CONNIX

ENVIRONMENTAL DUE DILIGENCE REPORT

The Crescent, Viables Business Park, Jays Close, Basingstoke RG22 4BS

Singer Vielle LLP

January 2026

Instruction No.	2025-0132
Site Address	The Crescent, Viables Business Park, Jays Close, Basingstoke RG22 4BS
National Grid Reference	E: 463830 N: 150447
Land Use	Multi Tenanted Office Campus
Tenure	Long Leasehold
Inspection Date	15 January 2026
Access Restrictions	All relevant areas of the property inspected
Weather at time of inspection	Cold and heavy rain
Site Area (Approx.)	2.39 Hectares

Prepared By

Paul Nixon BSc MSc LLM MCIWM
Director

Authorised By

Gareth Condy BSc MSc MISEP CEnv
Director

Report Version	Version 1.0
Report Issued	January 2026

Contents

Appendices

1.0 Scope of Instruction and Client Brief

1.1 Client Instruction and Objectives

CONNIX Consulting Limited (CONNIX) were instructed by Singer Vielle LLP (the Client) to undertake an Environmental Due Diligence Report for the subject property. We understand that the Client intends to dispose of the freehold interest in the subject property and this report will form part of a sales pack that will be provided to potential purchasers.

The objectives of this report are to identify any environmental issues, as set out in this report, that would have the potential to impact value, affect continued use or lead to regulatory attention.

This report is subject to CONNIX Terms of Business agreed with the Client.

1.2 Report Reliance

This report has been prepared by CONNIX with all reasonable skill, care and diligence, and taking account of the Services and the Terms of Business agreed between CONNIX and the Client. This report is confidential to the Client, and CONNIX accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known, unless formally agreed by CONNIX beforehand. Any such party relies upon the report at their own risk. The scope of Services offered by CONNIX for this instruction are as set out in our proposal and CONNIX disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of these Services.

1.3 Background Data Sources Reviewed

The findings of this report are based upon information provided to us and database information obtained from regulatory and statutory bodies (the Environment Agency, Local Authority, etc) as contained within the Groundsure Insight Report (ref. GS-NKE-K98-Z46-W29 and ref. GS-XBQ-7N6-SMV-MMB).

The findings and opinions conveyed in this report are based on information obtained from a variety of sources as detailed in the report and which CONNIX assumes to be reliable but has not been independently confirmed. We cannot and do not guarantee the authenticity or reliability of third-party information upon which we have relied.

Our inspection is of a visual, non-intrusive nature and we provide no guarantee of the absence of issues within areas hidden, inaccessible or elements of the property where access was not permitted/possible.

1.4 Report Preparation

This report is based on and prepared in general accordance with current best practice guidance documents concerning the assessment of potentially contaminated land and property due diligence including;

- British Standards (BS) 10175:2011: +A2:2017: Investigation of Potentially Contaminated Sites, Environment Agency Land Contamination;
- Environment Agency, Land Contamination Risk Management (LCRM) How to Assess and Manage the Risks from Land Contamination, updated 12 June 2025;
- Risk Management Guidance, DEFRA (2012): Environmental Protection Act 1990: Part 2A, Contaminated Land Statutory Guidance;
- Royal Institution of Chartered Surveyors (RICS) Environmental Risks and Global Real Estate 1st Edition, November 2018; and
- Royal Institution of Chartered Surveyors (RICS) Technical Due Diligence of Commercial Property, RICS Guidance Note, Global 1st Edition, January 2020.

2.0 Site Location

The Crescent is located on the south-west side of Basingstoke, approximately 2km from the town centre, with primary access from Jays Close and close proximity to the M3 between Junctions 6 and 7. Basingstoke Railway Station is situated 2.5km to the north of the property.

The surrounding land uses comprise:

- **North** Skippetts Lane West with Pemberley House Care Home beyond
- **East** Skippetts Gardens residential dwellings
- **South** Fujitsu Office HQ and M3 motorway
- **West** Jays Close with residential dwellings beyond

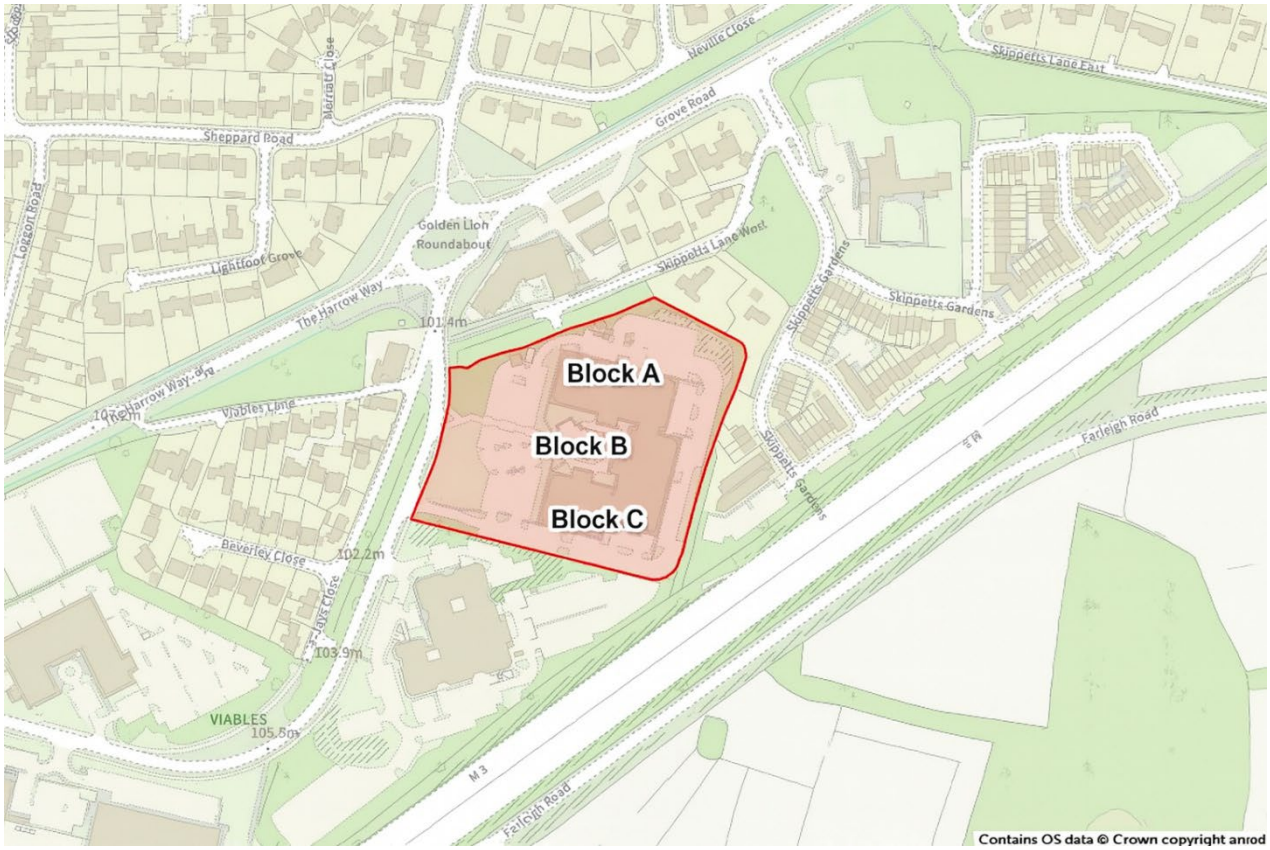


Figure 1: Site Location Plan as provided by Groundsure Ltd (boundary is indicative)

2.1 Site Inspection

CONNIX has undertaken a site inspection on 15 January 2026 of Blocks A, B and C and external areas and were accompanied by the Building Security and Maintenance Engineer. We have adopted the following risk ratings to highlight the significance of issues identified during the site inspection:

Not Applicable	IO	Issue is for information purposes only
Low	L	Issue that does not require management or action
Low/Moderate	L/M	Issue that may require management or action
Moderate	M	Issue for ongoing management or action
Moderate/High	M/H	Issue considered a risk or management item
High	H	Issue considered a significant risk or requires urgent management attention

2.2 Overview & General Arrangement

The Crescent (the site) is roughly square in shape and comprises a three-building campus style development (Blocks A to C) with extensive car parking for c. 397 vehicles together with landscaped areas.

From our enquiries, we understand that The Crescent was originally constructed by Capital and Counties PLC in 1987 and substantially rebuilt/refurbished following a fire that destroyed much of the roof/first floor in March 1990.

CONNIX has not been provided with any further details regarding the fire or the extent of the reconstruction works.

The building is situated towards the centre of the site and has a finished floor level of 97.50m AOD. The land surrounding the building is generally level but the local topography slopes from Jays Close downwards in an easterly direction.

From our inspection, the following observations have been made:

Block A

This block is occupied by Vision RT who are a medical device manufacturer, developing market leading technology for radiation therapy. We understand that they have occupied the block since 2018 and lease the ground floor and part first floor that is used for equipment assembly and testing. The majority of the first floor is understood to have been vacant for a number of years but appears to have been refurbished and comprises an open floor plan with male and female toilet facilities.

The building appears to be of steel frame construction with brick-faced elevations, suspended ceilings, raised access floors and modern M&E systems. The building is arranged over ground and first floors. There is a roller shutter door/loading bay on the eastern elevation and a good lift (20 persons - 1,500 Kg) connecting both floors.

The building is covered by a symmetrical gable roof with pitched sides sloping down from a central ridge. Towards the middle of the block, there is a central flat roofed core housing HVAC units and other mechanical plant.

The building has a sprinkler system installed, but we understand that it has been decommissioned.

The tenant has installed electrical vehicle charging points along the northern elevation.

We have not been provided with a copy of the lease.

During our site inspection, no evidence of contamination and/or hazardous process was noted. However, there appeared to be a water leak within the assembly area and temporary sheeting had been placed by the tenant to protect the interior of the unit. The tenant has provided no further information on this.

The high-level brickwork on the first floor of the northern elevation below the windows cills appears to be impacted by water. The tenant has provided no further information on this.

Block B

Vision RT also occupies this block, but we understand that they only lease the ground floor for storage and equipment dispatch purposes. The first floor is vacant and also appears to have been refurbished and comprises an open floor plan with male and female toilet facilities.

The building construction and facilities appear to be the same as previously described for Block A. The building is arranged over ground and first floor. The block has a sprinkler system installed, but we understand that it has been decommissioned.

We have not been provided with a copy of the lease.

During our site inspection, no evidence of contamination and/or hazardous process was noted.

C Block

This block is occupied by JD Gyms (Basingstoke) Limited who are a national gym/fitness brand. We understand that the building has recently been fitted out specifically for gym purposes and has been occupied from August 2025.

The base build of the building is the same as Blocks A and B, but the interior has been fitted out to the tenant's specification. The building is arranged over ground and first floor. The building also has a loading bay/roller shutter door on the eastern elevation. However, the sprinkler system has been removed as well as the goods lift, but the tenant has installed a passenger lift connecting both floors.

