CLIENT: Praesta Developments

SITE ADDRESS: Adjacent to Nately Scures House,
Scures Hill,
Nately Scures,
Hook,
RG27 9JR

REPORT TITLE: Phase I Investigation

STRICTLY CONFIDENTIAL

REPORT NO.	DATE	TYPE
GPT/6857 - PRAESTA	/2022	Issue 0 – Final

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REPORTING DETAILS AND QUALITY ASSURANCE

Client Name:	Praesta Developments
Client Contact:	Dorian Grant
Report Title:	Phase I Investigation
Reference Number:	GPT/6857 - PRAESTA
Author(s):	Benjamin Taylor MSc. (*Hons*) *Environmental Consultant*
Signature:	[redacted]
Date:	25th February 2022
Approved by:	Tim Williams BSc. (Hons), PIEMA *Environmental Director*
Signature:	[redacted]
Date:	28th February 2022

TABLE OF CONTENTS

List of Abbreviations

GPT	Geo Pollution Technologies (UK) Limited
AOD	Above Ordnance Datum
BGS	British Geological Survey
ESA	Environmental Site Assessment
PAOC	Potential Area of Concern
SSSI	Site of Special Scientific Interest
CoC	Chemicals of Concern
CSM	Conceptual Site Model
ha	Hectares
RA	Risk Assessment
SPZ	Source Protection Zone
NVZ	Nitrate Vulnerable Zone
LEX	Lexicon Code

1 EXECUTIVE SUMMARY

Introduction	In February 2022, Geo Pollution Technologies (UK) Limited (GPT) was commissioned by Praesta Developments to conduct a Phase I (Preliminary) Site Investigation or desktop assessment including a site walkover on a parcel of land adjacent to Nately Scures House, Scures Hill, Hook, Hampshire, RG27 9JR. The works are conducted prior to the erection of a new residential dwelling including a driveway.
Site Details	The Site address is to Nately Scures House, Scures Hill, Hook, Hampshire, RG27 9JR. The Site is located along the A30 towards Basingstoke, within a row of low-density residential dwellings. It is currently used an amenity space within the grounds of Nately Scures House.
Ground Conditions	The topography slopes Southwards away from the A30 towards an area of flat terrain, which historically housed a tennis court. There have been minimal alterations to the Site, with the area made up of full vegetation cover associated with a natural woodland. The bedrock geology beneath the Site comprises of London Clay Formation (LEX code: LC), which a sedimentary bedrock made up of a mixture of clay, silt and sand. There is no artificial or superficial geology on site.
Findings	The presence of the old Brick Works and associated Clay Pits within 250m provides a potential source of contamination. Contaminants associated with brick works and associated kilns are typically polycyclic aromatic hydrocarbons, total petroleum hydrocarbon and heavy metals, notably lead. Whereas studies into the effects of Clay Pits (closer to the Site) indicate environmental degradation leans more towards soil erosion, silting, denudation and compaction. This would have minimal impact on the Site in question, due to its distance. The pits usage then as a historical landfill provides a potential source of contamination into the soil, however the Site was deemed at negligible risk of groundwater flooding, thus no viable pathway.
Recommended Scope for Further Investigation	Based on the results of the Phase I investigation, no further action is required.

2 INTRODUCTION

2.1 General

In February 2022, Geo Pollution Technologies (UK) Limited (GPT) was commissioned by Praesta Developments to conduct a Phase I (Preliminary) Site Investigation or desktop assessment including a site walkover on a parcel of land adjacent to Nately Scures House, Scures Hill, Hook, Hampshire, RG27 9JR. The works are conducted prior to the erection of a new residential dwelling including a driveway.

2.2 Objectives

The objective of the Phase I was to assess the presence of Potential Areas of Concern (PAOC). A PAOC is defined as any area on, in or under the site and surrounding area where one or more potential contaminants of concern may be present. These would be identified through the Phase I study and further investigated during a Phase II Intrusive Site Investigation if necessary.

2.3 Scope of Work

The scope of work was outlined by GPT and summarised below:

Desktop study of the site which consists of collating all available data and information with addition of a site walkover to obtain visual observations and anecdotal information.

Identify the potential for contamination to be present which might present unacceptable levels of risk based on future land use through identifying possible sources due to current, historical and/or adjacent land uses.

Identify potential receptors and pathways.

The sites environmental setting will be characterised to qualitatively determine the risk contaminants may pose to receptors.

Findings from any previous investigations will be evaluated.

Consultation with relevant regulatory bodies (Local Council and Environment Agency).

Consult with relevant persons that may offer anecdotal evidence of the historical use of the site.

Construct conceptual model of the site detailing environmental setting and source–pathway–receptor combinations.

Construct a qualitative risk evaluation of the site.

Reporting.

2.4 Data Sources

The following information sources were reviewed during the desk study:

Envirocheck Report (reference ECA-291395649) dated 18th February 2022.

British Geological Survey (BGS) maps.

Ordnance Survey (OS) maps.

2.5 Limitations

This report is only valid when read in its entirety. Any information or advice included in this report should not be relied on unless considered in the context on the whole report.

3 SITE DESCRIPTION & LOCATION

3.1 Site Location

The Site address is to Nately Scures House, Scures Hill, Hook, Hampshire, RG27 9JR. Information from OS maps indicates that the Site has a centred National Grid Reference of SU 70430 53104 (co-ordinates Easting 470430 and Northing 153104) with an elevation of 100m above Ordnance Datum (AOD). The Site is located along the A30 towards Basingstoke, within a row of low-density residential dwellings.

The Site covers an area of approximately 1.29 acres (0.52 ha).

The general Site location and the surrounding area are presented on Image 1, below.

Image 1: Satellite image of Site and immediate surrounding area. The Site boundary is outlined by the red line.

3.2 Current Site Use and Description

The Site is currently an amenity space within the grounds of Nately Scures House.

During the Site Walkover, it was noted that the Site sloped Southwards away from the A30 towards an area of flat terrain, historically providing a base for a tennis court. There have been minimal alterations to the Site, with the area made up of full vegetation cover associated with a natural woodland.

A detailed description of the Site is included within the Site Walkover form within the Appendix.

3.3 Surrounding Land Use

The landscape of the area surrounding the Site comprises a dense residential area. More specific information is detailed below:

NORTH: A30 and low-density residential dwellings.

EAST: Low-density residential dwellings.

SOUTH: Open undeveloped land.

WEST: Low-density residential dwellings.

4 HISTORICAL LAND USE

The historic use of the site has been determined from inspection of 1:2,500 and 1:10,560 scale Ordnance Survey map dated from 1875 to the present day. The historical maps are contained in Appendix B.

4.1 Site History

A summary of the information from the historic maps is presented below in Table 1.

Map Date	Site Detail	Surrounding Land Use
1871	Open undeveloped land.	**North:** Road and undeveloped open land. **South:** Undeveloped open land. **West** Undeveloped open land. **East:** Undeveloped open land, outer limits of Hang Wood.
1897	Open undeveloped land.	**North:** Road and undeveloped open land. **South:** Undeveloped open land. **West** Undeveloped open land. **East:** Undeveloped open land, Upper Cakesbridge Copse.
1912	Open undeveloped land.	**North:** Road, Nately Towers, Hook Brick and Tile Works further afield. **South:** Undeveloped open land. **West** Undeveloped open land. **East:** Residential dwellings, Upper Cakesbridge Copse.
1932	Amenity space associated with Nately Scures House.	**North:** Road, Nately Towers, Hook Brick and Tile Works further afield. **South:** Undeveloped open land. **West** Nately Scures House, residential dwellings. **East:** Residential dwellings, Upper Cakesbridge Copse.
1961	Amenity space associated with Nately Scures House.	**North:** A30, Nately Towers, Hook Brick and Tile Works further afield. **South:** Undeveloped open land. **West** Nately Scures House, residential dwellings. **East:** Baredown Hotel, Upper Cakesbridge Copse.

Map Date	Site Detail	Surrounding Land Use
1972	Amenity space associated with Nately Scures House.	**North:** A30, Nately Towers, Hook Brick and Tile Works further afield. **South:** Undeveloped open land. **West** Nately Scures House, residential dwellings. **East:** Baredown Hotel, Upper Cakesbridge Copse.
1985	Amenity space associated with Nately Scures House.	**North:** A30, Nately Towers, clay pits associated with brick works now disused. **South:** Undeveloped open land. **West** Nately Scures House, residential dwellings. **East:** Upper Cakesbridge Copse.
1993	Amenity space associated with Nately Scures House.	**North:** A30, Nately Towers, disused clay pits now filled in (household landfill). **South:** Undeveloped open land. **West** Nately Scures House, residential dwellings. **East:** Residential dwellings, Upper Cakesbridge Copse.
2000	Amenity space associated with Nately Scures House.	**North:** A30, Nately Towers, historic landfill. **South:** Undeveloped open land. **West** Nately Scures House, residential dwellings. **East:** Residential dwellings, Upper Cakesbridge Copse.
2022	Amenity space associated with Nately Scures House.	**North, South, East & West:** As per present day.

Table 1: Summarised historical land use of the site.

5 ENVIRONMENTAL SETTING

The environmental setting establishes the sensitivity of the identified receptors and records relevant information of activities and incidents within the immediate area. An assessment of the Site geology (including artificial, superficial and solid bedrock), hydrology (surface water bodies) and hydrogeology (groundwater properties) is required in order to determine the possible pathways through soils, bedrock and water courses. These pathways can take pollutants off Site, but also have the potential to bring them on Site from external sources.

5.1 Geology and Hydrogeology

The following sections describe the various geologic layers located on Site and are based on the Envirocheck Geological Data and BGS[1] maps of Great Britain (1:10,000 and 1:50,000 scale).

5.1.1 Published Geology & Hydrogeology

5.1.1.1 Artificial Geology

Artificial deposits are those within the ground that have been significantly altered by human activity which may include; made ground, worked ground, infilled ground, landscaped ground and disturbed ground. These areas are more likely to be highly permeable and hence provide potential for any spill to pass through this material and infiltrate through the ground.

Based on the published data provided, the site is not located on any artificial geological deposits.

5.1.1.2 Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present. Most of these Superficial deposits are unconsolidated

[1] Geological Map of Great Britain (1:50,000), Sheet No. 247.

sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Based on the published data provided, the site is not located on any superficial geological deposits.

5.1.1.3 Bedrock Geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere; they have formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago. The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The bedrock of the Site is an important characteristic in that depending on its composition, this affects the porosity and permeability in which a pollutant may or may not be able to migrate through.

The bedrock geology beneath the Site comprises of London Clay Formation (LEX code: LC), which a sedimentary bedrock made up of a mixture of clay, silt and sand. This formation formed approximately 48 to 56 million years ago in the Palaeogene Period when the local environment previously dominated by deep seas, meaning they are marine in origin. They are detrital and comprise coarse to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, which forms distinctively graded beds.

5.1.1.4 Ground Stability Hazards

There is a minimal risk from ground stability hazards impacting the Site.

5.1.1.5 Groundwater Source Protection Zones

The Site is not located in a groundwater Source Protection Zone (SPZ).

5.1.1.6 Groundwater Abstractions

There are no active groundwater abstractions within 1km of the Site.

5.2 Groundwater Vulnerability

The groundwater within an aquifer is vulnerable to contamination from human activity. The vulnerability of groundwater is based on the geological setting of the Site and potential sources of contamination.

The Envirocheck report details that the Site is underlain by Unproductive Strata, these are largely unable to provide usable water supplies and are unlikely to have surface water and wetland ecosystems dependent on them. The groundwater vulnerability has subsequently been categorised as none.

5.3 Surface Water Resources

The nearest surface water feature is located 105m East of the Site, a small pond within the amenity space of a nearby property. There is very minimal chance of any interaction.

5.4 Flooding Potential

From the Envriocheck maps, BGS state there is negligible risk of experiencing flooding from rivers, sea and groundwater.

