

5 Westgate Mews, Kenilworth Gardens, West End Hampshire SO30 3RE



Desk Study Report

Client



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5 Westgate Mews, Kenilworth Gardens, West End, Hampshire

Desk Study Report

REPORT : ORC460.S/DS/001 CONTROL SHEET

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5 Westgate Mews, Kenilworth Gardens, West End, Hampshire Desk Study Report

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5 Westgate Mews, Kenilworth Gardens, West End, Hampshire

Desk Study Report

EXECUTIVE SUMMARY

Area of interest	Summary of main text
Introduction	This Desk Study has been produced to determine the potential presence of contamination to support a future planning permission application to redevelop the site. It also makes recommendations for any further intrusive investigations considered necessary to assess the level of risk if potential sources of contamination are identified.
Site Location & Description	The site, which is currently the garden to 5 Westgate Mews, Kenilworth Gardens, East End, Hampshire SO30 3RE is centred around NGR 447350 114180. It is laid lawns as part of the garden to an exiting property accessed via a tarmacked driveway.
Proposed Development	The current proposed outline development plan is for 4No detached houses with private gardens.
Previous Planning Applications	A search of the Eastleigh Borough Council's planning portal did not identify any records for previous planning applications for the site.
Previous Environmental Reports	FEML has not been provided with any previous Desk Study or Site Investigation reports although two infiltration tests have been undertaken, which revealed topsoil over the natural clayey sand.
Geology	The site is not underlain by any superficial deposits with the shallow bedrock being the Marsh Farm Formation (clay, silt and sand).
Hydrogeology	The bedrock underlying is designated as a Secondary A aquifer with no potable abstractions within 2km or SPZ's in 500m. Based upon the geology there is a negligible risk of groundwater flooding.
Hydrology	A culverted stream is located c.100m south at a lower level to the site so it is not in an area at risk of flooding.
Radon	No radon protection measures are deemed necessary in the construction of new dwellings.
Environmentally Sensitive Land Uses	The site is within the nitrate vulnerable zone for Hamble Estuary.
Landfill and Waste Operations	No landfills have been identified within 250m and no areas of made ground in the area are considered to have a viable pathway for any gases generated within the fill to impact upon the site.
Unexploded Ordnance	The Zetica Ltd online map indicates the site is within a low risk area for unexploded ordnance.
Site History	The site was part of a large field and then orchard from the 1880's until it became the garden to 5 Westgate Mews in the mid 1990's.
Preliminary Conceptual Site Model	One potential contaminant source identified was: 1. Made ground of unknown provenance; This was qualitatively assessed to pose a low risk to future occupiers or the environment.
Recommendations	This report should be forwarded to Eastleigh Borough Council as part of a future planning application for their review and approval to ensure they are in agreement with the findings and recommendations.

5 Westgate Mews, Kenilworth Gardens, West End Hampshire

Desk Study Report

1.0 INTRODUCTION

1.1 Contract Details

Forge Environmental Management Limited (FEML) were instructed to produce a Desk Study report for the site on the proposed development site within the existing garden to 5 Westgate Mews in West End by Macra Ltd. This report is intended to support a future planning application to redevelop the site with four detached residential properties as indicated on the conceptual layout plan presented in Appendix A.

1.2 Scope of Works

The scope of works undertaken by FEML were to:

- Review the information obtained during the previous infiltration tests undertaken by FEML in March 2024
- Obtain and review a GroundSure Data report for the site to provide historical and background environmental information;
- Preparation of a desk study report presenting the findings of the review and a conceptual model for the site based upon the proposed residential development.

1.3 Previous Planning Applications

From a review of the Eastleigh Borough Council's planning portal they do not hold records for any planning submissions relating to the site.

1.4 Previous Environmental Reports

FEML are not aware of any existing reports relating to the environmental condition of the site although in March 2024 FEML undertook two infiltration tests, which although no chemical testing was undertaken the trial pits revealed topsoil over a clayey SAND.

1.5 Report Limitations

The recommendations, interpretations and conclusions of this report are based on the historical and third-party information relating to the site condition and observations made during FEML's infiltration testing works undertaken on the 26th March 2024. No responsibility can be accepted for the accuracy of any third-party information or reference data used including that contained within the GroundSure report.

2.0 CURRENT SITE DESCRIPTION AND LOCATION

2.1 Site Location

The proposed development site is currently part of the existing garden to 5 Westgate Mews, Kenilworth Gardens, East End, Hampshire, SO30 3RE, which is predominantly a residential area on the western side of Southampton just off the M27 as shown on the location plan in Appendix A. The development area is centred around National Grid Reference 4477350 114180.

2.2 Site Description

2.2.1 General Setting

The site, which covers an area of approximately 0.36ha, is roughly shaped as two offset rectangles with the northern one measuring c.35m x 30m and the southern c.65m x 60m. At the time of the visit it was the southern section of the garden to the exiting property that has a tarmacked access from Westgate Mews. The area was laid to a lawn with an approximately 3m fall from c.55m in front of the house down to the northern limit of the site.

The site is located on the southern side of a residential estate although immediately to the north-east is an industrial estate and the openair car parks to the Utilita/Ageas Bowl to the south-east.

2.3 Potential Sources or Signs of Contamination

2.3.1 On Site

As the site is currently a garden there were no obvious sources of contamination noted and from the two trial pits dug for the soakaway tests no made ground was noted although its possible presence cannot be fully discounted, so it must be considered a potential source of contamination.

2.3.2 Surrounding Area

The residential, commercial/retail and leisure land uses around the site are unlikely to be potential source of contamination that could impact upon the soil or groundwater quality especially as the industrial park and car park at a lower level.

2.3.3 Summary of Potential Sources of Contamination Noted from the Walkover

Resulting from the evaluation of the site visit and surrounding land uses Table 2.3.1, below, lists the only potential source of contamination identified.

Table 2.3.1: Potential Sources of Contamination on and off site from the Current Usage.

APC N°	Details	Metals, semi-metals, non-metals, inorganic chemicals and others	Organic chemicals	Landfill gases/fibres
1	<u>On site</u> Made ground of unknown provenance	Possible	Possible	Unlikely

3.0 ENVIRONMENTAL SETTING

3.1 Published Geology

The BGS Digital Geological Maps, as reported in the GroundSure Data, indicate that the site is not underlain by any superficial deposits with the shallow bedrock being the March Farm Formation although to the north-east there is an outcrop of the Earnley Sand Formation.

A full copy of the GroundSure Data report is contained in Appendix B but a summary is detailed in Table 3.1.1 with further information provided in the following sub-sections.

Table 3.1.1: Summary Geology

Shallow depth soils anticipated	<i>Topsoil with possibly localised areas of made ground</i>
Superficial deposits within 50m	<i>None anticipated</i>
Solid Geology within 50m	<i>March Farm Formation c.40m to the east Earnley Sand Formation (sand, silt and clay)</i>

3.1.1 Artificial and Made Ground

The BGS artificial and made ground maps do not indicate any significant areas artificial ground within 250m of the site with the nearest being c.330m south-west in the developed area around Telegraph Road, Southern Road and Beacon Road. Therefore, due to the distance the future development is not considered to be at risk of on site migration of landfill gases from this area of made ground.

3.1.2 Superficial and Drift Ground

The site is not underlain by any superficial deposits with the nearest outcrop being c.85m south-west and consists of the River Terrace Deposits (sand and gravel).

3.1.3 Bedrock and Solid Geology

The bedrock is the Marsh Farm Formation is a clay sedimentary rock formed during the Palaeogene Period for which the BGS Lexicon lithological descriptions:

“Laminated clay; wavy to lenticular-bedded sand interbedded with clay in equal proportions; and fine- to medium-grained sparsely glauconitic sand with laminae and intercalations of clay.”

The outcrop of the Earnley Sand Formation c.40m to the east is also a sedimentary rock from the same period although as described in the Lexicon is primarily a sand

“Glauconitic silty sands and sandy silts”

No faults or other linear features have been identified within 500m although information relating to other natural hazards within an area of 50m around site are highlighted in Table 3.1.2 below.

Table 3.1.2: Summary of the BGS Searches

Potential Hazard	Hazard Rating	Details
<i>Shrink-Swell clays</i>	<i>Moderate</i>	<i>Ground conditions predominantly high plasticity.</i>
<i>Landslide</i>	<i>Very Low</i>	<i>Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.</i>
<i>Ground Dissolution of Soluble Rocks</i>	<i>Negligible</i>	<i>Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.</i>
<i>Compressible Deposits</i>	<i>Negligible</i>	<i>Compressible strata are not thought to occur.</i>
<i>Collapseable Deposits</i>	<i>Very Low</i>	<i>Deposits with potential to collapse when loaded and saturated are unlikely to be present.</i>
<i>Running Sand</i>	<i>Very Low</i>	<i>Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.</i>

The BGS hold a database detailing the estimated background soils concentrations for areas in the UK for a range of determinants. These estimated values for the study area are presented below in Table 3.1.3, which when compared against the published human health assessment criteria for a residential development confirm the natural soils will not pose a risk to future occupiers.

Table 3.1.3: Estimated Urban Area Soils Concentrations

Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
15mg/kg	No data	100	60mg/kg	1.8mg/kg	90-120mg/kg	15-30mg/kg

3.2 Hydrogeology

The bedrock in the area is designated as a Secondary A aquifer, for which the description is

“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”.

There is only one groundwater abstraction with 2km, which is at the Utilita/Algeas Bowl (c.650m east) for “spray irrigation” and “make-up or top up water” but with no Source Protection Zones within 500m.

The site straddles two groundwater bodies with the majority being over the South East Hants Bracklesham Group, which was given a Poor overall rating in 2019 but the northern corner may encroach onto the Central Hants Bracklesham Group area, which has a Good overall grading.

There are no licensed discharge consents to groundwater within a 500m radius of the site.

The British Geology Society has determined that the site is within an area with a negligible risk of groundwater flooding.

3.3 Hydrology

From the information provided by Ordnance Survey Mastermap Water Network Map (contained in the Groundsure report) the nearest water course is c.100m south, which flows in a culvert under the Utilita/Algeas Bowl car parking area.

The site is within two surface water catchment areas with the majority in the Coastal Catchment, although the northern section is in the Horton Heath Stream area, which is located 3.2km north-east and has a Moderate overall rating.

There are no licensed surface water abstractions within 2km of the site or discharge consents within 500m.

The site is not within an area that is considered at risk of flooding from rivers and sea as confirmed by Environment Agency flood maps (i.e. Flood Zone 1, which is land with low probability of flooding (less than 1 in 1000 (0.1%) chance of flooding each year from rivers).

The site is at a negligible risk from surface water flooding.

3.4 Radon

Based upon the radon potential dataset from the Health Protection Agency (HPA) the site is in an area where <1% of properties are above the Action Level.

Therefore, no radon protection measures are necessary in the construction of new properties or extensions.

3.5 Designated Environmentally Sensitive Sites

The GroundSure Data contains data from various sources to identify environmentally sensitive areas in the vicinity of the site and Table 3.5.1 below summarises the key points.

Table 3.5.1: Summary of the GroundSure Environmentally Sensitive Sites Searches

Data Type	On Site	0m to 250m	251m to 2,000m	Discussion/Comments
Sites of Special Scientific Interest (SSI)	0	0	1	Moorgreen Meadows is c.775m north-east on the opposite side of the M27.
Conserved wetland sites (Ramsar sites)	0	0	0	-
Special Areas of Conservation (SAC)	0	0	0	-
Special Protection Areas (SPA)	0	0	0	-
National Nature Reserves (NNR)	0	0	0	-
Local Nature Reserves (LNR)	0	0	4	These all relate to Wildern, which at its nearest point is c.1.3km to the south-east.
Designated Ancient Woodlands	0	0	6	The nearest of these is an unnamed "ancient & semi-natural woodlands" 1.4km to the west.
Biosphere Reserves	0	0	0	-
Forest Parks	0	0	0	-
Marine Conservation Zones	0	0	0	-
Green Belt	0	0	0	-
Proposed Ramsar sites	0	0	0	-
Possible Special Areas of Conservation (pSAC)	0	0	0	-
Potential Special Protection Areas (pSPA)	0	0	0	-
Nitrate Sensitive Zone	0	0	1	-
Nitrate Vulnerable Zone	1	0	1	The site is within the Eutrophic NVZ for the Hamble Estuary.
SSSI Impact Risk Zones	1	-	-	The site is within a SSSI impact risk zone but consultation is only required for residential developments of 100 units or more.

3.6 Waste and landfill Activities

As can be seen from Table 3.6.1 below there are no landfill sites identified within 250m of the site, which is the distance it is considered landfill gases could travel through the soils (The Town and Country Planning (General Development Procedure) Order 1995 (GDPO) (as amended))

Table 3.6.1: Summary of the Waste and Landfill Searches Results within 500m

Data Type	On Site	0m to 250m	251m to 500m	Discussion/Comments
Active or recent landfill	0	0	0	-
Historical landfill (BGS records)	0	0	0	-
Historical landfill (LA/mapping records)	0	0	0	-
Historical landfill (EA/NRW records)	0	0	2	These both relate to a Waste Transfer Station at Westwood on Botley Road c.440m to the east
Historic waste sites	0	0	0	-
Licensed waste sites	0	1	0	This was registered June 2017 at the Ageas Bowl Stadium for the "deposit of waste to land as a recovery operation but has now been surrendered.
Waste exemptions	0	11	16	There has only been one exception with 100m of the site and this was a U1, which would permit the reuse of 1,000tonnes (c.500m ³) at Botley Road Garage c.75m north-east.

As mentioned above there are no landfills identified with 250m of the site although there was a recovery permit at the stadium c.130m south-east. However, this is not considered to be a potential source of landfill gases because it is at a lower level than the site and on the opposite side of an area of open grass land. Therefore, any gases generated in the fill would vent to atmosphere rather than migrate laterally and then upwards through the cohesive soils.

The U1 exemption to the north-east is also not considered to be a potential source of landfill gases due to the limited volume and the fact it is also at a lower level than the site.

3.7 Current Industrial Land Uses Searched

The GroundSure database search, presented in Appendix C, provides details of information collated from various regulatory bodies, local authorities and other organisations. In addition to the items discussed above Table 3.7.1 below summarises other salient points identified.

Table 3.7.1: Summary of the GroundSure Current Industrial Land Uses Searches

Data Type	0n Site	0m to 250m	251m to 500m	Discussion/Comments
Recent Industrial land uses	0	11	-	Within 100m there are only two industrial uses with the nearest being a vehicle hire and rental business on Botley Road c.80m to the north. The other is a electricity substation c.95m northwards.
Current or recent petrol stations	0	0	0	No petrol stations have been listed but based upon the licensed pollution permits Moorgreen Service Station was c.260m north-east on Botley Road.
Electricity cables	0	0	0	-
Gas pipelines	0	0	0	-
Sites determined as Contaminated Land	0	0	0	-
Control of Major Accident Hazards (COMAH)	0	0	0	-
Regulated explosive sites	0	0	0	-
Hazardous substances storage/usage	0	0	0	-
Historical licensed industrial activities (IPC)	0	0	0	-
Licensed industrial activities (Part A(1))	0	0	0	-
Licensed pollution release (Part A(2)/B)	0	0	3	This is for petrol vapour recovery at the petrol station on Botley Road c.260m to the north-east but there have been no enforcements.
Radioactive Substance Authorisation	0	0	0	-
Pollution released to public sewer	0	0	1	-
List 1 Dangerous Substances	0	0	0	-
List 2 Dangerous Substances	0	0	0	-
Pollution Incidents	0	0	0	-
Pollution inventory substances	0	0	0	-
Pollution inventory waste transfers	0	0	0	-
Pollution inventory radioactive waste	0	0	0	-

From the above table an electrical substation was identified in the vicinity but at nearly 100m from the site and at a lower level even if PCB's had been used in the transformers they are considered to be too distance for any spillages or leaks to have migrated onto the site.

Although not identified as such the service station on Botley Road was at a lower level than the site so there is no viable mechanism for any spillages or leaks of fuel/oil stored there to impact upon the site.

From the review of the current land usages or licensed operations none are considered to have the potential to pose a risk to the site.

The GroundSure report also contains information relating to mining, ground workings and natural cavities in the area which is summarised in Table 3.7.2 below.

Table 3.7.2: Summary of the Mining Searches

Potential Hazard	Comments
BritPits	There are nine locations identified within 500m but they all relate to either the Telegraph Wood Sand Pit c.200m to the south-west or Hickley Farm Gravel Pit c.268m south
Surface ground workings	Gravel pits were noted 120mm west in 1868. Between 1868 and 1957 sand pits/unspecified pits were 173-182m south-west. 200m west further sand pits were identified between 1868 and 1910.
Underground workings	The Ordnance Survey maps do not indicate any shafts (etc.) within 1km.
Historical Mineral Planning Areas	The BGS have no records of mineral planning permissions within 500m between the 1930's and 1980's.
Non-coal mining	The British Geological Society do not consider the geology is likely to have been mined.
Mining cavities	The database indicates no mining cavities within 1km.
Natural cavities	Stantec UK Ltd have no records to indicate sinkholes, caves, gulls or fissures will be present within 500m.
JPB mining areas	Johnson Poole and Bloomer hold no records for coal or other mining on the site.
Coal mining	Based upon the information provided by the Coal Authority the site has not been affected by past, current or future coal mining.
Brine areas	This is only applicable in Cheshire Brine Compensation District.
Gypsum areas	The site is not within an area affected by gypsum extraction
Tin mining	No historic tin mining was undertaken on the site
Clay mining	The site is not within an area affected by kaolin or clay extraction

Former BritPits and other surface workings have been identified within 250m of the site however due to the topography of the ground and the undeveloped nature of the area around the nearest any gases generated in the potential fill would vent to atmosphere rather than migrate to the site.

3.8 Unexploded Ordnance

Although a detailed UXO risk assessment in line with CIRIA C681 is beyond the scope of this report a copy of the on-line unexploded ordnance UXO risk map obtained from the Zetica Ltd (<https://zeticauxo.com>). A copy of the map is contained in Appendix A, which shows the area is in an area deemed to be at a low risk from unexploded ordnance.

3.9 Summary Sources On and Off Site Determined from Environmental Setting

From the results of the review of the site's setting no additional potential sources of contamination have been identified.

4.0 SITE HISTORY

4.1 Historical Maps Review

The available historic maps detailing the site and its surround area have been reviewed, copies of which are contained in Appendix C., which have shown the site was within an agricultural field until it became part of an orchard in the 1880's. This was how it remained until Orchard Mews was built in the mid 1990's and it became the garden to 5.

The surrounding area was farmland/orchards until the area to the north and west was urbanised in the 1980's.

Table 4.1.1 below details the salient points noted on the available historic maps relating to the site and immediate surrounding area.

Table 4.1.1: Key points noted from the Historic Maps

Map edition & scale	Date	On Site	Surrounding area
Country Series 1:10,560 1:2,500	1868 1869	The site was within a field	The area was generally undeveloped farm land although Telegraph Wood with some gravel pits c.120m westwards. A Dog Kennel was adjacent to the north-eastern boundary and some properties including a Public House were present c. 150m to the north fronting the road running east/west. With an Infant School and Workhouse with a Hospital on the opposite side.
Country Series 1:1,056 1:2,500	1888 & 1885 1896-97	The site was on the southern end of a large orchard	The Dog Kennel had been removed and Keeper's Lodge was c.90m west. Sand Pits were c.150m to the south-west.
Country Series 1:10,506 1:2,500	1910 1910	The orchard was no longer indicated.	The school c.150m north was not present but a new School was indicated c.220m north-west further along the main road. The Hospital north of the Workhouse was shown as an Isolation Hospital.
Country Series 1:2,500	1940	The site was shown as being within an orchard again.	The Keepers Lodge had been extended and was labelled as Dog Kennel Farm. New residential properties were present c.100m east and large unlabelled buildings were c.120m to the north.
Provisional 1:10,560	1957	No changes in the site use were indicated.	The large buildings to the north were labelled as Depot and a new Public House. The main road was named as Botley Road. The former Workhouse and Hospital were labelled as Moorgreen Hospital. New residential estates were indicated as provisional c.100m east and north-east.
Provisional 1:10,560 National Grid 1:2,500 1:1,250	1967-68 1965-66 1962	The site was still within a large orchard.	The proposed developments to the east and north-east had been built with associated access road network. A short length of Drain was shown c.100m south.

Map edition & scale	Date	On Site	Surrounding area
National Grid 1:10,000 1:1,250	1978-81 1974- & 1979	The layout and use of the site had remained unchanged.	The later edition map shows a Garage Yard 250m to the north-east fronting the main road. The M27 was shown to be under construction c.750m to the east and south-east.
National Grid 1:10,000	1987-89	The site was indicated as being in a wood with mixed tree types.	The M27 was shown running in cutting
National Grid 1:10,000 1:1,250	1993 & 1993-95 1993	The site was labelled as an Orchard on the earlier editions but by 1995 it was the garden to 5 Westgate Mews.	Westgate Mews had been built with the houses along both sides giving access to No 5. The Hampshire Health and Tennis club with a large building, a number of outside courts and a car park was c.100m east
National Grid 1:10,000 Landline 1:1,250	2001 2003	The layout of the site had not changed.	The County Cricket Ground was indicated c.250m east. A new length of a water course was shown c.100m east, which due to its alignment could be the discharge from a culvert connecting the drain noted south of the site. A number of large ponds were on the western side of the M27.
National Grid 1:10,000	2010	The site had remained as part of the garden.	The cricket ground to the east had a large Pavilion and a Hotel was shown fronting Botley Road by the health club.
National Grid 1:10,000	2025	The site appeared to have remained unchanged.	New properties had been built next to the south-western site boundary. The County Cricket Ground had been extended with suspected stands around the pitch boundary.

4.2 GroundSure Historical Industrial Sites Search

Within the GroundSure report it also contain a summary of identified locations of potential contaminative past uses and historical tanks in the vicinity of the site. The full report is contained in Appendix B but Table 4.1.2 below contains details of the search results.

Table 4.1.2: Key historical features noted from the GroundSure database search

Description	Location	Date	Discussion
Historical Industries with 100m	On boundary-71m NE	1967-93	Unspecified Depot
Historical Tank within 250m of the site boundary	154-198m N	1962-95	Unspecified tanks
Historical Energy Features within 250m of the site boundary.	199m W	1979-95	Electricity substation
	225m N	1979-1995	Electricity substation
Historical Petrol stations within 250m of the site boundary.	-	-	No data found for any petrol stations within 500m.
Historical Garage and Motor Vehicle Repair Database within 250m of the site boundary.	233m NE	1979-1995	Garage
Historical Military land within 250m of the site boundary			None identified within 500m although any sensitive sites would not be shown on Ordnance Survey maps for security reasons.

4.3 Potential Historical Contaminative Sources

The historic maps indicate that the site was never been developed however there is the possibility the made ground could be present although this is unlikely to be contaminated but its potential presence cannot be completely discounted.

Therefore, as summarised in Table 4.3.1, below, the historical searches have only reidentified the presence of made ground as a potential source of contamination.

Table 4.3.1: Potential Sources of Contamination on and off site identified from the Site History

APC N°	Details	Metals, semi-metals, non-metals, inorganic chemicals and others	Organic chemicals	Landfill gases/vapours
1	<u>On site</u> Made ground of unknown provenance.	Possible	Possible	Unlikely

5.0 PRELIMINARY CONCEPTUAL SITE MODEL: POTENTIAL SOURCE-PATHWAY-RECEPTOR RELATIONSHIPS

5.1 General

As part of a Desk Study review it is appropriate to undertake a qualitative risk assessment with respect to any potential sources, pathways and receptor relationships which may exist on site. A guide to Qualitative Risk Assessment is provided in '*Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008*'. This approach is comparable to a Tier 1 human health risk assessment and identifies where a potential pollutant linkage relationship exists and if present, an estimate of the risk that defined receptors will suffer harm.

The likely proposed development will be for 4No detached houses with private gardens therefore a "residential with the consumption of homegrown vegetables" end use criteria should be adopted for the human health assessments.

5.2 Contaminant Sources

5.2.1 Site Sourced Contamination

From a review of the available information from various sources the only potential on-site source of contamination (PSC) was:

1. Made ground of unknown provenance.

However, this is not considered to be a significant risk due as the site has not been developed and any made ground is likely to be reworked natural resulting from landscaping earthworks and therefore will contain background concentrations of contamination.

5.2.2 Cross Boundary Contaminant Migration

From the Desk Study no off-site sources of potential contamination with a viable pathway to impact upon the soil quality on the site were identified.

5.3 Potential Receptors

The likely viable receptors based upon a residential development are:

5.3.1 Human Health

- 0-6 year old child residing in one of the new properties – **critical receptor**.
- Adult resident in one of the properties;
- Site operatives during the development work – however the risks to them are not considered in this assessment as their welfare will be assessed as part of the site H&S plan with the implementation of appropriate working methods and correct PPE.
- Neighbours and the general public.

5.3.2 Controlled Waters

- Surface water, - the nearest water course is a culverted stream c.100m to the south however, as the site is in an urban area there is a sewer system to control rainwater runoff. Therefore, based upon "*Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008*", the surface water sensitivity has been deemed to be Very Low (L1 i.e. "no surface water within the general area of the site (>250m)").
- Groundwater – the shallow bedrock designated as a Secondary A aquifer with no potable water abstractions or SPZ's within 2km of 500m respectively.

Due to identified usages for the groundwater in the vicinity and the vulnerability of the principal aquifer based upon the guidance in R&D66 the groundwater's sensitivity is considered to be Low (L1 i.e. "*permeable strata but no apparent use*").

5.3.3 Other Environmental Receptors

- As there will be gardens and/or communal soft landscaped areas future planting is a potential receptor although this is considered a low risk as there was no evidence of dieback or distress noted in the vegetation across the site;
- Underground services could be impacted by the geochemistry of the soils;
- Buried concrete could be attacked by sulphates within the soils.

5.4 **Potential Pathways**

5.4.1 Human Health

The potential pathways for future occupiers to come onto contact with any contamination are:

- Soil ingestion.
- Dermal contact.
- Inhalation of contaminant dust.
- Ingestion of contaminated soils on homegrown vegetables.

5.4.2 Buildings and services

- Direct contact with underlying contaminants.

5.4.3 Groundwater

- Migration of any contamination into the underlying Secondary A aquifer.

5.4.4 Surface water

- Direct runoff of rainwater, however as the nearest water course is culverted this is not a viable pathway.
- Infiltration of rainwater into the underlying aquifer and then lateral movement via groundwater.

5.5 **Summary of Source – Pathway – Receptor Relationship**

Table 5.5.1, overleaf, highlights the source-pathway-receptor relationships that are considered viable across the site at this stage. This assessment forms the basis of the Tier 1 risk assessment. A qualitative risk estimation has been included in the table, the risk estimation is as per Annex 4 of 'Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008', (Appendix E).

Table 5.5.1: Potential Source – Pathway – Receptor Relationship

PSC No.	Source	Pathway (s)	Receptor	Classification of Consequence	Classification of Probability	Classification of Risk
1	<u>On site</u> Made ground of unknown provenance	Oral ingestion	Future Occupiers	Medium	Unlikely	Low Risk
		Dust inhalation	Future Occupiers	Medium	Unlikely	Low Risk
		Dermal contact	Future Occupiers	Medium	Unlikely	Low Risk
		Ingestion	Future Occupiers	Medium	Unlikely	Low Risk
		Landfill gas	Future Occupiers/Buildings	Medium	Unlikely	Low Risk
		Downward migration	Groundwater	Medium	Unlikely	Low Risk
		Surface via groundwater	Surface Water	Medium	Unlikely	Low Risk
		Direct contact	Buildings	Medium	Unlikely	Low Risk
			Underground Services	Medium	Unlikely	Low Risk
		Uptake via root system	On-site flora	Mild	Low likelihood	Low Risk

5.6 Uncertainties and Assumptions

The results of the desk study searches have indicated that made ground may be present on the site but as there has never been any development this is unlikely to be significantly contaminated so is only deemed to pose a low risk to future occupiers, building materials or the environment.

Therefore, it is not considered that the site warrants further intrusive investigations although a watching brief should be maintained during the earthworks phase of the development and should made ground or suspected contaminated soils be revealed the following strategy will be adopted:

1. Works in the area will immediately cease and the excavation made safe;
2. A suitably experienced environmental engineer will attend site, inspect the works and collect samples as deemed necessary;
3. Based upon the results of the testing and any subsequent assessment where necessary appropriate remedial measures will be proposed;
4. The Eastleigh Borough Council's EHO will be forwarded the results of any investigation along with details of the proposed remedial measures for their review and approval;
5. Once the remedial measures have been approved the works in the area will recommence;
6. All details of any unexpected contamination identified and the remedial works undertaken, if necessary, will be included in the Validation Report produced upon completion of the works

6.0 CONCLUDING DISCUSSION

6.1 Conclusions

The desk study has revealed the following:

- The published geological maps indicate that the site is not underlain by any superficial deposits with the shallow bedrock being the Marsh Farm Formation (sandy clay).
- The shallow bedrock is classified as a Secondary A aquifer with no identified use within 500m and therefore has been assessed as having a Low (L1) sensitivity;
- A culverted stream flows under the car park to the Utilita/Ageas Bowl c.100m to the south but this is culverted and is therefore sealed. As a result the surface water sensitivity is considered to be Very Low (L2).
- The site is within an area where >1% of homes are above the action level for radon therefore no radon protections measures are necessary within the new buildings.
- There are no historic landfills or areas of potentially filled ground in the vicinity of the site that have a viable potential pathway for methane or carbon dioxide to impact upon the future development.
- The site has been shown to be in an area at low risk from UXO.
- The site was within a large field and then orchard until the mid-1990's when it became part of the garden 5 Westgate Mews.
- From the results of the Desk Study the only viable potential contaminant source identified is listed below:
 - (i) Made ground of unknown provenance
- Based upon the results of a qualitative risk assessment undertaken using the information from the desk study searches any made ground on the site is unlikely to be significantly contaminated. Therefore, it has been deemed to pose a Low Risk to human health or other receptors So in lieu of undertaking an intrusive site investigation with randomly selected trial pits locations it is proposed that during the earthworks the contractor will maintain a watching brief. If any made ground/suspected contamination is revealed then the works will cease in the area and specialist advised will be sought.

7.0 RECOMMENDATIONS

Based upon the findings of the desk study the following actions are recommended:

- This report should be forwarded to Eastleigh Borough Council as part of any future planning application submission for their review to ensure they are in agreement with the findings and recommendations.
- It is not proposed to undertake an intrusive site investigation as the risk posed by the potential presence of made ground has been deemed to be Low but a watching brief should be maintained during the earthworks.