We have not been provided with a copy of the lease.

During our site inspection, no evidence of contamination and/or hazardous process was noted.

External Areas

The building is enclosed on all sides by a tarmacadam-surfaced car park used by staff and visitors. There is also a small area of permeable paving 'grasscrete' situated to the east of Block C and to the front of the sprinkler tank/smoking shelter. Located towards the centre of the three blocks is an ornamental garden and pond that is surfaced with brick paviours and has been landscaped to create a seating area.

The site is secured by a combination of a low-rise brick wall along the southern boundary (with evidence of impact damage from vehicles) and galvanised steel palisade fencing on the eastern and northern boundaries. There are a number of mature trees around the boundary that provide screening between the site and the adjacent residential dwellings.

There is an area of grass towards the front of the site between the boundary with Jays Close and the main staff/visitor carpark. Smaller vegetated boarders, trees and areas of grass have also been planted around the site for aesthetic purposes.

There is a water sprinkler tank and brick-built pump house (understood to have been decommissioned) located to the north of Block A and a separate smoking shelter.

There is a SSE Power Distribution sub-station surrounded by a wooden enclosure situated on the northeastern corner of the car park. To the south of the sub-station is a standalone brick-built building with pitched roof that houses the tenant electrical switch room and sub-meters for each unit.

The following photographic record was made on 15 January 2026 and provides a summary of the site buildings, structures, land use and key observations made during the site inspection:

2.3 Block A - Vision RT

Photo 1: View of southern elevation

Photo 2: View of eastern elevation

Photo 3: View of northern elevation

Photo 4: View of loading bay on eastern elevation

Photo 5: View of EV charging points on northern elevation

Photo 6: View of sprinkler cutoff valve (decommissioned) on eastern elevation

Photo 7: View of water damaged brickwork on northern elevation

Photo 8: View of assembly area (photography restricted in this area)

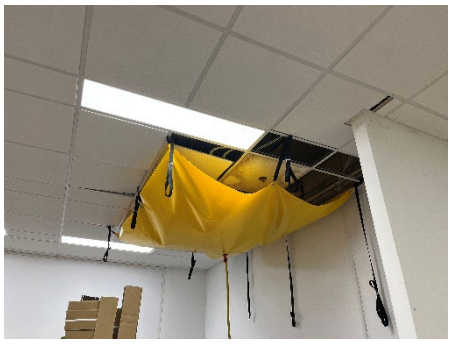


Photo 9: View of water leak within assembly (tenant temporary repair)

2.4 Block B - Vision RT

Photo 10: View of western elevation

Photo 11: View of eastern elevation

Photo 12: View of loading bay and AC units on eastern elevation

Photo 13: View within storage and dispatch area

Photo 14: View of staff breakout area on ground floor

Photo 15: View of refurbished office atrium in the main reception

Photo 16: View of vacant refurbished first floor

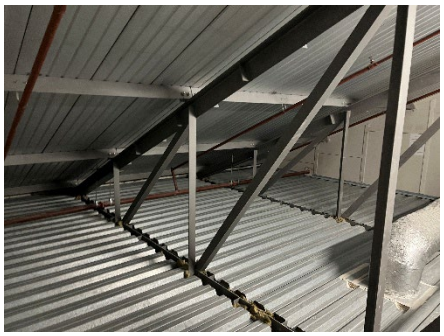


Photo 17: View of roof void above first floor suspended ceiling accessed via steel ladder

Photo 18: View of decommissioned sprinkler pipework within roof void

2.5 Block C – JD Gyms Basingstoke

Photo 19: View of southwestern corner of block

Photo 20: View of site entrance on northern elevation

Photo 21: View of northern elevation

Photo 22: View of southern elevation

Photo 23: View of connection with adjoining Block B

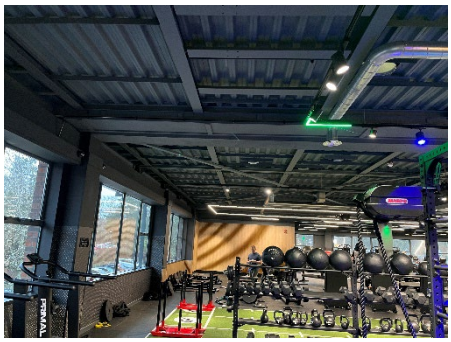


Photo 24: View of internal fitout of first floor of gymnasium

Photo 25: View of passenger lift between ground and first floor

Photo 26: View of recently installed water heaters

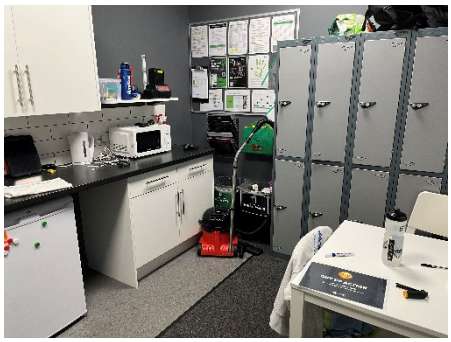


Photo 27: View of management office/kitchen

2.6 External Areas

Photo 28: View of site access from Jays Close to the west

Photo 29: View of vehicle impact damage to southern boundary wall

Photo 30: View of parking bays along southern boundary

Photo 31: View of 'grasscrete' surfacing towards east of Block C

Photo 32: View of seating area with ornamental pond towards centre of site

Photo 33: View of further parking bays to east of Blocks A and B

Photo 34: View of smoking shelter to north of Block A

Photo 35: View of water sprinkler tank (installed 1987) understood to have been decommissioned

Photo 36: View of brick-built storage unit

Photo 37: View of brick-built pump house serving the water sprinkler suppression system

Photo 38: View of Cummins diesel powered generator (686 litre capacity) for the sprinkler pumps

Photo 39: View of electrical switch room and sub-station on the northeastern corner of the car park

2.7 Roof Top

Photo 40: View of roof top plant situated on Block A

Photo 41: View of roof top plant situated on Block A

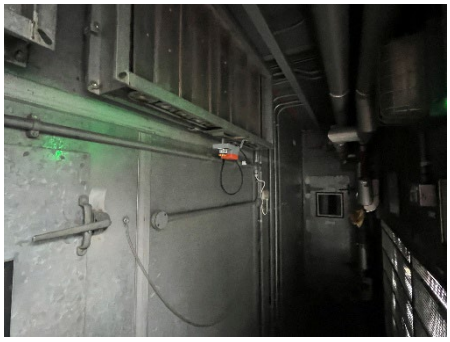


Photo 42: View of air handling units situated on plant room on roof of Block A

Photo 43: View of roof top plant situated on Block B

Photo 44: View of temporary repair to prevent water ingress through skylight on roof of Block B

Photo 45: View of gas boilers in plant room on roof of Block B

2.8 Asbestos Containing Materials

ACMs were banned in the UK in 1999 under the Asbestos (Prohibitions) (Amendment) Regulations 1999 (although very limited exclusions still applied).

The Control of Asbestos Regulations 2012 came into effect in April 2012. These repeal earlier asbestos legislation, including; the Asbestos Regulations 2006, the Control of Asbestos at Work Regulations 2002, Asbestos Licensing Regulations 1983 and the Asbestos (Prohibition) Regulations 1992 (as amended).

Owners, Occupiers, Managers and/or those who have responsibilities for premises have a legal duty to either manage the risk of asbestos or a duty to co-operate with whoever manages that risk. The responsible party must identify the existence of asbestos containing materials, record their location and condition, set out a plan to manage the risk from the material and take the necessary steps to put this plan into action.

An appropriately licensed asbestos contractor should remove asbestos material that is likely to be disturbed and cannot be easily protected. Reviews of this plan will have to be undertaken on an on-going basis. Details as to the location and condition of the materials must be provided to anyone who is liable to work on or disturb it.

We have not been provided with up-to-date asbestos registers for the buildings, but have reviewed extracts from the following reports surveys held on the site:

Asbestos Management Survey of Common Areas, prepared by SM&MS, on behalf of Molyneux Rose, dated 17 November 2014.

The above report was non-intrusive and covered the 'common areas' within Blocks A, B and C, but excluded the sprinkler pump house and tenanted areas.

The report confirmed that no suspected asbestos containing materials were identified in those areas inspected during the survey.

Within the construction details of the report, it states:

'The building is U shaped comprising three 'wings' - Units A1 and A2, Units B1 and B2 and Unit C and is thought to have originally been built in the 1980s although effectively rebuilt following a fire in 1990'.

No further details regarding the extent of the fire and associated rebuilding are provided in this report.

Asbestos Management Survey, prepared by SM&MS, on behalf of Molyneux Rose, dated 17 November 2014.

The above report was non-intrusive and covered the vacant units (A1 and C) and excluded occupied tenanted areas.

The report confirmed that no suspected asbestos containing materials were identified in those areas inspected during the survey.

Recently Refurbished Block C

No asbestos survey was held on-site for the newly refurbished Block C.

2.9 Potential for Invasive Plant Species

Invasive plants are those contained with the Wildlife and Countryside Act 1981, however, of these the most commonly occurring on commercial property and which can cause substantial problems, include Japanese Knotweed, Giant Hogweed and Himalayan Balsam.

From an inspection of accessible areas on site, non-native invasive plants such as Japanese Knotweed, Giant Hogweed and Himalayan Balsam were not suspected to be present on site. Should confirmation be required to rule out the potential for such species, then a specialist survey would be required.

2.10 Underground Fuel Storage

From our site inspection, there are no underground fuel tanks present on the site.

2.11 Above Ground Fuel Storage

From our site inspection, there are no above ground fuel storage tanks on site. However, there is a diesel-powered Cummins engine within the sprinkler pumphouse. We understand that the sprinkler system has been 'decommissioned', but we do not know the extent of these works.

2.12 Chemical Storage and Management

From our site inspection, no significant quantities of chemicals/hazardous substances are stored on site.

2.13 Petroleum Licensing

The Petroleum (Consolidation) Regulations 2014 require that where greater than 30 litres of petroleum is stored, this needs to be registered with the Petroleum Enforcement Authority (PEA) and where greater than 275 litres is stored a licence is also required. No petroleum was stored on site.

2.14 Waste Management Practices

From our site inspection, no significant quantities of waste are generated on site, however there is a brick refuse store located within the car park to the south of Block B. There were a number of 240litre and 1,00litre Eurobins (property of Biffa Waste and Grundon Waste) held in this area.

Photo 46: View of exterior of waste compound to south of Block B

Photo 47: View of interior of waste compound – empty aluminium storage container present

Photo 48: View of Grundon waste receptacles to south of Block B

2.15 Site Drainage Arrangements

We have not been provided with any private drainage drawings/CCTV survey for the property and have assumed that that surface water and foul water connect to the main public sewers and/or soakaways.

During our site inspection, we noted that roof drainage was via vertical downpipes into a below ground carrier drain that presumably runs around the perimeter of the building.

