STAGE 1 TIER 1 PRELIMINARY GEO-ENVIRONMENTAL RISK ASSESSMENT

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK
FLEET, HAMPSHIRE GU51 2UZ

Client:	**KINGSBRIDGE ESTATES LIMITED** **Lincoln House, Chichester Fields Business Park** **Tangmere, West Sussex PO20 2FS**
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Rev 0	**16/02/24**	**First issue**		

This report has been undertaken within the constraints of the client's instruction/contract, together with those set out in the 'General information, Limitations and exceptions' section at the end of this report. Conclusions or recommendations made in this report are limited to those which can be reasonably based upon the research work carried out. Any comments which rely on third-party information which has been provided to us are made in good faith and on the assumption that such information is accurate. SCL have not carried out independent validation of any third-party information.

Soil Consultants Ltd (SCL) has prepared this Report for the Client in accordance with the Terms of Appointment under which our services were performed. With respect to third parties, no other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of SCL.

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APPENDIX B

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- GroundSure Enviro+Geo Insight Report (Ref SCL-8JR-BS3-UGF-VQH, 05/02/24)

1.0 INTRODUCTION

Soil Consultants Ltd (SCL) were commissioned by Bouygues Kingsbridge Estates Limited to undertake a Stage 1 Tier 1 Preliminary Risk Assessment to include the following elements:

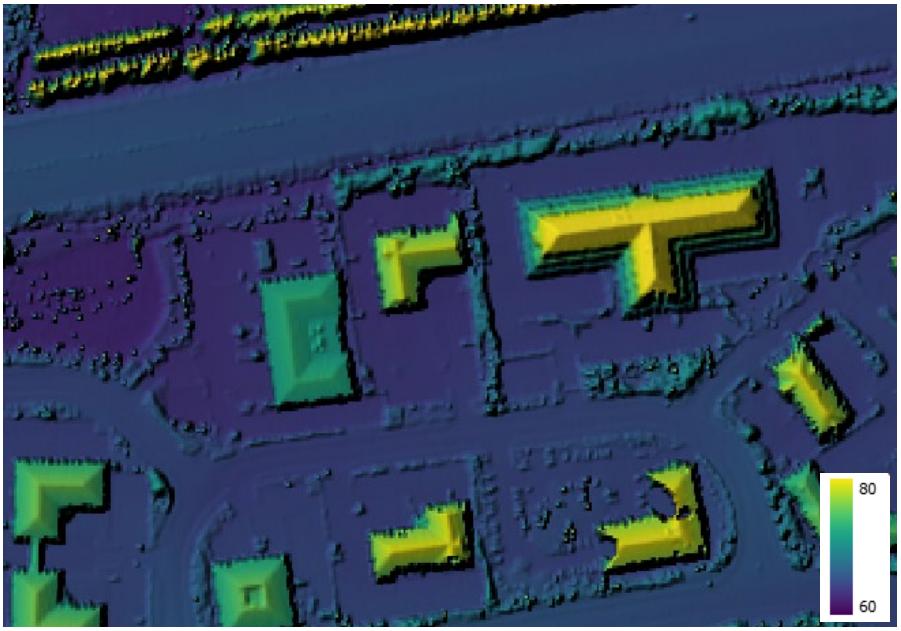
- A review of historical and current land–use and potential contaminated land risks
- Development of an initial Conceptual Site Model (CSM) identifying potential sources, pathways and receptors and environmental risks
- Summary of geotechnical risks

This assessment is generally based upon current UK guidance, primarily the Environment Agency's "Land contamination: risk management" (2023).

2.0 SITE DESCRIPTION

A summary description of the site and its general setting is as follows:

Element	Description
Site location and setting	• The site is located in Ancells Business Park to the north of Fleet town centre in Hampshire • Approximate NGR 481880E 156205N
Site dimensions	• Rectangular in shape • Approx 95m (N-S) x 69m (E-W)
Site boundaries	• Vegetation screen followed by M3 motorway to the north • Further office building (Keysight Technologies) to the west (Photos 4, 8, 9) • Warehouses (Rye Logistics Park) to the east (Photos 3, 12) • Harvest Crescent to the south (Photos 1, 2), with further office buildings (Rusing House) present beyond
Site description	• The site is accessed from Harvest Crescent to the south, opening up to a large paved parking area which occupies the southern area and extends along the western and northern site boundaries (Photos 1, 4, 7, 8, 10, 11) • Linea House (Photos 1, 8, 10) is an L-shaped 3-storey office building which occupies the northern portion of the site • A small electricity substation and bin store are located in the south-western corner of the site (Photos 4, 5, 6) • The site is sensibly flat/level although the tree screen with the M3 motorway is raised by about 1.5m

Element	Description
Topography and site levels	Topographical information was not provided. LiDAR data were used to establish ground level as follows: - Surrounding areas around building slope very gently to NNW - About +63.5mOD on N boundary - About +63.9mOD on S boundary min - About +64.5mOD Harvest Crescent - M3 due N of site is +65.3mOD 
Existing vegetation within site and adjacent properties	- Some low planting/landscaping but including occasional trees are present within the car parking areas and along the site boundaries, most extensively along the northern boundary with the M3 motorway where a thick tree screen is present

The current site features are shown on the Site Plan and Site Photographs which are included in Appendix A.

3.0 WALK-OVER SURVEY

A site walk-over survey was undertaken on 8th February 2024. A description of the general features of the site and the topography is provided in Section 2.0 above. From inspection of visible and accessible areas, a summary of specific features relevant to the land quality assessment is as follows:

Feature	Commentary
Electricity substations and transformers	- A small electricity substation (Photo 4, 6) is present in the south-western corner of the site - Appeared in good condition with no obvious leaks etc
Fuel storage tanks	- None observed
Fuel interceptors	- None observed

Feature	Commentary
General chemical storage/waste	None observed
Invasive species	None observed
Evidence of gas protection	None observed
Surface water contamination	None observed
Waste storage	General waste bins are housed in an enclosure adjacent to the substation (Photos 4 and 5) Some spillage/mess noted
ACMs	None observed
Other	Plant rooms are located in the building roof (Photo 14); all areas visited were neat and tidy Keysight Technologies have a possible backup generator unit in their grounds close to the boundary with Linea House site (exhaust visible); not operating when visiting

The current site features are shown on the site plan and photographs which are included in Appendix A.

4.0 GEOLOGY AND GROUNDWATER

Published BGS geological maps indicate that the site is underlain by the Camberley Sand Formation which is underlain by the Windlesham Formation. Artificial ground is identified immediately to the north, associated with the M3 construction.

Historical boreholes along the line of the M3 immediately north indicate a variable sequence of silty clayey sand and silty sandy clay. Standing groundwater levels were recorded at about +61.5mOD.

5.0 SUMMARY OF HISTORICAL MAPS AND DATABASE REPORT

The following reports have been commissioned for this assessment:

- Groundsure report ref SCL-X28-IIT-SQS-7HV, 05/02/24: historical maps
- Groundsure ref: SCL-8JR-BS3-UGF-VQH, 05/02/24: database report which includes information of local activities encompassing a range of subjects related to land use, pollution, and geological/ hydrological conditions

These reports are included as Appendix B and should be read and understood fully in conjunction with this summary.

The following table details the development of the site and surrounding area including notable points of interest and potential significance in line with current guidance.

Historical development of site and surrounding area		
Map date	**The site**	**Significant development / features in surrounding area**
1861-1965	The site forms part of several adjoining fields and an area of mixed woodland in its northern part Woodland appears to be cleared by c.1895 and by c.1930 the site appears to form part of a Polo ground	The site is surrounded by fields with Brooke House and Fleet Mill located some 260m NW and SW respectively, connected by a stream running N-S which, at its nearest point passes some 120m W of the site Sluices are present close to both properties where the stream enlarges to a pond A new NE-SW trending road/track is constructed by c.1909, passing some 50m SE of the site Pavilion constructed 130m SW by 1931
1972-78	Site remains undeveloped	M3 motorway has been constructed on an embankment, forming the northern site boundary Fleet Mill to SW now identified as Works with some new buildings, roads, drainage constructed Some new buildings and general development also at Brooke House to the NW
1991-present	The first document showing development on the site is the 1999 aerial photograph which identifies the present-day building (Innovation House to become now Linea House) The photograph shows the current layout with an electricity substation in SW corner and car parking surrounding the building	Ancells Business Park with many buildings and road infrastructure is under construction by c.1991 occupying the area to the south of the M3, with large-scale housing further to the south Electricity substation about 60m W of the SW corner of the site Guidion House, bordering the site to the east, demolished and replaced by Rye Logistics Park in early 2020s

5.1 Database information

The database report includes information of local activities encompassing a range of subjects related to land use, pollution, and geological/hydrological conditions. Our assessment of contaminative uses and other environmental issues relevant to the site and its surroundings is provided below. The full database report (Groundsure Ref: SCL-8JR-BS3-UGF-VQH, 05/02/24) is included as Appendix B and this should be read and understood fully in conjunction with this summary. The following summaries detail the key data from the Groundsure report and associated maps.

Past land use

- Historical industrial land uses (within 250m): unspecified pit 221m NW
- Historical energy features: electricity substation 51m SW, 136m E, 150m W, 221m E, 242m E
- Historical petrol stations/garages: none within 500m

Waste and landfill

- Active and historical landfills: none within 500m
- Waste exemptions: nearest is 61m E Guidion House, treating waste exemption. Others at 149m E (no address given) – using waste in construction

Current industrial land use

- Recent industrial land uses: electricity substations on site, 45m S, 51m SW, 137m E, 162m W, 222m SE, 236m W, 245m E. Others include footwear 56m S, telecom mast 113m NW, sewage pumping station 209m SE
- Licensed discharges to controlled waters: 154m W miscellaneous discharges – surface water, revoked 2016; 170m SE Ancells Farm sewage discharges – pumping station, revoked 1997
- Pollution incidents: pollutant incident in 2020, 385m NE – water impact: Cat 2 (significant), land and air impact: Cat 4 (no impact)

Hydrogeology

- Superficial aquifer: not present
- Bedrock aquifer: Secondary A on site
- Groundwater vulnerability: medium vulnerability on site. Leaching class 'Intermediate'
- Groundwater/potable abstractions: none withing 2000m
- Surface water abstractions: 347m SW, historical spray irrigation
- Source Protection Zones: no records within 500m

Hydrology

- Water network: multiple similar entries with the nearest 64m W - inland river not influenced by normal tidal action. Ground level - on ground surface. Watercourse contains water year-round (in normal circumstances). Several entries also for underground water with the nearest entry 122m NW
- WFD surface water body catchments: on site, Fleet Brook. Loddon catchment
- WFD surface water bodies: 344m SW, Fleet Brook; overall rating 'Moderate'
- WFD groundwater bodies: on site Farnborough Bagshot Beds; overall rating 'Good'

River and coastal flooding

- Risks of flooding from rivers and the sea: on site N/A; 0-50m 'Low'
- Historical flooding, flood storage and flood defences: none identified within 250m
- Flood Zone 2: 34m SW (fluvial/tidal models)
- Flood Zone 3: no records within 50m

Surface water and groundwater flooding

- Surface water flooding: the highest risk on site is 1 in 100 year – 0.1m-0.3m. Within 50m highest risk is 1 in 30 year – 0.3m-1.0m
- Groundwater flooding: the highest risk on site (and within 50m) is 'low'

Environmental designations

- SSSI: nearest is Foxlease and Ancells Meadows 580m SE
- Special Protection Areas: nearest is Thames Basin Heaths 909m NW
- Local Nature Reserves: nearest is Fleet Pond 843m S
- Designated Ancient Woodland: nearest is Ancells Copse 465m E
- Nitrate Vulnerable Zones: on site – Hart NVZ, type – surface water
- SSSI Impact Risk Zones: site is within an impact zone; some types of development may require consultation

Visual and cultural designations

- None within 250m

Agricultural designations

- Agricultural land classification: on site Grade 4 (poor quality agricultural land)
- Tree felling licences: nearest is 49m N – selective fell/thin (unconditional)
- Countryside stewardship schemes: 61m N Woodland Management Plan; 61m N, 75m N, 215m NW Countryside Stewardship (higher and middle tiers)

Habitat designations

- Priority habitat inventory: nearest are 61m N coastal and floodplain grazing marsh, 115m NE deciduous woodland
- Habitat networks: Network Enhancement Zone 2 212m N and 87m E; Zone 1 130m NE

Geology

- Artificial and made ground: northern extremity of the site encroaches onto artificial deposit associated with M3 construction, low to very high permeability. Landscaped ground 203m SW and 261m SE
- Superficial geology: none on site; Head 350m N
- Bedrock geology: Camberley Sand Formation (sand) on site; high permeability
- BGS boreholes: twelve identified within 250m
- Natural ground subsidence: very low to negligible risks for all categories where identified except for running sand (Low hazard rating)

Mining, ground workings and natural cavities:

- Surface ground workings: pond 176m E (year of mapping 1995), water body/unspecified pit 213m-225m NW (mapping 1871-1972), pond 237m NW (1978-91)
- No mining or cavity risks identified

Radon

- Less than 1% of properties affected, Radon protection measures not required

Soil chemistry

- BGS estimated urban soil chemistry, extract as follows:

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	40 - 60 mg/kg	15 - 30 mg/kg

Railway infrastructure and projects

- No data within 250m

6.0 UNEXPLODED ORDNANCE (UXO)

A preliminary UXO risk assessment was commissioned from Zetica UXO online. The UXO risk is assessed as being low at the site and surroundings.

UNEXPLODED BOMB RISK MAP

zeticaUXO

SITE LOCATION

Location: GU51 2UZ,
Map Centre: 481734,156120

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.

Military | Industry | UXO find | Other
Transport | Docks | Luftwaffe targets
Utilities | Bombing decoy | Airfields

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 uxo@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.

7.0 PRELIMINARY RISK ASSESSMENT AND INITIAL CONCEPTUAL SITE MODEL

The information in the preceding sections has been used to undertake the Preliminary Risk Assessment and to compile the Initial Site Conceptual Model below in accordance with current LCRM (EA2023) guidance. The assessment follows a risk-based approach, with the potential risks determined qualitatively using the 'source-pathway-receptor' linkage concept. Potential harm may only exist where a plausible, rational and justified linkage is present between all factors of the linkage.

The following assessment pro-forma methodology has been formulated from existing guidance using a standard modified consequence and probability matrix:

		Consequences			
		Severe (4)	**Medium (3)**	**Mild (2)**	**Minor (1)**
Probability	**High likelihood (4)**	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely (3)	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood (2)	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely (1)	Moderate/low risk	Low risk	Very low risk	Very low risk

Definitions of Consequence:

- Severe (4): Significant damage or harm to buildings/property/services, short-term (possibly immediate) acute direct risks to controlled waters, human and ecological receptors via pollution and direct exposure.
- Medium (3): Direct pollution of controlled waters and possible chronic or acute risks of significant harm to human health, buildings/services and/or ecological receptors via exposure.
- Mild (2): Indirect pollution of controlled waters and possible chronic risks to human health, building/service and/or ecological receptors over the longer term causing potential harm.
- Minor (1): Negligible potential for damage or harm to be significant to identified receptors but may still be present which may result in actions being required by appropriate regulators.

Definitions of Probability:

- High likelihood (4): There is, or it is inevitable that there will be, an identified and/or confirmed potential pollution linkage or incident capable of causing harm in the immediate to medium term.
- Likely (3): There is, or it is inevitable that there will be, an identified and/or confirmed potential pollution linkage or incident capable of causing harm in the medium or longer term.
- Low likelihood (2): There is, or could be, an identified and/or confirmed potential pollution linkage or incident potentially capable of causing harm over time, but it is not inevitable.

- Unlikely (1): There is, or could be, an identified and/or confirmed potential pollution linkage or incident potentially capable of causing harm over the longer term, but it is improbable that it will be significant.

Definitions of the final linkage risks are summarised as follows:

- **Very high:** high probability that severe harm could occur, or there is evidence that it is currently occurring. If realised, the risk could result in substantial liability. Urgent investigation/remediation
- **High:** harm is likely to occur, realisation is likely to present substantial liability. Urgent investigation required. Remedial works may be required in short-term, will be in long-term
- **Moderate:** possible that harm could arise, but unlikely to be severe. Investigation normally required to clarify risk and liability. Remedial works may be necessary in long-term
- **Low:** possible that harm could occur, but this would at worst be mild
- **Very low:** low possibility of harm, unlikely to be severe

The following initial assessment has been carried out by identifying and evaluating the potential sources of contamination, the potential receptors and the plausible pathways for contamination migration. These have been determined from the available data using current guidance at the time of writing and will be subject to re-evaluation if or when additional data becomes available.

Potential sources of contamination

A summary of potential sources identified by our review of the above information is as follows:

- **Made Ground:** made ground associated with the construction of the M3 motorway
- **Electricity substation:** the nearest identified substation is on site (SW corner)

It should be noted that any developed, non-greenfield land will contain made ground. This will probably be of uncertain or unknown origin and may contain contaminants that have not been specifically identified.

The assessed risks from these potential sources are summarised in the Initial Conceptual Site Model below.

Potential receptors

In the context of the proposed development, the following potential receptors have been identified:

- Human health: inhabitants/users of building, adjacent site users
- Controlled waters: Secondary 'A' bedrock aquifer is present beneath site. No water abstractions are present nearby and there are no Source Protection Zones within 500m. Surface watercourse identified 64m W. The site is assessed as being of **low to medium environmental sensitivity**
- Building fabric and services: buried foundations, potable water pipes

Plausible pathways

- Ingestion of soil, dust or water
- Inhalation of dust, gas or vapours
- Direct physical contact with contaminated soil/water
- Vertical and lateral migration of contamination including leaching
- Chemical attack of building infrastructure, including water supply pipes
- Migration of ground gas/vapour through permeable soils or open pathways

The Initial Conceptual Site Model and an estimate of the risk associated with each potential linkage is shown in the following table:

Source	Pathway	Receptor	Assessed risk and commentary/justification
On-site: contaminated soil and groundwater	Ingestion, contact, inhalation	End users and infrastructure	**Probability: 1** **Consequence: 3** **Potential Contaminant Linkage risk: Low** No significant contamination sources identified on site. Electricity substation located away from the office building and is in good condition with no signs of any leakages etc. Made ground will be present beneath the site but except for limited landscaped areas where exposed soil is present the ground surface is almost fully covered with hardstanding which will prevent potential end user contact Reference should be made to the building's asbestos register to identify associated risks
	Leaching from contaminated soils and migration in groundwater	Aquifer and surface water	**Probability: 1** **Consequence: 2** **Potential Contaminant Linkage risk: Low** There is a Secondary bedrock aquifer beneath the site, but no nearby abstractions or Source Protection Zones. The nearest surface watercourse identified 64m W. No significant potential onsite contamination sources were, however, identified with almost total hardstanding cover preventing significant water penetration and leaching, and therefore the risk to the aquifer and watercourse is expected to be low
Off-site: contaminated soil	Lateral migration of contaminants to site in groundwater	End user	**Probability: 1** **Consequence: 2** **Potential Contaminant Linkage risk: Very Low** No significant potential sources identified

Source	Pathway	Receptor	Assessed risk and commentary/justification
On-site and off-site: ground gas and vapours	Lateral and vertical migration of gas/vapour	End-user and buildings	**Probability: 1** **Consequence: 3** **Potential Contaminant Linkage risk: Low** There will be a small risk of ground gas/vapours associated with the made ground but this is not considered a significant risk. The site is not in a radon affected area

The overall risk rating for the site is assessed as being **Low**.

8.0 SUMMARY OF FINDINGS AND CONCLUSIONS

The findings and conclusions of this Stage 1 Tier 1 PRA are summarised as follows:

- The site is occupied by a 3-storey office building constructed in the late 1990s. No current significant sources of contamination associated with this usage have been identified
- An existing electricity substation is present in the south-western corner of the site but this is not considered to be a significant potential contamination source
- Made ground associated with the M3 construction may encroach onto the site but again this is not considered to be a significant potential source
- Human health risks to end users, neighbouring sites and to controlled waters for the site's current configuration are considered to be low

GENERAL INFORMATION, LIMITATIONS AND EXCEPTIONS

Unless otherwise stated, our Report should be construed as being a Ground Investigation Report (GIR) as defined in BS EN1997-2. Our Report is not intended to be and should not be viewed or treated as a Geotechnical Design Report (GDR) as defined in EN1997-2. Any 'design' recommendations which are provided are for guidance only and are intended to allow the designer to assess the results and implications of our investigation/testing and to permit preliminary design of relevant elements of the proposed scheme.

The methods of investigation used have been chosen taking into account the constraints of the site including but not limited to access and space limitations. Where it has not been possible to reasonably use an EC7 compliant investigation technique we have adopted a practical technique to obtain indicative soil parameters and any interpretation is based upon our engineering experience and relevant published information.

The Report is issued on the condition that Soil Consultants Ltd will under no circumstances be liable for any loss arising directly or indirectly from ground conditions between the exploratory points which differ from those identified during our investigation. In addition, Soil Consultants Ltd will not be liable for any loss arising directly or indirectly from any opinion given on the possible configuration of strata between the exploratory points, below the maximum depth of the investigation or where site conditions have changed since the exploratory work; such opinions, where given, are for guidance only and no liability can be accepted as to their accuracy. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in using this Report.

Comments made relating to ground-water or ground-gas are based upon observations made during our investigation unless otherwise stated. Ground-water and ground-gas conditions may vary with time from those reported due to factors such as seasonal effects, atmospheric effects and and/or tidal conditions. We recommend that if monitoring installations have been included as part of our investigation, continued monitoring should be carried out to maximise the information gained.

Specific geotechnical features/hazards such as (but not limited to) areas of root-related desiccation and dissolution features in chalk/soluble rock can exist in discrete localised areas - there can be no certainty that any or all of such features/hazards have been located, sampled or identified. Where a risk is identified the designer should provide appropriate contingencies to mitigate the risk through additional exploratory work and/or an engineered solution.

Where a specific risk of ground dissolution features has been identified in our Report (anything above a 'low' risk rating), reference should be made to the local building control to establish whether there are any specific local requirements for foundation design and appropriate allowances should be incorporated into the design. If such a risk assessment was not within the scope of our investigation and where it is deemed that the ground sequence may give rise to such a risk (for example near-surface chalk strata) it is recommended that an appropriate assessment should be undertaken prior to design of foundations.

Where spread foundations are used, we recommend that all excavations are inspected and approved by suitably experienced personnel; appropriate inspection records should be kept. This should also apply to any structures which are in direct contact with the soil where the soil could have a detrimental effect on performance or integrity of the structure.

Ground contamination often exists in small discrete areas - there can be no certainty that any or all such areas have been located, sampled or identified.

The findings and opinions conveyed in this Report may be based on information from a variety of sources such as previous desk studies, investigations or chemical analyses. Soil Consultants Limited cannot and does not provide any guarantee as to the authenticity, accuracy or reliability of such information from third parties; such information has not been independently verified unless stated in our Report. No liability will be accepted for changes to the ground and groundwater conditions which occur post investigation.

Our Report is written in the context of an agreed scope of work between Soil Consultants Ltd and the Client and should not be used in any different context. In light of additional information becoming available, improved practices and changes in legislation, amendment or re-interpretation of the assessment or the Report in part or in whole may be necessary after its original publication.

Unless otherwise stated our investigation does not include an arboricultural survey, asbestos survey, ecological survey or flood risk assessment and these should be deemed to be outside the scope of our investigation.

We will identify tree and plant species if possible, but a suitably qualified arboriculturalist/botanist should be consulted to provide definitive identification

STANDARD TERMS OF APPOINTMENT OF SOIL CONSULTANTS LTD FOR GEOTECHNICAL SERVICES

1 Unless previously withdrawn, our offer remains valid for a period of sixty days from date of offer. If an instruction is given after the sixty days we reserve the right to reasonably adjust any cost associated with the project to reflect any variance on the original offer. In placing an instruction to proceed with exploratory work, whether directly from the Client or Client's representative, the Client is deemed to have accepted our Terms of Appointment.

2 Our offer is on the basis that free, unhindered access and working conditions are available and that the investigation can be completed in one visit, if applicable. Delays beyond our control will incur additional charges. If additional works outside our offer are required to facilitate the investigation these will be advised and any costs will be passed on to the Client.

3 In our quotation we will provide an estimate of any mobilisation period following an instruction to proceed. This estimate will be accurate at the time of quotation, but it should be noted that the mobilisation period may vary at a later date due to factors such as sub-contractor availability and workload.

4 In commissioning this work, the Client has a responsibility for the health, safety and welfare of operatives invited to undertake work on their site. The Client shall indemnify us in respect of any failure to fulfil their obligations in connection with all relevant and current Health and Safety Regulations.

5 The methods of investigation used have been chosen taking into account the constraints of the site including but not limited to access, space and budgetary limitations. Where it has not been possible to reasonably use an EC7 compliant investigation technique, or where a non-compliant technique has been specified, we will adopt practical and appropriate techniques to obtain indicative soil parameters.

6 Unless otherwise stated, our Report should be construed as being a Ground Investigation Report (GIR) as defined in BS EN1997-2. Our Report is not intended to be and should not be viewed or treated as a Geotechnical Design Report (GDR) as defined in BS EN1997-2. Any interpretation which is provided is for guidance only and must not be regarded as design or design recommendation.

7 Where excavation is required as part of the exploratory work, the Client shall provide drawings or plans showing accurate and complete locations of all underground services and structures. In performing our service, we shall take reasonable precautions to avoid damage to underground services or structures. We will not be responsible for any damage caused to underground services or structures and will not be liable for any claims for damage, expenses arising or losses unless the location of all underground services or structures are accurately shown on drawings and those plans have been provided to us in good time prior to commencement of the exploratory work. Risk to the Client can be further reduced by undertaking a scan of the site using a specialist underground scanning service which would be intended to identify traceable services at shallow depth.

8 With some sites, especially those in certain areas of London and other large towns and cities, there may be a risk of unexploded ordnance (UXO) being present. Unless otherwise stated our offer is on the basis that the Client or their representative provides a preliminary UXO risk assessment for the site. It should be noted that if the site is deemed to be in an area of risk then further measures will be required. These would normally comprise either a more detailed risk assessment and/or specialist site attendance by an EOD engineer. These measures can be commissioned either by the Client or Soil Consultants Ltd. If the Client requires, we would be pleased to obtain a preliminary risk assessment at cost+10%.

9 The Client will supply a site plan (to a rational scale), an indication of the scope and type of the proposed development and an indication of any relevant structural loading information.

10 Should the Client terminate the contract after instruction, we reserve the right to recover costs associated to work carried out between the time of instruction and the point of termination. Cancellation fees, and material costs shall be charged at cost plus 20% (+VAT). Engineer/technician time shall be charged at £95+VAT per hour and principal consultant/director time shall be charged at £125+VAT per hour.

11 The Report is issued on the condition that Soil Consultants Ltd will under no circumstances be liable for any loss arising directly or indirectly from ground conditions between the exploratory points which differ from those identified during the investigation. In addition Soil Consultants Ltd will not be liable for any loss arising directly or indirectly from any opinion given on the possible configuration of strata both between the exploratory points and/or below the maximum depth of the investigation; such opinions, where given, are for guidance only and no liability can be accepted as to their accuracy. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in using this Report.

12 If and when instructed, an agreed number of contamination tests will be carried out to give an outline assessment of potential contaminants. In some circumstances it may be necessary to recommend further monitoring, contamination testing and assessment and the scope of this work would be agreed with the Client. Notwithstanding this additional scope, local regulatory authorities may have specific requirements which need to be addressed. Unless otherwise agreed or stated our reporting will constitute neither a Quantitative Risk Assessment nor a Remediation Statement or Strategy.

13 Our reports are counter-checked by one of our suitably qualified and experienced engineers/geologists.

14 Notwithstanding anything to the contrary contained in these terms, our liability under or in connection with these terms whether in contract or in tort, in negligence, for breach of statutory duty or otherwise (other than in respect of personal injury or death) shall not exceed the sum equivalent to ten times our contract fee or £100,000 whichever is less in the aggregate for geotechnical and environmental matters unless otherwise agreed.

15 Without prejudice to any other exclusion or limitation of liability, damages, loss, expense or costs our liability for any claim or claims under this agreement be further limited to such sum as it would be just and equitable for us to pay having regard to the extent of our responsibility for the loss or damage giving rise to such claim or claims ("the loss and damage") and on the assumptions that:

(a) All other consultants, contractors, sub-contractors, project managers or advisers engaged in connection with the Project have provided contractual undertakings to the Client on terms no less onerous than those set out in the original contracts in respect of the carrying out of their obligations in connection with the Project; and

(b) There are no exclusions of or limitations of liability nor joint insurance or co-insurance provisions between the Client and any other party referred to in this clause and any such other party who is responsible to any extent for the loss and damage is contractually liable to the Client for the loss and damage; and

(c) All such other consultants, contractors, sub-contractors, project managers or advisers have paid to the Client such proportion of the loss or damage which it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

16 Further and notwithstanding anything to the contrary contained in this agreement and without prejudice to any provision in this agreement whereby liability is excluded or limited to a lesser amount, our liability under or in connection with this agreement whether in contract or in tort, in negligence, for breach of statutory duty or otherwise for any claim shall not exceed the amount, if any, recoverable by us by way of indemnity against the claim in question under professional indemnity insurance taken out by us and in force at the time that the claims or (if earlier) circumstances that may give rise to the claim is or are reported to the insurers in question. The limitation shall not apply if no such amount is recoverable due to us having been in breach of our obligations or the terms of any insurance maintained in accordance therewith or having failed to report any such claim or circumstances to the Insurers in question timeously.

17 Whilst our investigation may include asbestos screening/quantification on selected samples, this must not be deemed to constitute a full asbestos survey or be taken as sufficient to definitively identify the presence or quantity of asbestos within or on the ground. We will not accept responsibility if asbestos is encountered during any subsequent construction or development works and in placing a contract with us the Client accepts this condition. Where the fabric of a building is to be disturbed, the Client shall provide an appropriate asbestos survey to us prior to exploratory work and make adequate provision to allow us to provide relevant protective/remedial measures to progress the work safely.

18 The Client agrees that they shall not bring any claim personally against any director/employee of Soil Consultants Ltd or consultant to us in respect of loss or damage suffered by the Client arising out of this contract.

19 Our appointment shall be under simple agreement and our liability under this contract shall be for a period of six years from date of appointment.

20 Our reports are non-assignable and are prepared for the benefit of the Client. No reliance can be assumed by others without written agreement from Soil Consultants Ltd. We will provide a letter of reliance at our discretion and this will be subject to payment of our fee, which will be 10% of contract value, subject to a minimum fee of £750 plus VAT. The terms of our letter of reliance are non-negotiable and the beneficiary should be aware that the information shall only apply to the scheme for which the report was originally produced and the original rights and benefits will apply.

21 A VAT invoice (at current rate) will be presented in respect of the work undertaken. Payment of our account is to be made within twenty-eight days of issue of our invoice unless otherwise agreed. On no account shall payment be on a 'pay-when-paid' basis. The information contained within our report remains the property of Soil Consultants Ltd and no reliance may be assumed by any party with an interest in the project until payment has been received in full. After one calendar month interest shall be chargeable at 10% above the Bank of England Rate and compensation claimed in accordance with 'Late Payments of Commercial Debts (Interest) Act 1998 and subsequent revisions. If the debt is referred to a debt collection agency then we have the right to recover associated fees under the terms of our contract.

