

Archaeological Desk Based Assessment

Land at Padnell Grange, Waterlooville, Hampshire, PO8 8ED

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Executive Summary

- The Site at Padnell Grange Farm, Waterlooville, Hampshire is proposed for development as a residential scheme. The development comprises a full planning application for the demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works. This document provides an assessment on the Site's archaeological potential based on information derived from the Historic Environment Record, historic mapping, and other sources.
- In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the Site or its direct vicinity. Therefore, the development proposals will not impact on any designated archaeological assets.
- In terms of non-designated archaeological assets, the Site is considered to hold an overall low potential for archaeological remains dating from the Prehistoric to Medieval periods. However, there have been very few modern archaeological investigations within the vicinity of the Site, and so this conclusion is based on limited information.
- From the early part of the 18th century the Site and the area to the east was used as a brick and tile works, with a large clay pit excavated across the north western corner of the Site. Therefore, the Site's potential for evidence of the post-medieval/modern brick works is regarded as high. However, evidence of brick working structures is only likely to survive across the eastern periphery of the Site. Therefore, it is considered that the development proposals have the potential to impact remains associated with the former brick works.
- The construction and demolition of the former brickworks structures within the eastern periphery of the Site is likely to have had a significant impact on any remains pre-dating the 19th century, while the large clay pit located in the north eastern corner of the Site, and two smaller clay pits to the east are highly likely to have removed any archaeological remains in their entirety.
- The significance of any archaeological remains that may be present would be derived from their evidential value and contributions that could be made towards local research agendas. The significance of any archaeological remains would also be dependent on the form, extent and level of survival. Any remains, should they occur on the study Site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local (low) significance.
- Although the overall archaeological potential of the Site is considered to be low it is likely that the Archaeological Advisor to the Local Authority will take a precautionary approach and require archaeological investigations in advance of development. As remains of high significance are not anticipated, it is recommended that any archaeological investigations required by the Local Authority could be secured via condition following development consent.

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1 Introduction & Scope of Study

- 1.1 This below ground Archaeological Desk-Based Assessment has been prepared by Tetra Tech Consulting Limited on behalf of Stonebond Properties (Guildford) Limited and The Borrow Foundation (“the Applicant”) to support a planning application for land at Padnell Grange, Waterlooville, Hampshire (the ‘Site’). Tetra Tech have produced a separate report to address Built Heritage matters.
- 1.2 The Site comprises a 2.82ha area of land centred on National Grid Reference (NGR) SU 69943 11124. The Site lies within the administrative area of Havant Borough Council.
- 1.3 Stonebond Properties (Guildford) Limited and The Borrow Foundation has commissioned Tetra Tech Consulting Limited to establish the archaeological potential of the Site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the ‘Standard and Guidance for Historic Environment Desk-Based Assessments’ (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site.
- 1.5 This assessment enables relevant parties to assess the archaeological potential of various parts of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
- 1.6 The desk-based assessment comprises an examination of evidence held on the Hampshire Historic Environment Record (HER), along with other sources, and includes the results of a comprehensive map regression exercise. Figure 2a spatially summarises relevant cultural heritage designations and archaeological findspot references in relation to the Site, primarily using data provided by the Hampshire Historic Environment Record (HER).
- 1.7 In any desk-based assessment a degree of uncertainty is attached to the baseline data sources. This includes:
- The Historic Environment Records (HER) can be limited because it often depends on “random” opportunities for research, fieldwork and discovery;
 - Lack of dating evidence for sites;
 - Documentary sources are rare before the medieval period and many historic documents are inherently biased; and
 - The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.
- 1.8 HER data has a time limit of 12 months from the original search date and cannot be relied on after that.
- 1.9 In terms of relevant nationally significant designated heritage assets, the Site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck. In terms of non-designated archaeological assets, the HER does record a brick and tiles works within the Site boundary (HER ref: 22929). The brickworks are thought to have been established on the Site in 1710 and operated until the 1930’s.

2 Planning Background & Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, Site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of Sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Havant Borough Council Core Strategy

- 2.14 The Local Plan framework is provided by the Havant Borough Core Strategy, adopted in March 2011. The strategy contains the following policy relevant to archaeology.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.

2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and

mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.

6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.

8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.

9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.

10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.

11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

- 2.15 Havant Borough Council is currently developing a new draft local plan, titled 'Building a Better Future', which sets out the Council's policies for a fifteen year period. The draft plan contains the following policy relevant to heritage matters.

Policy 30: Heritage and the Historic Environment

Proposals affecting heritage assets

Heritage assets are an irreplaceable resource and consequently great weight will be given to their conservation. Development proposals should, in the first instance, avoid any harm to or loss of the significance of assets and any harm or loss considered unavoidable will require clear and convincing justification, irrespective of the level of that harm.

Accordingly, development proposals will be permitted which:

- a) Protect, conserve and, where possible, enhance the significance, and ability to appreciate that significance, of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and***

b) Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use, particularly where redundant or underused buildings are brought into an appropriate use.

Proposals likely to cause 'substantial harm' to the significance of a designated heritage asset

Development proposals that are likely to cause 'substantial harm' to the significance of designated heritage assets (either directly or indirectly, by being within their setting) will only be permitted where either:

c) Harm is shown to be unavoidable and is minimised and it is clearly and convincingly demonstrated that the proposal is necessary to achieve substantial public benefits that cannot be achieved otherwise, and which would outweigh the harm or loss; or

d) All of the following circumstances apply:

- i. The nature of the heritage asset prevents all reasonable uses of the site; and*
- ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- iii. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- iv. Harm or loss is outweighed by the benefit of bringing the site back into use.*

Proposals likely to cause 'less than substantial harm' to the significance of a heritage asset

Where a development proposal is likely to cause 'less than substantial harm' to the significance of a heritage asset or its setting, the following will apply:

e) For a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including whether these benefits could be secured in some other way without harm to the asset and securing its optimum viable use.

f) For a non-designated heritage asset, a balance judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals affecting the significance of a non-designated heritage asset

Development proposals that would have an effect on the significance of a non-designated asset will be determined having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals for the removal of part or all of a heritage asset

The removal of part or all of a heritage asset will only be permitted where it can be demonstrated that the approved replacement development will take place.

- 2.16 Under the draft Local Plan the Site is allocated for residential development (Allocation 19; SHELAA Reference: WA03). However, the policy contains no specific requirements with regards to below ground archaeological remains.

Relevant National and Local Designations

- 2.17 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a-b, no designated World Heritage sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the direct vicinity of the study Site.
- 2.18 In terms of non-designated archaeological assets the HER does record a brick and tiles works within the Site boundary (HER ref: 22929). The brickworks are thought to have been established on the Site in 1710 and operated until the 1930's.
- 2.19 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the Site's archaeological potential and the need or otherwise for additional mitigation measures.

3 Geology & Topography

Geology

- 3.1 The British Geological Survey maps the solid geology across the southern part of the Site as the Eocene London Clay Formation, which is comprised of stiff sands, silts and clays of shallow marine origin (BGS Online, 2025). The northern part of the Site is underlain by the Lambeth Group which is also comprised of clay, silts and sands.
- 3.2 There are no Quaternary superficial deposits recorded on the Site.
- 3.3 A geotechnical survey was undertaken on the Site in 2025 (Soils Limited, 2025). Made Ground deposits were encountered in the eastern and north-western area of Site and ranged in depth between 0.90m to 1.30m below ground level (BGL). The Made Ground typically comprised dark brown gravelly sandy silt with inclusions of fine to coarse sub-angular brick, flint, chalk and metal fragments. Top Soil was encountered across the rest of the site between 0.10m and 0.40m BGL. Top Soil and Made Ground deposits overlay Lambeth Group in all trial holes. The geotechnical logs and location plan for the SI works are provided in Appendix 1.

Topography

- 3.4 The study site undulates and slopes downwards towards to south/south-east from c 64m OD to c 58m OD.
- 3.5 The study site is an irregularly shaped parcel of land that measures c 2.82ha in extent, and is bounded by residential buildings and Cherry Tree Avenue to the west and south, Padnell Road to the north and a golf course to the east.

4 Archaeological & Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/early medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study Site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study Site (Figure 2a), also referred to as the study area, held on the Hampshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day. The assessment on potential for archaeological remains is made prior to any assessment of later development impacts.
- 4.3 Chapter 5 subsequently considers the Site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous archaeological work

- 4.4 There have been no archaeological investigations within the limits of the Site.

Prehistoric – Palaeolithic, Mesolithic, Neolithic, Bronze Age & Iron Age

- 4.5 There are no Palaeolithic finds recorded within the study area.
- 4.6 The HER records a Mesolithic core and forty eight flint flakes found on a footpath in Hazelton Woods c 900m to the north of the Site (HER ref: 22940). The flints were thought to have eroded out of a slope. Mesolithic waste flakes and an adze were also found c 800m north west of the Site during

excavations on Portsmouth Road (HER ref: 26450, 26451). A Mesolithic flint blade is recorded c 550m to the west of the Site (HER ref: 26510).

- 4.7 These findspots are likely associated with superficial Head deposits recorded to the north and north-west of the study site. As no drift deposits are recorded at the site, the archaeological potential for Palaeolithic and Mesolithic evidence is considered to be low.
- 4.8 No Neolithic finds or features have been recorded in the study area.
- 4.9 A Bronze Age arrowhead was found c.800m north-west of the study site, in association with waste flakes on Portsmouth Road (HER ref: 26448; 26449).
- 4.10 There is no evidence for Iron Age finds or features within the study area.
- 4.11 Overall, there is limited evidence for prehistoric activity within the study area. This may partly reflect the Site's location over pre-Quaternary geology, located some distance from watercourses. Prehistoric occupation tends to be focused on river valleys and alluvial floodplains, due to the rich subsistence resources and fertile agricultural soils provided by such landscapes.
- 4.12 Based on the available information the Site is considered to hold low potential for Neolithic, Bronze Age and Iron Age remains. However, it should be noted that very few modern intrusive archaeological investigations have taken place within the study area, so these conclusions are based on limited data, with the majority of evidence comprised of chance spot finds.

Roman

- 4.13 An archaeological watching brief undertaken c 900m to the north east of the Site, near to the A3, identified a cobbled floor surface, found in association with Roman tile and pottery fragments. Traces of burning were visible across the cobbled surface, and there was also evidence of a large pit which led the excavators to conclude that the remains may be associated with a tile kiln (HER ref: 22941).
- 4.14 During building works in 1971, c 800m to the west of the Site, the footings of a Roman building were revealed. The footings consisted of two east-west walls constructed from flint rubble (HER ref: 26471). Pottery and tile fragments dated the remains to the 1st and 2nd century AD.
- 4.15 Overall, there is limited evidence for Roman activity within the study area. However, as noted above, very few modern intrusive archaeological investigations have taken place within the study area. Based on the available information the Site is considered to hold low potential for Roman remains. During the Roman period the Site probably lay within undeveloped land located some distance from settlement activity.

