



**CONTAMINATION
RISK ASSESSMENT**

AT

LAND AT DUTTON LANE
EASTLEIGH
HAMPSHIRE

ON BEHALF OF

DETERMINARI-001 Ltd

ARP GEOTECHNICAL LTD

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CLIENT: DETERMINARI-001 Ltd

JOB NUMBER: GYE/01

PROJECT: LAND AT DUTTON LANE, EASTLEIGH, HAMPSHIRE

REPORT TYPE: CONTAMINATION RISK ASSESSMENT

REPORT REFERENCE: GYE/01r1 V2

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1	14 th NOVEMBER 2025	V1 FINAL
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1.0 EXECUTIVE SUMMARY

The pertinent conclusions of the report are tabulated below. However, the information below is not exhaustive, and it is recommended the report is read in its entirety.

Proposed Development	Continued use of existing land use as open storage for vehicles, car parts and building materials.
Site Description	The site can be split into three distinct areas. The central area comprises a large expanse of hardstanding. The northern area comprises a warehouse surrounded by hardstanding. The southern area comprises a former NCP car park.
Site History	Northern end of the site was part of a wider allotment until the construction of a warehouse at the centre in the 1950s. 'Cheese Market' in the south in 1869. 'Road Transport Depot' occupied the whole site from 1970s, later labelled a 'Depot'. Prior to demolition in around 2015, the site was operated by a parcel delivery company. Since demolition, the majority of the site has been used for open storage, including vehicle storage, with an NCP car park in the south.
Geology	River Terrace Deposits as Sand and Gravels overlying sand, silt and clay of the Wittering Formation.
Hazardous Gases	No landfills within 250m of the site. Old gravel pits 190m north and northwest of the site, infilled by 1900. Given the age of the infill, soil gas generation potential is considered to be negligible and is not considered to be a risk to the site. Several areas of potentially infilled ground (water) are indicated within 250m, with the nearest at 126m. These are associated with the infilling of drainage channels. This is not considered to be a credible gas risk to the site.
Likely Ground Conditions	Minimal thickness of made ground anticipated associated with historical development, overlying granular River Terrace Deposits, over clay and silty sands.

Contamination	There is potential for localised contamination within the soil associated with historical land use. However, the existing hardcovers will prevent direct contact with current site operators. There is also potential for oil/fuel spillages to ground associated with vehicle storage. The tenant operations should include measures such as designated spill response procedures. A Refurbishment Asbestos Survey of the warehouse has been undertaken by ACE Report reference No. J390777 dated 9th January 2025. The report includes details of the actions required to deal with the asbestos containing material identified within the warehouse.
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2.0 INTRODUCTION

- 2.1 Determinari-001 Ltd manages a site off Dutton Lane, Eastleigh, in Hampshire, which is used for open storage. Plots within the site are leased to various tenants for storage. Going forward, the site use will remain as open storage. It is understood that the existing tenants store vehicles, car parts and building materials, and a proposed tenant for the warehouse in the north is planning to store building materials and vehicles. In order to address the comments raised by the Contaminated Land Officer at Eastleigh Borough Council, a Contamination Assessment has been prepared, in the form of this document. This assessment applies for the retention of the existing land use for open storage only and would need to be updated if proposed land usage is to change in the future.
- 2.2 ARP Geotechnical Ltd was appointed by Determinari-001 Ltd to implement the report, which involved a desk study assessment of the geological aspects, site history, potential contamination sources and receptors, and other environmental.
- 2.3 The report does not include any intrusive assessment, or a site walkover survey.
- 2.4 The report has been prepared for the use and reliance of the Client only. The report shall not be relied upon or transferred to any other parties without the written agreement of ARP Geotechnical Ltd. For the avoidance of any doubt, where ARP Geotechnical Ltd enters into a letter of reliance for the benefit of a third party, that third party will be permitted to rely on the report. No responsibility will be accepted where this report is used, either in its entirety or in part, by any other party without ARP Geotechnical Ltd.'s consent.
- 2.5 Attention is drawn to the requirements of the Construction Design and Management Regulations 2015, and in particular the duties and obligation of the Client.

3.0 SITE DESCRIPTION

Site Location

- 3.1 The site, which is centred on Ordnance Survey Grid Reference 445880, 119280, is located off Dutton Lane, Eastleigh, in Hampshire.
- 3.2 A site location plan and aerial photograph are presented in Appendix A.
- 3.3 Plans and publicly available aerial and street view images have been used to provide information on the status of the site. These are discussed below.

On-Site Features

- 3.4 The site has overall dimensions of approximately 220m (north - south) by 65m (east - west).
- 3.5 The site can be split into three distinct areas. The area in the north, roughly 56m x 50m, comprises a warehouse at the northern boundary surrounded by bitmac and concrete hardstanding. The central area comprises a large area, approximately 110m x 67m, of bitmac and concrete hardstanding. The area in the south comprises a former car park and is fully under bitmac surfacing. Each of the areas are separated from each other by fencing.
- 3.6 The site is generally level, but with a gentle slope down from north to south.

Site Boundaries and Surrounding Land Use

- 3.7 The site is bounded to the north by light industrial buildings, to the east by residential properties (beyond a narrow lane), to the west by a railway (beyond an access road lined with car parking) and to the south by Bishopstoke Road, with commercial/light industrial buildings beyond.

4.0 SITE HISTORY

4.1 Ordnance Survey archive maps were obtained for the site. Copies of the maps are included in Appendix B, and a summary of the findings is given below.

Map Date	On-Site	Off-Site
1869	Northern three quarters of site forms part of a larger field that extends to the north, east and west. 'Cheese Market' labelled in the southern quarter, however only a track is visible on site.	Large gravel pit approximately 190m to the northwest and an old gravel pit approximately 260m to the north. Railway sidings 60m west of the site. Road to the south of the site, Bishopstoke Road. River 140m east of the site.
1896	Site is part of a large area of allotment gardens. Tracks shown through the centre of the site, trending north - south and within the southern end of the site.	Allotments Gardens north and west of the site. Residential houses along the eastern boundary of the site. Large gravel pit to the northwest has been infilled and replaced with a sawmill and a smithy. 'Eastleigh and Bishopstoke Station' and 'Carriage and Wagon Works' to the south of Bishopstoke Road.
1909	Site now labelled 'Allotment Gardens'.	Rail sidings extended to the north. Allotment gardens now present at location of Old Gravel Pit to the north.
1933	No significant change.	No significant change.
1951	Allotment gardens noted in far north and far south of site. Large warehouse now shown at the centre.	Further expansion of rail sidings to the northwest.
1970	Several long rectangular buildings on site. Site labelled 'Road Transport Depot'.	No significant change.
1978	Site now labelled 'Depot'.	'Barton Industrial Estate' labelled to the south of Bishopstoke Road.
1999 (Aerial Image)	Four long narrow rectangular buildings in the south with two smaller rectangular buildings in to the north. Multiple HGVs visible on site. Site appears to be fully under hardstanding.	Residential houses along the eastern boundary. Rail tracks to the west. Several warehouse type buildings to the north and a large industrial estate to the south.
2015 (Aerial image)	All buildings demolished to slab level apart from the warehouse at	No noticeable change.

	northern boundary. Cars parked within central section of site.	
2016 (Aerial Image)	Numerous cars stored on central portion of the site. Car park present to the south.	No noticeable change.
2019 (Aerial image)	Several cars parked in front of warehouse to the north. Central portion used for storage.	No significant change.
2024 (Aerial Image)	Small number of vehicles parked on central section of the site.	No significant change.

4.2 In summary, up until the 1950s, the site was part of a wider allotment garden with limited evidence of development. A warehouse was constructed at the centre of the allotment garden in the 1950s and by the 1970s, the whole site was occupied by a 'Road Transport Depot', labelled a 'Depot' by 1978, with multiple warehouses present. Aerial imagery shows that all buildings, other than warehouse in far north, were demolished around 2015. It is understood that, prior to demolition, the site was operated by a parcel delivery company. Since demolition, the majority of the site has been used for open storage, including vehicle storage. The southern area of the site was in use as an NCP car park until recently. Several gravel pits were present approximately 190m to the northwest in 1869 with old gravel pits recorded to the north. The northwestern gravel pits were infilled by 1896 with a sawmill and a smithy shown to be present. The old gravel pit to the north appeared to be infilled by 1909 with allotment gardens shown to be present. Housing and industrial buildings are now present over the footprint of the gravel pits.

5.0 ENVIRONMENTAL SETTING

Geology

- 5.1 The British Geological Survey 1:50,000 Series Geology Maps have been consulted for the site. The maps show the site to be underlain by River Terrace Deposits as sand and gravels overlying sand, silt and clay of the Wittering Formation.
- 5.2 An historical BGS borehole (SU41NE1), located 150m to the south of the site, identified soft clay to 1.8m over medium gravel and firm clay to 2.7m, overlying soft to firm blue grey silty clay. An historical BGS borehole (SU41NE3), located 140m north of the site, identified made ground to 1.8m, overlying dense gravel to 4.5m, overlying firm grey silty clay and fine grey sand in laminations to 9m, over fine grey silty sand to 10.5m.
- 5.3 Based on the historical BGS boreholes and site history, the ground conditions on site are likely to comprises minimal made ground associated with historical construction, over granular River Terrace Deposits, overlying clay and silty sands.
- 5.4 The maps do not indicate any potential for the site to be adversely affected by any faults.

Hydrogeology

- 5.5 The Landmark Envirocheck Report, included in Appendix C, indicates the Bedrock Aquifer Designation to be " Secondary A ". These Aquifers comprise "permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers". The overlying superficial deposits are designated are also classified "Secondary A" Aquifer.
- 5.6 There are two active groundwater abstractions within 1km of the site, at 793m to the west and 839m to the west. Both are for industrial usage: Non- evaporative cooling. Neither are down hydraulic gradient.

- 5.7 The site is not within a groundwater Source Protection Zone.

Hydrology

- 5.8 The general area slopes to the east. The nearest downslope surface water is the River Barton, at 115m to the northeast.
- 5.9 There is one active surface water abstraction within 1km of the site, at approximately 546m to the east. The abstraction is for environmental purposes: Non remedial River/Wetland support. Transfer between sources.

Other Environmental Data

- 5.10 The Landmark Envirocheck Report, included in Appendix C, contains information on numerous environmental aspects. A summary of the pertinent findings, not already covered, with additional comments, is given below.
- 5.10.1 There is one Integrated Pollution Prevention and Control within 250m of the site at 214m to the southwest, for a cable company. This relates to nonferrous metals: melting with capacity greater or equal to 5T. This is noted to have been surrendered.
- 5.10.2 There are four Local Authority Pollution Prevention and Controls within 250m of the site. The nearest two are 120m and 132m to the southeast, and the furthest one (196m to the southeast), are all related to respraying of road vehicles. The furthest is no longer active. The fourth authorisation is for a petrol station 177m southeast.
- 5.10.3 There has been one Pollution Incident to Controlled Waters positioned at the southeastern boundary. The incident was noted to be associated with the railways and occurred on the 9th December 1992 and related to a loss of 100 litres of Crude Oils. The incident was noted as being a Category 3 – Minor Incident. No details have

been provided about the receiving water and a positional accuracy of 100m is noted. Although the incident is indicated to have occurred on site, it is highly unlikely to have been associated with site activities and is likely to be associated with adjacent railways.

5.10.4 There are no discharge consents relating to, or adjacent to, the site.

5.10.5 There are no closed or currently licenced landfills within 250m of the site. However, there is one area of potentially infilled land recorded at 190m north of the site, likely to relate to gravel pits identified on the archive maps. The gravel pits were infilled by the 1900s and houses have been constructed over the footprint in the 2010s. Given the age of the infill, the gas generation potential is negligible and is not considered to be a risk to the site. Several areas of infilled ground (water) are indicated within 250m to the east of the site with the nearest at 126m. These are associated with the infilling of drainage channels. This is not considered to be a credible gas risk to the site.

5.10.6 The site is within a “lower probability radon area” and no radon protection is required for buildings on the site.

5.10.7 There are no contemporary trade directory entries relating to any activities which could have significant impact on the site.

5.10.8 There is one no fuel station entry within 250m of the site, at 177m to the southeast.

6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT AND CONCEPTUAL MODEL

6.1 Part II A of the Environmental Protection Act (EPA) 1990 became effective from 1st April 2000. The Regime was introduced by the Contaminated Land (England) Regulations 2000 (SI 2000, No. 227) along with the associated DEFRA Circular February 2000.

6.2 Section 78A (2) of the Act defines "Contaminated land is any land in such a condition, by reason of substances in, on or under that land that –

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused".

From S78A (4) "Harm" : means harm to the health of living organisms or other interference with the ecological systems of which they form part and, in the case of man, includes harm to his property.

Controlled waters are defined as "..the waters in any relevant lake or pond, or of so much of any relevant river or watercourse as is above the freshwater limit, and ground waters, that is to say, any waters contained in underground strata". From the 1st October 2004, the definition of groundwater in relation to Part IIA was amended, by the Second Water Act Commencement Order SI 2004 No 2528. This makes clear that "ground waters" does not include waters above the saturation zone, i.e. does not include any soil water and pore water present in the unsaturated zone.

6.3 The objectives of the regime are to ensure that risks associated with contaminated land are reduced to an acceptable level, having regard to the costs of doing so. The costs should be proportionate, manageable and economically sustainable.

- 6.4 In assessing risk, it is necessary to consider the probability, or frequency, of occurrence of the hazard and the magnitude/seriousness of the consequences. Consequently, for land to be classified as contaminated, it must have, or be very likely to have, a detrimental effect on humans or the environment before it can be classified as contaminated land.
- 6.5 In establishing risk, the concept of the pollutant source/pathway/receptor linkage model, based on current and proposed site use, is to be considered. Therefore, for a site to be deemed contaminated under the Regime, all three linkages must be in place i.e. the site must not only contain harmful substances, but the substances must have a pathway by which to leak out and cause significant harm to a receptor.
- 6.6 The Environment Agency has published guidance on contaminated land, in the form of online documents referred to as LCRM "Land Contamination Risk Management". The documents are intended to provide the technical framework for structured decision making about land contamination, and to assist all those involved in "managing" the land, in particular landowners, developers, financial service providers, planners and regulators. As the documents currently provide the framework for best practice, the general principles are, therefore, followed in conducting the assessment below.
- 6.7 The categorisations of risk adopted in this report are adapted from CIRIA Report C552 (Contaminated Land Risk Assessment: A Guide to Good Practice, 2001). This approach assesses the potential severity of any pollution event and the probability of the event occurring, to arrive at a risk category, for the various potential source - pathway - receptor linkages. The relevant tables used, with the definitions, are presented in Appendix D.