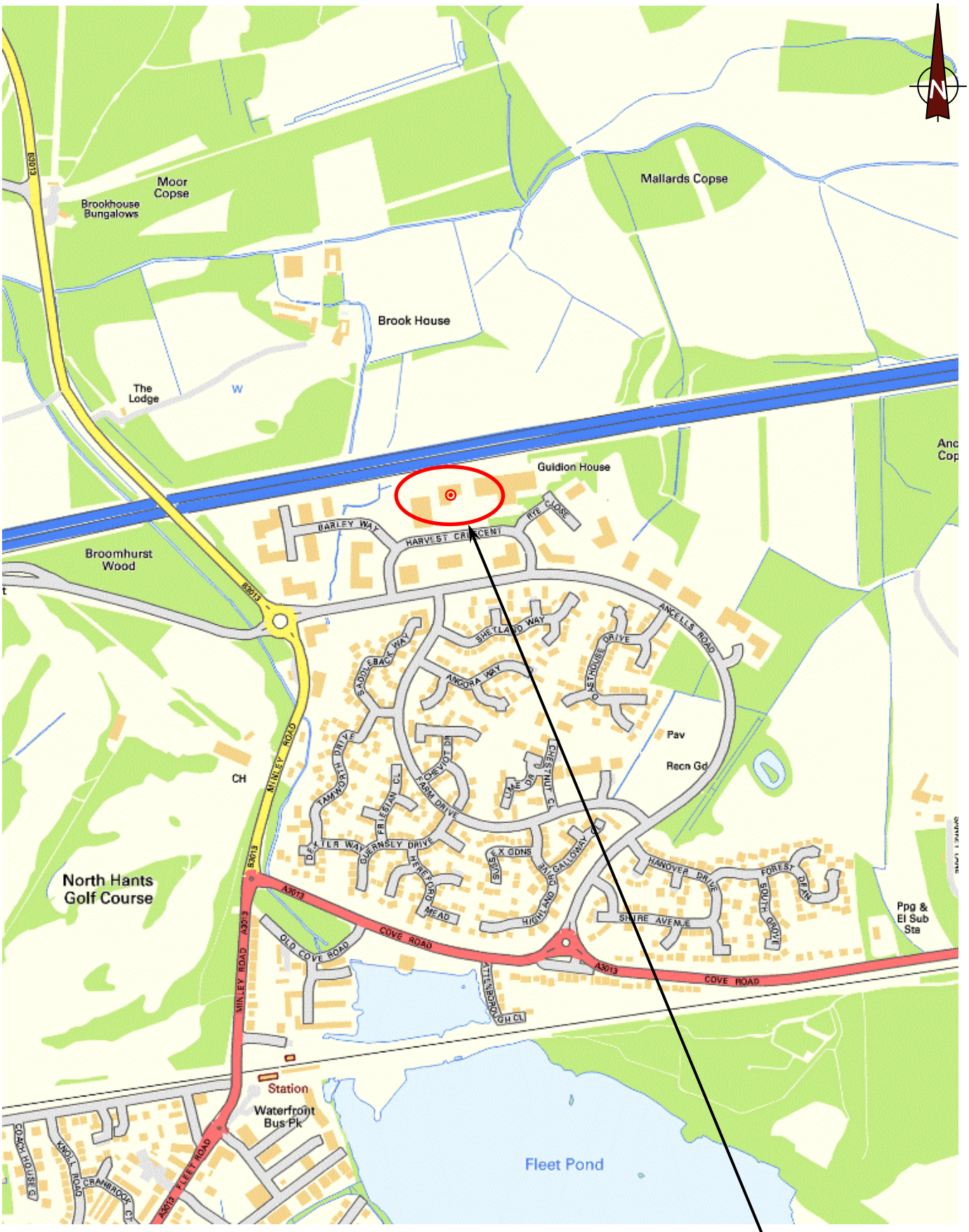
APPENDIX A

Plans, drawings and photographs

- Site Location Map
- Site and Photo Plan
- Site walkover photographs

Site & Location	**Linea House** **Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ**	Report No: **10931/JRCB**

Site Location Plan



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Site & Location	**Linea House** **Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ**	Report No: **10931/JRCB**

Site and Photograph Location Plan

Key

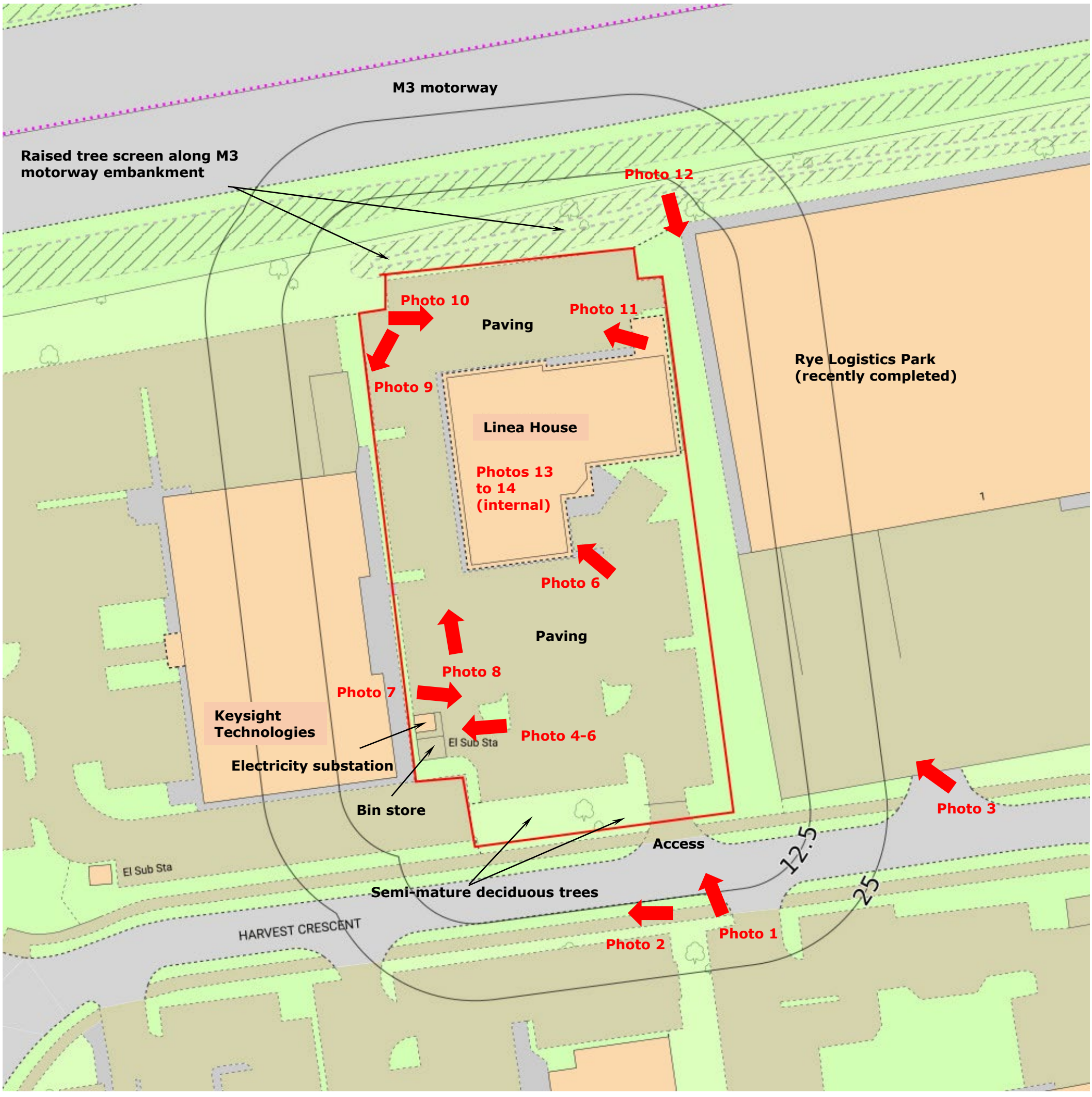
Photo 1

Site walkover undertaken 08/02/2024

N

0 25m

Approx



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Site & Location	Linea House Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ	Report No: 10931/JRCB

Site photographs

Photo No 1

Description:

Linea House and site access from Harvest Crescent

Direction: Looking NNW

Date: 08/02/24

Photo No 2

Description:

Harvest Crescent, view along site frontage and to the west

Direction: Looking W

Date: 08/02/24

Site & Location	Linea House Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ	Report No: 10931/JRCB

Site photographs

Photo No 3

Description:

Rye Logistics Park bordering site to the east viewed from Harvest Crescent

Direction:
Looking NW

Date:
08/02/24

Photo No 4

Description:

Electricity substation and bin store in SW corner of car park. Keysight Technologies building in background

Direction:
Looking W

Date:
08/02/24

Site & Location	**Linea House** **Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ**	Report No: **10931/JRCB**

Site photographs

Photo No 5

Description:

Close up of bin storage

Direction:
Looking W

Date:
08/02/24

Photo No 6

Description:

Close up of electricity substation

Direction:
Looking W

Date:
08/02/24

Site & Location	Linea House Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ	Report No: 10931/JRCB

Site photographs

Photo No 7

Description:

General view of front car parking area

Direction:
Looking E

Date:
08/02/24

Photo No 8

Description:

View of western site area and Linea House

Direction:
Looking N

Date:
08/02/24

Site & Location	Linea House Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ	Report No: 10931/JRCB

Site photographs

Photo No 9

Description:

NW site boundary looking into Keysight Technologies site (possible backup generator present)

Direction: Looking SW

Date: 08/02/24

Photo No 10

Description:

View of northern site area and Linea House with Rye Logistics Park warehouse in the background

Direction: Looking E

Date: 08/02/24

Site & Location	Linea House Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ	Report No: 10931/JRCB

Site photographs

Photo No 11

Description:

Northern site area and tree screen with M3 motorway

Direction:
Looking NW

Date:
08/02/24

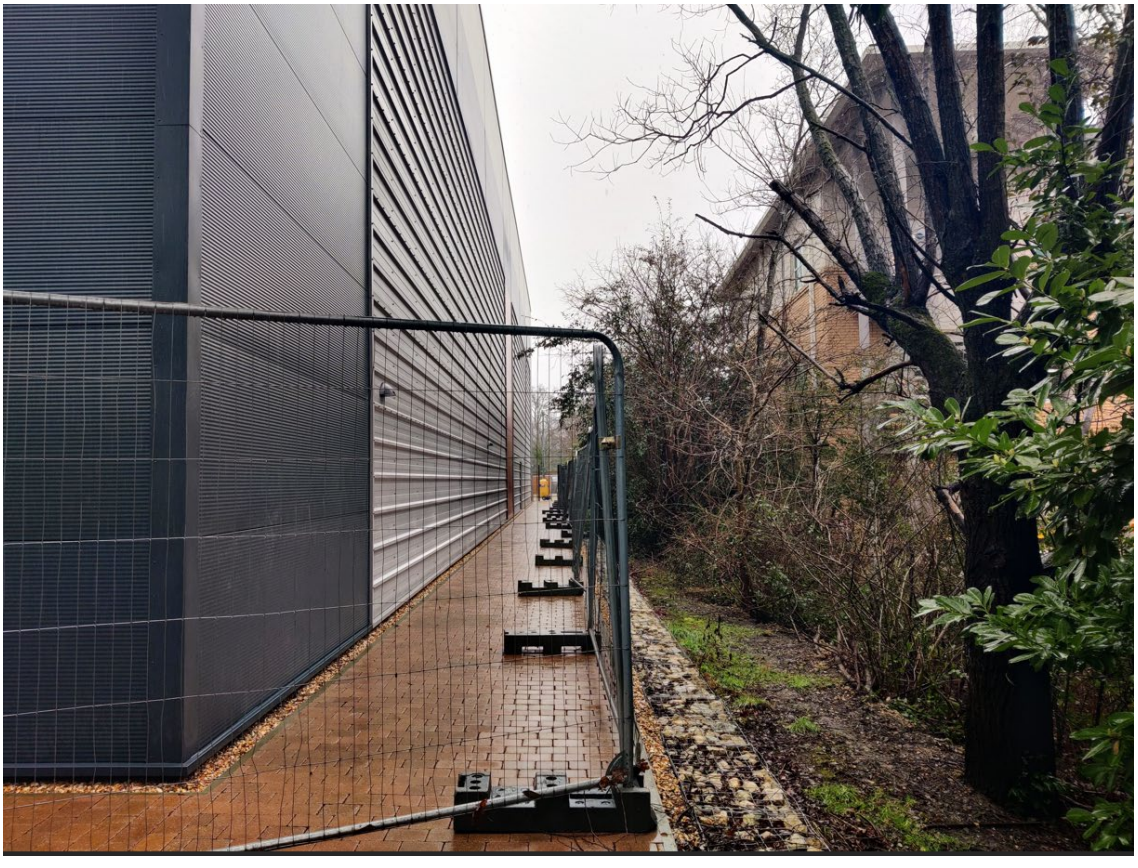
Photo No 12

Description:

View of eastern site boundary with Rye Logistics Park warehouse on the left

Direction:
Looking S

Date:
08/02/24



Site & Location	Linea House Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ	Report No: 10931/JRCB

Site photographs

Photo No 13

Description:

Linea House lobby

Direction:

Date:
08/02/24

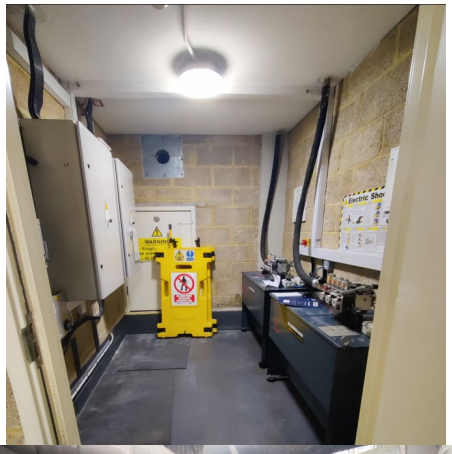
Photo No 14

Description:

View of some of the plant rooms in roof space of Linea House

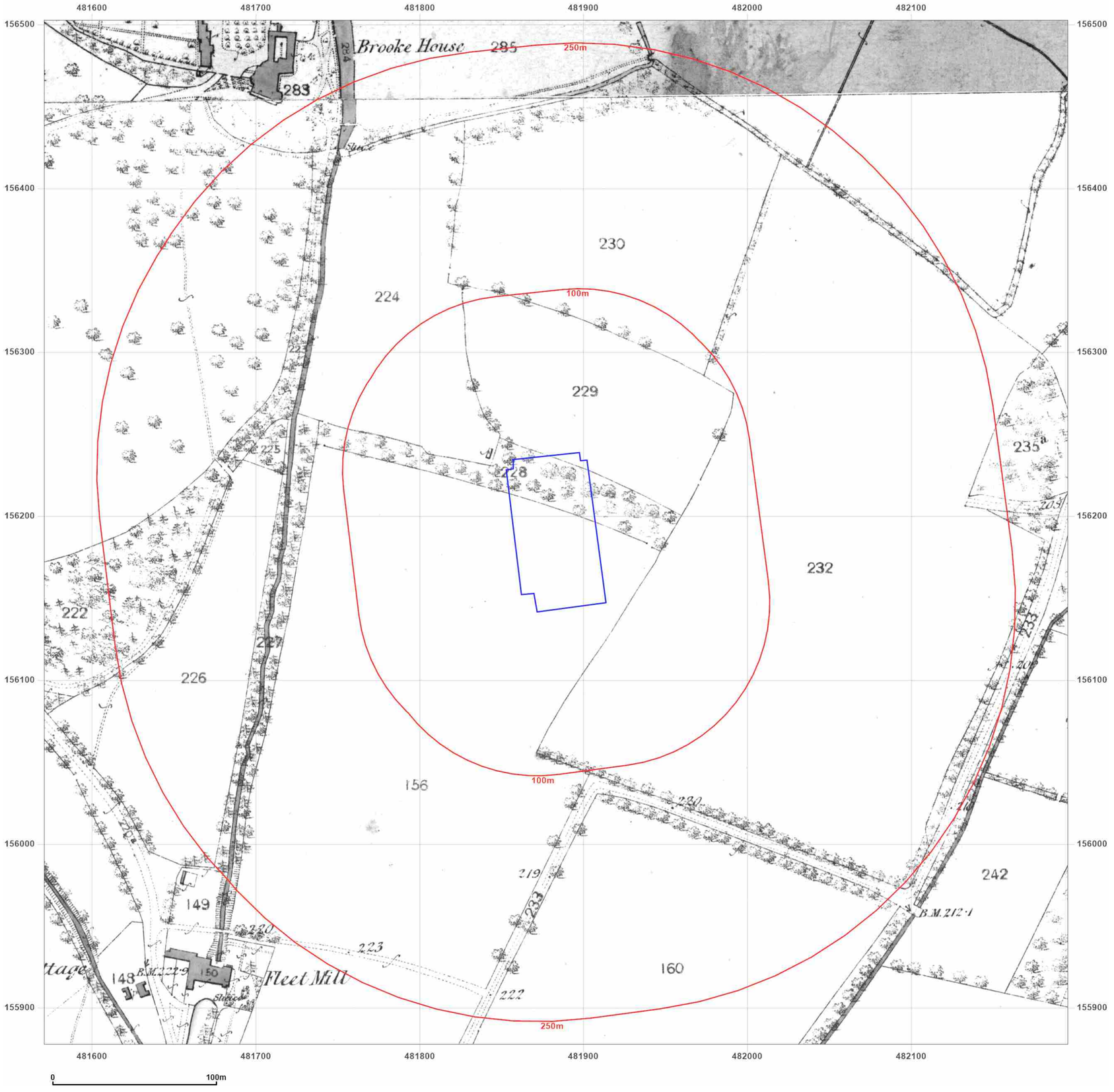
Direction:

Date:
08/02/24



APPENDIX B

- GroundSure historical maps (ref SCL-X28-IIT-SQS-7HV, 05/02/24)
- GroundSure Enviro+Geo Insight Report (Ref SCL-8JR-BS3-UGF-VQH, 05/02/24)



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Ground Investigation
Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series

Map date: **1861**

Scale: 1:2,500

Printed at: 1:2,500

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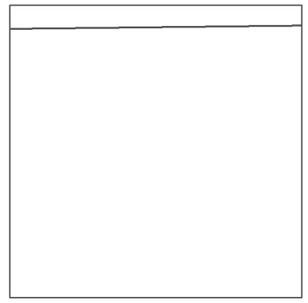
Surveyed 1861
Revised 1861
Edition N/A
Copyright N/A
Levelled N/A



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Revised 1861
Edition N/A
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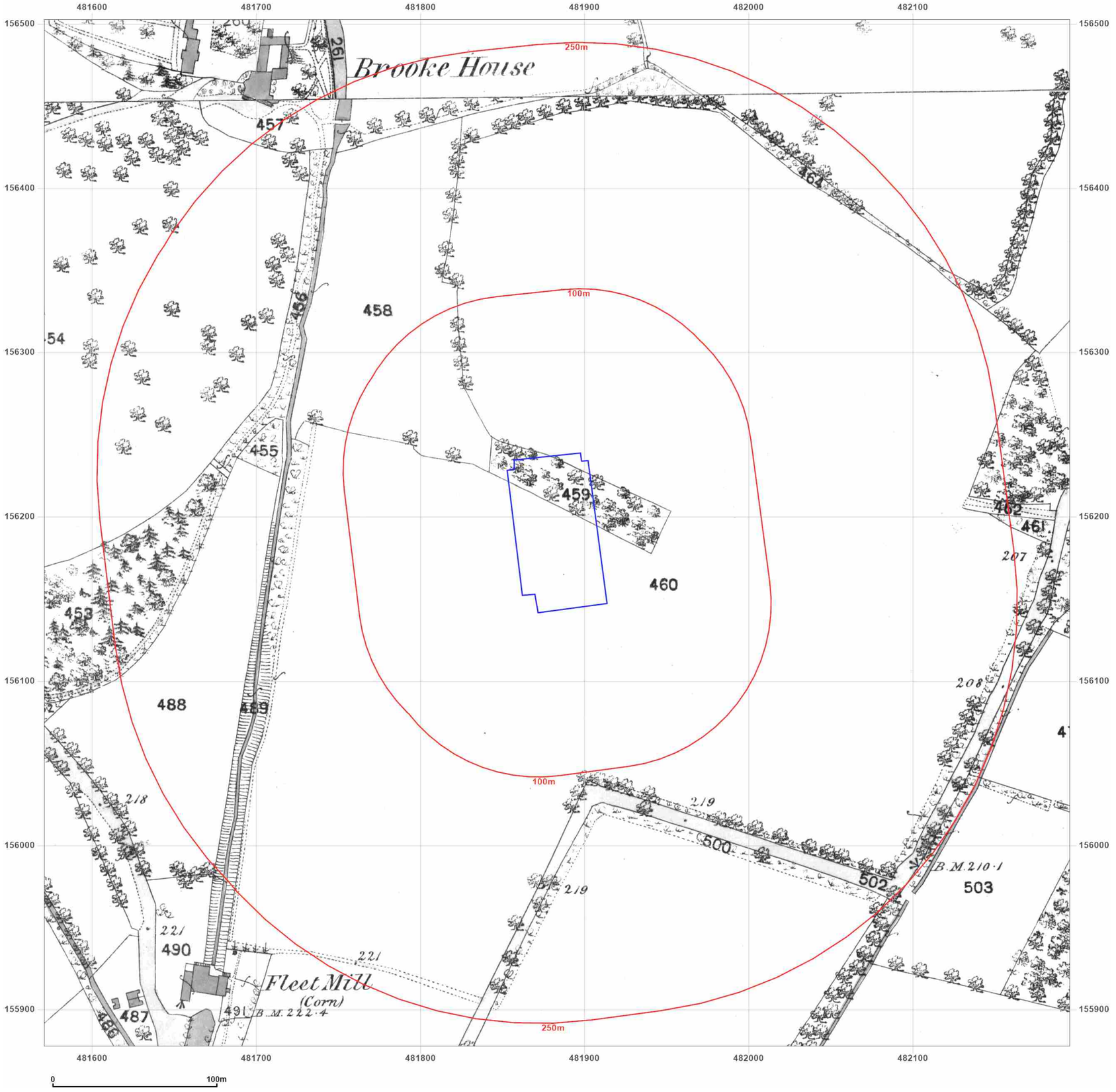

Soil Consultants
Ground Investigation
Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series
Map date: **1871**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1871
Revised 1871
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1871
Revised 1871
Edition N/A
Copyright N/A
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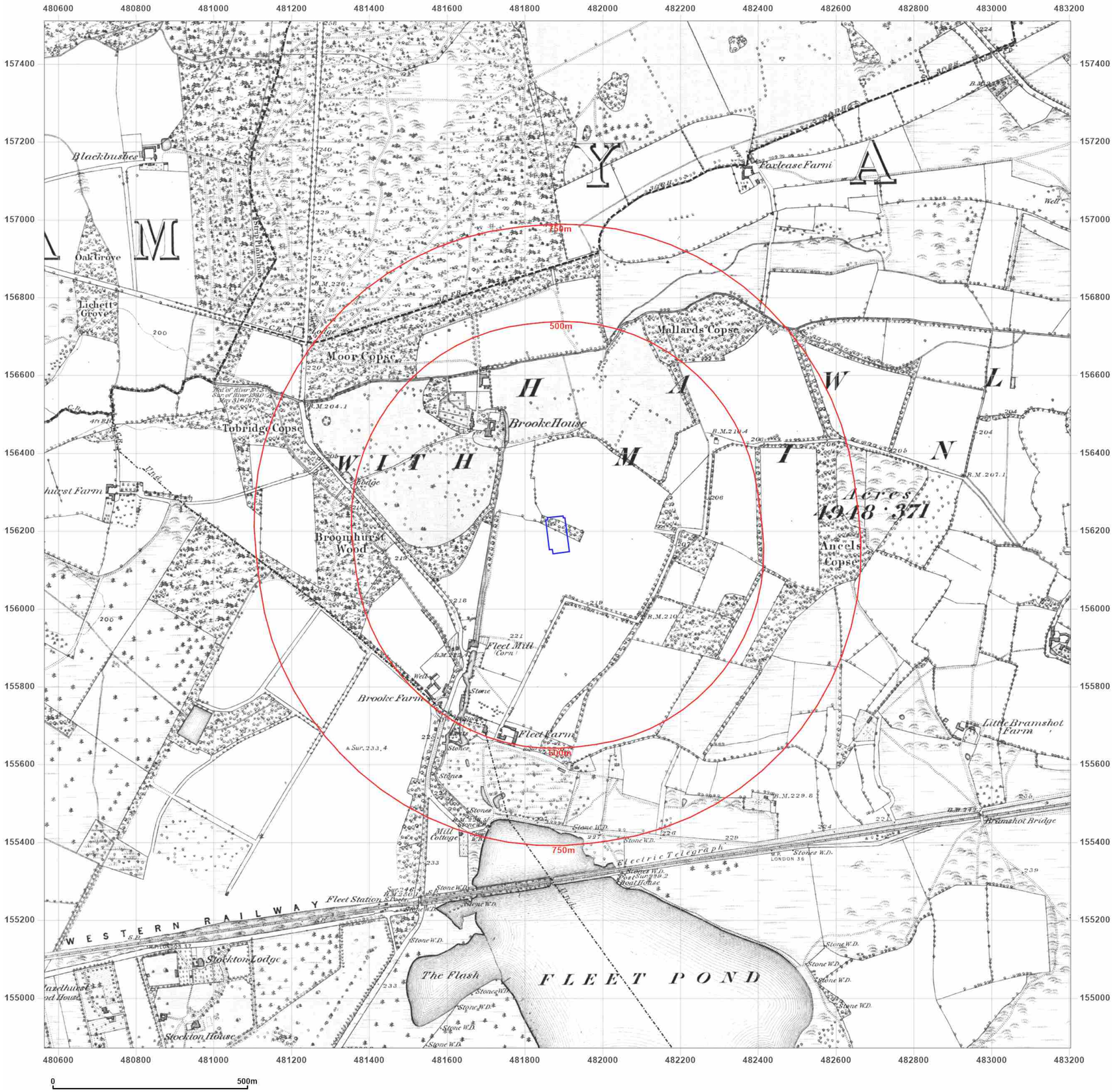

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Geotechnical Analysis
Contamination Assessment

Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series
Map date: **1875**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed 1871
Revised N/A
Edition 1875
Copyright N/A
Levelled 1873

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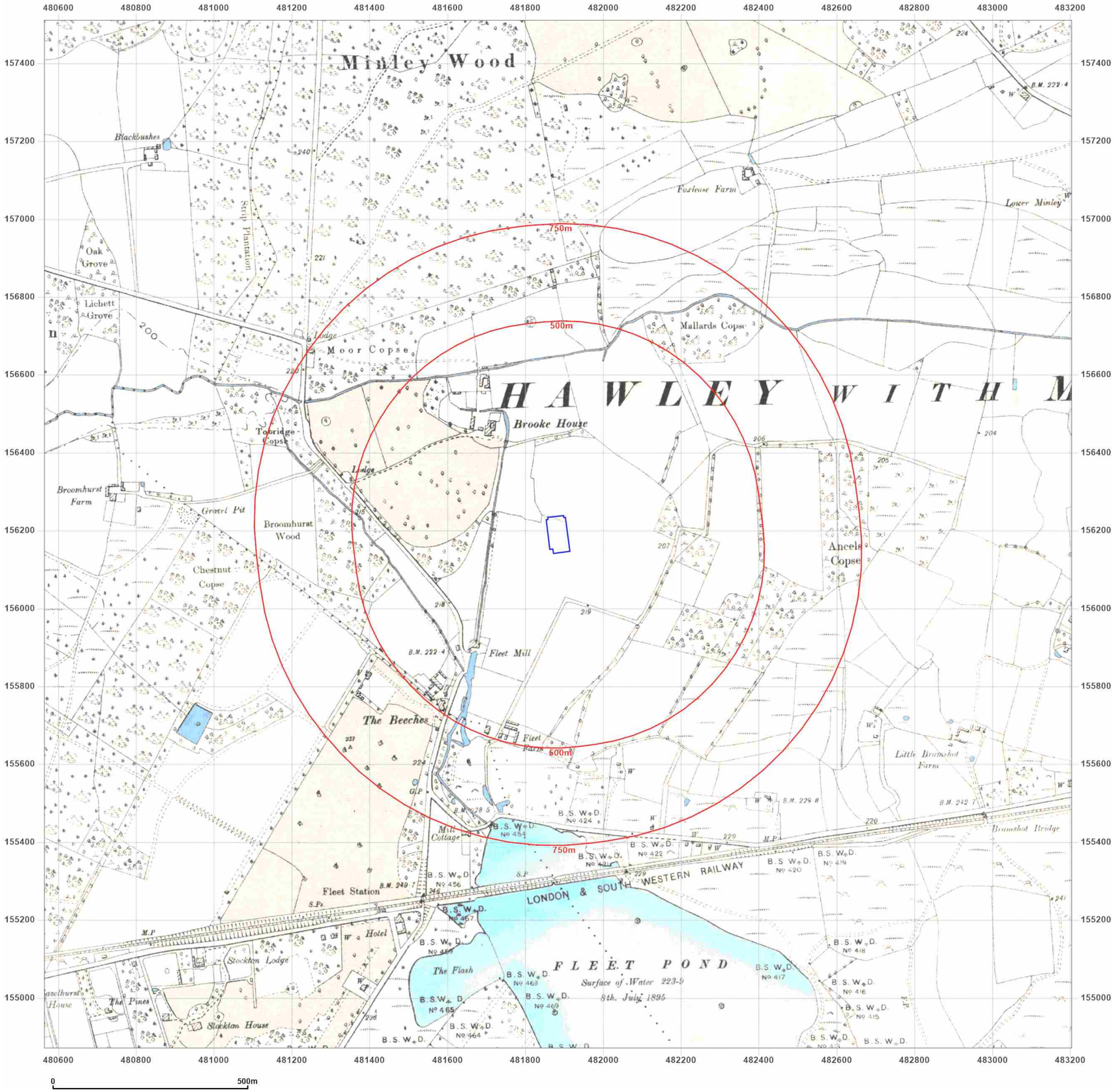

Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series

Map date: **1895**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
Revised 1895
Edition N/A
Copyright N/A
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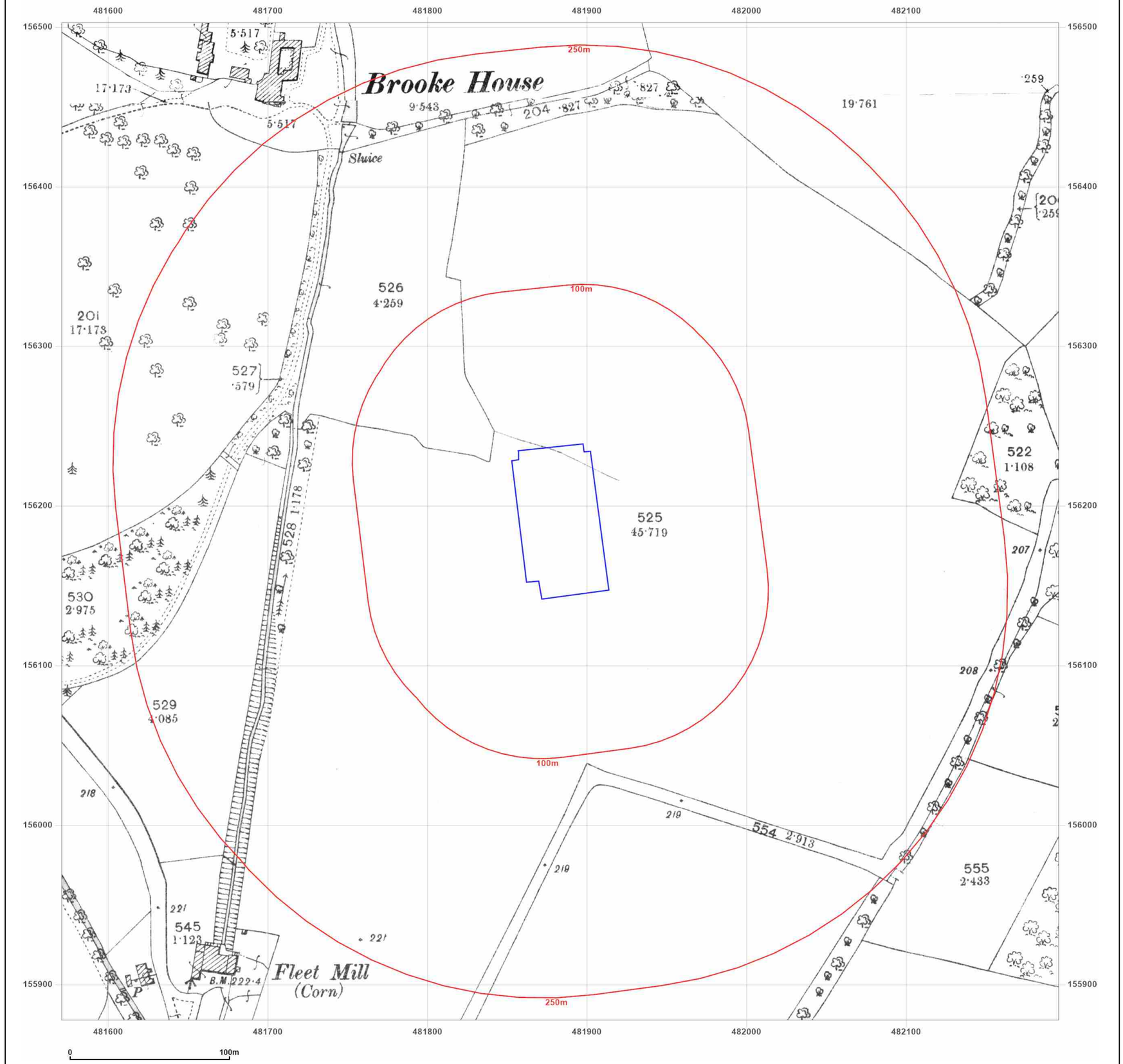

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Ground Investigation
Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

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

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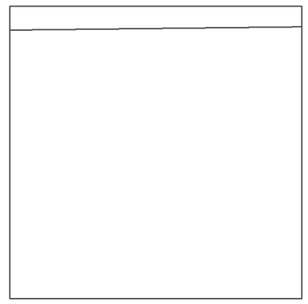
Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



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Revised 1896
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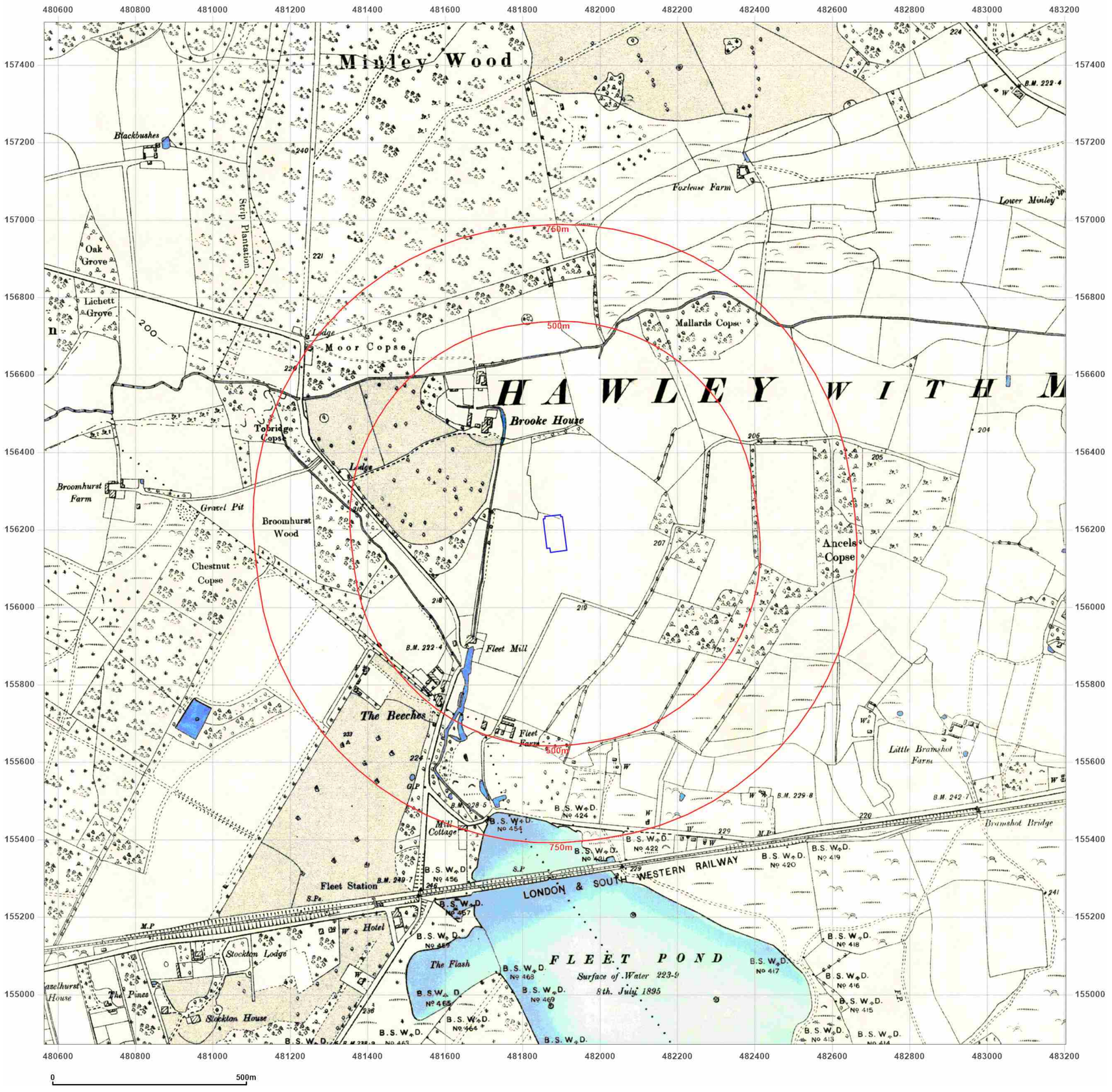

Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series

Map date: **1897**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
Revised 1895
Edition 1897
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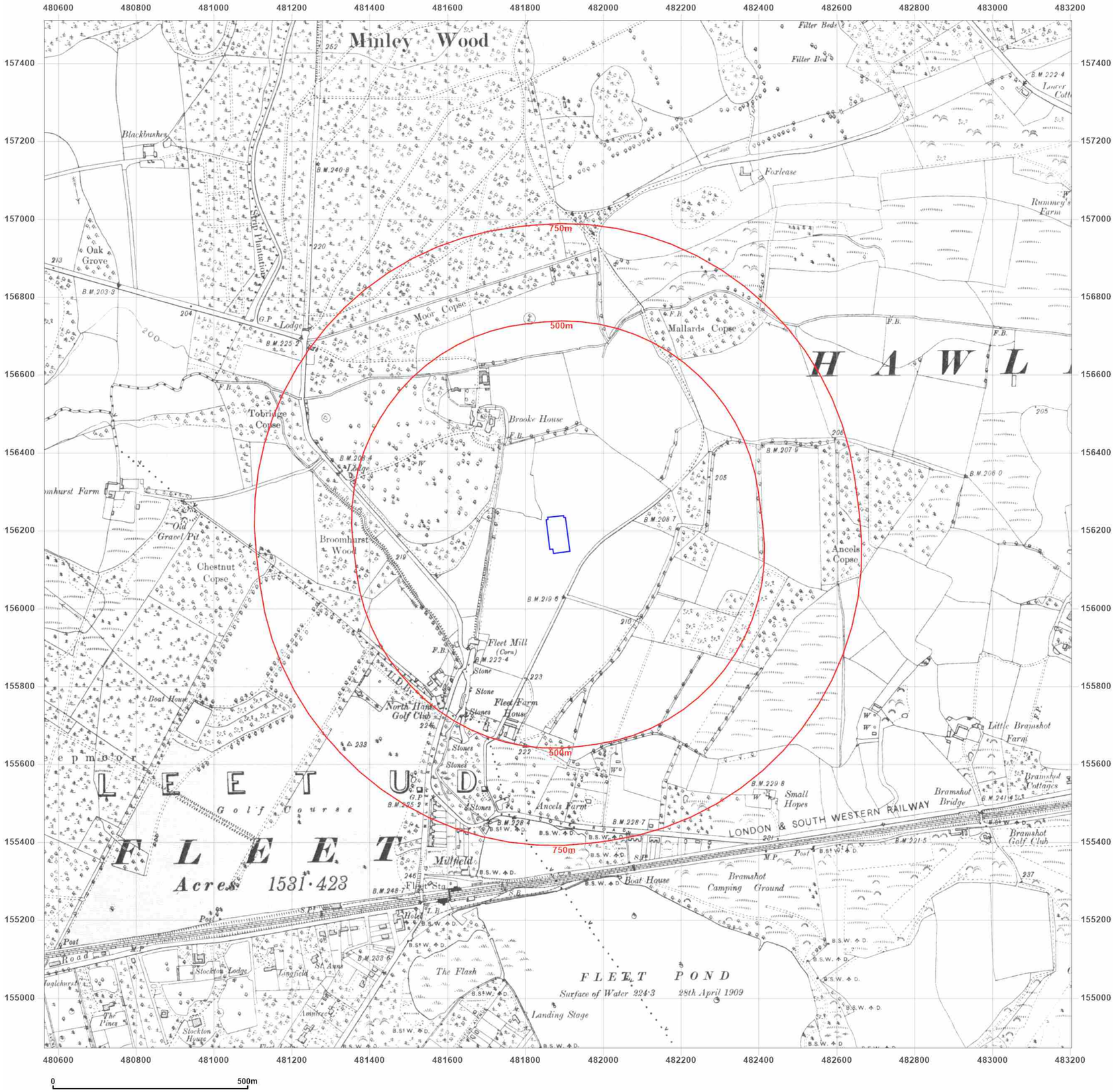

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Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

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Edition N/A
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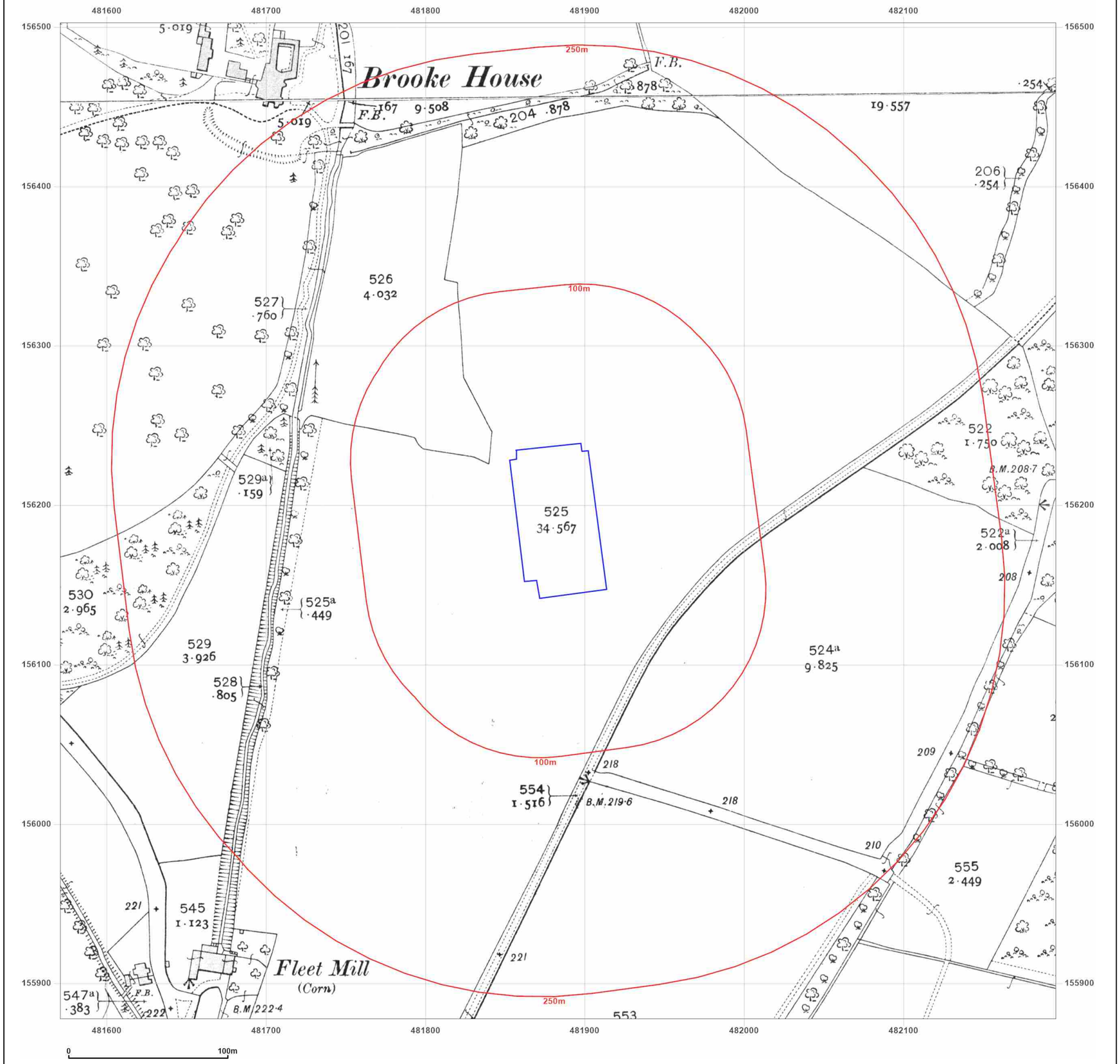

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Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series
Map date: **1911**
Scale: 1:2,500
Printed at: 1:2,500

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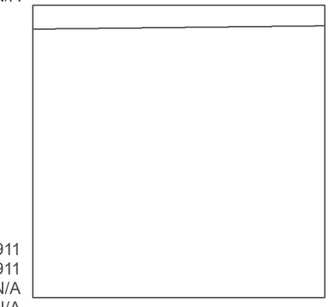
Surveyed 1911
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A



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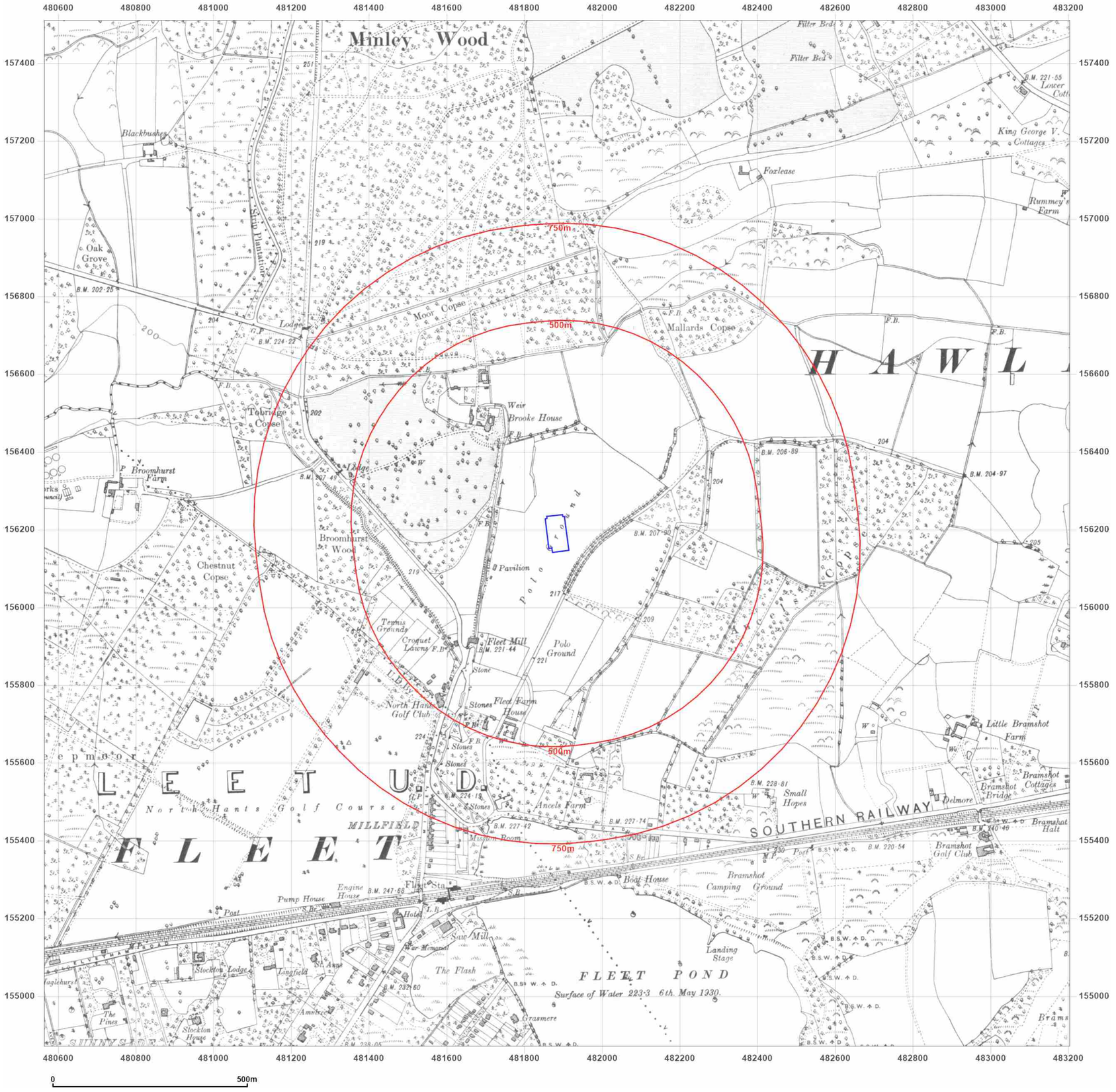

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Ground Investigation
Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series

Map date: **1930**

Scale: 1:10,560

Printed at: 1:10,560

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Revised 1930
Edition N/A
Copyright N/A
Levelled N/A

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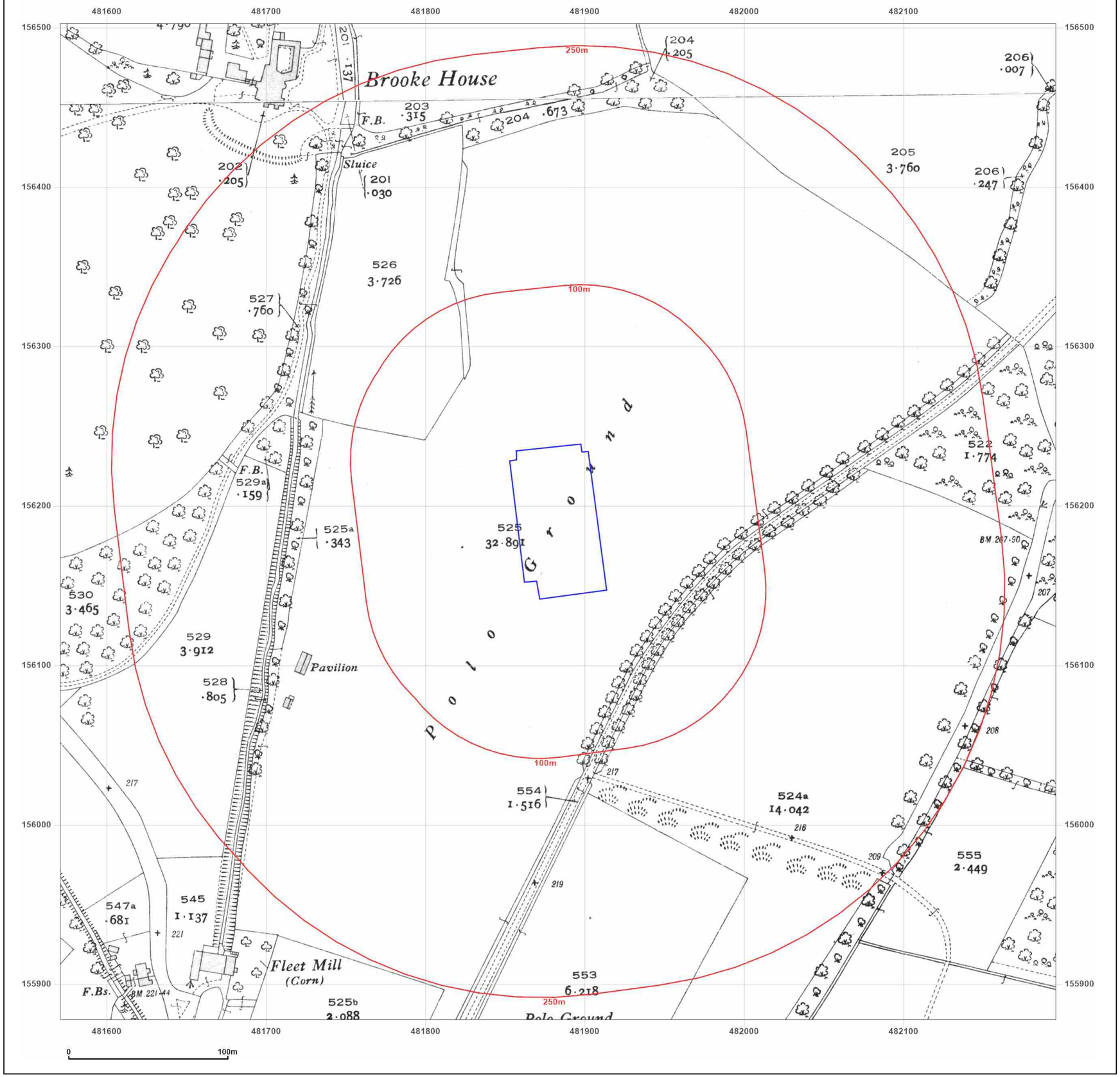

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Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series
Map date: **1931**
Scale: 1:2,500
Printed at: 1:2,500

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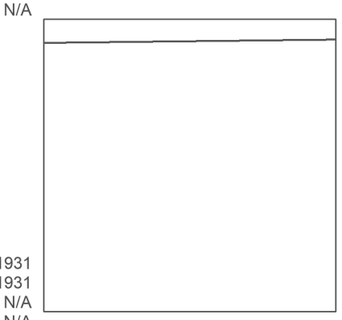
Surveyed 1871
Revised 1930
Edition N/A
Copyright 1931
Levelled N/A



Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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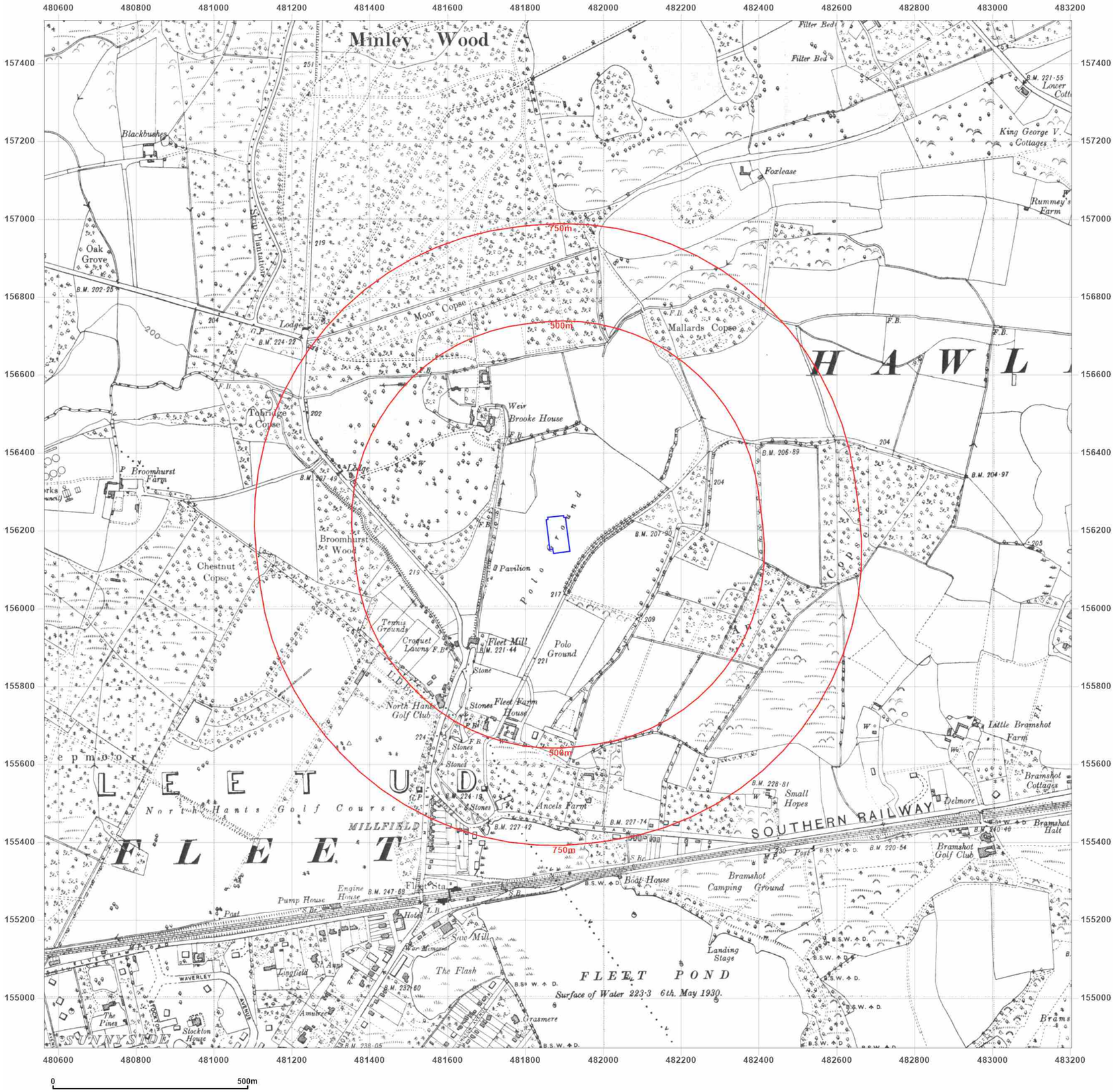

Soil Consultants
Ground Investigation
Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
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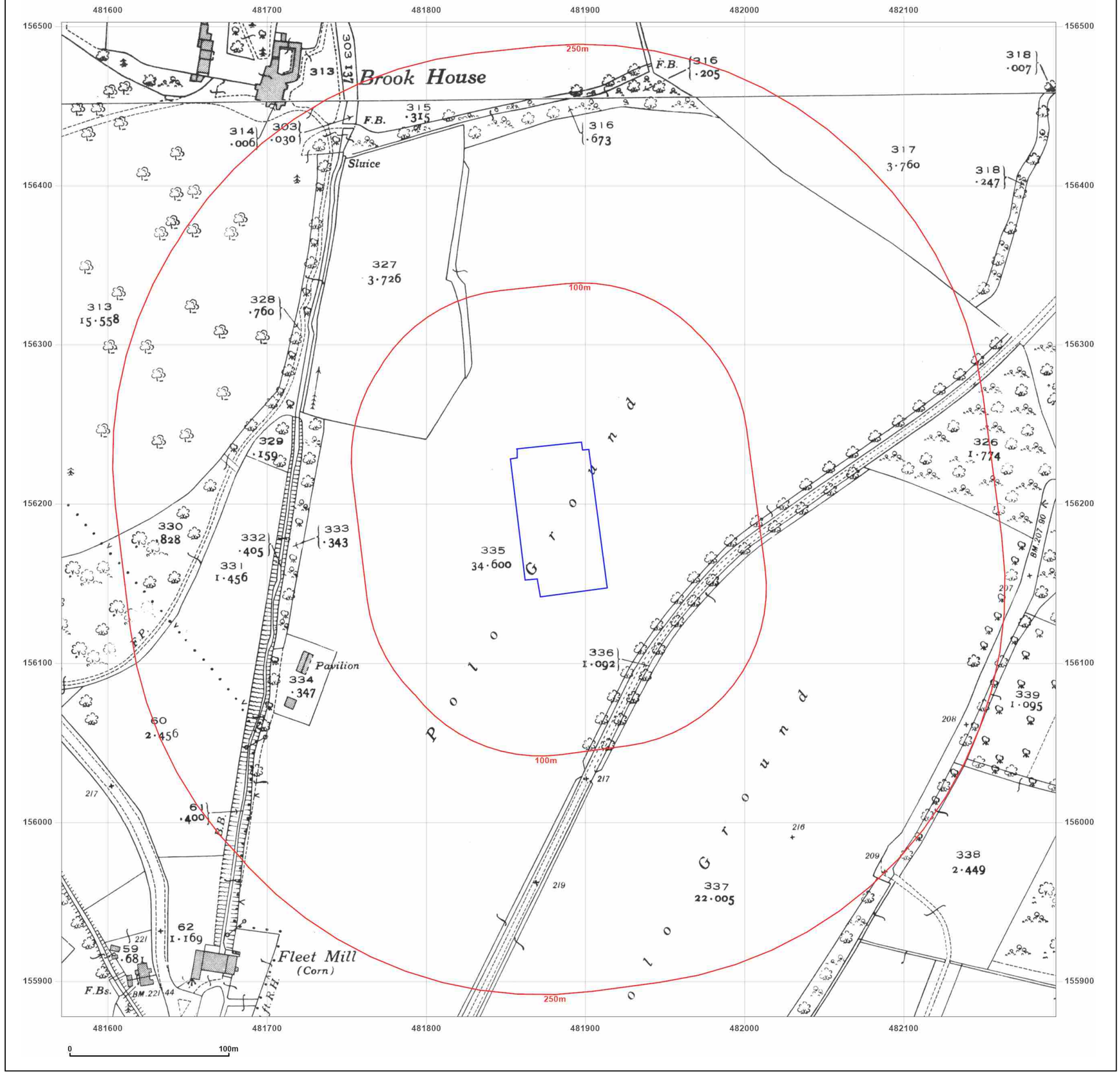

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: County Series

Map date: **1939**

Scale: 1:2,500

Printed at: 1:2,500

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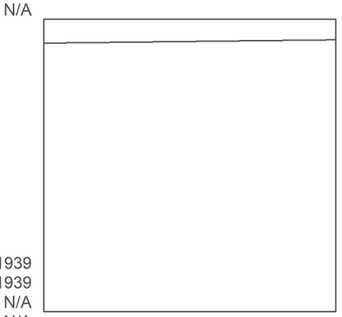
Surveyed 1939
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A



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Edition N/A
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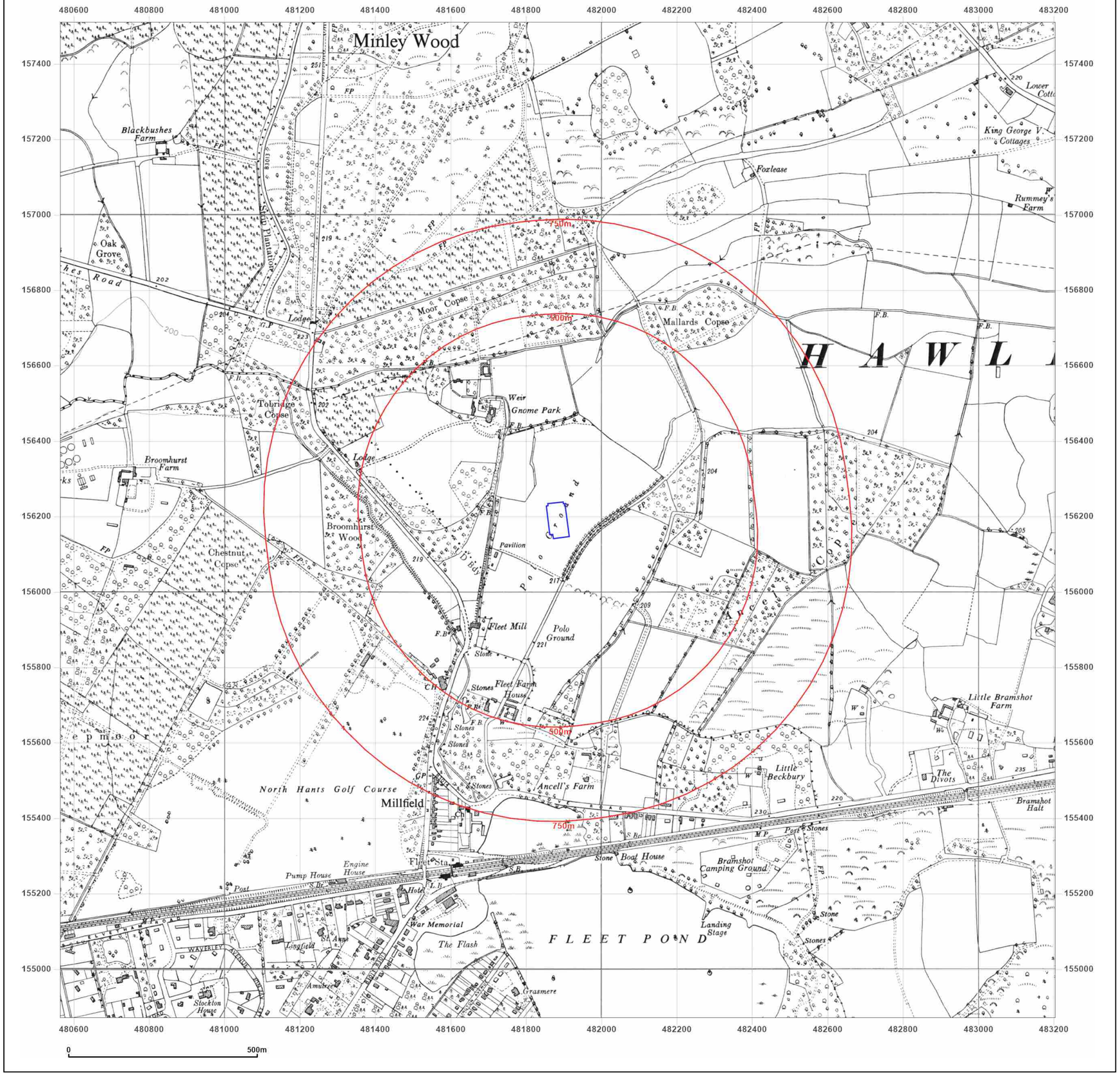

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: Provisional

Map date: **1961**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1956
Revised 1956
Edition N/A
Copyright 1961
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
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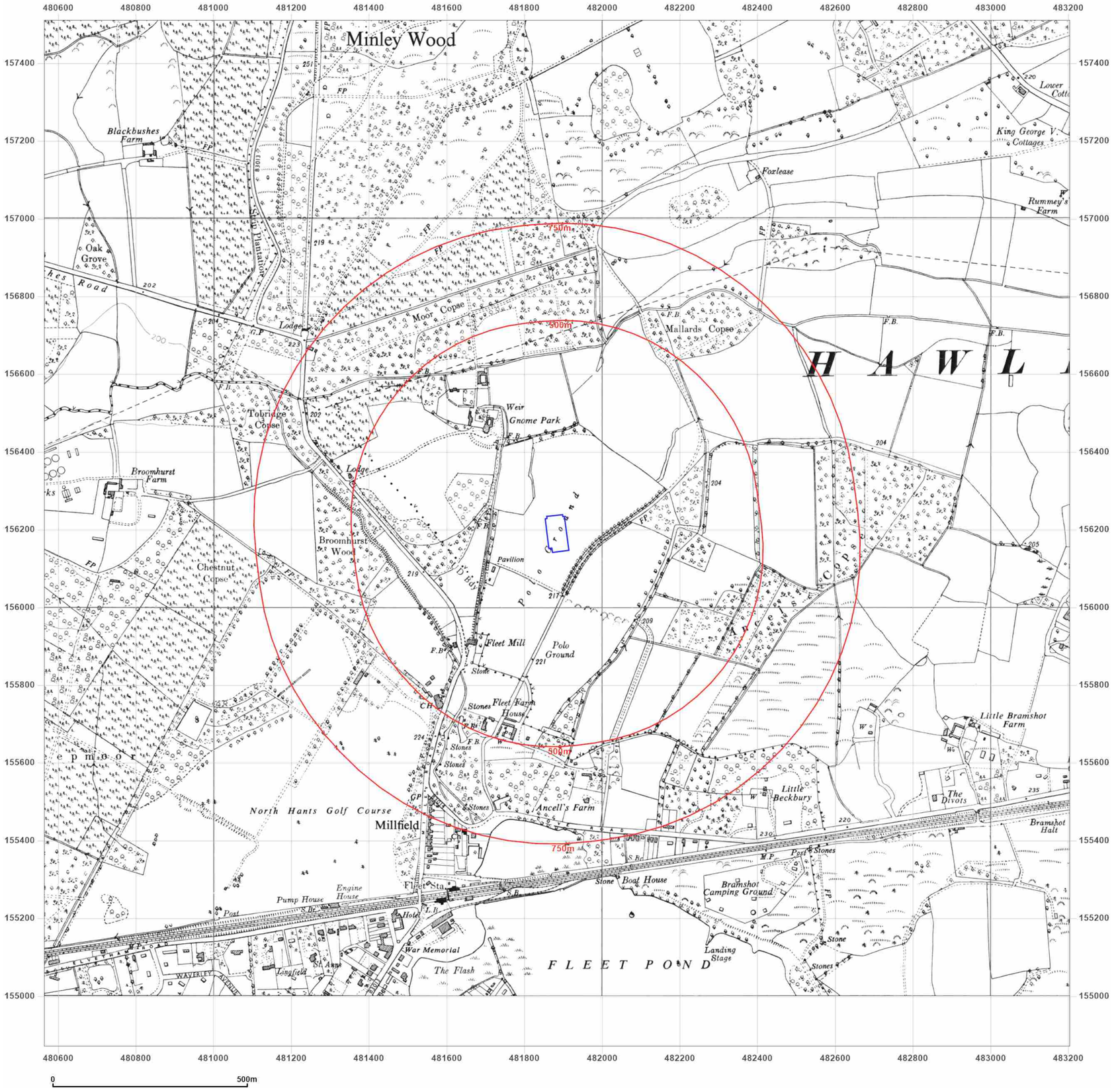

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Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: Provisional