5.5 Radon Potential

BGS state that the property is in a lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). This results in no radon protective measures being necessary in the construction of new dwellings or extensions.

5.6 BGS Borehole Records

There are no boreholes located within 250m of the Site.

5.7 Sensitive Land Use

There are numerous ancient woodlands within a 500m of the Site, the closest being 65m Southwest; a 22798.27m^2 area which forms a partial section of the once extensive Hang Wood.

6 REGULATORY INFORMATION

6.1 Discharge Consents to Controlled Waters

The Envirocheck Report provides records of 12 discharge consents to Controlled Waters within a 1 km radius of the Site, however only 5 of these are currently active. The site is unlikely to be impacted by these discharges due to their distance (over 657m from the site).

6.2 Pollution Incidents

The Envirocheck Report details that there have been 5 pollution incidents within 1km of the Site.

These are unlikely to have much impact on the Site due to all occurring over 350m away from the Site, these were all classed as minor incidents occurring from 1992 to 1999.

6.3 Landfill Sites

There is a singular historical landfill within 250m of the Site, this is situated 214m North (occupying the same area as the disused clay pit). This is noted as accepting the disposal of household waste; the last input date is not supplied.

7 CONCEPTUAL SITE MODEL

Part 2A of the Environmental Protection Act 1990 created a regime for the identification and remediation of contaminated land. Section 78A(2) of the Environmental Protection Act 1990 defines contaminated land for the purposes of Part 2A as:

'any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that; (a) significant harm is being caused or there is a significant possibility of such harm being caused; or (b) pollution of controlled waters is being, or is likely to be caused.' Harm is defined under section 78A of the Environmental Protection Act as meaning *'harm to the health of living organisms or other interference with the ecological systems of which they form part and, in the case of man, includes harm to his property'*. Types of harm are related to specific receptors in order to determine whether they can be regarded as "significant".

In general terms, a Risk Assessment establishes whether unacceptable risks exist and if so, what further action needs to be taken in relation to the site. Under Part IIA of the Environmental Protection Act 1990, in order to demonstrate that a risk to a receptor may exist, it must be shown that three components are present.

The outline Conceptual Site Model (CSM) of the site is a representation of the Site characteristics and the interactions with the surrounding environment, which identifies all possible potential contamination *sources,* contaminant migration *pathways* and *receptors*, and shows the possible relationships between them (known as *potential pollutant linkages*) taking into account current and proposed uses of the Site.

- ***A source*** *– defined as a substance which is in, on or under the land and which has the potential to cause harm or to cause pollution of controlled waters and or human health.*
- ***A pathway*** *– a route or means by which a receptor can be exposed to or affected by a contaminant.*
- ***A receptor*** *– is defined as a) a living organism, a group of living organisms, an ecological system or a piece of property which is being or could be harmed by a contaminant or b) controlled waters which are being, or could be, polluted by a contaminant.*

The summary of the overall risks is an indication of the viability of the pollutant linkages existing i.e. a high overall risk level indicates a strong pollutant linkage and vice versa. These pollutant linkages define the CSM.

7.1 Intended Future Use of the Site

The proposal is for an erection of a new residential dwelling, including a driveway and amenity space.

7.2 Identification of PAOC

Based on the information obtained from the Phase I investigation and on-site PAOC have been identified together with identification of the potential contaminants of concern associated with each PAOC based on existing Site knowledge and reference to the Department of Environment Industry Profiles which provides information on the processes, materials and wastes associated with individuals industries.

There are limited PAOC regarding the Site due to its situation within a low-density residential setting which has undergone minimal development.

The presence of the old Brick Works and associated Clay Pits provides a potential source of contamination. Contaminants associated with brick works and associated kilns are typically polycyclic aromatic hydrocarbons, total petroleum hydrocarbon and heavy metals, notably lead. However, studies into the effects of Clay Pits indicate environmental degradation leans more towards soil erosion, silting, denudation and compaction. This would have minimal impact on the Site in question, due to its distance. The pits usage then as a historical landfill provides a potential source of contamination into the soil, however the Site was deemed at negligible risk of groundwater flooding, thus no viable pathway.

The site walkover noted the presence of a kerosene tank, connected to Nately Scures House. This was inspected and was noted as visually in a good condition, there was no evidence of any hydrocarbon contamination in the surrounding area.

7.3 Potential Contaminants of Concern (Historical Land Use)

No Potential Contaminants of Concern (PCoC) have been identified in relation to historic land uses. The Site remained undeveloped and used as amenity space for Nately Scures House.

7.3.1 Off-site Potential Sources of Contamination

The historic presence of a brick works and clay pit, then converted into a historic landfill site provides a potential source of contamination to the Site. However, the lack of susceptibility to flooding both from surface and groundwater removes any viable pathway for contaminants to reach the Site.

7.4 Potential Pathways

During the construction works additional exposure, through direct contact, to potentially contaminated building fabric (both above and below ground), fill material, subsurface service channels and sub soils maybe encountered, however, these risks are expected to be managed through health and safety best practices during works.

Potential contaminant pathways to controlled water receptors are not considered to be active given the Site's environmental setting as previously detailed.

7.5 Potential Receptors

The site is situated within a low-density residential setting, with plans to erect a new dwelling.

Potential receptors will include:

Site Worker – during the development phase.

Site User – following development.

7.6 Initial Conceptual Site Model

An outline CSM has been produced based on the continued use of the Site for residential redevelopment and details potentially active pollutant linkages based upon interpretation of the data and all the available information processed by the consultant.

The CSM is presented within Table 2.

SOURCES OF CONTAMINATION		The Site has remain undeveloped through its life cycle between 1871 and 1932, from then it became and amenity space associated with Nately Scures House. There are minimal sources of contamination on the Site and from the surrounding area. The Hook Brick and Tile Works and associated Clay Pits operated 214m North of the Site, however this will unlikely have any interaction.		
RECEPTOR		**RELEVANT PATHWAYS**	**RELEVANT DATA**	**RISK LEVEL**
HUMAN HEALTH	***SITE WORKER (During any development)***	Ingestion of soil	Site is located within a low-density residential dwelling and has undergone minimal development, its has been used as amenity space for Nately Scures House from 1932. Nearby Hook Brick and Tile works operated until 1985, where it became a landfill Site for household waste. No viable pathway identified, minimal contamination risk.	**Low**
		Dermal contact with soil		
		Ingestion of groundwater	No viable pathway with groundwater. Unproductive strata beneath the Site, vulnerability categorised at none.	**Low**
		Dermal contact with groundwater		
		Inhalation of outdoor air	Busy road directly North, unlikely to cause serious levels of air pollution.	**Low**
		Inhalation of indoor air	No current indoor structure occupies the Site.	**Low**
		Ingestion of surface water	Nearest surface water feature is 105m E of site, contact is unlikely.	**Low**
		Dermal contact with surface water		
HUMAN HEALTH	***SITE USER***	Ingestion of soil	Site is located within a low-density residential dwelling and has undergone minimal development, its has been used as amenity space for Nately Scures House from 1932. Nearby Hook Brick and Tile works operated until 1985, where it became a landfill Site for household waste. No viable pathway identified, minimal contamination risk.	**Low**
		Dermal contact with soil		
		Ingestion of groundwater	No viable pathway with groundwater. Unproductive strata beneath the Site, vulnerability categorised at none.	**Low**
		Dermal contact with groundwater		
		Inhalation of outdoor air	Busy road directly North, unlikely to cause serious levels of air pollution.	**Low**
		Inhalation of indoor air	Minimal risk within a newly constructed building.	**Low**
		Ingestion of surface water	Nearest surface water feature is 105m E of site, contact is unlikely.	**Low**
		Dermal contact with surface water		
PROPERTY	***SITE***	Soil Matrix / Building Infrastructure	Site is located within a low-density residential dwelling and has undergone minimal development, its has been used as amenity space for Nately Scures House from 1932. Nearby Hook Brick and Tile works operated until 1985, where it became a landfill Site for household waste. No viable pathway identified, minimal contamination risk.	**Low**
		Surface water	Nearest surface water feature is 105m E of site, contact is unlikely.	**Low**
		Groundwater	Unproductive strata beneath the Site, vulnerability categorised at none.	**Low**
	ADJACENT BOUNDARIES	Soil Matrix	Site is located within a low-density residential dwelling and has undergone minimal development, its has been used as amenity space for Nately Scures House from 1932. Nearby Hook Brick and Tile works operated until 1985, where it became a landfill Site for household waste. No viable pathway identified, minimal contamination risk.	**Low**
		Surface water	Nearest surface water feature is 105m E of site, contact is unlikely.	**Low**
		Groundwater	Unproductive strata beneath the Site, vulnerability categorised at none.	**Low**
ENVIRONMENTAL	***SURFACE WATER***	Surface water run-off/drains	No drainage identified onsite. Closest drainage associated with Nately Scures House, the new development will have its own individual drainage network.	**Low**
		Soil Matrix	Site is located within a low-density residential dwelling and has undergone minimal development, its has been used as amenity space for Nately Scures House from 1932. Nearby Hook Brick and Tile works operated until 1985, where it became a landfill Site for household waste. No viable pathway identified, minimal contamination risk.	**Low**
		Groundwater	Unproductive strata beneath the Site, vulnerability categorised at none.	**Low**
	GROUNDWATER	Soil Matrix	Unproductive strata beneath the Site, vulnerability categorised at none.	**Low**
	ECOLOGY	Soil Matrix	Site is located within a low-density residential dwelling and has undergone minimal development, its has been used as amenity space for Nately Scures House from 1932. Nearby Hook Brick and Tile works operated until 1985, where it became a landfill Site for household waste. No viable pathway identified, minimal contamination risk. Unlikely to impact fauna and flora.	**Low**
		Groundwater	Unproductive strata beneath the Site, vulnerability categorised at none. Unlikely to impact fauna and flora.	**Low**

Table 2: Initial CSM for the Site, identifying potential pollutant linkage.

8 SUMMARY OF FINDINGS AND DATA GAPS

Based on the results of the Phase I (Preliminary) Site Investigation and Conceptual Site Model, GPT considers that there is a low potential risk of contamination in the soil. The site itself is not known to have experienced activities that could pollute its soil, vegetation, or water. The presence of the Hook Brick and Tile Works and associated Clay Pits followed by a historical landfill provides a potential source of offsite contamination. However, the Site's low susceptibility to flooding both from surface and groundwater removes a viable pathway for contaminant migration. Additionally, the unproductive strata beneath the Sites provides no risk of groundwater contamination.

As a result it is the belief of GPT that a phase II intrusive investigation is not required in the case of this site.

APPENDIX A

Site Walkover Sheet

INITIAL SITE WALKOVER SURVEY DATA SHEET

Terms of Reference:

Requested By:	Dorian/Adrian Grant	Phone:	07799266538
Company:	Praesta Developments		
Date Requested:	03/02/2022		
Event Description: (Motive for walkover)	Site walkover – pre-trading due diligence familiarization with site, note visual and olfactory evidence of contamination, note possible sources, pathways and receptors of contamination.		
Authorised By:	Tim Williams	Date:	04/02/2022
Project No:	GPT/6857-PRAESTA		

Site Information:

Date of the Survey:	16/02/2022		Completed by:	Ben Taylor
Site Name:	Nately Scures House			
Site Address:	Nately Scures House, Scures Hill, Nately Scures, Hook, RG27 9JR			
Coordinates:	N	470430	E	153104
Manager:	N/a		Period at Site:	11:00 – 12:00
Phone:	N/a		Fax:	N/a
Landowner:	Dorian/Adrian Grant		Phone:	07799266538
Land Use:	The Site is currently an amenity space within the grounds of Nately Scures House.			
Adjacent Properties:	North:	A30 and low-density residential dwellings.		
	East:	Low-density residential dwellings.		
	South:	Open undeveloped land.		
	West:	Low-density residential dwellings.		