Within the car parks, there are a series of channel/ACO drains that appeared to be clear of significant quantities of vegetation and are understood to function adequately. We also noted 3no. inspection covers on southwestern corner

of Block A that may indicate the potential presence of an oil/water interceptor chamber assumed to connect to the surface water network.

Should you wish to confirm the condition and/or the potential for misconnection of drains on site, there would be a need to undertake a CCTV drainage survey, and this may require pre-cleaning ahead of the survey.

Photo 49: View of surface water drainage in front car park

Photo 50: View of surface water drainage in front car park

Photo 51: View of possible interceptor inspection covers on southwestern corner of Block A

2.16 Concluding Remarks

L/M

From the site inspection, we noted the following key issues:

- The building has a sprinkler system installed to Blocks A and B, but we understand that it has been decommissioned. No further information has been provided to clarify the decision to decommission the sprinkler system;
- Water leaks and damage were noted internally and to exterior high-level brickwork within Block A. There is also a temporary repair to a skylight on the roof of Block B to prevent water ingress. We anticipate that these are likely to be a tenant responsibility if a Full Repairing and Insuring (FRI) lease is in place; and
- There appears to be a drainage oil/water interceptor situated on southwestern corner of Block A. This should be regularly maintained and We recommend that a site drainage plan is obtained to confirm the extent of drainage infrastructure present on site. The conditions of the drains is not known.

3.0 Historical Land Use

To ascertain the historical land uses on site, CONNIX has purchased historical mapping from Groundsure, at scales of 1:500, 1:1,250, 1:2,500, 1:10,000 and 1:10,560. We have also reviewed the planning history where information for the site is available.

Date	Description
1872 to 1932	The site shown as agricultural land and is bounded by Skippetts Lane to the north and Cliddesden Road to the west. Mapping indicates that the surrounding area is also in agricultural use with Jays Farm and Golden Lion public house indicated to the west of Cliddesden Road. There is also a small chalk pit indicated 100m to the southeast.
1966 to 1972	The site remains in agricultural use, but during the intervening period, a garage and Harrow Way had been constructed 50m and 100m to the north respectively.
1974 to 1985	The site is shown to have been developed as 2no. warehouses that are located towards the centre of the site. During the intervening period, the M3 motorway had been constructed 100m to the southeast and cuts through the land previously occupied by the chalk pit. Mapping also indicates the construction of a campus style building immediate to the south identified as a works.
1994 to Present	The former warehouse buildings have since been demolished, and the site has been redeveloped as The Crescent, which now occupies the plot.

3.1 Historical Archives

From an internet search[1] [2] we understand that in March 1990, a major fire broke out in the roof area of Digital Equipment Corporation's (DEC) headquarters known as 'The Crescent' in Basingstoke. Local news footage from the time shows the building to be significantly damaged.

We further understand from the former DEC Property and Facilities Manager that the main elements of the building survived and were subsequently repaired, but the roof was destroyed and was completely rebuilt.

The incident became nationally significant because the fire brigade was later found legally liable for part of the damage. The news reports stated that firefighters turned off the automatic sprinkler system while the fire was still active. High Court judgment from 1996[3] ruled that Hampshire Fire Brigade was liable for part of the destruction as firefighters turned off the automatic sprinkler system while the fire was still active. Damages were estimated at up to £12 million.

We understand the fire was fought using water only and firefighting foam was not used. Firefighting foams can be a source of persistence chemicals that are toxic to the environment.

[1] https://www.youtube.com/watch?v=YXR8cUhgA14

[2] https://www.independent.co.uk/news/fire-brigade-liable-for-damage-1344598.html

[3] Capital & Counties plc v Hampshire County Council [1997] QB 1004

Photo 52: View of Building in c.1987 during final stage of 'original' construction

Photo 53: View of building sometime after the fire in 1990

Photo 54: View of building sometime after the fire in 1990

3.2 Unexploded Ordnance (UXO) Risk Mapping

From a review of the Zetica Risk Maps, the site is in an area where there is a Low Risk of unexploded ordnance (UXO) and there is no evidence of bomb damage (denoted on the plans as 'ruins') on historical mapping. Should any redevelopment occur in the future a specialist UXO survey prior to intrusive groundworks would be unlikely based on this information.

3.3 Potential for Historical Contamination

In summary, given that the site has been in use as a warehouse/office development from at least 1970s, there is a low risk of ground contamination to have occurred.

We understand from personal accounts that the fire in 1990 was extinguished with water and no fire fighting foams that may contain Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) were used. However, given that the building was constructed in 1987, we cannot rule out the potential for asbestos containing materials to have been in the roof material , however, the roof was completely replaced following the fire.

The potential source-pathway-receptor linkages to potential historical contamination are assessed in the Preliminary Risk Assessment.

Selected extracts of the historical maps are provided in **Appendix A**.

4.0 Geological Conditions

4.1 Geological Mapping

From a review of the British Geological Survey (BGS) Solid & Drift Sheet no. 284, Basingstoke at a scale of 1:50,000 contained within the Groundsure Insight Report together with a review of the online BGS GeoIndex, the following geological succession has been identified at the site.

Strata	Description
Head Deposits	Polymict deposit, comprises gravel, sand and clay depending on upslope source and distance from source. Locally with lenses of silt, clay or peat and organic material.
Seaford Chalk Formation	Firm white chalk with conspicuous semi-continuous nodular and tabular flint seams.

Made Ground is not recorded within the site on the BGS maps although given previous phase of development some deposits could be present.

4.2 Structural Geology

The BGS map does not indicate the presence of any geological faults within 500m of the site.

4.3 Ground Stability Hazards

The Groundsure Insight Report indicated that the underlying geological conditions have been classified as follows:

Potential Geological Hazard	Hazard Rating
Shrinking or Swelling Clay Ground Stability	Negligible
Running Sand Ground Stability	Negligible
Compressible Ground Stability	Negligible
Collapsible Ground Stability	Very Low
Landslide Ground Stability	Negligible
Ground Dissolution Stability	Very Low

4.4 Natural Cavities

The Groundsure Insight Report does not identify the presence of any natural cavities on site or within 500m of the property.

4.5 Mineral Extraction

The Groundsure Insight Report has record of a BGS recorded mineral site known as Audleys Wood Chalk Pit located approximately 68m to the southeast of the site. The mineral site was an opencast chalk quarry. Operations have now ceased and the mineral site is now occupied by M3 motorway. No further details are provided.

4.6 Mining

The property is not located within an area that is affected by coal mining.

4.7 Radon

Studies have shown that long-term exposure to elevated levels of radon, the biggest source of ionising radiation dose to the average UK citizen, increases the risk of lung cancer. The dataset combines Indoor Radon Measurements and Geology. The output provides an assessment of the likelihood of a dwelling having a radon concentration at or above the Action Level based on its location. The data does not provide the actual radon level within a specific dwelling.

The outputs are classified using the Affected Area levels defined by UK Health Security Agency and Radon Protection Levels (based on BR 211 Guidance 'Radon: Guidance on Protective Measures for New Buildings' indicating where it may be necessary to apply preventative measures in new buildings and extensions.

The property is in an intermediate probability radon area as between 5% and 10% of homes are above the Residential Action Level of 200Bq/m^3.

Basic radon protective measures would be necessary in the construction of new dwellings or extensions.

The Ionising Radiations Regulations 2017 (IRR17) define the level of radon exposure for workplaces at 300Bq/m^3, therefore radon protection measures may not have been required in a commercial property, therefore radon protection measures may not have been required in a commercial property.

Under the Health and Safety at Work etc. Act 1974 and the Management of Health and Safety at Work Regulations 1999, employers must assess and manage all workplace health risks, including radon. This applies to any commercial building where staff work.

4.8 Previous Site Investigations

No previous ground investigation reports are available for the site.

4.9 British Geological Survey Online Borehole Records

The British Geological Survey hold a database of historical exploratory records which can, where available, provide information on the potential likely ground conditions at or close to the site. We have undertaken a search of the British Geological Survey online database for historical borehole records.

From this review, there are no borehole records noted on site, however, 50m to the south there is a borehole record (BGS ID 433322, SU65SW34) that was drilled in 1966 as part of the M3 motorway (Popham to Hawley) construction.

The record indicated a thin veneer of topsoil to 0.3m below ground level (m bgl), with Head deposits to a depth of 1.5m bgl and Chalk with flints bedrock encountered below the Head to at least 4.5m bgl.

No groundwater was encountered during drilling.

A copy of the BGS Borehole Record is provided in **Appendix B**.

5.0 Hydrogeological Conditions

5.1 Aquifer Designation

According to the Groundsure Insight Report, the following aquifer designations are assigned to the geological units beneath the site:

Geological Unit	Aquifer Designation
Head Deposits	Secondary Undifferentiated Aquifer which may have permeable or lower permeability layers and the Environment Agency has not been able to assign either a Secondary A or B Aquifer classification to it.
Seaford Chalk	Principal Aquifer with high intergranular and/or fracture permeability, which provides a high level of water storage and base flow to rivers on a strategic scale.

Regional groundwater flow is likely to be to the southeast towards the River Loddon. The Water Framework Classification for the groundwater in the Seaford Chalk is recorded as having a poor quantitative rating and a poor chemical rating leading to an poor water quality rating in 2019.

The Environment Agency's Groundwater Vulnerability maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties of the local area.

The site is shown to be in an area where the superficial deposits have a low groundwater vulnerability, which means that groundwater resources are of low priority with a high degree of natural protection. The risk of pollution from spillages at the surface is therefore low to groundwater but the risk of pollution runoff to surface watercourse could be increased and activities should be managed.

The underlying bedrock deposits are indicated to have a high groundwater vulnerability, which means groundwater resources have very limited natural protection and there is a high pollution risk to groundwater should spillages occur at the surface. Additional measures over and above good practice pollution prevention measures should be employed to ensure groundwater is not impacted.

5.2 Groundwater Source Protection Zone

The site is not located within a Groundwater Source Protection Zone.

5.3 Groundwater Abstractions

The Groundsure Insight Report does not identify any groundwater abstractions authorised by the Environment Agency on site or within 250m of the property. Small scale abstractions could be possible given the underlying Chalk aquifer.

6.0 Hydrology and Flood Risk

6.1 Hydrology

The closest surface watercourse is an unnamed drainage ditch that is located approximately 50m to the northwest. However, the most significant watercourse in the vicinity of the site is the River Loddon (Basingstoke to River Lyde confluence at Hartley Wespall) and is indicated to have had poor ecological and poor chemical quality in 2019. The overall classification under the Water Framework Directive is poor.

6.2 Culverted Watercourses

A culvert is a covered watercourse that allows water to flow unimpeded along its channel. The covering may consist of a pipe, stone, bricks, concrete, steel or other material. It is important to note that the Land Drainage Act 1991 provides that the owner of land through which a culvert passes is classed as the 'Riparian Owner' and is therefore responsible for maintaining the culvert to allow for the free passage of water.

