



Environmental Risk Information Service Ltd.
38, Lesmill Road,
Unit 2 Toronto, M3B 2T5

Groundsure Reference: ERIS-3877553

Your Reference: Tarlu

Report Date 12 May 2017

Report Delivery Method: Email - pdf

Groundsure Enviro Insight

Address: 11, ALLENS LANE, POOLE, BH16 5DA

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159 000 quoting the above report reference number.

Yours faithfully,

Environmental Risk Information Service Ltd.

Enc.
Groundsure Enviroinsight

Groundsure Enviro Insight

Address: 11, ALLENS LANE, POOLE, BH16 5DA
Date: 12 May 2017
Reference: ERIS-3877553
Client: Environmental Risk Information Service Ltd.

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 22-Jul-2014
Grid Reference: 398749,092279
Site Size: 0.08ha

Report Reference: ERIS-3877553
Client Reference: Tarlu

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	2	1	19	43
1.2 Additional Information – Historical Tank Database	0	0	2	0
1.3 Additional Information – Historical Energy Features Database	0	3	14	9
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	1	1	5	0
1.6 Potentially Infilled Land	0	0	28	28

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	1	0	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	7
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	1

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	1	0	1
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	1
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	2	1	2
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	1	1	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	2	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	8	36	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology				0-500m		
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?				Yes		
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?				Yes		
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	1	0	2	Not searched	Not searched

Section 6: Hydrogeology and Hydrology		0-500m				
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	0	1	7	3	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding	
7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Yes
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	2	15	47
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	2	3
8.4 Records of Special Protection Areas (SPA)	0	0	0	2	2	16
8.5 Records of Ramsar sites	0	0	0	2	0	15
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	1	0	0	2
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	1
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	1	0	0	1
8.14 Records of Green Belt land	0	0	1	2	0	1

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Moderate
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Moderate
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Negligible
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

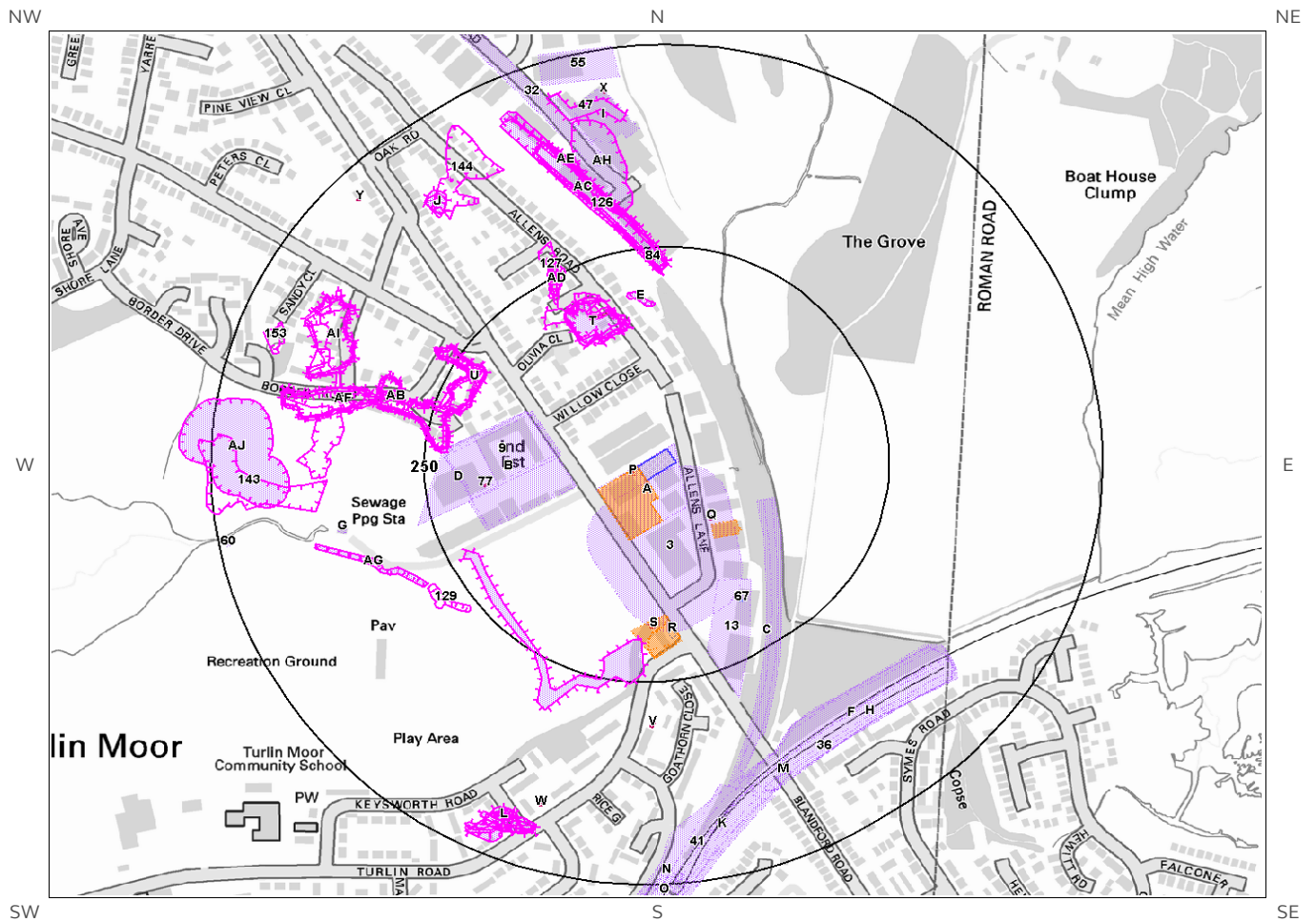
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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Historical 1:10,000 and 1:10,560 scale mapping



Site Outline



Industrial Land Use



Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping



Search Buffers (m)



Energy Features



Petrol Stations



Tanks



Garages

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 65

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Unspecified Works	1976
2A	0	On Site	Unspecified Works	1993
3	2	SE	Unspecified Works	1984
4B	75	W	Unspecified Works	1963
5B	76	W	Unspecified Works	1976
6B	91	W	Poultry Appliance Works	1924
7B	91	W	Poultry Appliance Works	1938
8B	91	W	Poultry Appliance Works	1932
9	92	W	Poultry Appliance Works	1938
10C	106	SE	Railway Sidings	1938
11C	106	SE	Railway Sidings	1932
12C	112	SE	Railway Sidings	1938
13	149	SE	Unspecified Works	1963
14T	151	NW	Old Clay Pit	1886
15D	164	W	Unspecified Works	1984
16D	164	W	Unspecified Works	1993
17E	178	N	Unspecified Ground Workings	1938
18E	178	N	Unspecified Ground Workings	1932
19E	178	N	Unspecified Ground Workings	1924
20E	178	N	Unspecified Ground Workings	1900
21Z	197	S	Refuse Heap	1963
22AC	217	N	Old Gravel Pit	1886
23AE	278	N	Old Gravel Pit	1900
24AG	285	SW	Unspecified Ground Workings	1963
25AH	296	N	Clay Pit	1963
26F	344	SE	Railway Sidings	1976
27F	346	SE	Railway Sidings	1984
28F	346	SE	Railway Sidings	1993
29G	348	W	Sewage Pumping Station	1984
30G	348	W	Sewage Pumping Station	1993
31M	349	SE	Railway Sidings	1900

32	358	N	Railway Sidings	1963
33H	370	SE	Railway Sidings	1924
34H	370	SE	Railway Sidings	1932
35H	370	SE	Railway Sidings	1938
36	371	SE	Railway Sidings	1963
37	373	SE	Railway Sidings	1938
38I	382	N	Unspecified Works	1984
39I	382	N	Unspecified Disused Works	1993
40K	383	S	Railway Sidings	1924
41	386	S	Railway Sidings	1886
42J	386	NW	Unspecified Pit	1932
43J	386	NW	Unspecified Pit	1938
44J	388	NW	Unspecified Pit	1938
45K	395	S	Railway Sidings	1932
46K	395	S	Railway Sidings	1938
47	408	N	Refuse Heap	1963
48AJ	408	W	Clay Pit	1963
49L	437	S	Unspecified Ground Workings	1924
50L	438	S	Disused Sand Pit	1963
51L	440	S	Unspecified Ground Workings	1938
52L	442	S	Sand Pit	1886
53L	444	S	Unspecified Ground Workings	1932
54L	444	S	Unspecified Ground Workings	1938
55	464	N	Unspecified Depot	1984
56N	480	S	Railway Building	1900
57M	485	S	Railway Station	1938
58N	487	S	Railway Building	1924
59N	487	S	Railway Building	1900
60	487	W	Windmill	1900
61O	490	S	Junction Station	1932
62O	490	S	Railway Station	1900
63O	490	S	Junction Station	1938
64M	493	S	Junction Station	1924
65M	498	S	Railway Building	1963

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

2

ID	Distance (m)	Direction	Use	Date
66R	182	S	Tanks	1978
67	183	SE	Unspecified Tank	1954

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

26

ID	Distance (m)	Direction	Use	Date
68P	8	SW	Electricity Substation	1978
69P	8	SW	Electricity Substation	1970
70P	9	SW	Electricity Substation	1992
71Q	78	SE	Electricity Substation	1992
72Q	78	SE	Electricity Substation	1970
73Q	79	SE	Electricity Substation	1978
74R	177	S	Electricity Substation	1992
75S	177	S	Electricity Substation	1970
76S	178	S	Electricity Substation	1978
77	178	W	Electricity Substation	1992
78T	180	NW	Electricity Substation	1978
79T	181	NW	Electricity Substation	1992
80T	181	NW	Electricity Substation	1970
81U	217	NW	Electricity Substation	1978
82U	217	NW	Electricity Substation	1992
83U	217	NW	Electricity Substation	1970
84	232	N	Electricity Substation	1992
85V	299	S	Electricity Substation	1983
86V	299	S	Electricity Substation	1970
87W	417	S	Electricity Substation	1983
88W	417	S	Electricity Substation	1970
89X	445	N	Electricity Substation	1984
90X	445	N	Electricity Substation	1992
91Y	463	NW	Electricity Substation	1986
92Y	463	NW	Electricity Substation	1978
93Y	463	NW	Electricity Substation	1994