Conceptual Site Model

- 6.8 It is known that the site has been used for open storage for some time and the intention is for the land use to remain unchanged. The current tenants store vehicles, car parts and building materials on site. The site is shown to be underlain by River Terrace Deposits, overlying Wittering Formation (Clay, silt and sand). The solid strata beneath the site are

designated a Secondary A Aquifer, as is the overlying River Terrace Deposits. There are no sensitive groundwater abstractions within 1km of the site. There are no sensitive surface water abstractions within 1km of the site.

6.9 The site has been occupied by a transport depot from the 1950's until the 2010s. The majority of the buildings were demolished in 2014, apart from a small building at northern boundary. Since this point, the site has been used for open storage (including vehicle storage) and a NCP car park has operated in the south of the site. The most likely contamination sources are considered to be:

6.9.1 Possible made ground: – metals inorganics, total petroleum hydrocarbons (TPH), polyaromatic hydrocarbons (PAH), phenol and asbestos.

6.9.2 Potential for oil/fuel spillages to ground associated with vehicle storage on site.

6.9.3 Asbestos containing material identified within existing warehouse to the north during a Refurbishment Asbestos Survey undertaken by Asbestos Consultants Europe Ltd.

6.9.4 Possible harmful gases from potentially infilled land at 190m from site: - methane, carbon dioxide. Given the age of the infill (circa 1900) and distance from the site, this is not considered to be a credible source of gas generation. Therefore, the risk does not need to be considered further.

6.10 The conceptual model needs to consider sources of contamination, pathways along which contaminants could migrate and the receptors, which may become exposed. Guidance published by the Environment Agency has been consulted with regard to pathways and receptors. The potential sources, pathways, and receptors, applicable to the retention of the existing land use – open storage are identified on the table below. Any pathways in *italics* are deemed not to be viable, and the reason given.

Potential Source - Pathway - Receptor Matrix (Retention of site for open storage)

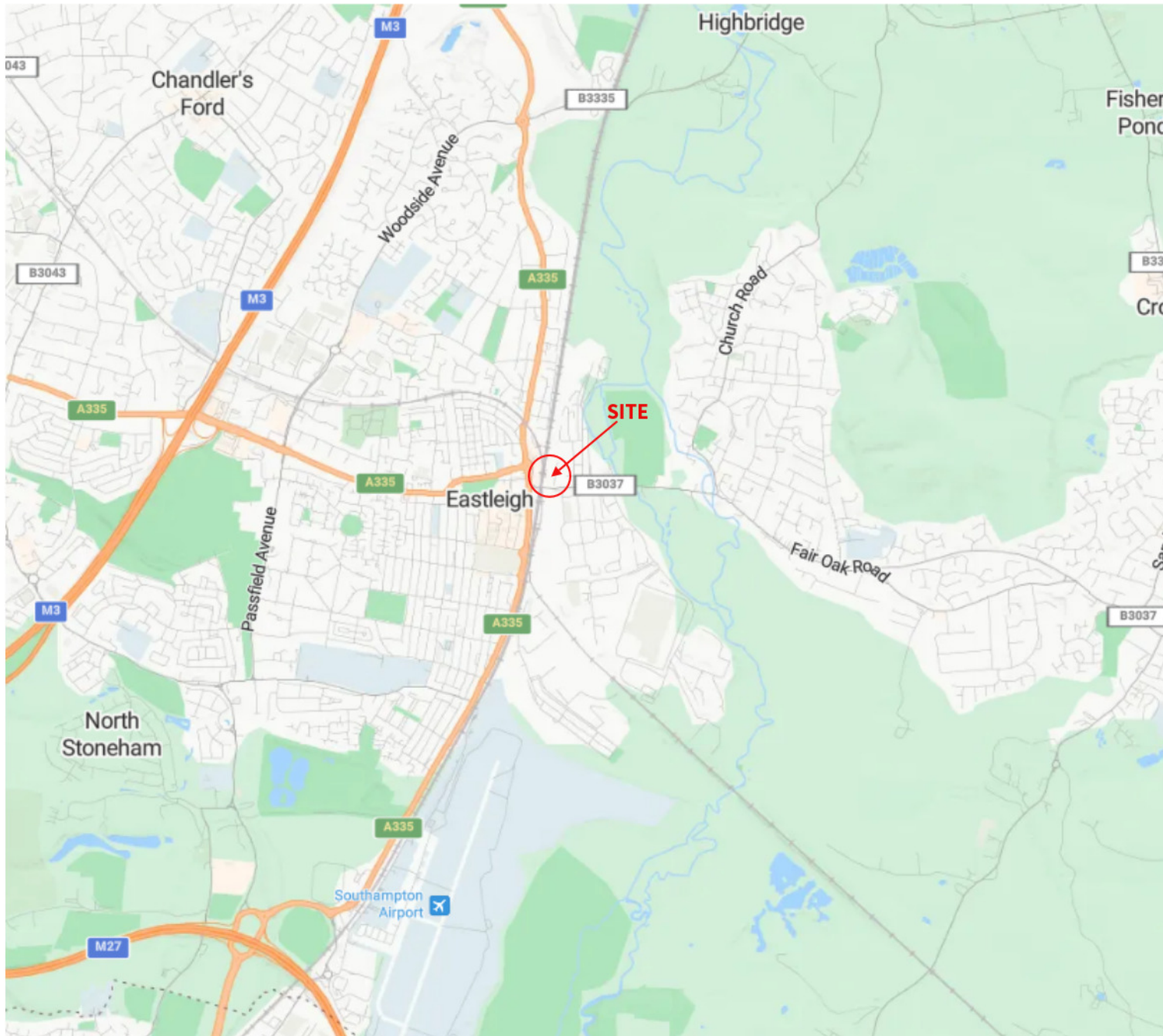
Contamination Sources	Pathways	Receptors	Severity of Consequence	Probability of Event	Risk
Possible made ground associated with historical development: - metals, inorganics, TPH, PAH, phenol and asbestos.	• <i>Inhalation, ingestion and dermal contact with soil and dust</i>	Humans: - • Current site users • Maintenance workers • Adjacent residents and general public	The site is under hard covers; therefore, no pathway exists between potential contamination within the soils and the current land users.		
	• <i>Vapour inhalation outdoor and indoor</i>	Humans (as above)	Based on site history, the presence of volatile contamination is unlikely. Furthermore, hardstanding would prevent direct contact.		
	• <i>Migration in surface water</i>	• Surface water (nearest downslope is 115m northeast. No abstractions within 1km.	The site is fully covered in hardstanding; therefore, infiltration of rainwater will be negligible.		
	• <i>Migration in groundwater</i>	• Groundwater (Secondary A Aquifer, no abstractions within 1km)	The site is fully covered by hardstanding, which would significantly reduce downward infiltration of rainwater and prevent mobilisation of any potential contamination in the soil.		
Possible localised oil/ fuel spillages to ground associated with ongoing vehicle storage - hydrocarbons.	• <i>Migration in surface water</i>	• Surface water	Medium	Unlikely	Low
	• <i>Migration in groundwater</i>	• Groundwater	The site is fully covered in hardstanding, which would significantly reduce downward infiltration of rainwater.		
Asbestos within existing building to the north (identified by ACE during a survey in 2025).	• <i>Inhalation</i>	• Current site users • Maintenance workers • Adjacent residents and general public	Severe	Low Likelihood	Moderate

6.11 The above matrix indicates that the presence of hardstanding across the site prevents the pathway – receptor linkage for the majority of potential contamination sources identified on site. However, the pathways from asbestos identified within the existing building to the north to receptors exists. Asbestos containing material were identified during a Refurbishment Asbestos Survey of the warehouse undertaken by Asbestos Consultants Europe Ltd representatives (ACE) Report reference No. J390777 dated 9th January 2025. The survey includes details of the actions required for dealing with the asbestos containing material identified within the warehouse.

- 6.12 The potential for oil/fuel spillages to ground has been identified as a potential contamination source associated with the storage of vehicles and car parts on site. Although the presence of existing hardstanding would significantly restrict the downward migration of any spillages, measures should be in place to clean up any such spillages should they occur. The tenant operations should include measures such as designated spill response procedures.
- 6.13 The assessment above is based on the retention of the existing land use as open storage. If the land use is to change in the future, it is likely that an updated assessment would be required. If a sensitive land use is proposed (i.e. housing) an environmental site investigation with contamination testing would likely be required to satisfy planning requirements.

APPENDIX A

SITE LOCATION PLAN & AERIAL PHOTOGRAPHS



0m 500m
Approximate Scale



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Project
LAND AT DUTTON LANE,
EASTLEIGH, HAMPSHIRE

Client
GETYARDS EASTLEIGH

Title
SITE LOCATION PLAN

Date
NOVEMBER 2025

Drawn OG	Scale AS SHOWN
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Job No.
GYE/01



0m 30m
Approximate Scale



ARP GEOTECHNICAL LTD
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Project

LAND AT DUTTON LANE,
EASTLEIGH, HAMPSHIRE

Client

GETYARDS EASTLEIGH

Title

AERIAL PHOTOGRAPH

Date

NOVEMBER 2025

Drawn

OG

Scale

AS SHOWN

Job No.

