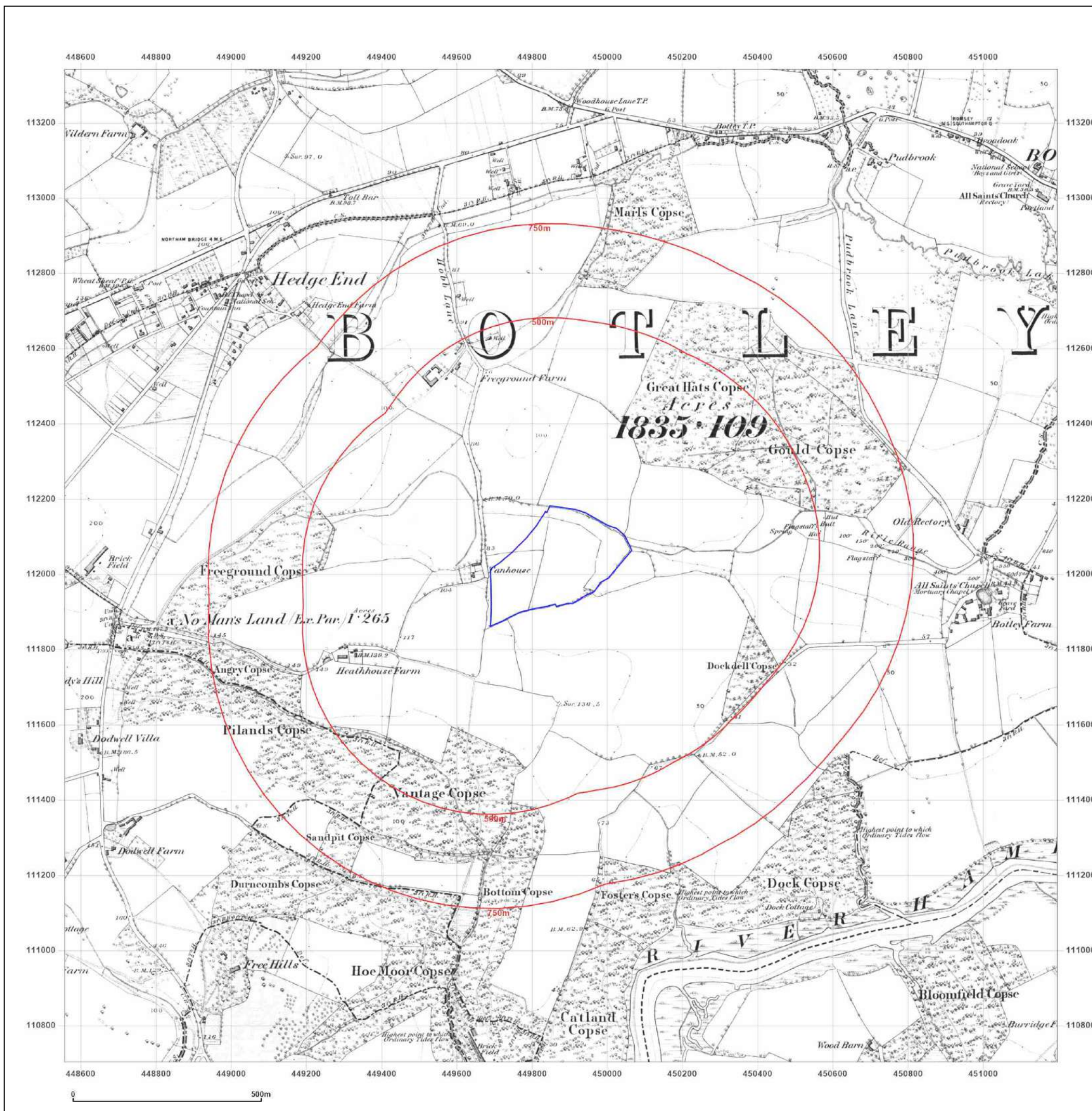


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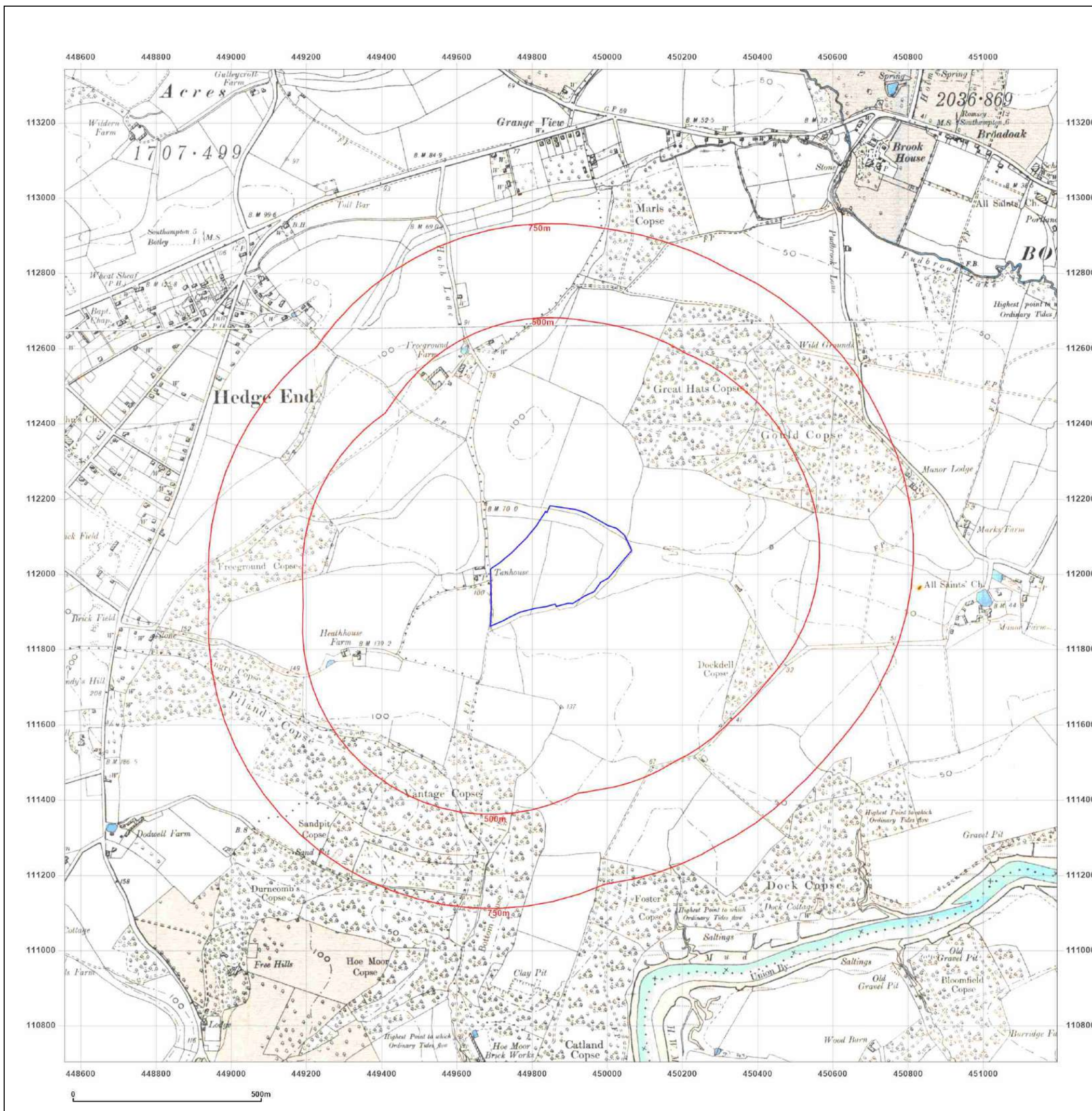


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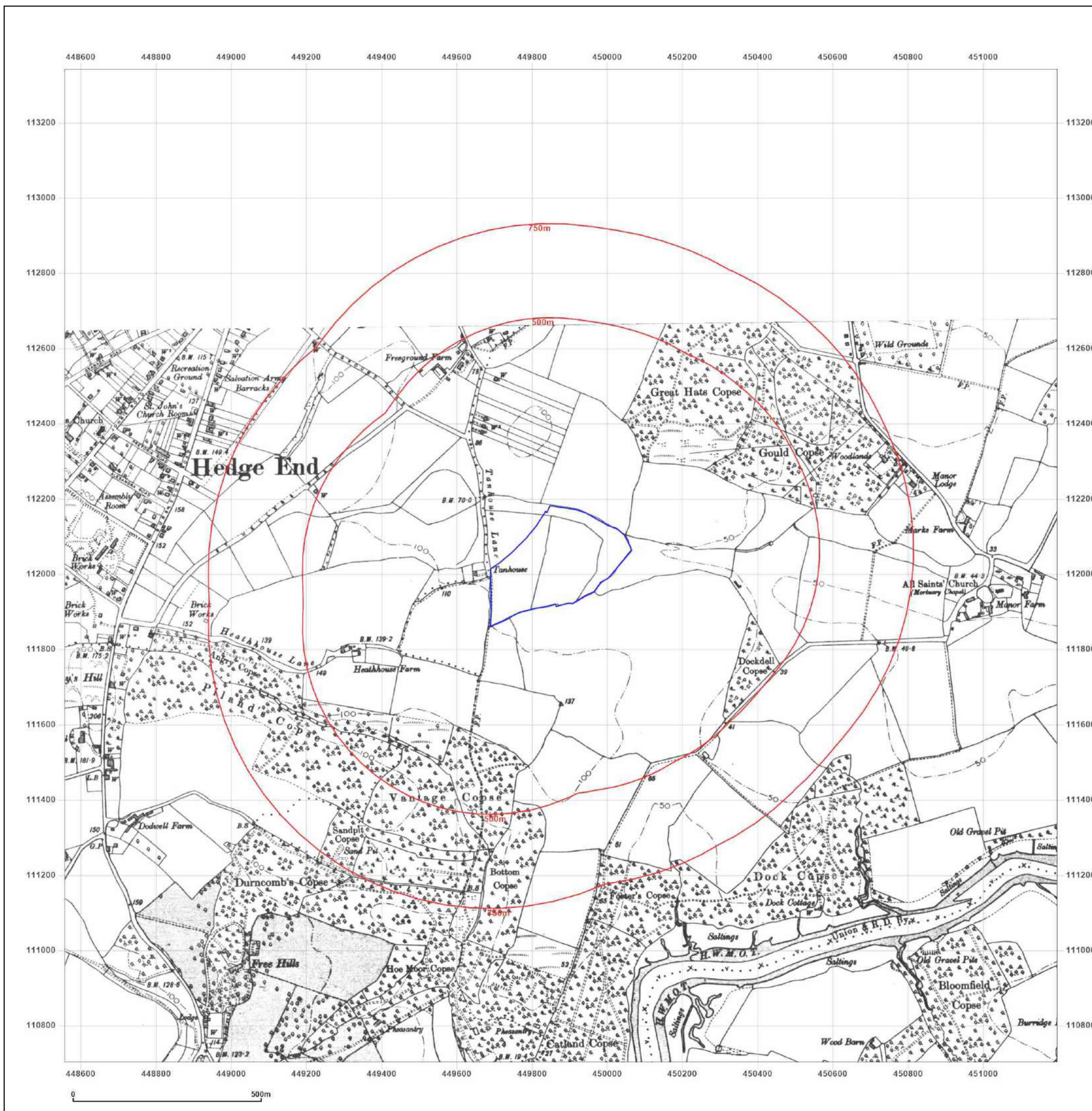


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Revised 1942
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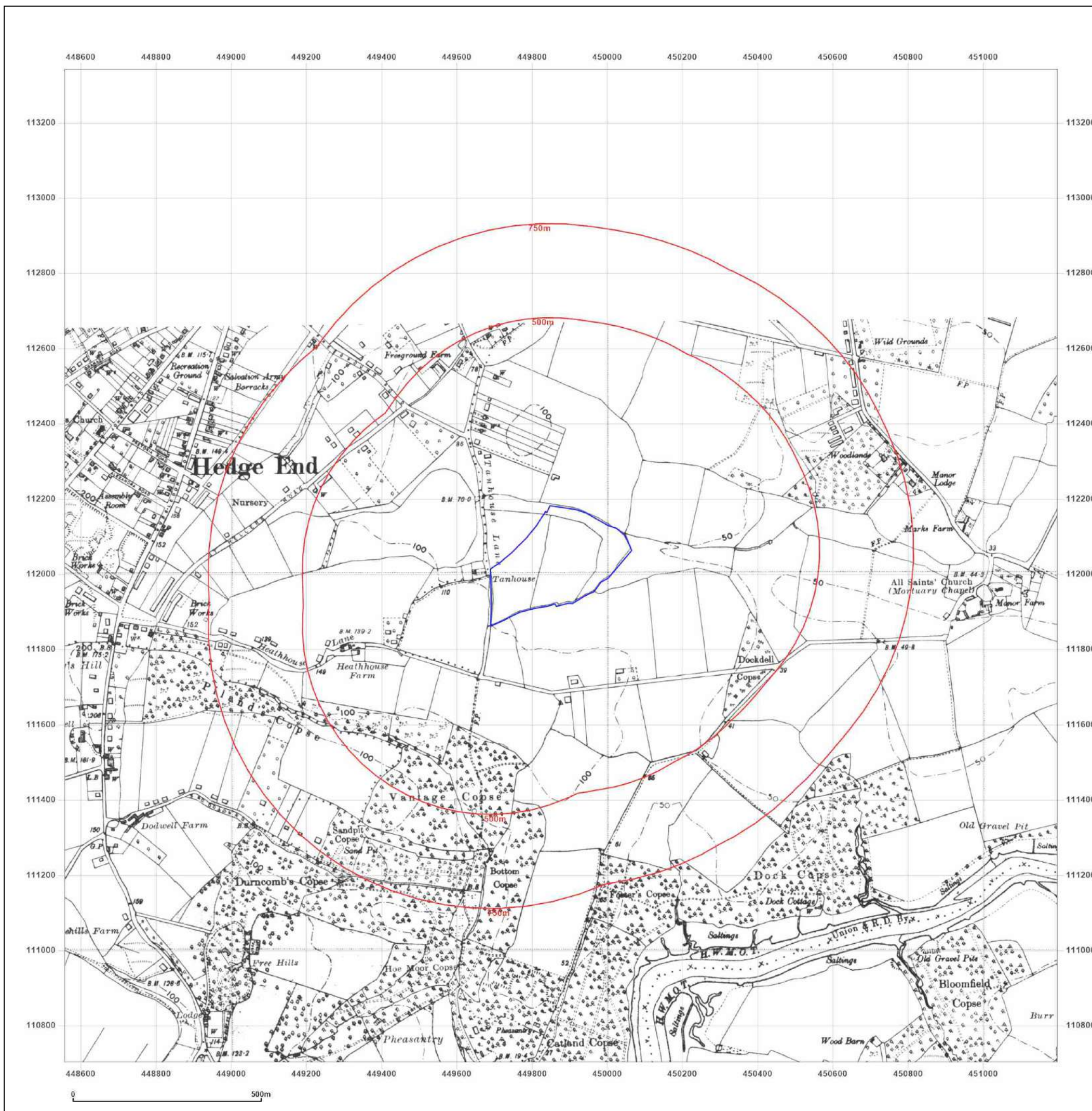


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Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

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Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



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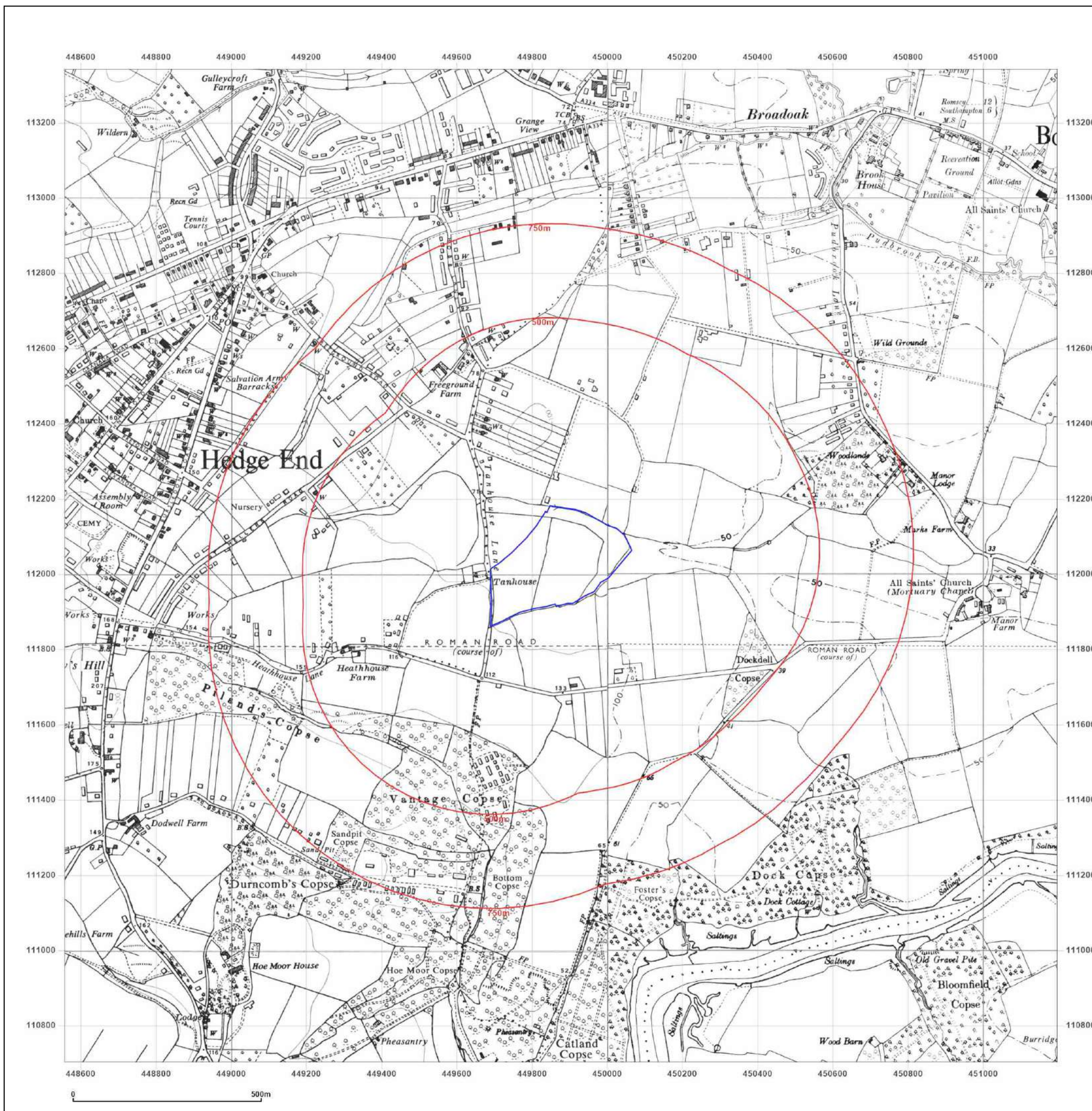


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Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



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

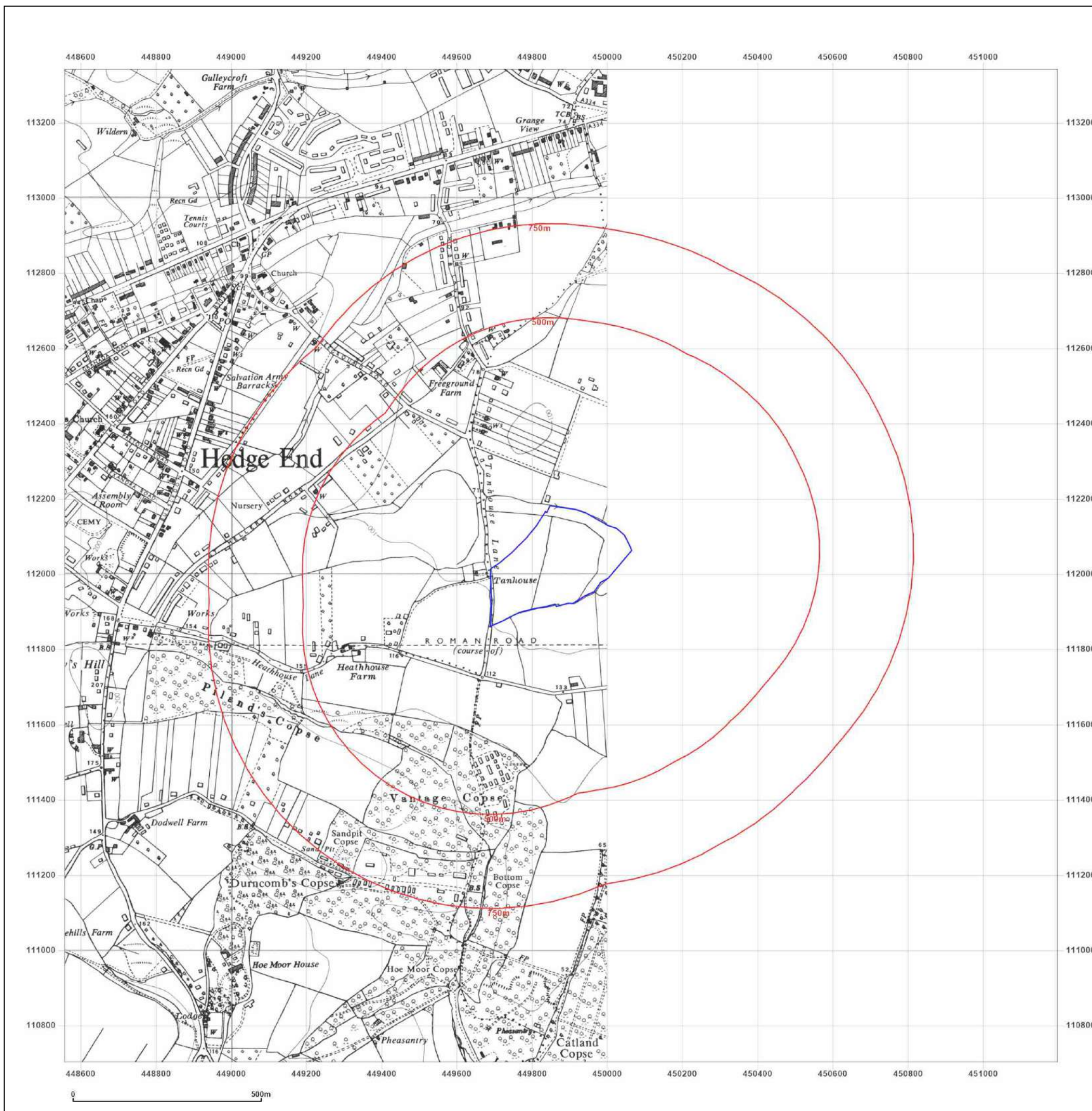


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Site Details:

KINGS COPSE AVENUE, HEDGE
END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