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 7

ID	Distance (m)	Direction	Use	Date
94A	0	On Site	Garage	1978
95A	1	SW	Garage	1992
96Q	87	SE	Marine Engineering Works	1970
97R	168	S	Garage	1960
98R	170	S	Garage	1978
99R	176	S	Garage	1992
100R	179	S	Garage	1954

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 56

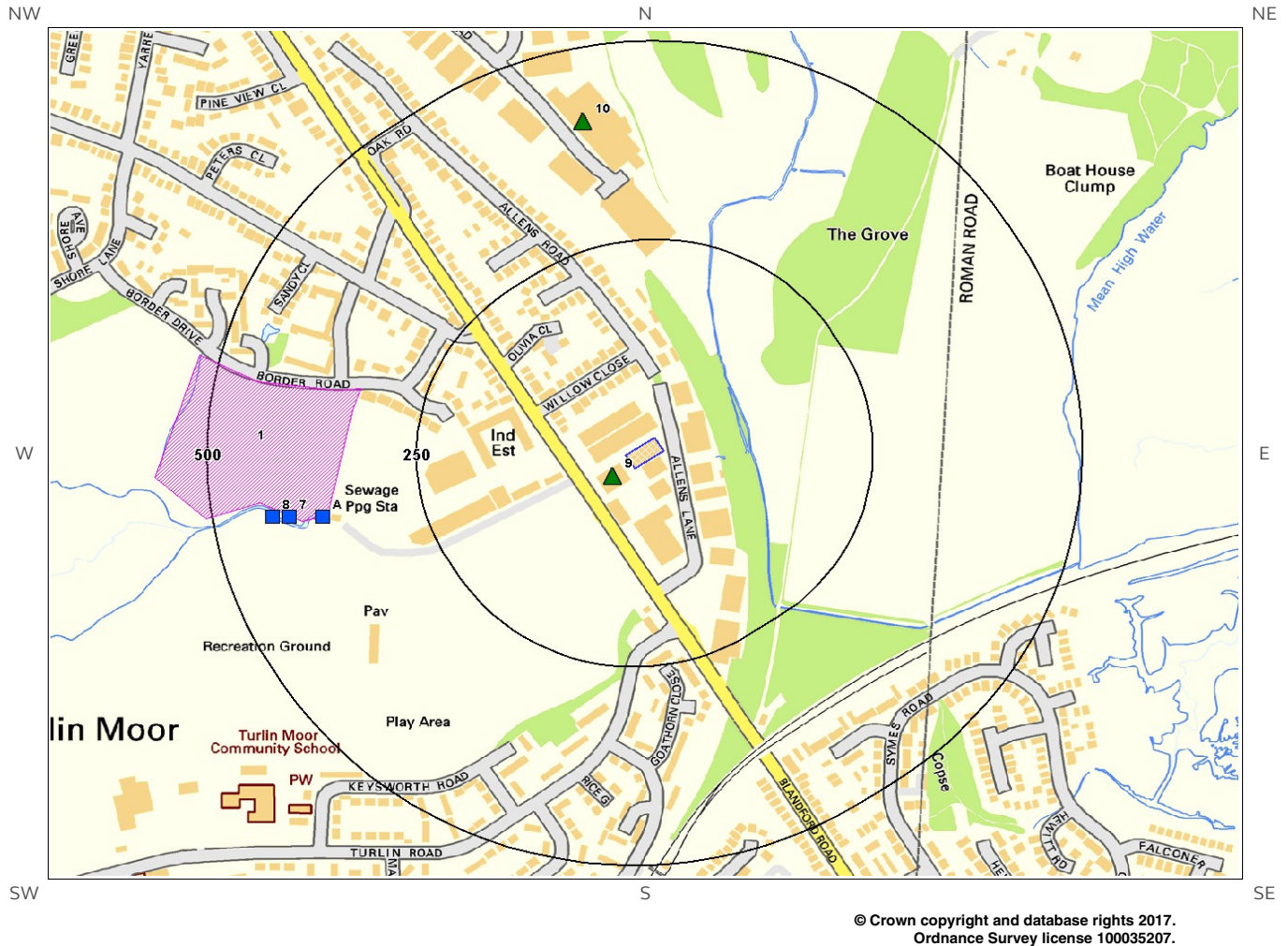
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
101T	151	NW	Old Clay Pit	1886
102T	152	NW	Pond	1932
103T	152	NW	Pond	1938
104T	154	NW	Ponds	1938
105T	157	NW	Pond	1900
106T	161	NW	Pond	1924
107E	178	N	Unspecified Ground Workings	1900
108E	178	N	Unspecified Ground Workings	1938
109E	178	N	Unspecified Ground Workings	1924
110E	178	N	Unspecified Ground Workings	1932

111Z	197	S	Refuse Heap	1963
112AA	209	W	Pond	1932
113AA	209	W	Pond	1924
114AA	209	W	Pond	1938
115	209	NW	Ponds	1886
116AB	210	W	Ponds	1938
117AA	213	NW	Ponds	1900
118AB	215	W	Ponds	1963
119AC	217	N	Old Gravel Pit	1886
120AC	219	N	Pond	1938
121AC	219	N	Pond	1924
122AC	219	N	Pond	1932
123AD	220	NW	Pond	1938
124AD	220	NW	Pond	1932
125AC	222	N	Pond	1938
126	223	N	Pond	1900
127	230	NW	Ponds	1924
128AD	230	NW	Pond	1963
129	259	SW	Pond	1963
130AE	278	N	Old Gravel Pit	1900
131AF	282	W	Pond	1938
132AF	282	W	Pond	1924
133AF	282	W	Pond	1932
134AG	285	SW	Unspecified Ground Workings	1963
135AH	296	N	Clay Pit	1963
136AF	331	W	Pond	1900
137AI	357	W	Ponds	1938
138AI	357	W	Ponds	1924
139AI	357	W	Ponds	1932
140AI	357	W	Ponds	1900
141AI	358	W	Ponds	1938
142AI	360	W	Pond	1963
143	364	W	Pond	1976
144	376	NW	Pond	1963
145J	386	NW	Unspecified Pit	1932
146J	386	NW	Unspecified Pit	1938
147J	388	NW	Unspecified Pit	1938
148I	408	N	Refuse Heap	1963
149AJ	408	W	Clay Pit	1963
150L	437	S	Unspecified Ground Workings	1924
151L	438	S	Disused Sand Pit	1963
152L	440	S	Unspecified Ground Workings	1938
153	442	W	Pond	1886
154L	442	S	Sand Pit	1886

155L	444	S	Unspecified Ground Workings	1932
156L	444	S	Unspecified Ground Workings	1938

2. Environmental Permits, Incidents and Registers Map



- | | | |
|--------------------|-------------------------------|--|
| Site Outline | Recorded Pollution Incident | RAS 3 & 4 Authorisations |
| Search Buffers (m) | Dangerous Substances (List 1) | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | Dangerous Substances (List 2) | Part A(2) and Part B Authorised Processes |
| | Water Industry Referrals | COMAH / NIHHS Sites |
| | Licenced Discharge Consents | Sites Determined as Contaminated Land |
| | Red List Discharge Consents | Hazardous Substance Consents and Enforcements |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

2

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
9	29	SW	398706 92249	Address: Hamworthy Service Station (Murco), 490 Blandford Road, Poole, BH16 5BN Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
10	406	N	398670 92679	Address: Southernprint Ltd, 17-19 Factory Road, Poole, BH16 5HT Process: Printing Status: Current Permit Permit Type: Part A2 Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

7

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
2A	370	W	398360 092200	Address: SANDY LANE PS, TREE HAMLETS, UPTON, POOLE, DORSET, BH16 5EW Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 402036 Permit Version: 1 Receiving Water: LYTCHETT BAY(E) Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 03/07/2006 Effective Date: 03-Jul-2006 Revocation Date: -
3A	370	W	398360 092200	Address: TURLIN MAIN CSO, BLANDFORD ROAD, POOLE, DORSET, . Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 400850 Permit Version: 1 Receiving Water: ROCK LEA RIVER, LYTCHETT BAY Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 14/02/2000 Effective Date: 14-Feb-2000 Revocation Date: -

ID	Distance (m)	Direction	NGR	Details	
4A	370	W	398360 092200	Address: TURLIN MAIN PUMPING STATION, BLANDFORD ROAD, POOLE, DORSET, BH16 5DG Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 400793 Permit Version: 1	Receiving Water: ROCK LEA RIVER, LYTCHETT BAY Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 14/02/2000 Effective Date: 14-Feb-2000 Revocation Date: 30/03/2011
5A	370	W	398360 092200	Address: TURLIN MAIN PUMPING STATION, BLANDFORD ROAD, POOLE, DORSET, BH16 5DG Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 400793 Permit Version: 2	Receiving Water: ROCK LEA RIVER, LYTCHETT BAY Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 25/03/2010 Effective Date: 31-Mar-2012 Revocation Date: -
6A	370	W	398360 092200	Address: TURLIN MAIN PUMPING STATION, BLANDFORD ROAD, POOLE, DORSET, BH16 5DG Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 400793 Permit Version: 3	Receiving Water: ROCK LEA RIVER, LYTCHETT BAY Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 25/03/2010 Effective Date: 31-Mar-2011 Revocation Date: 30/03/2012
7	409	W	398320 092200	Address: SCREW PUMPING STATION, TURLIN MOOR, POOLE, DORSET Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 050683 Permit Version: 1	Receiving Water: - Status: TRANSFERRED FROM R(PP)A 1951- 1961 Issue date: - Effective Date: 07-Jul-1977 Revocation Date: 21/11/2013
8	429	W	398300 092200	Address: TURLIN MOORE PA OVERFLOW, POOLE Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: 051287 Permit Version: 1	Receiving Water: - Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 15-Oct-1987 Revocation Date: 14/02/2000