WALKOVER SURVEY SHEET

LOCATION:			Risk Level*
Notes Buildings / Infrastructure No buildings or infrastructure currently present on the parcel of land. Groundcover Southwards sloping terrain towards an area of flat land, which previously housed a tennis court. This is followed by a shallow relief towards a small drainage ditch running along the base of the parcel of land. Vegetation Various flora species associated with a natural British woodland. Namely trees, shrubs, grasses, and moss. Site Drainage No drainage identified on site. Rainwater naturally infilrtrates and percolates through the ground. Access to site Access is currently via Nately Scures House, proposed development will have its own entrance onto the A30. Miscellaneous Fire pit centrally positioned within the modified area of land, evidence of burning metal and other unconventional items. Oil tank associated with Nately Scures House, this was inspected and noted as being in a good condition with no evidence of contamination in the surrounding soil. The support structure it sits upon does not meet recommended OFTEC regulations of 300mm either side of the tank and situated away from vegetation.	Contaminant Sources:	Oil tank on the Western boundary, associated with Nantely Scures House. Combustion of unconventional items.	Low
	Contaminant Pathways:	Precipitation infiltration.	Low
	Contaminant Receptors:	Vegetation on Site. Soil Matrix. Site developers and users.	Low
	Overall Risk Level*		
	Low		

Overall level of Risk	Recommendations
Low	Inspect the oil tank on a regular basis for any failures.

* Risk evaluation is only semi-quantitative and represents a site specific prioritisation of risks

Walkover Images

Photo 1 – Area of proposed driveway leading from A30.

Photo 2 – Area of proposed driveway towards historic tennis court (area for proposed development).

Photo 3 – Proposed location for new dwelling.

Photo 4 – Behind the historic tennis court.

Photo 5 – Oil tank located on the Eastern border.

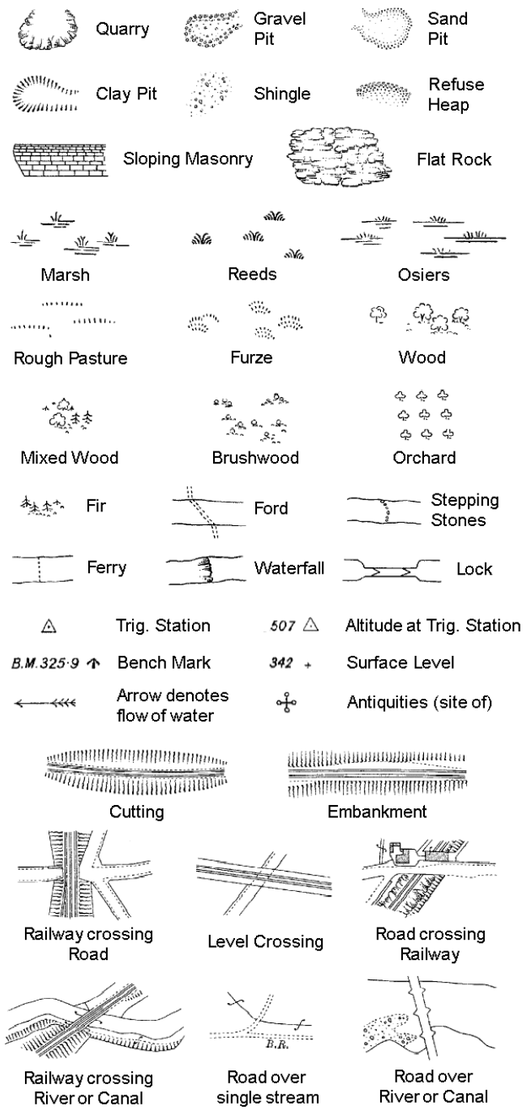
Photo 6 – Fire pit in centre of historic tennis court.

APPENDIX B

Historical Maps

Historical Mapping Legends

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



County Boundary (Geographical)

County & Civil Parish Boundary

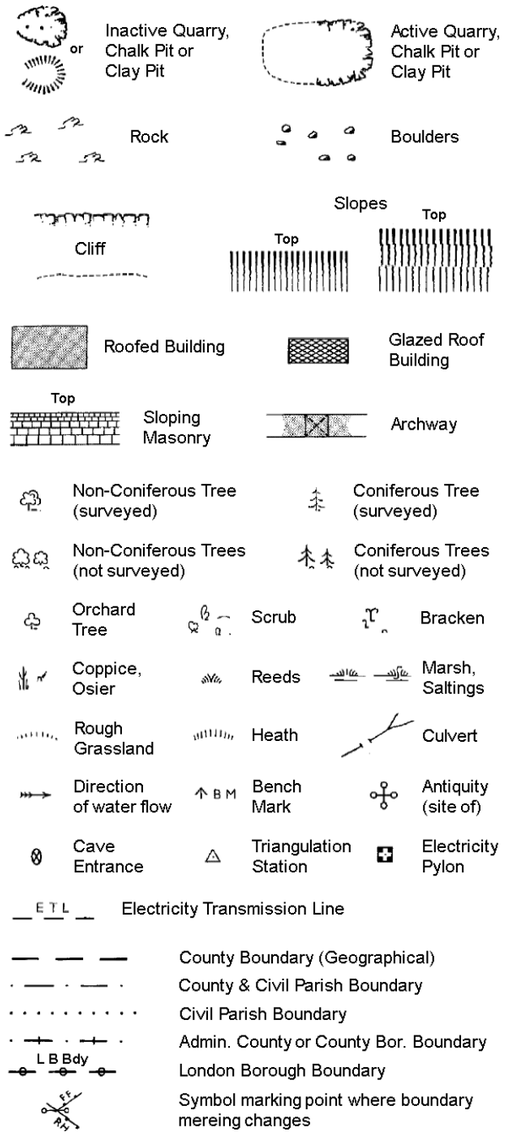
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	Sl.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

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



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

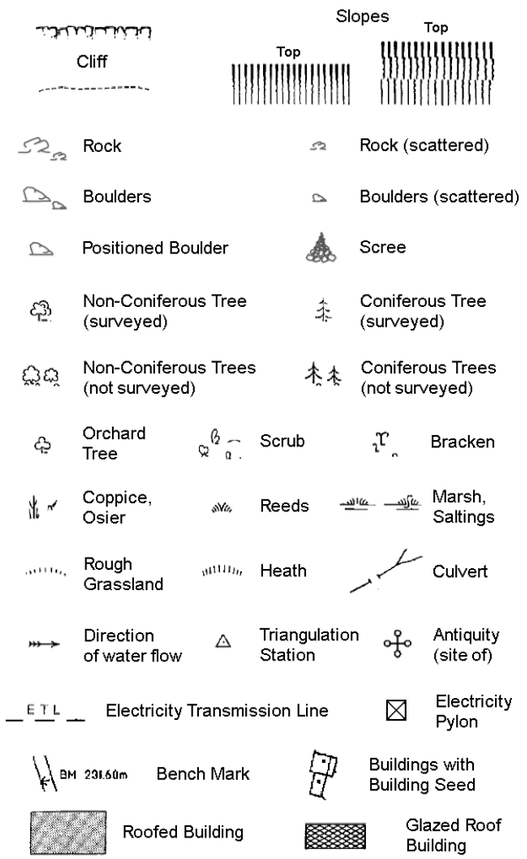
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

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



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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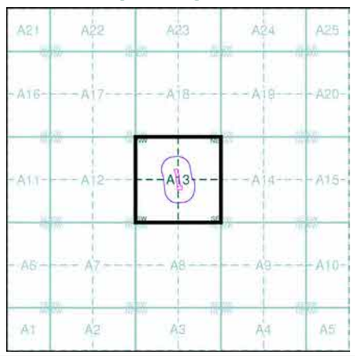
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hampshire & Isle Of Wight	1:2,500	1872 - 1873	2
Hampshire & Isle Of Wight	1:2,500	1896	3
Hampshire & Isle Of Wight	1:2,500	1911	4
Hampshire & Isle Of Wight	1:2,500	1931 - 1932	5
Ordnance Survey Plan	1:2,500	1977	6
Additional SIMs	1:2,500	1987	7
Large-Scale National Grid Data	1:2,500	1994	8

Historical Map - Segment A13



Order Details

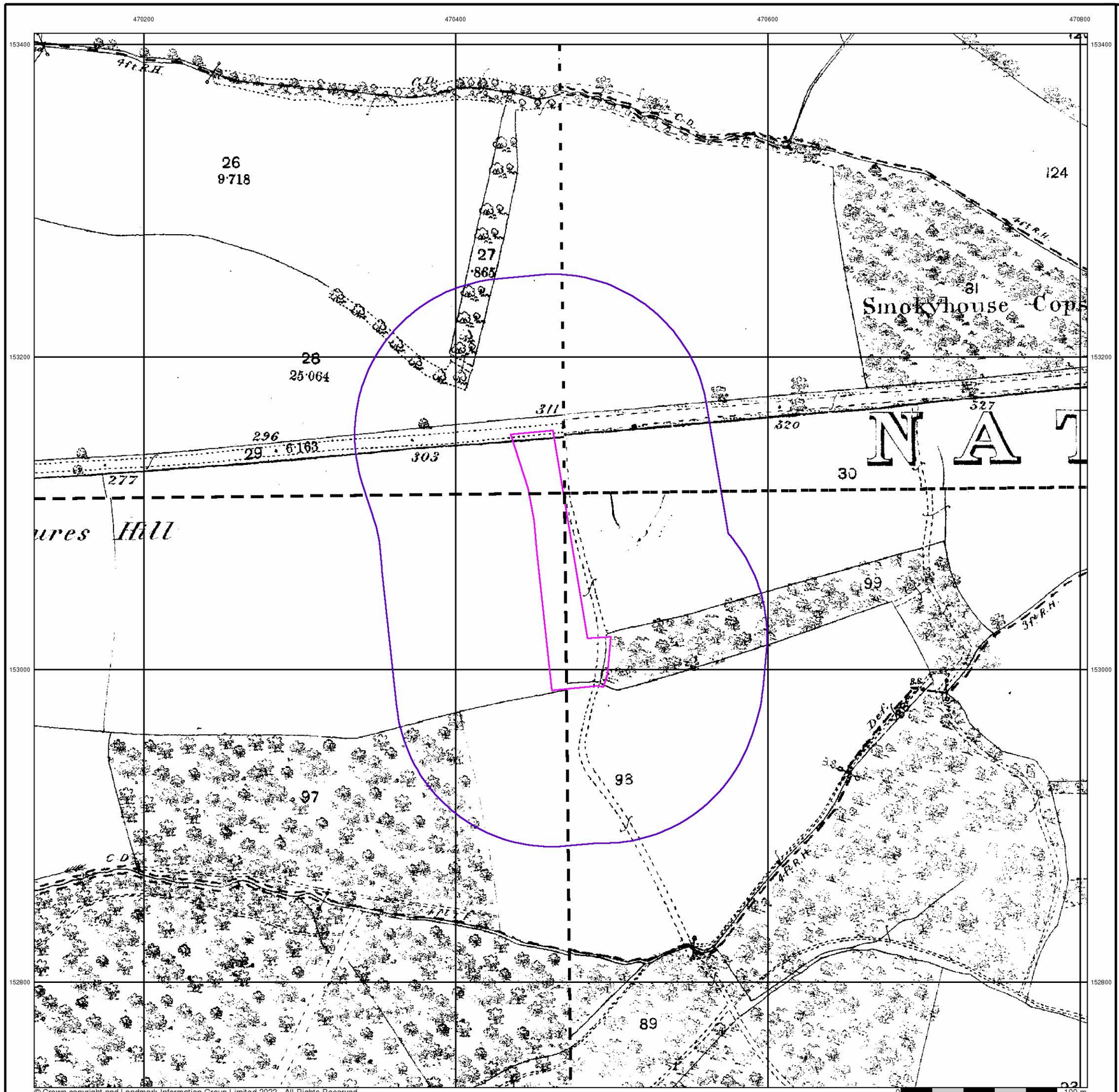
Order Number:	291395649_1_1
Customer Ref:	6857
National Grid Reference:	470460, 153070
Slice:	A
Site Area (Ha):	0.44
Search Buffer (m):	100