Map date: **1965**

Scale: 1:10,560

Printed at: 1:10,560

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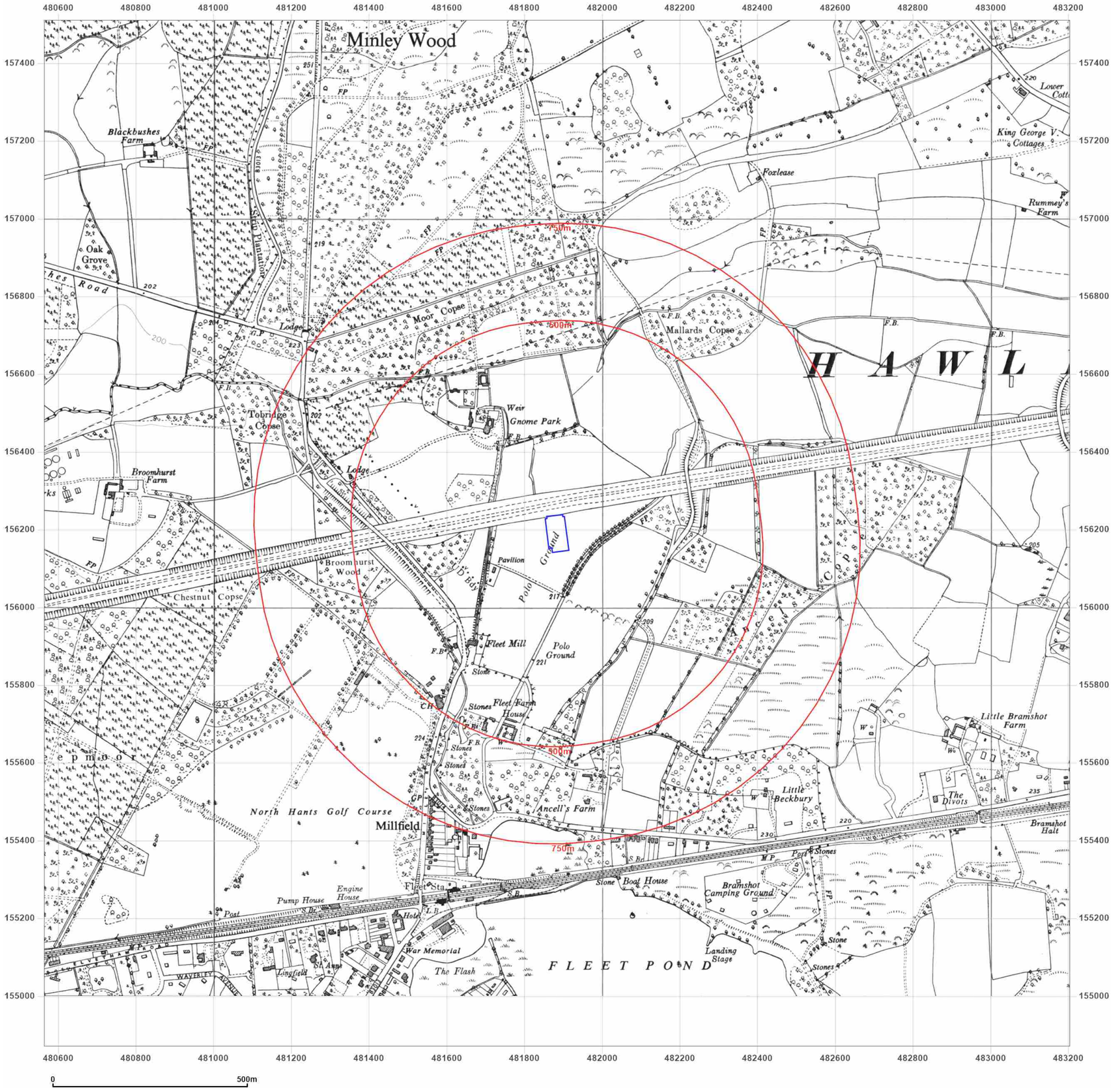

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Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: Provisional

Map date: **1972**

Scale: 1:10,560

Printed at: 1:10,560

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Revised 1972
Edition N/A
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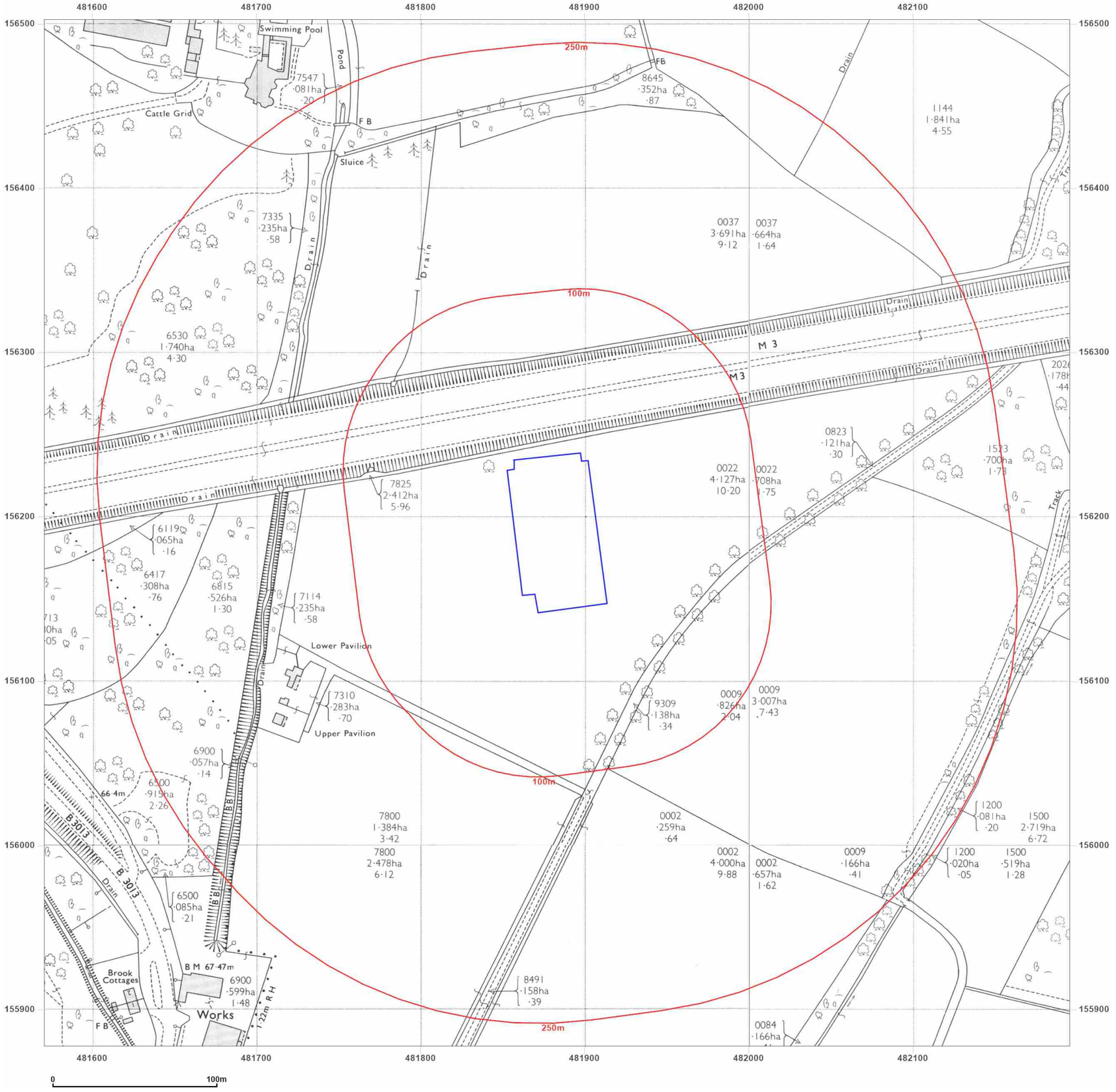

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Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid

Map date: **1972-1973**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1972
Revised 1972
Edition N/A
Copyright 1974
Levelled 1959

Surveyed 1972
Revised 1972
Edition N/A
Copyright N/A
Levelled 1959

Surveyed 1969
Revised 1972
Edition N/A
Copyright 1974
Levelled 1959

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Revised 1973
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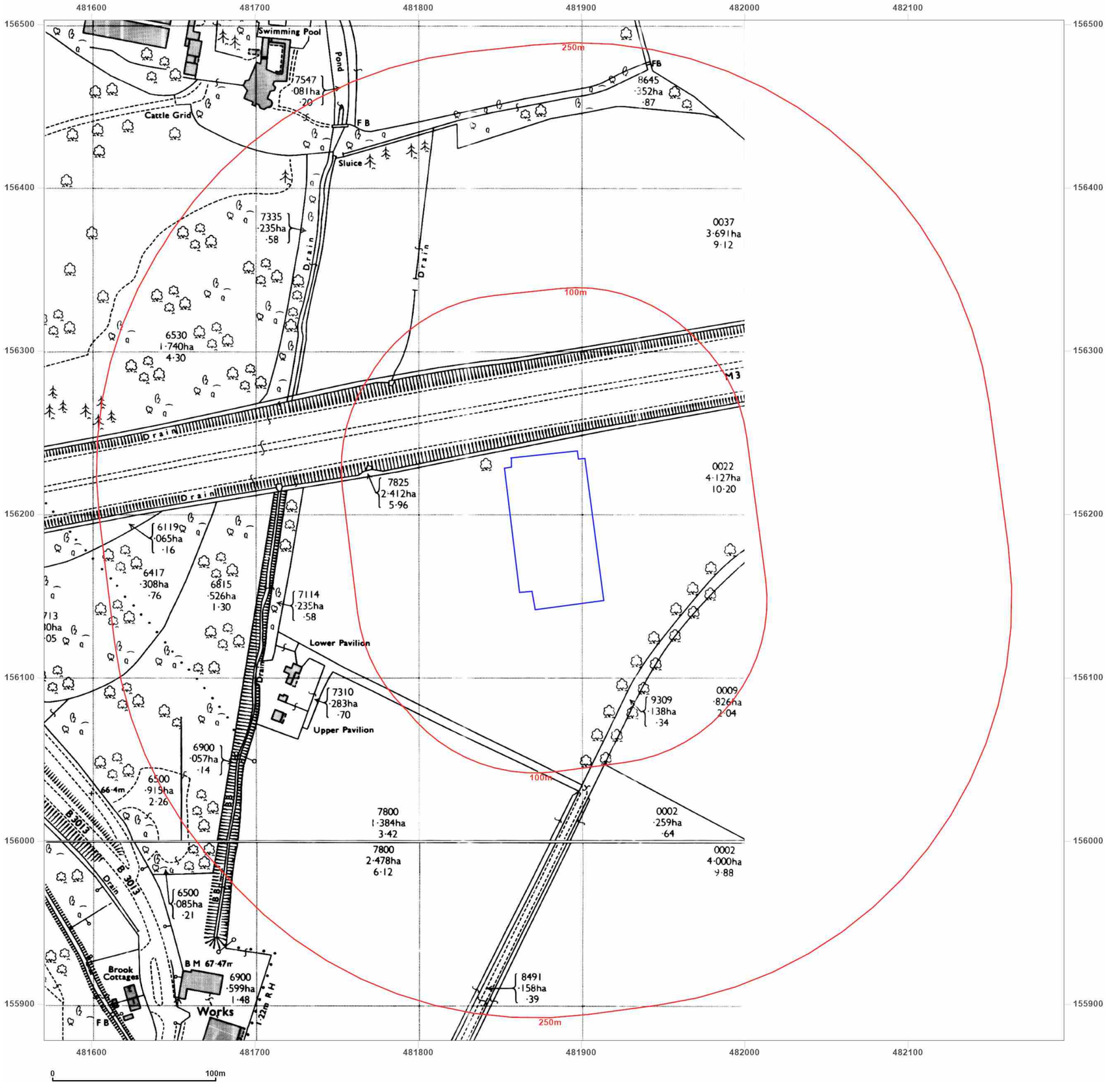

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Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid
Map date: **1974**
Scale: 1:2,500
Printed at: 1:2,500

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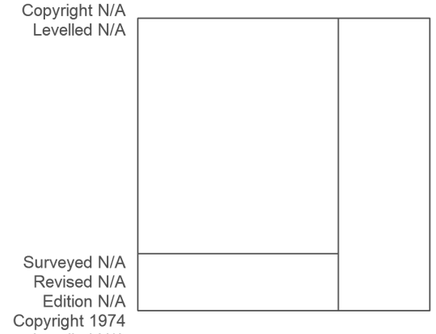
Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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

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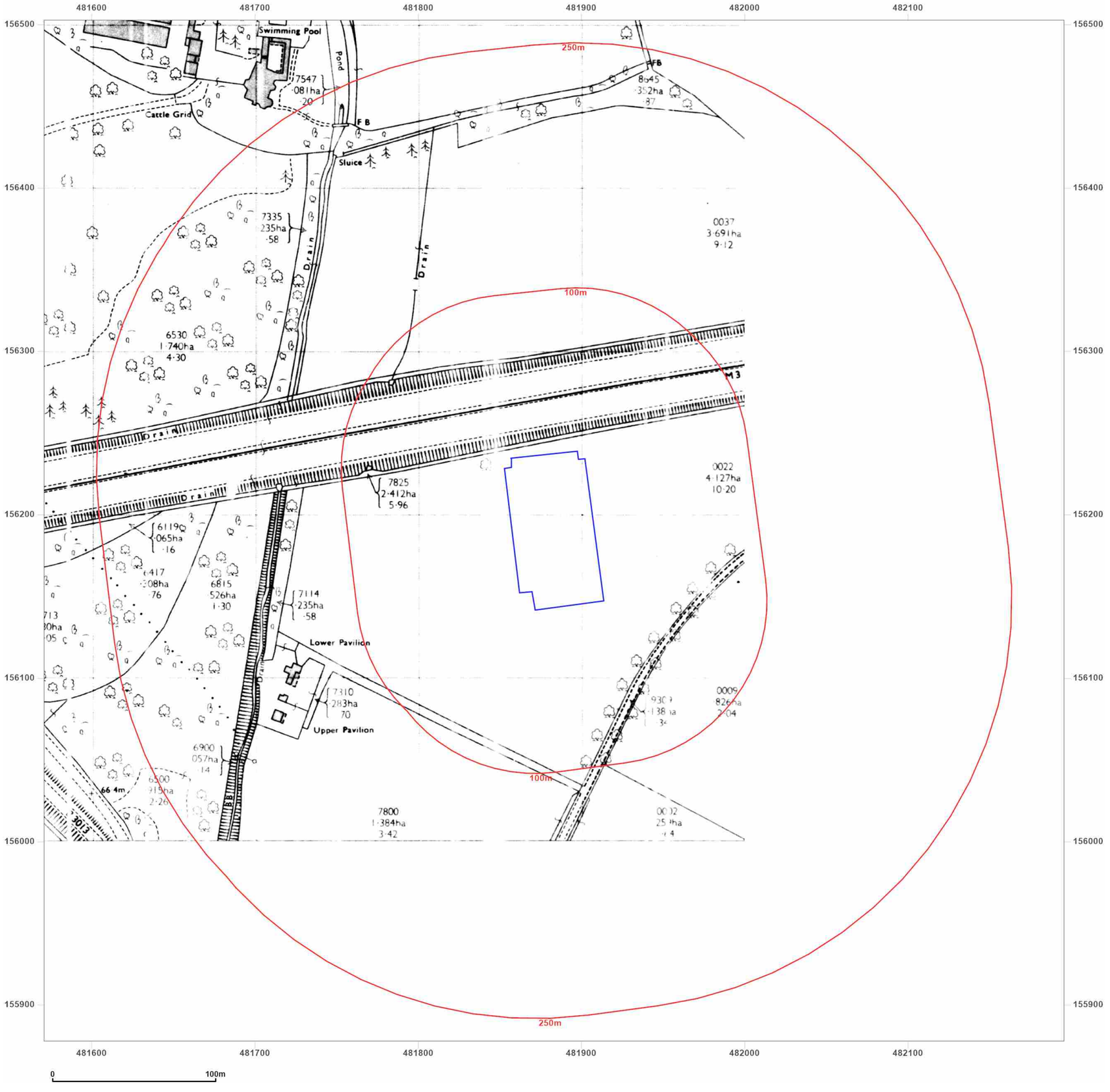

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Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid
Map date: **1978**
Scale: 1:2,500
Printed at: 1:2,500

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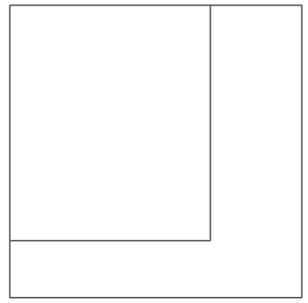
Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled N/A



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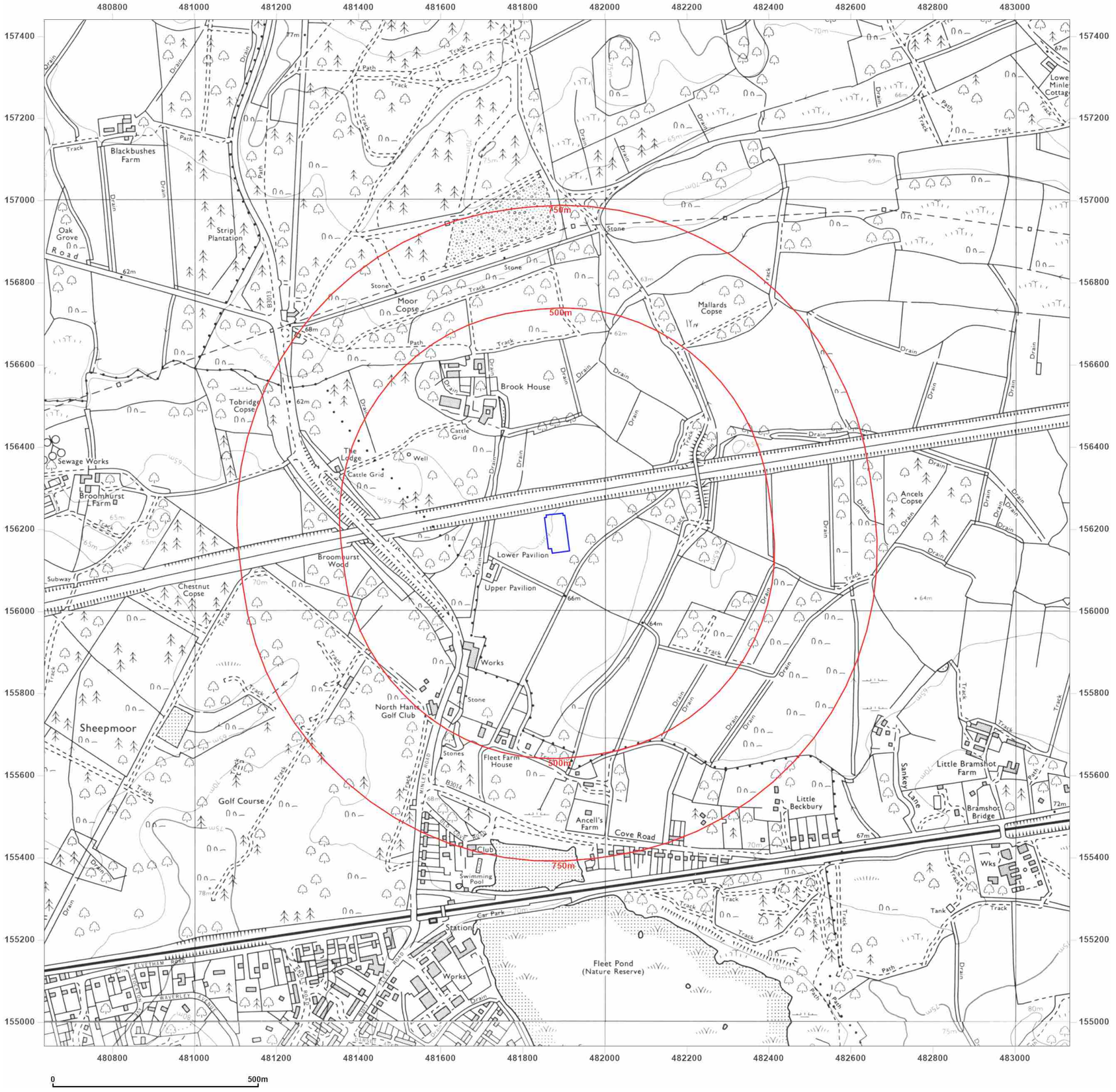

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Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid

Map date: **1978-1979**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1977
Revised 1979
Edition N/A
Copyright 1979
Levelled 1973

Surveyed 1974
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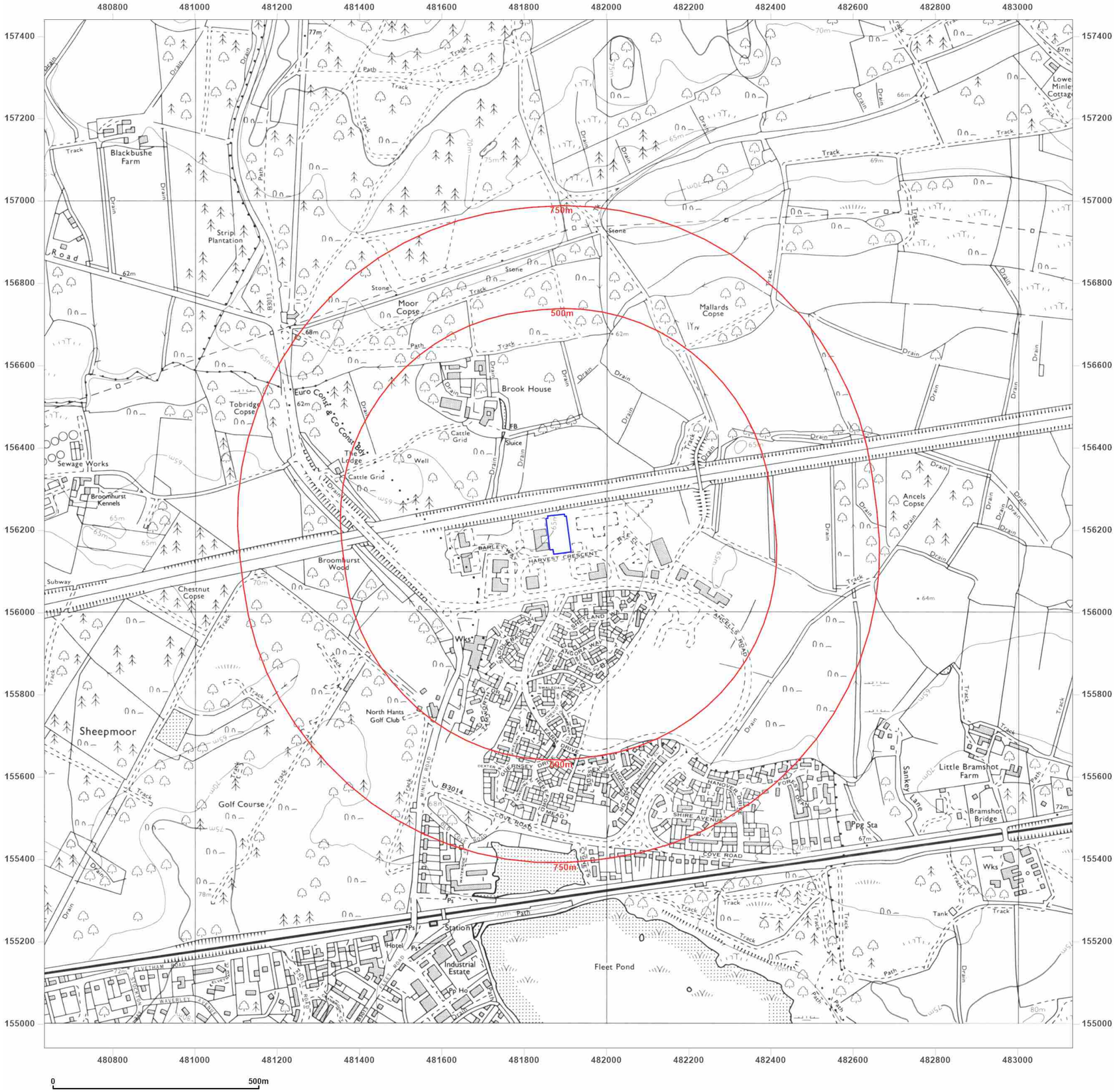

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Ground Investigation
Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid

Map date: **1991**

Scale: 1:10,000

Printed at: 1:10,000

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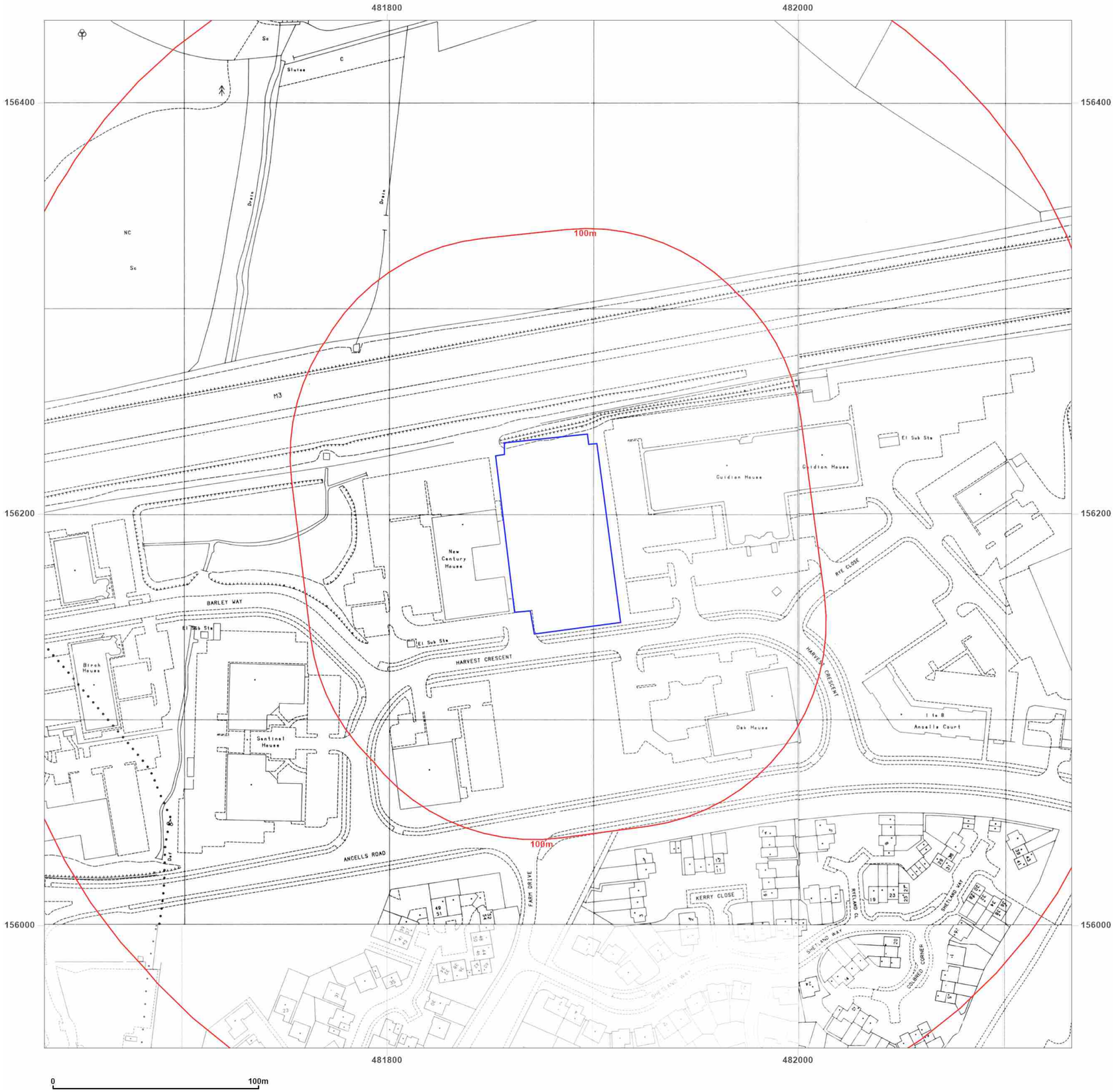

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Geotechnical Analysis
Contamination Assessment

Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid

Map date: **1992-1993**

Scale: 1:1,250

Printed at: 1:2,000

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

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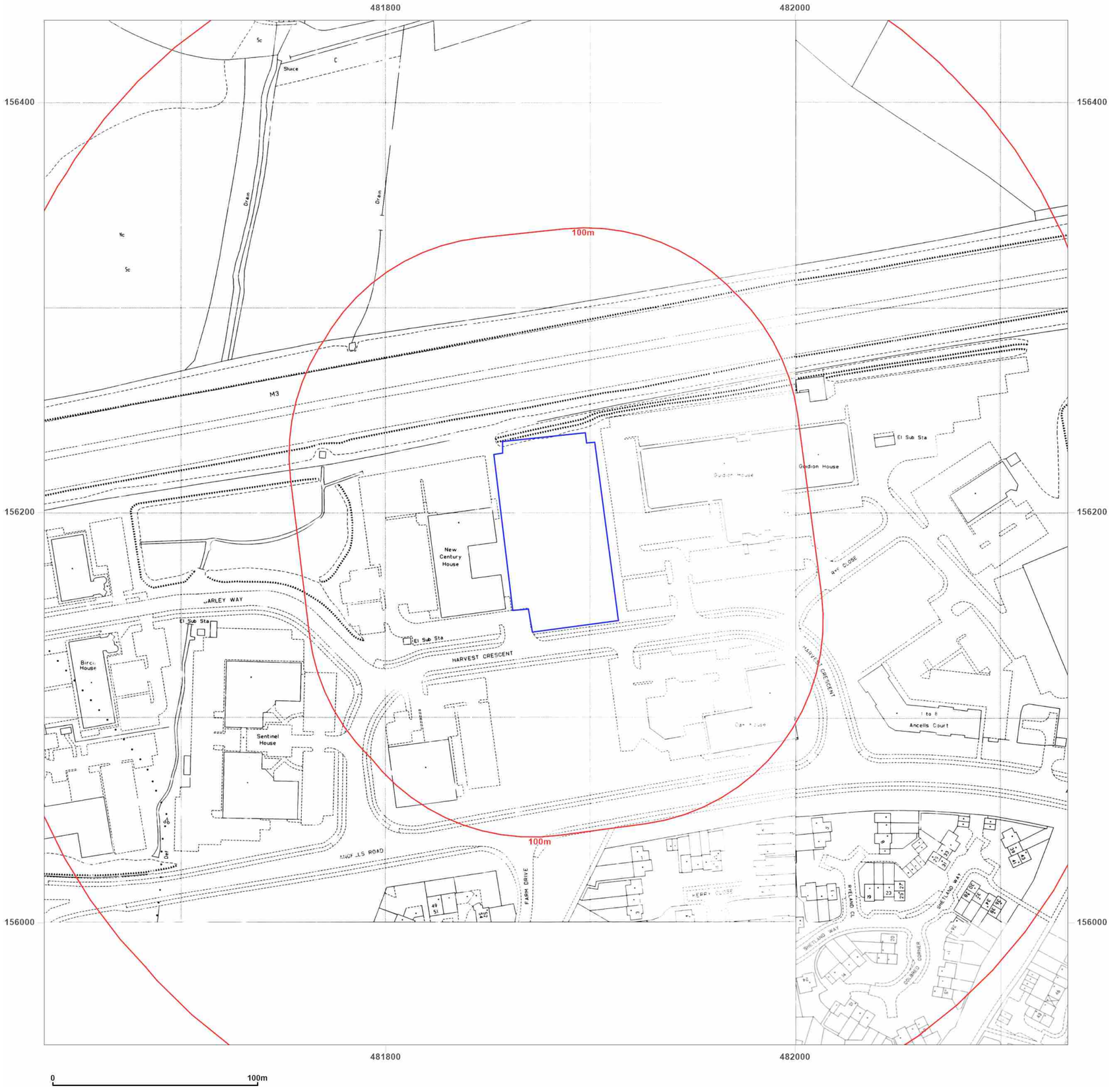

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Contamination Assessment

Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid

Map date: **1993-1994**

Scale: 1:1,250

Printed at: 1:2,000

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	Surveyed 1994 Revised 1994 Edition N/A Copyright N/A Levelled N/A

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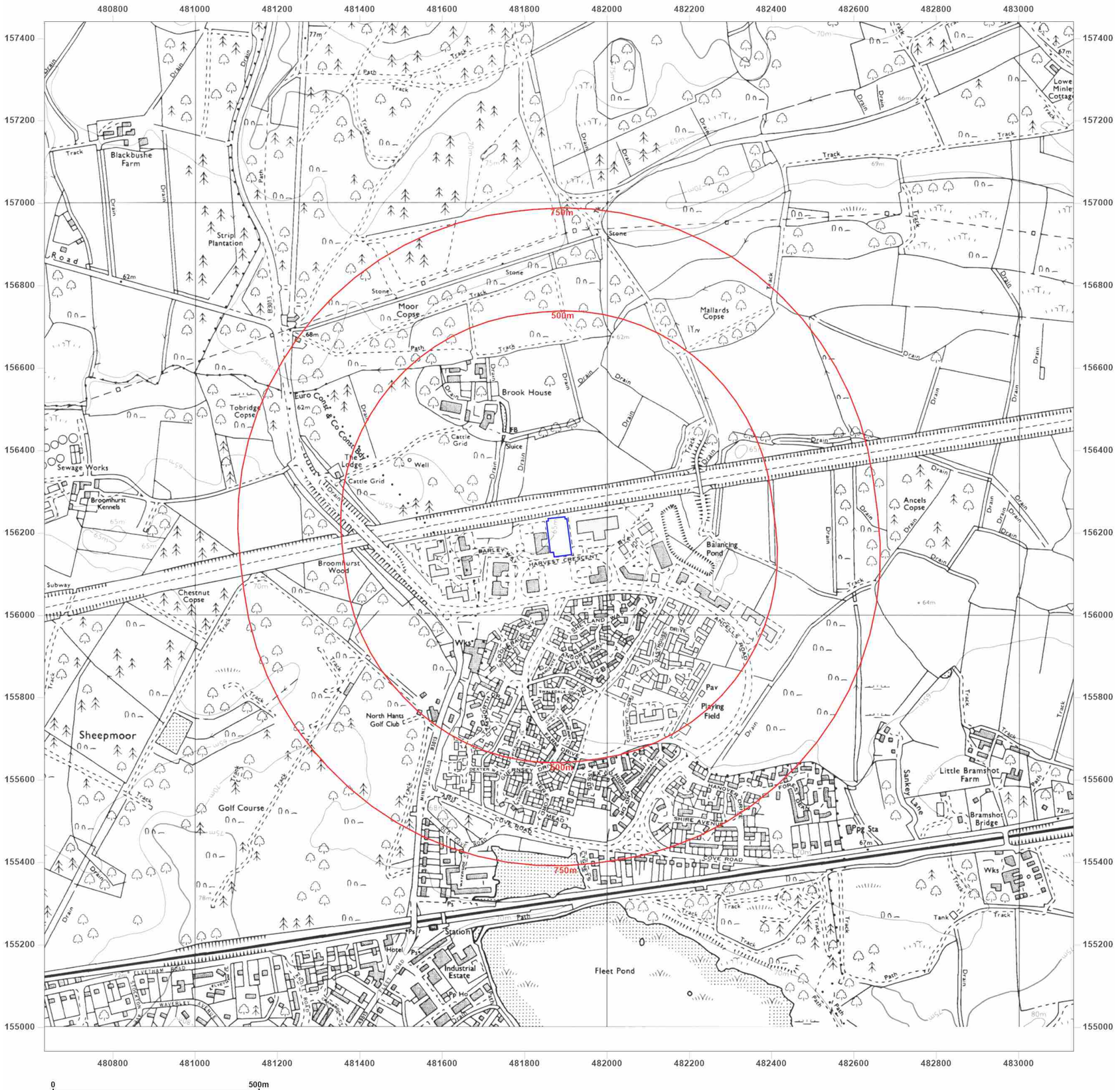