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

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

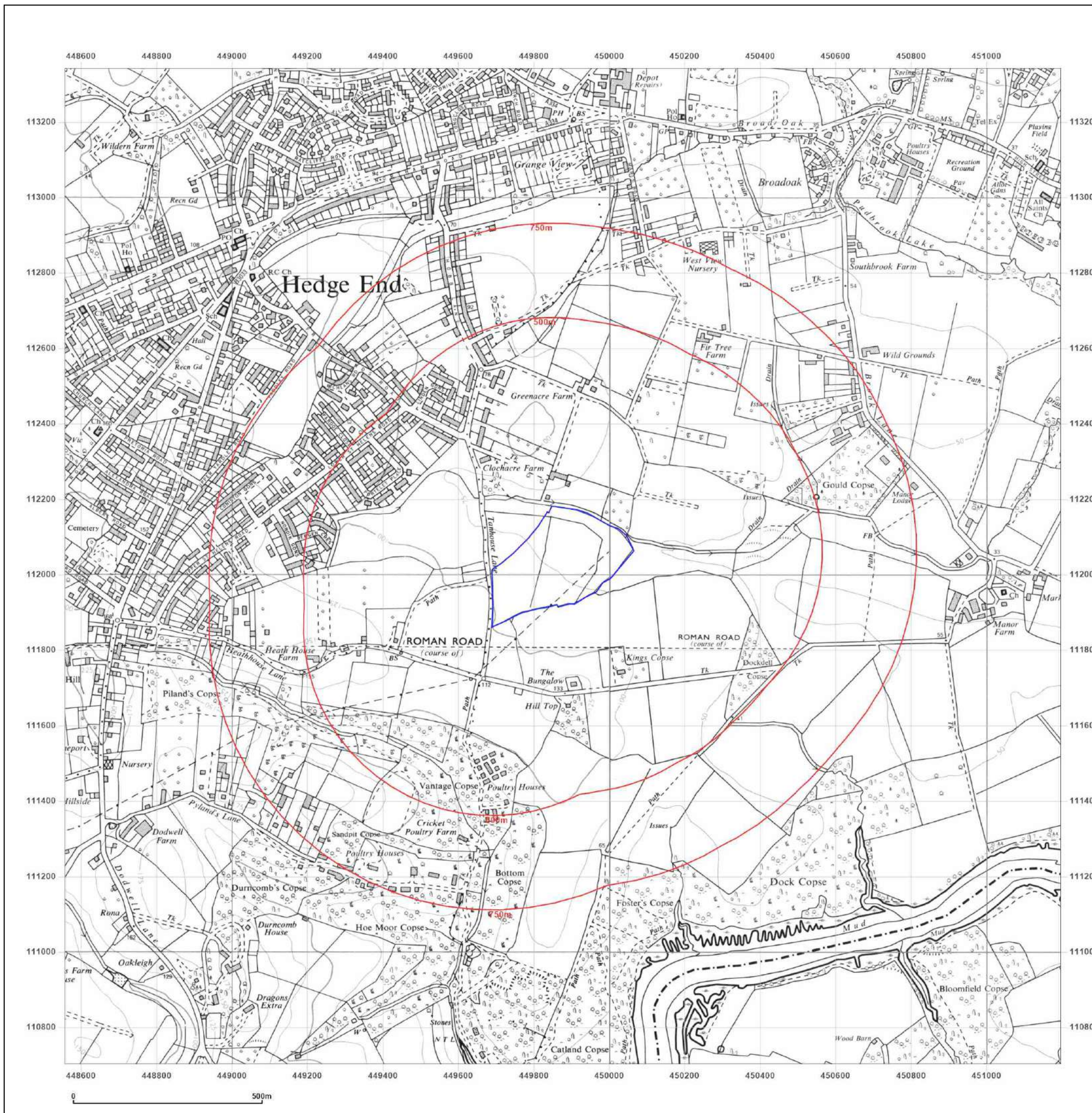


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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

Map Name: National Grid

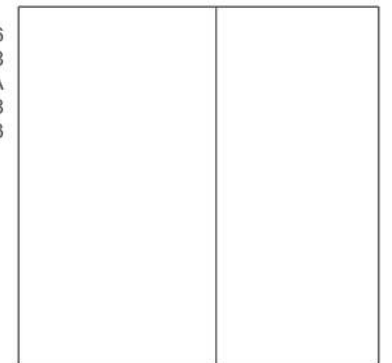
Map date: 1978

Scale: 1:10,000

Printed at: 1:10,000



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

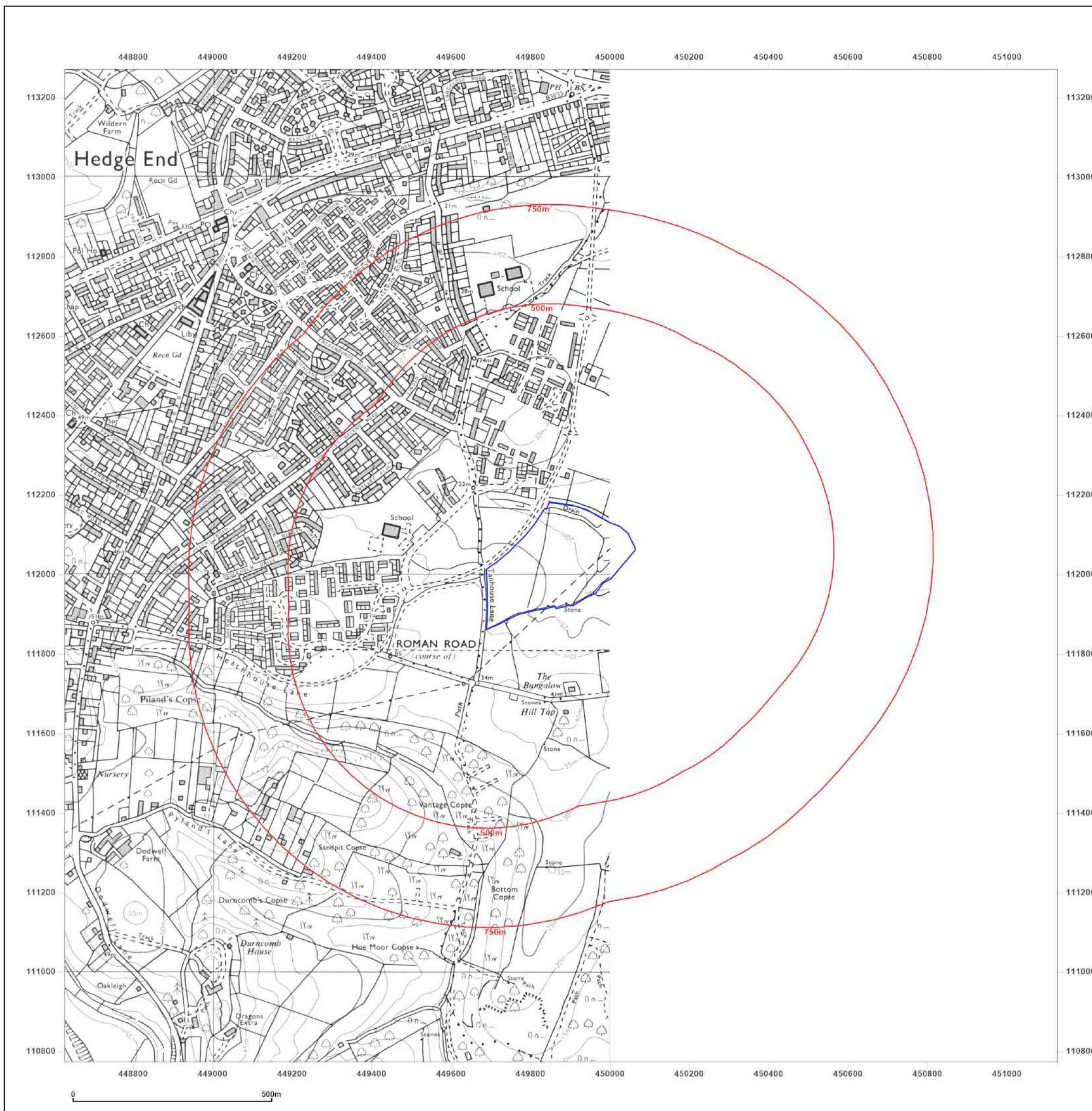


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Site Details:

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Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

Map Name: National Grid

Map date: 1987

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1983
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

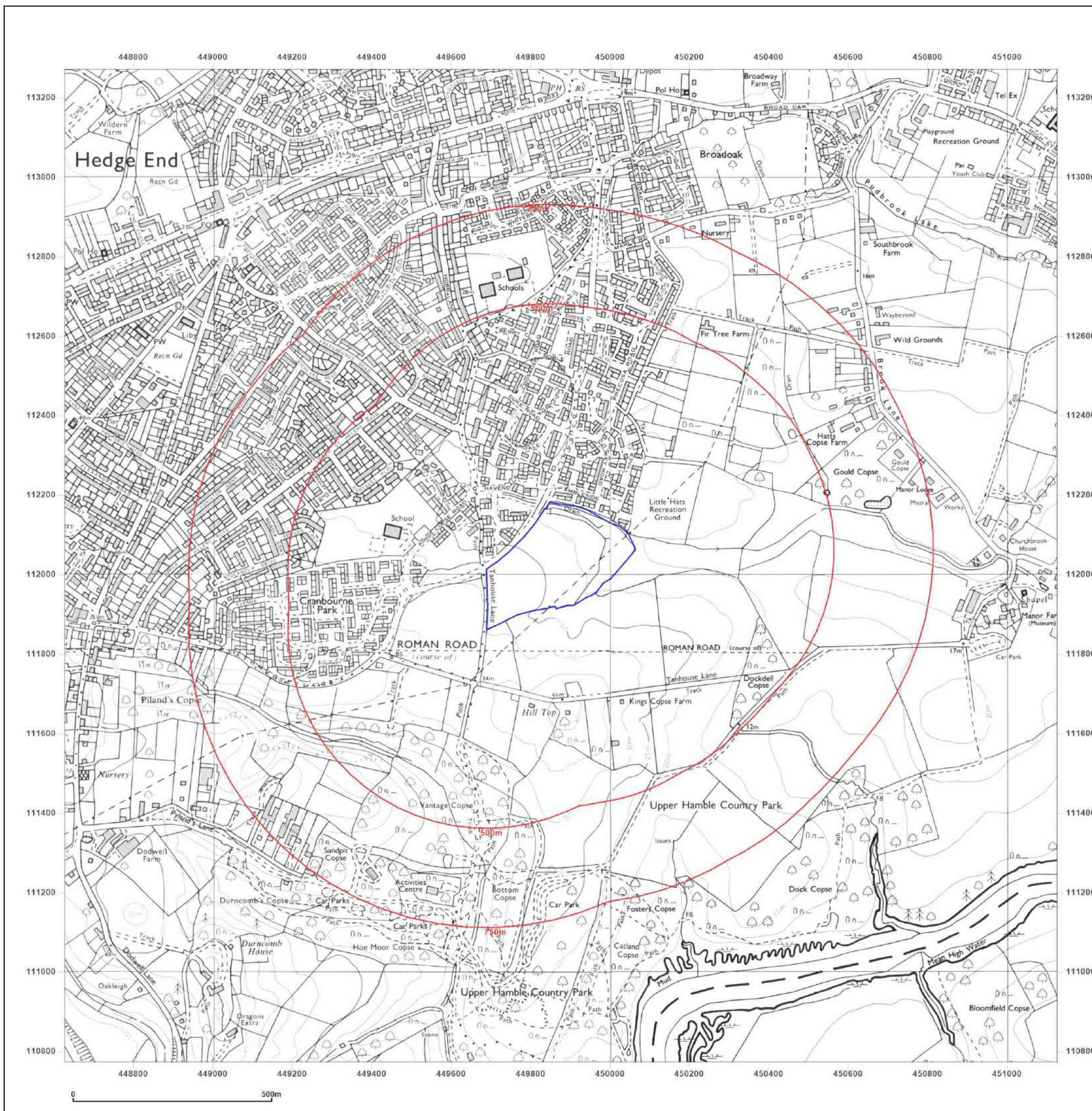


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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

Map Name: National Grid

Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



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

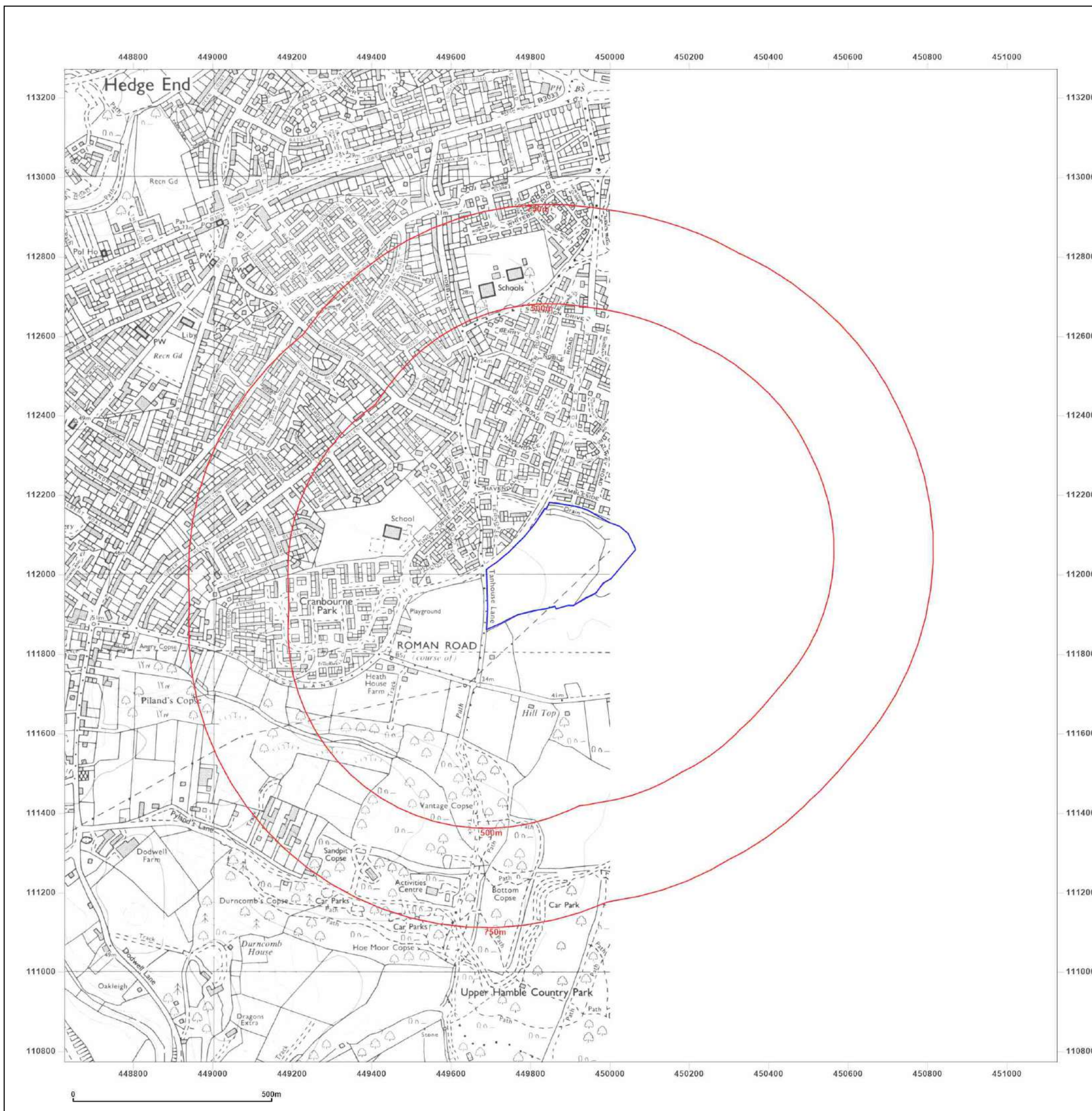


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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG
Grid Ref: 449876, 112022

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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Site Details:

KINGS COPSE AVENUE, HEDGE
END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_1_1
Grid Ref: 449625, 111772

Map Name: National Grid

Map date: 1989-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
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Edition N/A
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Surveyed 1989
Revised 1989
Edition N/A
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Site Details:

KINGS COPSE AVENUE, HEDGE
END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_1_2
Grid Ref: 449625, 112272

Map Name: National Grid

Map date: 1973

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_1_2
Grid Ref: 449625, 112272

Map Name: National Grid

Map date: 1979-1981

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_1_2
Grid Ref: 449625, 112272

Map Name: National Grid

Map date: 1982-1984

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1980
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Site Details:

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Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_1_2
Grid Ref: 449625, 112272

Map Name: National Grid

Map date: 1989-1993

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_1_2
Grid Ref: 449625, 112272

Map Name: National Grid

Map date: 1992-1993

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1959
Revised 1992
Edition N/A
Copyright 1992
Levelled 1959

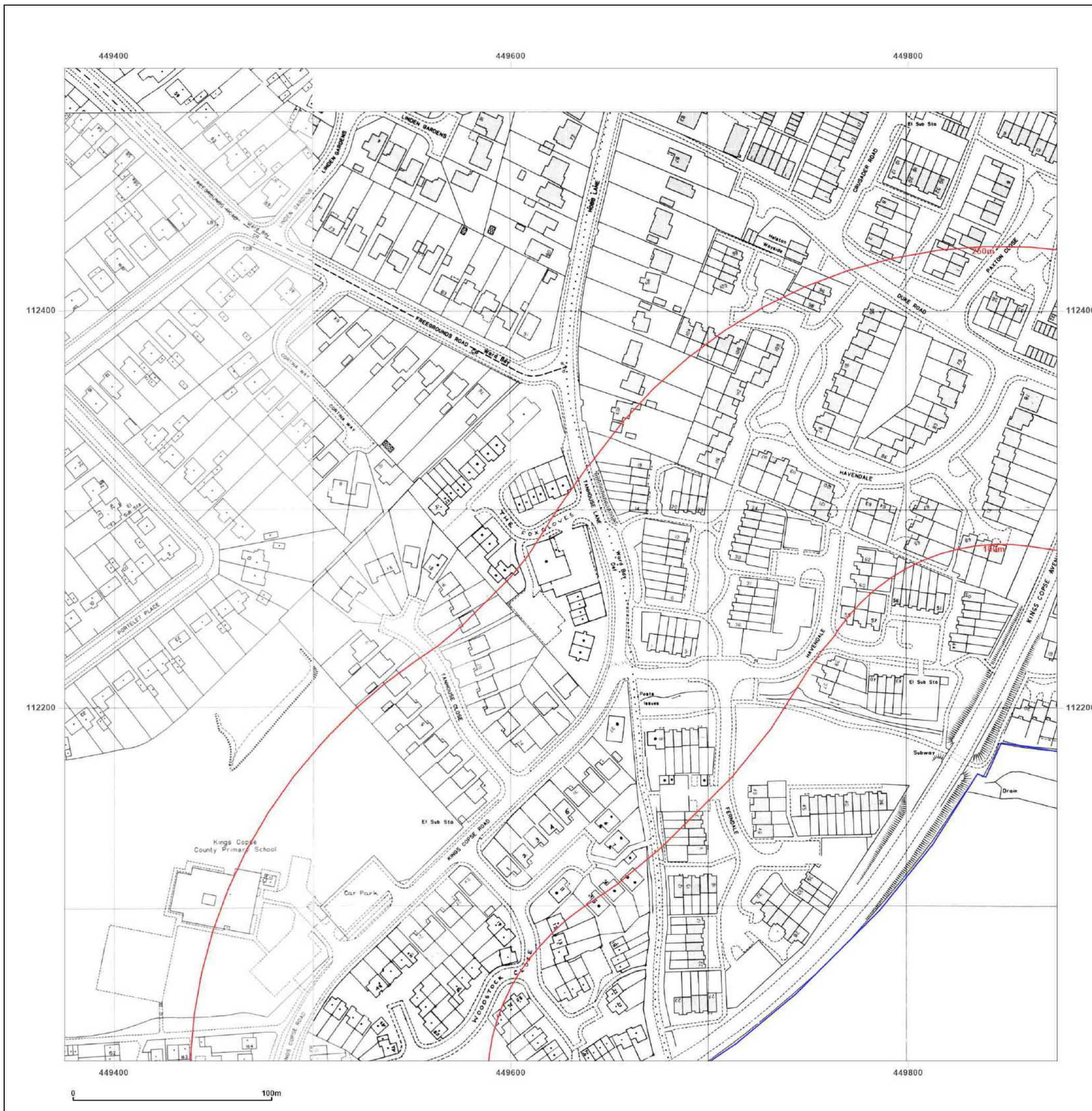


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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_1_2
Grid Ref: 449625, 112272

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_2_2
Grid Ref: 450125, 112272

Map Name: National Grid

Map date: 1979-1984

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
Copyright 1981
Levelled 1959

Surveyed 1983
Revised 1983
Edition N/A
Copyright 1984
Levelled 1959

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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_1250_2_2
Grid Ref: 450125, 112272

Map Name: National Grid

Map date: 1989-1993

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1993
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Edition N/A
Copyright 1993
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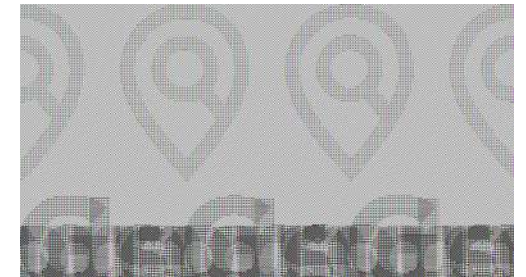
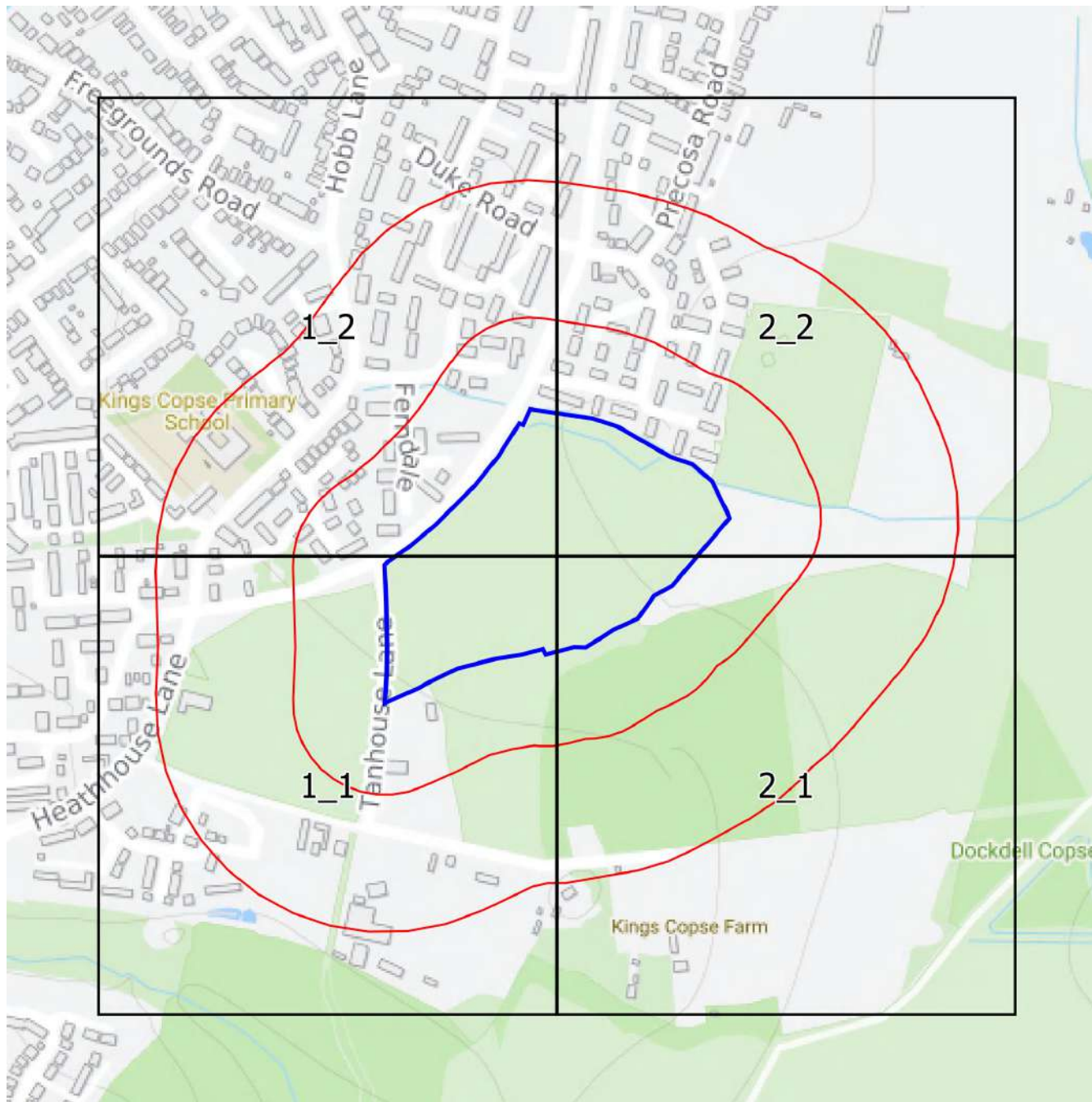
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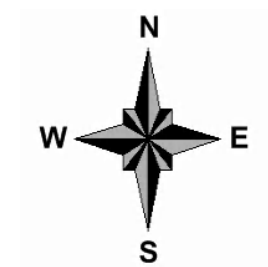
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1:1,250 Scale Grid Index