Site Details

Nately Scures House, Scures Hill, Nately Scures, Hook, RG27 9JR

Landmark® INFORMATION GROUP

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



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LANDMARK INFORMATION GROUP

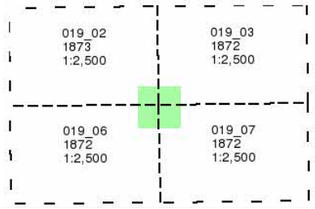
Hampshire & Isle Of Wight

Published 1872 - 1873

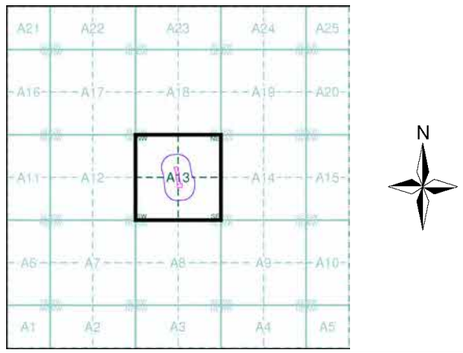
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	291395649_1_1
Customer Ref:	6857
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Slice:	A
Site Area (Ha):	0.44
Search Buffer (m):	100

Site Details

Nately Scures House, Scures Hill, Nately Scures, Hook, RG27 9JR

Landmark INFORMATION GROUP
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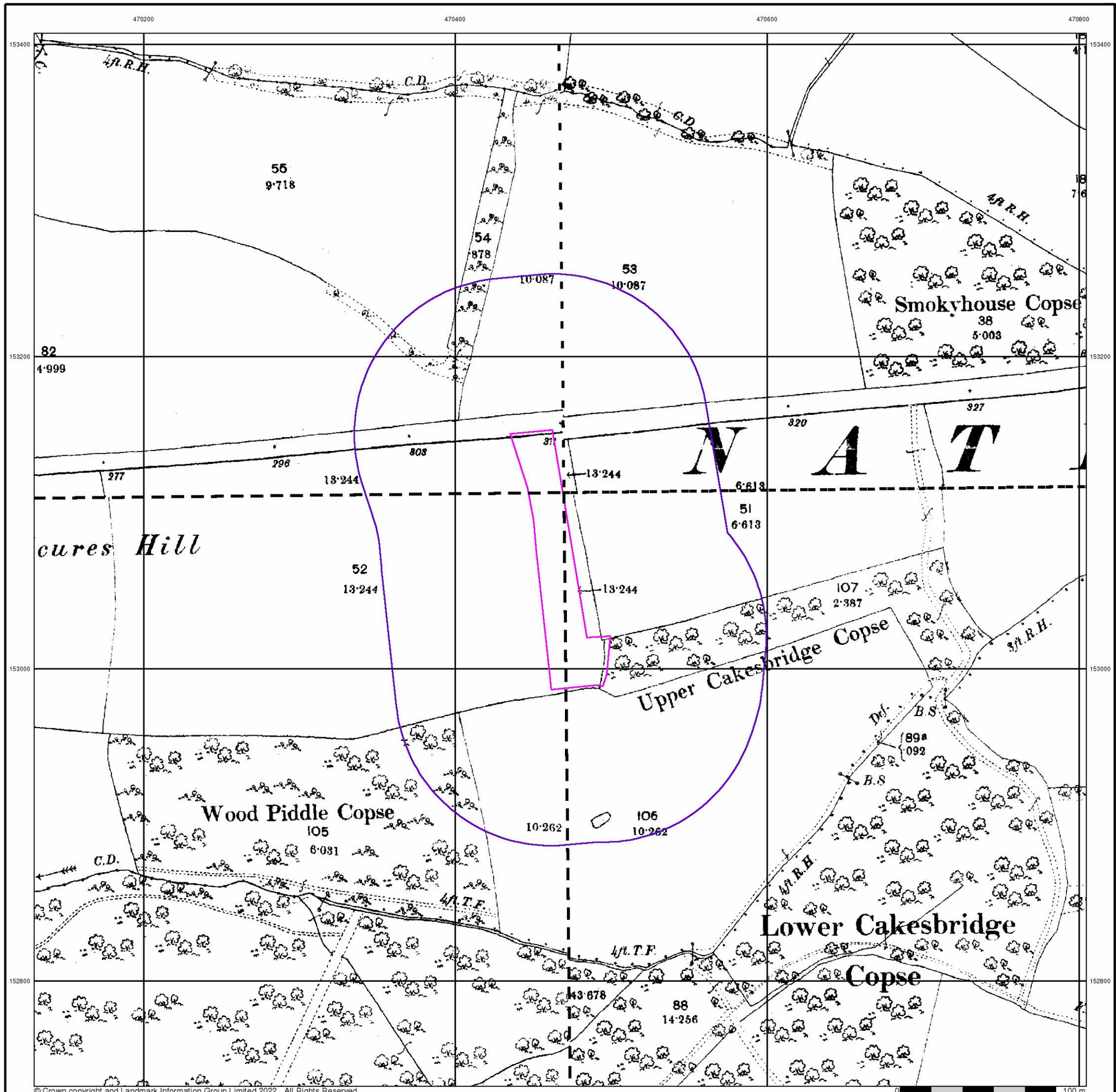

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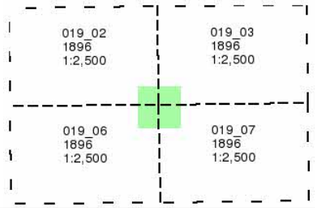
Hampshire & Isle Of Wight

Published 1896

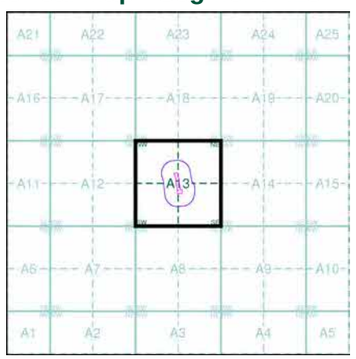
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Customer Ref:	6857
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Slice:	A
Site Area (Ha):	0.44
Search Buffer (m):	100

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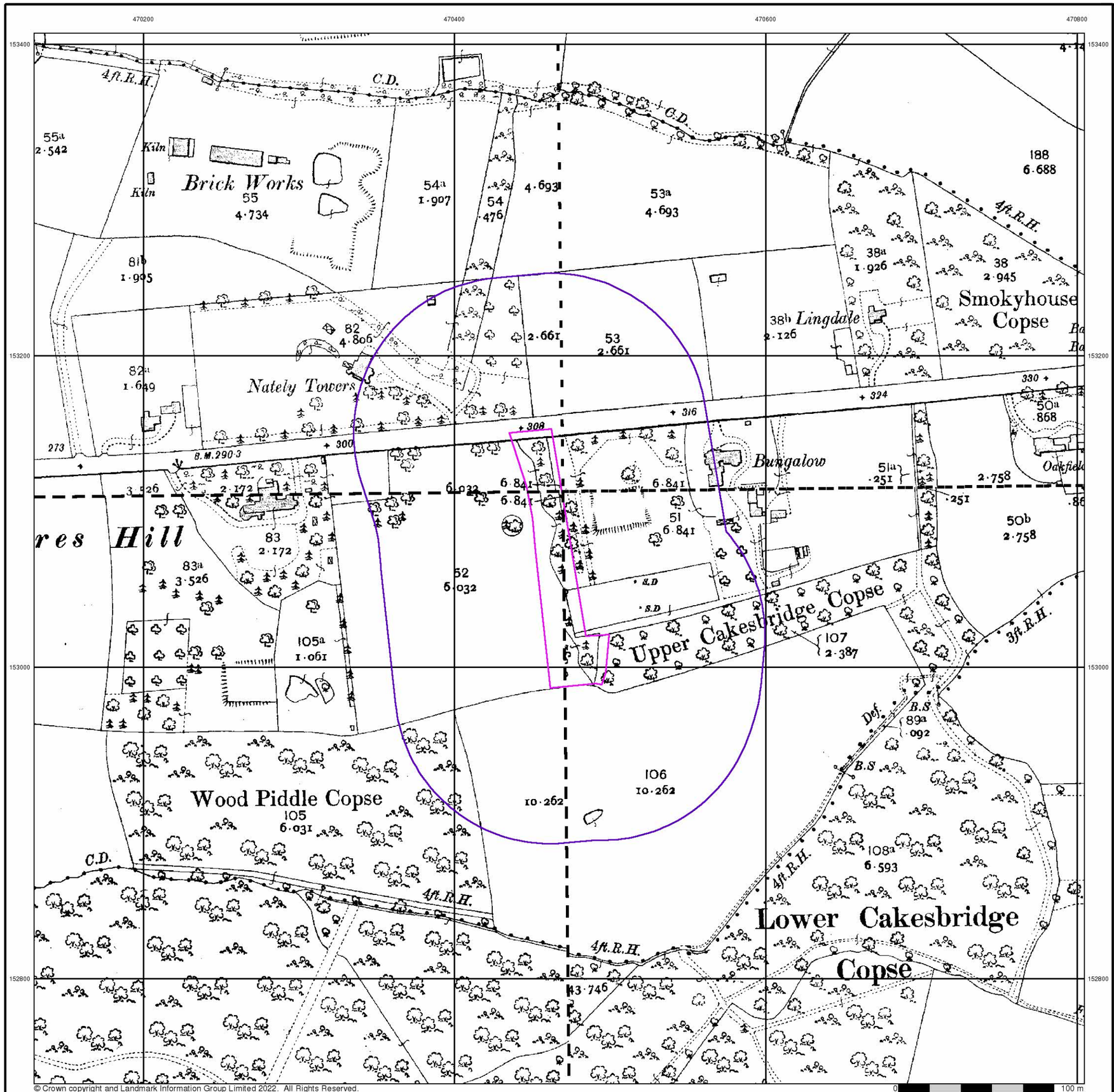

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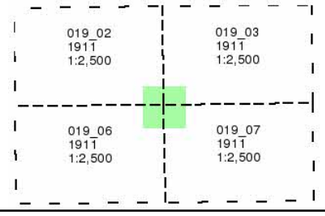
Hampshire & Isle Of Wight