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

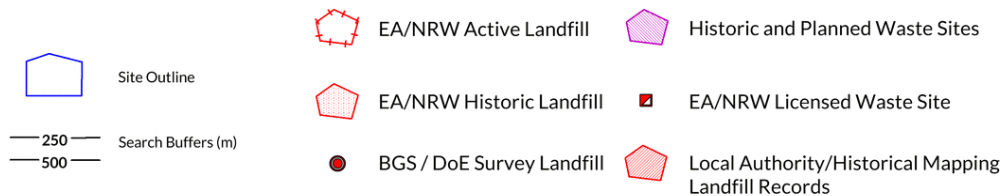
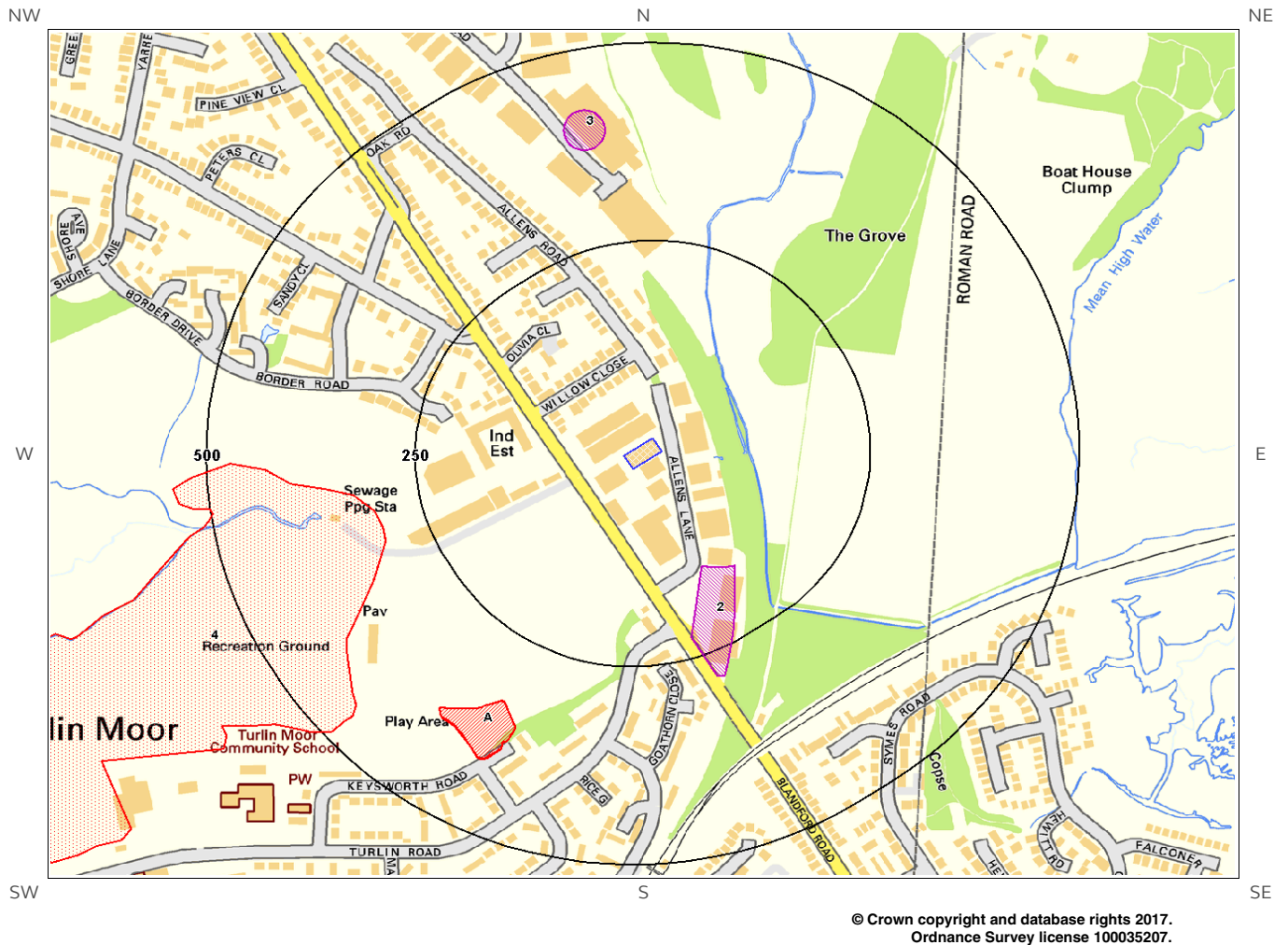
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

1

The following records are represented as polygons on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Description	Location	Category	Year Identified
1	328	W	398285 92294	Former landfill - Monitoring found landfill gas wasn't migrating to adjacent houses. LA satisfied that no further action needed	Brooks Tip, Sandy Lane, Dorset	Potentially Contaminated Land	N/A

3. Landfill and Other Waste Sites Map



3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

2

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
4	302	W	398100 91900	<p>Site Address: Foreland Road, Turlin Moor, Poole</p> <p>Waste Licence: Yes</p> <p>Site Reference: WDL/84/78</p> <p>Waste Type: Inert, Industrial</p> <p>Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 14-Mar-1984</p> <p>Licence Surrendered: 21-Sep-1992</p> <p>Licence Holder Address: Peter Thompson House, Market Close, Poole</p> <p>Operator: -</p> <p>Licence Holder: Amenities and Recreation Department, Poole Borough Council</p> <p>First Recorded: 31-Dec-1984</p> <p>Last Recorded: 31-Dec-1990</p>
Not shown	1232	S	398900 90800	<p>Site Address: Brooks Tip, Lake Road, Hamworthy, Poole, Dorset</p> <p>Waste Licence: Yes</p> <p>Site Reference: WDL/77/014, R29/635</p> <p>Waste Type: Inert, Industrial, Commercial, Household</p> <p>Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 15-Sep-1977</p> <p>Licence Surrendered: 04-Nov-1991</p> <p>Licence Holder Address: 138 Stanley Green Road, Poole, Dorset</p> <p>Operator: E I Brooks</p> <p>Licence Holder: E I Brooks</p> <p>First Recorded: 31-Dec-1967</p> <p>Last Recorded: 31-Dec-1979</p>

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1372	S	398900.0 90900.0	Address: Brooks Tip, Lake Road, Hamworthy, Poole, Dorset BGS Number: 1186.0 Risk: No risk to aquifer Waste Type: N/A

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

5

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
8A	331	SW	398546 91932	Refuse Tip	1962 mapping	Polygon
9A	332	SW	398546 91931	Refuse Tip	1962 mapping	Polygon
Not shown	861	S	399007 91420	Refuse Tip	1962 mapping	Polygon
Not shown	1340	S	398917 90784	Refuse Tip	1953 mapping	Polygon
Not shown	1340	S	398954 90784	Refuse Tip	1969 mapping	Polygon

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

2

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
2	148	SE	398827 92082	Type of Site: Scrap Metal Works Site Address: N/A Planning Application Reference: N/A Date: 1954 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

ID	Distance (m)	Direction	NGR	Details	
3	373	N	398674 92688	Type of Site: Waste Extract Plant Site Address: 19 & 21, Factory Road, POOLE, Dorset, BH16 5SN Planning Application Reference: APP/10/00136/F Date: 03/08/2010	Further Details: Scheme comprises replacement of external waste extract plant. An application (ref: APP/10/00136/F) for detailed planning permission was granted by Poole B.C. A detailed planning application has been granted. Data Source: Historic Planning Application Data Type: Point

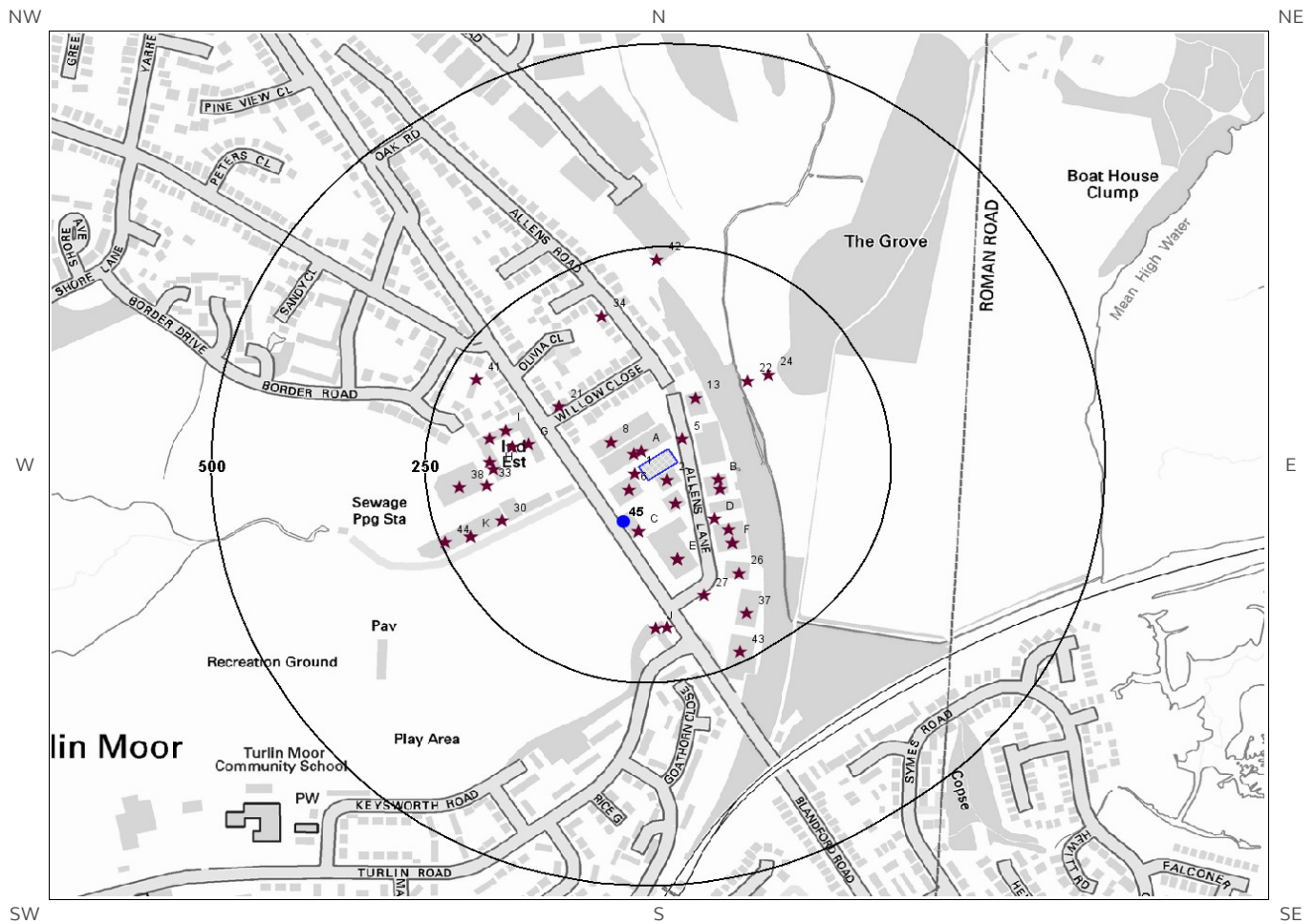
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

