



DESK STUDY REPORT
FOR THE SITE OF:

Hayling Billy Public House
117 Elm Grove
Hayling Island
Hampshire
PO11 9ED

2 OF 3

COMPLETED ON BEHALF OF:
McCarthy and Stone Retirement Lifestyles Ltd.

BY



Ref. 15-67729
08 January 2016

Site Details:

Hayling Billy Pub, 117, ELM GROVE, HAYLING ISLAND, PO11 9ED

Client Ref: T1000RX_15-67729
Report Ref: HMD-339-2546449
Grid Ref: 472163, 99756

Map Name: County Series

Map date: 1938-1942

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1858
 Revised 1942
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1858
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1865
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

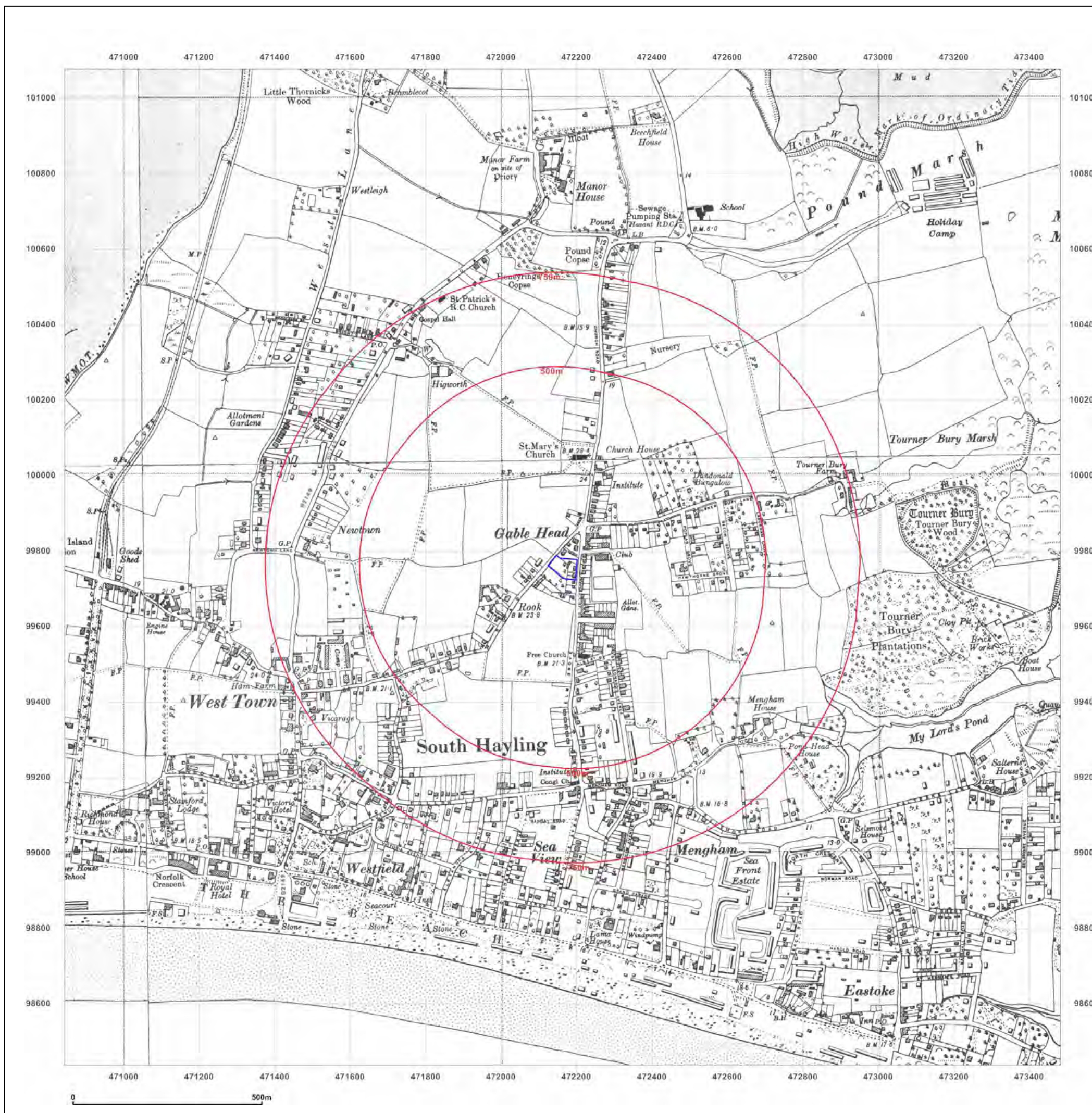


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Production date: 22 October 2015

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Site Details:

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Client Ref: T1000RX_15-67729
Report Ref: HMD-339-2546449
Grid Ref: 472163, 99756