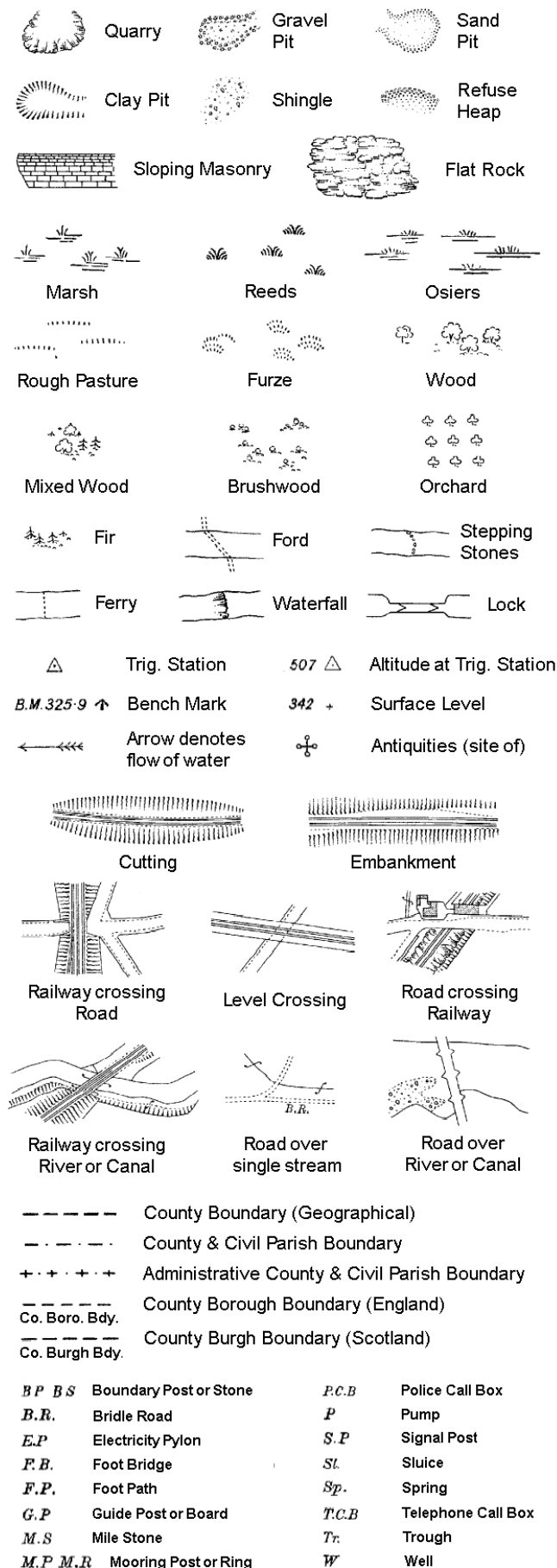
GYE/01

APPENDIX B

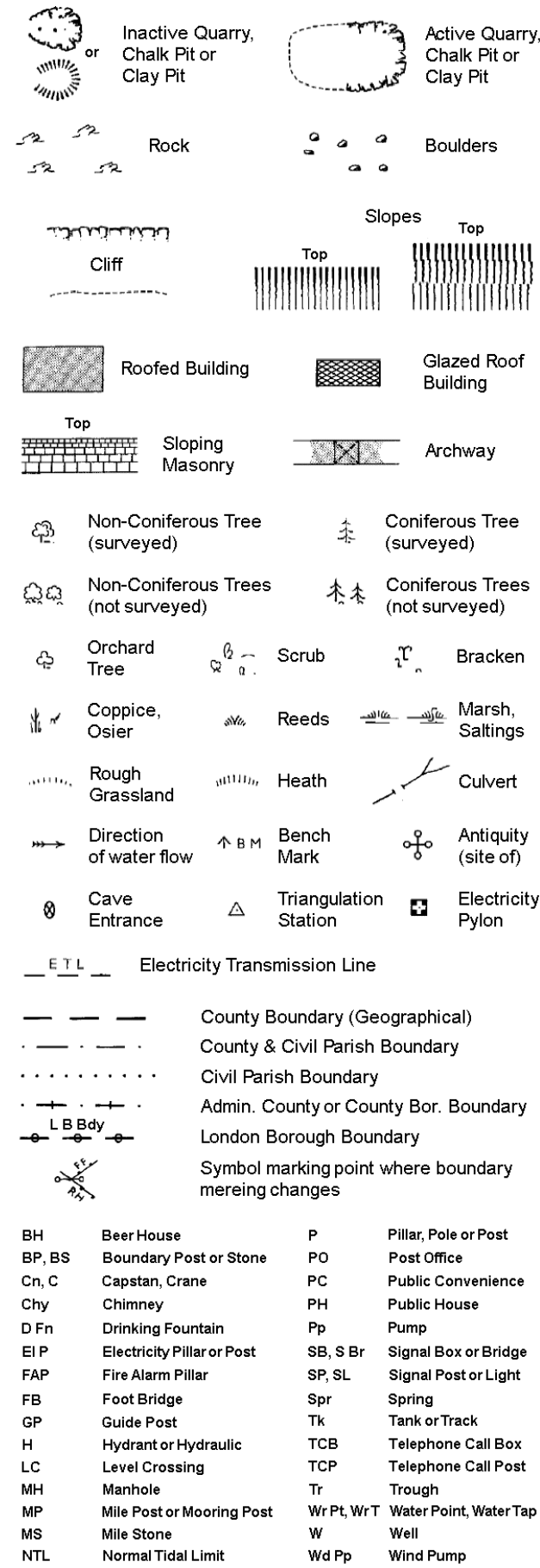
OS ARCHIVE MAPS

Historical Mapping Legends

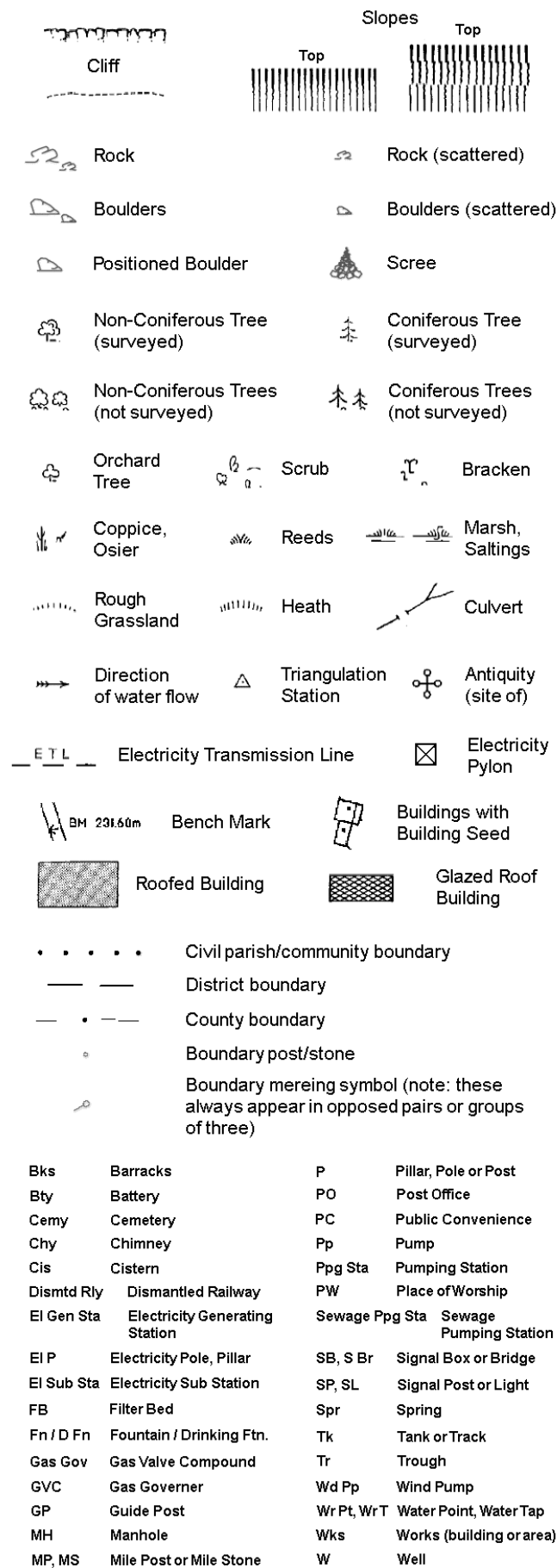
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



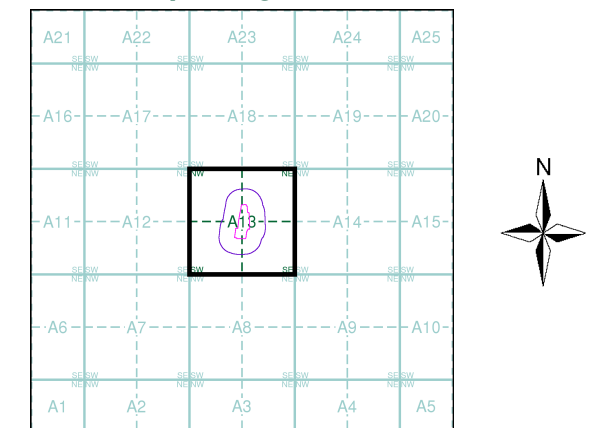
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hampshire & Isle Of Wight	1:2,500	1869 - 1886	2
Hampshire & Isle Of Wight	1:2,500	1896 - 1897	3
Hampshire & Isle Of Wight	1:2,500	1909	4
Hampshire & Isle Of Wight	1:2,500	1933 - 1946	5
Ordnance Survey Plan	1:1,250	1951	6
Ordnance Survey Plan	1:2,500	1952 - 1964	7
Ordnance Survey Plan	1:2,500	1960 - 1968	8
Ordnance Survey Plan	1:1,250	1967 - 1971	9
Ordnance Survey Plan	1:2,500	1969	10
Supply of Unpublished Survey Information	1:1,250	1974 - 1975	11
Additional SIMs	1:1,250	1978 - 1991	12
Additional SIMs	1:2,500	1988	13
Additional SIMs	1:1,250	1988 - 1991	14
Additional SIMs	1:1,250	1988	15
Large-Scale National Grid Data	1:1,250	1992	16
Historical Aerial Photography	1:2,500	1999	17

Historical Map - Segment A13



Order Details

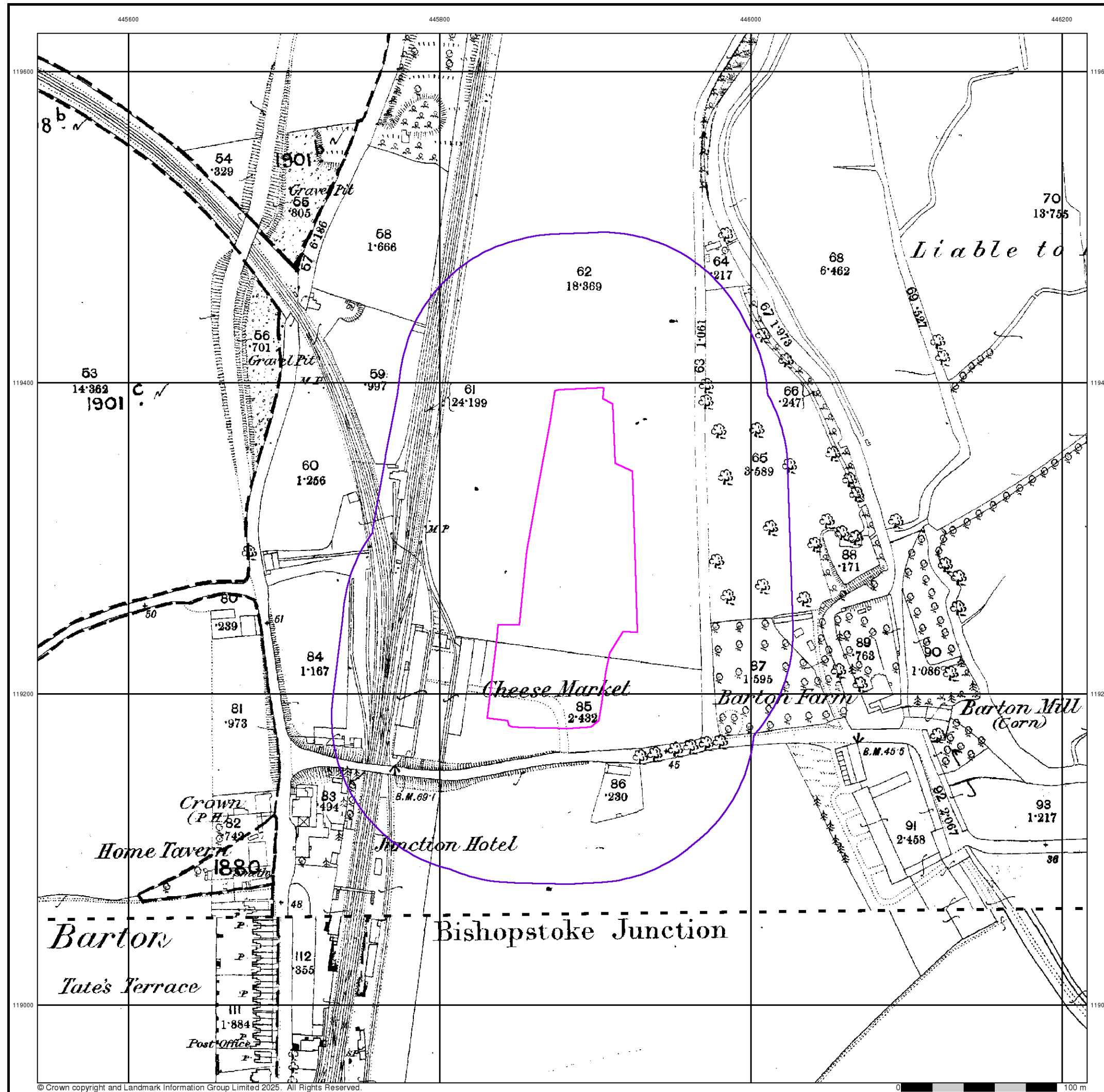
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Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



Tel: 0844 844 9952
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Web: www.envirocheck.co.uk



Hampshire & Isle Of Wight

Published 1869 - 1886

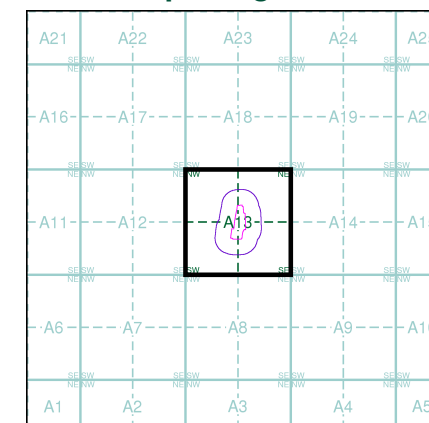
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

057_08
1869
1:2,500
057_12
1886
1:2,500

Historical Map - Segment A13

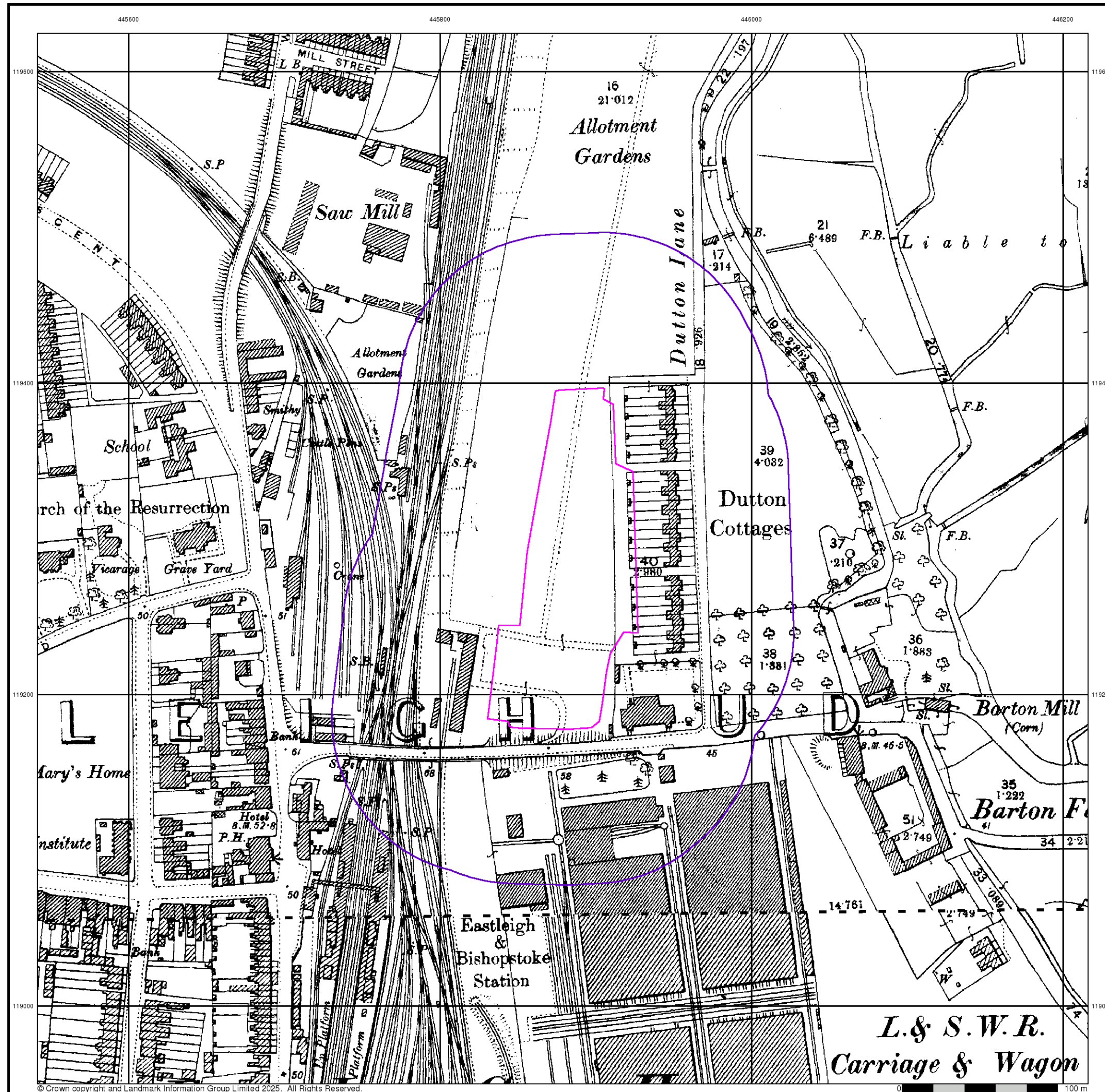


Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



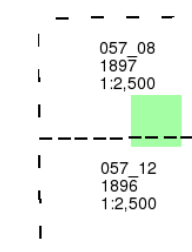
Hampshire & Isle Of Wight

Published 1896 - 1897

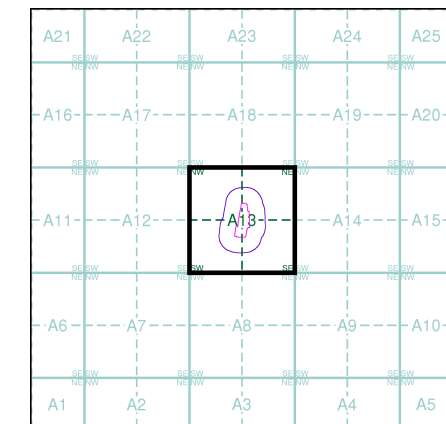
Source map scale - 1:2,500

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Historical Map - Segment A13