2

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
Not shown	939	S	398654 91326	Site Address: Bottom Yard Unit 21, Dawkins Road, Dawkins Road Ind Estate, Poole, Dorset, BH15 4JY Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TOO001 EPR reference: EA/EPR/CP3193FU/A001 Operator: Toon Michael Waste Management licence No: 23762 Annual Tonnage: 24999.0	Issue Date: 25/06/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: M A Toon Transport Correspondence Address: -
Not shown	939	S	398654 91326	Site Address: Bottom Yard Unit 21, Dawkins Road, Dawkins Road Ind Estate, Poole Dorset, Dorset, BH15 4JY Type: - Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TOO001 EPR reference: - Operator: Toon Michael Waste Management licence No: 23762 Annual Tonnage: 0.0	Issue Date: 25/06/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: M A Toon Transport Correspondence Address: 119, Poole Lane, Kinson, Bournemouth, Dorset, BH11 9DZ

4. Current Land Use Map




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Site Outline

 Current Industrial Sites

 Electricity Transmission Cables

 Search Buffers (m)

 Petrol & Fuel Sites

 Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

44

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	8	SW	Electricity Sub Station	398717 92270	Electricity Sub Station, BH16	Electrical Features	Infrastructure and Facilities
2	11	SE	Mitchell Transformers Ltd	398754 92262.	Mitchell Transformers Ltd, 12, Allens Lane, Poole, BH16 5DA	Electrical Production and Manipulation Equipment	Industrial Products
3A	16	NW	Hamworthy Body Shop	398724 92297.	Hamworthy Body Shop, Unit 4 10, Allens Lane, Poole, BH16 5DA	Vehicle Repair, Testing and Servicing	Repair and Servicing
4A	18	NW	R D Motors	398715 92294.	R D Motors, Unit 5 10, Allens Lane, Poole, BH16 5DA	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	21	NE	Industrial Estate	398772 92313	Industrial Estate, BH16	Business Parks and Industrial Estates	Industrial Features
6	25	SW	Snows Seat	398710 92250.	Snows Seat, 490, Blandford Road, Poole, BH16 5BN	New Vehicles	Motoring
7	40	SE	Sea Fresh Sea Foods	398763 92233.	Sea Fresh Sea Foods, 14, Allens Lane, Poole, BH16 5DA	Fish, Meat and Poultry Products	Foodstuffs
8	46	NW	Dovey	398688 92309	Dovey, D P P House 498, Blandford Road, Poole, BH16 5BN	Catering and Non Specific Food Products	Foodstuffs
9B	52	SE	A & D Scrivens	398814 92262.	A & D Scrivens, 5, Allens Lane, Poole, BH16 5DA	Cutting, Drilling and Welding Services	Construction Services
10B	59	SE	Marine & General Services Ltd	398816 92251.	Marine & General Services Ltd, 4, Allens Lane, Poole, BH16 5DA	Cutting, Drilling and Welding Services	Construction Services
11C	64	S	Petrol Express Hamworthy	398721 92198.	Petrol Express Hamworthy, 490a Blandford Road, Hamworthy, Poole, Dorset, BH16 5BN	Petrol and Fuel Stations	Road and Rail
12C	64	S	Hamworthy Service Station	398721 92198.	Hamworthy Service Station, 490a Blandford Road, Hamworthy, Poole, BH16 5BN	Petrol and Fuel Stations	Road and Rail
13	71	NE	R S S Scaffolding	398787 92363	R S S Scaffolding, 9, Allens Lane, Poole, BH16 5DA	Construction and Tool Hire	Hire Services
14D	82	SE	Electricity Sub Station	398810 92214	Electricity Sub Station, BH16	Electrical Features	Infrastructure and Facilities

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
15D	102	SE	Custom Coatings Ltd	398826 92201	Custom Coatings Ltd, 2, Allens Lane, Poole, BH16 5DA	Industrial Coatings and Finishings	Industrial Products
16E	103	S	Bell Plastics Ltd	398766 92164.	Bell Plastics Ltd, 450, Blandford Road, Poole, BH16 5BN	Rubber, Silicones and Plastics	Industrial Products
17E	103	S	Custom Micro Products Ltd	398766 92164.	Custom Micro Products Ltd, 450, Blandford Road, Poole, BH16 5BN	Electrical Components	Industrial Products
18E	103	S	Grosvenor Technology	398766 92164.	Grosvenor Technology, 450, Blandford Road, Poole, BH16 5BN	Radar and Telecommunications Equipment	Industrial Products
19F	118	SE	Hayeswood Technical Services	398831 92184.	Hayeswood Technical Services, 1, Allens Lane, Poole, BH16 5DA	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
20F	118	SE	Rovic Engineering	398831 92184.	Rovic Engineering, 1, Allens Lane, Poole, BH16 5DA	Industrial Engineers	Engineering Services
21	120	NW	Poole Moto	398628 92352.	Poole Moto, 514, Blandford Road, Poole, BH16 5EG	New Vehicles	Motoring
22	125	NE	Pylon	398848 92384	Pylon, BH16	Electrical Features	Infrastructure and Facilities
23G	133	W	Rose Awnings	398592 92306	Rose Awnings, Unit 10 565, Blandford Road, Poole, BH16 5BW	Curtains and Blinds	Consumer Products
24	149	NE	Pylon	398873 92392	Pylon, BH16	Electrical Features	Infrastructure and Facilities
25G	151	W	Industrial Estate	398573 92303	Industrial Estate, BH16	Business Parks and Industrial Estates	Industrial Features
26	153	SE	Northey Technologies Ltd	398838 92147	Northey Technologies Ltd, Nortech House, Dawkins Road Industrial Estate Dawkins Road, Poole, BH15 4JY	Pumps and Compressors	Industrial Products
27	155	SE	Electricity Sub Station	398797 92120	Electricity Sub Station, BH16	Electrical Features	Infrastructure and Facilities
28I	162	W	Amtec Auto Care	398566 92323	Amtec Auto Care, Unit 7 And 12, 565 Blandford Road, Poole, BH16 5BW	Vehicle Repair, Testing and Servicing	Repair and Servicing
29H	171	W	First Choice Motor Engineers Ltd	398551 92275.	First Choice Motor Engineers Ltd, Unit 2 565, Blandford Road, Poole, BH16 5BW	Vehicle Repair, Testing and Servicing	Repair and Servicing
30	174	W	A1 Service Centre	398560 92212	A1 Service Centre, Unit 1 Stepnell Reach 541, Blandford Road, Poole, BH16 5BW	Vehicle Repair, Testing and Servicing	Repair and Servicing
31H	175	W	Southwest Fisheries	398547 92283.	Southwest Fisheries, Unit 3 565, Blandford Road, Poole, BH16 5BW	Fish, Meat and Poultry Products	Foodstuffs
32I	179	W	Universal Catering Supplies	398547 92313.	Universal Catering Supplies, Unit 6 565, Blandford Road, Poole, BH16 5BW	Catering and Non Specific Food Products	Foodstuffs
33	179	W	Electricity Sub Station	398544 92255	Electricity Sub Station, BH16	Electrical Features	Infrastructure and Facilities

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
34	182	NW	Electricity Sub Station	398678 92464	Electricity Sub Station, BH16	Electrical Features	Infrastructure and Facilities
35J	182	S	Electricity Sub Station	398741 92079	Electricity Sub Station, BH16	Electrical Features	Infrastructure and Facilities
36J	183	S	Pumping Station	398754 92080	Pumping Station, BH16	Water Pumping Stations	Industrial Features
37	200	SE	Kwik-Fit (GB) Limited	398847 92097.	Kwik-Fit (GB) Limited, Unit 2 446a, Blandford Road, Poole, BH16 5BL	Vehicle Repair, Testing and Servicing	Repair and Servicing
38	211	W	Lush Manufacturing Ltd	398512 92253	Lush Manufacturing Ltd, Unit 12-14 Stepnell Reach 541, Blandford Road, Poole, BH16 5BW	Cosmetics, Toiletries and Perfumes	Consumer Products
39K	214	SW	Lake Engineering Poole Ltd	398525 92192.	Lake Engineering Poole Ltd, Unit 5 Stepnell Reach 541, Blandford Road, Poole, BH16 5BW	Marine Engineers and Services	Engineering Services
40K	215	SW	Sillette	398525 92192	Sillette, Unit 5 Stepnell Reach 541, Blandford Road, Poole, BH16 5BW	Marine Engineers and Services	Engineering Services
41	220	NW	Electricity Sub Station	398531 92386	Electricity Sub Station, BH16	Electrical Features	Infrastructure and Facilities
42	235	N	Electricity Sub Station	398742 92534	Electricity Sub Station, BH16	Electrical Features	Infrastructure and Facilities
43	237	SE	Kwik-Fit (GB) Limited	398840 92050	Kwik-Fit (GB) Limited, 1-3, Hamworthy Trade Centre, 446, Blandford Road, Town Centre, Poole, BH16 5BL	Vehicle Repair, Testing and Servicing	Repair and Servicing
44	245	W	I S P Microcaps UK Ltd	398495 92185.	I S P Microcaps UK Ltd, Unit 8-9 Stepnell Reach 541, Blandford Road, Poole, BH16 5BW	Cosmetics, Toiletries and Perfumes	Consumer Products

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
45	59	SW	398703 92210	BP	Hamworthy Service Station, 490A, Blandford Road, Blandford Road, Hamworthy, Poole, Poole, BH16 5BN	No	Open

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
CKMC-C	CREEKMOOR CLAY MEMBER	CLAY
POOL-XSZC	POOLE FORMATION	SAND, SILT AND CLAY

