



Preliminary Investigation Report

at
Kingfisher Organisation Ltd.

for
21 Park Parade, Havant, Portsmouth, Hampshire PO9 5AA

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.



Commission

This document comprises the Preliminary Investigation Report (PIR) and incorporates the results, discussion, and conclusions to this desk study. General site data is recorded below:

Commission Record	
Client	21 Park Parade, Havant, Portsmouth, Hampshire PO9 5AA
Site Name	Kingfisher Organisation Ltd.
Grid Reference	471590, 107920
Soils Limited Quotation Ref	Q30747 dated 1 st December 2025
Clients Purchase Order	Q30747 signed 18 th December 2025

The record of revision is presented below:

Record Of Revisions		
Revision	Date	Reason
1.0	January 2026	Original

Note: The latest revised document supersedes all previous revisions of the PIR produced by Soils Limited.

Documents associated with this development that must be referred to are given below.

Record Of Associated Documents			
Reference	Type	Date	Creator
28205-SK100	Existing Floor Plans	November 2025	Pdp architecture LLP
28205-SK101	Proposed Floor Plans		
28205-SK102	Existing Site & Location Plan		
28205-SK103	Existing Elevation		
28205-SK104	Existing Elevation		

Caveats

Whilst reasonable skill and care has been taken to determine the site history and the environmental setting within the time constraints applied by the project, it should be appreciated that uncertainties may occur owing to the natural variability of soil material within a defined area or as a result of unknowns that are associated with contaminated land assessment in general. The site conditions may be different from that indicated by this Preliminary Investigation, particularly on a site with a history of past development. No responsibility can be accepted should such conditions alter the recommendations made in this report.

Without a drainage survey it is not possible to establish if the surface water drainage is to the main drainage system or soakaways. If there are soakaways on-site, they could act as a potential source. The geology on-site to an extent may determine if soakaways were likely to have been adopted.

Ordinary watercourses (OWs) are defined as rivers (which are not designated as main rivers), streams, ditches, drains, culverts, cuts and sewers (other than public sewers). This includes all OWs that are not mapped. Ordinary watercourse consent (OWC) is required from the Lead Local Flood Authority (LLFA) when changing/adapting/adding to

the cross sections of OWs. Installations of any structure or obstruction into an OW that impedes the flow without consent is prohibited by the Land Drainage Act 1991 Section 23.

Failure to remove obstructions may result in legal action by the LLFA with powers under Section 25 of the Land Drainage Act 1991.

Soils Limited suggest surveying the site for OW usually seen in rural areas as boundary ditches in order to avoid potential impacts to residents downstream and prosecution. OWC can be applied for from your LLFA.

This Preliminary Investigation does not include a detailed UXO risk assessment, it does however contain a basic assessment in accordance with CIRIA C681 and C785. In preparing a Preliminary Investigation reference is made to historical maps and web based sources to assess the risk of the site potentially having been impacted by bombing during the World Wars. The data readily available is not necessarily definitive. Certain areas were bombed heavily such as centres of industrial manufacture, airfields, shipyards, docklands, railways sidings and junctions. The assessment is based on the likely area risk, bomb patterns (i.e. lines of recorded bomb impacts with gaps where an impact would be anticipated) and the age of structures on and in close proximity to the site.

Explanations

The Preliminary Investigation Report was undertaken to advise the client on the risk pertaining to the site, with special reference to historic and current potential contaminative activities and processes. This also included the assessment of their impact on current and future sensitive receptors such as human health, controlled waters, ecological features, building structures and services.

During the site walkover observations were made in relation to current activities, evidence of historical activities, sources of potential contamination such as fuel storage tanks, oil drums and chemical storage and evidence of contamination. The walkover also looked for evidence of soil contamination in the form of staining odours and stressed or discoloured vegetation.

To assess the vulnerability of groundwater to contamination, consideration must be given to the leaching characteristics of the overlying soils and the characteristics of the strata in the unsaturated zone. Information on the geological strata such as lithological type and permeability characteristics has been combined with the physical properties of the soil to produce varying degrees of vulnerability.

The object of the historic map study was to report on the evidence of site history and redevelopment of the site and its environs from available County Series and Ordnance Survey Maps dating from the mid to late 19th Century to the present day as downloaded from Landmark Environmental.

The published maps only represent a “snap shot” of the site and its environs at the date of the survey. The detail of the information recorded can vary between epochs, map

scale and county areas. It should be noted that changes in land uses, processes or activities may have occurred outside of published epochs and these may not have been recorded on subsequent epochs. Also note that as methods of projection, production and recording have changed over time, this can result in geo-reference errors that may indicate the established site boundary is off-centre from its true location on older historical maps. Where this is potentially significant it will be noted.

Any distances quoted for features remote from the site have been scaled from the maps and are only approximate. Where dates have been noted in brackets, these are the actual dates applicable to the map editions and may not reflect the date of the original survey it is based on. The information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and/or other data commented on in this report is subjective.

As part of the review of the historical plans, only features considered to have or to have had a potential contaminative impact on the site and usually within a notional 250m radius are discussed. The north point and approximate extent of the site are indicated on each figure.

Dataset survey is undertaken, and the extent of the search has initially been limited to a radius of 250m as it is considered that sources of contamination beyond 250m are unlikely to impact on the site.

The BGS soil chemistry for environmental assessments dataset coverage, was developed from BGS G-BASE and Imperial College Wolfson Atlas data. It contains estimated ambient As, Cd, Cr, Ni and Pb background concentrations for rural topsoils across Great Britain. It also contains the locations and measured concentrations (mg kg⁻¹) of As, Cd, Cr, Cu, Ni, Pb, Sn and Zn in urban topsoil samples, collected from geochemical surveys in 23 major urban centres.

In accordance with CIRIA C681 and C785 a review has been undertaken of the historic maps and the Zetica UXO risk website.

Legislation and Liability

The primary legislative mechanism for contaminated land management in the UK is Part 2A of the Environmental Protection Act 1990 (EPA). Part 2A was introduced into the EPA under Section 57 of the Environment Act 1995 to help deal with the substantial legacy of land contamination. The legislation provides powers in relation to the identification, remediation and apportionment of liability for contaminated land. Part 2A applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission.

Under Part IIA of the Environmental Protection Act 1990, Local Authorities are required to identify contaminated land and serve on every person who is an appropriate person a remediation notice setting out what is to be done by way of remediation and the period within which it must be done.

If the person who caused, or knowingly permitted, the contaminating substance cannot be found, the owner and/or, occupier for the time being, of the property can be the appropriate person.

Under the legislation, Contaminated Land is defined 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) significant pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused.”

Where the Act defines harm as:

“harm to the health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property.”

and pollution of controlled waters is defined as: -

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter.”

In addition to the above definition, The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006 introduced the supplementary definition of harm to include: lasting exposure to any person resulting from the after-effects of a radiological emergency, past practice or past work activity.

With regard to contaminated waters, the Environment Act 1995 amends the Water Resources Act 1991 and provides the Environment Agency with the power to force clean-up of historical contamination by issuing a Works Notice, with remediation paid for by the responsible parties.

The Groundwater Regulations (2009) state that entry of hazardous substances into groundwater must be prevented, and non-hazardous pollutants must be controlled.

This report was made to comply with planning requirements and only covers contaminative land issues unless otherwise specifically noted.

Limitations and Disclaimers

This Preliminary Investigation Report relates to the site located at Kingfisher Organisation Ltd. and was prepared for the sole benefit of the Client for the brief described in the Commission of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in the Soils Limited Quotation and the subsequent Clients Purchase Order.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the contract with the Client, incorporation of our General Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

There may be other sources of information not included in those listed that hold data relevant to the Preliminary Investigation Report undertaken at the site that could materially affect the conclusions made in this report.

It should be noted that a detailed survey of the possible presence or absence of invasive species, such as Japanese Knotweed, is outside of the scope of investigation.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. "Contaminated Land" is defined in Environmental Protection Act 1990.

Where a contaminative use is identified in the Preliminary Investigation Report this does not determine whether contamination has actually occurred, or if it has the degree to which it may have taken place. An intrusive investigation(s) and analysis is required to establish the nature and degree of any contamination present.

All works are undertaken in the context of, and in compliance with, BS10175+A2 2017 and LCRM (EA 2021) and all other pertinent planning, standards, documentation and guidance appropriate to the site at the time of production which may include, but are not necessarily limited to, documents provided by BS/CEN/ISO, NHBC, AGS, CIEH, CIRIA, SoBRA and CLAIRE.

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Section I Site Conditions and Proposed Development

I.1 Site Walkover

A site walkover was undertaken in January 2026, by Soils Limited. The notes of the site walkover are presented in Table 1.1 and Table 1.2.

Table 1.1 Site Walkover Record (On-site)

Use of Site Structures	The two-storey mixed pitched/flat roof building c.1950s was used as a gym previously and now unoccupied
Site Topography	The site was flat-lying
Site Covering	Entirely hardstanding covered by building footprint, concrete, paving slabs and block paving
Vegetation	None
Potential Contamination Sources	Built c.1950, potential asbestos-containing materials in the flooring and ceiling which if disturbed may release asbestos-fibres
Odour	None
Drainage	Downpipe and drains observed on the exterior of the building

Table 1.2 Site Walkover Record (Off-site)

Use of Land	The surroundings of the site included retail stores and car parks to the north, northeast, west and south; Residential houses with private gardens and parks to the south, southeast and west. Car park 10m S to the site and garage noted circa 28m southeast to the site.
Area Topography	The wider area topography sloped down southwest at a gradient of $<1^\circ$
Vegetation	Grass, shrubs, semi/mature trees in surrounding parks and private gardens
Potential Contamination Sources	Car park and garage may potentially leak engine oil, fuel oil, lubricant, heavy metals and PAHs to the ground

I.2 Site Drainage

Via surface drainage, which are anticipated to be connected to the mains system. A drainage survey would be required to confirm.

I.3 Site Photographs

The site photographs have been included within Appendix E.

I.4 Proposed Development

The proposal comprised refurbishing the ground floor gym with some internal modifications, and converting the first floor and roof space of the pitched-roof section into seven residential apartments. There were no private gardens or soft landscaping proposed.

In compiling this report reliance was placed on drawings on the Commission Section and

recommendations apply only to this scheme. Any changes require consultation with Soils Limited.