Site Details:

KINGS COPSE AVENUE, HEDGE
END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_2500
Grid Ref: 449875, 112022

Map Name: County Series

Map date: 1868

Scale: 1:2,500

Printed at: 1:2,500



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

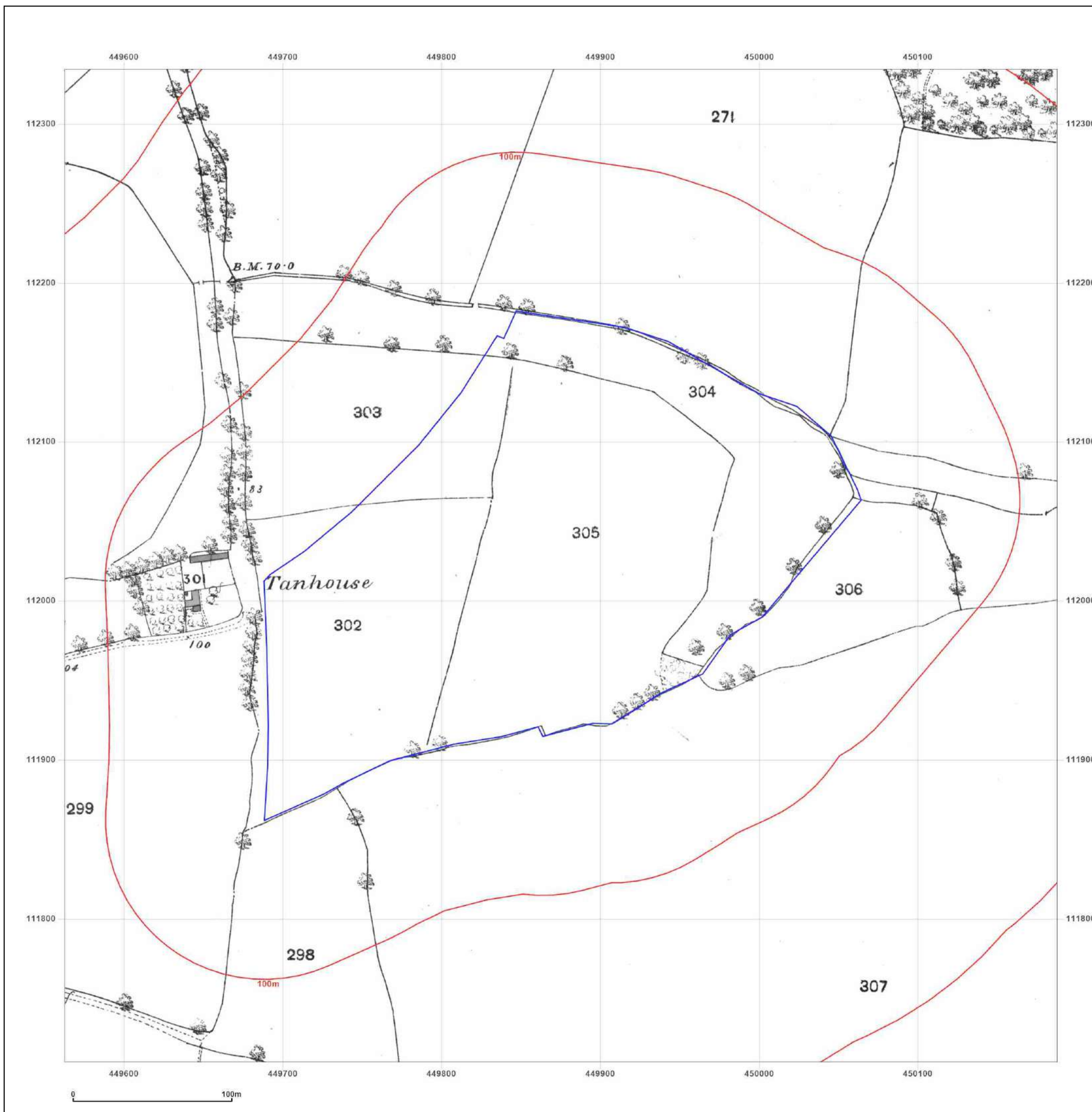


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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_2500
Grid Ref: 449875, 112022

Map Name: County Series

Map date: 1869

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1869
Revised 1869
Edition N/A
Copyright N/A
Levelled N/A

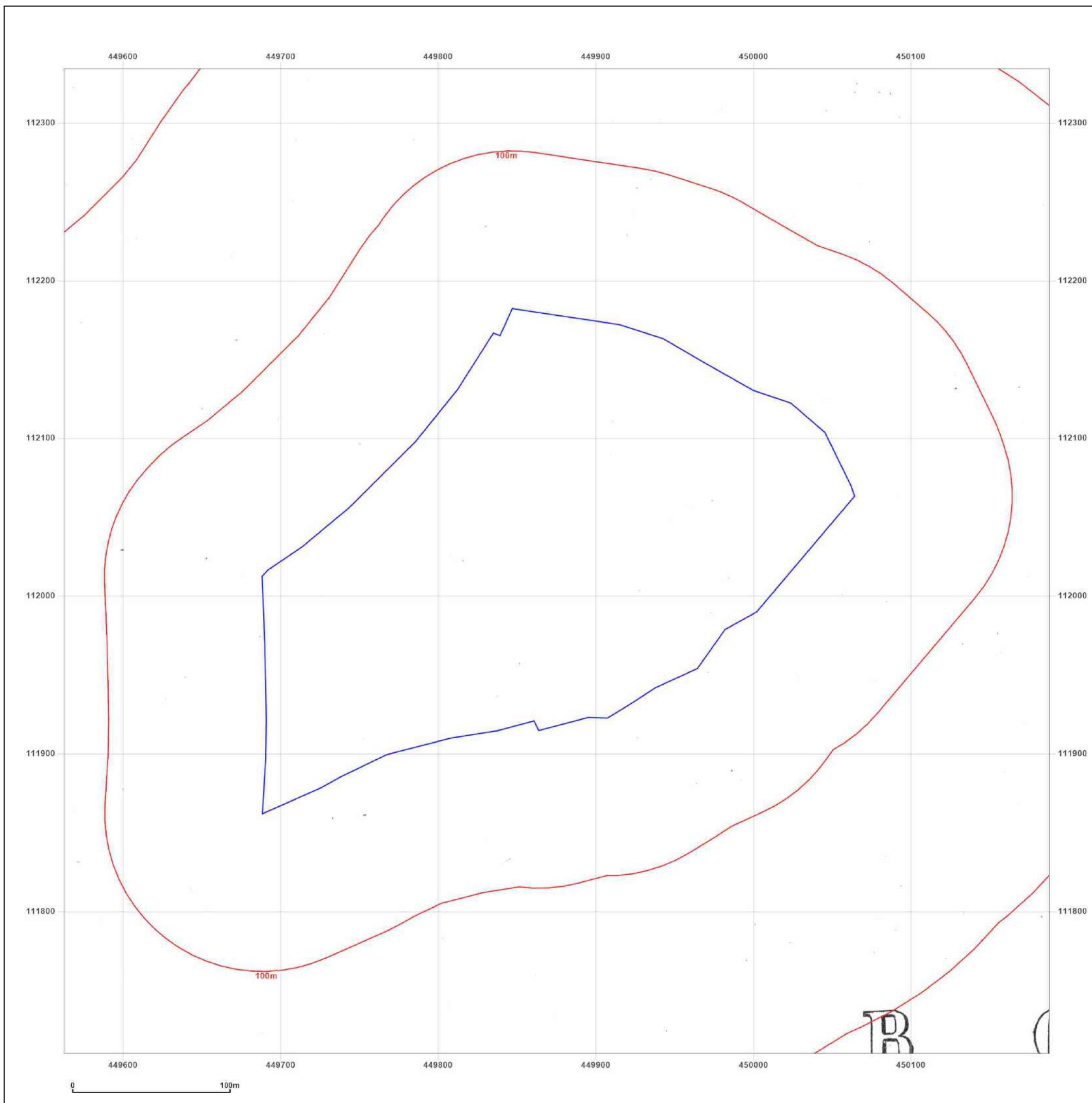


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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_2500
Grid Ref: 449875, 112022

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
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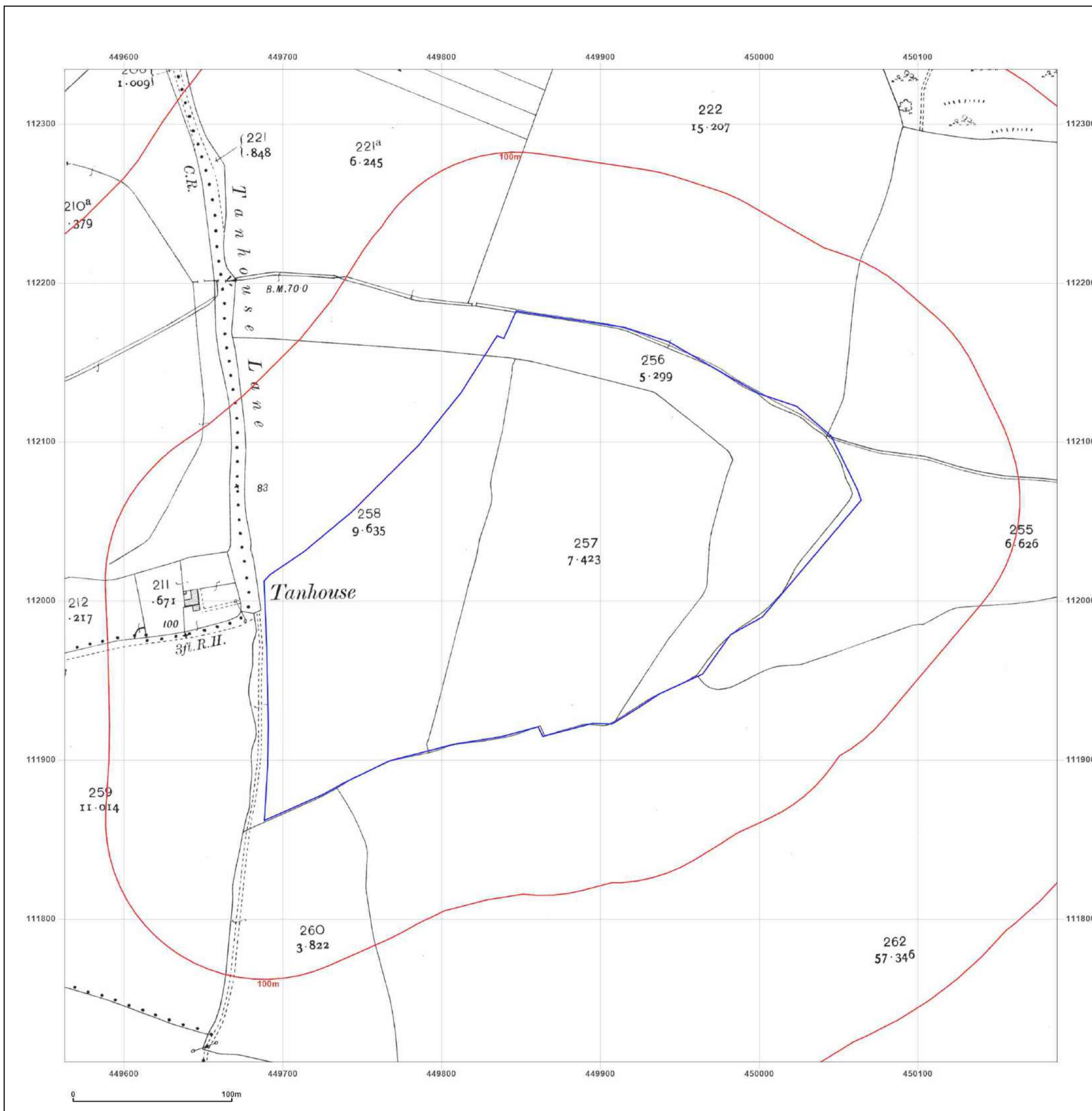


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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_2500
Grid Ref: 449875, 112022

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
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Surveyed 1964
Revised 1964
Edition N/A
Copyright 1965
Levelled 1959

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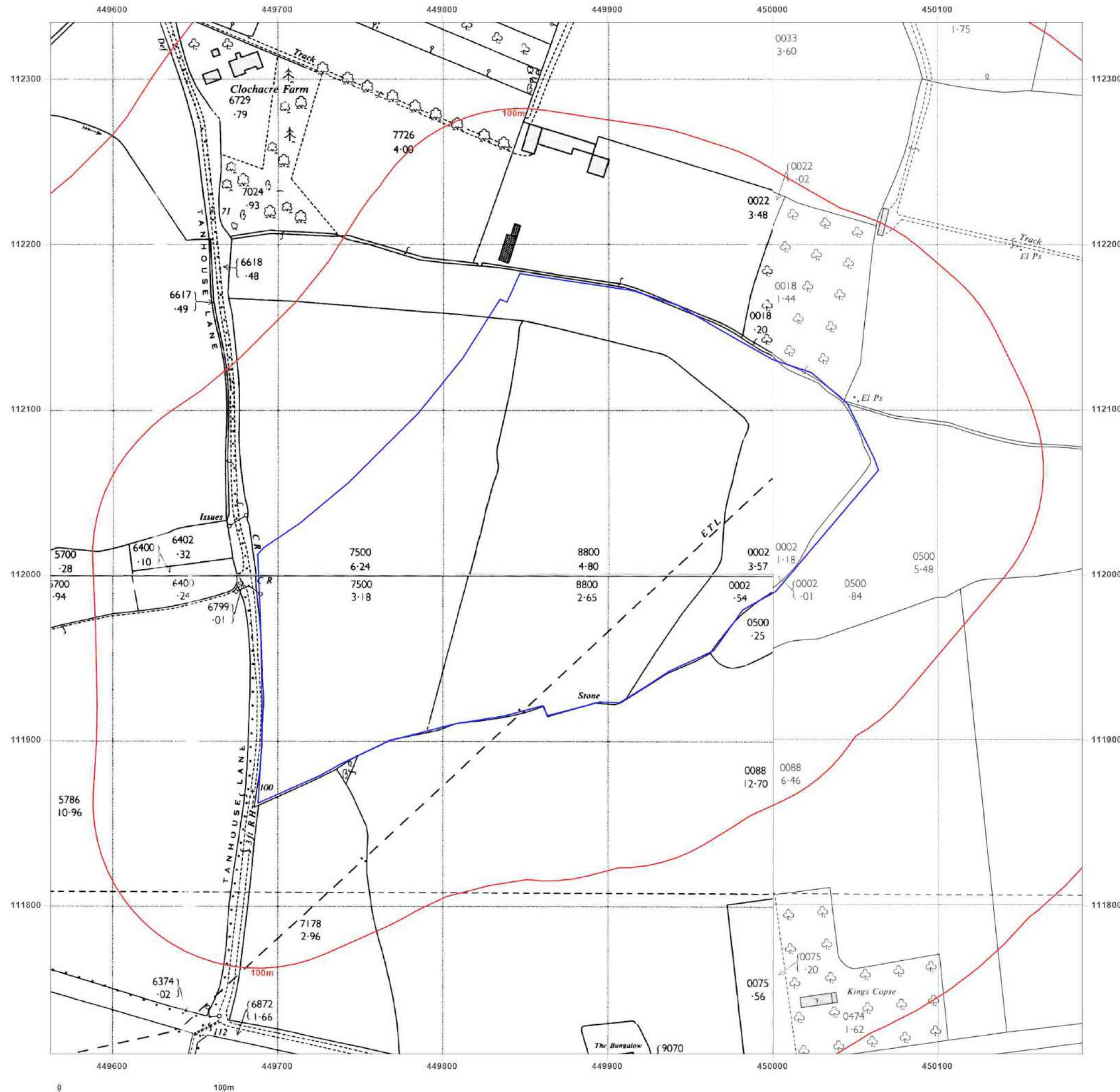


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Site Details:

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END, HAMPSHIRE, SO30 2SZ

Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_2500
Grid Ref: 449875, 112022

Map Name: National Grid

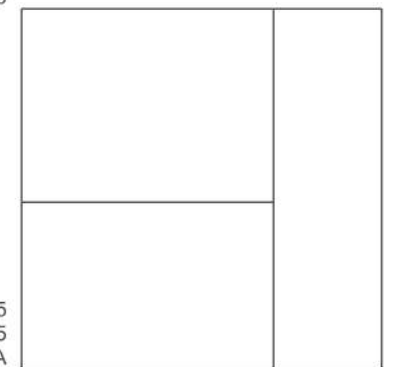
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Scale: 1:2,500

Printed at: 1:2,500



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



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Revised 1965
Edition N/A
Copyright 1965
Levelled 1959

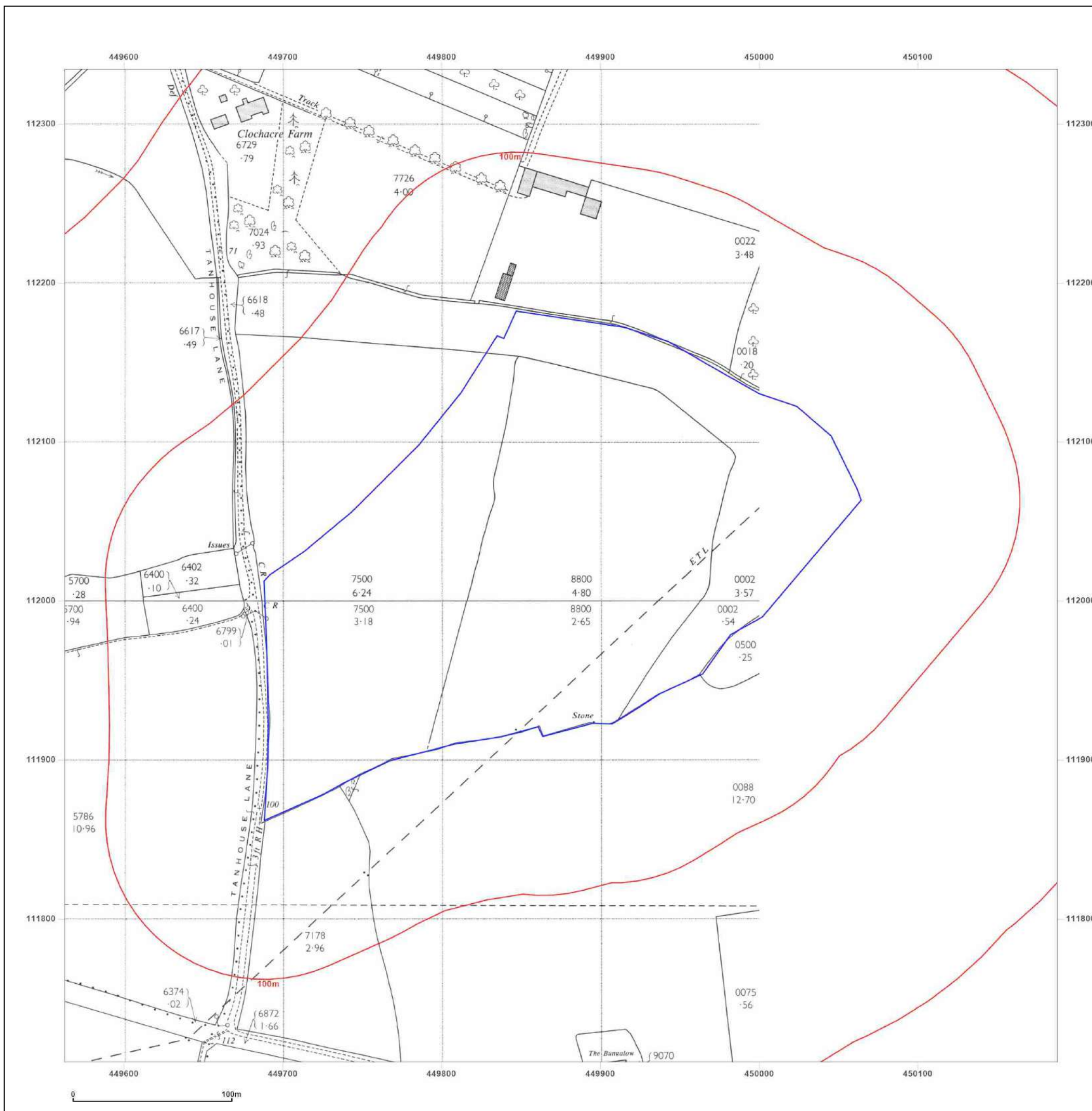


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Client Ref: 21876/AS
Report Ref: GS-AQ4-AQX-QJN-5NG_2500
Grid Ref: 449875, 112022

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



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

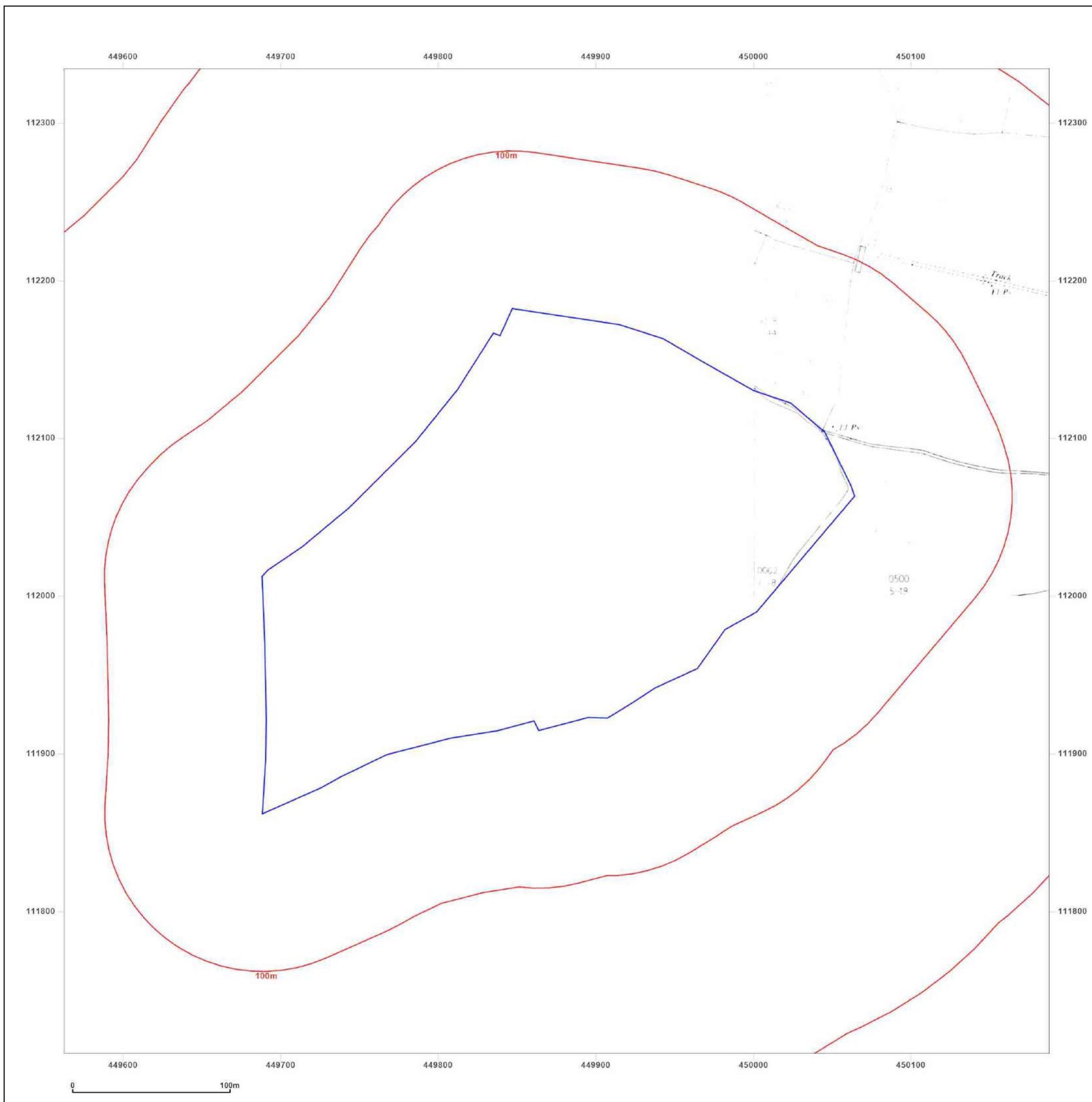


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Site Details:

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END, HAMPSHIRE, SO30 2SZ

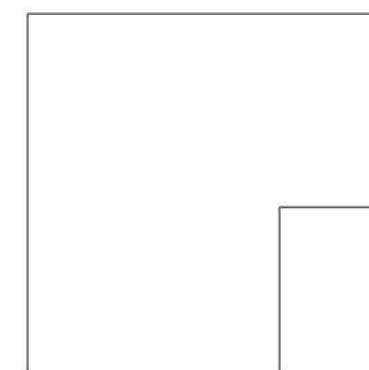
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Grid Ref: 449875, 112022

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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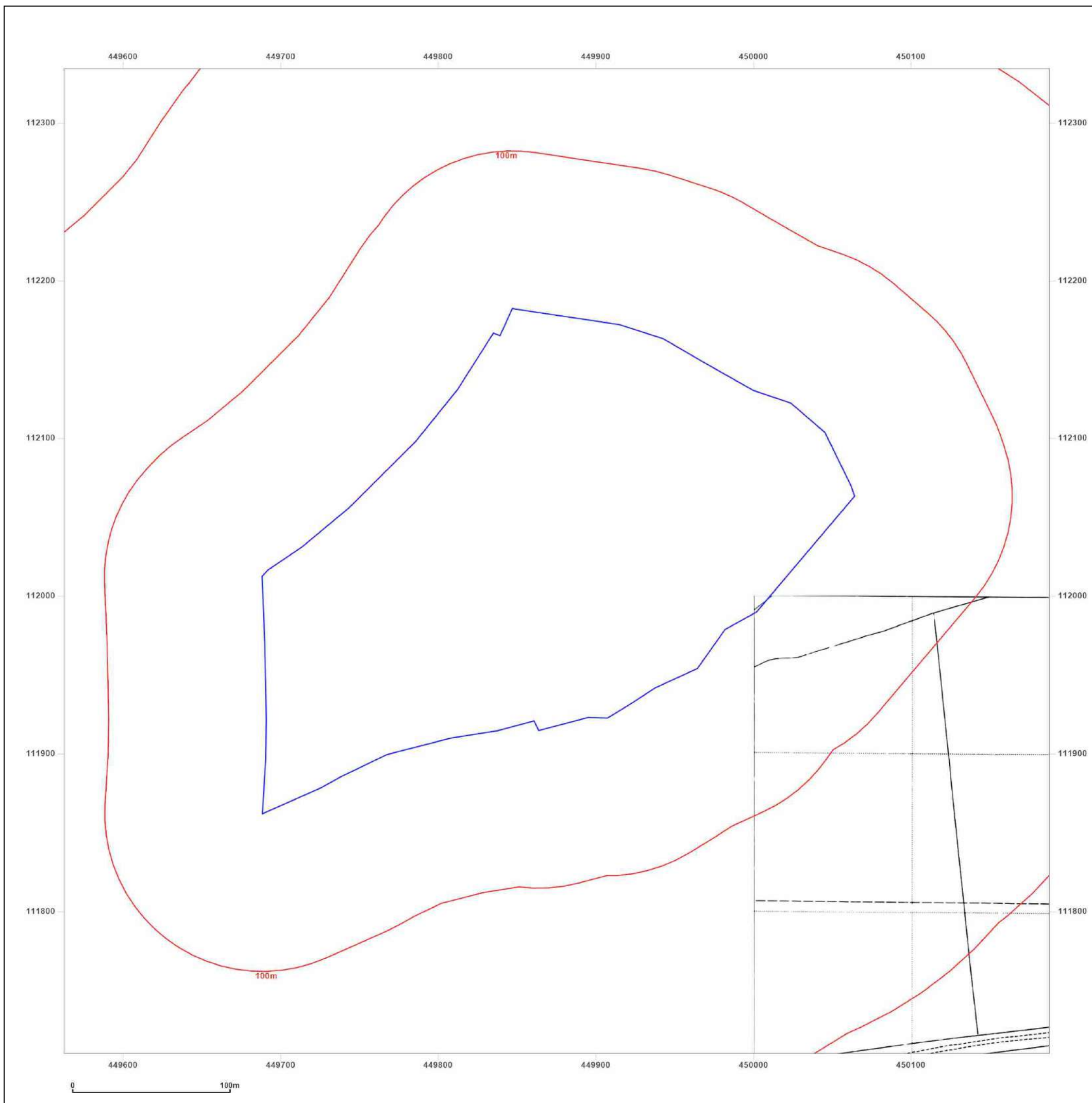


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Appendix C Groundsure Report

KINGS COPSE AVENUE, HEDGE END, HAMPSHIRE, SO30 2SZ

Order Details

Date: 30/05/2025
Your ref: 21876/AS
Our Ref: GS-T96-DTJ-P5I-YXU

Site Details

Location: 449863 112028
Area: 6.98 ha
Authority: [Eastleigh Borough Council](#) ↗



Summary of findings

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

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) **Insight User Guide** ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	0	1	-
16	1.2	Historical tanks	0	0	0	0	-
16 >	1.3 >	Historical energy features >	0	1	2	15	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
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	0	1	-
19	2.2	Historical tanks	0	0	0	0	-
19 >	2.3 >	Historical energy features >	0	4	7	22	-
20	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	13	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	9	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	1	0	0	0	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	1	1	0	1	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
34 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
36 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	1
40 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	1
40	5.8	Potable abstractions	0	0	0	0	0
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
42 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	4	7	3	-	-



44 >	6.2 >	Surface water features >	1	2	1	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44	6.4	WFD Surface water bodies	0	0	0	-	-
45 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
49 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
50 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
52 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	1	3
54 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	0	1
55 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	1
55 >	10.4 >	Special Protection Areas (SPA) >	0	0	0	0	5
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57 >	10.6 >	Local Nature Reserves (LNR) >	1	0	0	0	5
57 >	10.7 >	Designated Ancient Woodland >	0	0	0	4	15
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0



59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
61 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
63 >	10.18 >	SSSI Units >	0	0	0	1	14
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
71	11.1	World Heritage Sites	0	0	0	-	-
71	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
71	11.3	National Parks	0	0	0	-	-
71	11.4	Listed Buildings	0	0	0	-	-
72	11.5	Conservation Areas	0	0	0	-	-
72	11.6	Scheduled Ancient Monuments	0	0	0	-	-
72	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	12.1 >	Agricultural Land Classification >	Grade 3b (within 250m)				
74	12.2	Open Access Land	0	0	0	-	-
74	12.3	Tree Felling Licences	0	0	0	-	-
74 >	12.4 >	Environmental Stewardship Schemes >	0	0	1	-	-
75	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	13.1 >	Priority Habitat Inventory >	7	0	5	-	-
77 >	13.2 >	Habitat Networks >	7	2	0	-	-
78	13.3	Open Mosaic Habitat	0	0	0	-	-
78	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
79 >	14.1 >	10k Availability >	Identified (within 500m)				
80	14.2	Artificial and made ground (10k)	0	0	0	0	-
81 >	14.3 >	Superficial geology (10k) >	1	0	0	1	-

82	14.4	Landslip (10k)	0	0	0	0	-
83 >	14.5 >	Bedrock geology (10k) >	4	0	2	1	-
84	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
85 >	15.1 >	50k Availability >	Identified (within 500m)				
86	15.2	Artificial and made ground (50k)	0	0	0	0	-
86	15.3	Artificial ground permeability (50k)	0	0	-	-	-
87 >	15.4 >	Superficial geology (50k) >	0	1	0	1	-
88 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
88	15.6	Landslip (50k)	0	0	0	0	-
88	15.7	Landslip permeability (50k)	None (within 50m)				
89 >	15.8 >	Bedrock geology (50k) >	2	0	1	1	-
90 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
90	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
91	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
92 >	17.1 >	Shrink swell clays >	Low (within 50m)				
94 >	17.2 >	Running sands >	Low (within 50m)				
96 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
98 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
99 >	17.5 >	Landslides >	Very low (within 50m)				
100 >	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
102	18.1	BritPits	0	0	0	0	-
103	18.2	Surface ground workings	0	0	0	-	-
103	18.3	Underground workings	0	0	0	0	0
103	18.4	Underground mining extents	0	0	0	0	-
103 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-

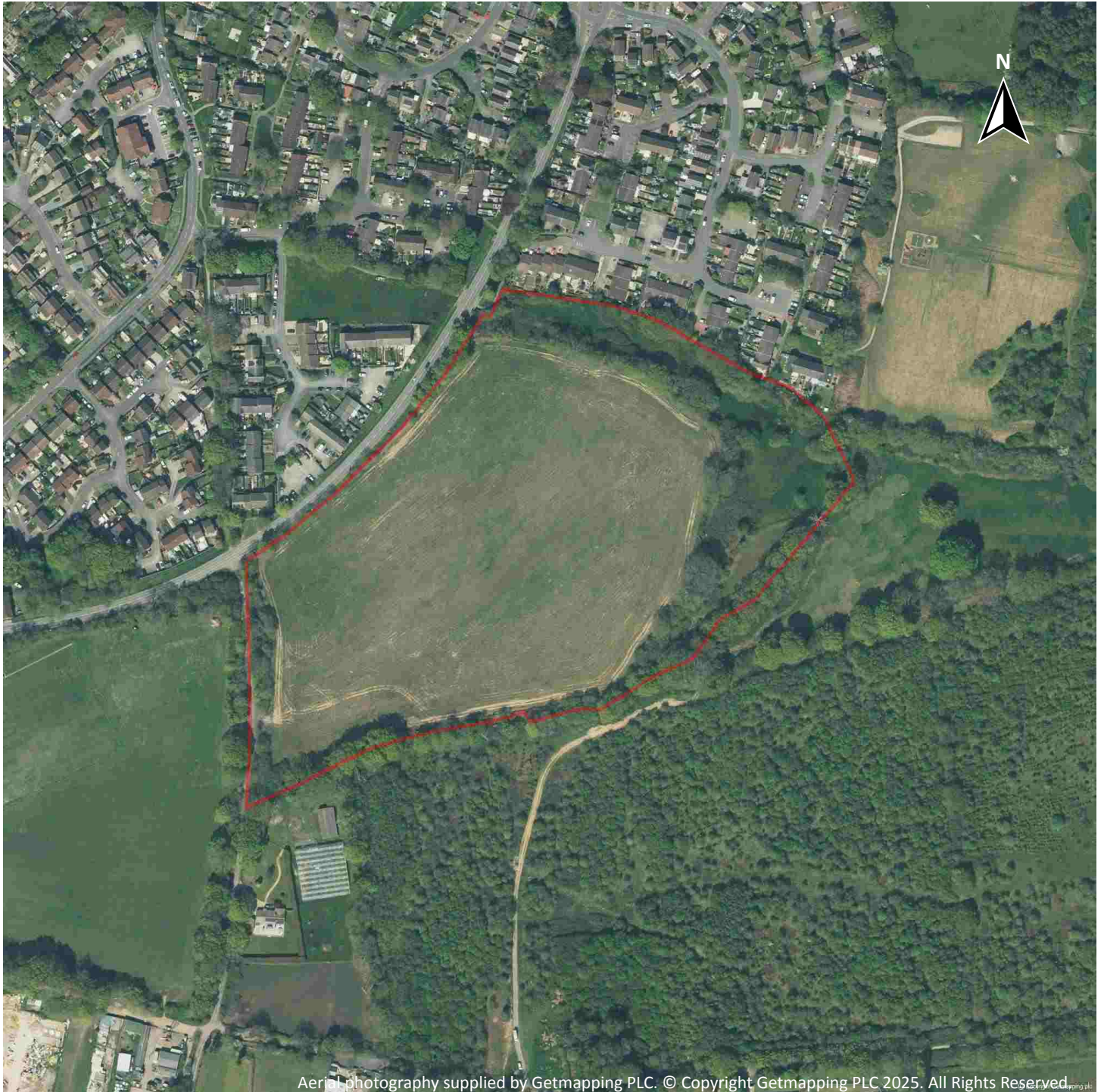


104	18.6	Non-coal mining	0	0	0	0	0
104	18.7	JPB mining areas	None (within 0m)				
104	18.8	The Coal Authority non-coal mining	0	0	0	0	-
104	18.9	Researched mining	0	0	0	0	-
105	18.10	Mining record office plans	0	0	0	0	-
105	18.11	BGS mine plans	0	0	0	0	-
105	18.12	Coal mining	None (within 0m)				
105	18.13	Brine areas	None (within 0m)				
105	18.14	Gypsum areas	None (within 0m)				
106	18.15	Tin mining	None (within 0m)				
106	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
107	19.1	Natural cavities	0	0	0	0	-
107	19.2	Mining cavities	0	0	0	0	0
107	19.3	Reported recent incidents	0	0	0	0	-
107	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
109 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
111 >	21.1 >	BGS Estimated Background Soil Chemistry >	8	1	-	-	-
111	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
112	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
113	22.1	Underground railways (London)	0	0	0	-	-
113	22.2	Underground railways (Non-London)	0	0	0	-	-
113	22.3	Railway tunnels	0	0	0	-	-
113	22.4	Historical railway and tunnel features	0	0	0	-	-
113	22.5	Royal Mail tunnels	0	0	0	-	-
114	22.6	Historical railways	0	0	0	-	-



114	22.7	Railways	0	0	0	-	-
114	22.8	Crossrail 2	0	0	0	0	-
114	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 03/05/2023

Site Area: 6.98ha



Recent site history - 2020 aerial photograph



Capture Date: 05/04/2020

Site Area: 6.98ha



Recent site history - 2013 aerial photograph



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Capture Date: 04/06/2013

Site Area: 6.98ha



Recent site history - 2005 aerial photograph



Capture Date: 26/05/2005

Site Area: 6.98ha



Recent site history - 1999 aerial photograph



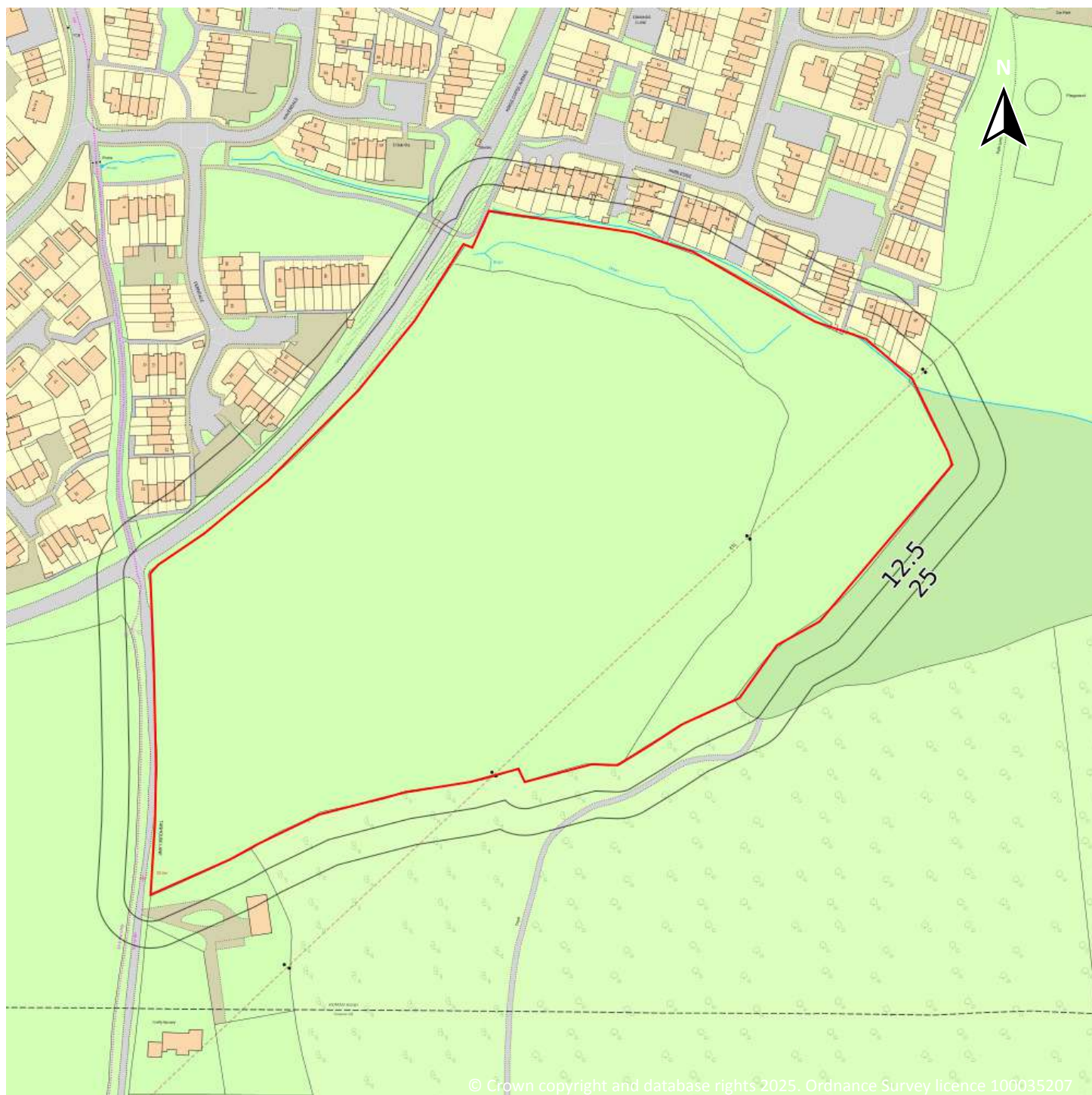
Aerial photography supplied by Getmapping PLC. © Copyright: Getmapping PLC 2025. All Rights Reserved.

Capture Date: 27/07/1999

Site Area: 6.98ha



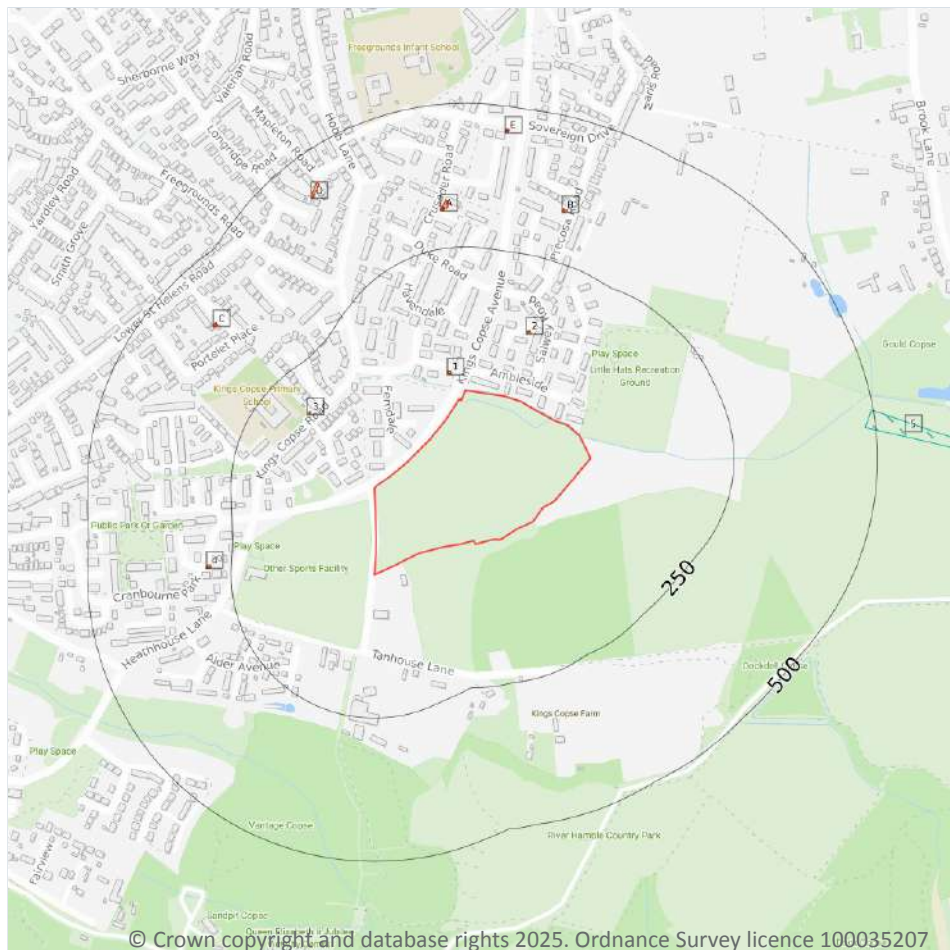
OS MasterMap site plan



Site Area: 6.98ha



1 Past land use



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

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
5	482m E	Rifle Range	1868	1901537



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 ungrouped 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

18

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

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

ID	Location	Land use	Dates present	Group ID
1	38m NW	Electricity Substation	1979 - 1992	232055
2	116m N	Electricity Substation	1982 - 1992	218730
3	171m NW	Electricity Substation	1979 - 1992	228678
4	286m W	Electricity Substation	1981 - 1993	228602
A	316m N	Electricity Substation	1981 - 1982	216459
A	316m N	Electricity Substation	1992	213236
A	316m N	Electricity Substation	1989	228097
A	319m N	Electricity Substation	1993	207133
A	320m N	Electricity Substation	1984	231343
B	337m N	Electricity Substation	1989	222227
B	337m N	Electricity Substation	1984	217184
B	337m N	Electricity Substation	1993	225700



ID	Location	Land use	Dates present	Group ID
C	394m NW	Electricity Substation	1973 - 1981	213102
C	394m NW	Electricity Substation	1993	220916
D	427m NW	Electricity Substation	1993	209840
D	431m NW	Electricity Substation	1973 - 1984	214180
E	455m N	Electricity Substation	1981 - 1984	224755
E	456m N	Electricity Substation	1993	231027

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

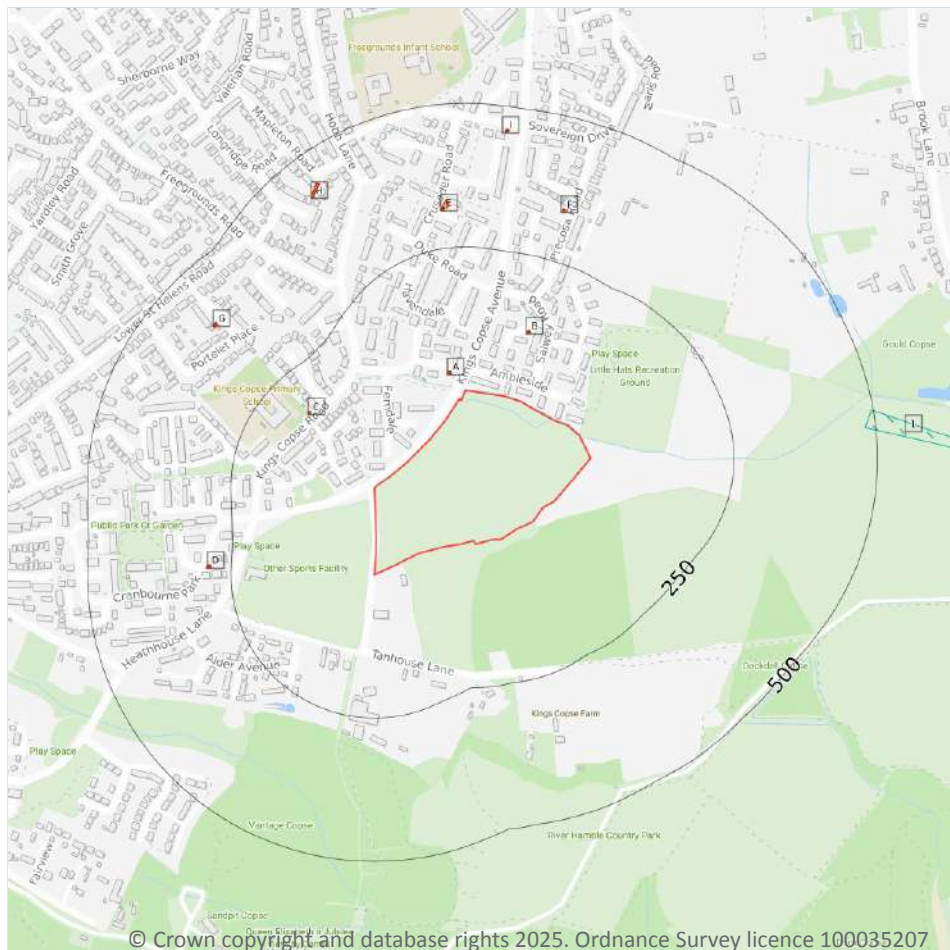
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Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