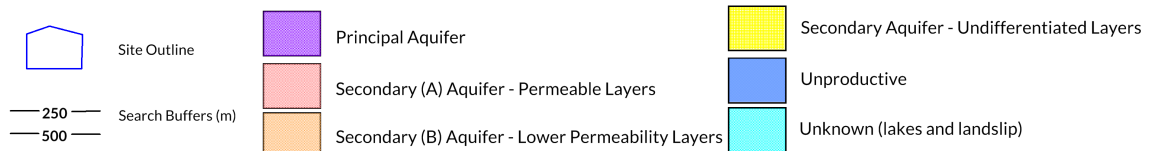
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

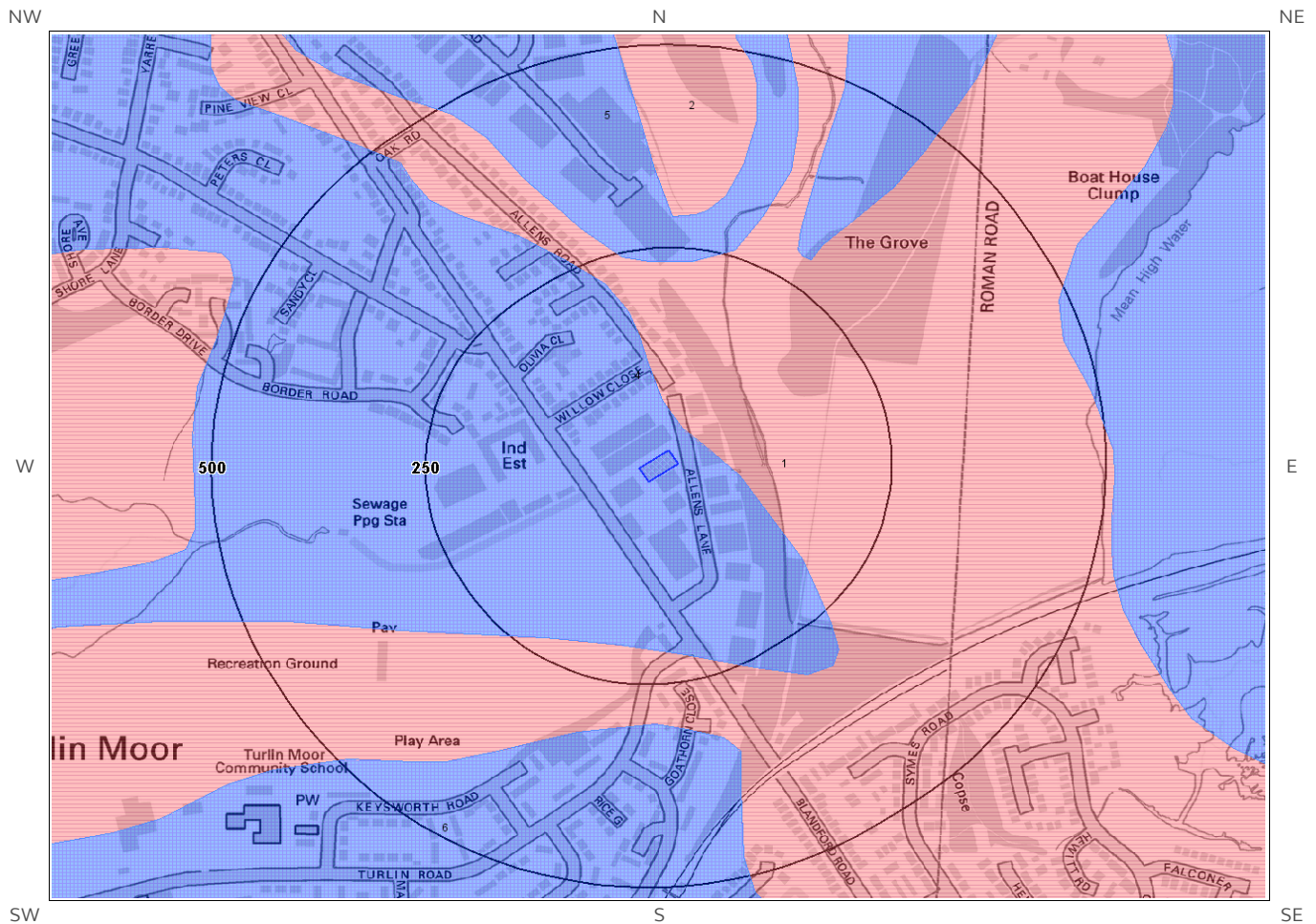
6a. Aquifer Within Superficial Geology



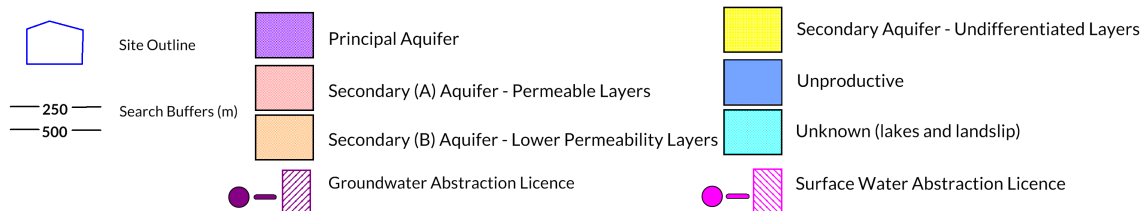
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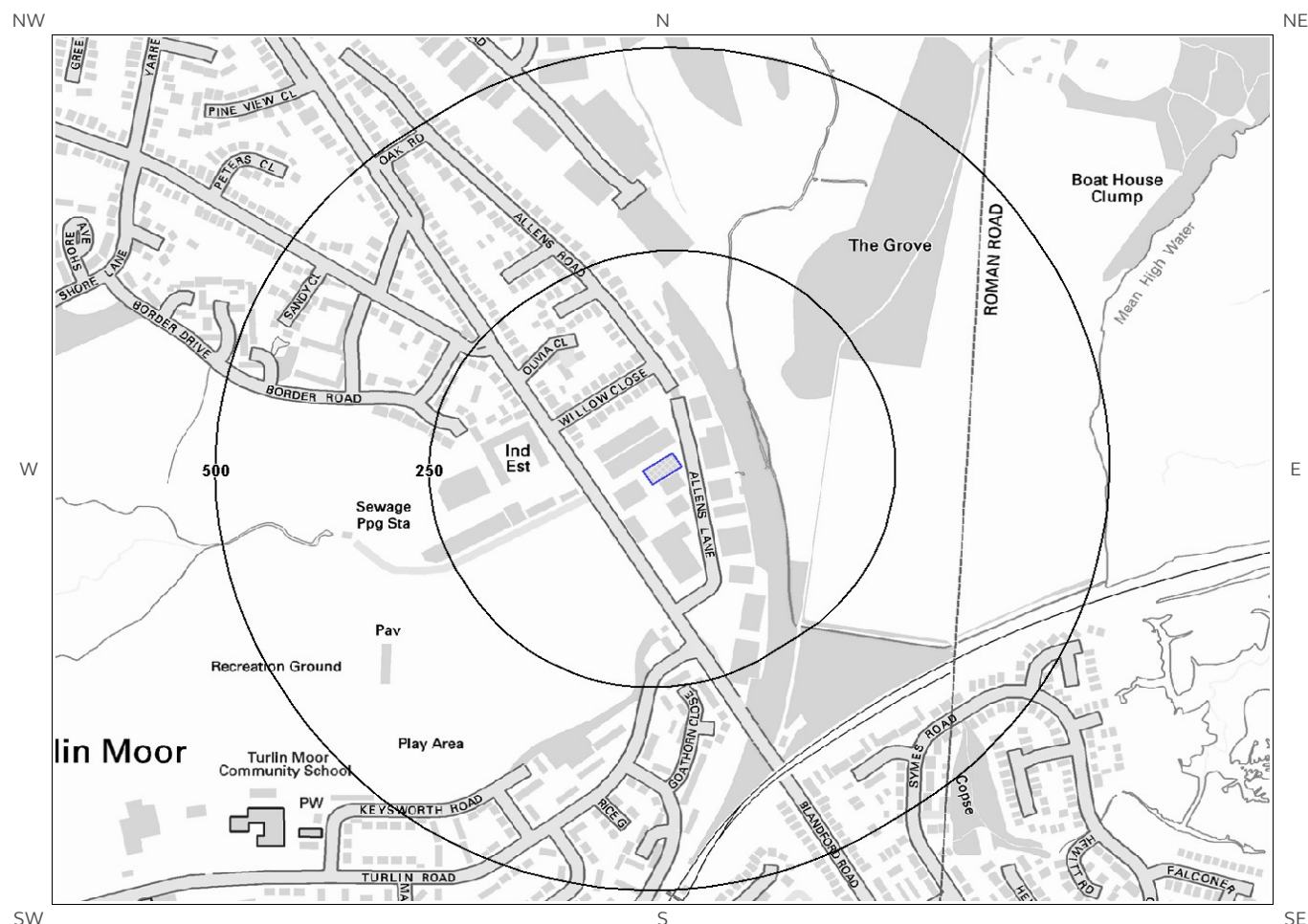
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



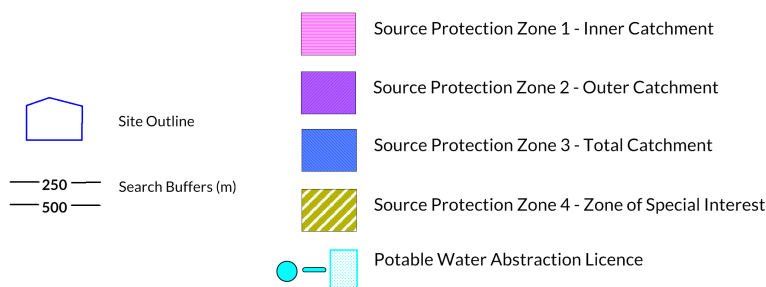
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6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