The proposed development plans have been provided in Appendix A.

Section 2 Geology, Hydrogeology, Hydrology and Radon

2.1 Anticipated Geology

The 1:50,000 BGS Geology map showed the site to be situated on the Bognor Sand Member bedrock with overlying superficial deposits of Head.

2.1.1 Head

Head deposit are drifts produced by solifluxion, the downslope movement of debris outwash during the periglacial period and characteristically comprise poorly sorted sands gravels and soils of local derivation.

2.1.2 Bognor Sand Member

The Bognor Sand Member forms part of the London Clay Formation and comprises glauconitic bioturbated or cross-bedded fine and medium grained sands, partially cemented.

2.2 Hydrogeology

Table 2.1 presents the hydrological data that is relevant to the site.

Table 2.1 Hydrogeological Assessment

Hydrogeological Data		Comment
On-site	Superficial	Secondary Aquifer – Undifferentiated ¹
Aquifers	Bedrock	Secondary Aquifer A ²
Groundwater Vulnerability		High
Source Protection Zones (SPZ)		Onsite – Zone 1c ³
Abstraction	Potable	None within a 1000m radius
	Non-potable	None within a 1000m radius
Sensitive Land Uses		Onsite - Nitrate Vulnerable Zones
Surface Water Features		None within a 250m radius
Flood Risk from Rivers or Seas		None noted within a 1000m radius
Flood Risk from Surface Water		Low to high risk – onsite to the southern border
Flood Risk from Groundwater		Limited Potential for Groundwater Flooding to Occur

Note(s): ¹Secondary Aquifer Undifferentiated which means the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type. ² Permeable layers capable of supporting water, both shallow and deep groundwater flow. ³ Cohesive soils of the London Clay Formation act as an aquiclude underlying the Bognor Sand Member, which protects the underlying chalk associated with the SPZ.

Any works or development which has the potential to have an impact on surface water, aquifer or groundwater quality must be approved by the Environment Agency prior to implementation.

2.3 Hydrology

The elevation of the site was 15m Above Ordnance Datum (AOD). The anticipated surface water and groundwater flow direction is given in Table 2.2.

Table 2.2 Hydrological Assessment

Type	Direction	Notes
Surface water	S	Anticipated to flow south in line with the dominant surrounding
Groundwater	S	topography

2.4 Radon Gas

According to the UK Health Security Agency (UKHSA), the site is in an area where 5-10% of homes are estimated to be at or above the Action Level. Therefore, basic radon protective measures are necessary in the construction of new dwellings or extensions.

Section 3 Site History

3.1 Historic Map Study

The historic maps referred to are appended to this report (Appendix B).

Table 3.1 Historic Development of the Site

Site History	Date Range	
	From	To
The site was noted to be undeveloped.	1867-1878	1954-1971
There was a rectangular shaped building onsite. In 1979, there were extensions noted to the south and east. No significant changes noted until the present.	1954-1971	2026 ²
Note(s): ¹ Earliest readily available map. ² Time of writing Jan 2026		

Table 3.2 Historic Off-site Development

Off-site Development	Date Range	
	From	To
Within a 250m radius, the surroundings of the site were mainly undeveloped land, lawn to the north and east and cottages to the south. Residential houses with private gardens in all directions were noted from 1952-1972 to the present.	1867-1878 ¹	2026 ²
Electrical substation was noted circa 58m north to the site	1961-1974	2026 ²
Car park was noted circa 10m south to the site	1961-1974	2026 ²
Garage was noted circa 28m southeast to the site	1961-1974	2026 ²
Car park was noted circa 72m east to the site	1961-1974	2013
Car park was noted circa 101m northwest to the site	1961-1974	2026 ²
Electrical substation was noted circa 179m northeast to the site	1961-1974	2026 ²
Electrical substation was noted circa 180m north to the site	1961-1974	2026 ²
Car park was noted circa 146m north to the site	1961-1974	2026 ²
Electrical substation was noted circa 169m southwest to the site	1961-1974	2026 ²
Note(s): ¹ Earliest readily available map. ² Time of writing Jan 2026		

Table 3.3 Potential Sources of Pollution Indicated from Historic Maps

Source	Direction	Distance (m)	Date Range	
			From	To
Electrical substation	N	58	1961-1974	2026
Car park	S	10	1961-1974	2026
Garage	SE	28	1961-1974	2026
Car park	E	72	1961-1974	2013
Car park	NW	101	1961-1974	2026
Electrical substation	NE	179	1961-1974	2026
Electrical substation	N	180	1961-1974	2026
Car park	N	146	1961-1974	2026
Electrical substation	SW	169	1961-1974	2026

3.2 Bomb damage and the potential for Unexploded Ordnance

Based on the assessment of the historical and Zetica maps, a specialist UXO risk assessment is not required to determine the risk to the proposed development.

Section 4 Environmental Records and Consultation

4.1 Dataset Information

A copy of the report is appended to this report in Appendix C and summarised in Table 4.1, Table 4.2 and Table 4.3.

Table 4.1 Environmental Significance of Data

Source	Direction	Distance (m)
Contaminated Land Register Entries and Notices	None	None
Discharge Consents	None	None
Integrated Pollution Prevention and Control	None	None
Local Authority Pollution Prevention and Controls	None	None
Local Authority Pollution Prevention and Control Enforcements	None	None
Nearest Surface Water Feature	None	None
Pollution Incidents to Controlled Waters (Significant Incidents only)	None	None
Prosecutions Relating to Authorized Processes	None	None
Registered Radioactive Substances	None	None
Substantiated Pollution Incident Register	None	None
Nearest Potable Abstraction Point	None	None
Nearest Non-Potable Abstraction Point	None	None
Water Industry Act Referrals	None	None
Source Protection Zones	Onsite ¹	
Extreme Flooding from Rivers or Sea Without Defences	None	None
Flooding from Rivers or Sea Without Defences	None	None
Areas Benefiting from Flood Defences	None	None
Flood Water Storage Areas	None	None
Flood Defences	None	None
BGS Recorded Landfill Sites	None	None
Historical Landfill Sites	None	None
Licensed Waste Management Facilities	None	None
Local Authority Recorded Landfill Sites	None	None
Potentially Infilled Land (Non-Water)	None	None
Potentially Infilled Land (Water)	E	156 ²
Registered Landfill Sites	None	None
Registered Waste Transfer Sites	None	None
Registered Waste Treatment or Disposal Sites	None	None
Control of Major Accident Hazards Sites (COMAH)	None	None
Notification of Installations Handling Hazardous Substances	None	None
Planning Hazardous Substance Consents	None	None

Note(s): ¹ Zone 1c (Inner Protection Zone): Travel time of 50 days or less to the groundwater source - subsurface activity only which relates to the underlying Chalk at depth; ²Unknown Filled Ground (Pond, marsh, river, stream, dock etc) dated 1914

The contemporary trades listed in Table 4.2 are only those considered to be viable potential sources of contamination that could impact the site.

Table 4.2 Contemporary Trade Directory

Contemporary Trade Directory within 250m	Direction	Distance (m)	Status
Car Dealers - Used	SE	28	Active
Garage Services	SE	28	Inactive
Garage Services	SE	28	Active

Contemporary Trade Directory within 250m	Direction	Distance (m)	Status
Printers	N	36	Active
Electrical Goods Sales, Manufacturers & Wholesalers	N	85	Inactive
Commercial Cleaning Services	N	114	Active
Cladding Suppliers & Installers	SE	125	Inactive

Table 4.3 Geological Hazards

Source	Nearest Distance from Site/Type
Coal Mining Affected Areas	None noted within a 1000m radius
Mining Instability	None noted within a 1000m radius
Natural and Mining Cavities	None noted within a 1000m radius
Potential for Collapsible Ground Stability Hazards	Very low
Potential for Compressible Ground Stability Hazards	No hazard
Potential for Ground Dissolution Stability Hazards	No hazard
Potential for Landslide Ground Stability Hazards	Very low
Potential for Running Sand Ground Stability Hazards	Low
Potential for Shrinking or Swelling Ground Stability Hazards	No hazard

4.2 Site Sensitivity Maps

No other significant potential sources of contamination were shown on the Landmark Envirocheck Site Sensitivity Maps, which have not been listed in Table 4.1, Table 4.2 and Table 4.3, and copies of which are appended to this report (Appendix D).

4.3 Regulatory Enquires

As part of the Preliminary Investigation Report Havant Borough Council was contacted and asked to provide any information on potential contamination risks relating to the site. At the time of writing, a response had not been received.

4.4 Soil Geochemistry

The results of this survey are contoured on the Landmark Envirocheck report (Appendix C). The results of the local soil chemistry are presented in Table 4.4.

Table 4.4 Soil Geochemistry

Determinant	Indicated Soil Geochemistry (mg kg⁻¹)
Arsenic	<15
Cadmium	<1.8
Chromium	60-90
Lead	<100
Nickel	15-30

Indicated values were not noted above the 'Residential without Homegrown Produce' end-use Generic Assessment Criteria.

Section 5 Data Collection Summary

5.1 General

Table 5.1 summarises the site Environs, which include geology, hydrogeology, the risk from radon and potential risk from flooding.

Table 5.1 Site Environs

Environs	Summary
Geology	Superficial deposits of Head overlying the Bognor Sand Member bedrock.
Hydrogeology	Superficial Head deposits are classed as a Secondary (Undifferentiated) aquifer. Bognor Sand Member Bedrock is classed as a Secondary A aquifer.
Source Protection Zone (SPZ)	Onsite – Zone 1c ¹
Surface Water Flow	Anticipated to flow south in line with the dominant surrounding topography
Groundwater Flow	Anticipated to flow south in line with the dominant surrounding topography
Radon	Basic protective measures are required
Flooding	Flood Risk from Surface water –Low to high risk onsite to the southern border Flood Risk from Groundwater - Limited Potential for Groundwater Flooding to Occur
Geological Hazard	No to low hazard recorded
Local Authority Enquiry	Response awaited
Soil Chemistry	No exceedances noted

Note: ¹ Associated with the Chalk underlying the London Clay Formation, cohesive beds of which act as an aquiclude and protect the chalk.