Published 1911

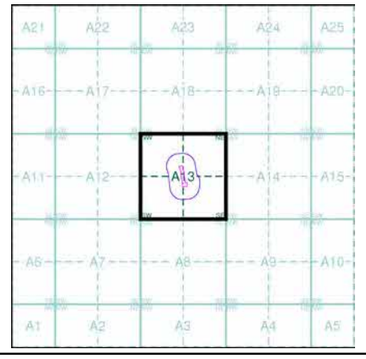
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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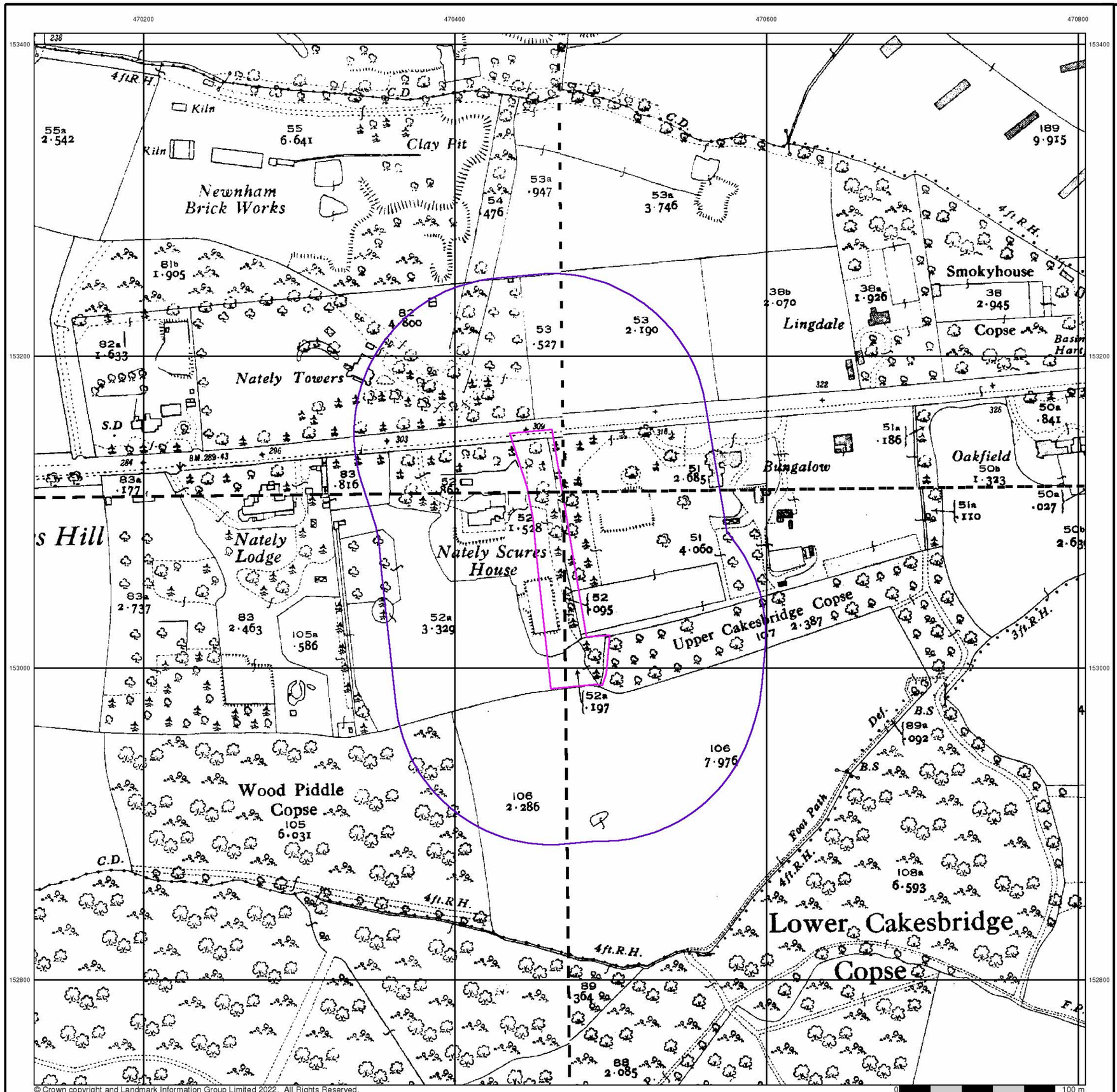

0 100 m

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LANDMARK INFORMATION GROUP®

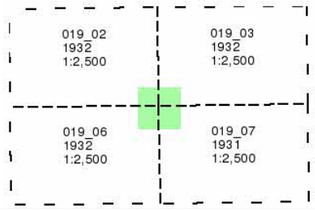
Hampshire & Isle Of Wight

Published 1931 - 1932

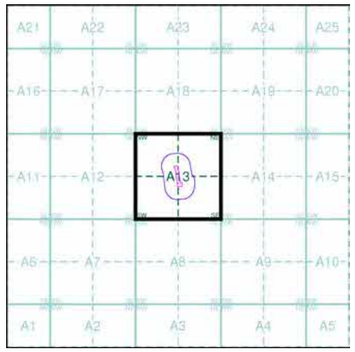
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



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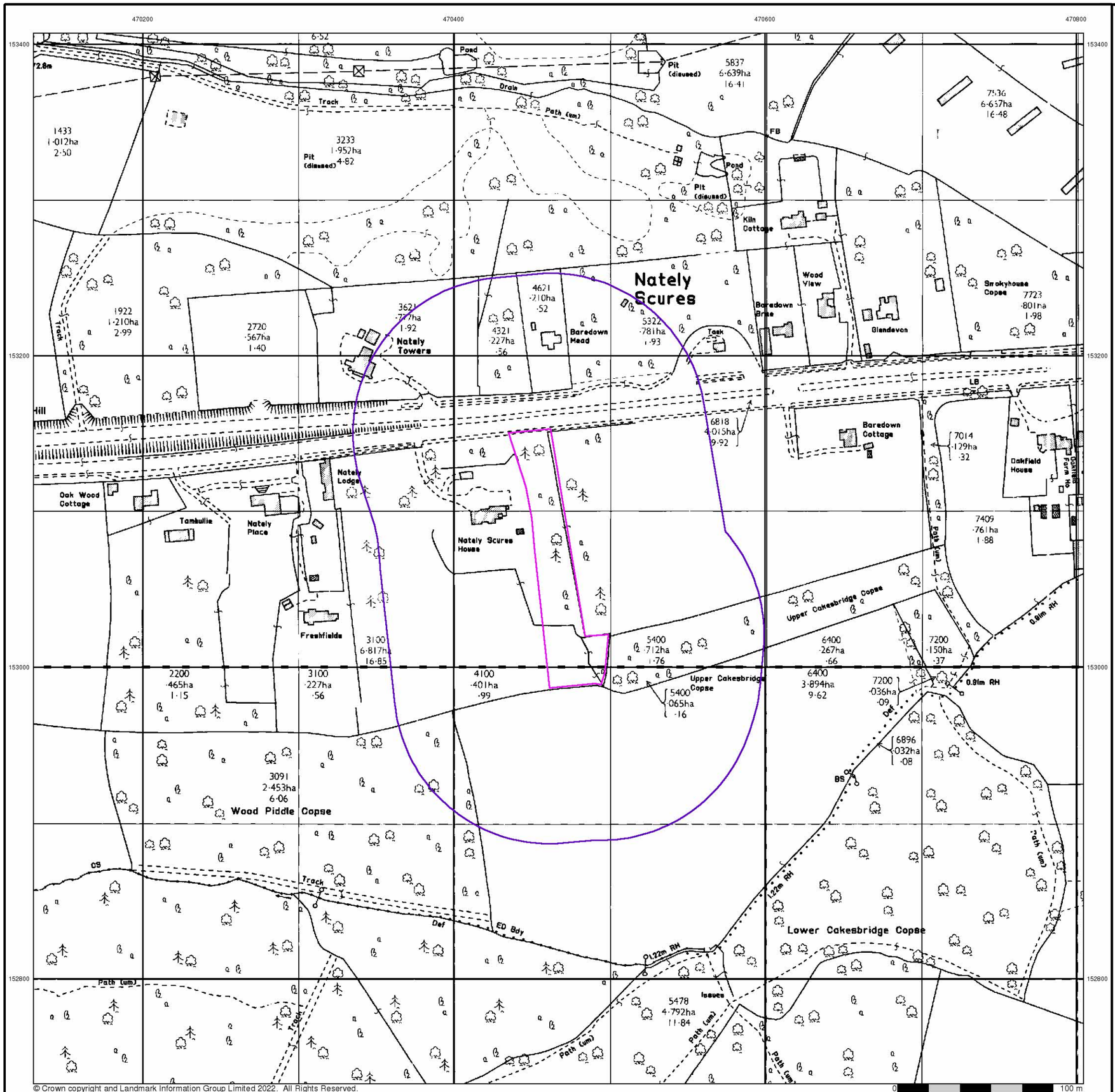

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Ordnance Survey Plan

Published 1977

Source map scale - 1:2,500

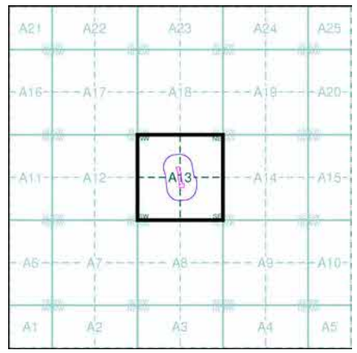
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain.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

Map Name(s) and Date(s)

SU7053
1977
1:2,500

SU7052
1977
1:2,500

Historical Map - Segment A13



Order Details

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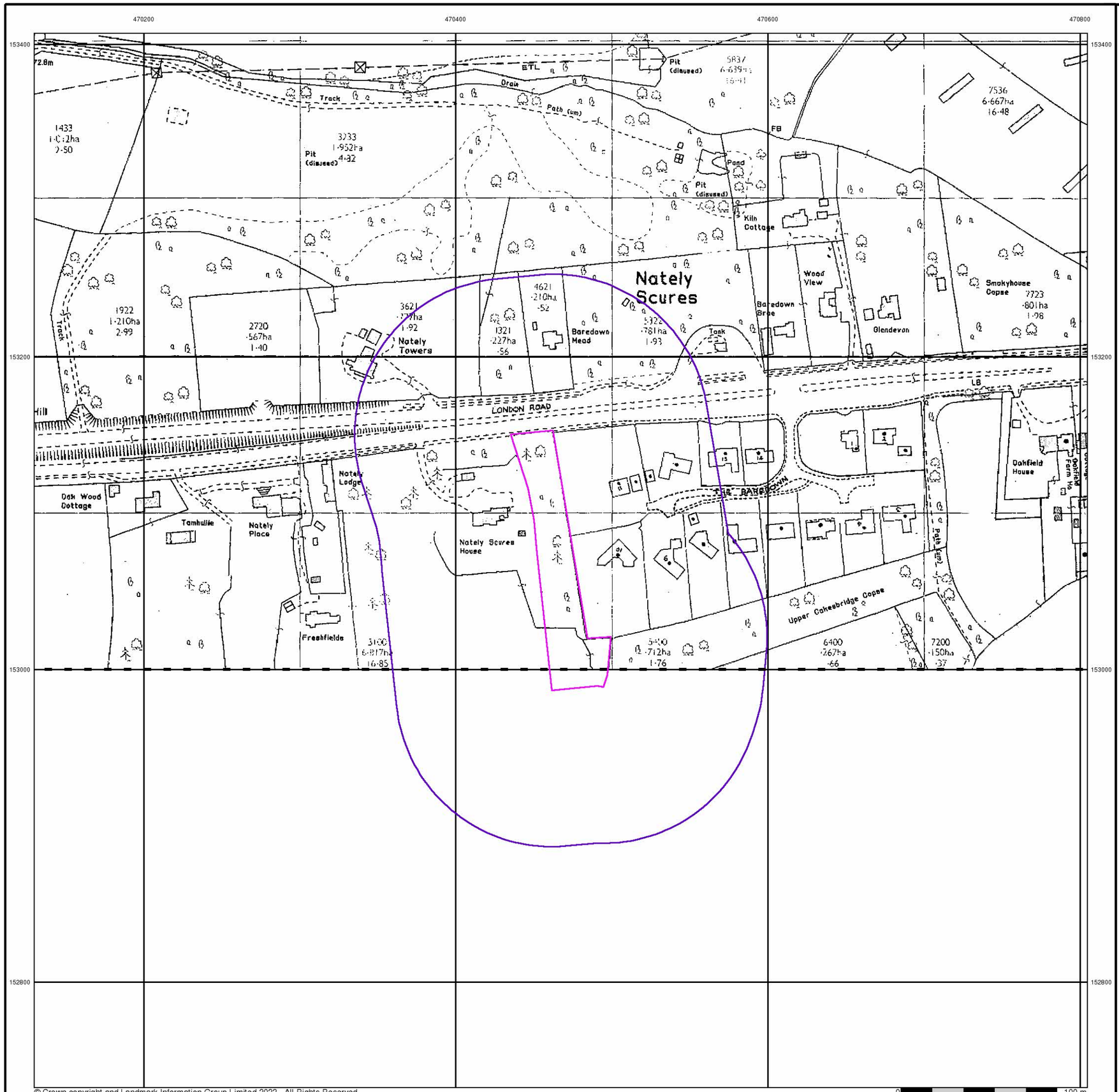