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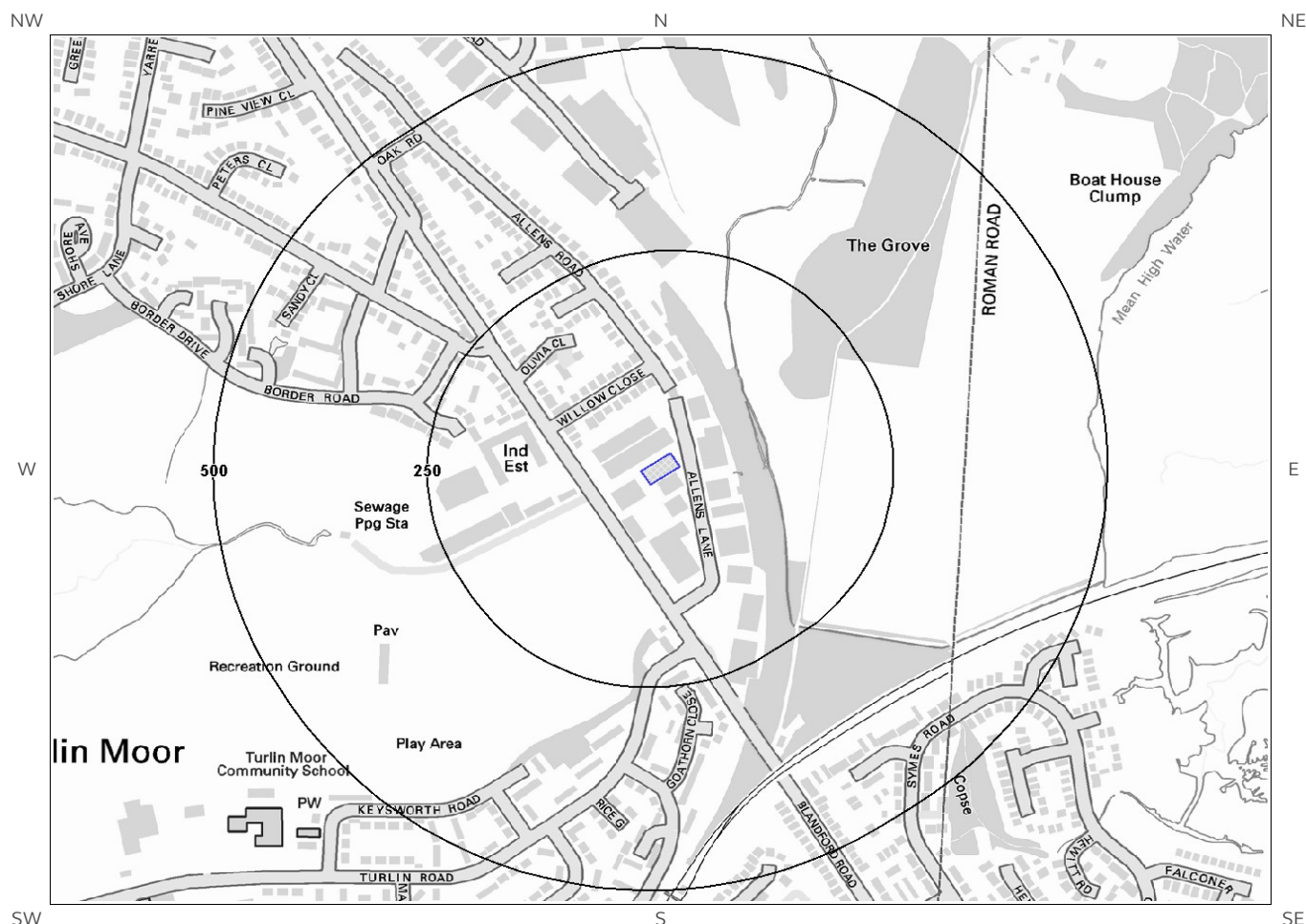


Groundsure

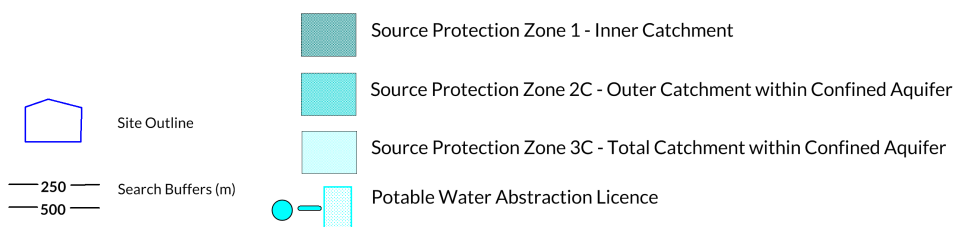
LOCATION INTELLIGENCE



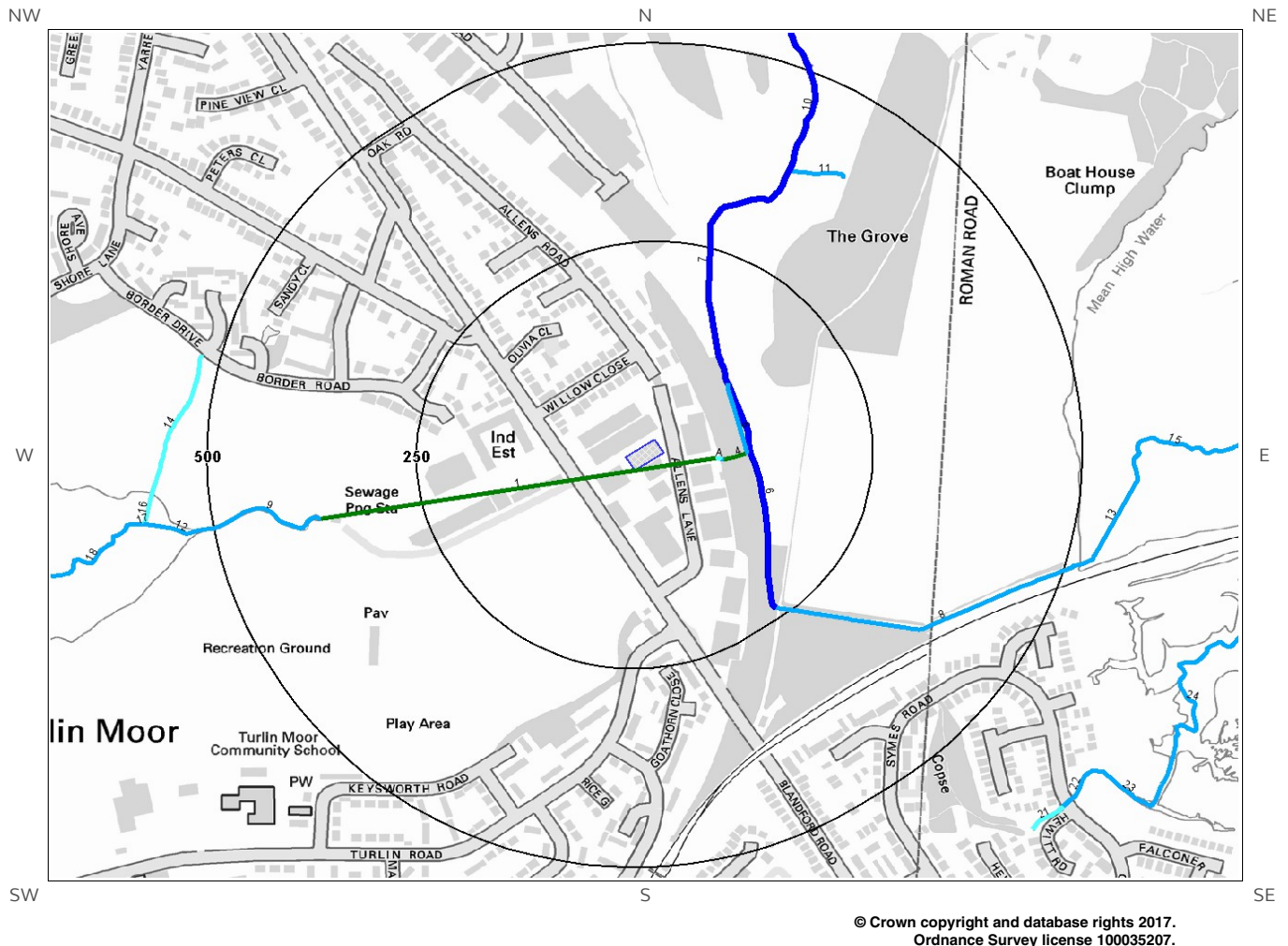
6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Detailed River Network and River Quality



Site Outline



Search Buffers (m)

- Primary River
- Secondary River
- Tertiary River
- - - Lake/Reservoir
- - - Underground River (inferred)
- ▲ General Quality Assessment: Biology
- ▲ General Quality Assessment: Chemistry
- Canal
- - - Canal Tunnel
- Culvert
- - - Multiple Channel Culvert
- - - Underground River (Potential Sewer)
- Underground River (local knowledge)

6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	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

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
4	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	31	NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	233	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	289	N	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
6	298	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.
48	E	Minor Aquifer/Intermediate Leaching Potential	I1	Soils which can possibly transmit a wide range of pollutants.
262	S	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
337	NW	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

6.9 River Quality

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site? No

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details	
1	1	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
2A	63	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3A	69	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
4	73	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
5	96	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
6	103	E	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
7	112	NE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
8	237	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
9	372	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
10	376	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
11	376	NE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