Anglo-Saxon/Early Medieval & Medieval

- 4.16 No Anglo-Saxon or Medieval finds or features are recorded within the study area.
- 4.17 The nearest settlement to the Site recorded in the 1086 Domesday survey is Bedhampton, which lies c 4.8km to the south of the Site (Domesday Online, 2026). It had a recorded population of 26 households in 1086, putting it in the largest 40% of settlements recorded in Domesday.
- 4.18 Based on the available evidence the Site is considered to hold low potential for evidence of Anglo-Saxon and Medieval finds and features.

Post Medieval & Modern (including map regression exercise)

- 4.19 The HER records a milestone c 800m to the west of the Site. The milestone is inscribed '65 Miles From London, 9 from Petersfield' (HER ref: 56642).
- 4.20 A World War 2 aircraft crash site is recorded c 650m to the south of the Site (HER ref: 73190). The HER notes the aircraft as a twin engined Heinkel He 111 bomber belonging to Kampfgeschwader 55. The aircraft was shot down on 26th August 1940. One crew member was killed, and six others captured.
- 4.21 The HER notes that the Site was once occupied by brick making industry (HER ref: 22929). The industry is thought to have existed on the Site from 1710, and a 'Padnol brickkiln' is noted on Taylor's Map of 1759 just to the south of the Site (Figure 3). By the 19th century the complex consisted of a clay mill, square kiln, four brick sheds and clay pits. The HER notes the works were demolished in the 1930's.
- 4.22 During the later Post Medieval and Modern periods, the understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.23 Milne's 1791 map shows the Site situated within a mixed landscape of open ground and woodland. There is no evidence for brickmaking shown on the map (Figure 4).
- 4.24 The 1806 Ordnance Survey (Figure 5) shows the Site and the area to the east as occupied by Padnell brick kilns, with the wider landscape appearing to be wooded. The 1826 Greenwood Map shows a similar landscape, with the Site situated within an area named Blendworth Common (Figure 6).
- 4.25 The 1841 Blendworth Parish, 1842 Bedhampton and 1842 Catherington Tithe Map provides details on the ownership and land use (Figure 7). The land parcels within the Site are described as follows.

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
245	John Dotterell	John Dotterell	Pasture	Pasture
245a	John Dotterell	John Dotterell	Part of Field	Pasture
246	John Dotterell	William Whittington & and Another	Cottage & Garden	-
311	Edwin Dotterell	Edwin Dotterell	Pasture	Pasture
726	Sir Samuel Clarke Jervoise Baronet	Sir Samuel Clarke Jervoise Baronet	Padnall Cuts Wood	Wood
727	Mary Edney	Mary Edney	Cottage and Garden	-
728	Sir Samuel Clarke Jervoise Baronet	John Dotterell	Part of A Field and Brick Yard	Pasture

- 4.26 Structures associated with brick production are present on the eastern periphery of the Site (Figure 7). These appear as elongated structures that are likely to have functioned as brick sheds to store bricks prior to and/or after firing.
- 4.27 The 1865 Ordnance Survey (Figure 8) shows the Site in more detail. A large clay pit is shown in the north-western corner of Site. Within the central part of the Site six buildings are shown with

associated gardens, pathways and a well. These buildings make up the existing Padnell Grange Farm. On the eastern periphery of the Site two brick sheds are shown along with two brick pits.

- 4.28 By 1897 (Figure 9) a northern wing was added to the farm building complex. A kiln had also been constructed within the footprint of the clay pit within the northwestern corner of the Site. One structure associated with the brick works on the eastern periphery of the Site is annotated as a clay mill.
- 4.29 The character of the Site remained largely unchanged into the early 20th century as shown on the 1909 Ordnance Survey map, although some minor additions appear to have occurred to the central farm buildings (Figure 10).
- 4.30 By 1932 the brick and tile works was no longer operating, as indicated by the 'disused' annotation (Figure 11). Two additional farm building structures are shown just to the east of the farm complex. The Site appears largely unchanged into the mid 20th century as indicated by the 1941 and 1962 OS maps (Figures 12 and 13). Although the HER notes that the brick and tile works were demolished in the 1930's at least three structures associated with the brick works are still visible on the 1962 OS map.
- 4.31 By the early 1970's (Figure 14) all features associated with the brick works appear to have been demolished, with residential development occurring directly to the west and south of the Site.
- 4.32 The 1999 aerial image of the Site (Figure 15) shows additional structures added to Padnell Grange, with surrounding area appearing to be well managed grassland with formal gardens. Greens of the golf course can be seen to the east of the Site. The north western corner of the Site, within the footprint of the former clay pit is covered with woodland. The Site has remained largely unchanged until the present day as shown on Figure 16.
- 4.33 The cartographic and HER evidence suggests the Site lay within an area of woodland until the early 18th century. From the early part of the 18th century the Site and the area to the east was used as a brick and tile works, with a large clay pit excavated across the north western corner of the Site. From the mid 19th century structures associated with the existing Padnell Grange farm were established. Based on the available evidence the Site is considered to hold a high potential for evidence of the 19th century brick works, and a low potential for evidence of any other post-medieval activity. However, evidence of brick working structures is only likely to survive across the eastern periphery of the Site.

Historic Landscape Characterisation

- 4.34 The HLC data for the Site (Figure 2b) records the eastern half of the Site as 'Golf Courses', which correlates with the Waterlooville Golf Course located to the east of the Site. The western half of the Site is characterised as 'Post 1810' settlement, which concurs with the historic mapping that indicates the area to the north, south and west of the Site was developed for residential use from the early 1970's.

Assessment of Significance

- 4.35 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.36 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the direct vicinity of the Site.
- 4.37 The assessment has identified an overall low potential for archaeological remains dating from the prehistoric to Medieval periods. However, there have been very few modern archaeological investigations within the vicinity of the Site, and so this conclusion is based on limited information.

Archaeological Desk Based Assessment

From the early part of the 18th century the Site and the area to the east was used as a brick and tile works, with a large clay pit excavated across the north western corner of the Site. Therefore, the Site's potential for evidence of the post-medieval/modern brick works is regarded as high. However, evidence of brick working structures is only likely to survive across the eastern periphery of the Site.

4.38 The significance of any archaeological remains that may be present would be derived from their evidential value and contributions that could be made towards local research agendas. The significance of any archaeological remains would also be dependent on the form, extent and level of survival. Based on the above, any remains, should they occur on the Site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local (low) significance.

4.39 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains that may be present within the study Site is summarised in table form below:

Period	Identified archaeological potential	Identified archaeological significance
Prehistoric	Low	Low (Local)
Roman	Low	Low (Local)
Anglo-Saxon/Early Medieval & Medieval	Low	Low (Local)
Post-Medieval & Modern	High potential for evidence of the former brick works across the eastern periphery of the Site and low potential for all other remains	Low (Local)

5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Assets

Site Conditions

- 5.1 The central part of the Site comprises numerous two storeys pitched and flat roofed former agricultural/farmhouse buildings that have been converted for residential and office space. The remainder of the Site is covered with grassland, with mature trees spaced across the Site and particularly within the north western corner of the Site. The Site is bordered by housing to the south and west, Waterloooville golf course to the east and a small woodland area to the north.
- 5.2 The construction and demolition of the former brick work structures within the eastern periphery of the Site is likely to have had a significant impact on any remains pre-dating the 19th century, while the large clay pit located in the north eastern corner of the Site, and the two smaller clay pits to the east are highly likely to have removed any archaeological remains in their entirety.

Proposed Development

- 5.3 The development proposals comprise a full planning application for the demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works. The development proposals are illustrated on Figure 17.

Review of Potential Development Impacts on Designated and non-Designated Archaeological Assets

- 5.4 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the Site or its direct vicinity. Therefore, the development proposals will not impact on any designated archaeological assets.
- 5.5 In terms of non-designated archaeological assets, the Site is considered to hold an overall low potential for archaeological remains dating from the Prehistoric to Medieval periods. However, there have been very few modern archaeological investigations within the vicinity of the Site, and so this conclusion is based on limited information.
- 5.6 From the early part of the 18th century the Site and the area to the east was used as a brick and tile works, with a large clay pit excavated across the north western corner of the Site. Therefore, the Site's potential for evidence of the post-medieval/modern brick works is regarded as high. However, evidence of brick working structures is only likely to survive across the eastern periphery of the Site. Therefore it is considered that the development proposals have the potential to impact remains associated with the former brick works.

6 Summary & Conclusions

- 6.1 The Site at Padnell Grange Farm, Waterlooville, Hampshire is proposed for development as a residential scheme. The development comprises a full planning application for the demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works. This report provides an assessment on the Site's archaeological potential based on information derived from the Historic Environment Record, historic mapping, and other sources.
- 6.2 In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study Site or its direct vicinity. Therefore, the development proposals will not impact on any designated archaeological assets.
- 6.3 In terms of non-designated archaeological assets, the Site is considered to hold an overall low potential for archaeological remains dating from the Prehistoric to Medieval periods. However, there have been very few modern archaeological investigations within the vicinity of the Site, and so this conclusion is based on limited information.
- 6.4 From the early part of the 18th century the Site and the area to the east was used as a brick and tile works, with a large clay pit excavated across the north western corner of the Site. Therefore, the Site's potential for evidence of the post-medieval/modern brick works is regarded as high. However, evidence of brick working structures is only likely to survive across the eastern periphery of the Site. Therefore, it is considered that the development proposals have the potential to impact remains associated with the former brick works.
- 6.5 The construction and demolition of the former brick work structures within the eastern periphery of the Site is likely to have had a significant impact on any remains pre-dating the 19th century, while the large clay pit located in the north eastern corner of the Site, and two smaller clay pits to the east are highly likely to have removed any archaeological remains in their entirety.
- 6.6 The significance of any archaeological remains that may be present would be derived from their evidential value and contributions that could be made towards local research agendas. The significance of any archaeological remains would also be dependent on the form, extent and level of survival. Any remains, should they occur on the study Site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local (low) significance.
- 6.7 The preapplication advice provided by the County Archaeologist (email dated 5th February 2026 from David Hopkins) stated the following.
- "With regard to the buried archaeology I note that there are no archaeological sites recorded at this location nor in its vicinity. The historic landscape character suggests that this area was woodland until the post medieval period. This suggests a limited archaeological potential. The existing development on site will have compromised archaeological survival to some extent.*
- It is rarely possible to state that archaeological remains will not be present, however with regard to the balance of a proportionate response it is my opinion that archaeological issues are very unlikely to arise."*
- 6.8 Considering this assessment has identified an overall low archaeological potential, and the preapplication advice provided by the County Archaeologist, it is recommended that any archaeological investigations required by the Local Authority could be secured via condition following development consent.