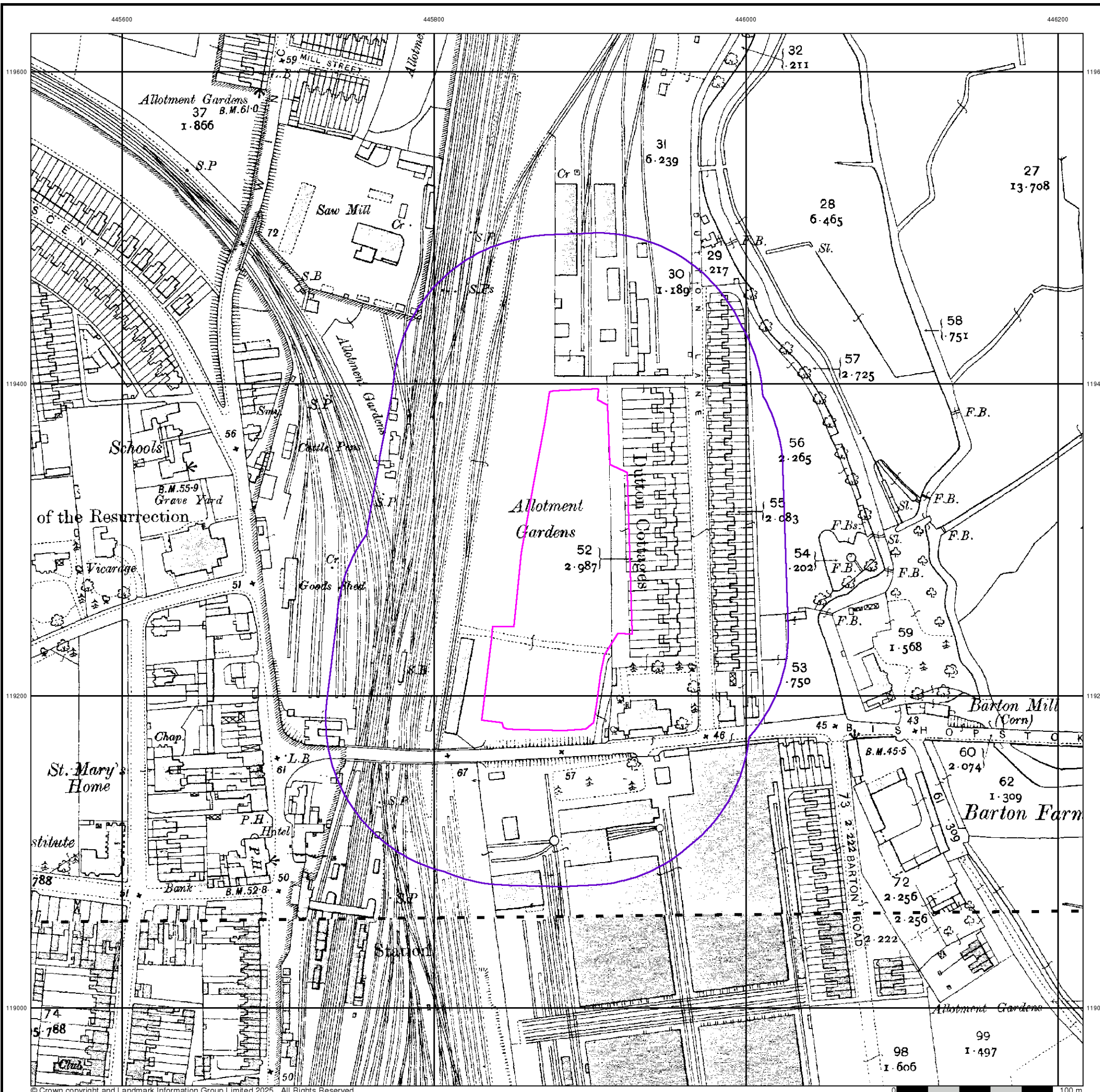


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Customer Ref: JMW76
National Grid Reference: 445880, 119280
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Site Area (Ha): 1.38
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Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



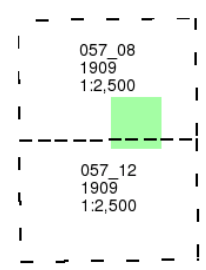
Hampshire & Isle Of Wight

Published 1909

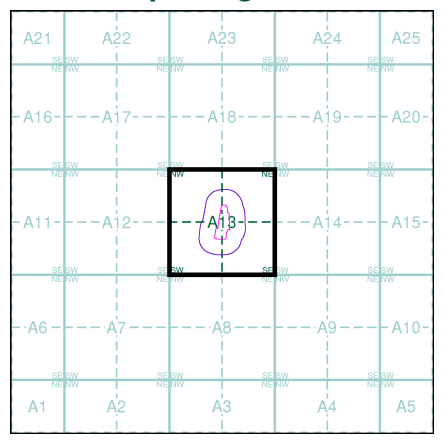
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

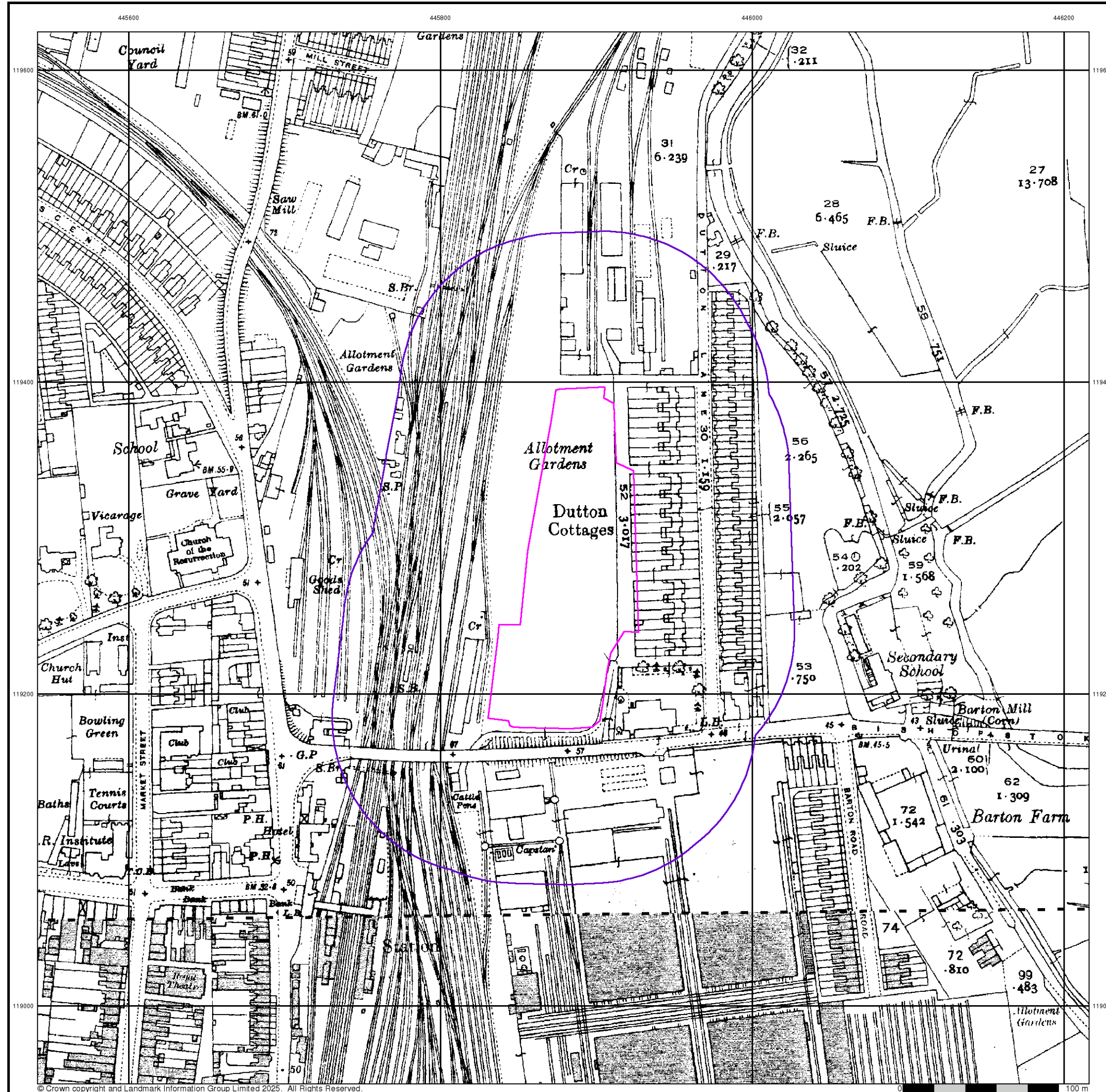


Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



Hampshire & Isle Of Wight

Published 1933 - 1946

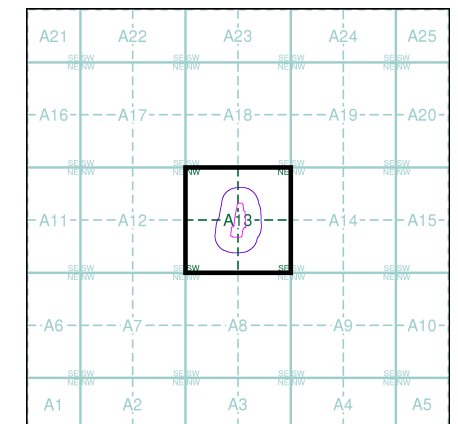
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

057_08
1933
1:2,500
057_12
1946
1:2,500

Historical Map - Segment A13

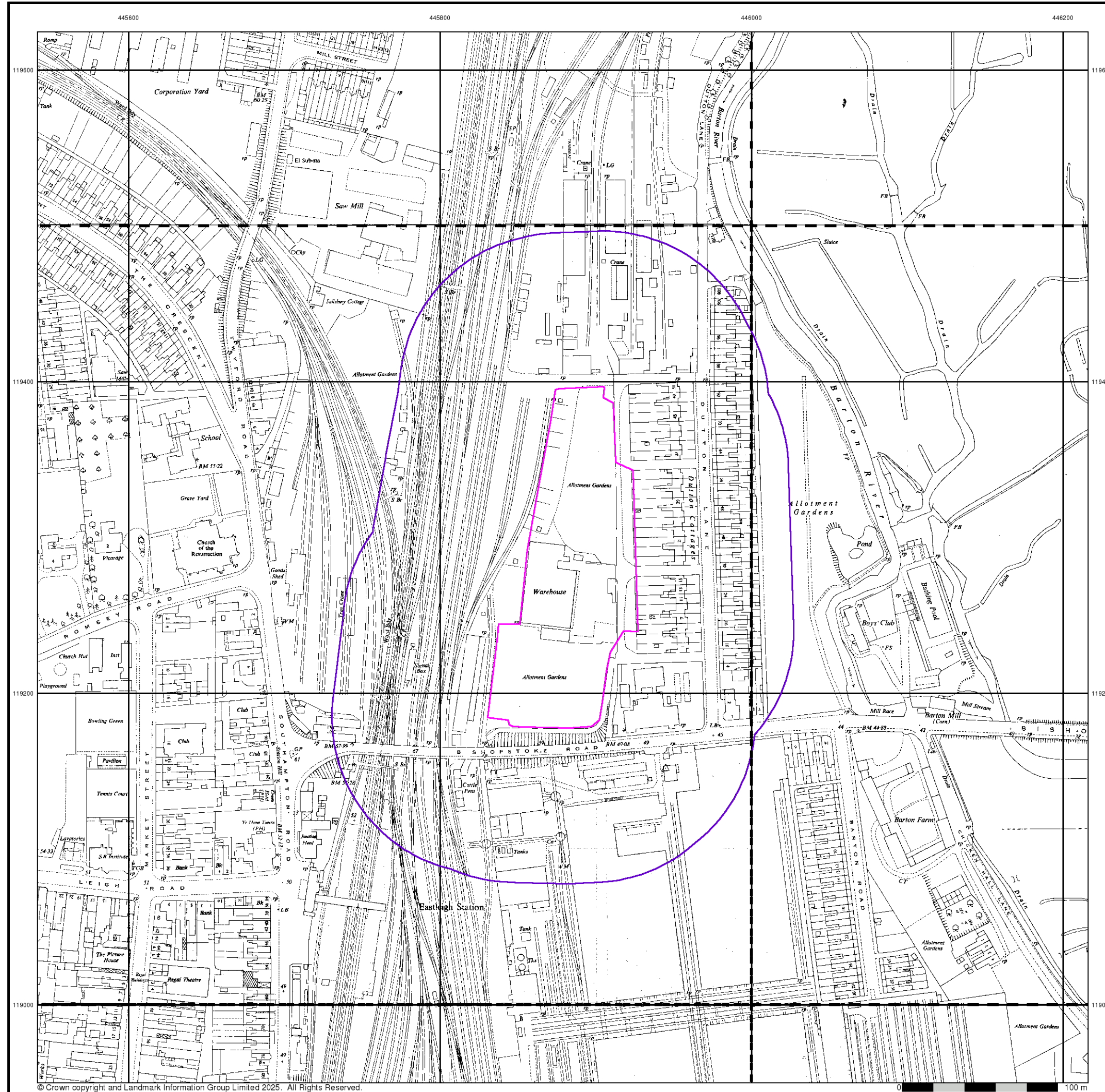


Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



Ordnance Survey Plan

Published 1951

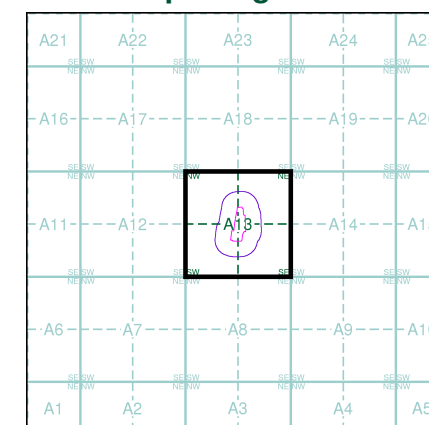
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SU4519NE	SU4619NW
1951	1951
1:1,250	1:1,250
SU4519SE	SU4619SW
1951	1951
1:1,250	1:1,250
SU4518NE	SU4618NW
1951	1951
1:1,250	1:1,250