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



2 Past land use - un-grouped



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

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	482m E	Rifle Range	1868	1901537

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

33

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

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
A	38m NW	Electricity Substation	1982	232055
A	39m NW	Electricity Substation	1979	232055
A	39m NW	Electricity Substation	1989	232055
A	39m NW	Electricity Substation	1992	232055
B	116m N	Electricity Substation	1989	218730
B	116m N	Electricity Substation	1992	218730
B	117m N	Electricity Substation	1982	218730
C	171m NW	Electricity Substation	1982	228678
C	171m NW	Electricity Substation	1979	228678
C	171m NW	Electricity Substation	1989	228678
C	171m NW	Electricity Substation	1992	228678
D	286m W	Electricity Substation	1984	228602
D	286m W	Electricity Substation	1981	228602
D	287m W	Electricity Substation	1993	228602
E	316m N	Electricity Substation	1982	216459
E	316m N	Electricity Substation	1989	228097



ID	Location	Land Use	Date	Group ID
E	316m N	Electricity Substation	1992	213236
E	319m N	Electricity Substation	1993	207133
E	319m N	Electricity Substation	1981	216459
E	320m N	Electricity Substation	1984	231343
F	337m N	Electricity Substation	1989	222227
F	337m N	Electricity Substation	1984	217184
F	337m N	Electricity Substation	1993	225700
G	394m NW	Electricity Substation	1981	213102
G	394m NW	Electricity Substation	1973	213102
G	394m NW	Electricity Substation	1993	220916
H	427m NW	Electricity Substation	1993	209840
H	431m NW	Electricity Substation	1981	214180
H	431m NW	Electricity Substation	1973	214180
H	432m NW	Electricity Substation	1984	214180
I	455m N	Electricity Substation	1984	224755
I	456m N	Electricity Substation	1981	224755
I	456m N	Electricity Substation	1993	231027

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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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

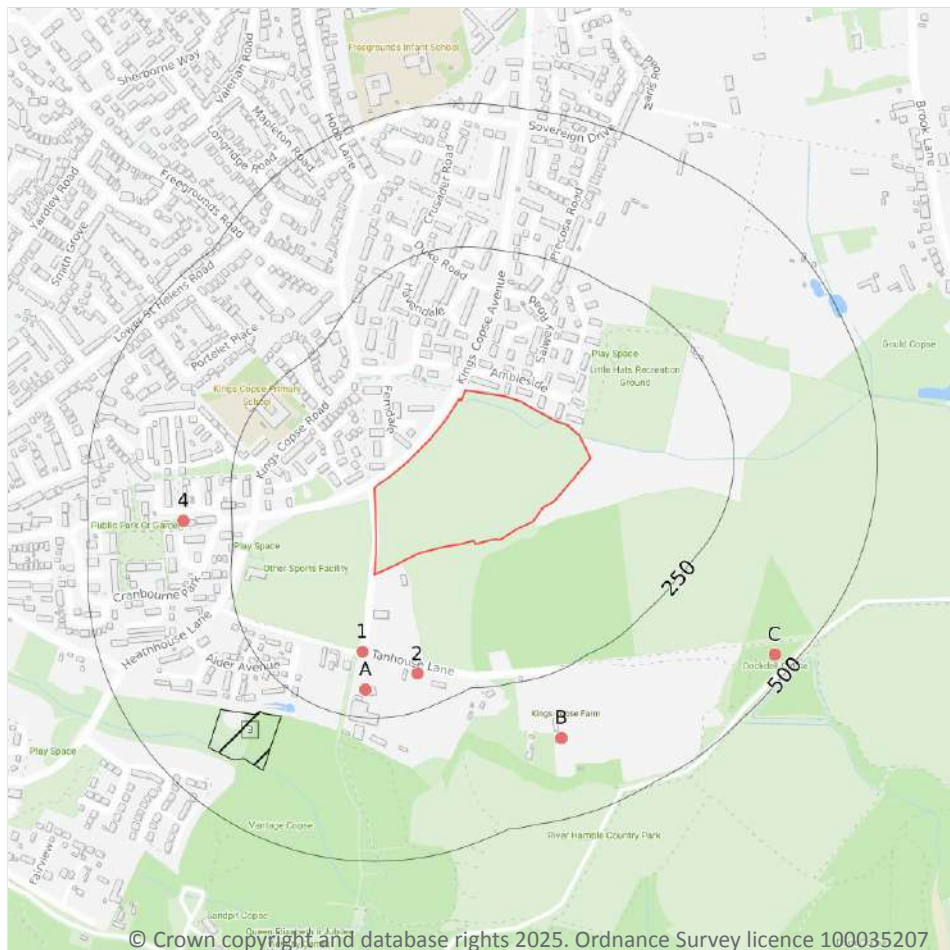
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 22 >](#)

ID	Location	Details		
3	296m SW	Site Address: Land at Heathhouse Lane, Hedge End, Hampshire Licence Holder Address: Naomi Farm, Pylands Lane, Bursledon, Southampton	Waste Licence: Yes Site Reference: FEA33, 9/21 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 05/12/1983 Licence Surrender: -	Operator: - Licence Holder: Mr N Jones First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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



3.7 Waste exemptions

Records within 500m

19

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 22 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	137m S	Cricketwood Tanhouse Lane Southampton Hampshire So30 2sz	EPR/AF0106CJ /A001	Using waste exemption	Non-agricultural waste only	Burning of waste as a fuel in a small appliance
2	189m SE	The Stables Cricket View, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX366527	Using waste exemption	Not on a farm	Use of waste in construction
A	202m S	Cricketwood, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX316295	Disposing of waste exemption	On a farm	Burning waste in the open
A	202m S	Cricketwood, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX316295	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	202m S	Cricketwood, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX316295	Using waste exemption	On a farm	Use of waste in construction
A	202m S	Oakwood Farm, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX396840	Using waste exemption	On a farm	Use of waste in construction
A	202m S	Cricketwood, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX187248	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	202m S	Cricketwood, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX187248	Using waste exemption	On a farm	Use of waste in construction
A	202m S	Cricketwood, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX187248	Disposing of waste exemption	On a farm	Burning waste in the open
A	202m S	Tanhouse, Tanhouse Lane, Southampton, So302sz	WEX247686	Using waste exemption	On a farm	Use of waste in construction
A	202m S	-	WEX269604	Using waste exemption	On a farm	Use of waste in construction

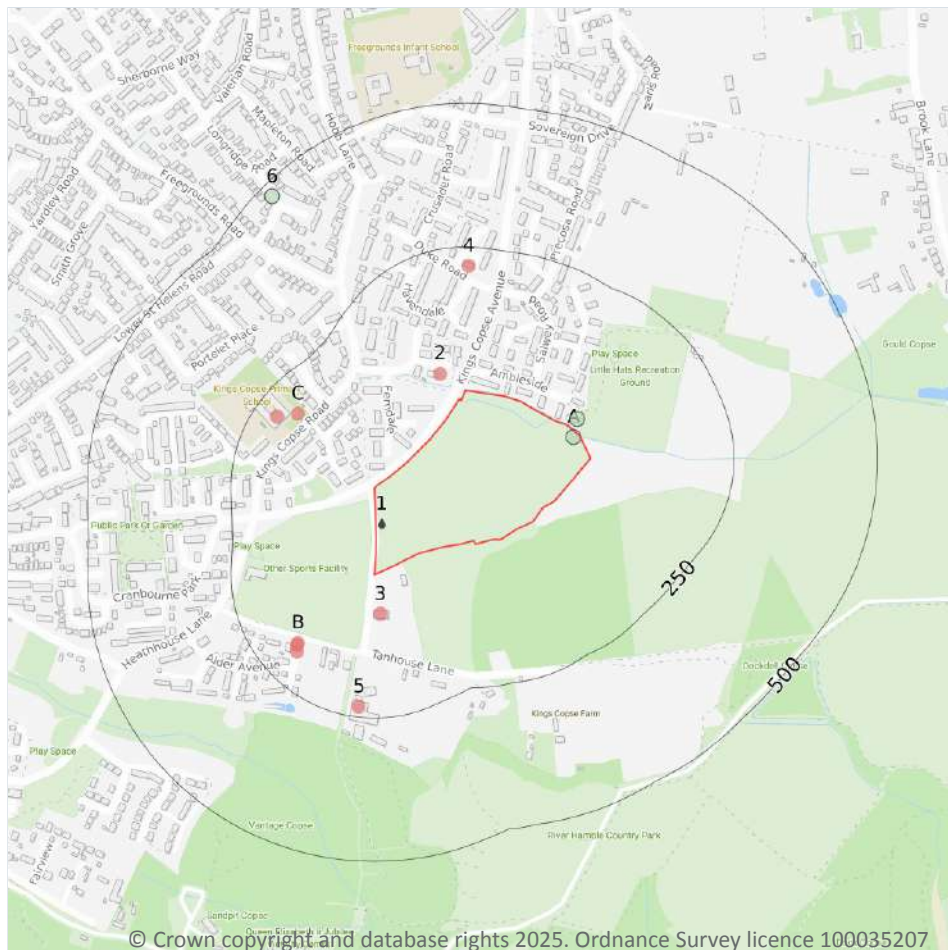


ID	Location	Site	Reference	Category	Sub-Category	Description
A	202m S	Cricketwood, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX174877	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
A	202m S	Cricketwood, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX174877	Disposing of waste exemption	Not on a farm	Burning waste in the open
4	335m W	115, Cranbourne Park, Hedge End, Southampton, So30 0nz	WEX364510	Treating waste exemption	Not on a farm	Treatment of waste aerosol cans
B	362m S	Kings Copse Farm, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX413905	Using waste exemption	On a farm	Use of waste in construction
B	362m S	Kings Copse Farm, Tanhouse Lane, Botley, Southampton, So30 2sz	WEX257993	Using waste exemption	On a farm	Use of waste in construction
C	465m SE	-	WEX337246	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	465m SE	-	WEX055914	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	465m SE	-	WEX210913	Disposing of waste exemption	Not on a farm	Burning waste in the open

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

9

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Company	Address	Activity	Category
2	54m NW	Electricity Sub Station	Hampshire, SO30	Electrical Features	Infrastructure and Facilities
3	69m S	Advanced Timber Systems	Tanhouse Lane, Botley, Hampshire, SO30 2SZ	General Construction Supplies	Industrial Products



ID	Location	Company	Address	Activity	Category
B	179m SW	Pylon	Hampshire, SO30	Electrical Features	Infrastructure and Facilities
B	184m SW	Mast	Hampshire, SO30	Telecommunications Features	Infrastructure and Facilities
C	186m NW	Electricity Sub Station	Hampshire, SO30	Electrical Features	Infrastructure and Facilities
B	190m SW	Pumping Station	Hampshire, SO30	Water Pumping Stations	Industrial Features
C	210m NW	J H P Engineering Services	Kings Copse Road, Hedge End, Hampshire, SO30 0PQ	Tools Including Machine Shops	Industrial Products
4	217m N	South Coast Smart Repairs	34, Paxton Close, Hedge End, Hampshire, SO30 0PB	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	232m S	Timber Trends	Oakwood Farm, Tanhouse Lane, Botley, Southampton, Hampshire, SO30 2SZ	General Construction Supplies	Industrial Products

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

1

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 26 >](#)

ID	Location	Address	Details	
1	On site	NEWBUNGALOW,TANHOUSELANE,NEWBUNGALOW,TANHOUSELANE,HEDGEEND,SOUTHAMPTON	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N02623 Permit Version: 1 Receiving Water: INTO LAND	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/09/1981 Effective Date: 08/09/1981 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**3**

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Details	
A	On site	Incident Date: 22/04/2008 Incident Identification: 580867 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	19m NE	Incident Date: 23/07/2001 Incident Identification: 18285 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6	477m NW	Incident Date: 13/08/2002 Incident Identification: 99707 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

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

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

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

4.20 Pollution inventory waste transfers

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

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

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

4.21 Pollution inventory radioactive waste

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

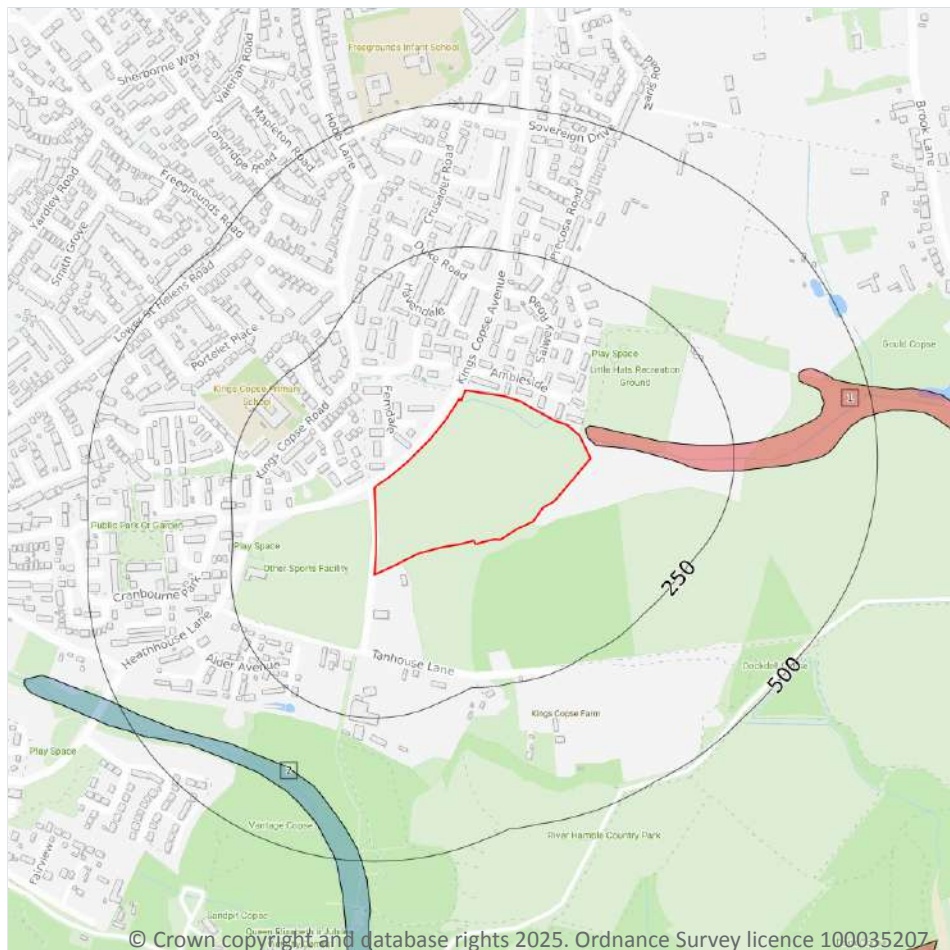
The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.



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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

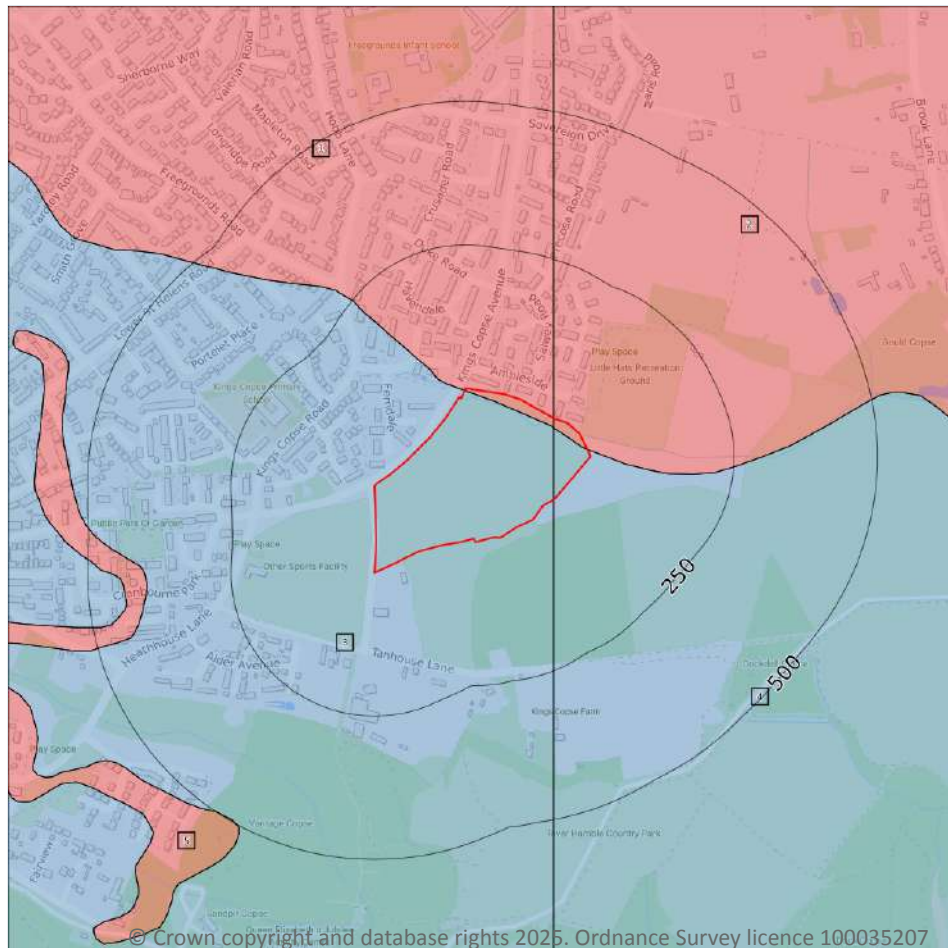
Features are displayed on the Hydrogeology map on [page 33 >](#)

ID	Location	Designation	Description
1	11m 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
2	368m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

5

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 34 >](#)

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

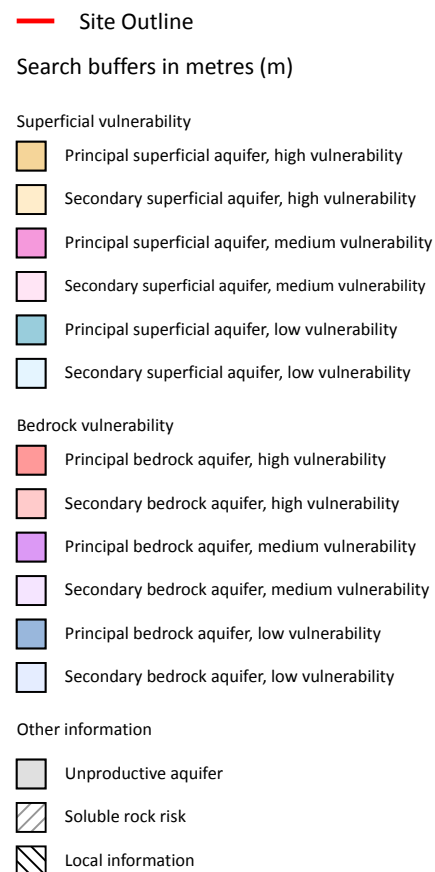
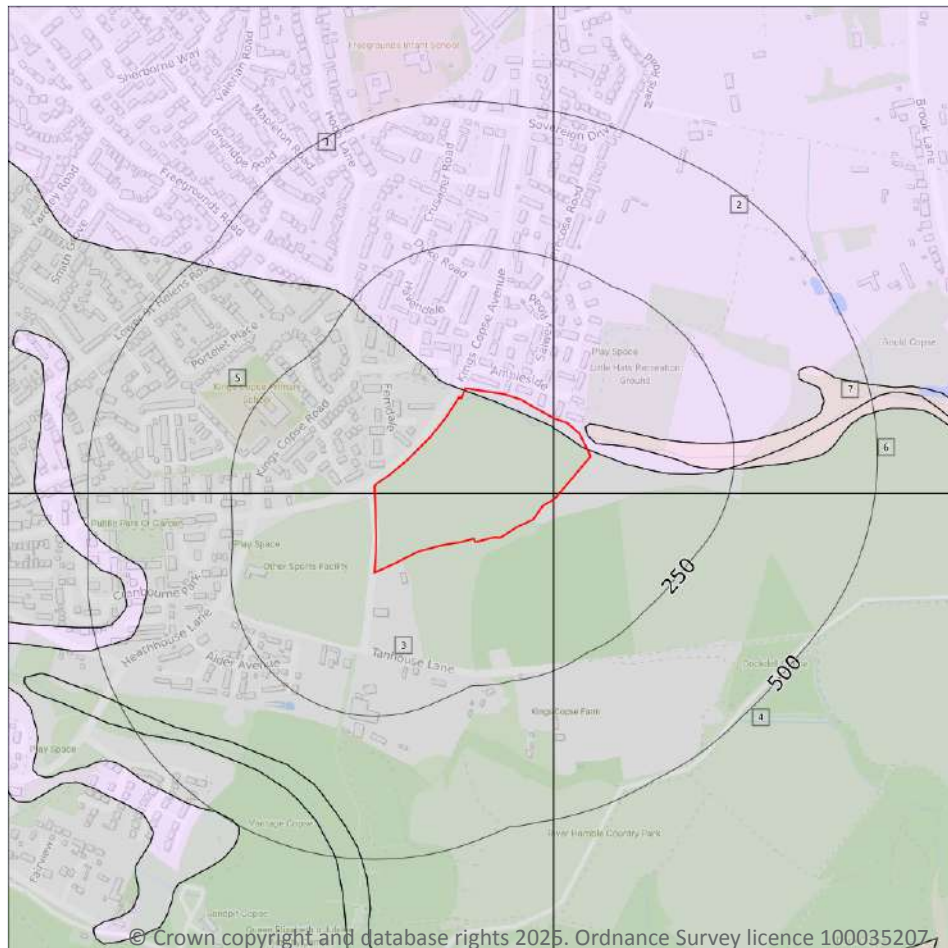


ID	Location	Designation	Description
3	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	397m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

7

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 36](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Mixed
2	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
3	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive 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: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
4	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive 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: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
5	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive 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: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
6	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive 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: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
7	11m 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