Sources Consulted

General

British Library
Hampshire Historic Environment Record
The National Archive
NMR

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/>
[National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2) – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
Portable Antiquities Scheme – www.finds.org.uk

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Margary I. D. *Roman Roads of Britain* 1955
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Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, Historic environment
Soils Ltd 2025. Phase II Ground Investigation Report. Padnell Road, Cowplain. Hampshire, PO8 8ED

Cartographic

1759 Taylor's Map of Hampshire

1791 Milne's Map

1806 Ordnance Survey Drawing

1826 Greenwood's Map

1841 Blendworth Parish, 1842 Bedhampton and 1842 Catherington Tithe Map

1865 Ordnance Survey

1897 Ordnance Survey

1909 Ordnance Survey

1932 Ordnance Survey

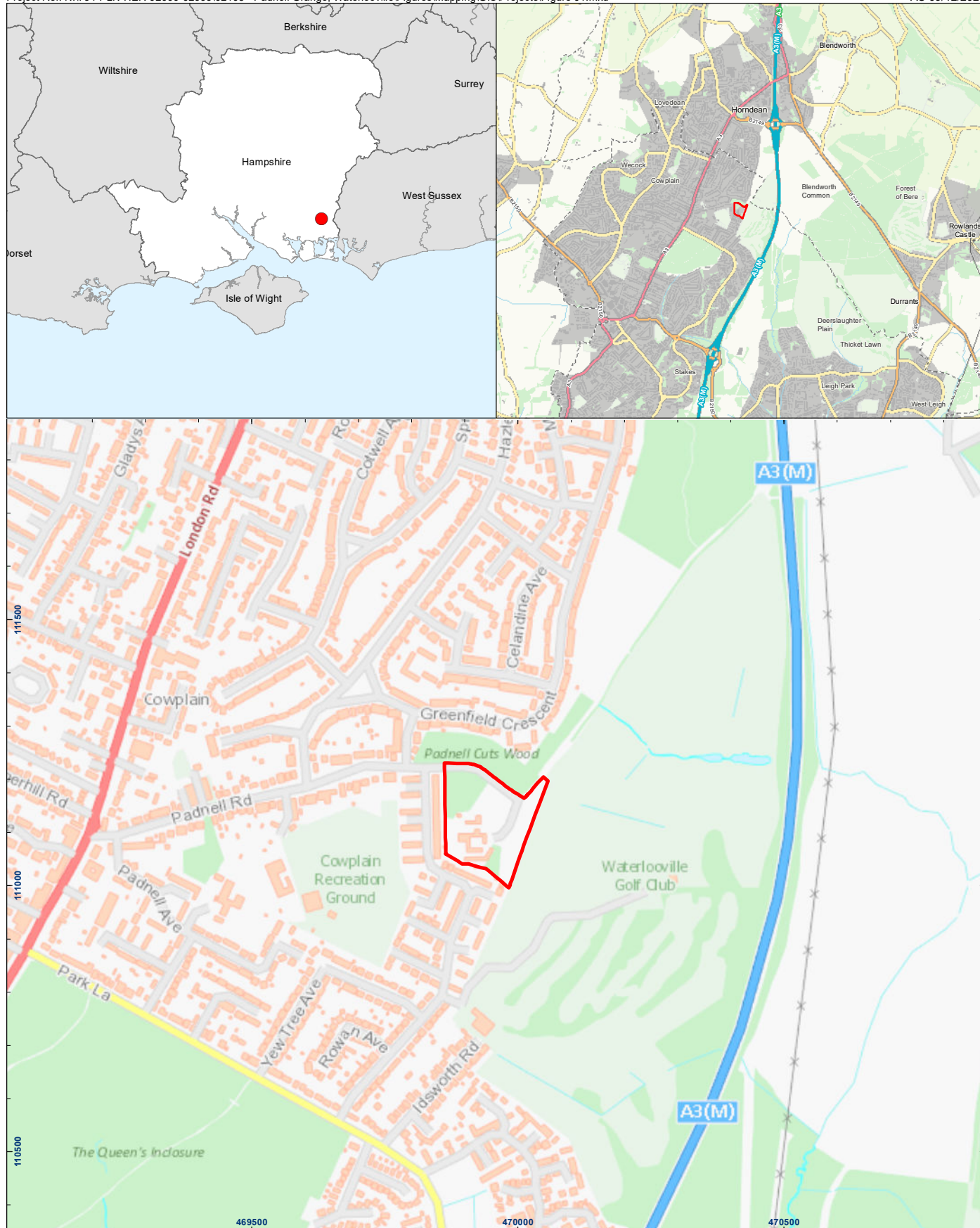
1941 Ordnance Survey

1962 Ordnance Survey

1973-74 Ordnance Survey

1999 Google Earth Image

2025 Google Earth Image



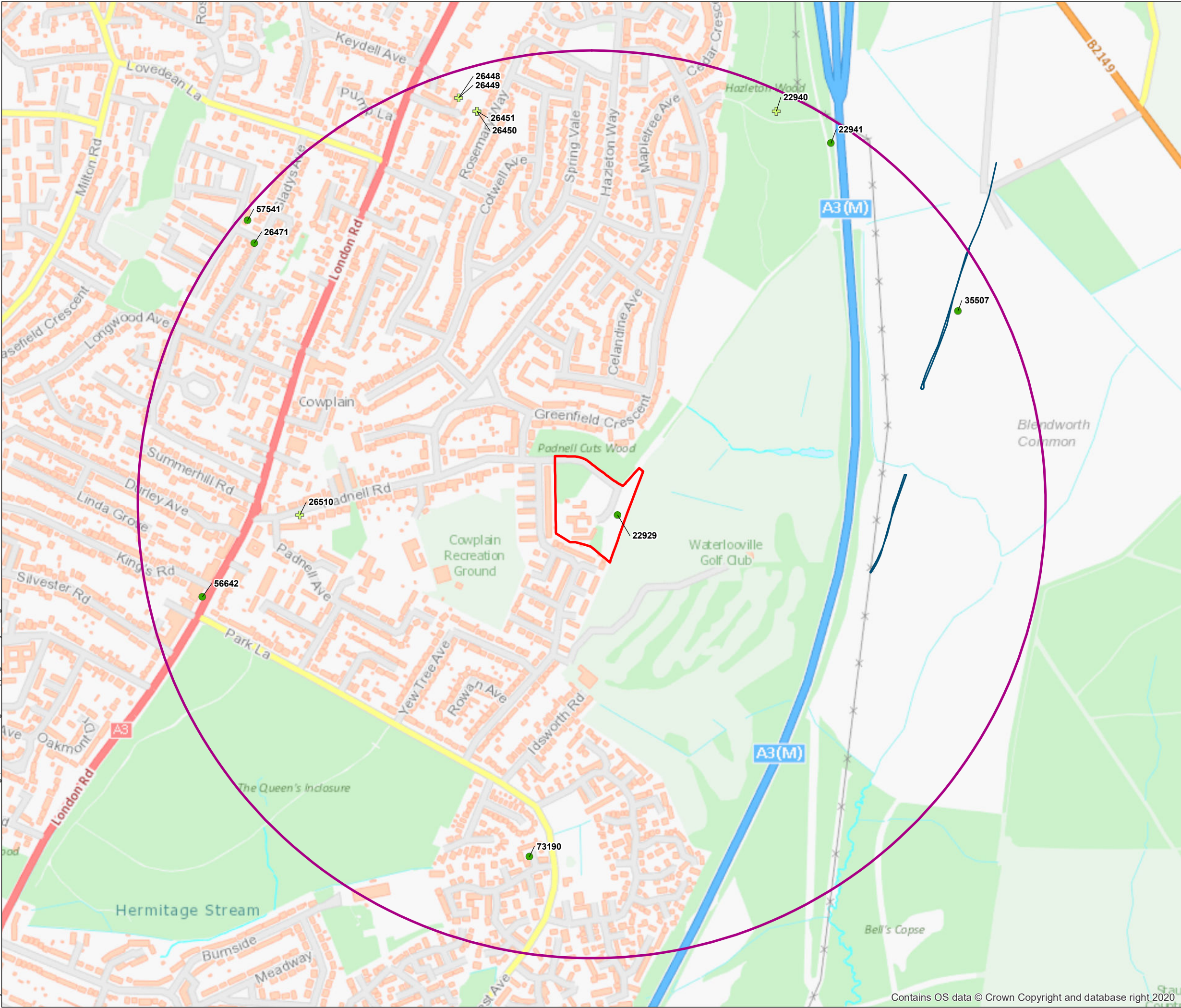
Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location



Legend

- Site Boundary
- 1km Search Buffer

Non-designated Heritage Assets:

HER Data

- Monument
- Findspot
- Cropmarks



0 100 200m
Scale at A3: 1:8,000



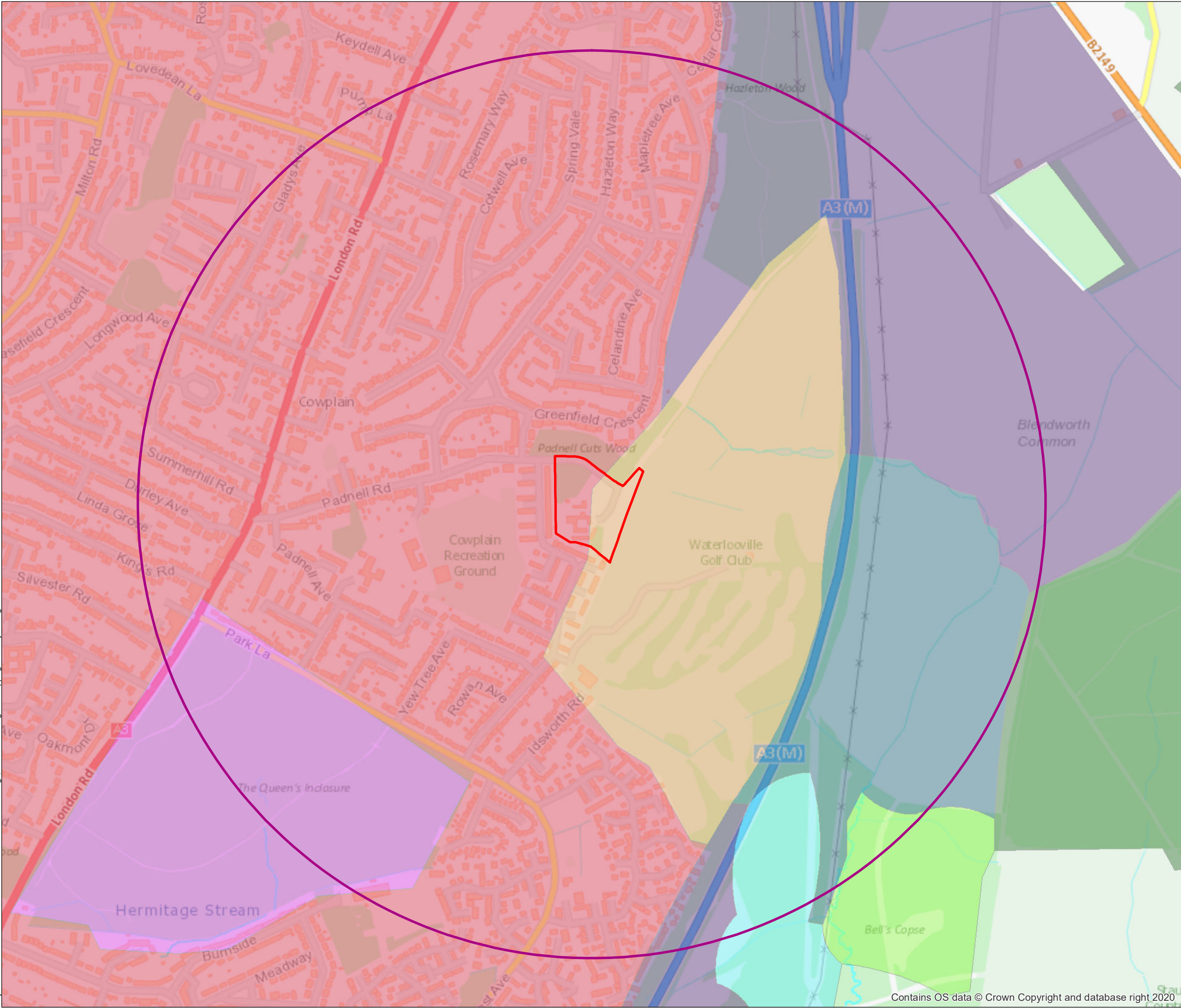
TETRA TECH



A TETRA TECH COMPANY

Figure 2a

Summary of cultural heritage designations (Hampshire HER)



Legend

- Site Boundary
- 1km Search Buffer
- Historic Landscape Characterisation:
 - 19th century plantations (general)
 - Golf Courses
 - Medium regular fields with straight boundaries (parliamentary type enclosure)
 - Post 1810 settlement (general)
 - Pre 1810 wood pasture
 - Replanted assarted pre-1810 woodland
 - Replanted other pre-1810 woodland
 - Unenclosed heath and scrub

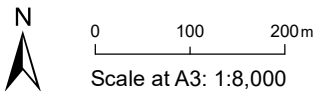


Figure 2b
Historic Landscape
Characterisation (Hampshire HER)

Contains OS data © Crown Copyright and database right 2020



Approximate Site Location



0 250 500 750m

Scale at A4: 1:25,000
(approximately)



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Figure 3

1759 Taylor's Map of Hampshire



Approximate Site Location



0 250 500 750m

Scale at A4: 1:25,000
(approximately)



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Figure 4

1791 Milne's Map



Approximate Site Location



0 100 200 300m

Scale at A4: 1:15,000
(approximately)



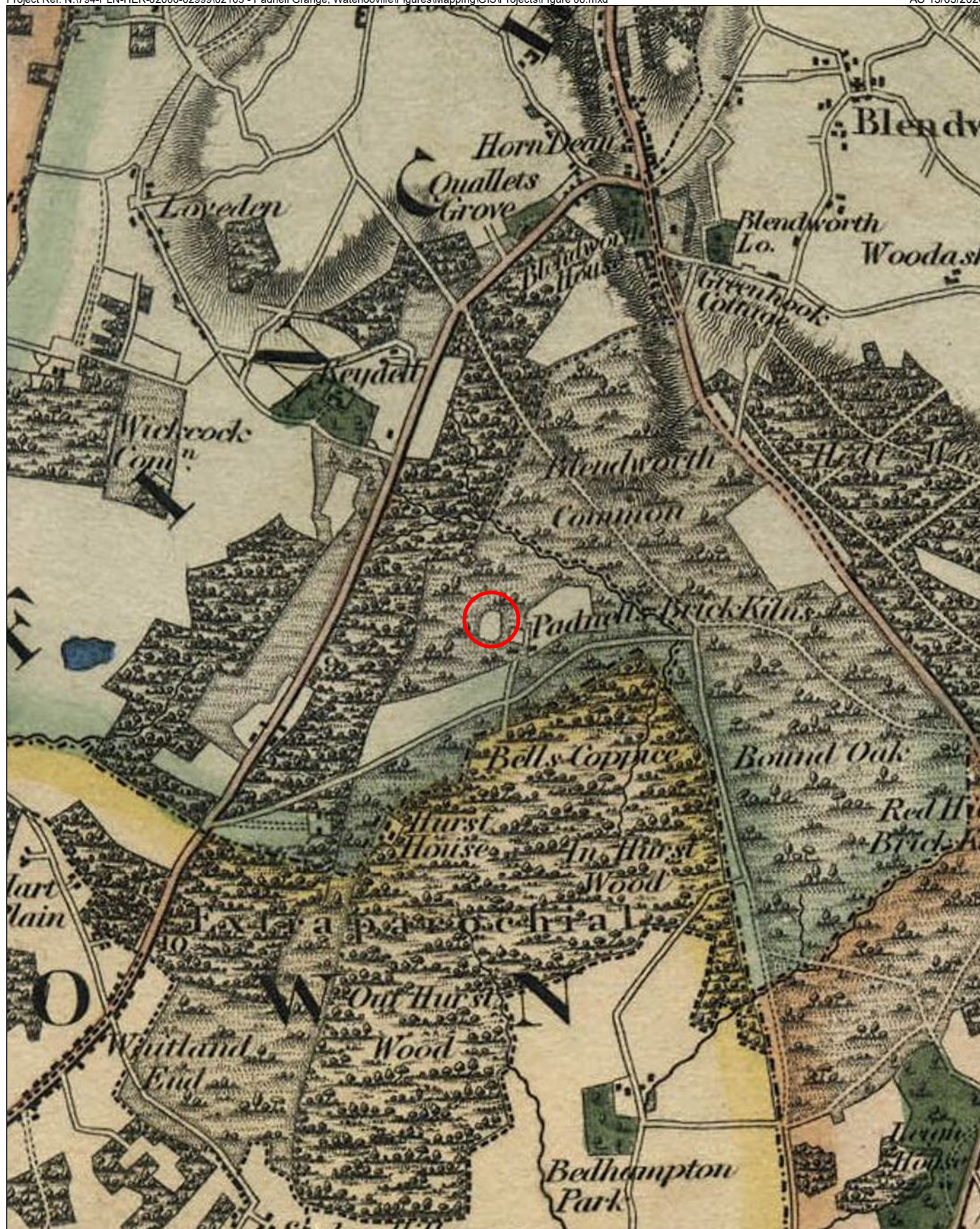
TETRA TECH



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Figure 5

1806 Ordnance Survey Drawing



Approximate Site Location



0 250 500 750m

Scale at A4: 1:25,000
(approximately)



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Figure 6

1826 Greenwood's Map



 Site Boundary (approximate location)

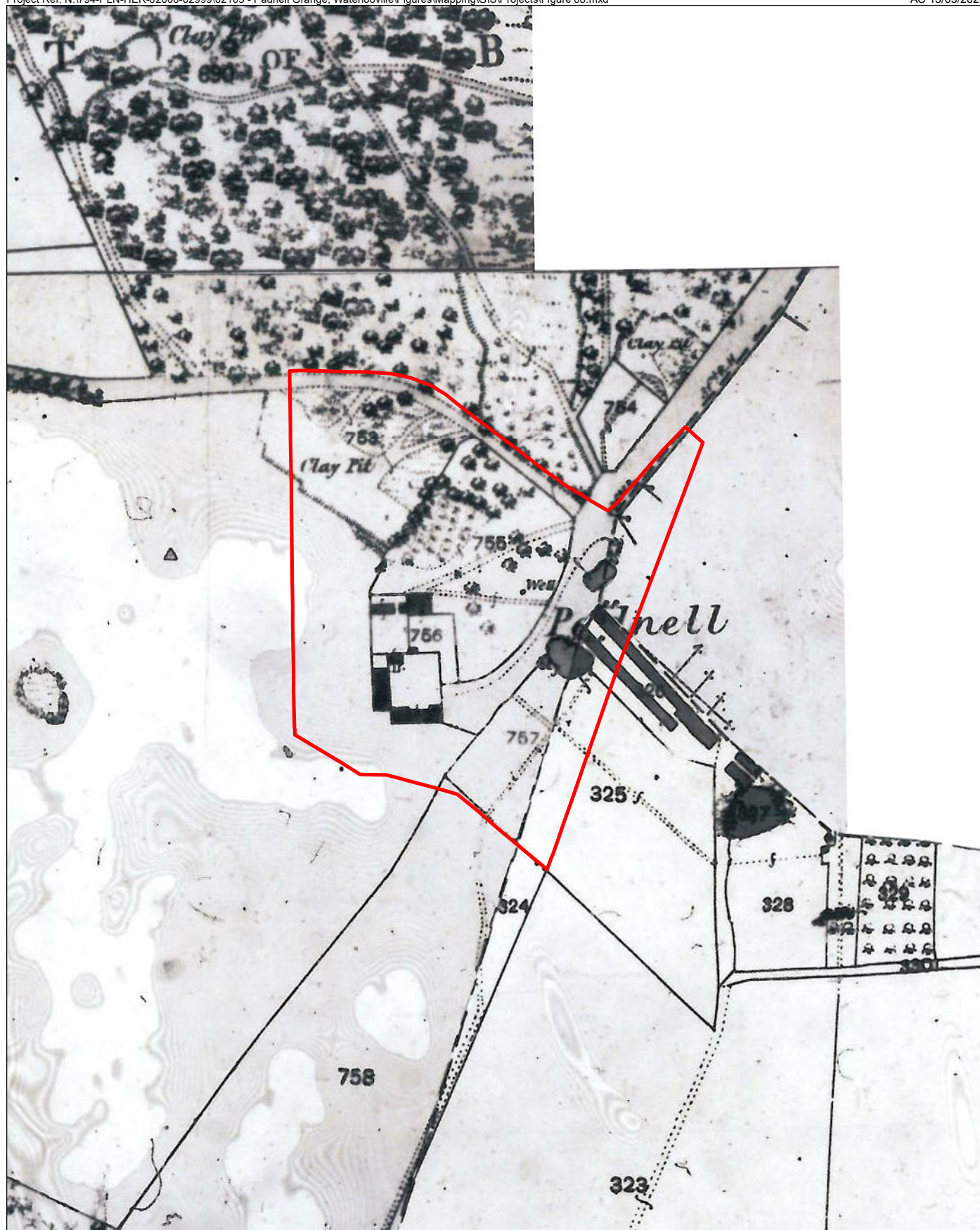


0 25 50 75m

Scale at A4: 1:2,500
(approximately)