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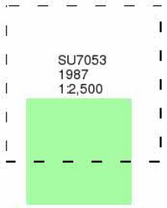
Additional SIMs

Published 1987

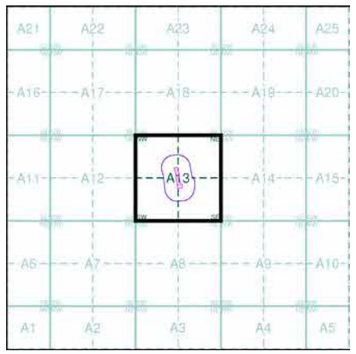
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	291395649_1_1
Customer Ref:	6857
National Grid Reference:	470460, 153070
Slice:	A
Site Area (Ha):	0.44
Search Buffer (m):	100

Site Details

Nately Scures House, Scures Hill, Nately Scures, Hook, RG27 9JR

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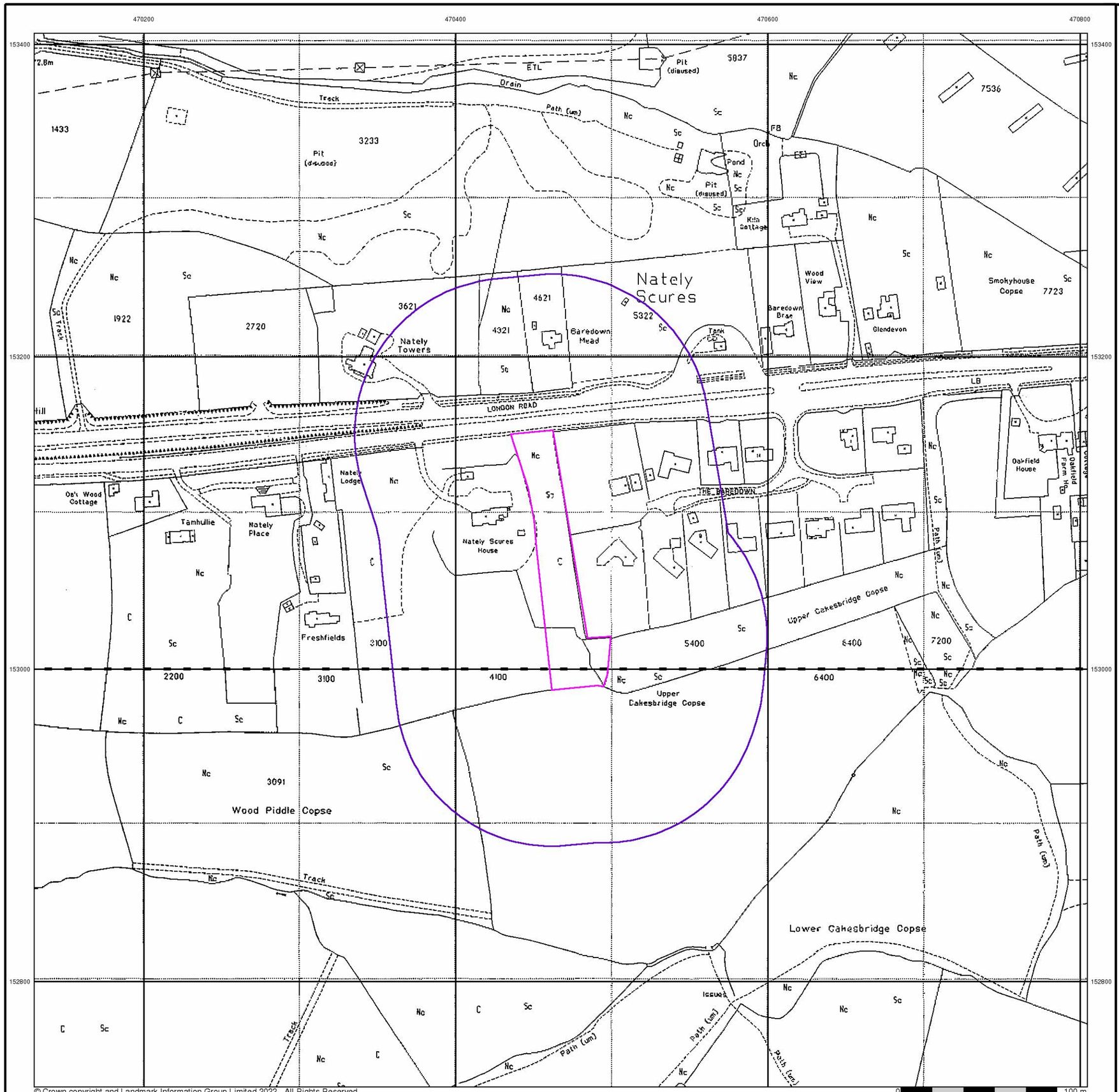

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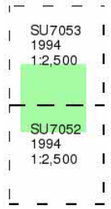
Large-Scale National Grid Data

Published 1994

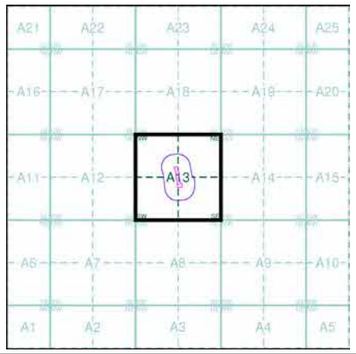
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	291395649_1_1
Customer Ref:	6857
National Grid Reference:	470460, 153070
Slice:	A
Site Area (Ha):	0.44
Search Buffer (m):	100

Site Details

Nately Scures House, Scures Hill, Nately Scures, Hook, RG27 9JR

Landmark INFORMATION GROUP

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Sloping Masonry
Pylon
Electricity Transmission Line
Pole
Cutting
Embankment
Standard Gauge Multiple Track
Standard Gauge Single Track
Road Under
Road Over
Level Crossing
Foot Bridge
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

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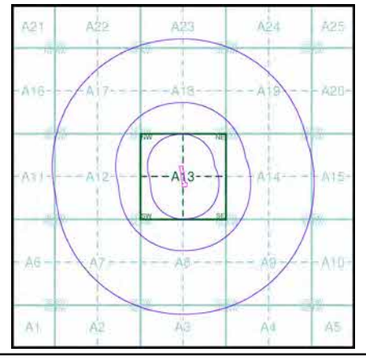
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Hampshire & Isle Of Wight	1:10,560	1875	2
Hampshire & Isle Of Wight	1:10,560	1897	3
Hampshire & Isle Of Wight	1:10,560	1912 - 1913	4
Hampshire & Isle Of Wight	1:10,560	1932	5
Ordnance Survey Plan	1:10,000	1961 - 1962	6
Ordnance Survey Plan	1:10,000	1972	7
Ordnance Survey Plan	1:10,000	1985 - 1986	8
Ordnance Survey Plan	1:10,000	1993	9
10K Raster Mapping	1:10,000	2000	10
Street View	Variable		11

Historical Map - Slice A



Order Details

Order Number: 291395649_1_1
Customer Ref: 6857
National Grid Reference: 470460, 153070
Slice: A
Site Area (Ha): 0.44
Search Buffer (m): 1000

Site Details

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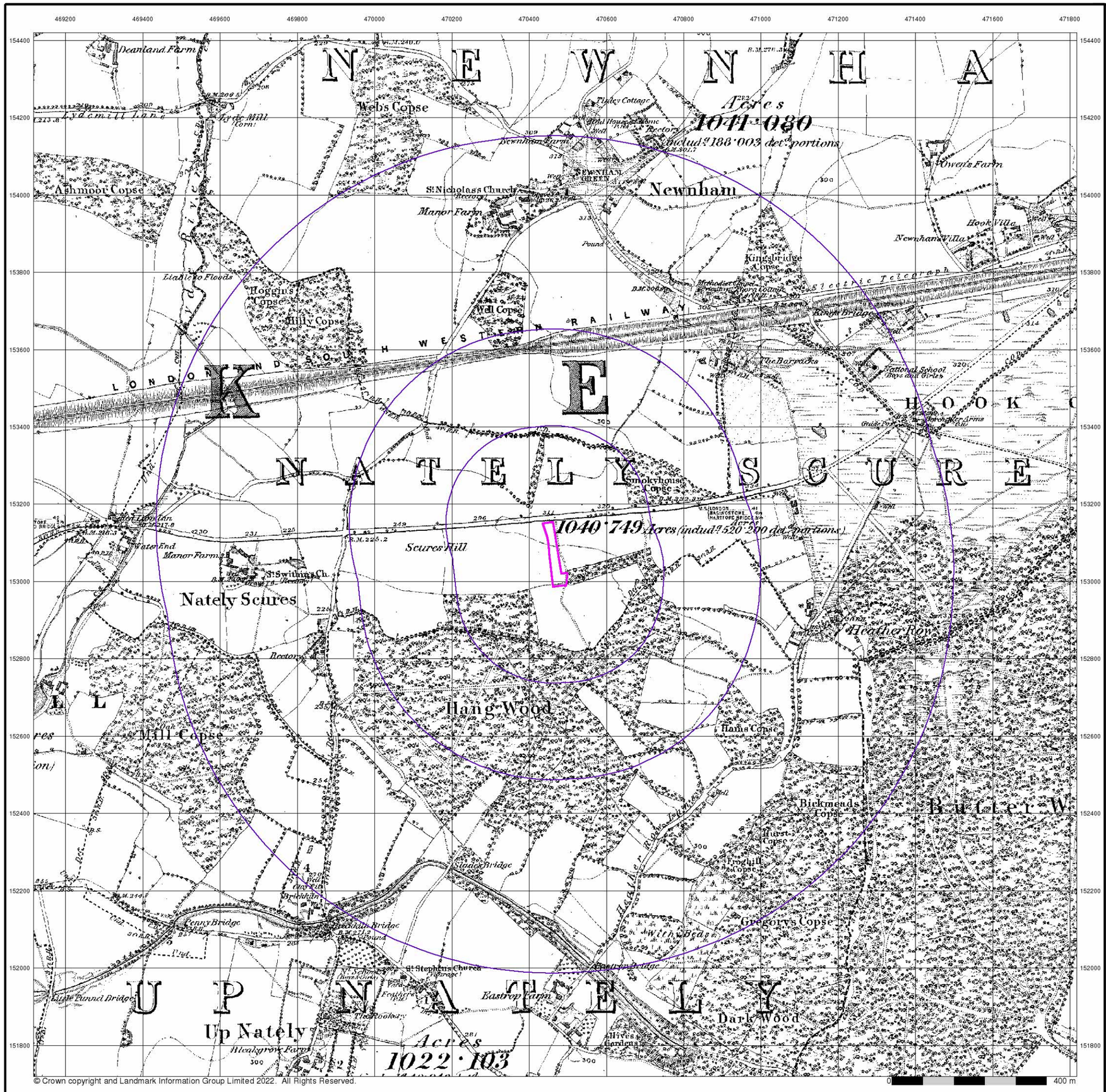

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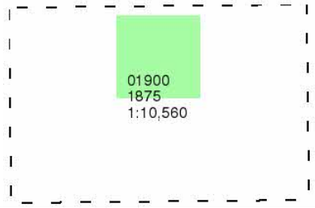
Hampshire & Isle Of Wight

Published 1875

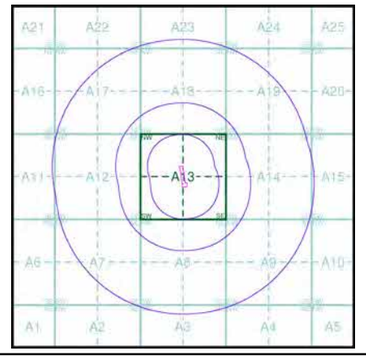
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