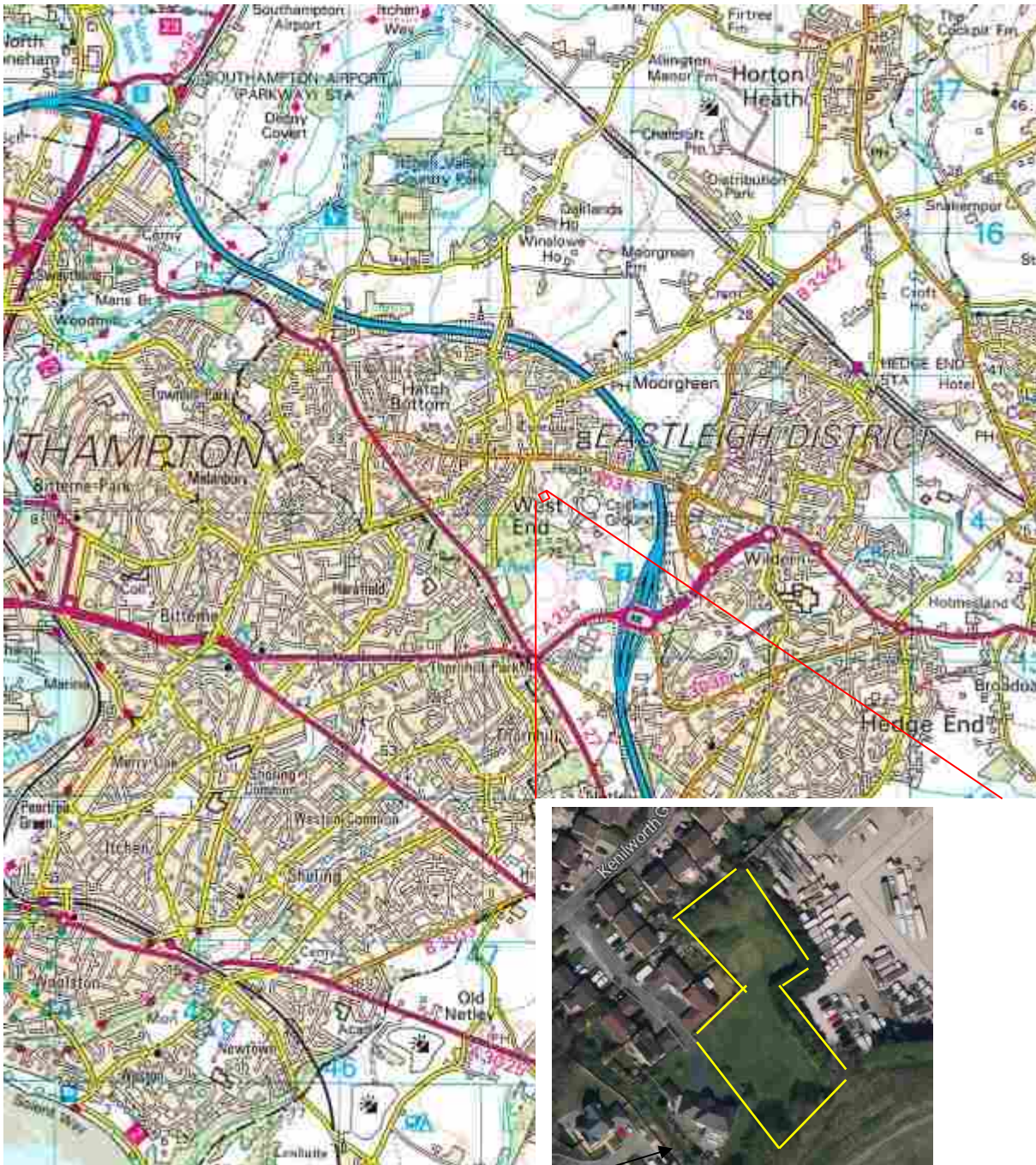


APPENDICES

- A DRAWINGS**
- B GROUNDSURE ENVIRONMENTAL SETTING DATA**
- C HISTORICAL MAPS**
- D SITE WALKOVER PHOTOGRAPHS**
- E ANNEX 4 OF R&D66: 2008**
- F MARCH 2024 INFILTRATION TESTING RESULTS LETTER**



APPENDIX A DRAWINGS



5 Westgate Mews Site

PROJECT 5 Westgate Mews, Kenilworth Gardens, West End	CLIENT Macra Ltd	Date : 9 th May 2025	 The Forge Lower Vagg Chilthorne Domer Yeovil Somerset BA21 3PY Tel : 01935 840 346
		Scale : Not To Scale	
DRAWING TITLE Site Location Plan		DRAWING No. ORC460.S/sk05	

This drawing is copyright and the property of
DMWA Ltd Chartered Architects. It may not be
copied reproduced or altered in any way
without their written authority.

All dimensions to be checked on site and any discrepancies reported to the Architect immediately. All structural and specialist elements/components/details, including glazing, are to be approved by the Structural Engineer or Specialist Contractor.

THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

The proposed works are designed on a well established method of construction, which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer immediately in order that appropriate action can be taken.

New retaining wall between units 7 & 8

EXISTING 4.2M WALL ON BOUNDARY WITH PITTER COMMERCIAL

PROPOSED CONTINUATION OF 4.2M WALL ON BOUNDARY WITH PITTER COMMERCIAL

Carport for Unit 6

Existing retaining wall location

New retaining walls between Units 3, 4 & 5

New retaining walls between Existing and Unit 3

For tree protection and management proposals please refer to Barrell Tree Protection Plan 24137-TPP-3

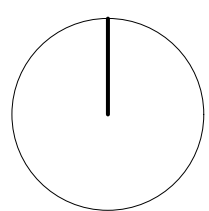
TREES REMOVED

RPA'S RETAINED TREES

BUILDINGS REMOVED

HEDGE REMOVED

 TREES REMOVED
 RPA'S RETAINED TREES
 BUILDINGS REMOVED
 HEDGE REMOVED



Drawing No: PL02
Rev: *

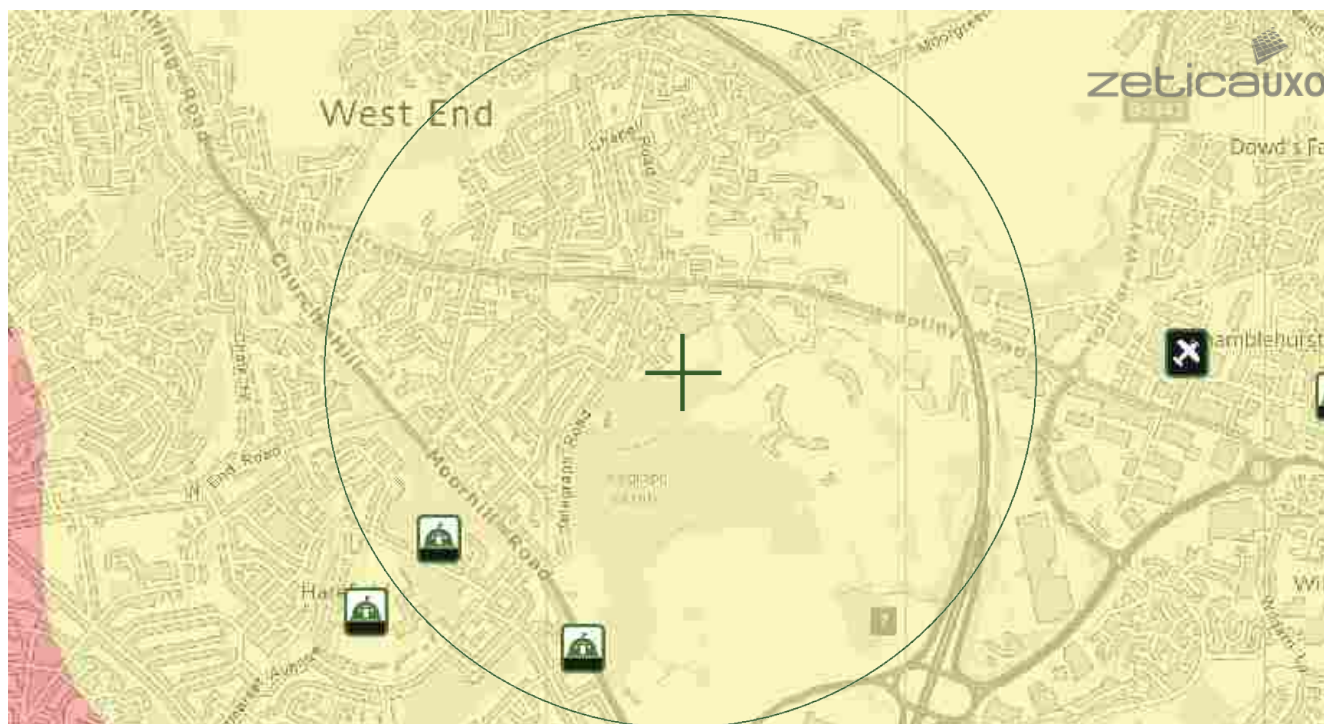
41c East St, Wimborne, Dorset, BH21 1DX
01202 884024 www.dmwa.co.uk

UNEXPLODED BOMB RISK MAP



SITE LOCATION

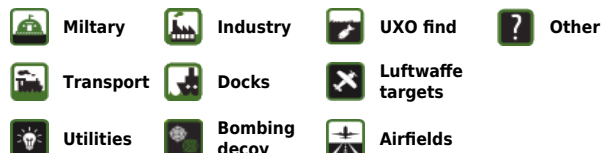
Map Centre: 447343,114172



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

LEGEND

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



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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

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

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

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



APPENDIX B GROUNDSURE ENVIRONMENTAL SETTING DATA

5, WESTGATE MEWS, KENILWORTH GARDENS, WEST END, HAMPSHIRE, SO30 3RE

Order Details

Date: 24/04/2025
Your ref: ORC460/822
Our Ref: GS-TW6-TQQ-EQW-VGX

Site Details

Location: 447352 114180
Area: 0.46 ha
Authority: [Eastleigh Borough Council](#) ↗



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Summary of findings

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

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

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	1	28	35	-
18 >	1.2 >	Historical tanks >	0	0	3	10	-
19 >	1.3 >	Historical energy features >	0	0	3	4	-
19	1.4	Historical petrol stations	0	0	0	0	-
20 >	1.5 >	Historical garages >	0	0	1	0	-
20	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
21 >	2.1 >	Historical industrial land uses >	0	1	34	47	-
25 >	2.2 >	Historical tanks >	0	0	5	13	-
26 >	2.3 >	Historical energy features >	0	0	5	7	-
26	2.4	Historical petrol stations	0	0	0	0	-
27 >	2.5 >	Historical garages >	0	0	2	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
29 >	3.5 >	Historical waste sites >	0	0	0	2	-
30 >	3.6 >	Licensed waste sites >	0	0	1	0	-
30 >	3.7 >	Waste exemptions >	0	0	11	16	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	4.1 >	Recent industrial land uses >	0	0	11	-	-
34	4.2	Current or recent petrol stations	0	0	0	0	-
34	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-



35	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.7	Regulated explosive sites	0	0	0	0	-
35	4.8	Hazardous substance storage/usage	0	0	0	0	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
36 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
37	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
37	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
38	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
38	4.19	Pollution inventory substances	0	0	0	0	-
38	4.20	Pollution inventory waste transfers	0	0	0	0	-
38	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
39 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
41 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
42 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
43	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
44 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	3
45	5.7	Surface water abstractions	0	0	0	0	0
46	5.8	Potable abstractions	0	0	0	0	0
46	5.9	Source Protection Zones	0	0	0	0	-
46	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
47 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	6	-	-



48 >	6.2 >	Surface water features >	0	0	4	-	-
48 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
49 >	6.5 >	WFD Groundwater bodies >	2	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
54	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
55 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
56 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	4
58 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	6
59	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0

60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
62 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
63 >	10.18 >	SSSI Units >	0	0	0	0	4
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
66	11.1	World Heritage Sites	0	0	0	-	-
67	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
67	11.3	National Parks	0	0	0	-	-
67	11.4	Listed Buildings	0	0	0	-	-
67	11.5	Conservation Areas	0	0	0	-	-
68 >	11.6 >	Scheduled Ancient Monuments >	0	0	1	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70 >	12.3 >	Tree Felling Licences >	0	0	2	-	-
71	12.4	Environmental Stewardship Schemes	0	0	0	-	-
71	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	13.1 >	Priority Habitat Inventory >	1	2	10	-	-
73	13.2	Habitat Networks	0	0	0	-	-
73	13.3	Open Mosaic Habitat	0	0	0	-	-
73	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
75 >	14.1 >	10k Availability >	Identified (within 500m)				
76 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-
77 >	14.3 >	Superficial geology (10k) >	0	0	1	1	-

78	14.4	Landslip (10k)	0	0	0	0	-
79 >	14.5 >	Bedrock geology (10k) >	1	1	1	1	-
80	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
81 >	15.1 >	50k Availability >	Identified (within 500m)				
82 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
83	15.3	Artificial ground permeability (50k)	0	0	-	-	-
84 >	15.4 >	Superficial geology (50k) >	0	0	1	1	-
85	15.5	Superficial permeability (50k)	None (within 50m)				
85	15.6	Landslip (50k)	0	0	0	0	-
85	15.7	Landslip permeability (50k)	None (within 50m)				
86 >	15.8 >	Bedrock geology (50k) >	1	1	1	1	-
87 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
87	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
88 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
89 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
90 >	17.2 >	Running sands >	Very low (within 50m)				
91 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
92 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
93 >	17.5 >	Landslides >	Very low (within 50m)				
94 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	18.1 >	BritPits >	0	0	2	7	-
98 >	18.2 >	Surface ground workings >	0	0	22	-	-
99	18.3	Underground workings	0	0	0	0	0
99	18.4	Underground mining extents	0	0	0	0	-
100	18.5	Historical Mineral Planning Areas	0	0	0	0	-



100	18.6	Non-coal mining	0	0	0	0	0
100	18.7	JPB mining areas	None (within 0m)				
100	18.8	The Coal Authority non-coal mining	0	0	0	0	-
101	18.9	Researched mining	0	0	0	0	-
101	18.10	Mining record office plans	0	0	0	0	-
101	18.11	BGS mine plans	0	0	0	0	-
101	18.12	Coal mining	None (within 0m)				
101	18.13	Brine areas	None (within 0m)				
102	18.14	Gypsum areas	None (within 0m)				
102	18.15	Tin mining	None (within 0m)				
102	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
103	19.1	Natural cavities	0	0	0	0	-
103	19.2	Mining cavities	0	0	0	0	0
103	19.3	Reported recent incidents	0	0	0	0	-
103	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
105 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
107 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
107	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
107	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
108	22.1	Underground railways (London)	0	0	0	-	-
108	22.2	Underground railways (Non-London)	0	0	0	-	-
108	22.3	Railway tunnels	0	0	0	-	-
108	22.4	Historical railway and tunnel features	0	0	0	-	-
108	22.5	Royal Mail tunnels	0	0	0	-	-
109	22.6	Historical railways	0	0	0	-	-

109	22.7	Railways	0	0	0	-	-
109	22.8	Crossrail 2	0	0	0	0	-
109	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 03/05/2023

Site Area: 0.46ha



Recent site history - 2020 aerial photograph



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Capture Date: 05/04/2020

Site Area: 0.46ha



Recent site history - 2013 aerial photograph



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

Capture Date: 04/06/2013

Site Area: 0.46ha



Recent site history - 2005 aerial photograph



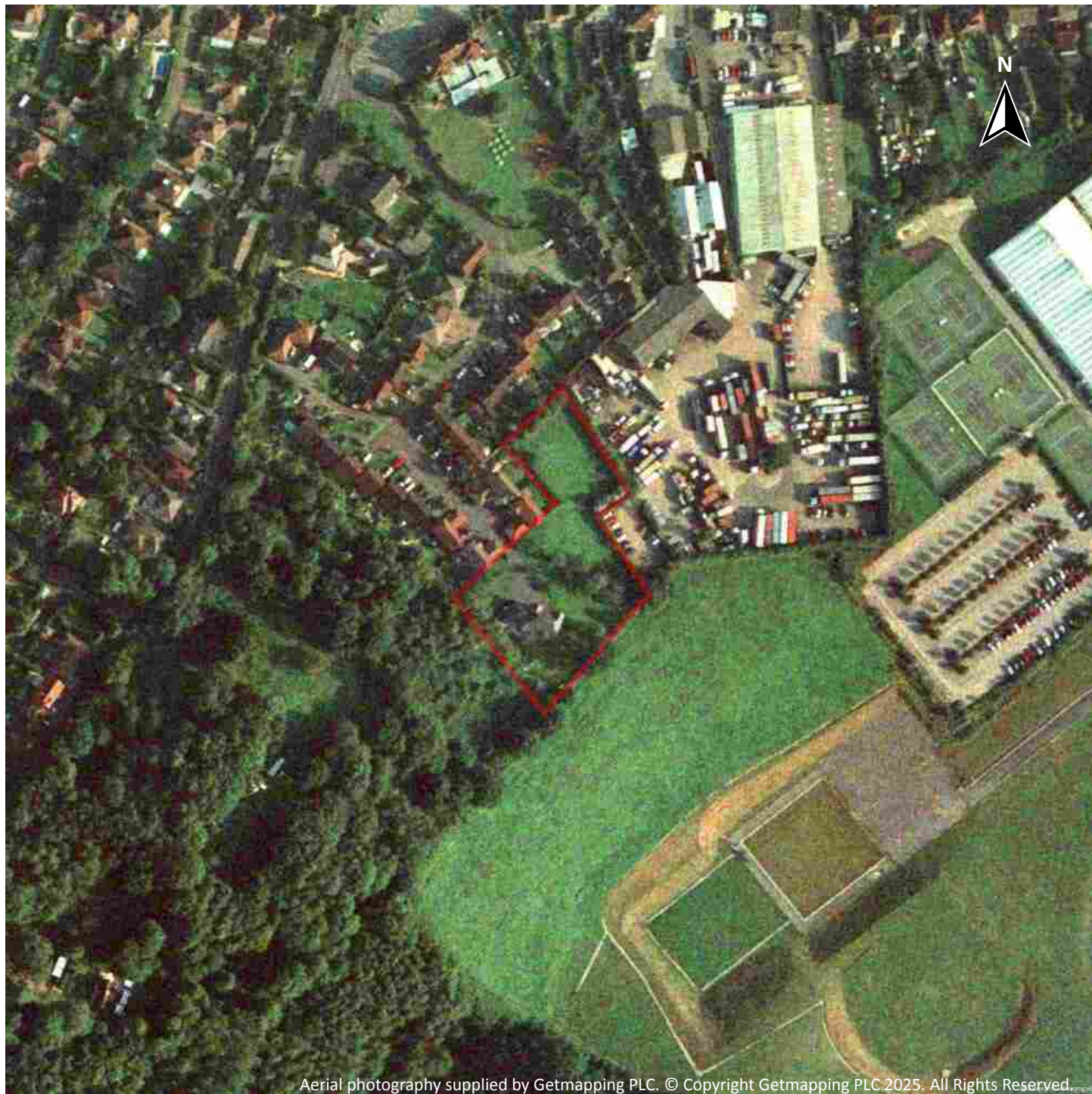
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 23/06/2005

Site Area: 0.46ha



Recent site history - 1999 aerial photograph



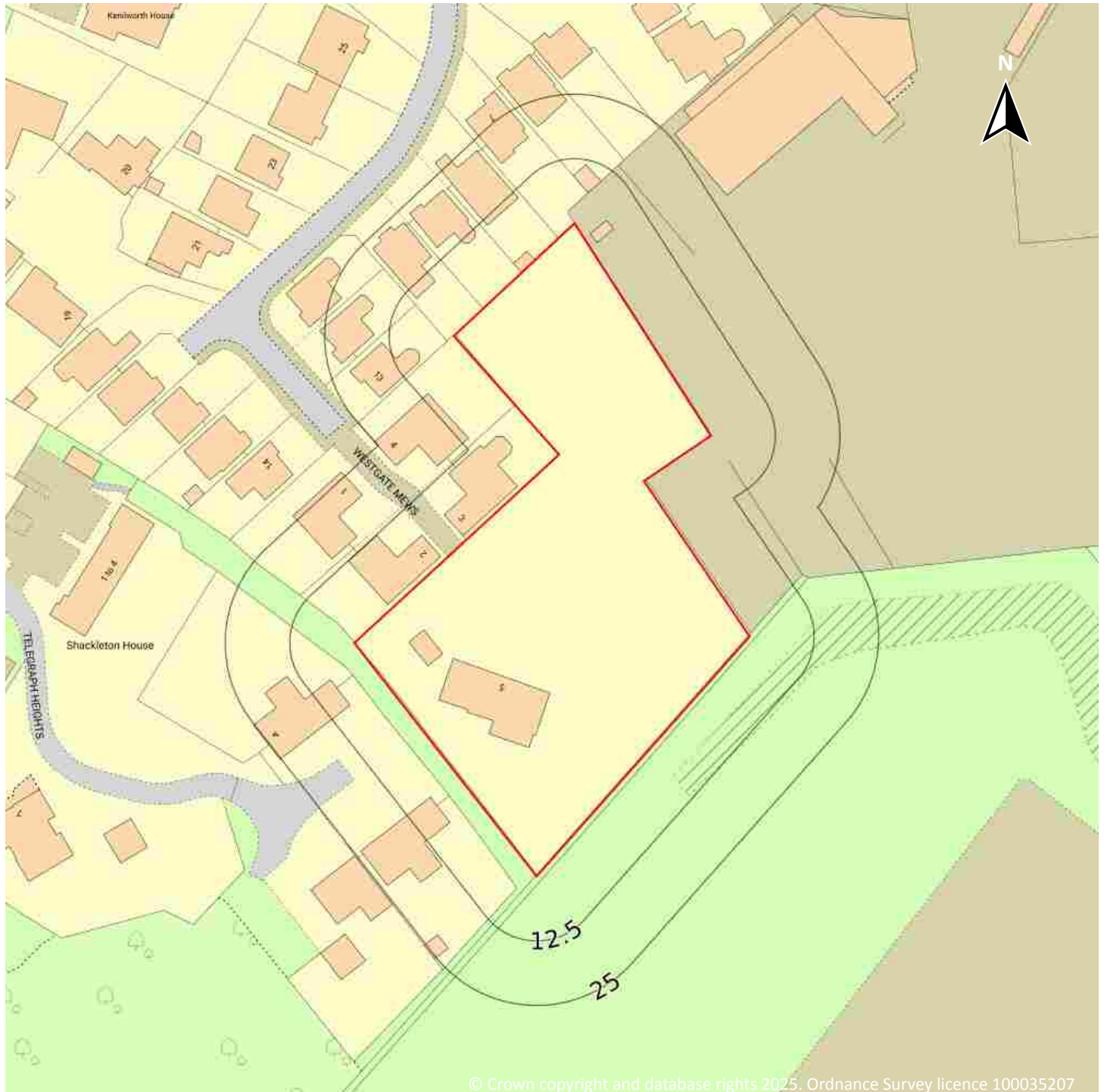
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Capture Date: 04/09/1999

Site Area: 0.46ha



OS MasterMap site plan

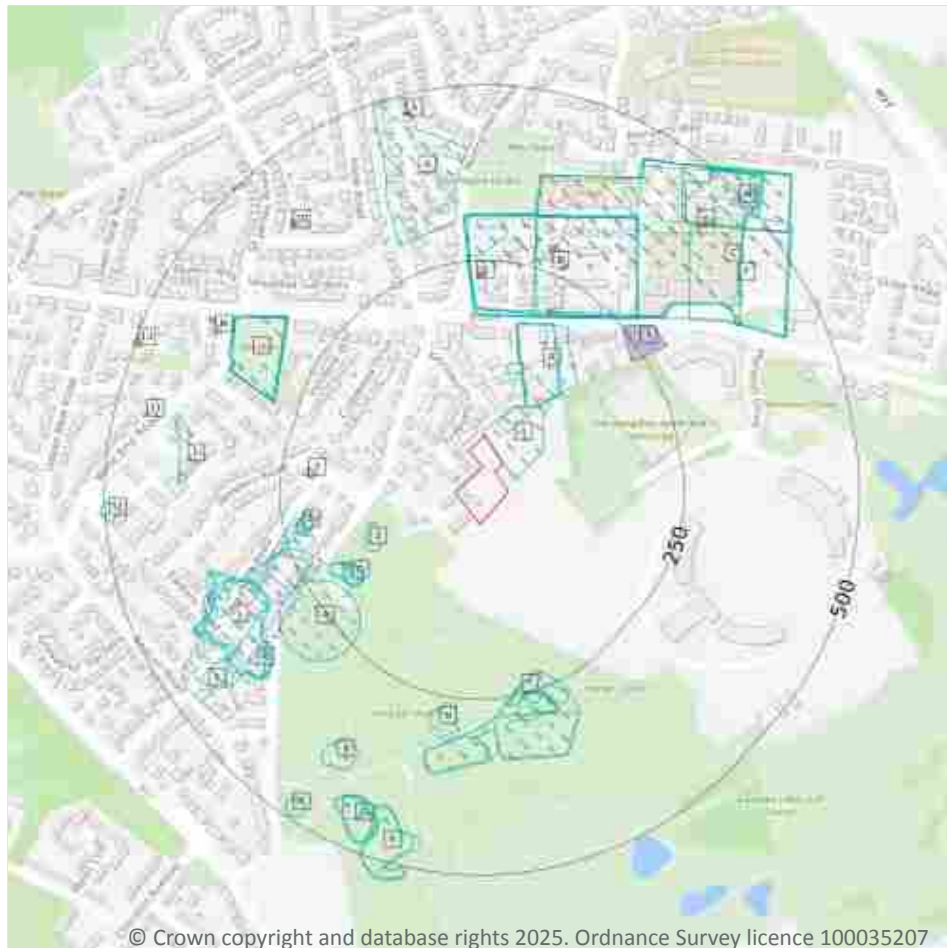


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Site Area: 0.46ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

64

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

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

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Depot	1987	1986882



ID	Location	Land use	Dates present	Group ID
A	71m NE	Unspecified Depot	1967	1922141
A	71m NE	Unspecified Depot	1978	1928763
A	73m NE	Unspecified Depot	1993	1928808
2	120m W	Gravel Pits	1868	1911227
B	171m N	Hospital	1957	1974484
C	172m N	Hospital	1957	1946428
C	172m N	Hospital	1967	1945001
D	173m SW	Unspecified Pit	1957	1924062
D	174m SW	Old Sand Pit	1910	1887354
D	174m SW	Unspecified Pit	1957	1961416
C	178m N	Hospital	1987	1996903
C	179m N	Hospital	1993	1965675
D	180m SW	Sand Pit	1868 - 1895	1973898
C	181m N	Hospital	1978	1978599
B	183m N	Unspecified Workhouse	1868	1924933
B	184m N	Unspecified Workhouse	1910	1937186
E	200m W	Sand Pit	1910	1968394
E	201m W	Sand Pit	1868	1962441
E	203m W	Sand Pit	1895	1939083
4	207m SW	Unspecified Disused Pit	1987 - 1993	1976443
E	210m W	Gravel Pits	1868	1911231
E	223m SW	Refuse Heap	1868 - 1895	1962187
F	224m S	Old Gravel Pits	1957	1952790
F	228m S	Old Gravel Pits	1957	1914231
E	230m SW	Gravel Pit	1910	1913037
F	244m S	Old Gravel Pits	1910	1954113
F	247m S	Old Gravel Pits	1957	1972713
F	247m S	Old Gravel Pit	1868 - 1895	1974699



ID	Location	Land use	Dates present	Group ID
F	258m S	Refuse Heap	1868	1889080
H	258m S	Gravel Pit	1910	1913039
F	274m S	Gravel Pits	1957	1911228
I	285m W	Cemetery	1957	1926181
I	285m W	Cemetery	1910	1934699
I	285m W	Cemetery	1868 - 1895	1932123
I	289m W	Cemetery	1987 - 1993	1937396
I	289m W	Cemetery	1957 - 1978	1976206
6	297m N	Nurseries	1967	1913133
H	303m S	Gravel Pits	1957	1911229
J	306m SW	Gravel Pits	1868	1965080
J	308m SW	Unspecified Pit	1895	1906866
J	314m SW	Gravel Pits	1868	1979561
J	320m W	Old Gravel Pit	1910	1882365
7	334m NE	Union Workhouse	1868	1909300
K	339m SW	Gravel Pits	1895	1953990
K	348m SW	Unspecified Pit	1910	1906865
L	359m W	Unspecified Pit	1868	1906916
8	363m SW	Gravel Pits	1868	1911230
M	391m NW	Police Station	1978	1936934
M	391m NW	Police Station	1987 - 1993	1996713
9	399m SW	Gravel Pit	1910	1913038
L	405m W	Unspecified Kiln	1868	1911476
N	417m NE	Hospital	1868	1913870
N	418m NE	Hospital	1895	1961764
O	423m S	Gravel Pit	1910	1986717
P	423m S	Gravel Pit	1957	1998760
O	425m S	Gravel Pits	1868 - 1895	1945441



ID	Location	Land use	Dates present	Group ID
P	426m S	Gravel Pit	1957	1942235
O	428m S	Unspecified Pit	1987 - 1993	1952322
O	428m S	Unspecified Pit	1967 - 1978	1967007
R	468m SW	Unspecified Tank	1978	1965123
R	468m SW	Unspecified Tank	1987 - 1993	1987035
N	480m NE	Isolation Hospital	1910	1901362
12	481m W	Refuse Heap	1868	1889079

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	13
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	154m NE	Unspecified Tank	1979 - 1995	331243
A	194m N	Unspecified Tank	1962 - 1966	330411
A	198m N	Unspecified Tank	1979	331732
B	279m N	Tanks	1971 - 1993	333354
B	283m N	Tanks	1979	317451
Q	424m NE	Unspecified Tank	1966	336395
Q	430m NE	Unspecified Tank	1979	341778
11	452m W	Unspecified Tank	1940	326044
S	471m N	Tanks	1979	336009
S	472m N	Tanks	1966	331382
S	474m N	Tanks	1971	335621

ID	Location	Land use	Dates present	Group ID
S	474m N	Tanks	1962	338512
13	490m W	Unspecified Tank	1940	326045

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

7

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
3	199m W	Electricity Substation	1979 - 1995	214086
G	225m N	Electricity Substation	1979 - 1995	215725
G	226m N	Electricity Substation	1979	209792
M	393m NW	Gas Governor	1993	210947
10	401m NW	Electricity Substation	1971 - 1993	216625
M	406m NW	Electricity Substation	1970	209785
M	414m NW	Electricity Substation	1993	209795

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

1

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

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

ID	Location	Land use	Dates present	Group ID
5	233m NE	Garage	1979 - 1995	67977

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

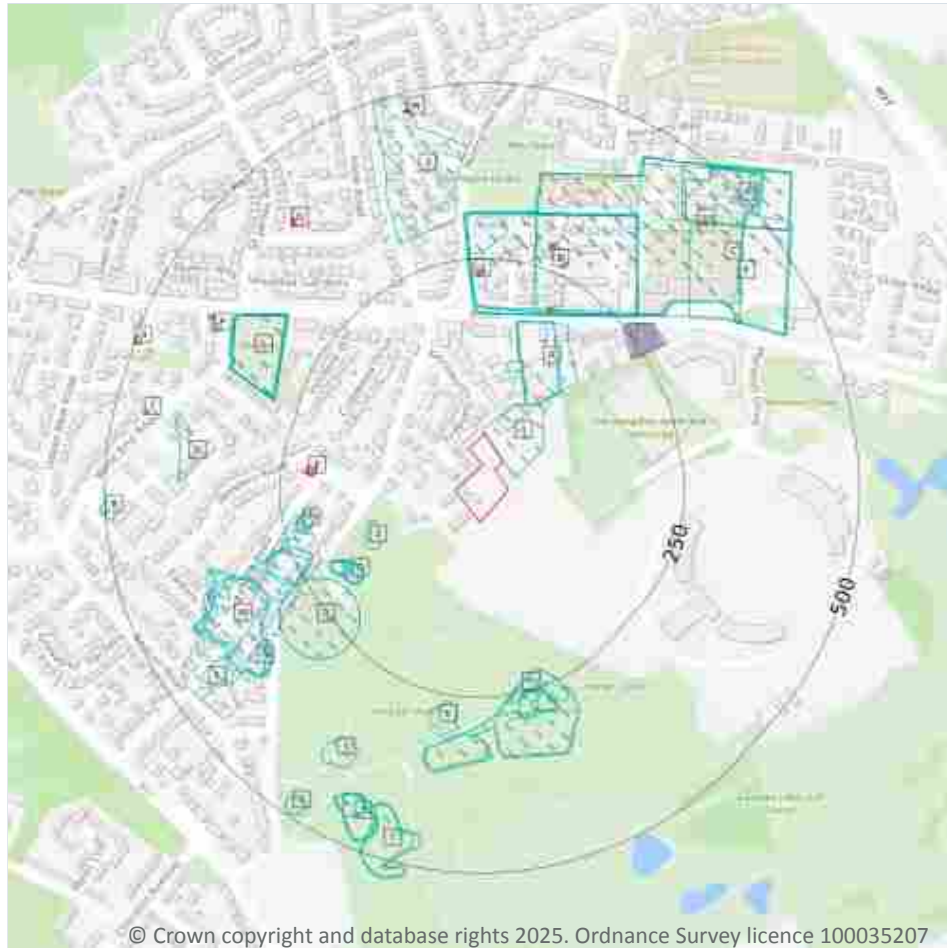
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

82

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 21](#) >

ID	Location	Land Use	Date	Group ID
1	On site	Unspecified Depot	1987	1986882
A	71m NE	Unspecified Depot	1967	1922141
A	71m NE	Unspecified Depot	1978	1928763

ID	Location	Land Use	Date	Group ID
A	73m NE	Unspecified Depot	1993	1928808
2	120m W	Gravel Pits	1868	1911227
B	171m N	Hospital	1957	1974484
B	171m N	Hospital	1957	1974484
C	172m N	Hospital	1957	1946428
C	172m N	Hospital	1967	1945001
D	173m SW	Unspecified Pit	1957	1924062
D	173m SW	Unspecified Pit	1957	1924062
D	174m SW	Old Sand Pit	1910	1887354
D	174m SW	Unspecified Pit	1957	1961416
C	178m N	Hospital	1987	1996903
C	179m N	Hospital	1993	1965675
D	180m SW	Sand Pit	1868	1973898
C	181m N	Hospital	1978	1978599
D	182m SW	Sand Pit	1895	1973898
B	183m N	Unspecified Workhouse	1868	1924933
B	184m N	Unspecified Workhouse	1910	1937186
F	200m W	Sand Pit	1910	1968394
F	201m W	Sand Pit	1868	1962441
F	203m W	Sand Pit	1895	1939083
G	207m SW	Unspecified Disused Pit	1993	1976443
G	207m SW	Unspecified Disused Pit	1987	1976443
F	210m W	Gravel Pits	1868	1911231
F	223m SW	Refuse Heap	1868	1962187
F	223m SW	Refuse Heap	1895	1962187
H	224m S	Old Gravel Pits	1957	1952790
H	228m S	Old Gravel Pits	1957	1914231
H	228m S	Old Gravel Pits	1957	1914231