Figure 7
1841 Blendworth Parish,
1842 Bedhampton
and 1842 Catherington Tithe Map



 Site Boundary

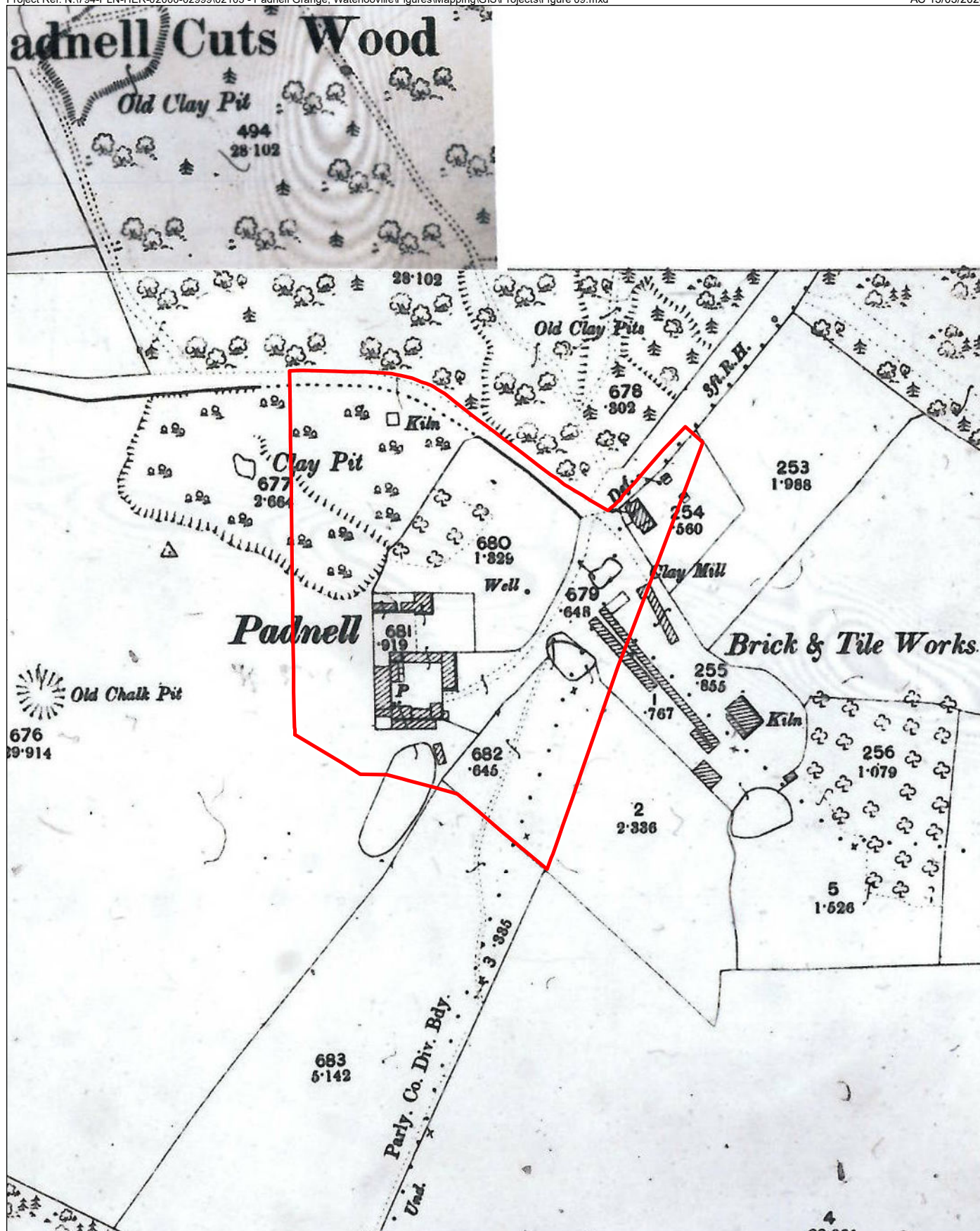


0 25 50 75m
Scale at A4: 1:2,500


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Figure 8
1865 Ordnance Survey