Historical Map - Segment A13

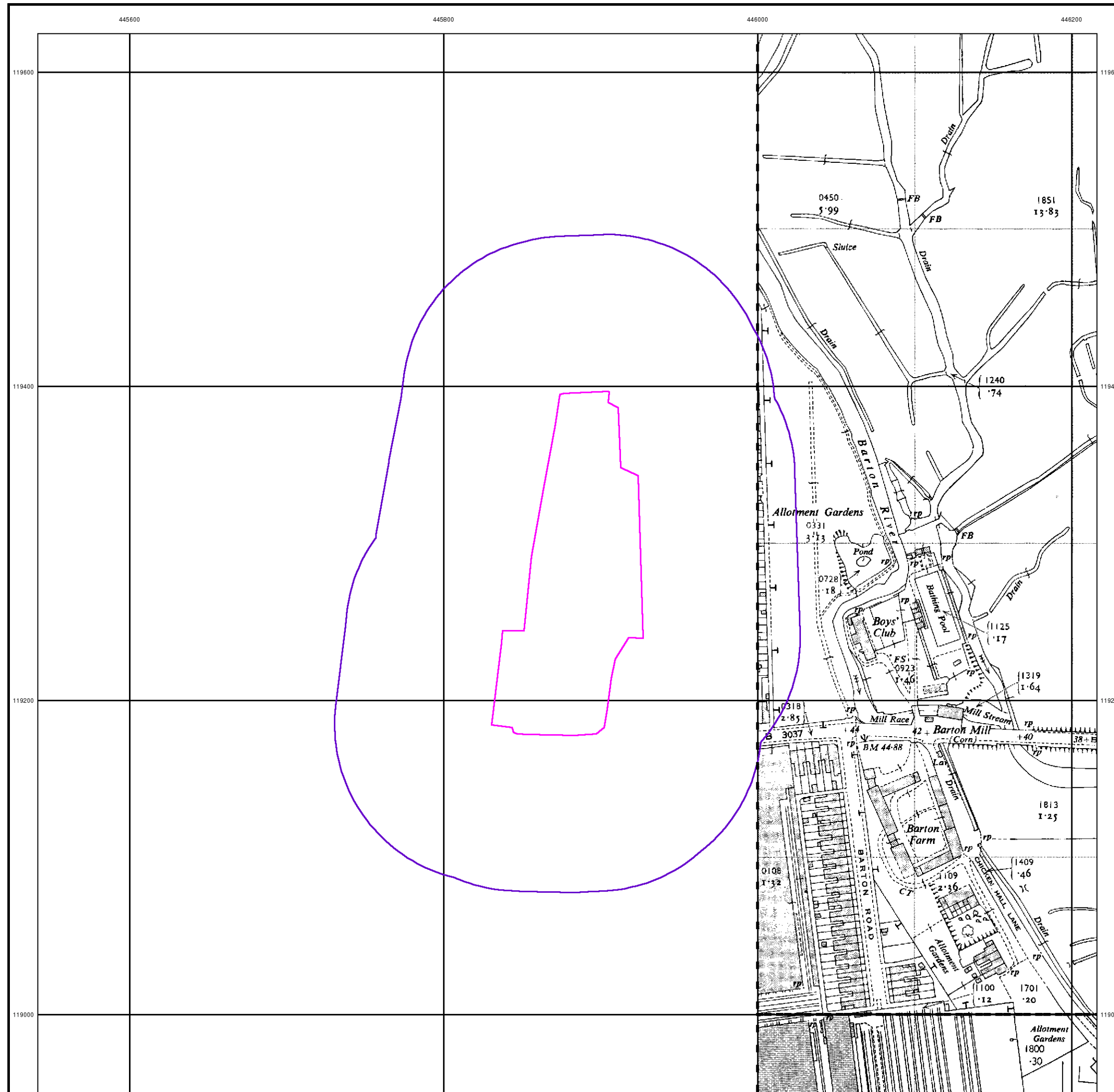


Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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Ordnance Survey Plan

Published 1952 - 1964

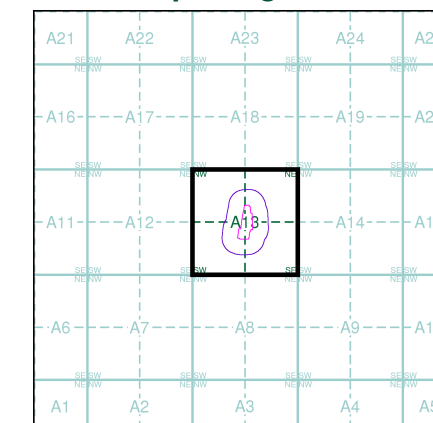
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SU4619
1952
1:2,500
SU4618
1964
1:2,500

Historical Map - Segment A13



Order Details

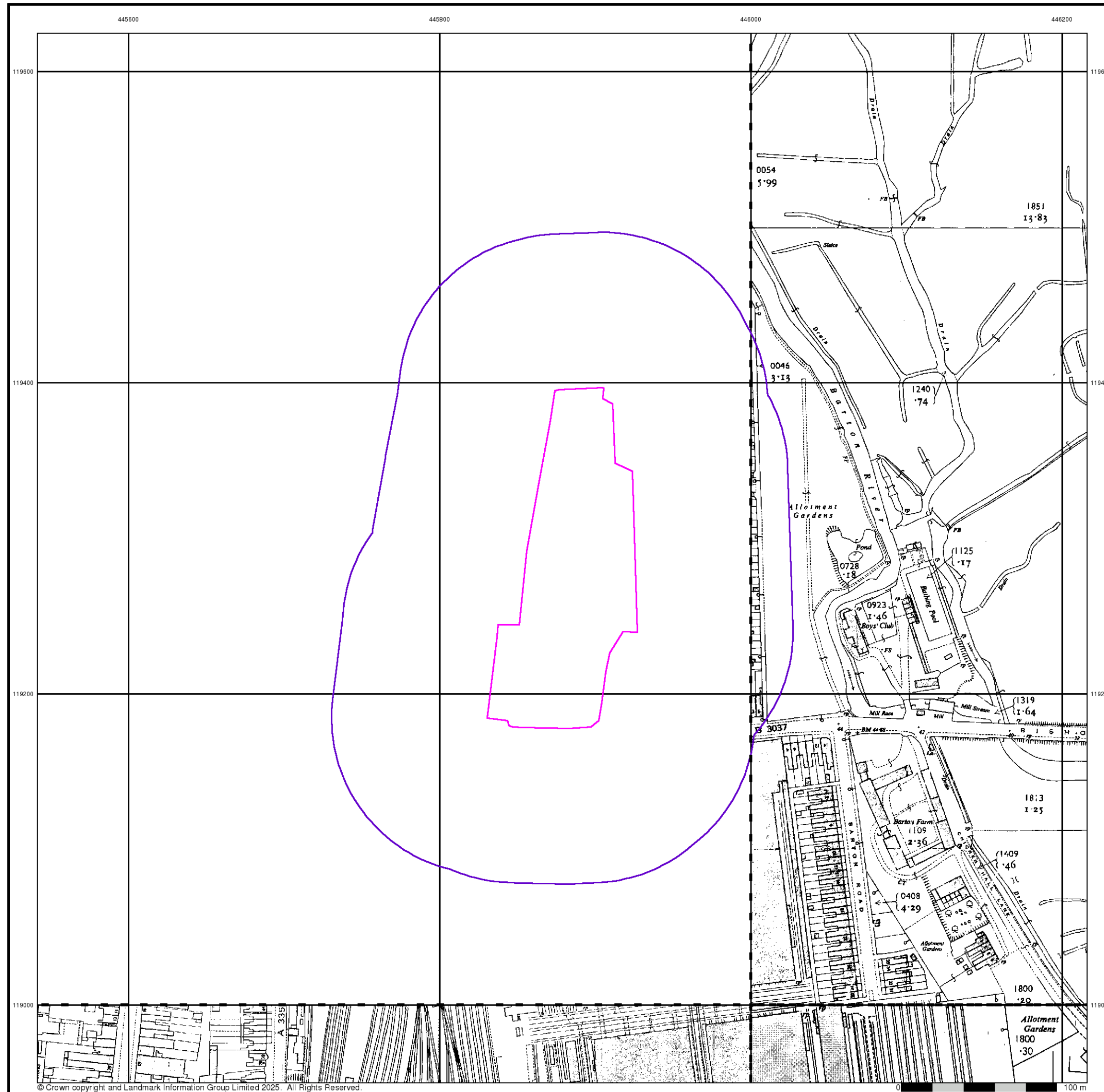
Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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ARP GEOTECHNICAL LTD

Ordnance Survey Plan

Published 1960 - 1968

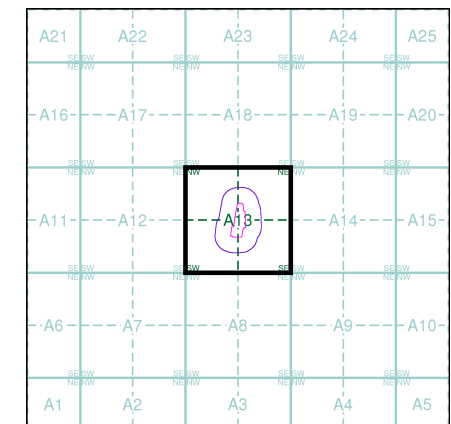
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

	SU4619 1960 1:2,500	
SU4518 1968 1:2,500		SU4618 1964 1:2,500

Historical Map - Segment A13



Order Details

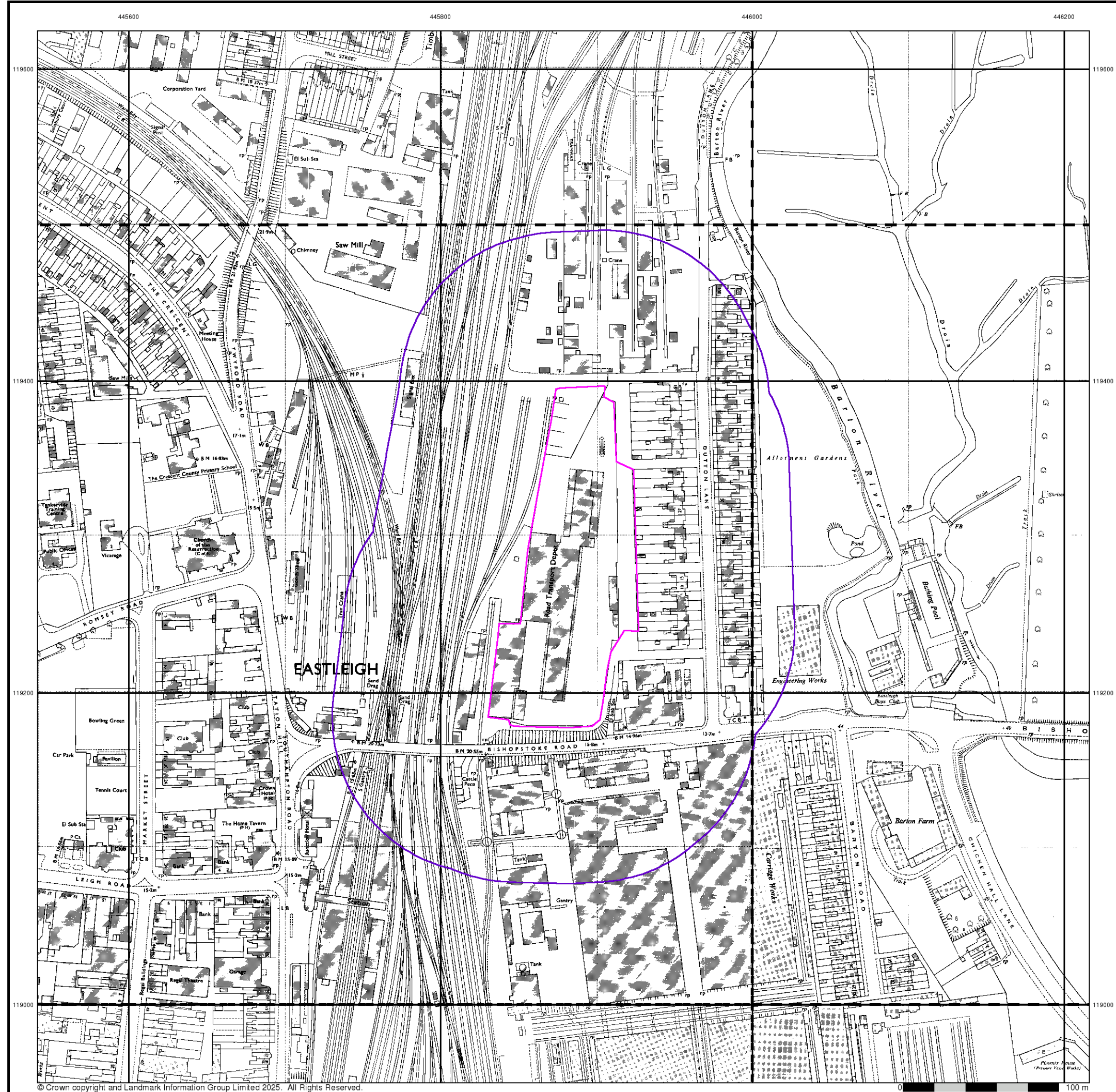
Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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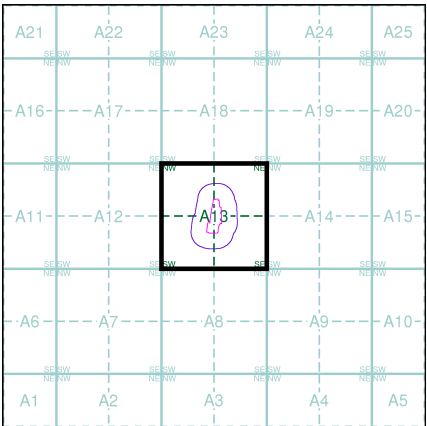
Ordnance Survey Plan
Published 1967 - 1971
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SU4519NE	SU4619NW
1971	1967
1:1,250	1:1,250
SU4519SE	SU4619SW
1970	1967
1:1,250	1:1,250
SU4518NE	SU4618NW
1967	1968
1:1,250	1:1,250