ID	Location	Land Use	Date	Group ID
F	230m SW	Gravel Pit	1910	1913037
H	244m S	Old Gravel Pits	1910	1954113
H	247m S	Old Gravel Pits	1957	1972713
H	247m S	Old Gravel Pit	1895	1974699
H	252m S	Old Gravel Pit	1868	1974699
H	258m S	Refuse Heap	1868	1889080
K	258m S	Gravel Pit	1910	1913039
H	274m S	Gravel Pits	1957	1911228
L	285m W	Cemetery	1957	1926181
L	285m W	Cemetery	1957	1926181
L	285m W	Cemetery	1910	1934699
L	285m W	Cemetery	1868	1932123
L	286m W	Cemetery	1895	1932123
L	289m W	Cemetery	1993	1937396
L	289m W	Cemetery	1967	1976206
L	289m W	Cemetery	1957	1976206
L	289m W	Cemetery	1987	1937396
L	289m W	Cemetery	1978	1976206
3	297m N	Nurseries	1967	1913133
K	303m S	Gravel Pits	1957	1911229
M	306m SW	Gravel Pits	1868	1965080
M	308m SW	Unspecified Pit	1895	1906866
M	314m SW	Gravel Pits	1868	1979561
M	320m W	Old Gravel Pit	1910	1882365
4	334m NE	Union Workhouse	1868	1909300
N	339m SW	Gravel Pits	1895	1953990
N	348m SW	Unspecified Pit	1910	1906865
O	359m W	Unspecified Pit	1868	1906916



ID	Location	Land Use	Date	Group ID
5	363m SW	Gravel Pits	1868	1911230
P	391m NW	Police Station	1993	1996713
P	391m NW	Police Station	1987	1996713
P	391m NW	Police Station	1978	1936934
6	399m SW	Gravel Pit	1910	1913038
O	405m W	Unspecified Kiln	1868	1911476
R	417m NE	Hospital	1868	1913870
R	418m NE	Hospital	1895	1961764
S	423m S	Gravel Pit	1910	1986717
T	423m S	Gravel Pit	1957	1998760
T	423m S	Gravel Pit	1957	1998760
S	425m S	Gravel Pits	1895	1945441
S	425m S	Gravel Pits	1868	1945441
T	426m S	Gravel Pit	1957	1942235
S	428m S	Unspecified Pit	1993	1952322
S	428m S	Unspecified Pit	1967	1967007
S	428m S	Unspecified Pit	1987	1952322
S	428m S	Unspecified Pit	1978	1967007
V	468m SW	Unspecified Tank	1993	1987035
V	468m SW	Unspecified Tank	1987	1987035
V	468m SW	Unspecified Tank	1978	1965123
R	480m NE	Isolation Hospital	1910	1901362
8	481m W	Refuse Heap	1868	1889079

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

18

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
A	154m NE	Unspecified Tank	1979	331243
A	154m NE	Unspecified Tank	1995	331243
A	194m N	Unspecified Tank	1962	330411
A	195m N	Unspecified Tank	1966	330411
A	198m N	Unspecified Tank	1979	331732
B	279m N	Tanks	1993	333354
B	279m N	Tanks	1989	333354
B	279m N	Tanks	1979	333354
B	279m N	Tanks	1971	333354
B	283m N	Tanks	1979	317451
U	424m NE	Unspecified Tank	1966	336395
U	430m NE	Unspecified Tank	1979	341778
7	452m W	Unspecified Tank	1940	326044
W	471m N	Tanks	1979	336009
W	472m N	Tanks	1966	331382
W	474m N	Tanks	1962	338512
W	474m N	Tanks	1971	335621
9	490m W	Unspecified Tank	1940	326045

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

12

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 21 >](#)

ID	Location	Land Use	Date	Group ID
E	199m W	Electricity Substation	1995	214086
E	200m W	Electricity Substation	1979	214086
I	225m N	Electricity Substation	1995	215725
I	225m N	Electricity Substation	1979	215725
I	226m N	Electricity Substation	1979	209792
P	393m NW	Gas Governor	1993	210947
Q	401m NW	Electricity Substation	1993	216625
Q	402m NW	Electricity Substation	1979	216625
Q	402m NW	Electricity Substation	1971	216625
Q	402m NW	Electricity Substation	1989	216625
P	406m NW	Electricity Substation	1970	209785
P	414m NW	Electricity Substation	1993	209795

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

2

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

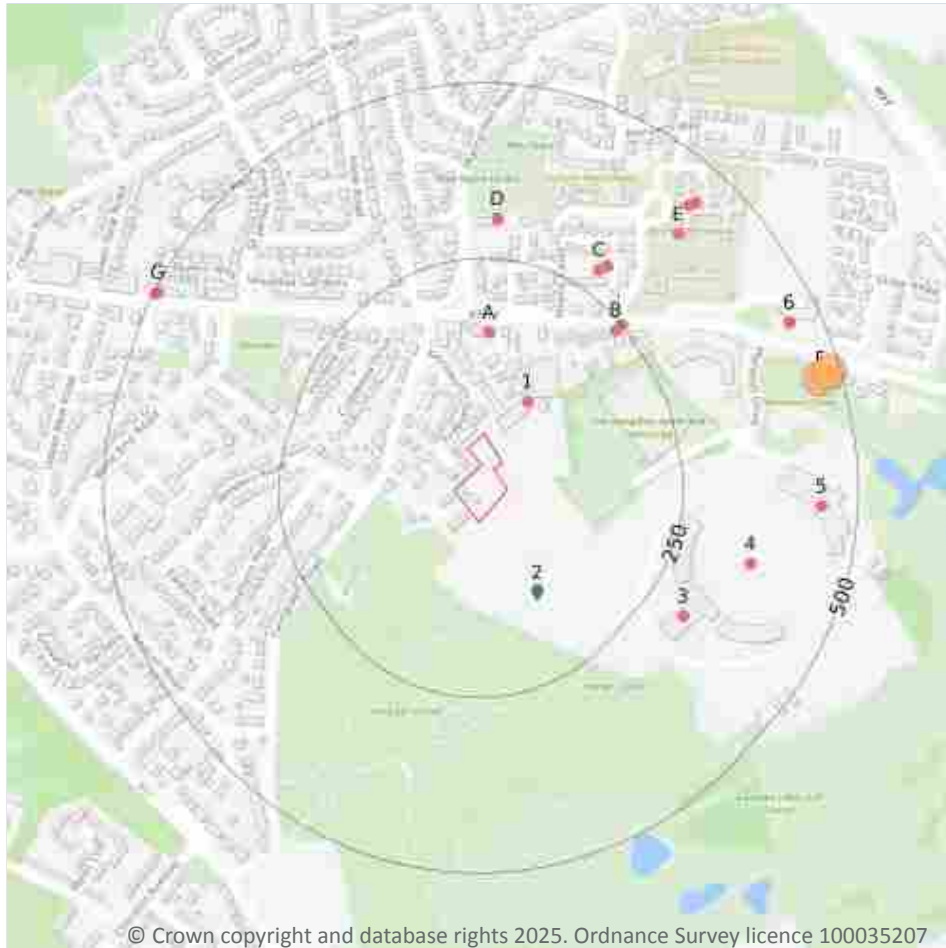
Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
J	233m NE	Garage	1995	67977
J	240m NE	Garage	1979	67977

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**2**

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

Features are displayed on the Waste and landfill map on [page 28 >](#)

ID	Location	Address	Further Details	Date
F	444m E	Site Address: UNIT 1, Westwood, Botley Road, West End, Southampton, Hampshire, SO30 3HA, S.EAST	Type of Site: Waste Transfer Station Planning application reference: CS/23/94884 Description: Scheme comprises hcc consultation for development and reconfiguration of a waste transfer station (part retrospective) at westwood, unit 1, botley road, west end hampshire so30 3ha. Data source: Historic Planning Application Data Type: Point	14/03/2023
F	460m E	Site Address: Unit 1, Westwood, Botley Road, West End, Southampton, Hampshire, SO30 3HA, S.EAST	Type of Site: Waste Transfer Station Planning application reference: HCC/2023/0106 Description: Scheme comprises development and reconfiguration of a waste transfer station (part retrospective). Data source: Historic Planning Application Data Type: Point	01/03/2023

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



3.6 Licensed waste sites

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 28 >](#)

ID	Location	Details		
2	130m SE	Site Name: Ageas Bowl Stadium Site Address: Marshall Drive, Southampton, Hampshire, SO30 3RS Correspondence Address: -	Type of Site: Deposit of waste to land as a recovery operation Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 639559 EPR reference: EA/EPR/EB3109UY Operator: T J Transport Ltd. Waste Management licence No: 403310 Annual Tonnage: 0	Issue Date: 27/06/2017 Effective Date: 27/06/2017 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m

27

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 28 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	76m NE	Pitter Transport Botley Road Garage, Botley Road, West End, Southampton, So30 3ha	WEX162465	Using waste exemption	Not on a farm	Use of waste in construction
A	144m N	-	WEX411850	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	144m N	-	WEX411850	Treating waste exemption	Not on a farm	Recovery of scrap metal
A	144m N	-	WEX411850	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
A	144m N	-	WEX283136	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
A	144m N	-	WEX283136	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
A	144m N	-	WEX283136	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	238m NE	Unit 1 Westwood, Botley Road, West End, Southampton, So303ha	WEX140004	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	238m NE	Unit 1 Westwood, Botley Road, West End, Southampton, So303ha	WEX140004	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	238m NE	Unit 1 Westwood, Botley Road, West End, Southampton, So303ha	WEX140004	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	249m NE	-	WEX246337	Using waste exemption	Not on a farm	Use of waste in construction
C	284m NE	Moorgreen Hospital, Botley Road, West End, Southapton, Hampshire, So30 3jb	WEX159376	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	296m NE	-	WEX368543	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	296m NE	-	WEX372297	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	296m NE	-	WEX239216	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	306m N	Moorgreen Road, West End, Southampton, So30 3py	WEX359754	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	306m N	Moorgreen Road, West End, Southampton, So30 3py	WEX234039	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
3	308m SE	The Ageas Bowl, Botley Road, West End, Southampton, So30 3xh	WEX254159	Using waste exemption	On a farm	Use of waste in construction
4	361m E	The Ageas Bowl, Botley Road, West End, Southampton, So30 3xh	WEX088194	Using waste exemption	Not on a farm	Use of waste in construction
E	396m NE	-	WEX263061	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

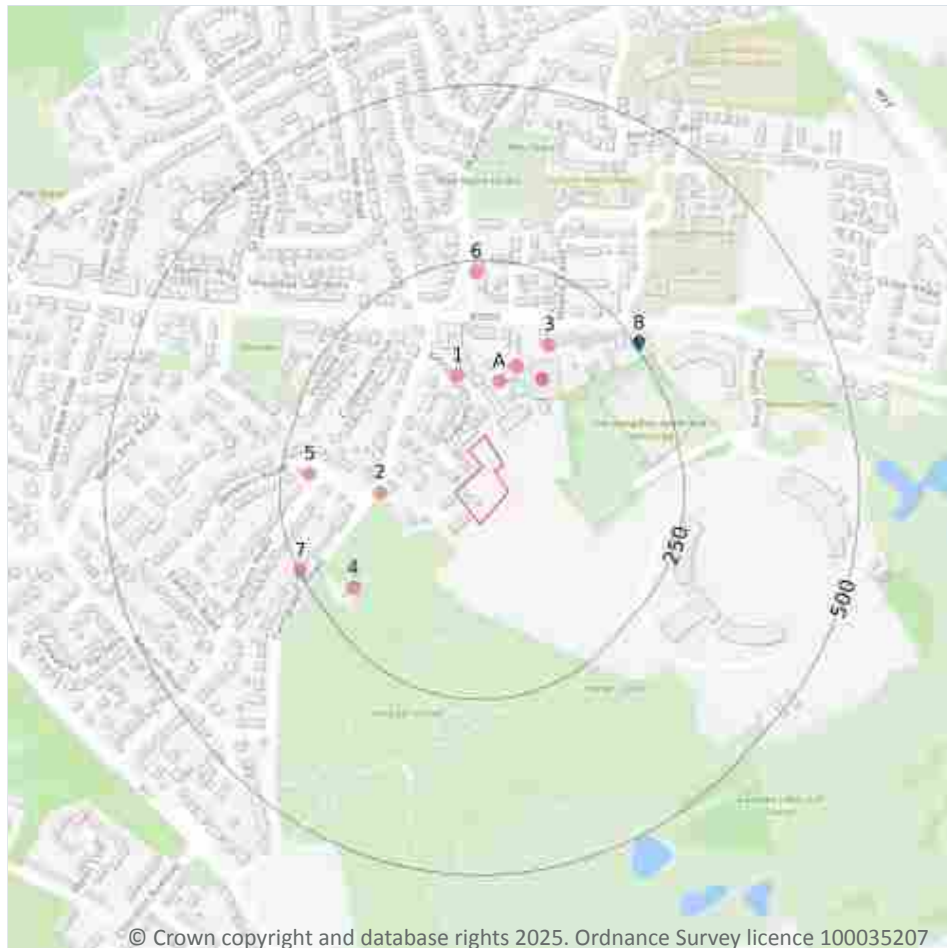


ID	Location	Site	Reference	Category	Sub-Category	Description
E	396m NE	Tom Rudd Unit - Moorgreen Hospital, Botley Road, West End, Southampton, So30 3jb	WEX120876	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	437m NE	Moorgreen Hospital, Botley Road, West End, Southampton, Hampshire, So30 3jb	WEX297509	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	446m NE	Tom Rudd Unit - Moorgreen Hospital Botley Road Southampton Hampshire So30 3jb	EPR/HF0605U G/A001	Treating waste exemption	Non- agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
5	447m E	The Ageas Bowl, Botley Road, West End, Southampton, So30 3xh	WEX383683	Using waste exemption	On a farm	Use of waste in construction
6	454m NE	Keltbray Ltd The Rose Bowl Hedge End Hampshire So30 3rs	EPR/AE5155W P/A001	Using waste exemption	Non- agricultural waste only	Use of waste in construction
G	495m NW	-	WEX367191	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
G	496m NW	77 High Street Southampton Hampshire So30 3ds	EPR/YE5349LP /A001	Treating waste exemption	Non- agricultural waste only	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)

4.1 Recent industrial land uses

Records within 250m

11

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Company	Address	Activity	Category
A	80m N	Southern County Trailers	18, Botley Road, West End, Hampshire, SO30 3HA	Vehicle Hire and Rental	Hire Services
1	94m N	Electricity Sub Station	Hampshire, SO30	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
2	107m W	Electricity Sub Station	Hampshire, SO30	Electrical Features	Infrastructure and Facilities
A	109m N	Princess Coaches	Botley Road, West End, Hampshire, SO30 3HA	Vehicle Hire and Rental	Hire Services
A	114m NE	Pitter Self Drive	Pitter Bros, Botley Road, West End, Hampshire, SO30 3HA	Vehicle Hire and Rental	Hire Services
A	114m NE	Pitter Commercial s Ltd	Pitter Bros, Botley Road, West End, Hampshire, SO30 3HA	New Vehicles	Motoring
3	159m NE	Tank	Hampshire, SO30	Tanks (Generic)	Industrial Features
4	199m SW	Pit (Disused)	Hampshire, SO30	Unspecified Quarries Or Mines	Extractive Industries
5	209m W	Electricity Sub Station	Hampshire, SO30	Electrical Features	Infrastructure and Facilities
6	234m N	Electricity Sub Station	Hampshire, SO30	Electrical Features	Infrastructure and Facilities
7	247m SW	Cleangreen Stoves	36, Telegraph Road, West End, Hampshire, SO30 3EX	Cookers and Stoves - Non Electrical	Consumer 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

1

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

Features are displayed on the Current industrial land use map on [page 33 >](#)

ID	Location	Address	Details	
8	256m NE	Moorgreen Service Station, Botley Road, West End, Southampton, SO30 3HA	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

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**0**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.21 Pollution inventory radioactive waste

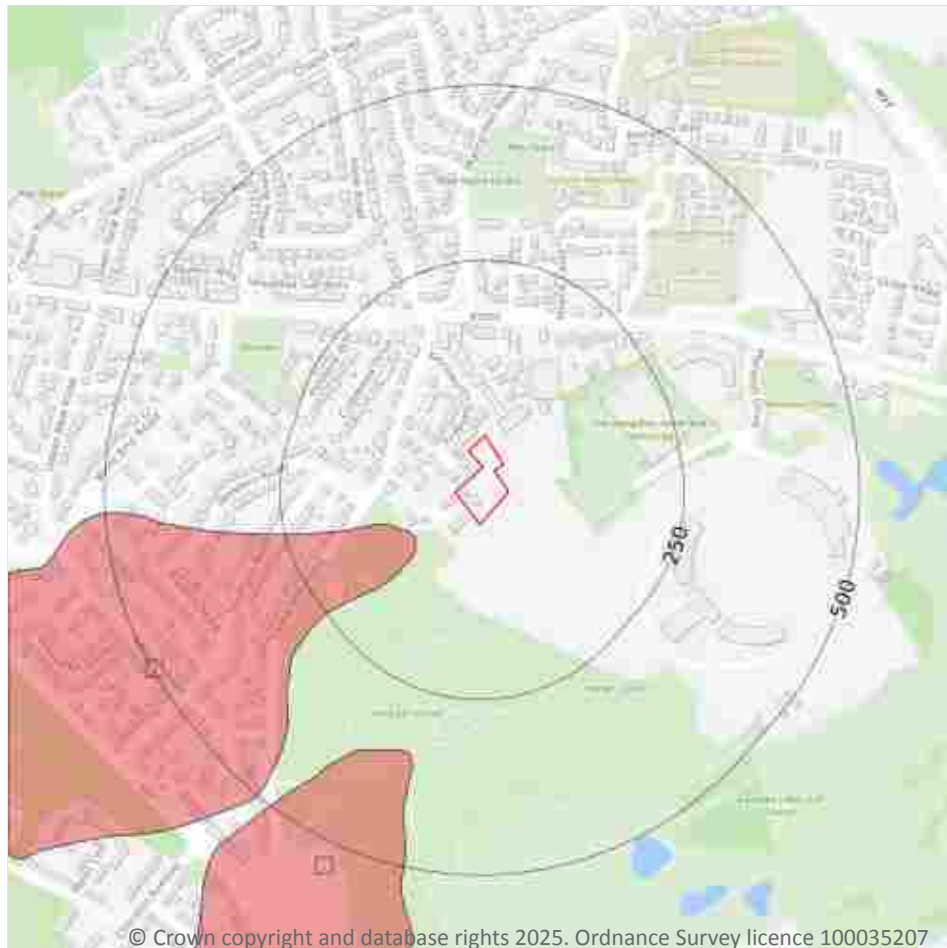
Records within 500m**0**

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

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



5 Hydrogeology - Superficial aquifer



- 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 39](#) >

ID	Location	Designation	Description
1	84m SW	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	341m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



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

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

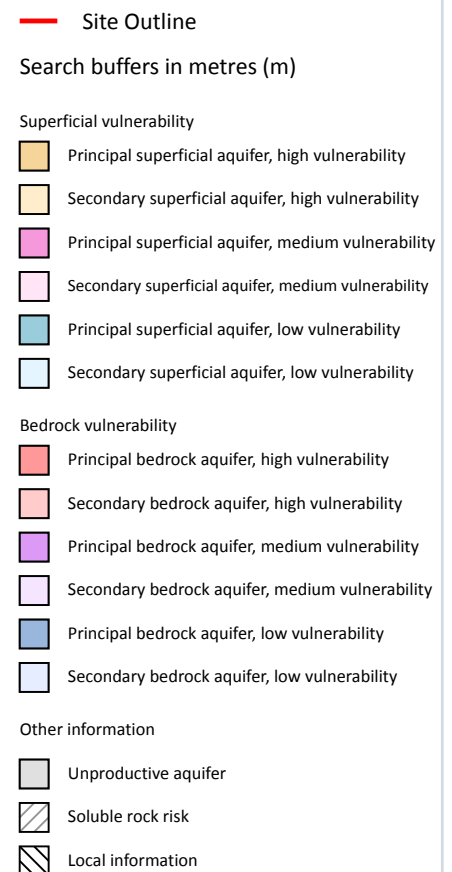
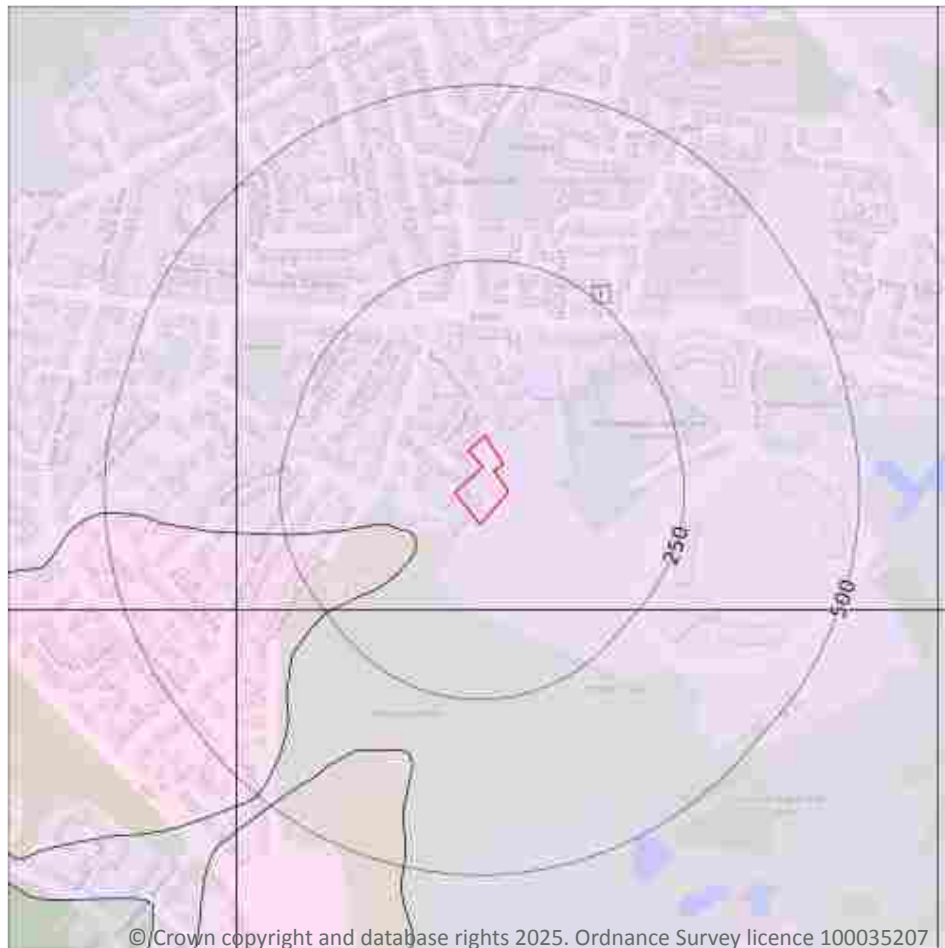
Features are displayed on the Bedrock aquifer map on [page 41](#) >

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

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

1

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 42](#) >



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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

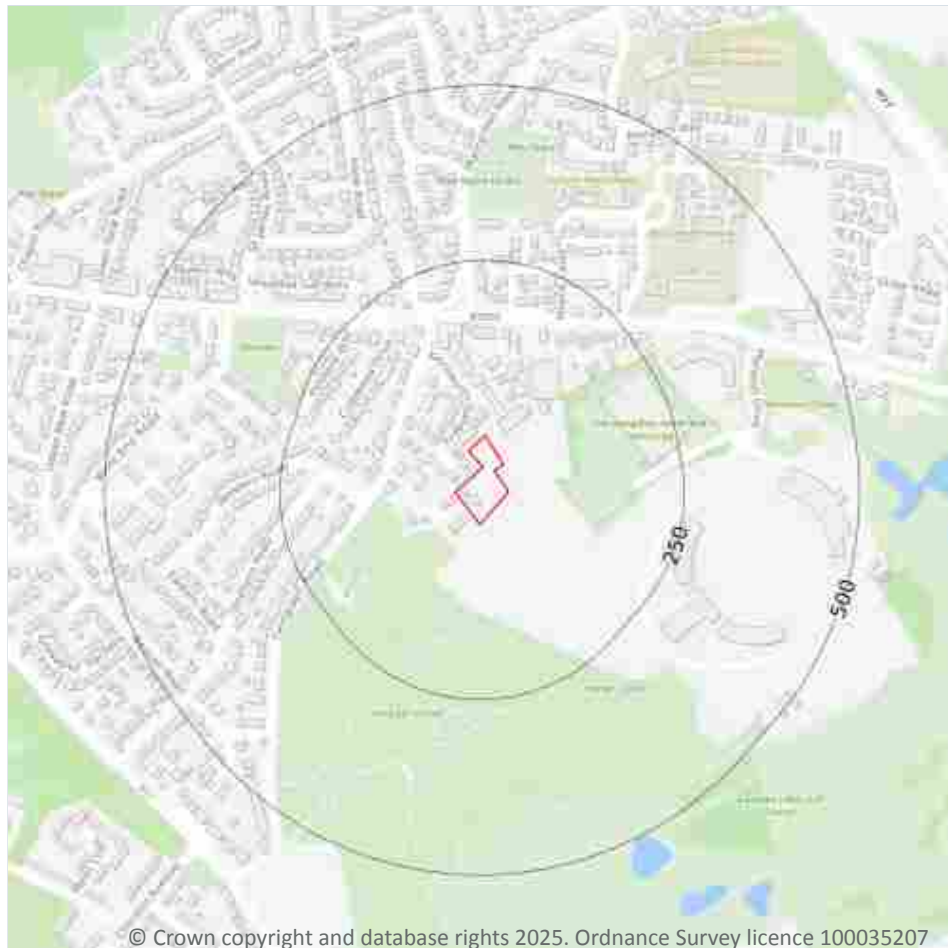
5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

3

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 44](#) >

ID	Location	Details	
-	647m E	Status: Historical Licence No: SO/042/0030/005 Details: Spray Irrigation - Storage Direct Source: Southern Region Groundwater Point: THE AGEAS BOWL, SOUTHAMPTON Data Type: Point Name: RB Lease Company Limited Easting: 448031 Northing: 114094	Annual Volume (m ³): 18000 Max Daily Volume (m ³): 125 Original Application No: - Original Start Date: 08/08/2016 Expiry Date: 31/03/2022 Issue No: 1 Version Start Date: 08/08/2016 Version End Date: -
-	647m E	Status: Active Licence No: SO/042/0030/007 Details: Make-Up Or Top Up Water Direct Source: Southern Region Groundwater Point: LAGOON 6 AT UTILITA BOWL Data Type: Point Name: Hampshire Lease Company Limited Easting: 448031 Northing: 114094	Annual Volume (m ³): 18000 Max Daily Volume (m ³): 125 Original Application No: NPS/WR/037721 Original Start Date: - Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 29/11/2024 Version End Date: -
-	647m E	Status: Active Licence No: SO/042/0030/007 Details: Spray Irrigation - Storage Direct Source: Southern Region Groundwater Point: LAGOON 6 AT UTILITA BOWL Data Type: Point Name: Hampshire Lease Company Limited Easting: 448031 Northing: 114094	Annual Volume (m ³): 18000 Max Daily Volume (m ³): 125 Original Application No: NPS/WR/037721 Original Start Date: - Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 29/11/2024 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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.

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

6

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 47 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
6	98m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	126m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	129m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	134m S	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	137m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	193m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	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 47 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2
------------------------	----------

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 47 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Horton Heath Stream	GB107042016270	East Hampshire Rivers	East Hampshire
2	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	1
---------------------------	----------

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

Features are displayed on the Hydrology map on [page 47 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3230m NE	River	Horton Heath Stream	GB107042016270 ↗	Moderate	Fail	Good	2019

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

6.5 WFD Groundwater bodies

Records on site	2
------------------------	----------

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 47 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	On site	South East Hants Bracklesham Group	GB40702G503000 ↗	Poor	Poor	Good	2019
4	On site	Central Hants Bracklesham Group	GB40702G500900 ↗	Good	Good	Good	2019



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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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.