 Site Boundary



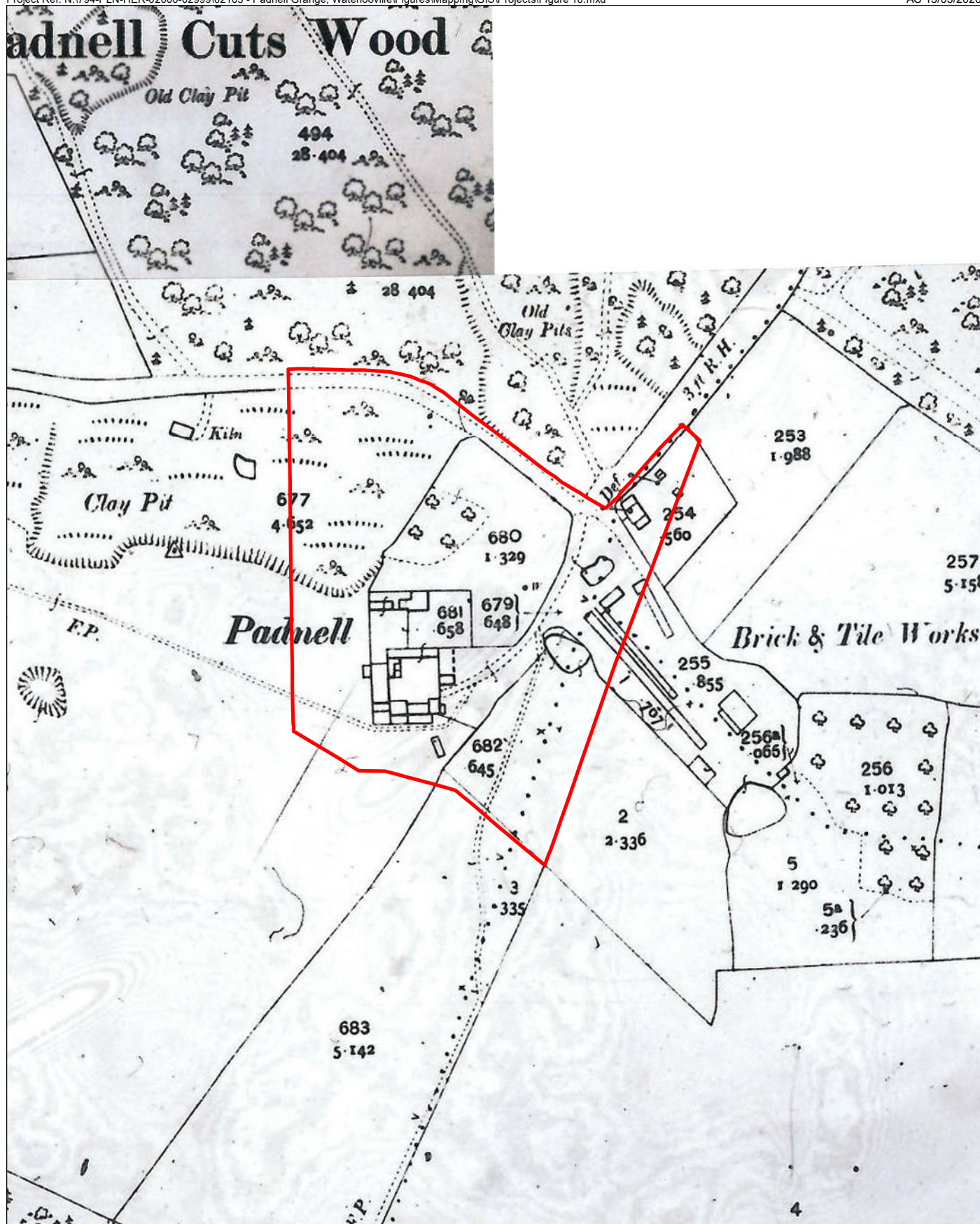
0 25 50 75m
Scale at A4: 1:2,500


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Figure 9

1897 Ordnance Survey



 Site Boundary

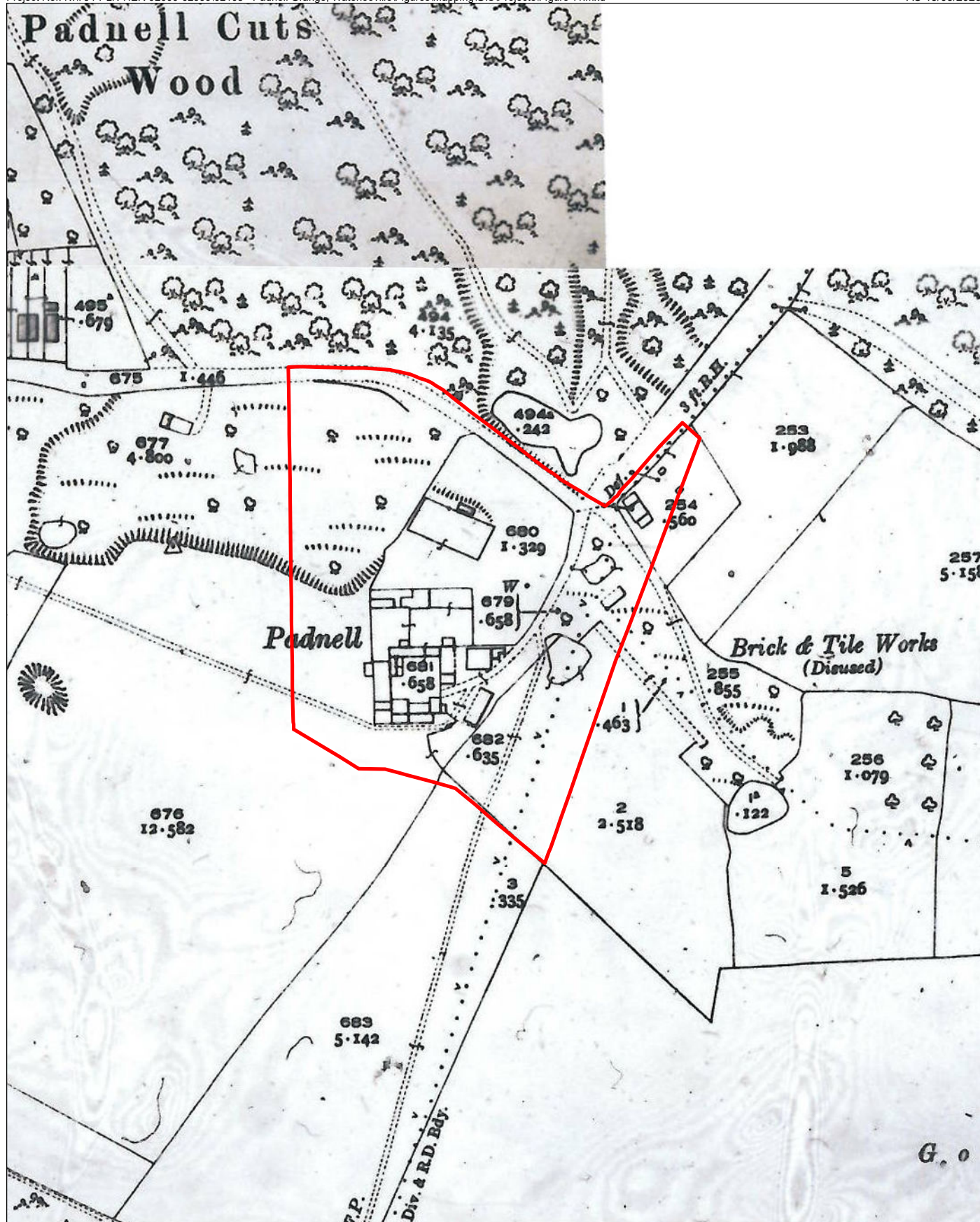


0 25 50 75m
Scale at A4: 1:2,500



Figure 10

1909 Ordnance Survey



 Site Boundary



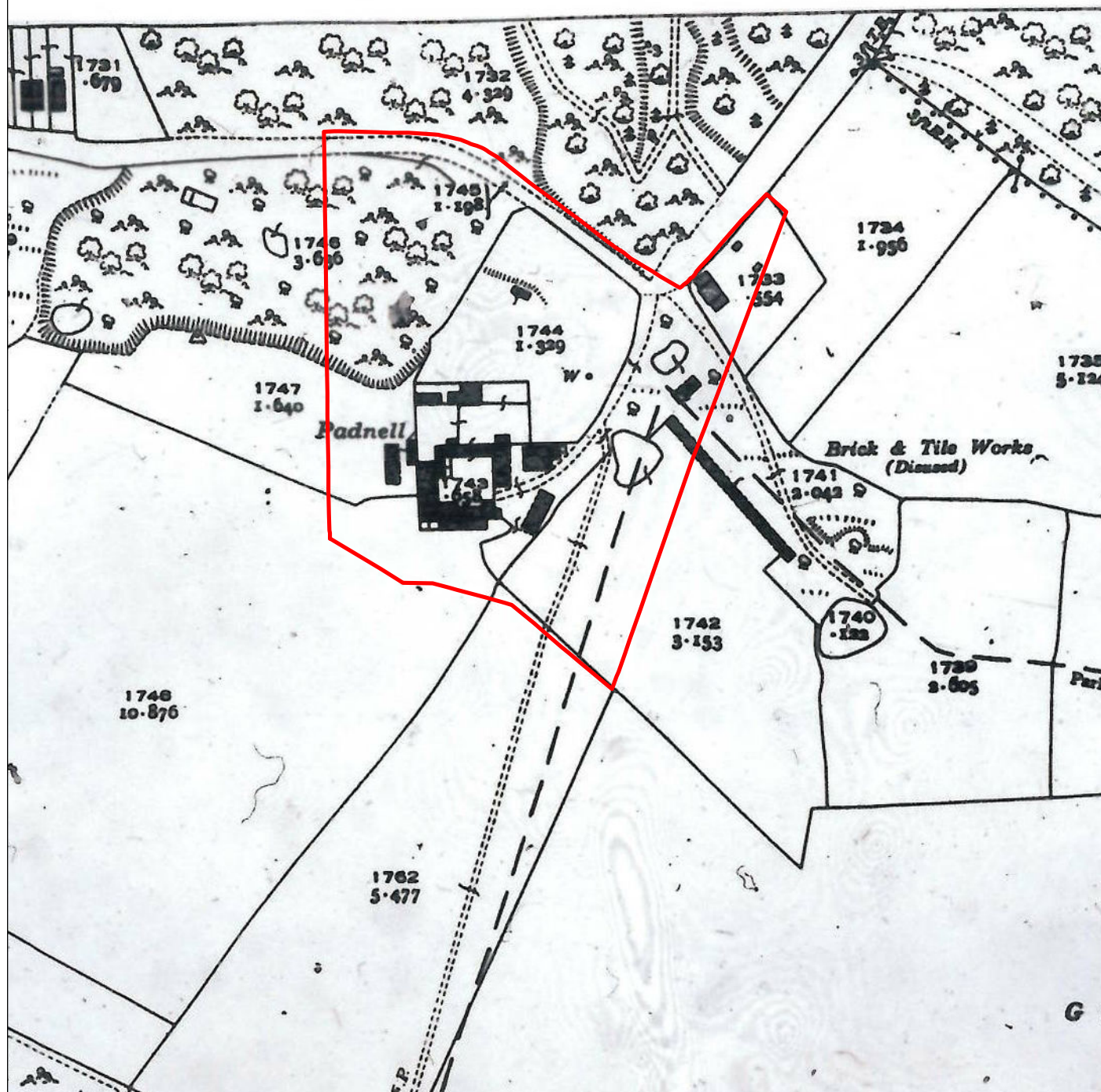
0 25 50 75m
Scale at A4: 1:2,500

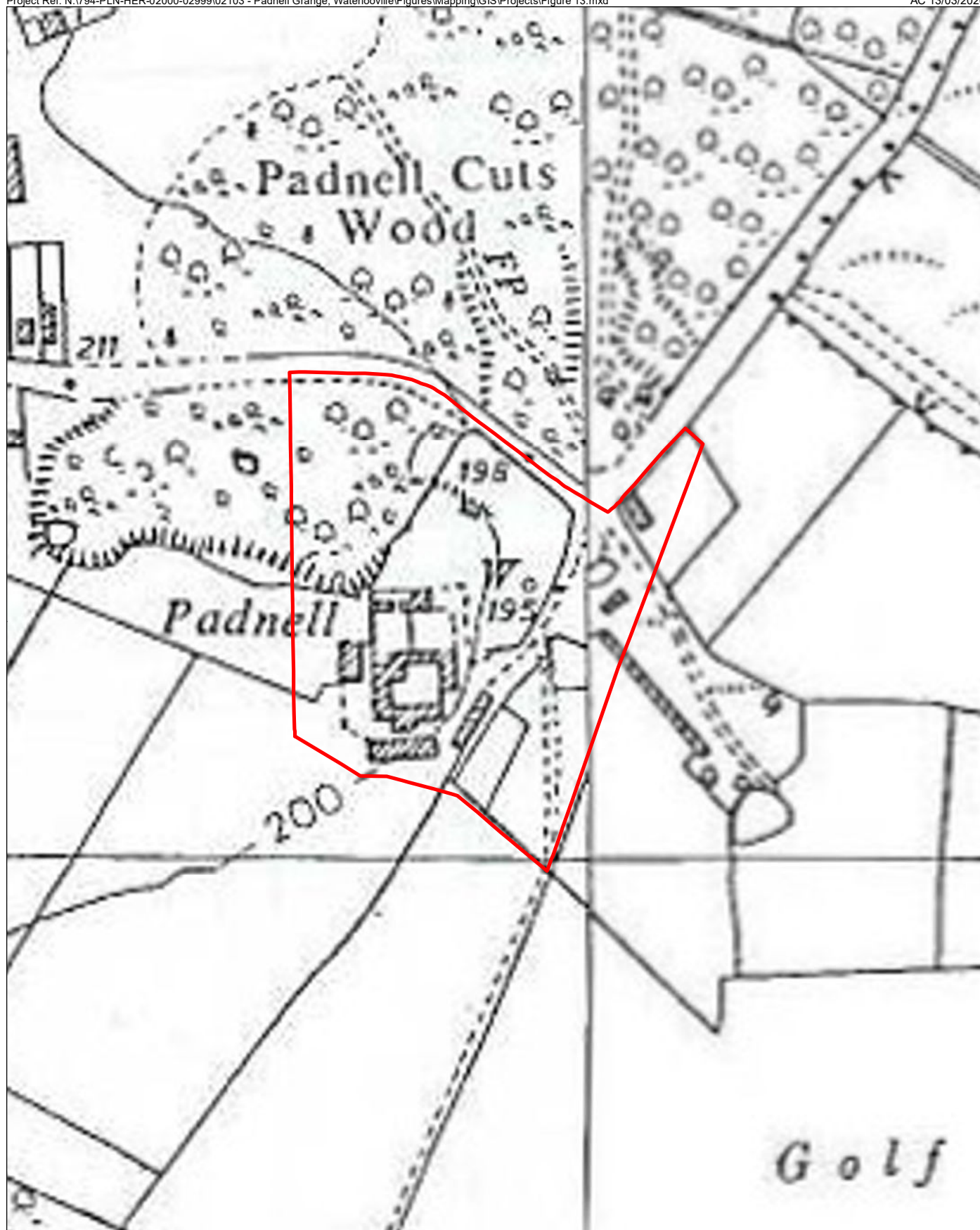

TETRA TECH


A TETRA TECH COMPANY

Figure 11

1932 Ordnance Survey





 Site Boundary

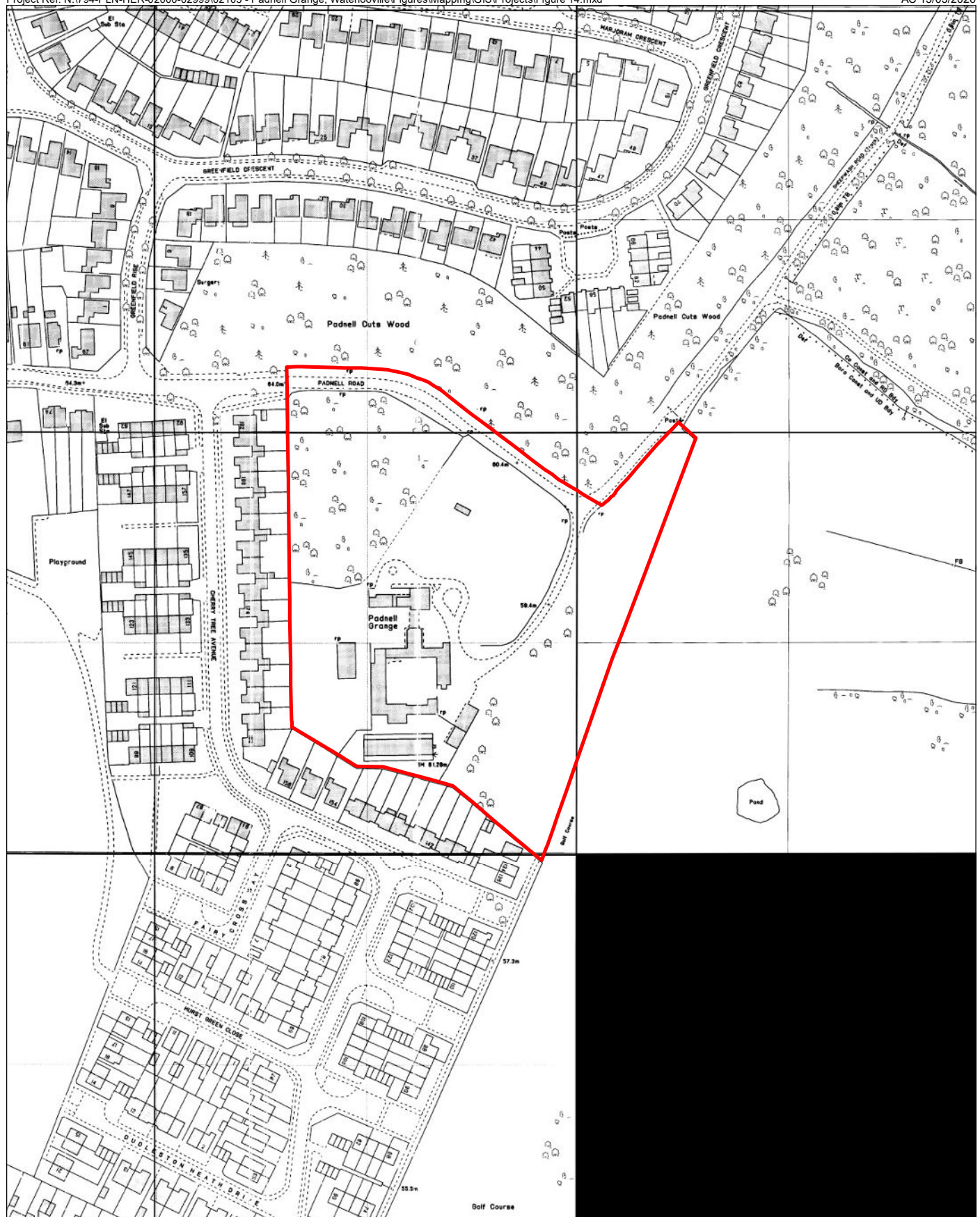


0 25 50 75m
Scale at A4: 1:2,500



Figure 14

1973-74 Ordnance Survey



 Site Boundary



0 25 50 75m
Scale at A4: 1:2,500



Figure 14

1973-74 Ordnance Survey



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,250



Figure 15

1999 Google Earth Image



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,250



Figure 16

2025 Google Earth Image



 Site Boundary

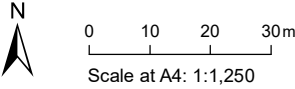


Figure 17
Development proposals

Appendices

Appendix 1: SI logs and location plan (Soils Limited, 2025)



Figure 3 – Exploratory Hole Plan



Job Number
22035

Project
Padnell Grange, Padnell Road, Cowplain,
Waterlooville, Hampshire, PO8 8ED

Client
Stonebond Properties (Guildford) Limited

Date
September 2025



Figure 4 – Exploratory Hole Plan from previous investigation I6362/GIR

Job Number
22035

Project
Padnell Grange, Padnell Road, Cowplain,
Waterlooville, Hampshire, PO8 8ED

Client
Stonebond Properties (Guildford) Limited

Date
September 2025

<div>soils</div> <div>LIMITED</div>		Cable Percussion Log				BH101			
						Sheet 1 of 2			
		Hole Type CP	Easting	Northing	Ground Level (m) 20.00	Scale 1:50			
Project Name Padnell Garage		Project No. 22035		Start Date 2025-07-28		End Date 2025-07-28			
Client Stonebond Ltd				Consultant AS		Contractor Soils Limited			
Inst/ Backfill	Water Levels	Samples and Tests			Level	Depth	Strata		
		Depth (m)	Type/ Ref	Results	(m)	(m)	Legend	Description	
<div></div>		0.50	B 1			(1.00)	<div></div>	Soft reddish brown mottled light grey slightly sandy, slightly silty CLAY. Sand is fine. Occasional rootlets and roots. TOPSOIL	0.5
		1.00	D 2		19.00	1.00	<div></div>	Firm, grey slightly sandy CLAY. Sand is fine. Occasional rootlets. LAMBETH GROUP	1.0
		1.50	SPT	N=7 (1,1/2,1,2,2)		(0.90)	<div></div>		1.5
		2.00	SPT	N=16 (1,1/2,2,5,7)	18.10	1.90	<div></div>	Stiff, red, grey, and yellowish brown mottled silty fissured CLAY. Occasional rootlets becoming traces of former rootlets with depth. Occasional inclusions of red weak mudstone lithorelics. Occasionally with fine sand. LAMBETH GROUP	2.0
		2.00	D 3				<div></div>		
		2.50	B 4				<div></div>		2.5
		3.00	D 5				<div></div>		3.0
		3.50	SPT	N=15 (2,3/3,4,4,4)			<div></div>		3.5