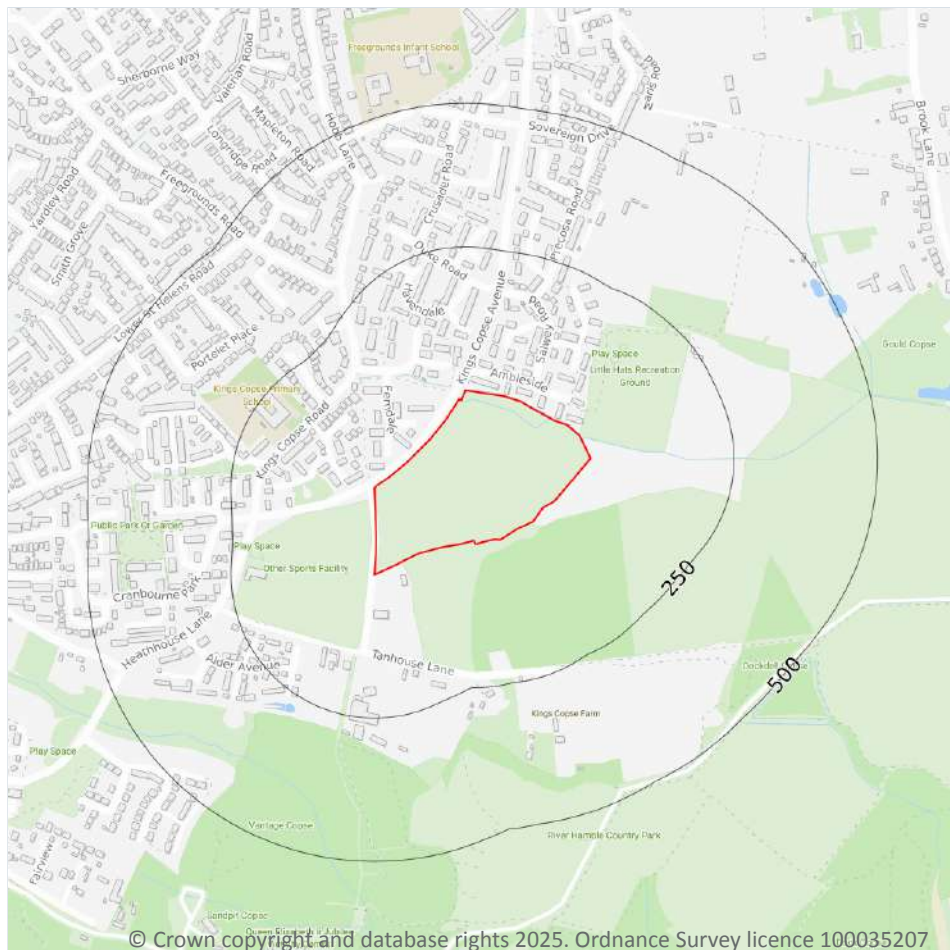
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 39 >](#)



ID	Location	Details	
-	1232m S	Status: Historical Licence No: 11/42/25.10/49 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: BRIKEDONE FARM WISHING WELL Data Type: Point Name: Game Bros Easting: 449470 Northing: 110650	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 23/12/1965 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	1
-----------------------------	----------

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 39 >](#)

ID	Location	Details	
-	1185m E	Status: Active Licence No: 30/045 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: STEEPLE COURT FARM, FAREHAM Data Type: Point Name: King Easting: 451200 Northing: 112400	Annual Volume (m ³): 17974 Max Daily Volume (m ³): 1080 Original Application No: 169/1332 Original Start Date: 25/06/1993 Expiry Date: - Issue No: 100 Version Start Date: 12/06/2009 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
-----------------------------	----------

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

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

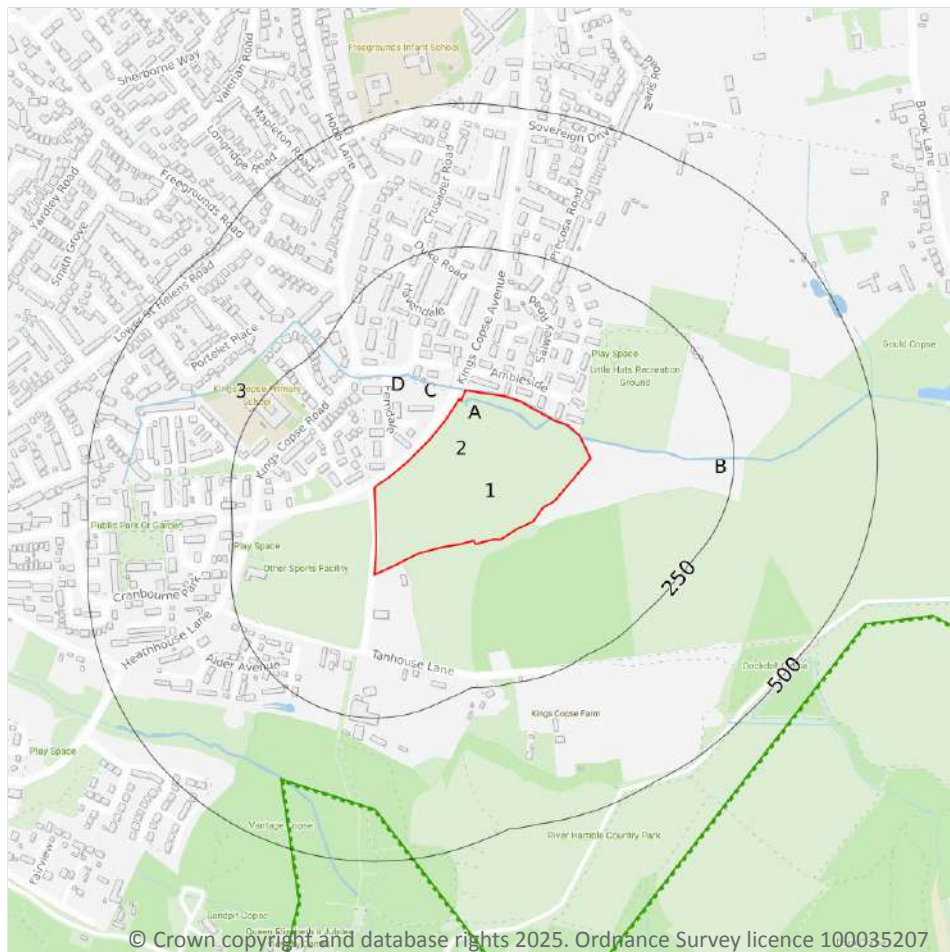
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive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

14

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 42 >](#)

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



ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	1m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	1m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	1m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	27m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	113m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	136m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	159m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

4

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 42 >](#)

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 42 >](#)

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

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

6.4 WFD Surface water bodies

Records identified

0

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

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



6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 42](#) >

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

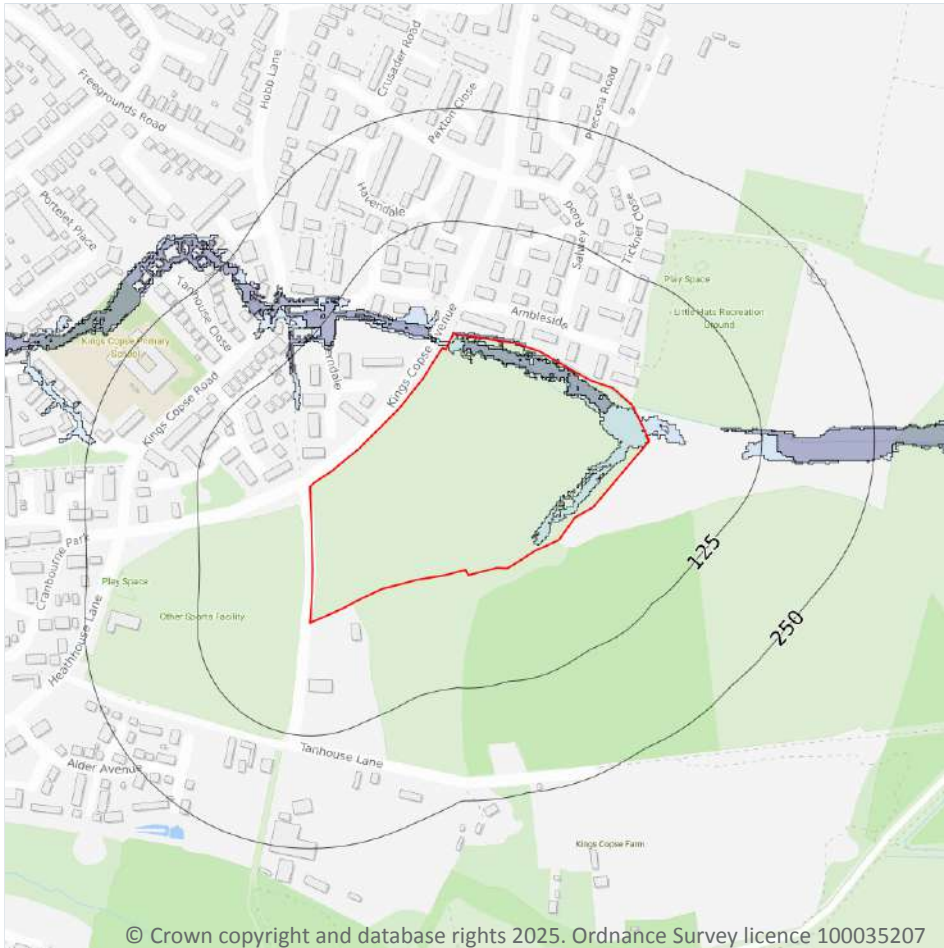
0

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

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



River and coastal flooding - Flood Zones



- 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 46 >](#)

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.

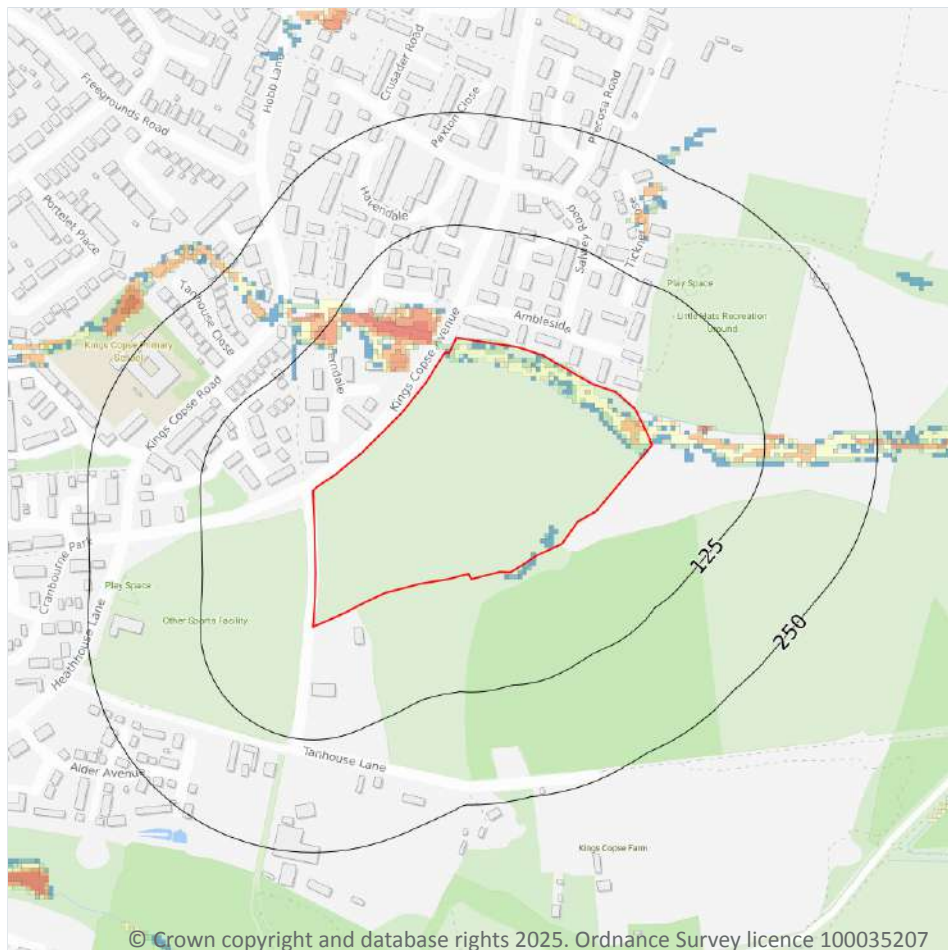
Features are displayed on the River and coastal flooding map on [page 46](#) >

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, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, Greater than 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 50](#) >

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

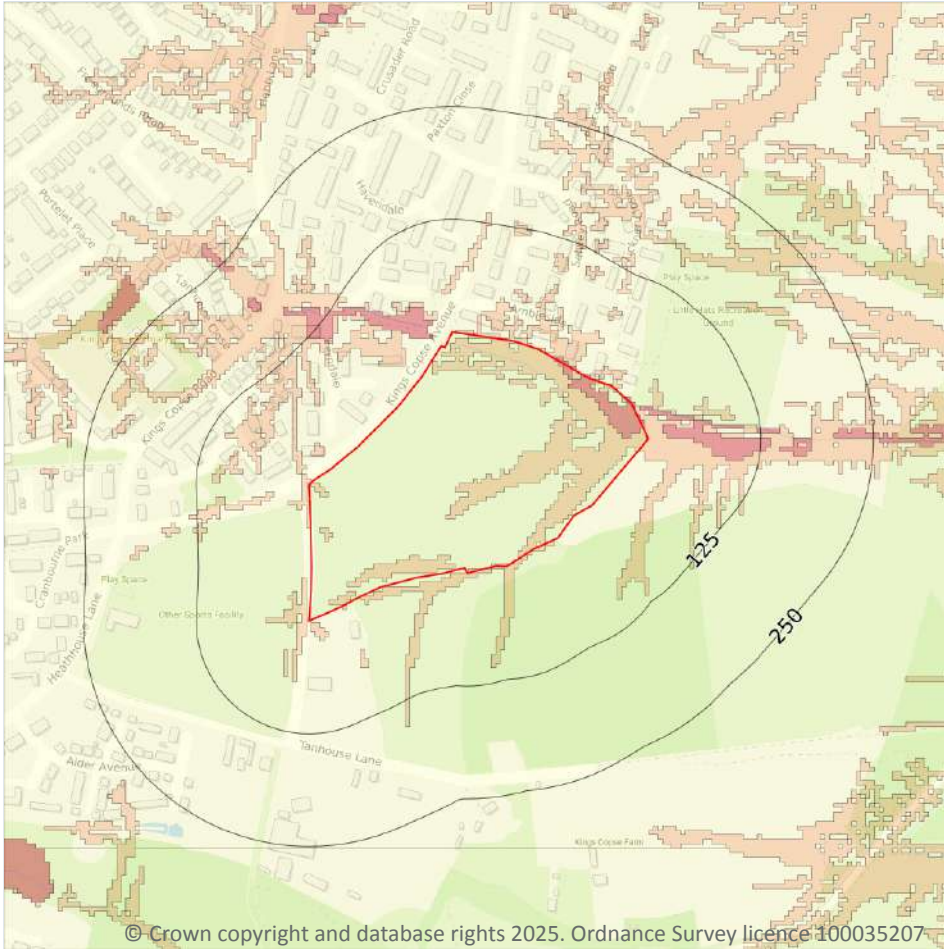
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	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 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

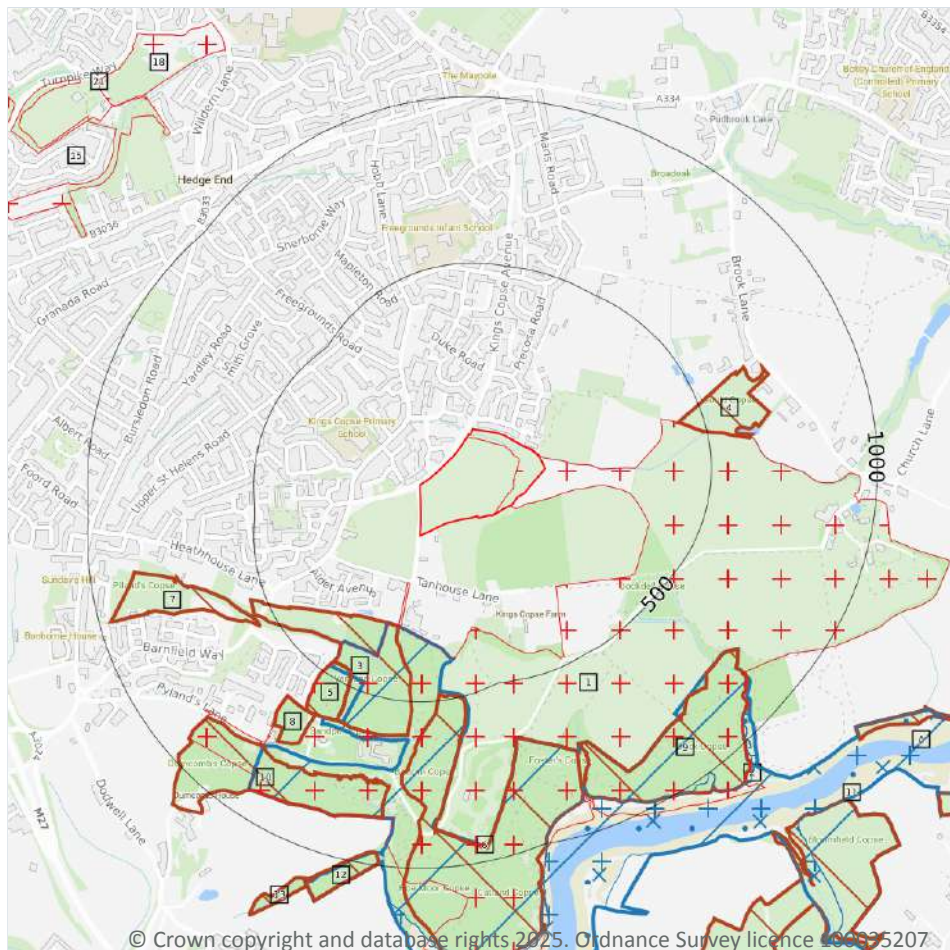
High

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

Features are displayed on the Groundwater flooding map on [page 52 >](#)

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- × Conserved wetland sites (Ramsar sites)
- + Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

4

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

Features are displayed on the Environmental designations map on [page 53](#) >

ID	Location	Name	Data source
2	278m S	Upper Hamble Estuary and Woods SSSI	Natural England



ID	Location	Name	Data source
-	1465m E	Upper Hamble Estuary and Woods SSSI	Natural England
-	1607m E	Upper Hamble Estuary and Woods SSSI	Natural England
-	1636m E	Upper Hamble Estuary and Woods 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

1

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

Features are displayed on the Environmental designations map on [page 53 >](#)

ID	Location	Site	Details
A	857m S	Name: Solent & Southampton Water Site status: Listed Data source: Natural England	Overview: The area covered extends from Hurst Spit to Gilkicker Point along the south coast of Hampshire and along the north coast of the Isle of Wight. The site comprises of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, saltmarsh, reedbeds, damp woodland, and grazing marsh. The diversity of habitats support internationally important numbers of wintering waterfowl, important breeding gull and tern populations and an important assemblage of rare invertebrates and plants. Ramsar criteria: Ramsar criterion 1 The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs. Ramsar criterion 2 The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.

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



10.3 Special Areas of Conservation (SAC)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 53 >](#)

ID	Location	Name	Features of interest	Habitat description	Data source
11	857m S	Solent Maritime	Subtidal sandbanks; Estuaries; Intertidal mudflats and sandflats; Lagoons; Annual vegetation of drift lines; Coastal shingle vegetation outside the reach of waves; Glasswort and other annuals colonising mud and sand; Cord-grass swards; Atlantic salt meadows; Shifting dunes with marram; Dune grassland; Desmoulin's whorl snail; Otter; Common seal	Broad-leaved deciduous woodland; Shingle, Sea cliffs, Islets; Coastal sand dunes, Sand beaches, Machair; Salt marshes, Salt pastures, Salt steppes; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Marine areas, Sea inlets	Natural England

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

10.4 Special Protection Areas (SPA)

Records within 2000m

5

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

Features are displayed on the Environmental designations map on [page 53 >](#)

ID	Location	Name	Species of interest	Habitat description	Data source
A	857m S	Solent & Southampton Water	Eurasian teal; Ringed plover; Mediterranean gull; Sandwich tern; Roseate tern; Common tern; Little tern; Black-tailed godwit; Dark-bellied brent goose	Salt marshes, Salt pastures, Salt steppes; Coastal sand dunes, Sand beaches, Machair; Shingle, Sea cliffs, Islets; Broad-leaved deciduous woodland; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Humid grassland, Mesophile grassland; Bogs, Marshes, Water fringed vegetation, Fens	Natural England



ID	Location	Name	Species of interest	Habitat description	Data source
-	1348m S	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1521m S	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1559m S	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1793m S	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England

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

6

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

Features are displayed on the Environmental designations map on [page 53 >](#)

ID	Location	Name	Data source
1	On site	Manor Farm	Natural England
15	1253m NW	Wildern	Natural England
18	1361m NW	Wildern	Natural England
21	1529m NW	Wildern	Natural England
24	1647m NW	Wildern	Natural England
-	1751m W	Netley Common	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

19

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

Features are displayed on the Environmental designations map on [page 53 >](#)

ID	Location	Name	Woodland Type
3	280m S	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
4	425m E	Gould Copse	Ancient & Semi-Natural Woodland
5	454m SW	Catland/fosters/bottom Copses	Ancient Replanted Woodland
6	477m S	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
7	552m SW	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
8	622m SW	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
9	733m S	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
10	742m S	Catland/fosters/bottom Copses	Ancient & Semi-Natural Woodland
12	961m S	Unknown	Ancient & Semi-Natural Woodland
13	1073m S	Unknown	Ancient & Semi-Natural Woodland
14	1215m SE	Unknown	Ancient & Semi-Natural Woodland
16	1259m SE	Swanwick Wood	Ancient & Semi-Natural Woodland
-	1459m N	Unknown	Ancient & Semi-Natural Woodland
22	1532m SE	Unknown	Ancient & Semi-Natural Woodland
-	1593m N	Unknown	Ancient & Semi-Natural Woodland
-	1712m E	Trullmill/pinkmead Copses	Ancient & Semi-Natural Woodland
-	1895m SE	Unknown	Ancient & Semi-Natural Woodland
-	1905m SE	Unknown	Ancient & Semi-Natural Woodland
-	1998m E	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

1

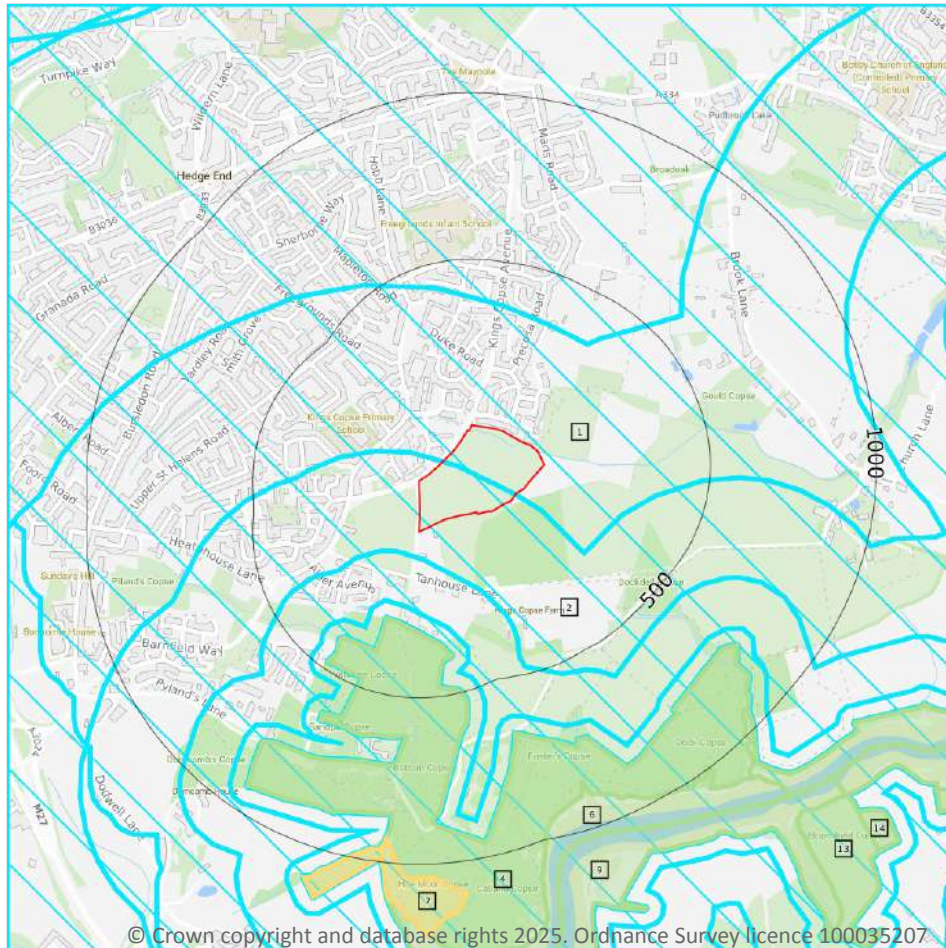
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Hamble Estuary Eutrophic NVZ (TraC)	Eutrophic Water	3	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

2

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

Features are displayed on the SSSI Impact Zones and Units map on [page 61](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste of more than 2m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply . Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements. NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.