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Geotechnical Analysis
Contamination Assessment

Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid

Map date: **1995**

Scale: 1:10,000

Printed at: 1:10,000

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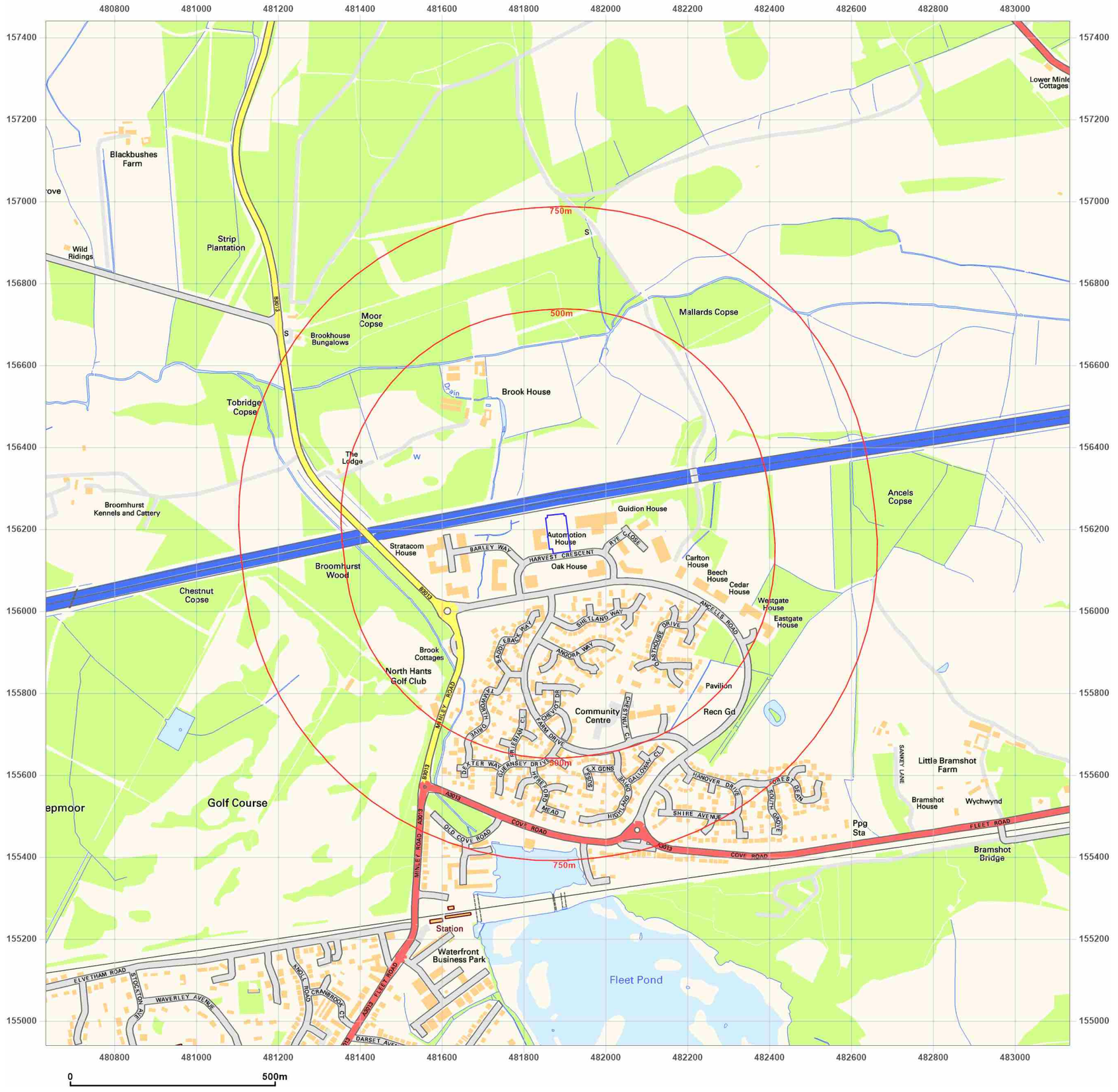

Site Details:

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Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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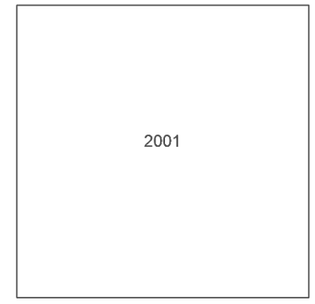

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Geotechnical Analysis
Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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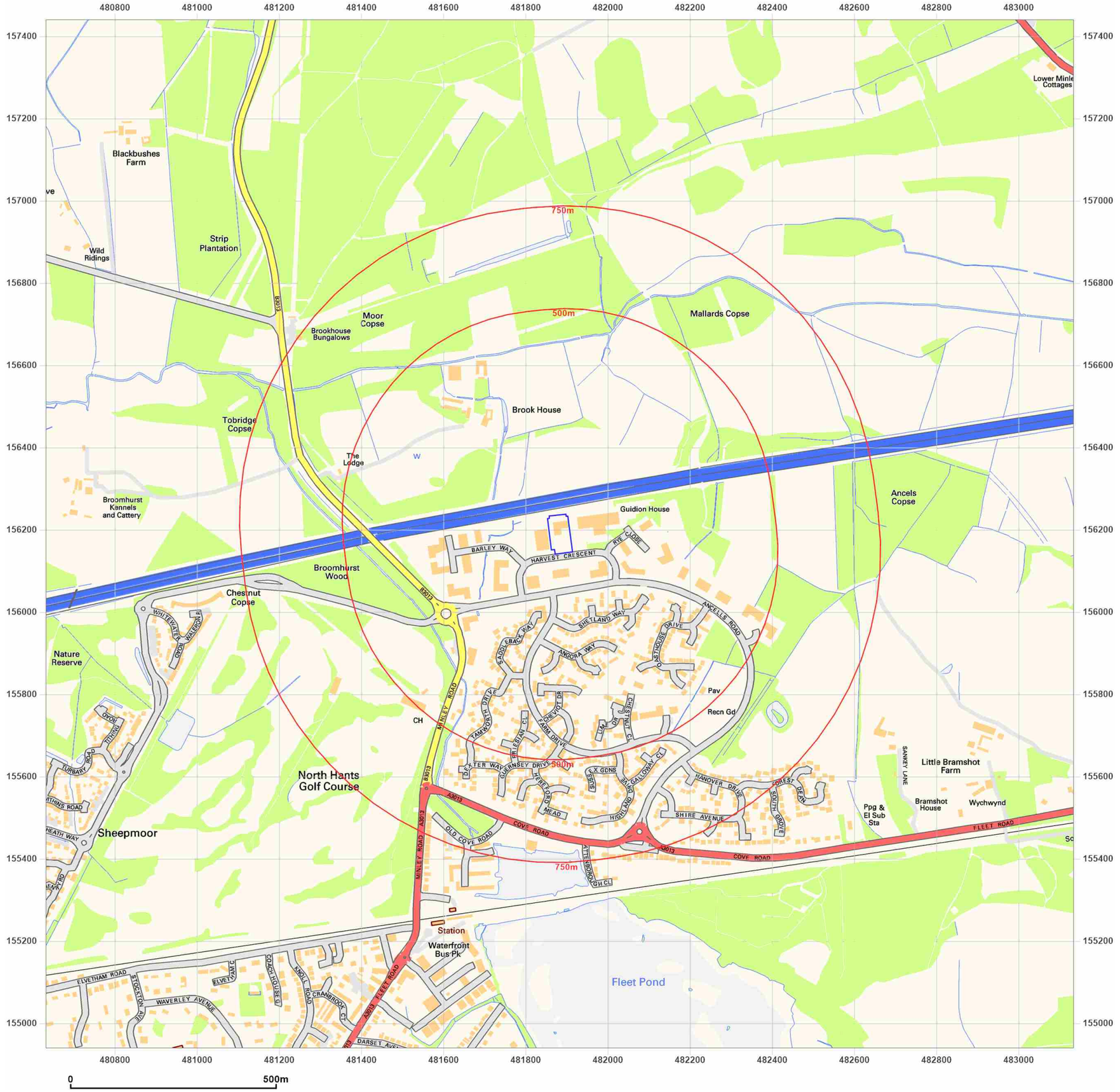

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Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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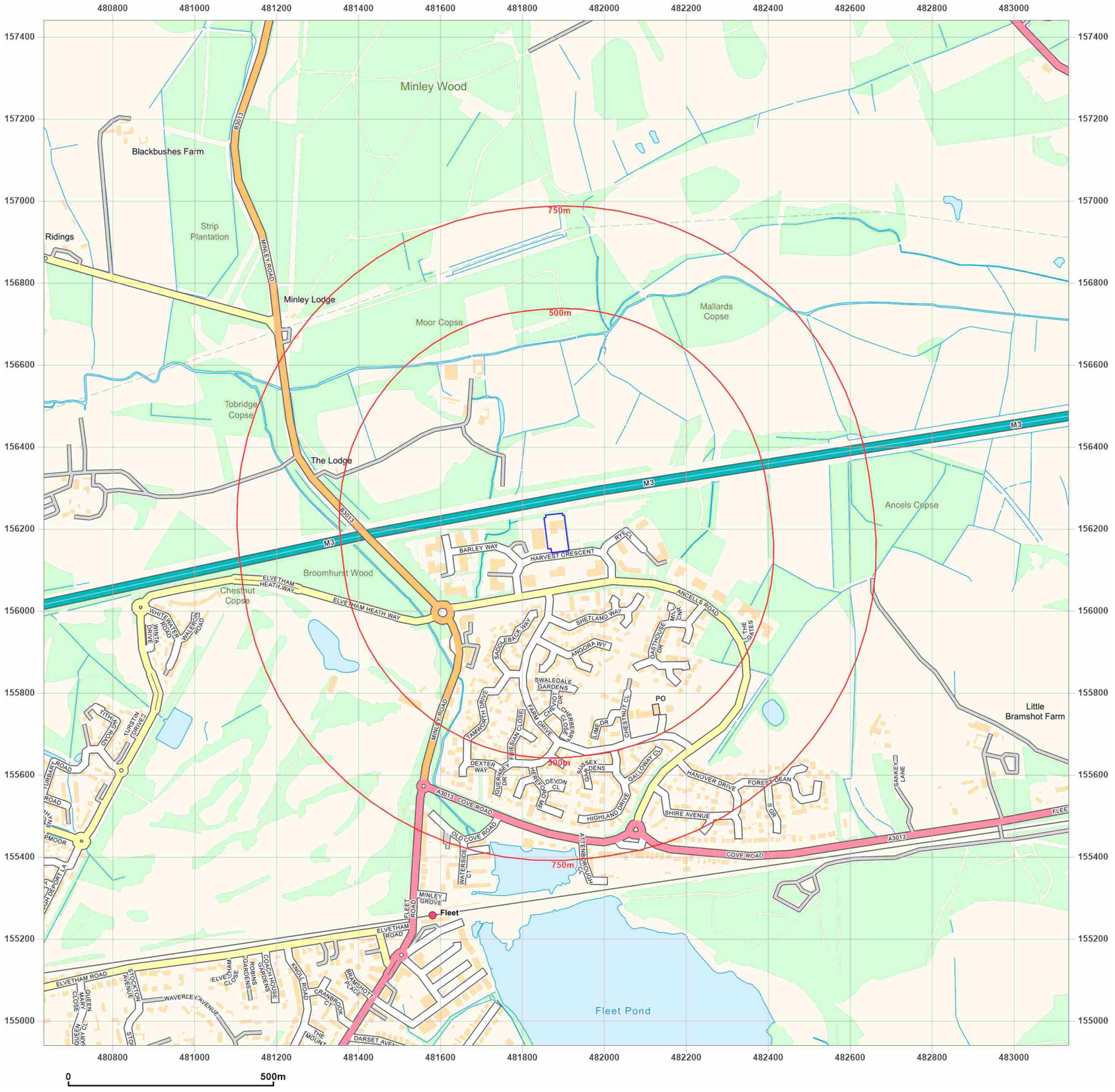

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Contamination Assessment

Site Details:

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Client Ref: 10913
Report Ref: SCL-X28-IIT-SQS-7HV
Grid Ref: 481883, 156190

Map Name: National Grid
Map date: **2024**
Scale: 1:10,000
Printed at: 1:10,000

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Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

LINEA HOUSE, HARVEST CRESCENT, ANCELLS BUSINESS PARK, FLEET, GU51 2UZ

Order Details

Date: 05/02/2024

Your ref: 10913

Our Ref: SCL-8JR-BS3-UGF-VQH

Site Details

Location: 481878 156203

Area: 0.45 ha

Authority: Hart District Council ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	3	8	-
16	1.2	Historical tanks	0	0	0	0	-
16 >	1.3 >	Historical energy features >	0	0	5	4	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	0	8	14	-
20	2.2	Historical tanks	0	0	0	0	-
21 >	2.3 >	Historical energy features >	0	0	10	4	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	2	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	1	1	12	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-

28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	2	1	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	1	-
31	4.19	Pollution inventory substances	0	0	0	0	-
32	4.20	Pollution inventory waste transfers	0	0	0	0	-
32	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
33 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
35 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
36 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38	5.6	Groundwater abstractions	0	0	0	0	0
39 >	**5.7 >**	**Surface water abstractions >**	0	0	0	1	0
39	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
41 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	0	15	-	-

43 >	6.2 >	Surface water features >	0	0	9	-	-
43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
45 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
49 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
51 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	10
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
54 >	10.4 >	Special Protection Areas (SPA) >	0	0	0	0	2
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
55 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	4
55	10.8	Biosphere Reserves	0	0	0	0	0
56	10.9	Forest Parks	0	0	0	0	0
56	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0
56	10.12	Proposed Ramsar sites	0	0	0	0	0

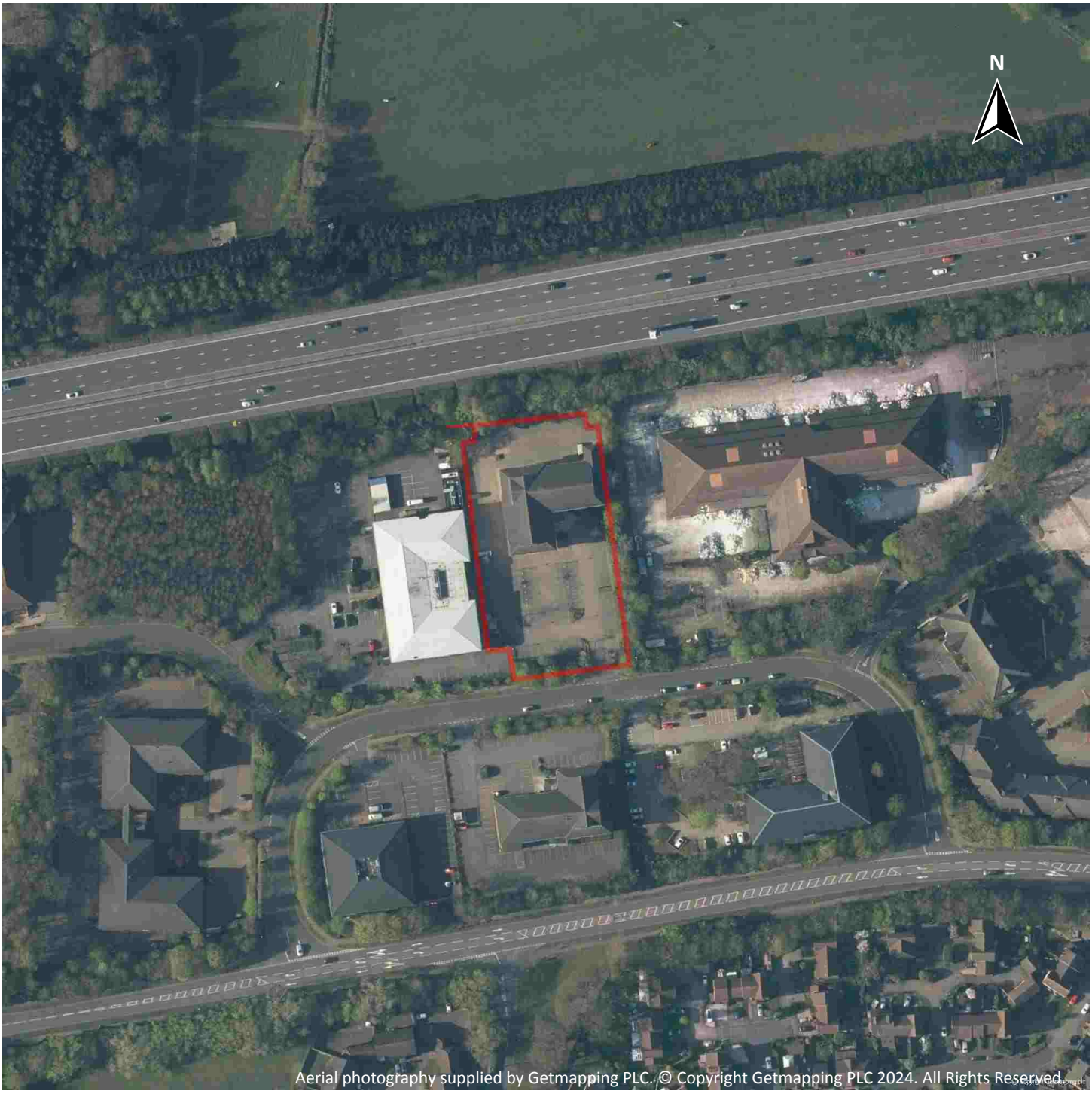
56	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
57	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
57	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	0
58 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
60 >	10.18 >	SSSI Units >	0	0	0	0	13
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	Listed Buildings	0	0	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68 >	12.3 >	Tree Felling Licences >	0	1	1	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
69 >	12.5 >	Countryside Stewardship Schemes >	0	0	4	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	0	12	-	-
71 >	13.2 >	Habitat Networks >	0	0	3	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
72	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	14.1 >	10k Availability >	Identified (within 500m)				
74	14.2	Artificial and made ground (10k)	0	0	0	0	-
75	14.3	Superficial geology (10k)	0	0	0	0	-

75	14.4	Landslip (10k)	0	0	0	0	-
76	14.5	Bedrock geology (10k)	0	0	0	0	-
76	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
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78 >	15.2 >	Artificial and made ground (50k) >	1	0	1	1	-
79 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	0	0	0	2	-
81	15.5	Superficial permeability (50k)	None (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	1	0	1	3	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83	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
84 >	16.1 >	BGS Boreholes >	0	1	11	-	-
Page	Section	**Natural ground subsidence >**					
86 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
87 >	17.2 >	Running sands >	Low (within 50m)				
89 >	17.3 >	Compressible deposits >	Very low (within 50m)				
91 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
92 >	17.5 >	Landslides >	Very low (within 50m)				
93 >	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
95	18.1	BritPits	0	0	0	0	-
96 >	18.2 >	Surface ground workings >	0	0	13	-	-
96	18.3	Underground workings	0	0	0	0	0
97	18.4	Underground mining extents	0	0	0	0	-
97	18.5	Historical Mineral Planning Areas	0	0	0	0	-

97	18.6	Non-coal mining	0	0	0	0	0
97	18.7	JPB mining areas	None (within 0m)				
97	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98	18.9	Researched mining	0	0	0	0	-
98	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
98	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
100	19.2	Mining cavities	0	0	0	0	0
100	19.3	Reported recent incidents	0	0	0	0	-
100	19.4	Historical incidents	0	0	0	0	-
101	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon** >					
102 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	1	0	-	-	-
104	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
104	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
105	22.1	Underground railways (London)	0	0	0	-	-
105	22.2	Underground railways (Non-London)	0	0	0	-	-
105	22.3	Railway tunnels	0	0	0	-	-
105	22.4	Historical railway and tunnel features	0	0	0	-	-
105	22.5	Royal Mail tunnels	0	0	0	-	-

106	22.6	Historical railways	0	0	0	-	-
106	22.7	Railways	0	0	0	-	-
106	22.8	Crossrail 1	0	0	0	0	-
106	22.9	Crossrail 2	0	0	0	0	-
106	22.10	HS2	0	0	0	0	-

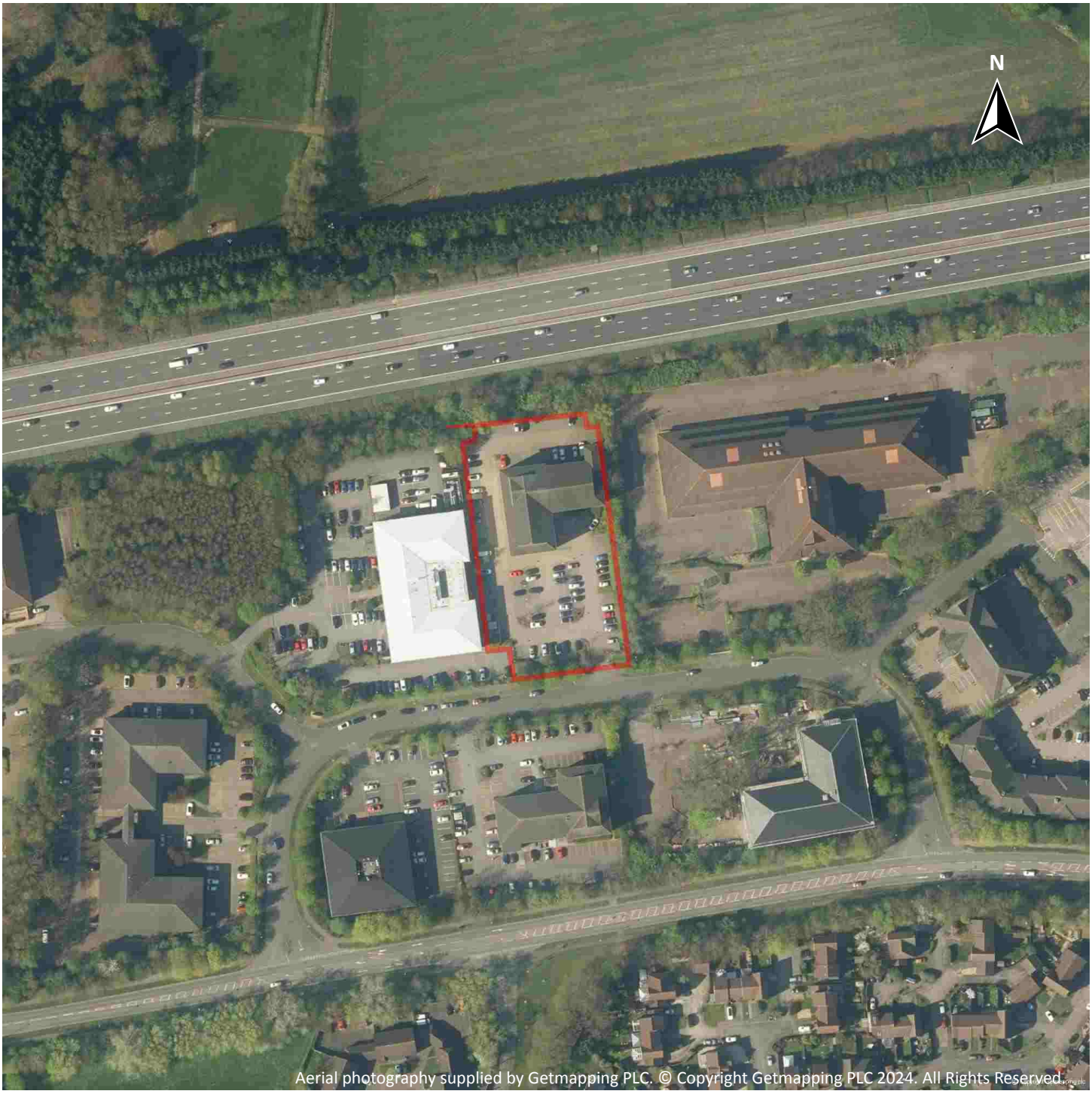
Recent aerial photograph



Capture Date: 23/04/2021

Site Area: 0.45ha

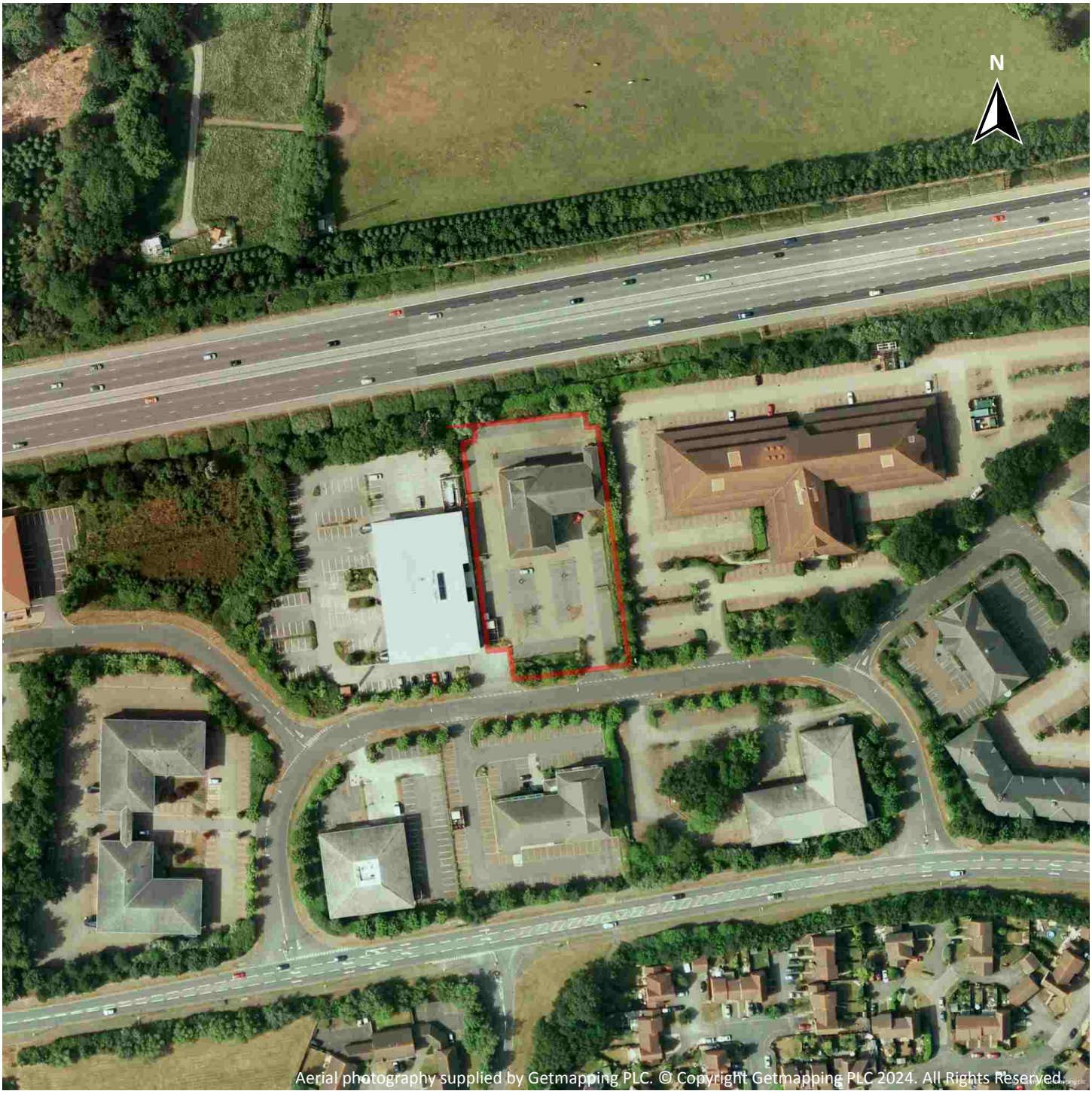
Recent site history - 2018 aerial photograph



Capture Date: 20/04/2018

Site Area: 0.45ha

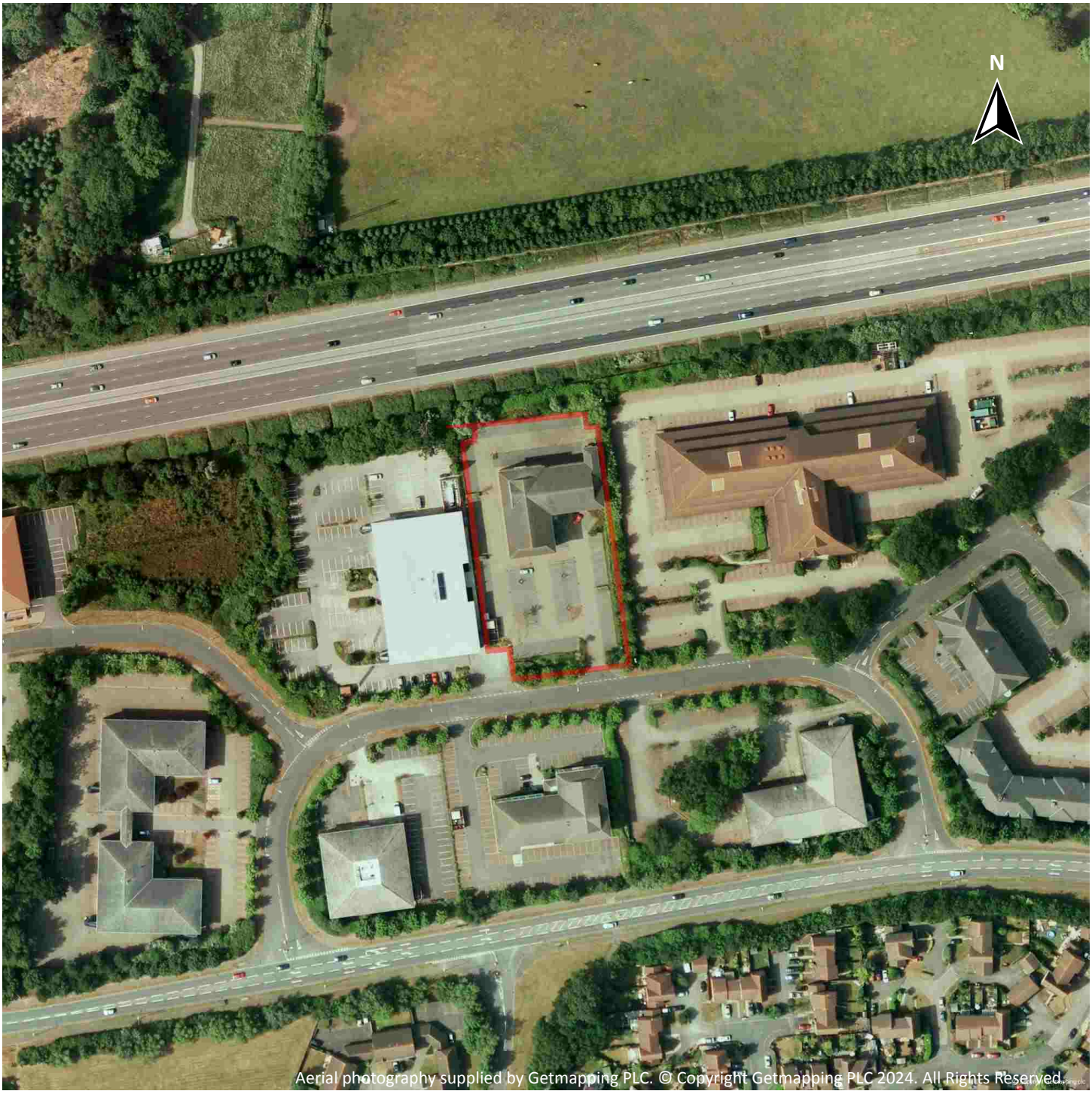
Recent site history - 2005 aerial photograph



Capture Date: 19/06/2005

Site Area: 0.45ha

Recent site history - 2004 aerial photograph



Capture Date: 09/09/2004

Site Area: 0.45ha

Recent site history - 1999 aerial photograph

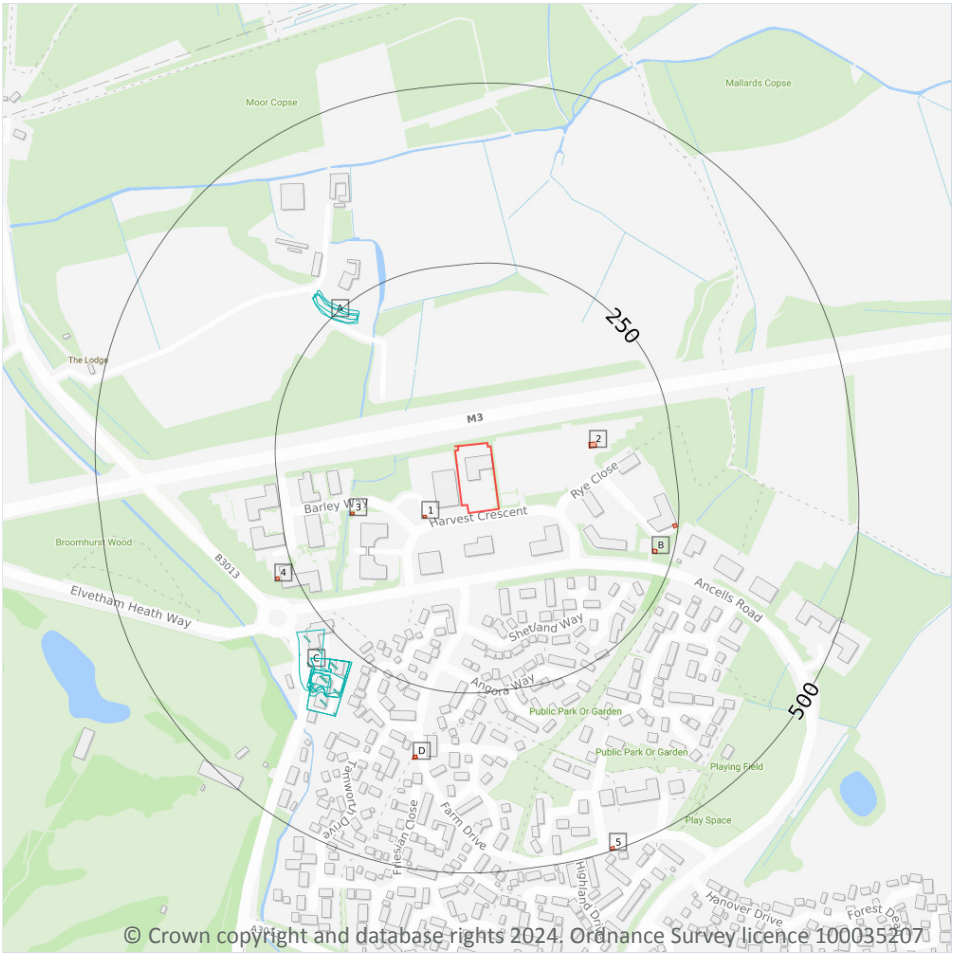
Capture Date: 04/09/1999

Site Area: 0.45ha

OS MasterMap site plan

Site Area: 0.45ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical energy features