		4.00	D 6			(4.10)	<div></div>		4.0
		4.50	SPT	N=25 (3,4/5,7,7,6)			<div></div>		4.5
		5.00	D 7				<div></div>	Grey SAND. Sand is fine to medium (5.00 - 6.00m)	5.0
		6.00	SPT	N=29 (4,5/7,7,7,8)	14.00	6.00	<div></div>	Very stiff reddish brown mottled light grey becoming grey mottled reddish brown slightly silty CLAY. LAMBETH GROUP	6.0
	6.00	D 8				<div></div>		6.5	
	7.00	D 9				<div></div>		7.0	
	7.50	U 10				<div></div>		7.5	
	8.00	D 11			(14.00)	<div></div>		8.0	
	9.00	SPT	N=39 (5,7/7,9,10,13)			<div></div>		9.0	
	9.00	D 12				<div></div>		9.5	
						<div></div>		10.0	
Continued on next page									
Remarks						Method, Plant, Stability, Dimensions 0.00 - 20.00m CP Dando 2000		Logger AN	
Checked By: ML Status: FINAL									

SPT N60 = N(raw) * (Hammer Energy Ratio / 60) to nearest whole number

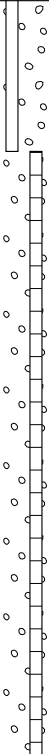
Created using Pebble Geo

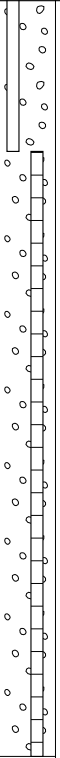


Remarks	Method, Plant, Stability, Dimensions	Logger
	0.00 - 20.00m CP Dando 2000	AN
Checked By: ML Status: FINAL		

<div><div>soils</div><div>LIMITED</div></div>				<div>Cable Percussion Log</div> <div>BH102</div> <div>Sheet 1 of 2</div>					
				Hole Type	Easting	Northing	Ground Level (m)	Scale	
				CP			20.00	1:50	
Project Name		Project No.		Start Date	End Date				
Padnell Garage		22035		2025-07-29	2025-07-29				
Client			Consultant		Contractor				
Stonebond Ltd			AS		Soils Limited				
Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
<div></div>		0.30	B 1		19.90	(0.10) 0.10	<div></div>	Brick and Concrete.	
						(0.60)	<div></div>	Soft greenish grey slightly sandy CLAY. Sand is fine. Occasional rootlets. LAMBETH GROUP	0.5
		1.00	B 2		19.30	0.70	<div></div>	Firm to stiff, brown mottled grey slightly sandy, slightly silty CLAY. Sand is fine to medium. LAMBETH GROUP	1.0
		1.50					<div></div>		
		1.50	SPT B 3	N=11 (1,1/2,4,2,3)		(1.70)	<div></div>		1.5
		2.00	D 4				<div></div>		2.0
		2.50	SPT	N=12 (2,2/2,3,3,4)	17.60	2.40	<div></div>	Stiff to very stiff reddish brown mottled light grey slightly sandy CLAY. LAMBETH GROUP	2.5
		3.00	D 5				<div></div>		3.0
		3.50	U 6				<div></div>		3.5
		4.00					<div></div>		4.0
		4.00	SPT D 7 B 8	N=28 (4,5/6,7,7,8)			<div></div>		4.5
		4.00					<div></div>		5.0
		5.00	D 9				<div></div>		5.5
		6.00					<div></div>		6.0
		6.00	SPT D 10	N=34 (5,6/8,8,9,9)		(12.60)	<div></div>		6.5
						<div></div>		7.0	
	7.00	D 11				<div></div>		7.5	
	7.50	SPT	N=42 (5,6/8,10,12,12)			<div></div>		8.0	
	8.00	B 12				<div></div>		8.5	
						<div></div>		9.0	
	9.00					<div></div>		9.5	
	9.00	SPT D 13	N=50 (4,6/10,12,14,14)			<div></div>		10.0	
Continued on next page									
Remarks							Method, Plant, Stability, Dimensions		Logger
							0.00 - 20.00m CP Dando 2000		AN
Checked By: ML Status: FINAL									