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



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

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

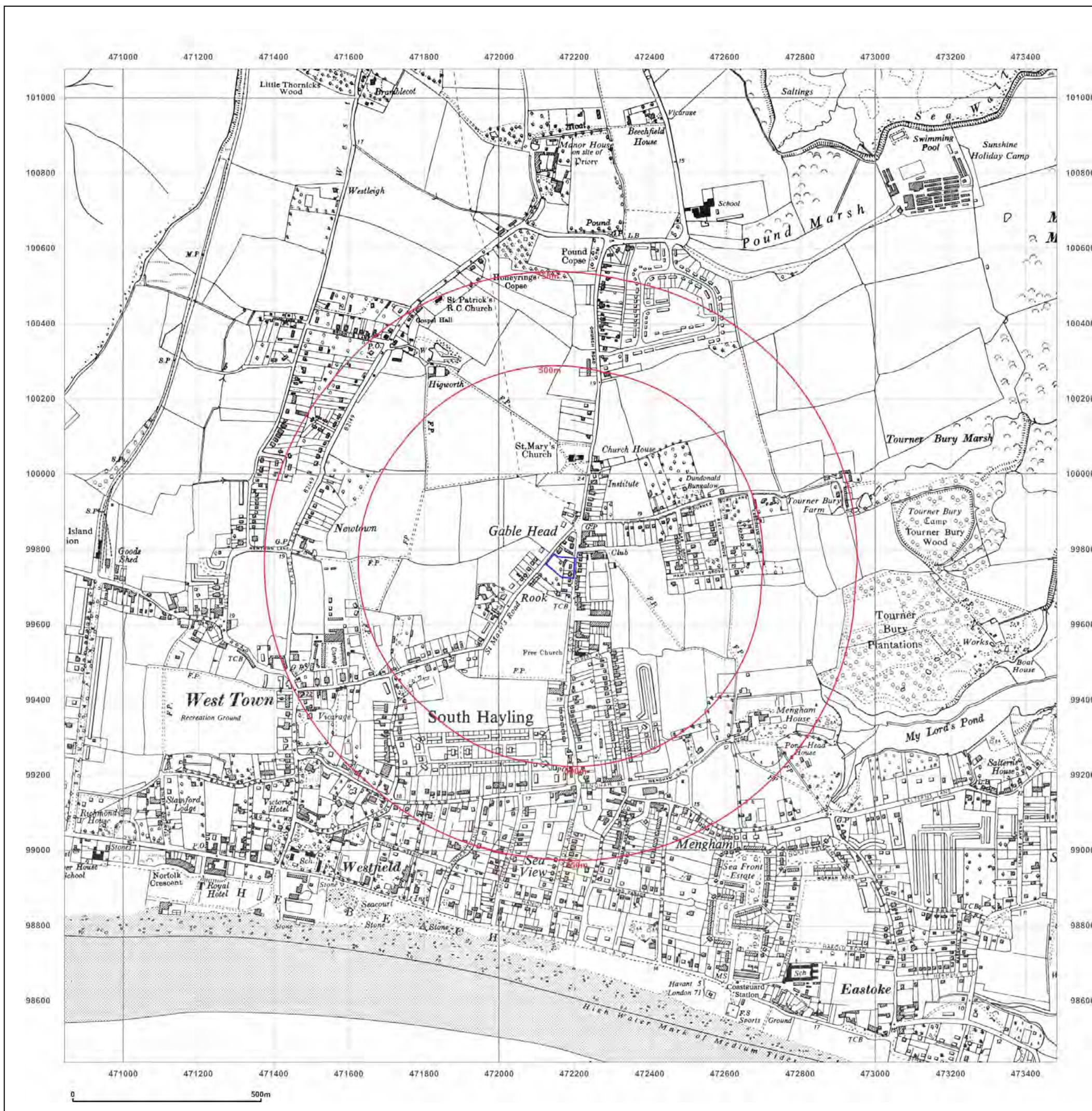


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Client Ref: T1000RX_15-67729
Report Ref: HMD-339-2546449
Grid Ref: 472163, 99756

Map Name: National Grid

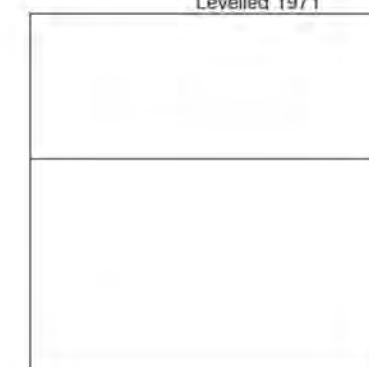
Map date: 1972

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1968
 Revised 1972
 Edition N/A
 Copyright 1972
 Levelled 1971