1.1 Historical industrial land uses

Records within 500m	11

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
A	221m NW	Unspecified Pit	1972	1940469

ID	Location	Land use	Dates present	Group ID
A	225m NW	Unspecified Pit	1961 - 1965	1888217
A	225m NW	Unspecified Pit	1909 - 1938	1941366
C	257m SW	Unspecified Mill	1888	1930126
C	264m SW	Unspecified Works	1991 - 1995	1906369
C	264m SW	Unspecified Works	1978	1939558
C	265m SW	Corn Mill	1909 - 1930	1894197
C	265m SW	Unspecified Mill	1938	1896094
C	265m SW	Unspecified Mill	1895	1923759
C	296m SW	Unspecified Mill	1961 - 1972	1937295
C	298m SW	Corn Mill	1871	1964352

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	9

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

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

ID	Location	Land use	Dates present	Group ID
1	51m SW	Electricity Substation	1992 - 1993	210604

ID	Location	Land use	Dates present	Group ID
2	136m E	Electricity Substation	1992 - 1996	208631
3	150m W	Electricity Substation	1992 - 1993	199302
B	221m E	Electricity Substation	1992 - 1996	211735
B	242m E	Electricity Substation	1992 - 1996	207199
4	273m SW	Electricity Substation	1993	190797
D	344m S	Electricity Substation	-	187573
D	344m S	Electricity Substation	1993	190803
5	495m S	Gas Governor	1994	191945

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

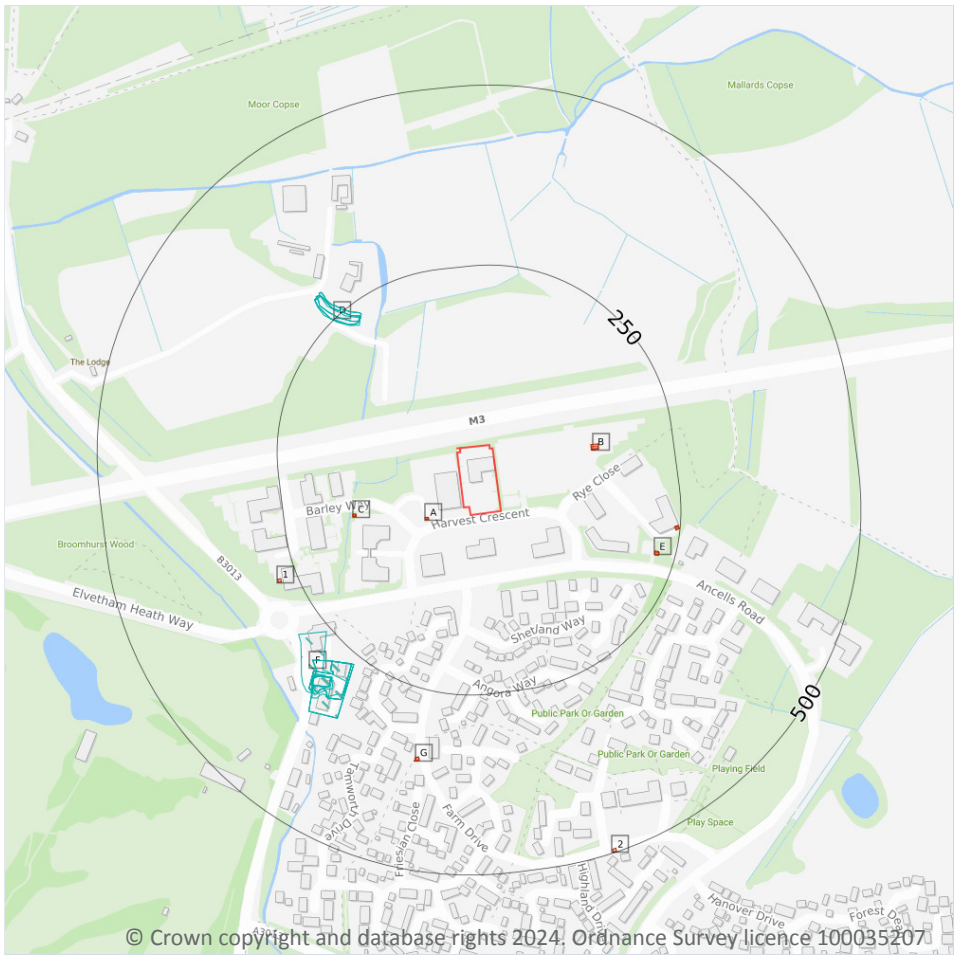
1.6 Historical military land

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 energy features

2.1 Historical industrial land uses

Records within 500m	22

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 19 >**

ID	Location	Land Use	Date	Group ID
D	221m NW	Unspecified Pit	1972	1940469
D	225m NW	Unspecified Pit	1965	1888217
D	225m NW	Unspecified Pit	1961	1888217

ID	Location	Land Use	Date	Group ID
D	225m NW	Unspecified Pit	1965	1888217
D	225m NW	Unspecified Pit	1961	1888217
D	225m NW	Unspecified Pit	1938	1941366
D	225m NW	Unspecified Pit	1930	1941366
D	225m NW	Unspecified Pit	1909	1941366
F	257m SW	Unspecified Mill	1888	1930126
F	264m SW	Unspecified Works	1995	1906369
F	264m SW	Unspecified Works	1978	1939558
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F	265m SW	Unspecified Mill	1938	1896094
F	265m SW	Corn Mill	1930	1894197
F	265m SW	Corn Mill	1909	1894197
F	265m SW	Unspecified Mill	1895	1923759
F	296m SW	Unspecified Mill	1972	1937295
F	297m SW	Unspecified Mill	1965	1937295
F	297m SW	Unspecified Mill	1961	1937295
F	297m SW	Unspecified Mill	1965	1937295
F	297m SW	Unspecified Mill	1961	1937295
F	298m SW	Corn Mill	1871	1964352

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	14

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 19 >**

ID	Location	Land Use	Date	Group ID
A	51m SW	Electricity Substation	1992	210604
A	52m SW	Electricity Substation	1993	210604
B	136m E	Electricity Substation	1992	208631
B	136m E	Electricity Substation	1996	208631
C	150m W	Electricity Substation	1992	199302
C	151m W	Electricity Substation	1993	199302
E	221m E	Electricity Substation	1996	211735
E	221m E	Electricity Substation	1992	211735
E	242m E	Electricity Substation	1996	207199
E	243m E	Electricity Substation	1992	207199
1	273m SW	Electricity Substation	1993	190797
G	344m S	Electricity Substation	-	187573
G	344m S	Electricity Substation	1993	190803
2	495m S	Gas Governor	1994	191945

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.

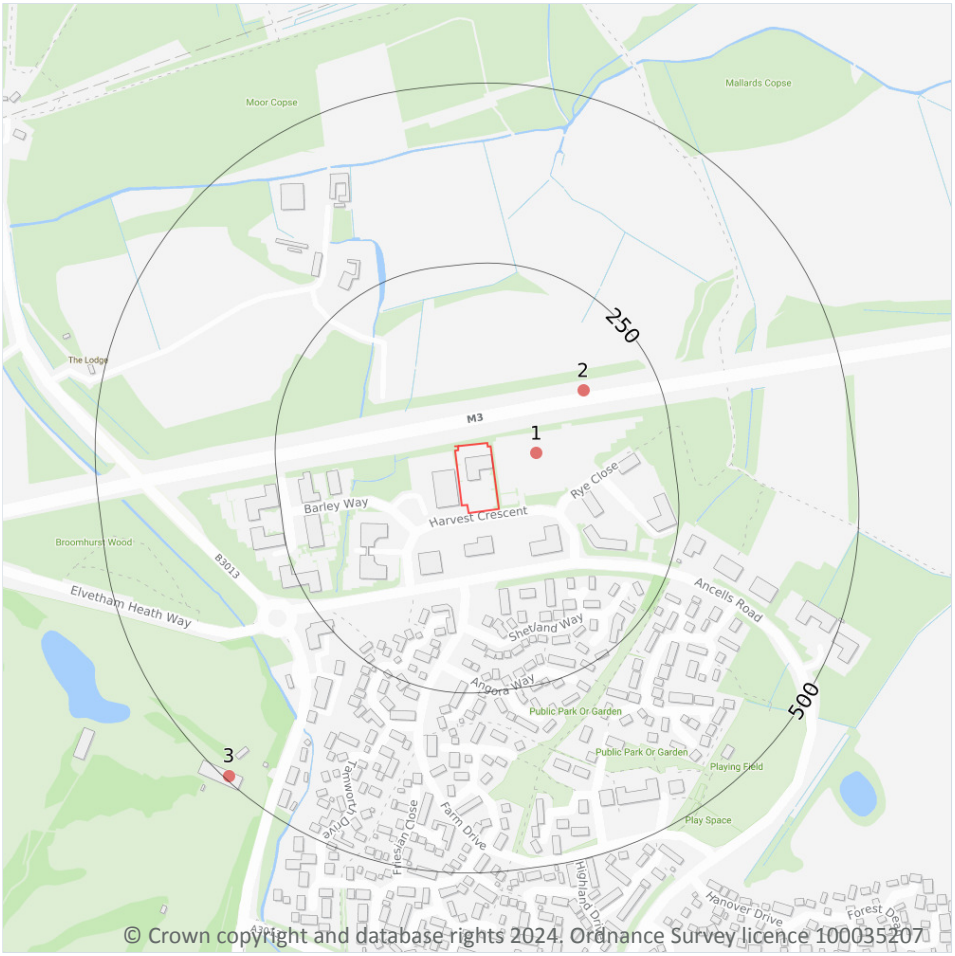
2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

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	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	3

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.

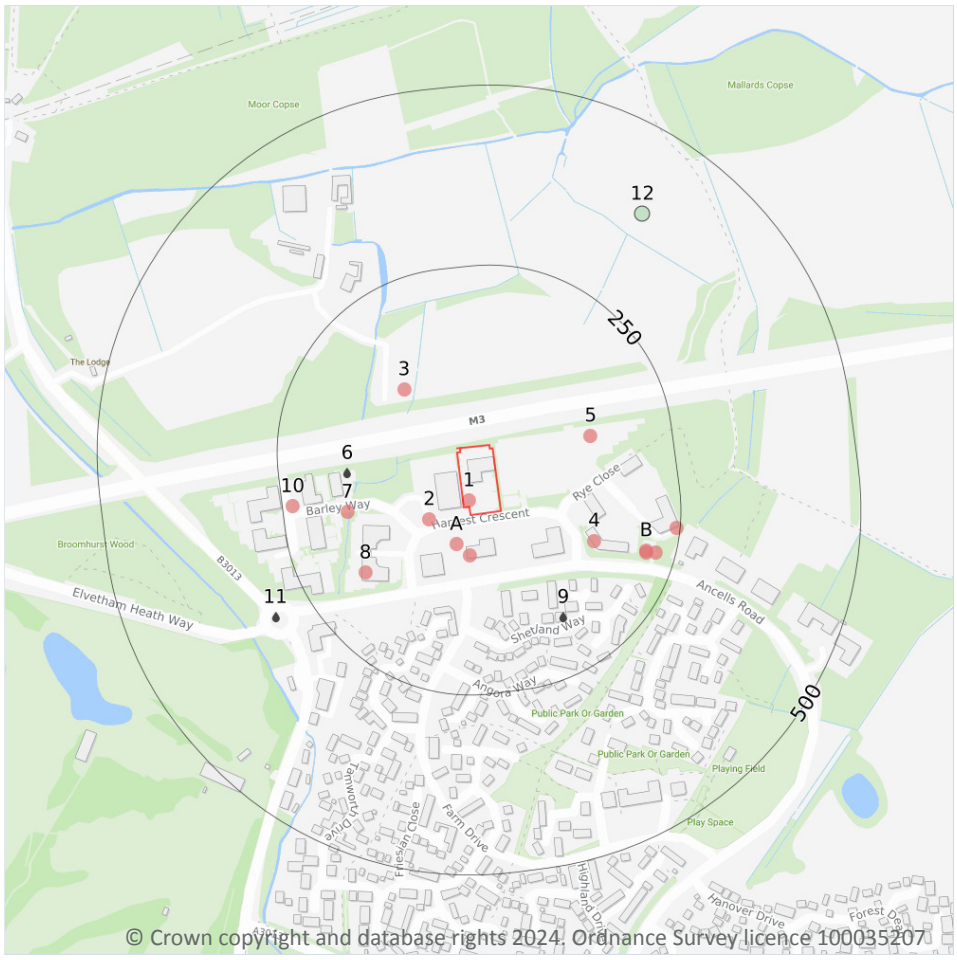
Features are displayed on the Waste and landfill map on **page 23 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	61m E	Guidion House, Harvest Crescent, Fleet, GU51 2QP	WEX278087	Treating waste exemption	Not on a farm	Screening and blending of waste

ID	Location	Site	Reference	Category	Sub-Category	Description
2	149m NE	-	WEX251772	Using waste exemption	Not on a farm	Use of waste in construction
3	495m SW	MINLEY ROAD, FLEET, GU51 1RF	WEX105042	Disposing of waste exemption	Not on a farm	Burning waste in the open

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	14

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Company	Address	Activity	Category
1	**On site**	**Electricity Sub Station**	**Hampshire, GU51**	**Electrical Features**	**Infrastructure and Facilities**
A	45m S	Electricity Sub Station	Hampshire, GU51	Electrical Features	Infrastructure and Facilities
2	51m SW	Electricity Sub Station	Hampshire, GU51	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	56m S	Phoenix Footwear Ltd	Sentinel House, Harvest Crescent, Fleet, Hampshire, GU51 2UZ	Footwear	Consumer Products
3	113m NW	Masts (Telecommunication)	Hampshire, GU51	Telecommunications Features	Infrastructure and Facilities
4	136m SE	Projective Ltd	Unit 3 Ancells Court, Rye Close, Fleet, Hampshire, GU51 2UY	Civil Engineers	Engineering Services
5	137m E	Electricity Sub Station	Hampshire, GU51	Electrical Features	Infrastructure and Facilities
7	162m W	Electricity Sub Station	Hampshire, GU51	Electrical Features	Infrastructure and Facilities
8	164m SW	Halldale Media Ltd	Sentinel House, Harvest Crescent, Fleet, Hampshire, GU51 2UZ	Published Goods	Industrial Products
B	209m SE	Sewage Pumping Station	Hampshire, GU51	Waste Storage, Processing and Disposal	Infrastructure and Facilities
B	210m SE	Pumping Station	Hampshire, GU51	Water Pumping Stations	Industrial Features
B	222m SE	Electricity Sub Station	Hampshire, GU51	Electrical Features	Infrastructure and Facilities
10	236m W	Electricity Sub Station	Hampshire, GU51	Electrical Features	Infrastructure and Facilities
B	245m E	Electricity Sub Station	Hampshire, GU51	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Address	Details	
6	154m W	WESTERN DRAINAGE CHANNEL, ANCELLS P, WESTERN DRAINAGE CHANNEL, ANCELL, S PARK, FLEET HANTS.	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: CTWC.1207 Permit Version: 1 Receiving Water: UNNAMED TRIB OF THE MINLEY BRK	Status: SURRENDERED UNDER EPR 2010 Issue date: 09/09/1986 Effective Date: 09/09/1986 Revocation Date: 26/04/2016
9	170m SE	Ancells Farm, Ancells Farm	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: TEMP.0329 Permit Version: 1 Receiving Water: FLEET BROOK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 27/01/1997
11	302m SW	FLEET MILL, MINLEY ROAD, FLEET, HAN, FLEET MILL, MINLEY ROAD, FLEET, HANTS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCR.2193 Permit Version: 1 Receiving Water: TRIB OF MINLEY BROOK	Status: REVOKED - UNSPECIFIED Issue date: 15/10/1984 Effective Date: 15/10/1984 Revocation Date: 14/11/1991

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	1

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

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Details	
12	385m NE	Incident Date: 08/08/2020 Incident Identification: 1835307 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

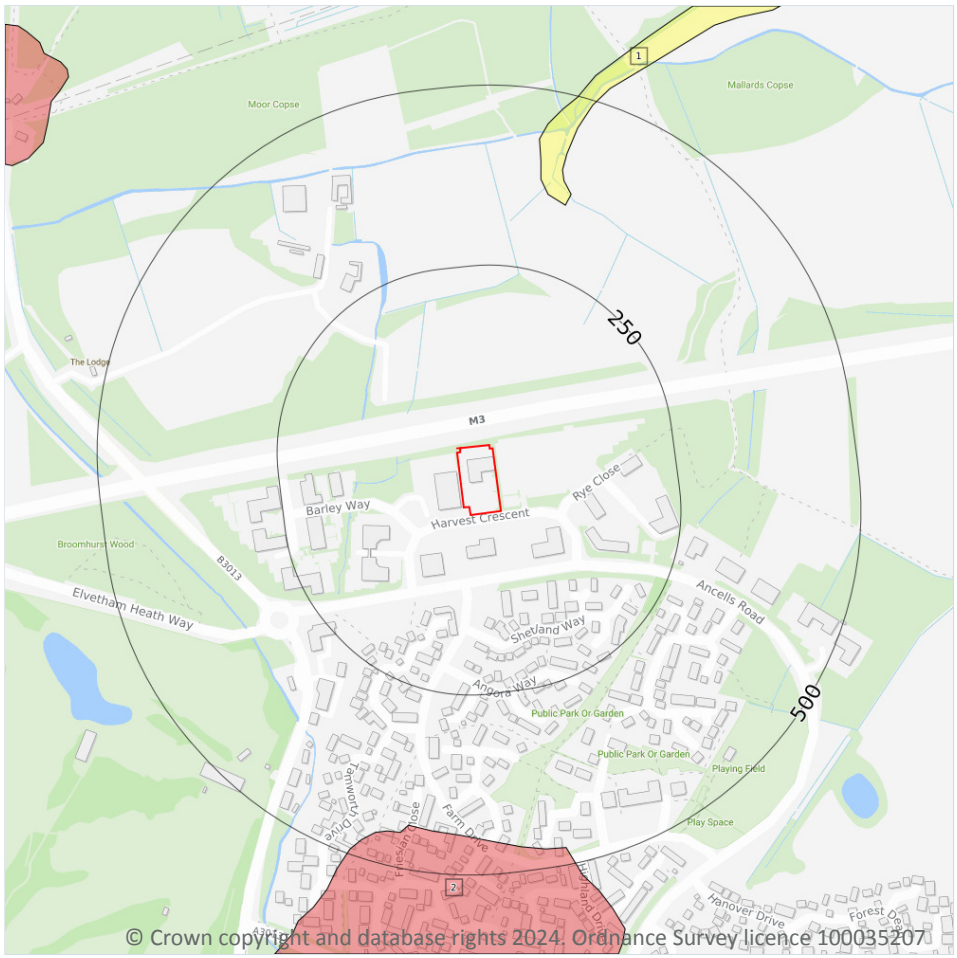
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	2

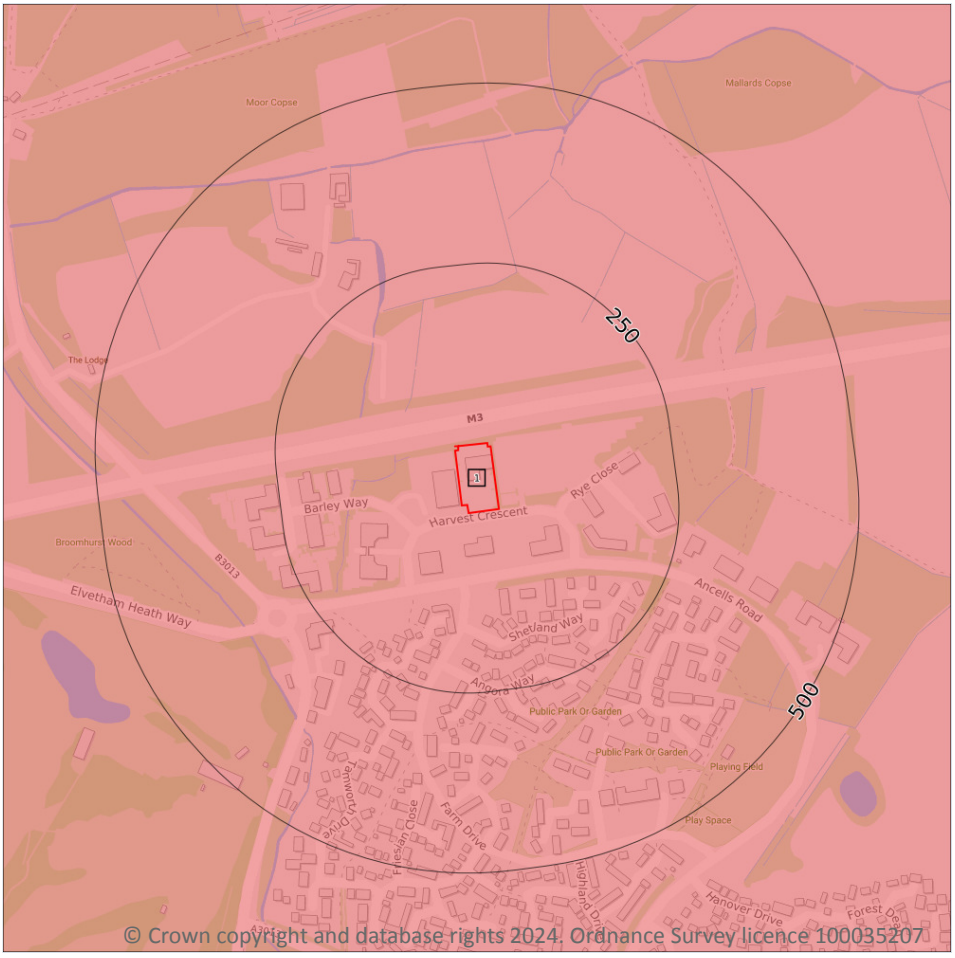
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 33 >**

ID	Location	Designation	Description
1	350m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	439m 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

5.2 Bedrock aquifer

Records within 500m	1

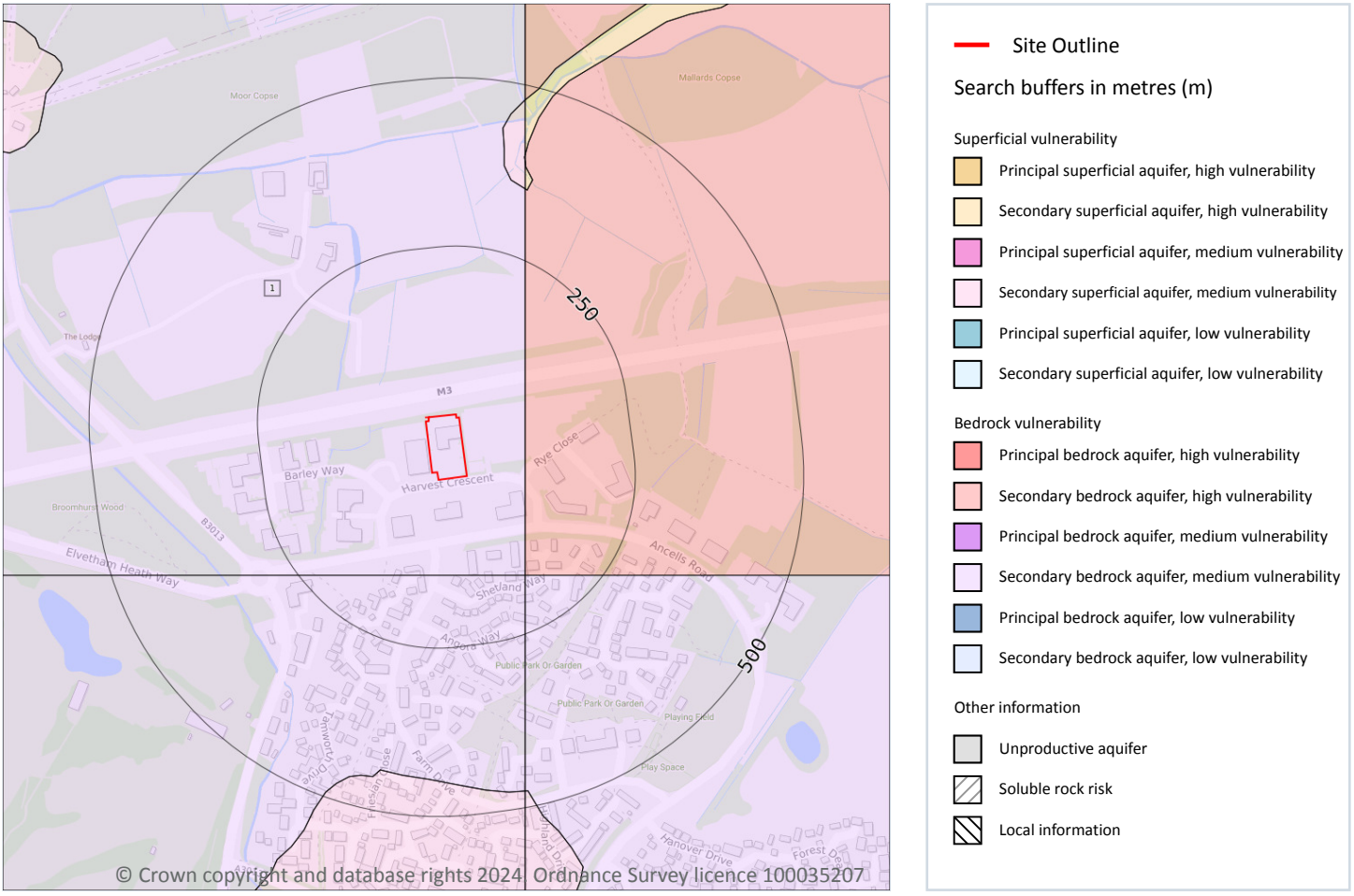
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 35 >**

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 36 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

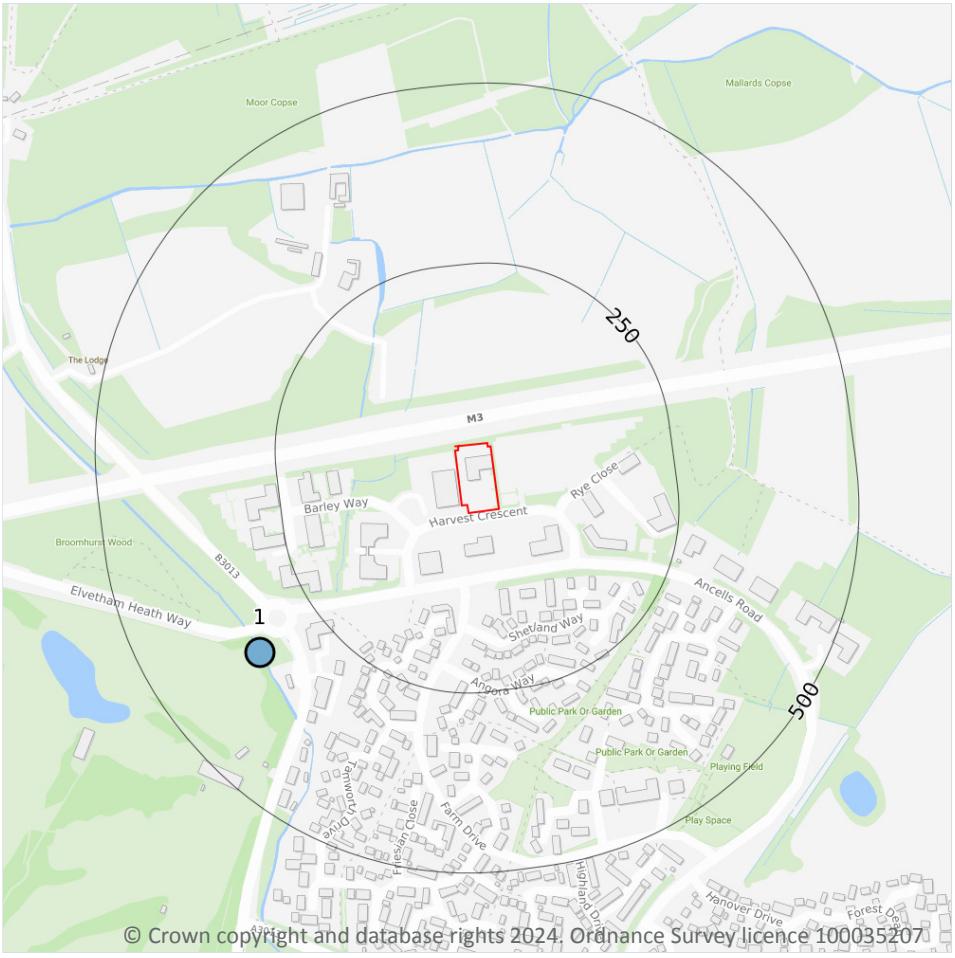
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	0

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

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

5.7 Surface water abstractions

Records within 2000m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 38 >**

ID	Location	Details	
1	347m SW	Status: Historical Licence No: TH/039/0024/017 Details: Spray Irrigation - Storage Direct Source: THAMES SURFACE WATER - NON TIDAL Point: NORTH HANTS GOLF CLUB-FLEET BROOK Data Type: Point Name: Gotla Easting: 481581 Northing: 155948	Annual Volume (m^3): 19116 Max Daily Volume (m^3): 720 Original Application No: NPSWR019676 Original Start Date: 09/10/2012 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 02/11/2017 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

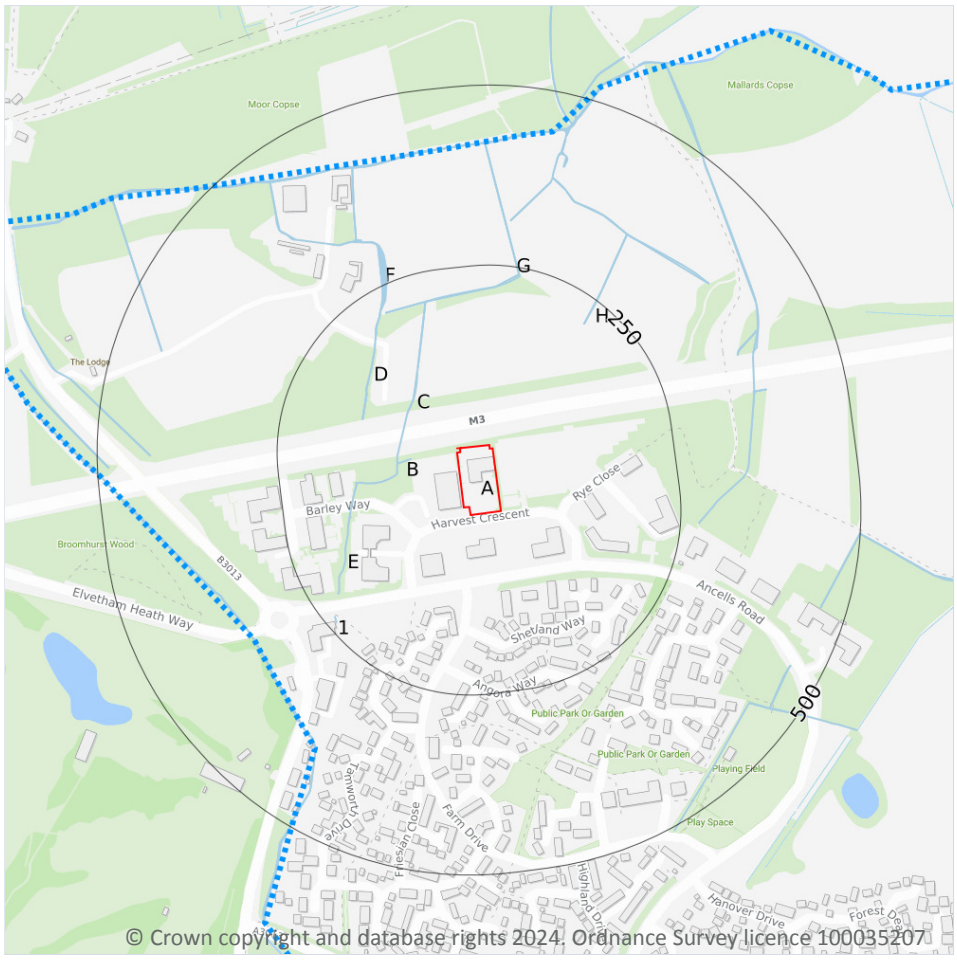
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	15

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 41 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	64m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	79m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	83m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	84m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	87m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	122m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	125m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	139m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	148m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	157m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	208m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	208m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	213m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	218m NW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
1	234m SW	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	9

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 41 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 41 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Fleet Brook**	**GB106039017120**	**Loddon**	**Loddon and Trib**

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 41 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	344m SW	River	Fleet Brook	GB106039017120 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	**1**