From our discussions and observations on site, we are unaware of any culverted watercourses being present at the property. Should further clarification on this point be required, it would be necessary to undertake a review of the site's drainage plans, which may lead to an intrusive drainage survey being required and/or undertake a Culvert Search with the Land Registry.

6.3 Surface Water Abstractions

The Groundsure Insight Report does not identify any surface water abstractions authorised by the Environment Agency on site or within 250m of the property.

6.4 Flood Risk

The Environment Agency (EA) maps flood risk in the UK by combining hydraulic modelling, historic flood data, and national assessments to show both planning flood zones and long-term flood likelihood from rivers, the sea, surface water, reservoirs and groundwater.

These maps include:

- Environment Agency Flood Map for Planning, generally used to guide planning applications; and
- Environment Agency Long Term Flood Risk Map generally used for broader site assessment purposes

6.5 Environment Agency Flood Map for Planning Mapping

The Environment Agency Flood Map for Planning Map is a statutory tool used in England to guide planning decisions by showing land at risk of flooding from rivers, the sea, and surface water. It underpins planning policy requirements, helps determine when Flood Risk Assessments are needed, and supports Local Planning Authorities in applying the Sequential and Exception Tests. Most importantly, mapping deliberately shows the natural flood risk zones as if defences were not present, to ensure planning decisions consider the underlying risk.

The map categorises areas into flood zones with low to high flooding probability as shown in the tables below:

6.6 Summary of Flood Risk

Flood Zones	Annual Probability
Zone 1	Low probability (less than 1 in 1,000 annual chance).
Zone 2	Medium probability (between 1 in 100 and 1 in 1,000 annual chance).
Zone 3a	High probability (greater than 1 in 100 annual chance).
Zone 3b	Functional floodplain (land where water has to flow or be stored in times of flood).

From a review of the Flood Risk for Planning Map the following are noted for the subject site,

Source of Flooding	Current Risk on Site	Predicted Probability between 2070 and 2125
Rivers and Sea (Fluvial)	Zone 1 Low	Zone 1 Low
High Risk Surface Water (1 in 30)	Flooding noted primarily to the north, east and south of the building and small portion of adjacent parking areas.	Not currently mapped
Medium Risk Surface Water (1 in 100)	Flooding noted primarily to the north, east and south of the building and larger portion of adjacent parking areas.	Not currently mapped
Low Risk Surface Water (1 in 1,000)	Flooding noted primarily to the north, east and south of the building and larger portion of adjacent parking areas.	Not currently mapped

6.7 Environment Agency Long Term Flood Risk Mapping

The Environment Agency Long-Term Flood Risk Map shows the likelihood of flooding from rivers/sea, surface water, reservoirs and groundwater. Most importantly, the mapping does consider the presence and condition of flood defences.

The map categorises areas into risk bands from high to very low as shown in the table below:

Risk Band	Annual Probability	Equivalent Return Period
High	≥3.3% chance	1 in 30 years
Medium	1% to 3.3% chance	Between 1 in 100 and 1 in 30 years
Low	0.1% to 1% chance	Between 1 in 1,000 and 1 in 100 years
Very Low	<0.1%	Less than 1 in 1,000 years

6.8 Rivers and Sea (Fluvial) Flooding

The Environment Agency Long-Term Flood Risk Map indicates that the risk of fluvial flooding is as follows:

Risk Band	Current Risk on Site	Future Risk between 2036 and 2069
High	NA	NA
Medium	NA	NA
Low	NA	NA
Very Low	All of the property located in area at very low risk	All of the property remains located in area at very low risk

6.9 Surface Water (Pluvial) Flooding

The Environment Agency Long-Term Flood Risk Map indicates that the risk of pluvial flooding is as follows:

Risk Band	Current Risk on Site	Future Risk between 2040 and 2060
High	The external areas to the east shown at risk.	The extent of risk does not significantly increase when climate change is taken into consideration.
Medium	The building and portions of the access road from Jays Close shown at risk.	The extent of risk does not significantly increase when climate change is taken into consideration.
Low	Portions of the access road from Jays Close shown at risk.	The extent of risk does not significantly increase when climate change is taken into consideration.
Very Low	The main car park to the west of the buildings are not shown at risk of surface water flooding.	The extent of risk does not significantly increase when climate change is taken into consideration.

No issues of surface water flooding or poor drainage has been reported to CONNIX during the site inspection

6.10 Reservoir Flooding

According to Environment Agency mapping, the property is not located in an area at risk of reservoir flooding.

6.11 Groundwater Flooding

From a review of the Groundwater Flooding data contained in the Groundsure Insight Report simulated by Ambiental Risk Analytics and based on the anticipated geological conditions of the site, there is a High Risk of groundwater flooding. This is based on a 1 in 100-year return period using the 5m Digital Terrain Model for topographical surface levels.

Although there is the potential for groundwater flooding from the underlying chalk, there are no basements on site and no issues of groundwater ingress has been reported to CONNIX during the site inspection.

6.12 Flooding Caveat

This is not a flood risk assessment.

It is important to note that the above comments are based on the available desk top flood risk information for Main Rivers and flooding can occur from smaller ordinary watercourses that are not mapped by the regulatory bodies.

Flooding can also occur through other mechanisms such as insufficient drainage capacity and breach of water storage infrastructure, such as reservoirs. For the avoidance of doubt, these forms of flooding have not been specifically assessed as they fall outside of the scope of this report

7.0 Regulatory Databases

7.1 Regulatory Databases

We have reviewed the Groundsure Insight Report to assess if there are any relevant entries that may impact the property. These entries are summarised below:

7.2 Discharge Consents

The Groundsure Insight Report does not identify any licensed surface water discharge consents authorised by the Environment Agency on site or within 250m of the property.

7.3 Environmental Permits (Part A(1), Part A(2) and Part B Installations)

The Groundsure Insight Report does not identify any of the above environmental permits on site. However, within 250m of the site there is 1no. Authorised Part B installations for the dispensing of petroleum at BP Filling Station, Grove Road, Basingstoke, RG21 3HL which is situated 63m to the north. We do not consider this permit to have any impact of the continued use of this site.

7.4 Historical Landfill Sites

The Groundsure Insight Report does not identify any historical landfills on site, or within 250m of the property

7.5 Operational Landfill Sites

The Groundsure Insight Report does not identify any operational landfills on site, or within 250m of the property.

7.6 Waste Management Facilities

The Groundsure Insight Report does not identify any operational waste treatment or transfer facilities located within a 250m radius of the site.

7.7 Pollution Incidents

The Groundsure Insight Report does not identify any significant pollution incidents within a 250m radius of the site.

7.8 Hazardous Substances Authorisations/Consents

Industrial operations that involve the storage and use of significant quantities of hazardous substances are regulated by the Local Authority, Environment Agency and Health and Safety Executive (HSE). The Groundsure Insight Report does not identify any authorisations/consents on site or within 1km of the property.

8.0 Environmental Sensitivity

The environmental sensitivity of the site is a measure of how vulnerable it is in the event of an environmental incident. We have utilised the information in the above sections and this has been summarised in the following table.

Attribute	Low Sensitivity	Moderate Sensitivity	High Sensitivity
Aquifer Designation	☐	☐	☒
Permeability of Aquifer	☐	☐	☒
Groundwater Abstractions	☒	☐	☐
Groundwater Source Protection Zones	☒	☐	☐
Sensitivity of Receiving Waters	☒	☐	☐
Surface Water Abstractions	☒	☐	☐
Proximity to Human Occupation	☒	☐	☐
Site of Special Scientific Interest	☒	☐	☐
Areas of Outstanding Natural Beauty	☒	☐	☐
Local and National Nature Reserves	☒	☐	☐
RAMSAR Site	☒	☐	☐
Special Protection Areas	☒	☐	☐

On consideration of the hydrology, geology, hydrogeology and ecological receptors, the site and its surrounding area is of **'high' environmental sensitivity**. This means that where contaminants are present, they are likely to leach and migrate due to the permeability of the soils and the local environment could be impacted by the effects of contaminants in the soil and groundwater.

9.0 Regulatory Enquiries

9.1 Basingstoke and Deane Borough Council – Planning Department

We have reviewed the Basingstoke and Deane Borough Council planning portal to ascertain the material changes in land use, where information for the site is available, this is summarised below:

Planning Application No.	Description	Date Determined
BDB/18555 **IDV Depot, Jays Close, Basingstoke**	Change of use from warehouse with offices to light industrial.	15 July 1985
BDB/19897	Two storey 'High Tech' Development (50% offices and 50% industrial) under application. The developer is listed as Capital and Counties and no contaminated land conditions are specified.	16 April 1986
BDB/29895	Erection of electricity meter building.	20 December 1990
BDB/31669	Relaxation of Condition 7 of BDB/19897 to facilitate unrestricted Class B1 Use.	05 August 1992
BDB/34353	Extension of car park.	02 December 1993
BDB/75902 **The Crescent, Jays Close, Basingstoke**	Replacement of existing chillers and associated ancillaries on roof of Block A and Block B (4 no. total).	20 April 2012
23/01578/LDPU **Block C The Crescent Jays Close Basingstoke Hampshire RG22 4BS**	Certificate of Lawfulness for the proposed use as a Health and Fitness Club within Use Class E.	31 July 2023
25/01268/FUL **Block C The Crescent Jays Close Basingstoke Hampshire RG22 4BS**	Installation of condenser units to rear elevation.	21 July 2025

Note: There are no planning application on the Portal regarding the reinstatement of the roof following the fire in 1990.

The above is provided as a summary of the available information. Planning portals do not always have all the documentation uploaded and records only go back a certain number of years. No direct enquiries with the Local Planning Authority have been made. Your solicitors or planning advisor should confirm if there are any outstanding planning conditions or breaches to planning control.

9.2 Basingstoke and Deane Borough Council - Environmental Health

We have made regulatory enquiries to Mr Rob Gladwin, Environmental Health Senior Technical Officer (Contaminated Land) at Basingstoke and Dean Borough Council regarding environmental issues that may impact the continued use of the property.

In summary, the Officer has confirmed the following details:

- The Council do not have a Part IIA inspection programme. However, the site appears to have been first developed between 1986-1988. Prior to this the site was part of a plot of land belonging to Jays Farm, so likely this was agricultural land. The Department would have no concerns regarding any significant possibility of significant harm arising from the site. The premises located at the address now seem to be shared between a technology business/office and a gym/leisure facility. It is composed of a 2-storey flexible commercial space. Landmark data classifies the site as 'factory or unspecified works'. If a change of use is proposed for the site, then a planning condition would likely be imposed to carry out a desk study and site investigation to determine if the site would be suitable for its proposed use;
- The Council do not hold any ground investigation data for the site;
- The Council has confirmed that the property as it stands today was granted planning permission in 1986 and was likely completed circa 1987-88. The site was previously undeveloped before that date and part of the land belonging to Jay's Farm, so was likely agricultural land. The original copy of the decision notice did not list any contaminated land conditions. There are no outstanding planning conditions for the site;
- The Council has confirmed that the 1895 Ordnance Survey map for the site shows an 'Old Chalk Pit' 165m south-east of the site, this area is now the course of the M3 Motorway, so is unlikely to be of any risk to the site. The nearest known infilled ground is a railway cutting approximately 600m west of site;
- The Council has confirmed that it does not hold any information/records regarding ground gas at the property or within 250m and whether gas protection measures were incorporated into the property. However, according to the UKHSA maps for this site classified it as being in a 5-10% radon risk area; and
- The Council has confirmed that there is a petrol filling station 130m north of site with a LAPPC Part B authorisation for the unloading of fuel. There are no recorded breaches of the permit.