Table 5.2 provides a summary of potential on-site and off-site contamination sources identified during the study of the historic maps, the Landmark Envirocheck Dataset Report and the site walkover.

Table 5.2 Summary of Potential Contamination Sources

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
On-Site			From	To	
Asbestos	Onsite		1950	2025	HM/SW
Off-Site					
Electrical substation	N	58	1961-1974	2026	HM/GE
Car park	S	10	1961-1974	2026	HM/GE
Garage	SE	28	1961-1974	2026	HM/DS/ SW/GE
Car park	E	72	1961-1974	2013	HM/GE
Car park	NW	101	1961-1974	2026	HM/GE
Electrical substation	NE	179	1961-1974	2026	HM/GE
Electrical substation	N	180	1961-1974	2026	HM/GE
Car park	N	146	1961-1974	2026	HM/GE
Electrical substation	SW	169	1961-1974	2026	HM/GE
Potentially Infilled Land (Water)	E	156			DS
Car Dealers - Used	SE	28	Active		HM/DS/ SW/GE

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
Garage Services	SE	28	Inactive		HM/DS/ SW/GE
Garage Services	SE	28	Active		HM/DS/ SW/GE
Printers	N	36	Active		DS
Electrical Goods Sales, Manufacturers & Wholesalers	N	85	Inactive		DS
Commercial Cleaning Services	N	114	Active		DS
Cladding Suppliers & Installers	SE	125	Inactive		DS

Note(s): SW – Site walkover, HM – Historic Maps, DS – Datasheet, GE Google Earth

Section 6 Preliminary Conceptual Site Model

6.1 Sources and Pathways of Contamination

The Landmark Site Specific Envirocheck Report and Site Walkover have been used to identify potential contaminative sources. These sources have been presented in Table 5.2. An assessment of the likely pathways and the likelihood of each contaminative source that was considered a risk has been presented in Sections 6.2 to 6.4.

6.2 Potential Pathways

A review of the potential pathways on and off the site has been undertaken based on the site, ground conditions, hydrology and scientific knowledge of the behaviour of the contaminants in the ground. The pathways applicable to the site and the proposed development have been marked in Table 6.1.

Table 6.1 Applicable Pathways

Pathway	Present	Comment
Inhalation of dust	✓	During and post redevelopment
Inhalation of vapour/gases	✓	Post redevelopment
Ingestion and absorption via direct contact	✓	During and post redevelopment
Migration via surface runoff	✓	
Migration in solution via groundwater	✓	
Migration of gases via permeable soils	✓	
Direct contact with construction material	✓	Post redevelopment
Services and utilities	✓	Post redevelopment

6.3 Potential Sources of On-site Contamination.

These sources are presented in Table 6.2.

Table 6.2 On-site Potential Contamination Sources

Source	Likely	Reasoning
Asbestos	✓	Built c.1950, potentially may have flooring and/or ceiling tiles containing asbestos, which could be released when undertaking the modification works.

6.4 Potential Off-site Sources of Contamination

These sources are presented in Table 6.3.

Table 6.3 Off-site Potential Contamination Sources

Source	Direction	Distance (m)	Likely	Reasoning
Electrical substation	N	58		Distance, and PCBs are not v mobile
Car park	S	10		Down hydraulic gradient
Garage	SE	28		

Source	Direction	Distance (m)	Likely	Reasoning
Car park	E	72		Off hydraulic gradient and distance to the site
Car park	NW	101		
Electrical substation	NE	179		
Electrical substation	N	180		Distance, and PCBs not v mobile
Car park	N	146		Distance, and PCBs not v mobile
Electrical substation	SW	169		Off hydraulic gradient and distance to the site
Potentially Infilled Land (Water)	E	156		Dated 1914, the land was redeveloped into residential house with private garden since 1954.
Printers	N	36		Upstream to the site, however it is an active business and should be under local authority regulation
Electrical Goods Sales, Manufacturers & Wholesalers	N	85		Distance to the site and a registered retail/office
Commercial Cleaning Services	N	114		
Cladding Suppliers & Installers	SE	125		

6.5 Potential Contaminants

Table 6.4 presents the range of possible contaminants associated with the onsite and off-site activities and sources identified following a review of historical maps and datasets.

Table 6.4 Potential Contaminants

Potential Contaminative Sources	Contaminants / Chemical Properties
Asbestos containing materials	Asbestos fibres

6.6 Potential Exposure Receptors

The assessment for potential receptors is presented in Table 6.5.

Table 6.5 Potential Receptors

Potential Receptor	Present
Human Health	Future users of the site (End Users)
	Construction workers on-site (Site Workers)
	Service and maintenance workers (Site Maintenance)
	Site neighbours and wider public (Off-site Users)
Groundwater / Controlled Waters	Surface Water
	Shallow Aquifer
	Deep Aquifer ¹
Buildings & Materials	Buildings and Confined Spaces
	Buried Structures
	Buried Services

Potential Receptor		Present
Ecosystems	Flora and fauna	

Note(s): ¹ Associated with the Chalk underlying the London Clay Formation, cohesive beds of which act as an aquiclude and protect the chalk.

6.7 Preliminary Conceptual Site Model and Risk Assessment

A preliminary risk assessment has been undertaken based on the proposed development. The assessment has been based on the likelihood of the presence of a pollutant linkage.

A pollutant linkage is the relationship between a contaminant source, a pathway and a receptor. Unless all three elements of a pollutant linkage are present, a risk is not considered to exist. Each of the three elements has been considered within Table 6.1 to Table 6.5. The preliminary conceptual site model and risk assessment is presented in Table 6.6. The classification tables on which the level of risk has been determined have been modified from 'Contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552' and are presented in Appendix F.

Table 6.6 Preliminary Conceptual Site Model and Risk Assessment Methodology

Source (Table 6.2 & Table 6.3)	Potential Contaminant (Table 6.4)	Exposure Pathway (Table 6.1)	Receptor (Table 6.5)	Initial Assessment from Preliminary Investigation Report Information			Comments	Further Works
				Severity	Probability	Risk		
Asbestos On-site contaminative processes.	Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Medium	Likely	Moderate	Asbestos containing materials may potentially be disturbed and released to the air and inhaled by workers and people present around.	Consult a licensed asbestos specialist prior to redevelopment/remodification.
			End Users	Medium	Likely	Moderate		

Section 7 Recommendations

7.1 General

Based on the information obtained during the compilation of this Preliminary Investigation Report and the preliminary conceptual site model, a potential for a **moderate** risk of contamination has been identified should the site be redeveloped including intrusive works.

7.2 UXO

A specialist UXO risk assessment is not required for the proposed development.

7.3 Radon

Basic radon protective measures are required for the proposed development.

7.4 Proposed Further Site Works

The general requirements for further environmental investigation are presented in Table 7.1.

Table 7.1 Proposed Further Environmental Investigation

Proposed Works	General Purpose	Required
Investigatory Holes	To collect sufficient samples for a robust assessment	TBC
Licensed Asbestos Specialist	To confirm if there is any asbestos containing materials inside the building and prepare an action plan if required	✓
Laboratory Testing	To quantify the risks identified in the Conceptual Site Model	TBC
Risk Assessment	Assess pollutant linkages based on current contaminated land guidance and screening criteria's	TBC
Borehole well installation	To allow for continued groundwater and/or gas monitoring	TBC
Remediation	If the site-specific risk assessment reveals that the site was contaminated	TBC
Validation & Verification	To validate and verify the remedial objectives based on the site-specific risk assessment	TBC

Note(s): TBC- Required if there is any intrusive works proposed

7.5 Discovery Strategy

There may be areas of contamination not identified during the investigation. Such occurrences may also be discovered during the demolition and construction phases for the redevelopment of the site.

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List of Appendices

Appendix A	Proposed Development Plans
Appendix B	Country Series and Ordnance Survey Maps
Appendix C	Landmark Envirocheck Report
Appendix D	Site Sensitivity Maps
Appendix E	Site Photographs
Appendix F	Risk Assessment Criteria



Figure 1 – Site Location Map

Job Number

22269

Project

21 Park Parade, Havant, Portsmouth, Hampshire PO9 5AA

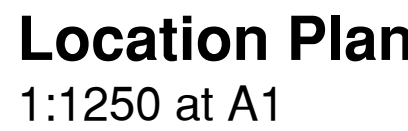
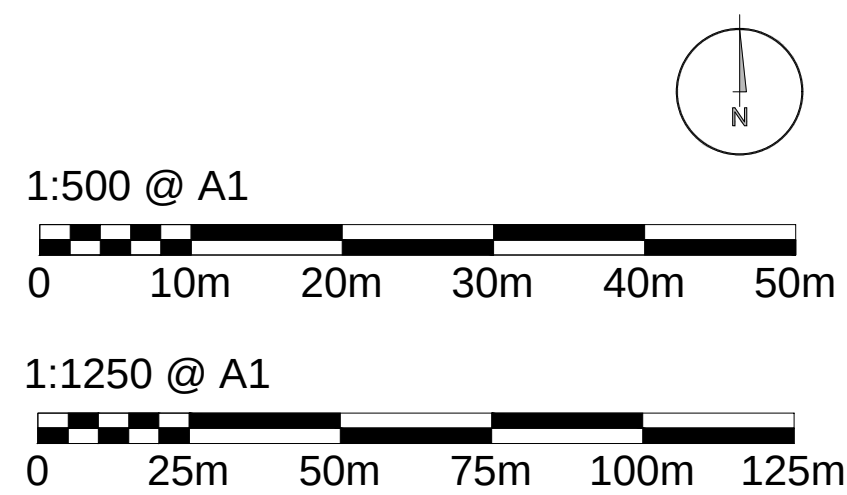
Client

Kingfisher Organisation Ltd.