Historical Map - Segment A13

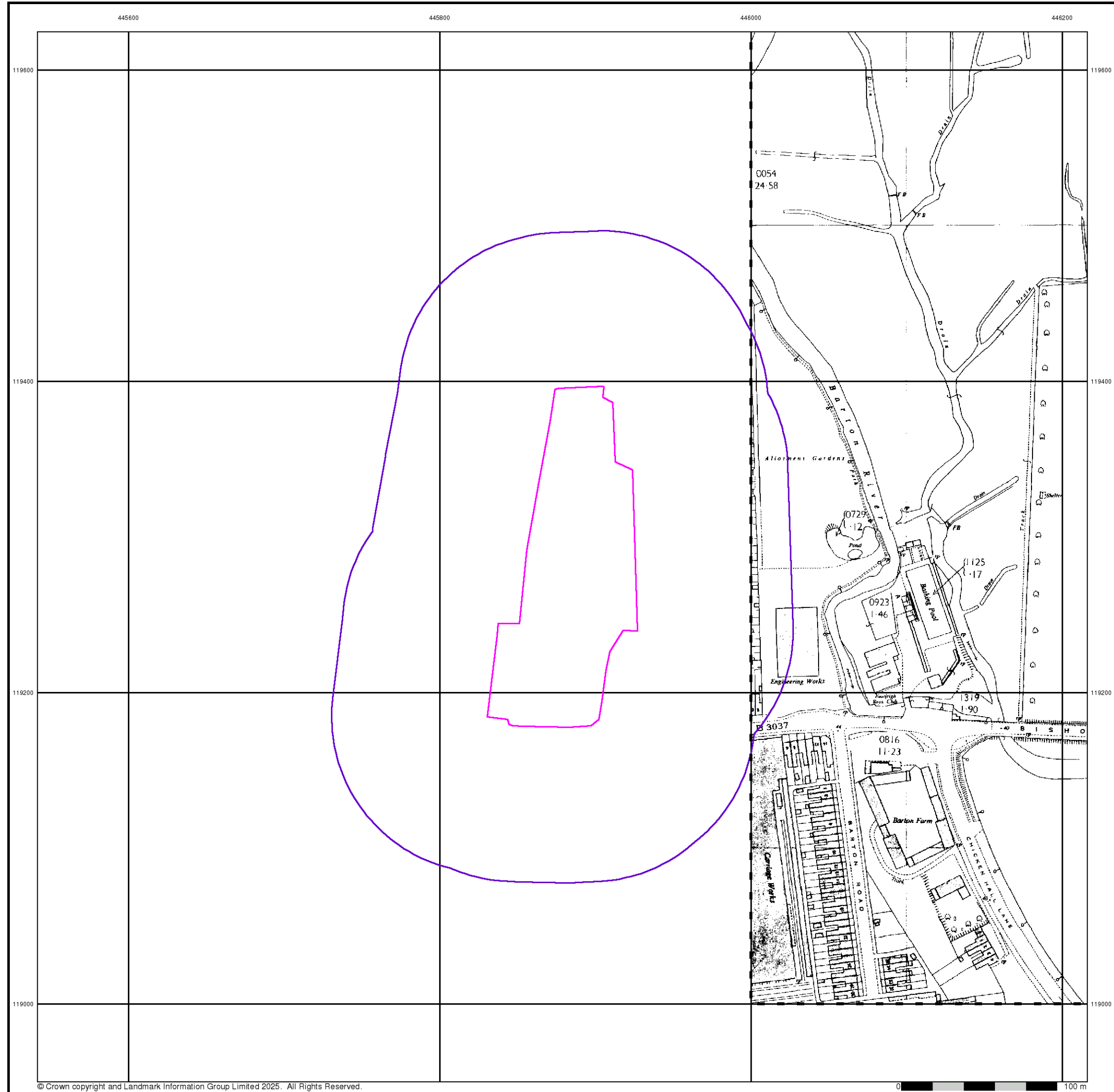


Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



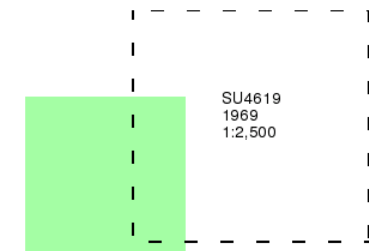
Ordnance Survey Plan

Published 1969

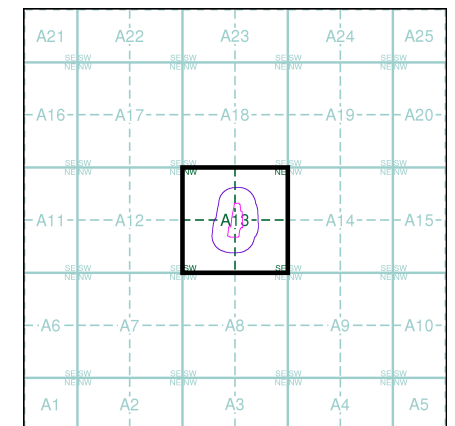
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

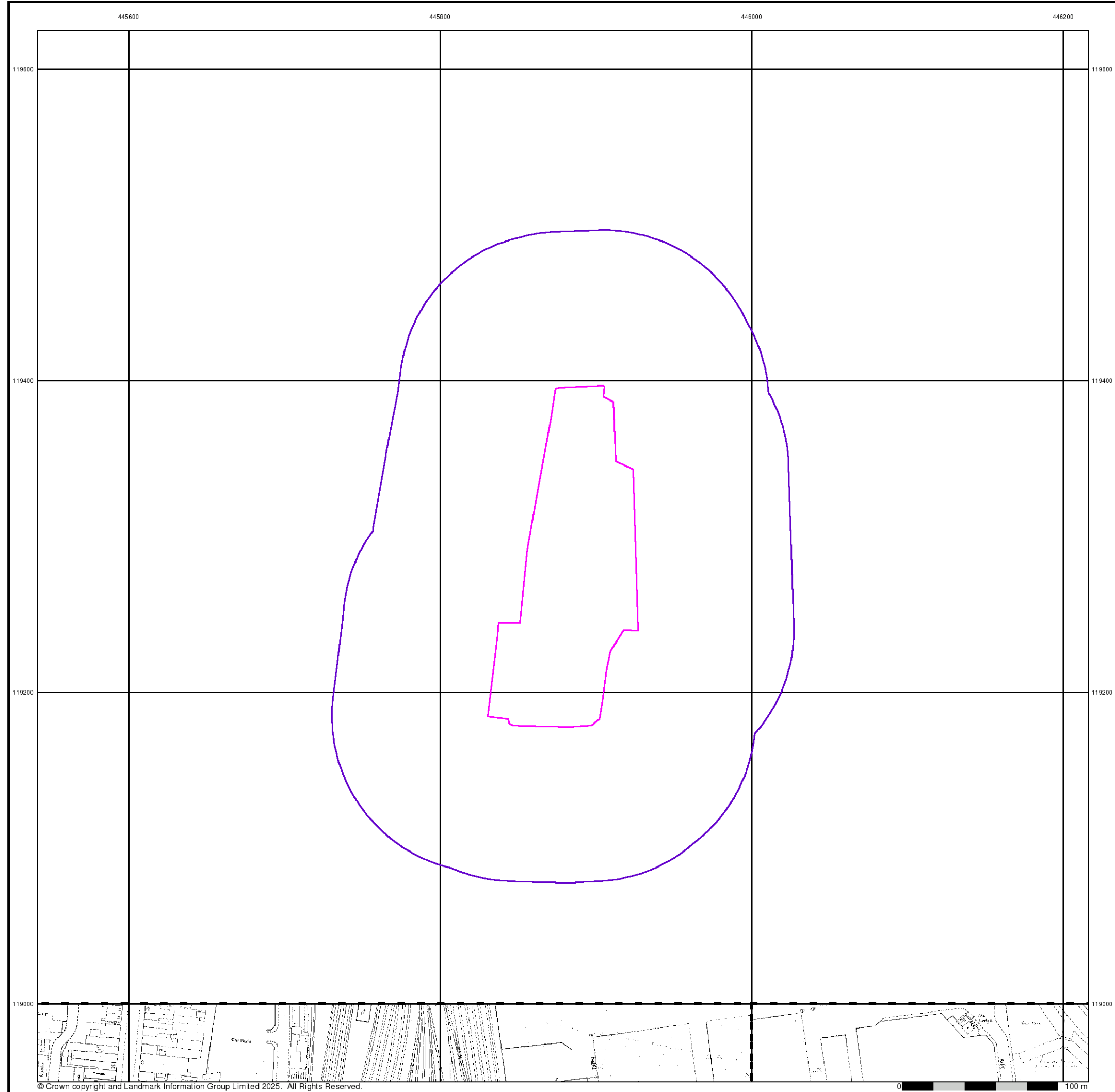


Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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0 100 m



Supply of Unpublished Survey Information

Published 1974 - 1975

Source map scale - 1:1,250

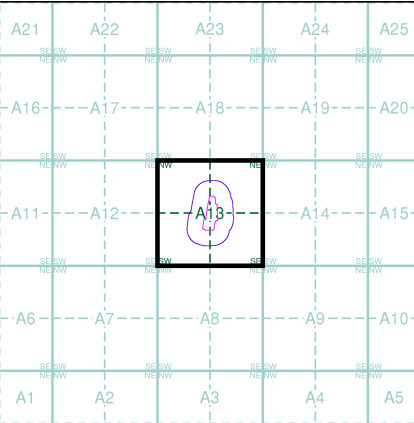
SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



SU4518NE 1974 1:1,250	SU4618NW 1975 1:1,250
-----------------------------	-----------------------------

Historical Map - Segment A13



Order Details

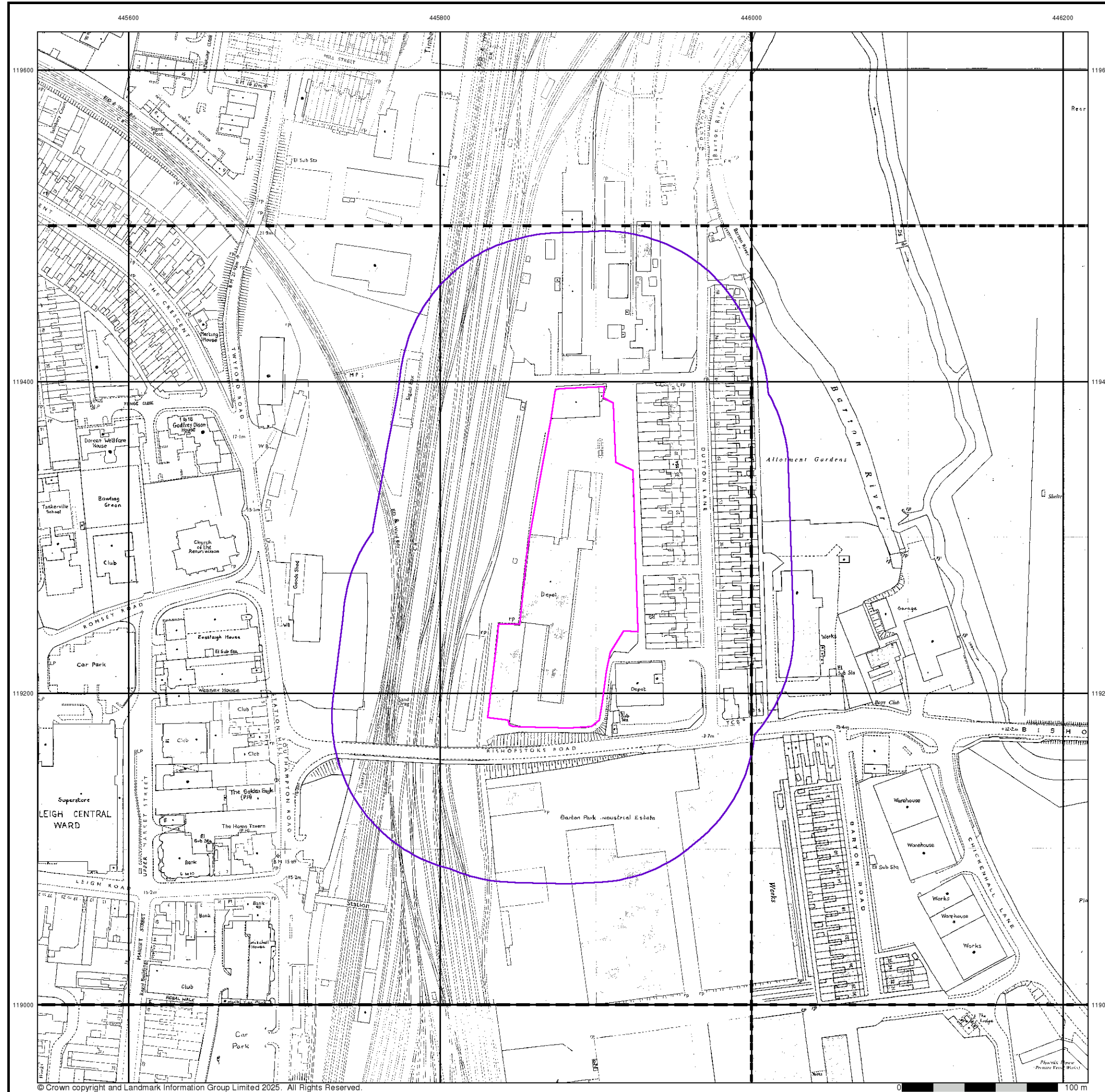
Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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0 100 m