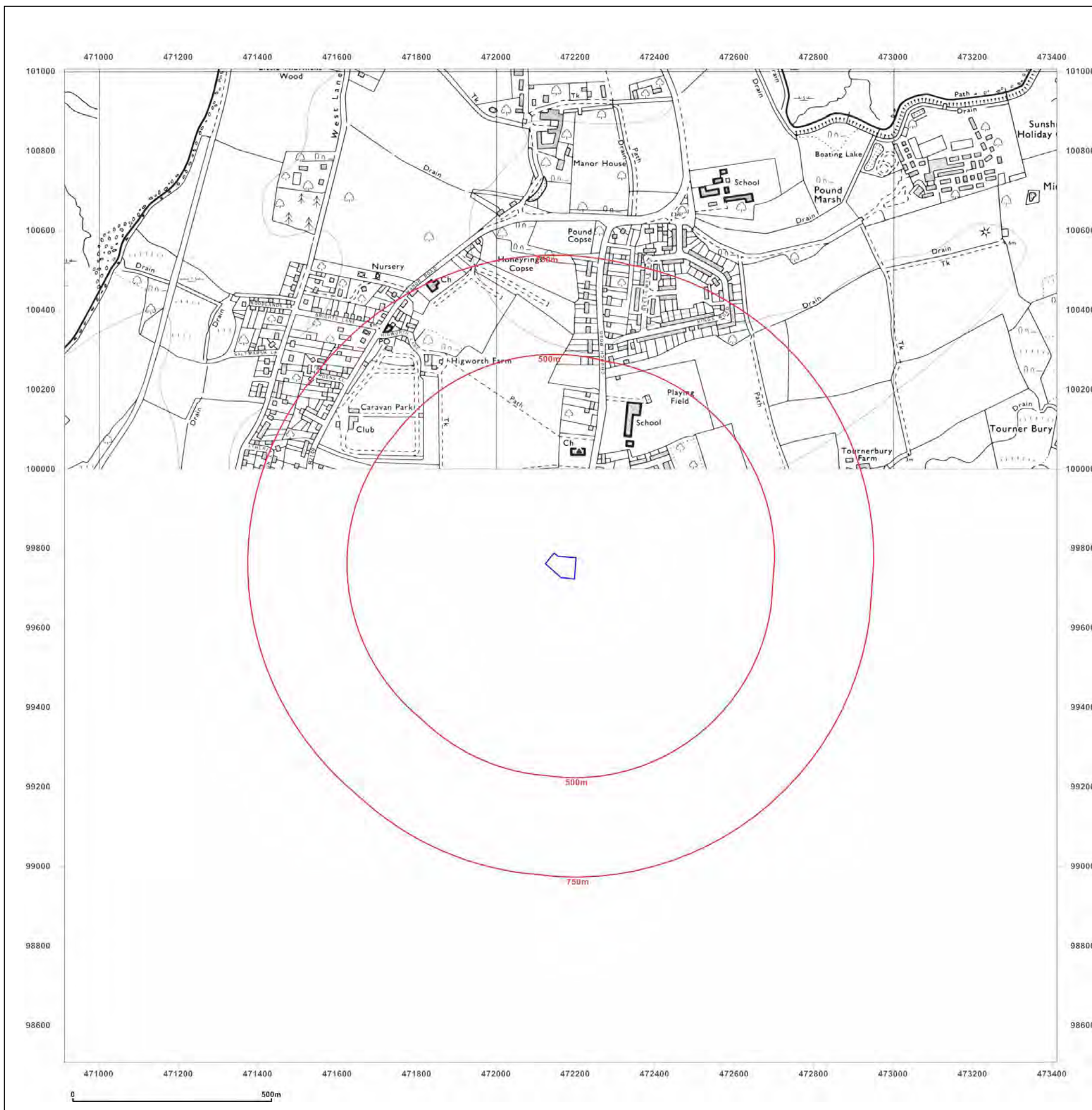


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Site Details:

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Client Ref: T1000RX_15-67729
Report Ref: HMD-339-2546449
Grid Ref: 472163, 99756

Map Name: National Grid

Map date: 1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1989
 Revised 1990
 Edition N/A
 Copyright N/A
 Levelled N/A

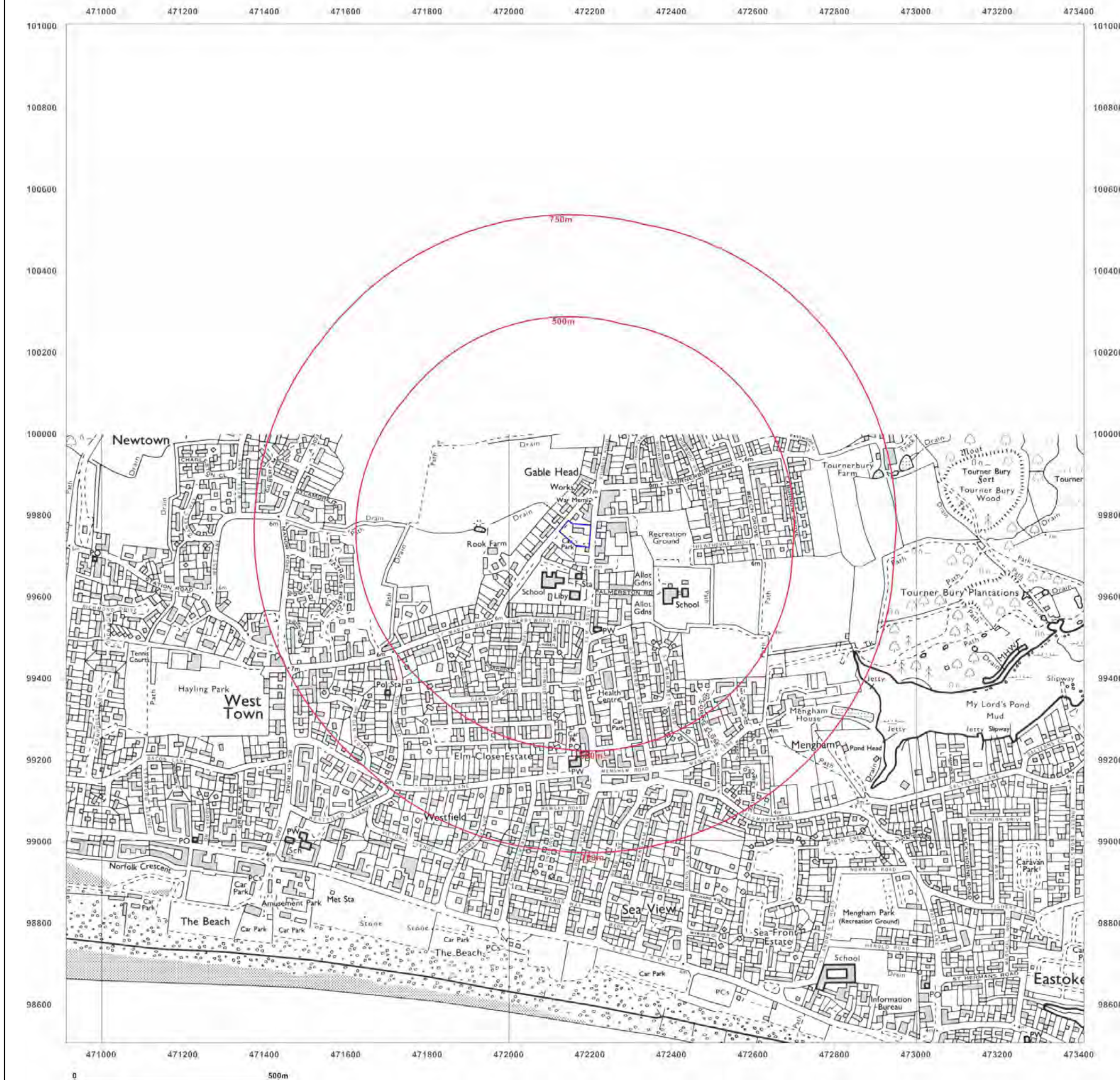


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Site Details:

Hayling Billy Pub, 117, ELM GROVE, HAYLING ISLAND, PO11 9ED

Client Ref: T1000RX_15-67729
Report Ref: HMD-339-2546449
Grid Ref: 472163, 99756

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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Client Ref: T1000RX_15-67729
Report Ref: HMD-339-2546449
Grid Ref: 472163, 99756

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Production date: 22 October 2015

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Site Details:

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Client Ref: T1000RX_15-67729
Report Ref: HMD-339-2546449
Grid Ref: 472163, 99756