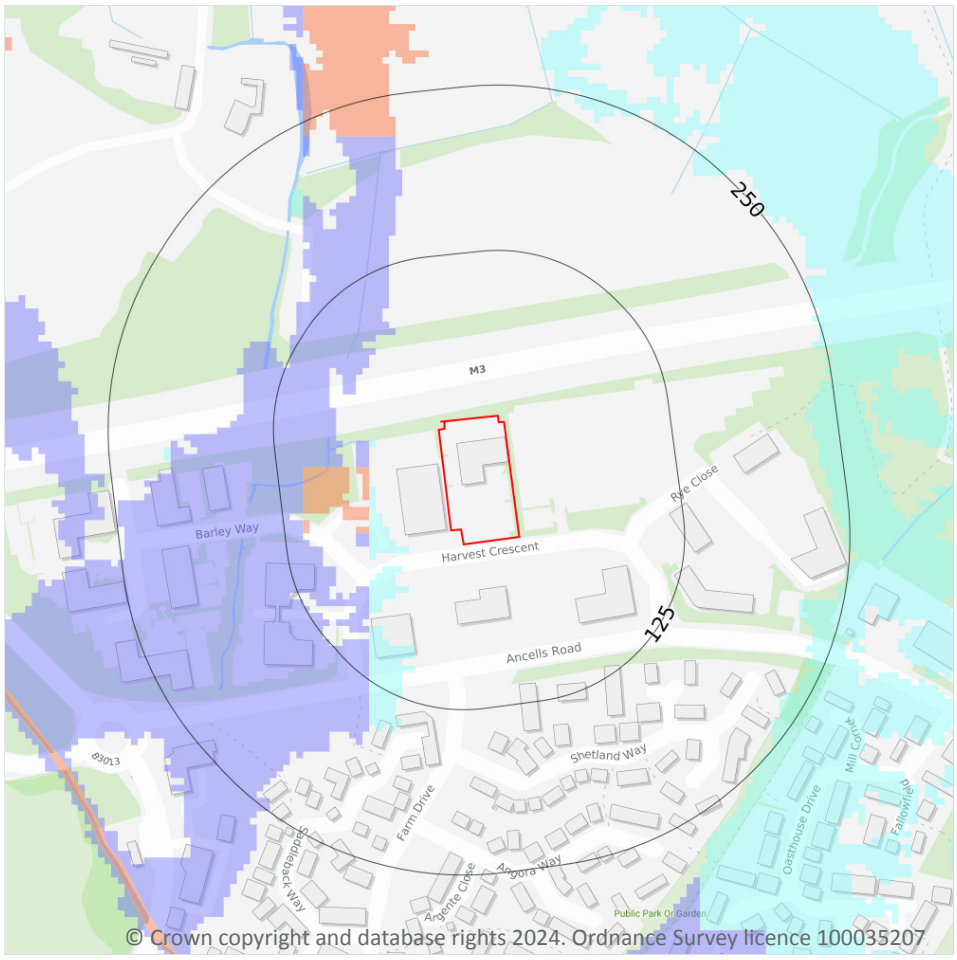
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 41 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Farnborough Bagshot Beds**	**GB40602G601300 ↗**	**Good**	**Good**	**Good**	**2019**

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

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

7.1 Risk of flooding from rivers and the sea

Records within 50m	3

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

Features are displayed on the River and coastal flooding map on **page 45 >**

Distance	Flood risk category
On site	**N/A**
0 - 50m	Low

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

7.2 Historical Flood Events

Records within 250m	**0**

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

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

7.3 Flood Defences

Records within 250m	**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

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

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

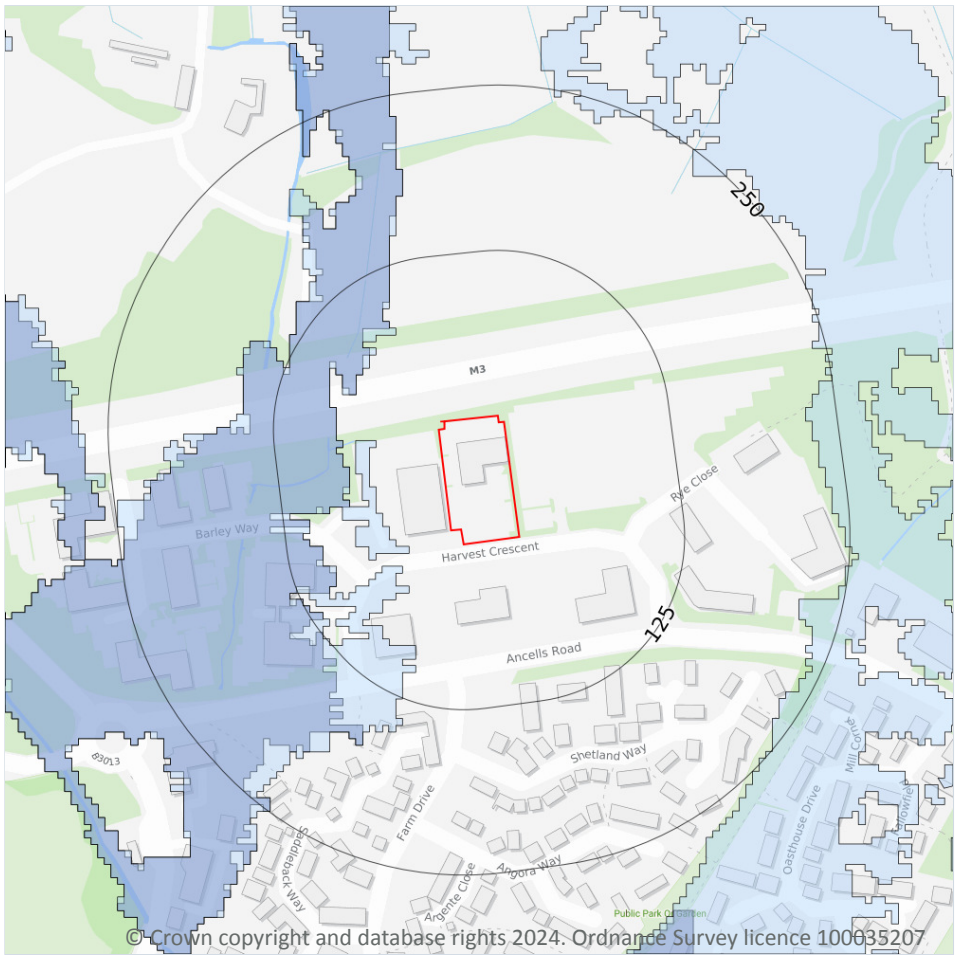
7.5 Flood Storage Areas

Records within 250m	**0**

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

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

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 45 >**

Location	Type
34m SW	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m	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

Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

Highest risk on site	**1 in 100 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 49 >**

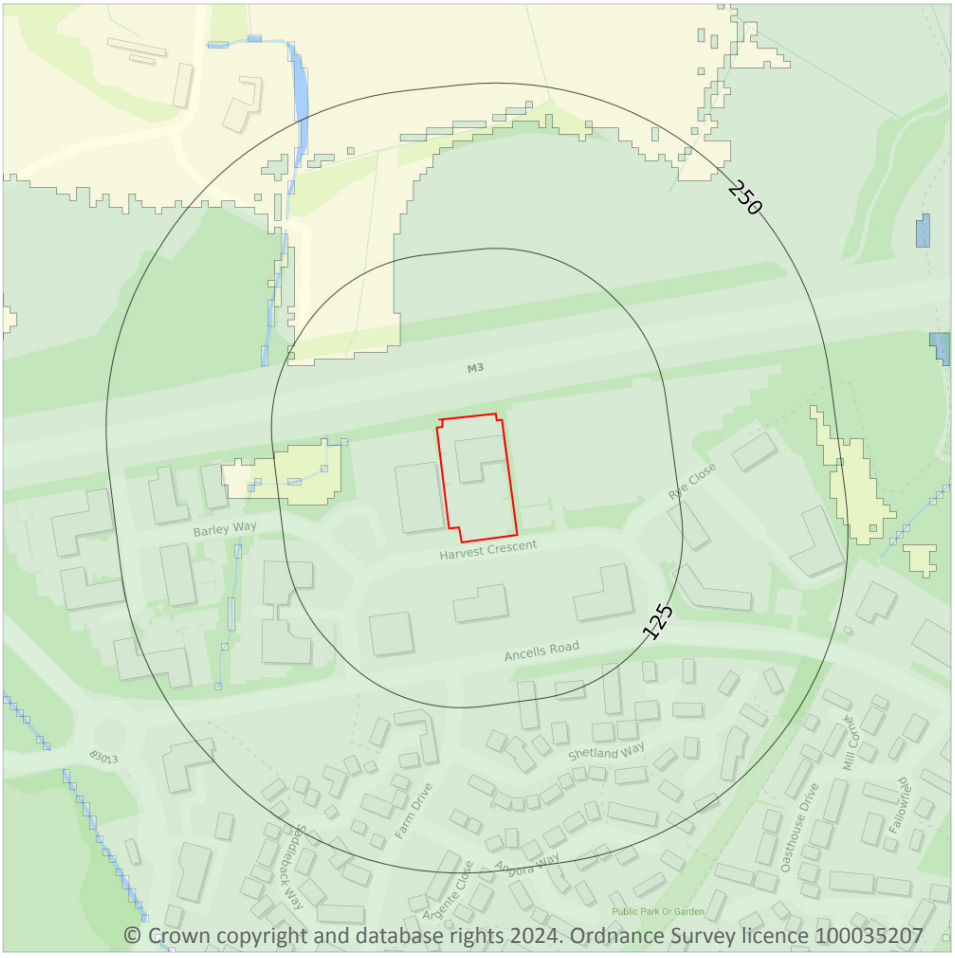
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

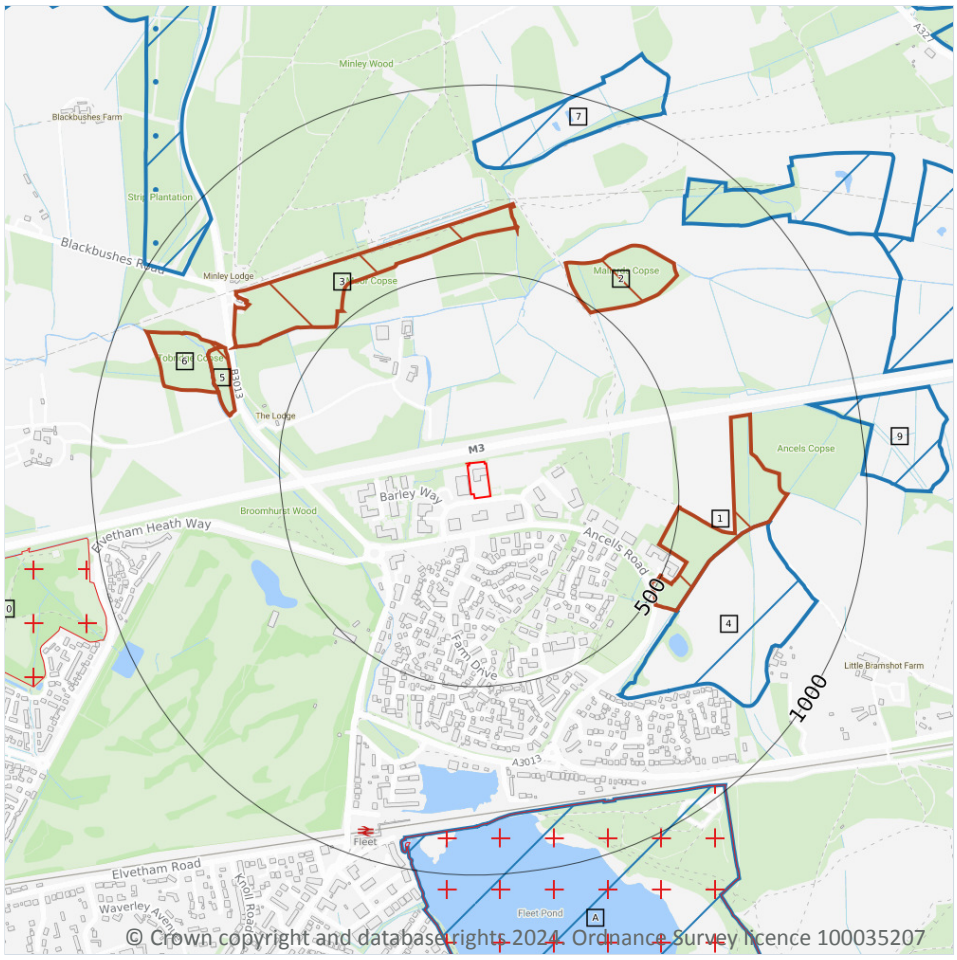
Highest risk on site	**Low**
Highest risk within 50m	**Low**

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 51 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Special Protection Areas (SPA)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	10

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 52 >**

ID	Location	Name	Data source
4	580m SE	Foxlease and Ancells Meadows	Natural England

ID	Location	Name	Data source
7	780m N	Foxlease and Ancells Meadows	Natural England
8	824m NE	Foxlease and Ancells Meadows	Natural England
A	843m S	Fleet Pond	Natural England
9	876m E	Foxlease and Ancells Meadows	Natural England
B	909m NW	Castle Bottom to Yateley and Hawley Commons	Natural England
-	1540m NW	West Minley Meadow	Natural England
14	1642m NE	Foxlease and Ancells Meadows	Natural England
C	1662m NE	Castle Bottom to Yateley and Hawley Commons	Natural England
-	1813m E	Foxlease and Ancells 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	2

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

Features are displayed on the Environmental designations map on **page 52 >**

ID	Location	Name	Species of interest	Habitat description	Data source
B	909m NW	Thames Basin Heaths	European nightjar; Wood lark; Dartford warbler	Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Heath, Scrub, Maquis and Garrigue, Phygrana; Coniferous woodland; Mixed woodland; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland; Bogs, Marshes, Water fringed vegetation, Fens	Natural England
C	1662m NE	Thames Basin Heaths	European nightjar; Wood lark; Dartford warbler	Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Heath, Scrub, Maquis and Garrigue, Phygrana; Coniferous woodland; Mixed woodland; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland; Bogs, Marshes, Water fringed vegetation, Fens	Natural England

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	3

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 52 >**

ID	Location	Name	Data source
A	843m S	Fleet Pond	Natural England
10	1022m W	Elvetham Heath	Natural England
-	1489m W	Elvetham Heath	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 52 >**

ID	Location	Name	Woodland Type
1	465m E	Ancels Copse	Ancient & Semi-Natural Woodland
2	486m NE	Mallards Copse	Ancient & Semi-Natural Woodland
3	507m NW	Moor Copse	Ancient & Semi-Natural Woodland
5	635m W	Moor Copse	Ancient Replanted Woodland
6	690m W	Moor Copse	Ancient & Semi-Natural Woodland
-	1336m E	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	**0**

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

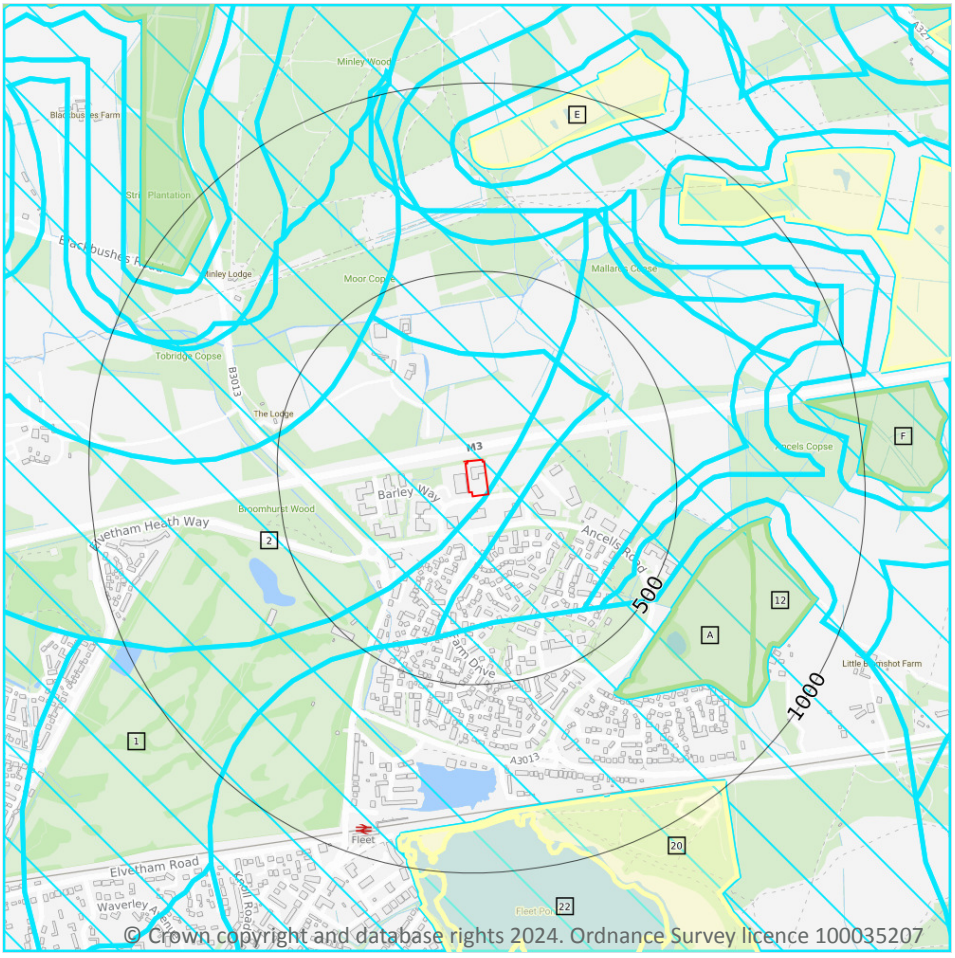
Records within 2000m	2

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	**Hart (Elvetham to Hartley Wintney) NVZ**	**Surface Water**	**447**	**Existing**
160m S	Hart (Elvetham to Hartley Wintney) NVZ	Surface Water	447	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	2

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

Features are displayed on the SSSI Impact Zones and Units map on **page 58 >**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where footprint exceeds 1ha. Residential - Residential development of 50 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. 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.**
2	On site	**Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 50 units or more. Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas. Air pollution - Any 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. 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.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	13

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 58 >**

ID: A
Location: 580m SE
SSSI name: Foxlease and Ancells Meadows
Unit name: Unit Adjacent To Unit 7
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W3 permanent wet mire	Favourable	04/03/2022
Lowland mire grassland and rush pasture	Favourable	04/03/2022
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Favourable	04/03/2022

ID: 12
Location: 694m E
SSSI name: Foxlease and Ancells Meadows
Unit name: Unit West Of Little Bramshot Farm
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W3 permanent wet mire	Favourable	04/03/2022
Lowland mire grassland and rush pasture	Favourable	04/03/2022
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Favourable	04/03/2022

ID: E
Location: 780m N
SSSI name: Foxlease and Ancells Meadows
Unit name: Unit ~800m West Of Lower Minley Cottages
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W3 permanent wet mire	Unfavourable - Recovering	12/02/2021
Lowland mire grassland and rush pasture	Unfavourable - Recovering	12/02/2021
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Unfavourable - Recovering	12/02/2021

ID: 18
Location: 824m NE
SSSI name: Foxlease and Ancells Meadows
Unit name: Largest Unit North Of Bramshot Copse
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W3 permanent wet mire	Unfavourable - Recovering	12/02/2021
Lowland mire grassland and rush pasture	Unfavourable - Recovering	18/06/2013
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Unfavourable - Recovering	18/06/2013

ID: 20
Location: 843m S
SSSI name: Fleet Pond
Unit name: Surrounding Habitat Mosaic
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Unfavourable - Recovering	12/02/2021

Feature name	Feature condition	Date of assessment
Outstanding dragonfly assemblage	Unfavourable - Recovering	12/02/2021
Wet woodland	Unfavourable - Recovering	12/02/2021

ID: 22
Location: 857m S
SSSI name: Fleet Pond
Unit name: Fleet Pond
Broad habitat: Standing Open Water And Canals
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland wetland including basin fen, valley fen, floodplain fen, waterfringe fen, spring/flush fen and raised bog lagg	Unfavourable - Recovering	25/03/2022
Mesotrophic lakes	Unfavourable - Recovering	25/03/2022
Outstanding dragonfly assemblage	Unfavourable - Recovering	25/03/2022

ID: F
Location: 876m E
SSSI name: Foxlease and Ancells Meadows
Unit name: Unit West Of Bramshot Copse
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W3 permanent wet mire	Favourable	18/02/2021
Lowland mire grassland and rush pasture	Favourable	04/03/2022
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Favourable	04/03/2022

ID: 24
Location: 909m NW
SSSI name: Castle Bottom to Yateley and Hawley Commons
Unit name: Yateley Heath Wood
Broad habitat: Coniferous Woodland
Condition: Favourable

Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of breeding birds - Dartford warbler, Sylvia undata	Favourable	29/06/2020
Aggregations of breeding birds - Nightjar, Caprimulgus europaeus	Favourable	29/06/2020
Aggregations of breeding birds - Woodlark, Lullula arborea	Favourable	29/06/2020

ID: -
Location: 1540m NW
SSSI name: West Minley Meadow
Unit name: South Of West Minley Farm""
Broad habitat: Neutral Grassland - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mire grassland and rush pasture	Unfavourable - Recovering	07/06/2010
Raised bog (lowland)	Unfavourable - Recovering	07/06/2010

ID: -
Location: 1585m E
SSSI name: Foxlease and Ancells Meadows
Unit name: Unit Area ~400m North Of Sewage Works
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W3 permanent wet mire	Unfavourable - Recovering	12/02/2021
Lowland mire grassland and rush pasture	Unfavourable - Recovering	12/02/2021
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Unfavourable - Recovering	12/02/2021

ID: 35
Location: 1642m NE
SSSI name: Foxlease and Ancells Meadows
Unit name: Unit By Lower Minley Cottages
Broad habitat: Dwarf Shrub Heath - Lowland

Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland dry acid grassland (U1b,c,d,f)	Unfavourable - Recovering	18/02/2021

ID: 36
Location: 1662m NE
SSSI name: Castle Bottom to Yateley and Hawley Commons
Unit name: Hawley Common
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of breeding birds - Dartford warbler, Sylvia undata	Favourable	29/06/2020
Aggregations of breeding birds - Nightjar, Caprimulgus europaeus	Favourable	29/06/2020
Aggregations of breeding birds - Woodlark, Lullula arborea	Favourable	29/06/2020

ID: -
Location: 1813m E
SSSI name: Foxlease and Ancells Meadows
Unit name: Unit Area Adjoining Sewage Works
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W3 permanent wet mire	Favourable	18/02/2021
Lowland dry acid grassland (U1b,c,d,f)	Favourable	18/02/2021
Lowland dry acid grassland (U1e)	Favourable	18/02/2021
Lowland dry acid grassland (U4)	Favourable	18/02/2021
Lowland mire grassland and rush pasture	Unfavourable - Declining	18/02/2021
Population of nationally scarce butterfly species - Eurodryas aurinia, Marsh Fritillary	Unfavourable - Recovering	18/02/2021

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

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

11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

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

12 Agricultural designations

Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 67 >**

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

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 67 >**

ID	Location	Description	Reference	Application date
2	49m N	Selective Fell/Thin (Unconditional)	018/366/15-16	-
3	193m E	Clear Fell (Unconditional)	019/294/04-05	30/03/2005

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

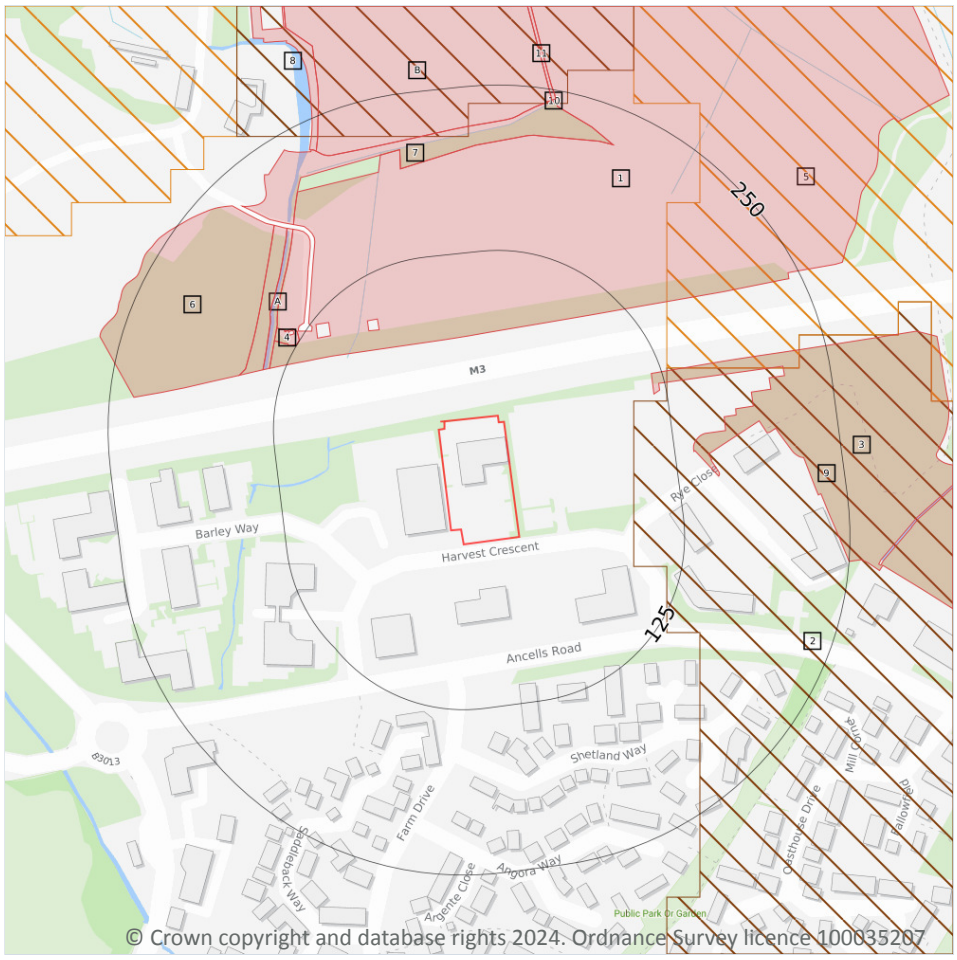
Records within 250m	**4**

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.

Location	Reference	Scheme	Start Date	End Date
61m N	1319791	Woodland Management Plan	01/07/2022	30/06/2024
61m N	624129	Countryside Stewardship (Higher Tier)	01/01/2019	31/12/2023
75m N	638187	Countryside Stewardship (Middle Tier)	01/01/2019	31/12/2023
215m NW	638187	Countryside Stewardship (Middle Tier)	01/01/2019	31/12/2023

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	12

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

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

ID	Location	Main Habitat	Other habitats
1	61m N	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
3	115m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	125m NW	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
A	136m NW	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
A	140m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	153m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	187m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	214m N	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
8	226m NW	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)
9	236m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	241m N	Deciduous woodland	Main habitat: CFPGM (INV > 50%); DWOOD (INV > 50%)
11	242m N	Coastal and floodplain grazing marsh	Main habitat: CFPGM (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	**3**

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

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

ID	Location	Type	Habitat
2	87m E	Network Enhancement Zone 2	Not specified
5	130m NE	Network Enhancement Zone 1	Not specified
B	212m N	Network Enhancement Zone 2	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	**0**

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

This data is sourced from Natural England.

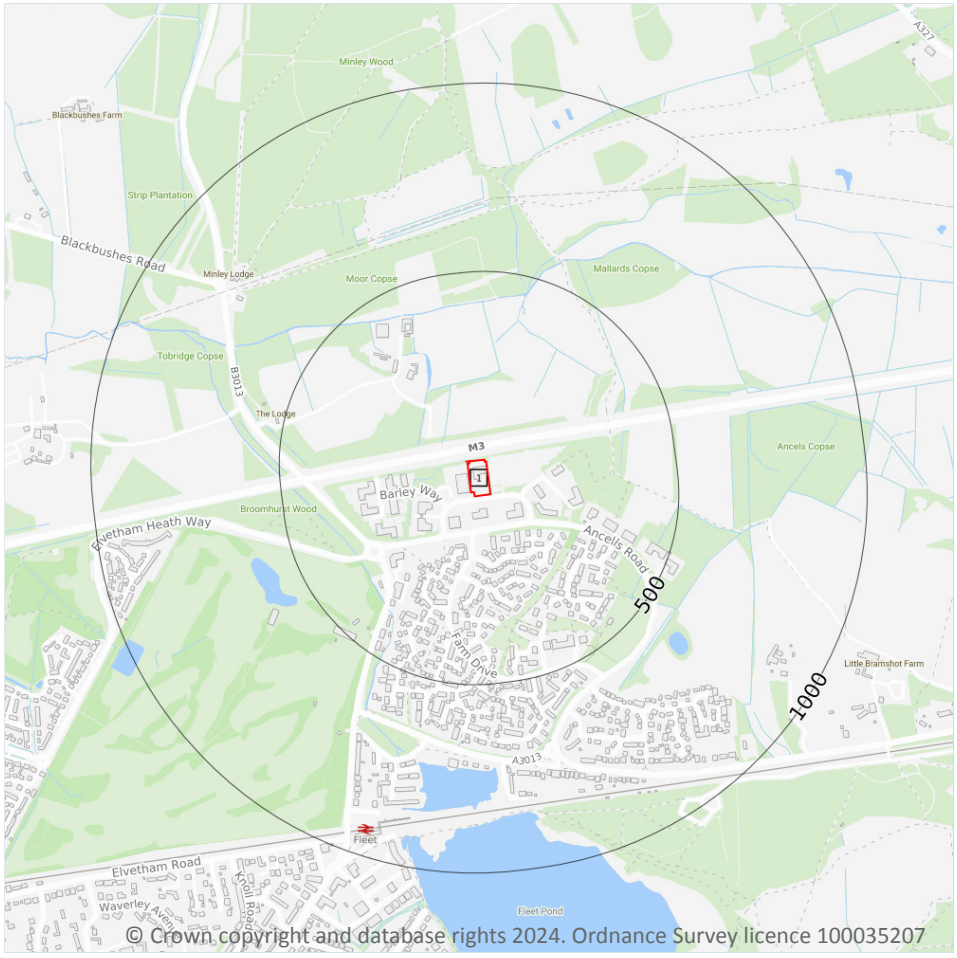
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	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 73 >**

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

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

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.

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

14.5 Bedrock geology (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

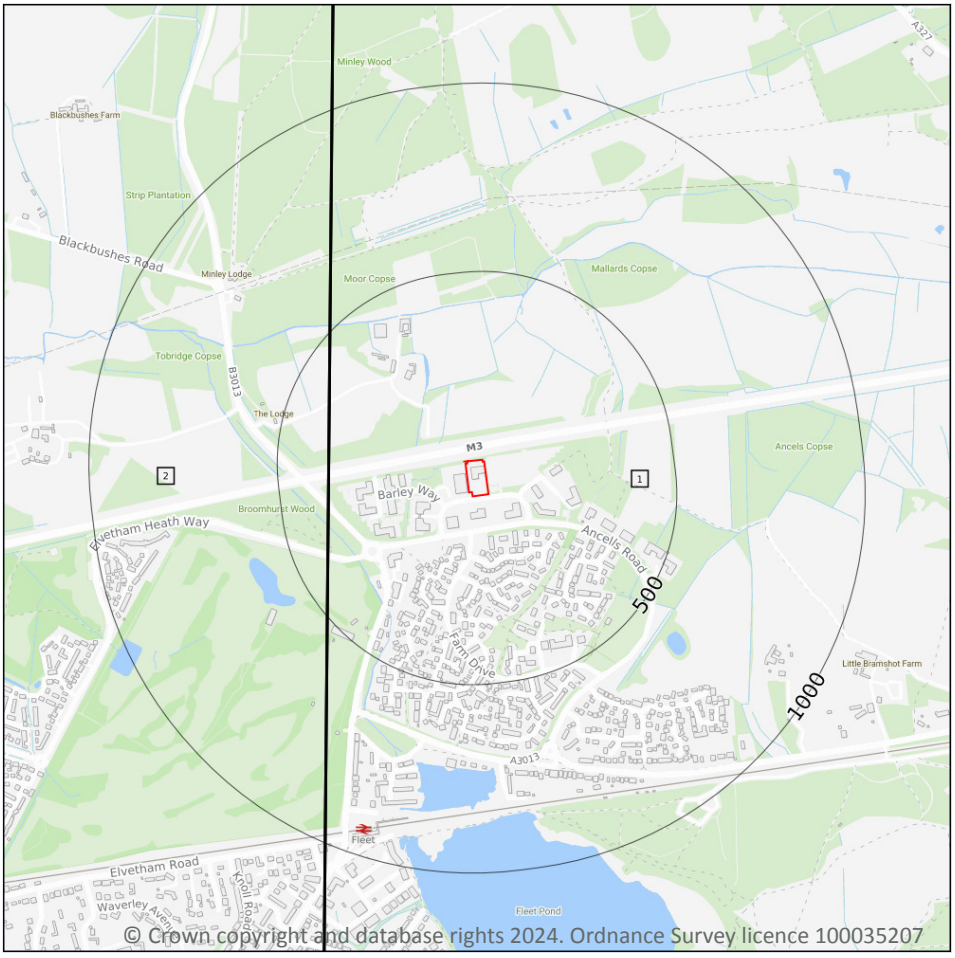
14.6 Bedrock faults and other linear features (10k)

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	2

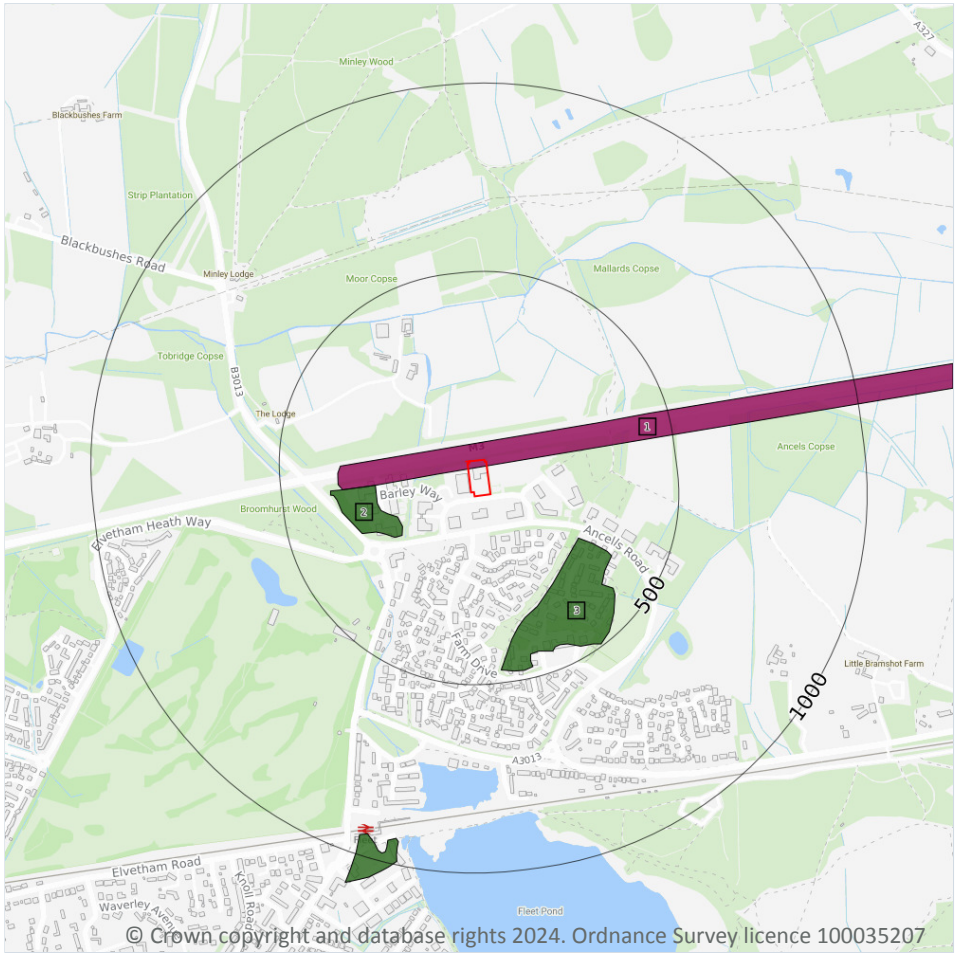
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 77 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW285_guildford_v4**
2	363m W	Full	Full	Full	No coverage	EW284_basingstoke_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



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 **3**

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 78 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**MADE GROUND (UNDIVIDED)**	**ARTIFICIAL DEPOSIT**
2	203m SW	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
3	261m SE	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

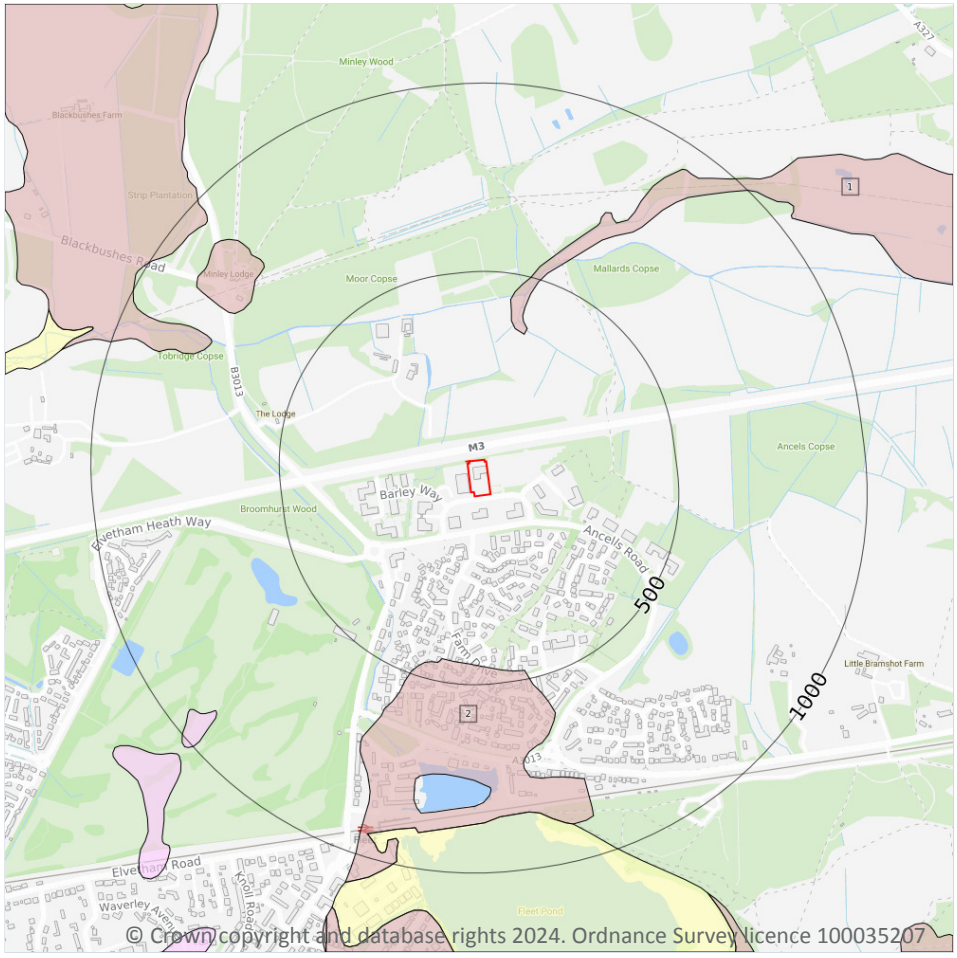
Records within 50m	1

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

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

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 80 >**

ID	Location	LEX Code	Description	Rock description
1	350m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	439m S	HEAD-XSV	HEAD	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.