Date

January 2026

Appendix A Proposed Development Plans

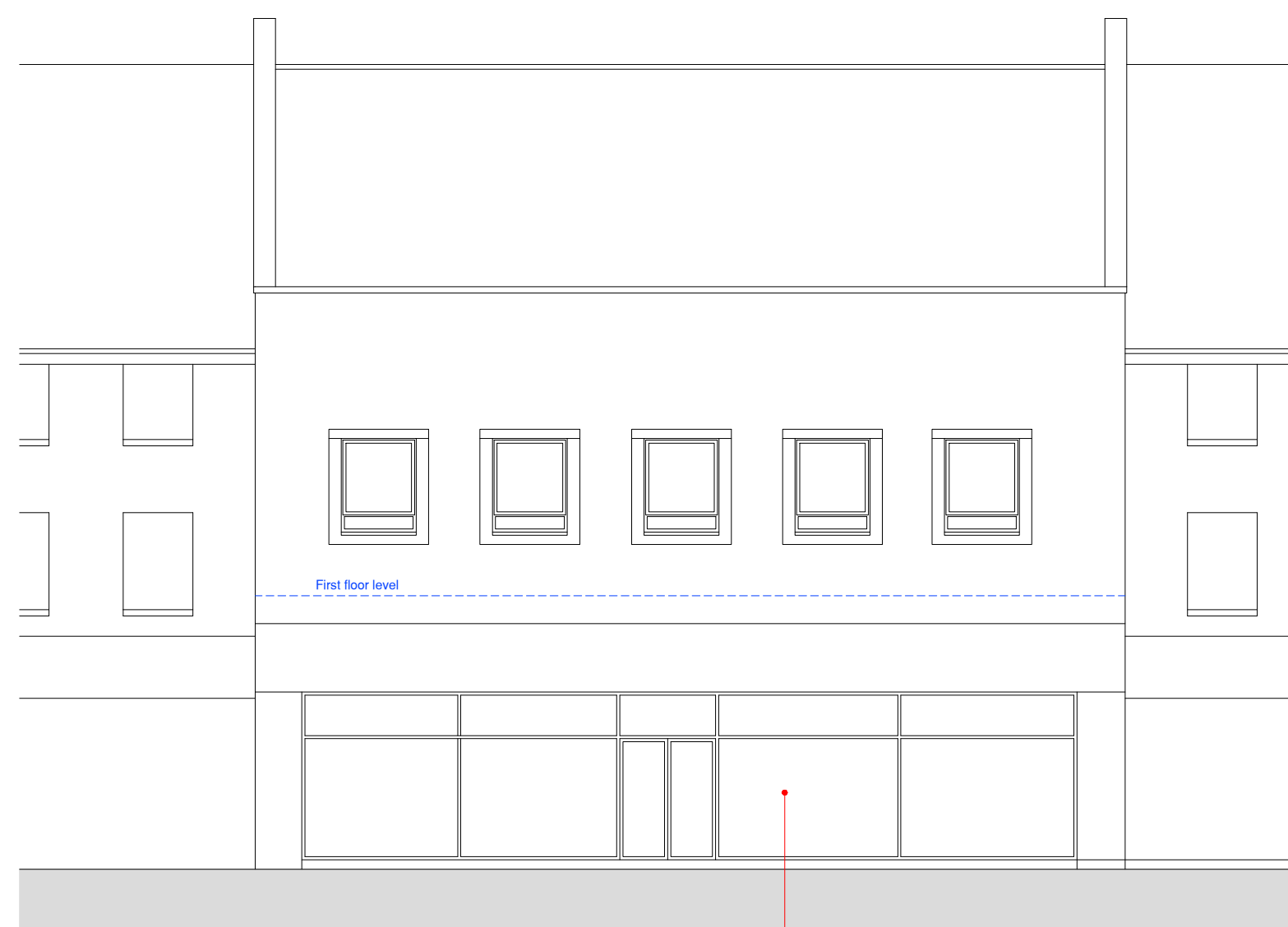
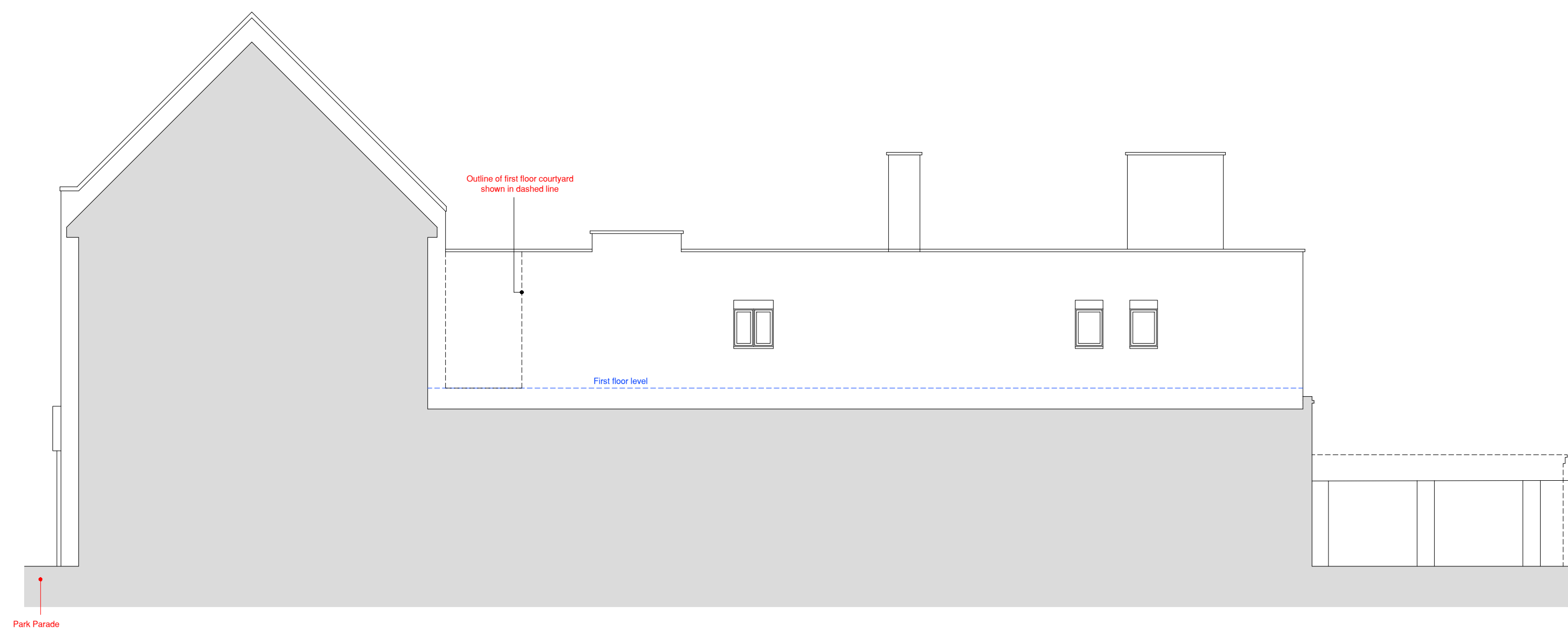
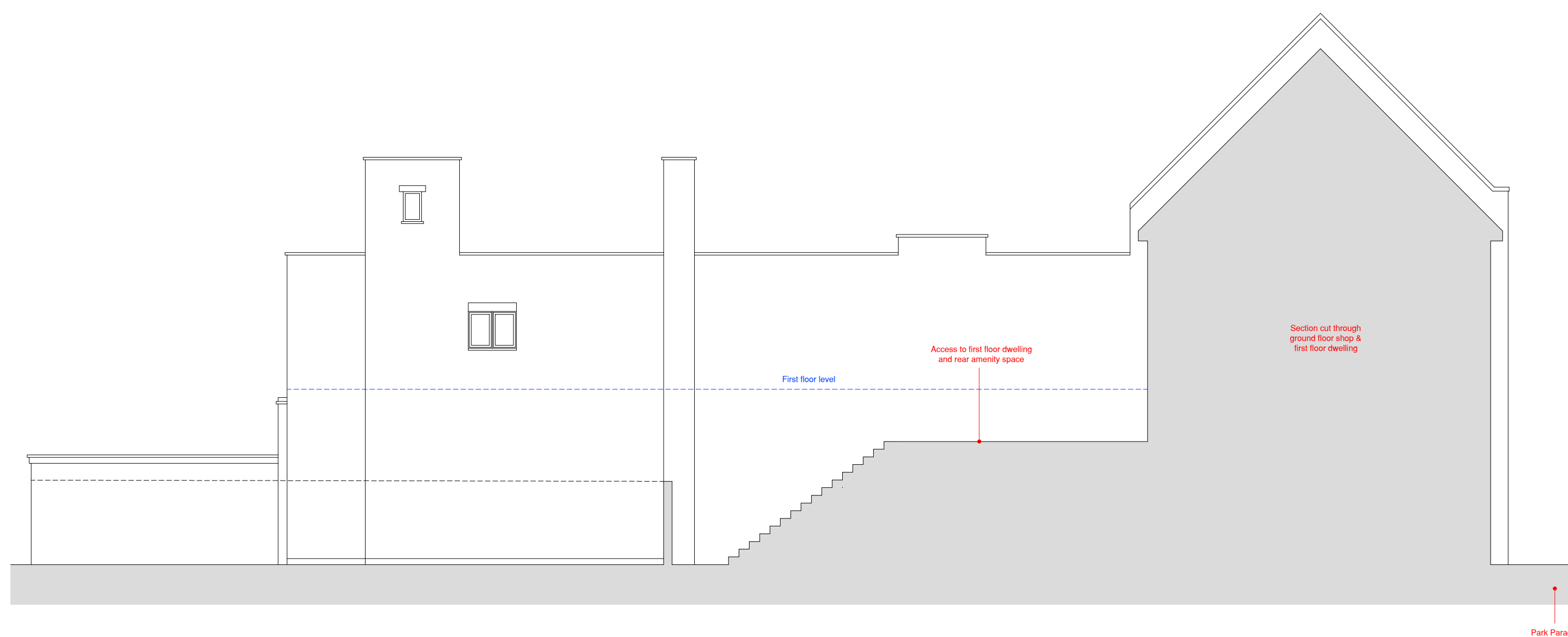
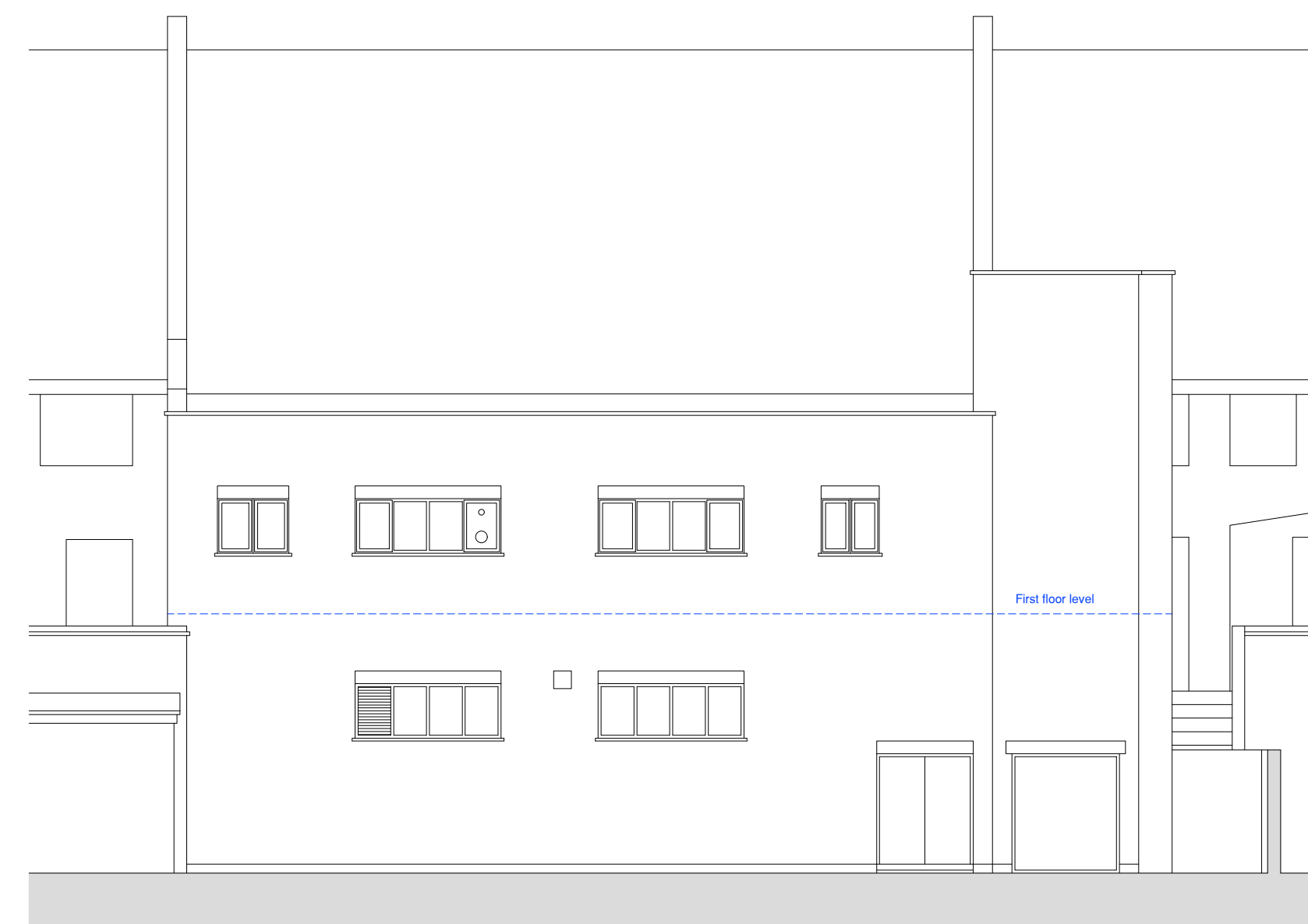