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Customer Ref:	6857
National Grid Reference:	470460, 153070
Slice:	A
Site Area (Ha):	0.44
Search Buffer (m):	1000

Site Details

Nately Scures House, Scures Hill, Nately Scures, Hook, RG27 9JR

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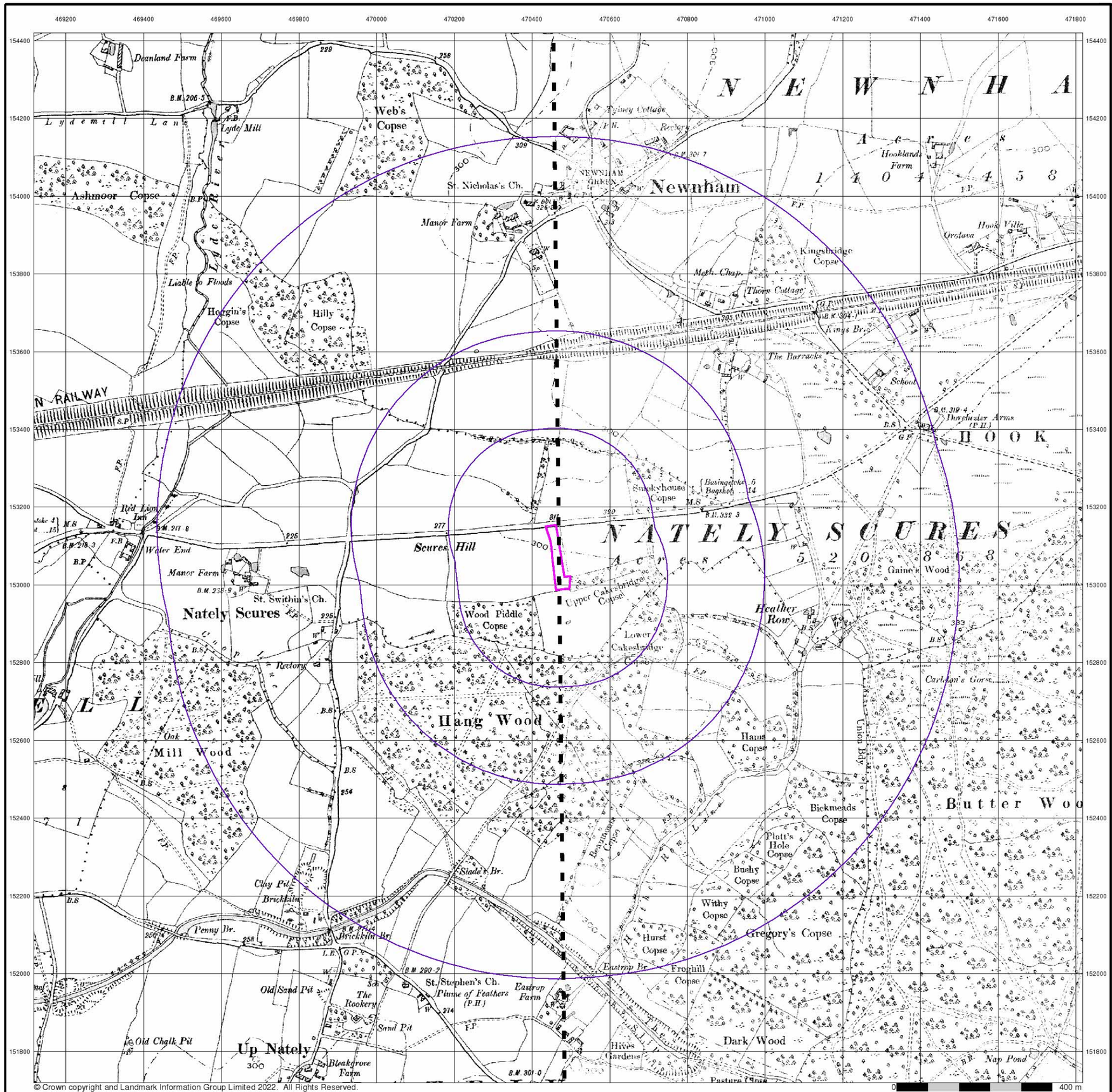

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Hampshire & Isle Of Wight

Published 1897

Source map scale - 1:10,560

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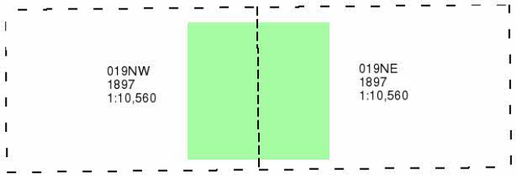
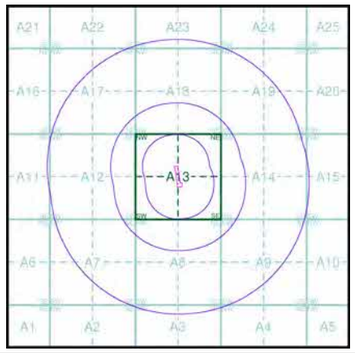


Historical Map - Slice A



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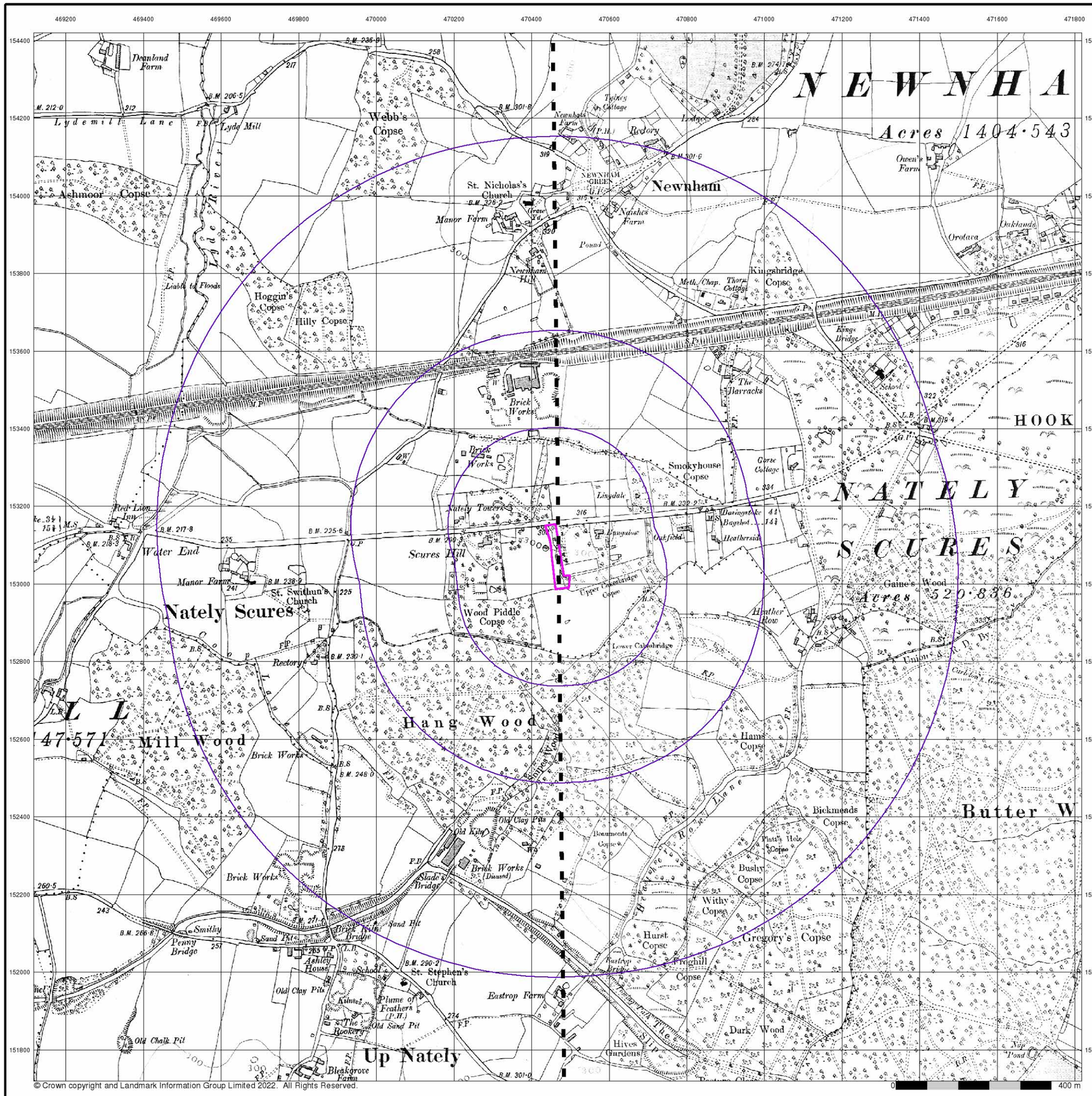

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Hampshire & Isle Of Wight

Published 1912 - 1913

Source map scale - 1:10,560

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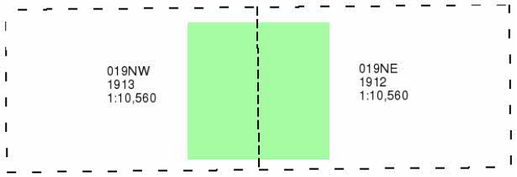
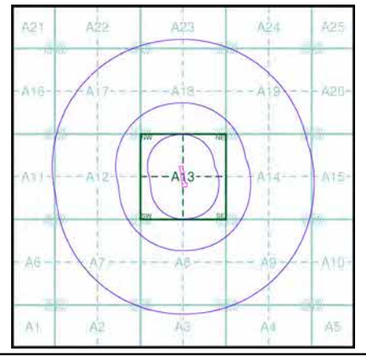


Historical Map - Slice A



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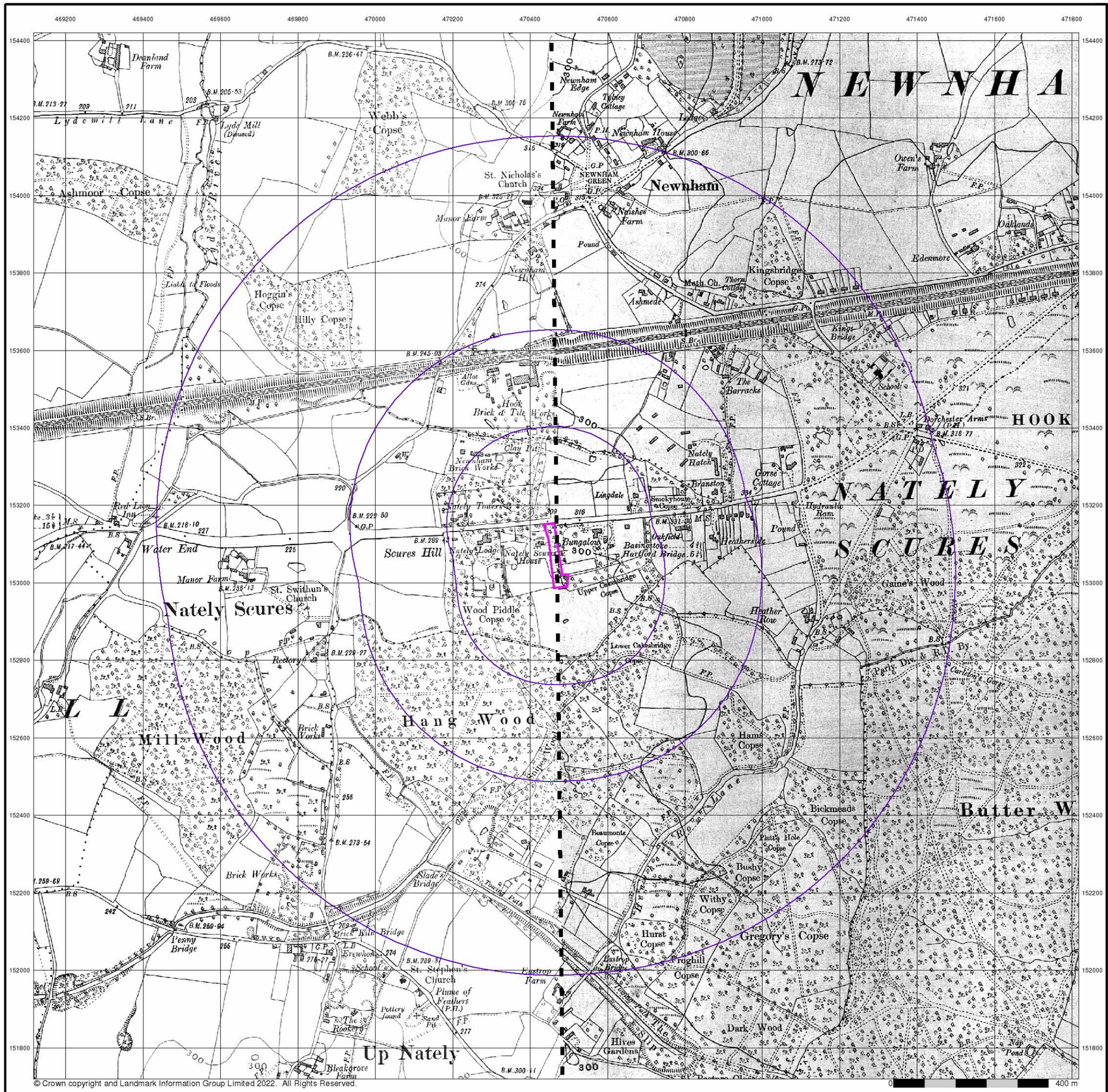