ID	Location	Type of developments requiring consultation
2	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 50 units or more. Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas. Air pollution - Any development that could cause AIR POLLUTION (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores). Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management. Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply . Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements. NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	15
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 61](#) >

ID:	4
Location:	278m S
SSSI name:	Upper Hamble Estuary and Woods
Unit name:	Manor Farm Woodland
Broad habitat:	Broadleaved, Mixed And Yew Woodland - Lowland
Condition:	Favourable



Reportable features:

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

ID: 6
 Location: 857m S
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Manor Farm Foreshore
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:

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

ID: 7
 Location: 929m S
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Hoe Moor Creek Woodland
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - No change
 Reportable features:

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



ID: 8
 Location: 938m SE
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Marks Farm
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
H1130 Estuaries	Not Recorded	01/01/1900
H1140 Mudflats and sandflats not covered by seawater at low tide	Not Recorded	01/01/1900
H1310 Salicornia and other annuals colonising mud and sand	Favourable	08/03/2021
H1320 Spartina swards (Spartinion maritimae)	Favourable	08/03/2021
H1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	Favourable	08/03/2021
Littoral sediment	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	08/03/2021
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Favourable	08/03/2021
SM4-28 - Saltmarsh	Favourable	08/03/2021

ID: 9
 Location: 1023m S
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Burr ridge Foreshore (Lower)
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:

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



Feature name	Feature condition	Date of assessment
SM4-28 - Saltmarsh	Favourable	08/03/2021

ID: 12
 Location: 1272m SE
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Burr ridge Foreshore (Upper)
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:

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

ID: 13
 Location: 1282m SE
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Bloomfield Copse
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

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



ID: 14
 Location: 1399m SE
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Bloomfield Copse East
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

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

ID: -
 Location: 1464m S
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Oaken Copse
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

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

ID: -
 Location: 1465m E
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Pinkmead Farm
 Broad habitat: Littoral Sediment
 Condition: Unfavourable - Declining
 Reportable features:

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



Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG5)	Unfavourable - Declining	08/03/2021
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Unfavourable - Declining	08/03/2021
SM4-28 - Saltmarsh	Favourable	08/03/2021

ID: 17
 Location: 1532m SE
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Foxburrow Copse
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	-	-

ID: -
 Location: 1607m SE
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Foxburrow Copse East
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	-	-

ID: -
 Location: 1684m E
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Ymca
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
H1130 Estuaries	Not Recorded	01/01/1900



Feature name	Feature condition	Date of assessment
H1140 Mudflats and sandflats not covered by seawater at low tide	Not Recorded	01/01/1900
H1310 Salicornia and other annuals colonising mud and sand	Favourable	08/03/2021
H1320 Spartina swards (Spartinion maritimae)	Favourable	08/03/2021
H1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	Favourable	08/03/2021
Littoral sediment	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	08/03/2021
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Favourable	08/03/2021
SM4-28 - Saltmarsh	Favourable	08/03/2021

ID: -
 Location: 1905m SE
 SSSI name: Upper Hamble Estuary and Woods
 Unit name: Nt Curbridge Reserve
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
H1130 Estuaries	Not Recorded	01/01/1900
H1140 Mudflats and sandflats not covered by seawater at low tide	Not Recorded	01/01/1900
H1310 Salicornia and other annuals colonising mud and sand	Favourable	08/03/2021
H1320 Spartina swards (Spartinion maritimae)	Favourable	08/03/2021
H1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	Favourable	08/03/2021
Littoral sediment	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	08/03/2021
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Favourable	08/03/2021
SM4-28 - Saltmarsh	Favourable	08/03/2021



ID: -
Location: 1920m E
SSSI name: Upper Hamble Estuary and Woods
Unit name: Nt Curbridge (Upper)
Broad habitat: Littoral Sediment
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
H1130 Estuaries	Not Recorded	01/01/1900
H1140 Mudflats and sandflats not covered by seawater at low tide	Not Recorded	01/01/1900
H1310 Salicornia and other annuals colonising mud and sand	Favourable	08/03/2021
H1320 Spartina swards (<i>Spartinion maritimae</i>)	Favourable	08/03/2021
H1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)	Favourable	08/03/2021
Littoral sediment	Not Recorded	01/01/1900
Lowland mixed deciduous woodland	Favourable	08/03/2021
Lowland neutral grassland (MG5)	Unfavourable - Declining	08/03/2021
SM4-28 - Saltmarsh	Favourable	08/03/2021

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

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

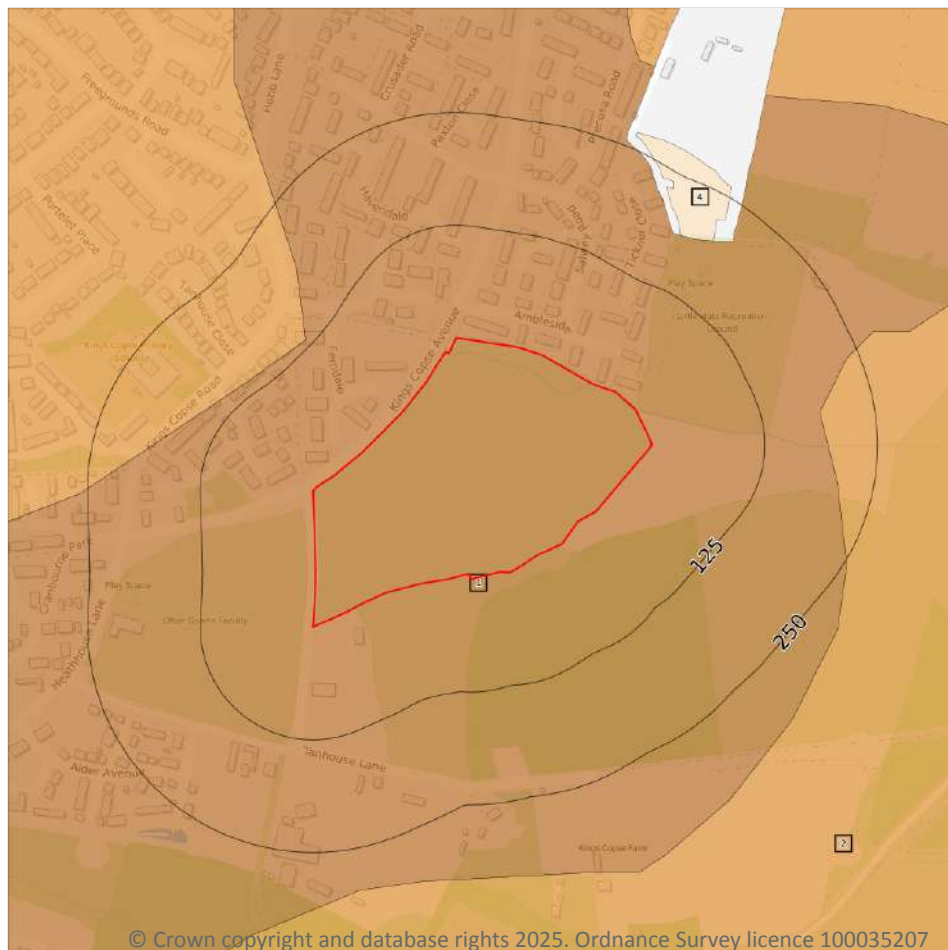
0

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

3

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

Features are displayed on the Agricultural designations map on [page 73](#) >

ID	Location	Classification	Description
1	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.
2	132m NW	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.
4	188m NE	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.

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
140m S	AG00505951	Higher Level Stewardship	01/12/2013	30/11/2023

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

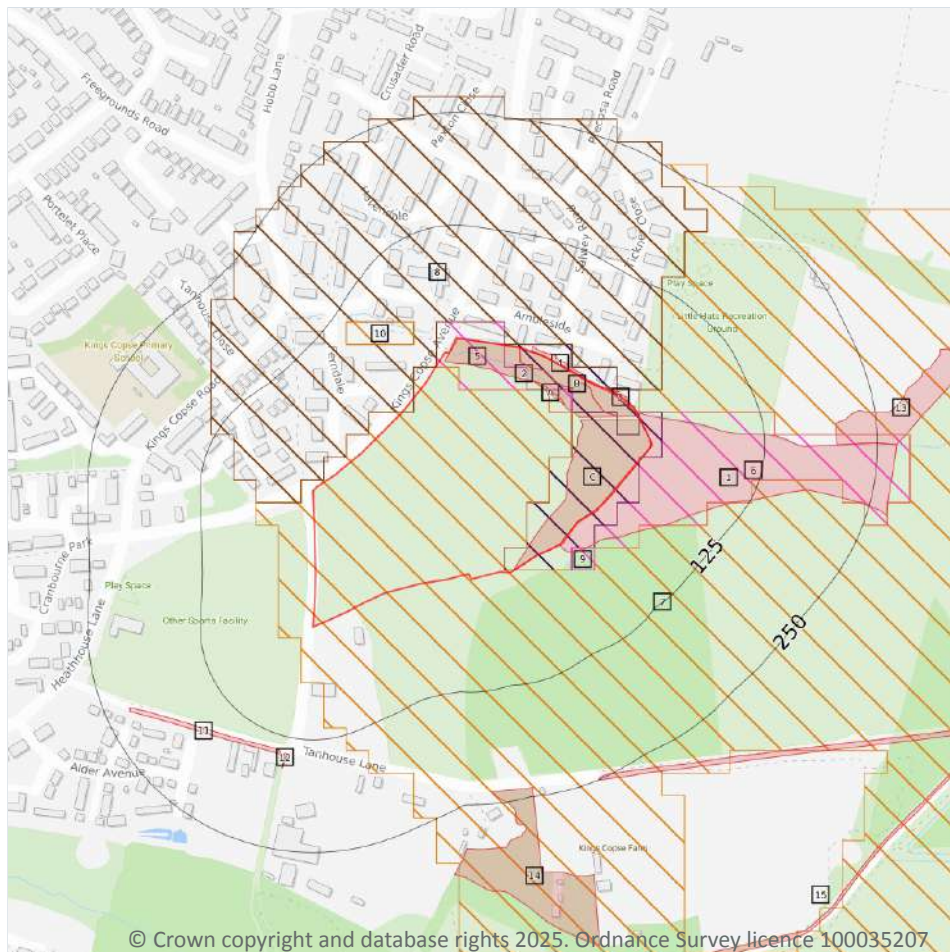
0

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

12

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 76 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Good quality semi-improved grassland	Main habitat: LMEAD (FEP + HLS)
2	On site	Good quality semi-improved grassland	Main habitat: CFPGM (INV > 50%); LMEAD (FEP + HLS)
3	On site	Lowland meadows	Main habitat: CFPGM (INV > 50%); LMEAD (INV > 50%)
4	On site	Lowland meadows	Main habitat: CFPGM (INV > 50%); LMEAD (INV > 50%)



ID	Location	Main Habitat	Other habitats
A	On site	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
B	On site	Lowland meadows	Main habitat: CFPGM (INV > 50%); LMEAD (INV > 50%, FEP + HLS)
C	On site	Purple moor grass and rush pastures	Main habitat: PMGRP (INV > 50%); LMEAD (FEP + HLS)
11	141m S	No main habitat but additional habitats present	Additional: SALT (FEP 50%)
12	143m S	No main habitat but additional habitats present	Additional: SALT (FEP 50%)
13	204m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	236m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	248m SE	No main habitat but additional habitats present	Additional: SALT (FEP 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

9

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 76 >](#)

ID	Location	Type	Habitat
5	On site	Associated Habitats	Other associated habitats
6	On site	Associated Habitats	Other associated habitats
7	On site	Network Enhancement Zone 1	Not specified
8	On site	Network Enhancement Zone 2	Not specified
A	On site	Associated Habitats	Other associated habitats
B	On site	Primary Habitat	Lowland meadows
C	On site	Primary Habitat	Purple moor grass and rush pasture
9	11m SE	Associated Habitats	Other associated habitats
10	34m NW	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

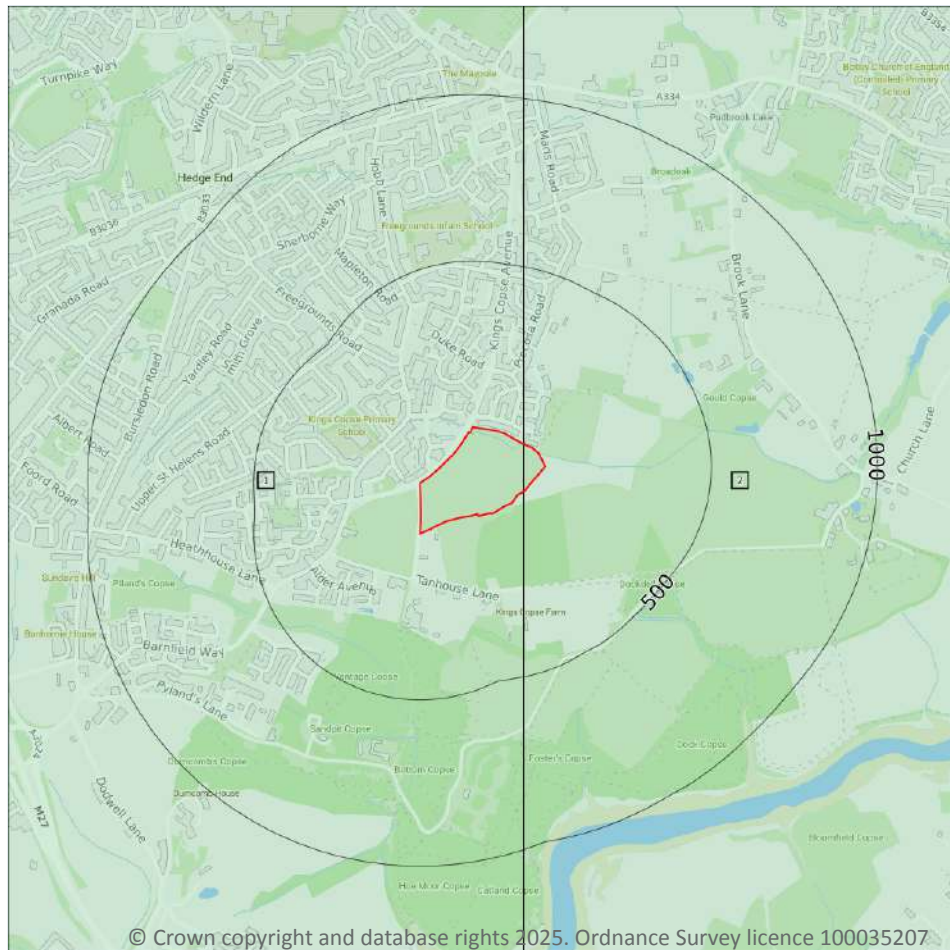
0

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 79](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU41SE
2	On site	Full	Full	Full	No coverage	SU51SW

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

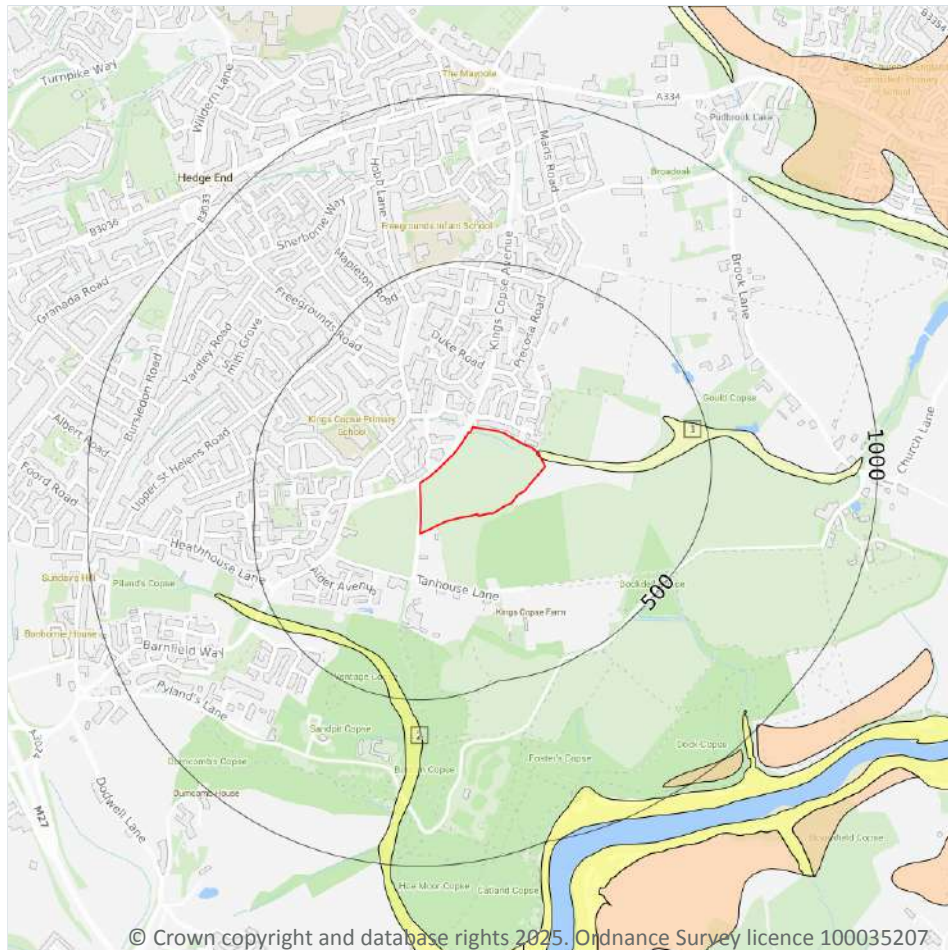
0

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

2

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 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	383m SW	TFD-XCZ	Tidal Flat Deposits - Clay And Silt	Clay And Silt

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

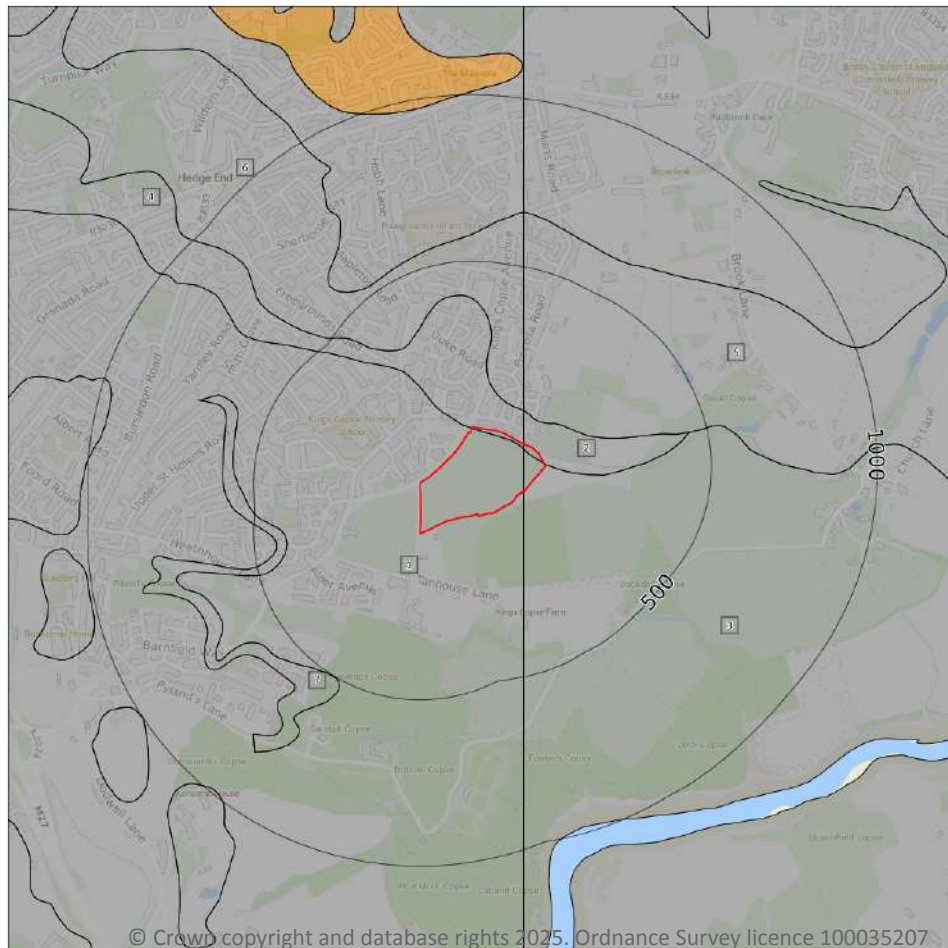
0

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

7

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 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
2	On site	WHI-SSCL	Whitecliff Sand Member - Sand, Silt And Clay	Palaeogene Period
3	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
4	On site	WHI-SSCL	Whitecliff Sand Member - Sand, Silt And Clay	Palaeogene Period

ID	Location	LEX Code	Description	Rock age
5	80m N	WTT-CLSISA	Wittering Formation - Clay, Silt And Sand	Lutetian Age - Ypresian Age
6	85m N	WTT-CLSISA	Wittering Formation - Clay, Silt And Sand	Lutetian Age - Ypresian Age
7	401m W	PORT-SANDU	Portsmouth Sand Member - Sand	Palaeogene Period

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 85](#) >

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 87](#) >

ID	Location	LEX Code	Description	Rock description
1	11m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	368m SW	TFD-XCZ	TIDAL FLAT DEPOSITS	CLAY AND SILT

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
11m 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)

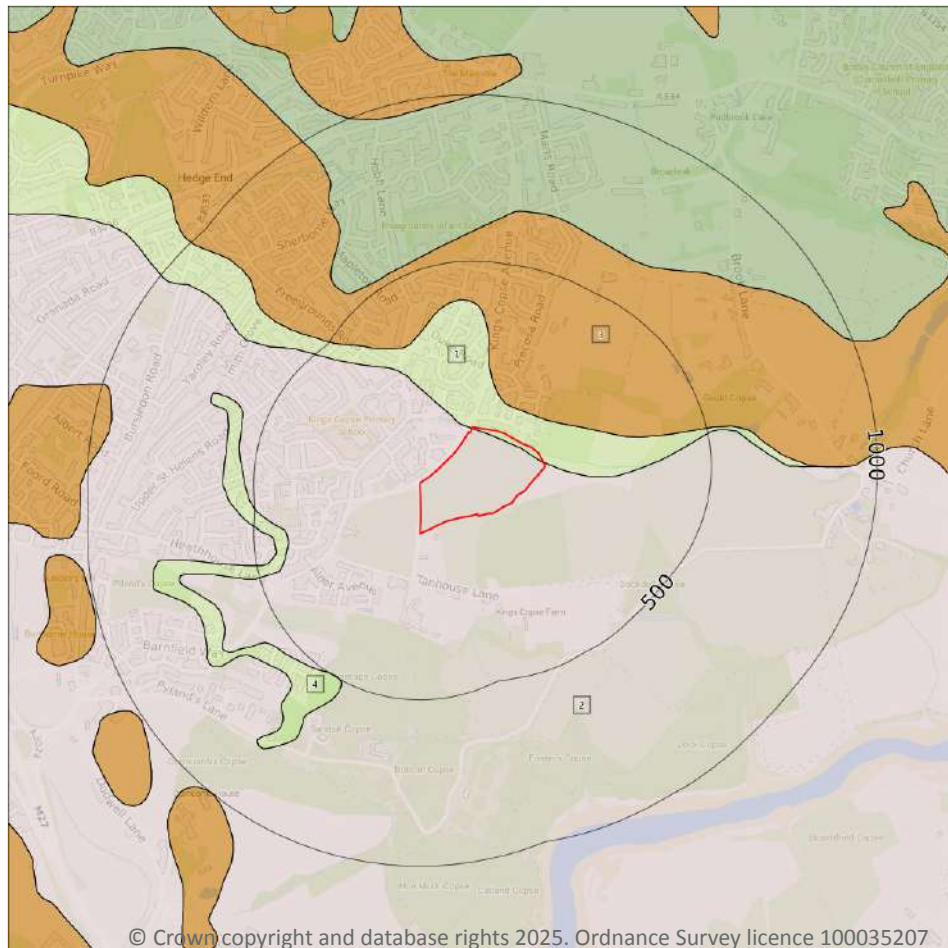
Records within 50m

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

4

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 89](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WHI-S	WHITECLIFF SAND MEMBER - SAND	-
2	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN
3	83m NE	WTT-XSZC	WITTERING FORMATION - SAND, SILT AND CLAY	YPRESIAN
4	397m W	PORT-S	PORTSMOUTH SAND MEMBER - SAND	-