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Kingfisher Properties Ltd.

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a1 scale	a3 scale	38205 BD103
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exceptional risks involving specific methods of construction
or exceptional maintenance issues can be found within the
designers risk assessment.

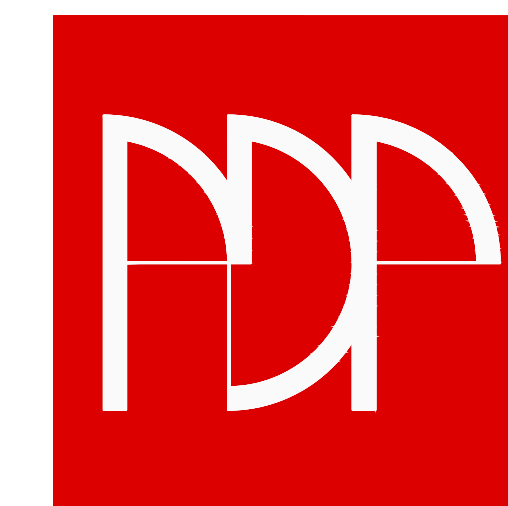
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revision	notes	date	drawn	checked

	client

Kingfisher Properties Ltd.

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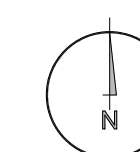
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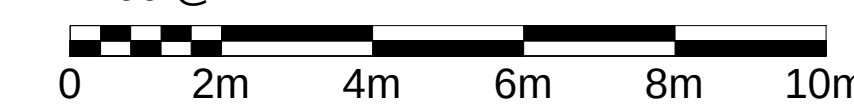
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MP	HM