9.3 Basingstoke and Deane Borough Council - Trading Standards

No information obtained has made it necessary to undertake enquiries with the Petroleum Licensing Officer.

Where relevant, a copy of the Environmental Information Request is provided in **Appendix B**.

10.0 Preliminary Risk Assessment

10.1 Background

To assess the potential risks associated with the presence of ground contamination, the linkages between the probable sources, exposure pathways and sensitive receptors need to be carefully established and evaluated. This process is generally referred to as a Preliminary Risk Assessment (PRA) and is the starting point for assessing contamination risk on site.

This report has been prepared for Vendor Due Diligence purposes on the assumption that the site will remain in its current land use. Therefore, the objective of the PRA is to establish the following:

- Significance of potential land contamination and/or ground related risks;
- Suitability of the land from an environmental perspective for its assumed future use; and
- Need to undertake further surveys, investigations and/or due diligence.

10.2 Assessment of Risk

In consideration of the above objectives and available information, the overall risk with respect to issues identified on the site has been assessed qualitatively as low, low to moderate, moderate, moderate to high or high. CONNIX has adopted the following contaminated land risk definitions for the Preliminary Risk Assessment:

L	**Low**	Contaminants may be present but very unlikely to have an unacceptable impact on key targets. No action needed whilst site remains in present use and remains undisturbed.
L/M	**Low to Moderate**	Contaminants may be present but unlikely to have an unacceptable impact on key targets. Action unlikely to be needed only if the site remains in present use or otherwise remains undisturbed.
M	**Moderate**	Contaminants probably or certainly present and likely to have an unacceptable impact on key targets.
M/H	**Moderate to High**	Contaminants probably or certainly present and very likely to have an unacceptable impact on key targets. Action is advised to clarify risk.
H	**High**	Contaminants probably or certainly present and very likely to have an unacceptable impact on key targets.

Potential Contaminants	Pathways	Receptors	Risk Evaluation of Pollutant Linkage	Risk
Historical Contaminants **On Site** • **Warehouses and Depot**; potential for asbestos and hydrocarbons, etc depending on site operations. **Off Site** • **Clay Pit**; potential for asbestos, hydrocarbons and solvents (depending upon nature of infill). Potential for landfill gas. However, it is likely that this feature was removed during the construction of the M3 Motorway. **Current Contaminants** **On Site** • **Diesel Generator in Sprinkler Pump Room**; potential for fuel in generator tank, but the sprinkler system has been decommissioned and no longer in use. **Current Contaminants** **Off Site** • **Commercial/Light Industrial Operations**; potential for asbestos, hydrocarbons and solvents (depending upon precise use).	Direct contact / ingestion of contaminated soil	Site Users	The site has been in agricultural use from at least 1872 until it was developed for warehousing in the early 1970s. In 1987 the warehouses were cleared and the current building constructed. Shortly after construction in 1990, fire damaged the roof of the building and this was replaced and the remainder refurbished. However, as a developed site, exposure to contamination is considered unlikely due to the presence of buildings and hardstanding.	L
		Construction Workers	Construction workers are unlikely to be exposed to significant hotspots of ground/groundwater contamination during future groundworks based on the site history. Standard Personal Protective should be sufficient to manage on-site risk to groundworkers.	L
	Inhalation of ground gases/ dust/fibres	Site Users	Off-site landfills not identified within 250m radius. Exposure to landfill gas is considered to be low.	L
			Asbestos containing materials were not identified in a survey of common areas undertaken in 2014. Connix has been provided with an asbestos register covering the tenants' areas. Tenants are assumed to be responsible for compliance with Asbestos regulations under the terms of their lease. Asbestos in soils may be encountered and appropriate risk assessment to ground workers should be carried out.	L
			Construction workers are unlikely to be exposed to ground gases during any future ground works from off-site sources.	L

Potential Contaminants	Pathways	Receptors	Risk Evaluation of Pollutant Linkage	Risk
		Construction Workers	Asbestos containing materials were not identified in a survey of common areas undertaken in 2014. However, due to the age of the building, intrusive Refurbishment / Pre-Demolition survey would be required prior to any significant works. CONNIX have not been provided with an Asbestos Survey/Register.	L
	Direct contact contaminated soils	Buildings and Services	No significant sources of contamination have been identified that are likely to cause the deterioration of concrete or permeate water supply pipes. CONNIX have not been provided with any ground investigation data to confirm this assumption and further investigation as to the presence of chemically aggressive ground conditions would be required in the event of future redevelopment.	L
	Plant uptake from soil	Landscaped Areas	No evidence of vegetation die back noted.	L
	Leaching to groundwater	Principal Aquifer	There is the potential for surface impact of the concrete beneath the diesel-powered back-up generator. However, on inspection, no significant leakage/spillage of fuel was noted. CONNIX have not been provided with any ground investigation data to confirm the presence/absence of contamination.	L
	Migration in groundwater	Water Abstractions	No groundwater abstractions have been identified locally to the site. The underlying Seaford Chalk Formation is an important source of potable water and is potentially vulnerable to contamination. However, the overlying superficial deposits are expected to be relatively low permeability, mitigating the recharging of the more permeable bedrock strata below.	L

Potential Contaminants	Pathways	Receptors	Risk Evaluation of Pollutant Linkage	Risk
	Migration in groundwater to watercourse	Unnamed Surface Water Ditch 50m to northwest	Unlikely given absence of significant sources of contamination and the significant distance to watercourse.	L
	Surface water runoff		There are no significant quantities of chemicals stored on site and the potential for contaminated run-off to impact adjacent properties is considered low. We further suspect that there is an oil/water interceptor present on site. CONNIX have not been provided with a drainage plan or CCTV survey to confirm this.	L
	Surface water runoff to adjacent land	Off Site Land and Property	No significant current sources of contamination noted. There is the potential for surface impact of the concrete beneath the diesel-powered back-up generator. However, on inspection, no significant leakage/spillage of fuel was noted. We further suspect that there is an oil/water interceptor present on site. Therefore, runoff of contamination onto third party land is unlikely. CONNIX have not been provided with a drainage plan or CCTV survey to confirm this.	L
	Migration in groundwater to adjacent land		The site has been used for a mixture of warehousing/office uses since the early 1970s and there is the potential for groundwater locally to have been impacted. However, there are no groundwater abstractions locally to the site that may be at risk and no issues identified of impacted groundwater quality. Migration via groundwater is likely to be mitigated by the expected relatively low permeability of the underlying superficial deposits. CONNIX have not been provided with any ground investigation data to confirm the presence/absence of contamination.	L

11.0 Conclusions and Recommendations

CONNIX has completed this Environmental Due Diligence Report for disposal purposes and our conclusions and recommendations are set out below.

A review of historical Ordnance Survey maps indicates that the site and its surrounding area were primarily used for agricultural purposes from at least 1872. This agricultural use continued until the early 1970s, at which point the land was developed to accommodate warehousing and depot operations.

Subsequently, records show that in 1987 the site underwent redevelopment by Capital and Counties PLC, resulting in the construction of a headquarters building for the Digital Equipment Corporation, identified as 'The Crescent'. From a review of the Planning Portal, no contaminated land planning conditions were attached to the developments planning consent (ref. BDB/19897).

We understand that three years after completion, fire significantly damaged the building and this resulted in the complete refurbishment of the ground and first floors and reinstatement of the roof of the building. Since construction, we understand that Blocks A and B have been subject to additional phases of refurbishment and more recently in 2025, Block C was completely refurbished and fitted as a gymnasium for JD Gyms Basingstoke Limited.

We have reviewed an Asbestos Management Survey of common areas (all three blocks) that was undertaken by SM&MS on behalf of Molyneux Rose in 2014. The report confirms that no asbestos containing materials were identified during the survey. In terms of the tenanted areas, we do not have a comprehensive asbestos register covering these areas, but we have assumed that the responsibility for compliance will rest with each tenant under the terms of their lease. We have not been provided with any lease documentation to confirm this.

During our site inspection, we were informed that the fire sprinkler system that is fitted to Block A and B was decommissioned a number of years ago, but the sprinkler infrastructure (water tank, pipework and pump house) remain in place. We noted that the sprinkler system (pipe distribution network) had been removed from Block C as part of the 2025 refurbishment.

No site drainage plan is available for the site, but we have assumed that both surface and foul drainage connect to the public sewer. However, from our inspection we noted the presence of possible interceptor inspection covers on southwestern corner of Block A. This will help prevent any fuels/oils for the car park areas entering the surface water drainage system.

Enquiries have been to Mr Rob Gladwin, Environmental Health Senior Technical Officer (Contaminated Land) at Basingstoke and Dean Borough Council regarding environmental issues that may impact the continued use of the property. The Council has confirmed that the site has not been identified as Contaminated Land under Part IIA of the Environmental Protection Act 1990. The Council further confirmed that it had no concerns regarding any 'significant possibility of significant harm' arising from the site. However, in the event that a change of use is proposed for the site, then a planning condition would likely be imposed to carry out a desk study and site investigation to determine if the site would be suitable for its proposed use.

Given the Brownfield nature of the site any further redevelopment will need to be supported by an intrusive ground investigation.

From a review of Environmental Agency Flood Risk Mapping, we understand that the site is located in Flood Zone 1 and is regarded as Very Low Risk (Less than 1 in 1,000 years) of fluvial flooding. In addition, if climate change is taken into consideration for the period 2036 and 2069, then this risk remains the same. In terms of surface water flooding, the site is shown to be located at medium/high risk and affects the building and portions of the access road from Jays Close. Furthermore, the level of risk does not significantly increase when climate change for the period 2040 to 2060 is taken into consideration.

During our site inspection, we were informed that there are no ongoing surface water drainage issues and there have not been any incidents of water ingress from surface water flooding or groundwater.

Based on the information available for review, our site inspection and subject to the implementation of the recommendations outlined below. We consider that the site regarded as **Low Environmental Risk** with no issues of an environmental nature identified that require management or action.

11.1 Recommended Actions

Environmental Best Practice

We recommend that you consider taking the following environmental best practice improvements to site operations:

- Request maintenance records for the suspected oil/water interceptor noted on southwestern corner of Block A. These can be added to the Vendor data room;
- Obtain a drainage layout plan and confirm the condition of the drains. This will likely require a drainage CCTV survey but can be included in the information disclosed as part of vendor due diligence;
- Put in place a Planned Preventative Maintenance Programme that includes site drainage to ensure that the system continues to operate effectively, especially given the potential for surface water flooding; and
- In the event of significant alteration/refurbishment of the building, there would be a need to undertake a Pre-Demolition/Refurbishment Asbestos Survey to ensure compliance with The Control of Asbestos at Work Regulations 2012.