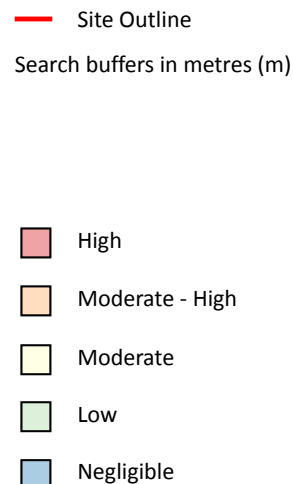
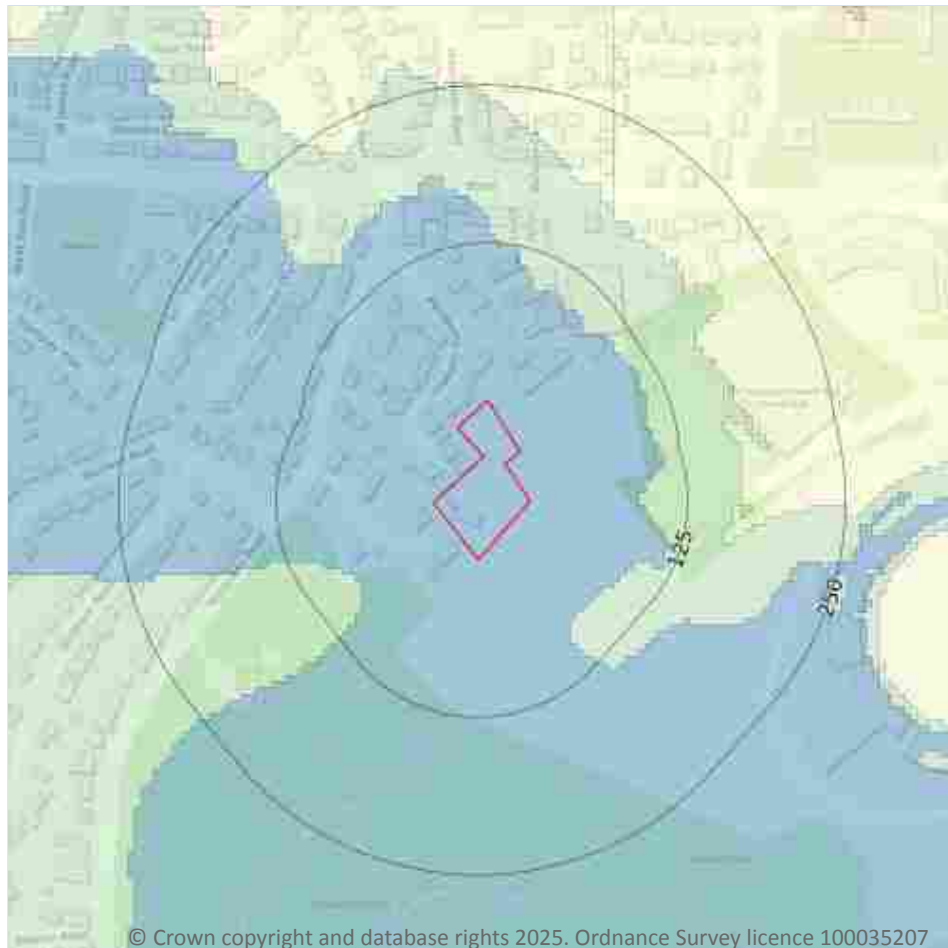
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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 55 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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- Site Outline
- Search buffers in metres (m)
- ▢ Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)
- ▢ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 56](#) >

ID	Location	Name	Data source
1	776m NE	Moorgreen Meadows	Natural England



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

4

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 56 >](#)

ID	Location	Name	Data source
2	1298m SE	Wildern	Natural England
6	1498m SE	Wildern	Natural England
-	1627m SE	Wildern	Natural England
-	1638m SE	Wildern	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

6

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 56 >](#)

ID	Location	Name	Woodland Type
-	1399m W	Unknown	Ancient & Semi-Natural Woodland
4	1458m NW	Dummers Copse	Ancient & Semi-Natural Woodland
5	1493m NW	Unknown	Ancient & Semi-Natural Woodland
-	1703m N	Bushy/withybed Copses	Ancient & Semi-Natural Woodland
-	1837m NW	Unknown	Ancient Replanted Woodland
-	1961m NW	River/high Wood/vocus Copses	Ancient Replanted Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

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

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

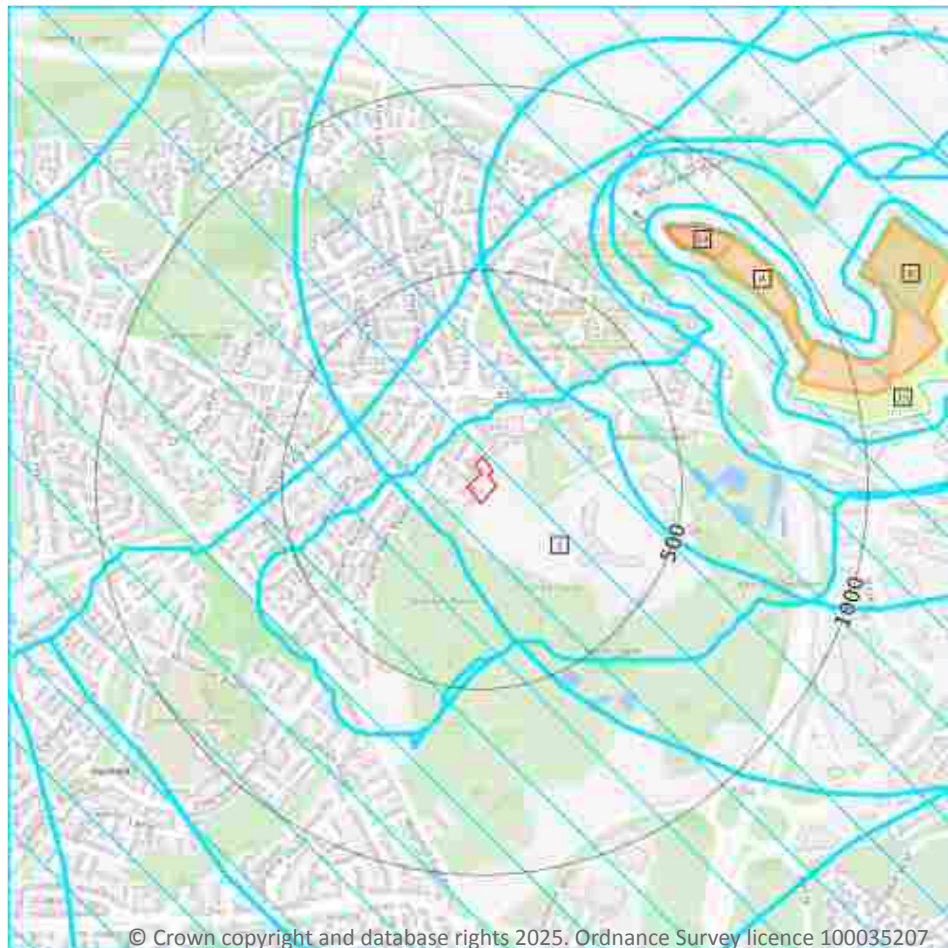


Location	Name	Type	NVZ ID	Status
1734m N	Hamble Estuary Eutrophic NVZ (TraC)	Eutrophic Water	3	Existing

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

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 62 >](#)

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where 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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	4
----------------------	---

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

Features are displayed on the SSSI Impact Zones and Units map on [page 62 >](#)

ID:	14
Location:	776m NE
SSSI name:	Moorgreen Meadows
Unit name:	Previously Part Of Unit 3
Broad habitat:	Acid Grassland - Lowland
Condition:	Partially destroyed



Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mire grassland and rush pasture	Partially destroyed	07/08/2023

ID: A
 Location: 817m NE
 SSSI name: Moorgreen Meadows
 Unit name: Moorgreen Dairy Farm
 Broad habitat: Acid Grassland - Lowland
 Condition: Unfavourable - Declining
 Reportable features:

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

ID: 15
 Location: 835m E
 SSSI name: Moorgreen Meadows
 Unit name: Eastleigh B C
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

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

ID: B
 Location: 857m E
 SSSI name: Moorgreen Meadows
 Unit name: Northern Acid Grassland
 Broad habitat: Acid Grassland - Lowland
 Condition: Unfavourable - Declining
 Reportable features:

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

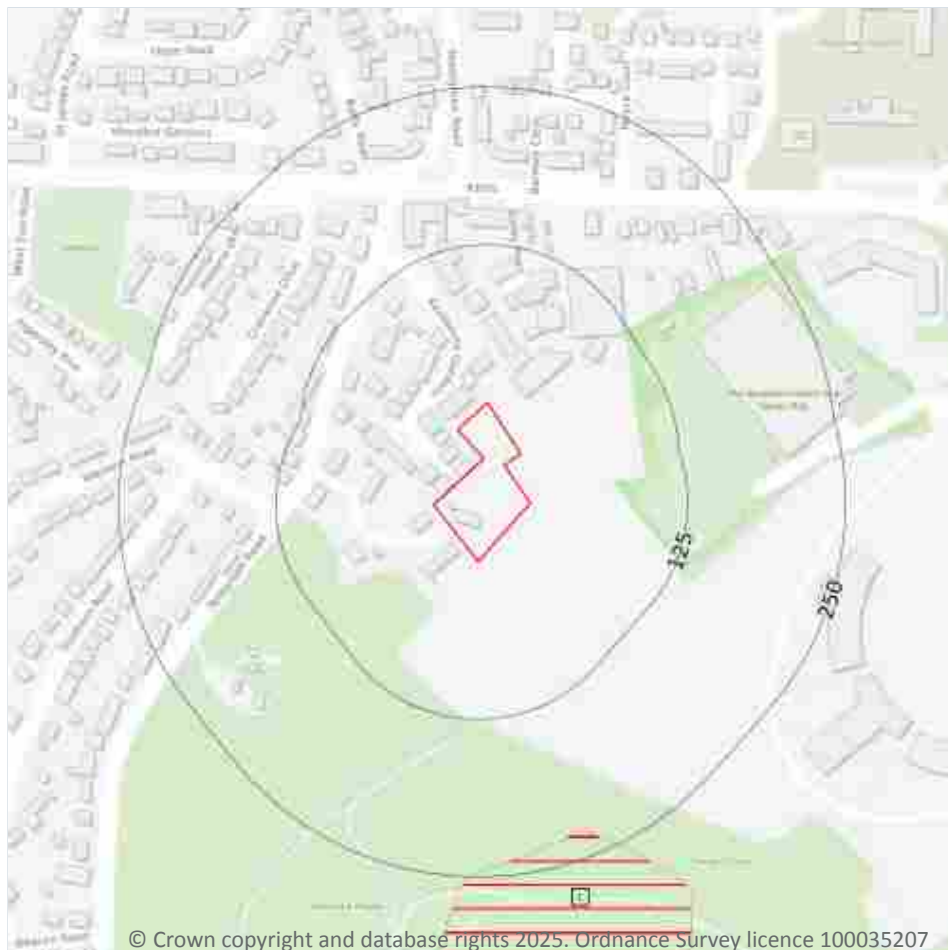


Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG5)	Unfavourable - Declining	07/08/2023
Population of declining plant species and species at the edge of their range - Dactylorhiza purpurella, Northern marsh orchid (and hybrids)	Unfavourable - No change	07/08/2023

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**0**

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

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

11.5 Conservation Areas

Records within 250m**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

1

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.

Features are displayed on the Visual and cultural designations map on [page 66 >](#)

ID	Location	Ancient monument name	Reference number
1	227m S	Hickley Wood hillfort	1017888

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

11.7 Registered Parks and Gardens

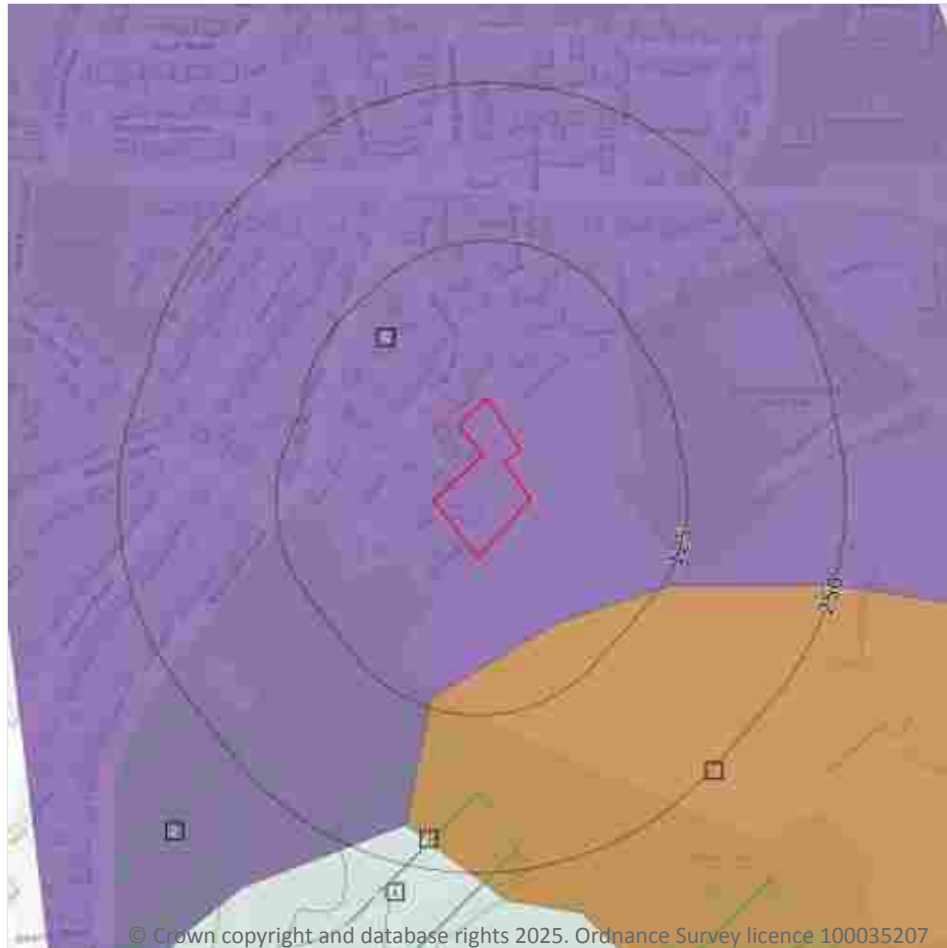
Records within 250m

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 69](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned



ID	Location	Classification	Description
2	77m S	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
4	219m S	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 69](#) >

ID	Location	Description	Reference	Application date
3	148m S	Selective Fell/Thin (Conditional)	019/127/14-15	09/09/2014
5	237m SW	Selective Fell/Thin (Conditional)	019/127/14-15	09/09/2014

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

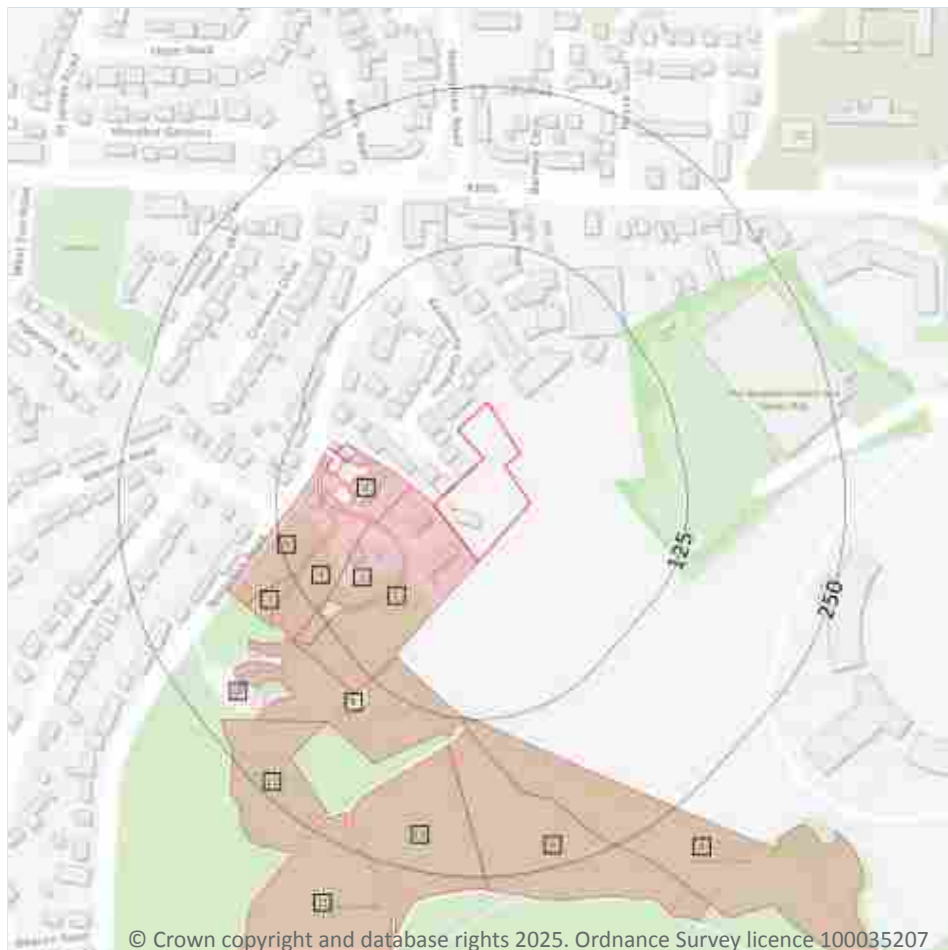
Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

13

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

Features are displayed on the Habitat designations map on [page 72 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	23m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	42m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	52m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	81m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	98m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	125m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	125m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	133m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	148m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	175m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	207m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	225m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave

them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

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14.1 10k Availability

Records within 500m

1

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

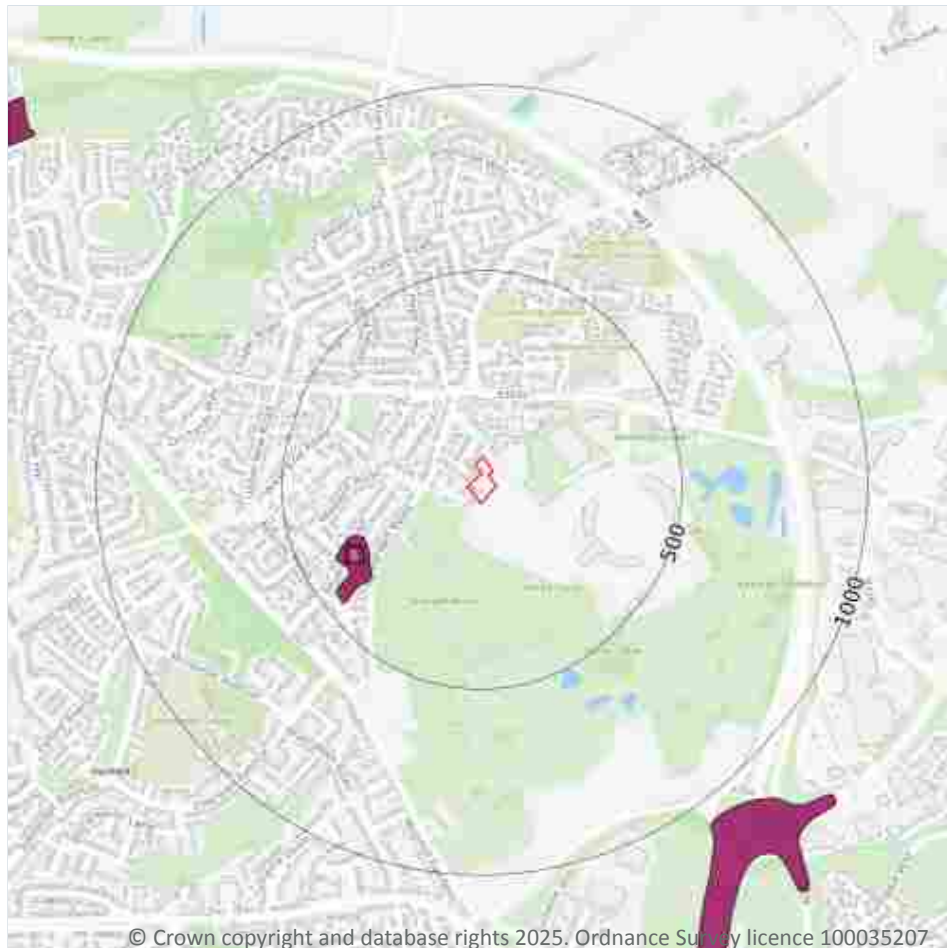
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 75](#) >

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

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

1

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

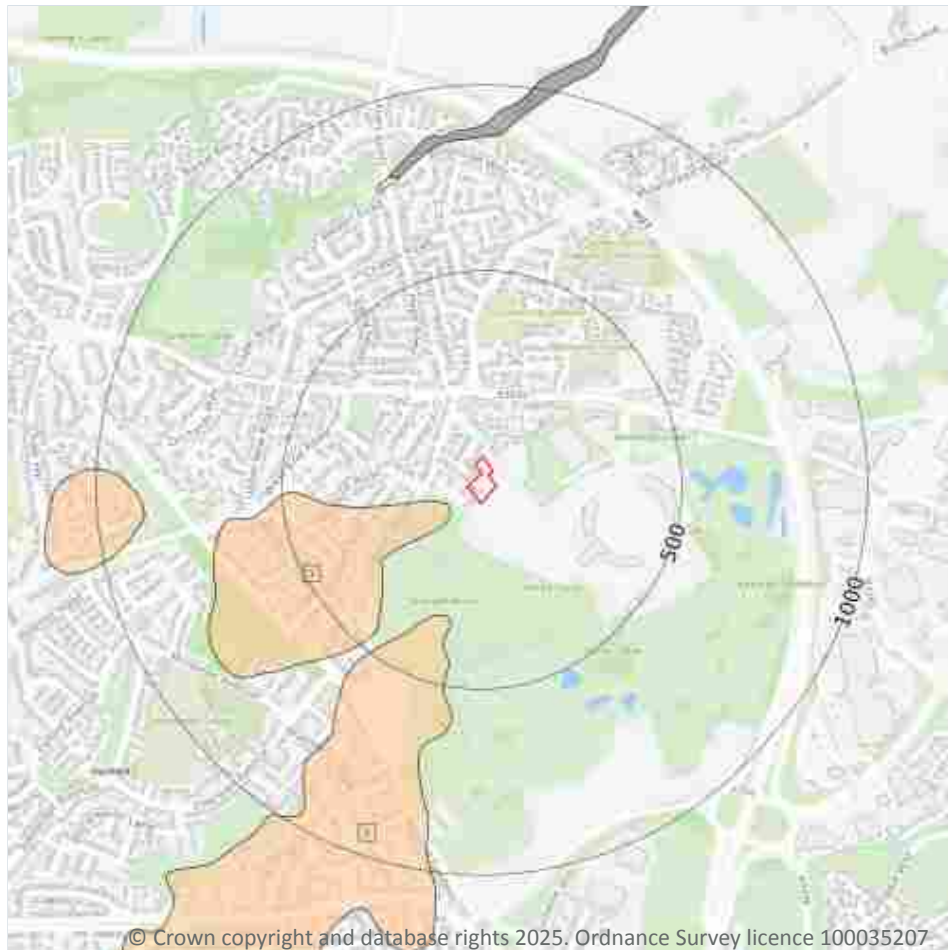
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	311m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

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 77 >](#)

ID	Location	LEX Code	Description	Rock description
1	73m SW	RTDX-XSV	River Terrace Deposits, 10 - Sand And Gravel	Sand And Gravel
2	318m S	RTD9-XSV	River Terrace Deposits, 9 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

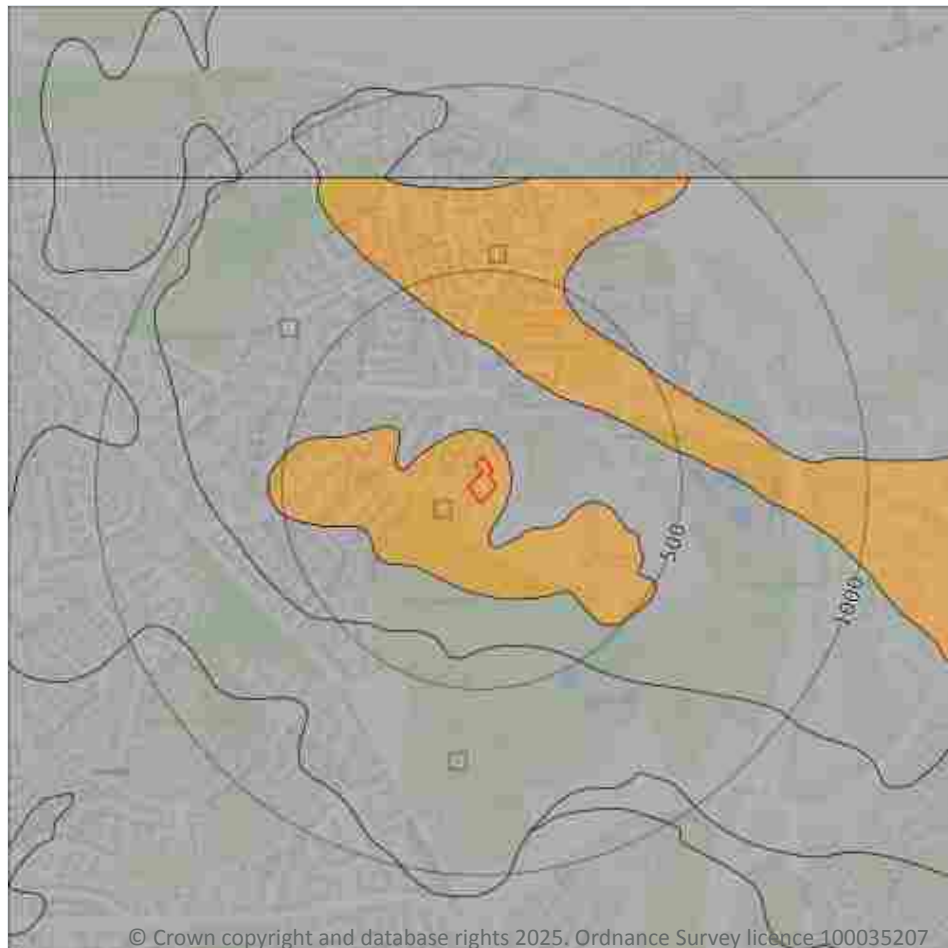
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

4

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 79 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	MARF-CLSISA	Marsh Farm Formation - Clay, Silt And Sand	Lutetian Age
2	39m E	EA-SSCL	Earnley Sand Formation - Sand, Silt And Clay	Lutetian Age
3	243m NE	MARF-CLSISA	Marsh Farm Formation - Clay, Silt And Sand	Lutetian Age



ID	Location	LEX Code	Description	Rock age
4	379m S	WTT-CLSISA	Wittering Formation - Clay, Silt And Sand	Lutetian Age - Ypresian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

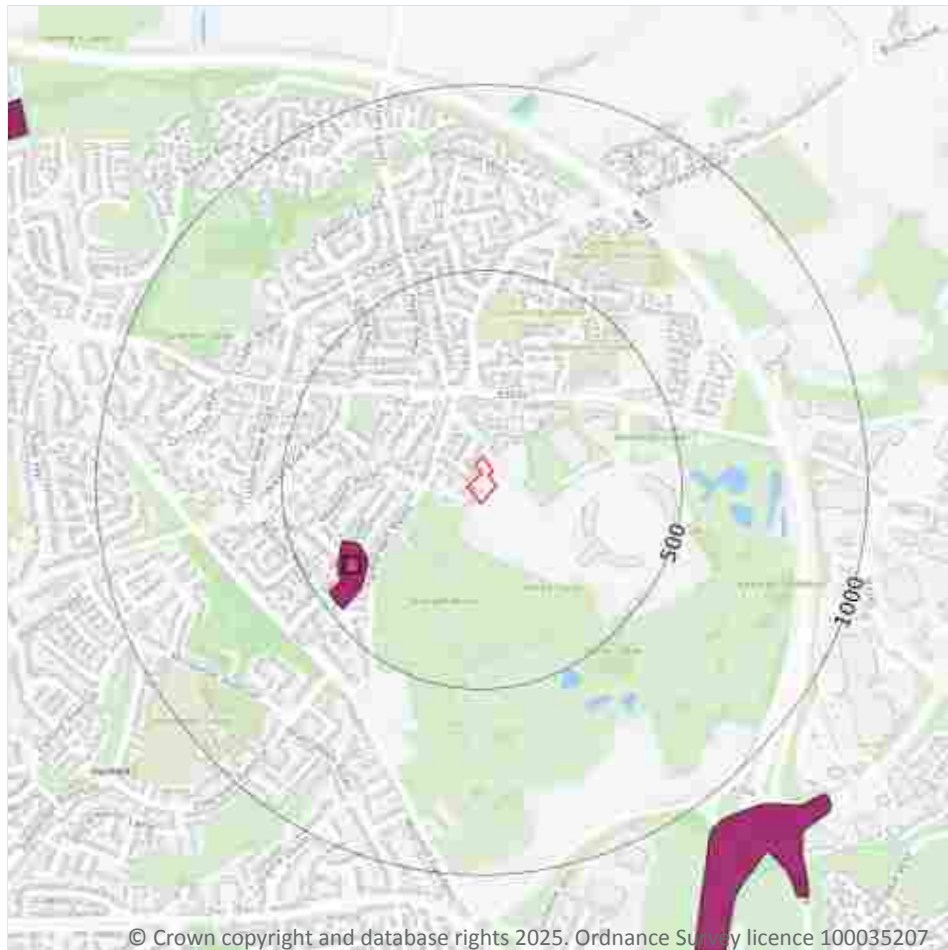
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 81](#) >

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



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- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 82 >](#)

ID	Location	LEX Code	Description	Rock description
1	331m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

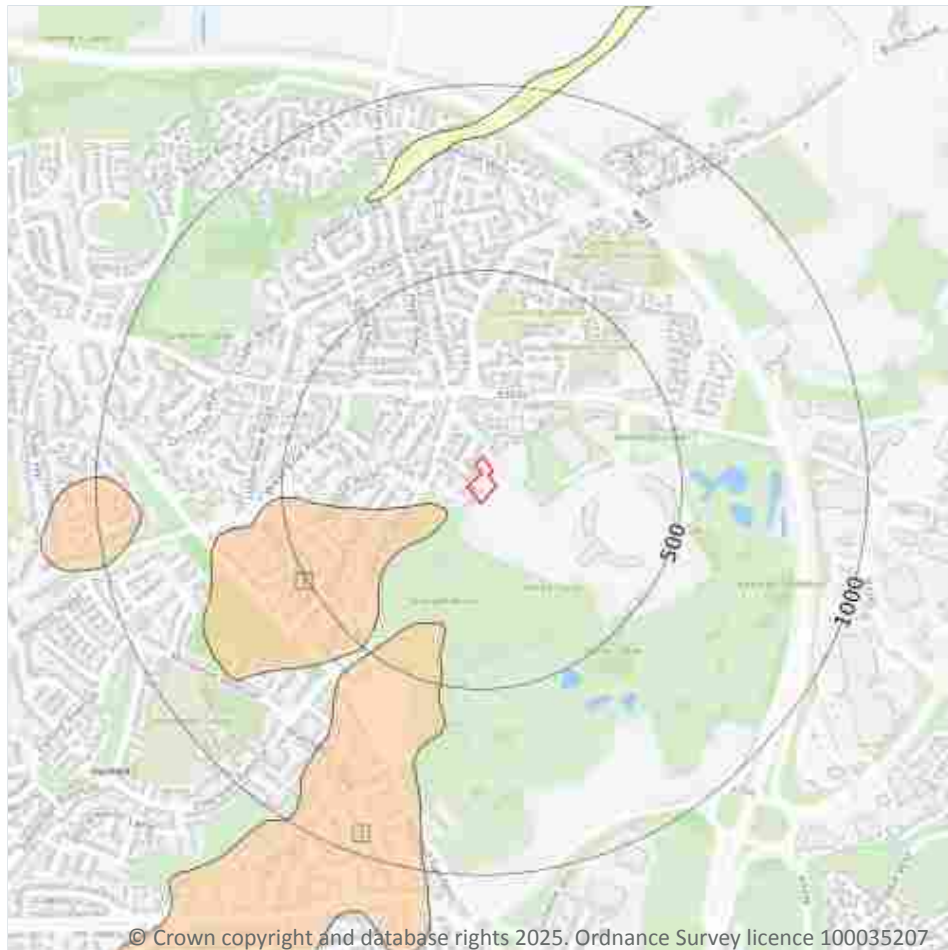
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



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 84](#) >

ID	Location	LEX Code	Description	Rock description
1	84m SW	RTDX-XSV	RIVER TERRACE DEPOSITS, 10	SAND AND GRAVEL
2	341m S	RTD9-XSV	RIVER TERRACE DEPOSITS, 9	SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

0

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).

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

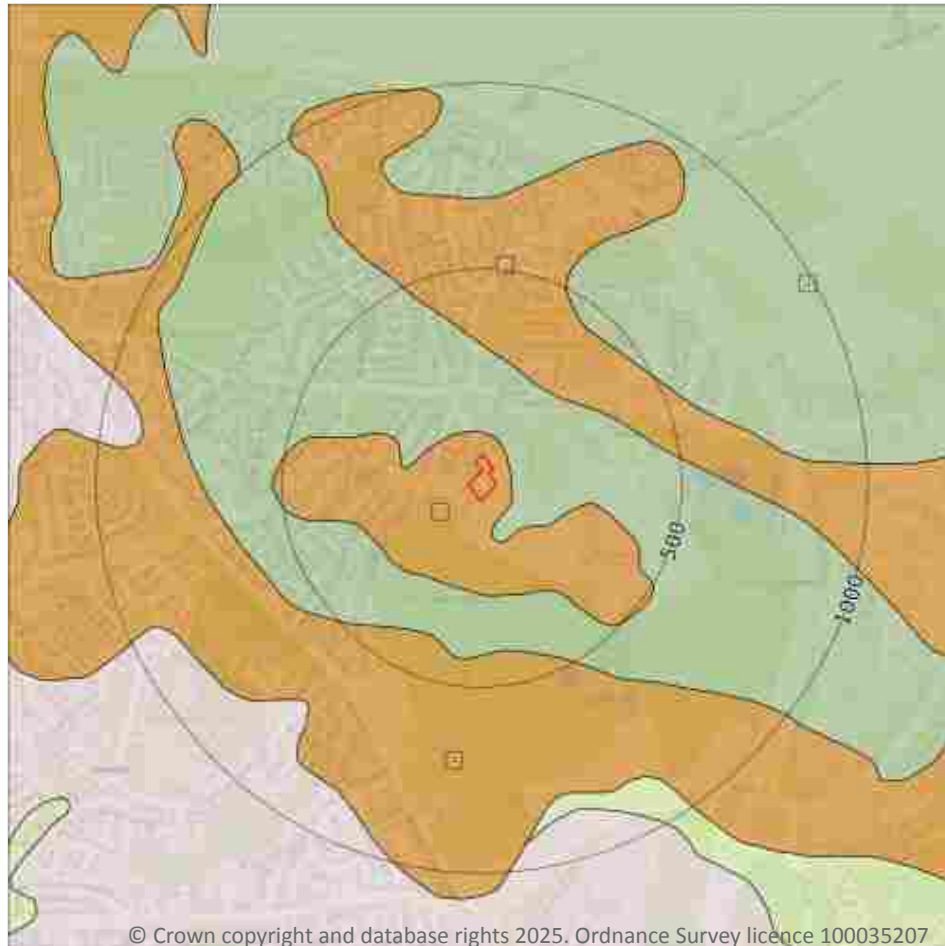
0

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 86](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	MARF-CLSISA	MARSH FARM FORMATION - CLAY, SILT AND SAND	LUTETIAN
2	42m E	EA-XSZC	EARNLEY SAND FORMATION - SAND, SILT AND CLAY	LUTETIAN
3	235m NE	MARF-CLSISA	MARSH FARM FORMATION - CLAY, SILT AND SAND	LUTETIAN



ID	Location	LEX Code	Description	Rock age
4	384m S	WTT-XSZC	WITTERING FORMATION - SAND, SILT AND CLAY	YPRESIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Very Low
41m E	Intergranular	High	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

1

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

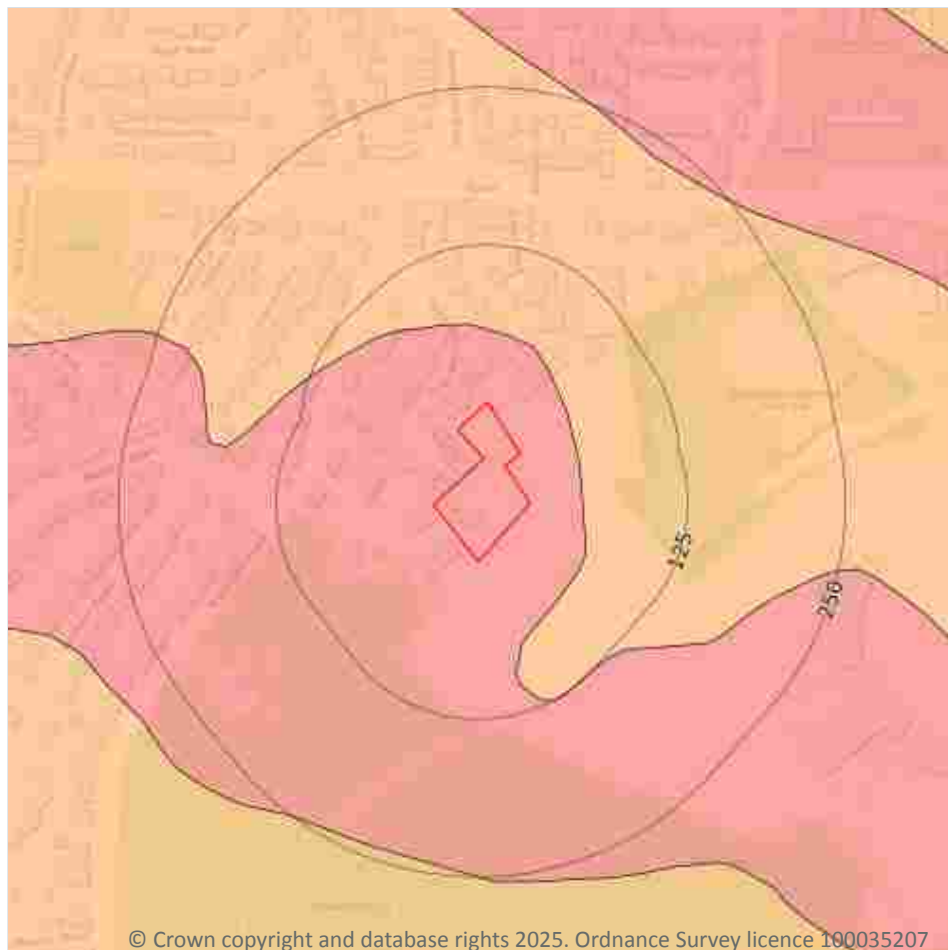
Features are displayed on the Boreholes map on [page 88](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	210m NE	447500 114400	WESTEND INSTITUTION	21.33	N	410819 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

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17.1 Shrink swell clays

Records within 50m

2

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).