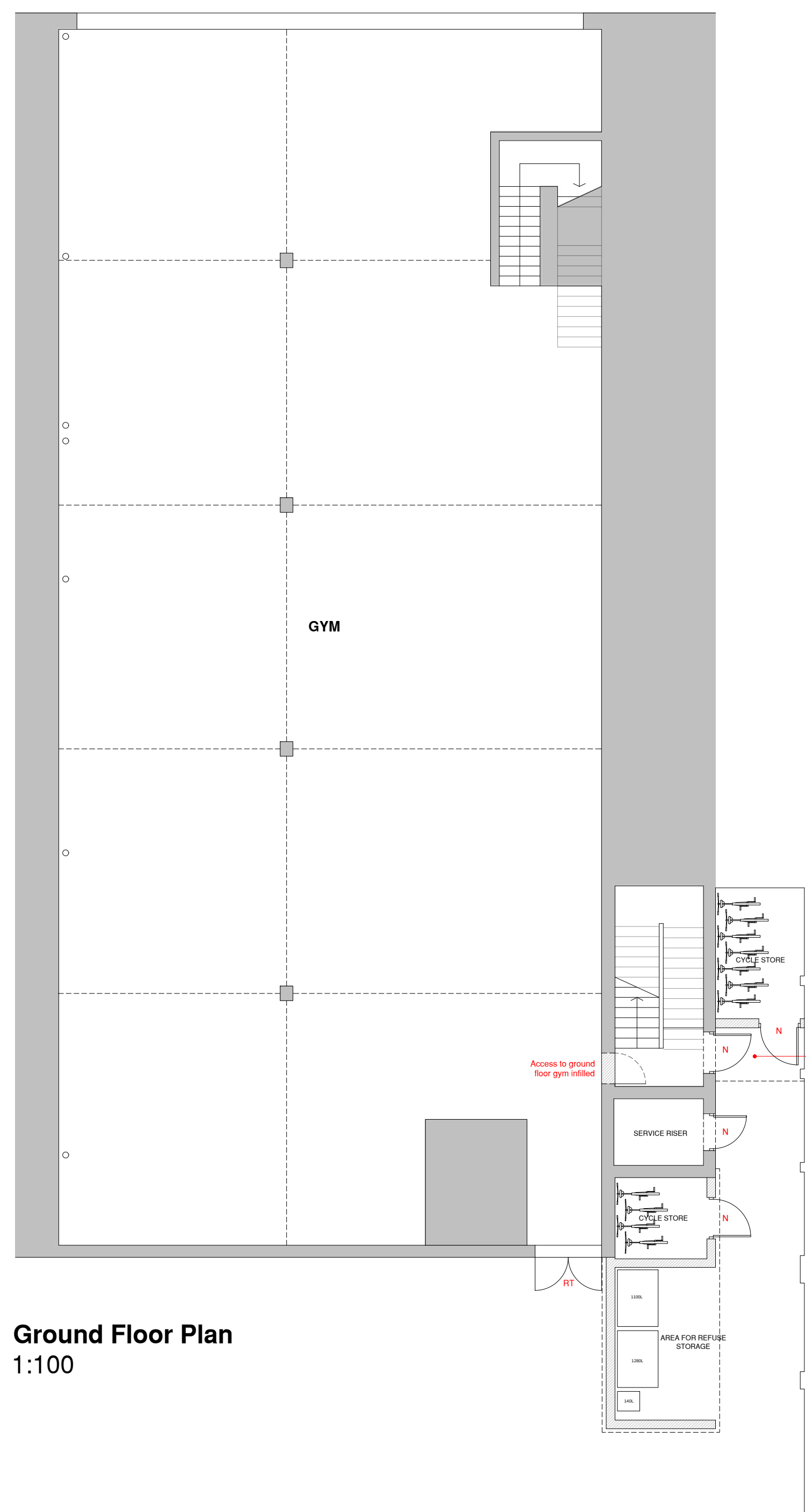
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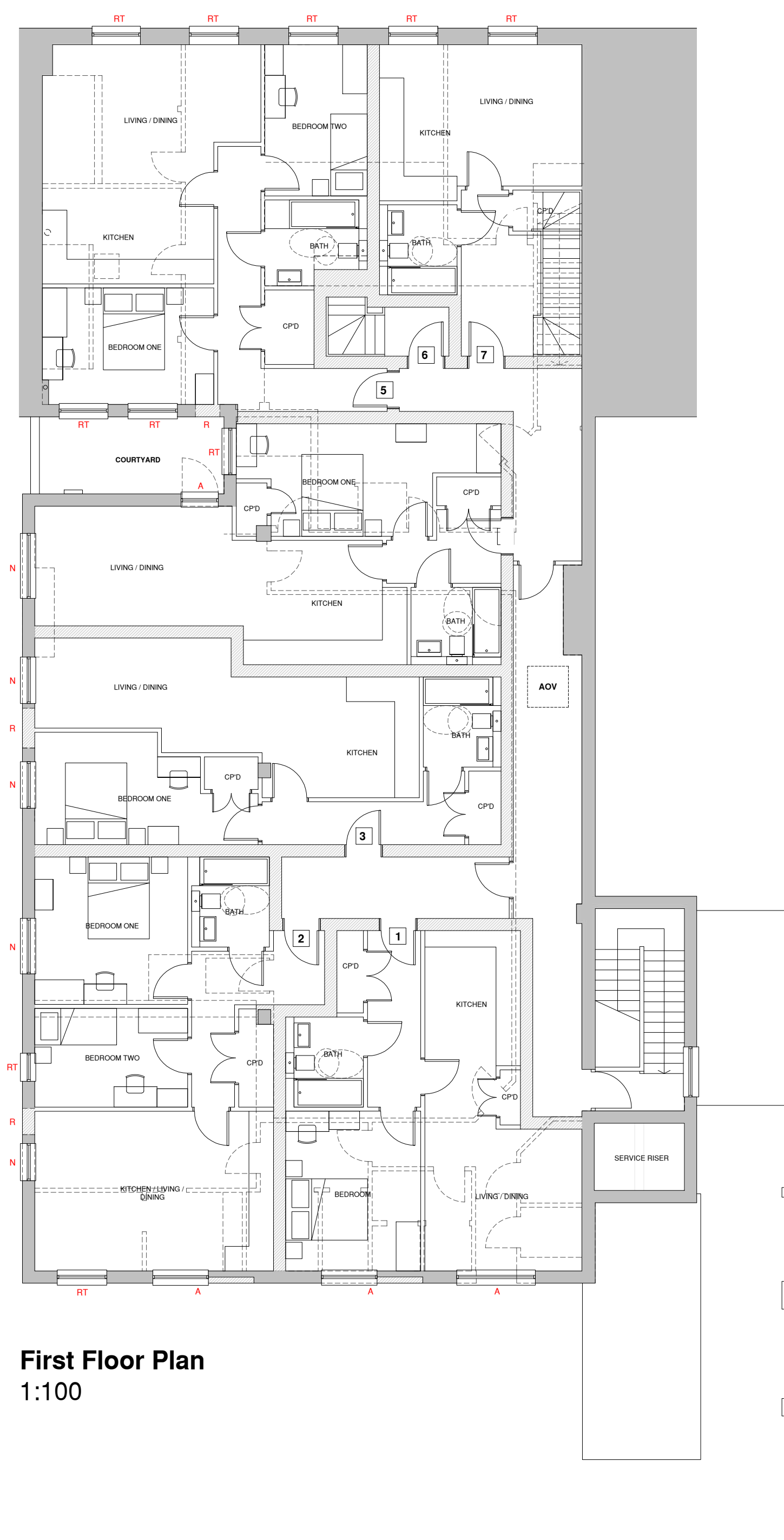
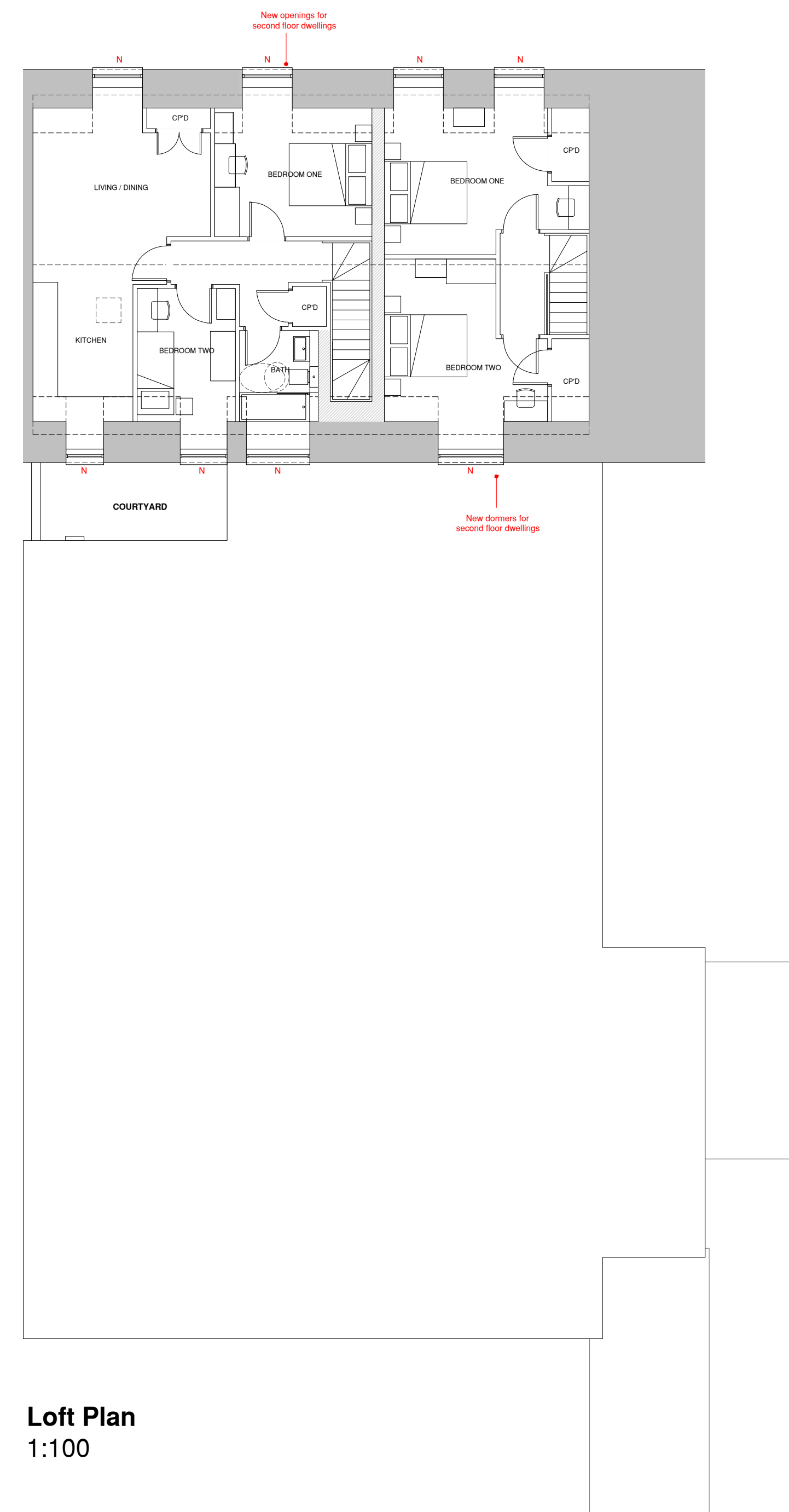
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Unit 1	1B2P	50.3 sqm
Unit 2	2B3P	61.1 sqm
Unit 3	1B2P	51.3 sqm
Unit 4	1B2P	52.3 sqm
Unit 5	2B3P	67.8 sqm
Unit 6	2B3P	64.2 sqm
Unit 7	2B3P	73.2 sqm

Total 1 Bed Units: 3no.
Total 2 Bed Units: 4no.

Openings Key

RT	Existing opening retained
A	Existing opening amended
R	Existing opening removed
N	New opening



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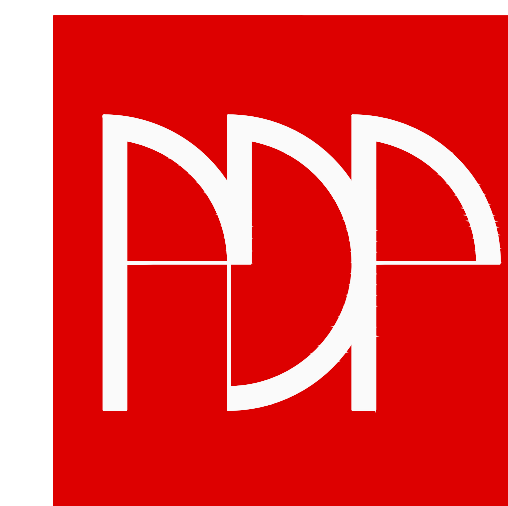
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	client

Kingfisher Properties Ltd.

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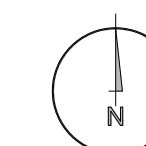
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interior design consultants

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hampshire po9 1ax
tel 023 9248 1100
fax 023 9247 5050
email pdp@pdp-architects.co.uk