Other Property Related Issues

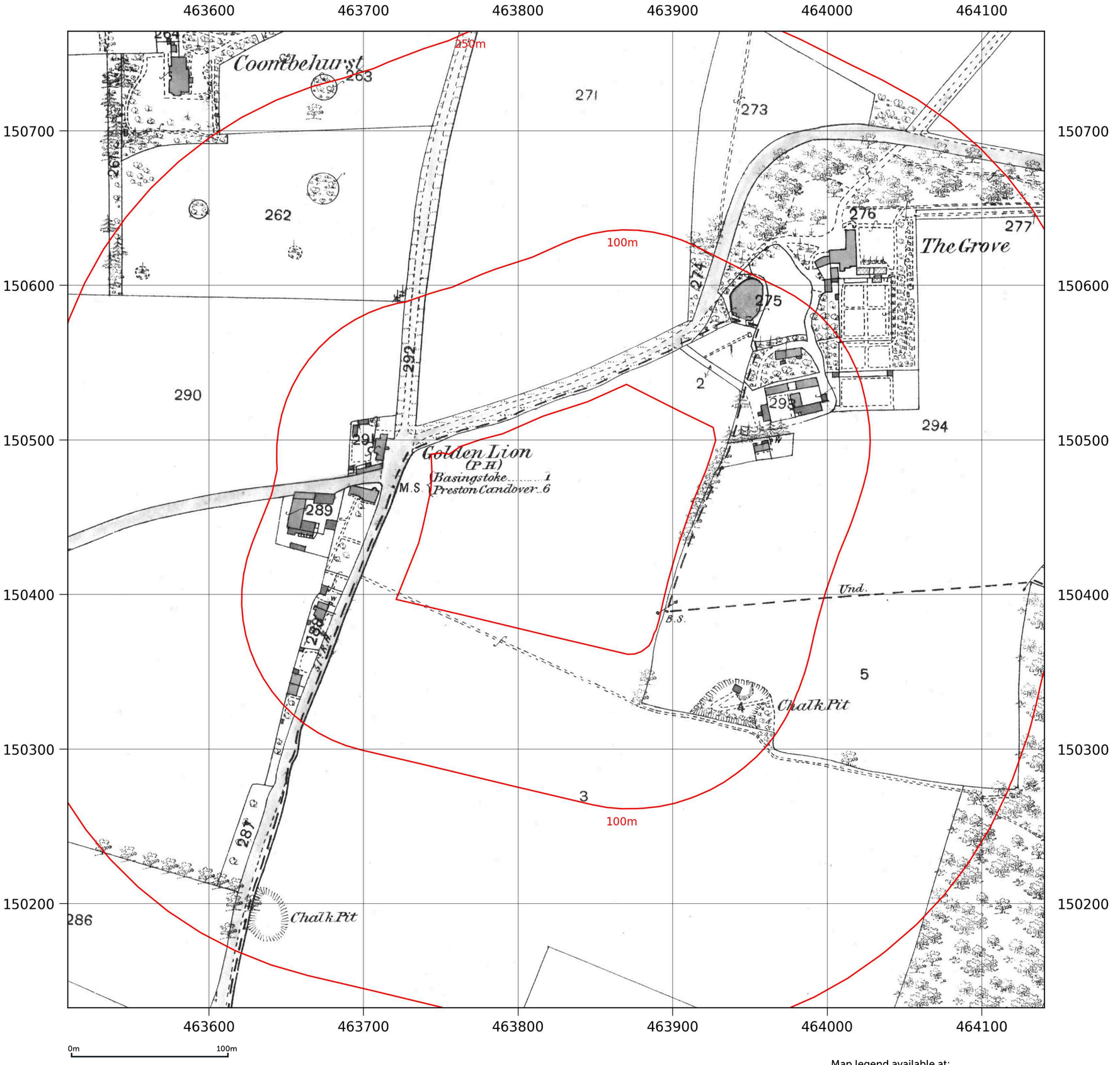
We recommend that you engage with the Managing Agent/Tenants to ascertain the following:

- Investigate the cause of the water damage to external brickwork on the northern elevation of Block A and undertake repairs;
- Investigate the cause of water ingress through the suspended ceiling in Block A and the roof light on Block B and undertake repairs; and
- In the event that the sprinkler system was to be reinstated in Block A and B, there would need to undertake a commissioning exercise to check the functionality/adequacy of existing infrastructure.

Appendices

APPENDIX A

Ordnance Survey Historical Mapping



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	County Series
Map date:	1872
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1872
Surveyed: 1872
Revised: 1872

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	County Series
Map date:	1872
Scale:	1:2,500
Printed at:	1:2,500

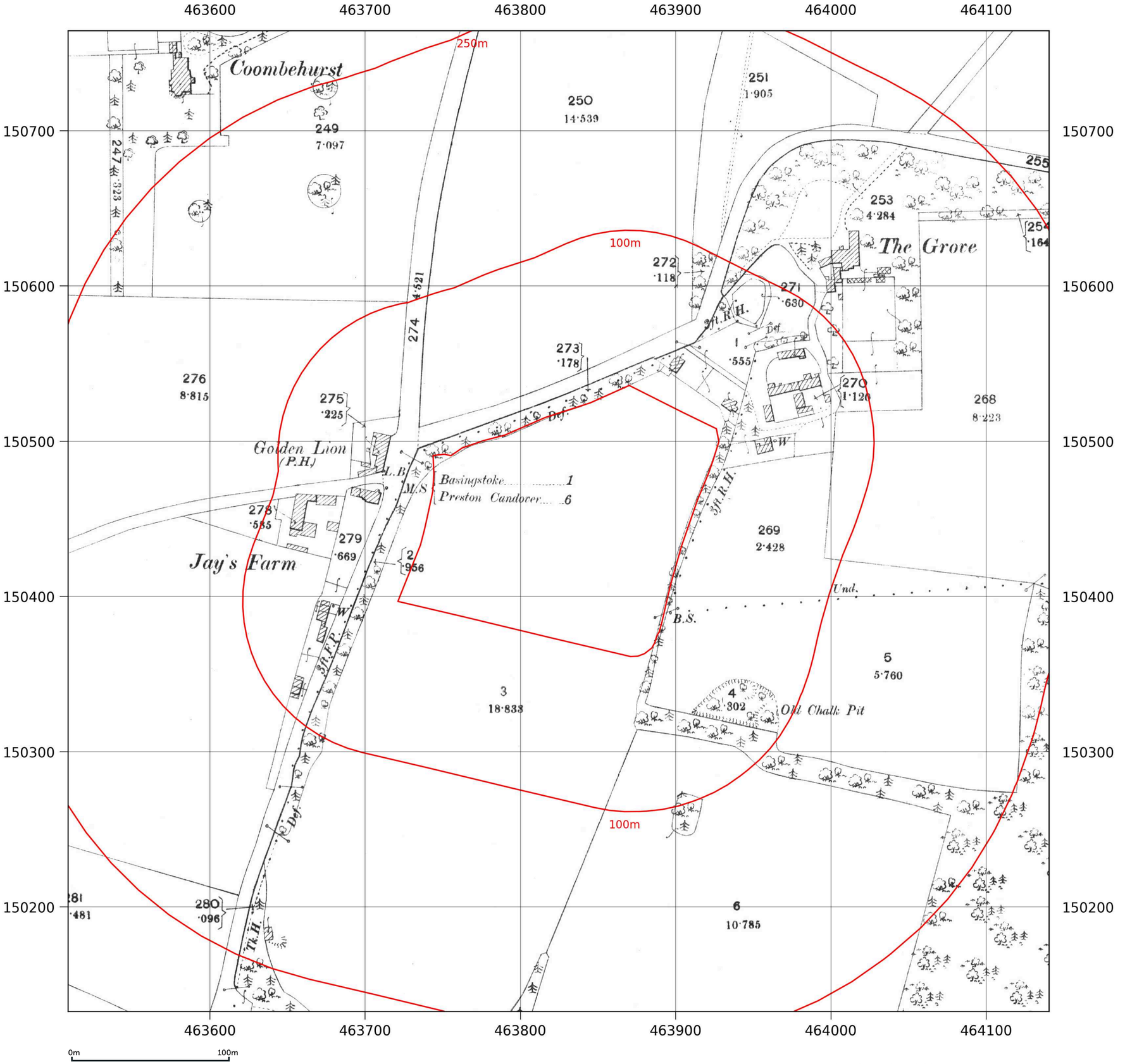
N
W E
S

Date: 1872
Surveyed: 1872
Revised: 1872

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	County Series
Map date:	1896
Scale:	1:2,500
Printed at:	1:2,500