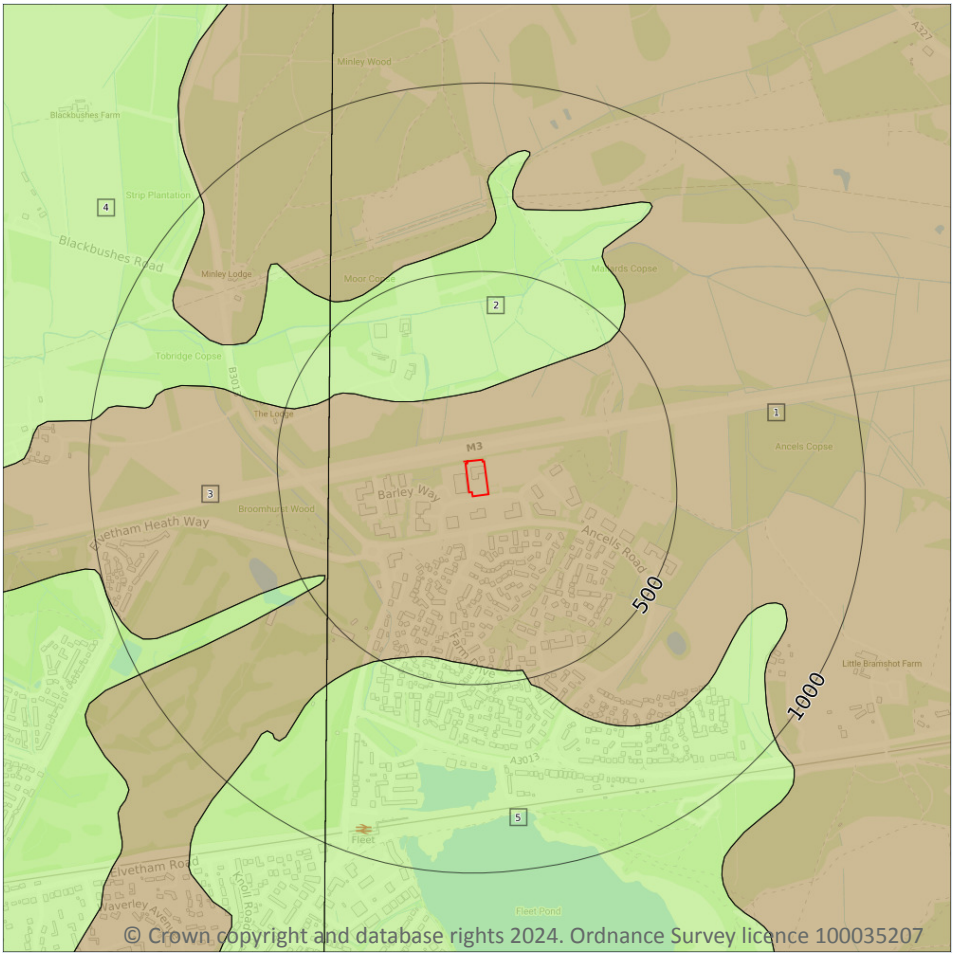
15.7 Landslip permeability (50k)

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	5

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 82 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CMBS-S**	**CAMBERLEY SAND FORMATION - SAND**	**LUTETIAN**
2	177m N	WIDS-XSZC	WINDLESHAM FORMATION - SAND, SILT AND CLAY	-
3	363m W	CMBS-S	CAMBERLEY SAND FORMATION - SAND	LUTETIAN
4	401m NW	WIDS-XSZC	WINDLESHAM FORMATION - SAND, SILT AND CLAY	-

ID	Location	LEX Code	Description	Rock age
5	439m S	WIDS-XSZC	WINDLESHAM FORMATION - SAND, SILT AND CLAY	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**High**	**High**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

16 Boreholes

Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	12

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.

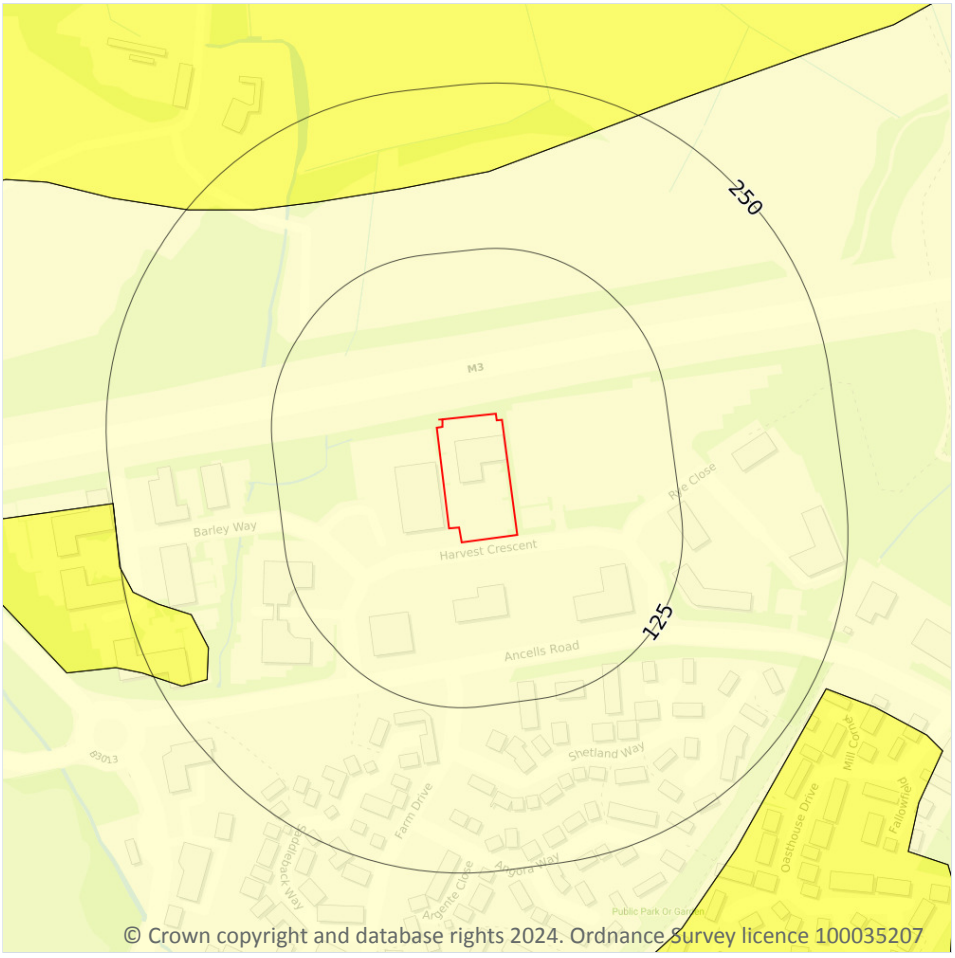
Features are displayed on the Boreholes map on **page 84 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	30m NW	481840 156260	M3 POPHAM/HAWLEY BH637	7.62	N	431510 ↗
2	53m NE	481930 156280	M3 POPHAM/HAWLEY BH638	7.62	N	431511 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	62m SW	481800 156150	ANCELLS FARM TP9	1.8	N	12832730 ↗
A	85m NW	481770 156250	M3 POPHAM/HAWLEY BH636	7.62	N	431509 ↗
A	108m NW	481747 156251	PROP BASINGSTOKE M-WAY 111	0.61	N	431602 ↗
4	128m E	482040 156130	ANCELLS FARM TP10	1.9	N	12832731 ↗
5	133m W	481720 156220	M3 POPHAM/HAWLEY BH635	10.4	N	431508 ↗
6	146m W	481710 156260	M3 POPHAM/HAWLEY BH634	11.27	N	431507 ↗
7	153m NE	482040 156300	M3 POPHAM/HAWLEY BH639	7.62	N	431512 ↗
8	209m S	481940 155940	ANCELLS FARM TP6	2.3	N	12832727 ↗
9	230m SW	481760 155940	ANCELLS FARM TP8	1.8	N	12832729 ↗
10	240m NE	482130 156310	M3 POPHAM/HAWLEY BH640	7.62	N	431520 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

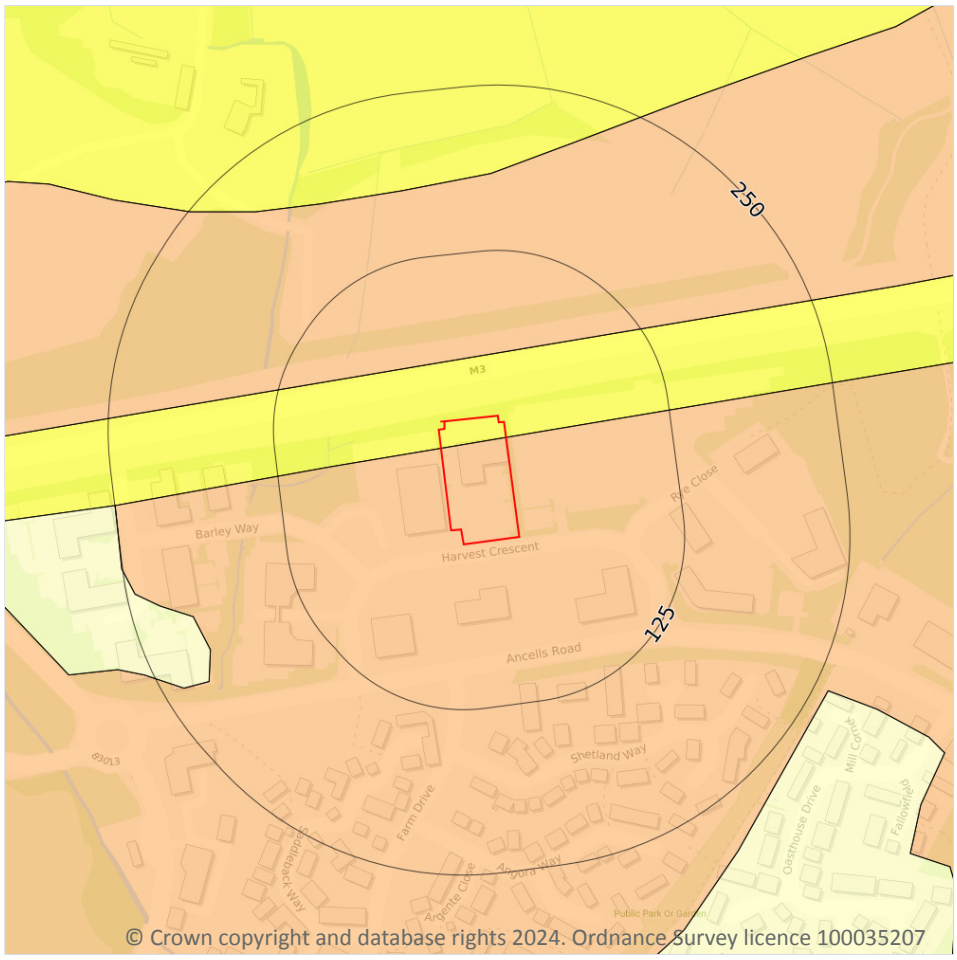
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

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

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	2

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

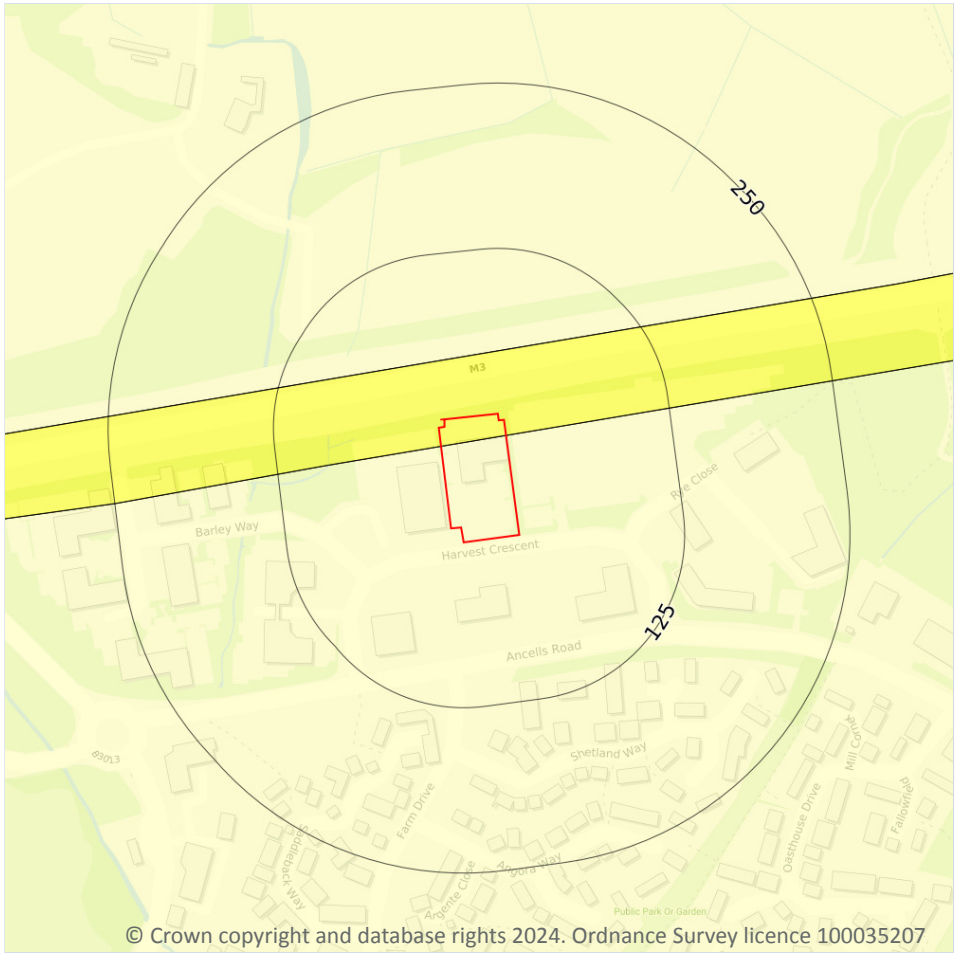
Features are displayed on the Natural ground subsidence - Running sands map on **page 87 >**

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

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

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	2

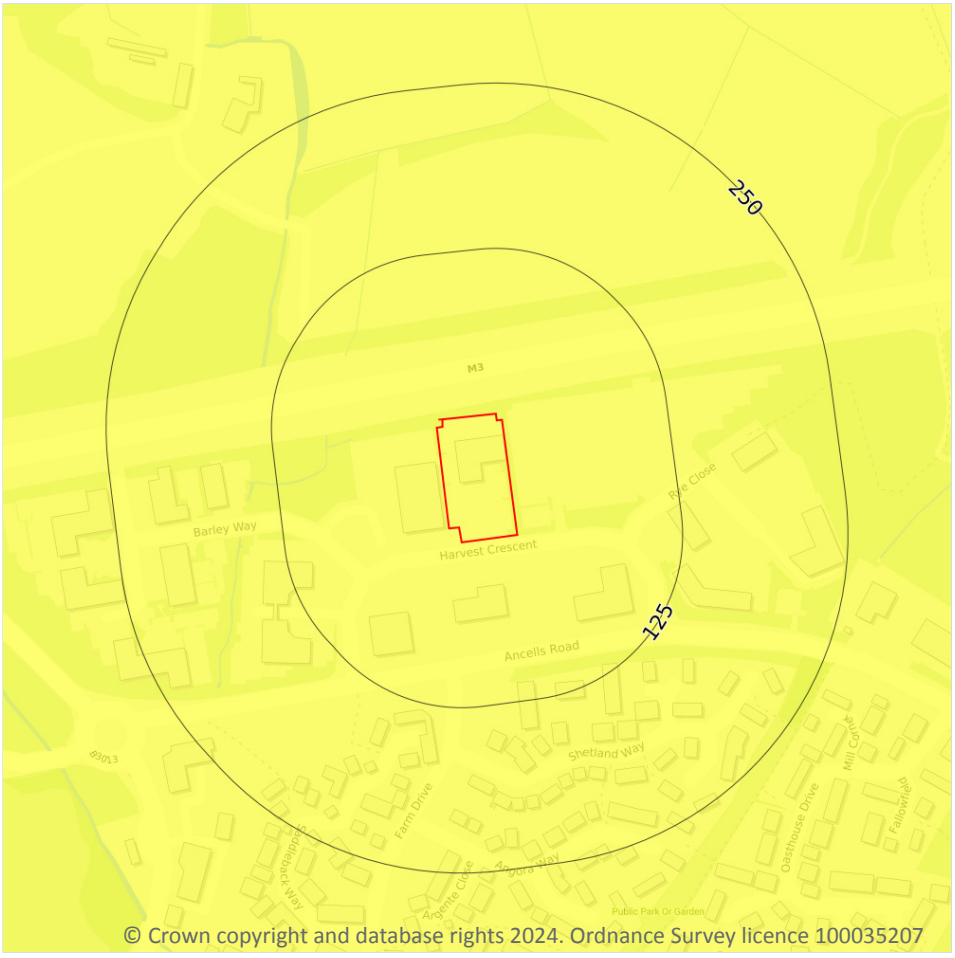
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
On site	**Very low**	**Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.**

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

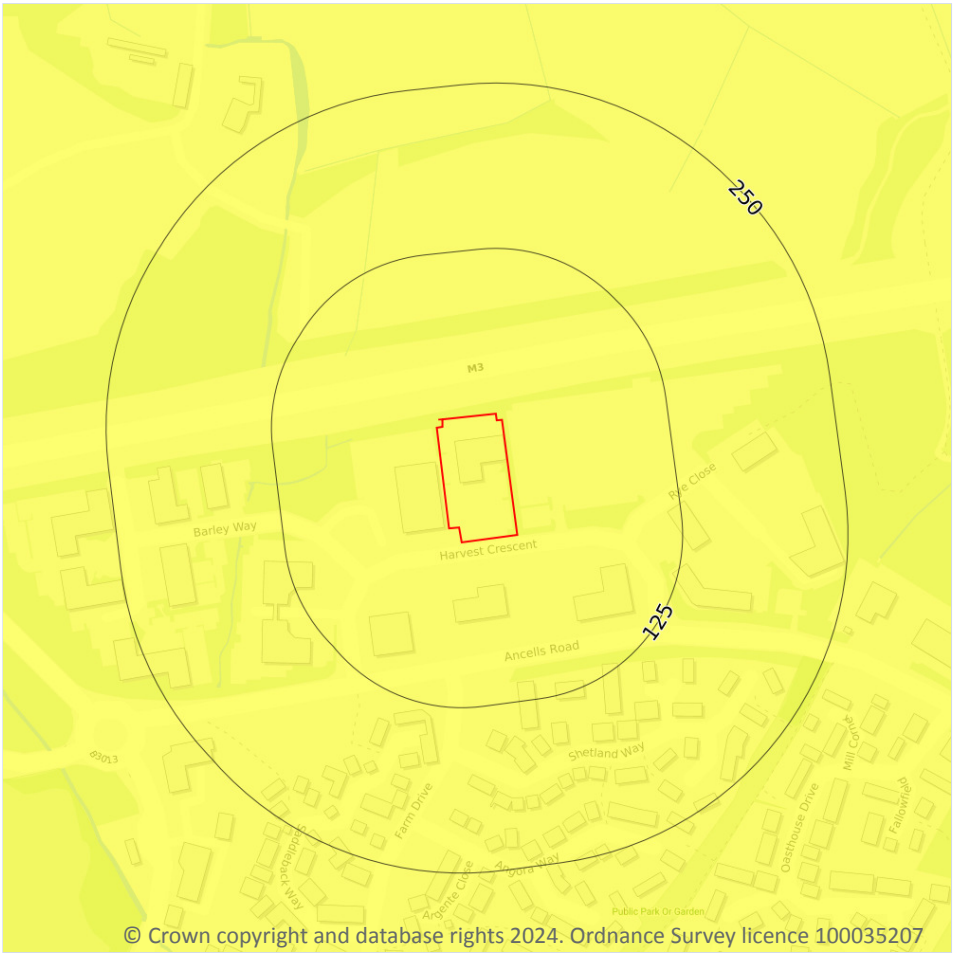
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

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

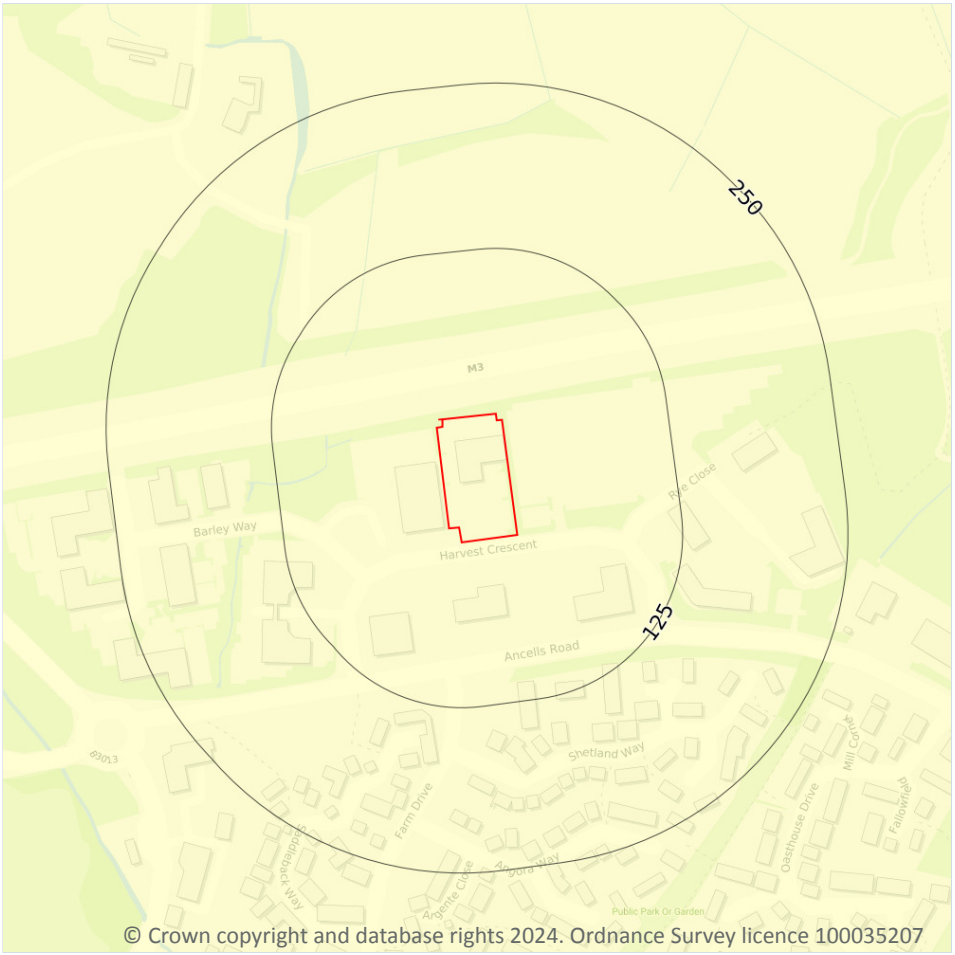
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 92 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

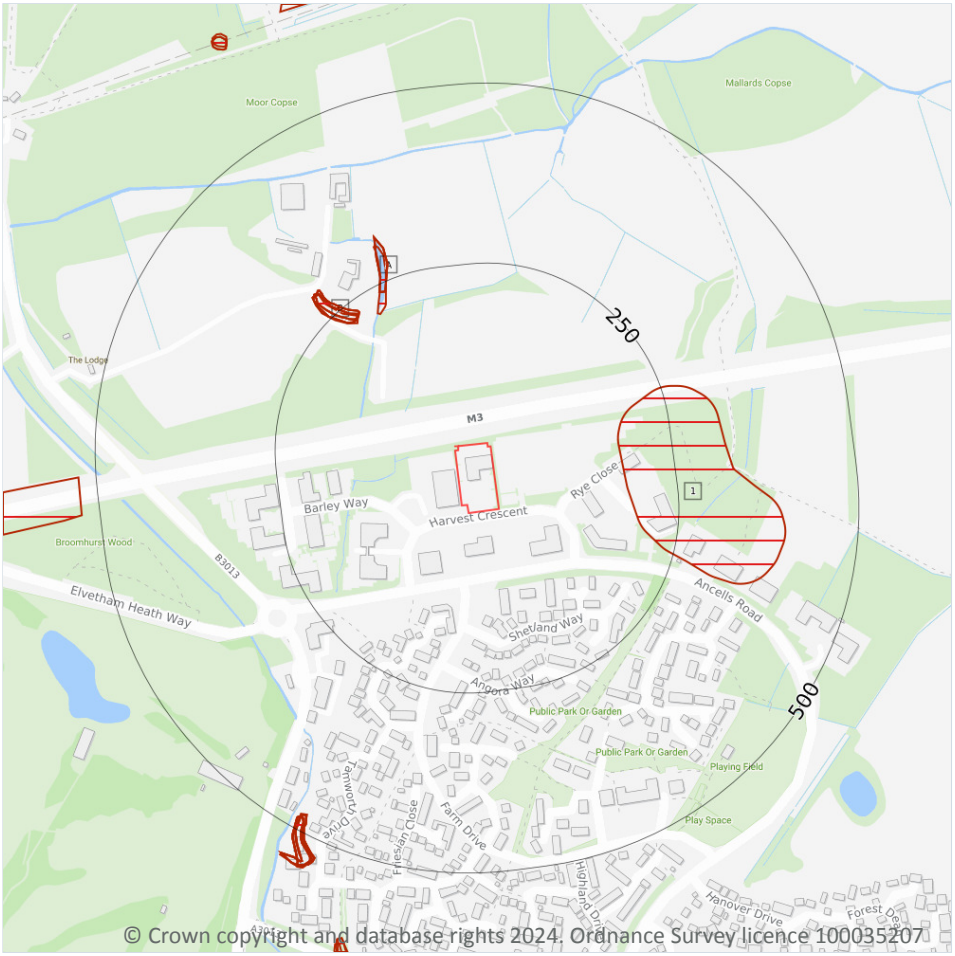
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 93 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	13

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 95 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	176m E	Pond	1995	1:10000
A	213m NW	Water Body	1871	1:10560
B	221m NW	Unspecified Pit	1972	1:10560
B	225m NW	Unspecified Pit	1965	1:10560
B	225m NW	Unspecified Pit	1961	1:10560
B	225m NW	Unspecified Pit	1965	1:10560
B	225m NW	Unspecified Pit	1961	1:10560
B	225m NW	Unspecified Pit	1938	1:10560
B	225m NW	Unspecified Pit	1930	1:10560
B	225m NW	Unspecified Pit	1909	1:10560
A	237m NW	Pond	1991	1:10000
A	237m NW	Pond	1995	1:10000
A	237m NW	Pond	1978	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

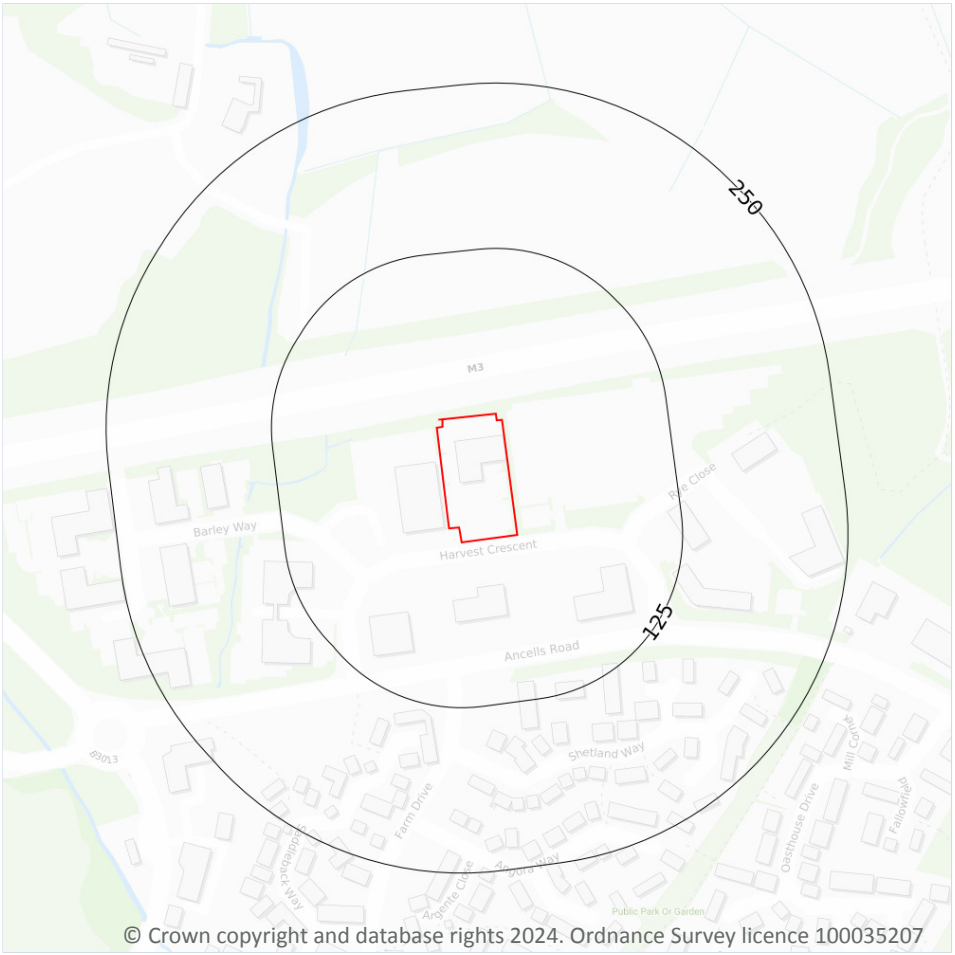
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 102 >**

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	1

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 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.

22.10 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 ↗.

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