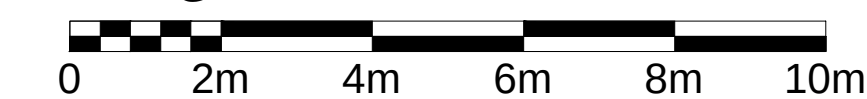
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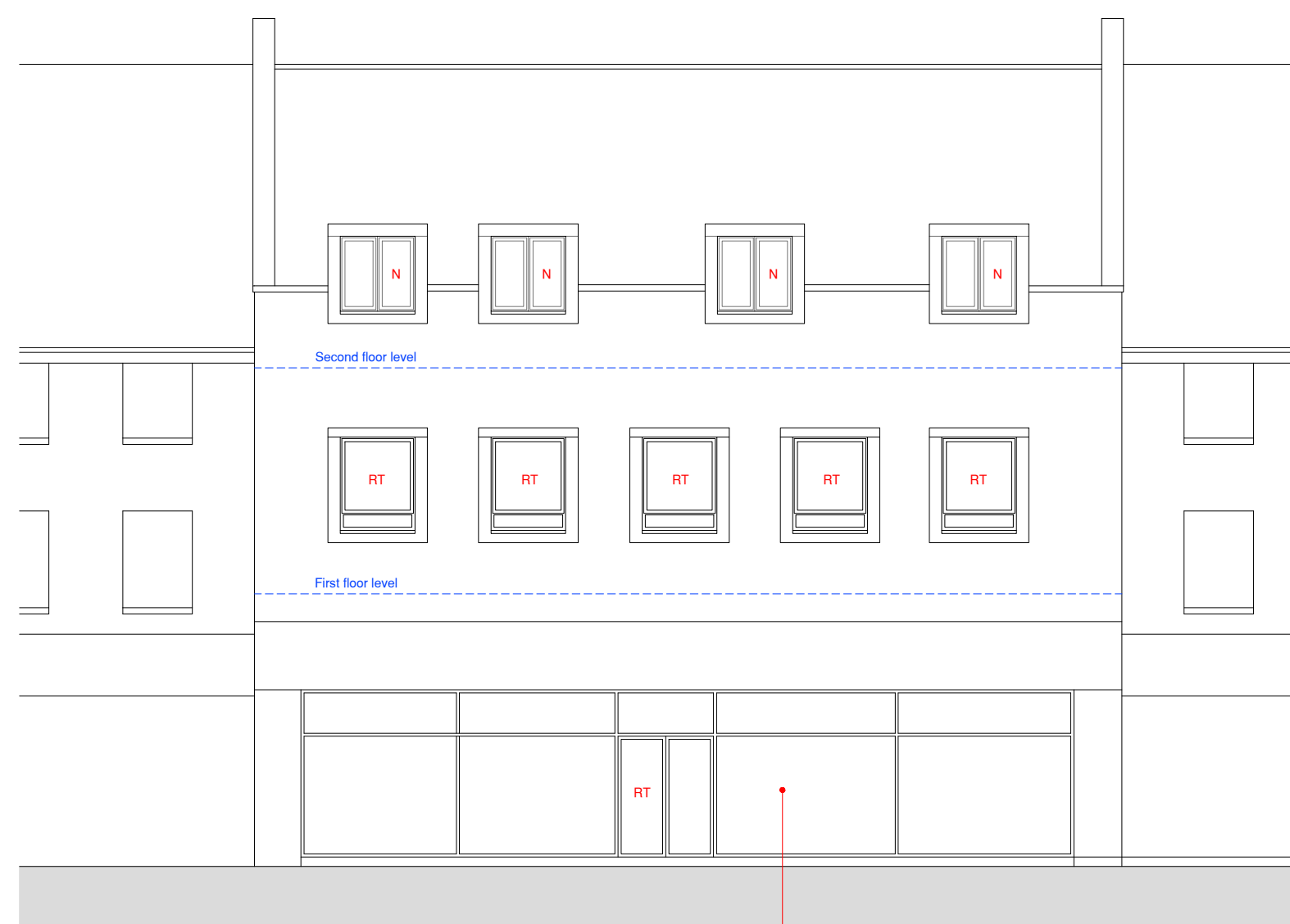
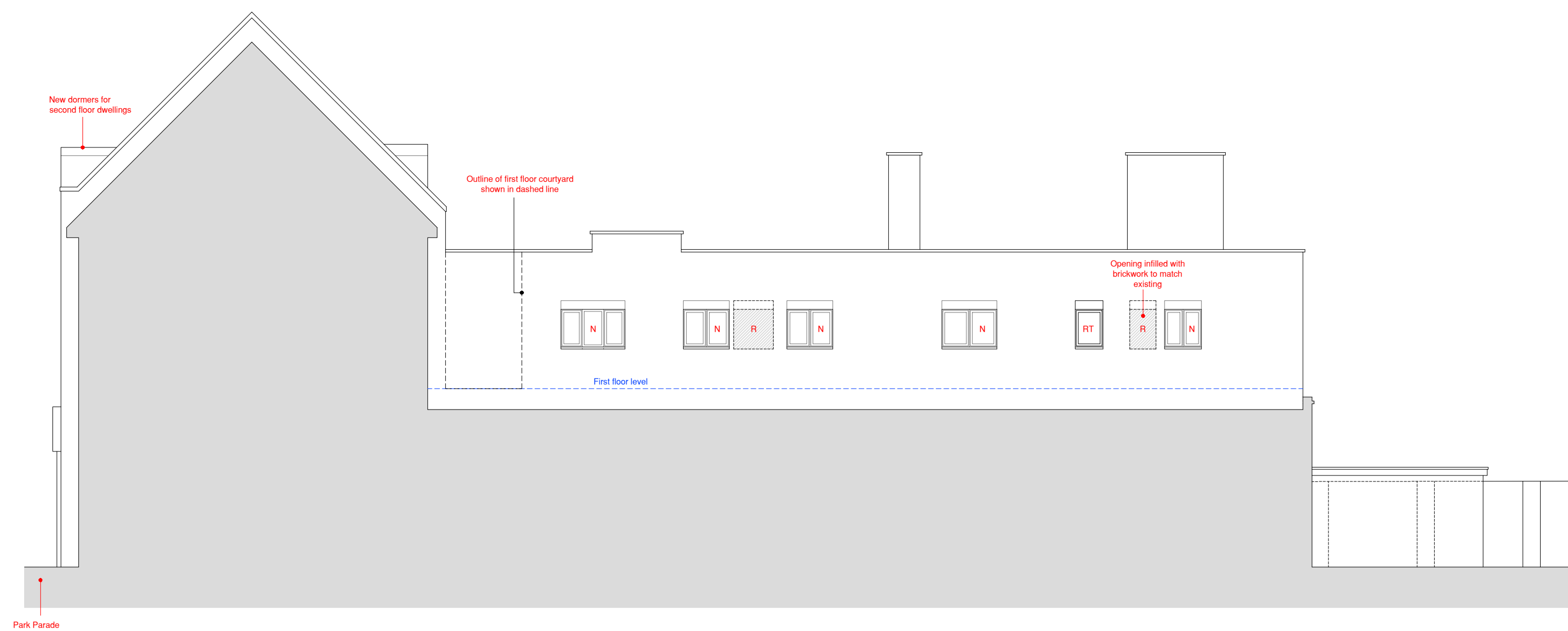
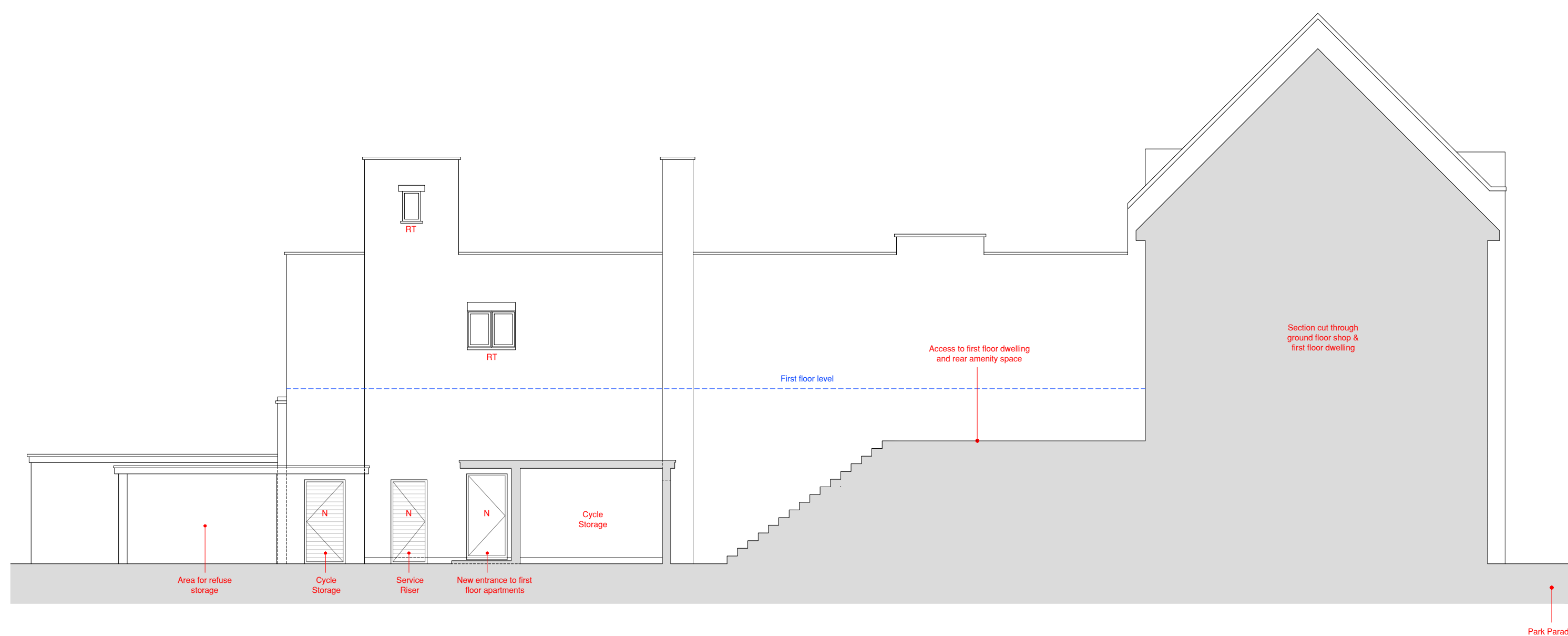
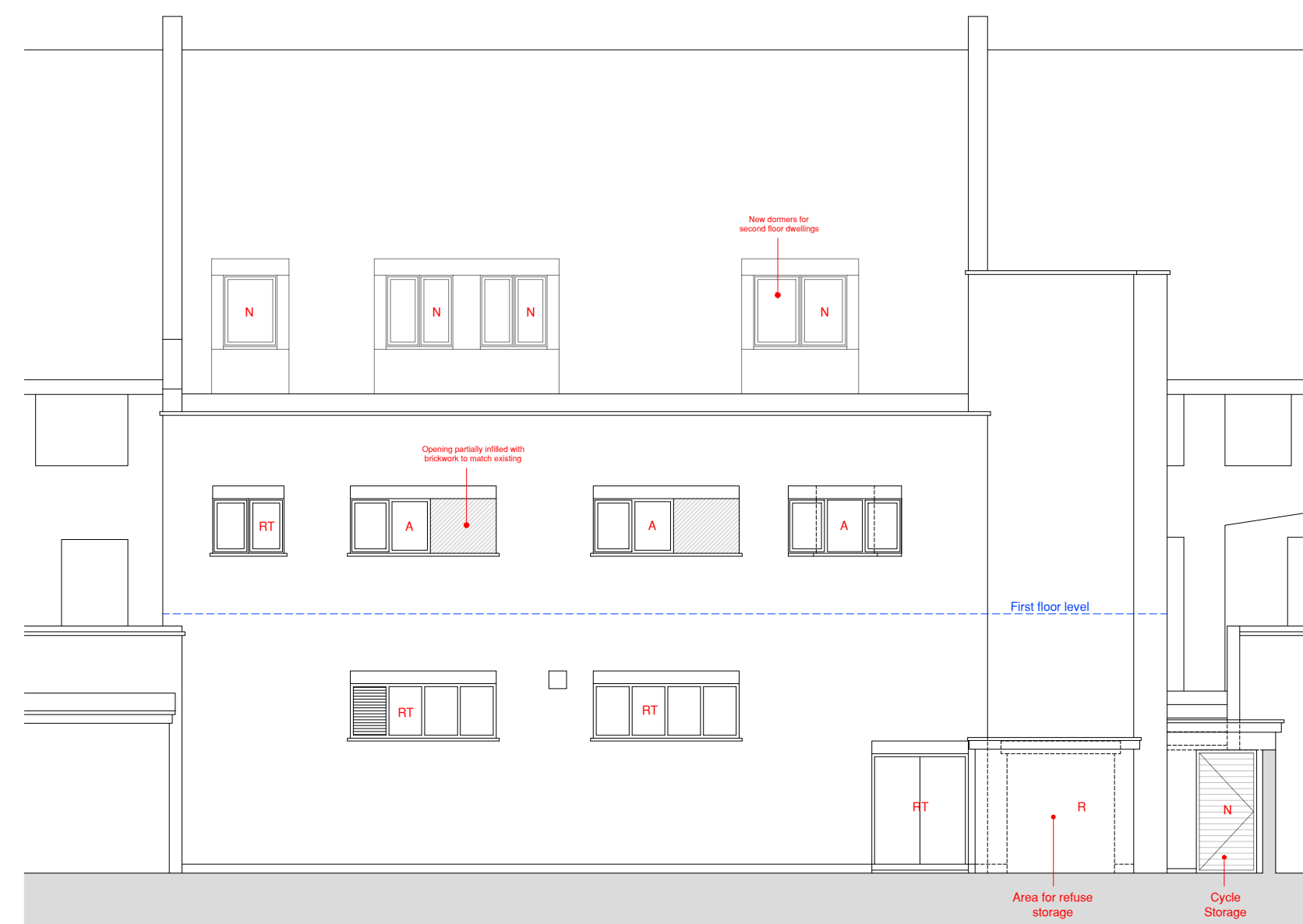
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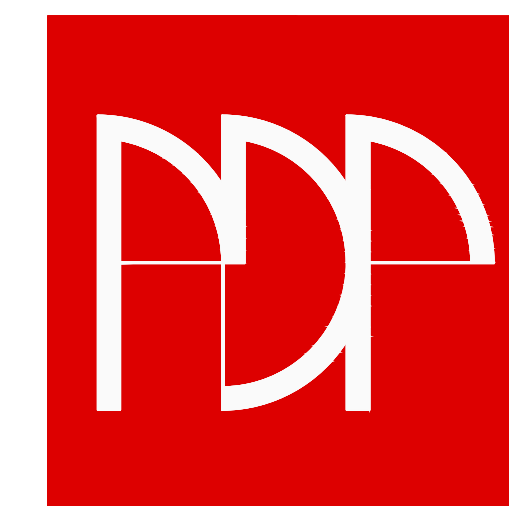
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revision	notes	date	drawn	checked