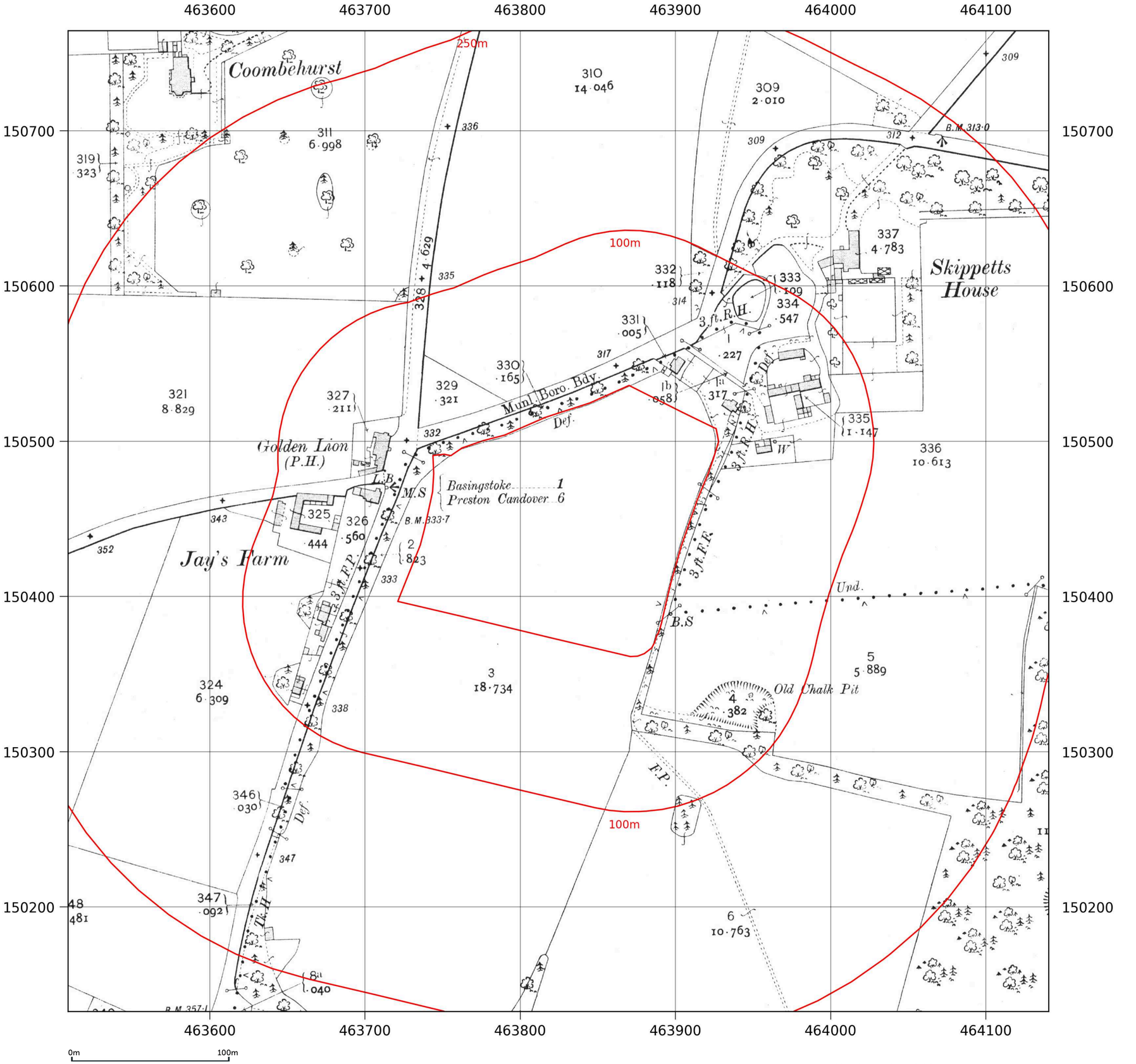
N
W E
S

Date: 1896
Surveyed: 1896
Revised: 1896

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	County Series
Map date:	1910
Scale:	1:2,500
Printed at:	1:2,500

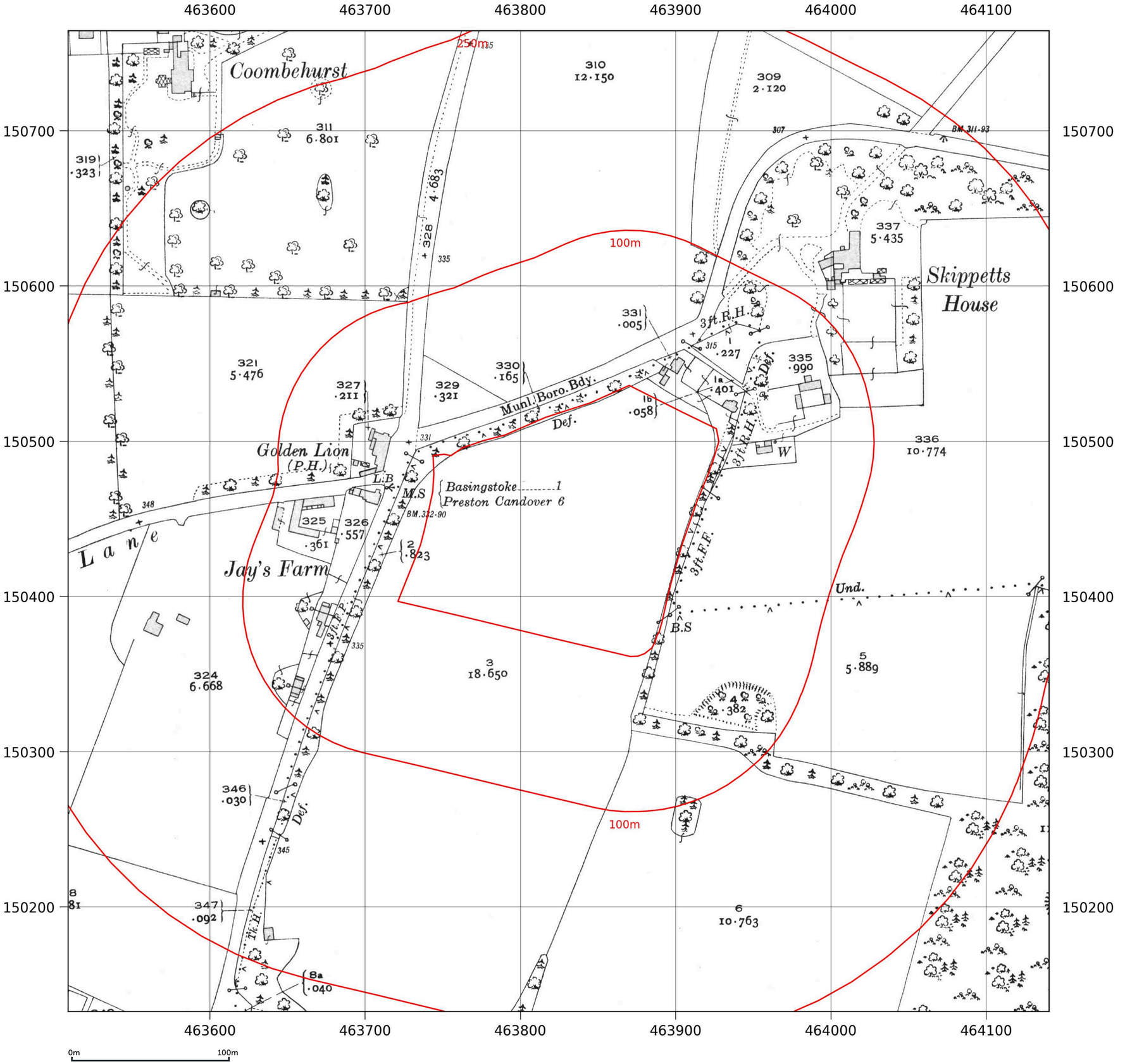
N
W E
S

Date: 1910
Surveyed: 1910
Revised: 1910

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	County Series
Map date:	1932
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1932
Surveyed: 1932
Revised: 1932

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

Groundsure LOCATION INTELLIGENCE

Ordnance Survey Licensed Data

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	National Grid
Map date:	1966
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1966
Surveyed: 1965
Revised: 1965
Copyright: 1966
Levelled: 1958

Date: 1966

Date: 1966
Surveyed: 1965
Revised: 1965
Copyright: 1966
Levelled: 1958

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	National Grid
Map date:	1967-1968
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1967
Surveyed: 1965
Revised: 1965
Copyright: 1967
Levelled: 1958

Date: 1968
Surveyed: 1967
Revised: 1967
Copyright: 1968
Levelled: 1957

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

463600 463700 463800 463900 464000 464100

150700 150600 150500 150400 150300 150200

250m

100m

100m

0m 100m

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure LOCATION INTELLIGENCE

Ordnance Survey Licensed Data

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	National Grid
Map date:	1972-1973
Scale:	1:1,250
Printed at:	1:2,000

N W E S

Date: 1973
Surveyed: 1965
Revised: 1972
Copyright: 1973
Levelled: 1957

Date: 1973

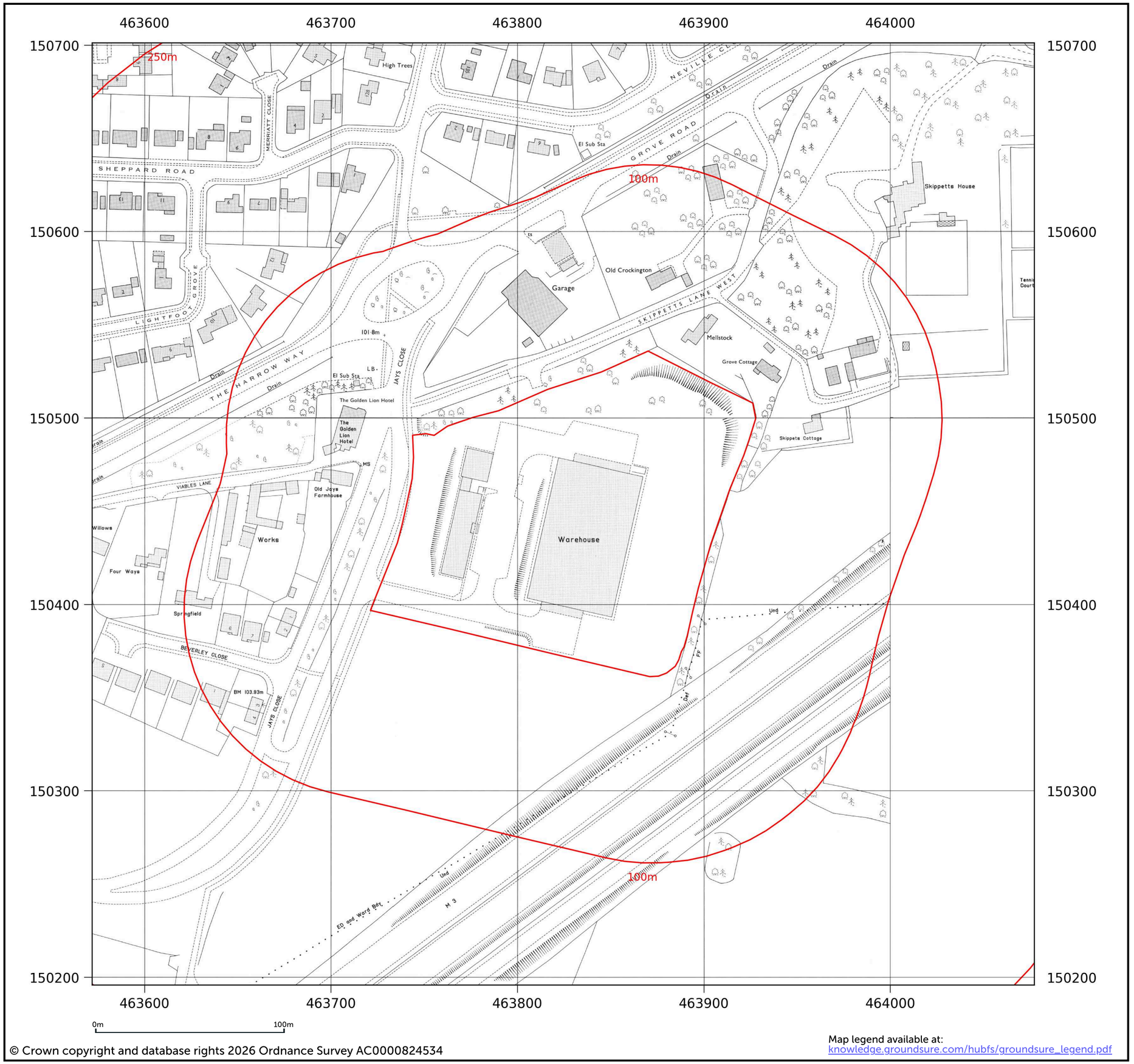
Date: 1972
Surveyed: 1965
Revised: 1971
Copyright: 1972
Levelled: 1958