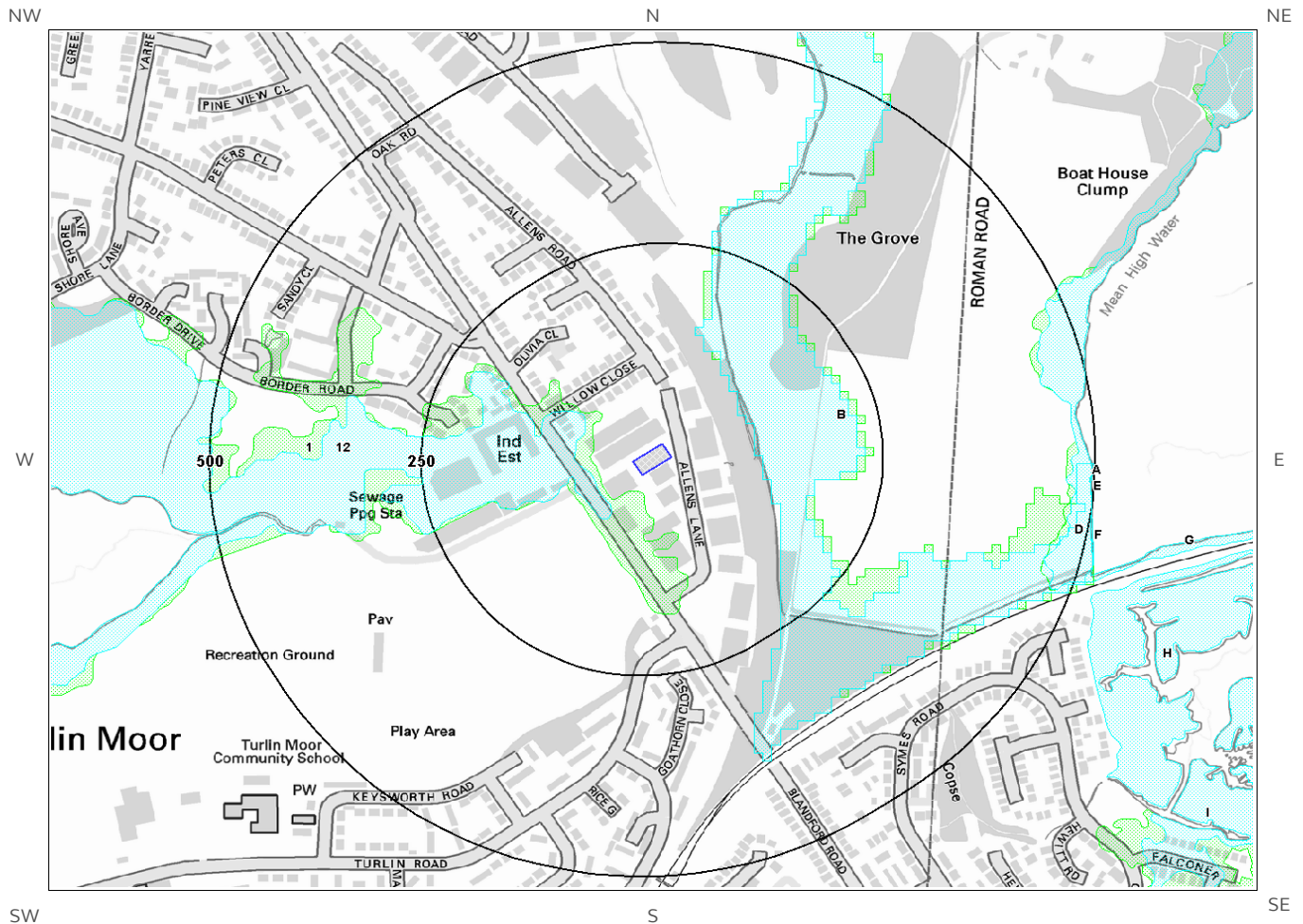
6.11 Surface Water Features

Are there any surface water features within 250m of the study site? Yes

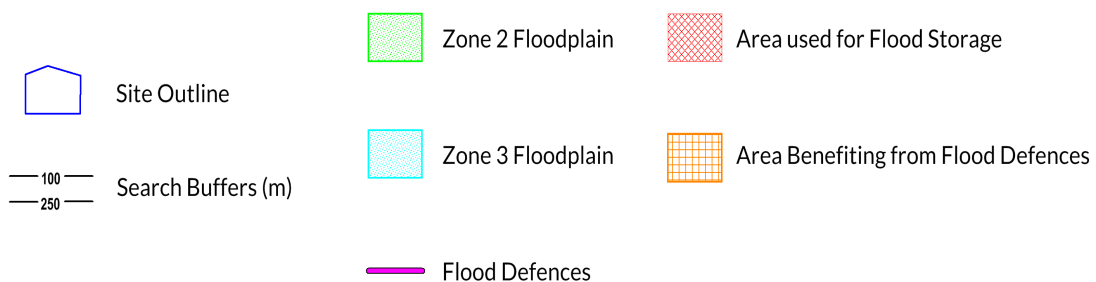
The following surface water records are not represented on mapping:

Distance (m)	Direction
95	E
102	E
240	SE

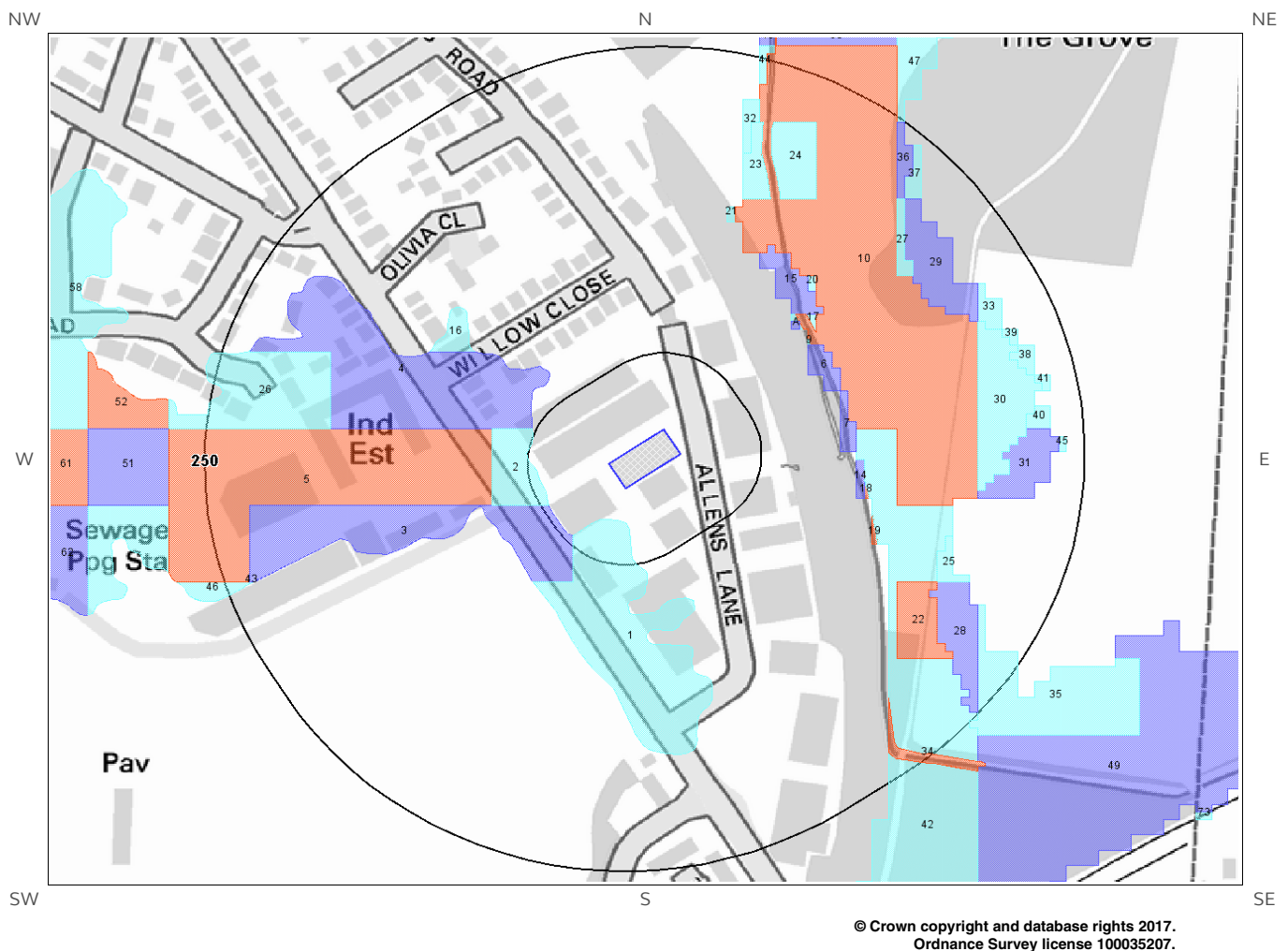
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



Site Outline

100 Search Buffers (m)

250

RoFRaS Rating

Very Low

Low

Medium

High

7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 2 floodplain? Yes

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	21	S	01-Feb-2017	Zone 2 - (Fluvial /Tidal Models)
2B	94	NE	01-Feb-2017	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 3 floodplain? Yes

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance (m)	Direction	Update	Type
1	51	SW	01-Feb-2017	Zone 3 - (Fluvial Models)
2B	94	NE	01-Feb-2017	Zone 3 - (Fluvial Models)

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite?

Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS flood Risk
1	21.0	S	Low
2	43.0	SW	Low
3	44.0	SW	Medium

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site?

No

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.8 Groundwater Flooding Confidence Areas