	client

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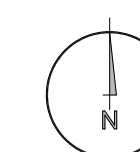
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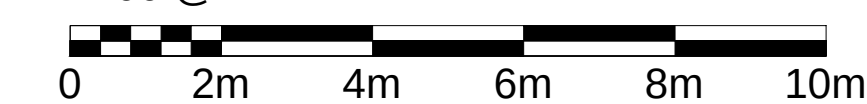
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date		status	
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1:100	1:200	28205-PD104	



1:100 @ A1



Appendix B Country Series and Ordnance Survey Maps

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

County Boundary (Geographical)

County & Civil Parish Boundary

Administrative County & Civil Parish Boundary

County Borough Boundary (England)

County Burgh Boundary (Scotland)

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

Glasshouse

Sloping Masonry

Pylon

Electricity Transmission Line

Pole

Cutting

Embankment

Standard Gauge Multiple Track

Standard Gauge Single Track

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

Ch Church

CH Club House

F E Sta Fire Engine Station

FB Foot Bridge

Fn Fountain

GP Guide Post

MP Mile Post

MS Mile Stone

Pol Sta Police Station

PO Post Office

PC Public Convenience

PH Public House

SB Signal Box

Spr Spring

TCB Telephone Call Box

TCP Telephone Call Post

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)

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

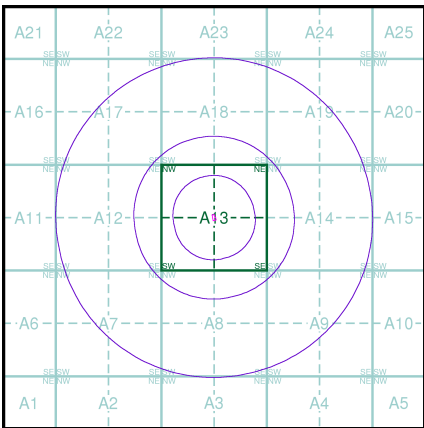
General Building

Important Building

Historical Mapping & Photography included:

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Sussex	1:10,560	1879 - 1880	4
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Hampshire & Isle Of Wight	1:10,560	1909 - 1910	7
Sussex	1:10,560	1914	8
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Ordnance Survey Plan	1:10,000	1966	18
Ordnance Survey Plan	1:10,000	1975	19
Havant	1:25,000	1983	20
Portsmouth	1:10,000	1988	21
Ordnance Survey Plan	1:10,000	1992	22
10K Raster Mapping	1:10,000	2000	23
10K Raster Mapping	1:10,000	2006	24
VectorMap Local	1:10,000	2025	25

Historical Map - Slice A



Order Details

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Customer Ref: 22269/ML
National Grid Reference: 471590, 107920
Slice: A
Site Area (Ha): 0.07
Search Buffer (m): 1000

Site Details

21, Park Parade, Havant, PO9 5AA

Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings

Military and Industrial Buildings

Military and Communication Areas

Subway Entrance

Fireproof Building

Prominent Fireproof Building

Non-fireproof Building

Non-fireproof Building (non-dwelling)

Factory, mill, and flour mill, with chimneys

Factory, mill, and flour mill, without chimneys

Power Station, drawn to scale

Hydroelectric Power Station

Radio Station, drawn to scale

Telephone Station, drawn to scale

Abandoned Open-pit Mine or Quarry

Open-pit Salt Mine

Pit

Oil Deposit or Well

Oil Seepage

Tailings Pile

Fuel Storage Tanks

Natural Gas Tank

Bench Mark

Drill Hole

Burial Mound

Triangulation Point on Burial Mound

Single-track Railroad

Double-track Railroad

Railroad and Station Building

Coniferous Forest

Deciduous Forest

Mixed Forest

Lawns

Citrus Orchard

Wet Ground

Scattered Vegetation

243.8 Values for prominent elevations
186.0 Numbers for spot elevations, depth soundings, contour lines, etc.
0.2 Velocity of the current, width of river bed, depth of river
180/12 Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	Ъ (-)
Д д (D)	Л л (L)	У у (U)	Ы (Y)
Е е (E)	М м (M)	Ф ф (F)	Ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings

Military and Industrial Buildings

Military and Communication Areas

Subway Entrance

Partly Demolished Buildings

Demolished Buildings

Built-Up Area with Fireproof Buildings Predominant

Built-Up Area with Non-Fireproof Buildings Predominant

Individual Fireproof Building

Prominent Industrial Building

Individual Dwelling, Fireproof

Ruins of an Individual Dwelling

Factory or Mill Chimney

Factory or Mill with Chimney

Factory or Mill without Chimney

Mine or Open Pit Mine

Operating Shaft or Mine

Non-Operating Shaft or Mine

Salt Mine

Tailings Pile

Pit

Stone Quarry

Gas Pump or Service Station

Fuel Storage or Natural Gas Tank

Oil or Natural Gas Derrick

Small Hydroelectric Power Station

Power Station

Transformer Station

Cemetery

Burial Mound (height in metres)

Triangulation Point on Burial Mound

Triangulation Point

Bench Mark

Bench Mark (monumented)

Telegraph Office

Telephone Station

Radio Station

Radio Tower

Airfield or Seaplane Base

Landing Strip

Telegraph/Telephone Lines

Main Highway

Highway under Construction

Improved Dirt Road (former truck road)

Double-track Railroad with First Class Station

Railroad Under Construction

Shore Embankment

River or Ditch with Embankment

Water Gauge

Water Level Mark

Well

Water Reservoir or Rain Water Pit

Spring

Isobath with value

Heavy (Index) Contour Line

Contour Line and Value

Half Contour Line

Spot Elevation Value

Coniferous

Deciduous

Mixed

Scrub

Key to Numbers on Mapping

SU70_Havant

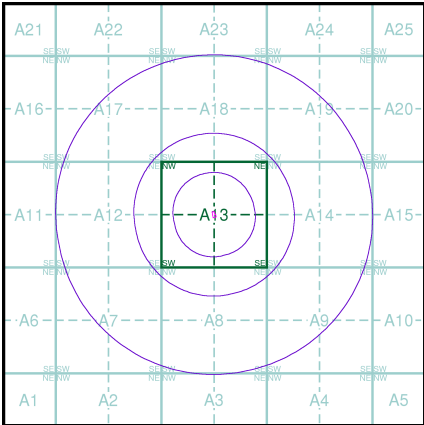
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Historical Mapping & Photography included:

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Sussex	1:10,560	1879 - 1880	4
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Sussex	1:10,560	1899	6
Hampshire & Isle Of Wight	1:10,560	1909 - 1910	7
Sussex	1:10,560	1914	8
Sussex	1:10,560	1914	9
Sussex	1:10,560	1914	10
Sussex	1:10,560	1932	11
Sussex	1:10,560	1932	12
Sussex	1:10,560	1932	13
Hampshire & Isle Of Wight	1:10,560	1933	14
Hampshire & Isle Of Wight	1:10,560	1933	15
Hampshire & Isle Of Wight	1:10,560	1938	16
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Ordnance Survey Plan	1:10,000	1975	19
Havant	1:25,000	1983	20
Portsmouth	1:10,000	1988	21
Ordnance Survey Plan	1:10,000	1992	22
10K Raster Mapping	1:10,000	2000	23
10K Raster Mapping	1:10,000	2006	24
VectorMap Local	1:10,000	2025	25

Russian Map - Slice A



Order Details

Order Number: 393290815_1_1
Customer Ref: 22269/ML
National Grid Reference: 471590, 107920
Slice: A
Site Area (Ha): 0.07
Search Buffer (m): 1000

Site Details

21, Park Parade, Havant, PO9 5AA



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