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

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure LOCATION INTELLIGENCE

Ordnance Survey Licensed Data



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	National Grid
Map date:	1974-1978
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1974
Surveyed: 1965
Revised: 1974
Copyright: 1974
Levelled: 1958

Date: 1978
Surveyed: 1965
Revised: 1976
Copyright: 1978
Levelled: 1973

Date: 1978
Surveyed: 1965
Revised: 1977
Copyright: 1978
Levelled: 1958

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	National Grid
Map date:	1985
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1985
Surveyed: 1958
Revised: 1985
Copyright: 1985
Levelled: 1958

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

463600 463700 463800 463900 464000

150700 150600 150500 150400 150300 150200

250m
100m
100m

The Golden Lion Hotel
Old Jays Farmhouse
VIABLES LANE
Willows
Works
Four Ways
Springfield
BEVERLEY CLOSE
BM 103.93m
JAYS CLOSE
Skippets Cottage
Warehouse
Works
M 3

0m 100m

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	National Grid
Map date:	1990-1994
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1994
Surveyed: 1994
Copyright: 1994

Date: 1991

Date: 1990
Surveyed: 1990
Revised: 1990
Copyright: 1990

Date: 1994
Surveyed: 1994
Copyright: 1994

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

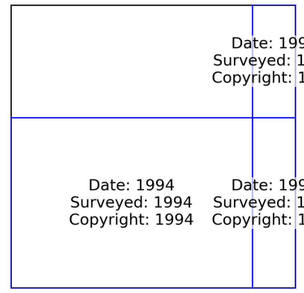
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	National Grid
Map date:	1994
Scale:	1:1,250
Printed at:	1:2,000

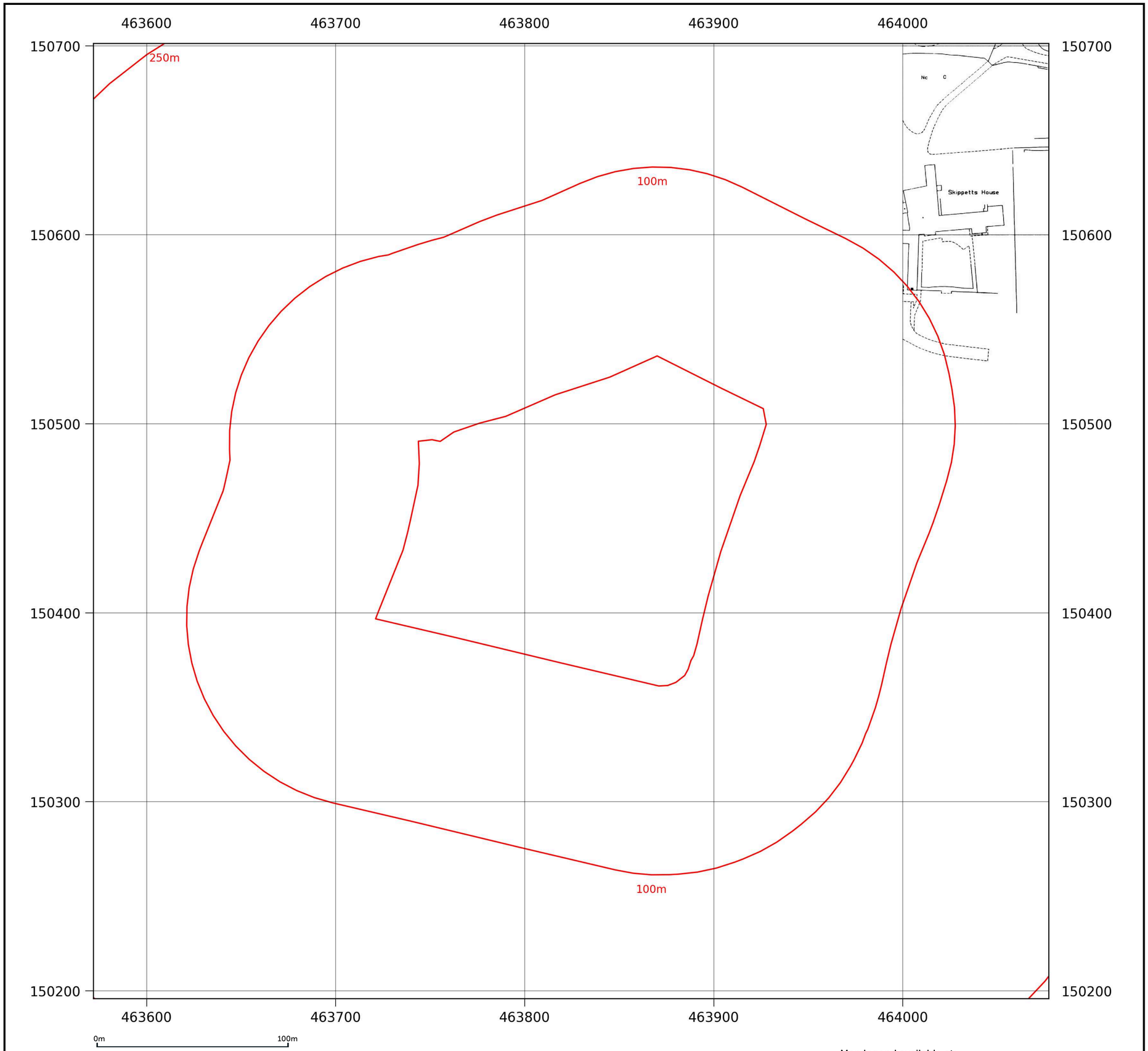
N
W E
S



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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



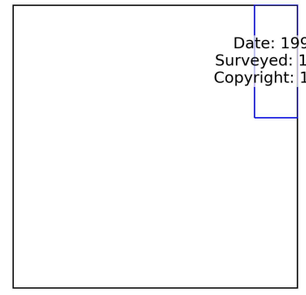
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	National Grid
Map date:	1994
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S



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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	2025 - 0134 - VIABLES INDUSTRIAL ESTATE, JAYS CLOSE, BASINGSTOKE, HAMPSHIRE, RG22 4LT
Client ref:	2025-0134 - Viables Business Park in Basingstoke
Report ref:	GS-XBQ-7N6-SMV-MMB
Grid ref:	463830, 150447.22
Production date:	26 January 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

N
W E
S

Date: 2003

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

APPENDIX B

Supporting Documents

Basingstoke and Deane Borough Council
Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH
www.basingstoke.gov.uk | 01256 844844
customer.service@basingstoke.gov.uk
Follow us on @BasingstokeGov

Paul Nixon
Connix Consulting Limited
47 Calthorpe Road
Birmingham
West Midlands
B15 1TH

Our ref: 26/00241/HCON 28 January 2026

Dear Mr. Nixon,

Environmental Information Regulations 2004
The Crescent, Jays Close, Viables, Basingstoke, RG22 4BS

Thank you for your request for information regarding The Crescent, Jays Close, Basingstoke, please find answers to your specific questions as follows:

1. Does the council hold any records of past contaminative land uses on site or is likely to be determined as contaminated land under the part 2A of the Environmental Protection Act 1990 (EPA).

We don't have a Part IIA inspection programme *per se*. The site appears to have been first developed between 1986-1988. Prior to this was part of a plot of land belonging to Jays Farm, so likely this was agricultural land. I would have no concerns regarding any significant possibility of significant harm arising from the site. The premises located at the address now seems to be shared between a technology business/office and a gym/leisure facility. It is composed of a 2-storey flexible commercial space. Landmark data classifies the site as "factory o unspecified works". If a change of use is proposed for the site, then a planning condition would likely be imposed to carry out a desk study and site investigation to determine if the site would be suitable for its proposed use.

2. Does the council hold any previous ground investigation report, monitoring records or any relevant documentation for land contamination issues at the property - if so, can these be provided for review?

No – not for the site itself. We hold a previous report for the site to the east of the property. Which can be included with this report.

3. Can the Council confirm that relevant contaminated land planning conditions have been discharged for the recent development?

The property as it stands today was granted planning permission in 1986 and was likely completed circa 1987-88. The site was previously undeveloped before that date and part of the land belonging to Jay's Farm, so was likely agricultural land. The original copy of the decision notice did not list any contaminated land conditions. There are no outstanding planning conditions for the site.

4. Does the Council hold any records of reclaimed land and/or former landfill within 250m of the property or that may affect the property?

The 1895 OS map for the site shows an "Old Chalk Pit" 165m south-east of the site, this area is now the course of the M3 Motorway, so is unlikely to be of any risk to the site. The nearest known infilled ground is a railway cutting approximately 600m west of site.

5. Does the Council hold any information/records regarding ground gas at the property or within 250m and whether gas protection measures were incorporated into the property?

No, we hold no records. The UKHSA maps for this site classified it as being in a 5-10% risk area.

6. Does the Council hold any records of pollution incidents occurring at the property or that may affect the property?

None recent. There was a noise complaint in 2019 relating to the site which related to an isolated one-off incident associated with construction work. No further action was taken.

7. Does the Council hold any records of private abstraction wells/water supplies on or within 250m of the property?

There is a private water supply borehole located 1.2km southeast of the site on the Hackwood Estate.

8. Does the Council hold any records of surface water flooding at the site or surrounding area?

No, we do not hold records of flooding. The Environment Agency however, do offer this service online https://www.gov.uk/check-long-term-flood-risk

9. Does the Council hold any records regarding permitted activities on the site or within 250m and if any breaches have occurred or enforcements issued?

There is a petrol filling station 130m north of site with a LAPPC Part B authorisation for the unloading of fuel. There are no recorded breaches of the permit.

I trust you find this information relevant and useful.

Finally, may I draw attention to our provision of data disclaimer:

This reply is given on the distinct understanding that the Council has used third party GIS and commercially available information and does not warrant the accuracy of the reply and on the basis that neither the Council, nor the officer, servant or agent of the Council is legally responsible, either in contract or tort for any inaccuracies, errors, or omissions herein contained whether arising from inadvertence or negligence or from any other cause whatsoever.

If I can be of further assistance, please contact me by phone on 01256 845520 or by emailing robert.gladwin@basingstoke.gov.uk

Yours sincerely,

Rob Gladwin
Environmental Health Senior Technical Officer (Contaminated Land)

APPENDIX C

Report Limitations and Reservations

- This report and its findings should be considered in relation to the terms of reference and objectives agreed between CONNIX and the Client.
- For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.
- This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination, which are enforced, by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
- During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
- Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.
- We cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by CONNIX is owned by us, and no such plans or documents may be reproduced, published or adapted without written consent.
- Complete copies of this may, however, be made and distributed by the Client as is expected in dealing with matters related to its commission. Should the Client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by CONNIX in this connection without their explicit written agreement.
- New information, revised practices or changes in legislation may necessitate the reinterpretation of the report, in whole or in part.
- We assume all relevant information held by the Client has been provided to us in the preparation of this report.
- All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of CONNIX.

CONNIX

EXPERIENCED ENVIRONMENTAL SURVEYORS

www.connix.co.uk | enquiries@connix.co.uk