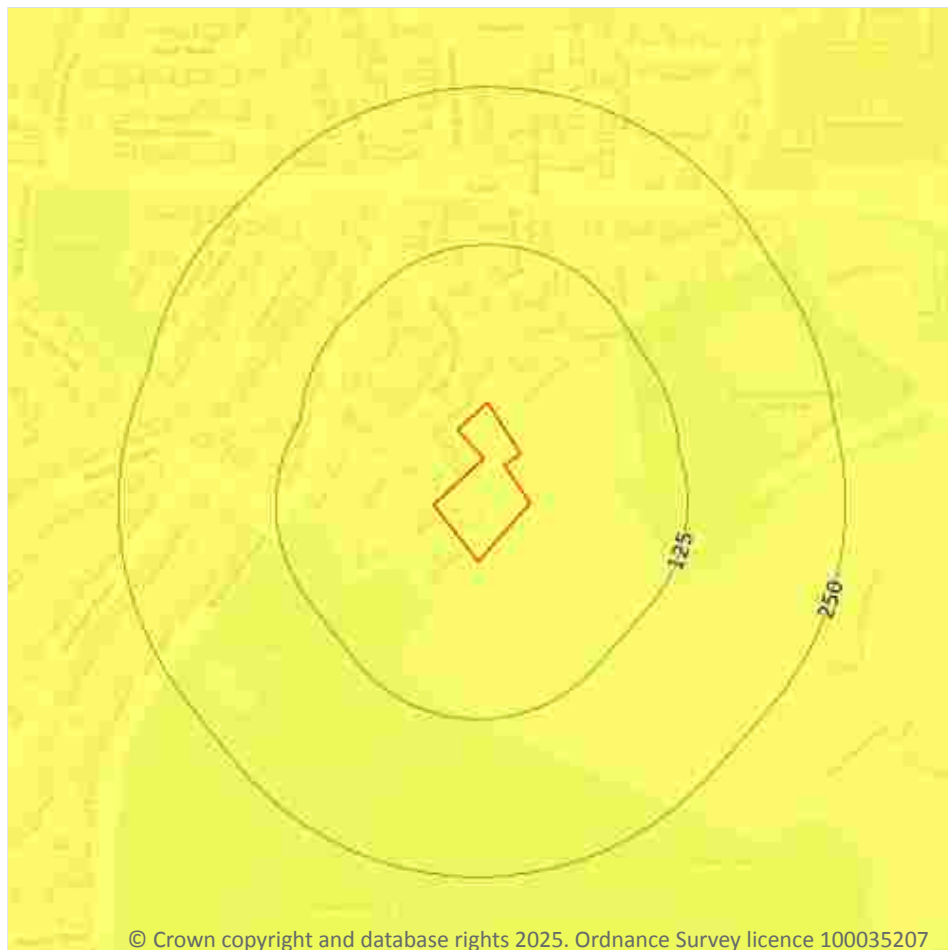
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 89](#) >

Location	Hazard rating	Details
On site	Moderate	Ground conditions predominantly high plasticity.
42m E	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

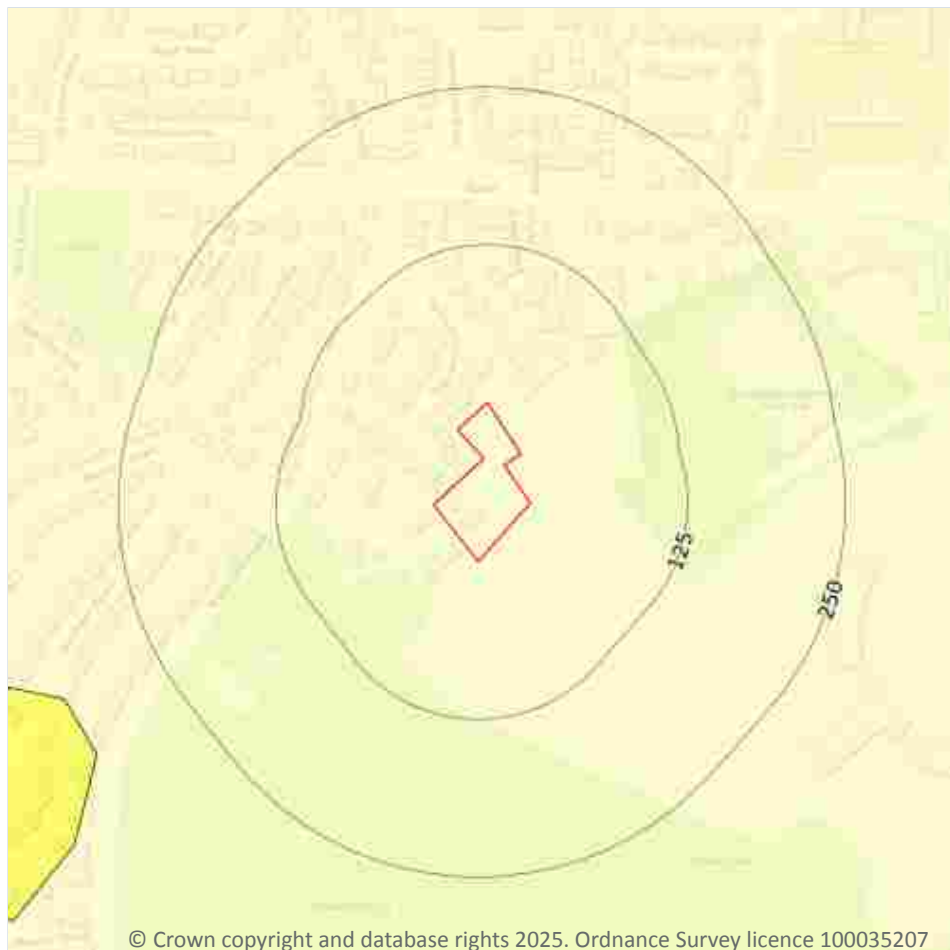
Features are displayed on the Natural ground subsidence - Running sands map on [page 90](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

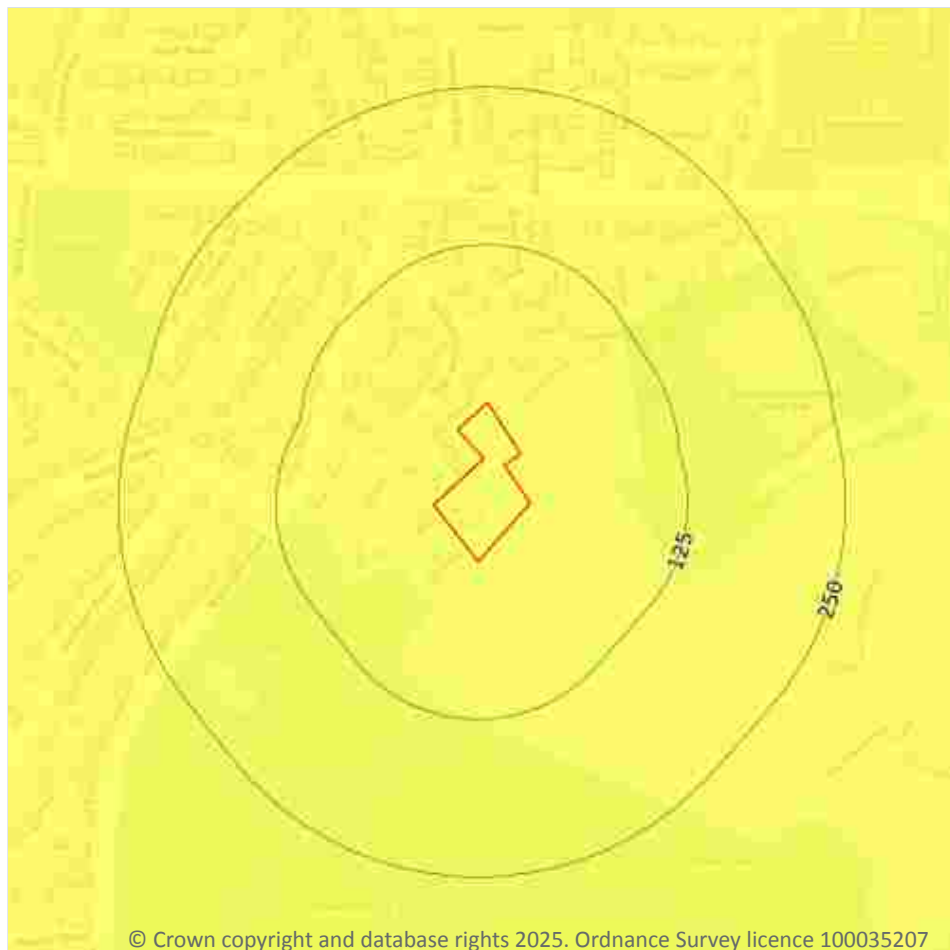
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 91](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

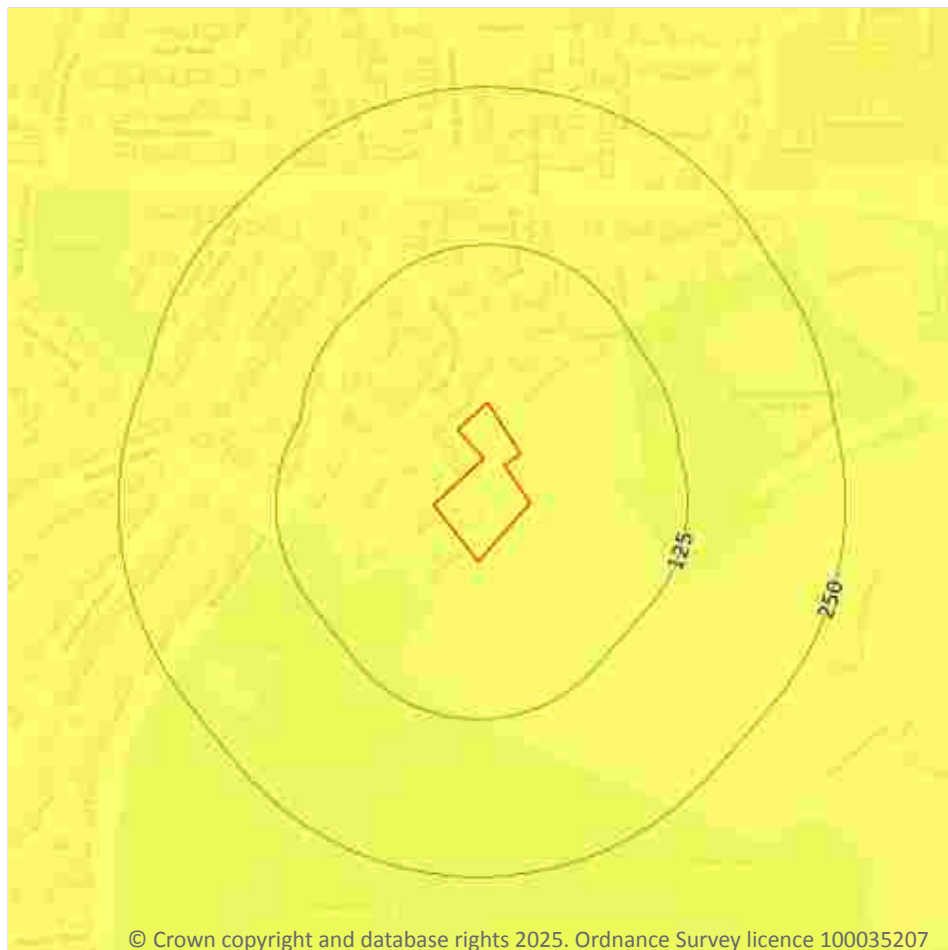
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 92 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

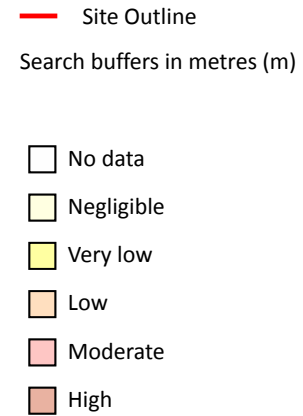
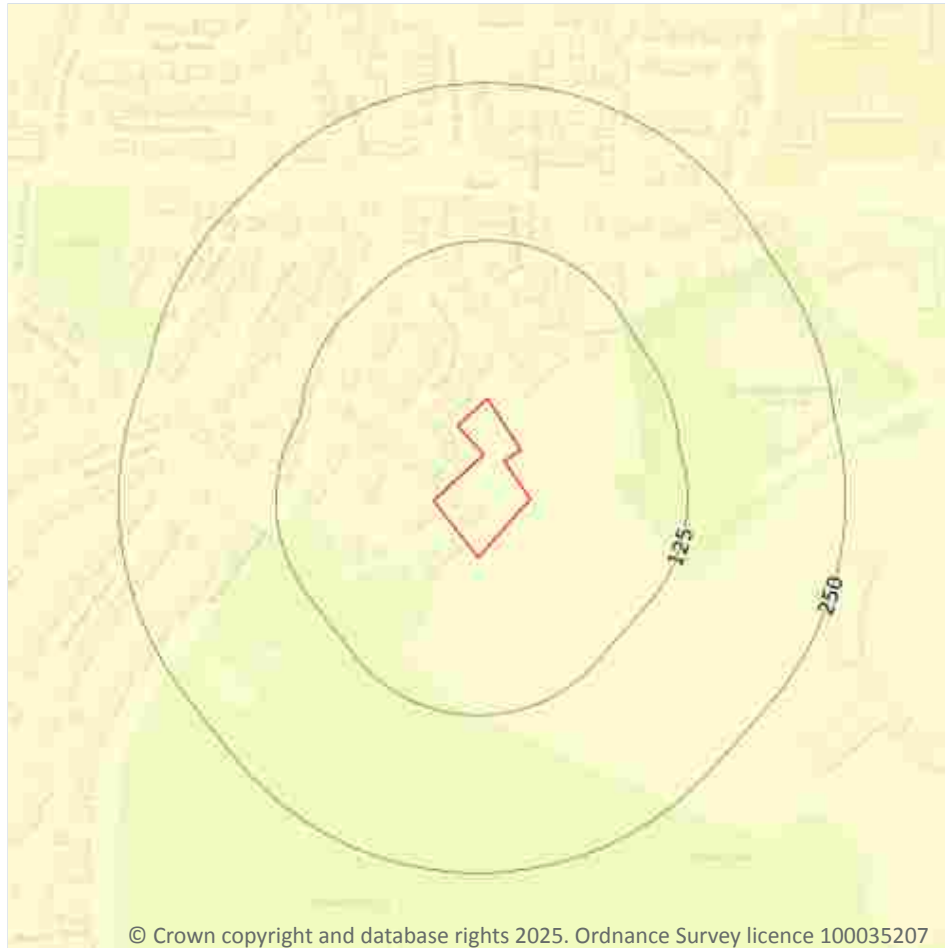
Features are displayed on the Natural ground subsidence - Landslides map on [page 93](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 94](#)

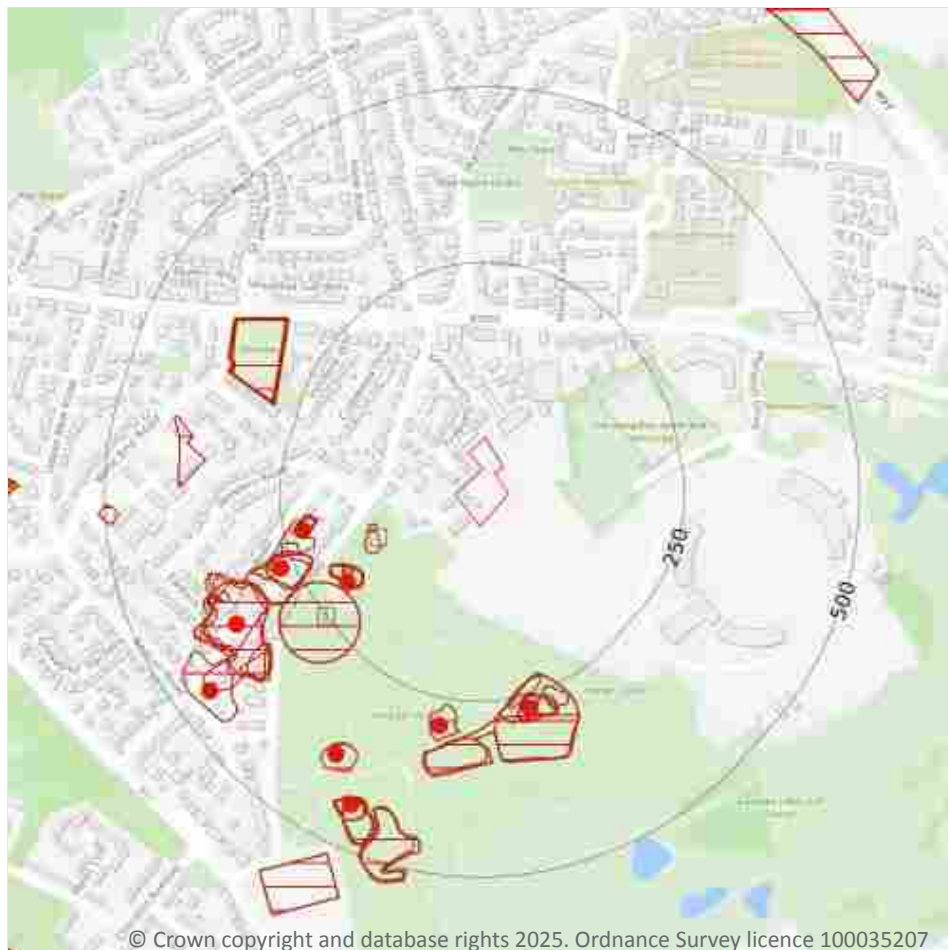
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

9

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.

Features are displayed on the Mining and ground workings map on [page 96](#) >

ID	Location	Details	Description
A	198m SW	Name: Telegraph Wood Sand Pit Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	223m W	Name: Telegraph Wood Sand Pit Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
D	268m S	Name: Hickley Farm Gravel Pit Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	269m W	Name: Telegraph Wood Sand Pit Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
E	291m S	Name: Telegraph Wood Gravel Pit Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
G	363m SW	Name: Telegraph Gravel Pits Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority



ID	Location	Details	Description
I	384m SW	Name: Telegraph Wood Gravel Pit Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
K	437m SW	Name: Telegraph Wood Gravel Pit Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
J	448m SW	Name: Telegraph Wood Gravel Pit Address: West End, SOUTHAMPTON, Hampshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	22
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Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	120m W	Gravel Pits	1868	1:10560
A	173m SW	Unspecified Pit	1957	1:10560
A	173m SW	Unspecified Pit	1957	1:10560
A	174m SW	Old Sand Pit	1910	1:10560
A	174m SW	Unspecified Pit	1957	1:10560
A	180m SW	Sand Pit	1868	1:10560
A	182m SW	Sand Pit	1895	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
B	200m W	Sand Pit	1910	1:10560
B	201m W	Sand Pit	1868	1:10560
B	203m W	Sand Pit	1895	1:10560
C	207m SW	Unspecified Disused Pit	1993	1:10000
C	207m SW	Unspecified Disused Pit	1987	1:10000
B	210m W	Gravel Pits	1868	1:10560
B	223m SW	Refuse Heap	1868	1:10560
B	223m SW	Refuse Heap	1895	1:10560
D	224m S	Old Gravel Pits	1957	1:10560
D	228m S	Old Gravel Pits	1957	1:10560
D	228m S	Old Gravel Pits	1957	1:10560
B	230m SW	Gravel Pit	1910	1:10560
D	244m S	Old Gravel Pits	1910	1:10560
D	247m S	Old Gravel Pits	1957	1:10560
D	247m S	Old Gravel Pit	1895	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m**0**

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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



18.14 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

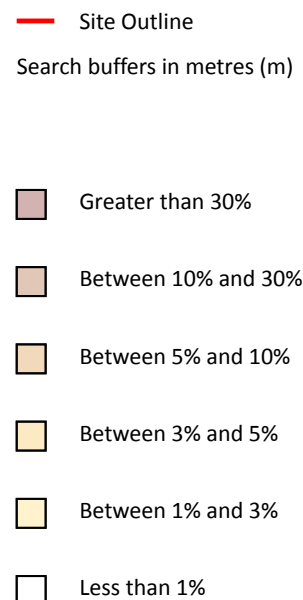
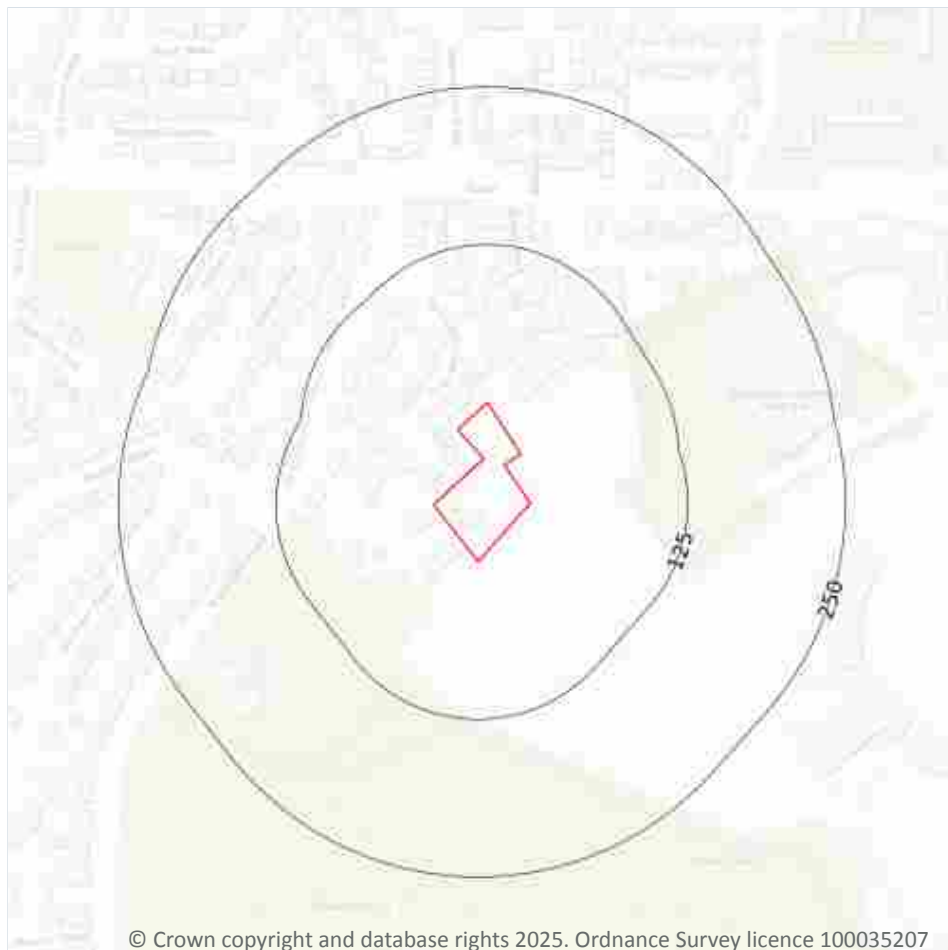
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

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

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
41m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

Site Details:

5, WESTGATE MEWS,
KENILWORTH GARDENS, WEST
END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

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

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

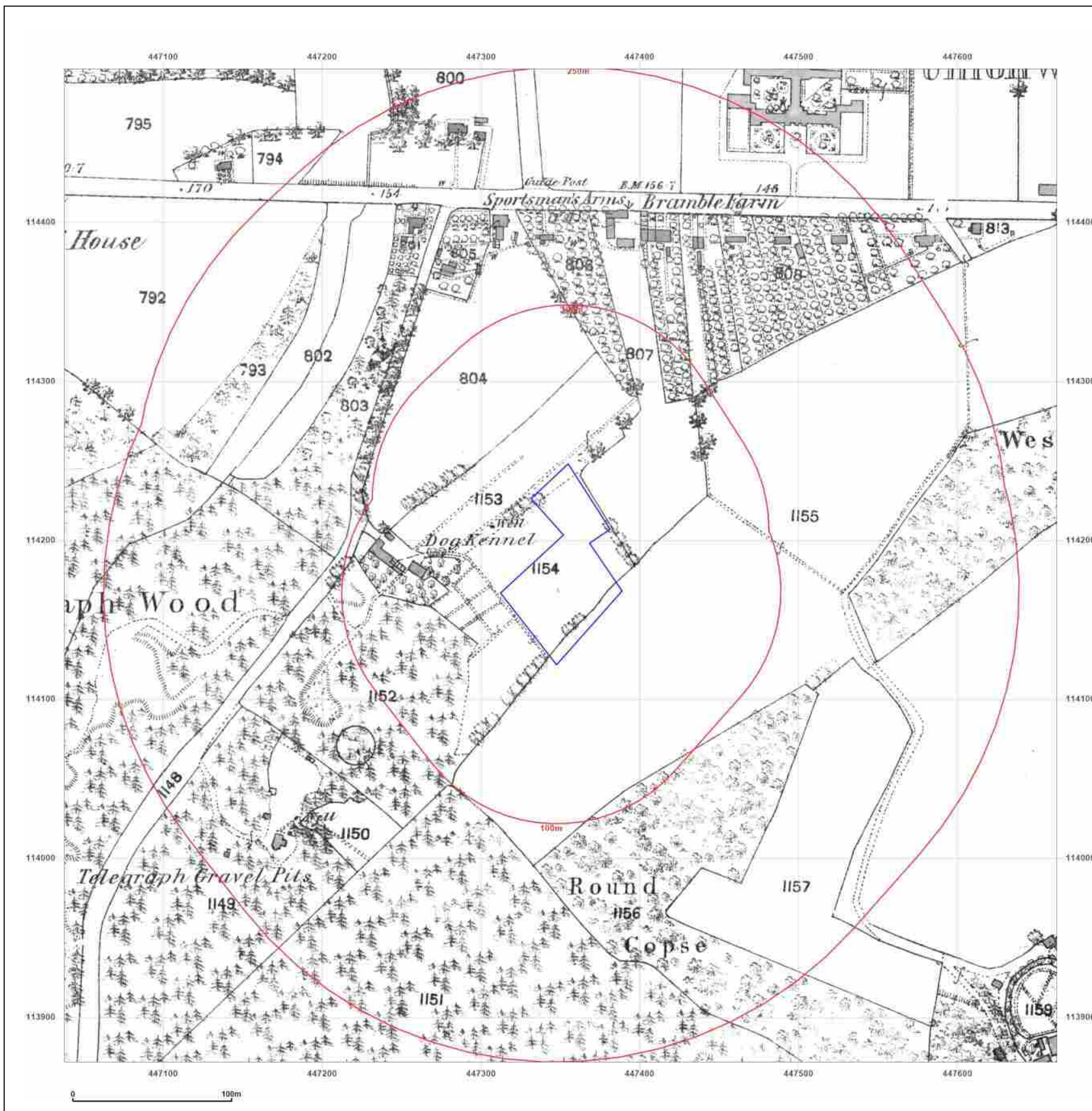


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Site Details:

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END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: County Series

Map date: 1896-1897

Scale: 1:2,500

Printed at: 1:2,500



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

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

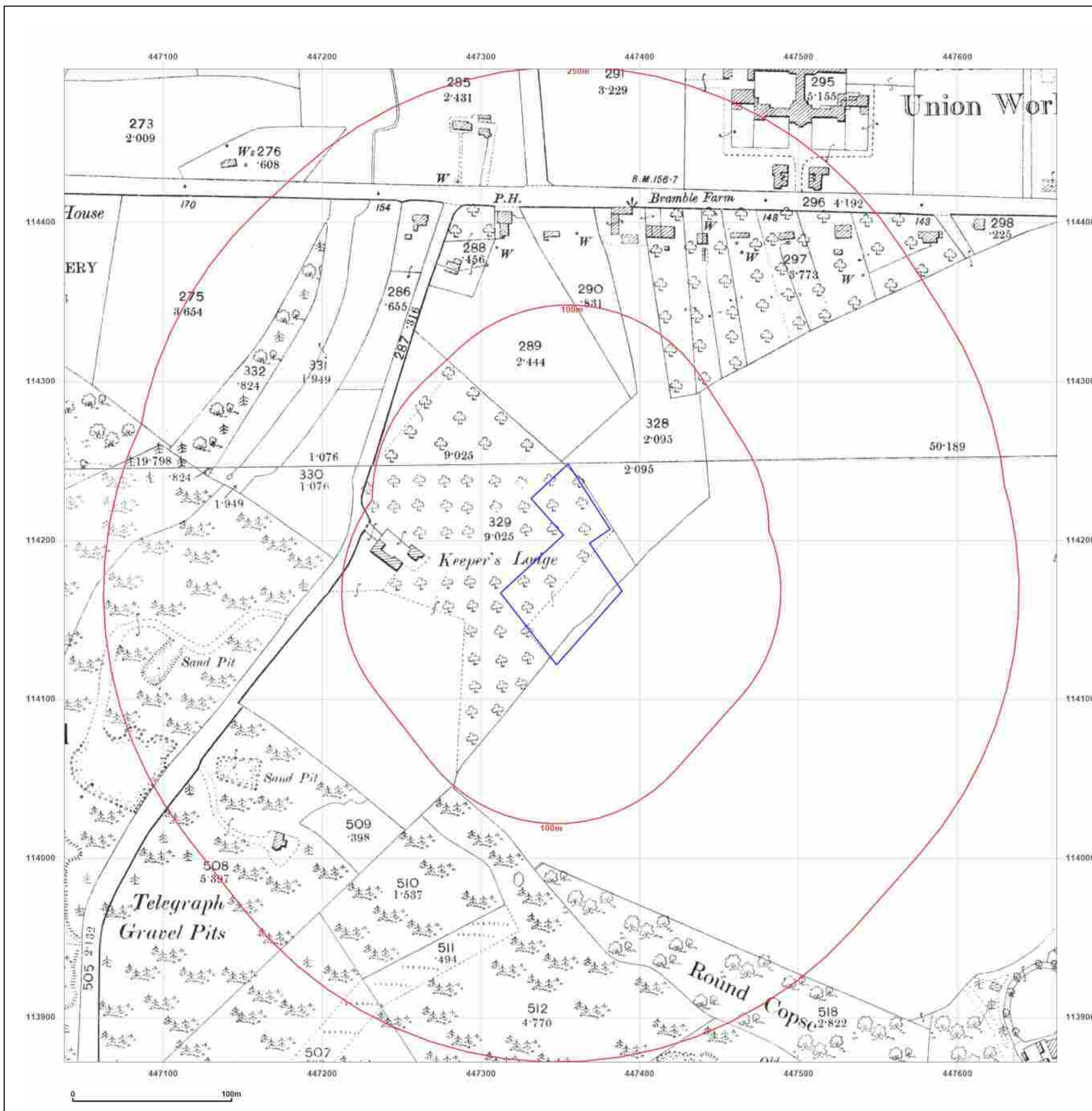


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END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