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000



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APPENDIX D

BGS BOREHOLE RECORDS

SZ79NW92
SZ79NW93
SZ79NW91
SZ79NW90



52 79NW/92
7221 9978

Geo-Testing Services Ltd

Sheet No. 46 of 57

Borehole Record

Contract HAYLING ISLAND Date started Finished
Borehole No 2/15 Operator R.C.
Ordnance Datum Level 6.844 m. Type of Penetration Test
Type of Boring S&A Weight Drop
Diameter of Boring 152 mm Standing Water Level 5.214 m. OD

DEPTH (m)	O.D. Level	Type & No of Sample	Boring Details			Legend	Description
			Penetration	Lining	Water		
0.61	6.234	D					TARMAC - HARDCORE
1.67	5.174	D	Brickwork	S.W.L.			FIRM SANDY BROWN MOTTLED CLAY.
2.28	4.564	U/274			2.44		STIFF BROWN/ GREY CLAY
3.66	3.184	D	fine Backlash S(LC)				FINE BROWN/ GREY SAND.
BORE HOLE TERMINATED.							

U. Undisturbed D. Disturbed W. Water B. BULK

52 79NW/93

7222 9987

Geo-Testing Services Ltd

British Geological Survey

British Geological Survey

Sheet No 47 of 57

British Geological Survey

Borehole Record

Contract HAYLING ISLAND Date started _____ Finished _____

Borehole No 2/16 Operator R.C.

Ordinance Datum Level 6.9/2m. Type of Penetration Test

British Geological Survey

Type of Boring S+A Weight Drop

British Geological Survey

Diameter of Boring 152 mm Standing Water Level 5.039 M.O.D.

DEPTH (m)	O.D. Level	Type & No of Sample	Boring Details			Legend	Description
			Penetration	Lining	Water		
0.76	6.159						TOP SOIL + FILL MATERIAL
		D	Brickearth		<u>S.W.L</u>		SOFT TO FIRM BROWN MOTTLED CLAY
2.28	4.639	U/274	~~Brickearth~~				FINE LIGHT BROWN SAND
3.66	3.259	D	S(LC)				
			BOREHOLE TERMINATED ✓				

U. Undisturbed
D. Disturbed
W. Water
B. BULK

SZ 79 NW/91
7221 9968

Geo-Testing Services Ltd

Sheet No 45 of 57

Borehole Record

Contract HAYLING ISLAND Date started _____ Finished _____
 Borehole No 2/14 Operator R.C.
 Ordnance Datum Level 6.600 Type of Penetration Test _____
 Type of Boring S+A Weight _____ Drop _____
 Diameter of Boring 152mm Standing Water Level 5570m.00.

DEPTH (m)	O.D. Level	Type & No of Sample	Boring Details			Legend	Description
			Penetration	Lining	Water		
0.76	5.840						TOPSOIL + FILL MATERIAL
		D			S.W. 4		SOFT TO FIRM BROWN/GREY SANDY CLAY WITH SOME SMALL FLINTS
2.13	4.470	D	Brickwork & Raised Beach				VERY SANDY BROWN
2.44	4.160	D					GREY CLAY WITH SOME FLINTS
		U/305	Brickwork & Raised Beach				FINE BROWN SAND.
3.96	2.640	D					
			BOREHOLE TERMINATED				

U. Undisturbed D. Disturbed W. Water B. BULK

SZ 79NW/90
7219 9963

Geo-Testing Services Ltd

Sheet No 4 of 57

Borehole Record

Contract HAYLING ISLAND Date started _____ Finished _____
 Borehole No 2/13 Operator R.C.
 Ordnance Datum Level 6.209m Type of Penetration Test _____
 Type of Boring S&A Weight _____ Drop _____
 Diameter of Boring 152mm Standing Water Level 5.229m.OD

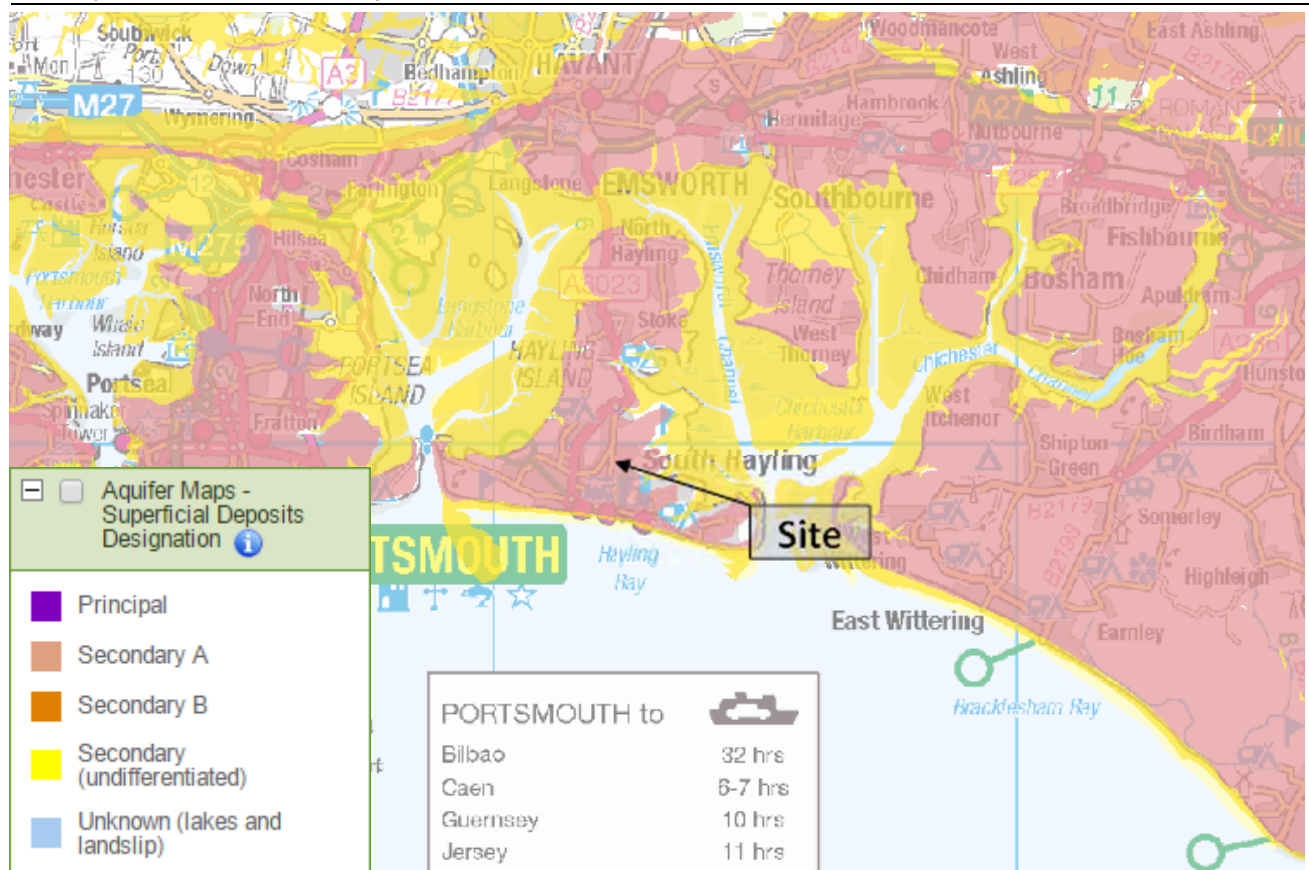
DEPTH (m)	O.O. Level	Type & No of Sample	Boring Details			Legend	Description
			Penetration	Lining	Water		
1.06	5.149	D	Brickearth		S.W.		FIRM BROWN SANDY CLAY
1.37	4.839	D					SOFT MOTTLED CLAY
2.13	4.079	D					COARSE GREY SAND SHALL MEDIUM GRAVEL, SOME CLAY
		D	Raised Beach				COARSE BROWN SAND, FLINT
3.96	2.249	D					COBBLES, MEDIUM GRAVEL.
BOREHOLE TERMINATED							