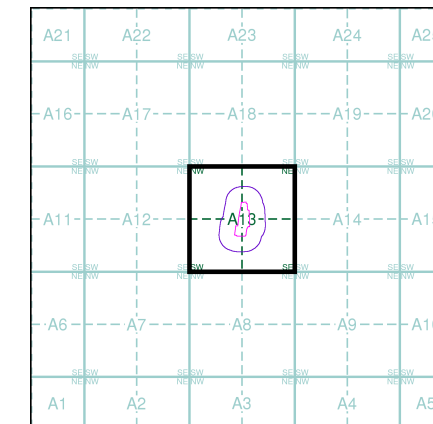
Additional SIMs Published 1978 - 1991 Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

BU4519NE	BU4619NW
1989	1991
1:1,250	1:1,250
BU4519SE	BU4619SW
1987	1982
1:1,250	1:1,250
BU4518NE	BU4618NW
1978	1978
1:1,250	1:1,250

Historical Map - Segment A13

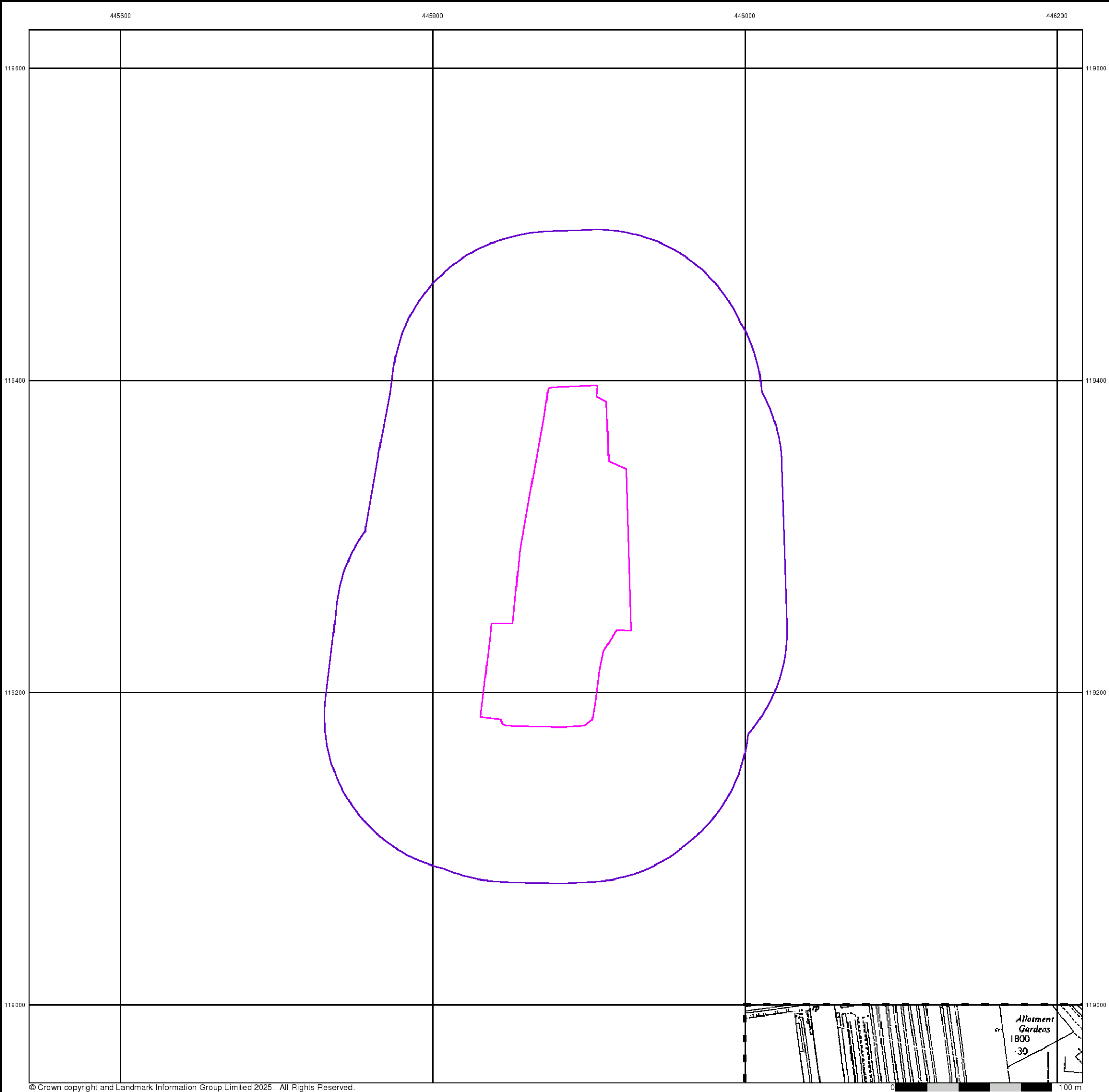


Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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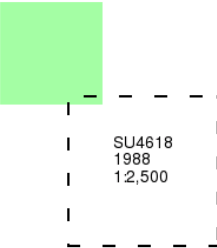
Additional SIMs

Published 1988

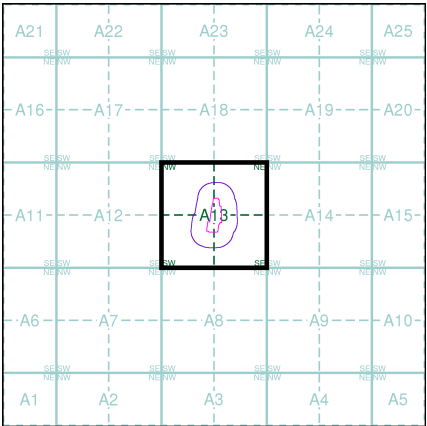
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

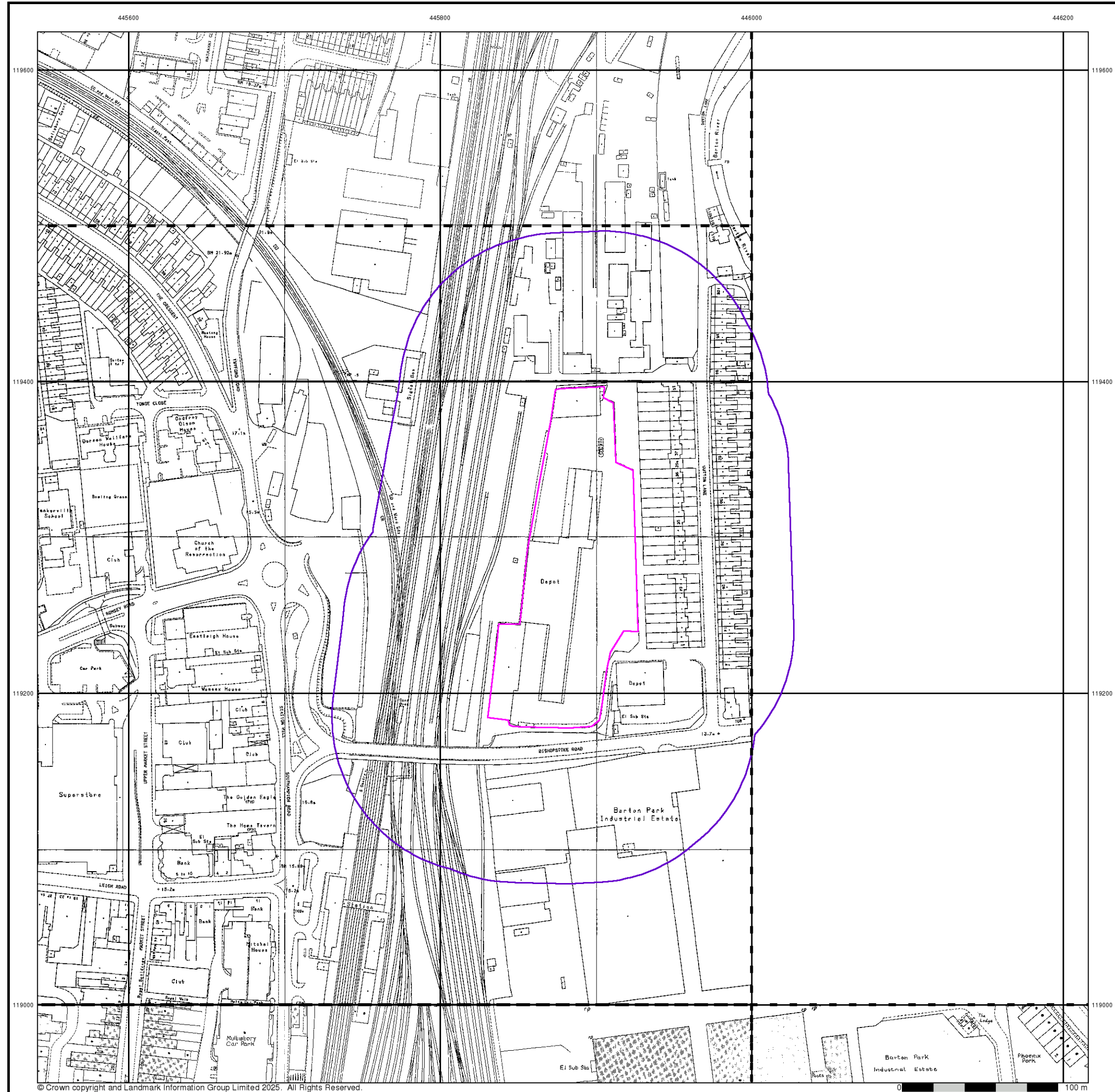
Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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0 100 m



Additional SIMs

Published 1988 - 1991

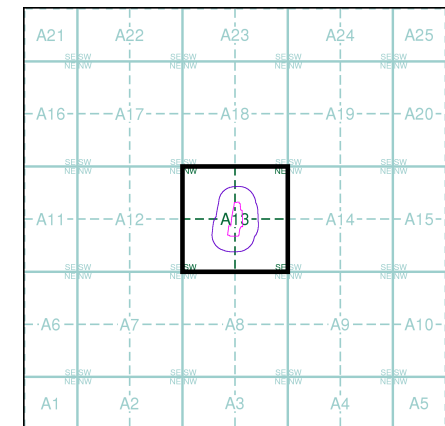
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

BU4519NE	
1991	
1:1,250	
BU4519SE	
1991	
1:1,250	
BU4518NE	BU4618NW
1988	1988
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

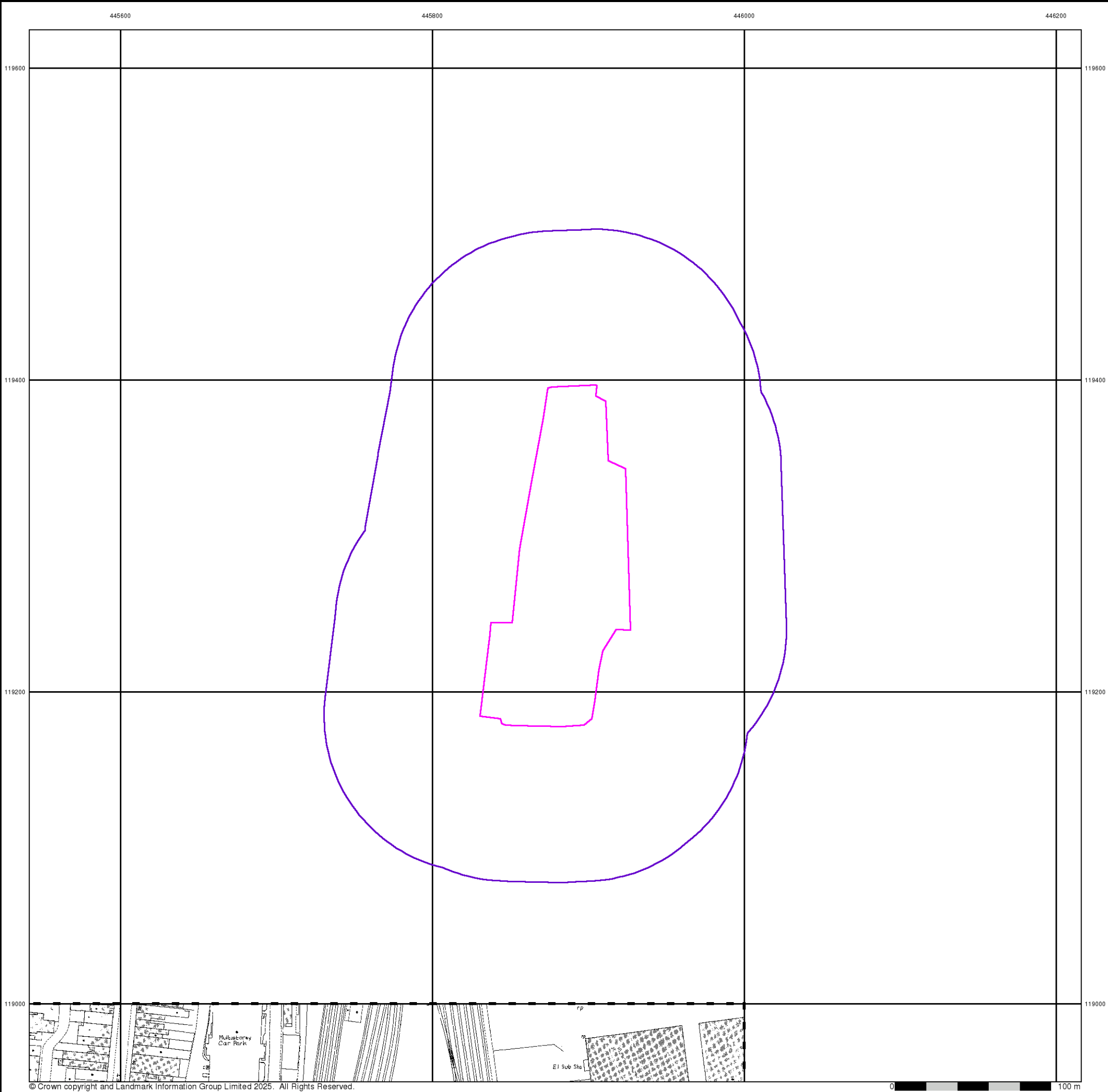
Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Additional SIMs
Published 1988
Source map scale - 1:1,250