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Very Low
On site	Intergranular	High	High

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

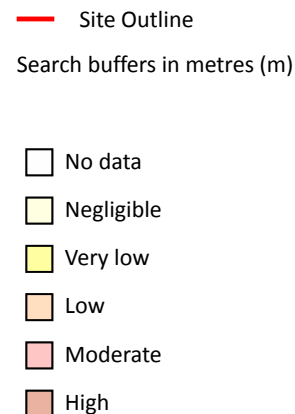
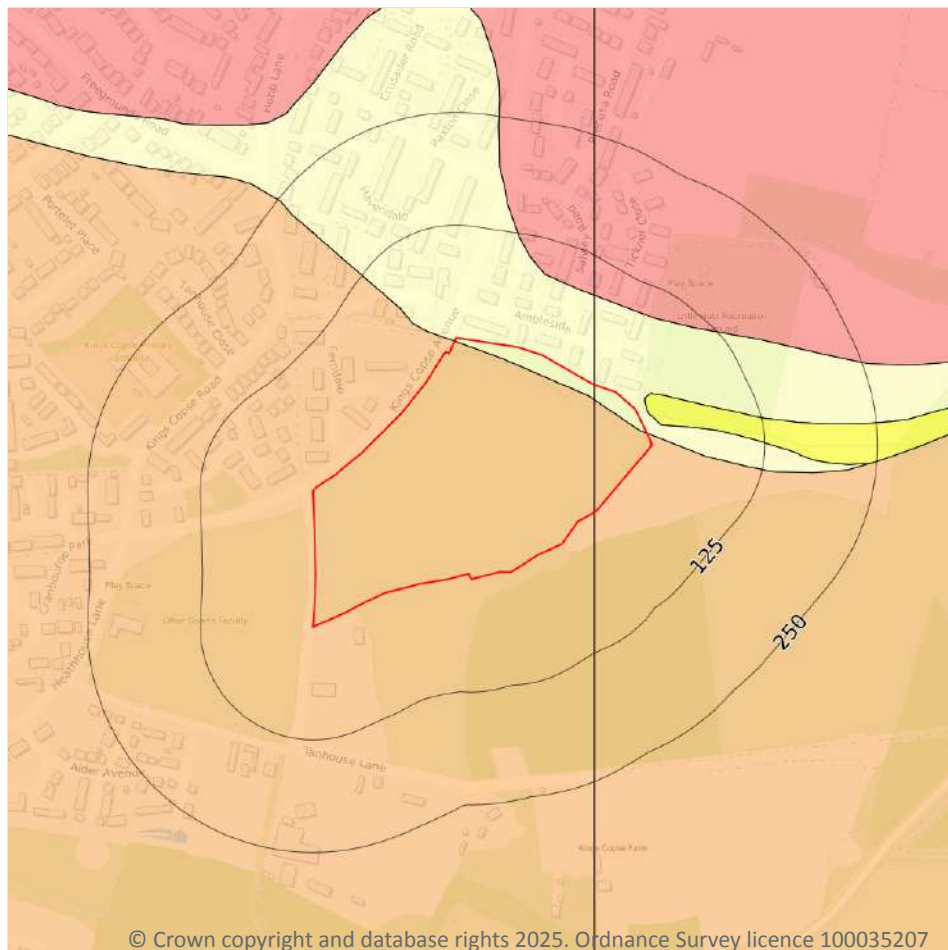
0

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



17.1 Shrink swell clays

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 92 >](#)

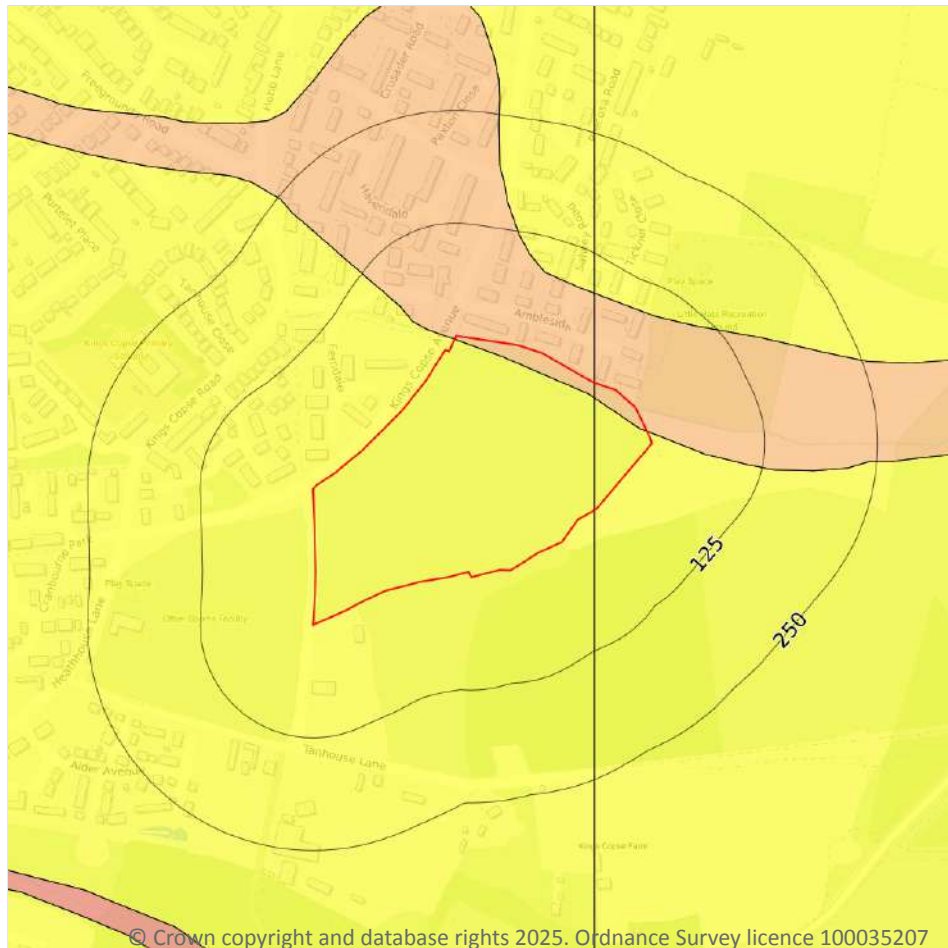
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Low	Ground conditions predominantly medium plasticity.
11m NE	Very low	Ground conditions predominantly low plasticity.



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

2

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 94](#) >

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.

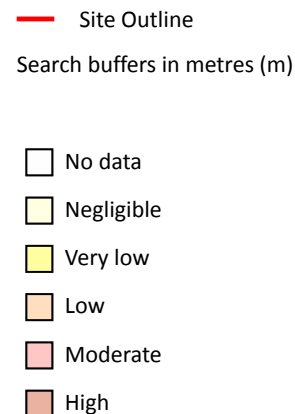
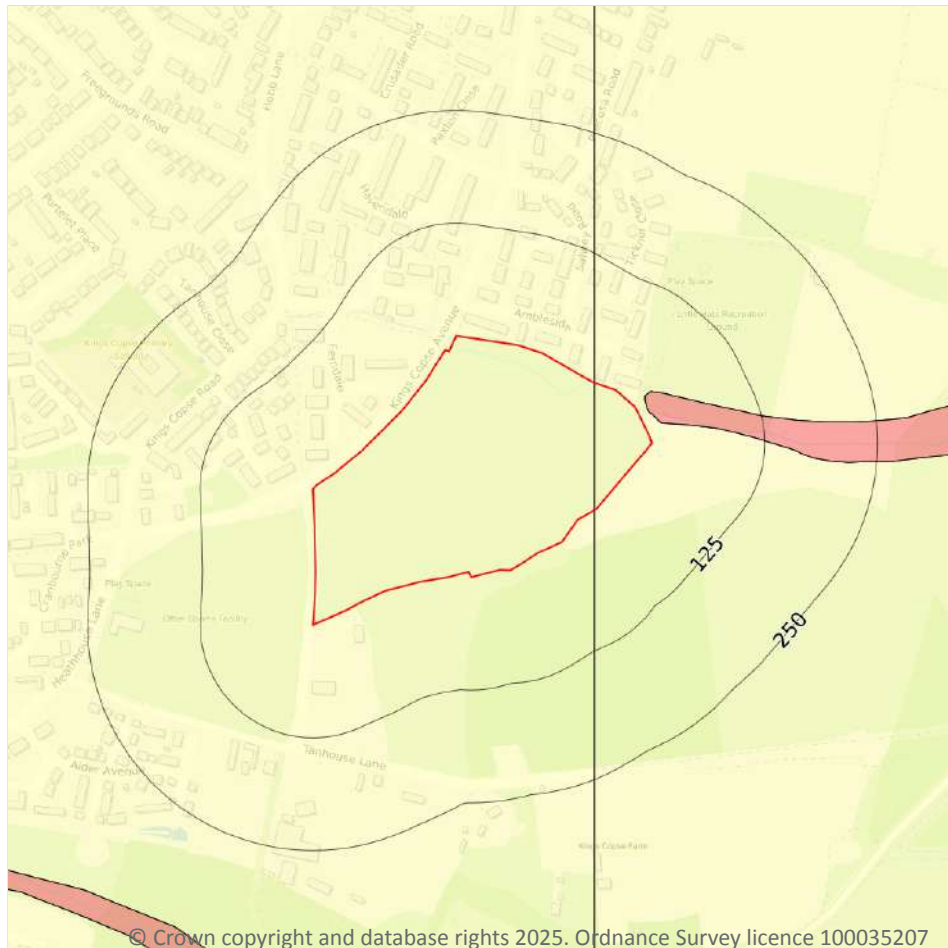


Location	Hazard rating	Details
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

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 96 >](#)

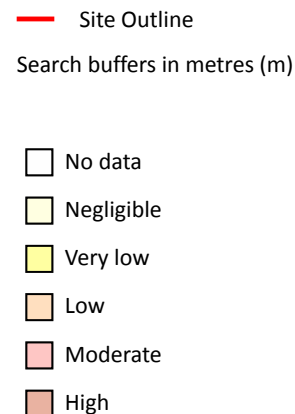
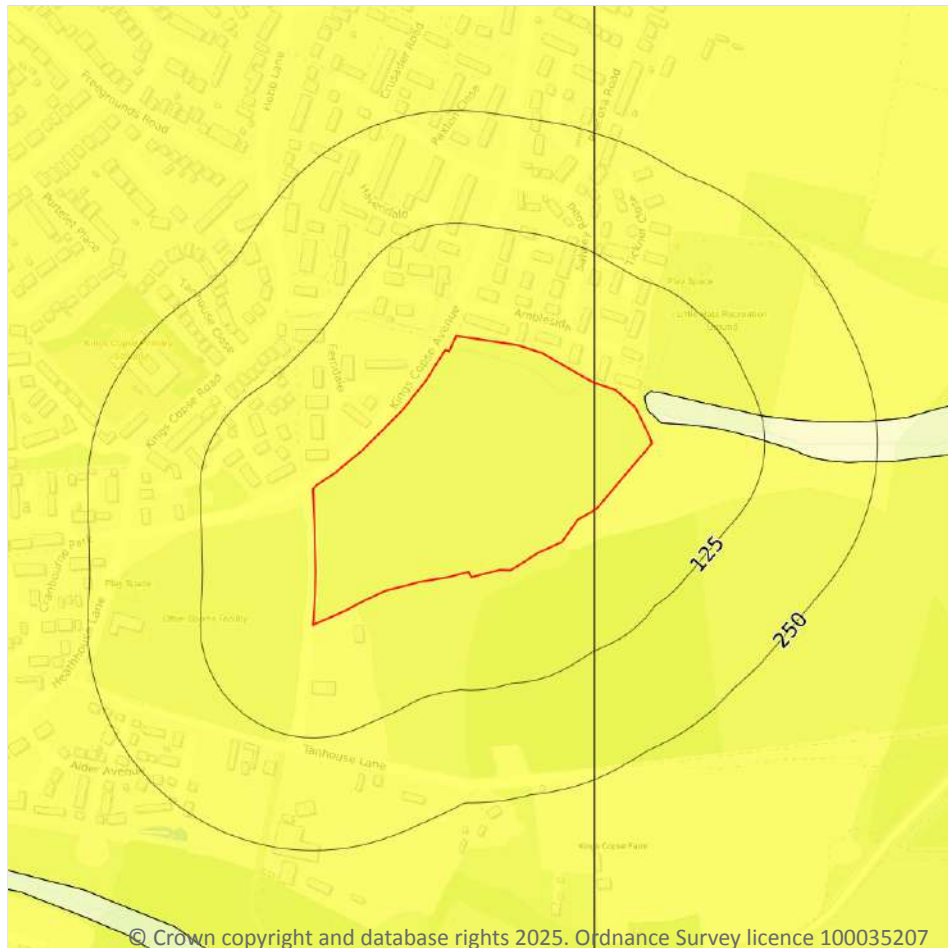
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
11m NE	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

2

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.

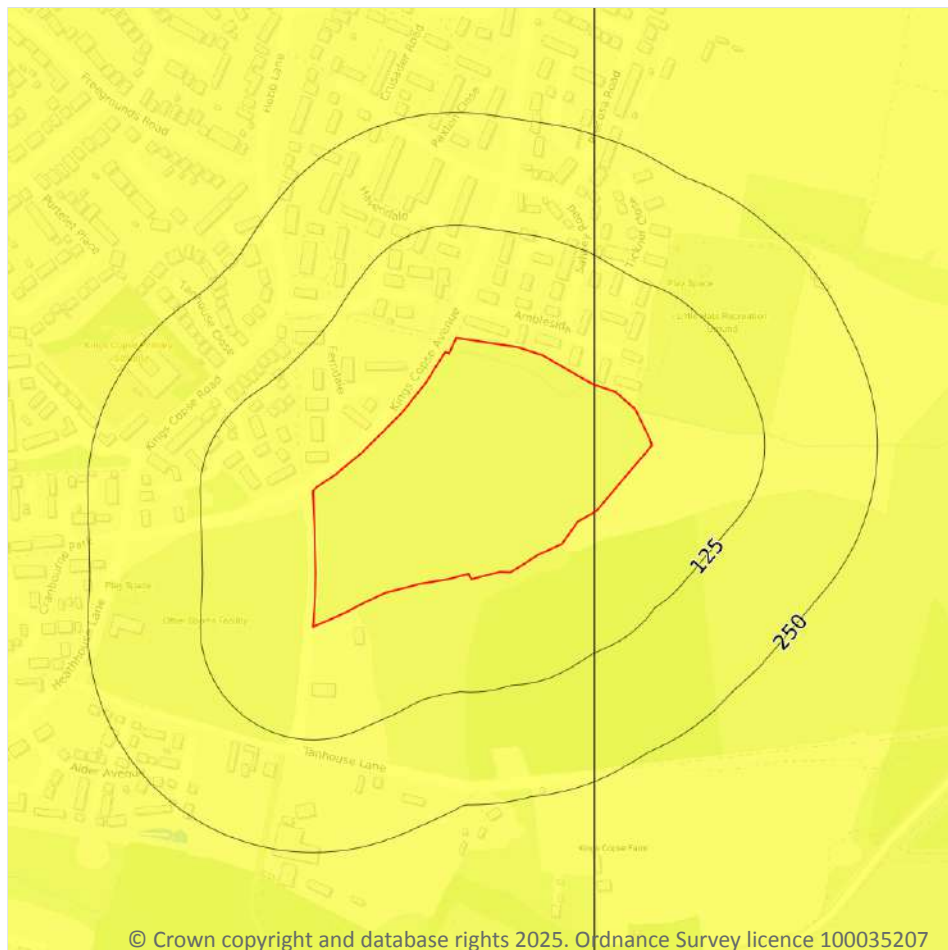
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 98](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
11m 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.

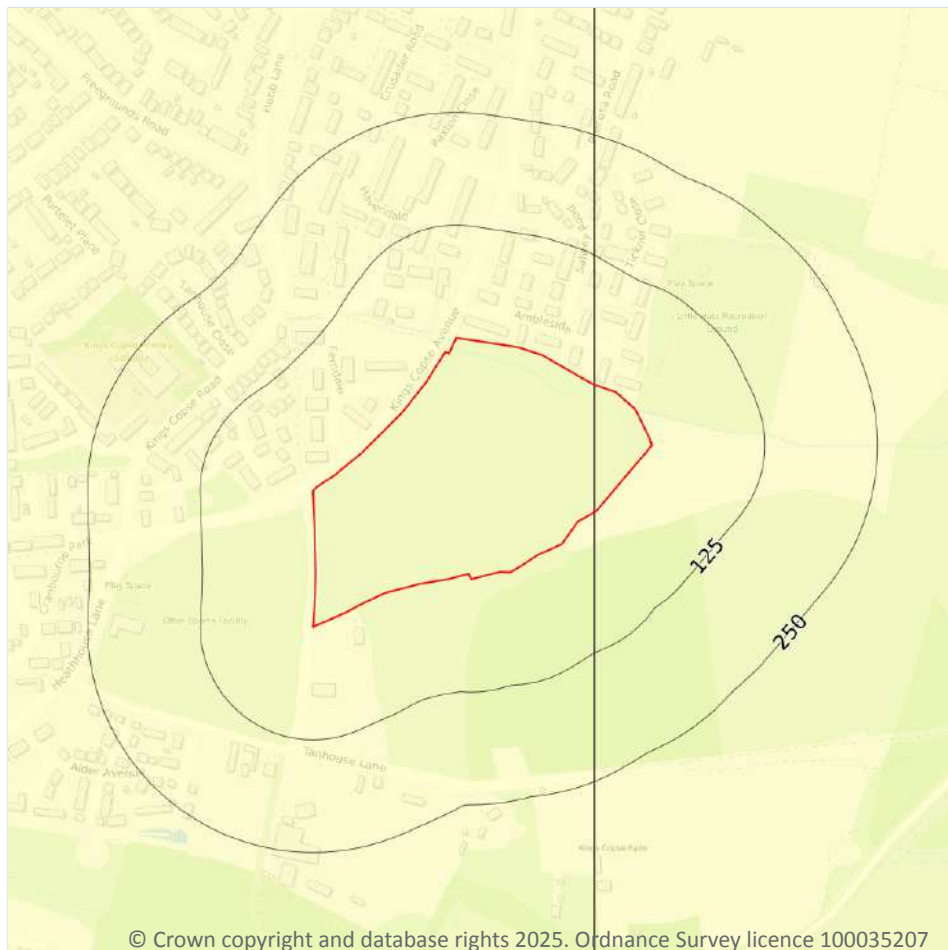
Features are displayed on the Natural ground subsidence - Landslides map on [page 99](#) >

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 100](#) >

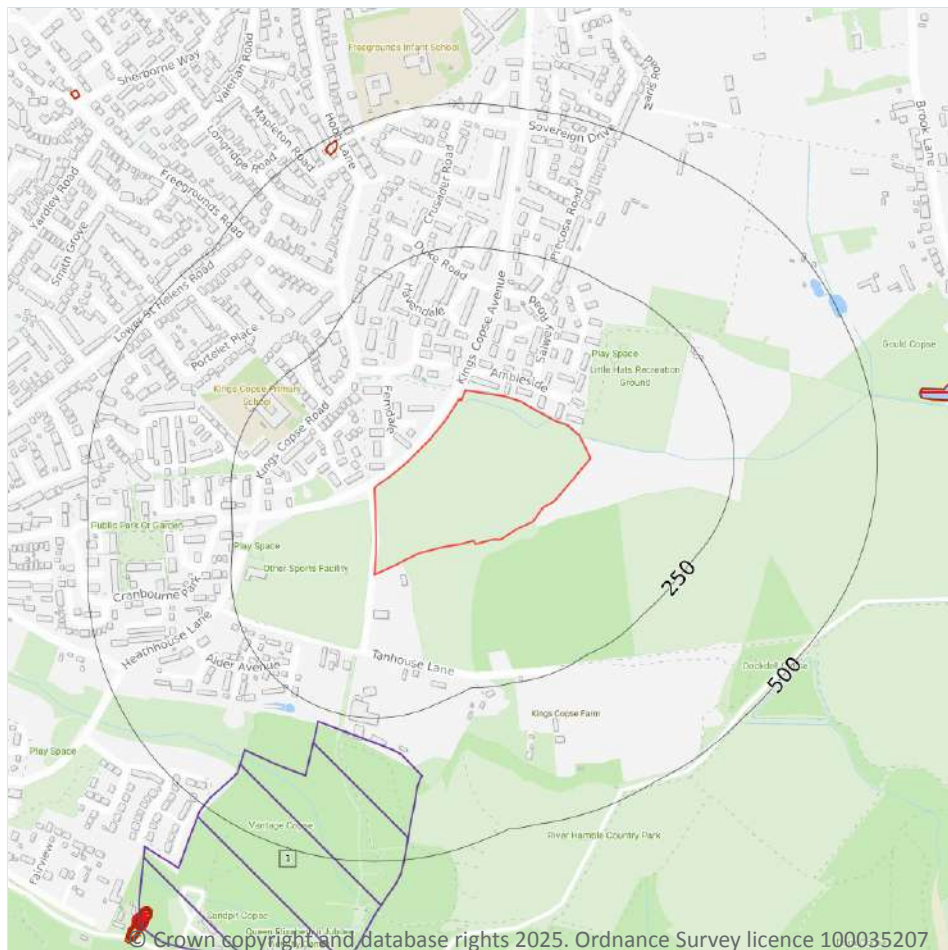
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

0

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.

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

1

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.

Features are displayed on the Mining and ground workings map on [page 102](#) >

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
1	274m S	Vantage Copse	Sand and gravel	Surface mineral working	Refused	Not available

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
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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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.



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

9

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	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
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
11m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

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 km².

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 D Site Photographs

Photo 1:

Overhead Drone Shot



Photo 2:

Site entranceway South-western corner of the site. View looking south-west



Photo 3:

Northern portion of the site. View looking north.



Photo 4:

Central area of the site. View looking south.



Photo 5:

Central and western portion of the site. View looking south-west.



Photo 6:

Central and eastern portion of the site. View looking north.



Photo 7:

Pipeline easement Photos



Photo 8:

Southern boundary of the site. South-western corner of the site. View looking south-west



Photo 9:

Central area of the site. View looking north.



Appendix E Risk Assessment Criteria

The classification presented in Table E.1 to Table E.4 below are modified from, 'contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552'.

Table E.1. Classification of Consequence

Classification	Definition
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environmental Protection Act 1990, Part IIA. Short term risk of pollution (note: Water Recourses Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000.)
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water recourse (note: Water Recourses Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000.)
Mild	Pollution of non-sensitive water recourses. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular on Contaminated Land, DETR, 2000.)
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.)

Table E.2. Classification of Probability

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

Table E.3. Comparison of Consequence Against Probability

Probability	Consequence			
	Severe	Medium	Mild	Minor
High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
Likely	High risk	Moderate risk	Moderate/low risk	Low risk
Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
Unlikely	Moderate risk	Low risk	Very low risk	Very low risk

Table E.4. Risk Classifications

Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.
Very low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
None	No potential risk if no pollution linkage has been established.

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