U. Undisturbed D. Disturbed W. Water B. Bulk

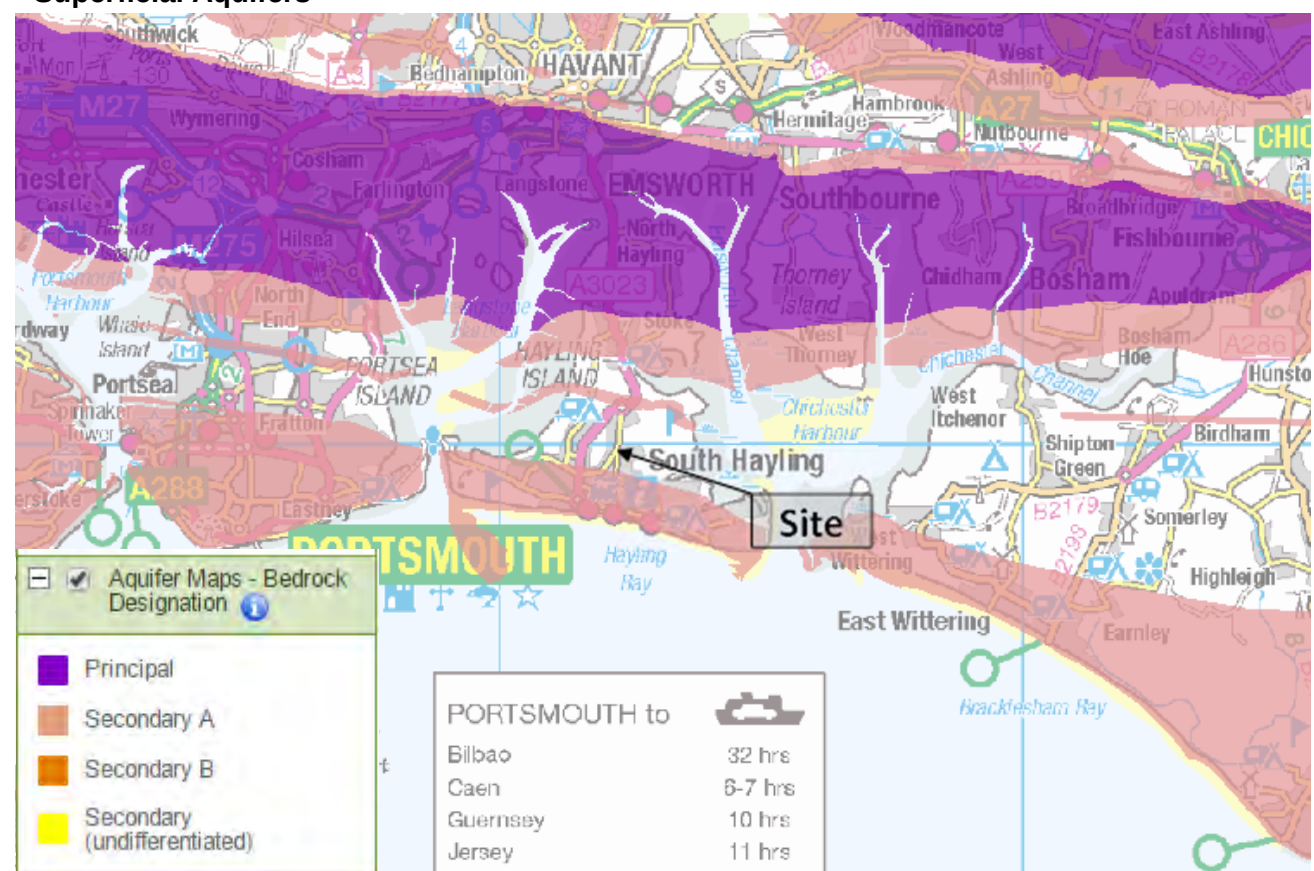
APPENDIX E

ENVIRONMENT AGENCY MAPS 1-10

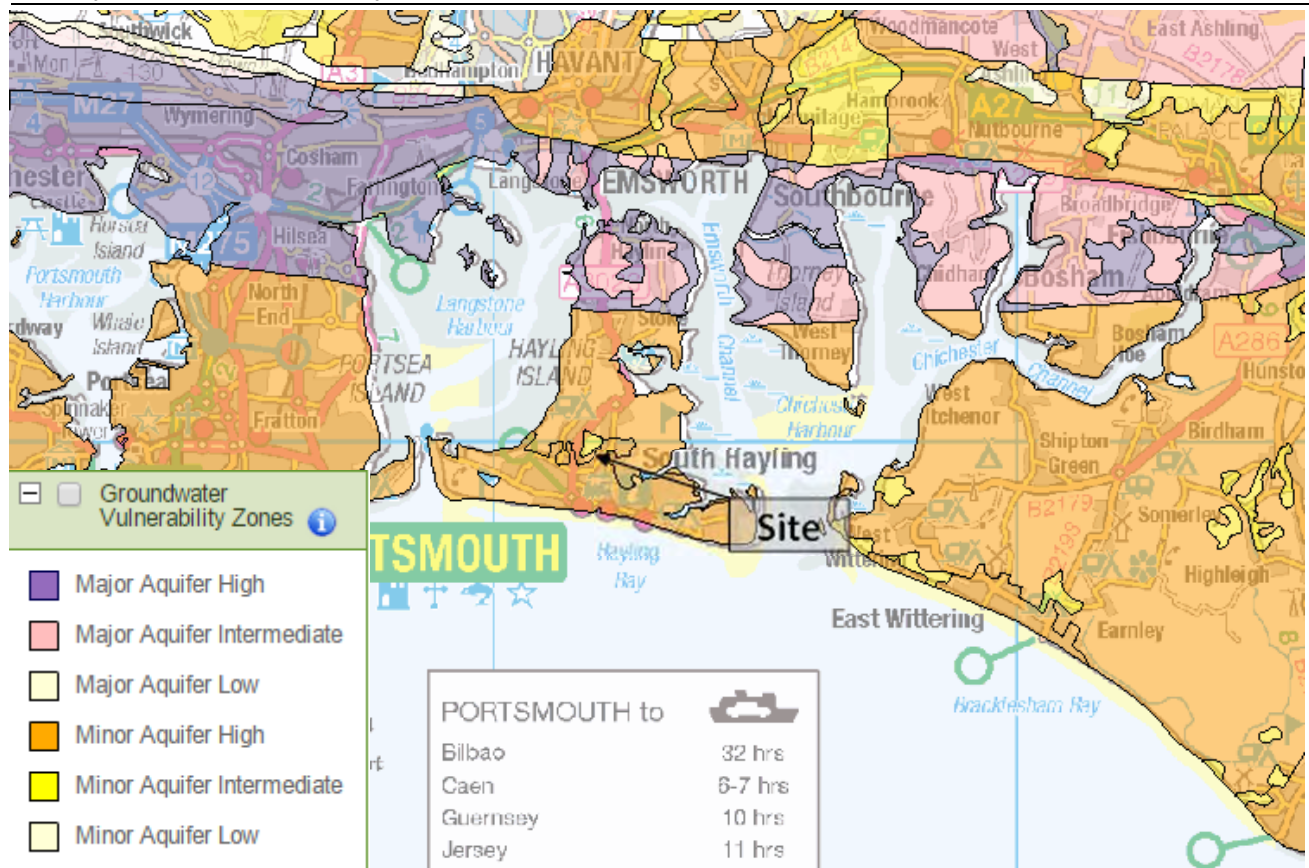