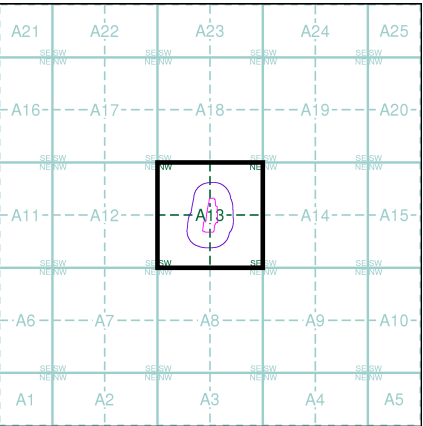
The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



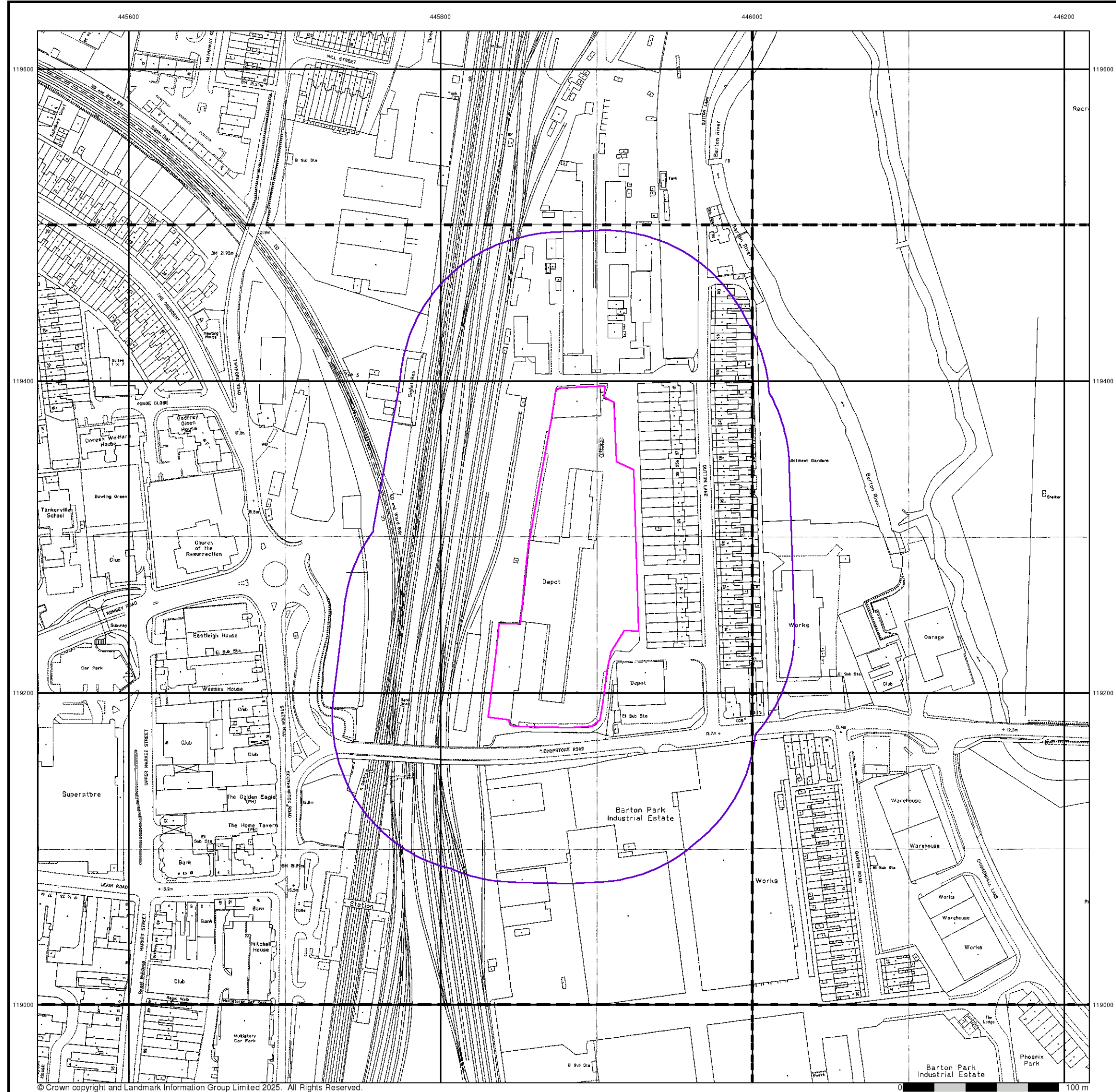
SU4518NE
1988
1:1,250

Historical Map - Segment A13



Order Details
Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details
Land at Dutton Lane, Eastleigh, SO50 6AA



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Large-Scale National Grid Data

Published 1992

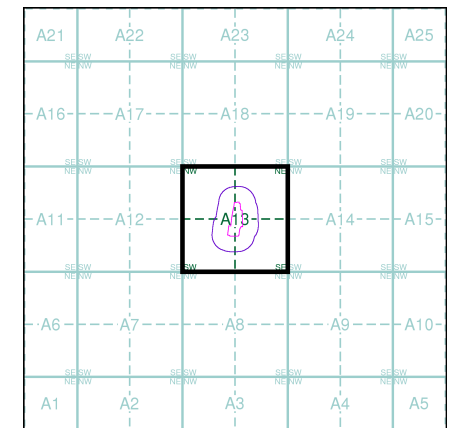
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

BU4519NE	BU4619NW
1992	1992
1:1,250	1:1,250
BU4519SE	BU4619SW
1992	1992
1:1,250	1:1,250
BU4518NE	BU4618NW
1992	1992
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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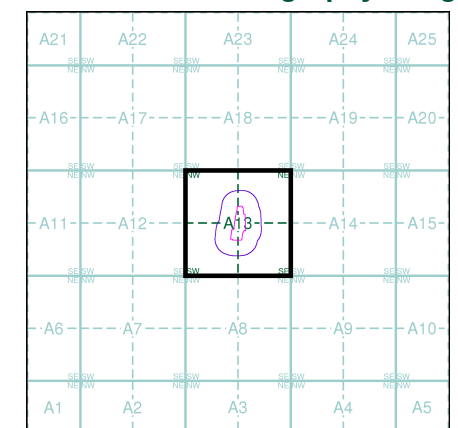


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 100

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

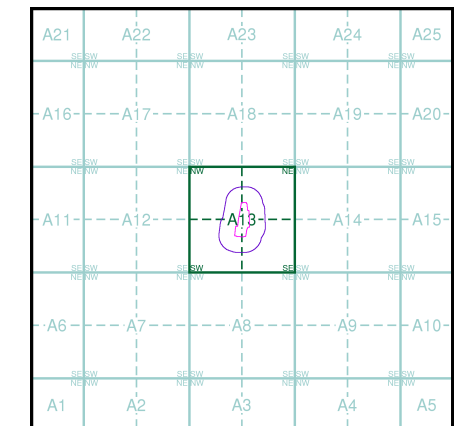


ARP GEOTECHNICAL LTD

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hampshire & Isle Of Wight	1:10,560	1871 - 1872	3
Hampshire & Isle Of Wight	1:10,560	1897	4
Hampshire & Isle Of Wight	1:10,560	1910 - 1911	5
Hampshire & Isle Of Wight	1:10,560	1931	6
Hampshire & Isle Of Wight	1:10,560	1931	7
Hampshire & Isle Of Wight	1:10,560	1938 - 1939	8
Historical Aerial Photography	1:10,560	1947 - 1949	9
Ordnance Survey Plan	1:10,000	1962 - 1963	10
Ordnance Survey Plan	1:10,000	1963 - 1968	11
Ordnance Survey Plan	1:10,000	1969	12
Ordnance Survey Plan	1:10,000	1973 - 1978	13
Ordnance Survey Plan	1:10,000	1982 - 1989	14
Southampton	1:10,000	1986	15
Ordnance Survey Plan	1:10,000	1990 - 1991	16
10K Raster Mapping	1:10,000	2000	17
10K Raster Mapping	1:10,000	2006	18
VectorMap Local	1:10,000	2025	19

Historical Map - Slice A



Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 1000

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA

Landmark
INFORMATION GROUP

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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings Military and Industrial Buildings

Military and Communication Areas Subway Entrance

Fireproof Building Prominent Fireproof Building

Non-fireproof Building Non-fireproof Building (non-dwelling)

Factory, mill, and flour mill, with chimneys Factory, mill, and flour mill, without chimneys

Power Station, drawn to scale Hydroelectric Power Station

Radio Station, drawn to scale Telephone Station, drawn to scale

Abandoned Open-pit Mine or Quarry Open-pit Salt Mine

Pit Oil Deposit or Well Oil Seepage

Tailings Pile Fuel Storage Tanks Natural Gas Tank

Bench Mark Drill Hole Burial Mound Triangulation Point on Burial Mound

Single-track Railroad Small Bridge Double-track Railroad and Station Building

Coniferous Forest Deciduous Forest Mixed Forest

Lawns Citrus Orchard Wet Ground Scattered Vegetation

243.8 Values for prominent elevations

186.0 Numbers for spot elevations, depth soundings, contour lines, etc.

0.2 Velocity of the current, width of river bed, depth of river

180/12 Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	Ъ (-)
Д д (D)	Л л (L)	У у (U)	Ы (Y)
Е е (E)	М м (M)	Ф ф (F)	Ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings Military and Industrial Buildings

Military and Communication Areas Subway Entrance

Partly Demolished Buildings Demolished Buildings

Built-Up Area with Fireproof Buildings Predominant Built-Up Area with Non-Fireproof Buildings Predominant

Individual Fireproof Building Prominent Industrial Building

Individual Dwelling, Fireproof Ruins of an Individual Dwelling

Factory or Mill Chimney Factory or Mill with Chimney Factory or Mill without Chimney Mine or Open Pit Mine

Operating Shaft or Mine Non-Operating Shaft or Mine Salt Mine Tailings Pile

Pit Stone Quarry Gas Pump or Service Station Fuel Storage or Natural Gas Tank

Oil or Natural Gas Derrick Small Hydroelectric Power Station Power Station Transformer Station

Cemetery Burial Mound (height in metres) Triangulation Point on Burial Mound Triangulation Point

Bench Mark Bench Mark (monumented) Telegraph Office Telephone Station

Radio Station Radio Tower Airfield or Seaplane Base Landing Strip

Telegraph/Telephone Lines Main Highway Highway under Construction Improved Dirt Road (former truck road)

Double-track Railroad with First Class Station Dismantled Railroad Railroad Under Construction

Shore Embankment River or Ditch with Embankment Direction and velocity of current Water Gauge Water Level Mark

Well Water Reservoir or Rain Water Pit Spring Isobath with value

Heavy (Index) Contour Line Contour Line and Value Half Contour Line Spot Elevation Value

Coniferous Deciduous Mixed Scrub

Key to Numbers on Mapping

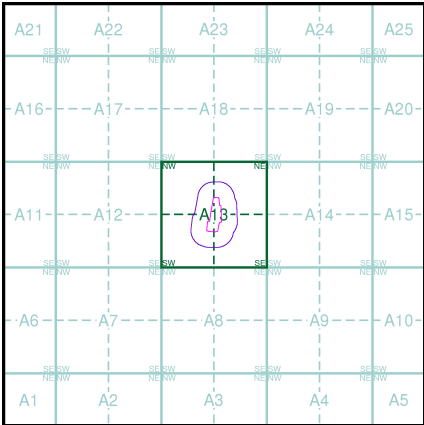


ARP GEOTECHNICAL LTD

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hampshire & Isle Of Wight	1:10,560	1871 - 1872	3
Hampshire & Isle Of Wight	1:10,560	1897	4
Hampshire & Isle Of Wight	1:10,560	1910 - 1911	5
Hampshire & Isle Of Wight	1:10,560	1931	6
Hampshire & Isle Of Wight	1:10,560	1931	7
Hampshire & Isle Of Wight	1:10,560	1938 - 1939	8
Historical Aerial Photography	1:10,560	1947 - 1949	9
Ordnance Survey Plan	1:10,000	1962 - 1963	10
Ordnance Survey Plan	1:10,000	1963 - 1968	11
Ordnance Survey Plan	1:10,000	1969	12
Ordnance Survey Plan	1:10,000	1973 - 1978	13
Ordnance Survey Plan	1:10,000	1982 - 1989	14
Southampton	1:10,000	1986	15
Ordnance Survey Plan	1:10,000	1990 - 1991	16
10K Raster Mapping	1:10,000	2000	17
10K Raster Mapping	1:10,000	2006	18
VectorMap Local	1:10,000	2025	19

Russian Map - Slice A



Order Details

Order Number: 389573388_1_1
Customer Ref: JMW76
National Grid Reference: 445880, 119280
Slice: A
Site Area (Ha): 1.38
Search Buffer (m): 1000

Site Details

Land at Dutton Lane, Eastleigh, SO50 6AA



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