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

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

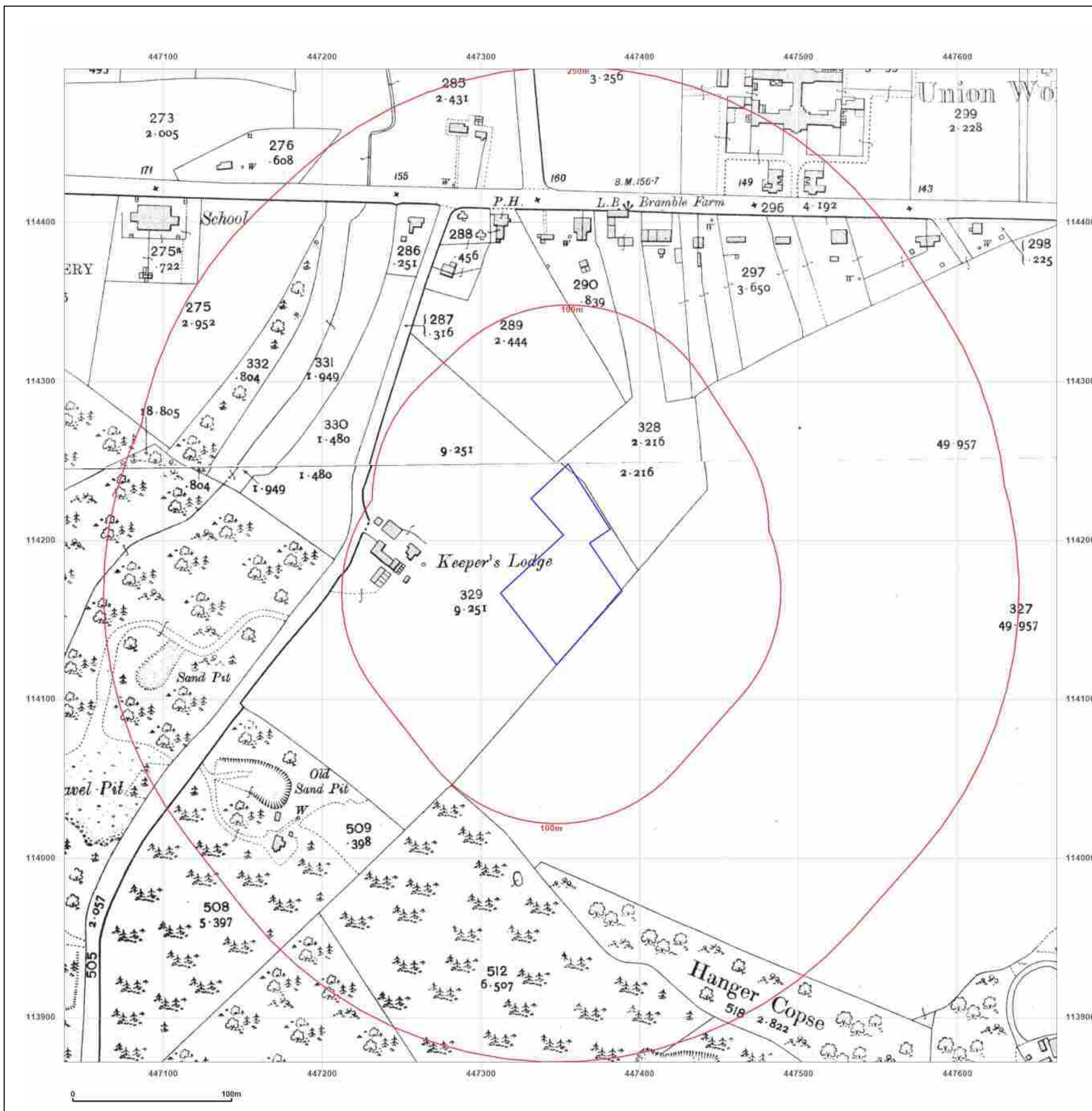


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: County Series

Map date: 1940

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1940
Revised 1940
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1940
Revised 1940
Edition N/A
Copyright N/A
Levelled N/A

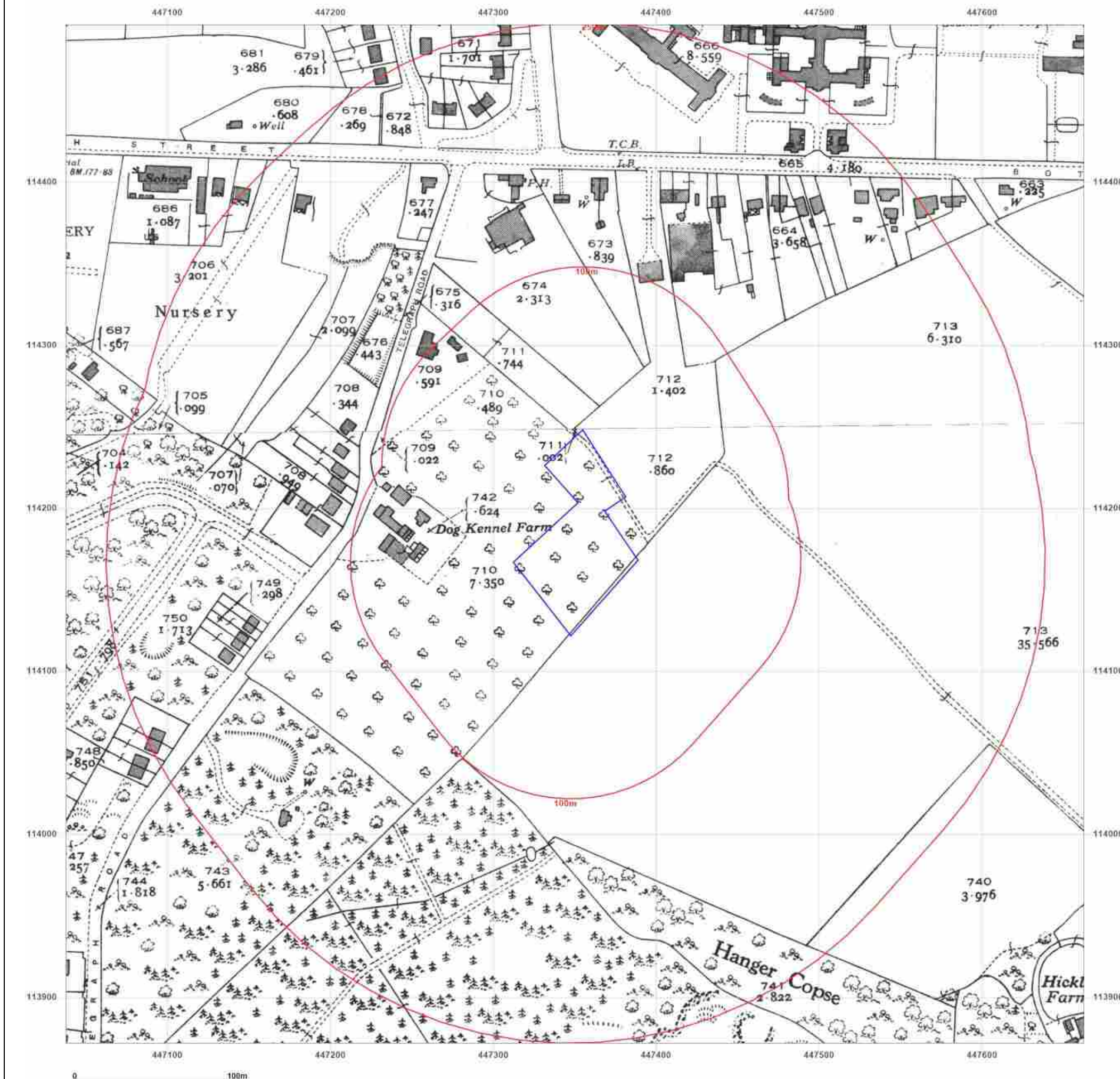


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END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1962

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1961
Revised 1961
Edition N/A
Copyright 1962
Levelled 1959

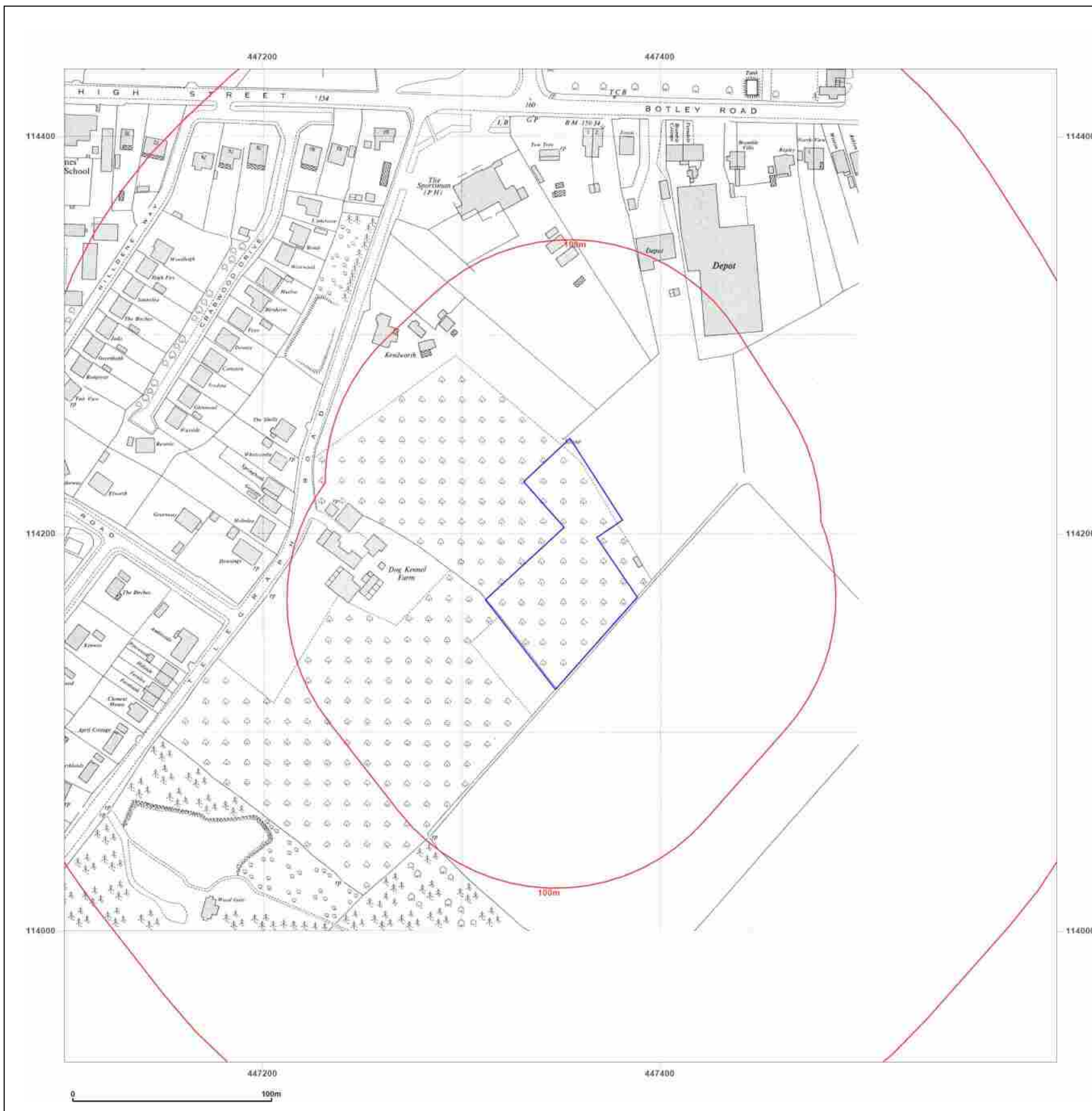


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END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1962

Scale: 1:1,250

Printed at: 1:2,000



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

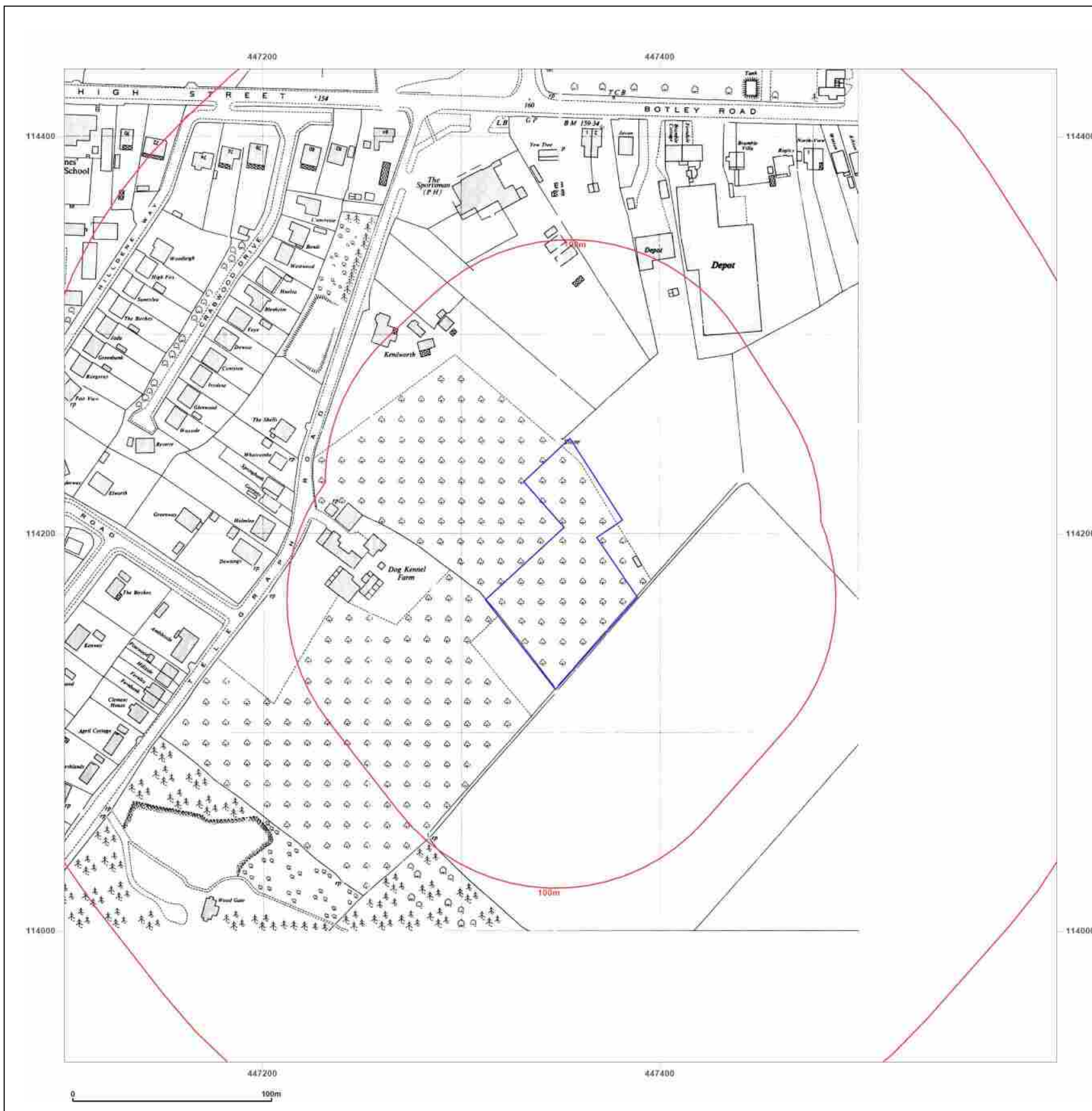


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1965-1966

Scale: 1:2,500

Printed at: 1:2,500



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

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

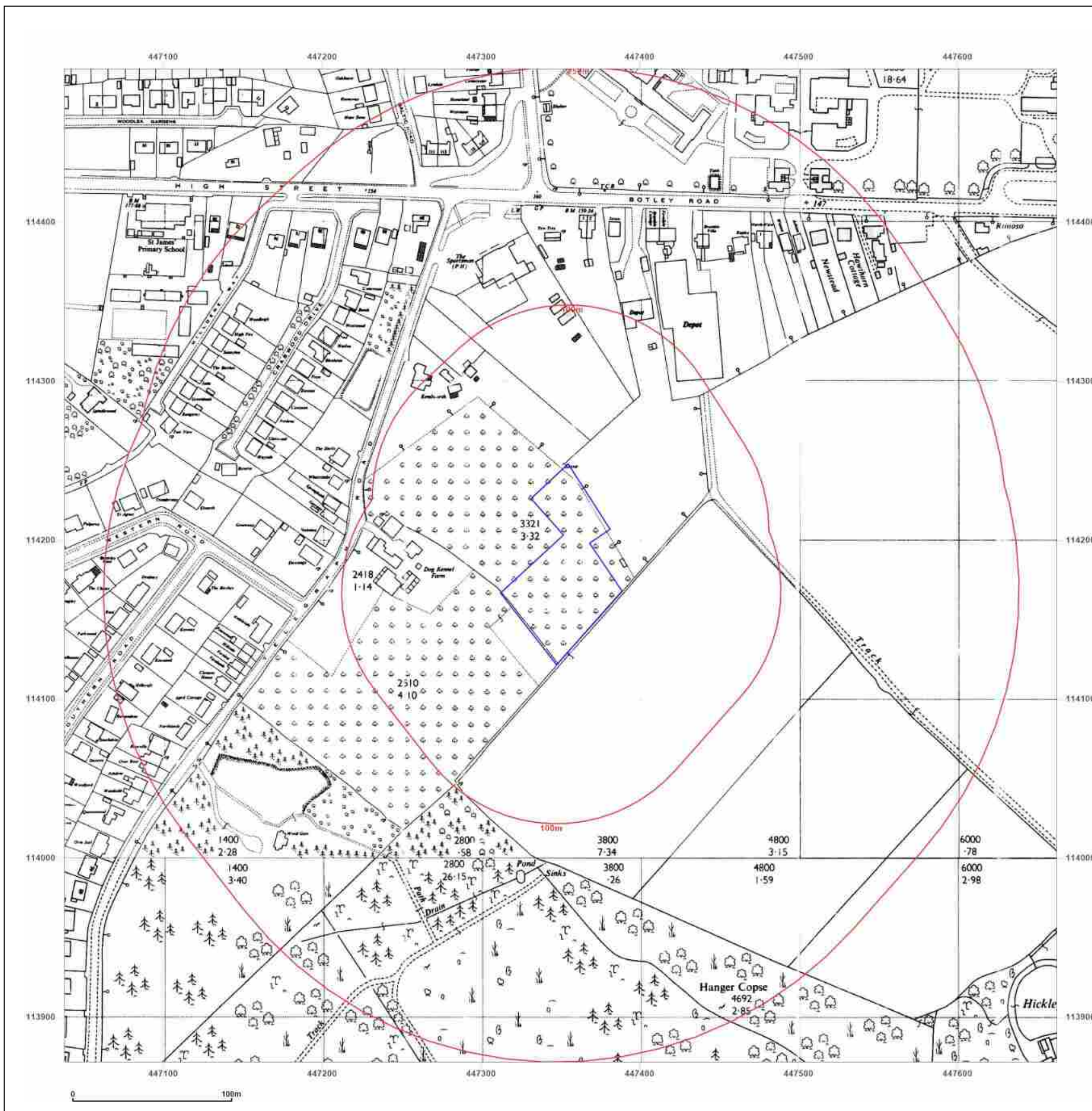


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1965-1966

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1965
Revised 1965
Edition 1965
Copyright 1965
Levelled 1959

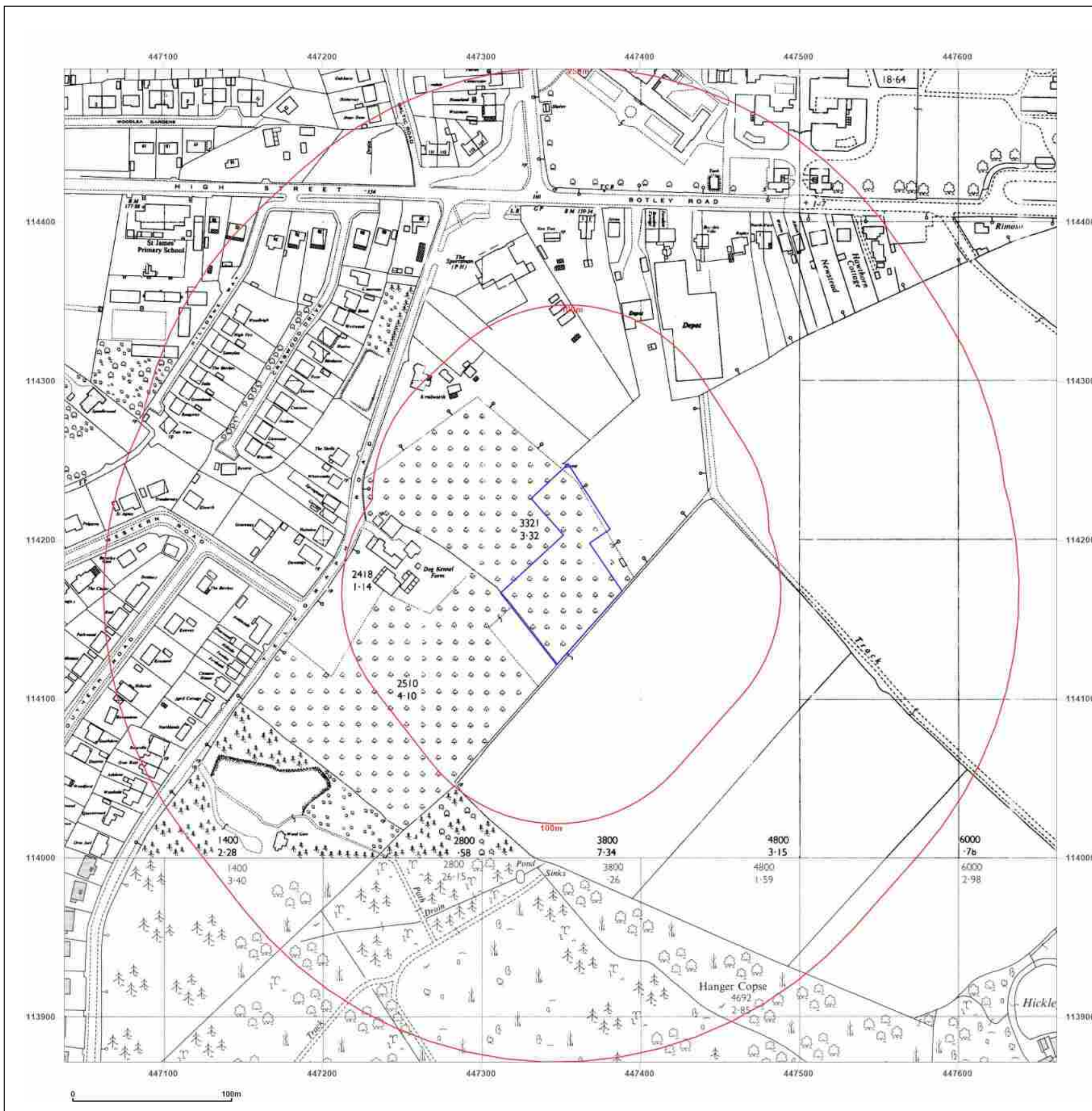


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

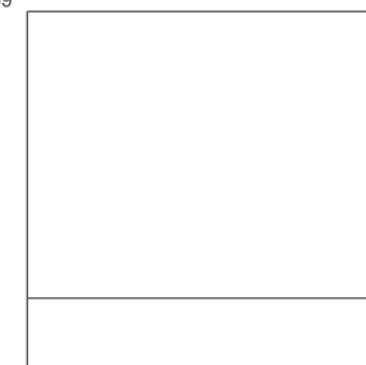
Map date: 1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1965
Revised 1965
Edition 1966
Copyright 1966
Levelled 1959

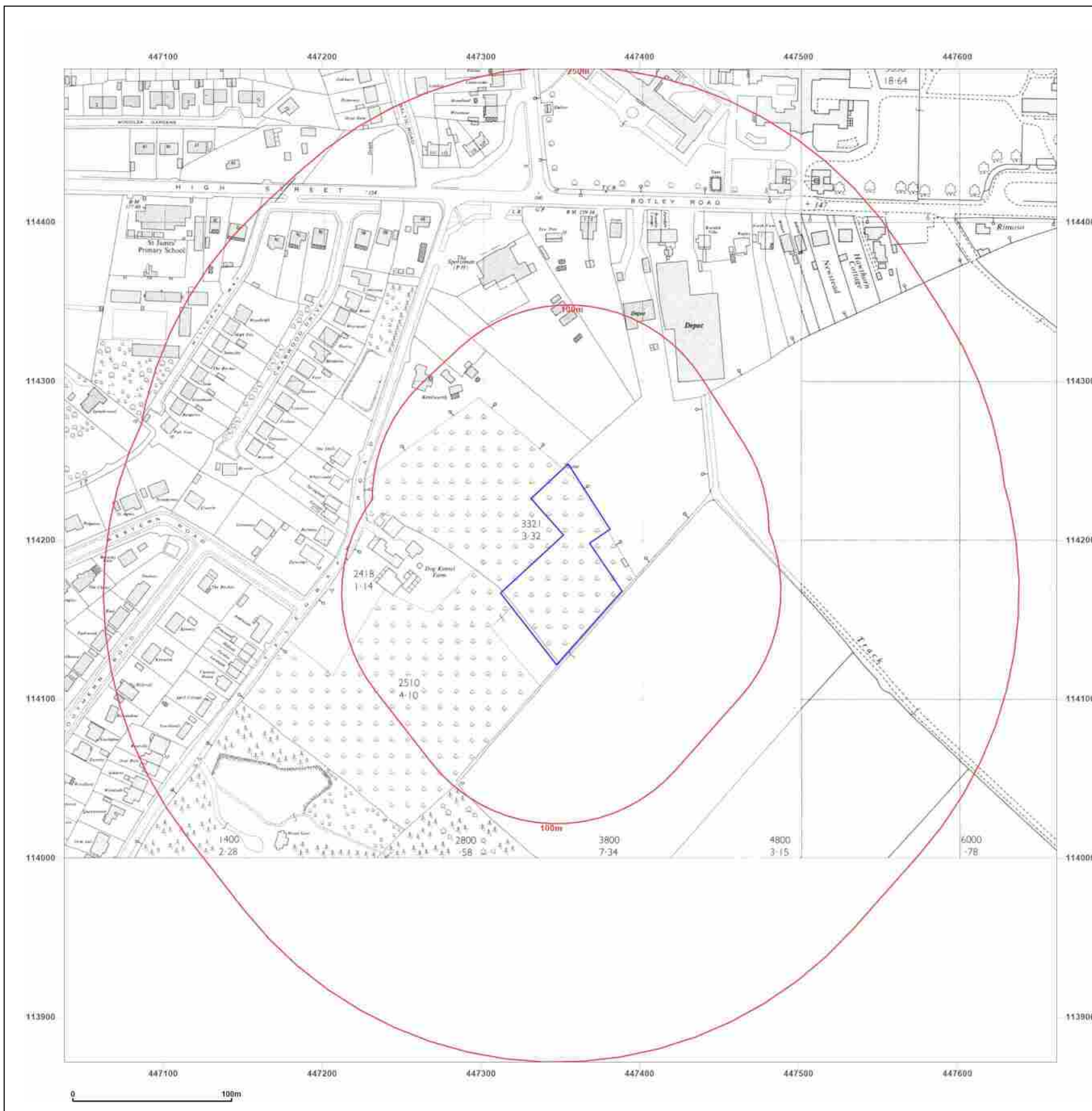


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1974
Levelled N/A

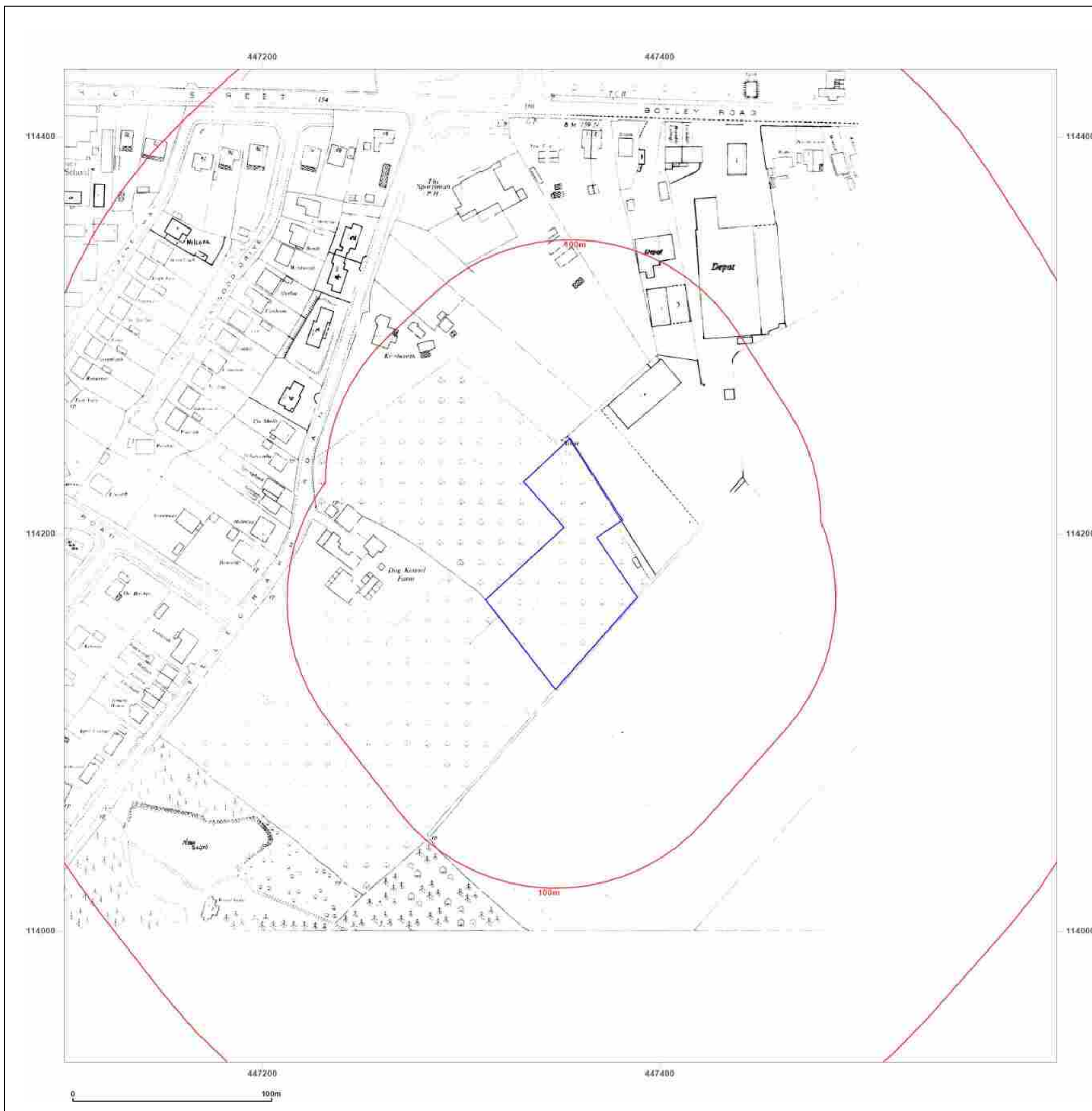


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1979

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1961
Revised 1978
Edition N/A
Copyright 1979
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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1978-1979