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Hampshire & Isle Of Wight

Published 1932

Source map scale - 1:10,560

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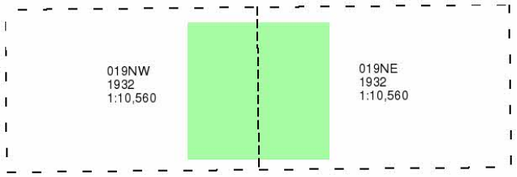

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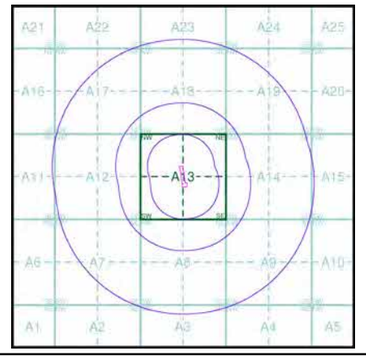

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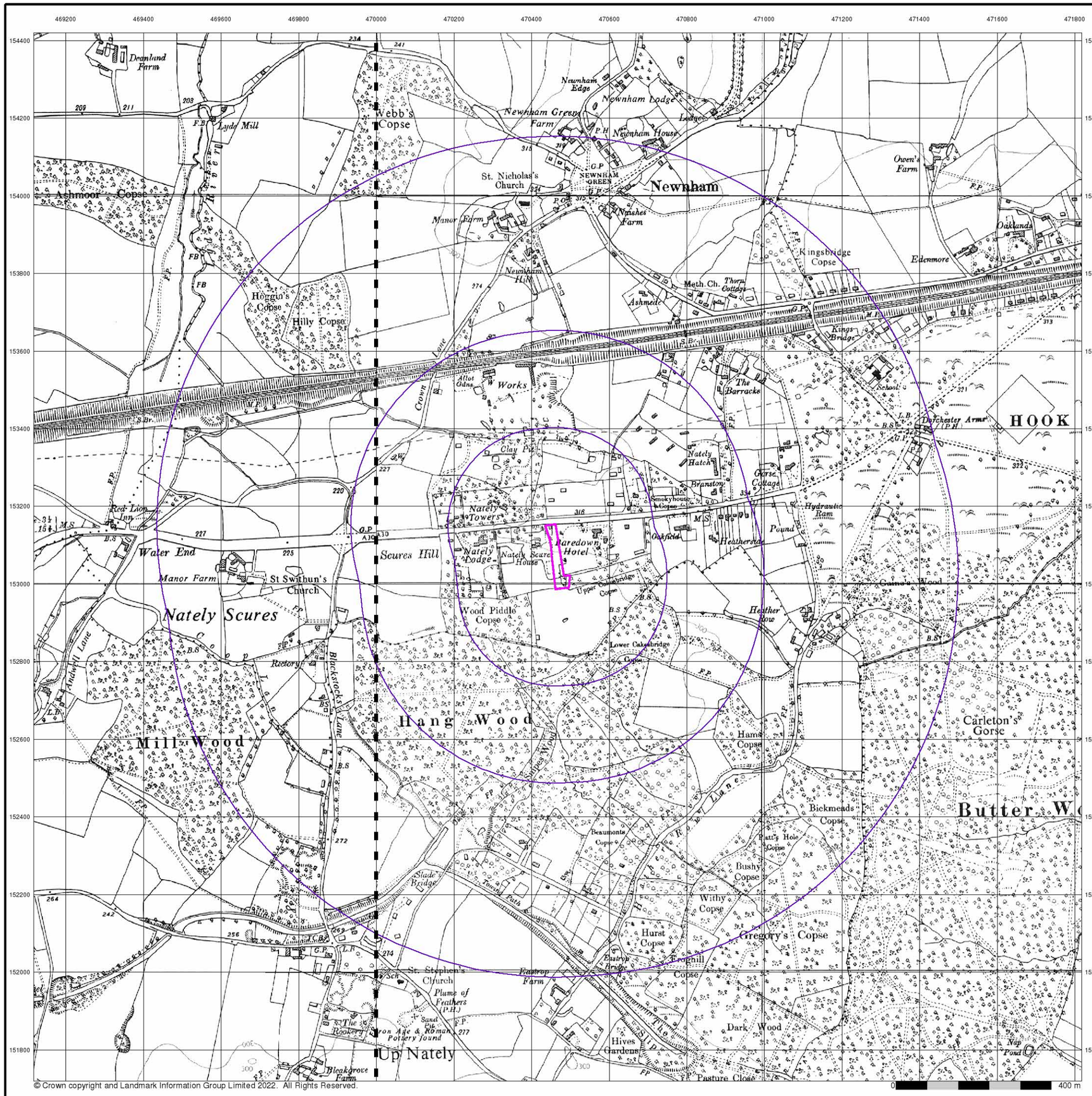

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Ordnance Survey Plan

Published 1961 - 1962

Source map scale - 1:10,000

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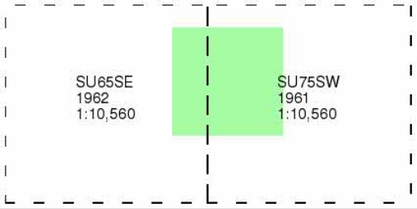
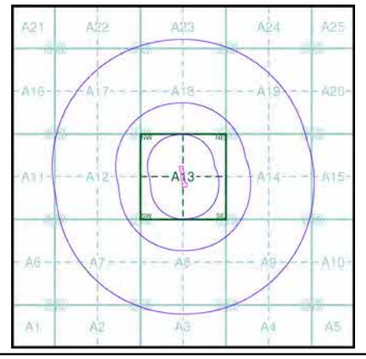


Historical Map - Slice A



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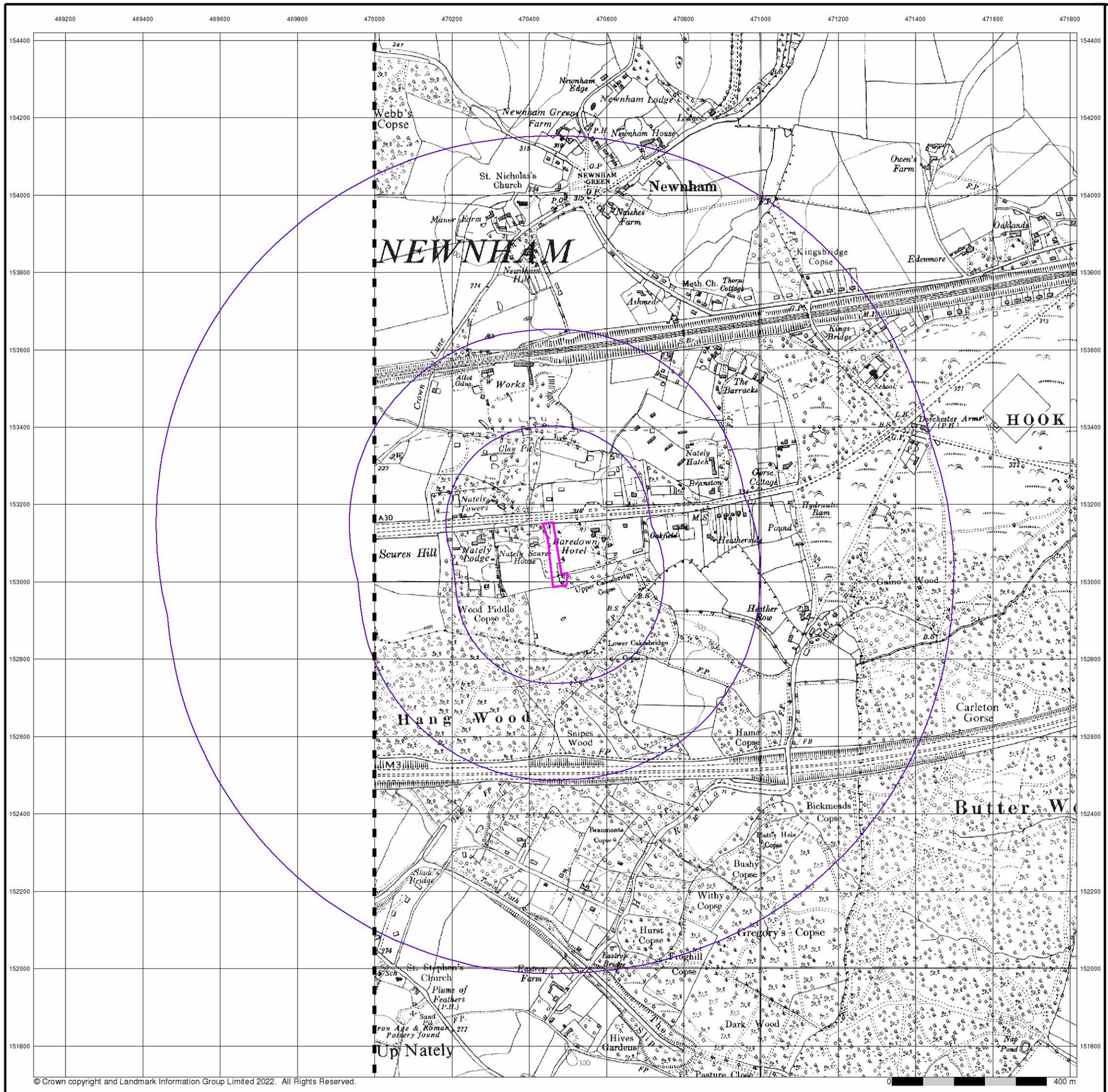

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Ordnance Survey Plan

Published 1972

Source map scale - 1:10,000

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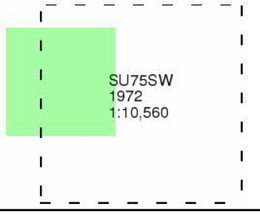

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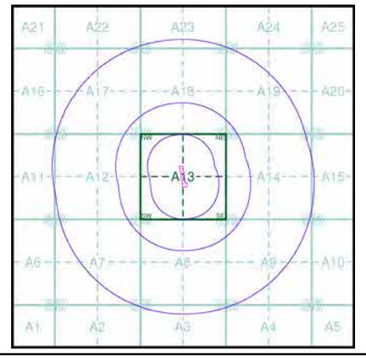

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