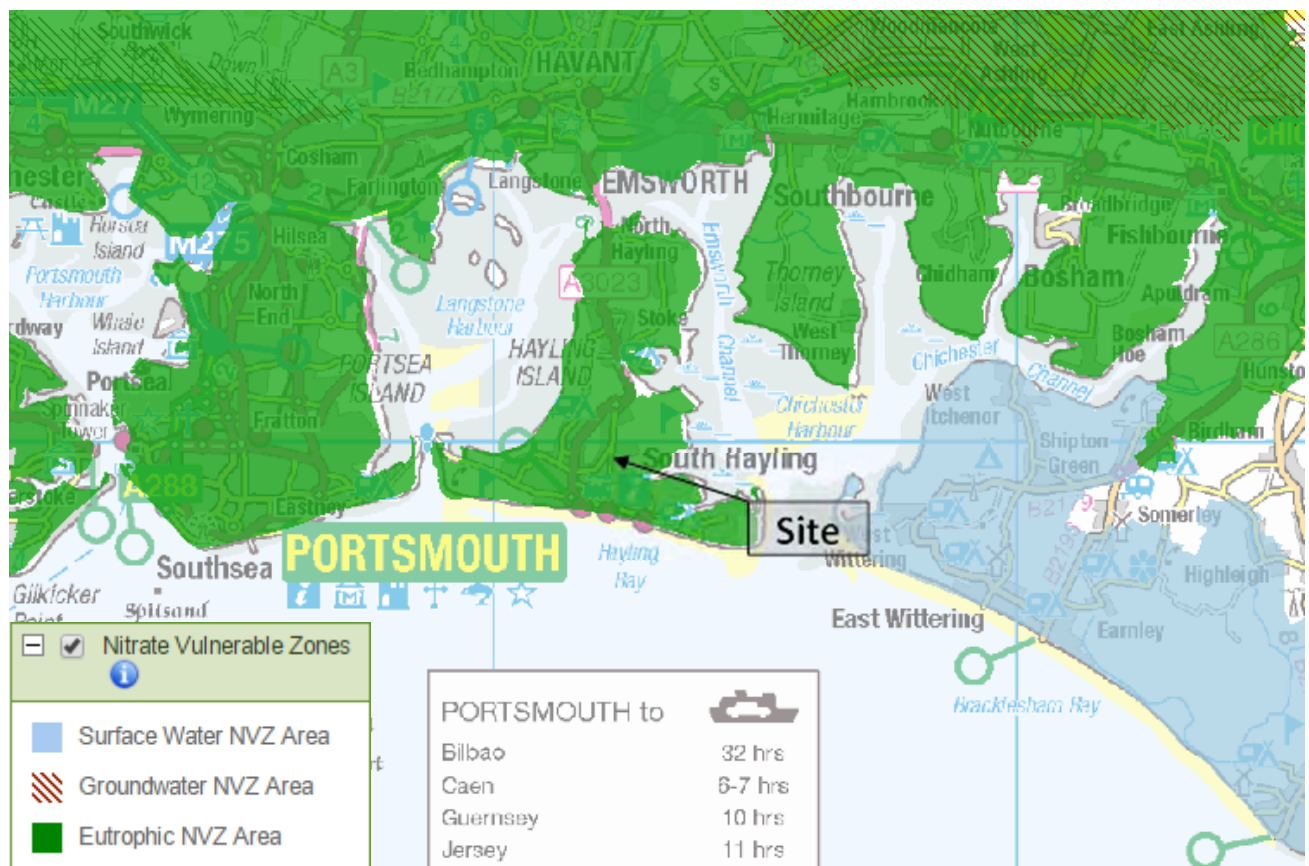
Superficial Aquifers



Bedrock Aquifers



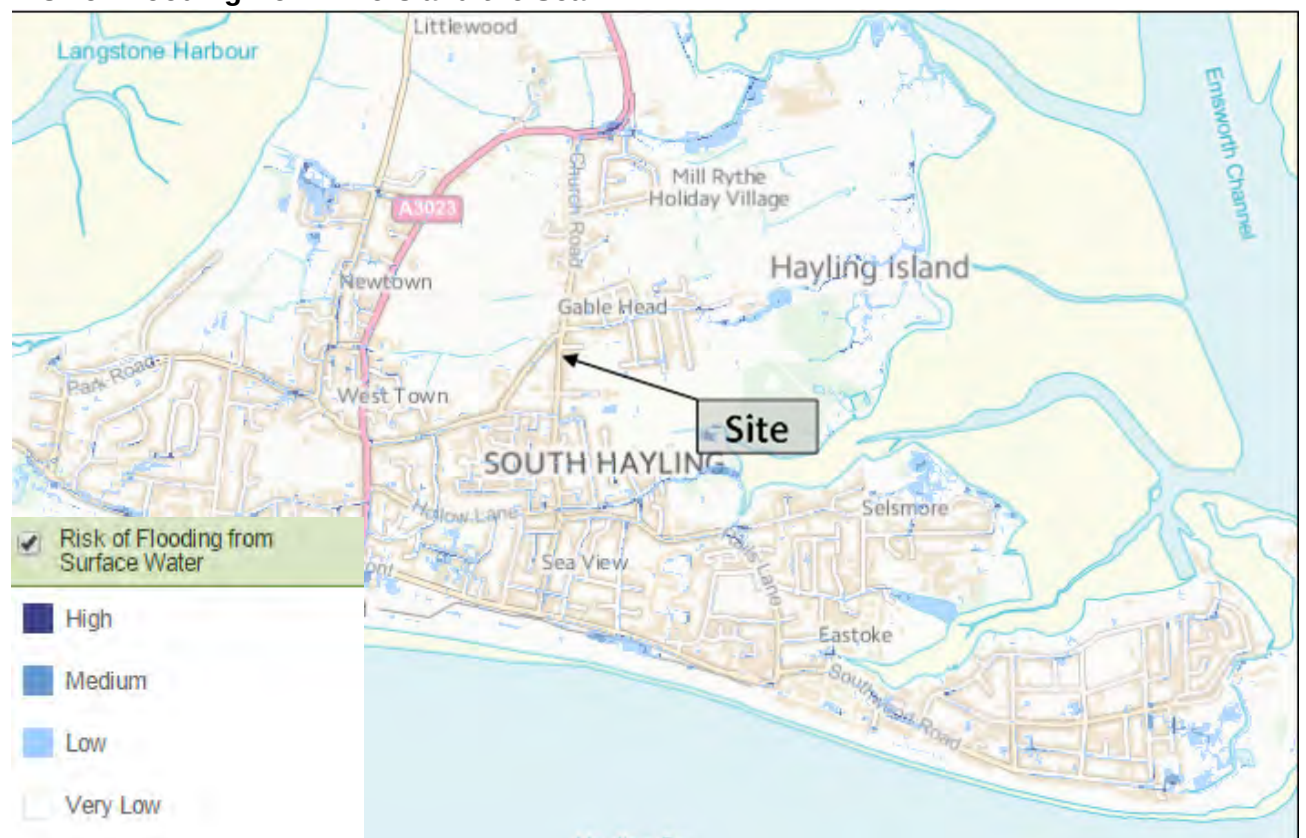
Groundwater Vulnerability Zones