<div>soils</div> <div>LIMITED</div>		Cable Percussion Log				BH102				
						Sheet 2 of 2				
		Hole Type CP	Easting	Northing	Ground Level (m) 20.00	Scale 1:50				
Project Name Padnell Garage		Project No. 22035		Start Date 2025-07-29	End Date 2025-07-29					
Client Stonebond Ltd		Consultant AS		Contractor Soils Limited						
Inst/ Backfill	Water Levels	Samples and Tests		Level	Depth	Strata				
		Depth (m)	Type/ Ref	Results	(m)	(m)	Legend	Description		
<div></div>		10.00	D 14			<div></div>	As previous page.			
	10.50	U 15						10.5		
	10.95	D 16						11.0		
								11.5		
	12.00	SPT	N=49 (5,7/10,12,13,14)					12.0		
	12.00	D 17						12.5		
								13.0		
	13.00	D 18						13.5		
	13.50	SPT	N=48 (5,6/9,11,13,15)					14.0		
	14.00	D 19						14.5		
								15.0		
	15.00	SPT	N=50 (6,8/11,13,16,10)				5.00	15.00	Very stiff grey slightly mottled reddish brown slightly silty CLAY. LAMBETH GROUP	15.0
	15.00	D 20						15.5		
	15.00	B 21						16.0		
	16.00	D 22						16.5		
	16.00	U 23					(3.00)	17.0		
								17.5		
	17.00	D 24						18.0		
								18.5		
	18.00	SPT	N=38 (5,7/8,9,9,12)				2.00	18.00	Very stiff grey slightly mottled reddish brown slightly sandy CLAY. LAMBETH GROUP	18.0
	18.00	D 25						19.0		
								19.5		
	19.00	D 26					(2.00)	20.0		
		19.50	SPT				N=42 (5,8/8,10,12,12)			
		20.00	D 27					0.00	20.00	End of Borehole at 20.00m
Remarks						Method, Plant, Stability, Dimensions 0.00 - 20.00m CP Dando 2000		Logger AN		
Checked By: ML Status: FINAL										

<div><div>soils</div><div>LIMITED</div></div>				Window Sampler				WS101			
								Sheet 1 of 1			
				Hole Type WS		Easting		Northing		Ground Level (m)	
Project Name Padnell Grange				Project No. 22035		Start Date 2025-07-28		End Date 2025-07-28			
Client Stonebond Ltd				Consultant AS				Contractor Soils Limited			
Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata				
		Depth (m)	Type/ Ref	Results			Legend	Description			
		0.10	ES			(0.30)		Stiff brownish grey mottled brown, slightly sandy, slightly gravelly CLAY. Gravel is angular to sub-angular, fine to coarse brick, flint, chalk and clinker. Frequent rootlets. MADE GROUND.			
		0.35	ES			0.30		Firm to stiff, brown mottled reddish brown, slightly gravelly, slightly sandy desiccated CLAY. Sand is fine. Gravel is angular to sub-angular, fine to coarse flint. Frequent rootlets. Recovered as angular gravel sized fragments. LAMBETH GROUP		0.5	
		0.50	ES			(0.10)					
		0.50	D			0.40					
		0.65	ES			(0.20)					
		0.80	ES			0.60					
		0.80	D			(0.10)		Firm to stiff, yellowish brown mottled brown and light greyish brown, slightly sandy silty desiccated CLAY. Sand is fine. Frequent rootlets. Frequent organic black staining and partings with depth. Recovered as angular gravel sized fragments. LAMBETH GROUP.		1.0	
		1.30	D			0.70					
		1.70	D			(0.90)		Firm to stiff, multicoloured slightly sandy silty desiccated CLAY. Sand is fine. Frequent rootlets. Frequent organic black staining and partings. Occasional sub-rounded medium to coarse ferruginous mudstone. Recovered as angular gravel sized fragments. LAMBETH GROUP.		1.5	
		2.20	D			1.60					
		2.70	D				Firm to stiff, red, brown and grey, silty fissured desiccated CLAY. Occasional rootlets. LAMBETH GROUP.			2.0	
		3.20	D								
		3.70	D				Stiff, locally soft, grey mottled red, silty fissured CLAY. Occasional rootlets becoming traces of former rootlets with depth. Occasional inclusions of red weak mudstone lithorelics. Occasionally with fine sand. LAMBETH GROUP.		2.5		
		4.20	D								
		4.70	ES			(3.40)		Sandy with fine sand. (3.00 - 3.30m)		3.0	
											
					5.00		End of Borehole at 5.00m		3.5		
									4.0		
									4.5		
									5.0		
									5.5		
									6.0		
									6.5		
									7.0		
									7.5		
									8.0		
									8.5		
									9.0		
									9.5		
									10.0		
Remarks Rootlets observed to 2.50m bgl. Traces of relict root patterns only observed to 4.00m bgl.							Method, Plant, Stability, Dimensions 0.00 - 5.00m WS Premier 3			Logger DEE	
Checked By: ML Status: FINAL											

<div></div>				Window Sampler				WS103 Sheet 1 of 1							
				Hole Type WS		Easting		Northing		Ground Level (m)		Scale 1:50			
				Project Name Padnell Grange		Project No. 22035		Start Date 2025-07-28		End Date 2025-07-28					
Client Stonebond Ltd				Consultant AS				Contractor Soils Limited							
Inst/ Backfill		Water Levels		Samples and Tests		Level		Depth (thickness)		Strata					
				Results		(m)		(m)		Legend		Description			
		0.20		ACM				(0.15)				Dark brown becoming reddish brown, slightly gravelly, silty SAND. Gravel is angular to sub-rounded, fine to coarse flint, brick and clinker. Frequent rootlets. MADE GROUND.			
		0.40		ES				(0.15)				Grey and dark grey mottled, slightly silty, sandy GRAVEL. Gravel is angular to sub-angular, fine to medium flint, clinker, brick. Frequent fine ash. Occasional rootlets. Potential cemented ACM fragment. MADE GROUND.		0.5	
		0.60		ES				(0.30)				Stiff multicoloured, slightly sandy, very gravelly desiccated CLAY. Gravel is angular to well rounded, fine to coarse flint, and chalk. Occasional rootlets. MADE GROUND.		1.0	
		0.60		D				(0.50)				Soft to firm, yellowish brown, brown and light greyish brown mottled, slightly gravelly slightly sandy CLAY. Gravel is angular to well rounded, fine to coarse flint. Occasional rootlets. Sand is fine to medium. Frequent rootlets. LAMBETH GROUP.		1.5	
		1.10		D				1.00				Soft to firm, light grey mottled brown and orange, slightly sandy, silty CLAY. Sand is fine to medium. Occasional rootlets. LAMBETH GROUP.		2.0	
		1.70		D				(0.60)				Firm, yellowish brown, mottled brown and light greyish brown, slightly silty, sandy CLAY. Sand is fine to medium and features in frequent lenses and inclusions. Frequent rootlets. LAMBETH GROUP.		2.5	
		2.20		D				1.60				Soft to firm, yellowish brown, mottled light blue and brown sandy silty CLAY. Sand is fine to medium and features in frequent lenses and inclusions. Frequent rootlets. Very strong fuel/diesel odour. LAMBETH GROUP.		3.0	
		2.40		ES				(0.50)				Firm to stiff, yellowish brown, mottled brown and light greyish brown, slightly silty, sandy CLAY. Sand is fine to medium and features in frequent lenses and inclusions. Frequent rootlets. LAMBETH GROUP.		3.5	
		2.65		ES				2.10				Firm to stiff, red mottled grey and yellowish brown mottled silty CLAY. Occasionally with fine sand. LAMBETH GROUP		4.0	
		2.70		D				(0.70)				Band of multicoloured slightly sandy, slightly gravelly CLAY. With frequent sub-angular weak mudstone lithorelics and fine flint gravel. (3.75 - 3.80m)		4.5	
		2.90		D				2.80				Firm to stiff, red mottled grey and yellowish brown mottled silty CLAY. Occasionally with fine sand. LAMBETH GROUP		5.0	
		3.10		D				(0.20)				Firm to stiff, red mottled grey and yellowish brown mottled silty CLAY. Occasionally with fine sand. LAMBETH GROUP		5.5	
		3.60		D				3.00				Firm to stiff, red mottled grey and yellowish brown mottled silty CLAY. Occasionally with fine sand. LAMBETH GROUP		6.0	
		3.90		D				(0.80)				Firm to stiff, red mottled grey and yellowish brown mottled silty CLAY. Occasionally with fine sand. LAMBETH GROUP		6.5	
		4.40		D				3.80				Firm to stiff, red mottled grey and yellowish brown mottled silty CLAY. Occasionally with fine sand. LAMBETH GROUP		7.0	
4.90		D				(1.20)				Firm to stiff, red mottled grey and yellowish brown mottled silty CLAY. Occasionally with fine sand. LAMBETH GROUP		7.5			
						5.00				Firm to stiff, red mottled grey and yellowish brown mottled silty CLAY. Occasionally with fine sand. LAMBETH GROUP		8.0			
												8.5			
												9.0			
												9.5			
												10.0			
Remarks Rootlets observed to 1.70m bgl.										Method, Plant, Stability, Dimensions 0.00 - 5.00m WS Premier 3				Logger DEE	
Checked By: ML Status: FINAL															

<div>soils</div> <div>LIMITED</div>				Window Sampler				WS105	
								Sheet 1 of 1	
				Hole Type WS	Easting	Northing	Ground Level (m)	Scale 1:50	
Project Name Padnell Grange				Project No. 22035		Start Date 2025-07-28		End Date 2025-07-29	
Client Stonebond Ltd				Consultant AS		Contractor Soils Limited			
Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10	ES			(0.40)		Dark grey slightly silty SAND . Sand is fine to coarse . Rare angular, fine to medium brick and clinker. MADE GROUND	0.5
	0.30	ES							
	0.70	D				(0.60)		Firm, orangish brown slightly sandy, slightly gravelly CLAY. Sand is fine . Gravel is angular to subangular, fine to coarse flint . LAMBETH GROUP	1.0
	0.80	ES							
	1.30							1.5	
	1.80								2.0
	2.30							2.5	
	2.87								3.0
	3.30							3.5	
	3.80								
4.20							4.5		
4.70									5.0
									6.0
									7.0
									8.0
									9.0
									10.0
Remarks Traces of root patterns to 4.70m bgl							Method, Plant, Stability, Dimensions 0.00 - 5.00m WS Premier 3		
Checked By: ML Status: FINAL									