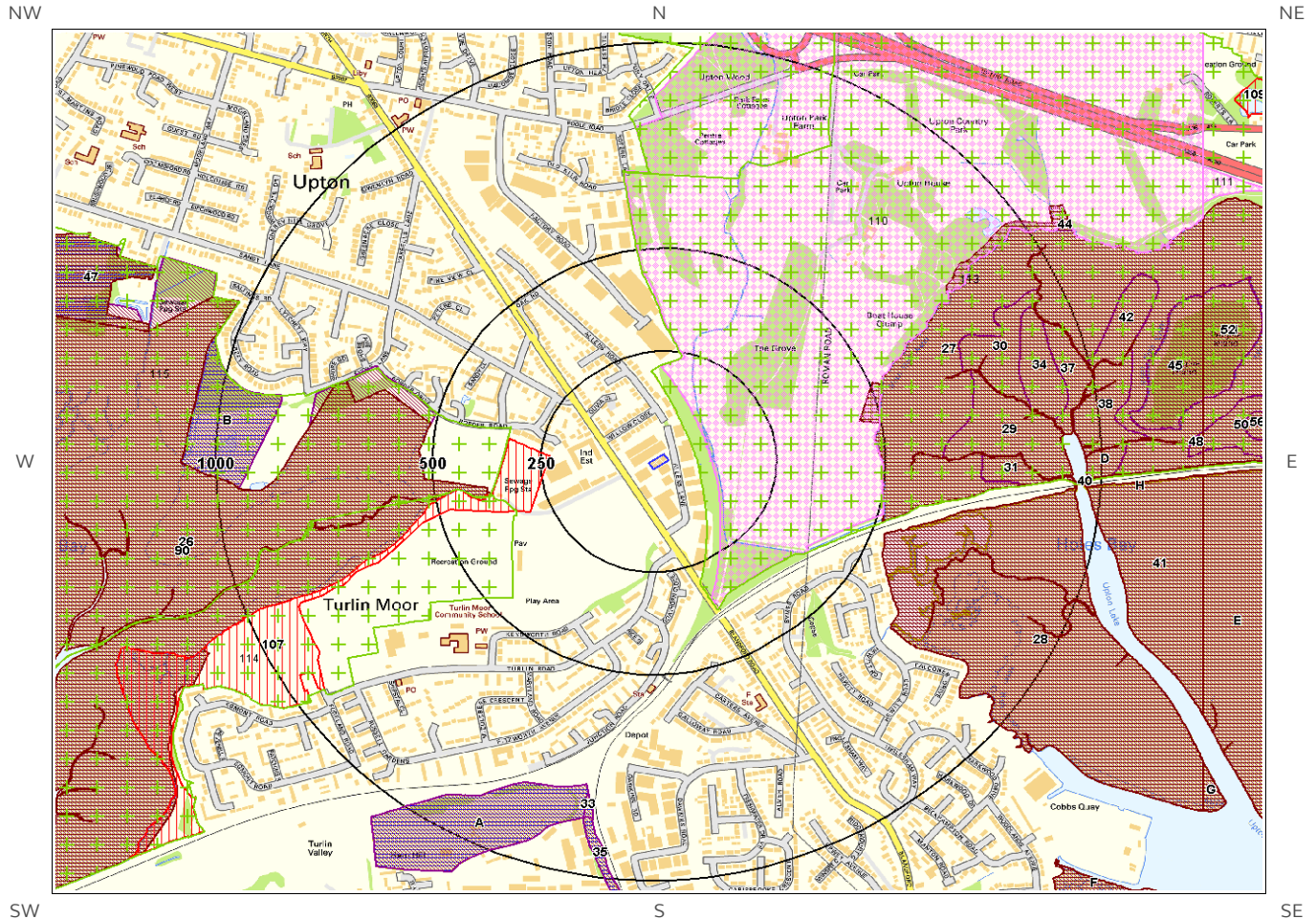
What is the British Geological Survey confidence rating in this result?

Moderate

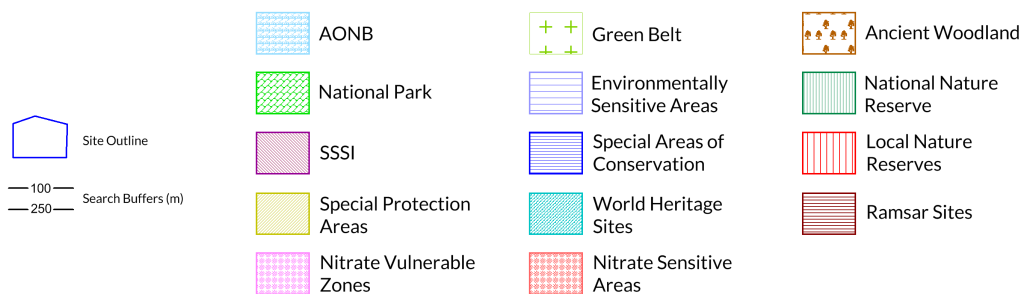
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site?

Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

64

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
26	371	W	Poole Harbour	Natural England
27	452	E	Poole Harbour	Natural England
28	530	E	Poole Harbour	Natural England
29	633	E	Poole Harbour	Natural England
30	712	E	Poole Harbour	Natural England
31	723	E	Poole Harbour	Natural England
32A	782	S	Ham Common	Natural England
33	798	S	Ham Common	Natural England
34	836	E	Poole Harbour	Natural England
35	859	S	Ham Common	Natural England
36B	862	W	Poole Harbour	Natural England
37	898	E	Poole Harbour	Natural England
38	939	E	Poole Harbour	Natural England
39D	960	E	Poole Harbour	Natural England
40	962	E	Poole Harbour	Natural England
41	963	E	Poole Harbour	Natural England
42	996	E	Poole Harbour	Natural England
43D	1022	E	Poole Harbour	Natural England
44	1055	NE	Poole Harbour	Natural England
45	1069	E	Poole Harbour	Natural England
Not shown	1145	N	Upton Heath	Natural England
47	1198	W	Poole Harbour	Natural England
48	1199	E	Poole Harbour	Natural England
49	1233	E	Poole Harbour	Natural England
50	1234	E	Poole Harbour	Natural England
51E	1234	E	Poole Harbour	Natural England
52	1242	E	Poole Harbour	Natural England

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1265	N	Upton Heath	Natural England
54F	1320	SE	Poole Harbour	Natural England
Not shown	1333	S	Ham Common	Natural England
56	1335	E	Poole Harbour	Natural England
Not shown	1376	S	Ham Common	Natural England
Not shown	1378	S	Ham Common	Natural England
Not shown	1380	E	Poole Harbour	Natural England
Not shown	1413	N	Upton Heath	Natural England
Not shown	1423	N	Upton Heath	Natural England
62G	1434	SE	Poole Harbour	Natural England
Not shown	1505	W	Poole Harbour	Natural England
Not shown	1513	W	Poole Harbour	Natural England
Not shown	1526	N	Upton Heath	Natural England
Not shown	1541	S	Ham Common	Natural England
Not shown	1611	E	Poole Harbour	Natural England
Not shown	1640	SE	Poole Harbour	Natural England
Not shown	1661	W	Poole Harbour	Natural England
Not shown	1675	E	Poole Harbour	Natural England
Not shown	1675	E	Poole Harbour	Natural England
Not shown	1735	N	Upton Heath	Natural England
Not shown	1740	W	Poole Harbour	Natural England
Not shown	1751	S	Poole Harbour	Natural England
Not shown	1756	NW	Upton Heath	Natural England
Not shown	1757	E	Poole Harbour	Natural England
Not shown	1765	SW	Poole Harbour	Natural England
Not shown	1794	NW	Upton Heath	Natural England
Not shown	1800	W	Poole Harbour	Natural England
Not shown	1801	SE	Poole Harbour	Natural England

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1809	N	Upton Heath	Natural England
Not shown	1818	SW	Poole Harbour	Natural England
Not shown	1823	N	Upton Heath	Natural England
Not shown	1825	SW	Poole Harbour	Natural England
Not shown	1832	E	Poole Harbour	Natural England
Not shown	1842	S	Poole Harbour	Natural England
Not shown	1856	SW	Poole Harbour	Natural England
Not shown	1895	SW	Poole Harbour	Natural England
Not shown	1958	NW	Upton Heath	Natural England

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

5

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
1A	782	S	Dorset Heaths	Natural England
2B	862	W	Dorset Heaths	Natural England
Not shown	1145	N	Dorset Heaths	Natural England
4C	1198	W	Dorset Heaths	Natural England
Not shown	1333	S	Dorset Heaths	Natural England

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

20

The following Special Protection Area (SPA) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SPA Name	Data Source
6	371	W	Poole Harbour	Natural England
7H	452	E	Poole Harbour	Natural England
8A	782	S	Dorset Heathlands	Natural England
9B	862	W	Dorset Heathlands	Natural England
Not shown	1145	N	Dorset Heathlands	Natural England
11C	1198	W	Dorset Heathlands	Natural England
12I	1233	E	Poole Harbour	Natural England
13E	1234	E	Poole Harbour	Natural England
14F	1320	SE	Poole Harbour	Natural England
Not shown	1333	S	Dorset Heathlands	Natural England
16G	1434	SE	Poole Harbour	Natural England
Not shown	1611	E	Poole Harbour	Natural England
Not shown	1640	SE	Poole Harbour	Natural England
Not shown	1674	E	Poole Harbour	Natural England
Not shown	1751	S	Poole Harbour	Natural England
Not shown	1757	E	Poole Harbour	Natural England
Not shown	1771	SE	Poole Harbour	Natural England
Not shown	1801	SE	Poole Harbour	Natural England
Not shown	1842	S	Poole Harbour	Natural England
Not shown	1856	SW	Poole Harbour	Natural England

8.5 Records of Ramsar sites within 2000m of the study site:

17

The following Ramsar records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ramsar Site Name	Ramsar Site Status	Data Source
90	371	W	Poole Harbour	Listed	Natural England

ID	Distance (m)	Direction	Ramsar Site Name	Ramsar Site Status	Data Source
91H	452	E	Poole Harbour	Listed	Natural England
Not shown	1145	N	Dorset Heathlands	Listed	Natural England
93C	1198	W	Dorset Heathlands	Listed	Natural England
94I	1233	E	Poole Harbour	Listed	Natural England
95E	1234	E	Poole Harbour	Listed	Natural England
96F	1320	SE	Poole Harbour	Listed	Natural England
Not shown	1333	S	Dorset Heathlands	Listed	Natural England
98G	1434	SE	Poole Harbour	Listed	Natural England
Not shown	1611	E	Poole Harbour	Listed	Natural England
Not shown	1640	SE	Poole Harbour	Listed	Natural England
Not shown	1675	E	Poole Harbour	Listed	Natural England
Not shown	1751	S	Poole Harbour	Listed	Natural England
Not shown	1771	SE	Poole Harbour	Listed	Natural England
Not shown	1801	SE	Poole Harbour	Listed	Natural England
Not shown	1842	S	Poole Harbour	Listed	Natural England
Not shown	1856	SW	Poole Harbour	Listed	Natural England

8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

3

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
107	229	W	Turlin Moor	Natural England
Not shown	1376	SW	Ham Common, Dorset	Natural England
109	1573	NE	Millfield Pond	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

1

The following Area of Outstanding Natural Beauty (AONB) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	AONB/NSA Name	Data Source
Not shown	1977	S	Dorset	Natural England

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

2

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
110	95	E	Existing	DEFRA
111	1383	NE	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

4

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
113	63	E	Bournemouth Greenbelt	Poole (B)
114	327	W	Bournemouth Greenbelt	Poole (B)
115	329	W	Bournemouth Greenbelt	Purbeck District
Not shown	1453	N	Bournemouth Greenbelt	East Dorset District

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site?

Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? ☐ No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? No

Database searched and no data found.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

Contact Details

Environmental Risk Information Service Ltd.

Telephone:
info@erisinfo.com



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enquiries@bgs.ac.uk



**British
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LOCATION INTELLIGENCE



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