Nitrate Vulnerable Zones



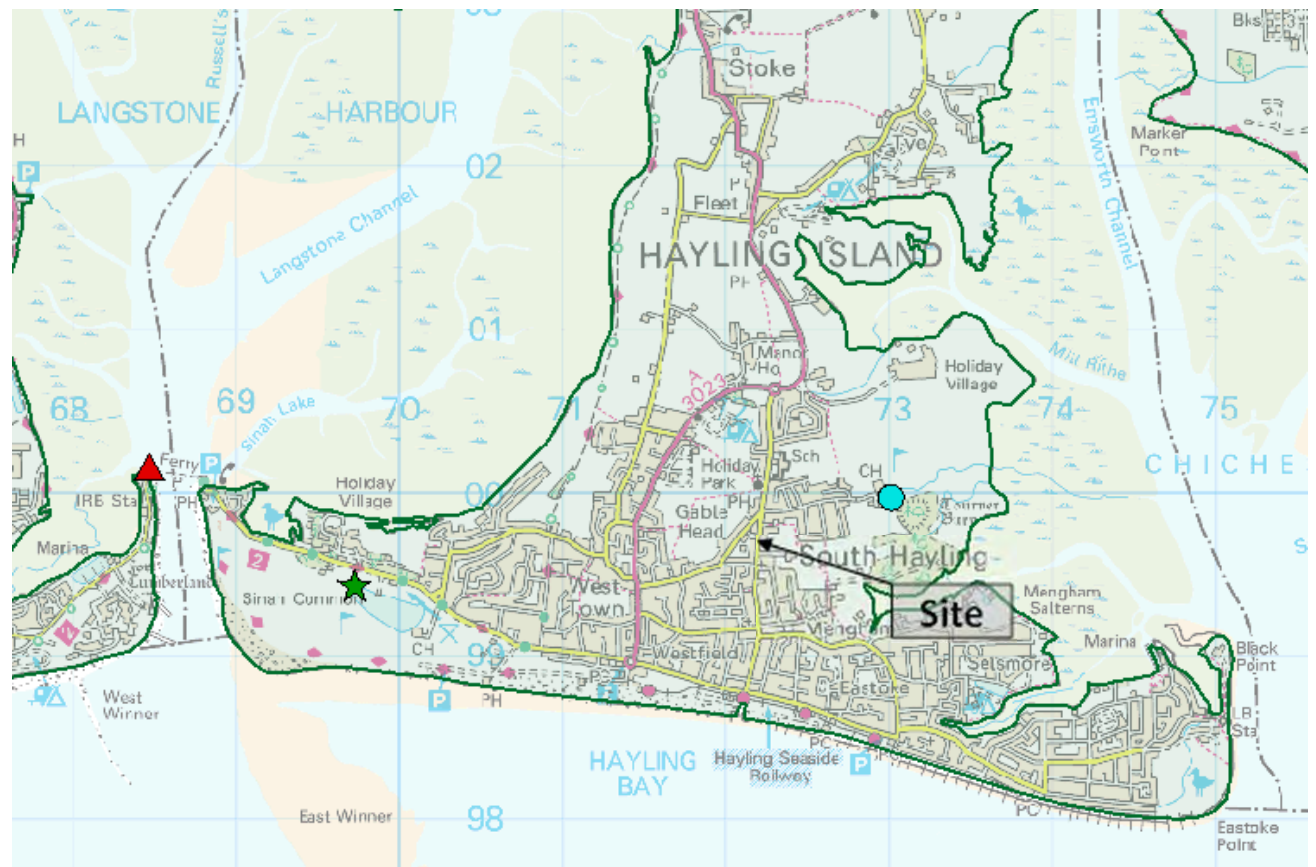
Risk of Flooding from Rivers and the Sea



Risk of flooding from Surface Water