Scale: 1:2,500

Printed at: 1:2,500



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

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

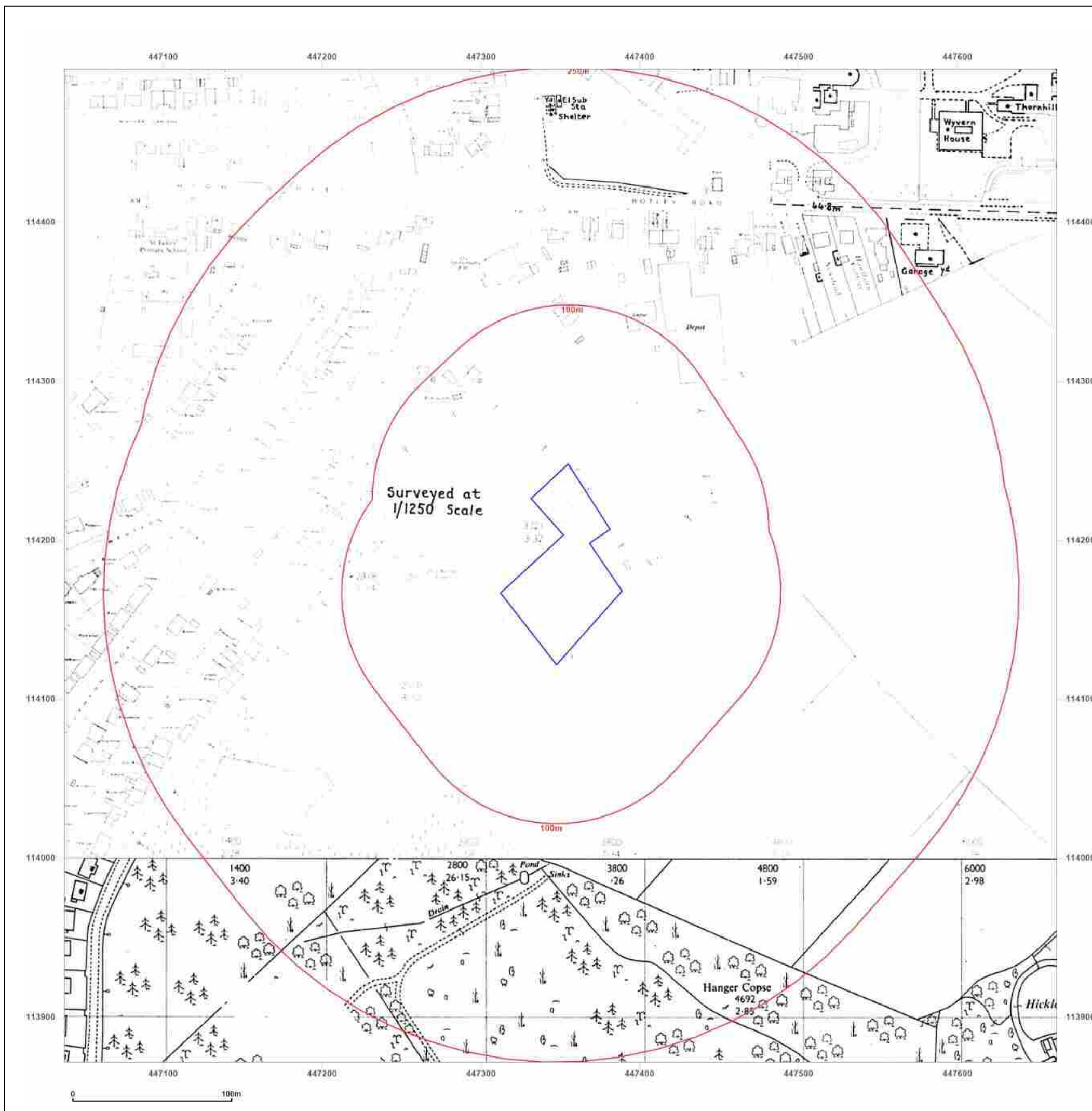


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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

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

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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1995
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

Surveyed 1993
Revised N/A
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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: County Series

Map date: 1868

Scale: 1:10,560

Printed at: 1:10,560



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

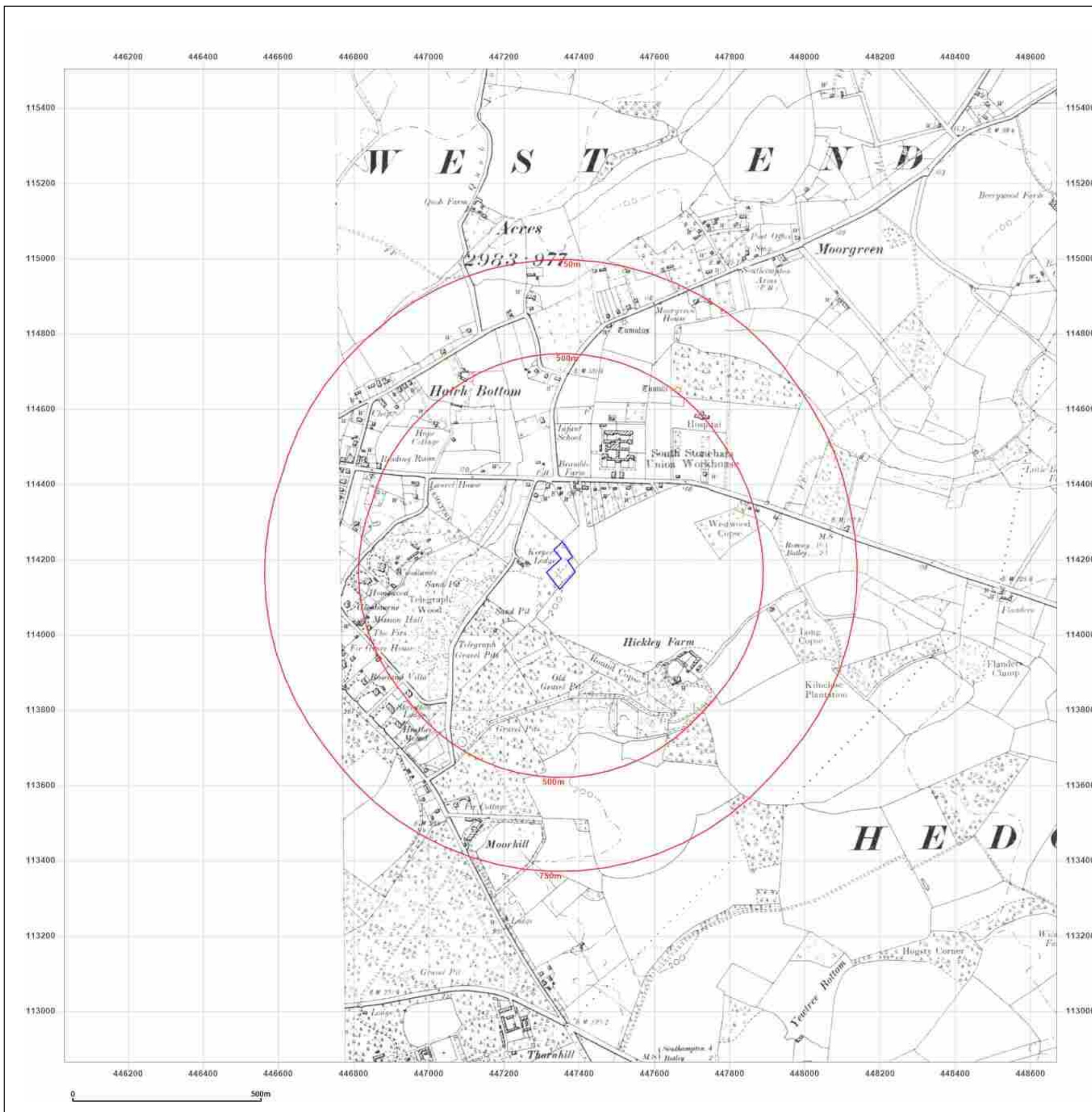


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: County Series

Map date: 1868-1869

Scale: 1:10,560

Printed at: 1:10,560



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

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

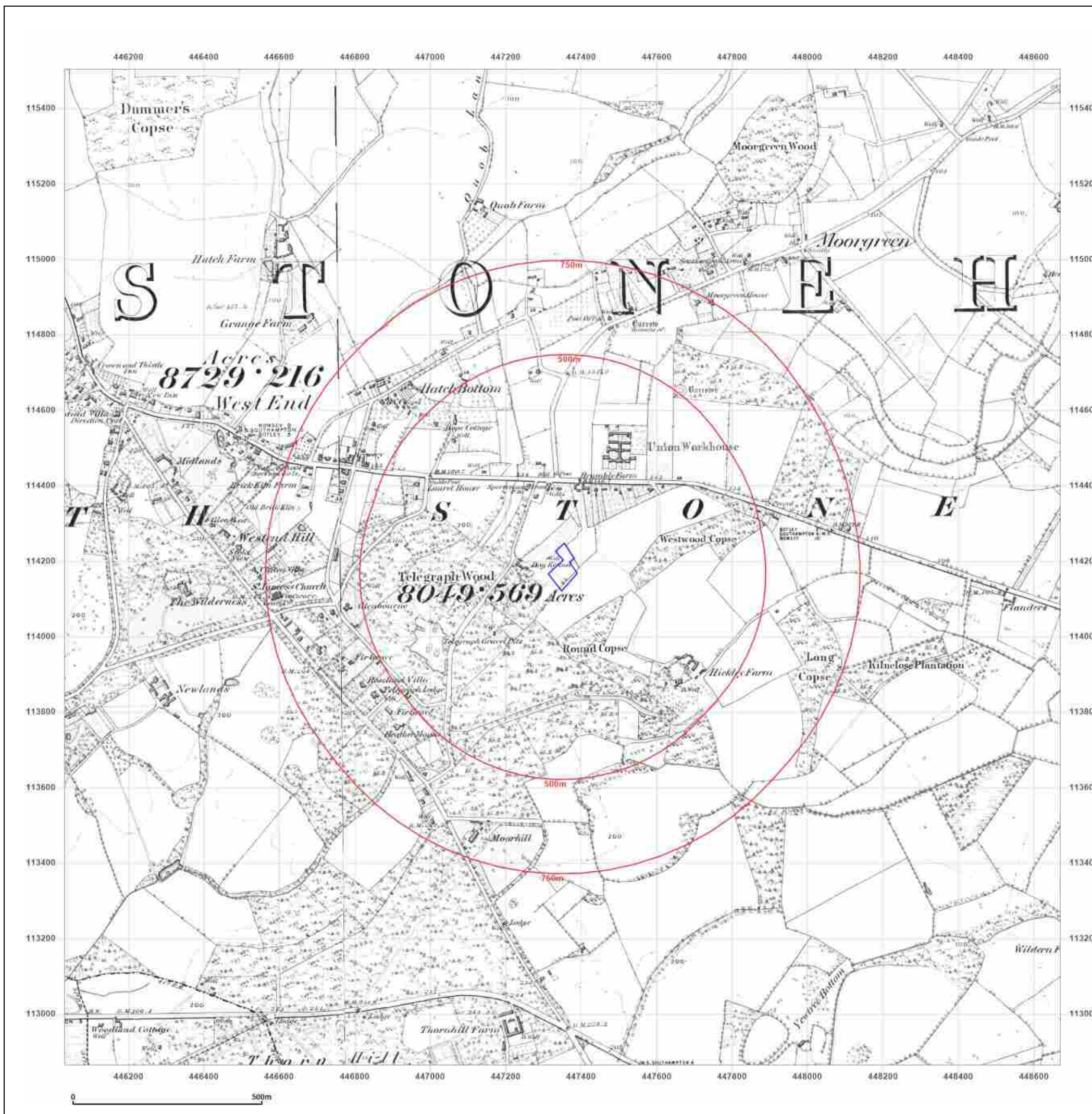


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: County Series

Map date: 1895-1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1868
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

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

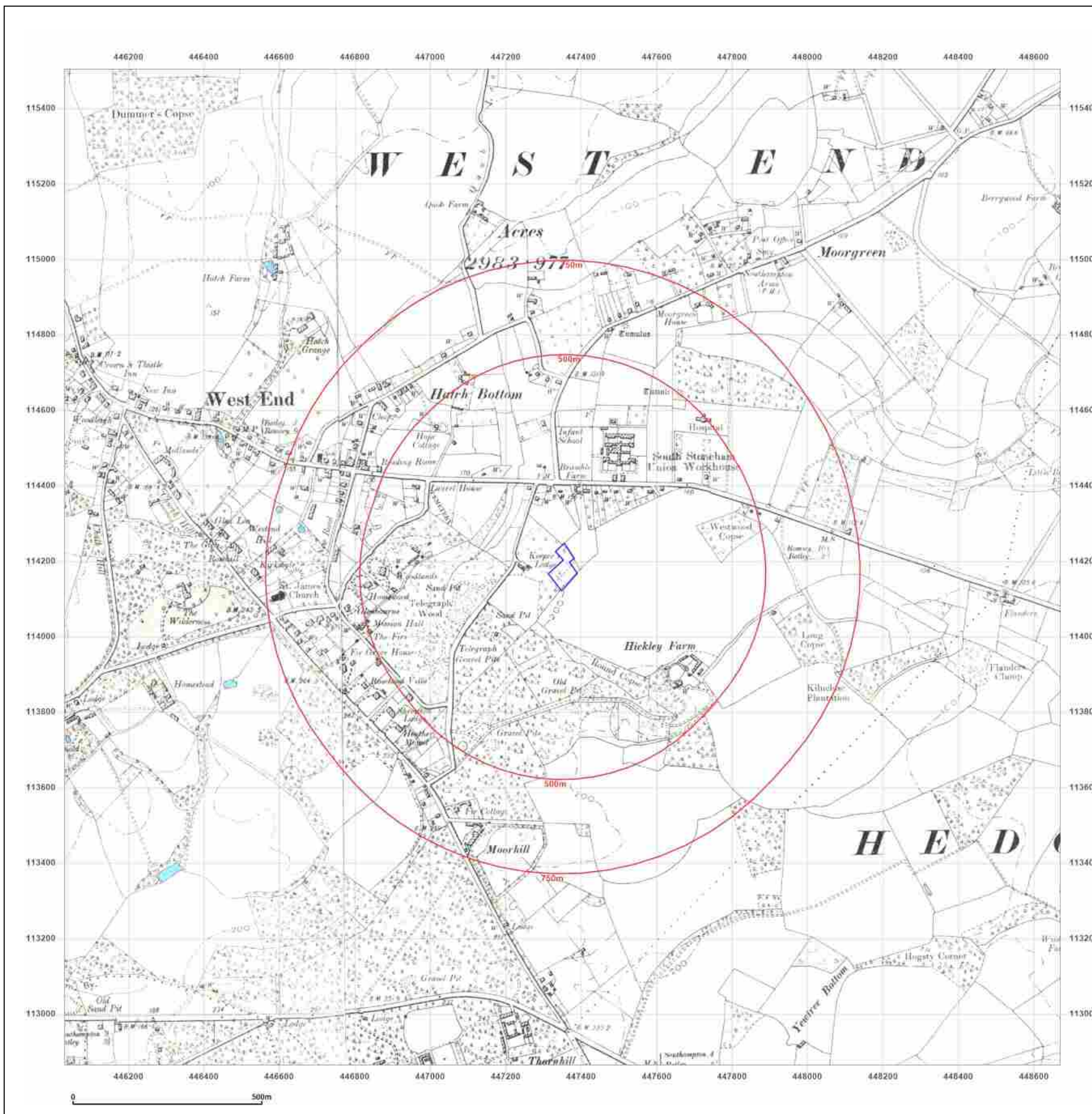


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



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

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

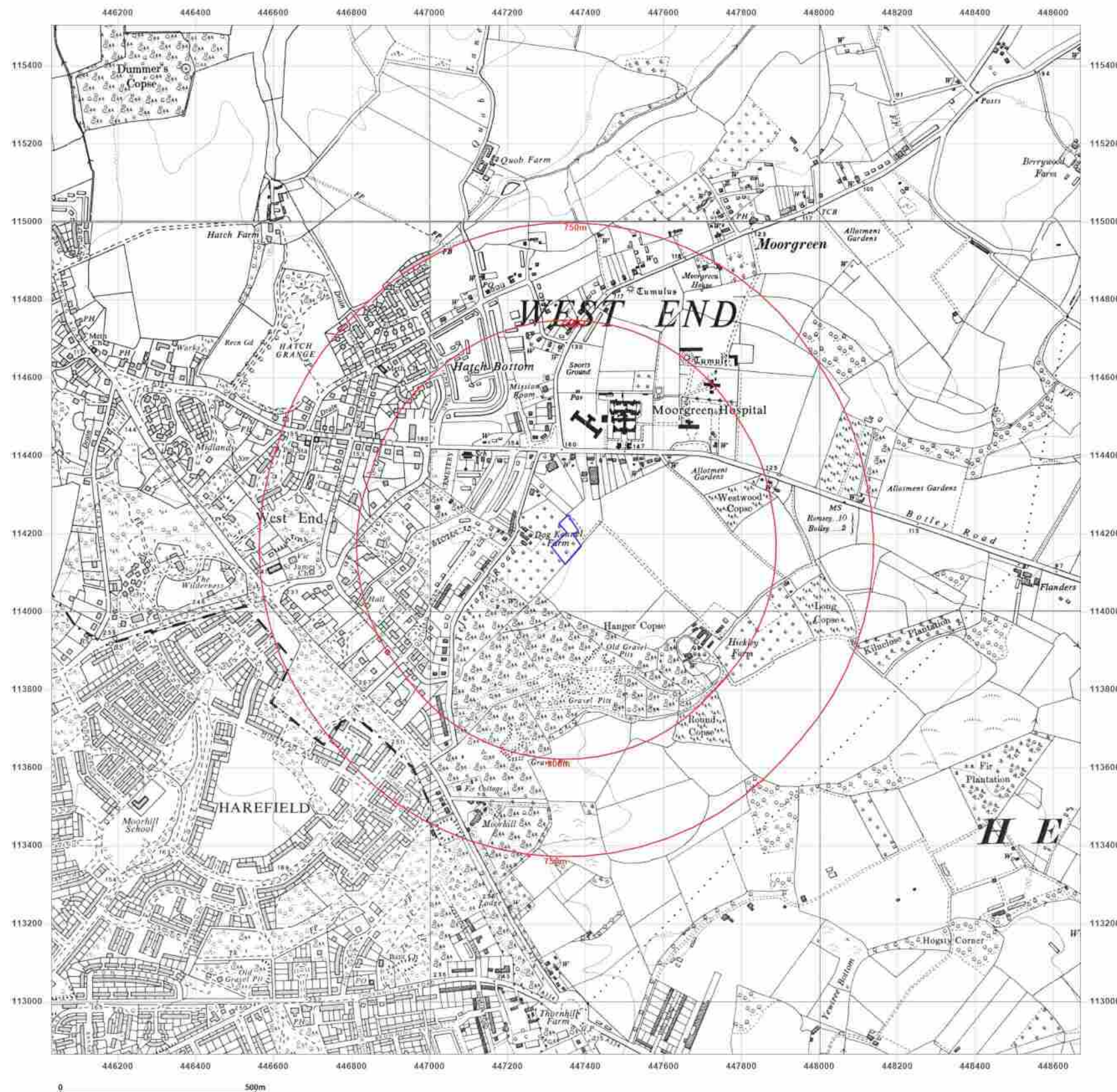


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

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

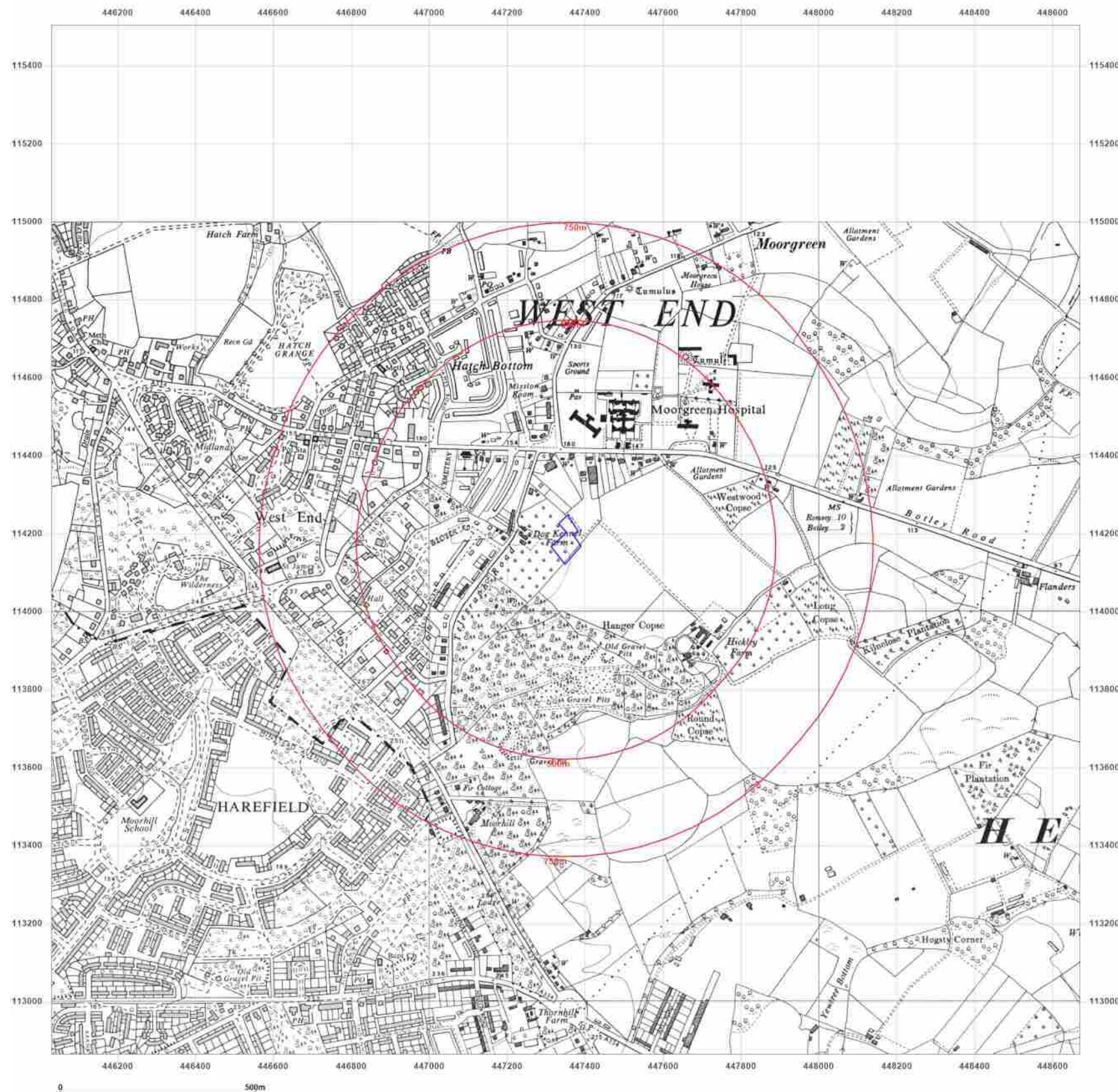


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Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



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

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

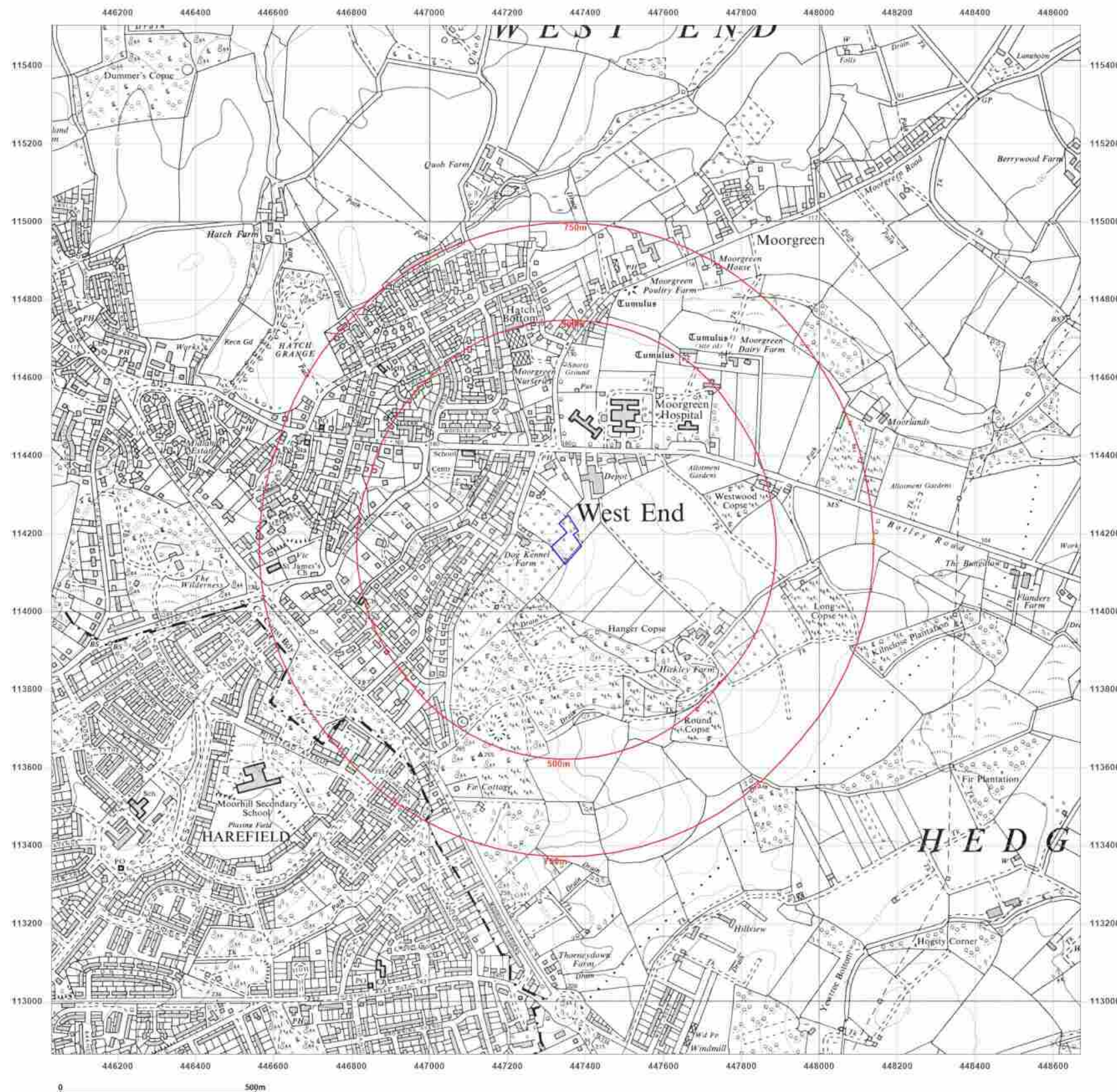


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END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1978-1981

Scale: 1:10,000

Printed at: 1:10,000



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

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

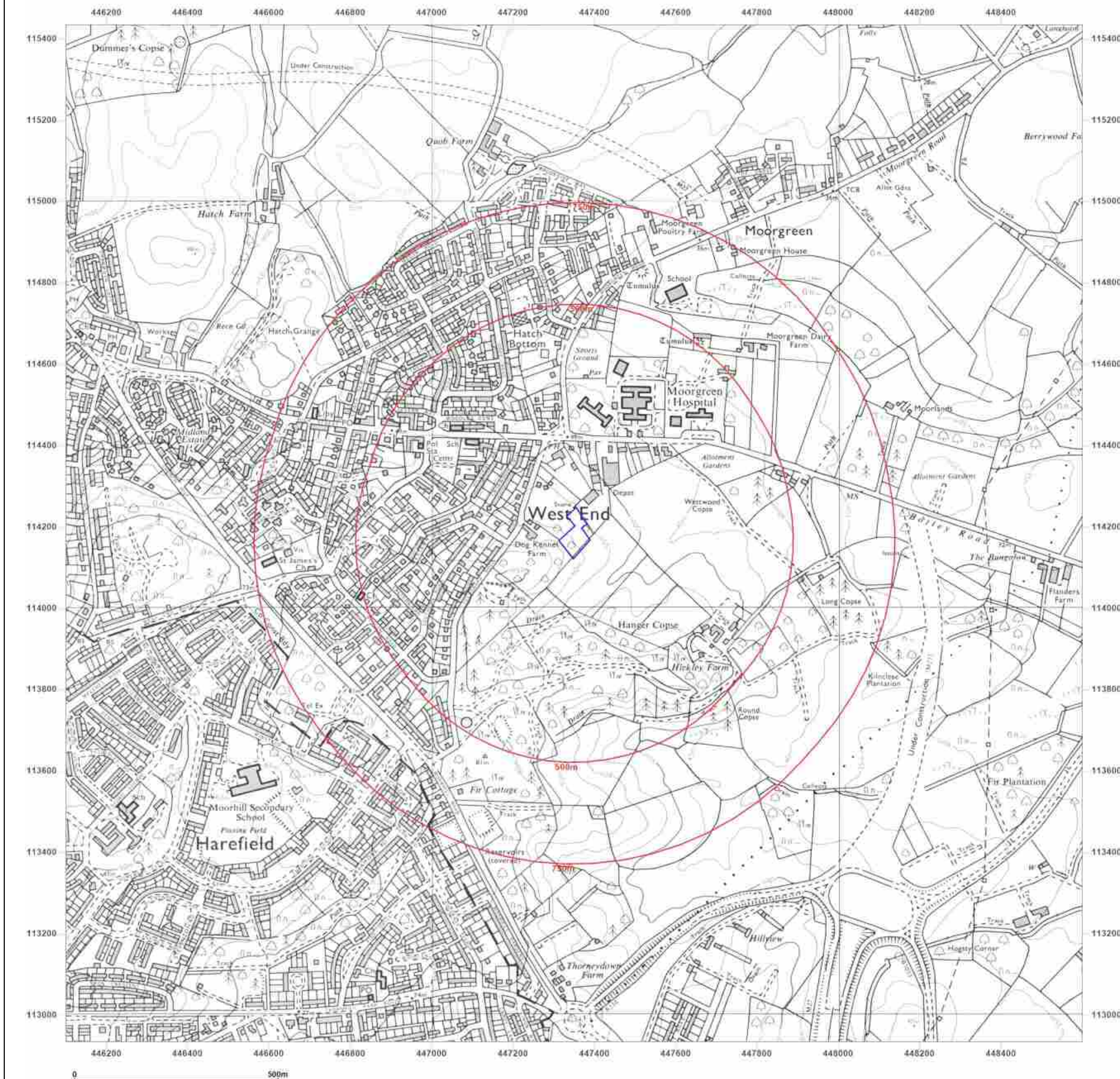


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Site Details:

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END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1987-1989

Scale: 1:10,000

Printed at: 1:10,000



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

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

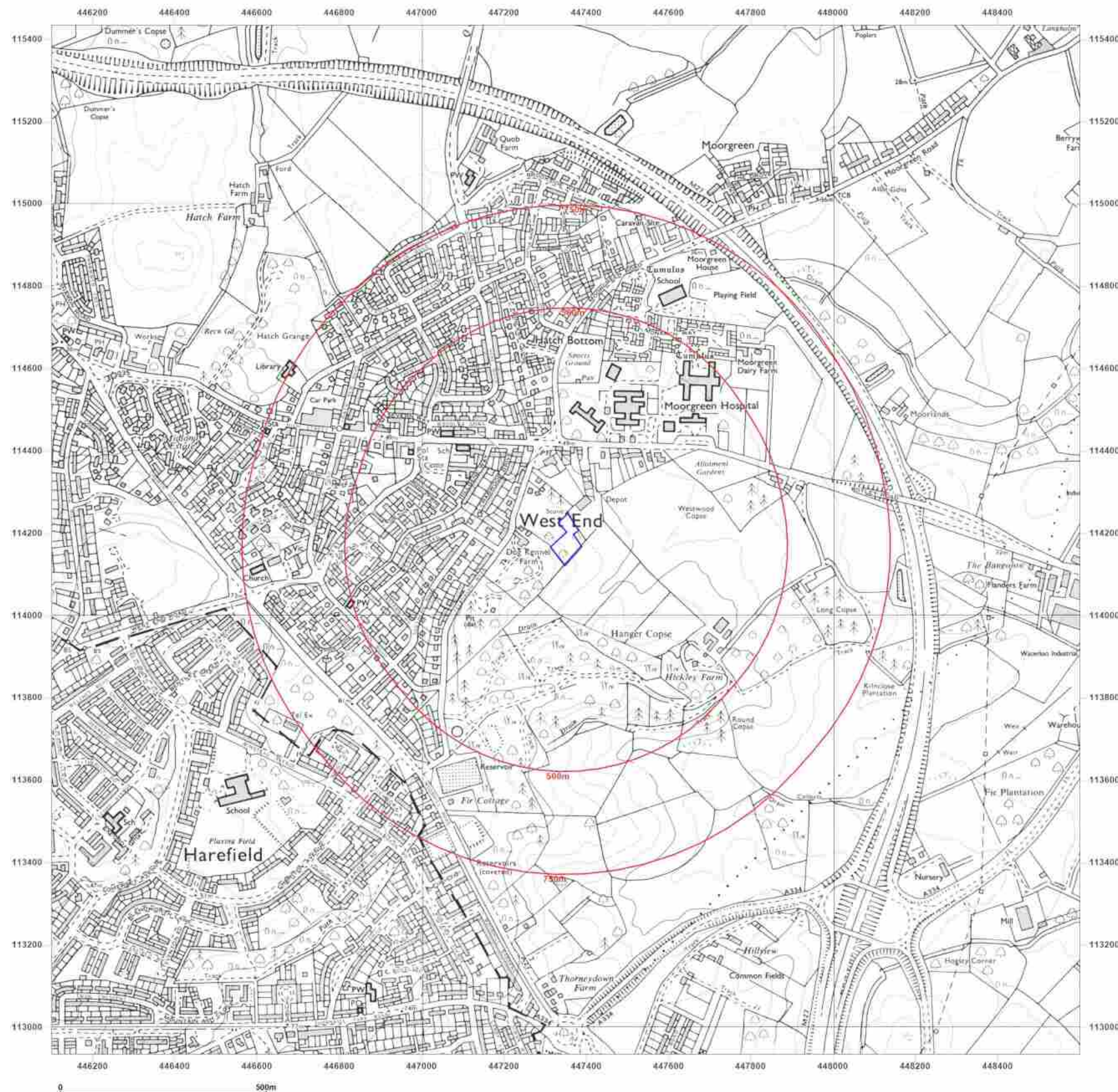


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END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1991
Revised 1993
Edition N/A
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KENILWORTH GARDENS, WEST
END, HAMPSHIRE, SO30 3RE