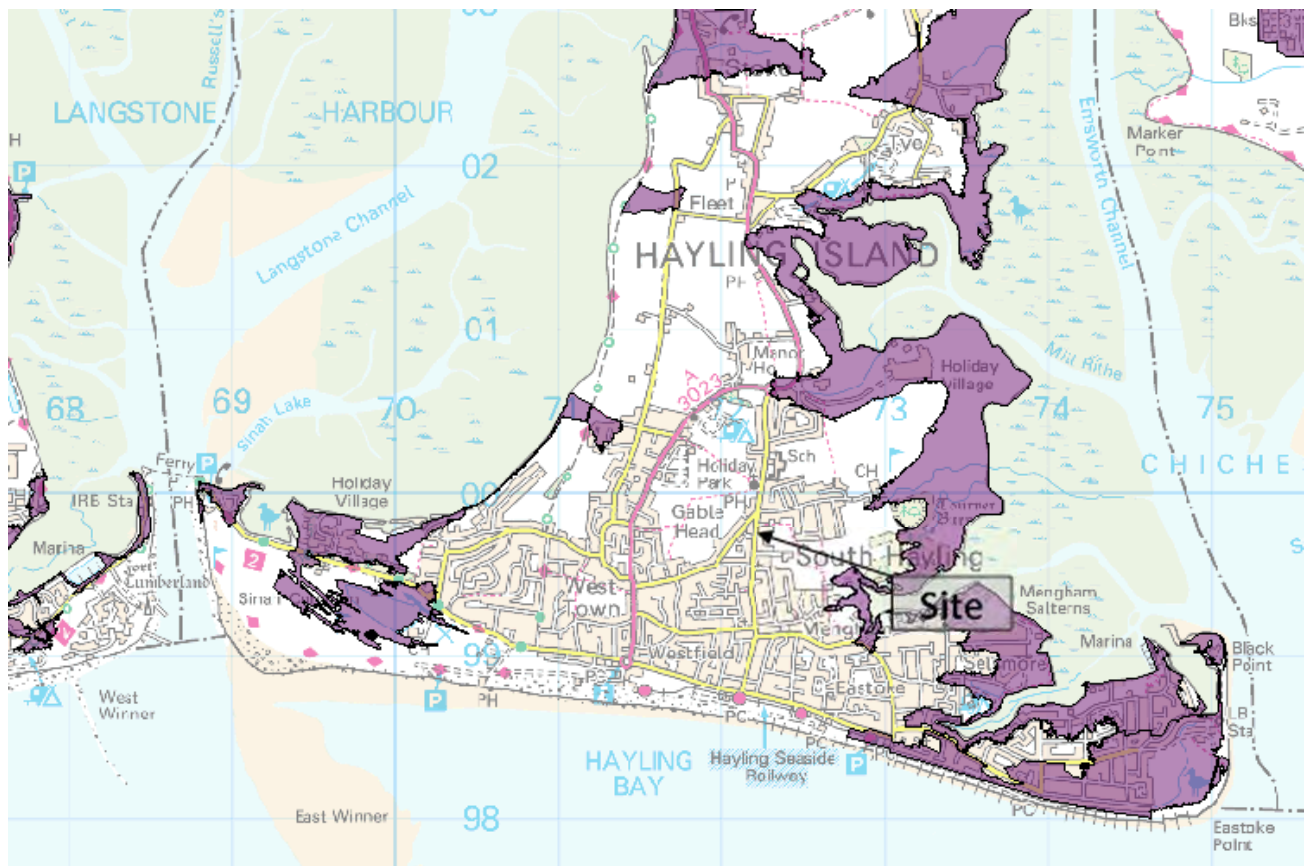
Authorised Landfill



Water Abstraction Licences



Flood and Coastal Risk Management Activities



Flood Warning Areas