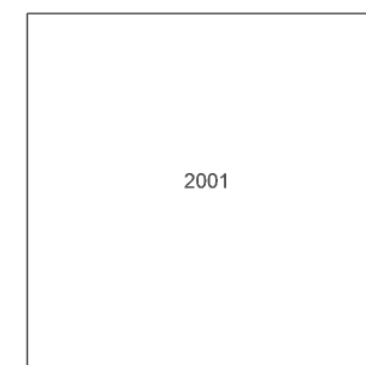
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Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

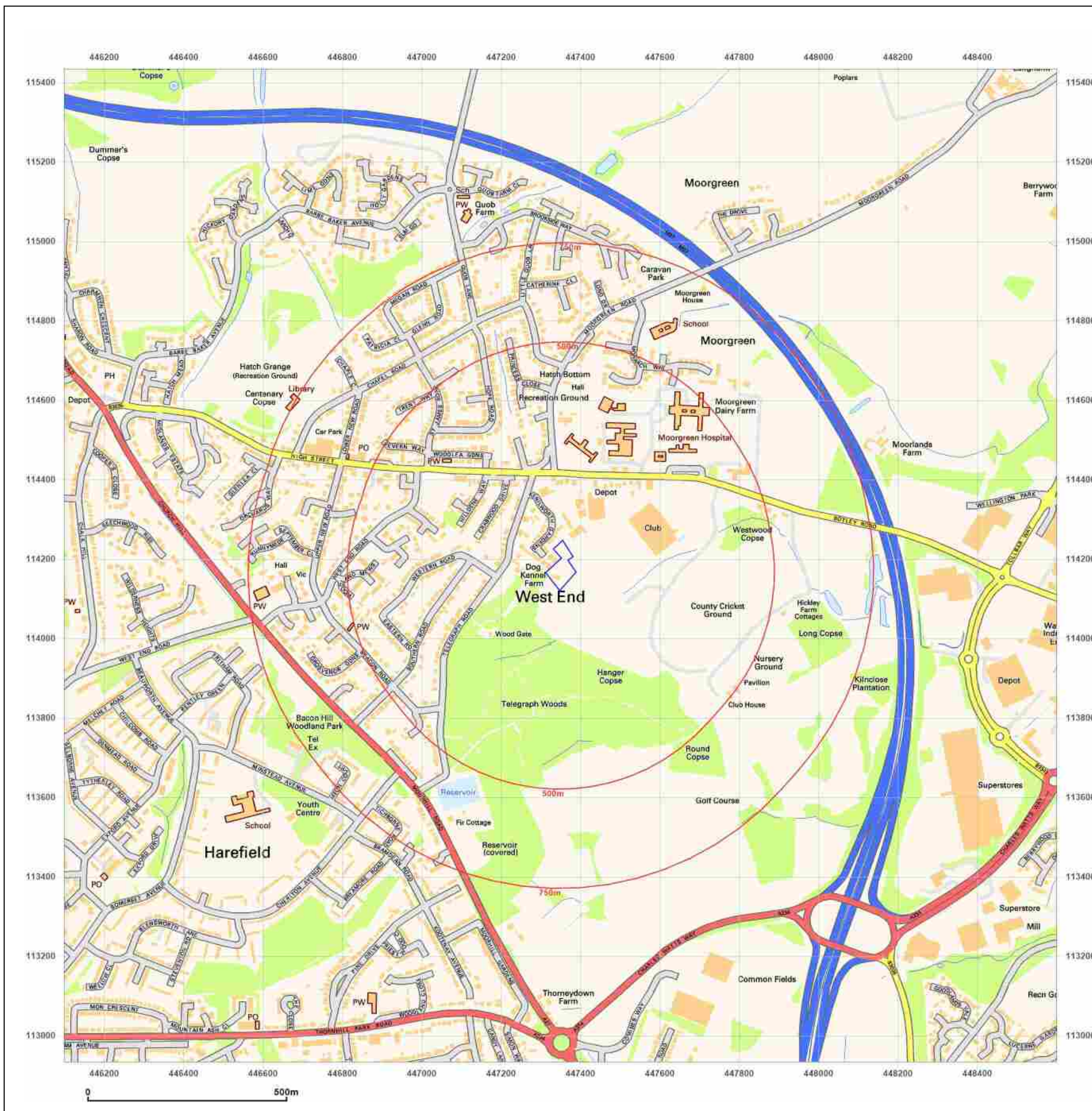


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KENILWORTH GARDENS, WEST
END, HAMPSHIRE, SO30 3RE

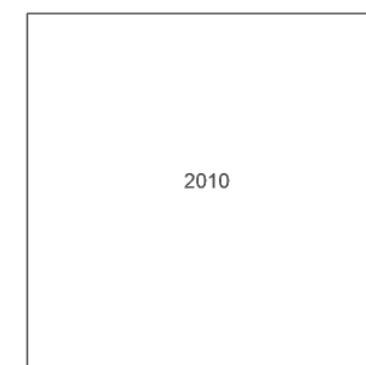
Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

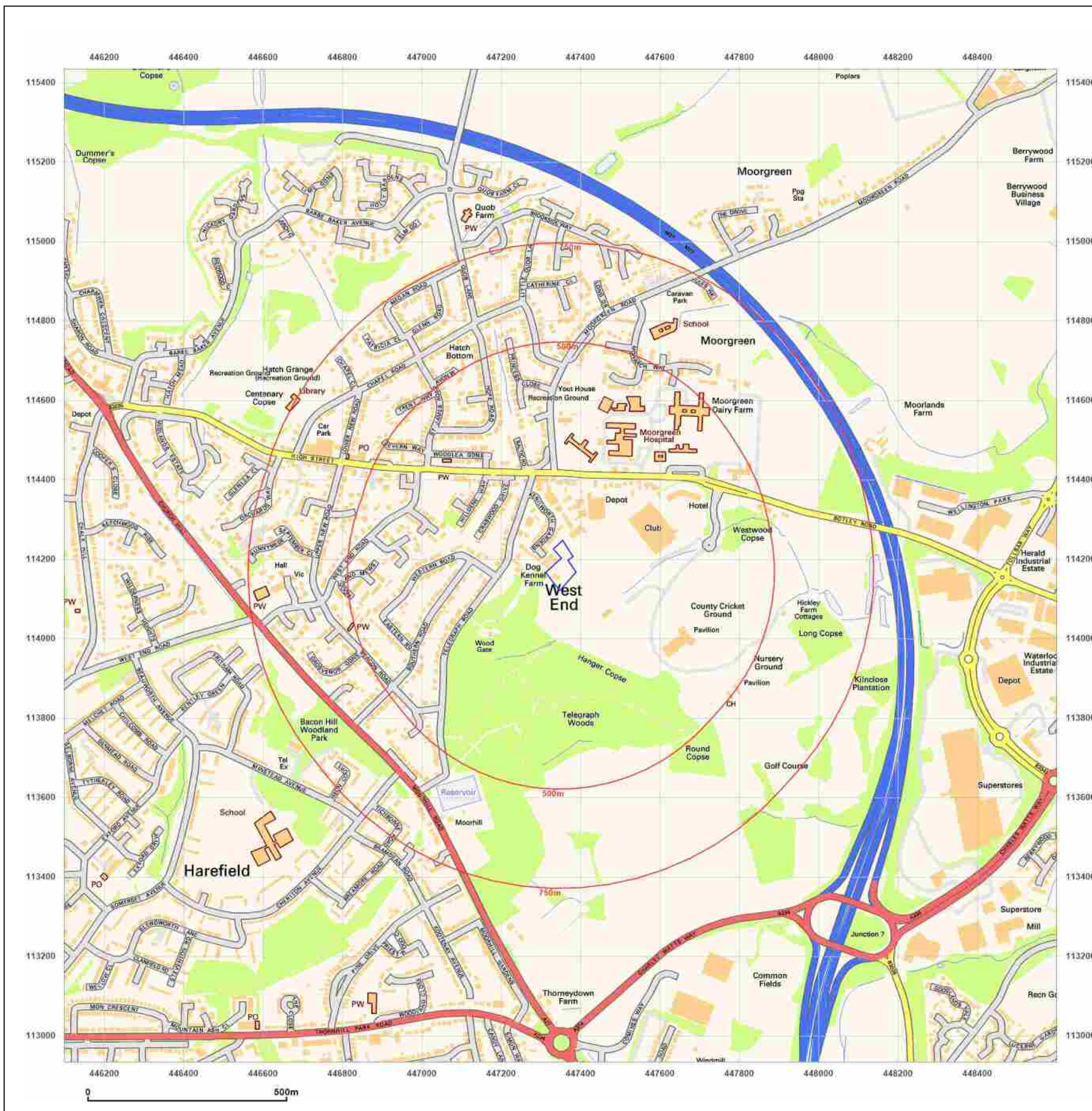


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Site Details:

5, WESTGATE MEWS,
KENILWORTH GARDENS, WEST
END, HAMPSHIRE, SO30 3RE

Client Ref: ORC460/822
Report Ref: GS-ENM-FSE-LUI-L12
Grid Ref: 447350, 114184

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

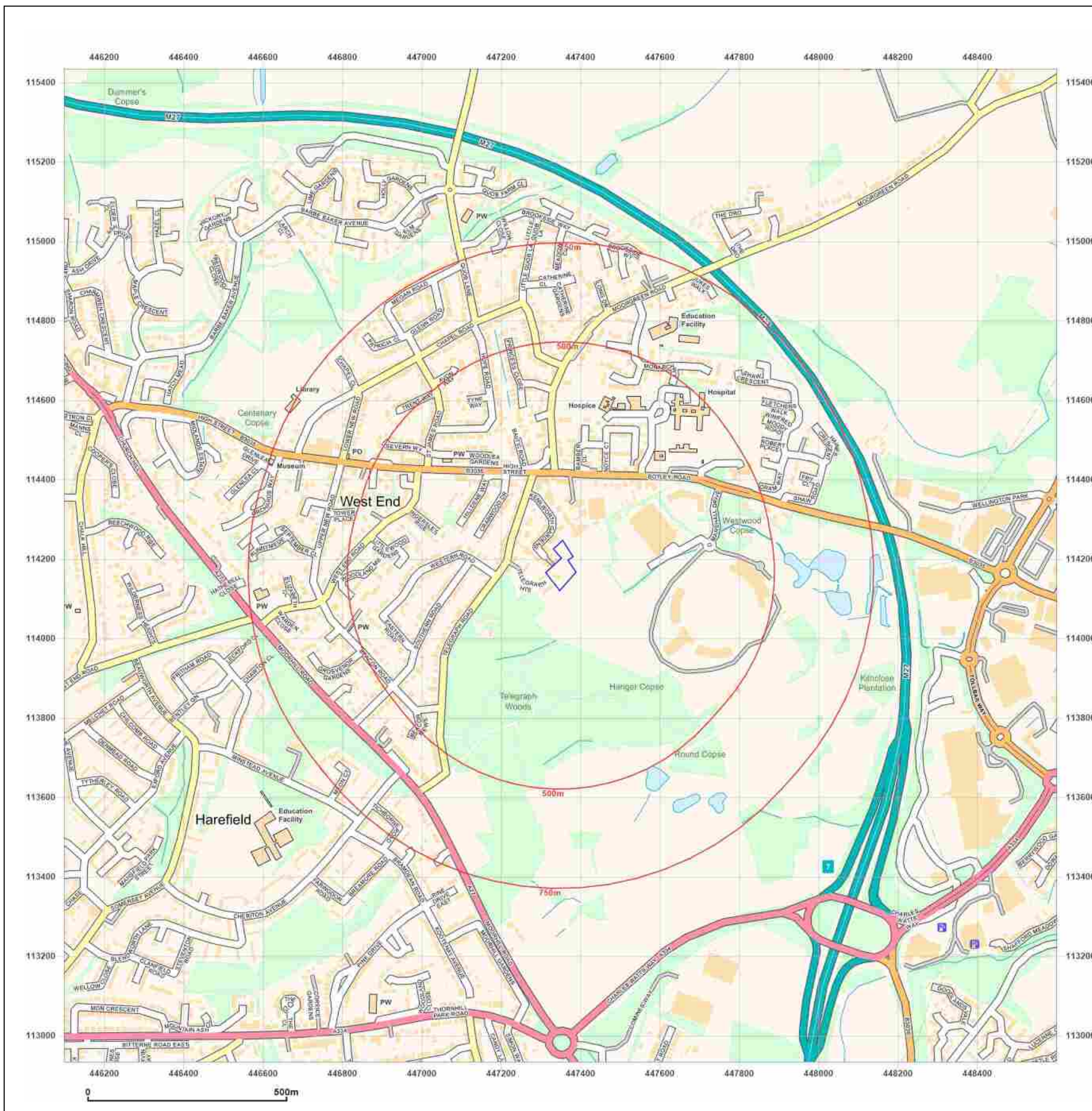


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APPENDIX E SITE PHOTOGRAPHS



PLATE 1 – Looking from driveway south across the site



PLATE 2 – Looking to the south-eastern corner



APPENDIX E ANNEX 4 OF R&D66: 2008

Annex 4

Qualitative risk assessment

A4.1 Context

CIRIA RP599 Contaminated Land Risk Assessment Guide, provides a guide to good practice in assessing risks from contaminated land. This distinguishes between the processes of:

- **Risk estimation** – process of estimating risk that defined receptors will suffer harm.
- **Risk evaluation** – process of evaluating need for risk management action, with regard to magnitude of risks the level of uncertainty and, if remedial action is needed the objectives and broad costs and benefits.

At Phase 1 the risk estimation will take the form of a qualitative risk assessment, which will be entirely based on the conceptual model for each potential end-use of the site. Comments on level of uncertainty will also need to be included for each source-pathway-target linkage to allow the confidence in the assessed risks to be understood. The results of the qualitative risk assessment will allow the risk evaluation to be concisely described in the following chapters.

At Phase 2 (or later stages) the risk estimation will comprise a number of sequential steps all based on the conceptual model:

1. Interpretation of site investigation data with respect to relevant generic assessment criteria (Tier 1);
2. Interpretation of site investigation data with respect to site specific assessment criteria if appropriate (Tier 2);
3. Site specific qualitative risk assessment including input from Tier 1 and Tier 2 (this procedure).

Comments on level of uncertainty will also be required for through the interpretation of site investigation data and the qualitative risk assessment. The results of the qualitative risk assessment will allow the risk evaluation to be concisely described.

A4.2 Introduction

The following classification has been developed from DOE Guide to Risk Assessment and Risk Management for Environmental Protection and the Statutory Guidance on Contaminated Land (DfE September 2006). The methodology differs from that presented in Contaminated Land Risk Assessment, A Guide to Good Practice (CIRIA C552, 2001), particularly in terms of the definitions of classification of consequence, which include a consideration of immediacy of hazards:

The key to the classification is that the designation of risk is based upon the consideration of both:

- a) **the magnitude of the potential consequence (i.e. severity).**
[takes into account both the potential severity of the hazard and the sensitivity of the receptor]
- b) **the magnitude of probability (i.e. likelihood).**
[takes into account both the presence of the hazard and receptor and the integrity of the pathway]

Annex 4 Qualitative risk assessment

A4.3 Classification of consequence

Classification	Definition	Examples
Severe	Highly elevated concentrations likely to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs. Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population. Catastrophic damage to crops, buildings or property.	Significant harm to humans is defined in circular 01/2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. Major fish kill in surface water from large spillage of contaminants from site. Highly elevated concentrations of List I and II substances present in groundwater close to small potable abstraction (high sensitivity). Explosion, causing building collapse (can also equate to immediate human health risk if buildings are occupied).
Medium	Elevated concentrations which could result in "significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs. Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractions; reduction in amenity value or significant damage to agriculture or commerce. Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.	Significant harm to humans is defined in circular 01/2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. Damage to building rendering it unsafe to occupy e.g. foundation damage resulting in instability. Ingress of contaminants through plastic potable water pipes.
Mild	Exposure to human health unlikely to lead to "significant harm". Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce. Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population. Minor damage to crops, buildings or property.	Exposure could lead to slight short-term effects (e.g. mild skin rash). Surface spalling of concrete.
Minor	No measurable effect on humans. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Reparable effects of damage to buildings, structures and services.	The loss of plants in a landscaping scheme. Discoloration of concrete.

* For these purposes, disease is to be taken to mean an unhealthy condition of the body or a part of it and can include, for example, cancer, liver dysfunction or extensive skin ailments. Mental dysfunction is included only insofar as it is attributable to the effects of a pollutant on the body of the person concerned.

A4.4 Classification of probability

(only applies if there is a possibility of a pollutant linkage being present)

Category	Definition	Examples
High likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.	a) Elevated concentrations of toxic contaminants are present in soils in the top 0.5m in a residential garden. b) Ground/groundwater contamination could be present from chemical works, containing a number of USTs, having been in operation on the same site for over 50 years.
Likely	There is pollutant 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.	a) Elevated concentrations of toxic contaminants are present in soils at depths of 0.5-1.0m in a residential garden, or the top 0.5m in public open space. b) Ground/groundwater contamination could be present from an industrial site containing a UST present between 1970 and 1990. The tank is known to be single skin. There is no evidence of leakage, although there are no records of integrity tests.
Low likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.	a) Elevated concentrations of toxic contaminants are present in soils at depths >1m in a residential garden, or 0.5-1.0m in public open space. b) Ground/groundwater contamination could be present on a light industrial unit constructed in the 1990s containing a UST in operation over the last 10 years – the tank is double skinned but there is no integrity testing or evidence of leakage.
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.	a) Elevated concentrations of toxic contaminants are present below hardstanding. b) Light industrial unit <10 yrs old containing a double-skinned UST with annual integrity testing results available.

Notes: A pollution linkage must first be established before probability is classified. If there is no pollution linkage then there is no potential risk. If there is no pollution linkage then there is no need to apply tests for probability and consequence.

For example if there is surface contamination and a major aquifer is present at depth, but this major aquifer is overlain by an aquiclude of significant thickness then there is no pollution linkage and the risks to the major aquifer are not assessed. The report should identify both the source and the receptor but state that because there is no linkage there are no potential risks.

A.4.5 The classification of risk

Probability (Likelihood)	Consequence			
	Severe	Medium	Minor	Minor
High likelihood	Very high risk	High risk	Moderate risk	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/low risk	Low risk	Very low risk	Very low risk

Annex 4 Qualitative risk assessment

A4.5.1 Description of the classified risks

Very high risk

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 the site owner/occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.

High risk

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/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 risk

It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, 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 risk

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/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 risk

It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that this harm if realised would normally be mild or minor.

No potential risk

There is no potential risk if no pollution linkage has been established.

Definitions	
Hazard	A property or situation which in certain circumstances could lead to harm. (The properties of different hazards must be assessed in relation to their potential to affect the various different receptors).
Risk	A combination of the probability or frequency of the occurrence of a defined hazard AND the magnitude of the consequences of that occurrence.
Probability	The mathematical expression of the chance of a particular event in a given period of time [e.g. probability of 0.2 is equivalent to 20% or a 1 in 5 chance].
Likelihood	Probability; the state or fact of being likely.
Consequences	The adverse effects (or harm) arising from a defined hazard which impairs the quality of the environment or human health in the short or longer term.
Pollution linkage	An identified pathway is capable of exposing a receptor to a contaminant and that contaminant is capable of harming the receptor.



APPENDIX F MARCH 2024 INFILTRATION TESTING RESULTS LETTER

Macra Ltd
10 Monks Brook Ind Park
School Close
Chandlers Ford
Hampshire
SO53 4RA

☎ 01935 840 346
✉ richard@forgeeml.co.uk
🌐 www.forgeeml.co.uk

6th April 2024

For the attention of Matt Allsopp

Dear Matt

Re: 5 Westgate Mews, Kenilworth Gardens – Infiltration Testing

As instructed an engineer from Forge EML attended the above site on the 26th March 2024 and undertook two infiltration tests at the locations indicated on the attached plan.

Summary of Site Works

As shown on the attached logs the test pits, which were dug to 1.5m and 1.7m bgl, revealed below the topsoil, which was up to 0.7m thick, a predominantly very clayey fine to medium SAND.

No Groundwater was encountered in either of the holes.

Infiltration Results

Water was placed in the pits so the time for it to drain away could be recorded in accordance with the requirements of BRE365 to determine the time for it drop between 25% and 75%. However, as can be seen from the attached record sheets and the table below although the soils were a sand due to the high clay content it did not readily permit the passage of water so the water levels only drop around 20mm in about three hours.

Summary of the Infiltration Test Results

Trial Pit	Depth to Base (m)	Depth to Standing water (m)	Depth of Added Water (m)	Total Water Level Drop (m)	Total Time Taken (min)	Infiltration Rate (m/s)
SA01						
Test Round 1	1.500	dry	0.380	0.025	180	N/A
SA02						
Test Round 1	1.700	dry	0.330	0.020	150	N/A

Conclusion

Based upon the results of the test undertaken on the 26th March 2024 it is not considered a soakaway drainage design would be suitable for the discharge of surface water from the site.

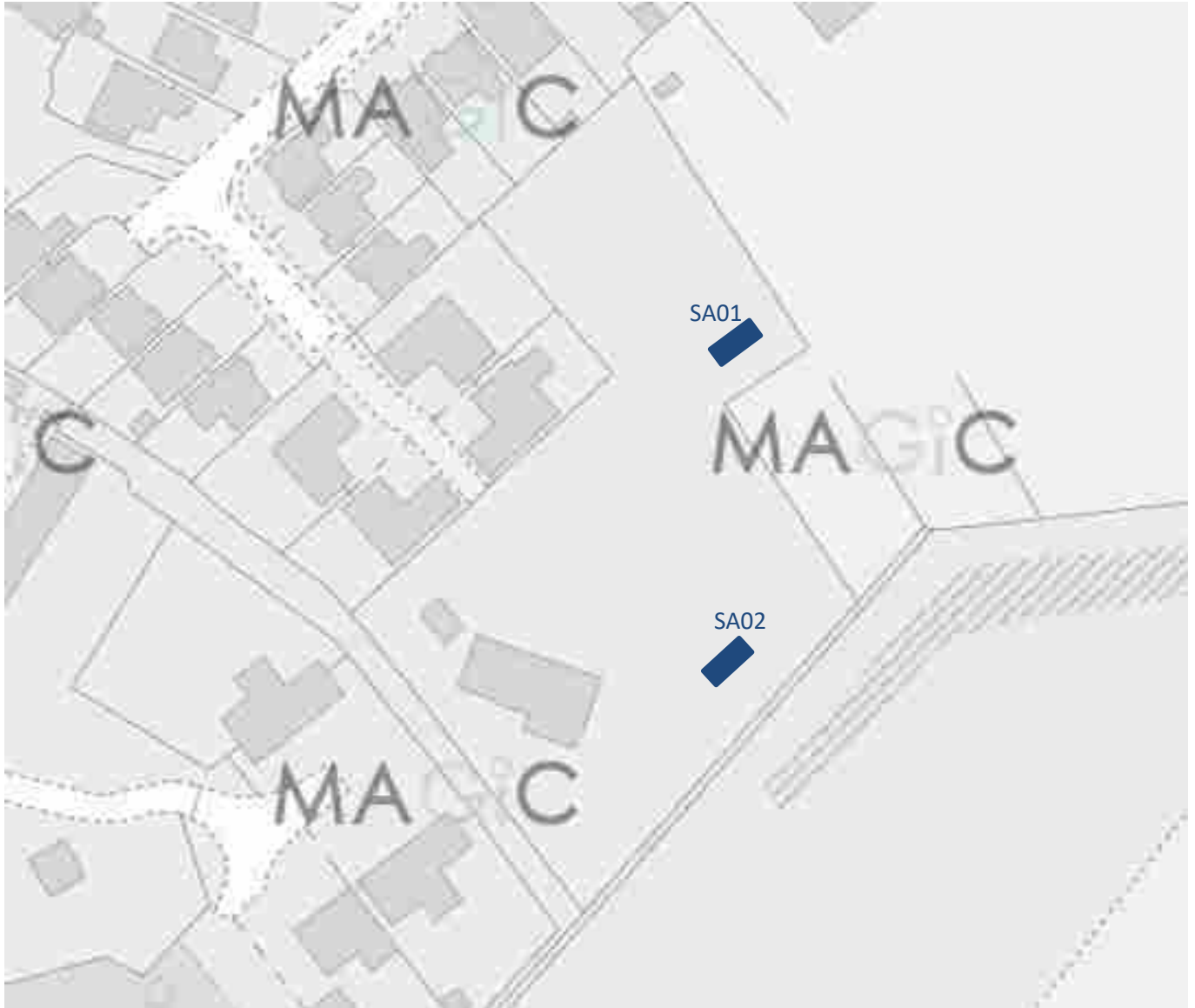
I hope the above and attached are sufficiently detailed but if you have any queries or would like to discuss the results further then please do not hesitate to contact me.

Yours sincerely



Richard Blaney
for Forge Environmental Management Ltd

encl.



KEY

 Soakaway trial pit position

PROJECT 5 Westgate Mews, Kenilworth Gardens, Southampton	CLIENT Macra Ltd	Date : 26 th March 2024	 FORGE Reliability. Responsiveness. Realism. The Forge Lower Vagg Chilthorne Domer Yeovil Somerset BA21 3PY Tel : 01935 840 346
		Scale : Not To Scale	
DRAWING TITLE Soakaway test pit locations		DRAWING No. ORC460.S/sk01	

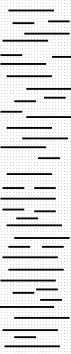


PLATE 1 – Infiltration Test Pit SA01 and arisings



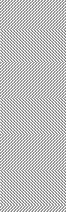
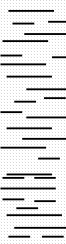
PLATE 2 – Digging test pit SA02

Issue No	A	Dug by	B	Logged by	RB	Approved by	RB
 Forge Environmental Management Ltd The Forge, Lower Vagg, Chilthorne Damer, Yeovil, Somerset. BA21 3PY Tel : 01935 840346						Trial Pit No. SA1	
Project 5 Westgate Mews, Kenilworth Road, West End, Southampton							
Job No	ORC460.S		Date	26th March 2027		Ground Level	
						Co-Ordinates	
						Depth	1.5
Client	Macra Ltd					Method/Plant	5T tracked 360
						Sheet	1 of 1

STRATA					SAMPLES & TESTS			Field Records
Water	Level (mOD)	Legend	Depth (thickness)	Strat Description	Depth	Type No	Test Result	
			(0.25) 0.25	Dark brown soft silty sandy CLAY TOPSOIL				
			(1.050) 1.30	Orange /yellow very clayey fine to medium SAND MARSH FORMATION				
			(0.200) 1.50	Light yellow/light brown silty fine SAND MARSH FORMATION				
				BASE OF TRIAL PIT				

GENERAL REMARKS 1 No groundwater encountered 2 Trial was stable whilst open
--

Issue No	A	Dug by		Logged by	RB	Approved by	RB
 Forge Environemntal Management Ltd The Forge, Lower Vagg, Chilthorne Domer, Yeovil, Somerset. BA21 3PY Tel : 01935 840346						Trial Pit No. SA02	
Project 5 Westgate Mews, Kenilworth Road, West End, Southampton							
Job No	ORC460.S	Date	26th March 2027	Ground Level		Co-Ordinates	
						Depth	1.7
Client Macra Ltd						Method/Plant	5T tracked 360
						Sheet	1 of 1

STRATA					SAMPLES & TESTS			Field Records
Water	Level (mOD)	Legend	Depth (thickness)	Strat Description	Depth	Type No	Test Result	
			(0.700)	Dark brown soft silty sandy CLAY				
			0.70	TOPSOIL				
			(0.700_	Orange /yellow very clayey fine to medium SAND				
			1.40	MARSH FORMATION				
				Light yellow/light grey slightly gravelly silty fine SAND				
				MARSH FORMATION				
				BASE OF TRIAL PIT				

GENERAL REMARKS

- 1 No groundwater encountered
- 2 Trial was stable whilst open



Borehole No: SA01	Length [m]: 1.30
Test No: 1	Depth [m]: 1.50
Date: 26th March 2024	Width [m]: 0.70
Logged by: RB	Groundwater [m bgl]:

Time	Water Depth
[min]	[m bgl]
0	1.120
1	1.120
2	1.120
3	1.120
4	1.120
5	1.120
6	1.120
7	1.120
8	1.120
9	1.120
10	1.120
15	1.120
30	1.125
45	1.130
60	1.130
90	1.135
120	1.140
150	1.145
180	1.145

Soakage Test Data Plot

The plot displays the depth to water (in meters below ground level) over time (in minutes). The y-axis ranges from 0.000 to -2.000 m bgl, and the x-axis ranges from 0 to 1500 minutes. The data points show a rapid initial drop in water depth, followed by a gradual increase, indicating the infiltration of water into the soil. The extrapolation line shows the predicted water depth for longer durations.

Time [min]	Depth to water [m bgl]
0	1.120
1	1.120
2	1.120
3	1.120
4	1.120
5	1.120
6	1.120
7	1.120
8	1.120
9	1.120
10	1.120
15	1.120
30	1.125
45	1.130
60	1.130
90	1.135
120	1.140
150	1.145
180	1.145

with:

t_{p75-25}	as Time for the water level to fall from 75% to 25% effective storage depth [s]	n/a
--------------	---	-----

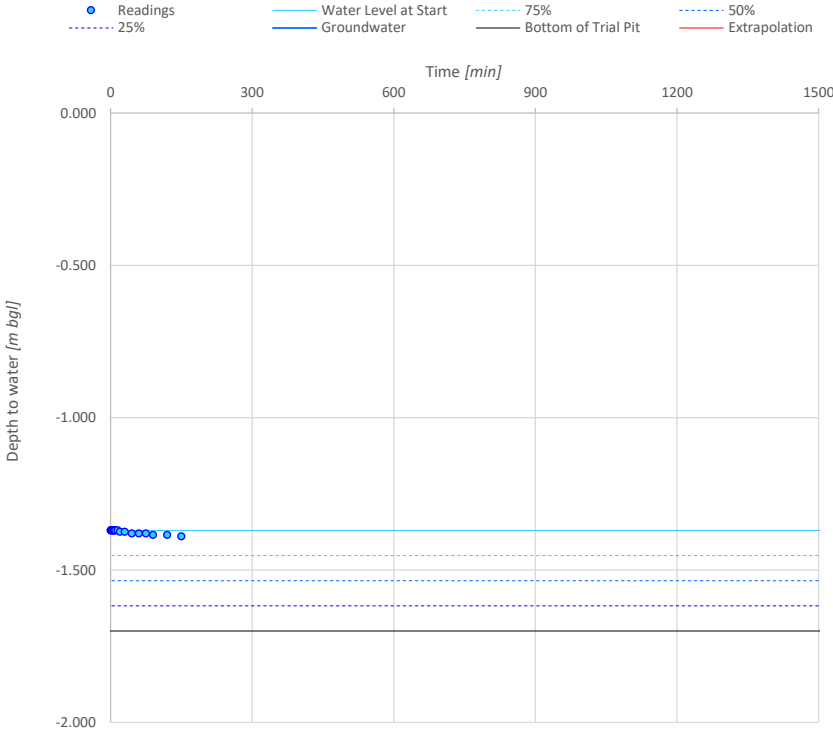
Soil Infiltration Rate $[m/s]$: n/a

Remarks: Result could not be calculated. Soakage test failed.

	SOIL INFILTRATION RATE		
Client: Macra Project Title: 5 Westgate Mews, Kenilworth Gardens, Southampton Project No: ORC460.S			
Borehole No: SA01 Test No: 1 Date: 26th March 2024 Logged by: RB		Length [m]: 1.40 Depth [m]: 1.70 Width [m]: 0.70 Groundwater [m bgl]:	
Ground	Conditions	from - to [m bgl]	Description
		0.00 0.70	Topsoil
		0.70 1.40	Very clayey fine to medium SAND
		1.40 1.70	Slightly gravelly, silty fine SAND

Time	Water Depth
[min]	[m bgl]
0	1.370
1	1.370
2	1.370
3	1.370
4	1.370
5	1.370
6	1.370
7	1.370
8	1.370
9	1.370
10	1.370
15	1.370
20	1.375
30	1.375
45	1.380
60	1.380
75	1.380
90	1.385
120	1.385
150	1.390

Soakage Test Data Plot



Soil Infiltration Rate [m/s]: $f = \frac{V_{p75 - 25}}{a_{s50} \times tp_{75 - 25}}$

with:

$V_{p75 - 25}$	as Effective Storage Volume of water between 75% and 25% effective storage depth [m³]	0.16
a_{s50}	as Internal Surface Area of the soakage trial pit up to 50% storage depth including the base area [m²]	1.67
$tp_{75 - 25}$	as Time for the water level to fall from 75% to 25% effective storage depth [s]	n/a

Soil Infiltration Rate [m/s] : n/a

Remarks: Result could not be calculated. Soakage test failed.